



**Planning Commission
Meeting Agenda
July 15, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83745159939>

I. Call to Order

II. Approval of Minutes

- | | |
|------------------------------------|------------------------------------|
| 1. July 1st Meeting Minutes | Approval of Meeting Minutes |
|------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|--------------------------------|
| 1. Walmart Facilities Maintenance Warehouse / Cross dock
203 SE MLK Jr Pkwy (LSD25-0002) | Large Scale Development |
| 2. Skylight Apartments
1906 SW 14th St (LSD25-0030) | Large Scale Development |
| 3. Andy's Frozen Custard
900 SW Regional Airport Blvd (LSD25-0025) | Large Scale Development |
| 4. Deming's 2nd Addition
803 NE A Street (FP24-0021) | Final Plat |

IV. New Business

- | | |
|--|--------------------------------|
| 1. Airport Boulevard Commercial Site
2961 SW Regional Airport Blvd (LSD25-0023)
Waiver 1: 1400.07 (b) Perimeter Landscape Strip
Waiver 2: Sec 1400.08 Interior Parking Lot Island minimum size requirement (18'x18')
Waiver 3: Sec 1100.02 Access Management (250' minimum driveway offset from an intersection) | Large Scale Development |
|--|--------------------------------|

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. UP Summit
2500 SW Aviation St (CU25-0017) | Conditional Use Permit* |
| 2. N & J Family Properties, LLC
North of Phillips Cemetery, south of Haxton, east of Mill Dam (RZ25-0030) | Rezoning* |

**Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential
(Enhanced Review)**

V. Other New Business

- | | | |
|----|---------------------------------------|-------------------|
| 1. | Update on 3 Future Study Areas | Discussion |
|----|---------------------------------------|-------------------|

VI. Old Business

VII. Other Business

- | | | |
|----|---|----------------------|
| 1. | FOIA Changes with the 2025
Legislative Session | Informational |
|----|---|----------------------|

- | | | |
|----|---|----------------------|
| 2. | Update on the status of sewer
availability citywide. | Informational |
|----|---|----------------------|

VIII. Adjournment



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

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1579/media>

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

Commissioners Absent: None

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges (on Zoom), Sophie McAdara, Braedyn McBroom

I. Call to Order

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

II. Approval of Minutes

1. June 17th Meeting Minutes

Approval of Meeting Minutes

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

Commissioner Kerr requests, without objection, that Item 1 under New Business be moved to the Consent Agenda. No objections heard.

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 Blvd ([LSD24-0003](#))

4. Lincoln and Rice Addition

Lot Split

901 Northeast Second Street ([LS25-0016](#))

5. ARCARE Parking Lot

Large Scale Development

2840 Southeast Mid Cities Drive ([LSD25-0029](#))

Waiver 1: Section 1100.02 Access Management (11.5" less than the required 75" between driveways)

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

IV. New Business

Advertised Public Hearings

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

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



Consent Agenda Item [LSD25-0002](#)

For the Planning Commission meeting on July 15, 2025

Details

The Walmart Facilities Maintenance Warehouse project is an admin level Large Scale Development pursuant to Sec 700.04 of the Development Code, given the addition is less than 50% of the existing building. The materials being proposed however are Special Use Primary Materials, thus requiring Planning Commission approval. The material proposed for the cross dock, recycle and mower building is primarily elevated precast concrete panel with an architectural liner providing 3" deep ridges spaced at 4" intervals (please see the applicant's attached justification). The mower building provides 37% brick on each elevation while the cross dock and recycle building features 30% brick.



Vicinity Map

Not to Scale

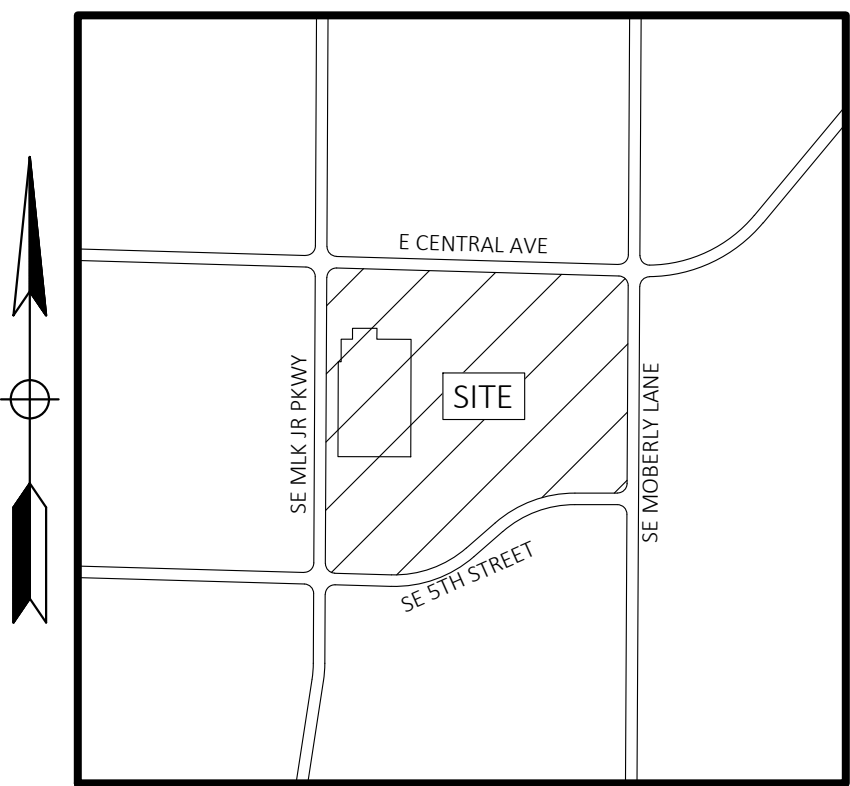
IN-HOUSE LARGE SCALE DEVELOPMENT PLANS FOR:



FACILITIES MAINTENANCE WAREHOUSE #30038-1000

203 MLK JR PKWY

BENTONVILLE, ARKANSAS



Vicinity Map

Not to Scale

RESOURCE LIST:

OWNER	PLANNING	STORMWATER	FIRE DEPARTMENT	ELECTRIC DEPARTMENT
MATT GEORGE WALMART, INC. 702 SW 8TH STREE, MAIL STOP 0505 BENTONVILLE, AR 72716 479-321-0949	TYLER OVERSTREET 305 SW A STREET BENTONVILLE, AR 479-271-3122	ALISON WEST (JOV) 3200 SW MUNICIPAL DRIVE JWEST@BENTONVILLEAR.COM 479-271-6719	JUSTIN SCANTLIN FIRE CHIEF 800 SW A STREET BENTONVILL, AR 72712 479-271-5927 OR 479-685-1096	TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 479-271-3159
CIVIL ENGINEER	ENGINEERING DEPARTMENT	AT&T	STREET DEPARTMENT	WASTEWATER DEPARTMENT
CLINTON MUSE, PROJECT MANAGER MMUSE@CEIENG.COM 479-321-0949	ELLEN NORVELL 3200 SW MUNICIPAL DRIVE ENORVELL@BENTONVILLEAR.COM 479-271-5993	AT&T	DANIEL CLARDY 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 71712 479-696-0279	CHRIS EARL 1901 NE A STREET BENTONVILLE, AR 72712 479-271-3161
ANDY DIEHL, PE ENGINEER OF RECORD ADIEHL@CEIENG.COM 479-254-1458	BLACK HILL ENERGY	COX COMMUNICATIONS	WATER DEPARTMENT	BUILDING AND FIRE SAFETY
CEI ENGINEERING ASSOCIATES, INC. 2600 NE 11TH STREET, SUITE 300 BENTONVILLE, AR 72712	JOSH KNIGHT 1301 FEDERAL WAY, PO BOX 2129 LOWELL, AR 72745 JOSHUA.KNIGHT@BLACKHILLSCORP.COM 479-721-4543	TIMOTHY GOSS 4901 S 48TH STREET SPRINGDALE, AR 72762 TIMOTHY.GOSS@COX.COM 479-651-5583	BEAU THOMPSON 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 479-271-3140	BRAD ARNOLD 305 SW A STREET BENTONVILLE, AR 72712 479-271-3108



CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY/BOUNDARY:
CEI ENGINEERING ASSOCIATES INC.
2600 NE 11TH STREET, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE:**
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- RESIDENT ENGINEERING SERVICES:**
WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THESE SET OF PLANS.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, COMMUNITY PANEL NUMBER 05007C0255K EFFECTIVE DATE JUNE 5, 2012 AND 05007C0260K EFFECTIVE DATE JUNE 5, 2012.

ALERT TO CONTRACTOR:

- THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

PLAN INDEX:

C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
C-1.0	DEMOLITION PLAN - PHASE 1
C-2.0	SITE PLAN - PHASE 1
C-3.0	GRADING PLAN - PHASE 1
C-4.0	UTILITY PLAN - PHASE 1
C-5.0	DEMO PLAN - PHASE 2
C-6.0	SITE PLAN - PHASE 2
C-7.0	OVERALL GRADING PLAN - PHASE 2
C-7.1	GRADING PLAN (SOUTH LOT) - PHASE 2
C-7.2	GRADING PLAN (NORTH LOT) - PHASE 2
C-7.3	GRADING PLAN (EAST LOT) - PHASE 2
C-7.4	DRAINAGE PLAN - PHASE 2
C-7.5	STORM PROFILES - PHASE 2
C-8.0	UTILITY PLAN - PHASE 2
C-8.1	SEWER PROFILES - PHASE 2
C-9.0	DETAIL SHEET 1
C-9.1	DETAIL SHEET 2
C-9.2	DETAIL SHEET 3
C-9.3	DETAIL SHEET 4

ASSOCIATED PLANS:

TOPOGRAPHIC SURVEY (BY CEI)

SWPPP PLANS (BY CEI)

LANDSCAPE PLANS (BY SWT)

IRRIGATION PLANS (BY CEI)

LIGHTING PLANS (BY ISP)

BWU WATER AND SEWER DETAILS

ARCHITECTURAL PLANS (BY NIELSEN ARCHITECTURE)



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

FACILITIES MAINTENANCE WAREHOUSE #30038-1000
203 MLK JR PKWY
BENTONVILLE, ARKANSAS



04/15/2025

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	MCM
DESIGNER	MDA
CEI PROJECT NUMBER	34195
DATE	4/15/2025
REVISION	REV-5

COVER SHEET

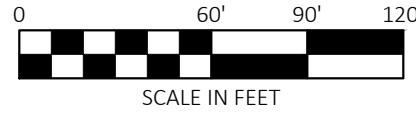
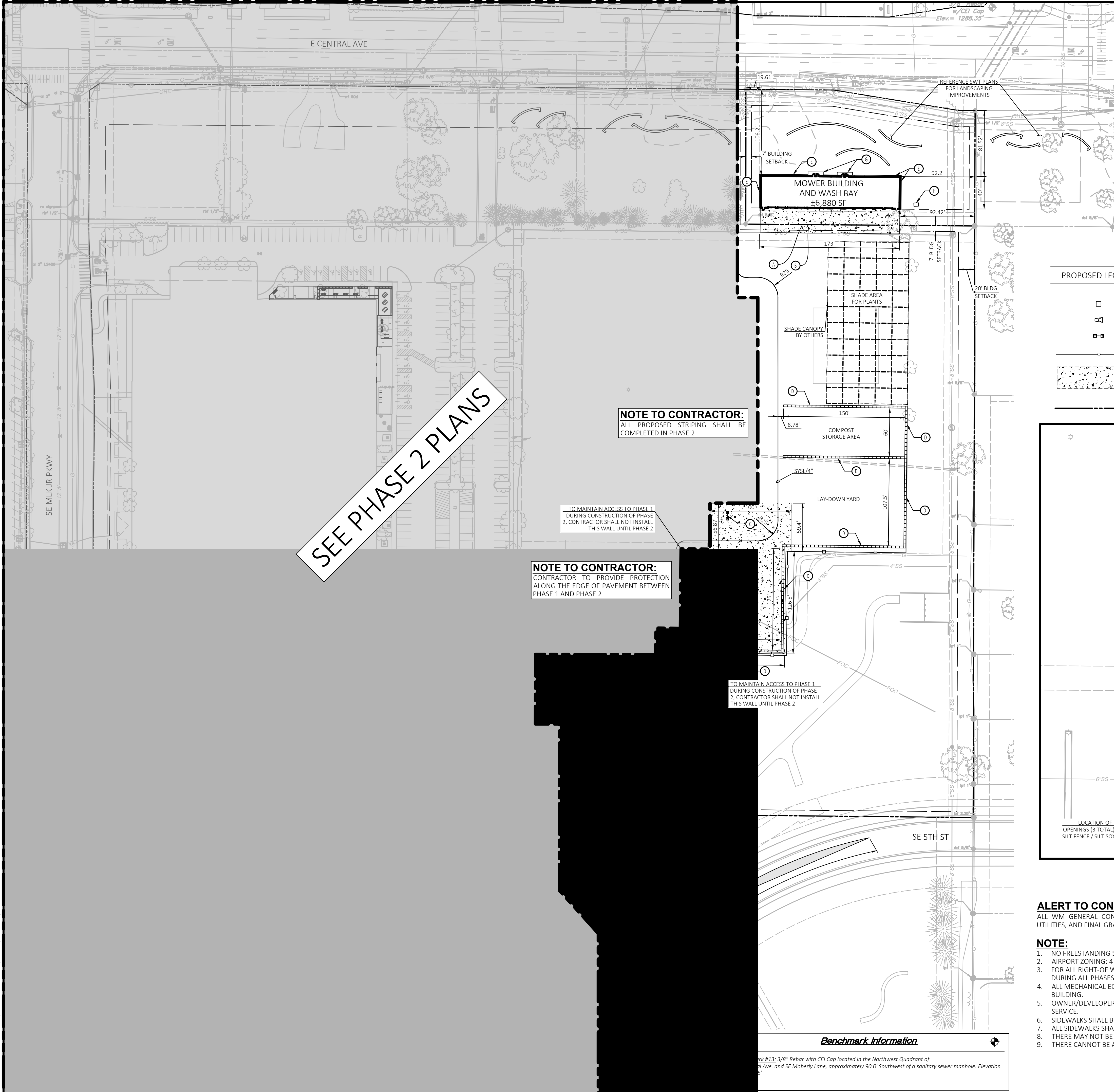
SHEET TITLE
SHEET NUMBER

C-0.0

BENTONVILLE PROJ. NO.: LSD25-0002

DRAWING LOCATION: P:\240003\24195\00\DRAWINGS\DESIGN\WORKING\24195 SP PH-1.DWG - SAVED BY: ATAYLOR

© 2025 CEI ENGINEERING ASSOCIATES, INC.



Know what's below.
Call before you dig.

SITE LEGEND

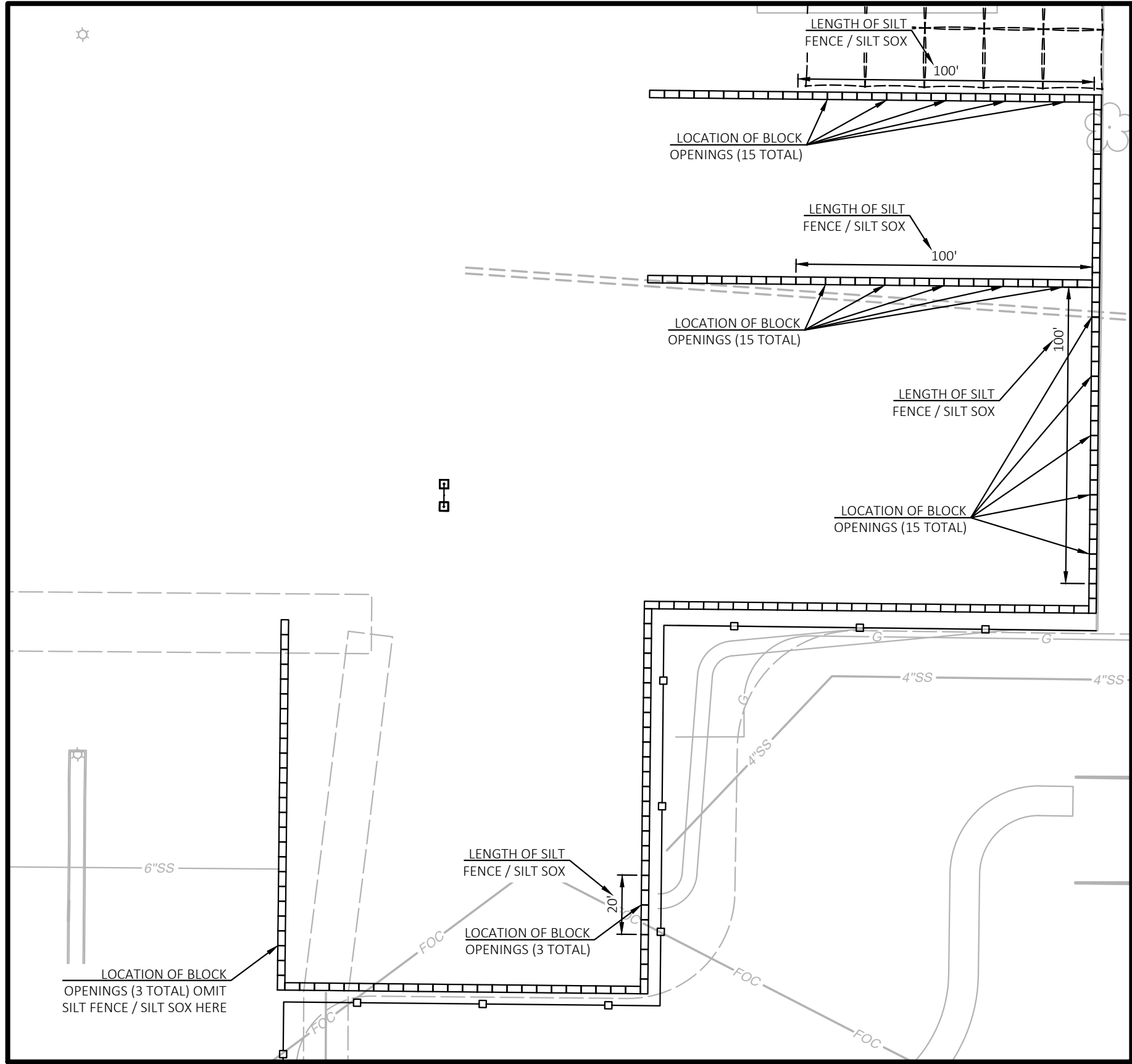
- A CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- B ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- C LIGHTING POLE, FIXTURE, AND ELECTRIC ROUTING BY OTHERS (REFERENCE LIGHTING PLANS BY ISP). SEE DETAIL SHEET FOR LIGHT POLE BASE DETAIL.
- D 2.5' X 2.5' X 5' CONCRETE MYERS BLOCK WALLS AROUND PERIMETER OF STORAGE AREAS (PROVIDED BY CONTRACTOR).
- E VEGETATION FREE ZONE.
- F CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- G 11' X 3.5' PROPOSED CONCRETE SIDEWALK.

PROPOSED LEGEND

- JUNCTION BOX
- FLARED END SECTION
- PROPOSED LIGHTING BY OTHERS (SEE LIGHTING PLAN BY ISP)
- PROPOSED SCREENING BY OTHERS (SEE LANDSCAPE PLANS BY SWT)
- LIMITS OF HEAVY DUTY CONCRETE
- PROPERTY LINE

STRIPE LEGEND

- SYS/4" SINGLE YELLOW SOLID LINE, 4" WIDE



ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

NOTE:

- NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- AIRPORT ZONING: 4
- FOR ALL RIGHT-OF-WAYS OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS IN THE SIGHT DATA TRIANGLES.

BENTONVILLE PROJ. NO.: LSD25-0002



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

FACILITIES MAINTENANCE WAREHOUSE #30038-1000

203 MLK JR PKWY

BENTONVILLE, ARKANSAS



02/28/2025

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	MCM
DESIGNER	MDA
CEI PROJECT NUMBER	34195
DATE	2/25/2025
REVISION	REV-2

SITE PLAN - PHASE 1

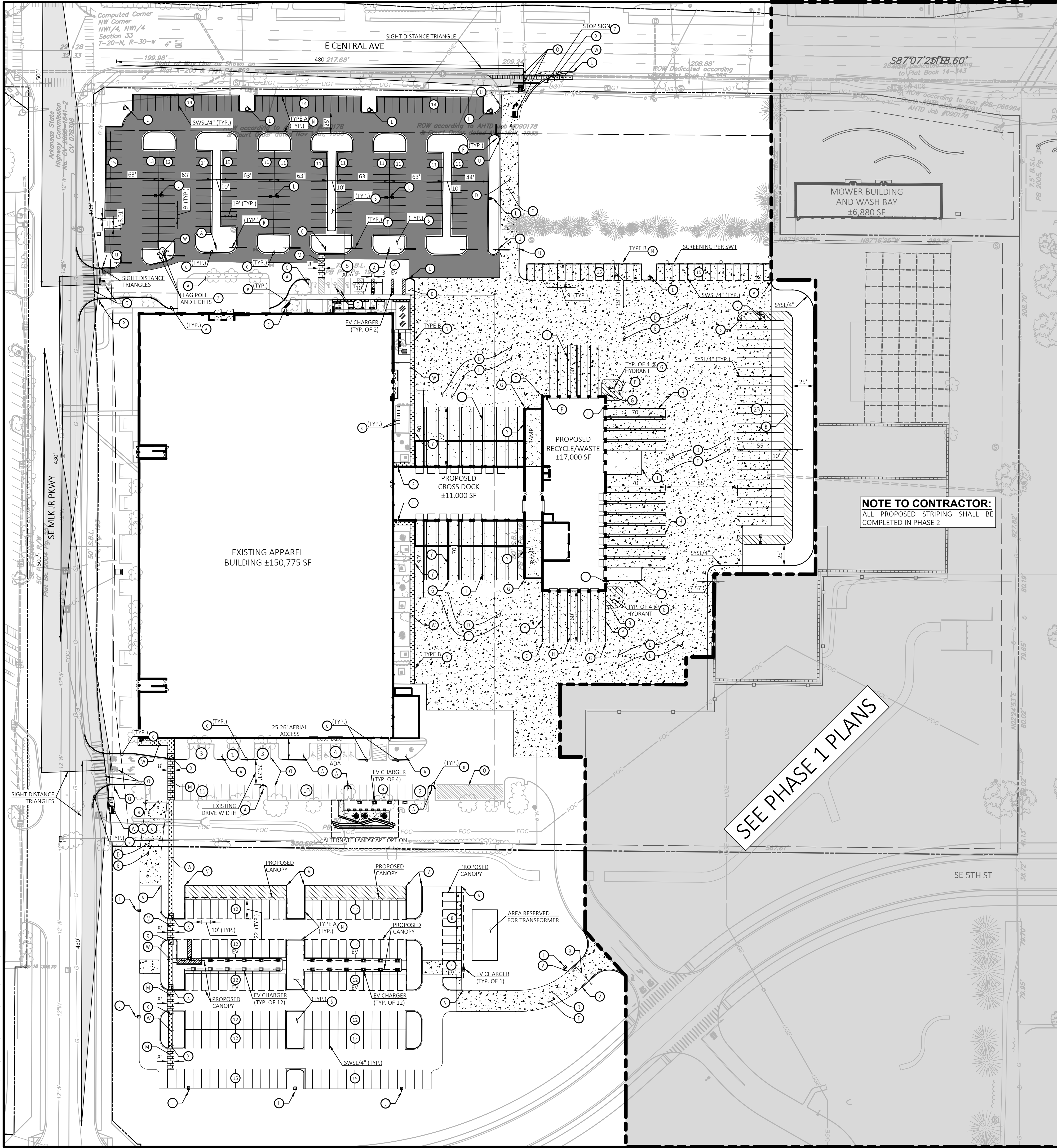
SHEET TITLE

SHEET NUMBER

C-2.0

DRAWING LOCATION: P:\240000\24105\0\DRAWINGS\DESIGN\WORKING\24105 SP PH-2.DWG - SAVED BY: ATAYLOR

© 2025 CEI ENGINEERING ASSOCIATES, INC.



Know what's below.
Call before you dig.

PROPOSED LEGEND

PROPOSED PAVEMENT SAWCUT LINE

CONCRETE CURB AND GUTTER.

CURB INLET

GRATE INLET

FLARED END SECTION

FIRE HYDRANT

BUILDING CONTROL POINT

PROPOSED PARKING SPACES SYS/4"

PROPOSED LIGHTING BY OTHERS (SEE LIGHTING PLAN BY ISP)

PROPOSED SCREENING BY OTHERS (SEE LANDSCAPE PLANS BY SWT)

LIMITS OF STANDARD DUTY STAMPED CONCRETE

LIMITS OF CONCRETE SIDEWALK

LIMITS OF REINFORCED HEAVY DUTY CONCRETE

LIMITS OF HEAVY DUTY CONCRETE

LIMITS OF STANDARD DUTY ASPHALT

SITE LEGEND

A

"NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.

B

STRIPED AREA PAINTED AT SYS/4" AT 45° @ 4'-0" O.C.

C

PEDESTRIAN CROSSING SIGN. TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.

D

CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER THE DETAIL SHEET. DOWEL BARS SHALL MEET THE STANDARDS SET FORTH IN THE GTS GEOTECHNICAL REPORT, SECTION ENTITLED "HEAVY-DUTY, CONCRETE PAVEMENTS", DATED DECEMBER 4, 2024.

E

ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.

F

EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.

G

6"Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

H

SYS/4" TRUCK ALIGNMENT STRIPES TYPICAL. SEE LENGTH INDICATED AT SYMBOL.

J

CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLAN.

K

CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

L

LIGHTING POLE, BASES, FIXTURE, AND ELECTRIC ROUTING BY OTHERS (REFERENCE LIGHTING PLANS BY ISP).

M

STAMPED CONCRETE PEDESTRIAN CROSSWALK. SEE WIDTH INDICATED ON PLAN.

N

CONCRETE CURB AND GUTTER TYPICAL. SEE TYPE INDICATED ON PLAN.

O

SOLID ARROW PAVEMENT MARKING AND/OR CROSSWALK STRIPING. REFRESH / RE-STRIPE TO MATCH EXISTING. SEE DETAIL SHEET.

P

"NO TRUCKS" SIGN. SEE DETAIL SHEET.

Q

"TRUCK ENTRANCE" SIGN. SEE DETAIL SHEET.

R

"STOP" SIGN. SEE DETAIL SHEET.

S

INTERIOR LANDSCAPE ISLAND.

T

STOP BAR. 12" PAINTED WHITE STRIPE 4" (MIN.) FROM EDGE OF TRAVEL LANE.

U

TAPER CURB TO MATCH EXISTING CURB.

V

TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.

W

CONCRETE SIDEWALK (SEE SIZE THIS SHEET).

X

ADA RAMP. SEE DETAIL SHEET.

Y

RETAINING WALL. SEE ARCHITECTURAL PLANS.

Z

POINT OF RELOCATION.

a

GATE ARMS AND EQUIPMENT. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR S.O.S. EQUIPMENT DETAILS AND SPECIFICATIONS.

b

CONCRETE FLUME (SEE SIZE THIS SHEET). SEE DETAIL SHEET.

c

BENCH. SEE LANDSCAPE PLANS AND DETAILS.

d

BIKE RACK. SEE LANDSCAPE PLANS AND DETAILS.

e

FIRE LANE STRIPING. SEE DETAIL SHEET.

STRIPE LEGEND

SWS/4"

SINGLE WHITE SOLID LINE, 4" WIDE

SYS/4"

SINGLE YELLOW SOLID LINE, 4" WIDE

SITE PARKING TABLE

PARKING COUNT

NORTH PARKING

230 SPACES

SOUTH PARKING*

202 SPACES

TRAILER PARKING

23 SPACES

TOTAL

455 SPACES

* INCLUDES 58 EV STALLS (29 DUAL CHARGERS)

NOTE:

1.

NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

2.

AIRPORT ZONING: 4

3.

FOR ALL RIGHT-OF-WAYS OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.

4.

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

5.

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

6.

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

7.

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

8.

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

9.

THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT DISTANCE TRIANGLES.

ALERT TO CONTRACTOR:

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BENTONVILLE PROJ. NO.: LSD25-0002

FACILITIES MAINTENANCE WAREHOUSE #30038-1000

203 MLK JR PKWY
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14498
ANDREW EUGENE DILL
04/29/2025

PROFESSIONAL OF RECORD

AED

PROJECT MANAGER

MCM

DESIGNER

MDA

CEI PROJECT NUMBER

34195

DATE

4/29/2025

REVISION

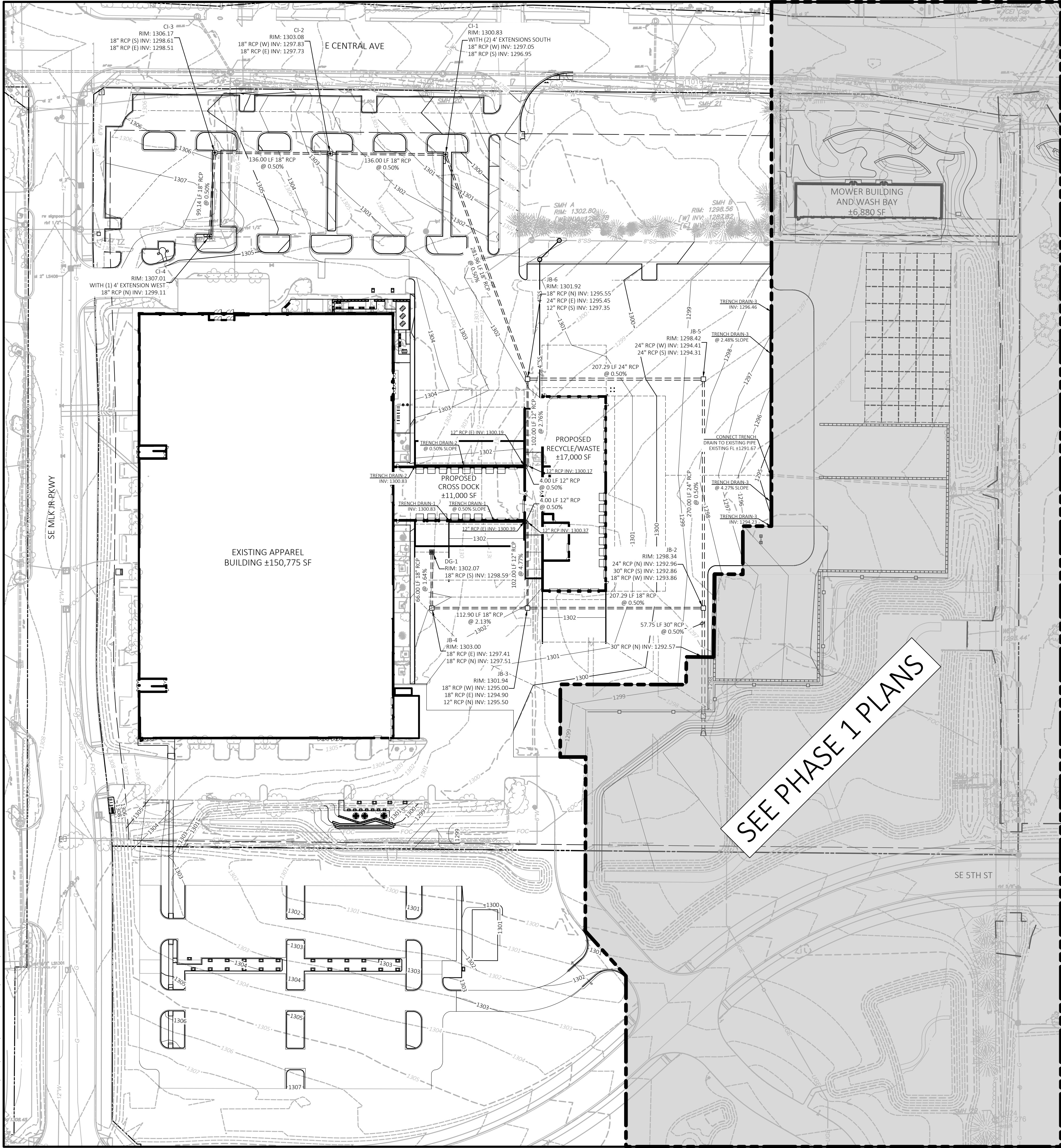
REV-6

SITE PLAN - PHASE 2

SHEET TITLE

SHEET NUMBER

C-6.0



Know what's below.
Call before you dig.

PROPOSED LEGEND

	100-YR CALCULATED BLE FLOODPLAIN
	CURB INLET
	GRATE INLET
	JUNCTION BOX
	FLARED END SECTION
	GRADE BREAK
	CONTOUR ELEVATIONS
	STORM DRAIN

GRADING NOTE
NO CROSS-LOT DRAINAGE ALLOWED. ELIMINATE ALL CROSS-LOT DRAINAGE.

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFICATIONS.

BENTONVILLE PROJ. NO.: LSD25-0002

FACILITIES MAINTENANCE WAREHOUSE #30038-1000

203 MLK JR PKWY
BENTONVILLE, ARKANSAS

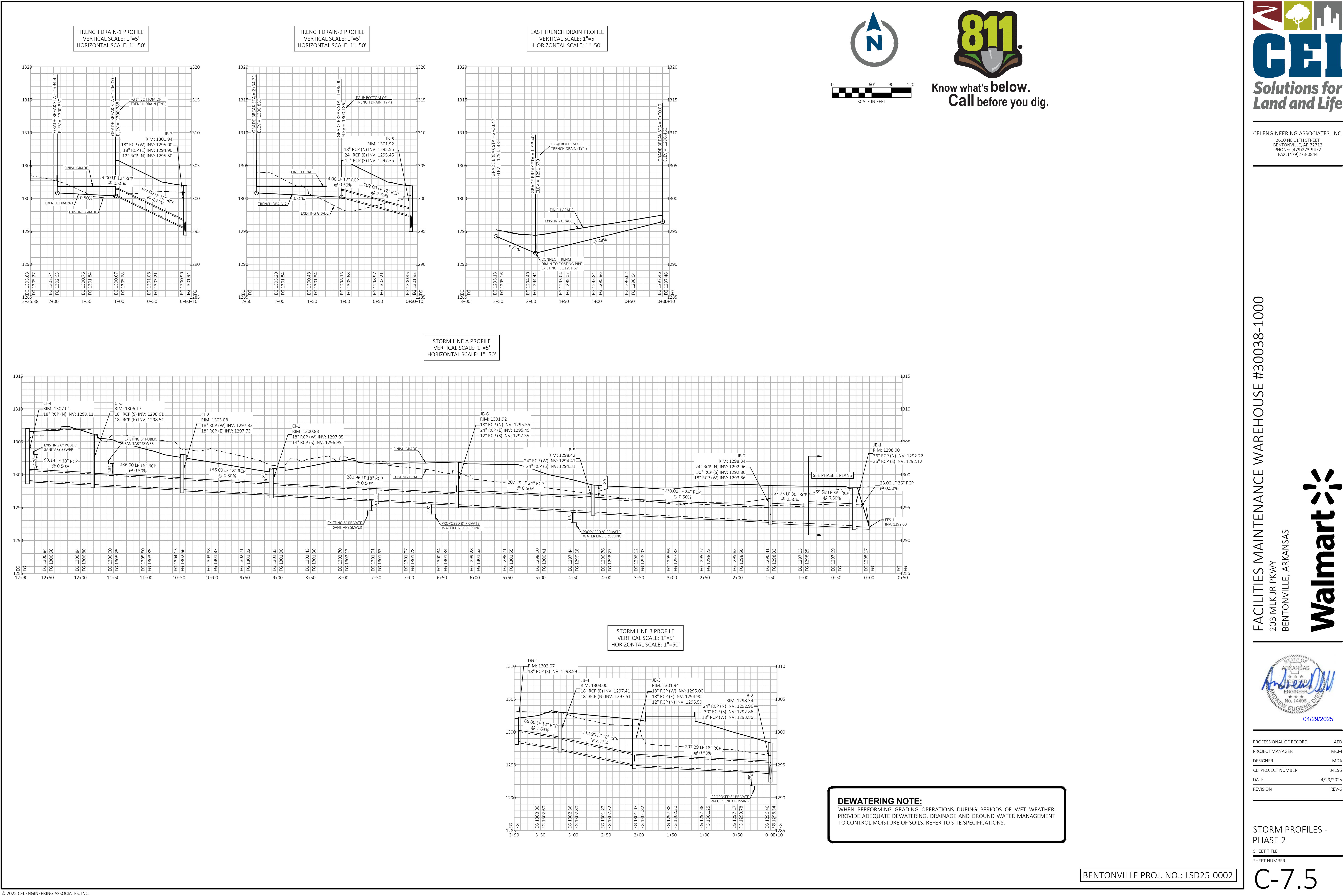


PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	MCM
DESIGNER	MDA
CEI PROJECT NUMBER	34195
DATE	5/13/2025
REVISION	REV-7

DRAINAGE PLAN -
PHASE 2
SHEET TITLE
SHEET NUMBER

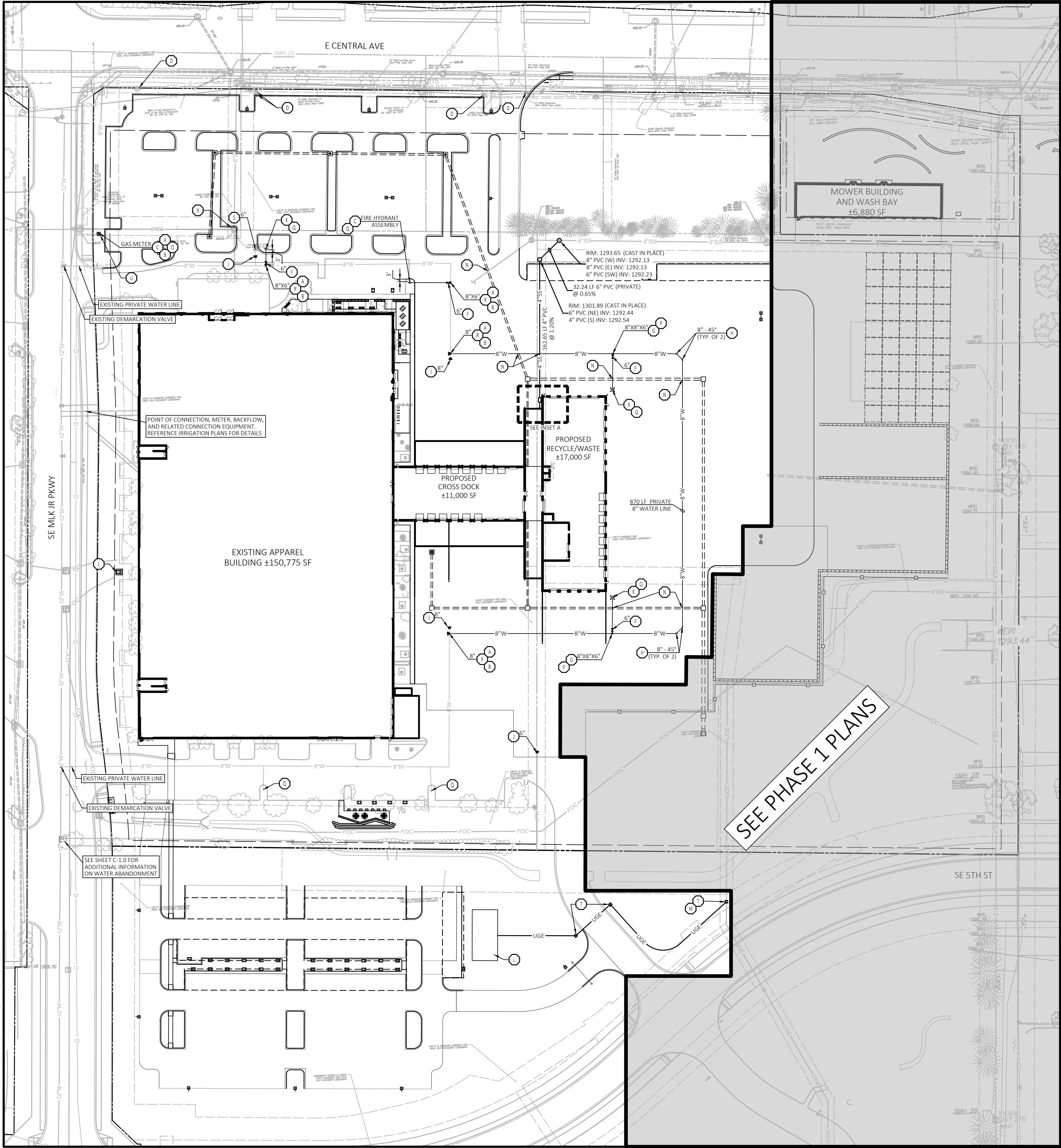
C-7.4

DRAWING LOCATION: P:\24000\24195\0\DRAWINGS\DESIGN\WORKING\24195\EP PH-2.DWG-- SAVED BY: A-TAYLOR



DRAWING LOCATION: P:\34000\34195\0\DRAWINGS\DESIGN\WORKING\34195-UP PH-2.DWG - SAVED BY: -ATAYLOR

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Know what's below.
Call before you dig.

PROPOSED LEGEND

--- STORM DRAIN
--- X"W WATER SERVICE
--- THRUST BLOCK

UTILITY LEGEND

A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE. CONTRACTOR TO VERIFY GAS SERVICE LOCATION AND WHAT IT SERVICES. CONTRACTOR TO REPLUMB GAS SERVICE TO NEW METER LOCATION PER BLACK HILLS ENERGY REQUIREMENTS IF IT SERVICES THE MLK BUILDING.

B VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.

C POINT OF RELOCATION.

D ADJUST VALVE TO PROPOSED FINISHED GRADE.

E SOLIDS INTERCEPTOR - STRIEM MODEL PS-275-S (REFER TO MEP/STRUCTURAL PLANS)

F M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).

G M.J. TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).

H M.J. BEND WITH THRUST BLOCKING (SEE SIZES AND ANGLES THIS SHEET).

J M.J. CAP/PLUG WITH THRUST BLOCKING (SEE BWU DETAIL SHEET), CUT AND CAP PER BWU DETAILS.

K PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET.

L PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

M POINT OF CONNECTION - ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).

N MAINTAIN MIN. 12 INCHES VERTICAL SEPARATION.

O COORDINATE WITH BLACK HILLS ENERGY FOR RELOCATION OF SERVICE.

P ANCHOR VALVE TO TEE PER UTILITY DEPARTMENT REQUIREMENTS.

Q PRIVATE FIRE HYDRANT PAINTED SAFETY RED.

R M.J. TAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET). (CITY APPROVED SUBMITTAL FOR MATERIAL IS REQUIRED PER BWU SPECIFICATIONS.)

S EXISTING VALVE TO BE PLUGGED AND BURIED PER UTILITY DEPARTMENT REQUIREMENTS.

T PULL BOX (PER ELECTRIC COMPANY REQUIREMENTS)

U 4"x4" CONCRETE PAD INSTALLED BY CONTRACTOR PER BLACK HILLS ENERGY'S REQUIREMENTS.

V SANITARY SEWER MANHOLE. SEE THE CITY OF BENTONVILLE WATER UTILITIES' SANITARY SEWER DETAIL SHEET 1.

W CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR THE PROPOSED SEWER CONNECTION INTO THE PROPOSED BUILDING.

X ADJUST MANHOLE TO PROPOSED FINISHED GRADE. SEE BENTONVILLE WATER UTILITIES' SANITARY SEWER DETAIL SHEET 2.

UTILITY NOTES

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

EXISTING SEWER STRUCTURES TABLE	
SMH 17	RIM = 1308.24' INV IN [W] = 1304.61' INV OUT [E] = 1304.57'
SMH 18	RIM = 1307.64' INV IN [W] = 1302.79' INV IN [S] = 1302.82 INV OUT [N] = 1302.76'
SMH 19	RIM = 1305.91' INV IN [S] = 1300.73' INV [E] = 1300.71'

SANITARY SEWER FLOW BYPASS NOTE:
CONTRACTOR SHALL DEVELOP A PLAN TO BYPASS ALL SANITARY SEWER FLOWS WEST OF MARTIN LUTHER KING PKWY AROUND THE NEW SANITARY SEWER INSTALLATION WHILST IT IS BEING CONSTRUCTED AND INSPECTED UNTIL THE FUTURE CONNECTION IS INSTALLED.

INSET A
SCALE: 1" = 10'

BENTONVILLE PROJ. NO.: LSD25-0002



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

FACILITIES MAINTENANCE WAREHOUSE #30038-1000

203 MLK JR PKWY

BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	MCM
DESIGNER	MDA
CEI PROJECT NUMBER	34195
DATE	4/29/2025
REVISION	REV-6

UTILITY PLAN - PHASE
2
SHEET TITLE
SHEET NUMBER

C-8.0

WALMART FACILITIES MAINTENANCE WAREHOUSE

CROSSDOCK AND RECYCLE CENTER



BUILDING CODE SUMMARY AND PROJECT DATA

PROJECT ADDRESS:	WALMART FACILITIES MAINTENANCE 2015 SE MARTIN LUTHER KING JR PKWY BENTONVILLE, AR 72712		OCCUPANCY CLASSIFICATION: (CHAPTER 3 IBC)	(EXISTING FACILITY) MIXED OCCUPANCY	MOWER / FERTILIZER BLDG
				B- BUSINESS STORAGE S-1	U - UTILITY
SQUARE FOOTAGE:	1ST FLOOR (REMODELED):	150,220sf	EXISTING TYPE OF CONSTRUCTION: (CHAPTER 6 IBC)	IIB (SPRINKLED - NFPA 13)	
	1ST FLOOR ADDITION:	27,300sf			
	2ND FLOOR:	120,000sf			
	TOTAL:	297,520sf			
MOWER/FERTILIZER BLDG:		6,800sf			
APPLICABLE CODES:					
CITY OF BENTONVILLE					
2021 ARKANSAS FIRE PREVENTION CODE VOL. I (FIRE) 2021 ARKANSAS FIRE PREVENTION CODE VOL. II (BUILDING) 2021 ARKANSAS FIRE PREVENTION CODE VOL. III (RESIDENTIAL) 2021 ARKANSAS MECHANICAL CODE 2020 NATIONAL ELECTRICAL CODE 2018 ARKANSAS PLUMBING CODE 2018 ARKANSAS FUEL GAS CODE 2014 ARKANSAS ENERGY CODE					

BUILDING INSULATION	
INSULATION REQUIREMENTS: CONVENTIONAL METAL FRAMED ARKANSAS ENERGY CODE 2014, ZONE 4	
ROOF:	R-30ci (ABOVE DECK)
WALLS:	R-13 + R-7.5
UNHEATED SLAB:	NR

BUILDING INSULATION

INSULATION REQUIREMENTS: CONVENTIONAL METAL FRAMED ARKANSAS ENERGY CODE 2014, ZONE 4	
ROOF:	R-30d (ABOVE DECK)
WALLS:	R-13 + R-7.5
UNHEATED SLAB:	NR

ABBREVIATIONS

ABBR.	DEFINITION	ABBR.	DEFINITION
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MBM	METAL BUILDING MANUFACTURER
BFF	BELOW FINISH FLOOR	MECH	MECHANICAL
BO	BOTTOM OF	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
CJ	CONTROL JOINT	MISC	MISCELLANEOUS
CL	CENTERLINE	MO	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CONT	CONTINUOUS	NTS	NOT TO SCALE
DIA	DIAMETER	OC	ON CENTER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	OH	OPPOSITE HAND
EJ	EXPANSION JOINT	PLAM	PLASTIC LAMINATE
EL	ELEVATION	PT	PRESSURE TREATED
ELEC	ELECTRICAL	REF	REFERENCE
EQ	EQUAL	RO	ROUGH OPENING
FF	FINISH FLOOR	RTU	ROOF TOP UNIT
FFE	FINISH FLOOR ELEVATION	SIM	SIMILAR
FRP	FIBERGLASS REINFORCED PLASTIC	STRUC	STRUCTURAL
GA	GAUGE	TO	TOP OF
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GYP BD	GYP SUM BOARD	TYP	TYPICAL

VICINITY MAP



MATERIALS AND SYMBOLS LEGEND

MATERIALS LEGEND			
	- EXISTING WALL		- ROUGH WOOD (BLOCKING)
	- WALL TO BE DEMOLISHED		- ROUGH WOOD (CONTINUOUS)
	- NEW INTERIOR WALL (FIRE RATED)		- FINISH WOOD
	- NEW INTERIOR WALL (NON-RATED)		- RIGID INSULATION
	- NEW INTERIOR WALL (W/ BATT INSULATION) (NON-RATED)		- RIGID ROOF (INSULATION)
	- NEW EXTERIOR CMU WALL		- GYP. BD. (SECTION AND ELEVATION)
	- NEW EXTERIOR CMU WALL		- PLYWOOD (SECTION)
SYMBOLS LEGEND			
	- NORTH ARROW		- GRID LINE INDICATOR
	- ENLARGED DETAIL INDICATOR		- ROOM TAG
	- SECTION CUT INDICATOR		- REVISION DELTA
	- ELEVATION INDICATOR		- SPOT ELEVATION INDICATOR
	- WINDOW TAG		- DOOR TAG
	- WALL TAG		- EQUIPMENT TAG
	- FINISH INDICATOR		- KEY NOTE INDICATOR

RESPONSIBILITY MATRIX

DESCRIPTION	1	2	3	4
1 CONCRETE	X			
2 MISC STEEL	X			
3 MILLWORK	X			
4 ROOFING	X			
5 DOORS / HARDWARE	X			
6 GLASS / GLAZING	X			
7 MOVABLE WALL	X			
8 MTL STUD FRAMING	X			
9 DRYWALL	X			
10 ACT	X			
11 PAINTING	X			
12 FLOORING	X			
13 TOILET ACCESSORIES AND PARTITIONS	X			
14 FIRE EXTINGUISHERS & CABINETS	X			
15 CODE COMPLIANT SIGNAGE	X			
16 PLUMBING	X			
17 FIRE SINKLER	X			
18 HVAC	X			
19 ELECTRICAL	X			
20 FIRE ALARM	X			
21 KITCHEN EQUIPMENT		X		
22 SECURITY EQUIPMENT		X		
23 IMPACT AND TAP FEES		X		
24 FREEZER / COOLER		X		
25 BUILDING PERMIT		X		
26 FFE		X		
27 BRYAN LEHOUX - PULL STATIONS / ALARMS / CAMERAS		X		
28 TECHNOLOGY / AV EQUIPMENT / WAYFINDING / DATA CABLE		X		
29 ECOLAB - SOAP / MOP SINKS		X		
30 SHELVEING (MECAHINICAL ROOMS ETC.)		X		
31 UPS (IF APPLICABLE)		X		
32 SOAP / PAPER TOWEL DISPENSER		X		
33 DATA CLOSET MINI SPLIT		X		
34 EXTERIOR SIGNAGE		X		
35 BRANDING		X		

PROJECT TEAM

OWNER / CLIENT:	WALMART FACILITIES MANAGEMENT 301 SE J STREET BENTONVILLE, AR 72716 CONTACT: MATT GEORGE	ARCHITECT:	NIELSEN ARCHITECTURE, LLC 1710 SW COMMERCE DRIVE BENTONVILLE, AR 72712 (479) 254-0112 CONTACT: JON KNOX	WALMART CONTACT LIST:
STRUCTURAL ENGINEERS:	MYERS ENGINEERING 2411 FAYETTEVILLE RD SUITE B VAN BUREN, AR 72956 CONTACT: JASON MYERS	MEP ENGINEERS:	HP ENGINEERING 5504 W. PINNACLE POINT DR, SUITE 200 ROGERS, AR 72758 479-899-6370 CONTACT: JORDAN COLE	CABLING TEAM:
BUILDING OFFICIAL:	CITY OF BENTONVILLE 315 SOUTHWEST "A" STREET BENTONVILLE, AR 72712 (479) 211-3125	CAMERAS AND ALARM:	BRYAN LEHOUX BRYAN.LEHOUX@WALMART.COM BOBBY BERTUCA ROBERT.BERTUCA@WALMART.COM BRANDON HODGES BRANDON.HODGES@WALMART.COM	WIRELESS TEAM:
		BADGE ACCESS DESIGN:	JEDIDIAH ABRAMS JEDIDIAH.ABRAMS@WALMART.COM	DOORS:
		AV:	JOEY KING JOSEPH.KING@WALMART.COM	

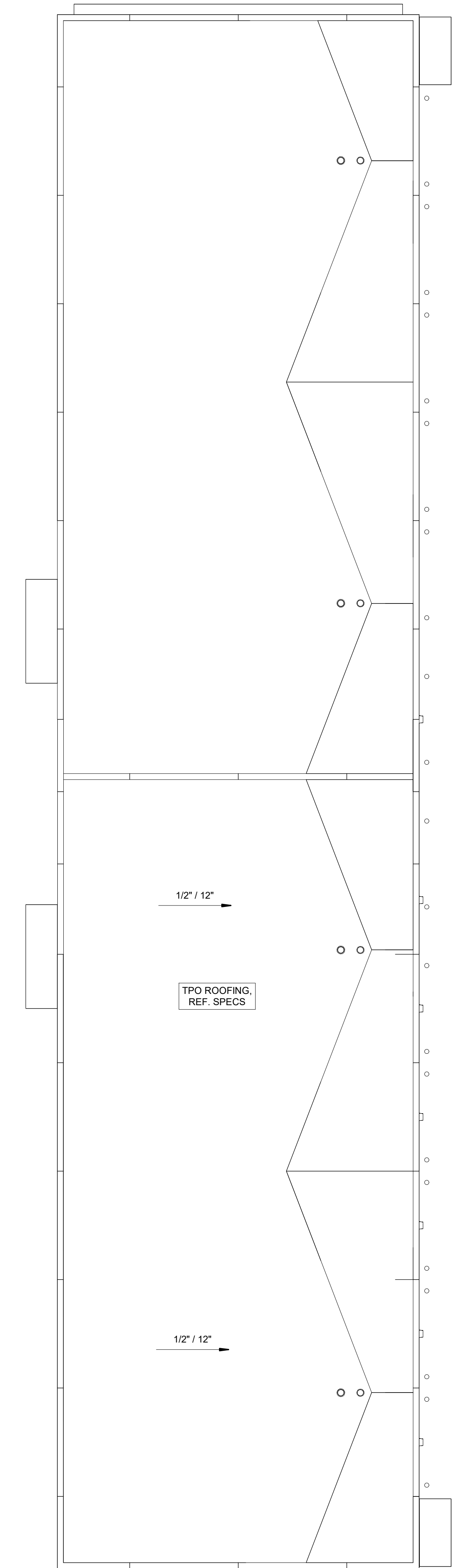
PROJECT DESCRIPTION

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS

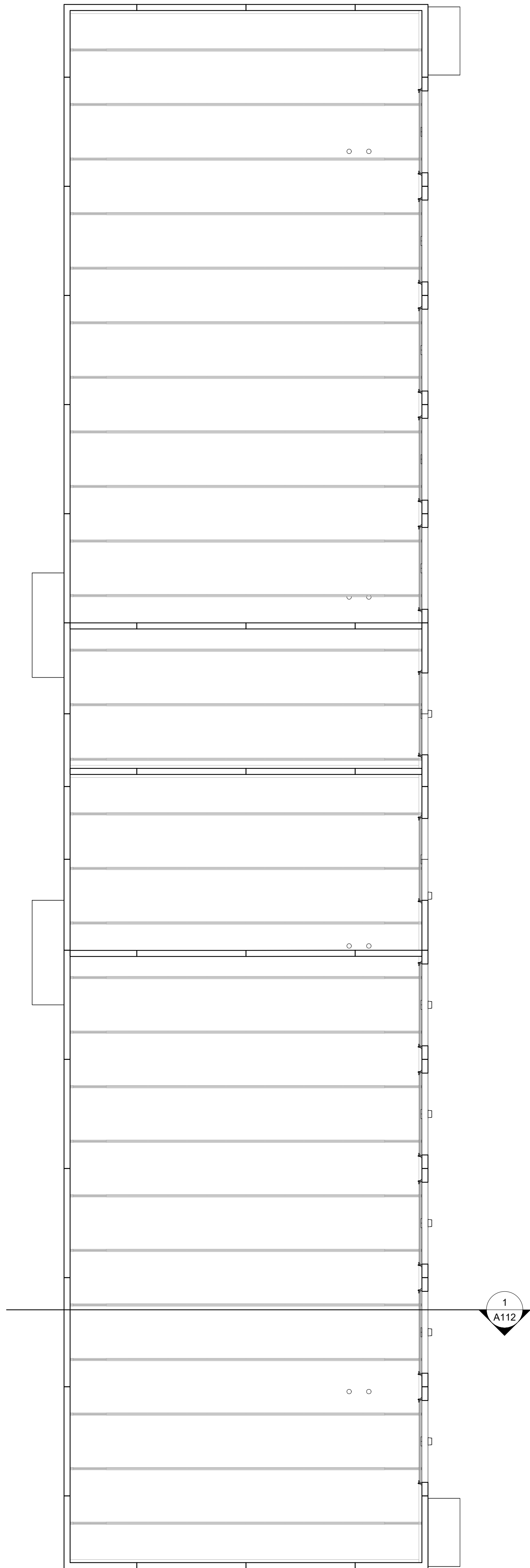
ERIC NIELSEN, ARCHITECT

GENERAL REQUIREMENTS

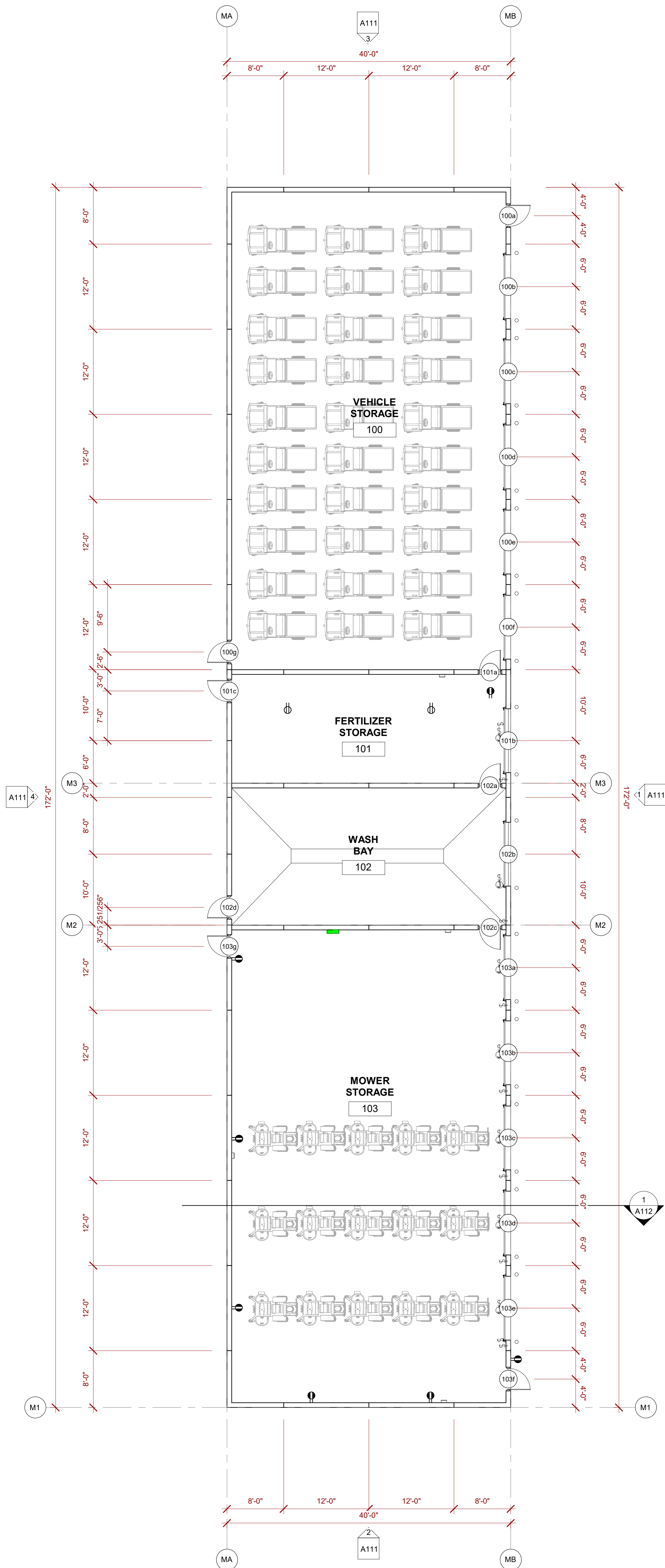
1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE (NEC), ADA-ADAAGS (ADOPTED HANDICAP ACCESSIBILITY REQUIREMENTS), OSHA AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.	4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.	8. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE STRUCTURAL ENGINEER/ARCHITECT FOR VERIFICATIONS, RESPONSES AND SUBMISSIONS.	12. ALL CONSTRUCTION MATERIAL, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "CONSTRUCTION DATA" TABLE LISTED ON THIS SHEET.	17. THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.
2. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.	5. ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY WAL-MART WITH APPROVAL BY THE OWNER UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION DOCUMENTS.	9. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ. FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).	13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.	18. ALL DRAWINGS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS, UNDER SEPARATE CONTRACT:
3. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR ANY NEW ADDITION.	6. FIRE EXTINGUISHERS TO BE INSTALLED PER NFPA10 & 2000 INTERNATIONAL FIRE CODE (SECTION 906), LOCATION APPROVED BY LOCAL FIRE MARSHALL.	10. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE ITEMS AS DIRECTED BY CONSTRUCTION MANAGER DURING PRE-CONSTRUCTION MEETING.	16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.	a. FIRE ALARM SYSTEM b. CIVIL ENGINEERING c. FIRE SPRINKLER SYSTEM (NFPA 13)



3 MOWER BLDG ROOF PLAN
1/8" = 1'-0"



2 MOWER / FERTILIZER REFLECTED CEILING PLAN
1/8" = 1'-0"



1 MOWER / FERTILIZER BUILDING FLOOR PLAN
1/8" = 1'-0"

PRECAST PANEL KEY

BRK-1
ENDICOTT BRICK
COLOR: DARK IRONSPOT
SIZE: MODULAR

NIELSEN
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DRAWINGS MUST BE APPROVED BY
NIELSEN ARCHITECTURE, LLC.

WALMART FACILITIES MAINTENANCE WAREHOUSE
MOWER BUILDING

PROJECT NUMBER: 2023-0071

DRAWN BY: JGK

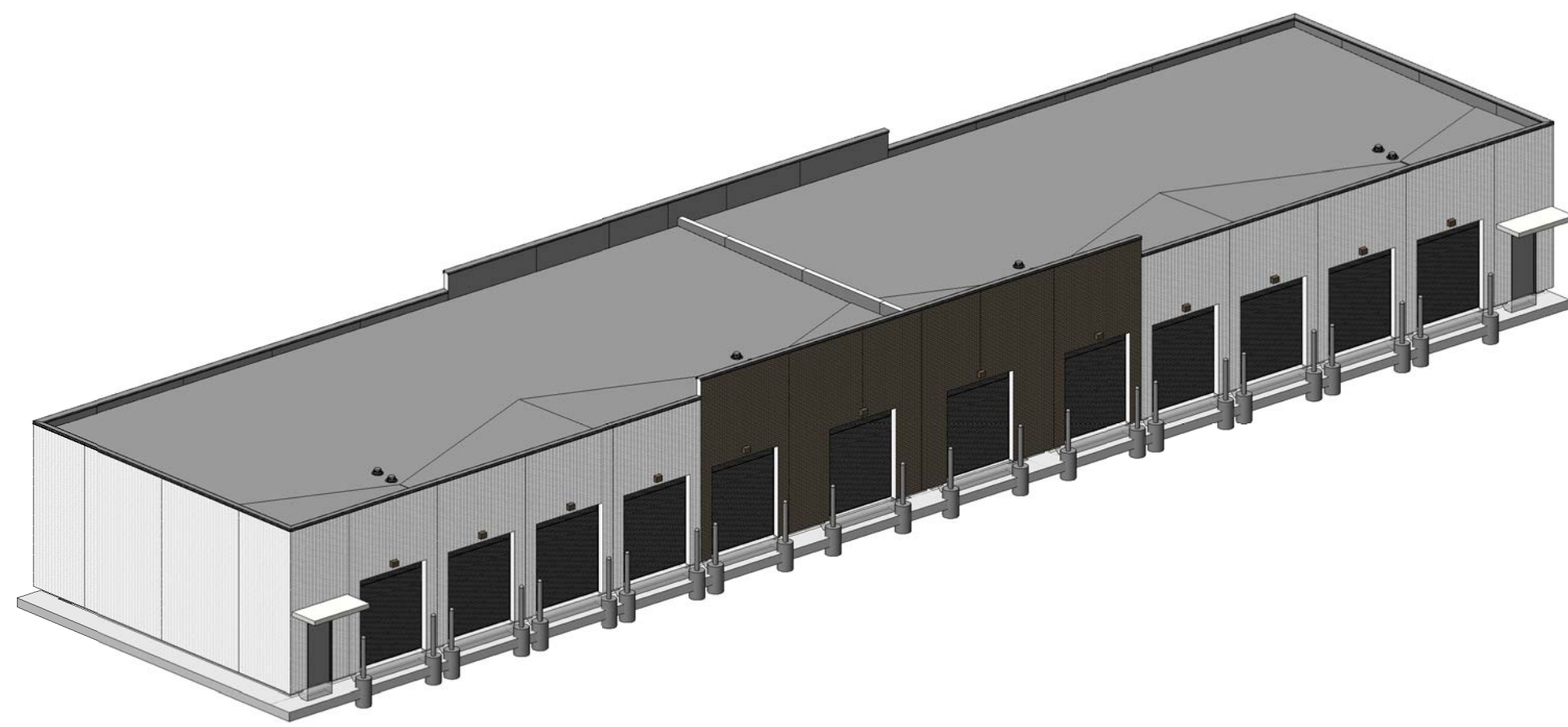
APPROVED BY: EJJ

ISSUE DATE: 2025-01-15

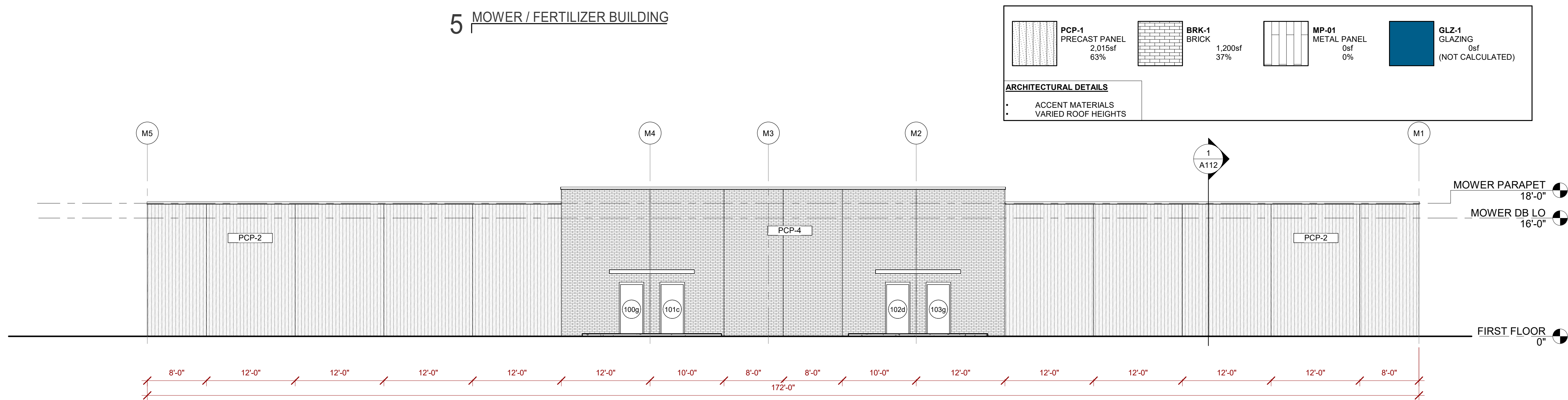
REVISIONS		
#	DATE	DESCRIPTION

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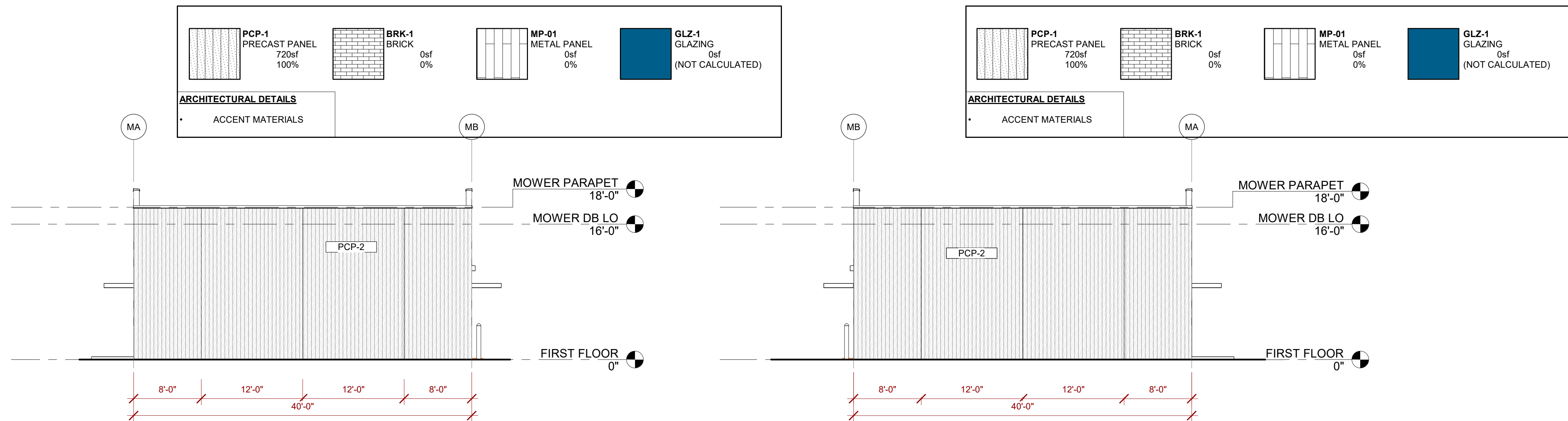
MOWER BUILDING



5 MOWER / FERTILIZER BUILDING

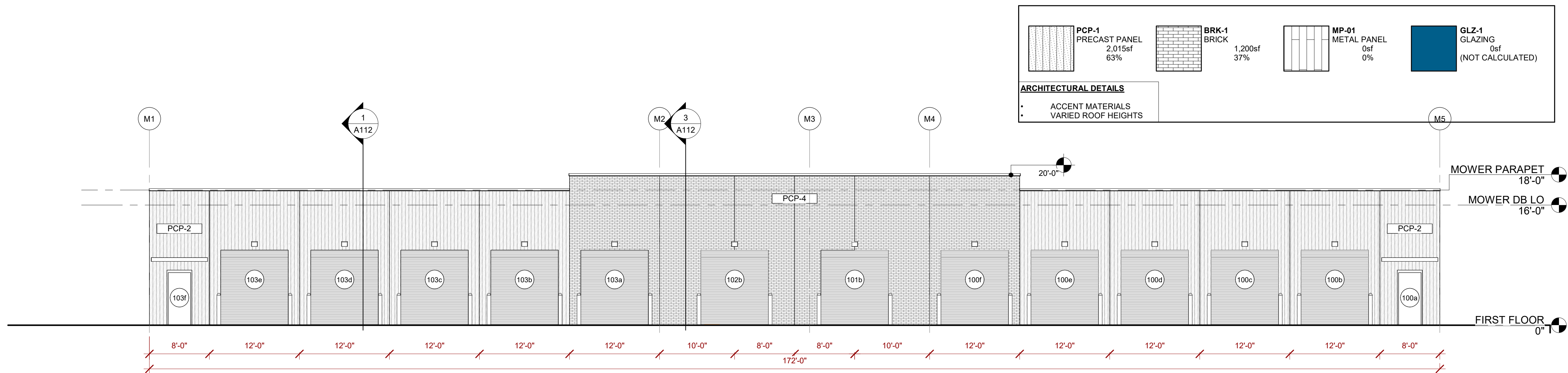


4 MOWER / FERTILIZER BUILDING N-ELEVATION
1/8" = 1'-0"



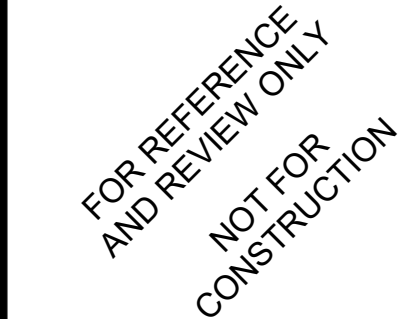
2 MOWER / FERTILIZER BUILDING W-ELEVATION
1/8" = 1'-0"

3 MOWER / FERTILIZER BUILDING E-ELEVATION
1/8" = 1'-0"



1 MOWER / FERTILIZER BUILDING S-ELEVATION
1/8" = 1'-0"

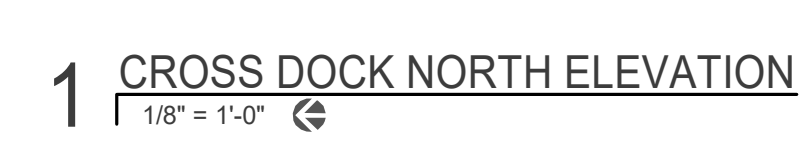
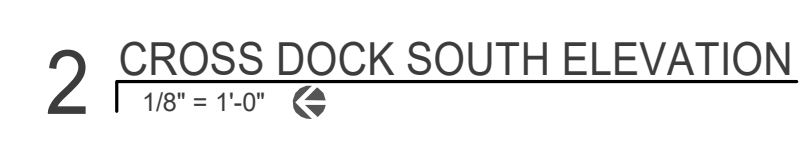




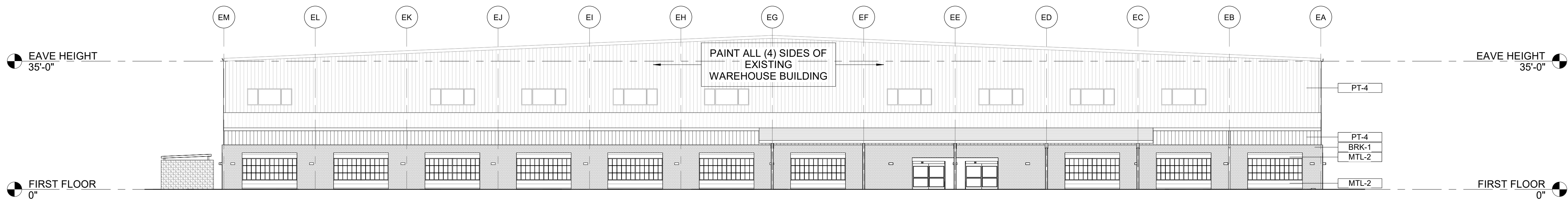
WALMART FACILITIES MAINTENANCE WAREHOUSE
CROSSDOCK AND RECYCLE CENTER

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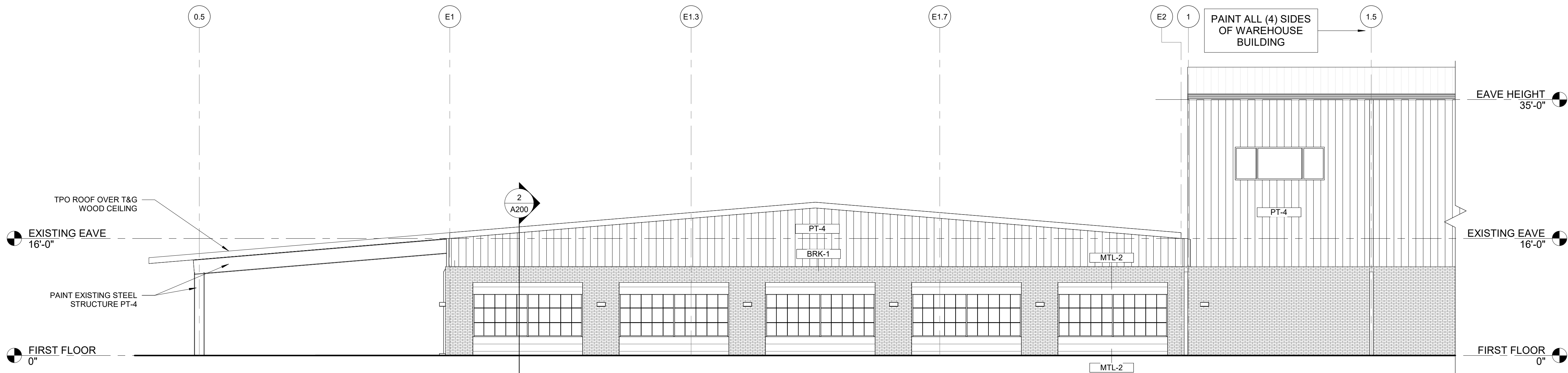


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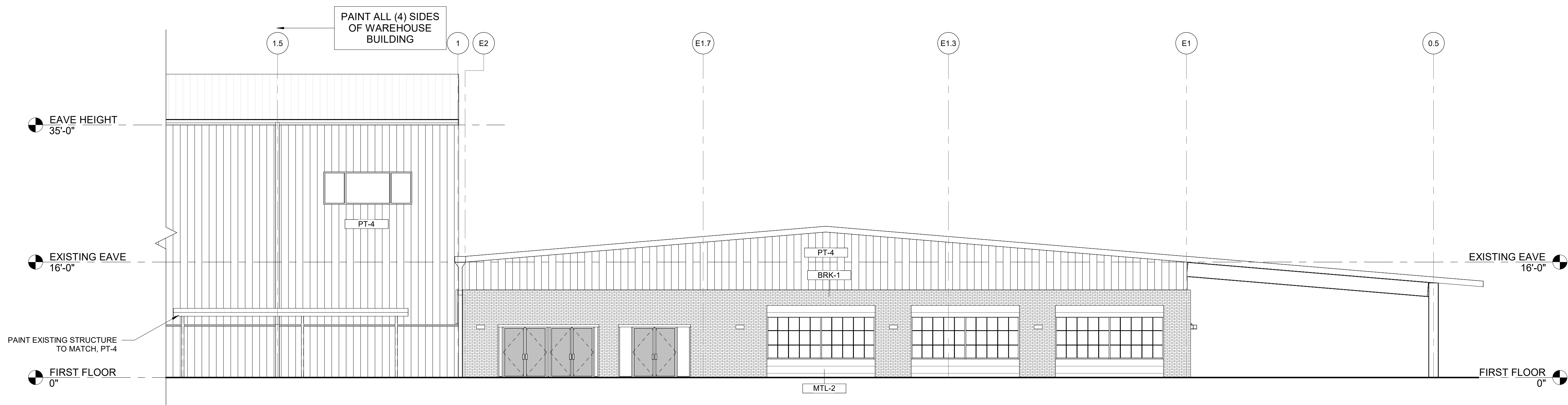
1 NORTH ELEVATION - OFFICE ENTRY
1/16" = 1'-0"

PCP-1 PRECAST PANEL 0sf 0%	BRK-1 BRICK 1,955sf 52%	MP-01 METAL PANEL 1,755sf 48%	GLZ-1 GLAZING 900sf (NOT CALCULATED)
ARCHITECTURAL DETAILS - ACCENT MATERIALS - VARIED ROOF HEIGHTS			



2 WEST ELEVATION - NORTH OFFICE AREA
1/16" = 1'-0"

PCP-1 PRECAST PANEL 0sf 0%	BRK-1 BRICK 485sf 33%	MP-01 METAL PANEL 905sf 66%	GLZ-1 GLAZING 435sf (NOT CALCULATED)
ARCHITECTURAL DETAILS - ACCENT MATERIALS - VARIED ROOF HEIGHTS			



3 EAST ELEVATION - NORTH OFFICE AREA
1/16" = 1'-0"

PCP-1 PRECAST PANEL 0sf 0%	BRK-1 BRICK 485sf 33%	MP-01 METAL PANEL 905sf 66%	GLZ-1 GLAZING 435sf (NOT CALCULATED)
ARCHITECTURAL DETAILS - ACCENT MATERIALS - VARIED ROOF HEIGHTS			

BRK-1	ENDICOTT BRICK COLOR: DARK IRONSPOT SIZE: MODULAR
PT-4	PAINT (EXISTING STRUCTURE) COLOR: SW URBANE BRONZE
MTL-2	CENTRIA METAL PANEL CONCEALED FASTENER PANEL SYSTEM COLOR: 154 DARK BRONZE
MTL-3	CENTRIA METAL PANEL CONCEALED FASTENER PANEL SYSTEM COLOR: 154 DARK BRONZE

WALMART FACILITIES MAINTENANCE WAREHOUSE
CROSSDOCK AND RECYCLE CENTER

PROJECT NUMBER:		2023-0071
DRAWN BY:		JGK
APPROVED BY:		EJN
ISSUE DATE:		2024-12-04

REVISIONS		
#	DATE	DESCRIPTION

SHEET CONTENTS:	
CITY SUBMITTAL ELEVATIONS -	EXISTING FACILITY



- BRK-1**
ENDICOTT BRICK
COLOR: DARK IRONSPOT
SIZE: MODULAR
- PT-4**
PAINT (EXISTING STRUCTURE)
COLOR: SW URBANE BRONZE
- MTL-2**
CENTRIA METAL PANEL
CONCEALED FASTENER PANEL SYSTEM
COLOR: 154 DARK BRONZE
- MTL-2**
CENTRIA METAL PANEL
CONCEALED FASTENER PANEL SYSTEM
COLOR: 154 DARK BRONZE

NIELSEN
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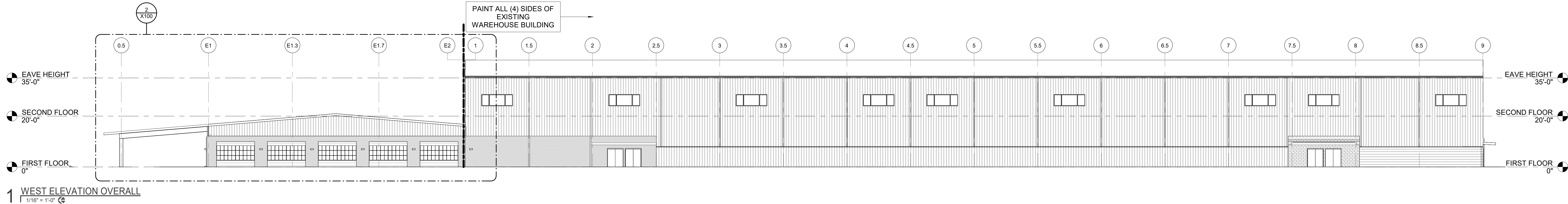
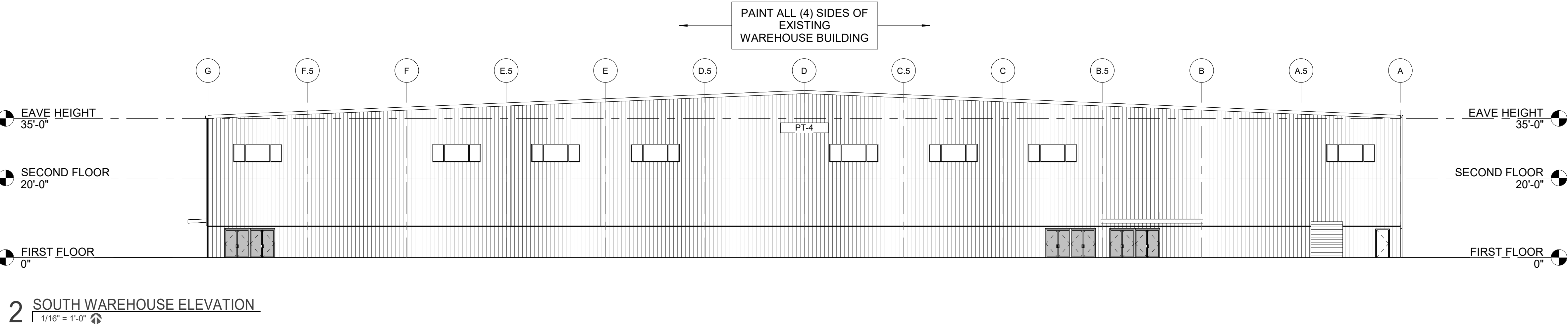
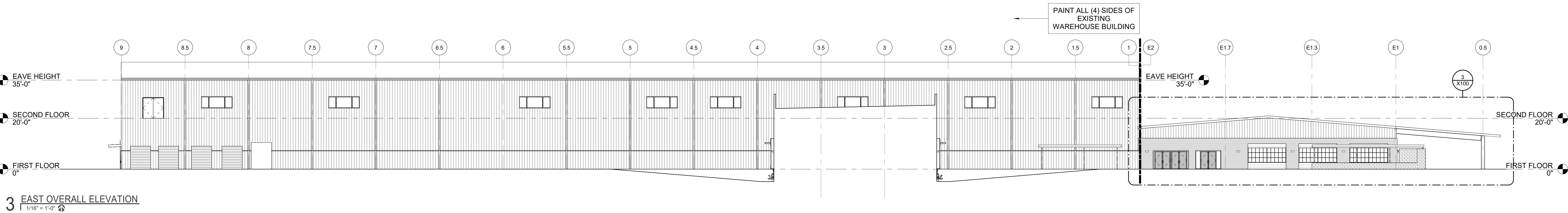
PERTAINING TO ISSUES OF
CONFIDENTIALITY AND COPYRIGHT,
REQUEST FOR THE RELEASE OR
REPRODUCTION OF THESE
DRAWINGS MUST BE APPROVED BY
NIELSEN ARCHITECTURE, LLC.

WALMART FACILITIES MAINTENANCE WAREHOUSE
CROSSDOCK AND RECYCLE CENTER

PROJECT NUMBER: 2023-0071
DRAWN BY: JGK
APPROVED BY: EJN
ISSUE DATE: 2024-12-04

REVISIONS		
#	DATE	DESCRIPTION

SHEET CONTENTS:
CITY SUBMITTAL
ELEVATIONS -
EXISTING
WAREHOUSE



Walmart - Campus Operations

Crossdock & Recycle Facility - Phase 2

To: Tyler Overstreet
Planning and Community Development Director
toverstreet@bentonvillear.com

From: Jon Knox
Nielsen Architecture
jon@nielsen-architecture.com

I'm writing this letter to request the use of Precast Concrete Panels as a primary building material for the Walmart Campus Operations project located at 2015 Martin Luther King Jr Parkway. This project intends to seamlessly integrate the building material palette from Walmart Campus' North Utility Plant into this remodel/ addition for Walmart's Campus Operations Facility. The Campus Operations project will dramatically update this site and closely mimic the North Central Utility Plant (see image inset below).

This elevated Precast Concrete Panel is going to receive an Architectural Liner Panel with 3" deep ridges spaces 4" apart and acid wash finish from the factory. (Architectural From Liners hold the liquid concrete in place and allows it to cure into a particular shape. These liners are removed to expose the bare concrete.) Technicians will color match the panels in the factory and make frequent site visits to ensure the tonal consistency once installed. This precast system will NOT be a "broom finish and painted" panel.

(e) Building Material.

(1) Primary materials.

A minimum of 30% each facade square footage has utilized Brick has been used to soften any long spans. This brick has been selected to match the existing conditions immediately adjacent to this facility (Walmart Home Office Campus).

(2) Special Use Primary Materials.

a. The Campus Operations Facility is adjacent to other utility function buildings for Walmart



Headquarters. This facility is designed to match those facilities in character and context.

b. These Elevated Precast Panels provide a robust and durable use for the owner, while providing an elevated aesthetic.

c. As stated above, the precast panel has had special consideration taken to ensure this facility adds to the built environment in this community.

d. The Crossdock & Recycle Building are 500 feet from Central Ave. The space between is heavily “burmed” and landscaped providing very little visual connectivity from Central Ave.

e. The design team feels like this facility meets the requirements and expectations of the Large-Scale Development Design Standards.



View from Central Ave looking Southwest | SWT Landscape Architects



Precast Linear Panel Detail

(3) Prohibited Primary Materials.

This facility is not designed to have any “Prohibited Primary Materials”.

(f) Building Color.

Color Palette meets the intent of Muted, Neutral, and Earth Tone. There are no Bright or Primary Colors used.

(g) Building Compatibility

Design Complies with the use of Common Design Characteristics among all buildings.

(h) Scale and Bulk

The height and scale of this design are consistent and compatible with the height and scale of all adjacent buildings.

(i) Facade Articulation

(1) Vertical Articulation

The building is designed with precast panels and brick accents also utilizes regular repetition of building elements to meet the intent of this section.

(2) Horizontal Articulation

The design uses canopies, openings and a change in material to meet the intent of this section.

(3) Roofs

The roof line has been varied to hide all rooftop equipment to meet the intent of this section.

(4) Entrances

Each entrance has been equipped with a canopy

(j) Utility and Mechanical Equipment Screening

- (1) All mechanical equipment is hidden from view with the height of the parapet.
- (2) All mechanical equipment is hidden from view with the height of the parapet.



Project Vicinity Map

Walmart - Campus Operations

Phase 1 - Mower Building

To: Tyler Overstreet
Planning and Community Development Director
toverstreet@bentonvillear.com

From: Jon Knox
Nielsen Architecture
jon@nielsen-architecture.com

I'm writing this letter to request the use of Precast Concrete Panels as a primary building material for the Walmart Campus Operations project located at 2015 Martin Luther King Jr Parkway. This project intends to seamlessly integrate the building material palette from Walmart Campus' North Utility Plant into this remodel/ addition for Walmart's Campus Operations Facility. The Campus Operations project will dramatically update this site and closely mimic the North Central Utility Plant (see image inset below).

This elevated Precast Concrete Panel is going to receive an Architectural Liner Panel with 3" deep ridges spaced 4" apart and acid wash finish from the factory. (Architectural Form Liners hold the liquid concrete in place and allows it to cure into a particular shape. These liners are removed to expose the bare concrete.) Technicians will color match the panels in the factory and make frequent site visits to ensure the tonal consistency once installed. This precast system will NOT be a "broom finish and painted" panel.

(e) Building Material.

(1) Primary materials.

A minimum of 37% each facade square footage has utilized Brick has been used to soften any long spans. This brick has been selected to match the existing conditions immediately adjacent to this facility (Walmart Home Office Campus).

(2) Special Use Primary Materials.

a. The Campus Operations Facility is adjacent



North Central Utility Plant - Precast / Brick Inspiration



Proposed "Mower Building"

to other utility function buildings for Walmart Headquarters. This facility is designed to match those facilities in character and context.

b. These Elevated Precast Panels provide a robust and durable use for the owner, while providing an elevated aesthetic.

c. As stated above, the precast panel has had special consideration taken to ensure this facility adds to the built environment in this community.

d. The mower building is 225 feet from Central Ave. The space between is heavily “burmed” and landscaped providing very little visual connectivity from Central Ave.

e. The design team feels like this facility meets the requirements and expectations of the Large-Scale Development Design Standards.



View from Central Ave looking Southeast | SWT Landscape Architects



Precast Linear Panel Detail

(3) Prohibited Primary Materials.

This facility is not designed to have any “Prohibited Primary Materials”.

(f) Building Color.

Color Palette meets the intent of Muted, Neutral, and Earth Tone. There are no Bright or Primary Colors used.

(g) Building Compatibility

Design Complies with the use of Common Design Characteristics among all buildings.

(h) Scale and Bulk

The height and scale of this design are consistent and compatible with the height and scale of all adjacent buildings.

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(1) Vertical Articulation

The building is designed with precast panels and brick accents also utilizes regular repetition of building elements to meet the intent of this section.

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The design uses canopies, openings and a change in material to meet the intent of this section.

(3) Roofs

The roof line has been varied to hide all rooftop equipment to meet the intent of this section.

(4) Entrances

Each entrance has been equipped with a canopy

(j) Utility and Mechanical Equipment Screening

- (1) All mechanical equipment is hidden from view with the height of the parapet.
- (2) All mechanical equipment is hidden from view with the height of the parapet.



Project Vicinity Map



Consent Agenda Item [LSD25-0030](#)

For the Planning Commission meeting on July 15, 2025

Details

The project is a previously approved 35-unit multifamily development. The Large Scale Development expired and therefore this is a resubmittal of essentially the same project (see previously project LSD23-0052 approved on 2/6/24 at this link <https://bentonvillear.portal.civicclerk.com/event/1295/files/attachment/1846>). The building is proposed to be 3 stories tall and almost 40 feet tall at its tallest point. The building is primarily brick along with Hardie siding and windows. An open-air breezeway connects all the units in a central corridor. The development provides 53 parking stalls, meeting the minimum required amount. Cross access is provided to both adjacent lots to the east and west.



Pending PC Item

CHERYL CIR

ANNA ST

SW COVENTRY BLVD

*Skylight
Apartments*

SW 14TH ST



LSD25-0030
Skylight Apartments
1906 SW 14TH ST



LARGE SCALE DEVELOPMENT PLANS
FOR
SKYLIGHT APARTMENTS

JUNE 2025

WAIVERS/VARIANCES

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

AIRPORT ZONE

PROJECT LIES WITHIN ZONE C(3)-OUTER SAFETY ZONE.

CONTACTS

OWNER
SKYLIGHT PROPERTIES, LLC
1801 SW REGIONAL AIRPORT BLVD
UNIT 5
BENTONVILLE, AR 72712
CONTACT: BAPUJI VAKKALAGADDA
479-366-6166

SURVEYOR
DEVELOPMENT CONSULTANTS INC.
1 E. CENTER ST.
SUITE 290
FAYETTEVILLE, AR 72701
JAY YOUNG
479-444-7880

CIVIL ENGINEERING
CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1
SUITE C
LOWELL, AR 72745
CLINT KARSTETTER
479-200-5242

ATT
BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
(479) 200-9022 OR (479) 571-6609
BB585@ATT.COM OR
LAYNE RHODES
LR159@ATT.COM
(479) 442-1977

COX
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
(479) 263-7057
CHAD.HODGE@COX.COM AND
TIMOTHY GOSS, (479) 651-5583

PLANNING REVIEW
TYLER OVERSTREET
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3122

ENGINEERING
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993

FIRE MARSHAL
TODD PEARCE
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3108

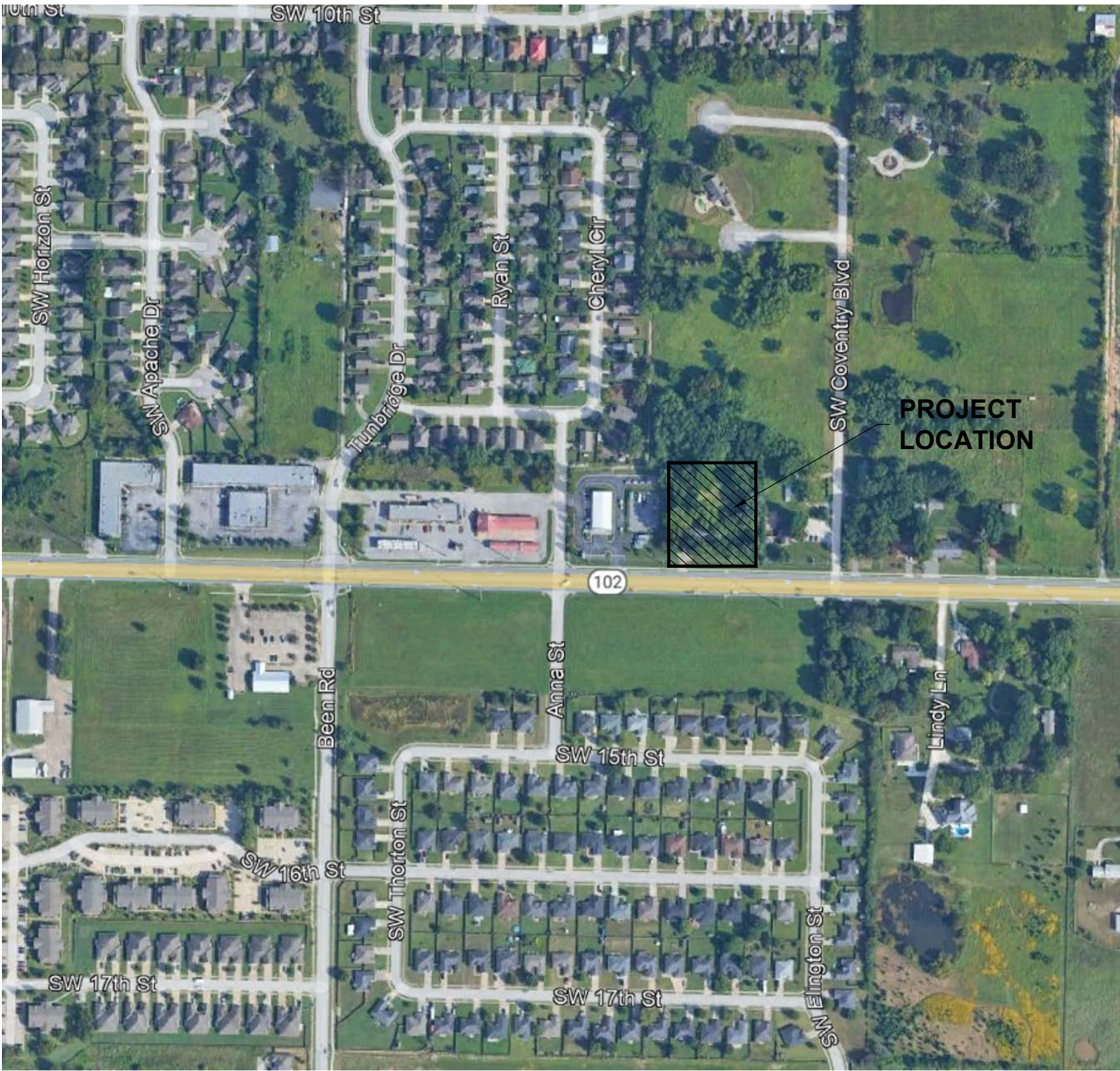
STORMWATER REVIEW
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3168

WATER DEPARTMENT
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140

WASTEWATER DEPARTMENT
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140

NATURAL GAS
BLACK HILLS ENERGY
WAYNE MEEKS
479-549-7834

ELECTRIC
TRAVIS MATLOCK
BENTONVILLE ELECTRIC
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3135



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER AND ENGINEER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED, INDUSTRY STANDARDS, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. 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.
7. THE CONTRACTOR SHALL CONDUCT ALL 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 DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATIONS.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
12. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE 24 HOURS A DAY INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION.
13. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
15. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.

APPROVALS

DATE

CITY OF BENTONVILLE PLANNING

BENTONVILLE WATER UTILITIES

BENTONVILLE ELECTRIC

ARKANSAS DEPARTMENT OF HEALTH

FLOOD NOTE

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS INDICATED BY THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL 05007C0255K LAST REVISED JUNE 5, 2012

WETLANDS NOTE

THERE ARE NO KNOW WETLANDS ONSITE

SURVEY DESCRIPTION

Property Description: (TRACT 7 OF W.D.: 2016-38498)

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 39.56 FEET NORTH AND NORTH 89°41'40" WEST 220.98 FEET FROM THE SE CORNER OF SAID SW 1/4 OF THE SW 1/4 ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #102; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°41'40" WEST 255.55 FEET; THENCE LEAVING NORTH RIGHT-OF-WAY NORTH 00°28'21" WEST 250 FEET; THENCE SOUTH 89°41'40" EAST 259.19 FEET; THENCE SOUTH 00°21'43" WEST 249.98 FEET TO THE POINT OF BEGINNING.

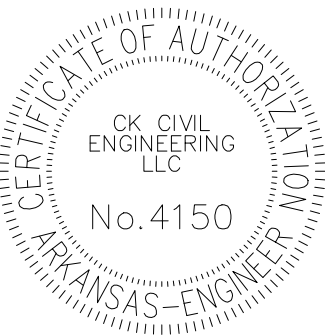
LESS & EXCEPT:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING USED AS THE WEST 1/16 CORNER OF SECTION 36; THENCE NORTH 02°28'23" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 45.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87°16'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 220.82 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°16'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 255.59 FEET TO A POINT; THENCE NORTH 01°58'15" EAST A DISTANCE OF 18.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87°52'52" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.85 FEET TO A POINT; THENCE SOUTH 02°44'28" WEST A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES OR 5,073 SQUARE FEET MORE OR LESS AS SHOWN N PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179.

ALSO LESS AND EXCEPT:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEGIN USED AS THE WEST 1/16 CORNER OF SECTION 36, THENCE NORTH 02°28' 23" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 45.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87°15'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 476.41 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°15'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 3.10 FEET TO A POINT; THENCE NORTH 02°40'58" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 18.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87°52'52" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2.87 FEET TO A POINT; THENCE SOUTH 01°58'15" WEST A DISTANCE OF 18.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 55 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179.

SHEET LIST

- | | |
|--------------|-------------------------|
| C000 | COVER SHEET |
| B-1 | SURVEY(ASSOCIATED PLAN) |
| C100 | DEMOLITION PLAN |
| C200 | SITE PLAN |
| C201 | SITE DETAILS |
| C202 | SITE DETAILS |
| C203 | SITE DETAILS |
| C300 | LANDSCAPE PLAN |
| C400 | GRADING PLAN |
| C500 | UTILITY PLAN |
| C501 | SANITARY PROFILE |
| C600 | EROSION CONTROL PLAN |
| C601 | EROSION CONTROL PLAN |
| CITY DETAILS | |



CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/26/2025

SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

COVER

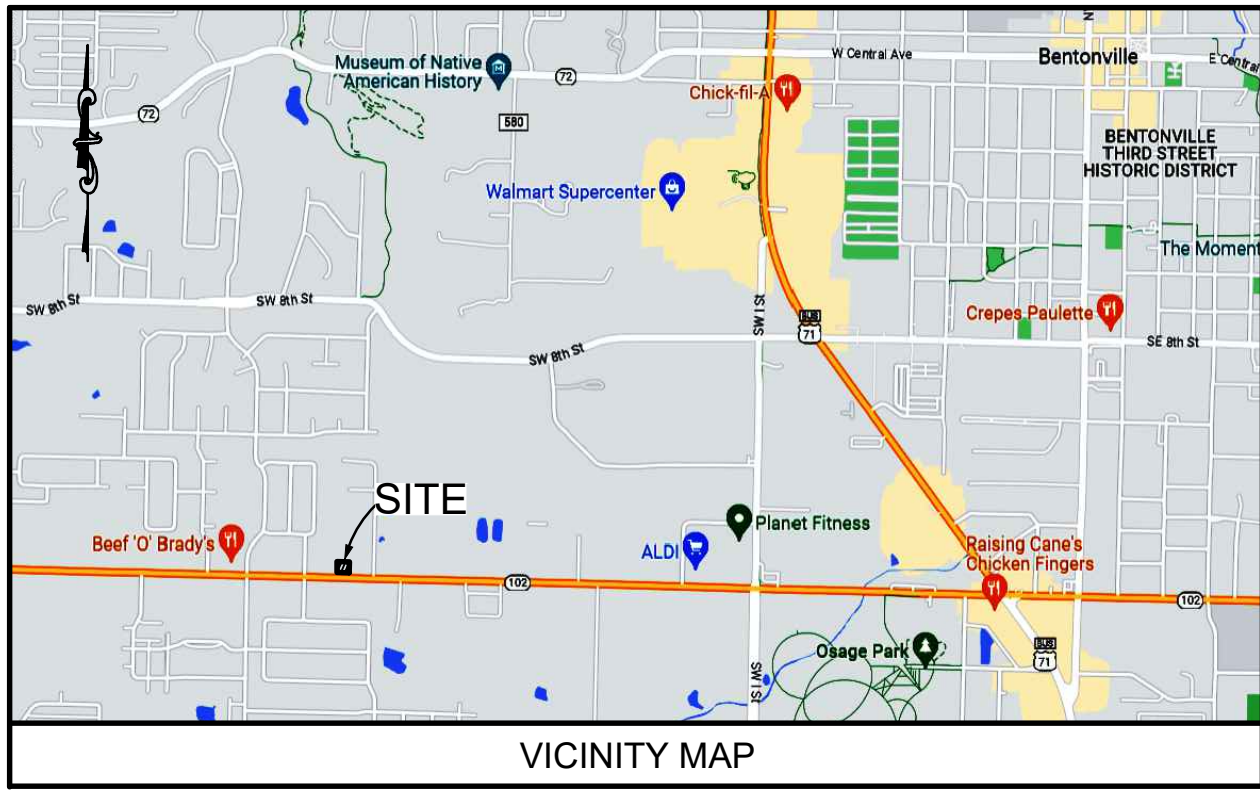
PROJ: 23-104

C000



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Property Description: (TRACT 7 OF W.D.: 2016-38498)

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Notes:

Based on scaled map location and graphic plotting only, the subject property is in Flood Zone X, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, Benton County, Arkansas, Map Number 05007C025K, map revised June 5, 2012.

Bearings are based on Arkansas State Plane Coordinates - North Zone, NAD83 (NSRS2011), per GPS observation.

Contour interval = 1'. Elevation basis is NAVD88, per GPS observation.

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that affect the subject property.

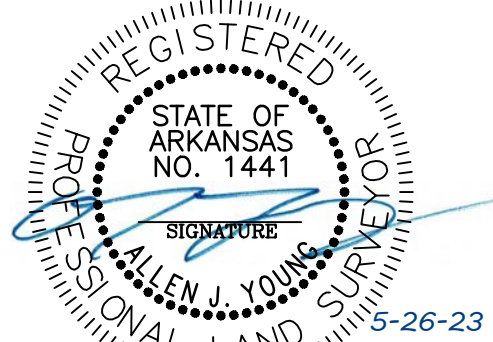
The locations of utilities as shown hereon are based on aboveground structures and record documents. Locations of underground utilities may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

Certification

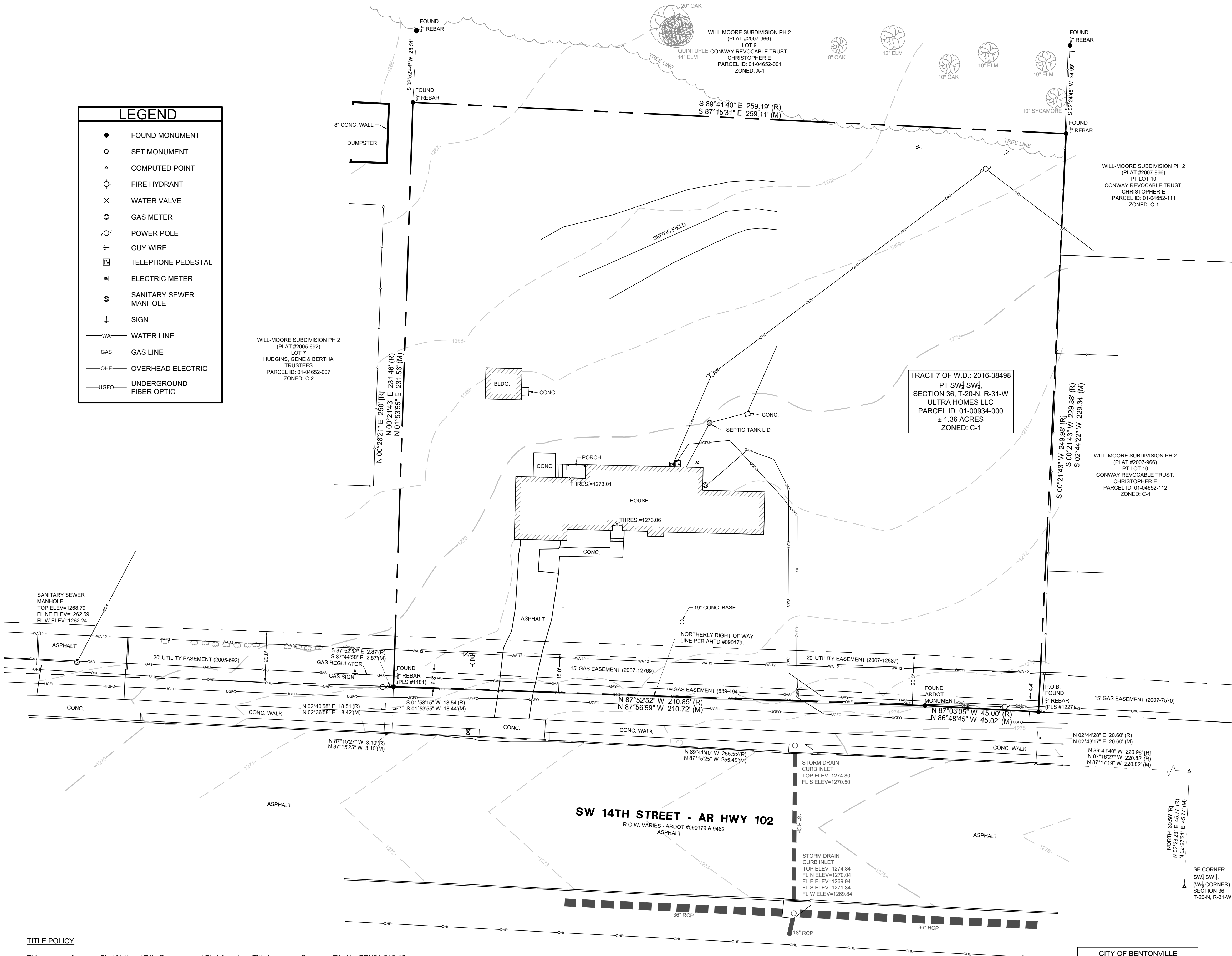
I, Allen J. Young, certify that a Boundary Survey was performed on the Property shown hereon by a D.C.I. Field Crew under my supervision and this drawing is an accurate representation of the Survey results. All property corners not found are set in accordance with existing found monuments in the area.

Allen J. Young
Arkansas Registered Professional
Land Surveyor No. 1441

5-26-23
Date



LEGEND	
●	FOUND MONUMENT
○	SET MONUMENT
△	COMPUTED POINT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS METER
⊕	POWER POLE
⊕	GUY WIRE
⊕	TELEPHONE PEDESTAL
⊕	ELECTRIC METER
⊕	SANITARY SEWER MANHOLE
⊕	SIGN
—WA—	WATER LINE
—GAS—	GAS LINE
—OHE—	OVERHEAD ELECTRIC
—UGFO—	UNDERGROUND FIBER OPTIC



TITLE POLICY

This survey references First National Title Company and First American Title Insurance Company File No. BEN01-010-12, Commitment Date: February 28, 2012, 08:18 am.

TITLE POLICY EXCEPTIONS: (File No. BEN01-010-12)

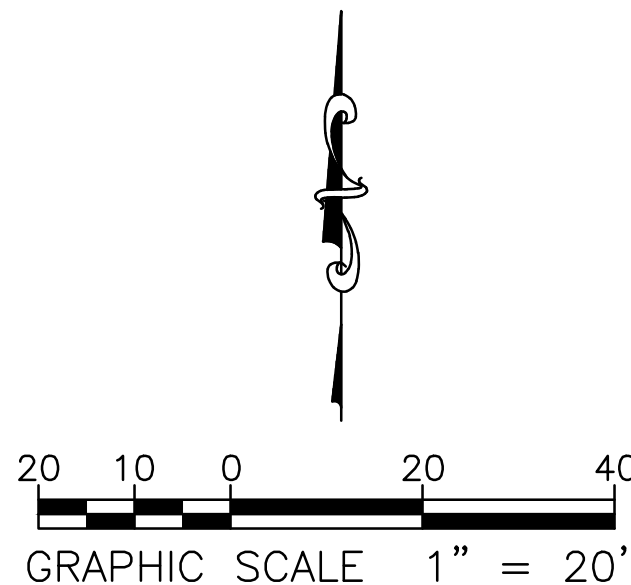
Right of Way grant in favor of Arkansas Western Gas Company, filed for record August 20, 1985 as Deed Book 639 at page 494, records of Benton County, Arkansas. Does affect as shown on survey.

Utility Deed Easement in favor of the City of Bentonville, Arkansas, filed for record February 24, 1995 as Instrument No. 95-11540, records of Benton County, Arkansas. Easement extinguished with new Arkansas Highway 102 right of way.

Right of Way Grant in favor of Arkansas Western Gas Company, filed for record March 29, 2007 as Deed Book 2007 at page 12769, records of Benton County, Arkansas. Does affect, as shown on survey.

Utility Easement in favor of the City of Bentonville, Arkansas, filed for record March 30, 2007 as Deed Book 2007 at page 12886, records of Benton County, Arkansas. Does affect, as shown on survey.

CITY OF BENTONVILLE	
ZONING INFORMATION	
BUILDING SETBACKS	
	ZONE: C-1
FRONT - PARKING IN FRONT	50'
FRONT - NO PARKING	20'
SIDE-(ADJ. NON RESIDENTIAL)	7'
SIDE-(ADJ. RESIDENTIAL)	15'
REAR-(ADJ. NON RESIDENTIAL)	20'
REAR-(ADJ. RESIDENTIAL)	25'
MAX HEIGHT = 40' (Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.)	



INCORPORATED

CONSULTANTS

DEVELOPMENT

CLINT - 1906 SW 14TH ST
BENTONVILLE, ARKANSAS

BOUNDARY SURVEY

PROJECT TITLE:
SHEET TITLE:
23-130

SHEET NO.:

B-1

GENERAL NOTES

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER AND ENGINEER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED, INDUSTRY STANDARDS, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. 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.
7. THE CONTRACTOR SHALL CONDUCT ALL 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 DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATIONS.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
12. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE 24 HOURS A DAY INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION.
13. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
15. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.

REMOVE EXISTING ASPHALT DRIVE AND CONCRETE PATCH, REPLACE WITH NEW CONCRETE PATCH. CONTRACTOR TO COORDINATE WITH ADJACENT OWNER DURING INSTALLATION AND MAINTAIN ONE LANE ACCESS. DRIVE TO BE REMOVED, SANITARY MANHOLE CORE DRILLED AND PATCHED. SANITARY LINE INSTALLED AND BACKFILLED, AND DRIVE REPOURED AS TO MINIMIZE IMPACT TO THE ADJACENT BUSINESS. CONSTRUCTION SCHEDULE TO ALLOW FOR CONCRETE CURING TO OCCUR OVER WEEKEND IF POSSIBLE.

DRIVE TO BE REPLACED WITH CONCRETE. CONCRETE TO BE INSTALLED WITH TWO SEPARATE POURS TO MAINTAIN ACCESS. EXPANSION JOINT TO BE CONSTRUCTED BETWEEN SECTIONS.

REMOVE 20' OF CURB AND GUTTER AND REPLACE WITH NEW CURB AND GUTTER PER A/DOT STANDARDS. SOD DISTURBED AREA.

HYDRANT TO BE PROTECTED DURING CONSTRUCTION TO BWU STANDARDS

REMOVE 28' OF DRIVE AND REPLACE WITH A/DOT STANDARD SIDEWALK

REMOVE EXISTING SEPTIC SYSTEM TO ARKANSAS DEPARTMENT OF HEALTH STANDARDS.

REMOVE EXISTING BUILDING, FOUNDATION, AND ALL UNDERGROUND PIPING

REMOVE EXISTING BUILDING, FOUNDATION, AND ALL UNDERGROUND PIPING

REMOVE EXISTING SIDEWALK

REMOVE GAS SERVICE LINE. COORDINATE WITH SERVICE PROVIDER.

REMOVE FIBER OPTIC SERVICE LINE. COORDINATE WITH SERVICE PROVIDER.

REMOVE 56' LF OF SIDEWALK

REMOVE 42' OF CURB AND GUTTER AND REPLACE WITH NEW CURB AND GUTTER PER A/DOT STANDARDS.

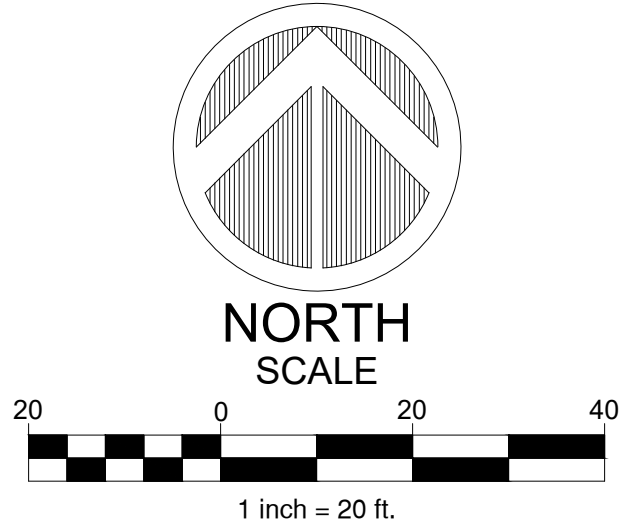
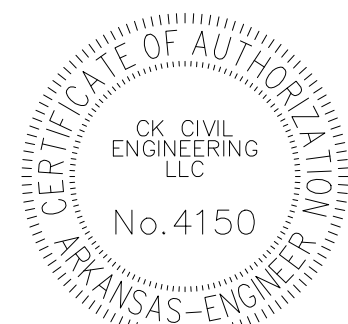
REMOVE 56' LF OF CURB AND GUTTER

EXISTING LEGEND

- FOUND MONUMENT
- ⊕ FIRE HYDRANT
- ⚡ POWER POLE
- GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- OHE OVERHEAD ELECTRIC
- SS SANITARY SEWER
- WA WATER LINE
- SD STORM DRAIN
- STORM SEWER MANHOLE
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- ⊗ TREE TO BE REMOVED
- ⊙ TREE TO REMAIN UNDISTURBED



DEMOLITION NOTES

1. ITEMS SHOWN IN RED TO BE REMOVED
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THOROUGH KNOWLEDGE OF THE EXISTING SITE FEATURES, UTILITIES AND STORM DRAINAGE.
3. ITEMS NOT SHOWN TO BE REMOVED ON THIS PLAN BUT INSIDE THE PROJECT LIMITS AND IN THE WAY OF PROPOSED IMPROVEMENTS SHALL BE REMOVED.
4. LIMITS CONSISTS OF ALL AREAS OF DISTURBANCE FOR CONSTRUCTION OF THE PROJECT.
5. UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE UTILITY AUTHORITY HAVING JURISDICTION.
6. NOTICE OF DISRUPTION TO UTILITY SERVICES SHALL BE COORDINATED WITH OWNER / ARCHITECT 72 HOURS IN ADVANCE.
7. CONTRACTOR SHALL REVIEW RECORD DRAWINGS FOR EXISTING BUILDING AND BUILDINGS THAT HAVE BEEN REMOVED. CONTRACTOR SHALL BE AWARE THAT POTENTIAL ABANDONED UTILITIES, DRAINAGE, FOOTINGS AND OTHER SUB-SURFACE FEATURES MAY EXIST BUT MAY NOT BE SHOWN ON THIS PLAN.
8. WHERE POSSIBLE SUCH KNOWN FEATURES HAVE BEEN SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND COORDINATING THE DEMOLITION, REMOVAL, AND RELOCATION OF SUCH FEATURES AS REQUIRED.
9. PROTECT EXISTING UTILITY SERVICES UNTIL NEW SERVICES ARE IN PLACE AND APPROVED.

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/26/2025

SKYLIGHT APARTMENTS

1906 SW 14TH ST
BENTONVILLE, AR

DEMOLITION
PLAN

PROJ: 23-104

C100

AIRPORT ZONE BENTONVILLE MUNICIPAL AIRPORT
C-3 OUTSIDE SAFETY ZONE

NO ITEMS ARE ABOVE 1,446 FEET ABOVE SEE LEVEL.

1. NOT WITHSTANDING ANY OTHER PROVISION OF THIS SECTION, NO USE MAY BE MADE OF LAND OR WATER WITHIN THE MUNICIPAL AIRPORT DISTRICT IN SUCH A MANNER AS TO:
- A. CREATE ELECTRICAL INTERFERENCE WITH NAVIGATIONAL SIGNALS OR RADIO COMMUNICATION BETWEEN THE AIRPORT AND AIRCRAFT;
- B. MAKE IT DIFFICULT FOR PILOTS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHERS;
- C. RESULT IN GLARE IN THE EYES OF PILOTS USING THE AIRPORT;
- D. IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT;
- E. CREATE BIRD STRIKE HAZARDS; OR
- F. OTHERWISE IN ANY WAY ENDANGER OR INTERFERE WITH THE LANDING, TAKEOFF, OR MANEUVERING OF AIRCRAFT INTENDING TO USE THE AIRPORT.

PLANNING NOTES

1. NO FREESTANDING SIGNAGE IS PROPOSED WITH THIS DEVELOPMENT. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SIGHT TRIANGLE SHOWN ON PLANS BASED ON AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS "GREEN BOOK". ASSUMED 55 MPH DESIGN SPEED (45 MPH SPEED LIMIT CURRENTLY)
- 2.1. CASE B1, LEFT TURN FROM STOP: DESIGN ISD = 610 FT (TABLE 9-7)
- 2.2. CASE B2, RIGHT TURN FROM STOP: DESIGN ISD = 530 FT (TABLE 9-9)
3. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING

CITY STANDARD NOTES

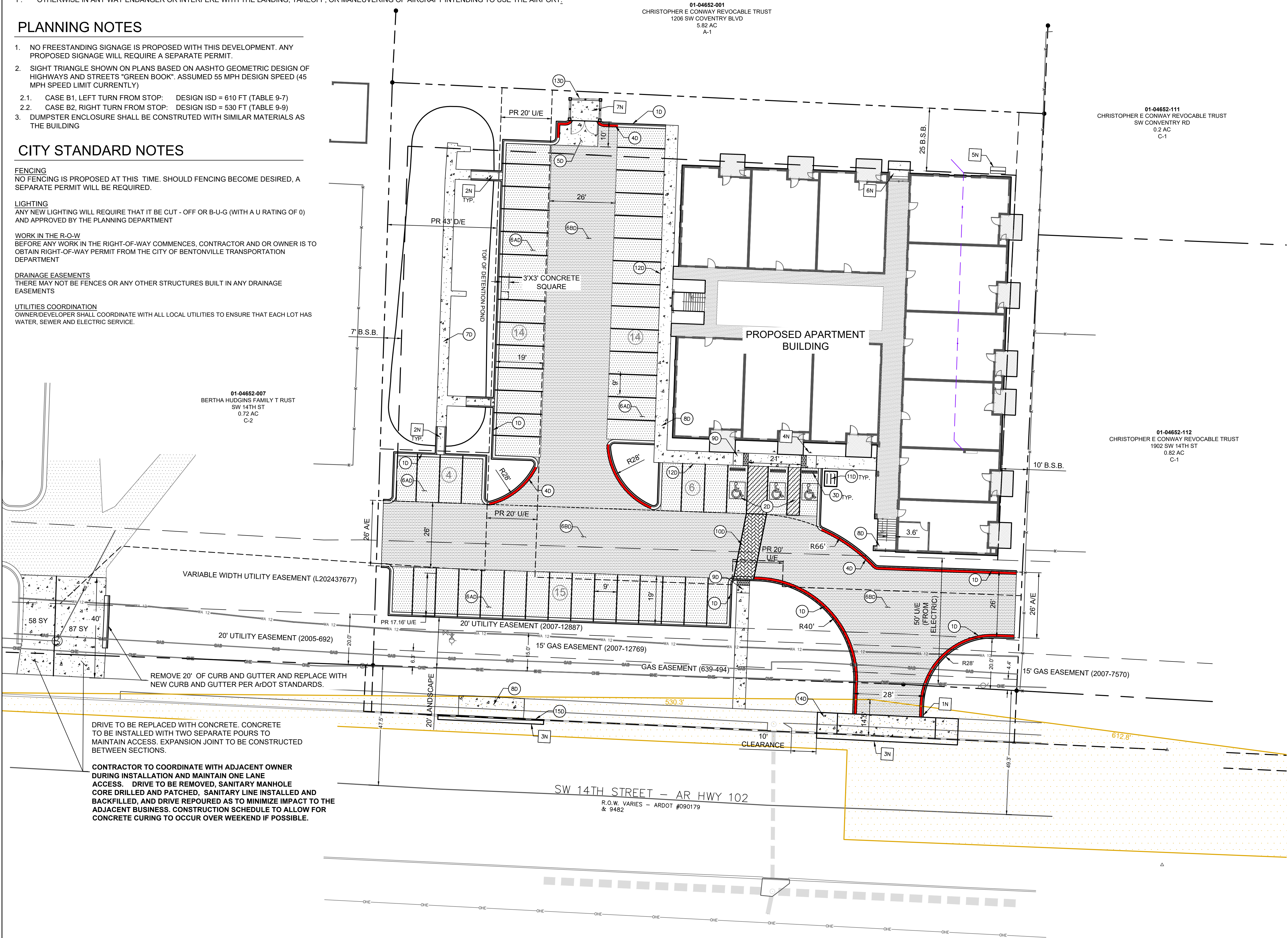
FENCING
NO FENCING IS PROPOSED AT THIS TIME. SHOULD FENCING BECOME DESIRED, A SEPARATE PERMIT WILL BE REQUIRED.

LIGHTING
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

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

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

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



EXISTING LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OHE OVERHEAD ELECTRIC
- GAS GAS LINE
- SS SANITARY SEWER
- WA WATER LINE
- STORM DRAIN
- STORM SEWER MANHOLE
- FENCE

PROPOSED LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- TOP OF POND
- CURB
- NEW FENCE
- FIRE LANE
- PARKING COUNT
- SIGHT TRIANGLE

NOTES

- 1N. TRANSITION CURB FROM FLUSH OVER 2'
- 2N. 4' CURBED CONCRETE DRAINAGE FLUME
- 3N. 2' SAW CUT, PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
- 4N. STANDARD ADA PARKING SIGN
- 5N. PARK BENCH
- 6N. STAIRS WITH 5' LANDING
- 7N. SCREENED DUMPSTER PAD, SIMILAR MATERIALS TO BLDG

DETAILS

- 1D. CURB AND GUTTER, SEE DETAIL 1/C201
- 2D. ADA PARKING LOT STRIPING, SEE DETAIL 2/C201
- 3D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 3/C201
- 4D. FIRE LANE MARKING, SEE DETAIL 4/C201
- 5D. HEAVY DUTY CONCRETE, SEE DETAILS/C201
- 6AD. STANDARD DUTY PAVEMENT, SEE DETAILS/C201
- 6BD. MEDIUM DUTY PAVEMENT, SEE DETAILS/C201
- 7D. 4' CONCRETE DRAINAGE SWALE, SEE DETAIL 6/C201
- 8D. 5' SIDEWALK, SEE DETAIL 7/C201
- 9D. ADA RAMP, SEE DETAIL 8/C201
- 10D. STAMPED CONCRETE CROSSING, SEE DETAIL 9/C201
- 11D. BIKE RACK 11/C201
- 12D. TURN DOWN SIDEWALK, SEE DETAIL 12/C201
- 13D. DUMPSTER DETAIL 13/C202
- 14D. ARDOT DRIVEWAY DETAIL, SEE DETAIL 14/C203
- 15D. ARDOT CURB AND GUTTER DETAIL, MATCH EXISTING, SEE DETAIL 15/C204

ZONE: C-2 GENERAL COMMERCIAL

PROPOSED BUILDING USE
35 UNITS

SETBACKS
FRONT: 20'
SIDE: 7' (NON RESIDENTIAL)
SIDE: 10' (RESIDENTIAL)
REAR: 25' (VARIANCE GRANTED FOR REAR SETBACK)

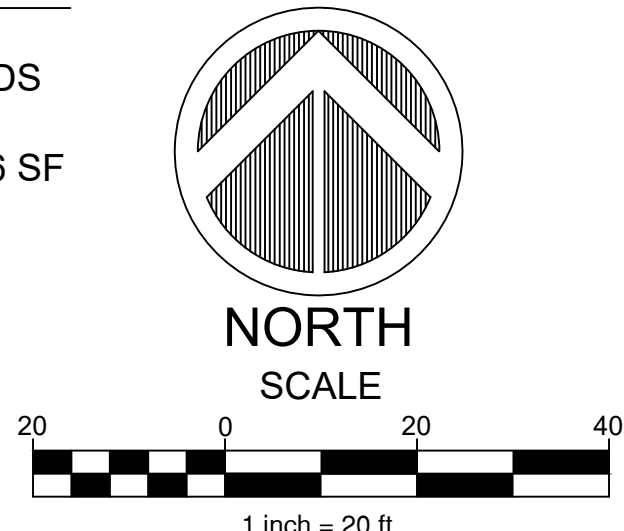
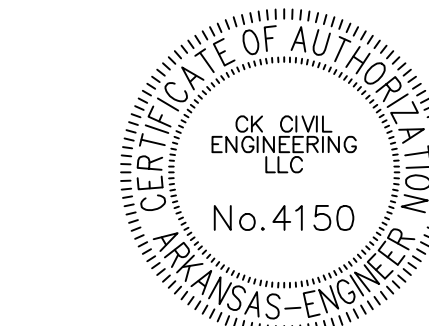
MAX LOT COVERAGE
BLDG AREA: 14,487 SF
PARKING AREA: 18,225 SF
LOT AREA: 57,796 SF
LOT COVERAGE: 0.58
LOT COVERAGE ALLOWED: 0.60

PARKING SPACE ANALYSIS
PARKING REQUIRED: 3 PER 2 UNITS

PROPOSED PARKING STALLS REQUIRED:
MULTI-FAMILY
35*1.5=53
PROPOSED = 53 STALLS

PROPOSED ADA REQUIRED: 3 (1 VAN, 2 CARS)

INTERIOR LANDSCAPE ISLANDS
PARKING AREA 18,225 SF
REQUIRED INTERIOR ISLANDS
8% OF PARKING=1,385 SF
INTERIOR ISLANDS SF=1,386 SF
RATIO=8%



CK

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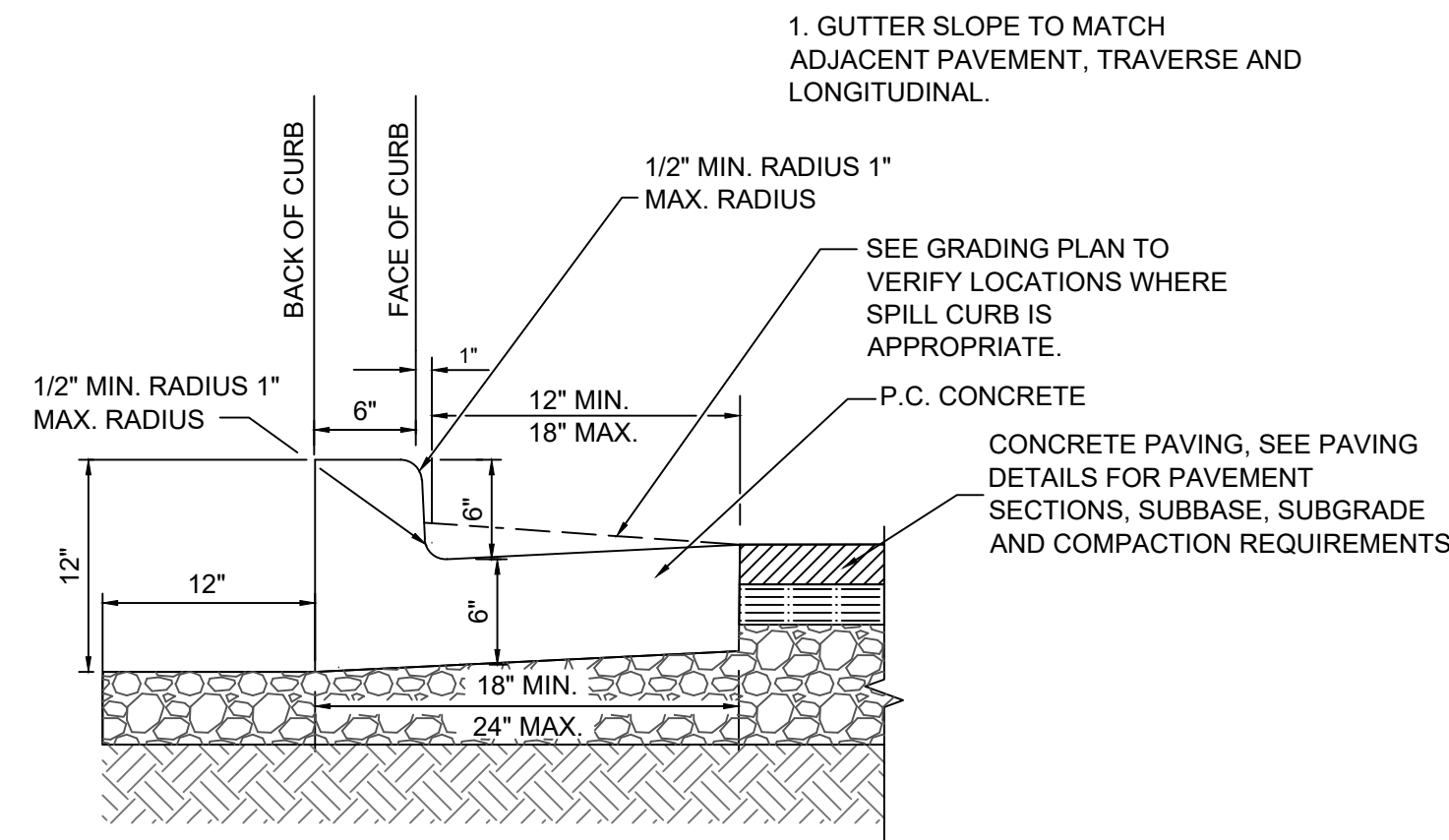
SKYLIGHT APARTMENTS

1906 SW 14TH ST
BENTONVILLE, AR

SITE PLAN

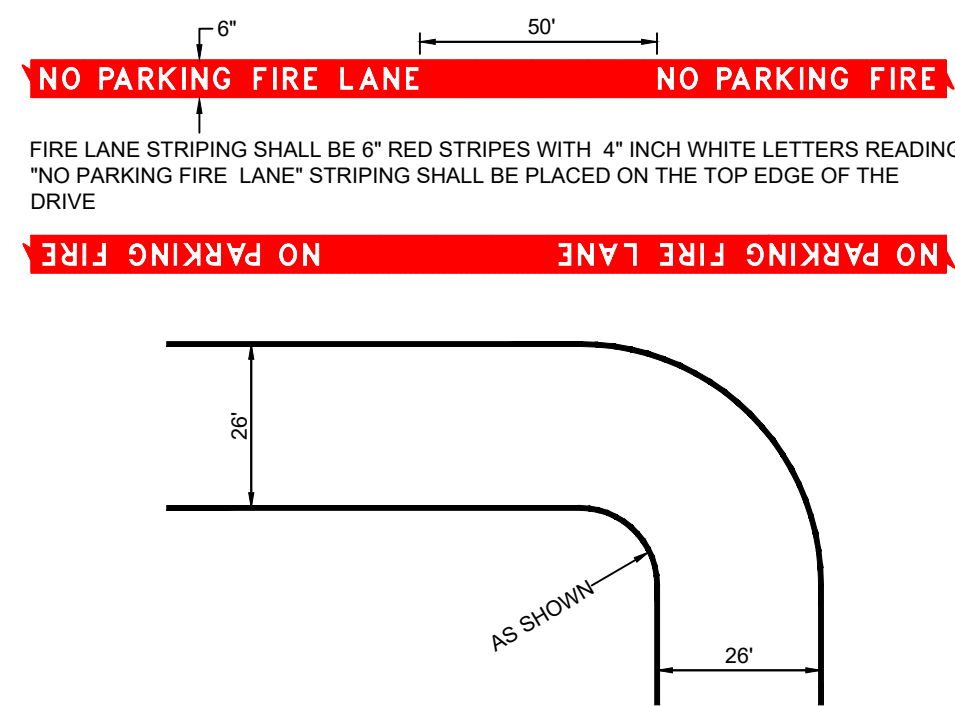
PROJ: 23-104

C200



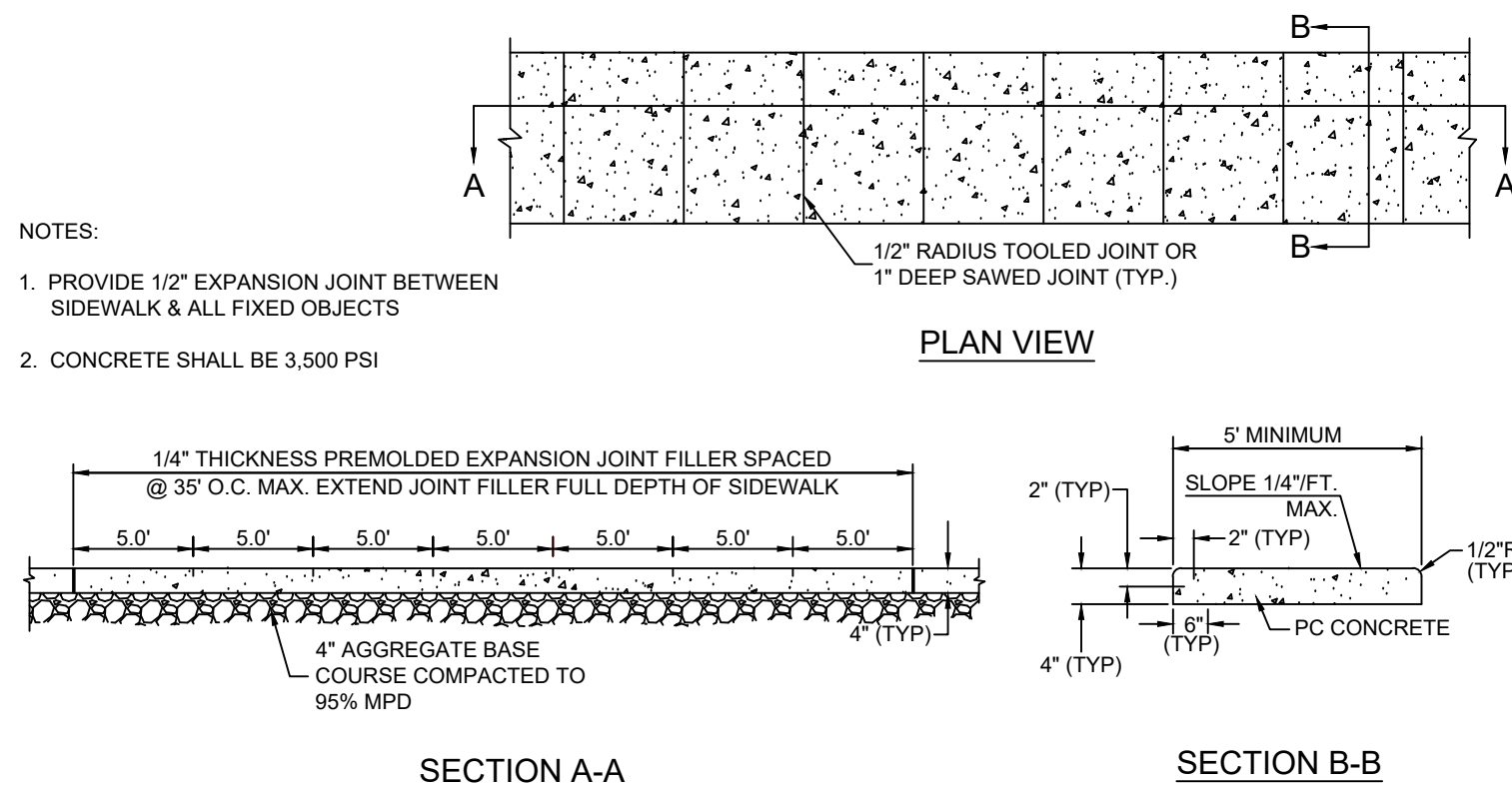
1 TYPE "A" CONCRETE CURB & GUTTER

N.T.S.



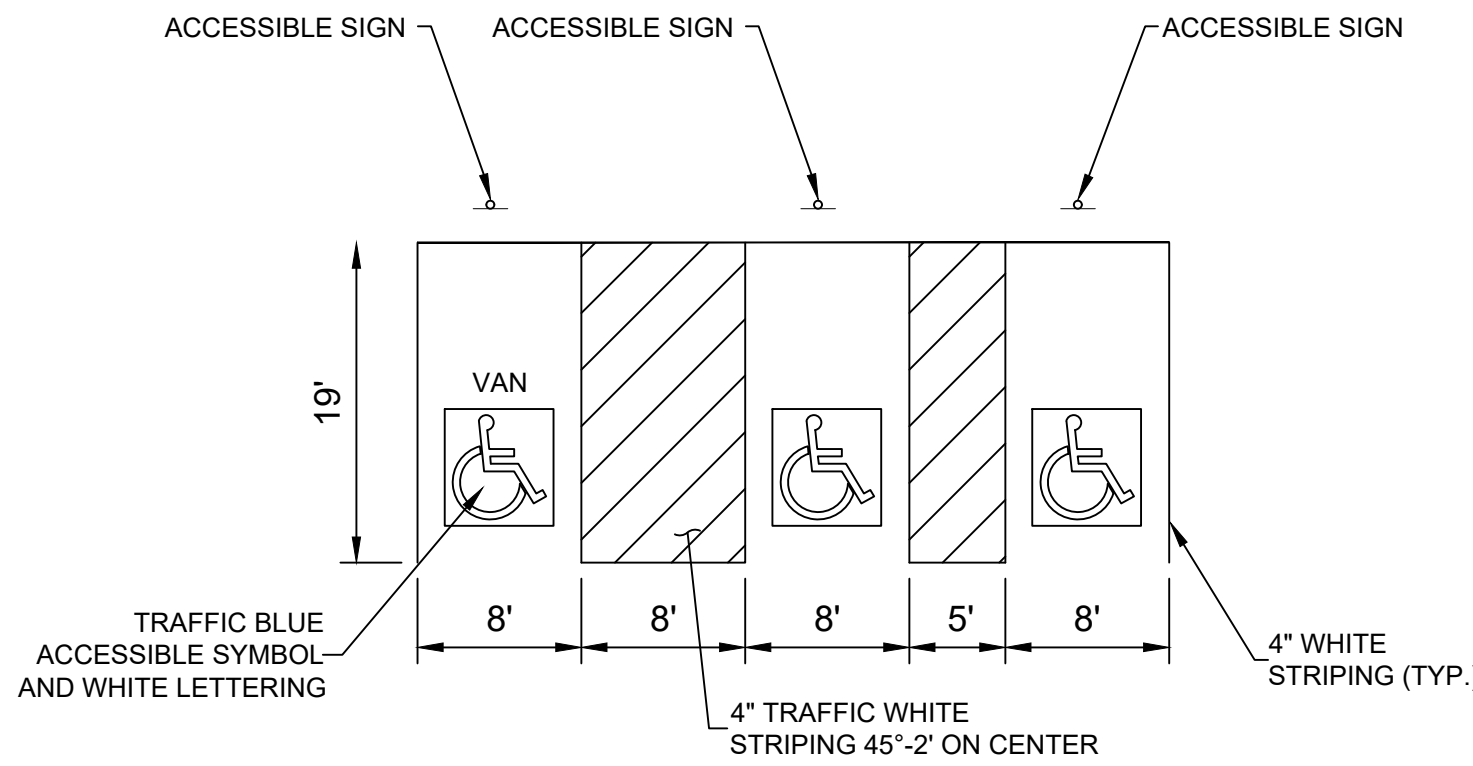
4 FIRE LANE MARKING

N.T.S.



3 PRECAST CONCRETE WHEEL STOP

N.T.S.



5 CONCRETE PAVEMENT

N.T.S.

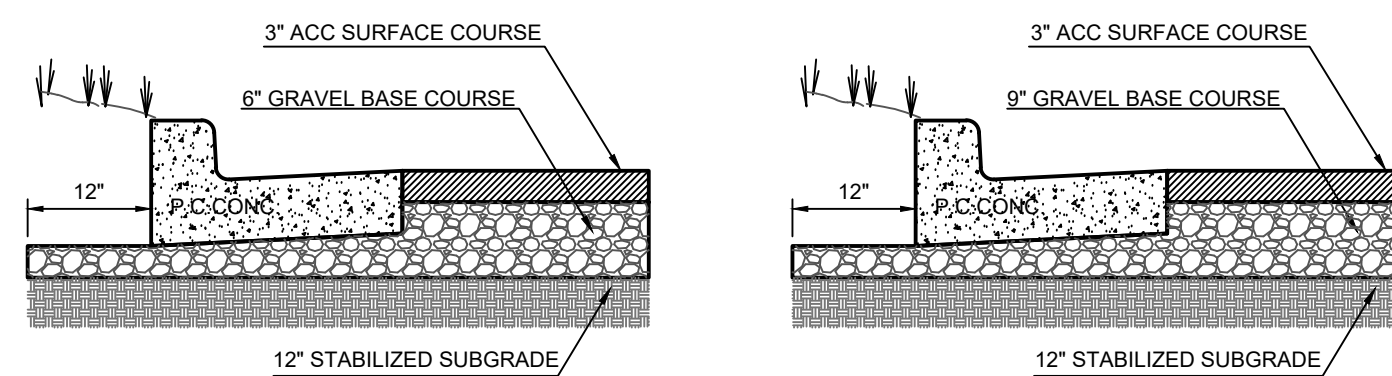
LOCATED AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY VAN LETTERING

ADA PARKING SYMBOL

1. SEE STRIPING PLAN FOR LAYOUT

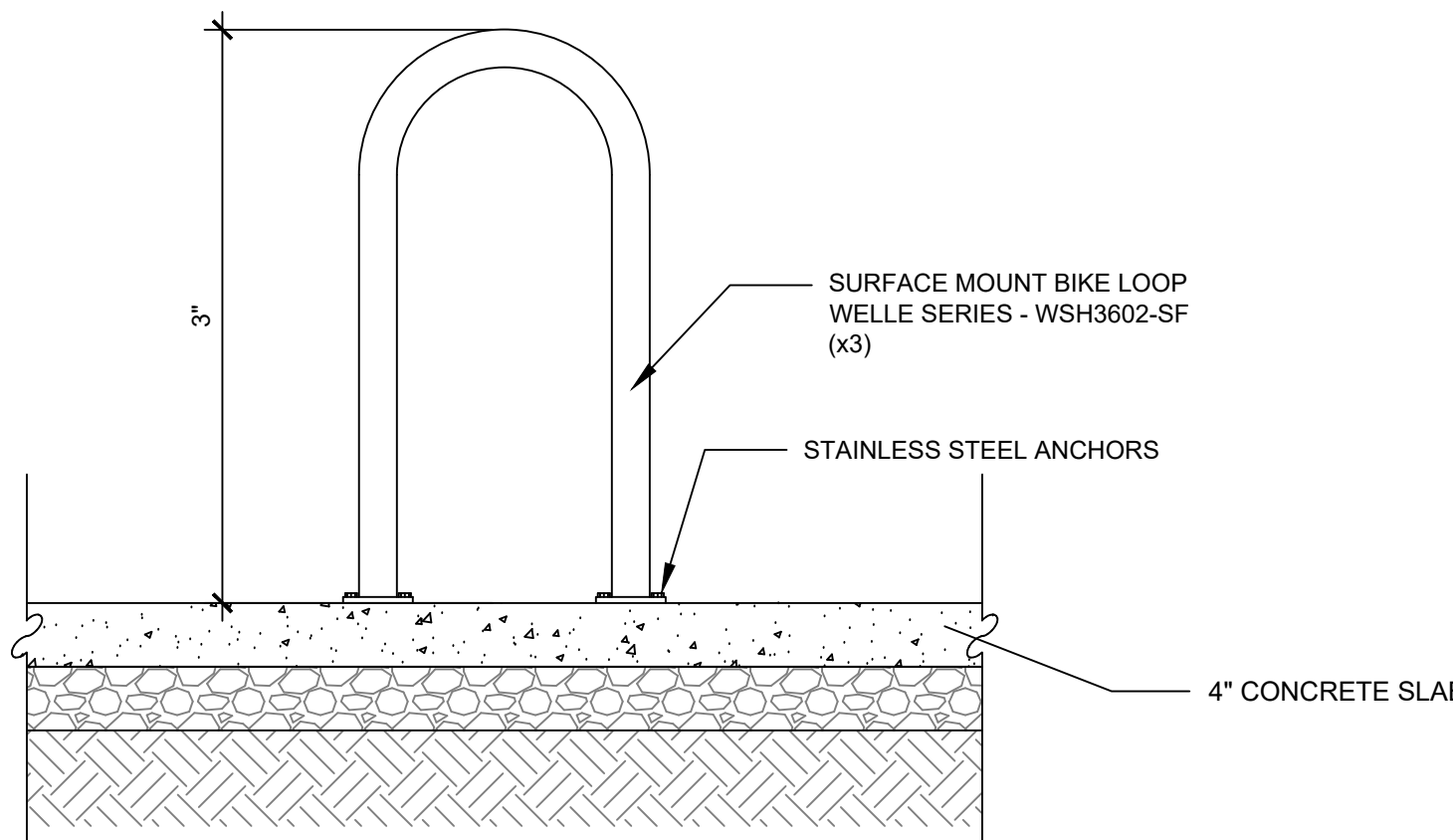
2 PARKING LOT STRIPING

N.T.S.



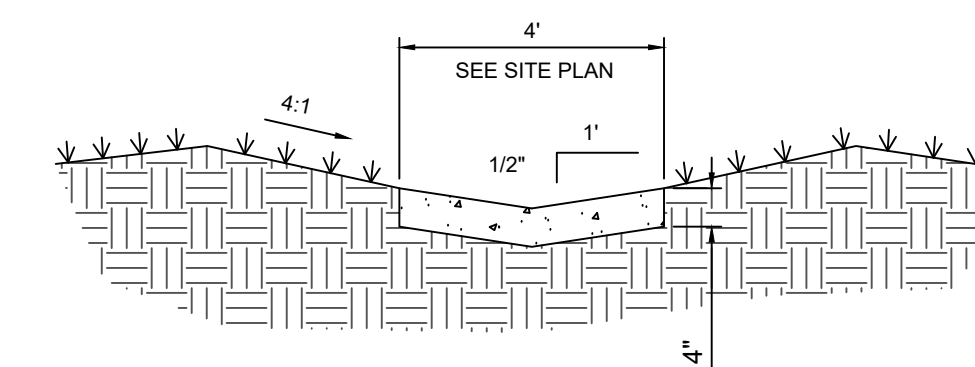
8 CONCRETE SIDEWALK

N.T.S.



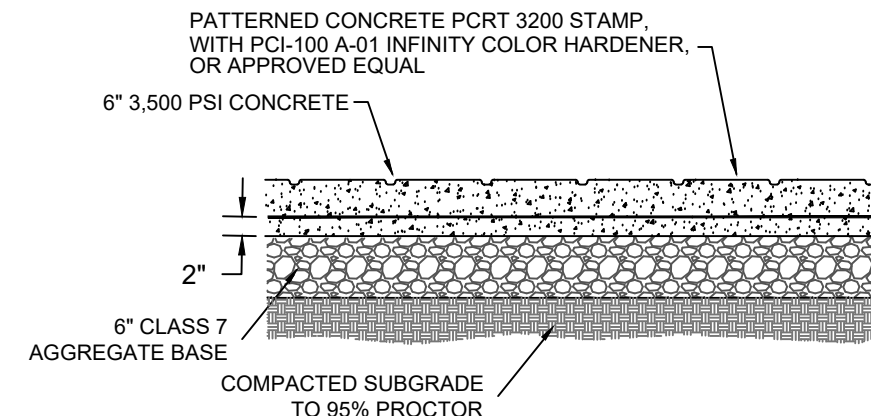
6 FLEXIBLE PAVEMENT

N.T.S.



7 CONCRETE DRAINAGE SWALE

N.T.S.



11 SURFACE MOUNT BIKE RACK ON CONCRETE

SECTION N.T.S.

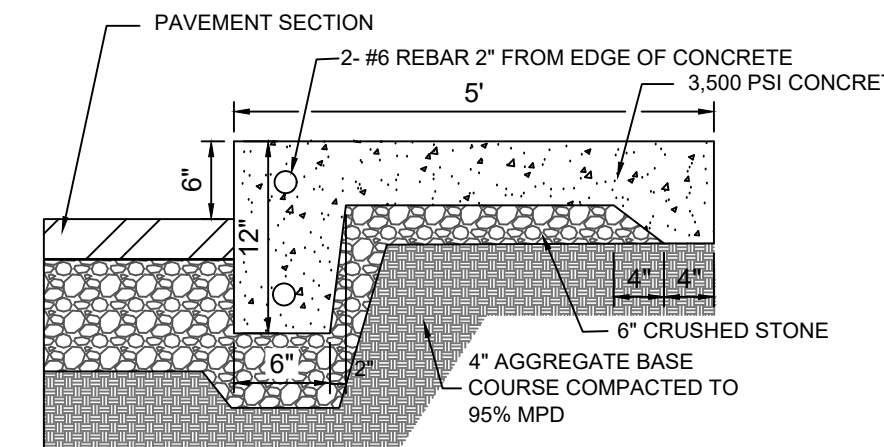
- NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
 2. CONSTRUCT PER A.D.A. STANDARDS.
 3. REFER TO PLANS FOR ADJACENT SLOPES.
 4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
 5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.

9 ADA RAMP IN SIDEWALK

N.T.S.

10 STAMPED CONCRETE CROSSING

N.T.S.



12 TURN DOWN CURB

N.T.S.

SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

SITE
DETAILS

PROJ: 23-104

C201

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CONCRETE ISLAND NOTES:

1. REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".
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.

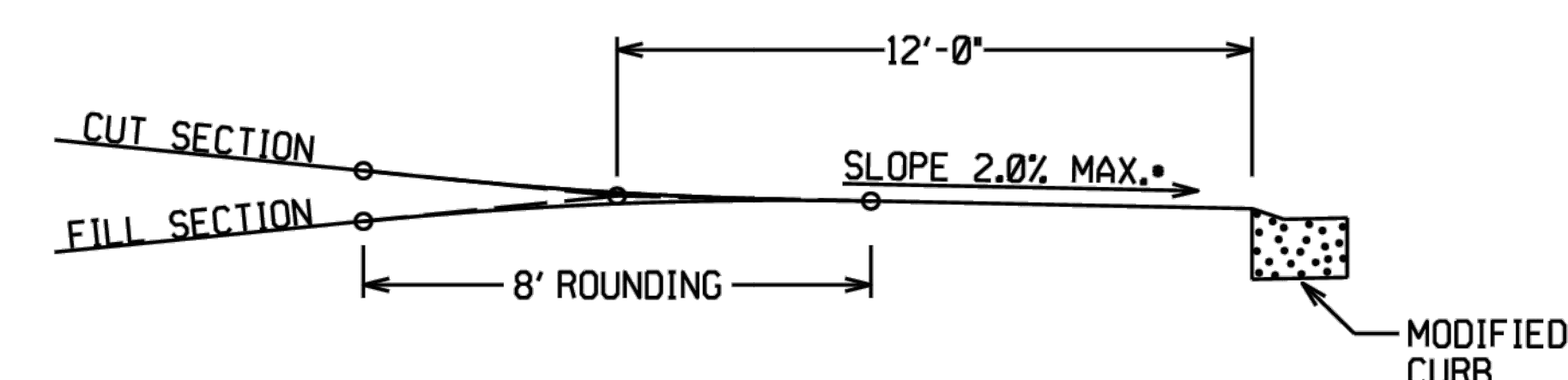
5-19-22		REVISED ISLAND NOTES
11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		CURB CHANNELIZATION ISLAND WITH TYPE C ARROW BASE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
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



- 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

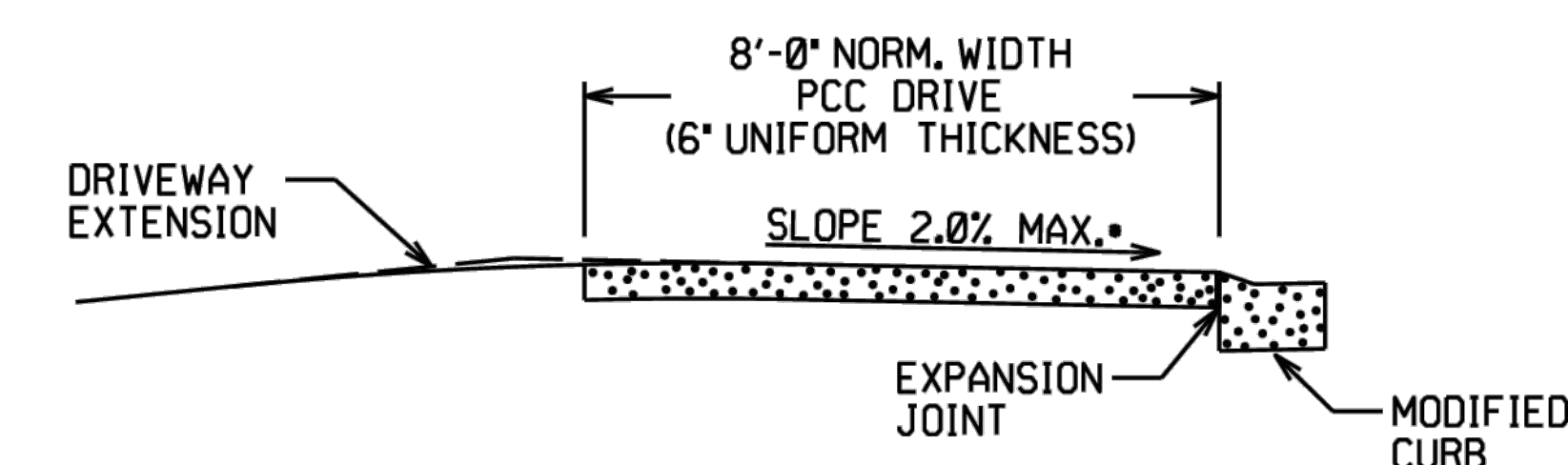
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

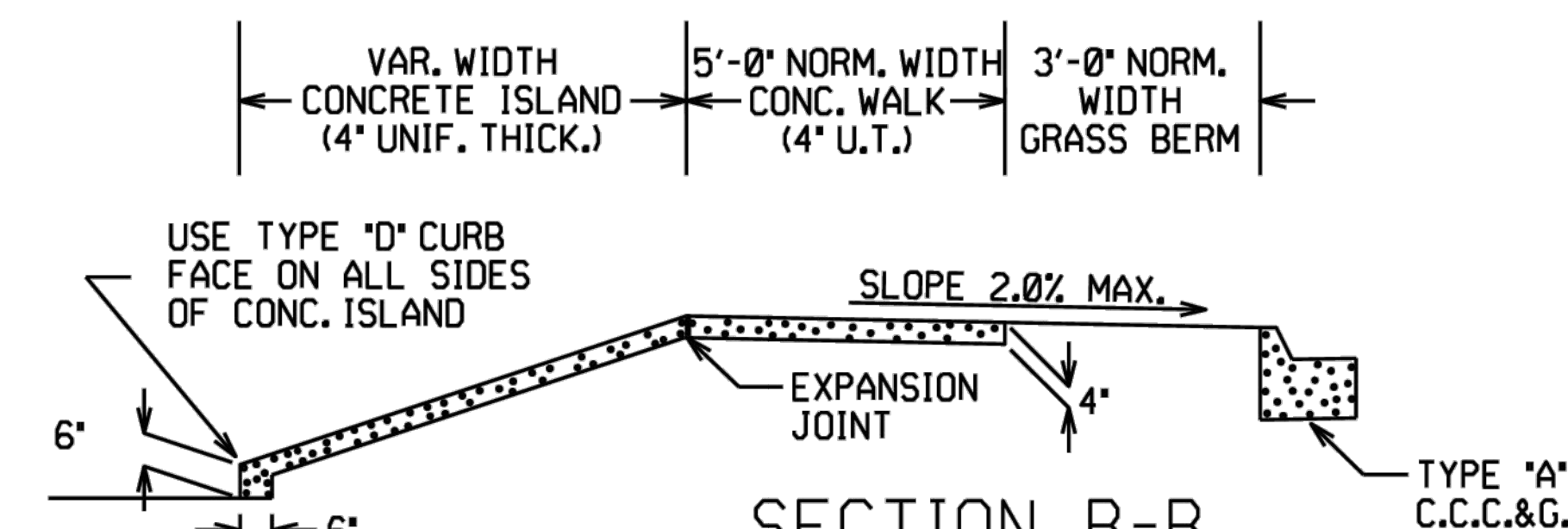


DRIVEWAY VERTICAL ALIGNMENT DETAILS

- NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B
CURBED ISLAND BEHIND WALK

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1



SYMBOL	COUNT	COMMON/BOTANICAL NAME	SIZE	REMARKS
	11	GREEN VASE ZELKOVA ZELKOVA SERRATA "GREEN VASE"	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL-BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
	7	SHANTUNG MAPLE ACER TRUNCATUM	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL-BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
	5	AMERICAN SMOKE TREE COTINUS COGGYGRIA	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL-BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
	14	OKLAHOMA REDBUD CERCIS CANADENSIS	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL-BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
	20	INKBERRY HOLLY ILEX GLABRA	1 GAL & 18" MIN. HEIGHT AT TIME OF PLANTING	HEALTHY, UPRIGHT SHRUB

- LANDSCAPE NOTES:
- 1" PEX WATERLINE TO BE CONNECTED AFTER EXISTING WATER METER WITH HOSE BIDS WITHING 100' OF EVERY TREE.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
 - CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 - CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 - SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
 - CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
 - TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
 - LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
 - IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
 - REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
 - THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' WITHIN SITE TRIANGLES.
 - LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIAL IS STRONGLY ENCOURAGED.
 - PLAN WILL PROVIDE INTERIOR GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
 - WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

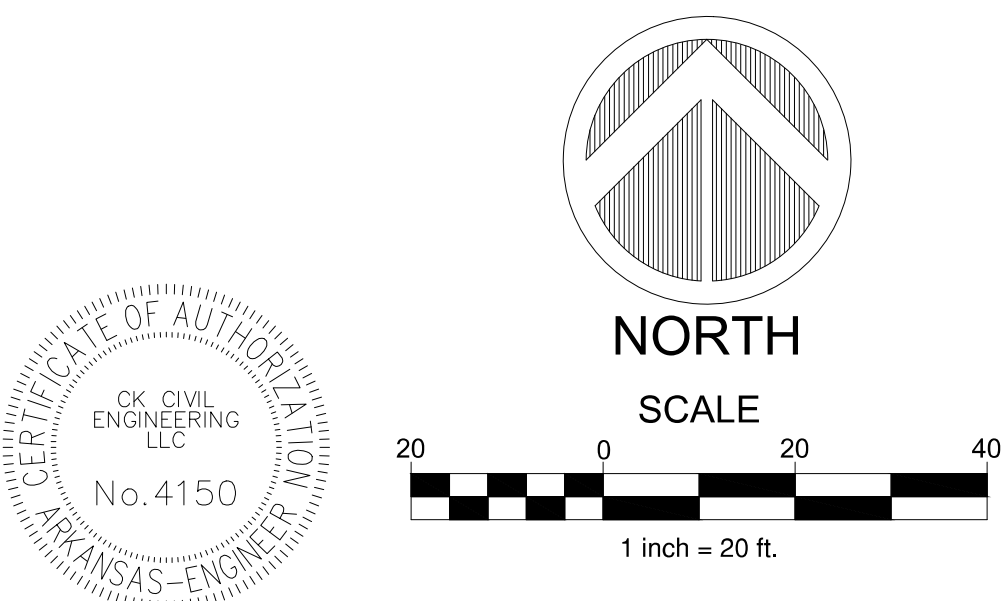
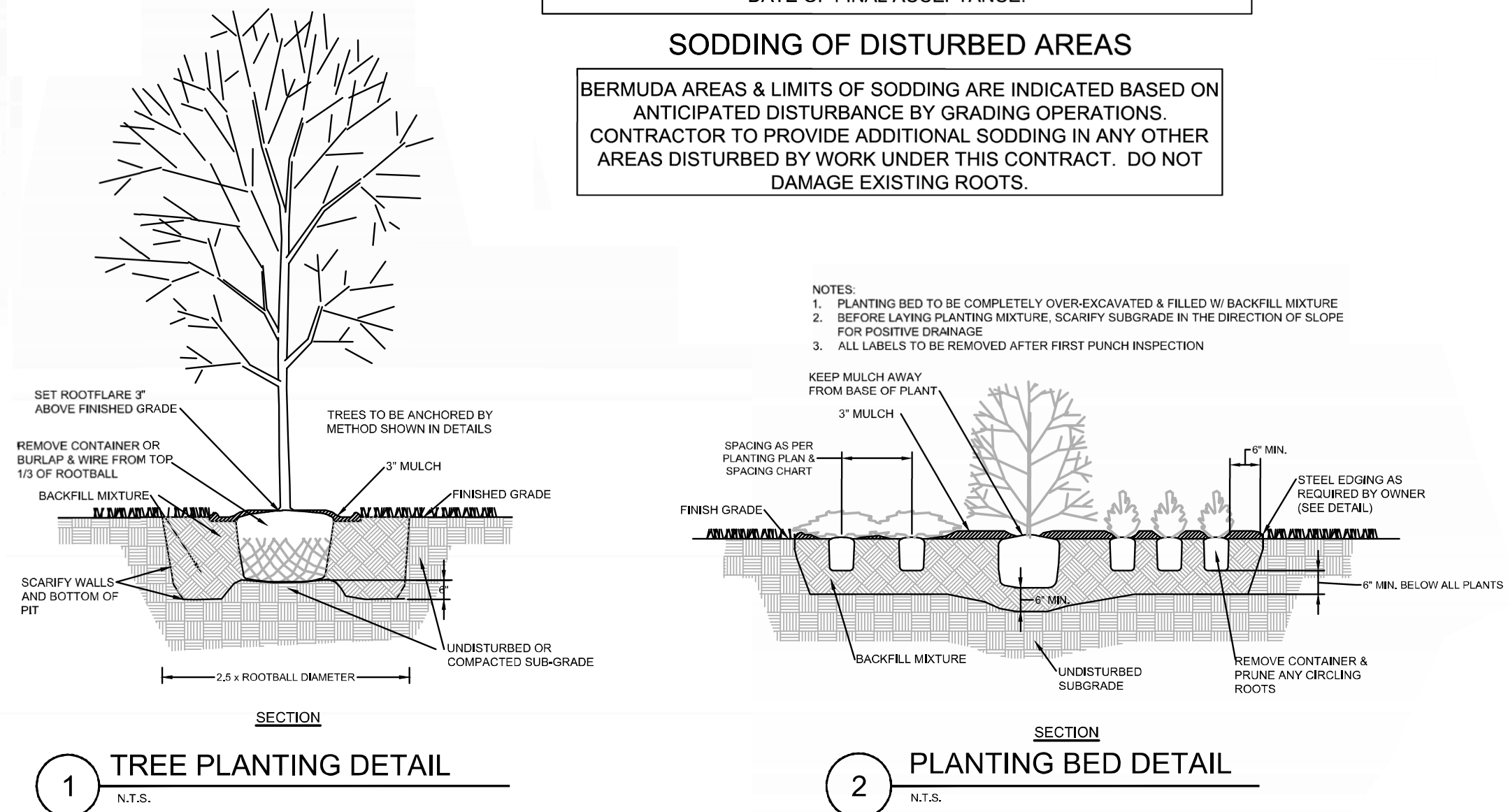
ALL LANDSCAPE AREAS AND DETENTION AREAS SHALL BE SODDED
STREET TREES - 256 LF OF STREET FRONTAGE / 20 = 13 STREET TREES REQUIRED = 13 PROVIDED
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IRRIGATING ALL NEW PLANT MATERIAL INDICATED ON THIS LANDSCAPE PLAN
THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIAL IS PLACED AT A MINIMUM 5' AWAY FROM ANY PUBLIC UTILITY

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE THREE YEAR WARRANTY FOR ALL LANDSCAPE WORK FROM THE DATE OF FINAL ACCEPTANCE.

SODDING OF DISTURBED AREAS

BERMUDA AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. DO NOT DAMAGE EXISTING ROOTS.



SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

LANDSCAPE
PLAN 1

PROJ: 23-104

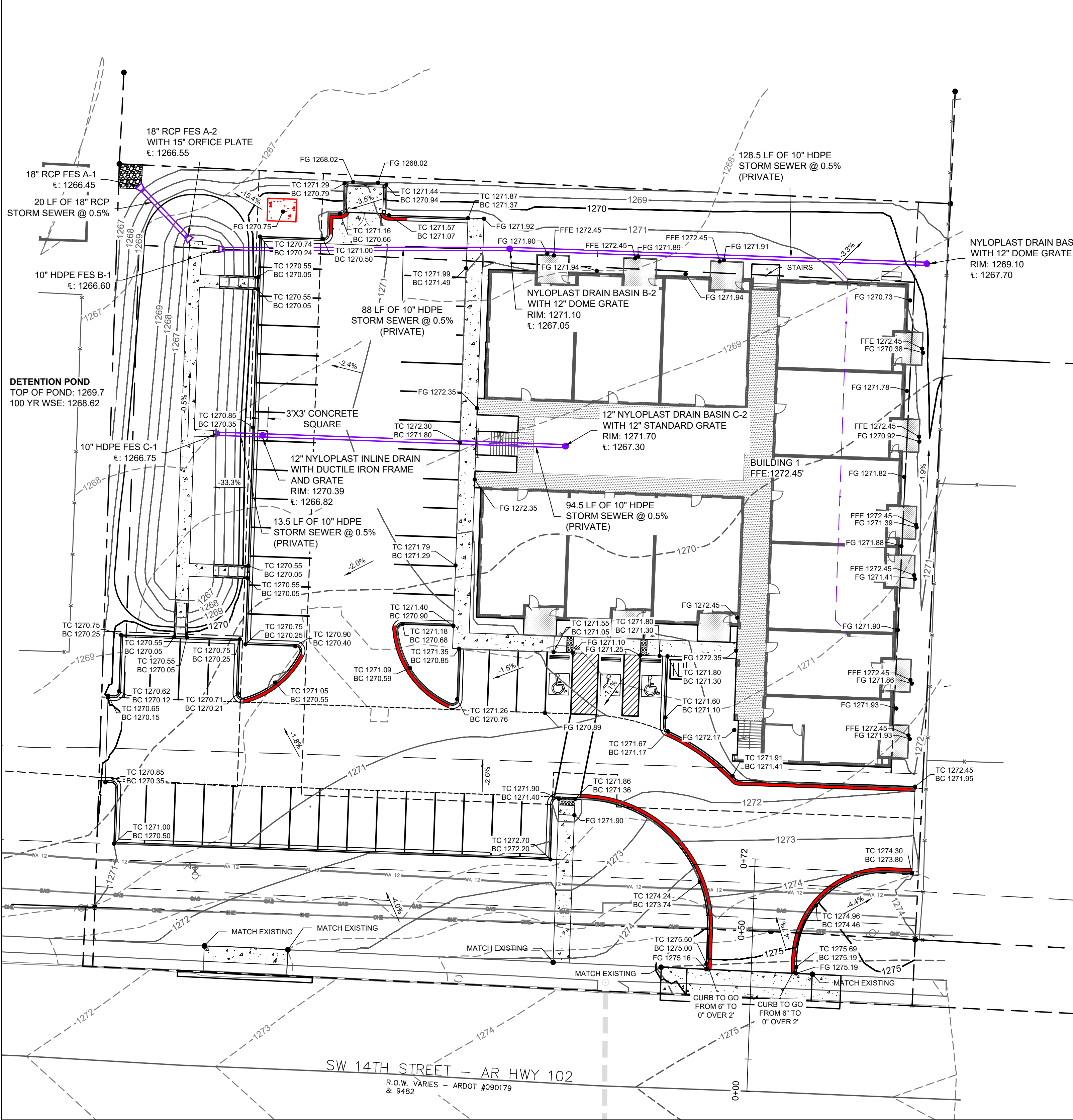
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CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242



ISSUE DATE: 06/26/2025



POND AND OUTFALL STRUCTURE TO BE BUILT AT THE START OF THE PROJECT

PROPOSED LEGEND

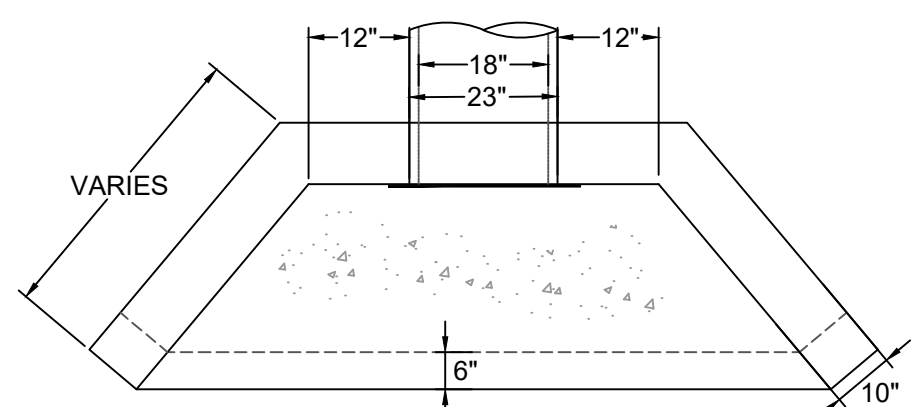
- PROPERTY LINE
- SETBACK
- CURB
- NEW FENCE
- STORM PIPE

EXISTING LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE

GRADING LEGEND

- FFE ##### FINISHED FLOOR ELEVATION
- FG ##### FUTURE GRADE SPOT ELEVATION
- EG ##### EXISTING GRADE SPOT ELEVATION
- TC ##### TOP OF CURB SPOT ELEVATION
- BC ##### BOTTOM OF CURB SPOT ELEVATION
- MINOR CONTOUR
- MAJOR CONTOUR

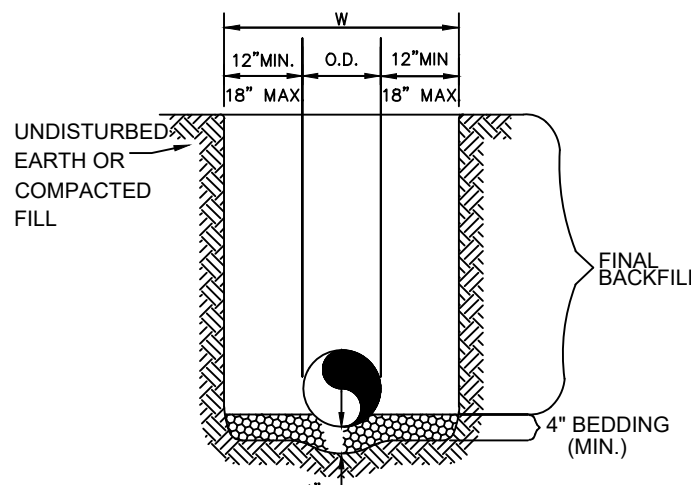
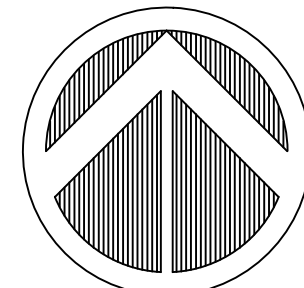
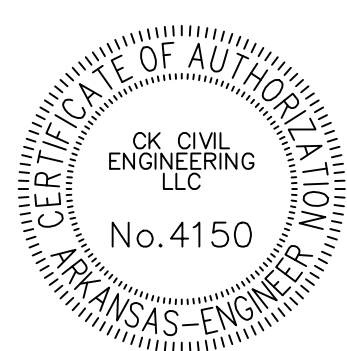
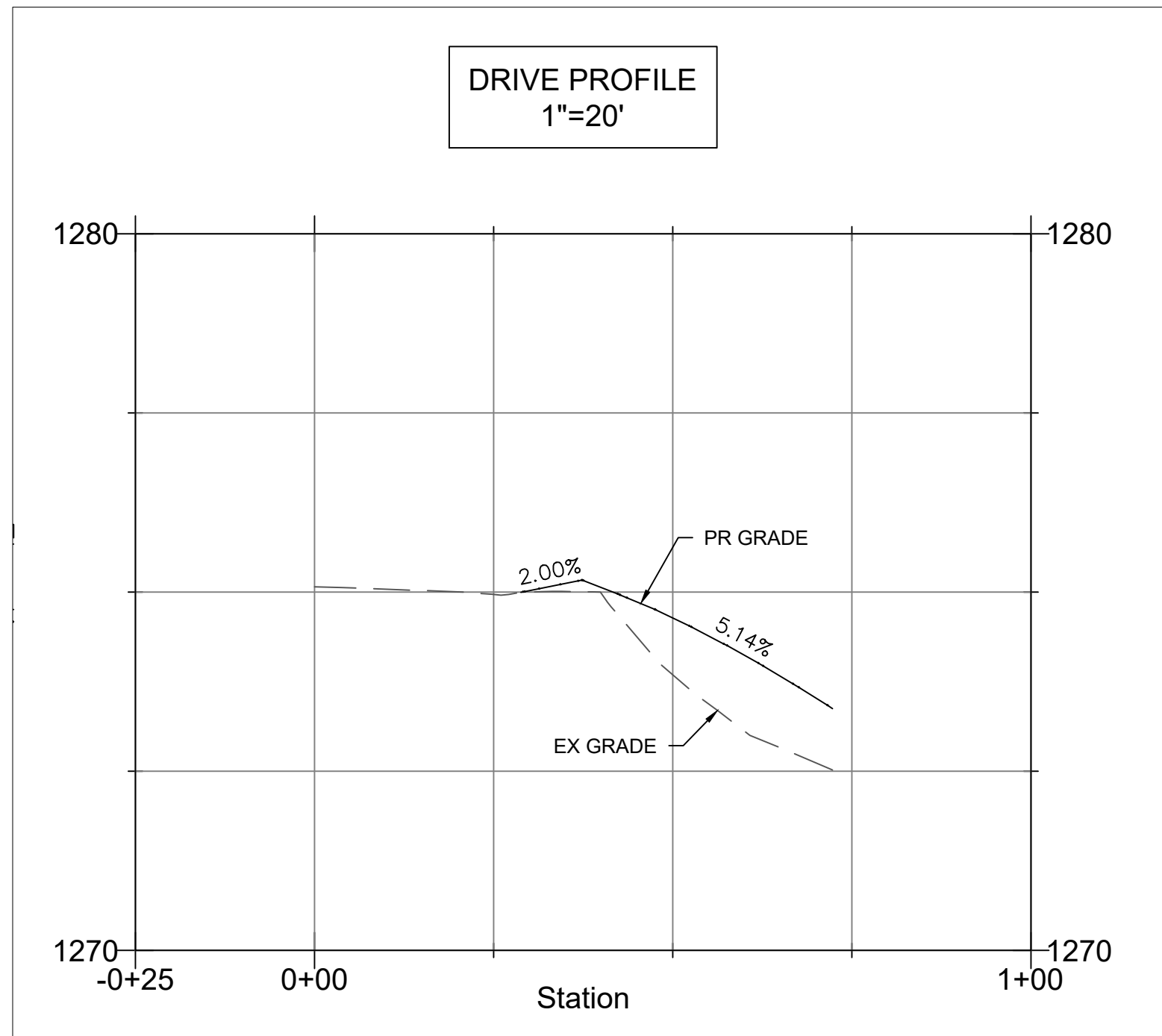


HEADWALL WITH ORIFICE PLATE

NTS

GRADING NOTES

- PROPOSED CONTOURS ARE AT FINISHED GRADE.
- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
- AN INDEPENDENT CERTIFIED TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY THE OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
- THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
- ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.
- ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
- ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS. AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
- EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
- FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
- TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
- PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.



HDPE PIPE

N.T.S.

TRENCHING AND BEDDING

- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 90% STANDARD PROCTOR.
- HUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
- INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

NTS

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST., #1,
SUITE C
LOWELL, AR 72745
479-200-5242

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ISSUE DATE: 06/26/2025

SKYLIGHT APARTMENTS

1906 SW 14TH ST
BENTONVILLE, AR

GRADING
PLAN

PROJ: 23-104

C400

50' BEUD OH

VARIABLE WIDTH UTILITY EASEMENT (L2)

SMH 1-1

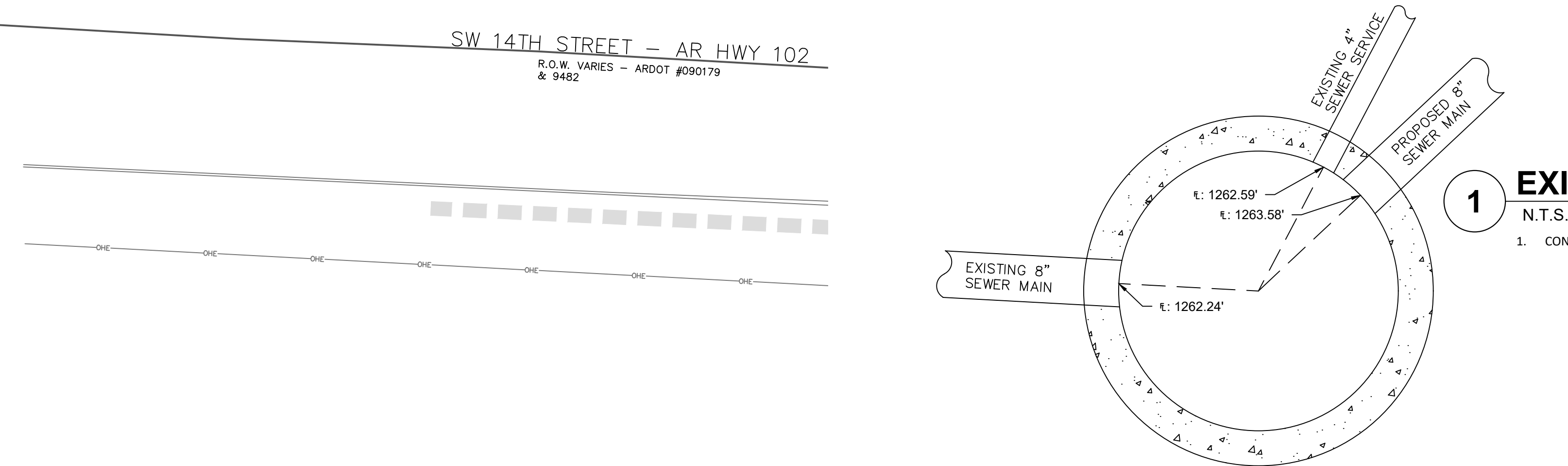
EX MH402-5368

20' UTILITY EASEMENT

EXISTING WATERMAIN WAS
POTHOLED 11/08/2023.
TOP OF PIPE WAS FOUND TO
BE 5.3' BELOW EXISTING GRADE.

CONNECT TO
COORD

FL W ELEV=1262.24



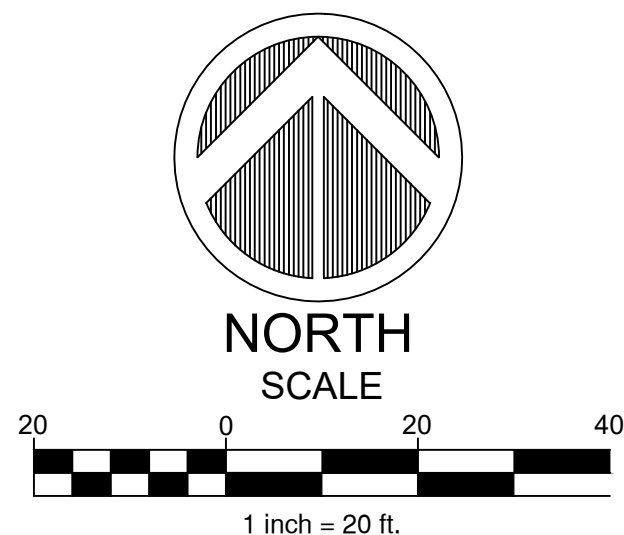
- UTILITY NOTES:**
1. ALL WATER AND SEWER CONNECTIONS SHALL CONFORM TO THE BENTONVILLE 2021 WATER UTILITY DEPARTMENT SPECIFICATIONS.
 2. COORDINATION WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
 3. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
 4. CONTRACTOR SHALL VERIFY UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
 5. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER THE UTILITY COMPANY REQUIREMENTS.
 7. ALL PRIVATE AND PUBLIC UTILITY TRENCHING UNDER PAVED AREAS ARE TO RECEIVE FULL DEPTH STONE BACK FILL.
 8. NO HANDICAP RAMP SHALL HAVE VALVE BOXES, MANHOLE RIMS, OR OTHER SURFACE INTERRUPTIONS. IT IS CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE ADJUSTMENT OF RAMPS OR UTILITY APPEARANCES WITHIN CURB RADIUS.
 9. ALL UTILITY EASEMENTS ARE GENERAL EASEMENTS FOR ANY NECESSARY UTILITY TO SERVE THE SUBDIVISIONS NEEDS..
 10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER AND ELECTRIC SERVICE.
 11. MAINTAIN 5' MINIMUM SEPARATION OF STREET LIGHTS FROM WATER.
 12. A MINIMUM OF 18" OF VERTICAL SEPARATION TO BE MAINTAINED BETWEEN SANITARY AND WATER LINES AS PER ARKANSAS DEPARTMENT OF HEALTH REQUIREMENTS.
 13. DOMESTIC SERVICE TAPS TO BE PERFORMED BY THE CITY OF BENTONVILLE AT THE OWNERS EXPENSE.
 14. IRRIGATION WATER SERVICES SHALL HAVE AN RP TYPE BACKFLOW PREVENTER.
 15. ALL DOMESTIC WATER SERVICES SHALL HAVE AN RP TYPE BACKFLOW PREVENTER.
 16. FIRE HYDRANT SHALL BE INSTALLED 3'-9" FROM DRIVING SURFACE.
 17. ANY OFFSITE UTILITY EASEMENT MUST BE SIGNED AND RECORDED PRIOR TO PRE-CON.
- ELECTRIC NOTES:**
1. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE OWNERS EXPENSE
 2. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
 3. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
 4. ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

- NOTES**

 - 1N. INSTALL 12"x6" TAPPING SLEEVE AND FIRE LINE DEMARCATION POST INDICATOR VALVE. TAP BY CITY OF BENTONVILLE AT OWNERS EXPENSE. 6" PVC C900 DR14 FIRE LINE. FIRE LINE TO HAVE CITY APPROVED DOUBLE CHECK DETECTOR ASSEMBLY (DCDA).
 - 2N. 12"x6" TAPPING SLEEVE AND 8" GATE VALVE. TAP BY CITY OF BENTONVILLE AT OWNERS EXPENSE. 6" PVC C900 DR14 FIRE LINE.
 - 3N. 2" METER SETTER, TAP TO BE MADE BY CITY OF BENTONVILLE AT OWNERS EXPENSE. DOMESTIC SERVICE LINE TO HAVE CITY APPROVED REDUCED PRESSURE ZONE BACKFLOW PREVENTER (PRZ).
 - 4N. FIRE HYDRANT ASSEMBLY. BENTONVILLE DETAIL W04
 - 5N. CORE DRILL EXISTING MANHOLE FOR NEW SANITARY MAIN
 - 6N. ADJUST EXISTING VALVES AND HYDRANT TO FINAL GRADE AS NEEDED.
 - 7N. FDC WITH 30" BEND AND 5" STORZ CONNECTION.
 - 8N. 1" IRRIGATION METER SETTER, TAP TO BE MADE BY CITY OF BENTONVILLE AT OWNERS EXPENSE.

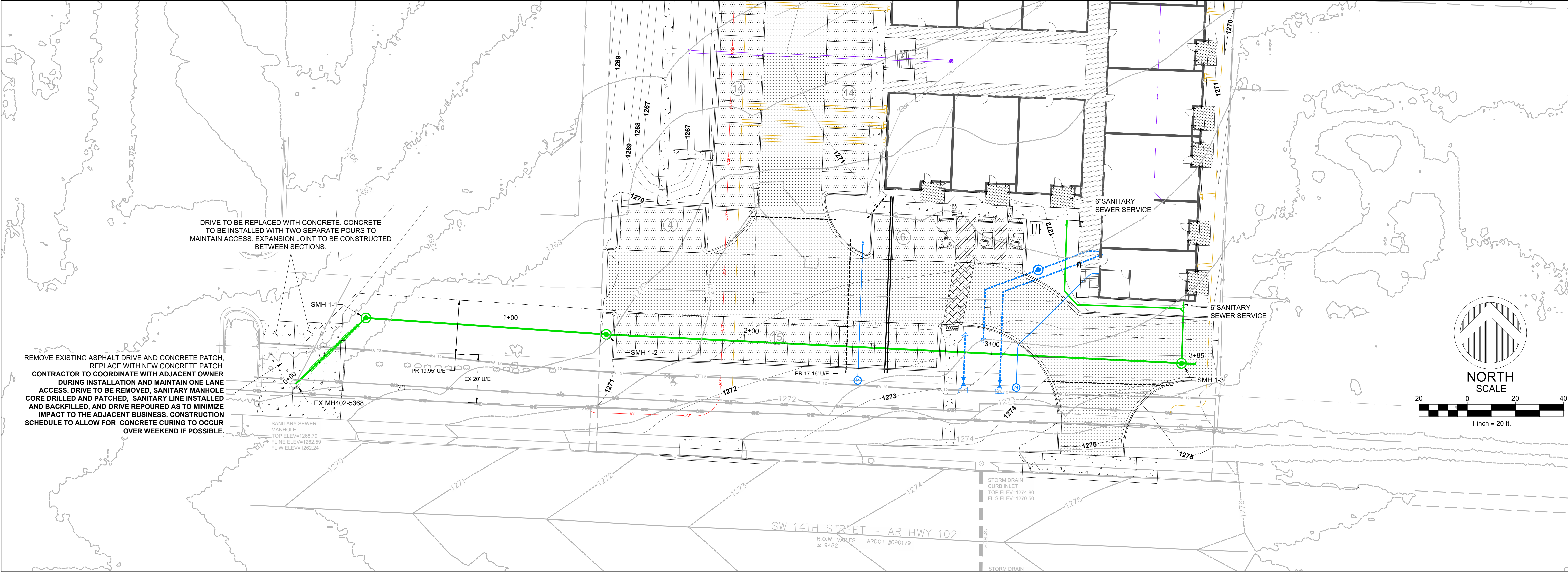
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1. CONTRACTOR TO CORE DRILL EXISTING MANHOLE



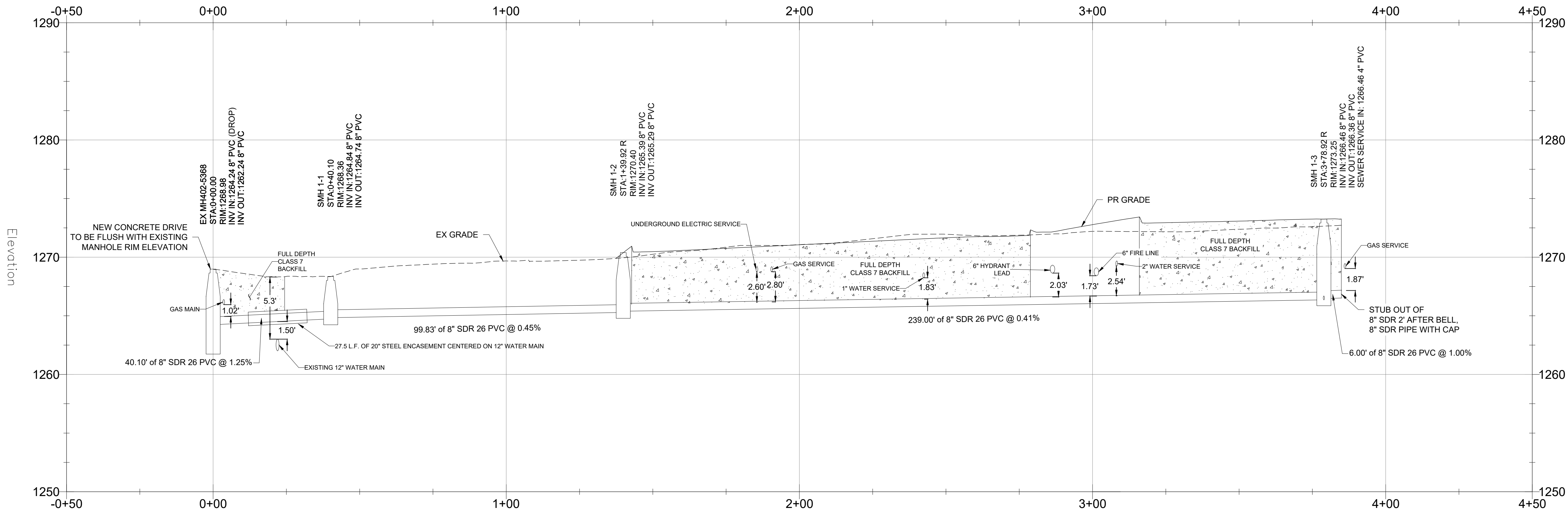
SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

C500



SANITARY PROFILE

1" = 20'



SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

SEWER
P&P

PROJ: 23-104

C501

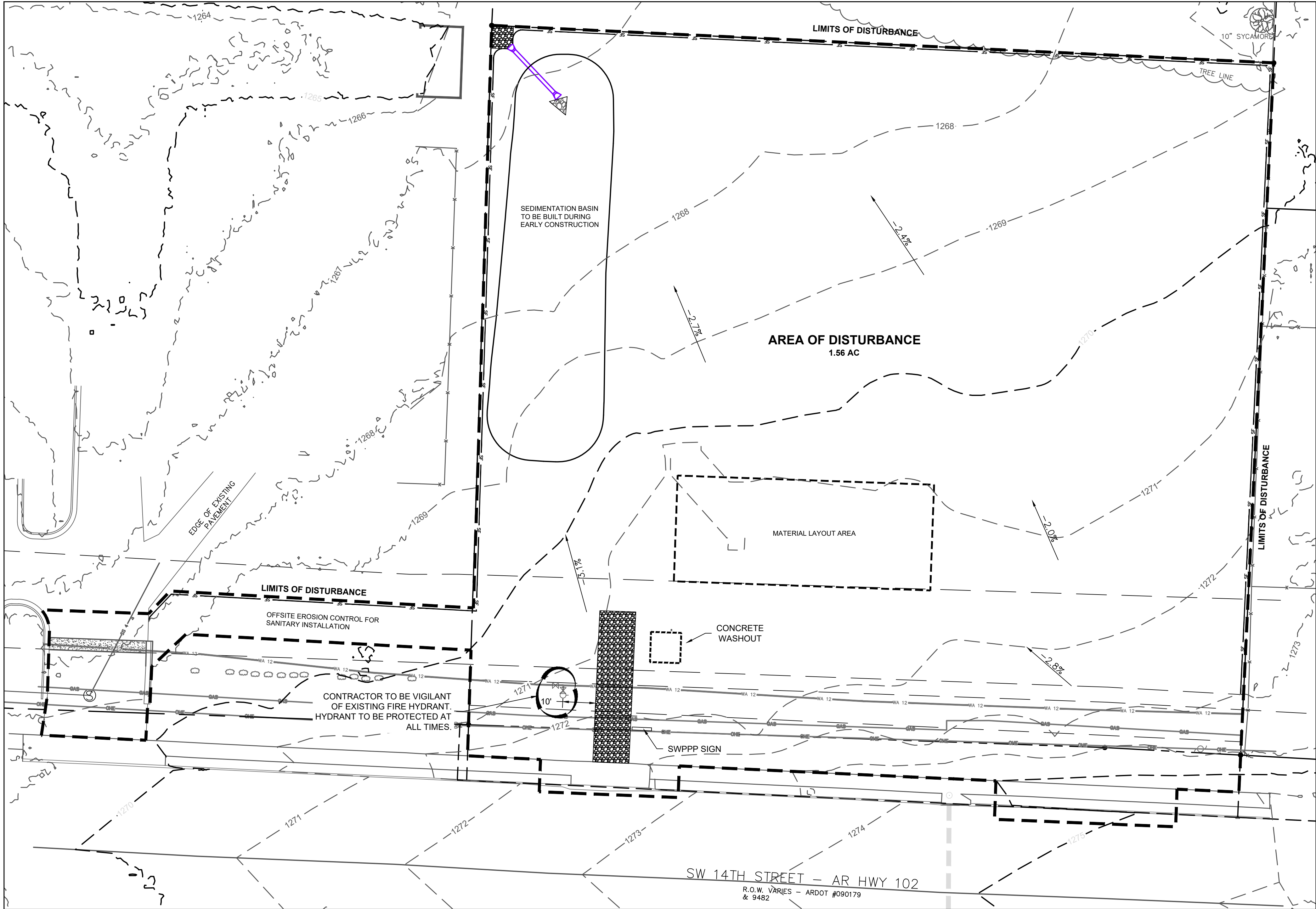
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101 PARKWOOD ST. #1,
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LOWELL, AR 72745
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CONSTRUCTION

ISSUE DATE: 06/26/2025

PLANS FOR REVIEW

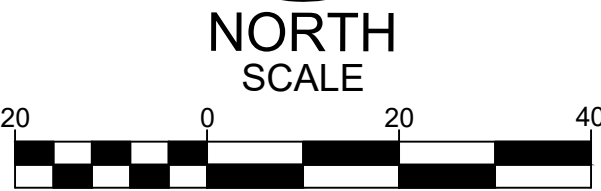
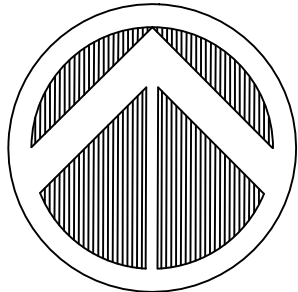


EXISTING LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OHE
- GAS
- SS
- WA
- STORM DRAIN
- STORM SEWER MANHOLE
- FENCE

PROPOSED LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- SWPPP SIGNAGE
- ROCK CHECK DAM
- SILT FENCE

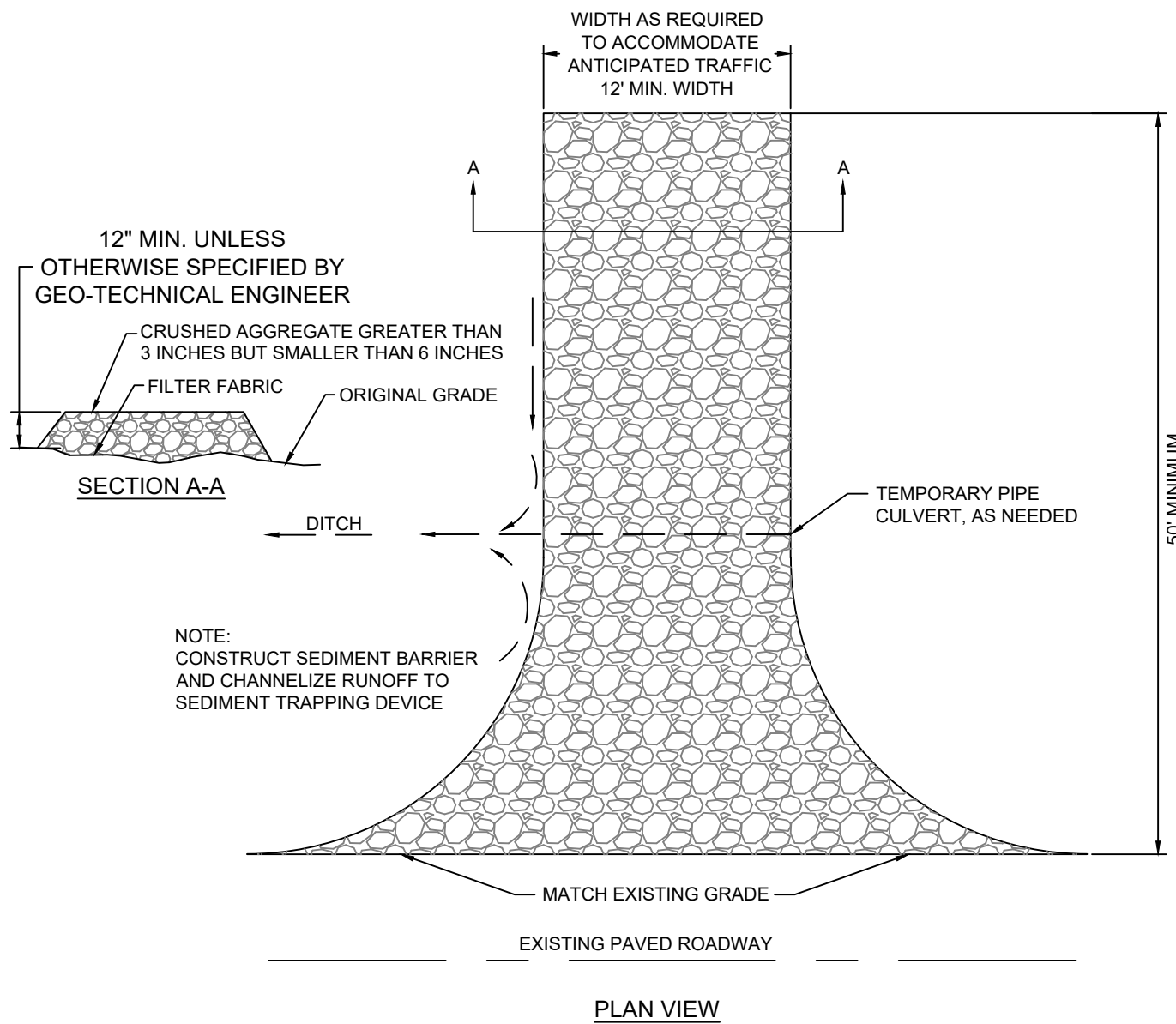


- EROSION CONTROL NOTES:
- THIS PLAN SHALL BE USED AS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING AND MAINTENANCE OF THIS PLAN AND THE NOTICE OF INTENT (NOI) PERMIT FORM ACCORDING TO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS REGARDING ENVIRONMENTAL PROTECTION AND EROSION CONTROL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING AND OTHER METHODS OF CONTROL.
 - THE CONTRACTOR SHALL USE AN APPROVED MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY, BOTTOM OF SLOPES, AND ALONG DITCHES. MUD AND DEBRIS SHALL NOT BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, INTO A BODY OF WATER, OR INTO DRAINAGEWAYS.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY DEBRIS, RUBBISH, OR OTHER MATERIALS RESULTING FROM DEMOLITION OR ILLEGAL DUMPING, IN AN ACCEPTED MANNER.
 - EROSION CONTROL MEASURES INDICATED ON THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONTROL EROSION THAT MAY OCCUR IN OTHER AREAS DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE STORM WATER CONTROLS AS NEEDED TO CONTROL SILTATION FROM LEAVING THE SUBJECT PROPERTY.
 - ALL NEWLY CUT OR FILL AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED, OR SODDED, TO EFFECTIVELY PREVENT SOIL EROSION. ANY SEED OR SOD AREAS SHOULD BE WATERED AS NECESSARY TO ESTABLISH GOOD GERMINATION AND STABLE GROWTH.
 - AS REQUIRED BY THE "CLEAN WATER ACT" SEEDING OF DISTURBED AREAS SHALL OCCUR IMMEDIATELY UPON COMPLETION OF GRADING IN EACH AREA. THE CONTRACTOR SHALL NOT WAIT UNTIL THE COMPLETION OF ALL AREAS PRIOR TO SEEDING.

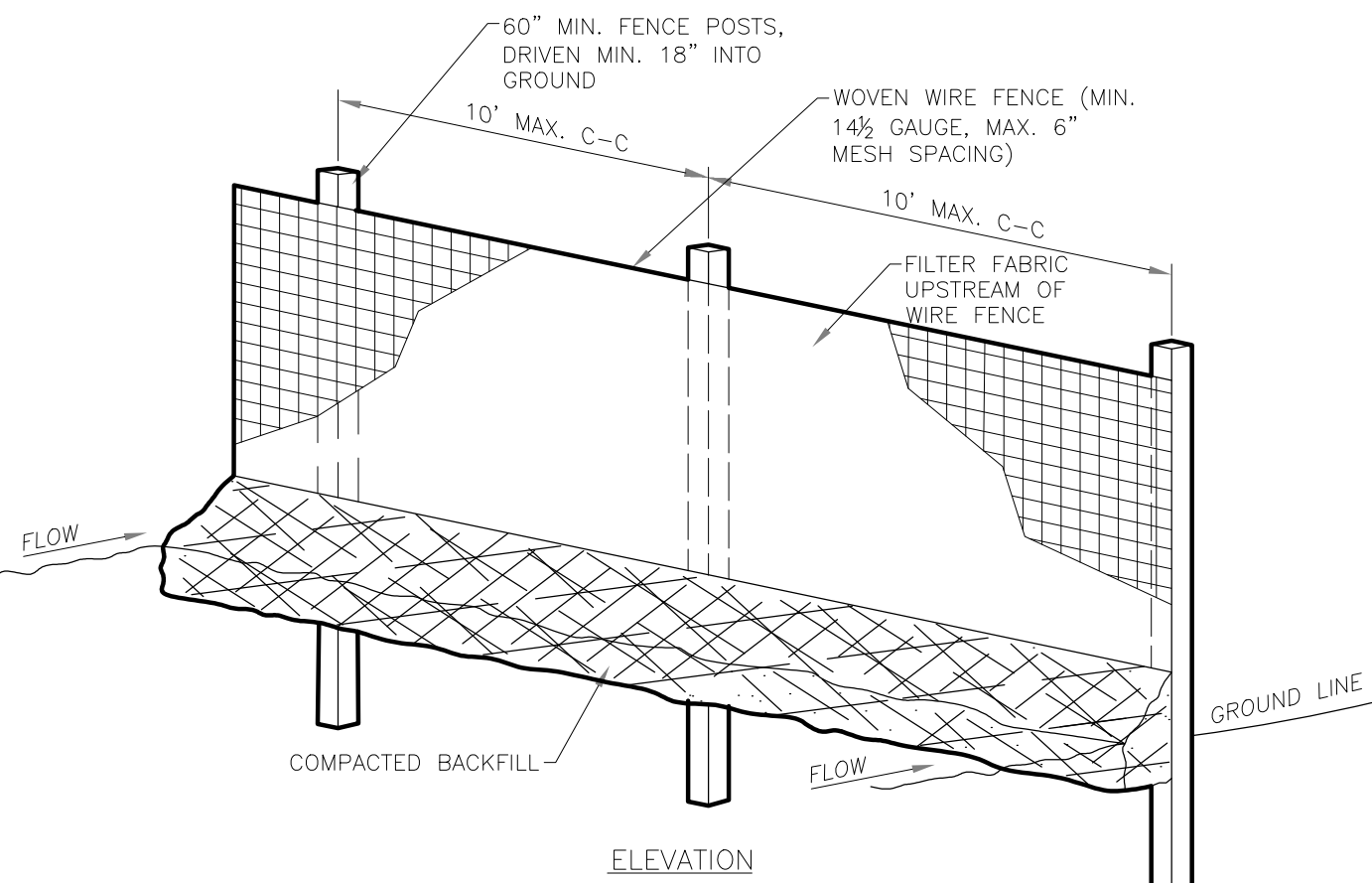
- SEEDING REQUIREMENTS:
- GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.
 - SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.
 - APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

- EROSION CONTROL SEQUENCING:
- STAGE I - INSTALL SITE POSTING, TRASH DUMPSTER, PORTA-POTTY, TRACKING PAD, AND SEPTIC SYSTEM PROTECTION. AS NECESSARY TO RETAIN RUN OFF DUE TO CONSTRUCTION SEQUENCING. DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE IN PLACE.
 - STAGE II - INSTALL SILT FENCING AND WATTLES AS SUGGESTED ON THE PLANS.
 - STAGE III - ROUGH IN DETENTION BASIN FOR USE AS A SEDIMENT TRAP. INSTALL SEDIMENT STAKES TO MONITOR DEPTH OF SEDIMENT THROUGH CONSTRUCTION. STAKES SHALL BE A MINIMUM OF 3' TALL AND SEDIMENT SHALL BE MUCKED FROM POND WHEN IT EXCEEDS 18" IN DEPTH. A TEMPORARY DITCH SHALL BE EXCAVATED TO COINCIDE WITH THE PROPOSED STORM FLOW FOR POND DISCHARGE. TEMPORARY CHECK DAMS SHALL BE PLACED WITHIN DITCH TO PREVENT SEDIMENT FROM LEAVING THE SITE. DO NOT BEGIN STAGE IV UNTIL STAGE III MEASURES ARE IN PLACE.
 - STAGE IV - STRIP TOPSOIL AND ORGANICS FROM PROPOSED STREET LOCATIONS. STOCKPILE MATERIAL NEEDED FOR CURB BACKFILL. SEED ANY AREAS THAT ARE NOT TO BE FURTHER DISTURBED. DO NOT BEGIN STAGE V UNTIL STAGE IV SEEDING IS COMPLETE.
 - STAGE V - BEGIN GRADING OPERATIONS. INSTALL STORM SEWER. SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS. COMPLETE AND SEED/MULCH EACH DRAINAGE AREA TO STABILIZE SLOPES.
 - STAGE VI - SPREAD TOPSOIL ON FACE OF COMPLETED SLOPES AND ON PROPOSED GRASSED AREAS. IMMEDIATELY SEED, FERTILIZE, MULCH, AND WATER ALL RECLAIMED AREAS.
 - STAGE VII - PROCEED WITH UTILITY AND CONSTRUCTION ACTIVITY TAKING CARE TO CONTROL RUN-OFF AND EXPOSED EARTH.

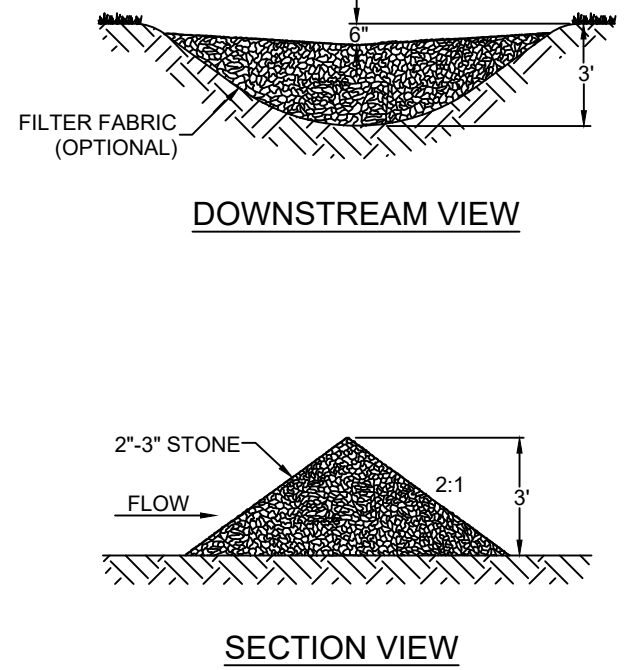
- DESCRIPTION OF CONTROLS:
- EROSION AND SEDIMENT CONTROLS
 - EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AND LEFT IN PLACE UNTIL PERMANENT STABILIZATION HAS BEEN ACHIEVED.
 - EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDED INSTALLATION PRACTICE. CONTRACTOR TO ASSURE THAT ALL SEDIMENT IS RETAINED ON SITE.
 - INADEQUATE CONTROLS SHALL BE REINSTALLED OR REPLACED WITH A MORE SUITED CONTROL FOR ADEQUATE PERFORMANCE.
 - ANY ACCUMULATION OF MATERIALS THAT HAVE ESCAPED THE SITE SHALL BE REMOVED AND THE AREA RETURNED TO ITS NORMAL STATE.
 - ALL SEDIMENT BASINS/TRAPS SHALL BE CLEANED AND RENEWED WHEN THEY REACH 50% OF ITS ORIGINAL CAPACITY.
 - ALL LITTER AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN AN ADEQUATE CONTAINER FOR PROPER DISPOSAL. NO CHEMICAL STORAGE IS PLANNED ON THIS SITE.
 - ANY OFF-SITE STORAGE AREAS SHALL HAVE ADEQUATE CONTROLS AND BE MAINTAINED ON THE SAME BASIS AS THE CONSTRUCTION SITE.
 - THIS EROSION CONTROL PLAN DOES NOT RELIEVE THE CONTRACTOR FROM INSTALLING ADDITIONAL EROSION CONTROL MEASURES THROUGHOUT STAGES OF CONSTRUCTION AS NEEDED TO COMPLY WITH EPA REGULATIONS.
 - STABILIZATION PRACTICES
 - EACH AREA DISTURBED SHALL BE REVIEWED PRIOR TO DISTURBANCE TO IDENTIFY ANY POTENTIAL EROSION/SEDIMENT ISSUES AND THE PROPER CONTROLS INSTALLED TO DEAL WITH THAT DISTURBANCE.
 - RECORD OF DISTURBANCE AND STABILIZATION ARE TO BE KEPT ON SITE. A COPY OF THIS PLAN WITH DATES AND NOTES AND A COPY IS TO BE AVAILABLE AT THE SITE DURING WORKING HOURS.
 - DEADLINES FOR STABILIZATION SHALL MEET THE REQUIREMENTS OF THE STORM WATER PERMIT. STABILIZATION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY UPON COMPLETION OF EACH DISTURBED AREA AND IN AREAS WHERE WORK HAS CEASED FOR 21 DAYS OR MORE.
 - ANY AREAS WHERE CONTROLS NEED TO BE REMOVED FOR SITE ACTIVITY SHOULD BE CLOSELY MONITORED DURING ACTIVITY AND THE CONTROLS RE-ESTABLISHED AS SOON AS IS PRACTICAL.
 - INSPECTIONS
 - SITE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS MUST OCCUR AS ESTABLISHED IN THE STORM WATER PERMIT.
 - ANY CONTROLS NEEDING MAINTENANCE OR REPLACEMENT MUST OCCUR AS REQUIRED BY THE EPA REGULATIONS.



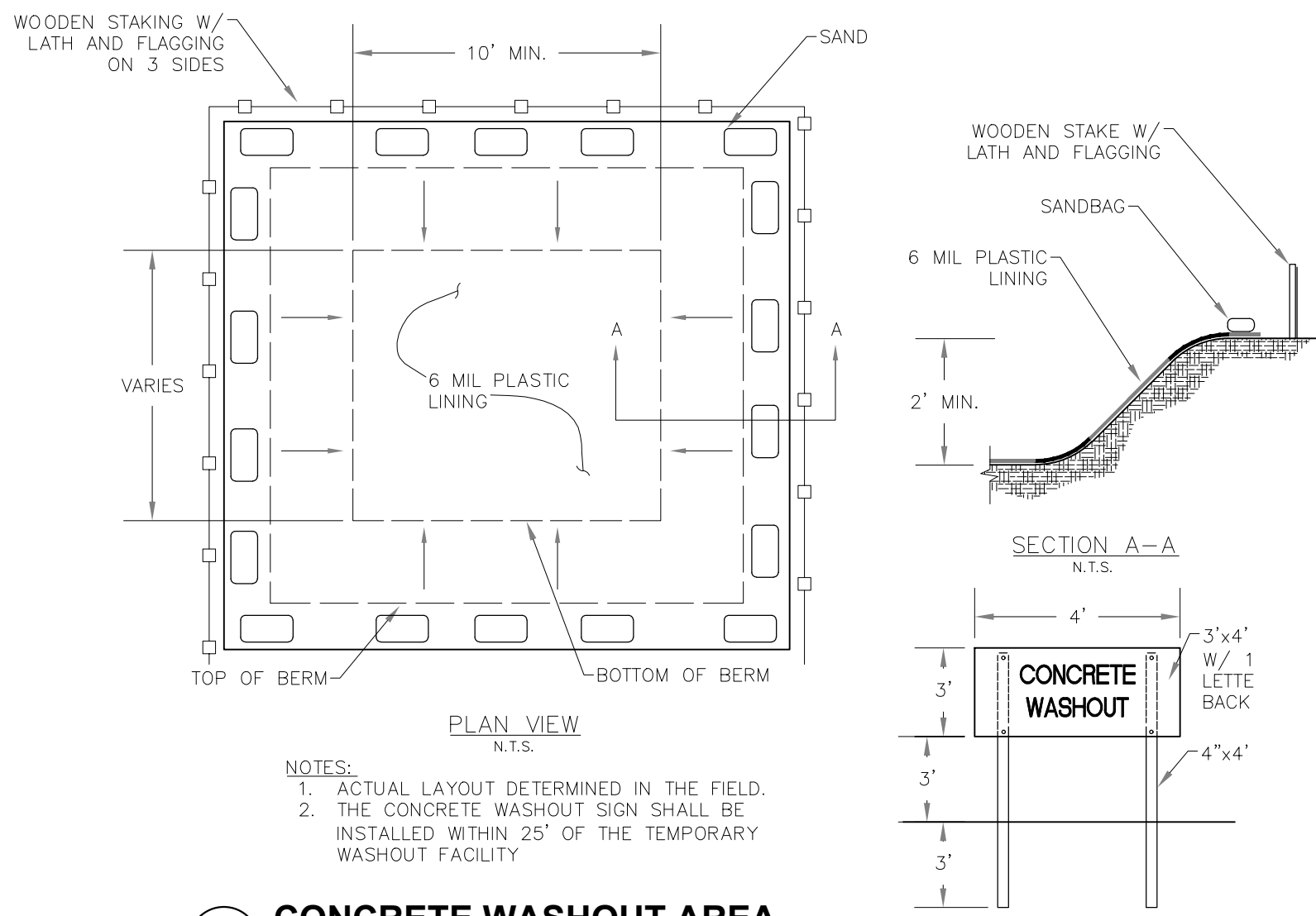
1 CONSTRUCTION ENTRANCE
N.T.S.



2 SILT FENCE DETAIL
N.T.S.



3 ROCK CHECK DAM
N.T.S.



- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 25' OF THE TEMPORARY WASHOUT FACILITY.

4 CONCRETE WASHOUT AREA
N.T.S.

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/26/2025

REV 1: 07/12/24
UPDATED EROSION PLAN
PER COMMENTS WITH
CITY

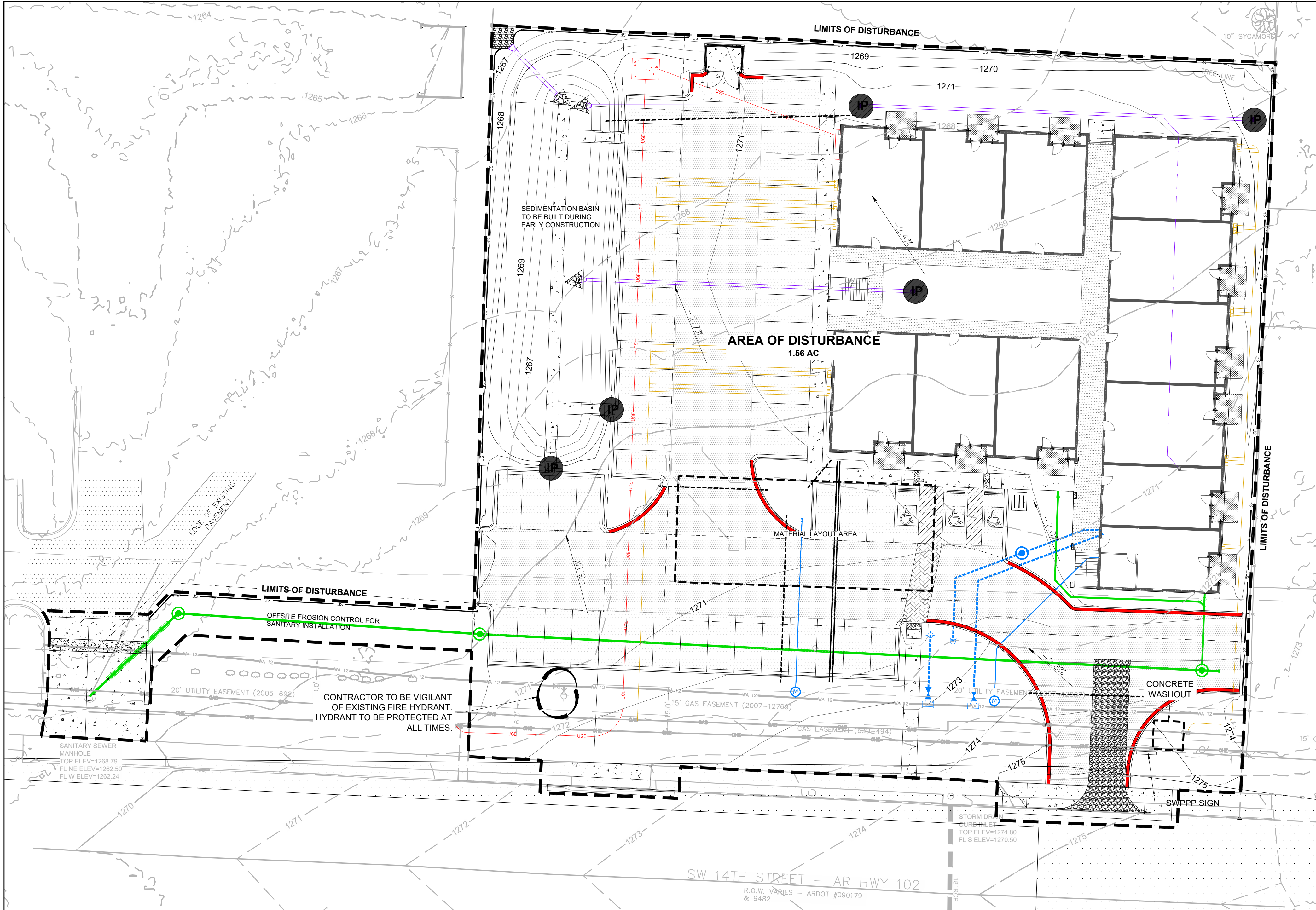
SKYLIGHT APARTMENTS

1906 SW 14TH ST
BENTONVILLE, AR

EROSION
CONTROL PLAN

PROJ: 23-104

C600



EXISTING LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC
- GAS LINE
- SANITARY SEWER
- WATER LINE
- STORM DRAIN
- STORM SEWER MANHOLE
- FENCE

PROPOSED LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- SWPPP SIGNAGE
- ROCK CHECK DAM
- SILT FENCE
- INLET PROTECTION

NORTH
SCALE

- EROSION CONTROL NOTES:
- THIS PLAN SHALL BE USED AS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING AND MAINTENANCE OF THIS PLAN AND THE NOTICE OF INTENT (NOI) PERMIT FORM ACCORDING TO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS REGARDING ENVIRONMENTAL PROTECTION AND EROSION CONTROL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING AND OTHER METHODS OF CONTROL.
 - THE CONTRACTOR SHALL USE AN APPROVED MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY, BOTTOM OF SLOPES, AND ALONG DITCHES. MUD AND DEBRIS SHALL NOT BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, INTO A BODY OF WATER, OR INTO DRAINAGE WAYS.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY DEBRIS, RUBBISH, OR OTHER MATERIALS RESULTING FROM DEMOLITION OR ILLEGAL DUMPING, IN AN ACCEPTED MANNER.
 - EROSION CONTROL MEASURES INDICATED ON THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONTROL EROSION THAT MAY OCCUR IN OTHER AREAS DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE STORM WATER CONTROLS AS NEEDED TO CONTROL SILTATION FROM LEAVING THE SUBJECT PROPERTY.
 - ALL NEWLY CUT OR FILL AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED, OR SODDED, TO EFFECTIVELY PREVENT SOIL EROSION. ANY SEED OR SOD AREAS SHOULD BE WATERED AS NECESSARY TO ESTABLISH GOOD GERMINATION AND STABLE GROWTH.
 - AS REQUIRED BY THE "CLEAN WATER ACT" SEEDING OF DISTURBED AREAS SHALL OCCUR IMMEDIATELY UPON COMPLETION OF GRADING IN EACH AREA. THE CONTRACTOR SHALL NOT WAIT UNTIL THE COMPLETION OF ALL AREAS PRIOR TO SEEDING.

- SEEDING REQUIREMENTS:
- GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.
 - SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.
 - APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

- EROSION CONTROL SEQUENCING:
- STAGE I - INSTALL SITE POSTING, TRASH DUMPSTER, PORTA-POTTY, TRACKING PAD, AND SEPTIC SYSTEM PROTECTION. AS NECESSARY TO RETAIN RUN OFF DUE TO CONSTRUCTION SEQUENCING. DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE IN PLACE.
 - STAGE II - INSTALL SILT FENCING AND WATTLES AS SUGGESTED ON THE PLANS

STOP - CONTACT ENGINEER OF RECORD TO SCHEDULE BMP INSPECTION WITH CITY OF BENTONVILLE.

- STAGE III - ROUGH IN DETENTION BASIN FOR USE AS A SEDIMENT TRAP. INSTALL SEDIMENT STAKES TO MONITOR DEPTH OF SEDIMENT THROUGH CONSTRUCTION STAKES SHALL BE A MINIMUM OF 3' TALL AND SEDIMENT SHALL BE MUCKED FROM POND WHEN IT EXCEEDS 18" IN DEPTH. A TEMPORARY DITCH SHALL BE EXCAVATED TO COINCIDE WITH THE PROPOSED STORM FLOW FOR POND DISCHARGE. TEMPORARY CHECK DAMS SHALL BE PLACED WITHIN DITCH TO PREVENT SEDIMENT FROM LEAVING THE SITE. DO NOT BEGIN STAGE IV UNTIL STAGE III MEASURES ARE IN PLACE.
- STAGE IV - STRIP TOPSOIL AND ORGANICS FROM PROPOSED STREET LOCATIONS. STOCKPILE MATERIAL NEEDED FOR CURB BACKFILL. SEED ANY AREAS THAT ARE NOT TO BE FURTHER DISTURBED. DO NOT BEGIN STAGE V UNTIL STAGE IV SEEDING IS COMPLETE.
- STAGE V - BEGIN GRADING OPERATIONS. INSTALL STORM SEWER. SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS. COMPLETE AND SEED/MULCH EACH DRAINAGE AREA TO STABILIZE SLOPES.
- STAGE VI - SPREAD TOPSOIL ON FACE OF COMPLETED SLOPES AND ON PROPOSED GRASSED AREAS. IMMEDIATELY SEED, FERTILIZE, MULCH, AND WATER ALL RECLAIMED AREAS.
- STAGE VII - PROCEED WITH UTILITY AND CONSTRUCTION ACTIVITY TAKING CARE TO CONTROL RUN-OFF AND EXPOSED EARTH.
- STAGE VIII - COMPLETE FINAL GRADING AND CONSTRUCTION ACTIVITIES. ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED OR BERMUDA SOD PLACED AND WATERED UNTIL GRASS IS ESTABLISHED. NOTE, CERTAIN AREAS SUCH AS THE EMBANKMENTS OF THE DETENTION POND, AND AREAS DEFINED IN THE LANDSCAPE PLAN ARE REQUIRED TO BE SODDED.

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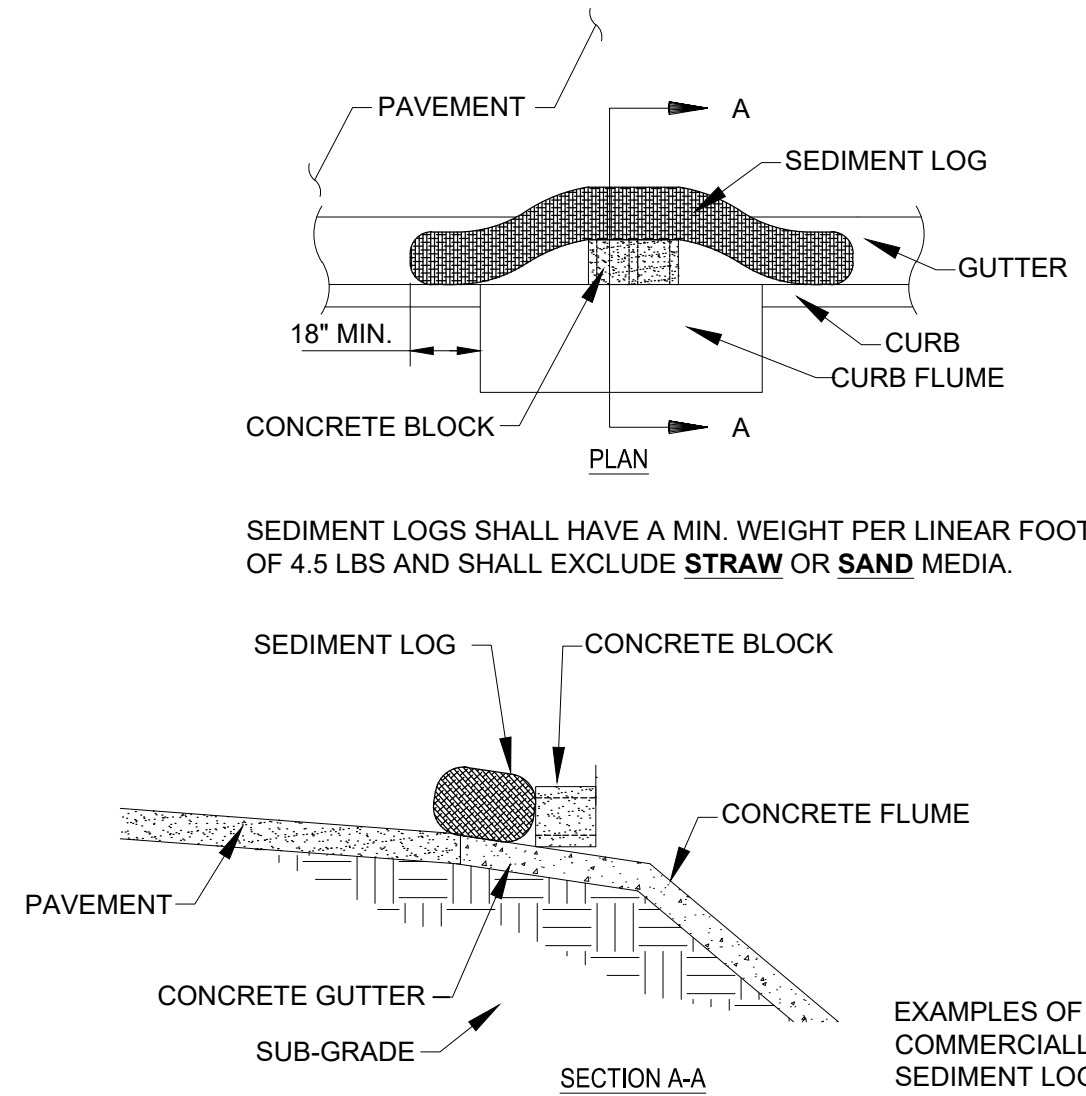
NOTES:

- PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
- PLACEMENT OF DEVICES SHALL EXTEND 12" MIN BEYOND THE LIMITS OF THE CURB INLET STRUCTURE ON BOTH SIDES.

MAINTENANCE NOTES:

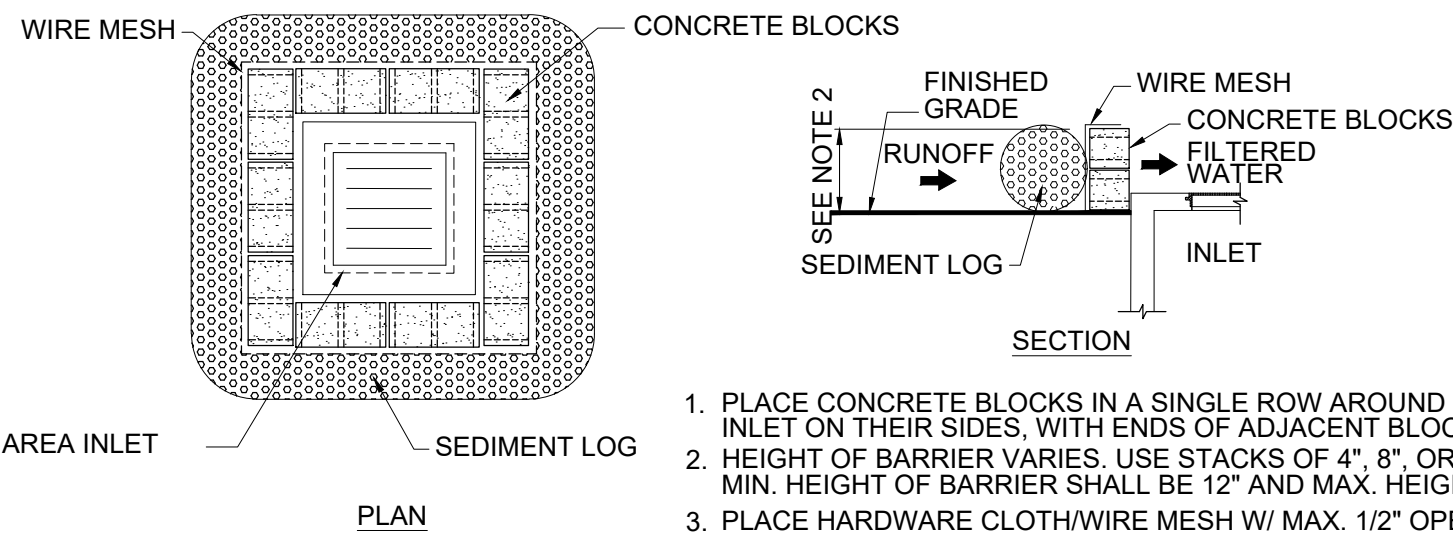
- INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
- ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
- INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
- CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

5 SEDIMENT LOG INLET PROTECTION
N.T.S.



EXAMPLES OF ACCEPTABLE
COMMERCIALLY AVAILABLE
SEDIMENT LOGS ARE:

- SILT SOCK
- BIG RED
- EROSION EEL



6 BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
N.T.S.

- PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
- HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. MIN. HEIGHT OF BARRIER SHALL BE 12" AND MAX. HEIGHT SHALL BE 24".
- PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
- SEDIMENT LOGS SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF THE BLOCK WALL. LOGS TO OVERLAP AT THE ENDS.

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/26/2025

SKYLIGHT APARTMENTS

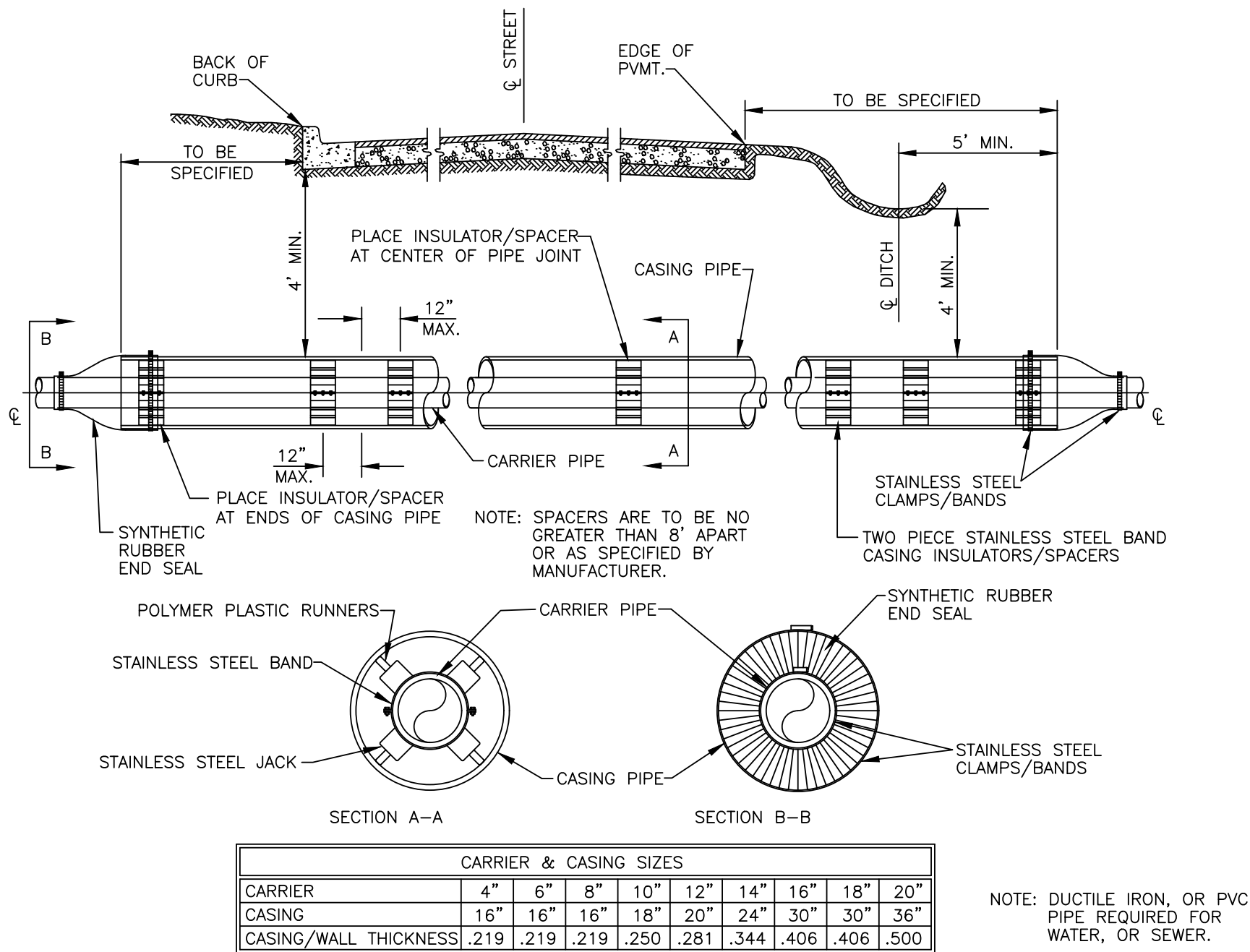
1906 SW 14TH ST
BENTONVILLE, AR

EROSION
CONTROL PLAN

PROJ: 23-104

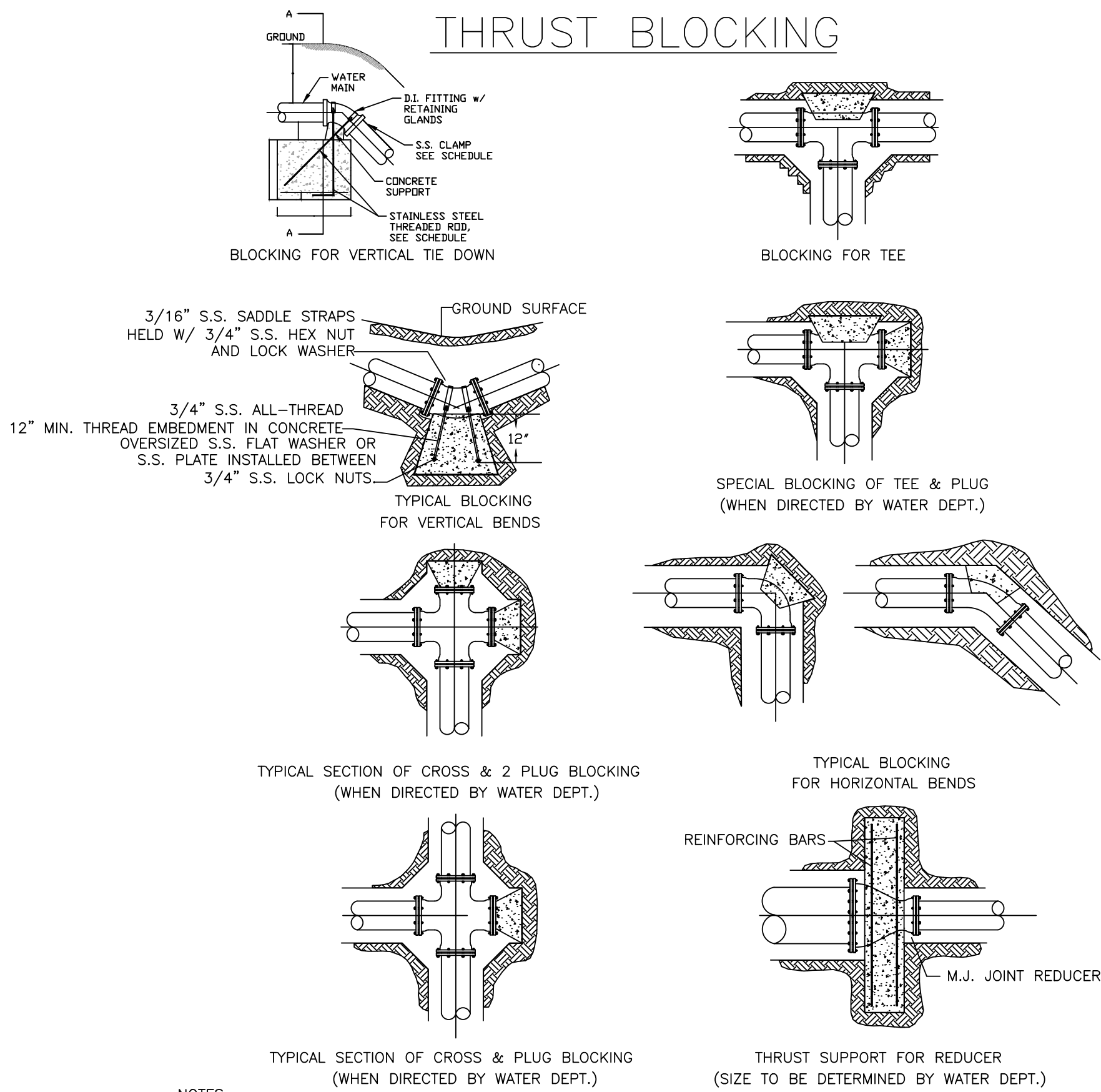
C601

ENCASEMENT DETAIL



GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



- 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 AND THE DEPARTMENT.
 8. 12" OF ALL THREAD EMBEDDED IN CONCRETE
 9. MIN. 5/8" ALL THREAD FOR SECTIONS 10FT OR UNDER
- GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

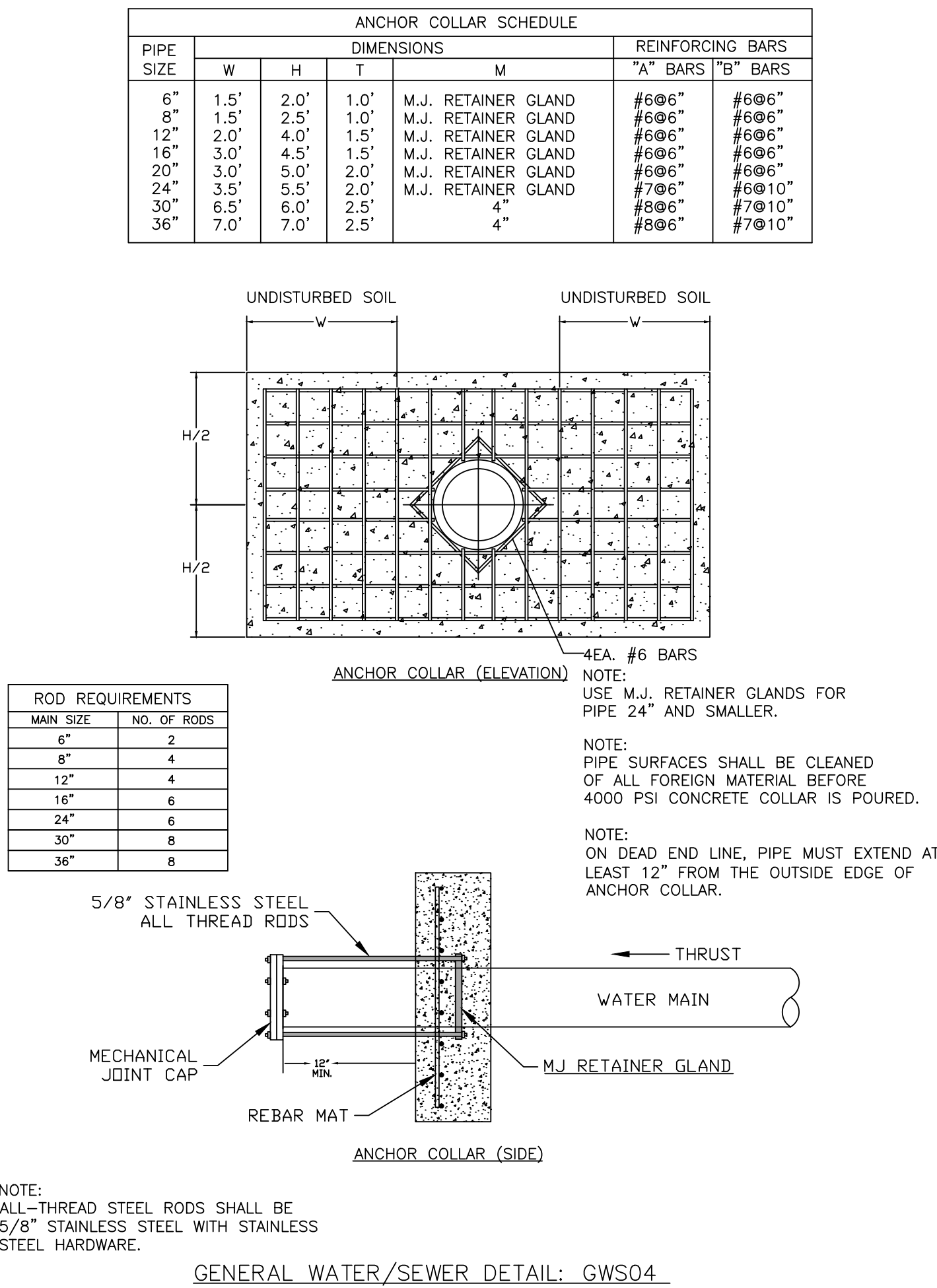
BLOCKING SCHEDULE						
PIPE SIZE		BENDS				ROD DIA.
		45'	22 1/2'	11 1/4'		
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2		
	A (FT.)	5.00'	4.00'	3.00'		
	B (FT.)	4.00'	3.20'	2.80'		
	C (FT.)	5.00'	4.00'	3.00'		3/4 IN.
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7		
	A (FT.)	6.00'	5.00'	4.00'		
	B (FT.)	6.00'	4.25'	3.50'		
	C (FT.)	6.00'	5.00'	4.00'		3/4 IN.
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1		
	A (FT.)	8.00'	6.50'	5.00'		
	B (FT.)	7.25'	5.50'	4.75'		
	C (FT.)	8.00'	6.50'	5.00'		1 IN.
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0		
	A (FT.)	9.50'	7.50'	6.00'		
	B (FT.)	9.00'	7.25'	5.75'		
	C (FT.)	9.50'	7.50'	6.00'		1 1/4 IN.

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

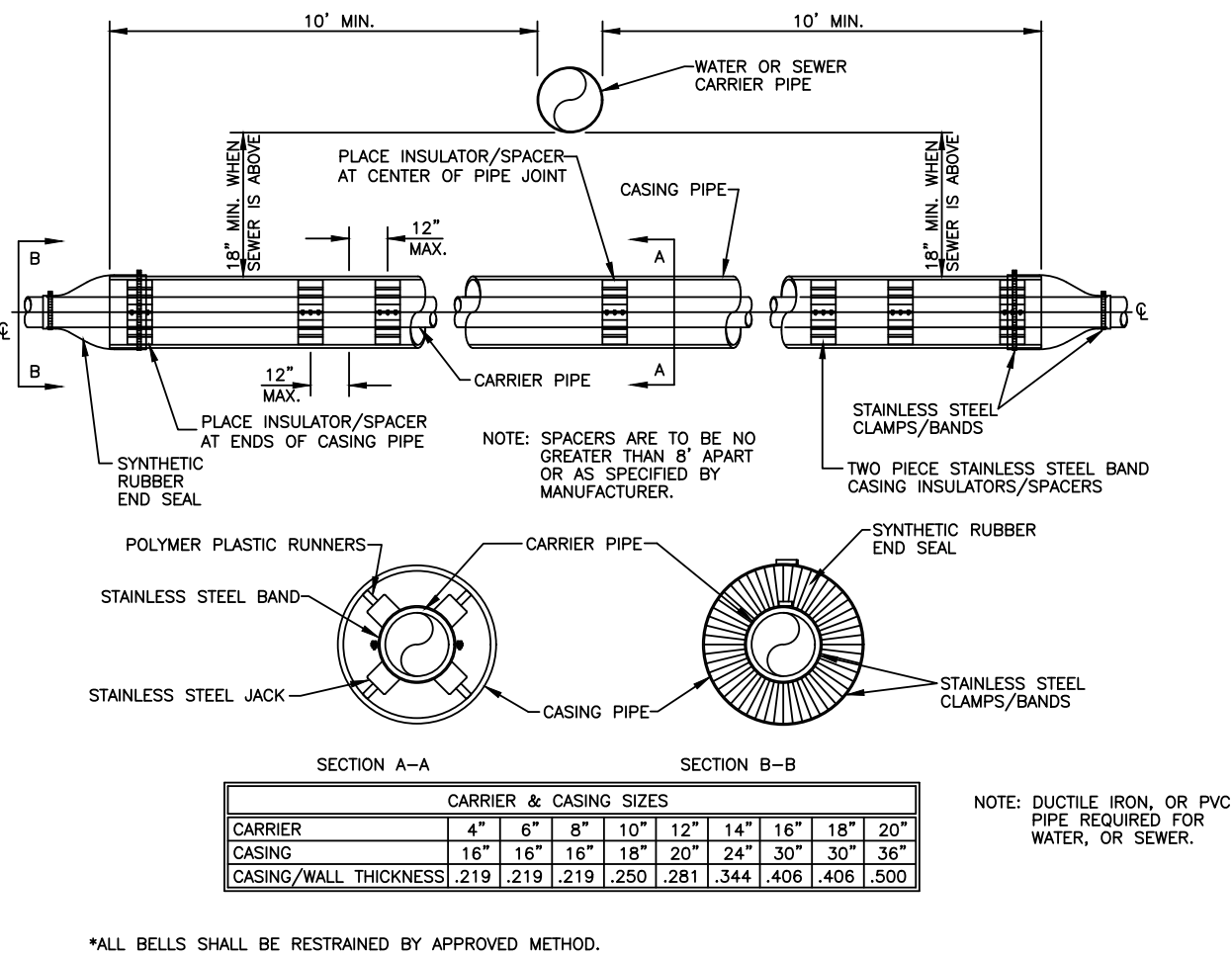
- NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 3. WRAP ALL FITTINGS WITH POLY WRAP.
 4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 6. ALL BENDS WHERE FITTINGS ARE 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.

GENERAL WATER/SEWER DETAIL: GWS03

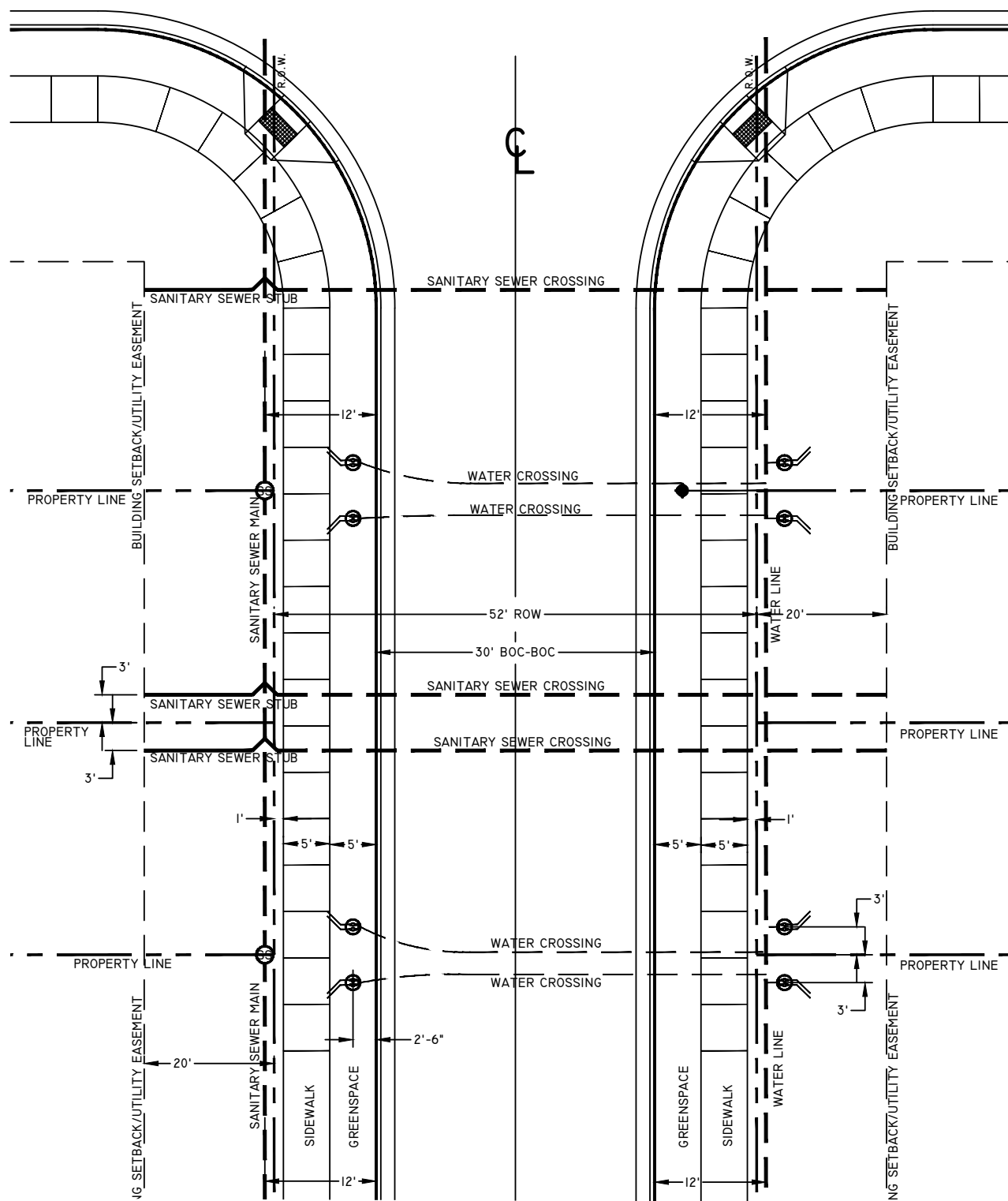
ANCHOR COLLAR SPECIFICATIONS



ENCASEMENT CROSSING DETAIL

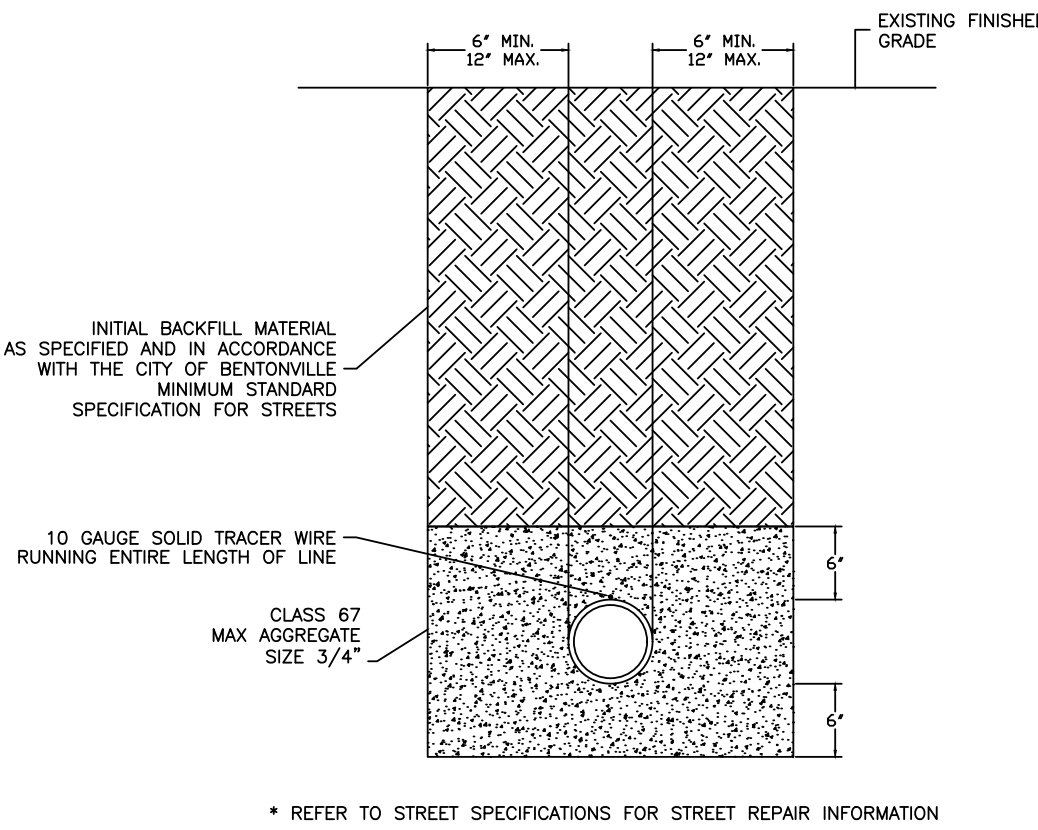


SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER
DETAILS

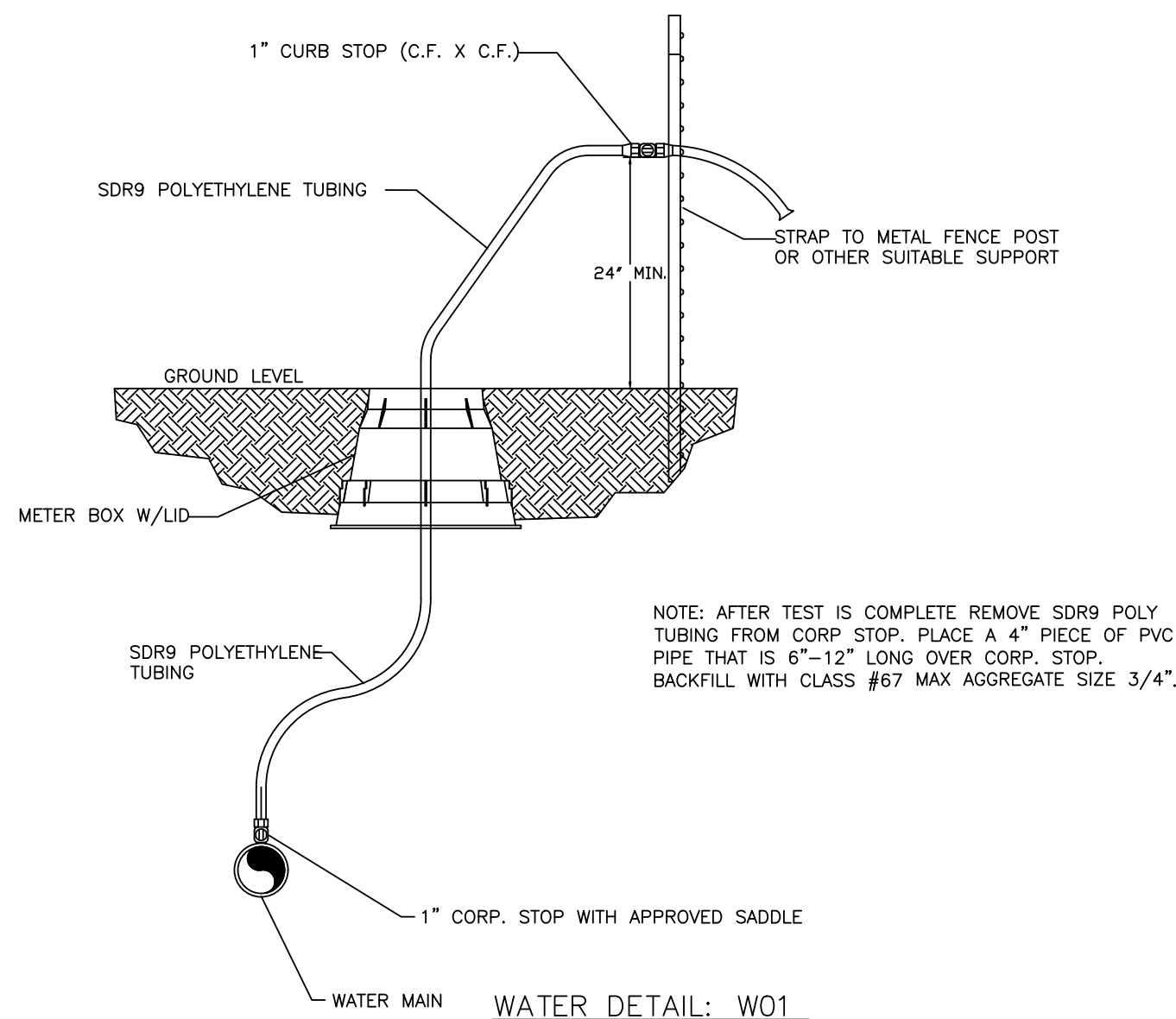


Know what's below.
Call before you dig.

REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

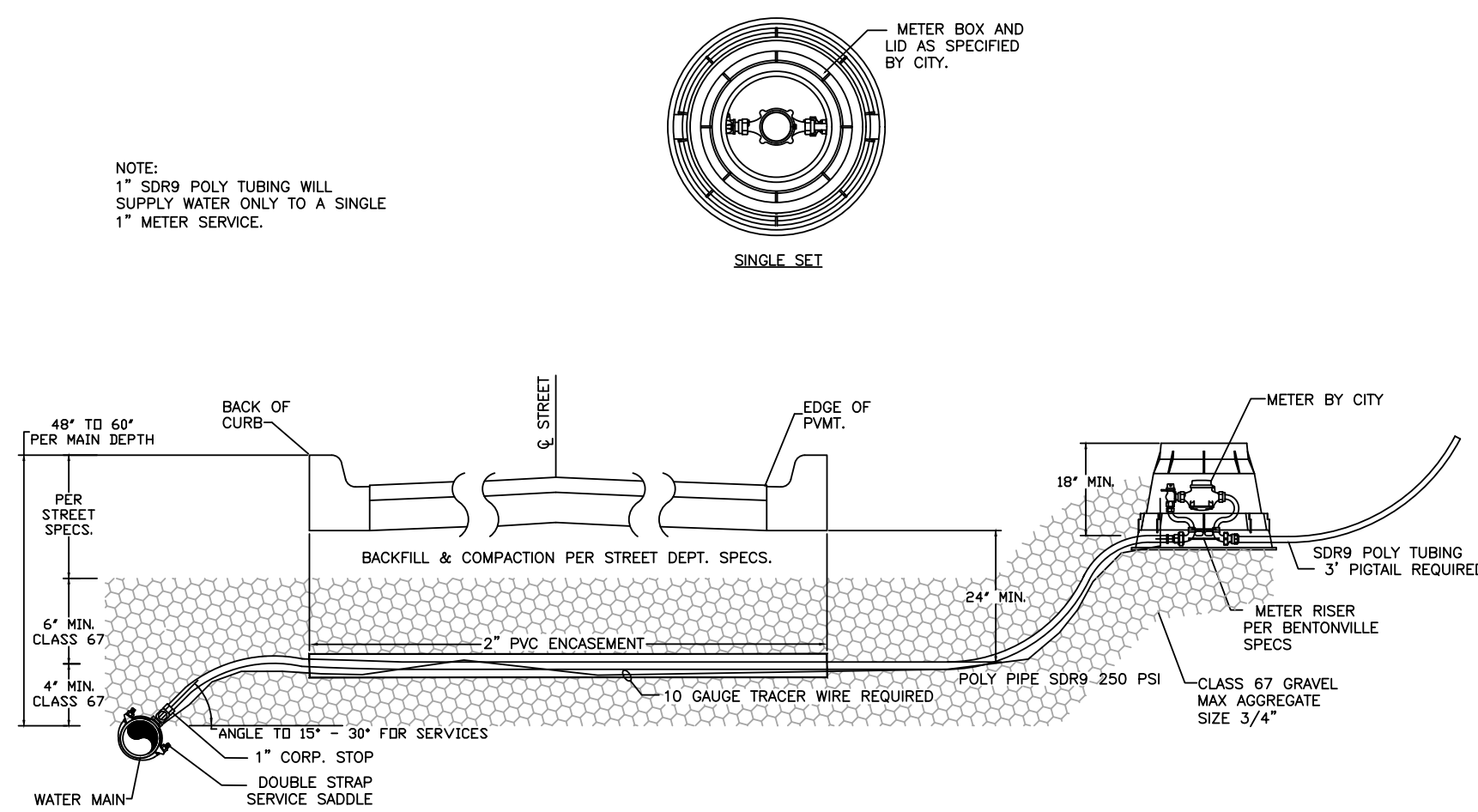
DRAWN BY: JI DATE: 03/16/2021
APPROVED BY: PN DATE: 03/16/2021
SHEET NUMBER: 1 OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



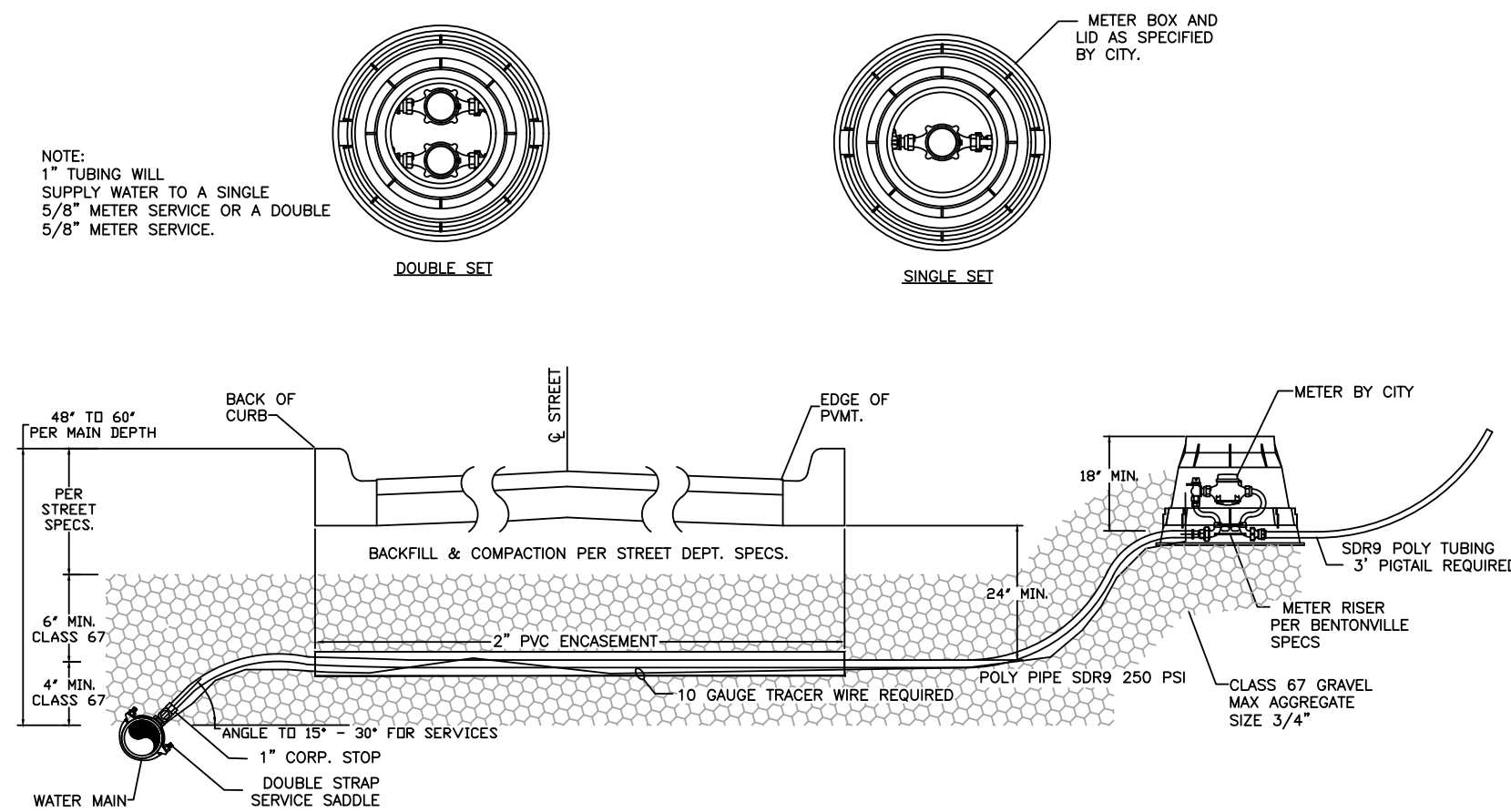
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



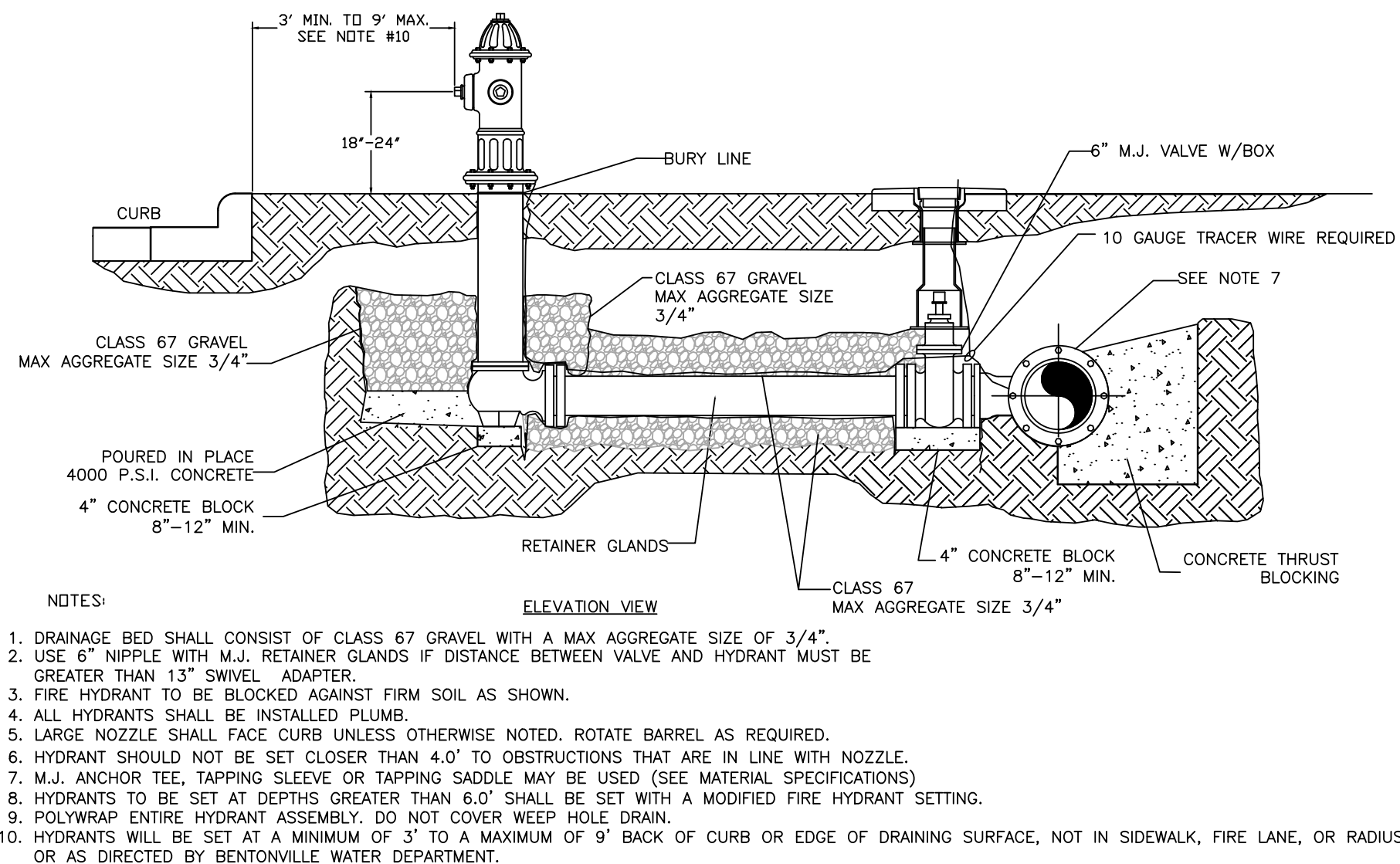
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



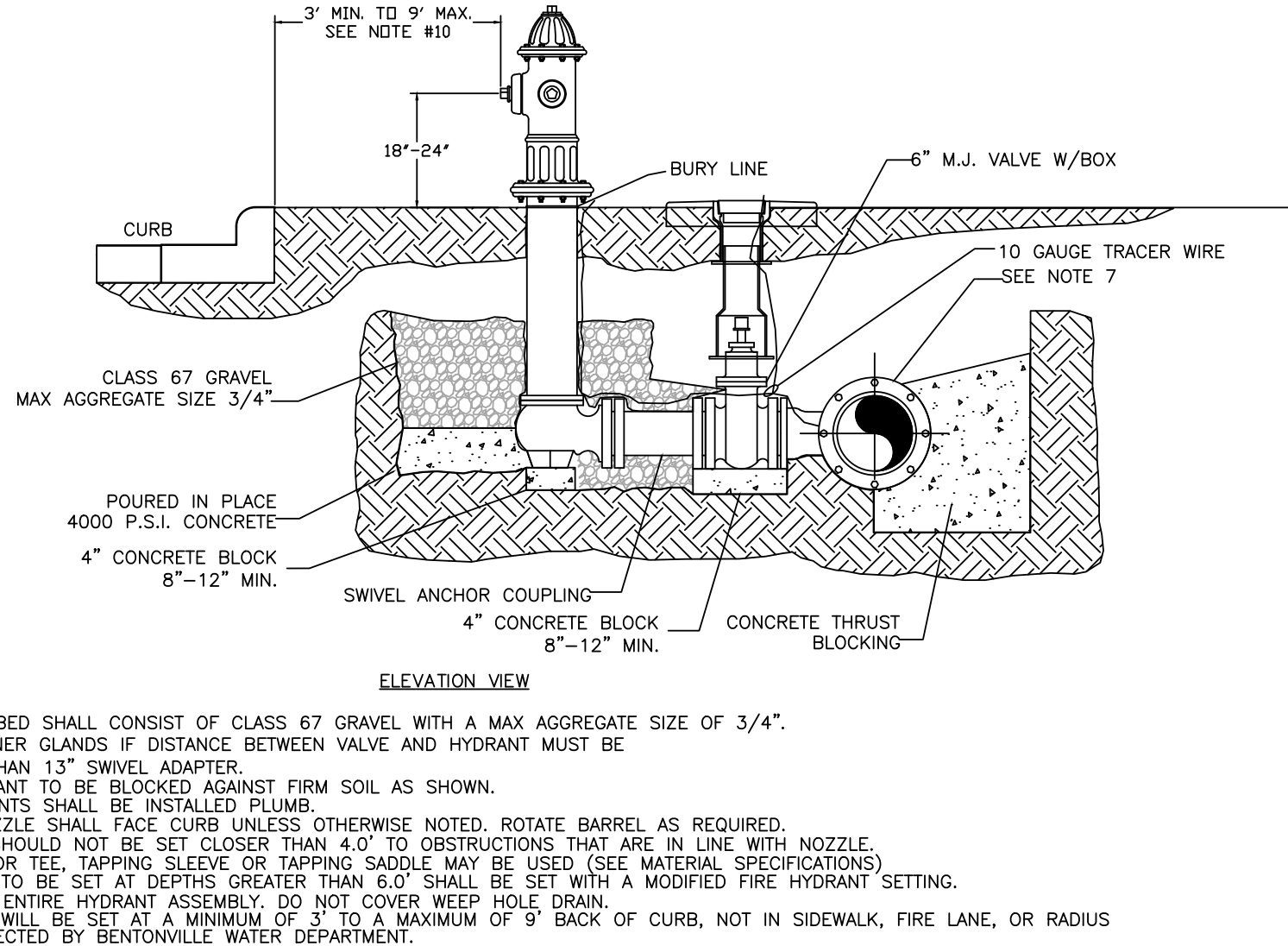
WATER DETAIL: W03

FIRE HYDRANT DETAIL W/
RETAINER GLANDS



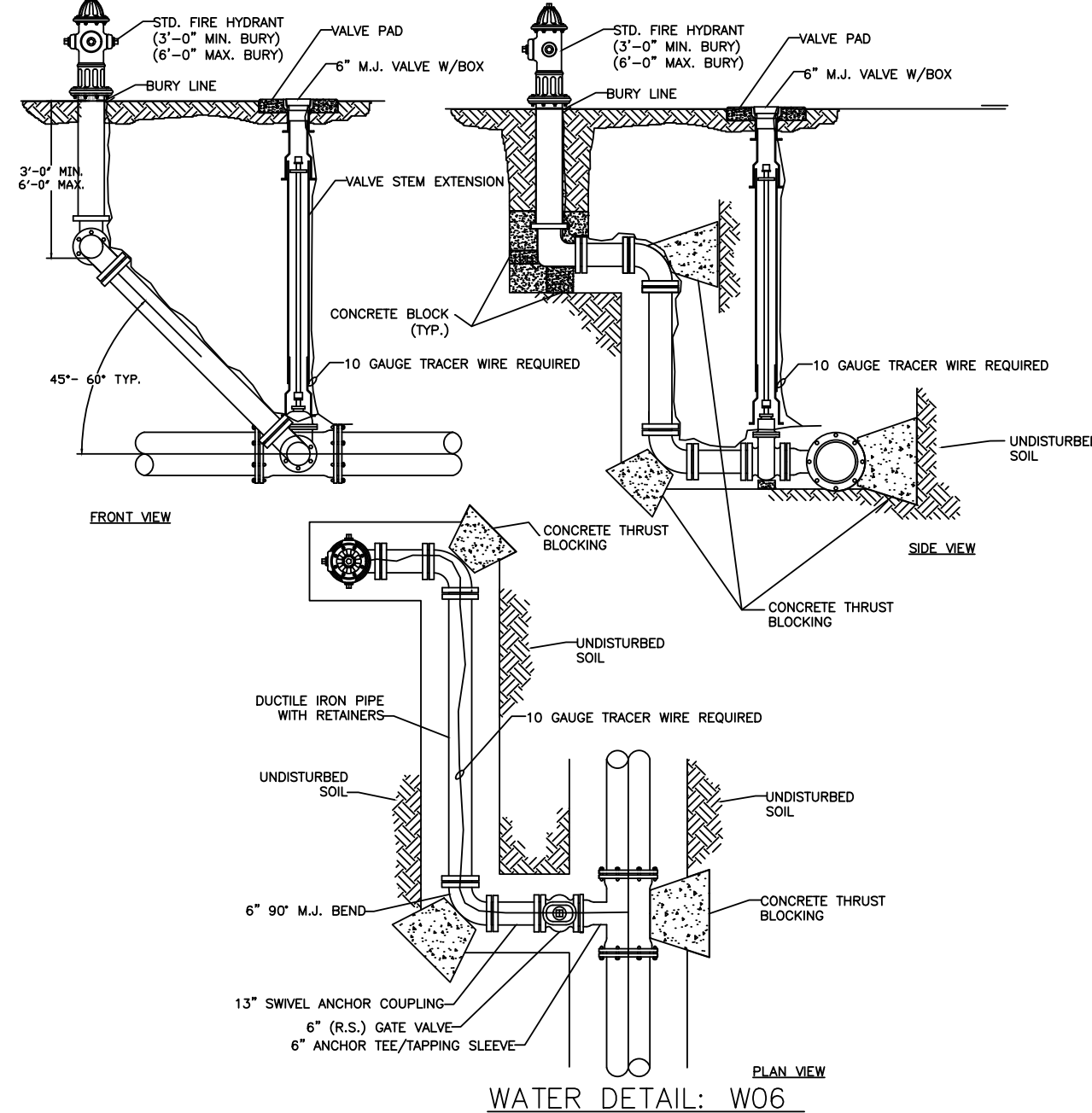
WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



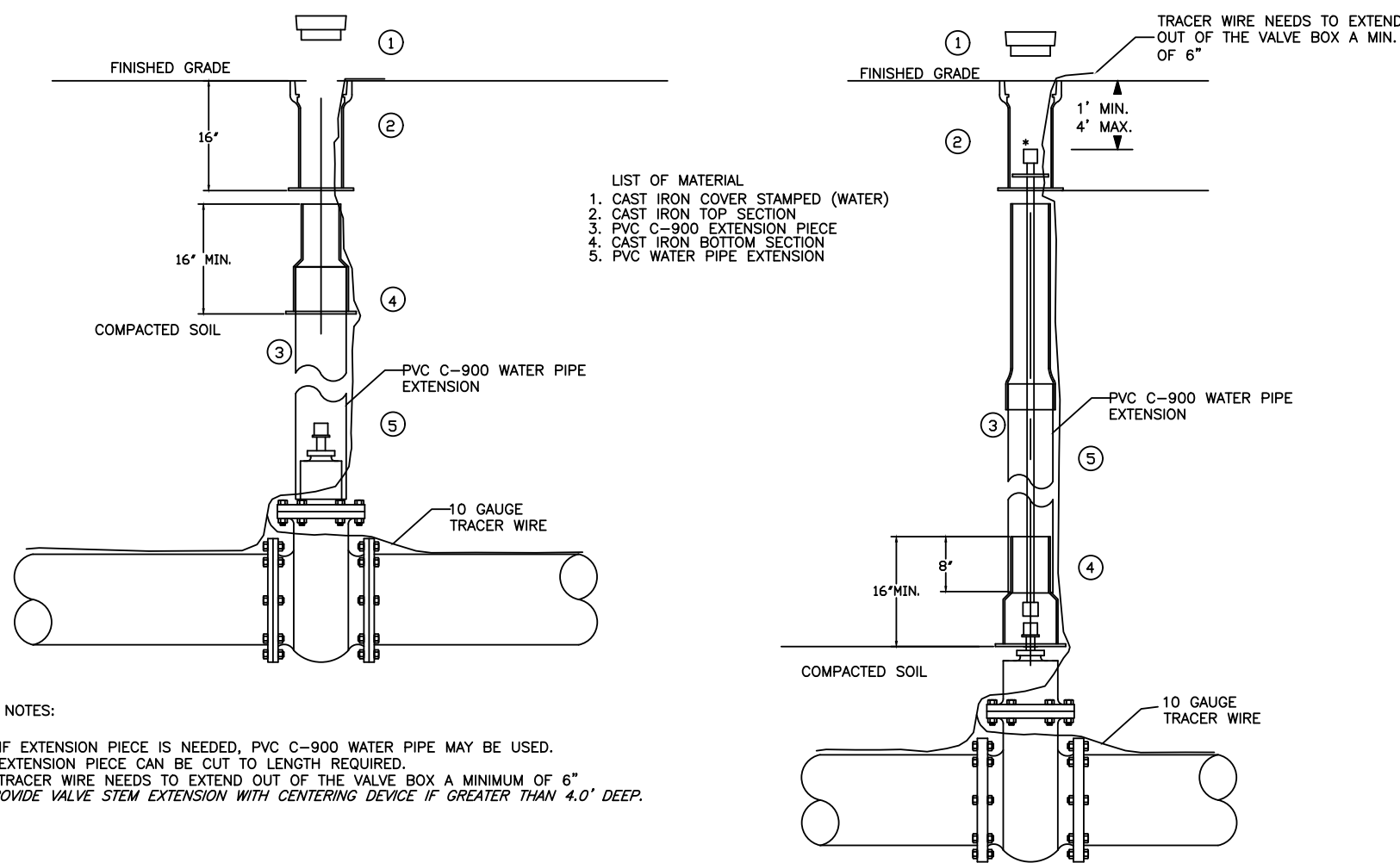
WATER DETAIL: W05

DEEP BURY FIRE HYDRANTS
(BURY DEEPER THAN 6'-0")



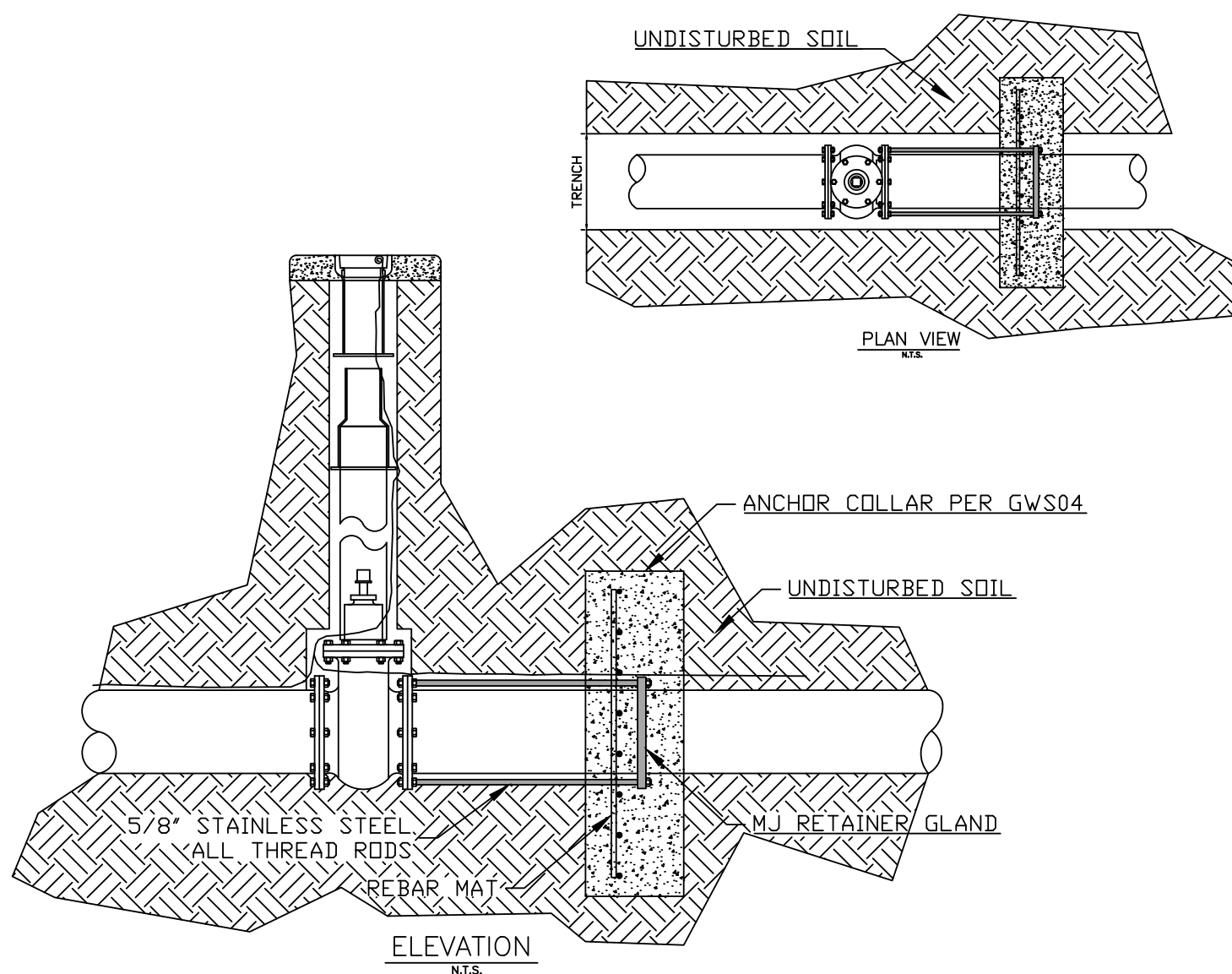
WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



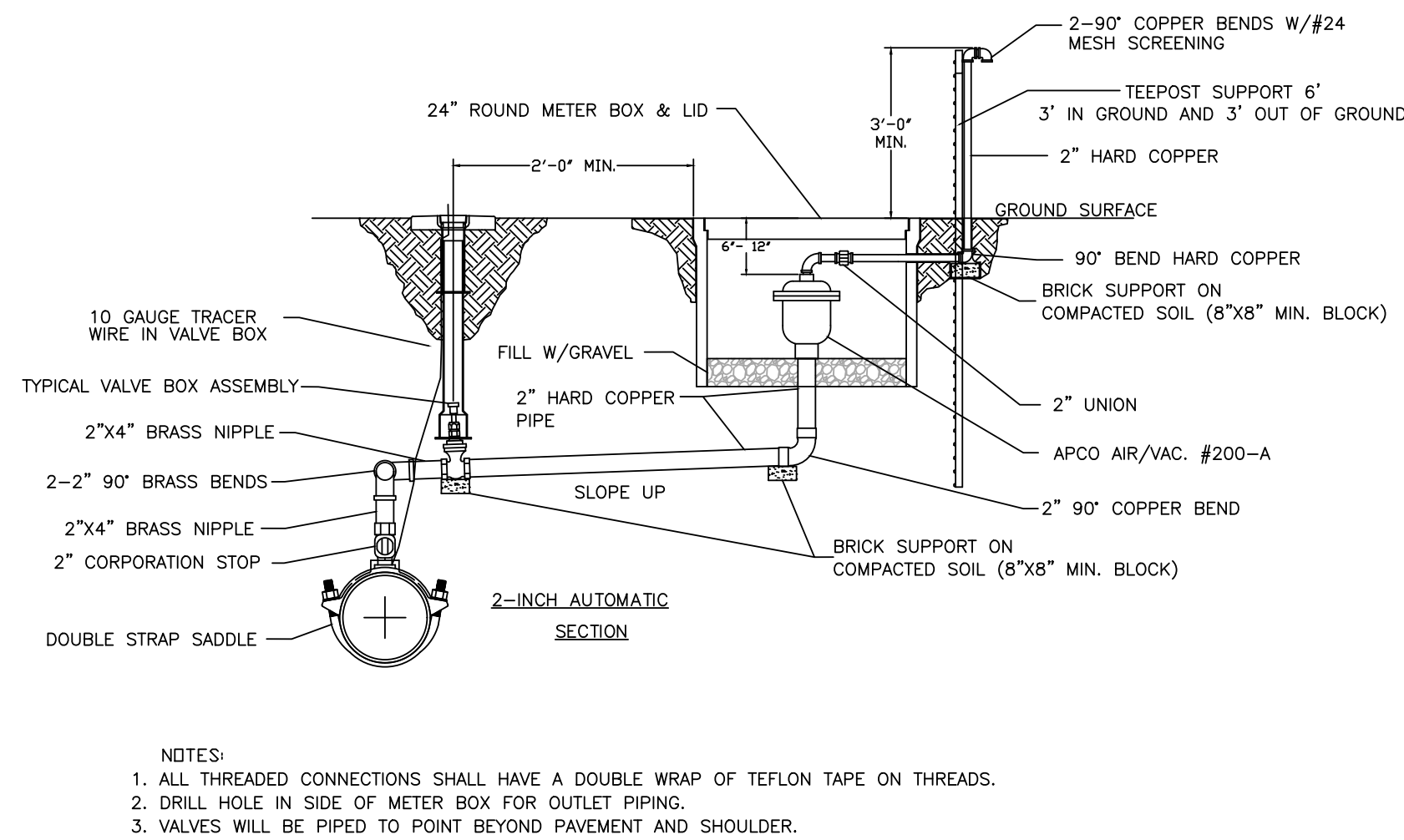
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



WATER DETAIL: W09



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER
DETAILS



Know what's below.
Call before you dig.

REVISIONS:

Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

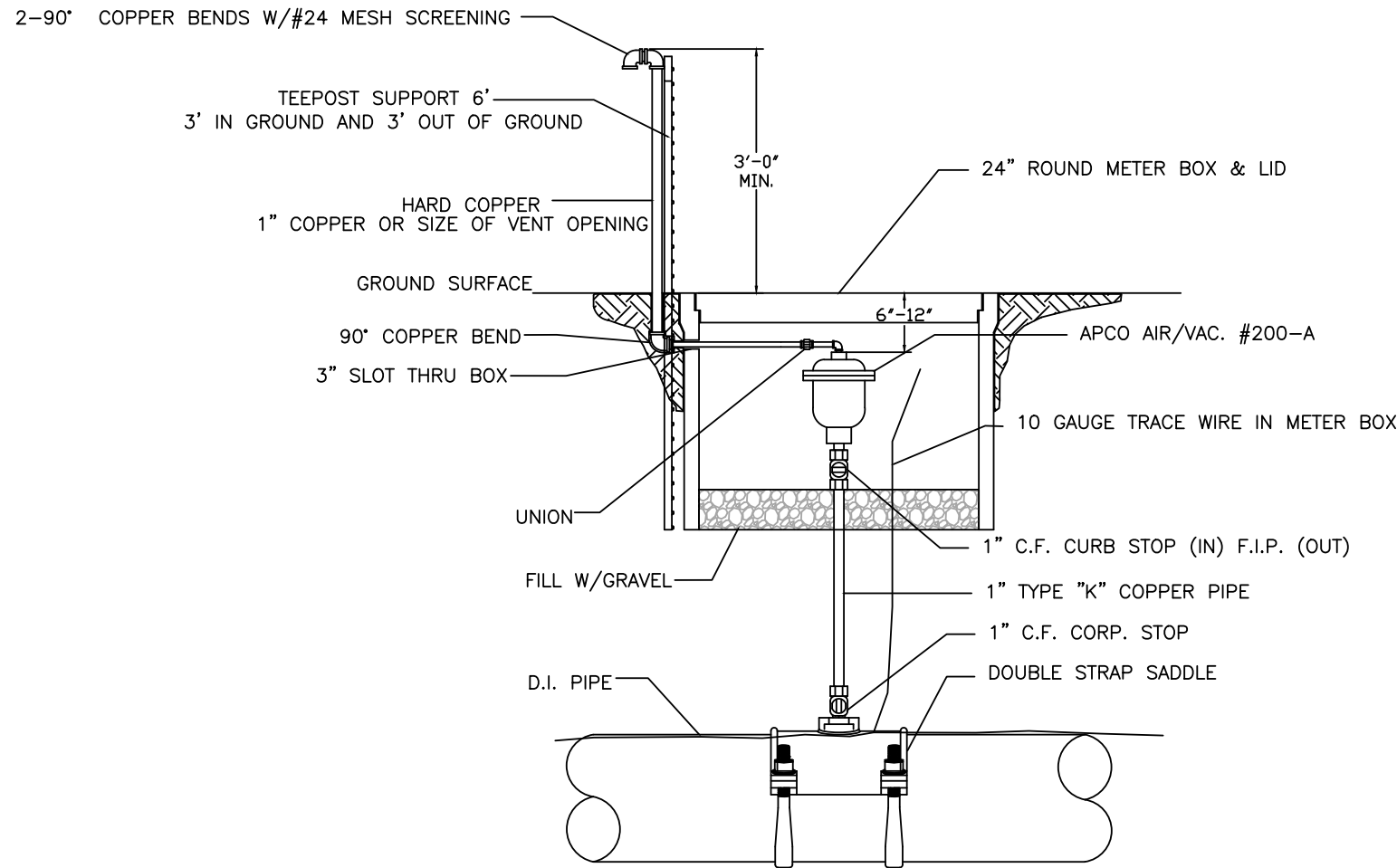
NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 1 OF 2

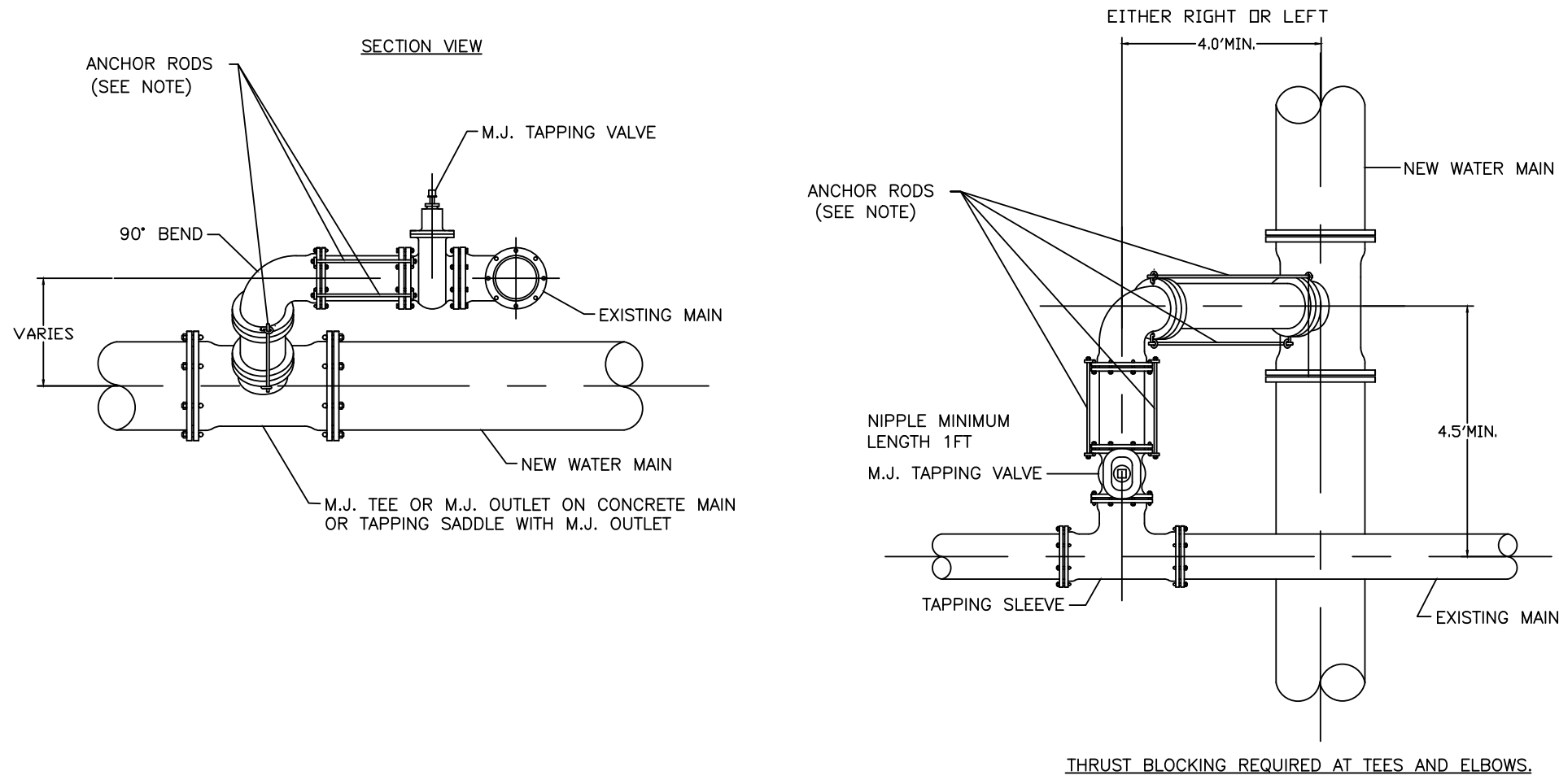
1" COMBINATION AIR/VACUUM VALVE DETAIL



- NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
 2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
 3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN

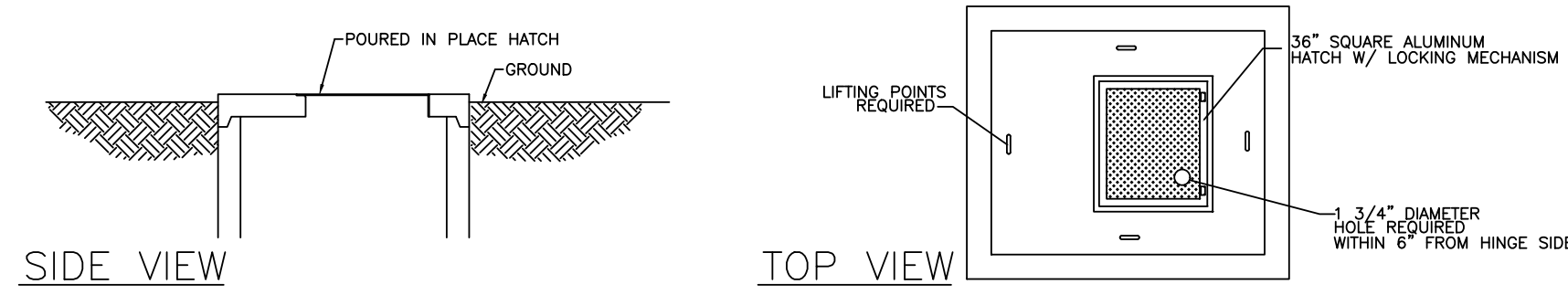


- NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
 2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR JOISTS ON JOINTS. OTHER DIMENSIONS MAY BE USED.
 3. PROVIDE STAINLESS STEEL "ALL THREAD/MIN 5/8\"", tie RODS WITH EYE BOLTS FOR ANCHORING ALL JOINTS.
 4. RODS SHALL BE FIELD CUT TO FIT & SHALL BE PROTECTED WITH POLYWRAP.
 5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
 6. USE TYPICAL CONCRETE BLOCKING REQUIRED.

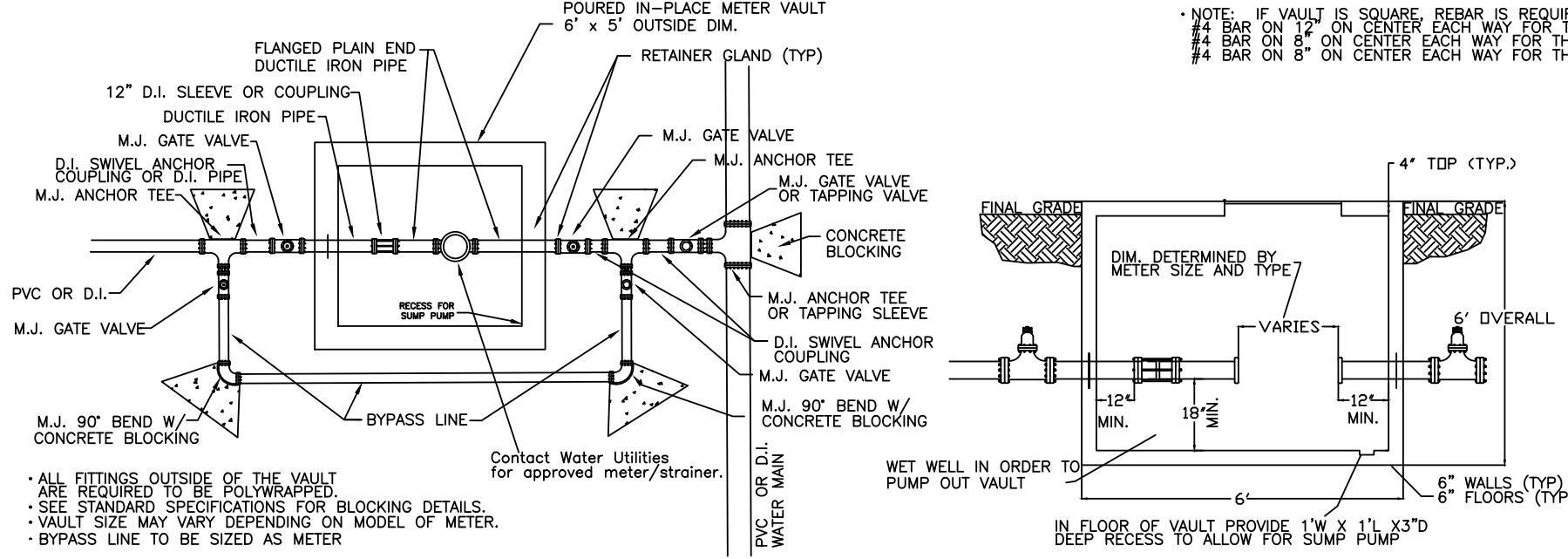
WATER DETAIL: W11



(DIMENSIONS MAY VARY FOR METER SIZES)



- * NOTE: IF VAULT IS SQUARE, REBAR IS REQUIRED.
#4 BAR ON 12" ON CENTER EACH WAY FOR THE BOTTOM
#4 BAR ON 8" ON CENTER EACH WAY FOR THE WALLS
#4 BAR ON 8" ON CENTER EACH WAY FOR THE LID

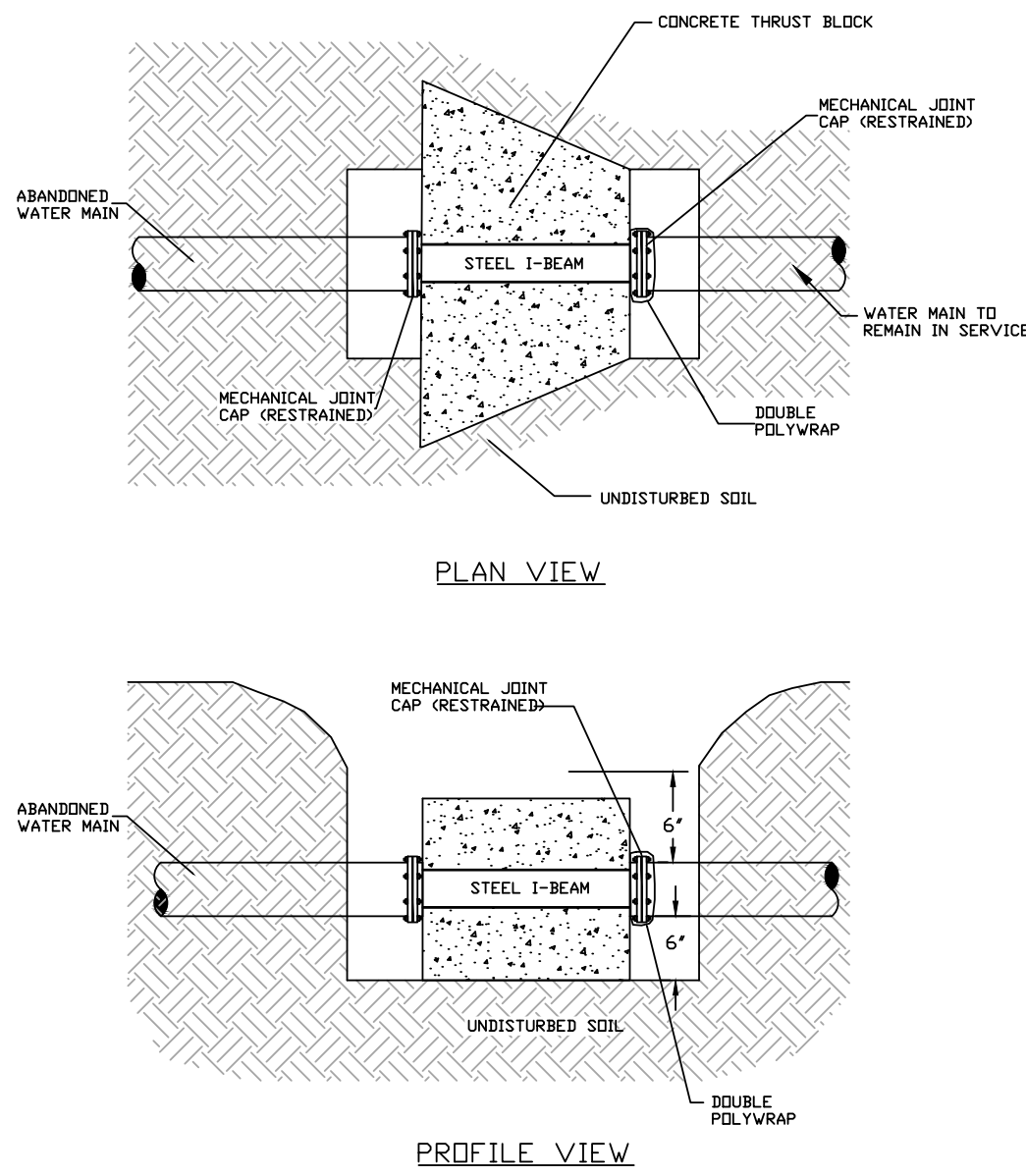


- ALL FITTINGS OUTSIDE OF THE VAULT ARE REQUIRED TO BE POLYWRAPPED.
- SEE STANDARD SPECIFICATIONS FOR BLOCKING DETAILS.
- VAULT SIZE MAY VARY DEPENDING ON MODEL OF METER
- BYPASS LINE TO BE SIZED AS METER

PLAN VIEW
N.T.S.

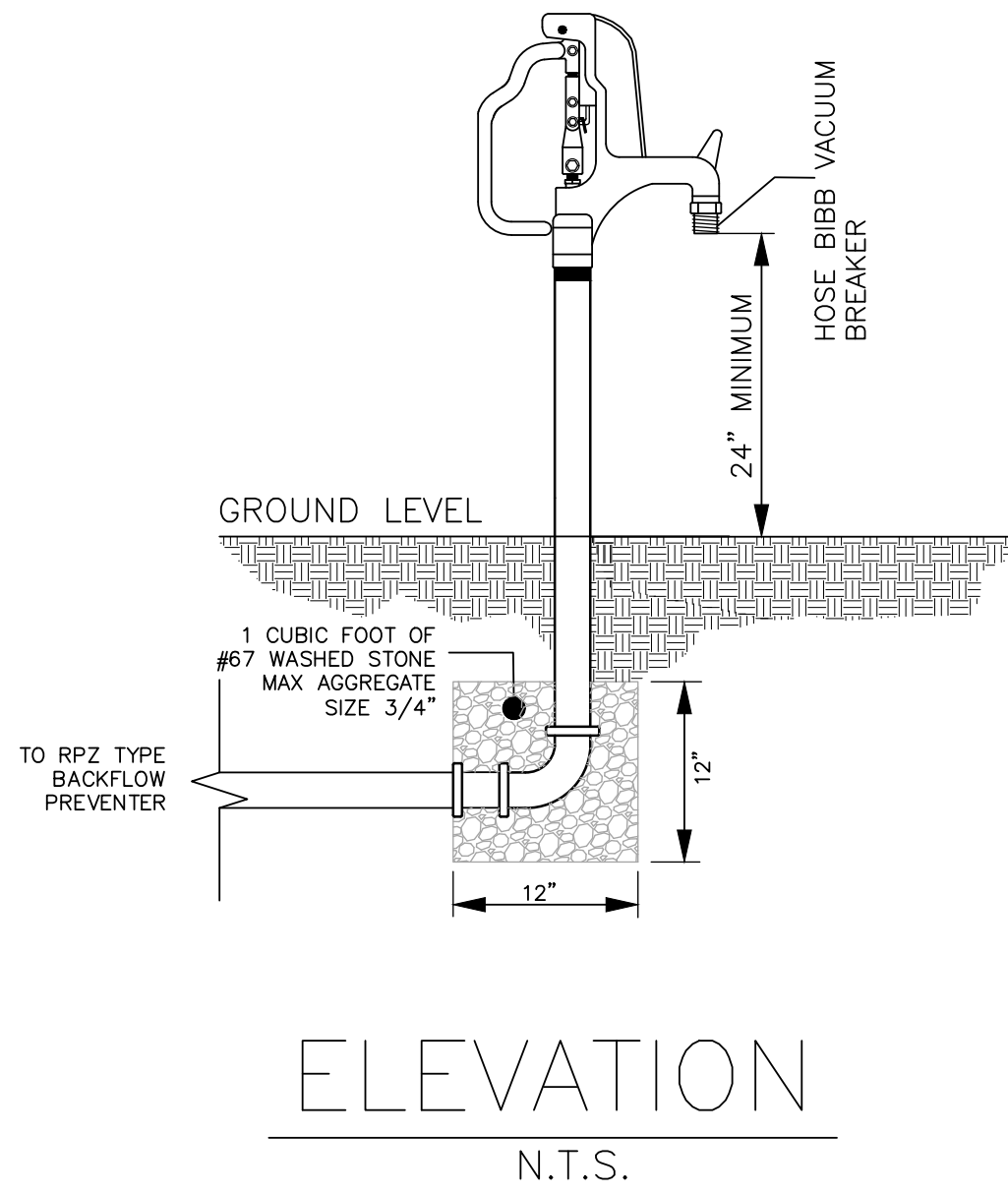
WATER DETAIL: W12

CUT/CAP DETAIL



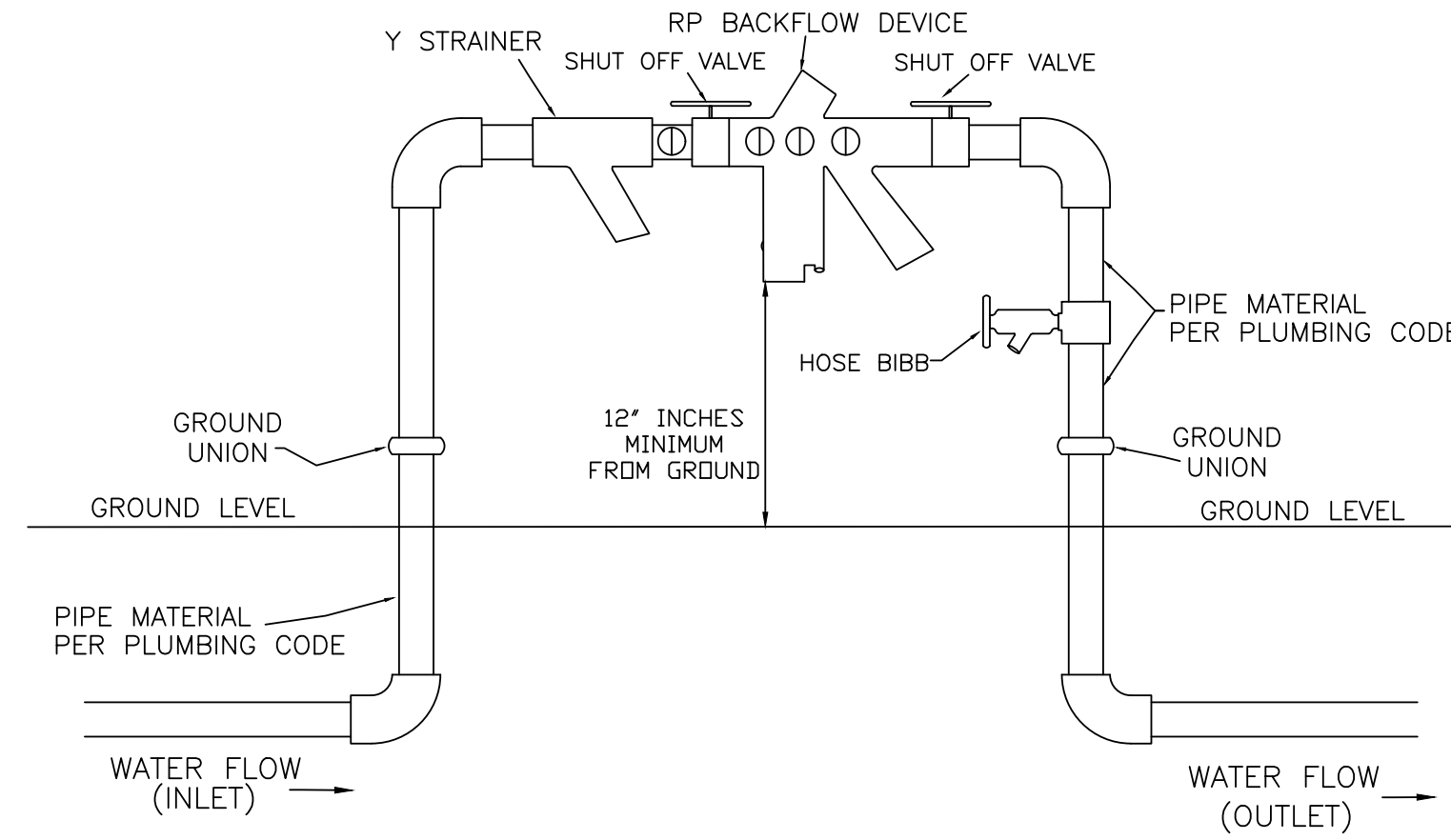
WATER DETAIL: W13

FROST FREE HOSE BIBB WITH VACUUM BREAKER



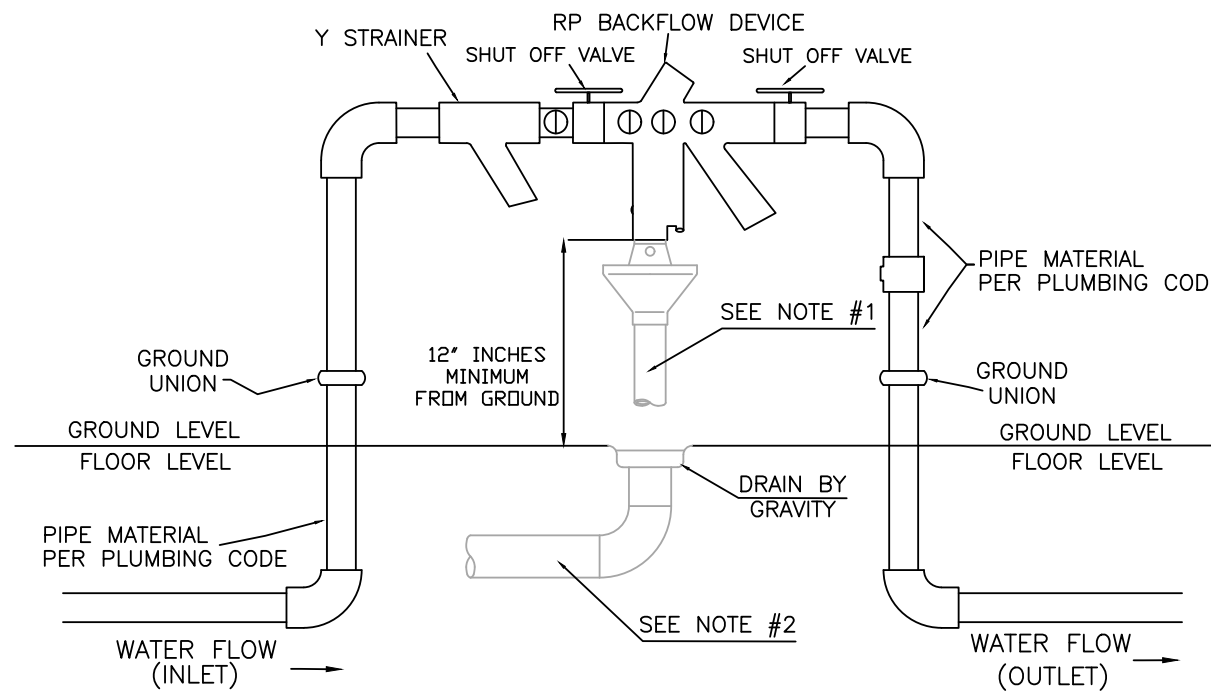
WATER DETAIL: W14

REDUCED PRESSURE (RP)
IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP)
IRRIGATION ONLY



INDOOR APPLICATION ONLY NOTES

1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.
2. INDOOR INSTALLATION OF RP'S SHOULD PROVIDE FOR DRAINAGE CAPABLE OF HANDLING IN EXCESS OF THE MAXIMUM DISCHARGE RATE EXPECTED BY THE BACKFLOW ASSEMBLY MANUFACTURER.

WATER DETAIL: W16



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS



Know what's **below**.
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REVISIONS:

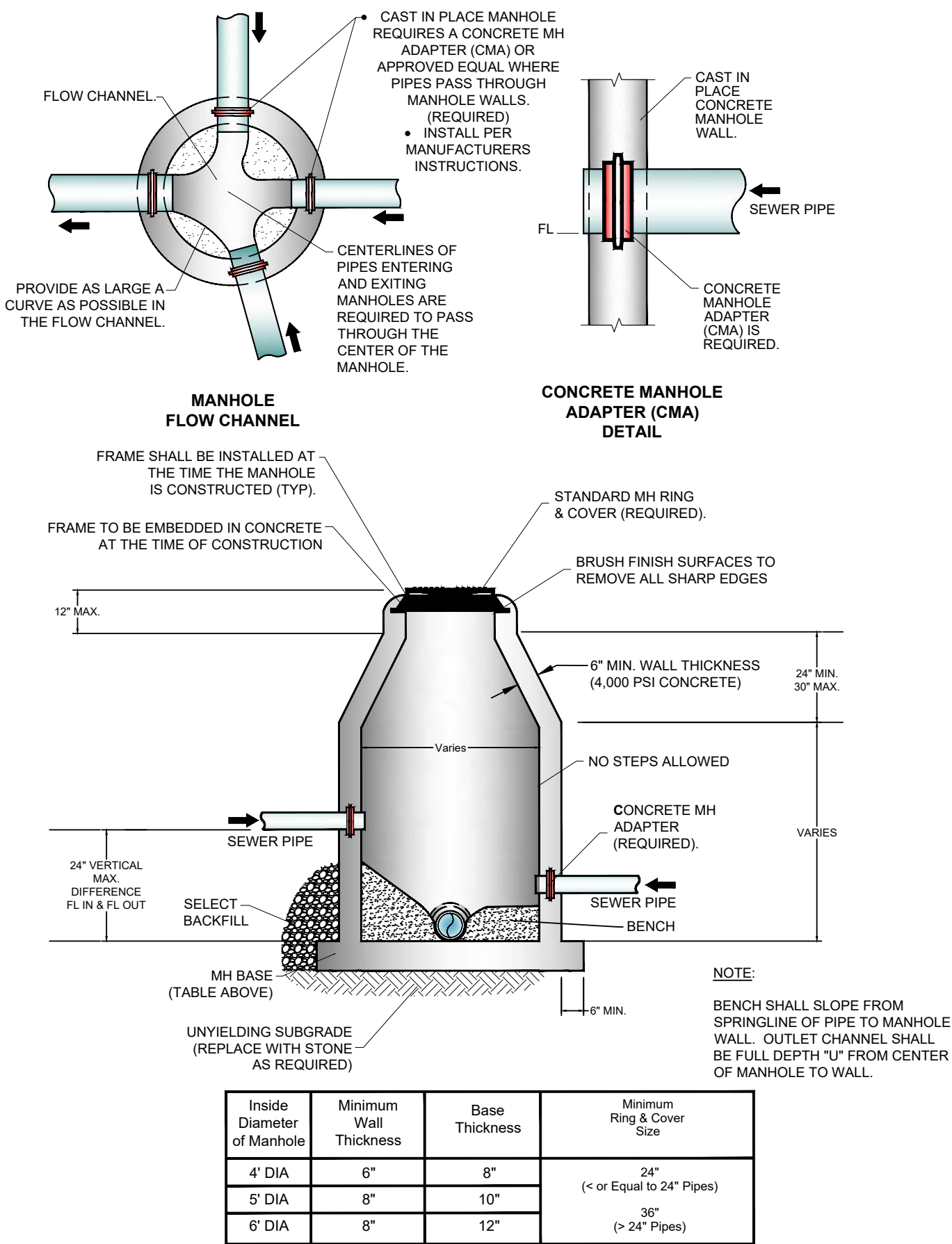
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health 04/01/2021

NOTES:

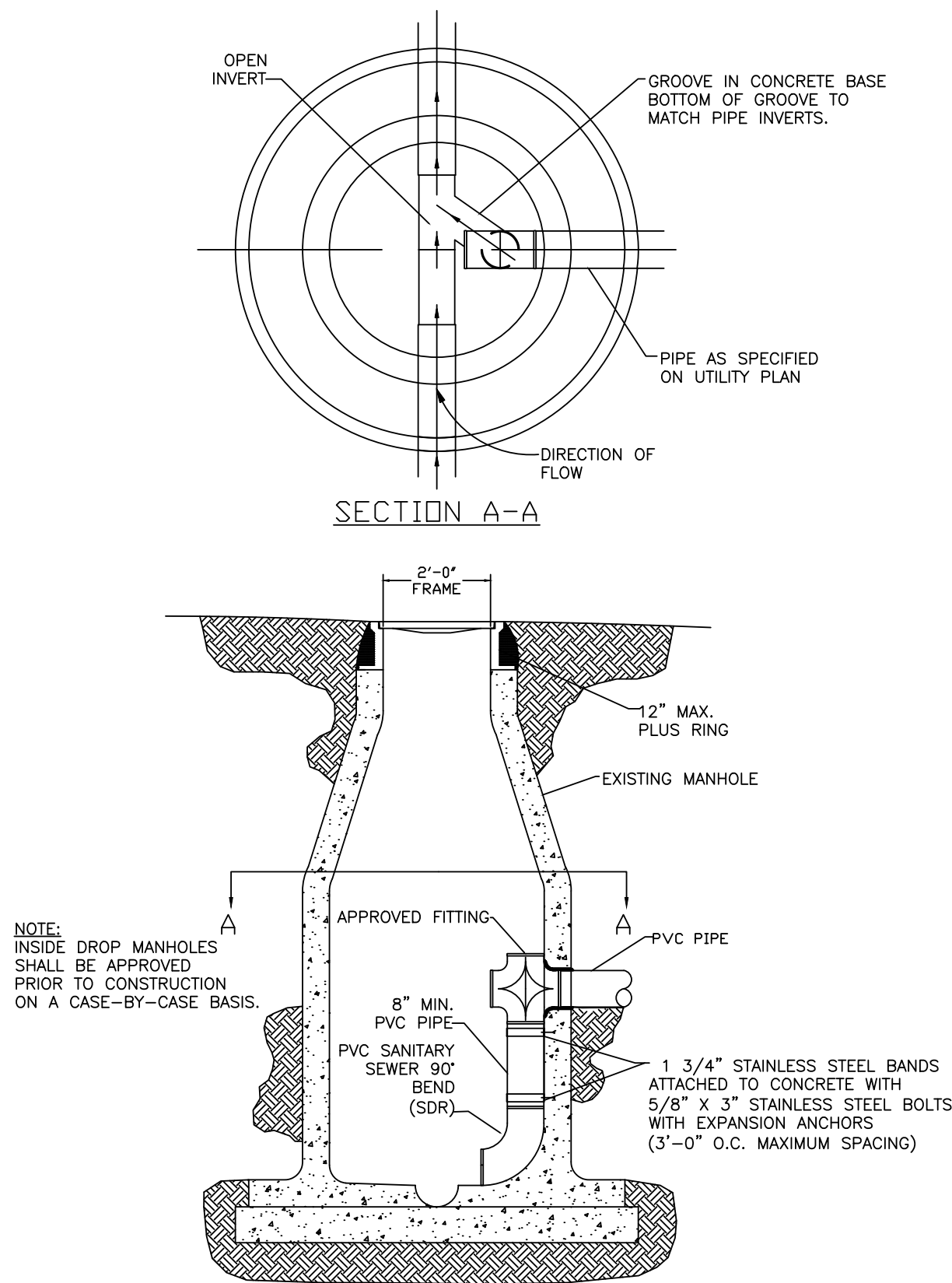
DRAWN BY:	JI	DATE:	03/16/2021
APPROVED BY:	PN	DATE:	03/16/2021
SHEET NUMBER:		2	OF 2

SANITARY SEWER
CAST IN PLACE MANHOLE



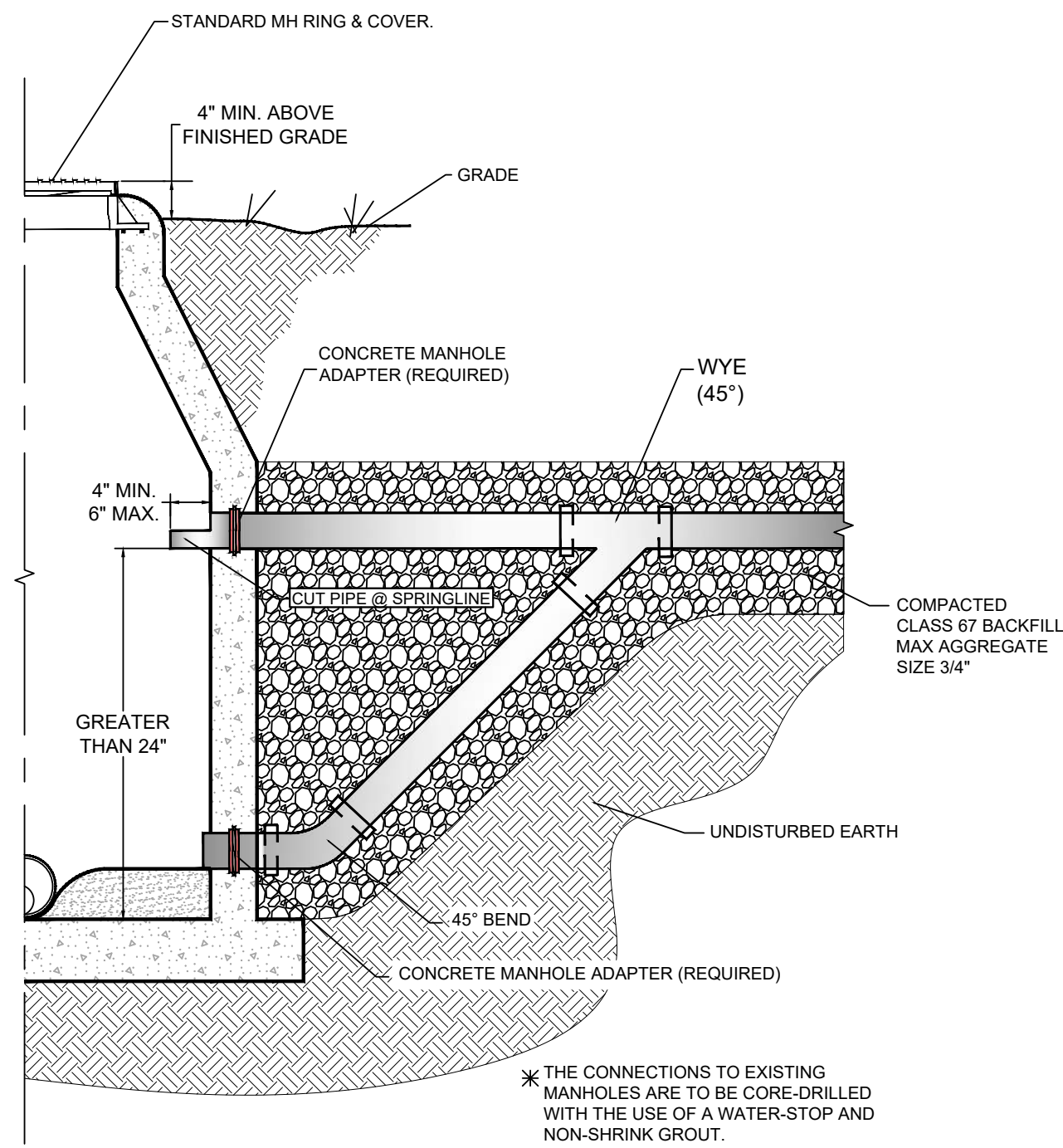
SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



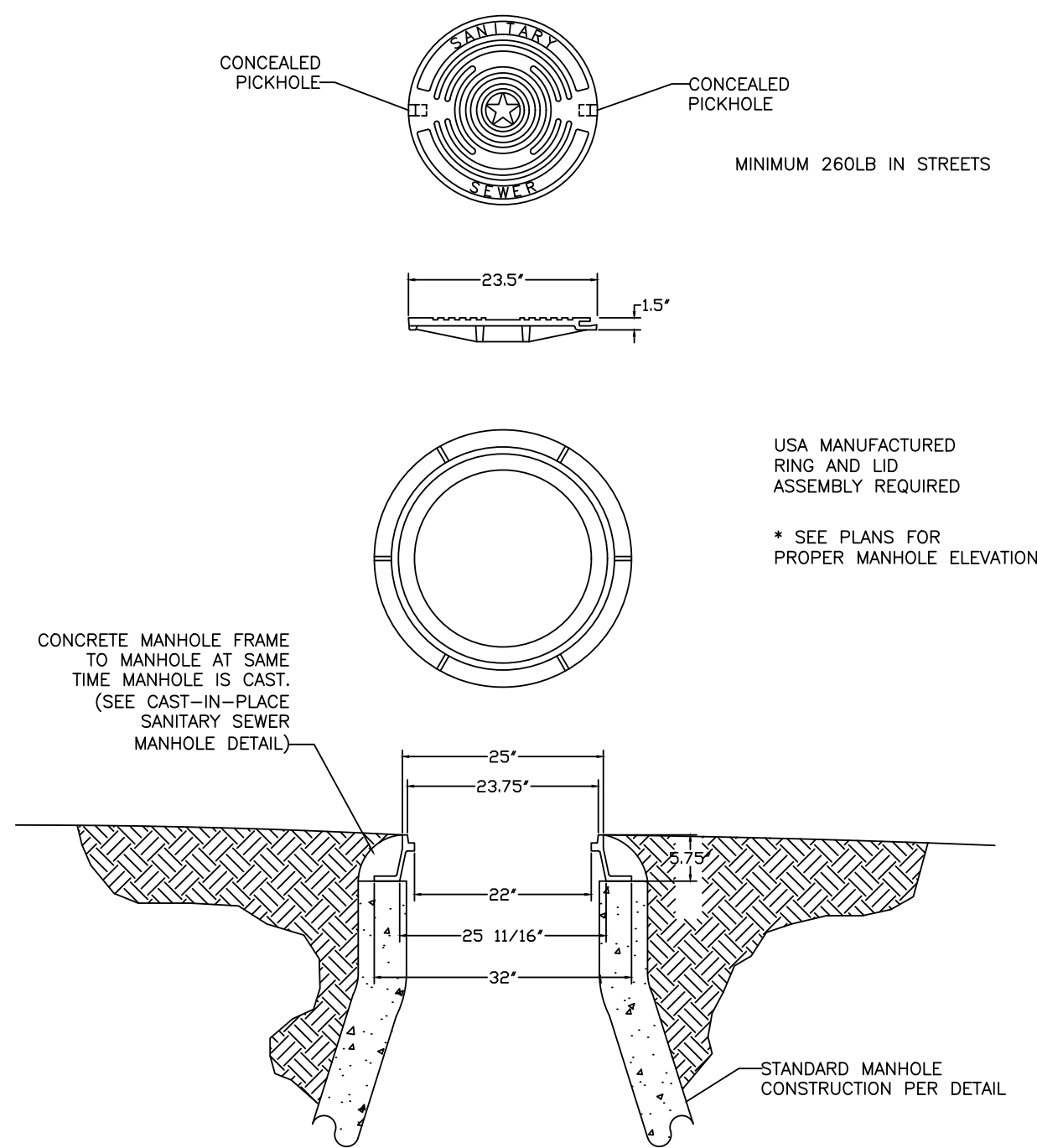
SANITARY SEWER DETAIL: SS02

SANITARY SEWER
EXTERIOR DROP MANHOLE



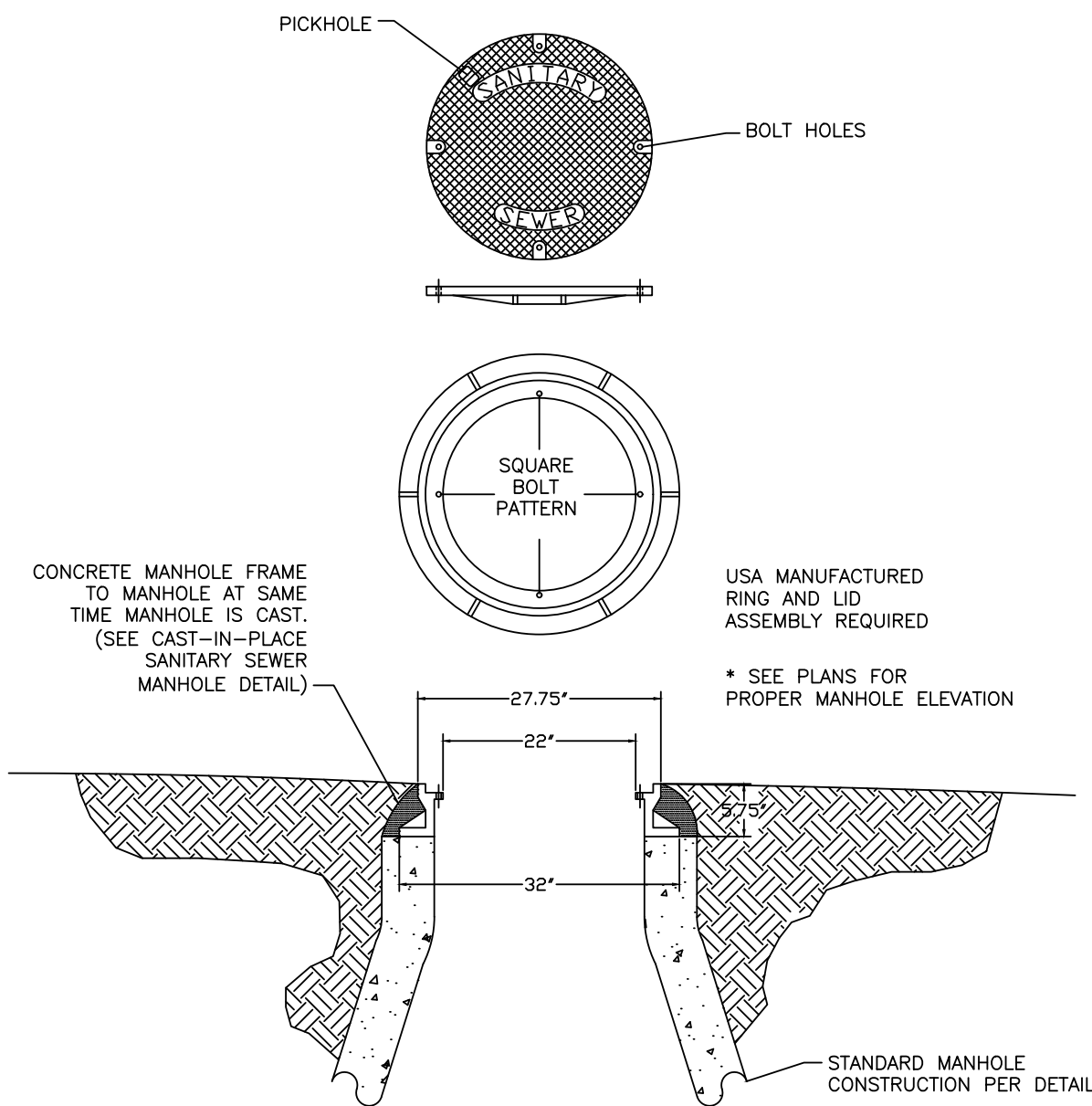
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME



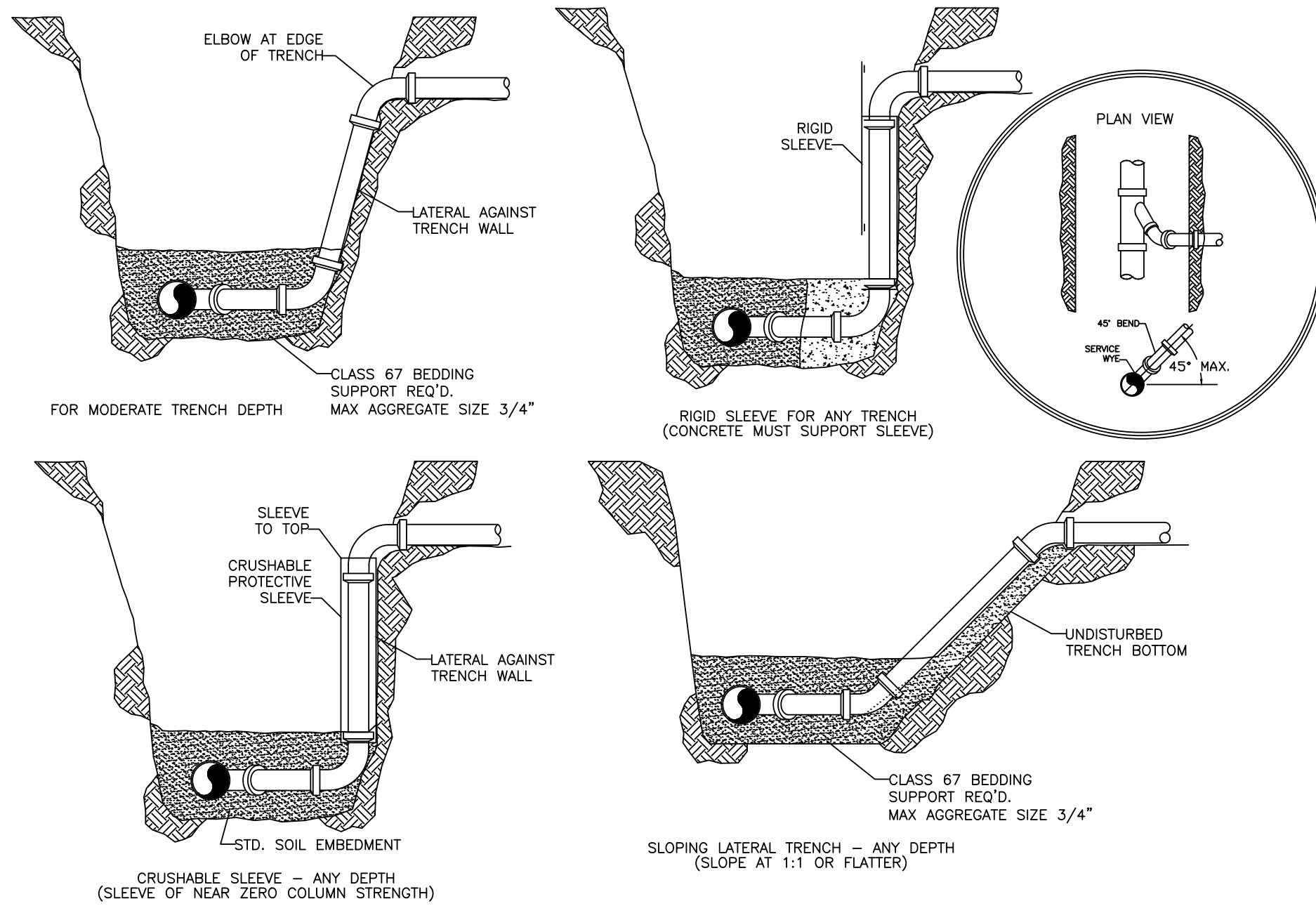
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME



SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE



SANITARY SEWER DETAIL: SS06



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SAN. SEWER
DETAILS



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REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

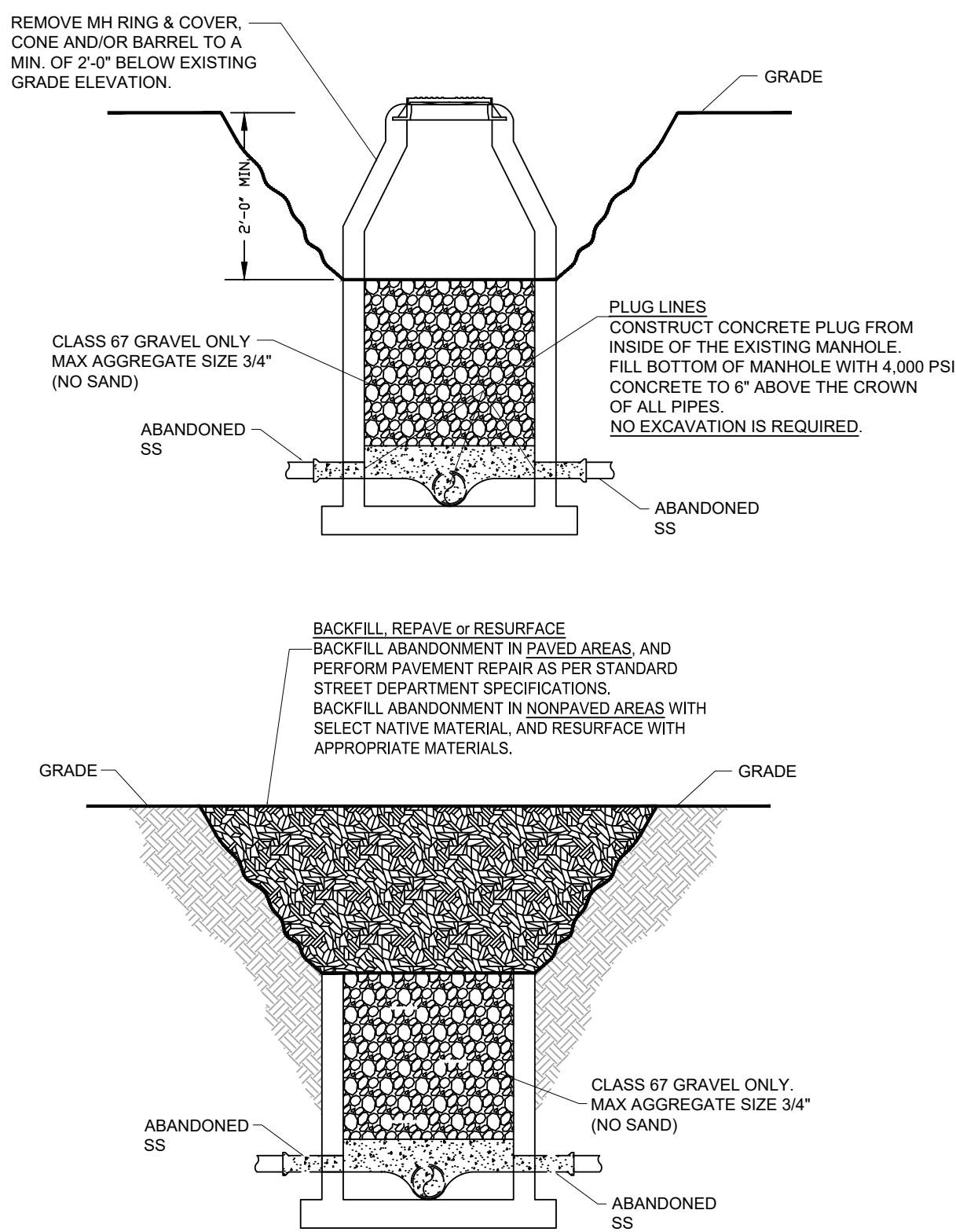
NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

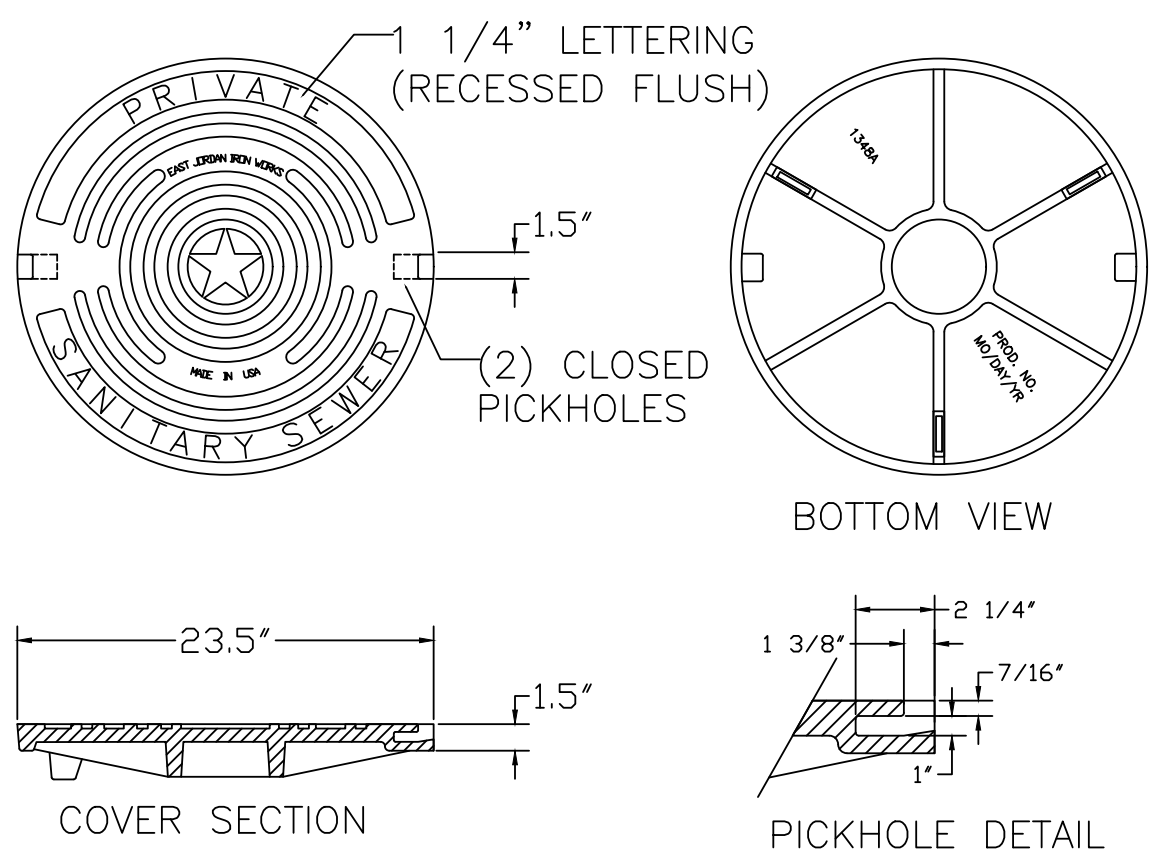
SHEET NUMBER: 1 OF 2

SANITARY SEWER MANHOLE
ABANDONMENT



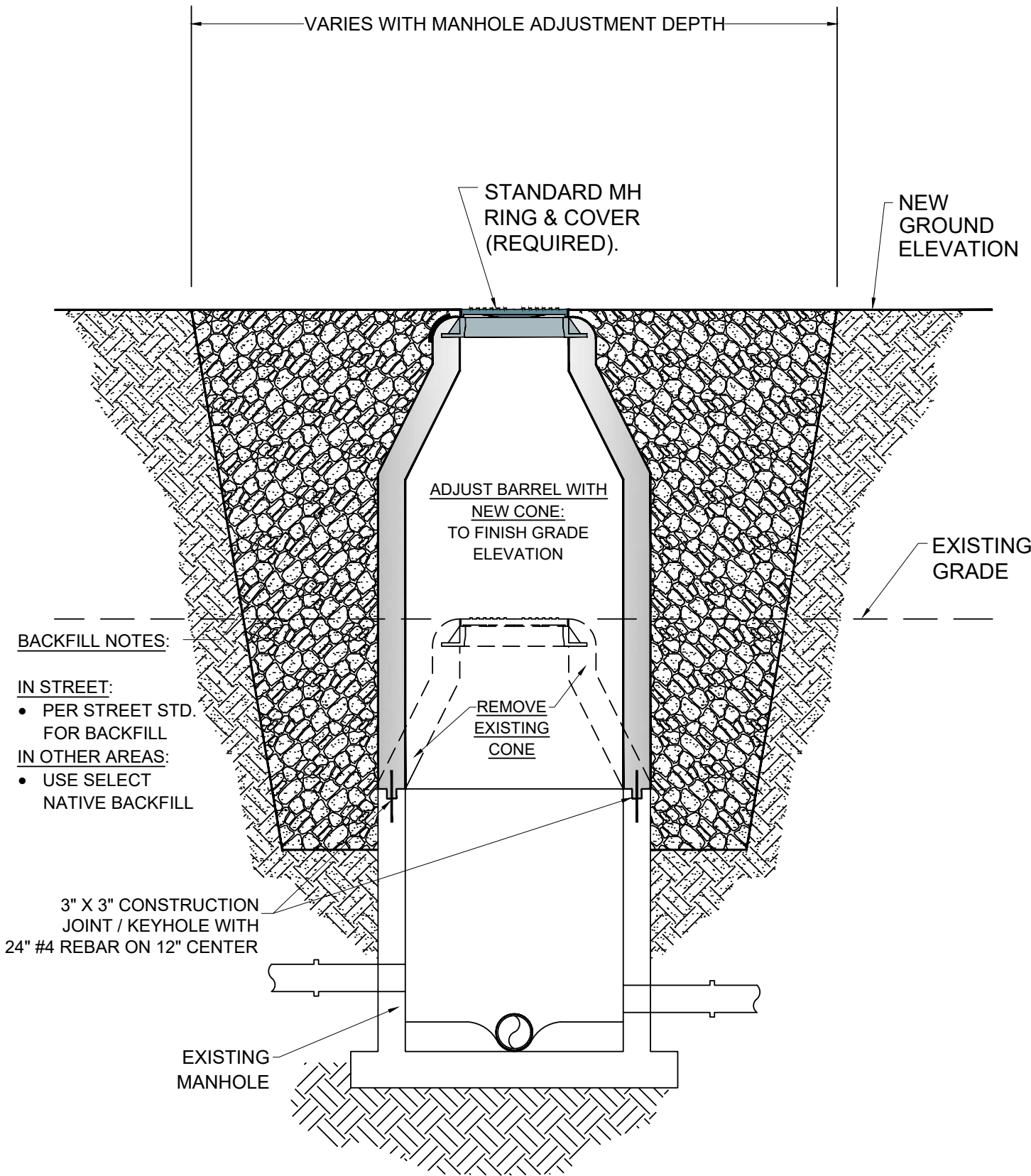
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE
RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE
ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09



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SAN. SEWER
DETAILS



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REVISIONS:
Adopted by City Council 06/22/2021
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NOTES:

DRAWN BY: JI DATE: 03/16/2021
APPROVED BY: PN DATE: 03/16/2021
SHEET NUMBER: 2 OF 2

480 V / 3 PHASE



230 V / SINGLE PHASE



*ACTUAL SITE LAYOUT MAY VARY

LIFT STATION DETAILS: LS03

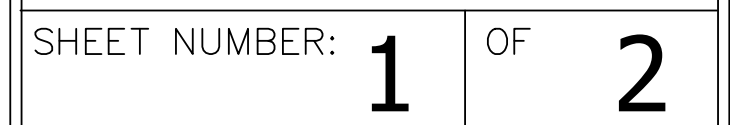
NON-CLOG PUMPS 5 HP AND UP



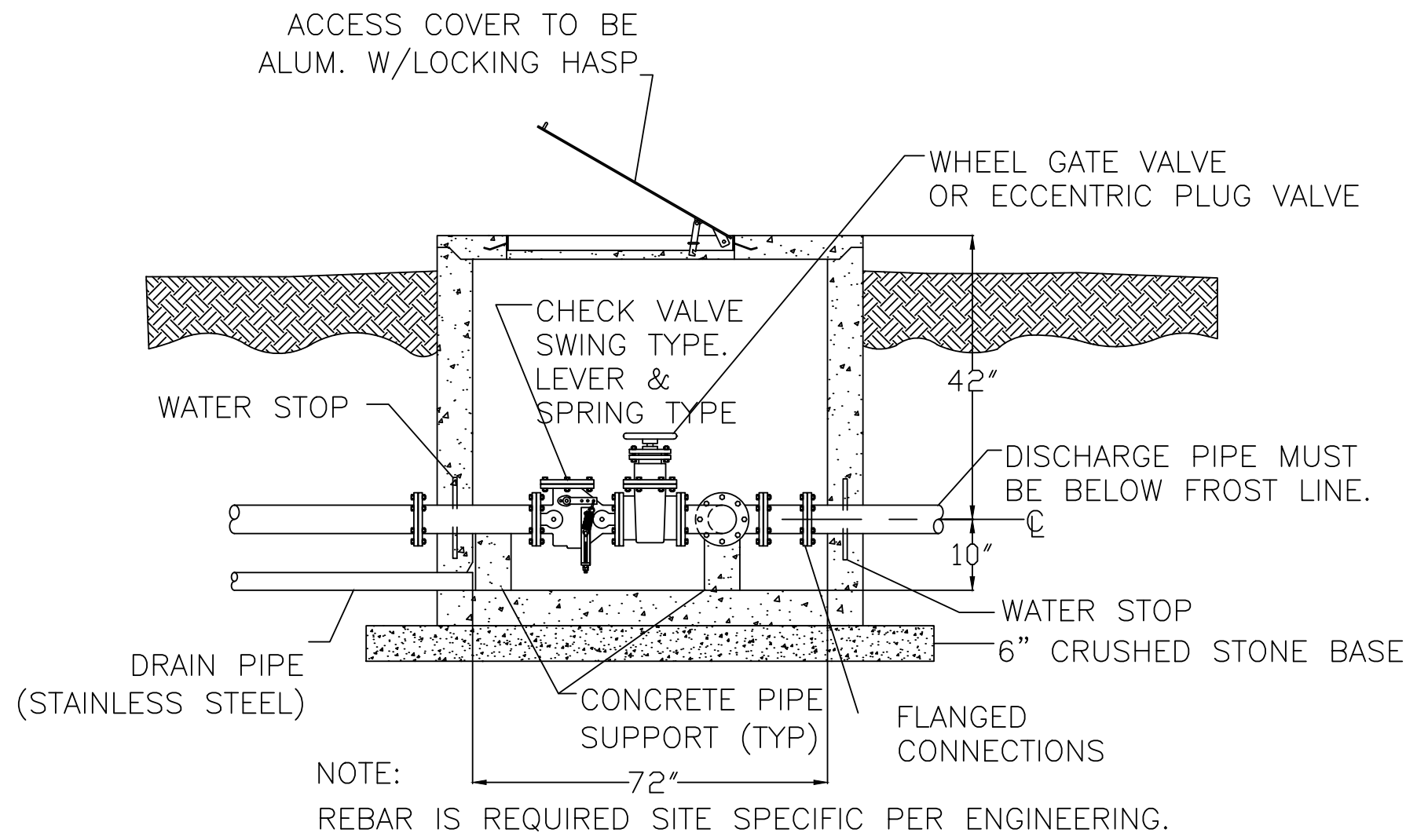
GRINDER PUMPS 5 HP AND LESS



TOP SLAB REINFORCEMENT DETAIL

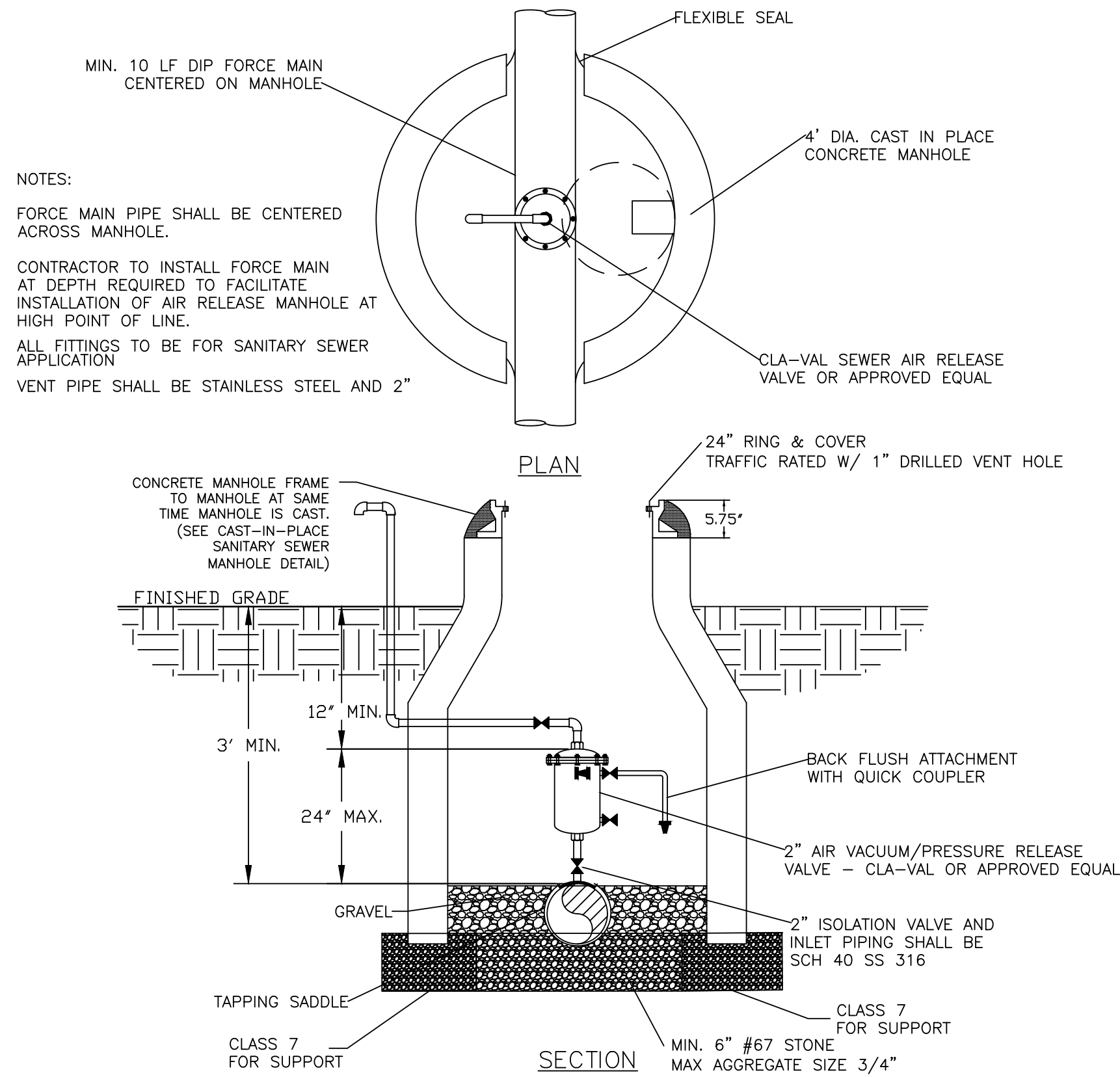


LIFT STATION VALVE VAULT DETAIL



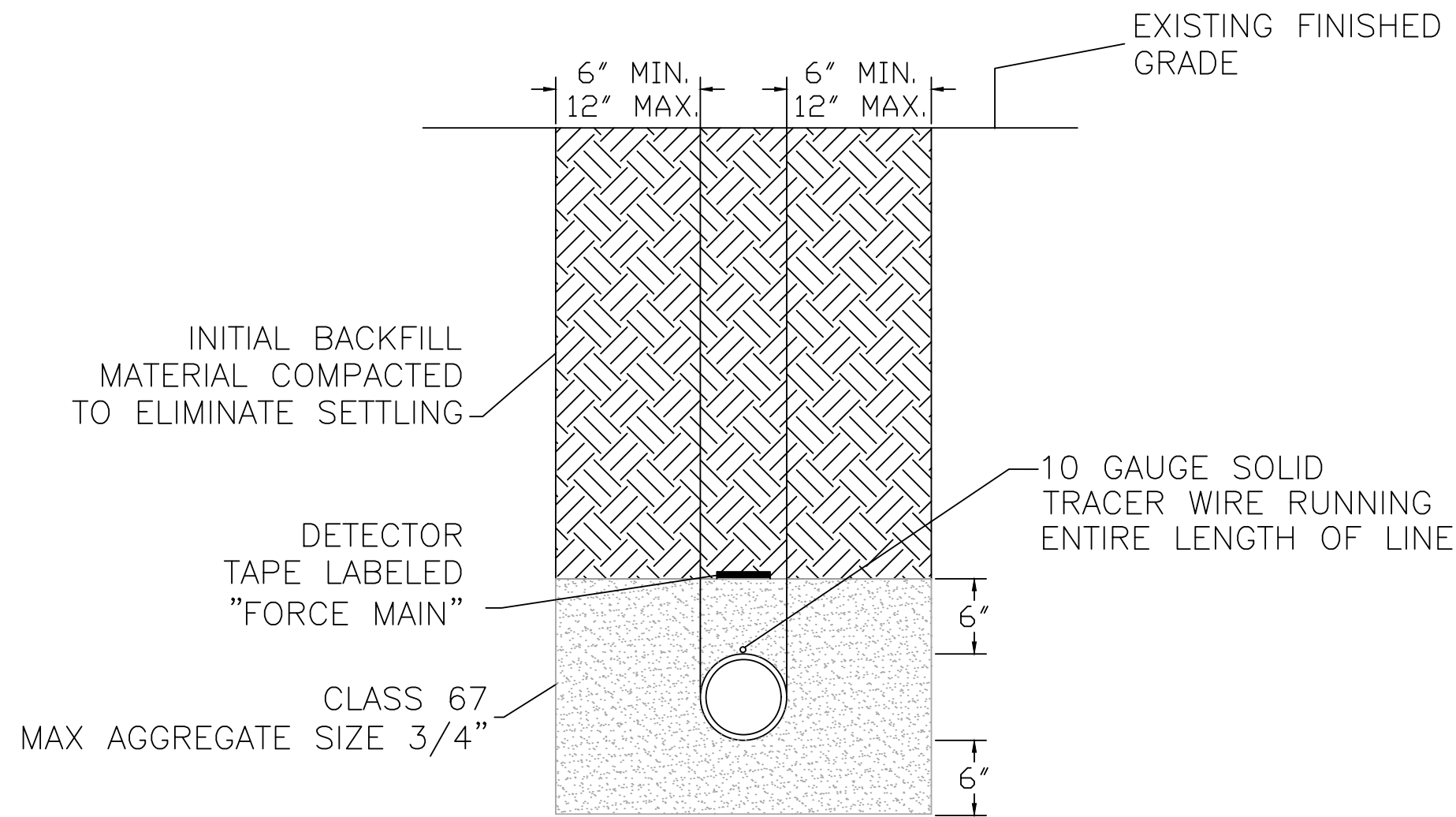
LIFT STATION DETAILS: LS07

AIR VACUUM/RELEASE
MANHOLE FOR FORCE MAIN



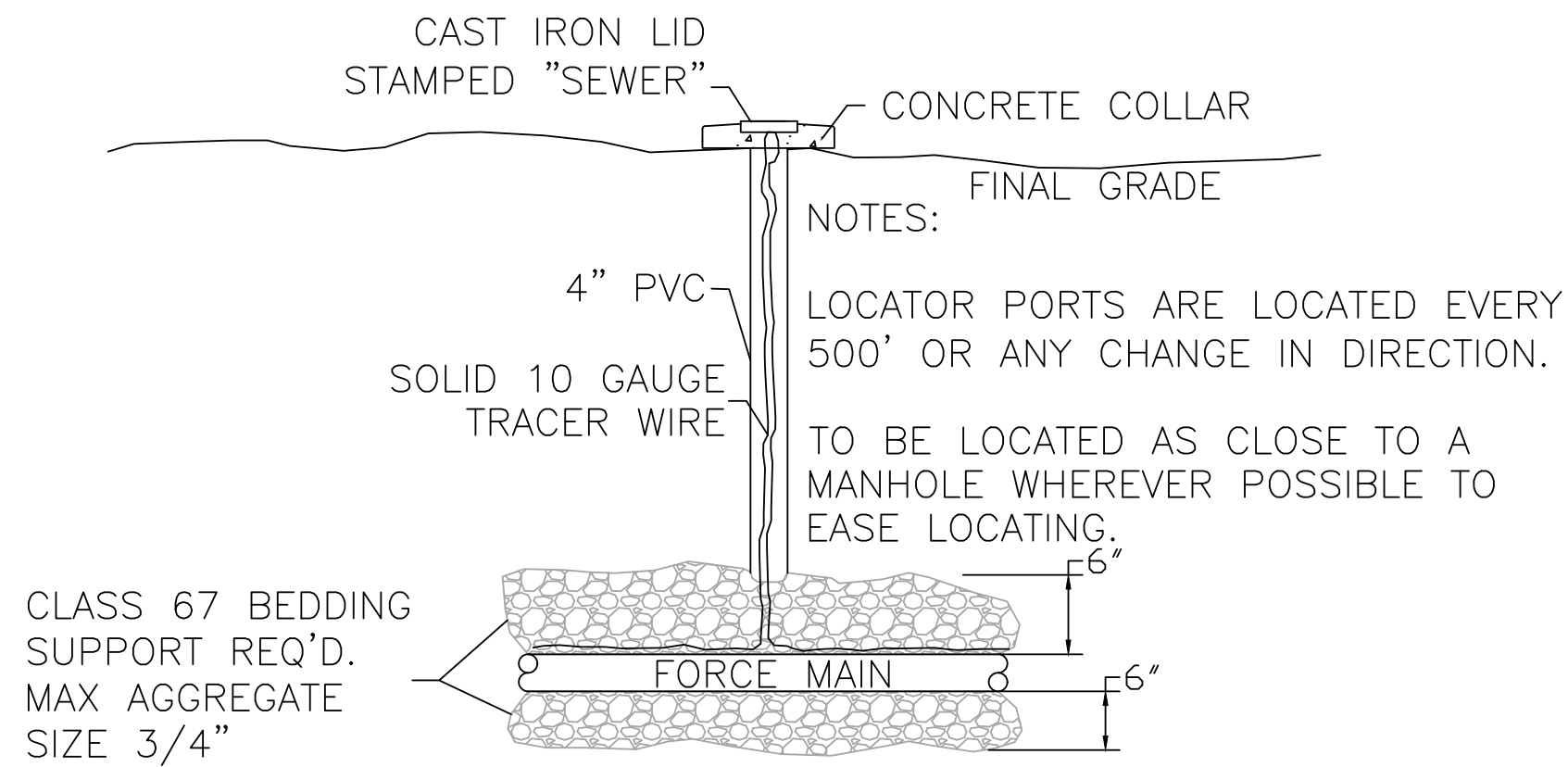
LIFT STATION DETAILS: LS08

TYPICAL BEDDING DETAIL
FOR FORCE MAIN



LIFT STATION DETAILS: LS09

TRACER WIRE PORT



LIFT STATION DETAILS: LS10



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LIFT STATION
DETAILS



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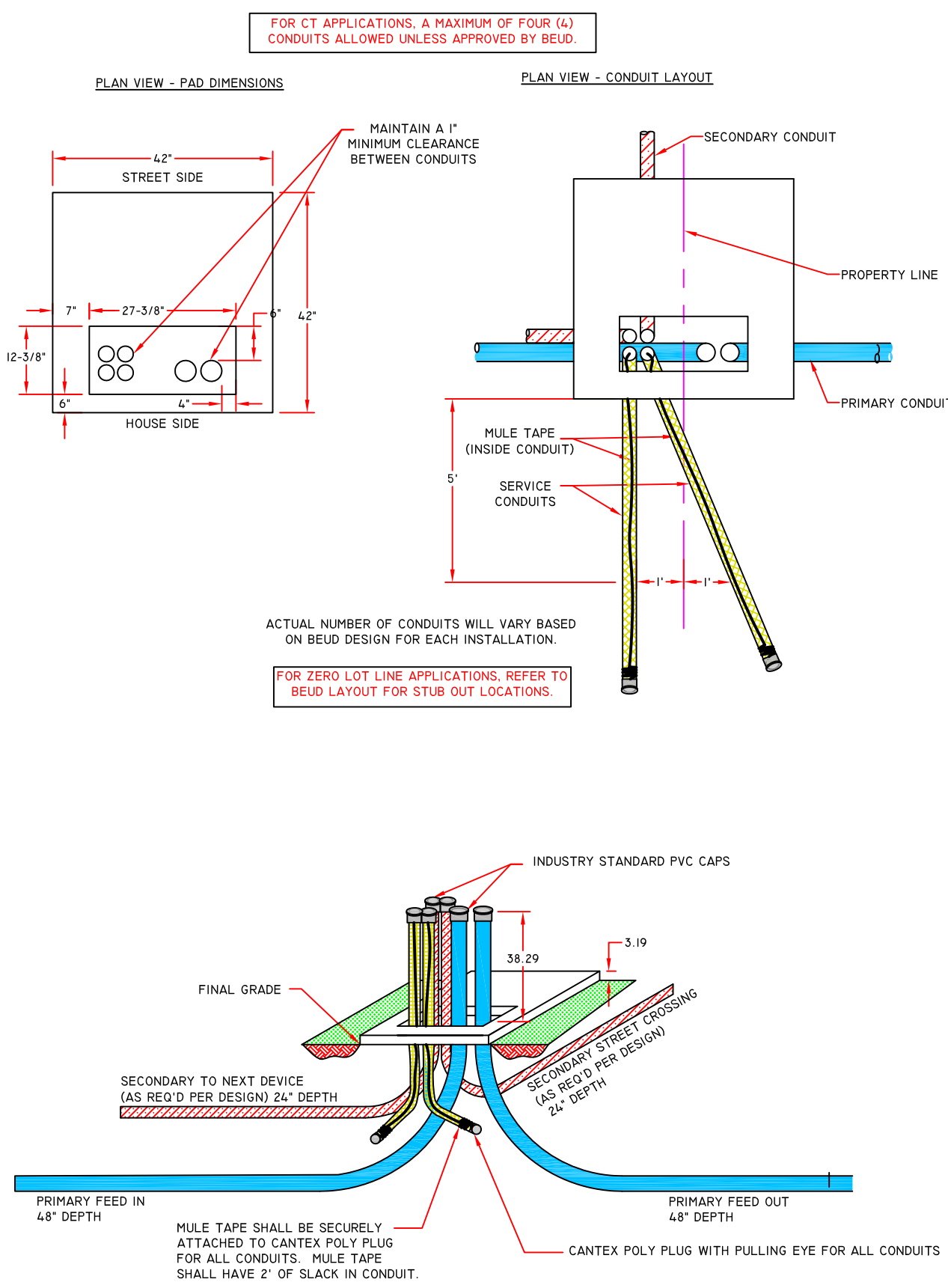
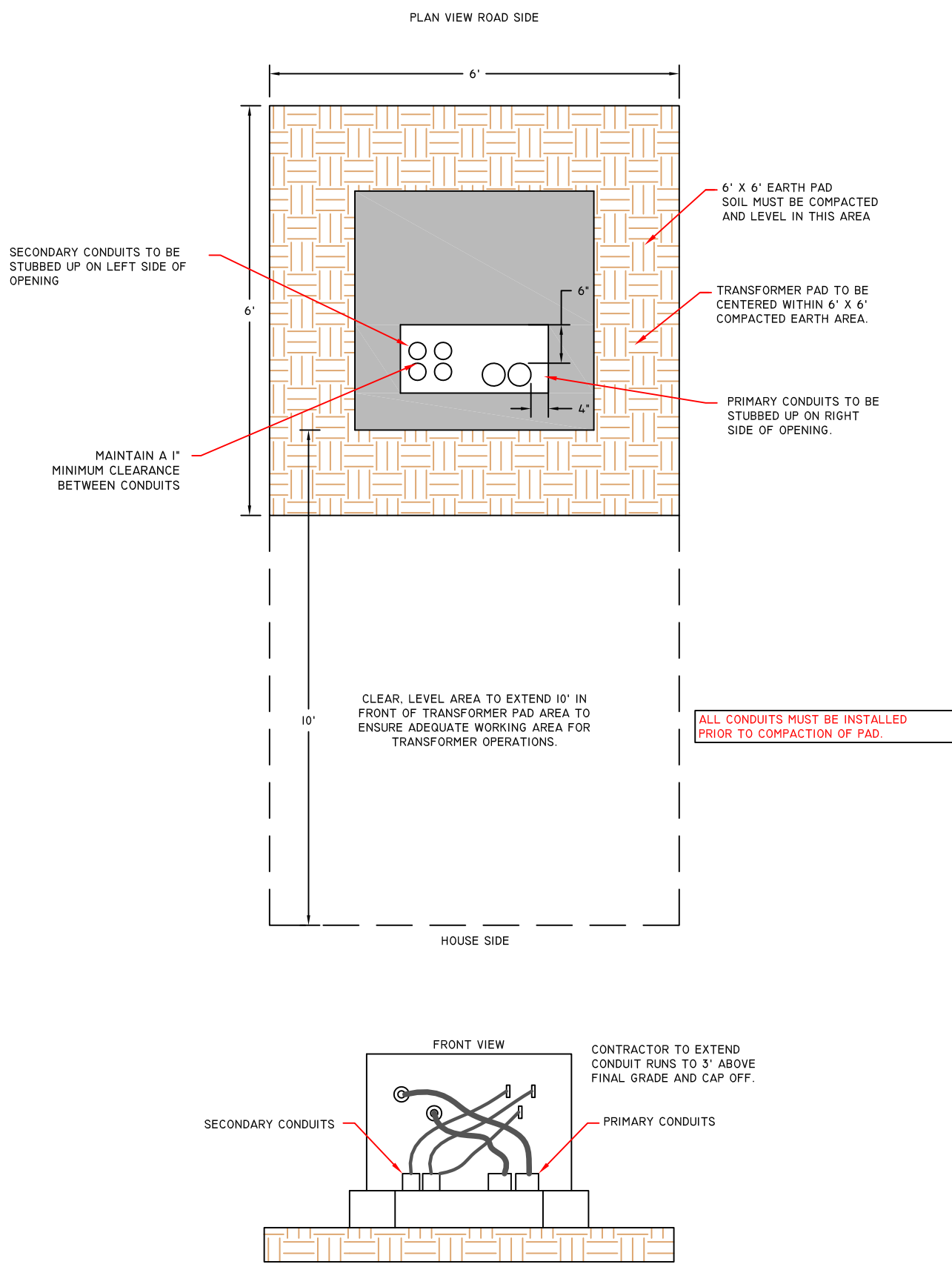
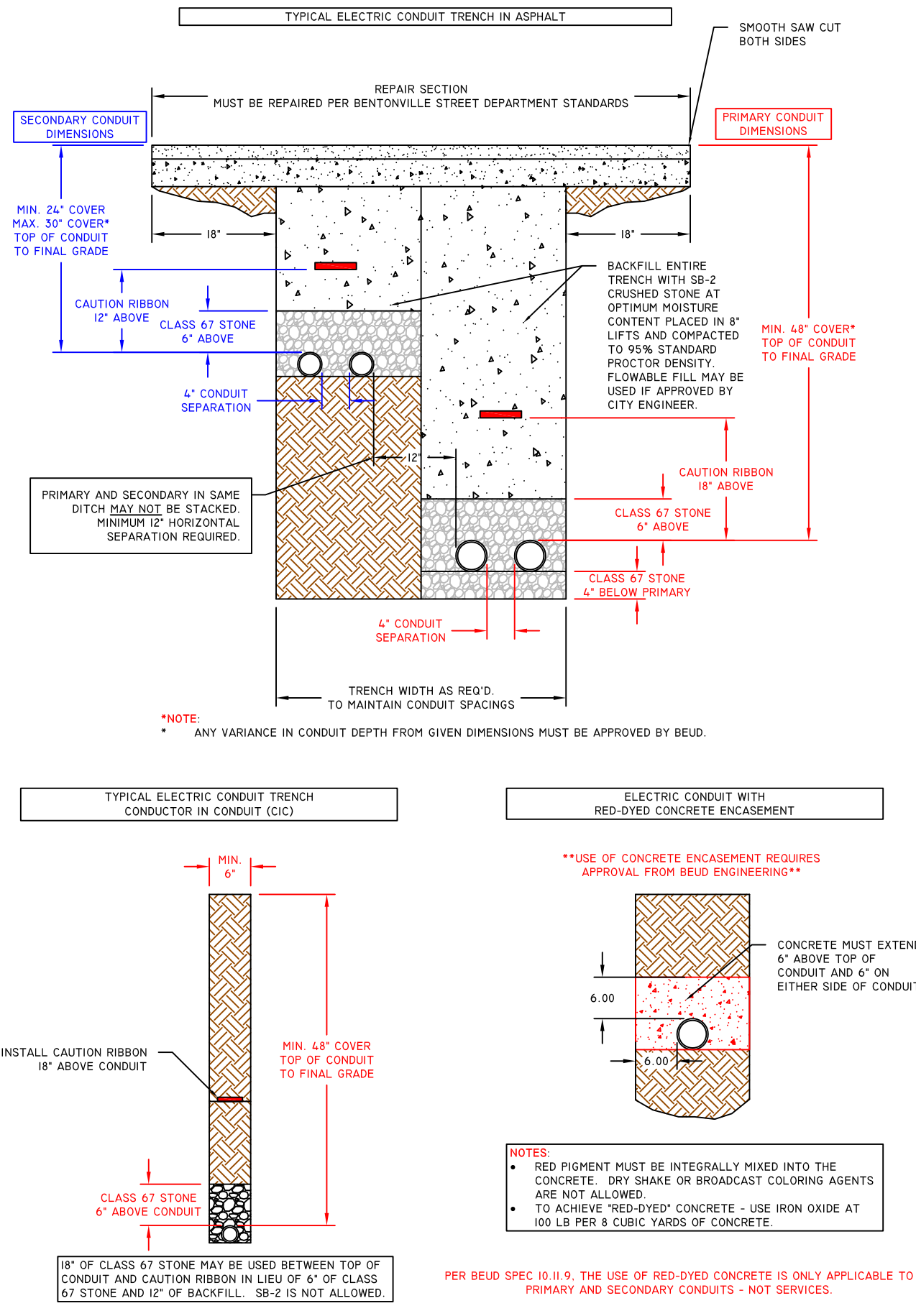
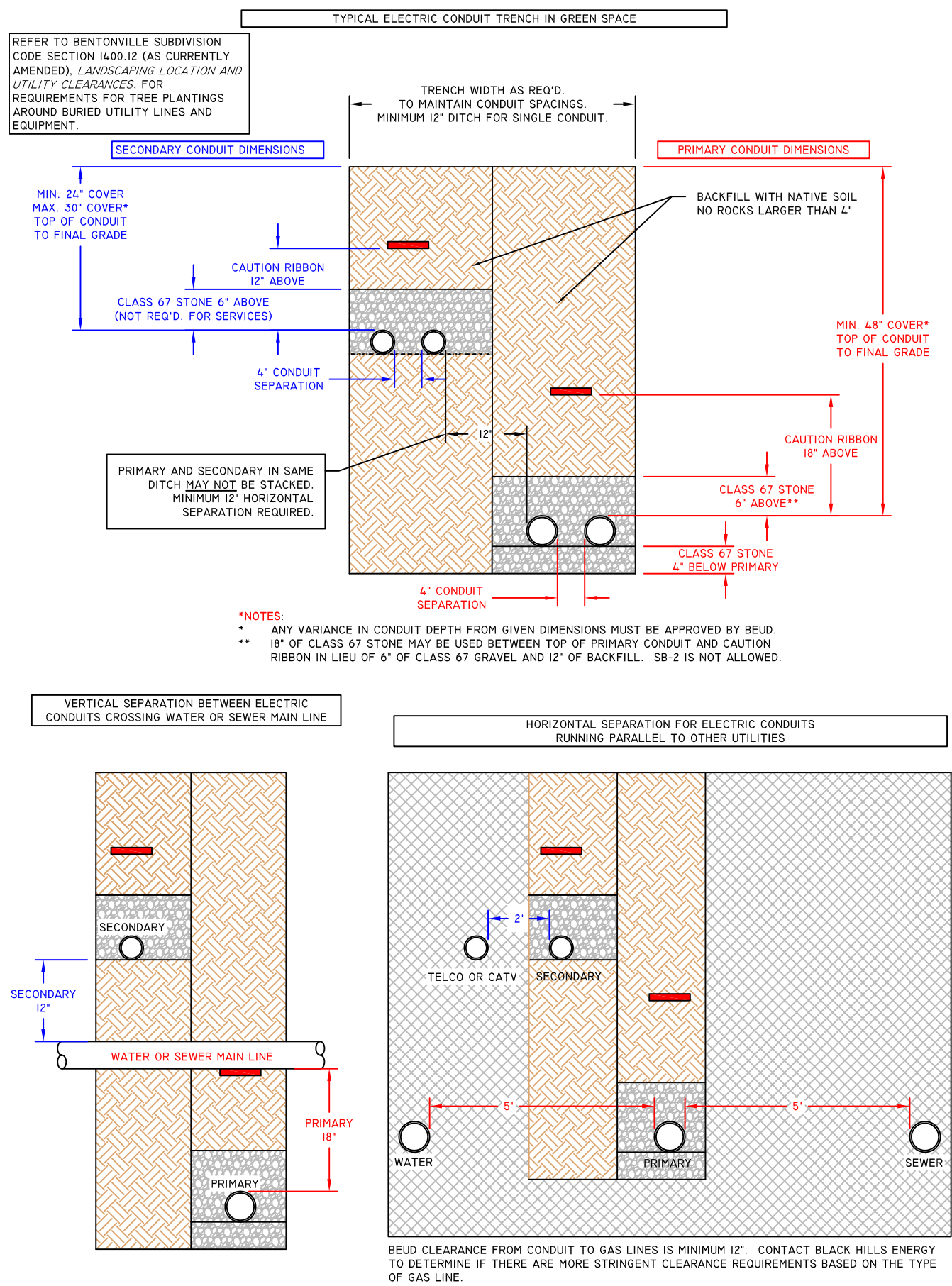
Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 2 OF 2

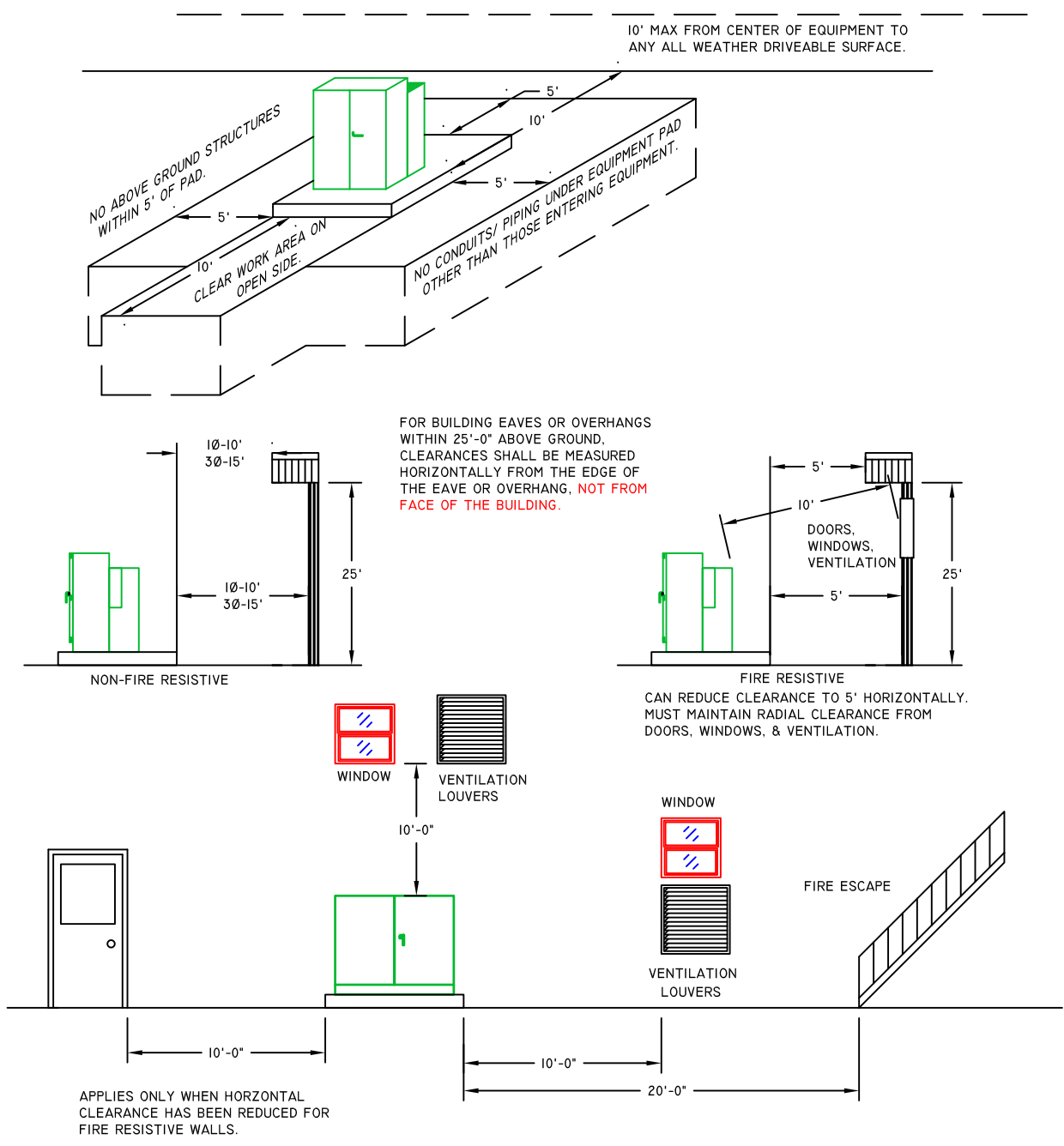
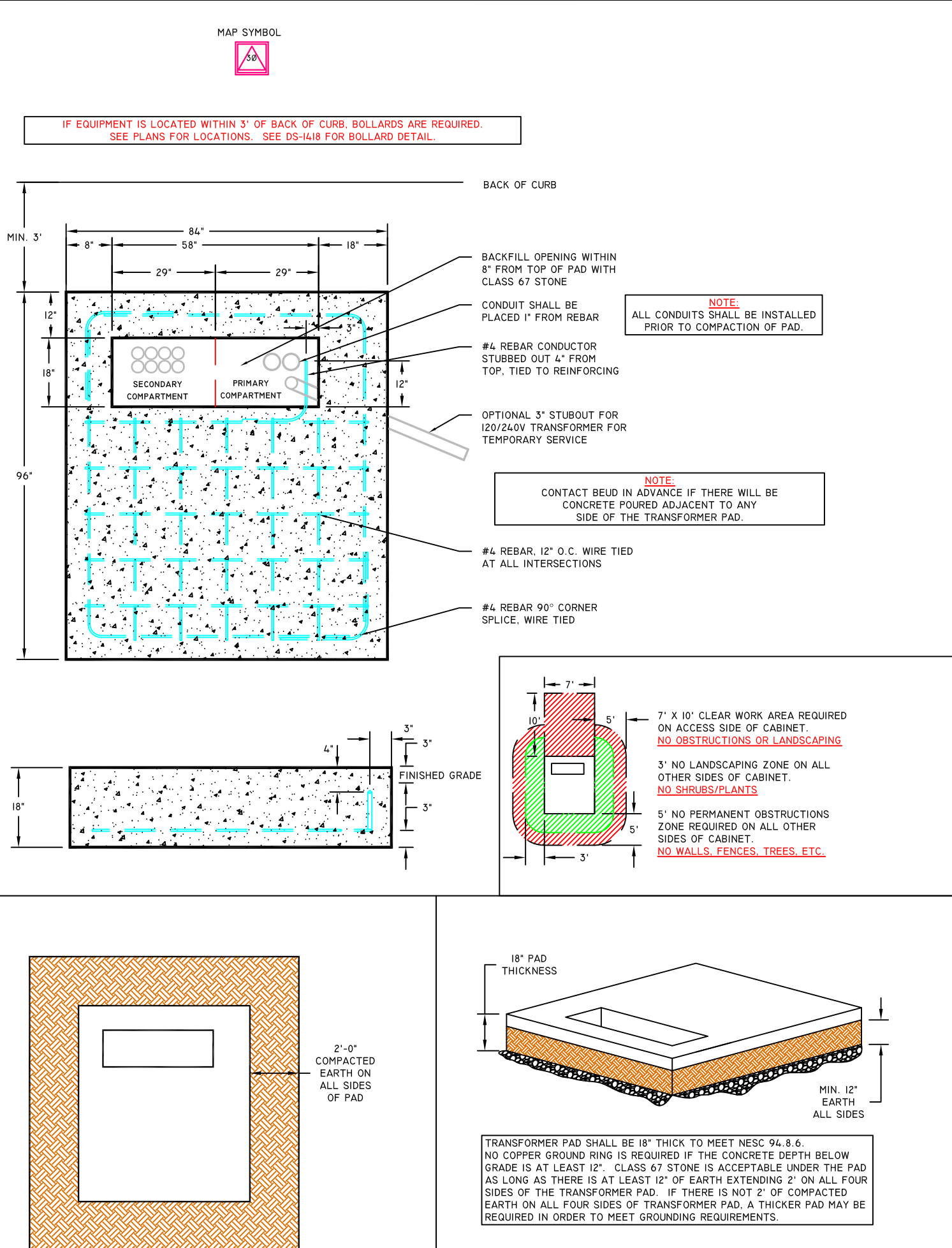
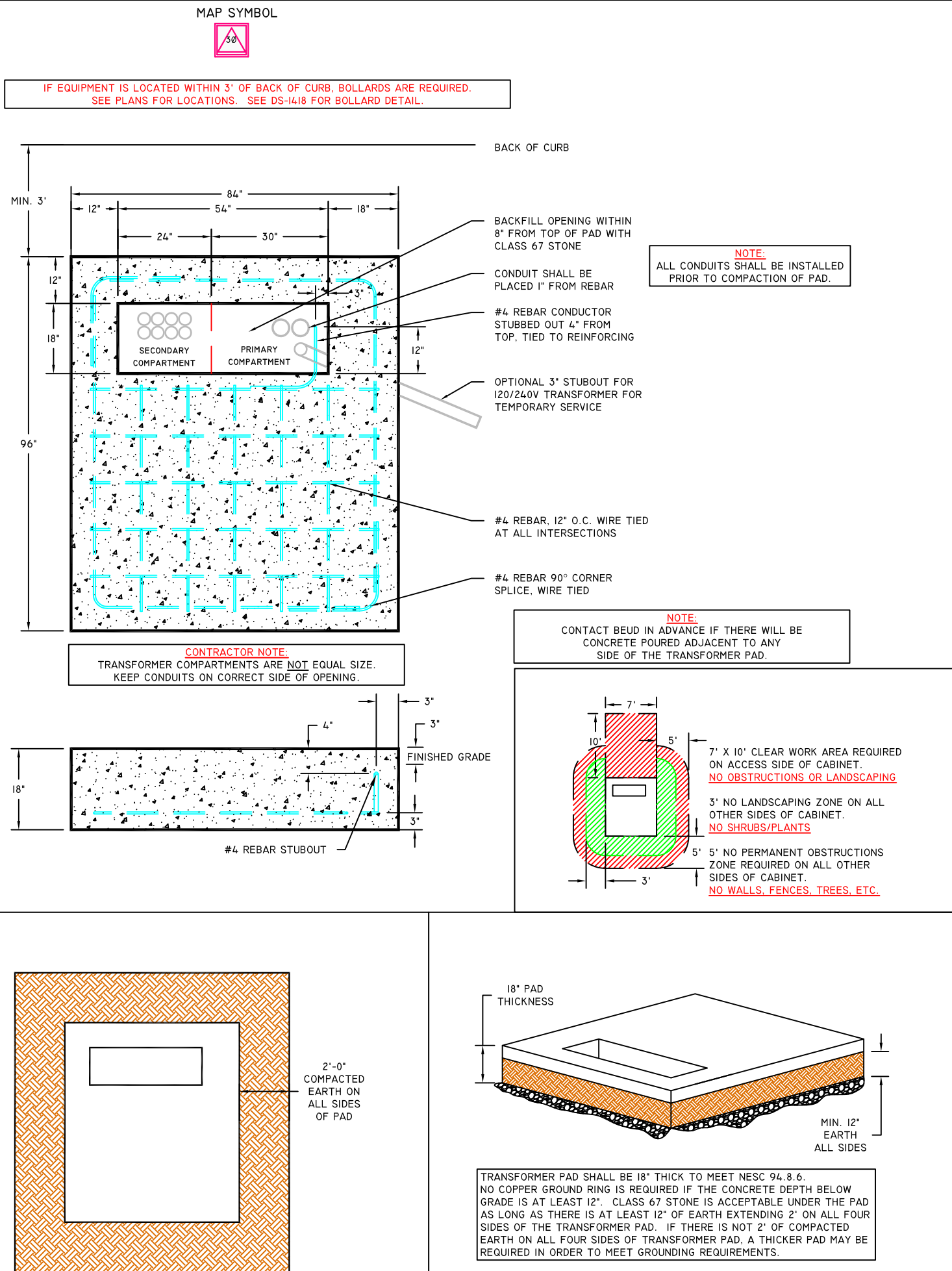
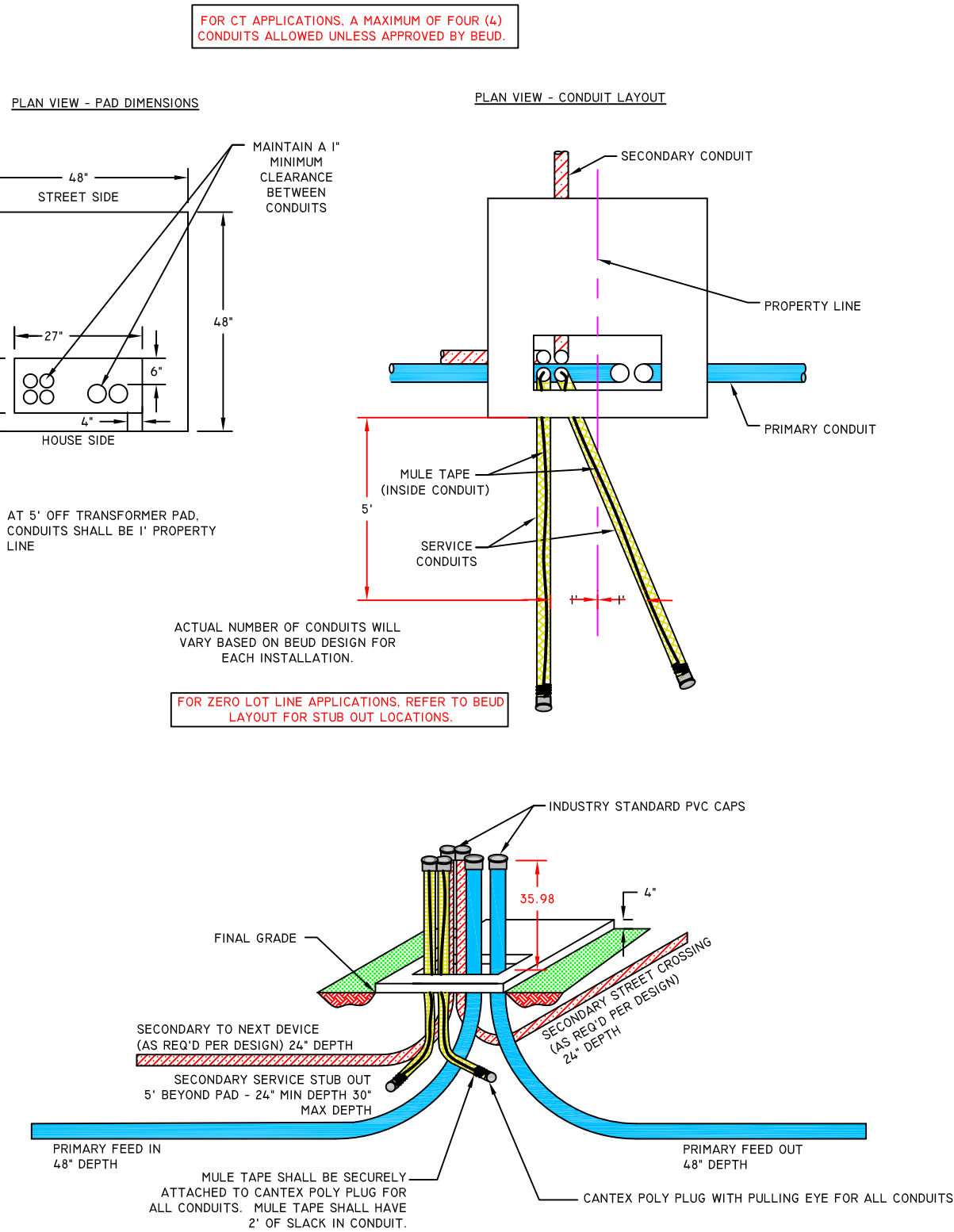


DS-I403 ELECTRIC TRENCH DETAILS SHEET 1

DS-I404 ELECTRIC TRENCH DETAILS SHEET 2

DS-I405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS

DS-I406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA



- NOTES:**
1. FIRE RESISTIVE WALLS ARE CONSIDERED TO BE BRICK AND MASONRY STRUCTURES AS DEFINED BY LATEST REVISION OF FIRE CODE.
 2. LIQUID FLOW OF AREA SURROUNDING TRANSFORMER SHOULD BE AWAY FROM BUILDING.
 3. CLEARANCES ARE MEASURED FROM PAD EDGE TO BUILDING WALL, OPENING, OVERHANG, OR FIRE ESCAPE.
 4. TRANSFORMERS SHALL NOT OBSTRUCT THE FIRE LANE.
 5. IT IS THE OWNER'S RESPONSIBILITY TO COMPLY WITH ANY INSURANCE REGULATIONS AFFECTING THE PREMISES.
 6. SEE DS-I09 FOR LANDSCAPE SEPARATION REQUIREMENTS.

DS-I407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER

DS-I408 THREE PHASE TRANSFORMER PAD 45-1000 kVA

DS-I409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA

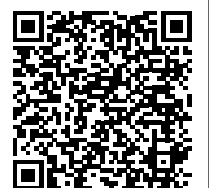
DS-I410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT



608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
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ELECTRIC LAYOUT

REVISION	DATE	BY	DESCRIPTION
1	06/07/2014	BEUD	REVISION
2	06/07/2014	BEUD	REVISION
3	06/07/2014	BEUD	REVISION
4	06/07/2014	BEUD	REVISION



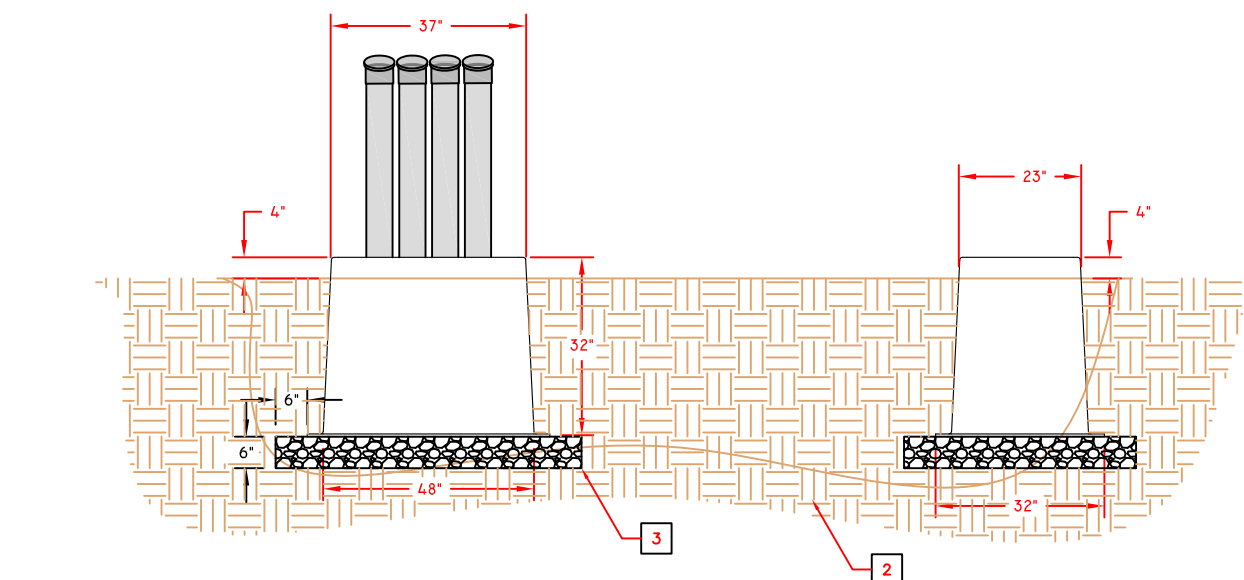
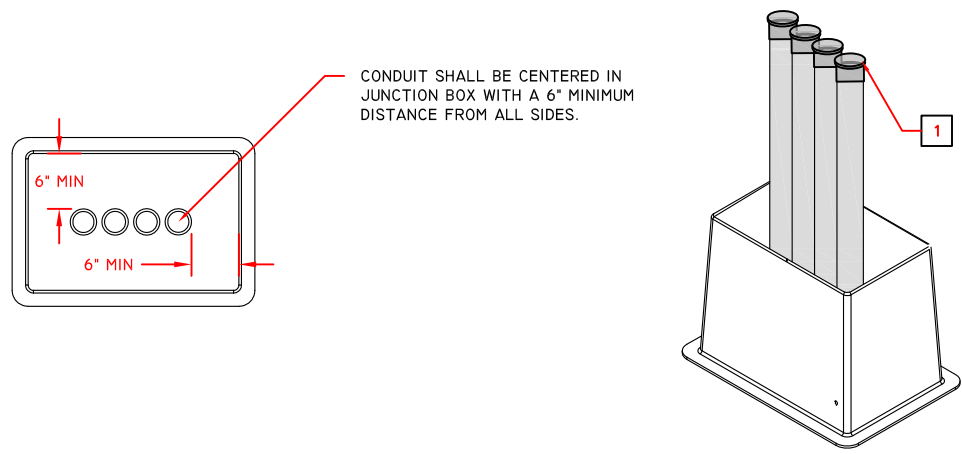
SCAN FOR LATEST REVISION OF BEUD SPECS
www.jinyun.com/BEUDspecs



Know what's below.
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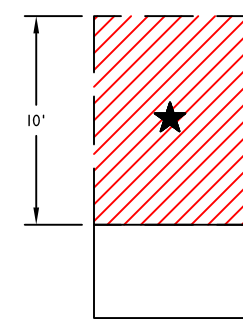
DRAWN: A.H. 06/2019
CHECKED: WDT REV 4
SHEET NUMBER: 1

MAP SYMBOL



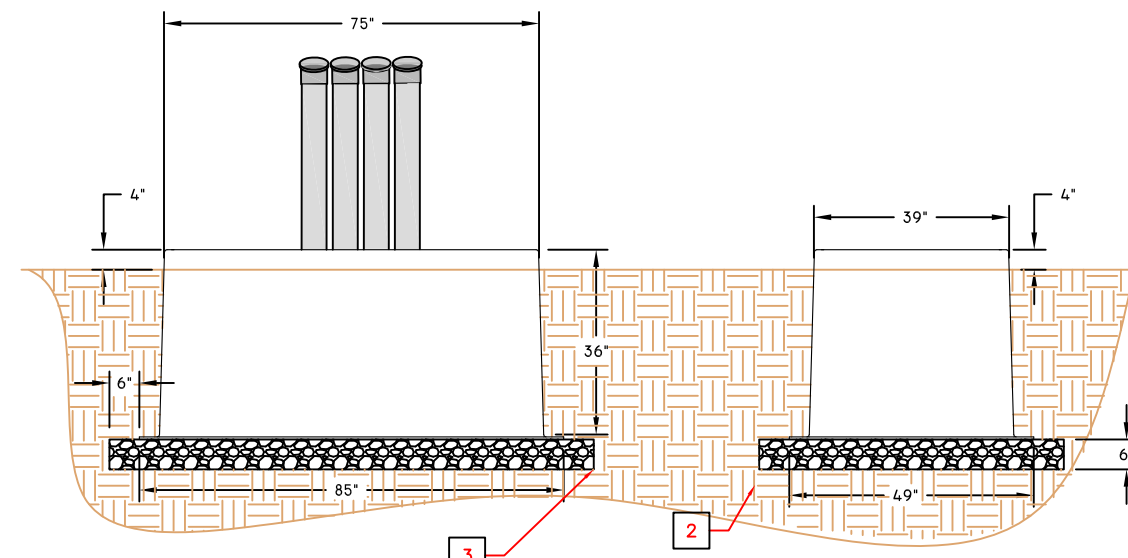
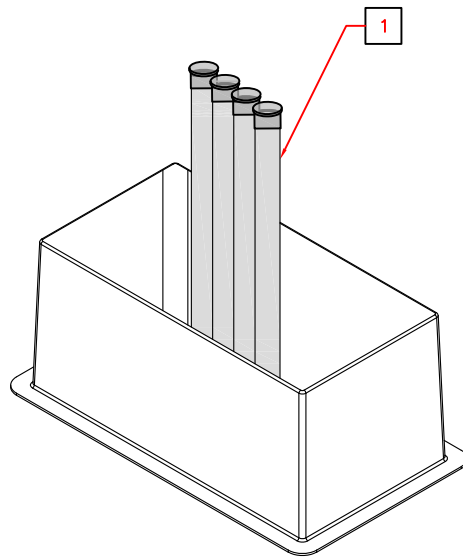
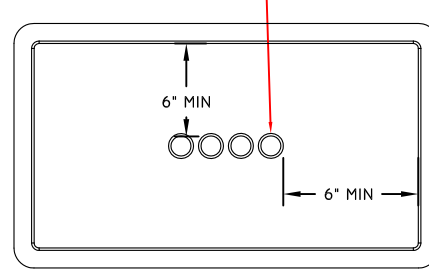
NOTES:

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



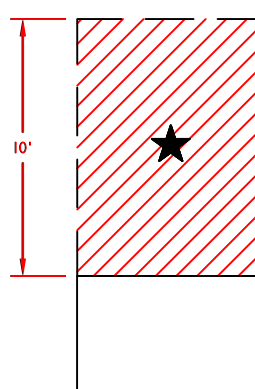
MAP SYMBOL

CONDUIT SHALL BE CENTERED IN JUNCTION BOX WITH A 6" MINIMUM DISTANCE FROM ALL SIDES.

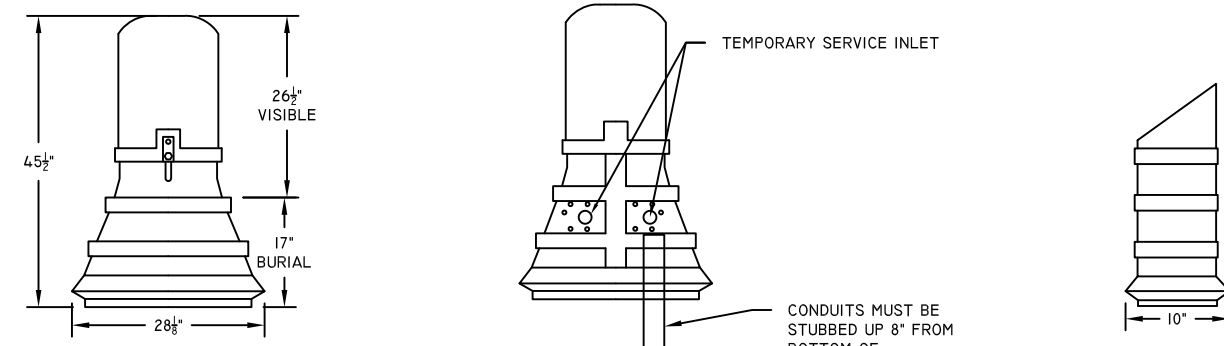


NOTES:

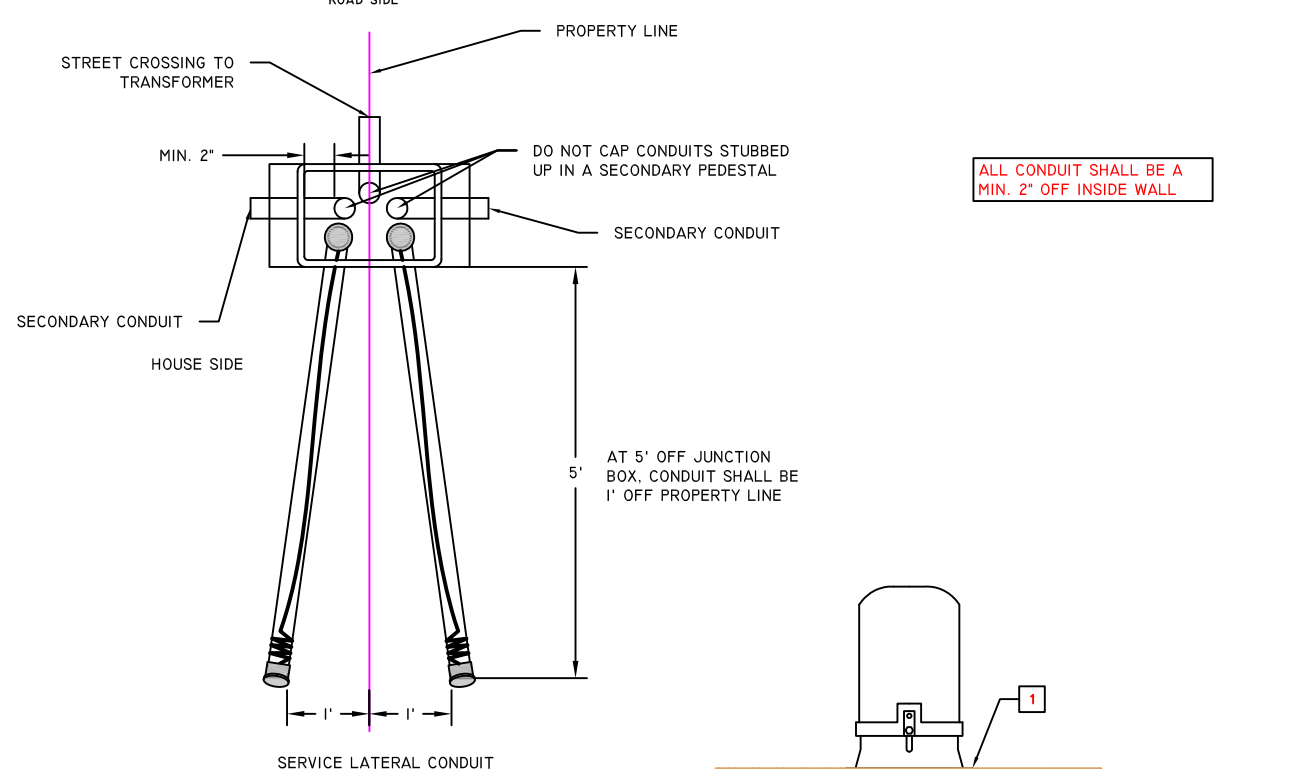
- CONDUITS SHALL BE STUBBED UP AND CAPPED 3" ABOVE TOP OF SLEEVE.
- SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
- 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
- MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED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



MAP SYMBOL



PLAN VIEW- CONDUIT LAYOUT



NOTES:

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

ALL CONDUIT SHALL BE A MIN. 2" OFF INSIDE WALL.

MULE TAPE SHALL BE SECURELY ATTACHED TO CANTER POLY PLUG FOR ALL CONDUITS. MULE TAPE SHALL HAVE 2" OF SLACK INSIDE CONDUIT.

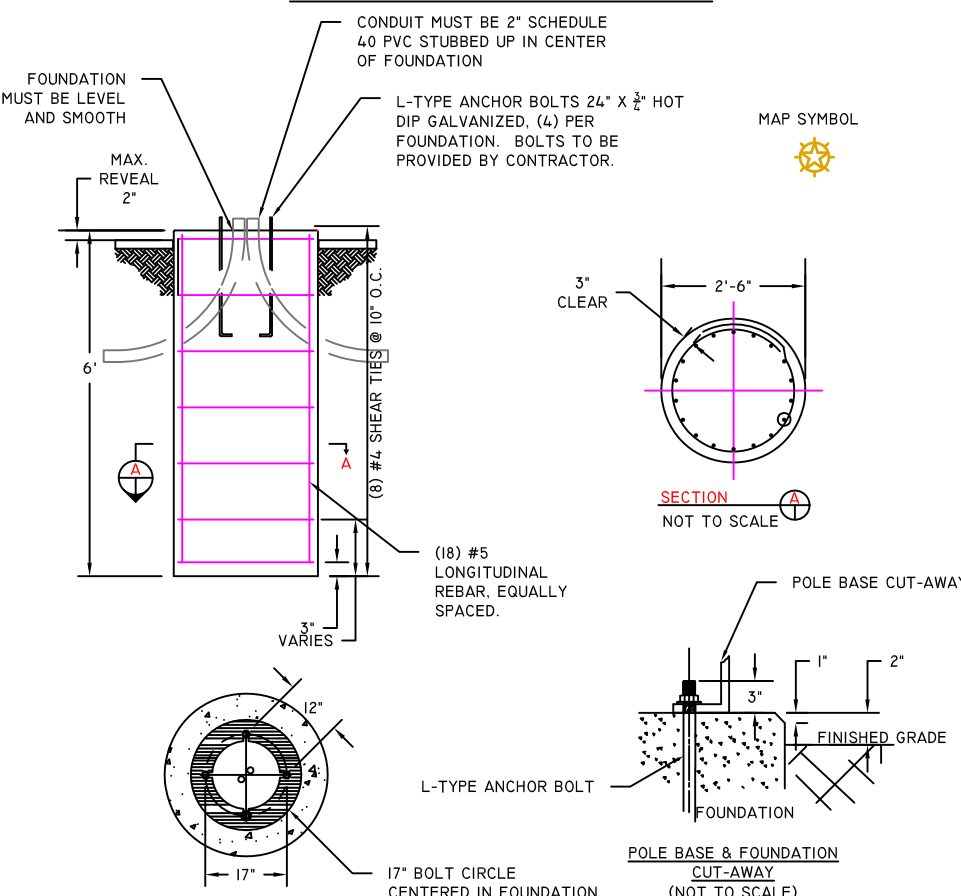
DS-1411 SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE

DS-1412 THREE PHASE 200A PRIMARY JUNCTION BOX SLEEVE

DS-1414 SECONDARY JUNCTION BOX

DS-1415 STREET LIGHT FOUNDATION FOR 12' RESIDENTIAL LIGHTS

DS-1416A - 22' COMMERCIAL LIGHTS



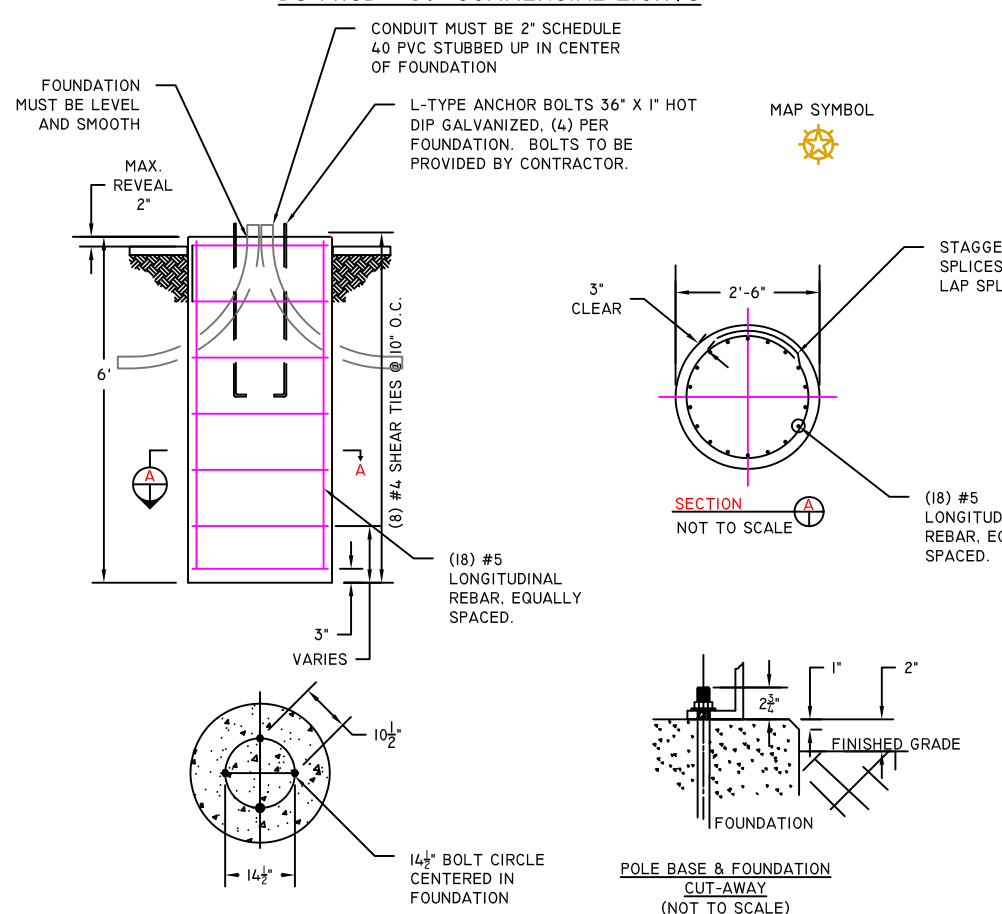
MAP SYMBOL

SECTION NOT TO SCALE

POLE BASE CUT-AWAY

POLE BASE & FOUNDATION CUT-AWAY (NOT TO SCALE)

DS-1416B - 30' COMMERCIAL LIGHTS

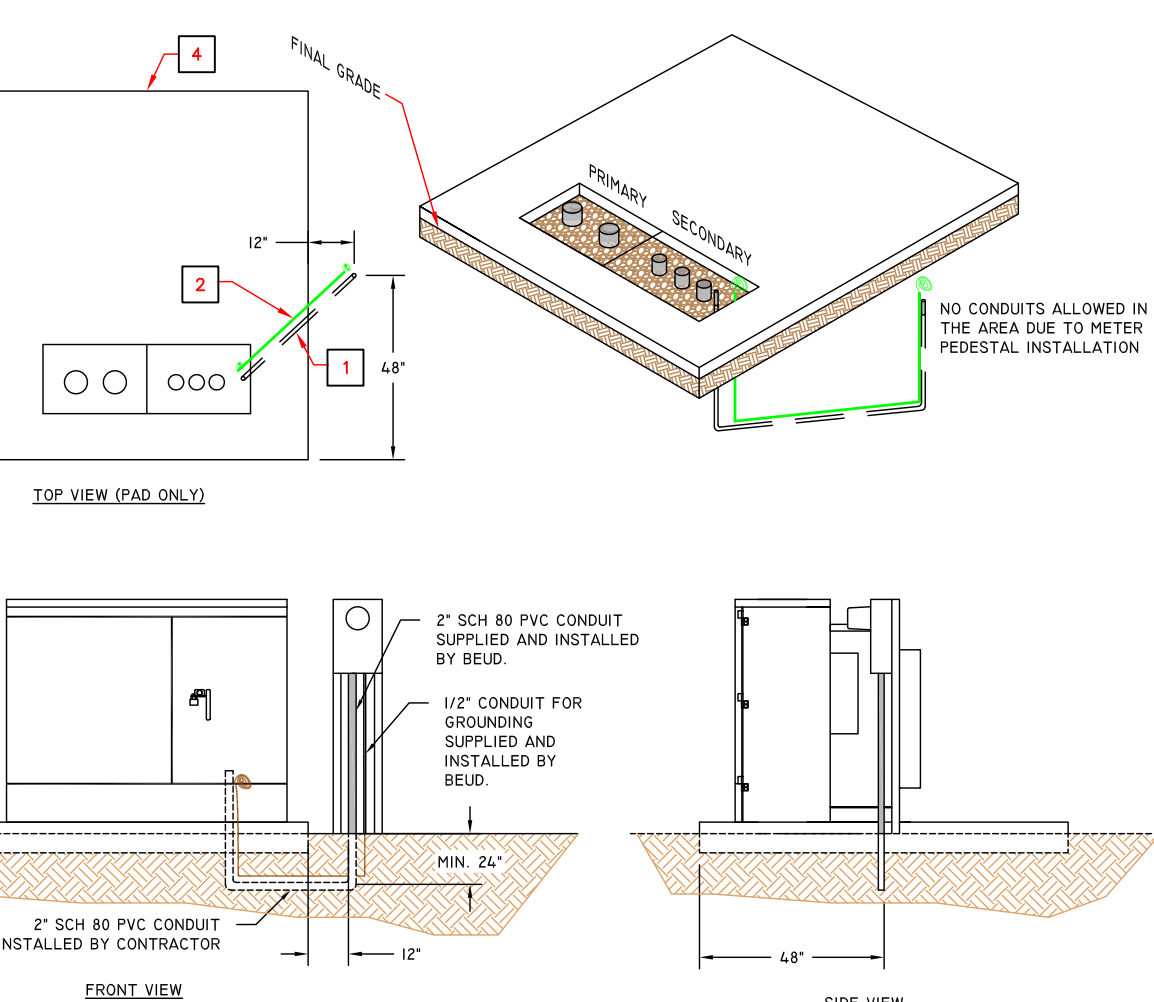


MAP SYMBOL

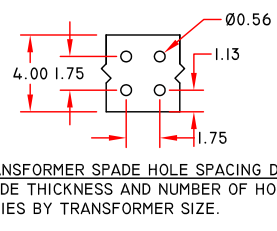
SECTION NOT TO SCALE

POLE BASE CUT-AWAY

POLE BASE & FOUNDATION CUT-AWAY (NOT TO SCALE)



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

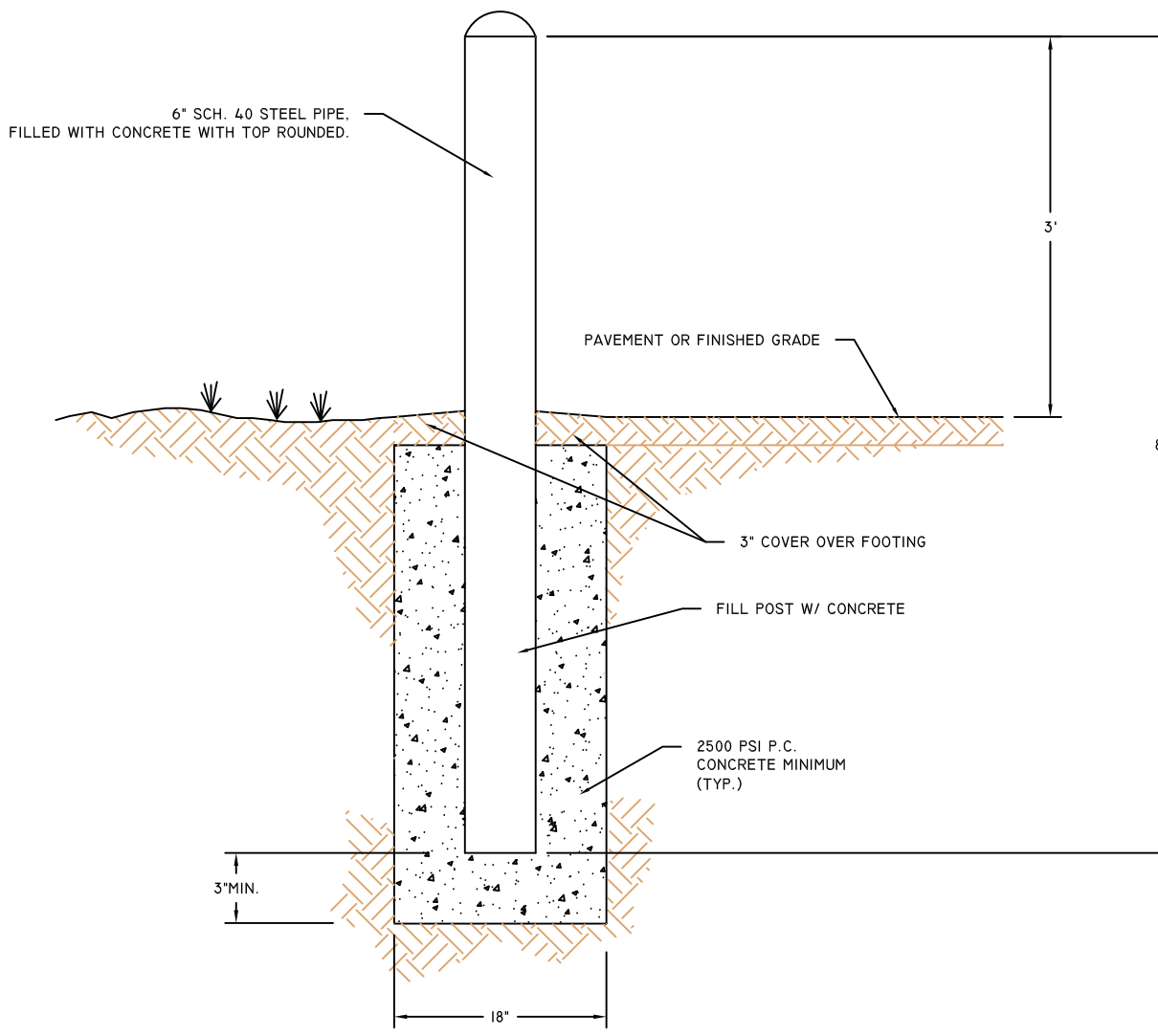


TRANSFORMER SIZE (KVA)	USABLE POSITIONS	SPADE THICKNESS
45	5	0.58"
75	7	0.5"
150-1000	11	0.5"
1500-2000	13	0.5"
2500	13	0.75"

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

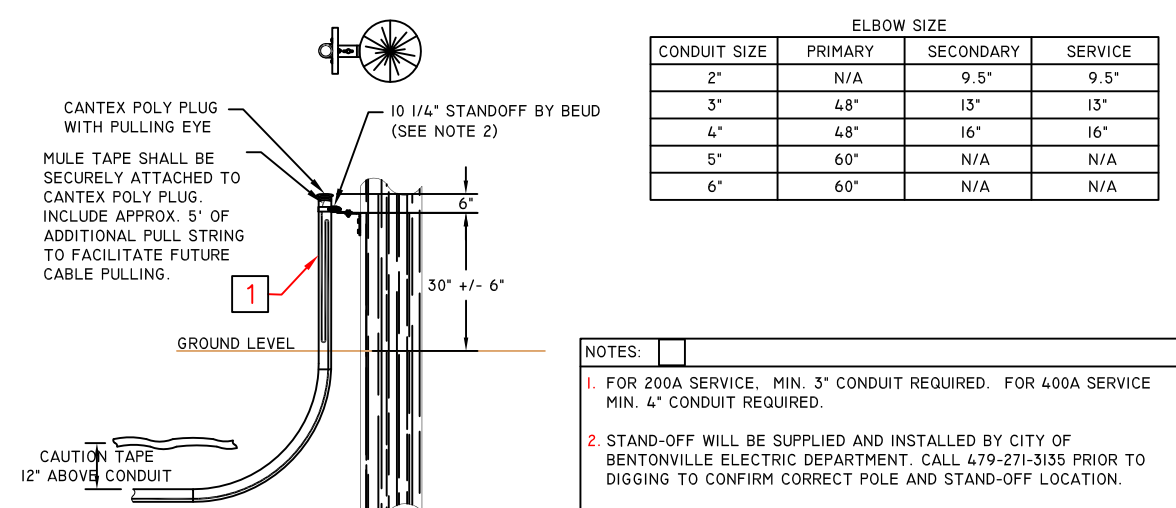
NOTE: IF EQUIPMENT IS 3" OR LESS FROM BACK OF CURB, BOLLARDS ARE REQUIRED. (SEE PLANS FOR LOCATIONS).

ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW



DS-1418 PIPE BOLLARD DETAIL

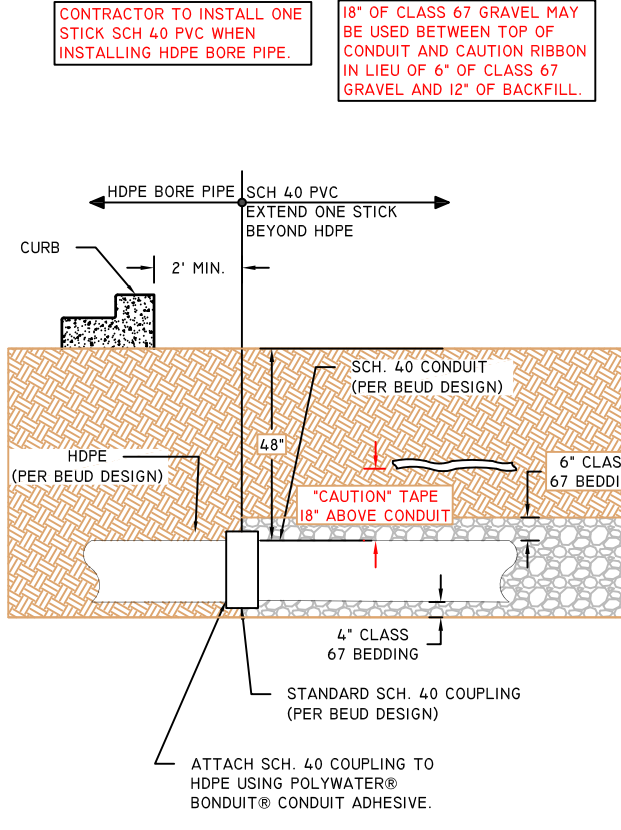
DS-1419A - CONDUIT STANDOFF



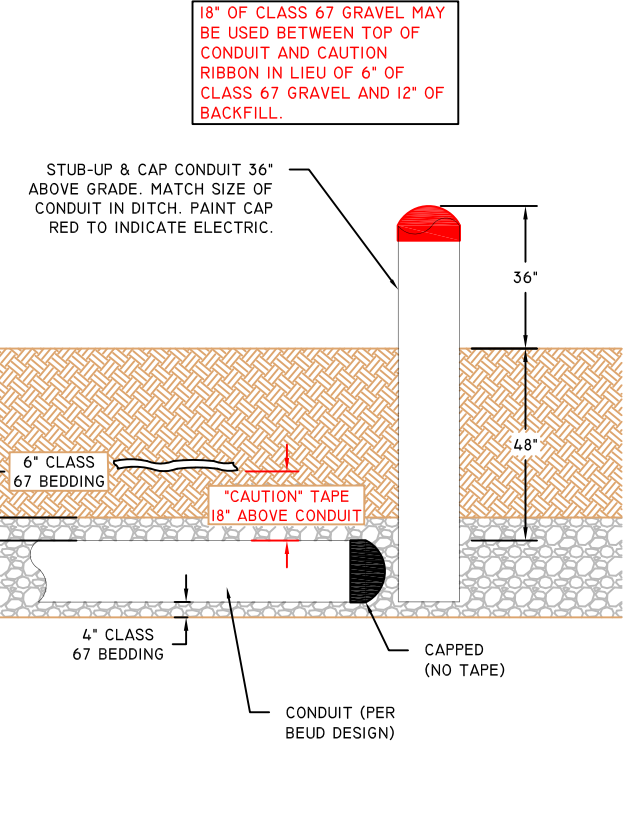
CONDUIT SIZE	PRIMARY	SECONDARY	SERVICE
2"	N/A	9.5'	9.5'
3"	48"	13'	13'
4"	48"	18'	18'
5"	60"	N/A	N/A
6"	60"	N/A	N/A

- NOTES:**
- FOR 200A SERVICE: MIN. 3" CONDUIT REQUIRED. FOR 400A SERVICE MIN. 4" CONDUIT REQUIRED.
 - STAND-OFF WILL BE SUPPLIED AND INSTALLED BY CITY OF BENTONVILLE ELECTRIC DEPARTMENT. CALL 479-271-3335 PRIOR TO DIGGING TO CONFIRM CORRECT POLE AND STAND-OFF LOCATION.

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



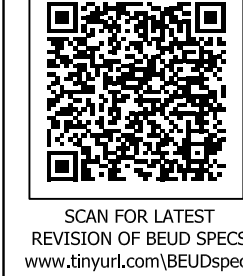
DS-1419C - CONDUIT STUB-UP



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

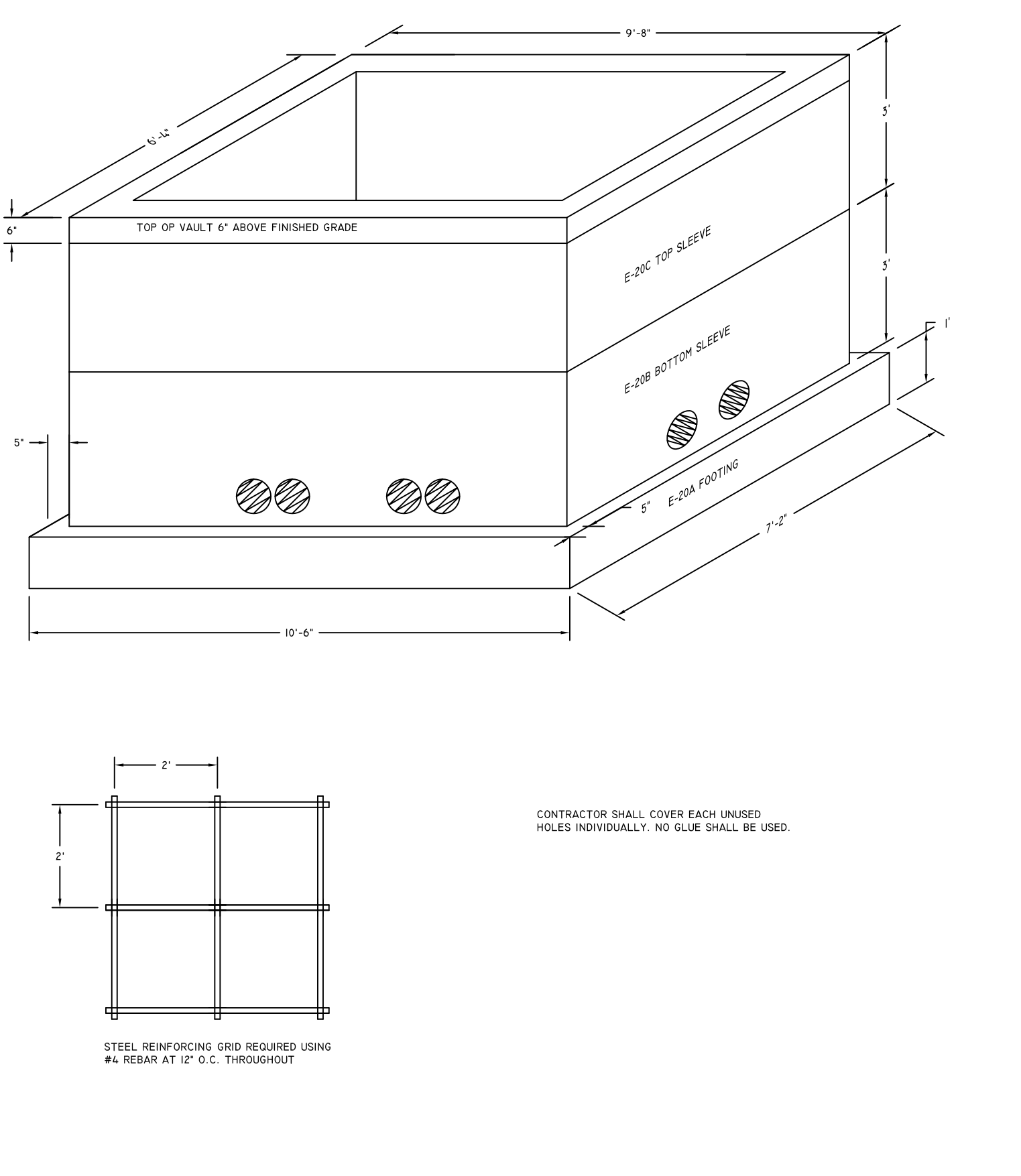
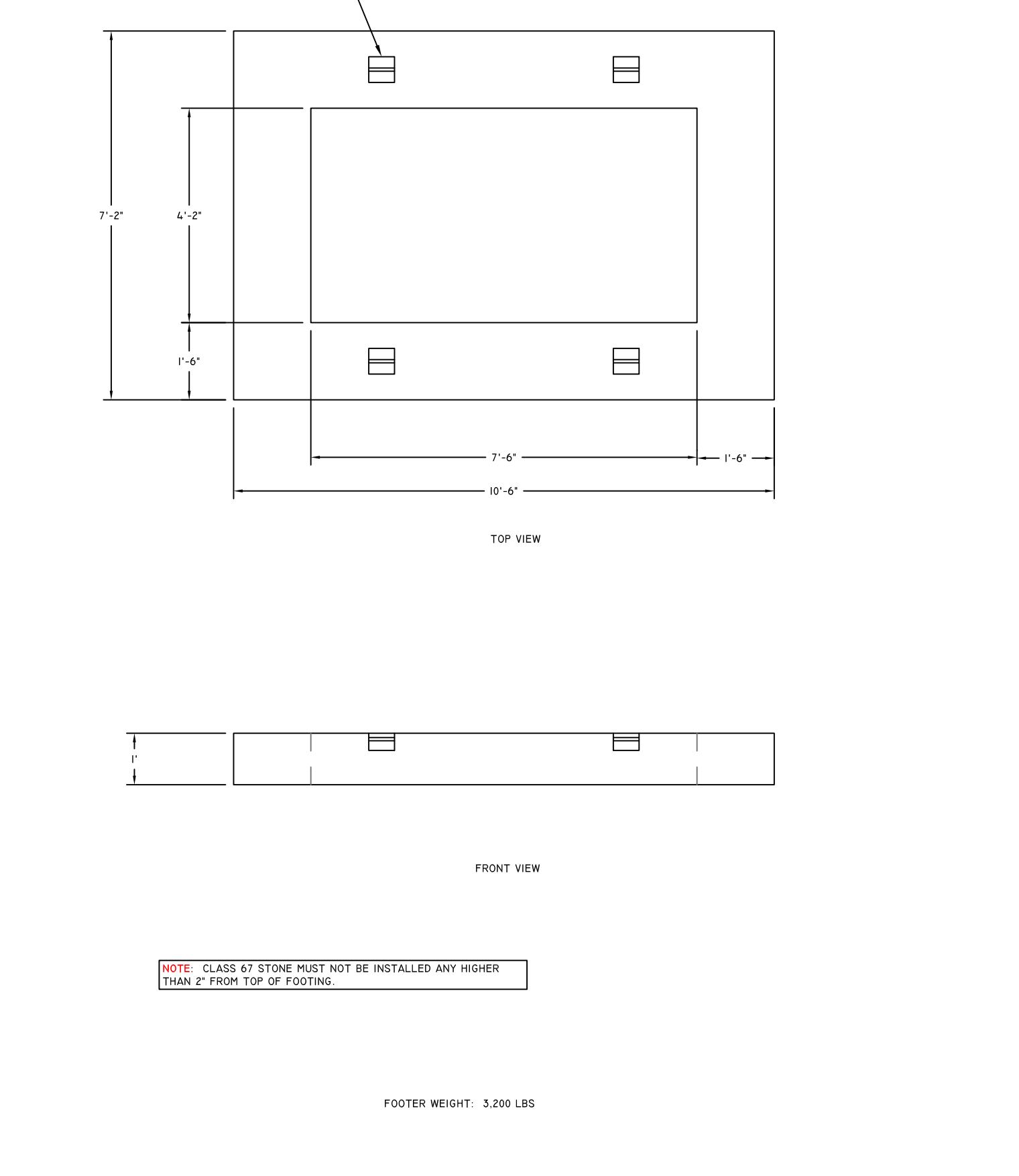
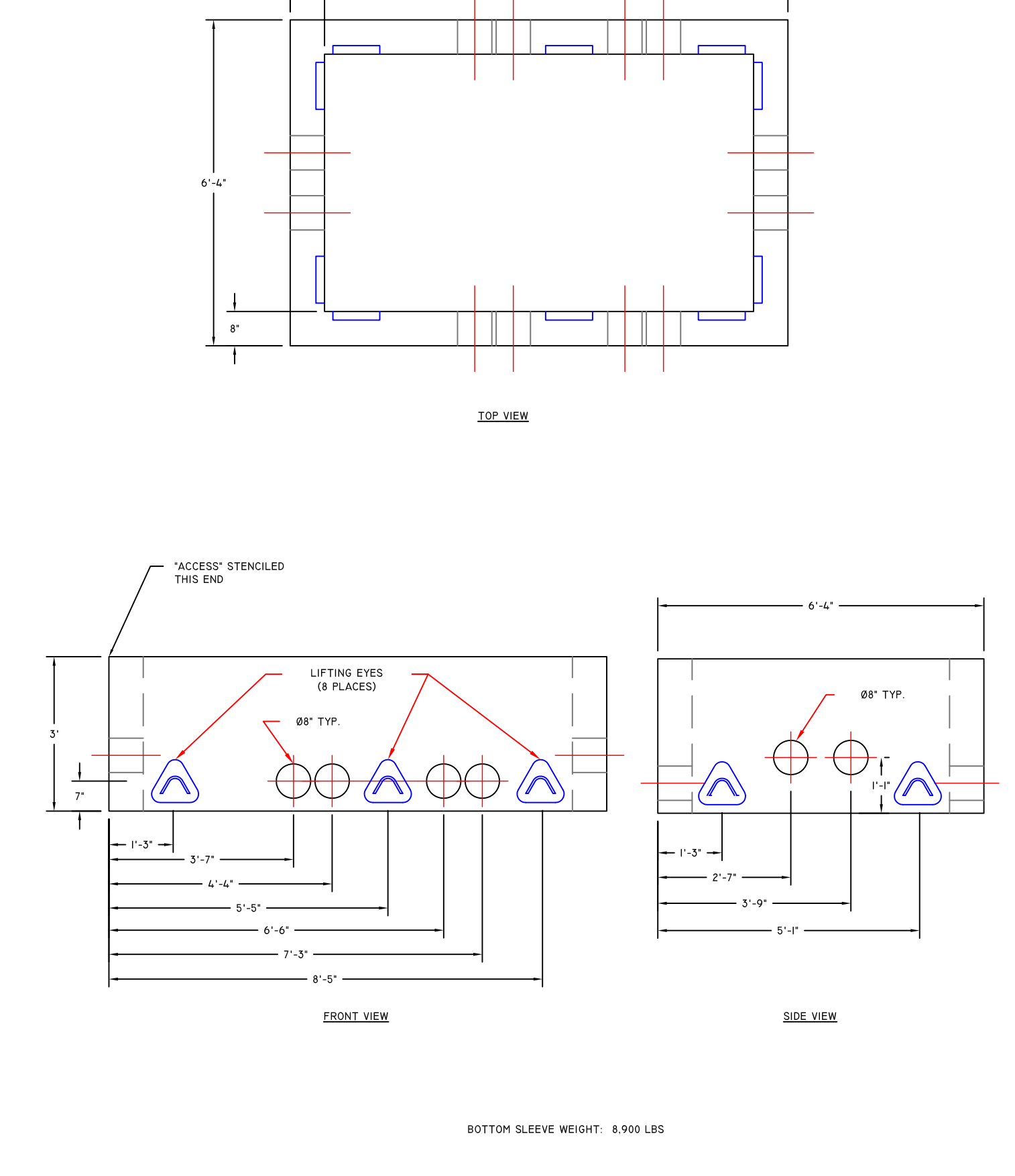
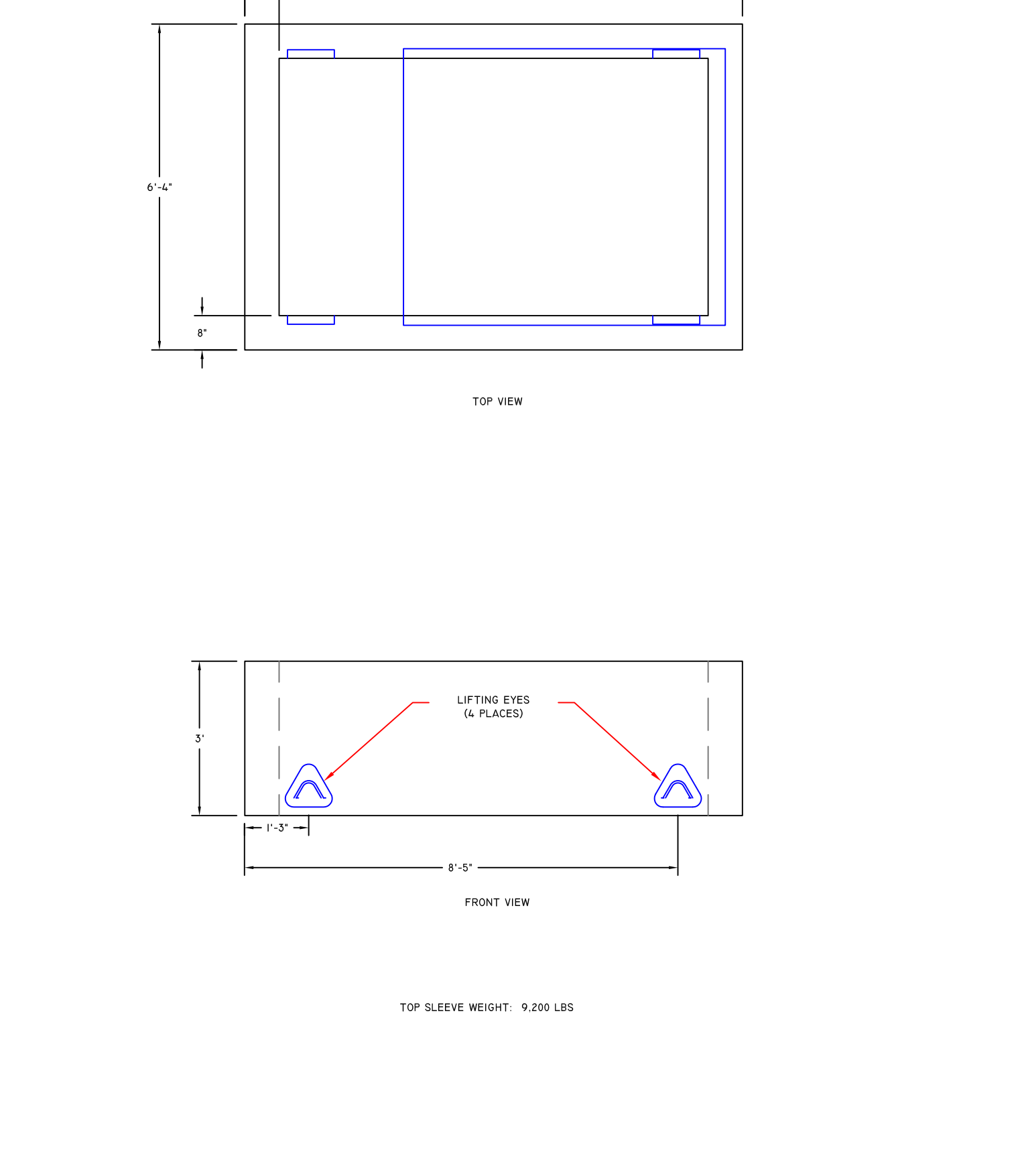
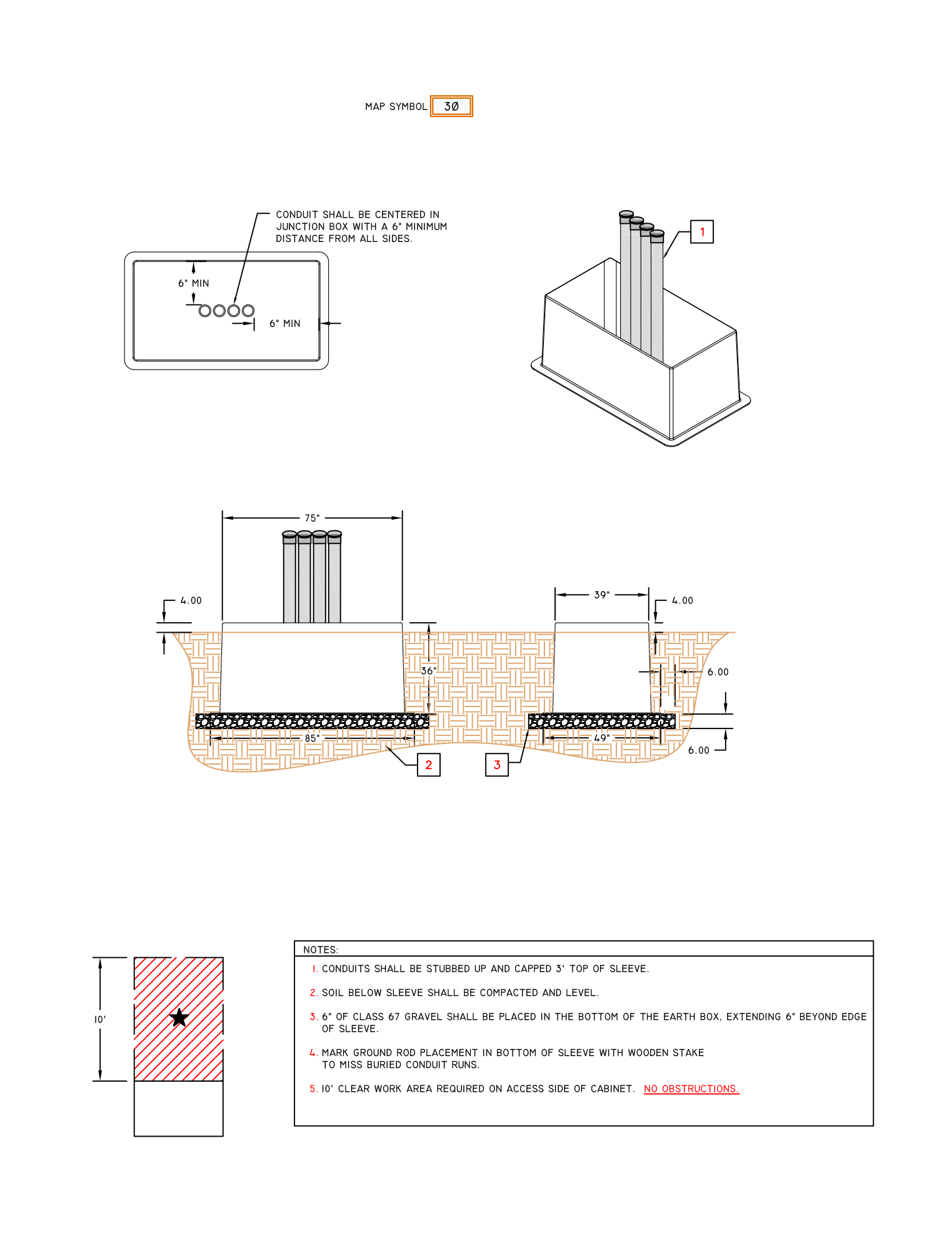
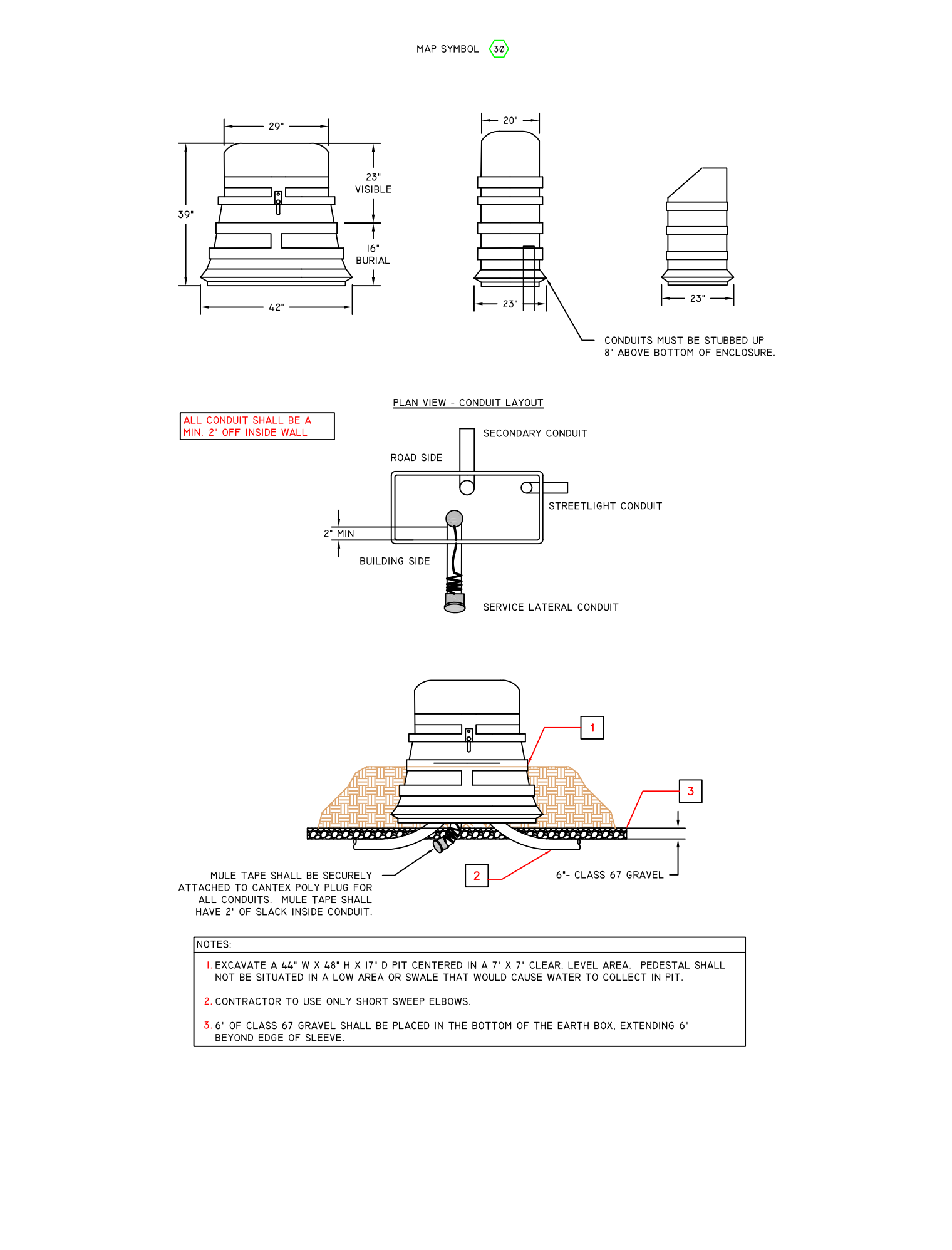
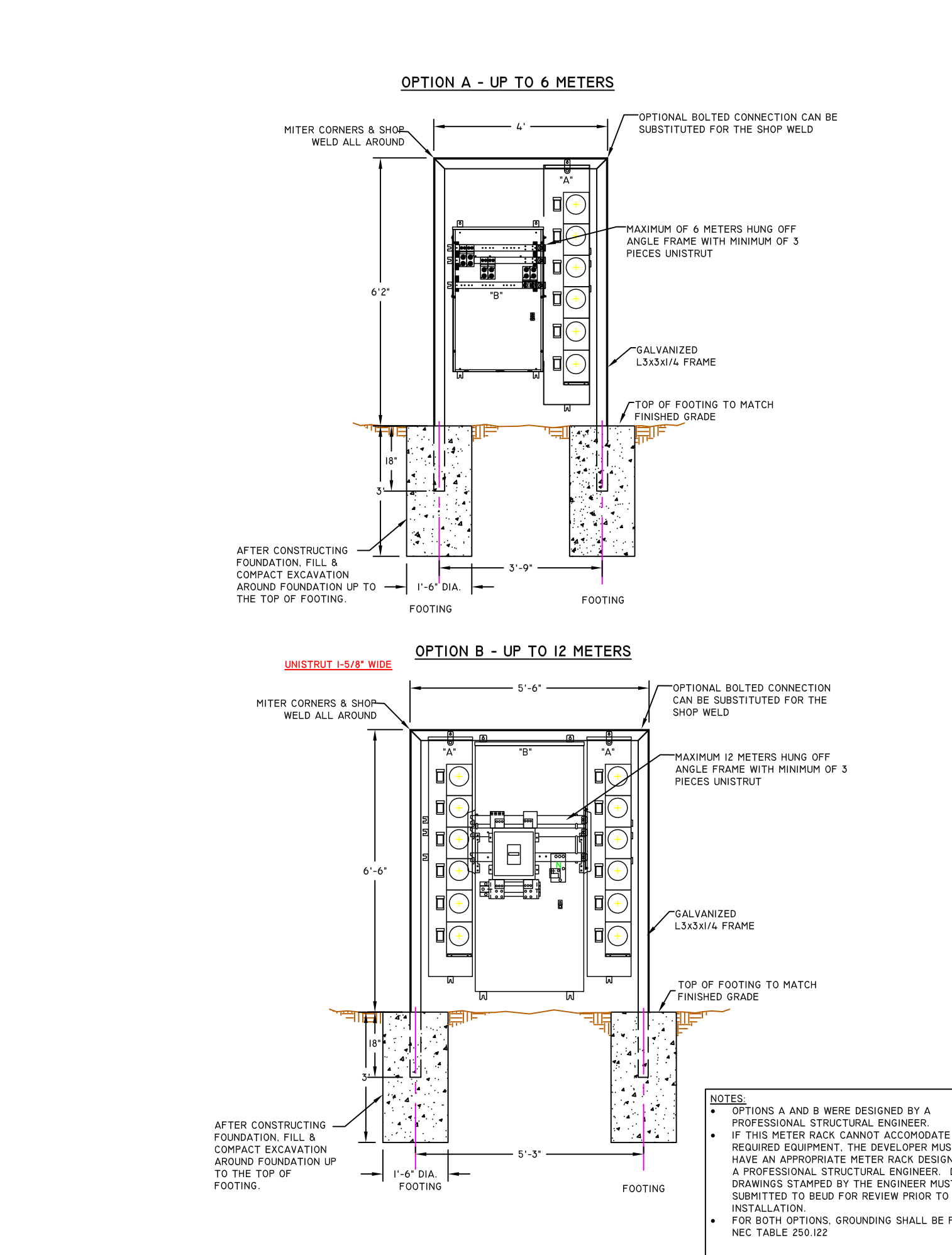
DS-1419 CONDUIT INSTALLATION DETAILS

REVISION	DATE	BY	CHKD	APP'D
1	06/07/2014	BEUD	REVISION	
2	02/02/2016	BEUD	REVISION	
3	07/28/17	BEUD	CLARIFICATIONS	
4	04/28/19	BEUD	REVISION	

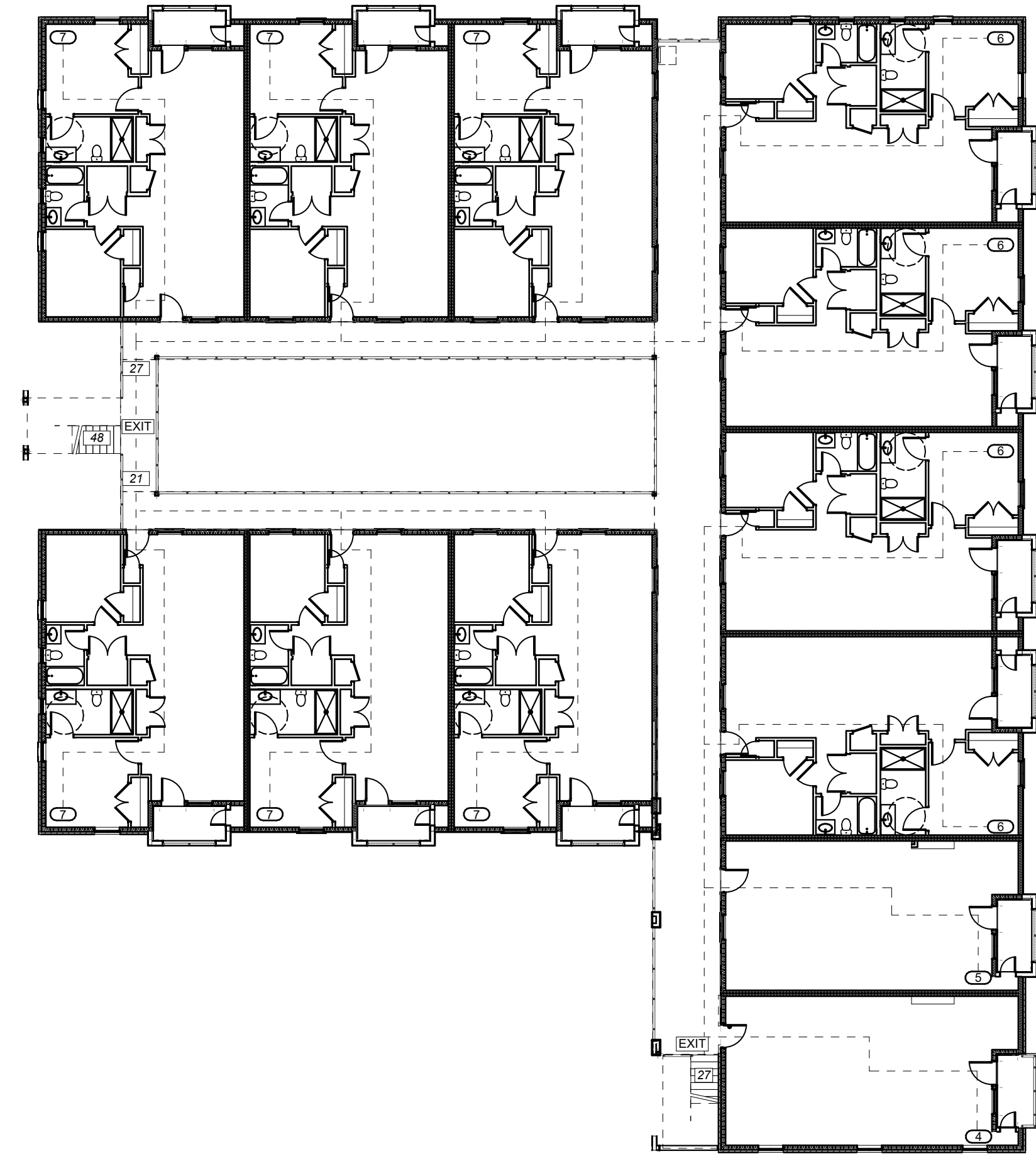


SCAN FOR LATEST REVISION OF BEUD SPECS
www.bentonvillear.com/BEUDspecs

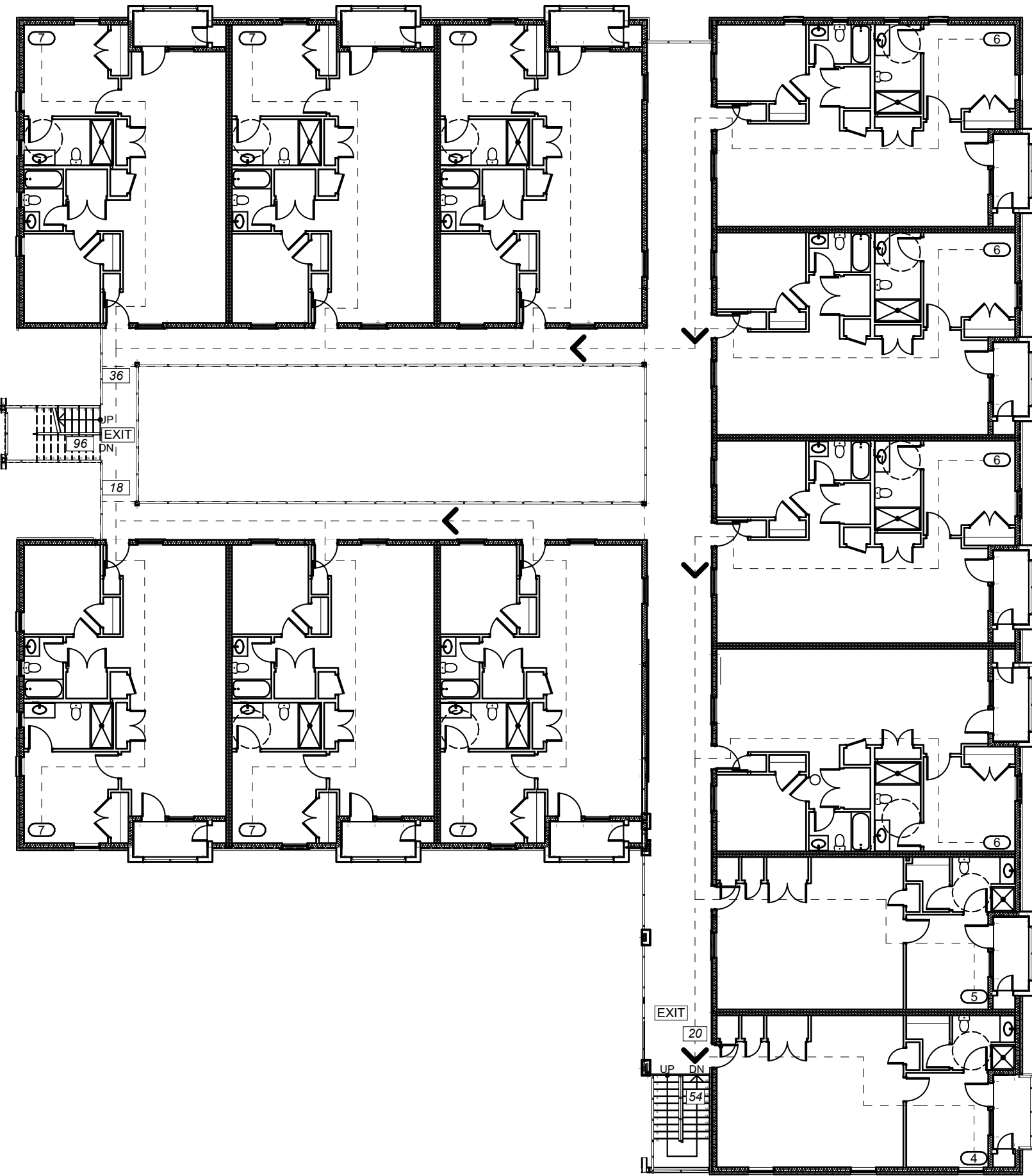


 CONTRACTOR SHALL COVER EACH UNUSED HOLES INDIVIDUALLY. NO GLUE SHALL BE USED. STEEL REINFORCING GRID REQUIRED USING #4 REBAR AT 12" O.C. THROUGHOUT	 NOTE: CLASS 67 STONE MUST NOT BE INSTALLED ANY HIGHER THAN 2" FROM TOP OF FOOTING. FOOTER WEIGHT: 3,200 LBS	 BOTTOM SLEEVE WEIGHT: 8,900 LBS	 TOP SLEEVE WEIGHT: 9,200 LBS	THE CITY OF BENTONVILLE 608 SE 3rd Street Bentonville, AR 72712 Ph: (479) 271-3135 www.bentonvillear.com ELECTRIC LAYOUT											
 CONDUIT SHALL BE CENTERED IN JUNCTION BOX WITH A 6" MINIMUM DISTANCE FROM ALL SIDES. MAP SYMBOL: 30 NOTES: - CONDUITS SHALL BE STUBBED UP AND CAPPED 3" TOP OF SLEEVE. - SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE. - MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS. 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. NO OBSTRUCTIONS.	 MAP SYMBOL: 30 PLAN VIEW - CONDUIT LAYOUT ROAD SIDE BUILDING SIDE SECONDARY CONDUIT STREETLIGHT CONDUIT SERVICE LATERAL CONDUIT NOTES: - EXCAVATE A 44" W X 48" 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. - CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.	 OPTION A - UP TO 6 METERS OPTION B - UP TO 12 METERS UNISTRUT 1-5/8" WIDE NOTES: - OPTIONS A AND B WERE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER. - 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 BELG FOR REVIEW PRIOR TO INSTALLATION. - FOR BOTH OPTIONS, GROUNDING SHALL BE PER NEC TABLE 250.122	REVISION <table><tr><td>1</td><td>BELG REVISION</td><td>02/05/2014</td></tr><tr><td>2</td><td>BELG REVISION</td><td>02/05/2016</td></tr><tr><td>3</td><td>BELG REVISION</td><td>02/05/2016</td></tr><tr><td>4</td><td>BELG REVISION</td><td>02/28/2019</td></tr></table>  SCAN FOR LATEST REVISION OF BELG SPECS www.JinyunCom/BELGspecs 811 Know what's below. Call before you dig. DRAWN: A.J.H. 06/2019 CHECKED: WDT REV 4 SHEET NUMBER: 3 Page 49 of 165	1	BELG REVISION	02/05/2014	2	BELG REVISION	02/05/2016	3	BELG REVISION	02/05/2016	4	BELG REVISION	02/28/2019
1	BELG REVISION	02/05/2014													
2	BELG REVISION	02/05/2016													
3	BELG REVISION	02/05/2016													
4	BELG REVISION	02/28/2019													
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													

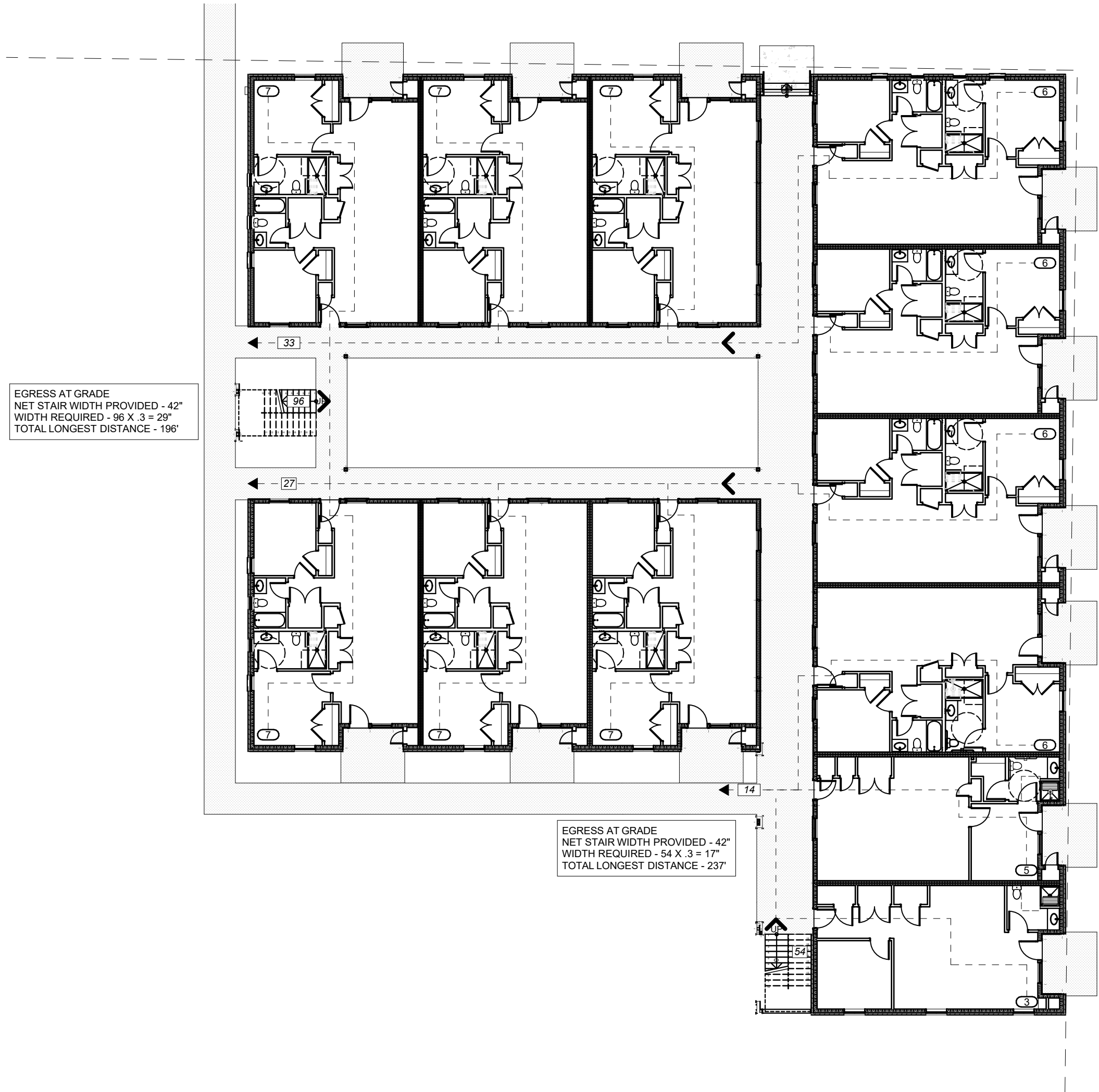
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3 THIRD FLOOR
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR
SCALE: 1/16" = 1'-0"



1 MAIN FLOOR
SCALE: 1/16" = 1'-0"

LIFE SAFETY PLAN DATA			OCCUPANCY LOAD					EGRESS DATA										
TOTAL BUILDING AREA	AREA = 44,805 SQ FT (3 STORIES)		ROOM	AREA (SF)	FACTOR	CALC.	LOAD	REQUIRED NO. OF EXITS (IBC 1006.3.2)	REQUIRED	ACTUAL								
CONSTRUCTION TYPE (IBC TABLE 601)	TYPE V-B		GROUND FLOOR RESIDENTIAL	14,935	200 GROSS	14,064/200=71	71	2	2	2								
SPRINKLER	NFPA-13		GROUND FLOOR BUSINESS (ACCESSORY)	868	300 GROSS	868/300=3	3	MAX. TRAVEL DISTANCE (IBC 1017.2)	REQUIRED	ACTUAL								
OCCUPANCY CLASSIFICATION (IBC 310.3)	R2 RESIDENTIAL		SECOND FLOOR RESIDENTIAL	14,935	200 GROSS	14,935/200=75	75	R2 - RESIDENTIAL	250'	229'								
OCCUPANCY LOAD FACTOR	200 GSF / PERSON		THIRD FLOOR RESIDENTIAL	14,935	200 GROSS	14,935/200=75	75	EXIT WIDTH (IBC 1005.3.1)	REQUIRED	ACTUAL								
OCCUPANCY LOAD BUILDING	224		LIFE SAFETY/ ACCESSIBILITY NOTES					EAST STAIR	54 X 0.3 IN = 17	42"								
ALLOWABLE AREA (IBC TABLE 503 AND SECTION 506.2.2)	25,620=21,000+(7,000x.66)							WEST STAIR					96 X 0.3 IN = 29	42"				
A _n =A _n *(NSxI _n) (EQUATION 5-1)	25,620 x 3 STORIES = 76,860		WHILE IT IS THE INTENT OF THE ARCHITECT, HIS/HER EMPLOYEES, AND ASSIGNS TO ADHERE TO ALL ASPECTS AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND LOCAL ACCESSIBILITY CODES, THE CONTRACTOR SHALL NOT BE RELIEVED OF SOLE RESPONSIBILITY TO VERIFY ALL REQUIREMENTS OF SAID ACTS AS PERTAINING TO CONTRACT DOCUMENT CONTAINED HEREIN PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO IMMEDIATELY NOTIFY THE ARCHITECT OF POSSIBLE DISCREPANCIES & TO PAY SPECIAL ATTENTION TO ITEMS LISTED BELOW. A. REFER TO COVER SHEET FOR CODE SUMMARY & BUILDING DATA. B. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS. C. REQUIRED ACCESSIBLE PARKING AREAS, CURBS, CROSSWALKS, SIGNS, ETC., SHALL COMPLY WITH CURRENT STATE AND LOCAL CODES. D. TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: D.1. EACH GRADE LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT". D.2. EACH EXIT, EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE". A. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST. B. NO THRESHOLD SHALL EXCEED 1/2" IN HEIGHT. C. HAND-OPERATED DOOR OPENING HARDWARE SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST IN ORDER TO OPERATE, AND SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. D. MAXIMUM FORCE REQUIRED TO OPEN EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. MAXIMUM FORCE REQUIRED TO OPEN INTERIOR DOORS SHALL NOT EXCEED 5 LBS. E. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 5 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. F. FAUCET CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER OPERATED, FLUSH TYPE AND ELECTRONICALLY OPERATED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF CLOSING VALVES ARE USED, THE FAUCET SHALL REMAIN OPEN FOR A MINIMUM OF 10 SECONDS. G. PROVIDE SIGNAGE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ANSI A117.1 (LATEST EDITION) AND ADA REQUIREMENT. H. SIGNAGE HEIGHT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL ACCESSIBILITY CODES. I. FLAME SPREAD RATING SHALL BE CLASS C MINIMUM.															
AREA	76,860 SQ FT	44,805 SQ FT									NOTES							
HEIGHT	60'-0"	38'-8"																
CODE INFORMATION											1. IN THE EVENT OF A POWER FAILURE, EMERGENCY LIGHTING SHALL BE PROVIDED TO AREAS REQUIRING 2 OR MORE EXITS AND EXIT DISCHARGES. (MBC. 1008.3.2.) 2. ALL 36 UNITS SHALL BE EQUIPPED WITH A MINIMUM OF (1) ONE 1-A-10-B-C FIRE EXTINGUISHER.							
APPLICABLE CODES																		
THE FOLLOWING IS A LIST OF THE BUILDING CODES AND REGULATIONS THAT ARE APPLICABLE TO THIS PROJECT. THE CODE ANALYSIS AND SUMMARY THAT ARE PRESENTED IN THIS SECTION ARE BASED ON THE LATEST ADOPTED VERSIONS OF THESE CODES AT THE TIME OF THE PUBLICATION. 2021 ARKANSAS FIRE PREVENTION CODE VOL. 2 (2021 INTERNATIONAL BUILDING CODE) 2021 ARKANSAS MECHANICAL CODE 2018 ARKANSAS PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2018 ARKANSAS FUEL GAS CODE 2014 ARKANSAS ENERGY CONSERVATION CODE 2021 ARKANSAS FIRE PREVENTION CODE VOL. 1																		

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PROJECT NO: 23040

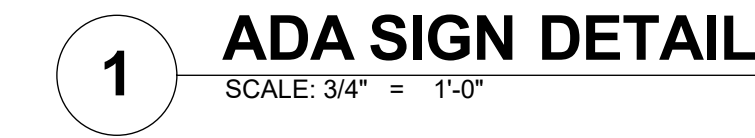
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A-102



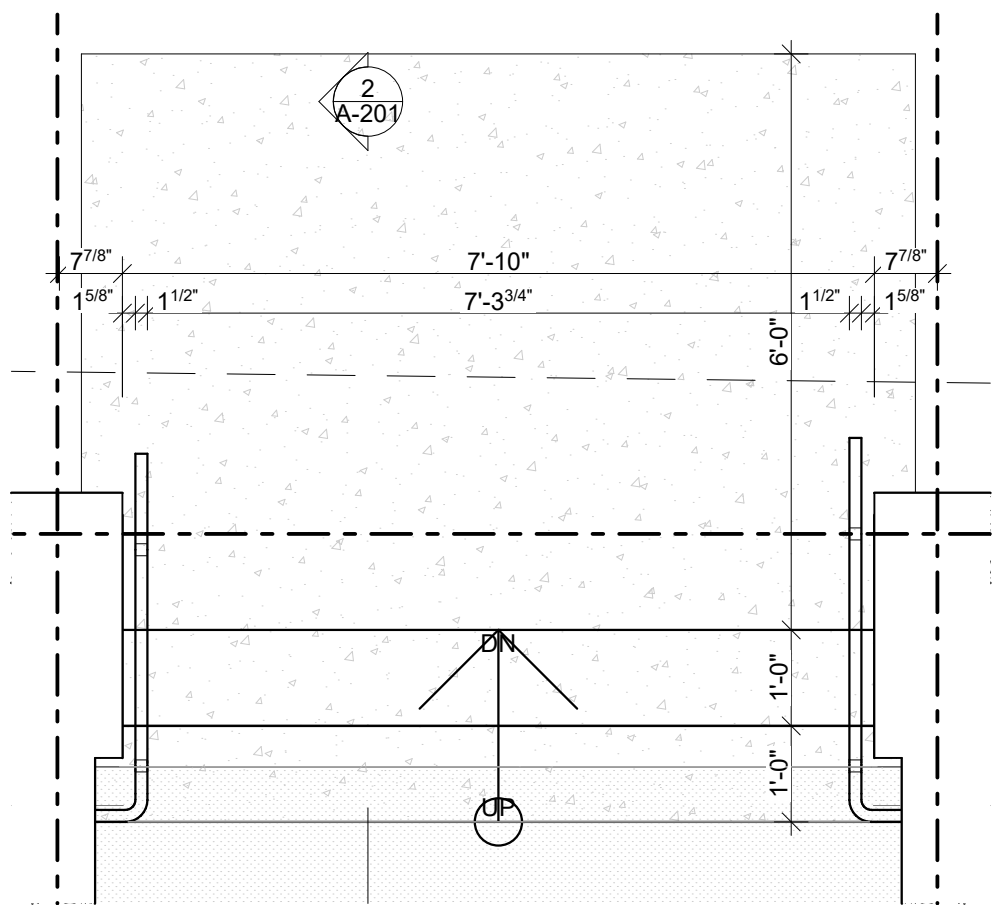
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- GENERAL NOTES**
- REFER TO SHEET A-101 SITE PLAN FOR SPOT GRADES AT GROUND FLOOR BREEZEWAY.
 - INTERIOR WALL FRAMING SHALL BE 2X4 WOOD STUDS AT 16" O.C MAX U.N.O.
 - PROVIDE WOOD BLOCKING AS REQUIRED TO INSTALL CABINETS, ACCESSORIES, RAILING, ETC.
 - REFER TO THE DOOR AND WINDOW SCHEDULES (A201) FOR THEIR RESPECTIVE SIZES AND HEADER HEIGHTS. REFER TO OPENING PLAN (A201) FOR OPENING LOCATIONS & ASSOCIATED DIMENSIONS.
 - COORDINATE EQUIPMENT ROUGH OPENING REQUIREMENTS, SIZES, AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT, ONCE SELECTED.
 - DIMENSIONS SHOWN ARE TO THE FACE OF STUDS AND TO THE CENTER LINES OF THE DOORS, WINDOWS AND COLUMNS, UNO.
 - INSTALL INTERIOR DOORS SUCH THAT THERE IS 4" CLEAR MINIMUM ON BOTH SIDES OF THE DOOR TO THE ADJACENT FINISHED WALL SURFACES.
 - REFER TO THE DOOR AND WINDOW SCHEDULES (A206) FOR THEIR RESPECTIVE SIZES AND HEADER HEIGHTS. REFER TO OPENING PLANS (A207-209) FOR OPENING LOCATIONS & ASSOCIATED DIMENSIONS.
 - CONTRACTOR TO COORDINATE FURR OUTS FOR COLUMNS NECESSARY FOR TRUSSES, JOIST, RAFTERS, ETC. WITH ARCHITECT
 - FRAMING SUBCONTRACTOR TO COORDINATE WITH OWNER PRIOR TO FRAMING AT KITCHEN FRIDGE & CABINETS.
 - PROVIDE AND INSTALL FIRE BLOCKING AT 10'-0" O.C. VERTICALLY IN WALL CAVITIES AND IN CONCEALED SPACES PER IRC 2012 SECTION 302.11.
 - PROVIDE AND INSTALL WALL BRACING PER IRC 2012 SECTION 602.10. BLOCKING IS REQUIRED AT ALL BRACED WALL PANEL JOINTS.
 - FRAME OPENINGS WITH BARN STYLE SLIDER DOORS 1" INSIDE DOOR ON ALL SIDES EXCEPT SILL/THRESHOLD.

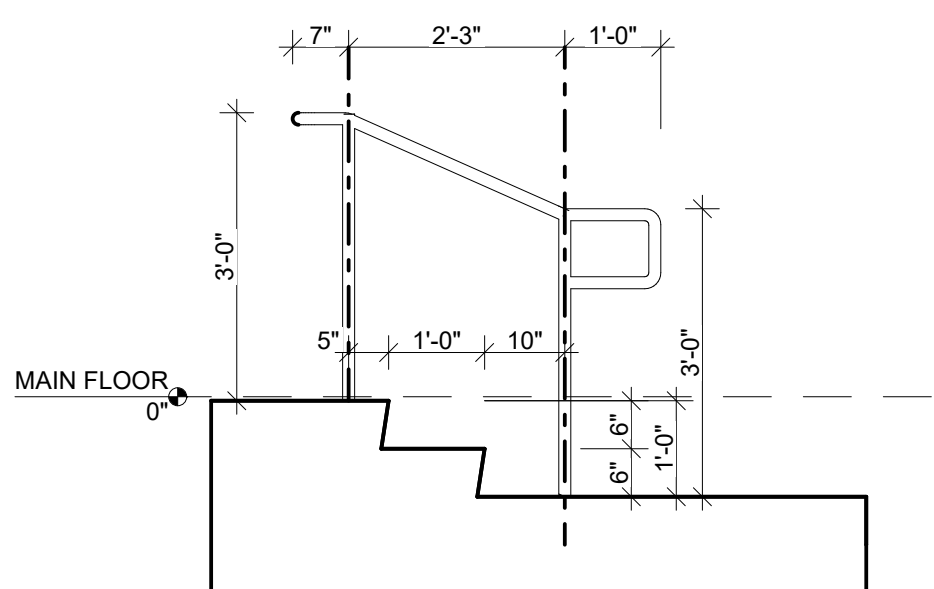
- FLOOR PLAN NOTES BY SYMBOL**
- 4" PVC ROOF DRAIN; FULLY WRAP WITH INSULATION
 - PROVIDE AND INSTALL STEEL GUARDRAIL PER DETAIL 11/A-005. PAINT TO FINISH.
 - MAILBOXES; REFER TO SPECIFICATIONS
 - FUTURE SHOWER - DO NOT INSTALL PAN; INSTALL FLOOR, CEILING, AND WALL FINISHES PER SCHEDULE; STUB OUT SHOWER WATER AND CAP IN WALL WITH ACCESS PANEL; STUB UP AND CAP DRAIN - RECESS BELOW FIN. FLOOR WITH COVER PLATE.

PLAN KEY

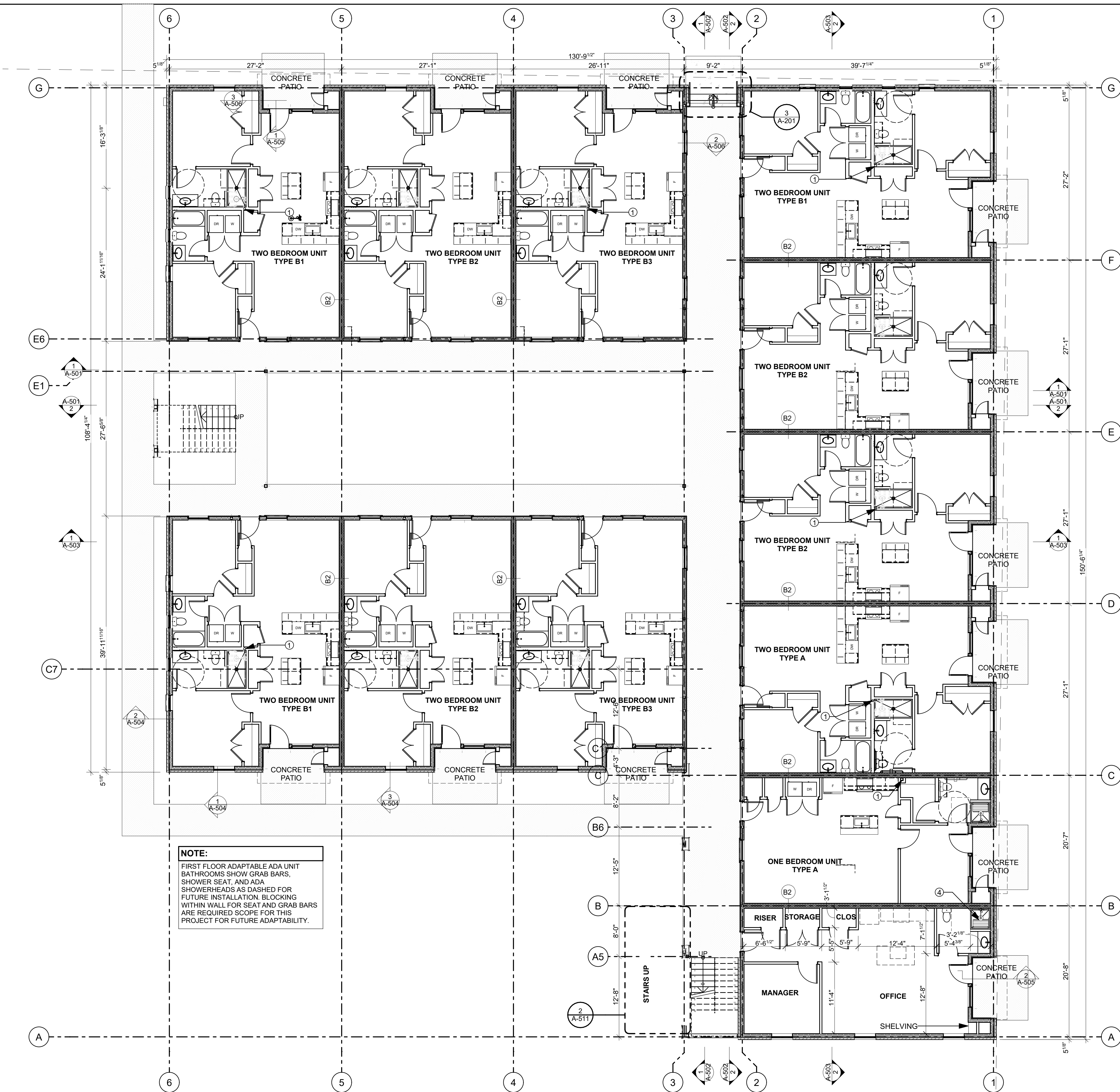
B2 PARTITION TYPE KEY - REFER TO SHEET A-003 FOR MORE INFORMATION



3 STAIR ENLARGED PLAN
SCALE: 1/2" = 1'-0"



2 STAIR ENLARGED SECTION
SCALE: 1/2" = 1'-0"



NOTE:
FIRST FLOOR ADAPTABLE ADA UNIT BATHROOMS SHOW GRAB BARS, SHOWER SEAT, AND ADA SHOWERHEADS AS DASHED FOR FUTURE INSTALLATION. BLOCKING WITHIN WALL FOR SEAT AND GRAB BARS ARE REQUIRED SCOPE FOR THIS PROJECT FOR FUTURE ADAPTABILITY.

1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



VERDANT STUDIO
art·architecture·interiors·research

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Skylight Apartments New Construction

14th Street
Bentonville, AR 72713

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ISSUE	ID	CHANGE NAME	DATE
08		LSD RESUBMIT	06/26/2025

PROJECT NO: 23040

DRAWN BY: JH

CHECKED BY: KC + JH

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MAIN FLOOR PLAN

A-201

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FLOOR PLAN NOTES

1. 4" PVC ROOF DRAIN - PROVIDE INSULATION WRAP AROUND PIPE

2. OPEN HANDRAIL TYP.

PLAN KEY

B2

PARTITION TYPE KEY - REFER TO SHEET A-003 FOR MORE INFORMATION

TILE FLOORING SYSTEM; REFER 2/A-505

1

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SECOND FLOOR PLAN

A-202

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PROJECT NO: 23040

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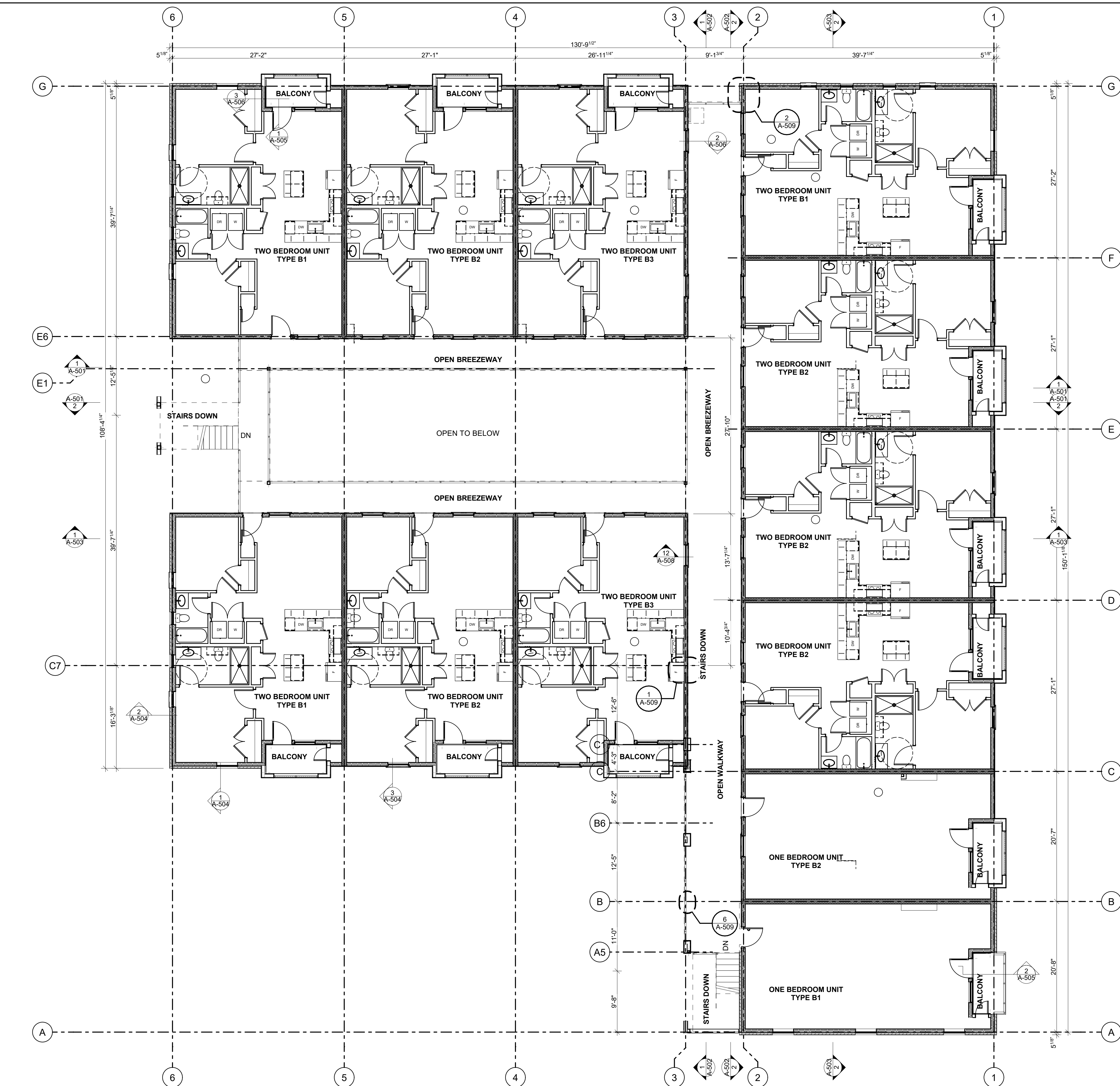
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THIRD FLOOR PLAN

A-203



1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

Skylight Apartments New Construction

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3D VIEWS

A-403



14TH ST TO THE NORTH

NOT TO SCALE



14TH ST TO THE NE

NOT TO SCALE



VIEW FROM NW CORNER

NOT TO SCALE



VIEW FROM THE EAST

NOT TO SCALE

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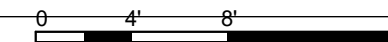
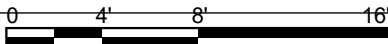
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	Dark Brick	Light Brick	Total Primary	Vertical Siding	Horizontal Siding	Walkway Siding	Total Special Use	Trim / Windows	Total Area
South	21%	30%	52%	18%	10%	4%	32%	16%	100%
	929 SF	1,313 SF	2,242 SF	801 SF	420 SF	170 SF	1,391 SF	715 SF	4,347 SF
West	20%	46%	66%	8%	0%	7%	18%	16%	100%
	1,029 SF	2,317 SF	3,346 SF	419 SF	0 SF	512 SF	931 SF	809 SF	5,086 SF

This Drawing is an instrument of service and is the sole property of Verdant Studio, LLC. Any use of this drawing without written consent by Verdant Studio, LLC is prohibited. The architect shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Drawing scales as indicated are for reference only and are not to be used for construction purposes. The architect shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Drawing scales as indicated are for reference only and are not to be used for construction purposes.

2 LSD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 LSD EAST ELEVATION
SCALE: 1/8" = 1'-0"



	Dark Brick	Light Brick	Total Primary	Vertical Siding	Horizontal Siding	Walkway Siding	Total Special Use	Trim / Windows	Total Area
North	22% 954 SF	30% 1,339 SF	52% 2,293 SF	14% 637 SF	9% 420 SF	4% 170 SF	28% 1,227 SF	21% 914 SF	100% 4,433 SF
East	15% 788 SF	14% 745 SF	29% 1,533 SF	23% 1,237 SF	13% 700 SF	5% 283 SF	41% 2,220 SF	30% 1,609 SF	100% 5,361 SF

FINISH MATERIAL LEGEND



SIDING & TRIM: HARDIE PLANK
COBBLESTONE



HARDIE SIDING - SMOOTH NIGHT GRAY



HARDIE SIDING - RAFTER BROWN



WINDOWS: BLACK BRONZE



LIGHT BRICK: GG ANTIQUE WHITE

ACCENT BRICK: GG ART VELOUR

DARK BRICK: GG EBONITE

**Skylight Apartments
New Construction**

14th Street
Bentonville, AR 72713

Project Team

Architect of Record:
Verdant Studio
216 West Birch Street Suite 101 Rogers
Arkansas 72756
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Contact: Chris Lang

MEP Engineer:
CONSULTANT 2
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E-mail: C2 EMAIL
Contact: Kevin Jensen

Civil Engineer:
CK Civil Engineering, LLC
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E-mail: clintk@ck-civil.com
Contact: Clint Karstetter

CLIENT CONTACT INFO:

ULTRA HOMES
Bapuji Vakkalagadda
1801 SW Regional Airport Blvd.
Suite 05 Bentonville AR 72713

ISSUE	ID	CHANGE NAME	DATE
08		LSD RESUBMIT	06/26 2025

PROJECT NO: 23040

DRAWN BY: JH

CHECKED BY: KC + JH

COPYRIGHT:

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The General Contractor is responsible for confirming and correlating dimensions at the job site. Drawings are not to be scaled. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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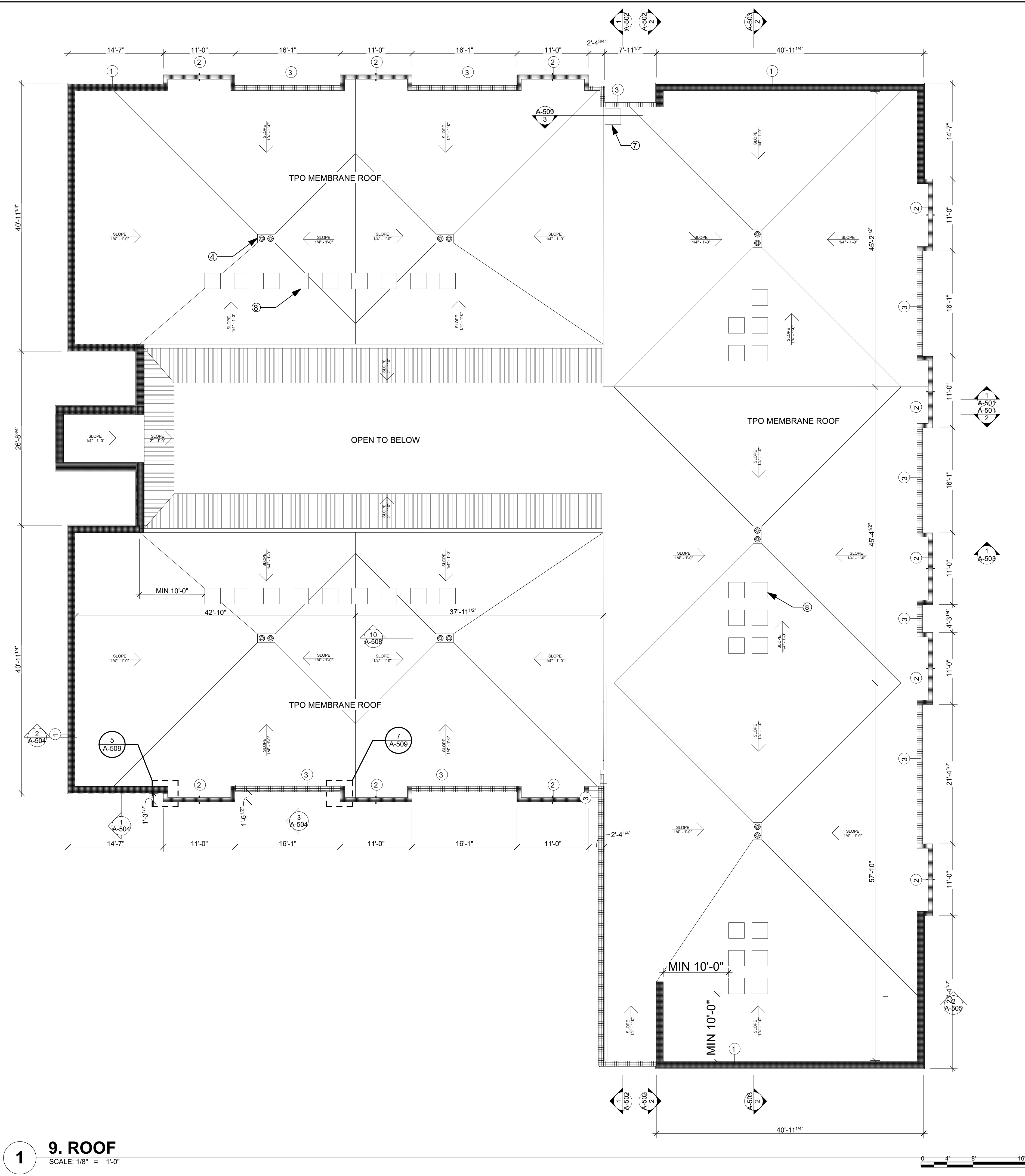
LSD ELEVATIONS

A- 402

This drawing is an instrument of service and is the sole property of Verdant Studio, LLC. Any use of this drawing without written consent of Verdant Studio, LLC is prohibited. The architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Drawing scales as indicated are for reference only and are not to be used for construction purposes. All dimensions shall be in feet and inches, rounded to the nearest 1/8".

ROOF PLAN NOTES BY SYMBOL

- 1. PARAPET @ 137'-6 1/2"
- 2. PARAPET @ 135'-5 3/8"
- 3. PARAPET @ 134'-9 3/8"
- 4. COMBINATION PRIMARY & OVERFLOW ROOF DRAIN. TYP
- 5. FLAT PANEL SKYLIGHT, TYP. INSTALL IN TRUSS BAYS AND CENTERED BETWEEN WALLS.
- 6. ROOF ACCESS LADDER AND GUARDRAILS REFER TO 2021 ARKANSAS MECHANICAL CODE 306.5 AND 304.11
- 7. ROOF ACCESS HATCH
- 8. ROOF TOP UNIT REFER TO MECHANICAL



1 9. ROOF
SCALE: 1/8" = 1'-0"

VERDANT STUDIO
art.architecture.interiors.research

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Skylight Apartments
New Construction

14th Street
Bentonville , AR 72713

Project Team

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Contact: Kevin Cooper

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Wallace Design Collective
Phone: (800) 364-5858
E-mail: chris.lang@wallace.design
Contact: Chris Lang

MEP Engineer:
CONSULTANT 2
Phone: C2 PHONE
E-mail: C2 EMAIL
Contact: Kevin Jensen

Civil Engineer:
CK Civil Engineering, LLC
Phone: (479) 200-5242
E-mail: clintk@ck-civil.com
Contact: Clint Karstetter

CLIENT CONTACT INFO:

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Suite 05 Bentonville AR 72713

ISSUE	ID	CHANGE NAME	DATE
08		LSD RESUBMIT	06/26 2025

PROJECT NO: 23040
DRAWN BY: JH
CHECKED BY: KC + JH
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The General Contractor is responsible for confirming and correlating dimensions at the job site. Drawings are not to be scaled. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Andy's Frozen Custard

900 SW Regional Airport Blvd

PC Date: 7/15/2025

Staff Report Details

Project Number	LSD25-0025
Applicant / Current Owner	Andy's Frozen Custard
Site Area	+/- 1.16 Acres
Current Zoning	C-2
Requested Zoning	N/A
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial Restaurant
Related projects	

Property Description

The property is located on SW Regional Airport Blvd. The property is presently zoned C-2, General Commercial, with a future land use designation of Regional Center. Surrounding zoning districts include C-2, General Commercial property to the north, south, east, and west; and C-3, Mixed-Use Commercial to the southeast. The property has indirect access from the shared drive of the Walmart parking lot to SW Eden Brooke St.

Project Details

The proposed project is for an ice cream shop facility. The building is 1,581 square feet. The use requires a minimum of 25 spaces, the applicant is proposing 25 spaces, and 2 ADA spaces. Landscaping is provided per the Land Development Code. Total number of trees required for the development are provided on the site. The dumpster has been located at the rear of the property and all internal walkways will have stamped concrete to differentiate the pedestrian paths.

The project makes use of 2 Primary Materials: With an average from all facades of 82% Brick, and 18% Glass (Special Use Primary Materials are less than 25%).

Relationship to the Community Plan

The land use for this site is Regional Center. The facility is appropriate within the surrounding context. 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**

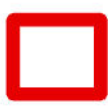
Analysis / Waivers

Conclusion

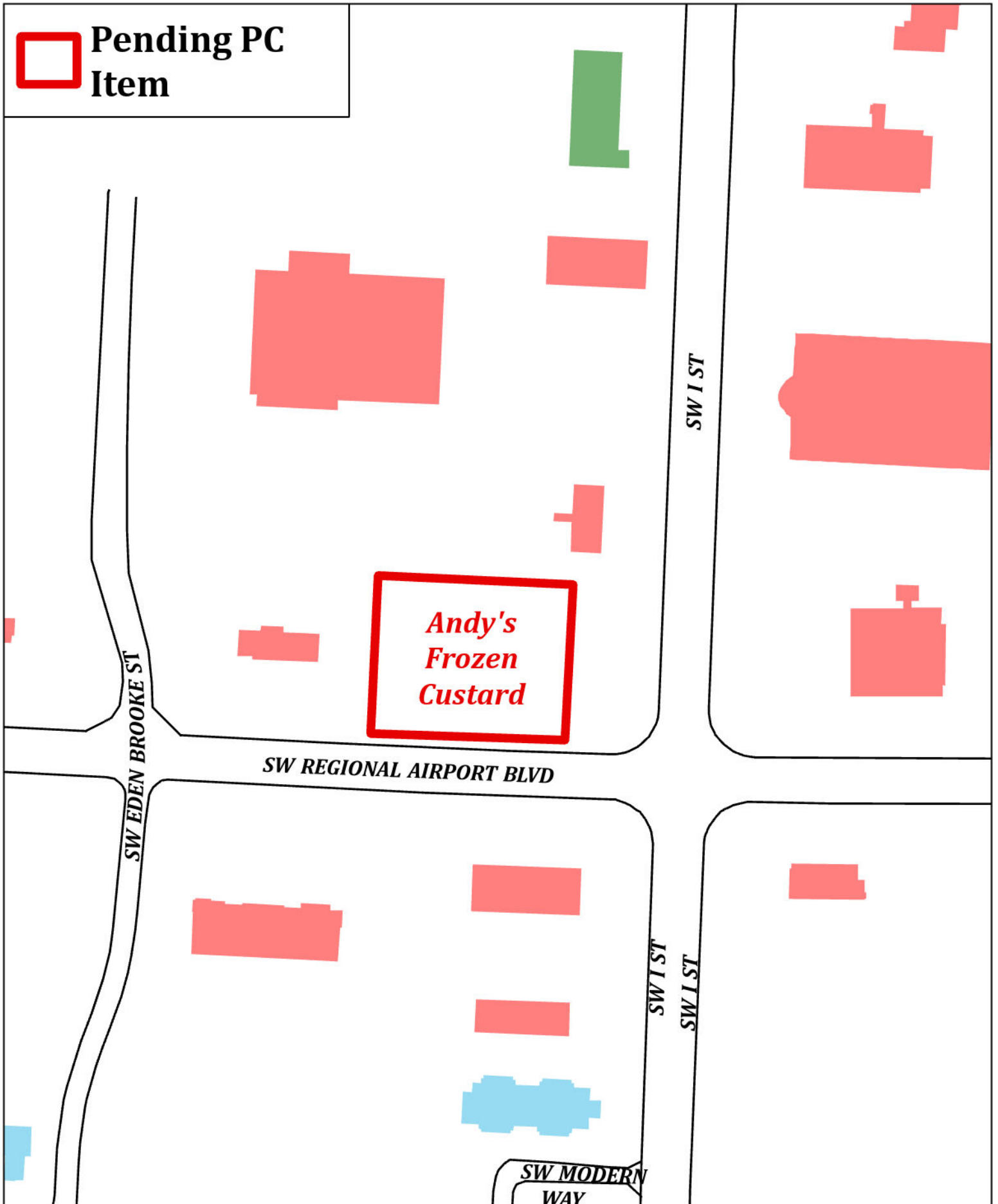
Staff recommends approval with the following condition of approval:

- Developer shall install a brick mechanical screen around the cooler and mechanical equipment on the west side of the building.

Additional Details



**Pending PC
Item**



LSD25-0025
Andy's Frozen Custard
900 SW Regional Airport Blvd



ANDY'S FROZEN CUSTARD
900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS
LARGE-SCALE DEVELOPMENT PLANS

LEGEND	
	RIGHT-OF-WAY LINE
	FUTURE RIGHT-OF-WAY LINE
	PROPERTY/LEASE LINE
	PROP. BUILDING SETBACK
	FUTURE BUILDING SETBACK
	PROP UTILITY EASEMENT
	EXISTING UTILITY EASEMENT
	EXIST. SIGN OR UTILITY MARKER
	BENCHMARK
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM DRAIN MANHOLE
	EXIST. LIGHT POLE
	EXIST. ELECTRIC CABINET
	EXIST. TRANSFORMER
	EXIST. WATER METER
	EXIST. FIBER OPTIC BOX
	EXIST. FIBER OPTIC VAULT
	EXIST. ELECTRIC METER
	EXIST. ELECTRIC RISER
	EXIST. GRATE INLET
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. POWER POLE W/ LIGHT
	EXIST. STEEL POST
	EXIST. TELEPHONE RISER
	EXIST. TELEPHONE CABINET
	EXIST. WATER MANHOLE
	EXIST. WATER VALVE
	EXIST. IRRIGATION VALVE
	EXIST. WATER PIPE
	EXIST. GAS PIPE
	EXIST. SANITARY PIPE
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. STORM DRAIN PIPE
	EXIST. UNDERGROUND FIBER OPTIC

SITE DATA		
PROPOSED USE		COMMERCIAL
ZONING		COMMERCIAL RESTAURANT (C-2)
SITE AREA (SA)		±1.16 ACRES ±50,690 SF
BUILDING HEIGHT		27'-6"
PROPOSED FLOOR AREA		1,581 SF
MINIMUM PARKING ALLOWED	ONE (1) SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT	
	TOTAL	50 OCCUPANTS/4 + 12 EMPLOYEES = 25 STALLS
PROPOSED PARKING	STANDARD	25 STALLS
	ADA (<75)	2 STALLS
	TOTAL	27 STALLS
SITE AMENITIES REQUIRED		2
SITE AMENITIES PROVIDED		3 (BENCHES, CANOPY, BIKE RACKS)
BUILDING COVERAGE		1,581 SF : 3.12% (W/O CANOPY) 2,491 SF : 4.91% (SA)(W/ CANOPY)
PAVEMENT/PARKING/SIDEWALK AREA		28,441 SF : 56.11% (SA)
TOTAL IMPERVIOUS AREA		30,022 SF : 59.22% (SA)
TOTAL PERVIOUS AREA		20,668 SF : 40.77% (SA)
REQUIRED INTERIOR LANDSCAPE AREA (TOTAL PARKING AREA = 8,933 SF ; 8% * 8,933 SF)		715 SF
PROVIDED INTERIOR LANDSCAPE AREA		1,655 SF

BUILDING SETBACKS (ZONE C-2)	
FRONT	20'
REAR	20'
SIDE	7'

FAA NOTE:
THIS PROJECT IS WITHIN THE VBT AIRPORT ZONE AND A SUBMITTAL HAS BEEN MADE TO FAA UNDER 2024-ASW-11606-OE

FLOOD NOTE:
THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05007C0255K, EFFECTIVE DATE JUNE 5TH, 2012 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

ABBREVIATIONS	
M.G.	MATCH GRADE
P.V.M.T.	PAVEMENT
T.C.	TOP OF CURB
EP	EDGE OF PAVEMENT
G.	GUTTER
E.	ELEVATION
R/W	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
TCE	EASEMENT
ESMT.	PROPOSED
PROP.	PROPOSED
EXIST.	EXISTING
TYP.	TYPICAL
(R)	REMOVAL
CONST.	CONSTRUCT
TBM	TEMPORARY BENCHMARK
C.P.	CONTROL POINT
D.N.D.	DO NOT DISTURB
U.I.P.	USE IN PLACE
CONC.	CONCRETE
AGG.	AGGREGATE
N.T.S.	NOT TO SCALE
B-B	BACK OF CURB TO BACK OF CURB
F-F	FACE OF CURB TO FACE OF CURB



SECTION 12, T-19-N, R-31-W
BENTON COUNTY, ARKANSAS
VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION - FROM TITLE COMMITMENT FILE NO. 2407494-147
LOT 27, BEING A PROPERTY LINE ADJUSTMENT OF LOTS 17, 18 AND 19 OF UPTOWN VILLAGE SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON INSTRUMENT L202156052

CITY / UTILITY CONTACTS		
BUILDING & SAFETY CITY OF BENTONVILLE 305 SW A STREET BENTONVILLE, AR 72712 CONTACT:BRAD ARNOLD PHONE:(479)271-3108 EMAIL:BARNOLD@BENTONVILLEAR.COM	STREET DEPARTMENT CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 CONTACT:TONY DAVIS PHONE:(479)271-3130 EMAIL:TODAVIS@BENTONVILLEAR.COM	PLANNING DEPARTMENT CITY OF BENTONVILLE 305 SW A STREET BENTONVILLE, AR 72712 CONTACT:TYLER OVERSTREET PHONE:(479)271-3122 EMAIL:TOVERSTREET@BENTONVILLEAR.COM
WASTEWATER CITY OF BENTONVILLE 1901 NE A STREET BENTONVILLE, AR CONTACT:CHRIS EARL PHONE:(479)271-3161 EMAIL:CEARL@BENTONVILLEAR.COM	ENGINEERING & STORMWATER CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 CONTACT:ELLEN NORVELL PHONE:(479)271-5893 EMAIL:ENORVELL@BENTONVILLEAR.COM	FIRE DEPARTMENT CITY OF BENTONVILLE 800 SW A STREET BENTONVILLE, AR 72712 CONTACT:JUSTIN SCANTLIN, FIRE CHIEF PHONE:(479)271-5893-1096 EMAIL:JSCANTLIN@BENTONVILLEAR.COM
WATER CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 CONTACT:BEAU THOMPSON (MANAGER TECHNICAL SERVICES) PHONE:(479)271-3140 EMAIL:BTHOMPSON@BENTONVILLEAR.COM	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 CONTACT:BRENT BALDWIN PHONE:(479)200-9022 EMAIL:BB6585@ATT.COM	NATURAL GAS BLACK HILLS ENERGY 1301 FEDERAL WAY P.O. BOX 2129 LOWELL, AR 72745 CONTACT:JOSH KNIGHT PHONE:(479)721-4543 EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM
ELECTRIC CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 CONTACT:TRAVIS MATLOCK, PE PHONE:(479)271-3135 EMAIL:TMATLOCK@BENTONVILLEAR.COM	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEER, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 CONTACT:ADAM PARKER (DISTRICT 1) PHONE:(501)661-2623 EMAIL:ADAM.PARKER@ARKANSAS.GOV	CABLE TELEVISION COX COMMUNICATIONS CONTACT:MICHAEL MOORE PHONE:(479)871-3473 EMAIL:MICHAEL.MOORE3@COX.COM
DESIGN CONTACTS		
OWNER/DEVELOPER ANDY'S FROZEN CUSTARD 211 E WATER STREET SPRINGFIELD, MO 65906 CONTACT: LIANA MOORE PHONE: 417-986-3585 EXT. 144 EMAIL: LIANA.MOORE@EATANDYS.COM	ENGINEER OLSSON 3537 N STEELE BLVD, STE 310 FAYETTEVILLE, AR 72703 CONTACT: MATT LOOS, PE PHONE: 501-733-2240 EMAIL: MLOOS@OLSSON.COM	
ARCHITECT BUF STUDIO 702 SE 5TH STREET STE 50, BENTONVILLE, AR 72712 CONTACT: KATIE BREWER PHONE: 479-321-0478 EMAIL: BREWERK@BUFSTUDIO.CO	SURVEYOR OLSSON 3537 N STEELE BLVD, STE 310 FAYETTEVILLE, AR 72703 CONTACT: KEITH SIKES, PLS, CFedS PHONE: 479-927-0495 EMAIL: KSIKES@OLSSON.COM	

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	GENERAL NOTES
C2.00	DEMOLITION PLAN
C3.00	SITE & PAVING PLAN
C3.01	DIMENSION PLAN
C4.00	GRADING PLAN
C4.01	GRADING DETAILS
C5.00	STORMWATER PLAN & PROFILE
C6.00	UTILITY PLAN
C7.00	EROSION CONTROL PLAN PHASE I
C7.01	EROSION CONTROL PLAN PHASE II & III
C7.10	EROSION CONTROL DETAILS
C8.00	DETAIL SHEET I
C8.01	DETAIL SHEET II
C8.02	DETAIL SHEET III
C8.10	COB WATER & SEWER DETAIL SHEET I
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C8.12	COB WATER DETAIL SHEET II
C8.13	COB SANITARY SEWER DETAIL SHEET I
C8.14	COB SANITARY SEWER DETAIL SHEET II
C8.15	BEUD DETAIL SHEET I
C8.16	BEUD DETAIL SHEET II
C8.17	BEUD DETAIL SHEET III
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE NOTES & DETAIL SHEET I

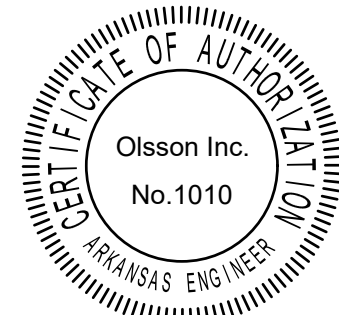
GENERAL NOTES:

- ACCORDING TO THE NATIONAL WETLANDS INVENTORY, NO WETLANDS OR AREAS OF INTEREST ARE LOCATED WITHIN THE PROJECT BOUNDARY.
- NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROJECT SITE.
- NO KNOWN DANGEROUS AREAS OR HAZARDS PRESENT ON PROJECT SITE.
- OFFSITE DETENTION BEING PROVIDED PER WALMART NEIGHBORHOOD MARKET 4686-001 DRAINAGE REPORT DATED MARCH 11TH, 2013.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

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. THE CITY OF BENTONVILLE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT ALL EXISTING UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTION OF SERVICES DURING CONSTRUCTION.

PREPARED & SUBMITTED BY



COVER SHEET		ANDY'S FROZEN CUSTARD LARGE-SCALE DEVELOPMENT PLANS	
BY		REVISIONS	
DATE			
REV. NO.			
DRAWN BY: _____		SHEET C0.00	
DESIGNED BY: _____			
PROJECT NO.: _____			
DATE: _____			
COB PROJECT NO.: _____			

- CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (PROVIDED BY CITY OF BENTONVILLE, ARKANSAS) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
2. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 OR 1-800-482-8998, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
4. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
5. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
7. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
10. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
11. ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BENTONVILLE, ARKANSAS REQUIREMENTS, UNLESS OTHERWISE NOTED.
12. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
15. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
16. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL, UNLESS SPECIFIED OTHERWISE.
17. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
18. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION).
19. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
20. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
22. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF BENTONVILLE, ARKANSAS.
23. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
24. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIAL FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
25. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
26. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C7.00.
27. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
28. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
29. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
30. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

1. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ENGINEER.
2. ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
3. ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
4. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
5. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE, UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
 - C. ADA ACCESSIBLE PARKING AND ENTRIESWAYS: USE BLUE COLOR.
 - D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
7. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
8. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL SHOWN INDICATED IN THE SPACES. PROVIDE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.
9. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC AND CONFORM TO SECTION 800.06(B) OF THE 2024 CITY OF BENTONVILLE STREET SPECIFICATIONS.

2. LIMITS OF EROSION AND SEDIMENT CONTROL STRUCTURES SHOWN ARE SCHEMATIC. NECESSARY EROSION AND SEDIMENT CONTROL MEASURES DEPEND HEAVILY ON CONTRACTOR SCHEDULING AS WELL AS MEANS AND METHODS. ANY ADDITIONAL TYPE OR QUANTITY OF STRUCTURES NOT SHOWN THAT ARE NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE ARE THE CONTRACTOR'S RESPONSIBILITY.
3. CONSTRUCT EROSION CONTROL IMPROVEMENTS PRIOR TO BEGINNING OF ANY OTHER WORK.
4. FREQUENTLY INSPECT AND REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL MEASURES PROMPTLY AS NEEDED.
5. DISPOSE OF SEDIMENT TRAPPED BY THESE PRACTICES IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. REMOVE ACCUMULATED SILT WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSE OF IN AN APPROVED SPOIL SITE OR AS ABOVE.
7. DO NOT ALLOW SILT FENCES TO OBSTRUCT SIDEWALKS, BUILDING ENTRANCES OR DRIVEWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL EROSION & SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
12. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION & SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
16. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
17. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE FOR VEHICULAR TRAFFIC AT LOCATION SHOWN.
18. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF BENTONVILLE, ARKANSAS.
19. REFERENCE DETAILS ON SHEET C7.10 FOR TYPICAL EROSION CONTROL DEVICE INSTALLATION.
20. THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE STREETS OF DEPOSITED MUD AS FREQUENTLY AS NEEDED AS DETERMINED BY THE ENGINEER IN ORDER TO KEEP THEM USABLE AND TO CONTROL DUST.
21. SEE TEMPORARY VEGETATION REQUIREMENT NOTES ON THIS SHEET FOR EXPOSED SOIL WHERE NO ACTIVITY WILL OCCUR FOR MORE THAN 14 DAYS.
22. CONTRACTOR IS RESPONSIBLE FOR PHASED INSTALLATION OF EROSION CONTROL BMP'S IN ORDER TO PREVENT SEDIMENT FROM BREACHING THE LIMITS OF DISTURBANCE.

1. PROTECT EXISTING FEATURES OUTSIDE LIMITS OF DEMOLITION.
2. PROTECT EXISTING BUILDINGS, APPURTENANCES AND DRIVE ENTRANCES AS NOTED.
3. PROTECT EXISTING WATER LINES, GAS LINES, ELECTRIC LINES, LIGHT POLES, POWER POLES, TELEPHONE LINES, SEWER LINES AND RELATED COMPONENTS AND ALL OTHER EXISTING UTILITIES DESIGNATED TO REMAIN.
4. PROTECT OR HAVE A REGISTERED SURVEYOR REESTABLISH EXISTING IRON PINS.
5. DEMOLITION OR EXCAVATION BY BLASTING WILL BE PERMITTED ON THIS PROJECT AS NECESSARY. NOTIFY ENGINEER AND Awaiting APPROVAL PRIOR TO OBTAINING EQUIPMENT. FOLLOW PERMITTING AND OPERATION REQUIREMENTS OF BENTONVILLE, AR.
6. DEMOLITION INCLUDES REMOVAL OF ALL EXISTING IMPROVEMENTS AND TREES WITHIN LIMITS SHOWN EXCEPT THOSE ITEMS NOTED TO BE PROTECTED.
7. CAREFULLY REMOVE EXISTING LIGHT POLES, PARKING METERS, SIGN POSTS AND PANELS INDICATED. STORE THEM OFFSITE AT LOCATION PROVIDED BY OWNER. THESE ITEMS SHALL BE DISPOSED OF BY CONTRACTOR (EXCEPT FOR REMAINING EXISTING SIGNS).
8. DEMOLISH EXISTING DRIVEWAY APRONS NOTED. SAW CUT AND REMOVE EXISTING CURB AND GUTTER 5 FEET EACH WAY FROM DRIVEWAY APRON.
9. DEMOLITION AND REMOVAL OF TREES SHALL OCCUR ONLY ON SATURDAYS OR SUNDAYS, WITH ENTIRE REMOVAL PROCESS BEING COMPLETED ON THE SAME DAY. NO DEBRIS SHALL BE LEFT ON SITE. TREE REMOVAL INCLUDES THE STUMP AND ROOT BALL.
10. FOR CLEANUP SEE SPECIFICATIONS.
11. BACKFILL REMOVED STRUCTURES WITH AGGREGATE BASE PER SPECIFICATIONS.
12. WHERE PARTIAL REMOVAL OF PAVING, CONCRETE, SIDEWALK, CURB & GUTTER, OR OTHER IMPROVEMENT IS NOTED, SAWCUT THE MATERIAL AT THE REMOVAL LINE. ROUGH OR RAGGED EDGES AT LIMITS OF REMOVAL WILL NOT BE ACCEPTABLE.
13. PROTECT EXISTING CITY OF BENTONVILLE FIBER LINE ALONG THE SOUTH SIDE OF THE PROPERTY RUNNING EAST & WEST.

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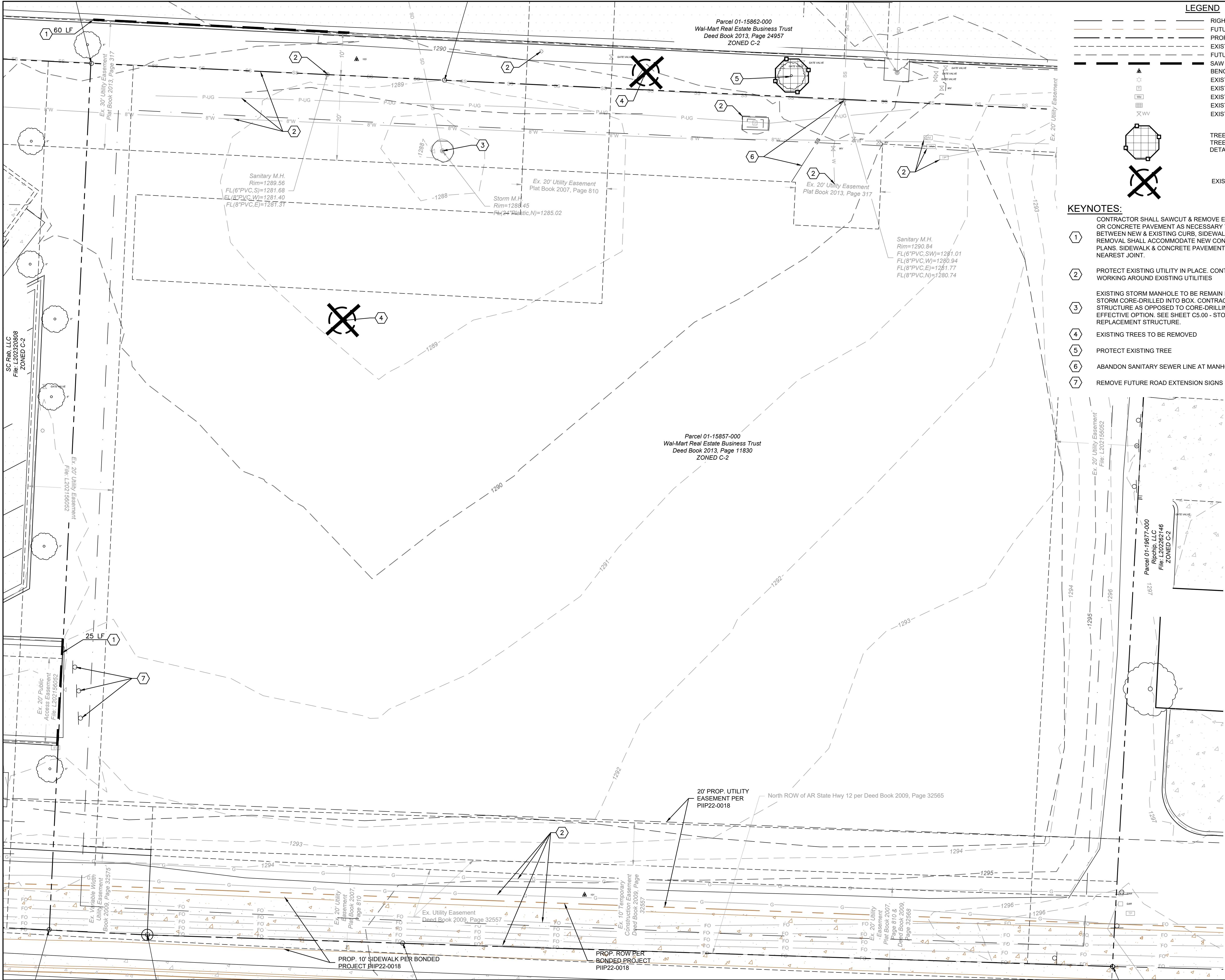
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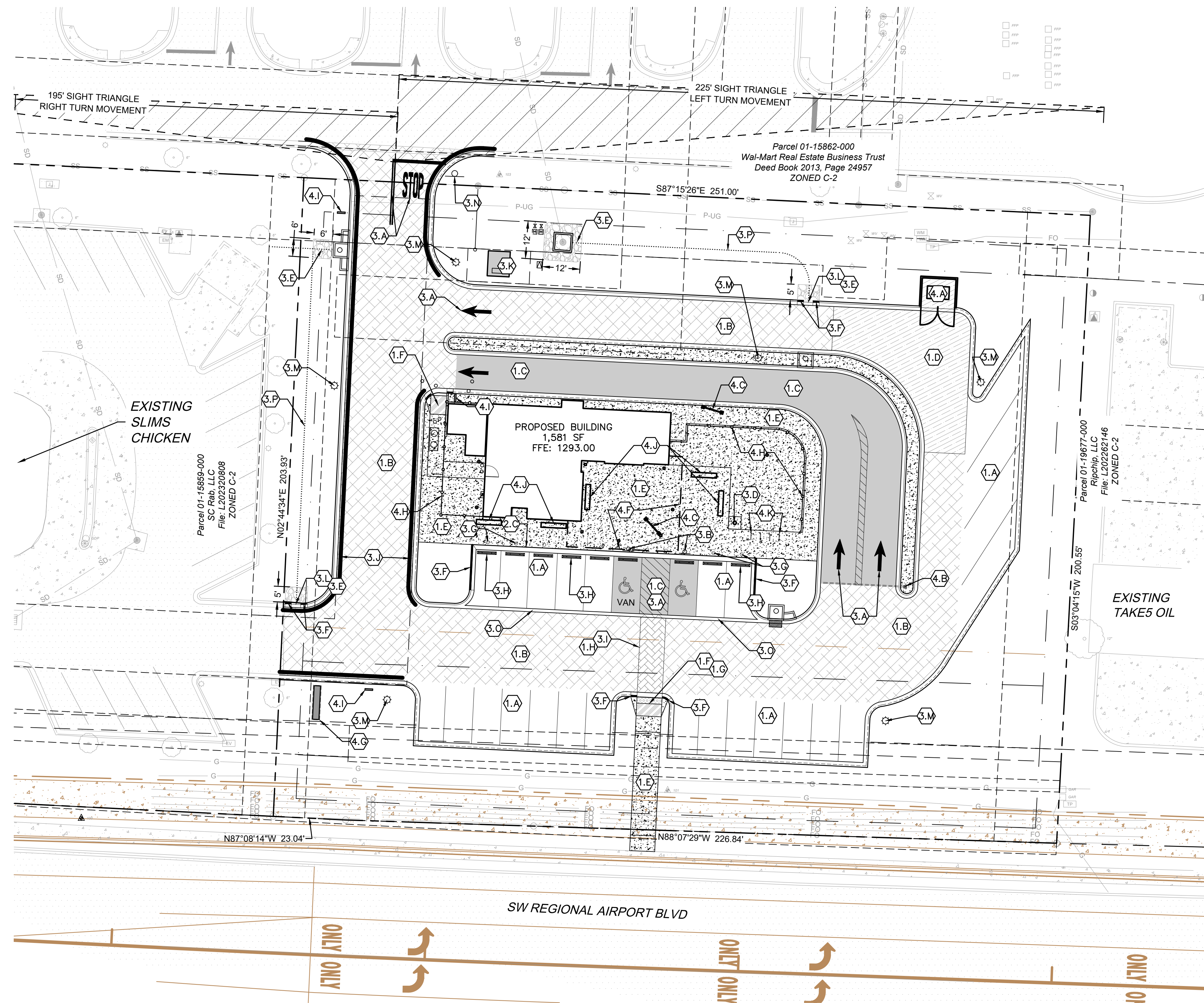
GENERAL NOTES	ANDY'S FROZEN CUSTARD LARGE-SCALE DEVELOPMENT PLANS
	RENTON/VII F ARKANSAS

drawn by: _____ JW
designed by: _____ ML
project no.: _____ 024-03717
date: _____ 06/20/2025
COB project no.: _____ LDS25-0025

SHEET
C1.00







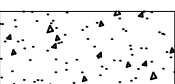
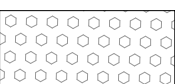
SITE DATA		
PROPOSED USE		COMMERCIAL
ZONING		COMMERCIAL RESTAURANT (C-2)
SITE AREA (SA)		±1.16 ACRES ±50,690 SF
BUILDING HEIGHT		27'-6"
PROPOSED FLOOR AREA		1,581 SF
MINIMUM PARKING ALLOWED	ONE (1) SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT	
	TOTAL	50 OCCUPANTS/4 + 12 EMPLOYEES = 25 STALLS
PROPOSED PARKING	STANDARD	25 STALLS
	ADA (<75)	2 STALLS
	TOTAL	27 STALLS
SITE AMENITIES REQUIRED		2
SITE AMENITIED PROVIDED		3 (BENCHES, CANOPY, BIKE RACKS)
BUILDING COVERAGE		1,581 SF : 3.12% (W/O CANOPY) 2,491 SF : 4.91% (SA)/(W/ CANOPY)
PAVEMENT/PARKING/SIDEWALK AREA		28,441 SF : 56.11% (SA)
TOTAL IMPERVIOUS AREA		30,022 SF : 59.22% (SA)
TOTAL PERVIOUS AREA		20,668 SF : 40.77% (SA)
REQUIRED INTERIOR LANDSCAPE AREA (TOTAL PARKING AREA = 8,933 SF : 8% * 8,933 SF)		715 SF
PROVIDED INTERIOR LANDSCAPE AREA		1,655 SF

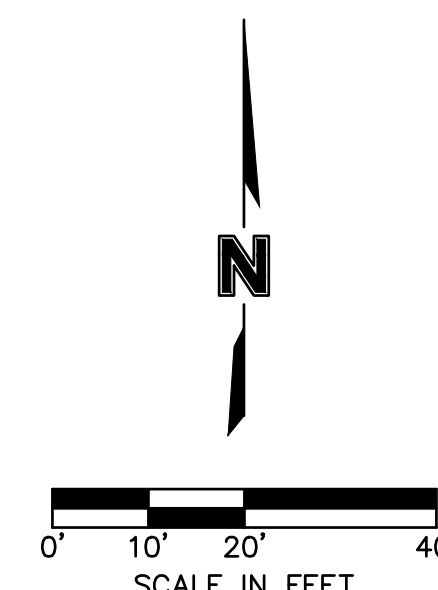
BUILDING SETBACKS (ZONE C-2)	
FRONT	50'
REAR	20'
SIDE	7'

- | | LEGEND |
|--|----------------------------|
| | RIGHT-OF-WAY LINE |
| | FUTURE RIGHT-OF-WAY LINE |
| | PROPERTY/LEASE LINE |
| | PROP. BUILDING SETBACK |
| | FUTURE BUILDING SETBACK |
| | PROP UTILITY EASEMENT |
| | EXISTING UTILITY EASEMENT |
| | FIRE LANE STRIPING |
| | GRASS CONVEYANCE CHANNEL |
| | BENCHMARK |
| | EXIST. LIGHT POLE |
| | EXIST. TRANSFORMER |
| | EXIST. WATER METER |
| | EXIST. GRATE INLET |
| | EXIST. POWER POLE |
| | EXIST. POWER POLE W/ LIGHT |
| | EXIST. STEEL POST |
| | EXIST. WATER VALVE |

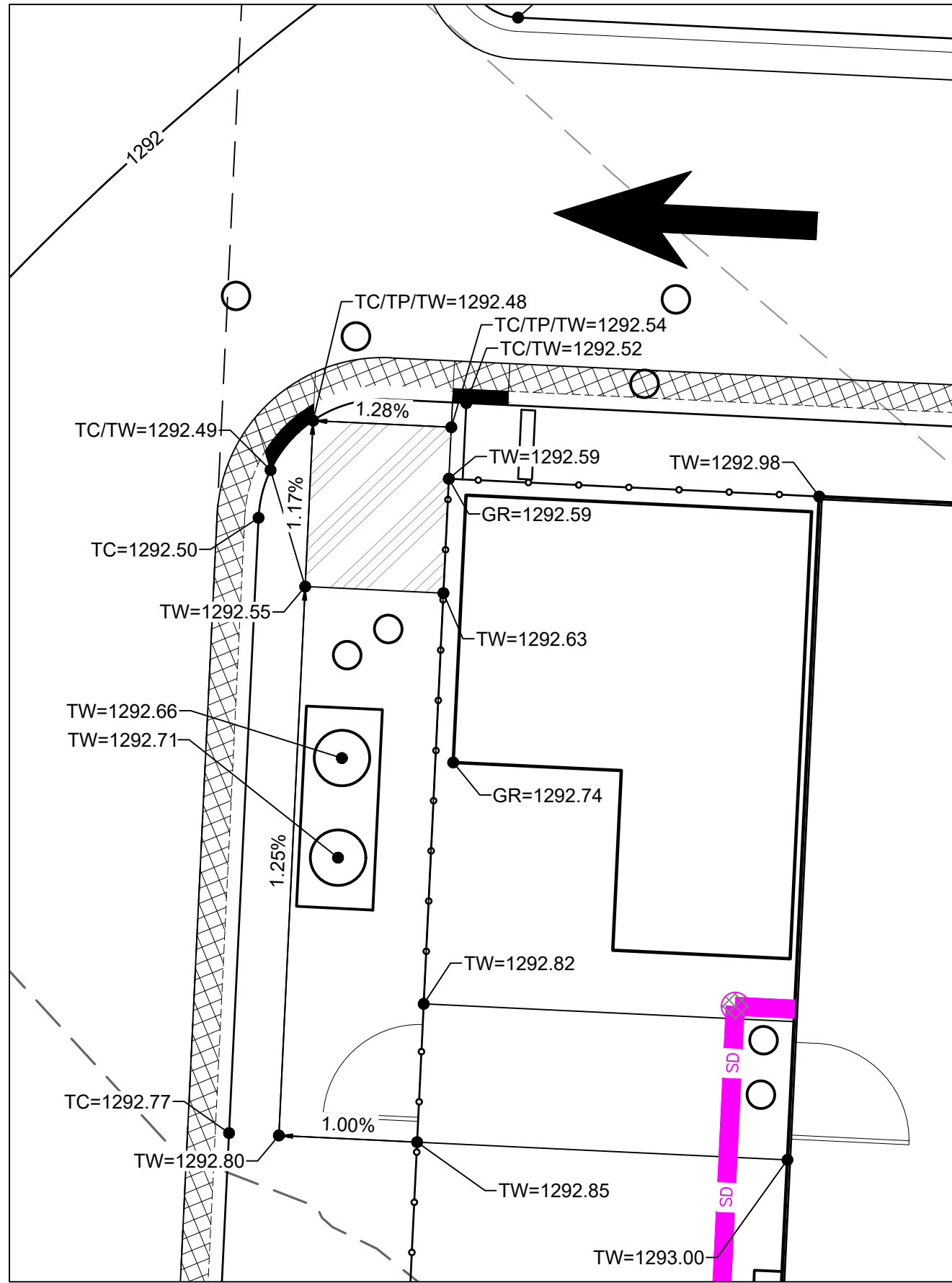
- NOTES:**
1. DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. CONTACT BEUP AT 478-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
 3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS.
 4. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
 5. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIATION EASEMENT OVER THE ENTIRETY OF THE PARCEL PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
 6. ALL PROPOSED SIGNAGE SHALL REQUIRE A SEPARATE PERMIT PRIOR TO INSTALLATION.

- KEYNOTES:

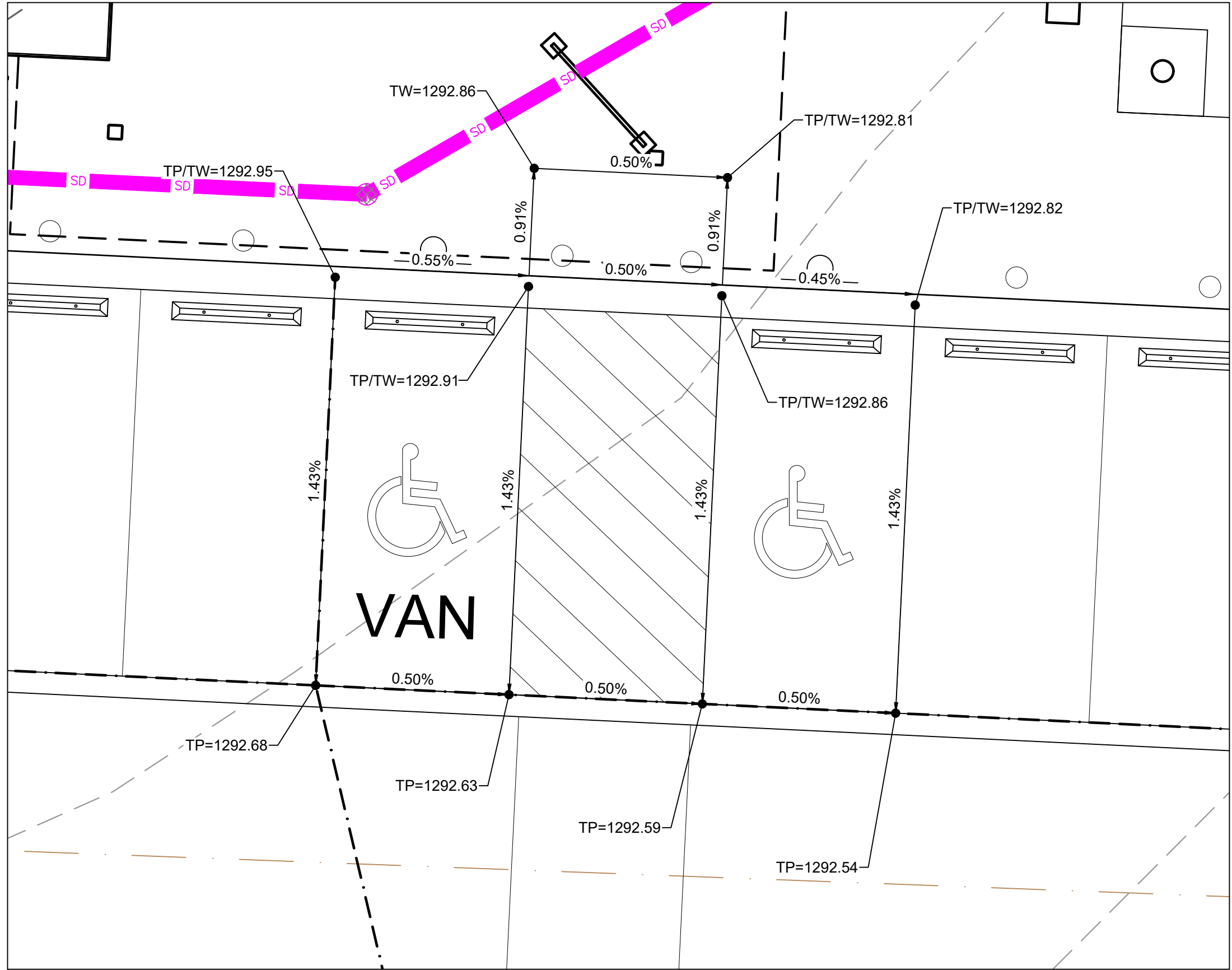
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|-----|---|--|-----|--|
| 1.A |  | INSTALL LIGHT DUTY ASPHALT PAVEMENT, SEE SHEET C8.01 FOR DETAILS | 5.G | INSTALL CONCRETE BOLLARD, SEE SHEET C8.01 FOR DETAILS |
| 1.B |  | INSTALL HEAVY DUTY ASPHALT PAVEMENT, SEE SHEET C8.01 FOR DETAILS | 5.H | CONCRETE WHEEL STOP (TYP.), SEE SHEET C8.01 FOR DETAILS |
| 1.C |  | INSTALL LIGHT DUTY CONCRETE PAVEMENT, SEE SHEET C8.01 FOR DETAILS | 5.I | PROPOSED CONCRETE CROSSWALK WITH STAMPED PAVER PATTERN |
| 1.D |  | INSTALL HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C8.01 FOR DETAILS | 5.J | FIRE LANE STRIPING, SEE SHEET C8.00 FOR PAVEMENT MARKING DETAILS |
| 1.E |  | INSTALL 4" CONCRETE SIDEWALK, SEE SHEET C8.01 FOR DETAILS | 5.K | TRANSFORMER PAD TO BE INSTALLED BY CONTRACTOR SEE SHEET C6.00 |
| 1.F |  | INSTALL ADA ACCESSIBLE CONCRETE SIDEWALK RAMP. SEE SHEET C8.00 FOR DETAILS | 5.L | INSTALL 3" CUT IN CONCRETE CURB FOR STORMWATER, SEE SHEET C8.01 FOR DETAILS |
| 1.G |  | INSTALL TRUNCATED DOMES, SEE SHEET C8.01 FOR DETAILS | 5.M | PROP. LOCATION OF PARKING LOT LIGHTS (REFER MEP FOR POLE /LIGHT & STRUCTURAL FOR BASE DETAIL) |
| 1.H |  | INSTALL 5" THICK PATTERNED CONCRETE IN CONTRASTING COLOR. SAMPLE TO BE PROVIDED FOR APPROVAL BY ARCHITECT. | 5.N | PROP. LOCATION OF APPROVED "STOP" SIGNAGE WITH "CROSS TRAFFIC DOES NOT STOP", SEE SHEET C8.00 FOR DETAILS |
| 2.A |  | CONSTRUCT STANDARD "WET" CURB & GUTTER SEE SHEET C8.00 FOR DETAILS | 5.O | 1' CONCRETE LOW FLOW FLUME GRADED AT MIN 0.50%, SEE SHEET C4.00 FOR ELEVATIONS AND C8.00 FOR DETAILS |
| 2.B |  | CONSTRUCT STANDARD "DRY" CURB & GUTTER SEE SHEET C8.00 FOR DETAILS | 5.P | GRASSED CONVEYANCE CHANNEL, SEE SHEET C8.02 FOR ELEVATIONS AND C8.00 FOR DETAILS |
| 2.C |  | CONSTRUCT STANDARD FLUSH CURB. SEE SHEET C8.00 FOR DETAILS | 4.A | 9' X11' GARBAGE ENCLOSURE CONSTRUCTED WITH SILIMAR MATERIALS AS BUILDING. (REFER TO ARCH. PLANS) |
| 5.A | | INSTALL PAVEMENT STRIPING, SEE STRIPING DETAILS SHEET C8.00 | 4.B | PROPOSED CLEARANCE BAR (REFER TO ARCH PLANS) |
| 5.B | | 9'X20' ACCESSIBLE STALLS & BOLLARD MOUNTED SIGNAGE, SEE SHEET C8.01 FOR DETAILS | 4.C | PROPOSED ONE SIDED MENU BOARD (REFER TO ARCH. PLANS) |
| 5.D | | PROPOSED FLAG POLE. CONTRACTOR TO ENSURE A MINIMUM OF 12' CLEARANCE FROM BUILDING CANOPY. | 4.F | PROPOSED CANOPY (REFER TO ARCH PLANS) |
| 5.E | | INSTALL RIPRAP PAD SEE PLAN FOR DIMENSION & SEE SHEET C8.02 FOR DETAILS | 4.G | PROPOSED MONUMENT SIGN FOOTING (REFER TO ARCH. PLANS) |
| 5.F | | TAPER CURB FROM 6 INCHES TO 0 INCHES, SEE SHEET C8.00 FOR DETAILS | 4.H | ALL PROPOSED SIGNAGE SHALL REQUIRE A SEPARATE PERMIT |
| | | | 4.I | AMERISTAR FENCE (REFER TO ARCH PLANS) REQUIRED SEPARATE PERMIT PRIOR TO INSTALLATION |
| | | | 4.J | DRIVE THRU DIRECTIONAL SIGN (REFER TO ARCH PLANS) |
| | | | 4.K | BENCH (SITE AMENITY, VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUIV), MUST BE AT LEAST 6 FEET IN LENGTH. |
| | | | | DERO SWERVE STYLE BIKE RACK (SITE AMENITY) ON CONCRETE SURFACE FOR SPACING REFERENCE DETAIL ON SHEET C8.01 |

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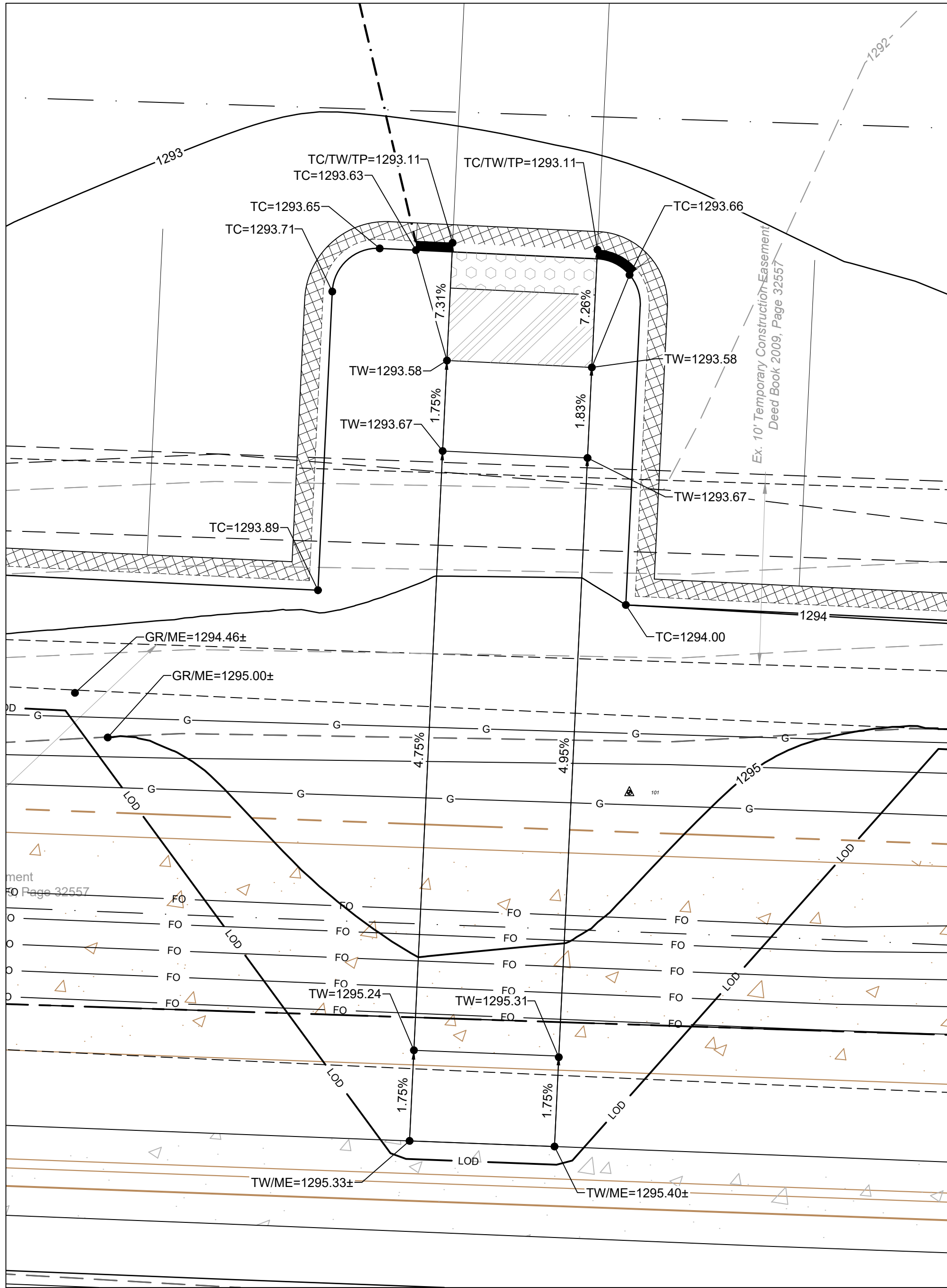
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DETAIL 1
SCALE: 1"=5'



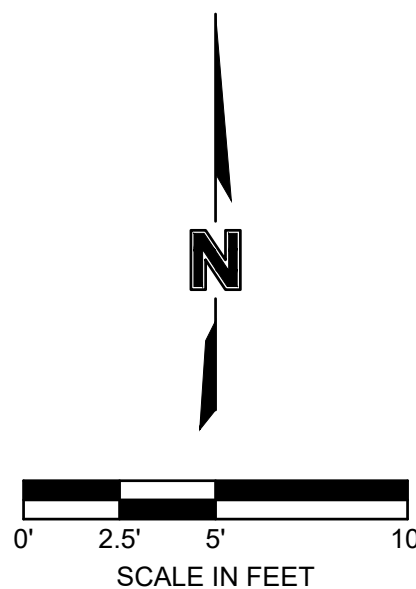
DETAIL 2
SCALE: 1"=5'



DETAIL 3
SCALE: 1"=5'

- LEGEND**
- RIGHT-OF-WAY LINE
 - FUTURE RIGHT-OF-WAY LINE
 - PROPERTY/LEASE LINE
 - PROP. BUILDING SETBACK
 - FUTURE BUILDING SETBACK
 - PROP UTILITY EASEMENT
 - EXISTING UTILITY EASEMENT
 - FINISH GRADE CONTOUR
 - EXIST. CONTOUR
 - SLOPE ARROW
 - BREAK IN GRADE/DRAINAGE PATH
 - CONSTRUCT STANDARD CURB & GUTTER (SEE SHEET C8.00)
 - CONSTRUCT "DRY" CURB & GUTTER (SEE SHEET C8.00)
 - BENCHMARK
 - EXIST. LIGHT POLE
 - EXIST. TRANSFORMER
 - EXIST. WATER METER
 - EXIST. GRATE INLET
 - EXIST. POWER POLE
 - EXIST. POWER POLE W/ LIGHT
 - EXIST. STEEL POST
 - EXIST. WATER VALVE

- TP=1300.00 TOP OF PAVEMENT
- TC=1300.00 TOP OF CURB
- TW=1300.00 TOP OF WALKWAY
- HP=1300.00 HIGH POINT
- LP=1300.00 LOW POINT
- FG=1300.00 FINISH GRADE
- EG=1300.00 EXISTING GRADE
- ME=1300.00 MATCH EXISTING
- TI=1300.00 TOP OF INLET



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Arkansas
LICENSED
PROFESSIONAL
ENGINEER
No. 19979
MATTHEW K. LOOS
06/26/2025

BY

DESCRIPTION

DATE

REV. NO.

GRADING DETAILS

ANDYS FROZEN CUSTARD
LARGE-SCALE DEVELOPMENT PLANS

BENTONVILLE, ARKANSAS

drawn by: JLV
designed by: JLV
project no.: 024-03717
date: 06/20/2025
COB project no.: LDS25-0025

SHEET
C4.01

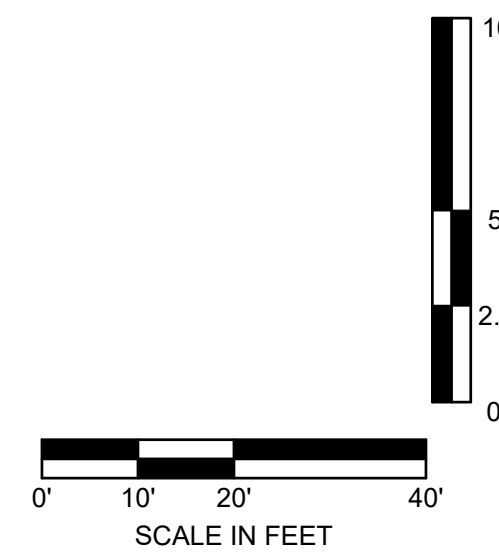
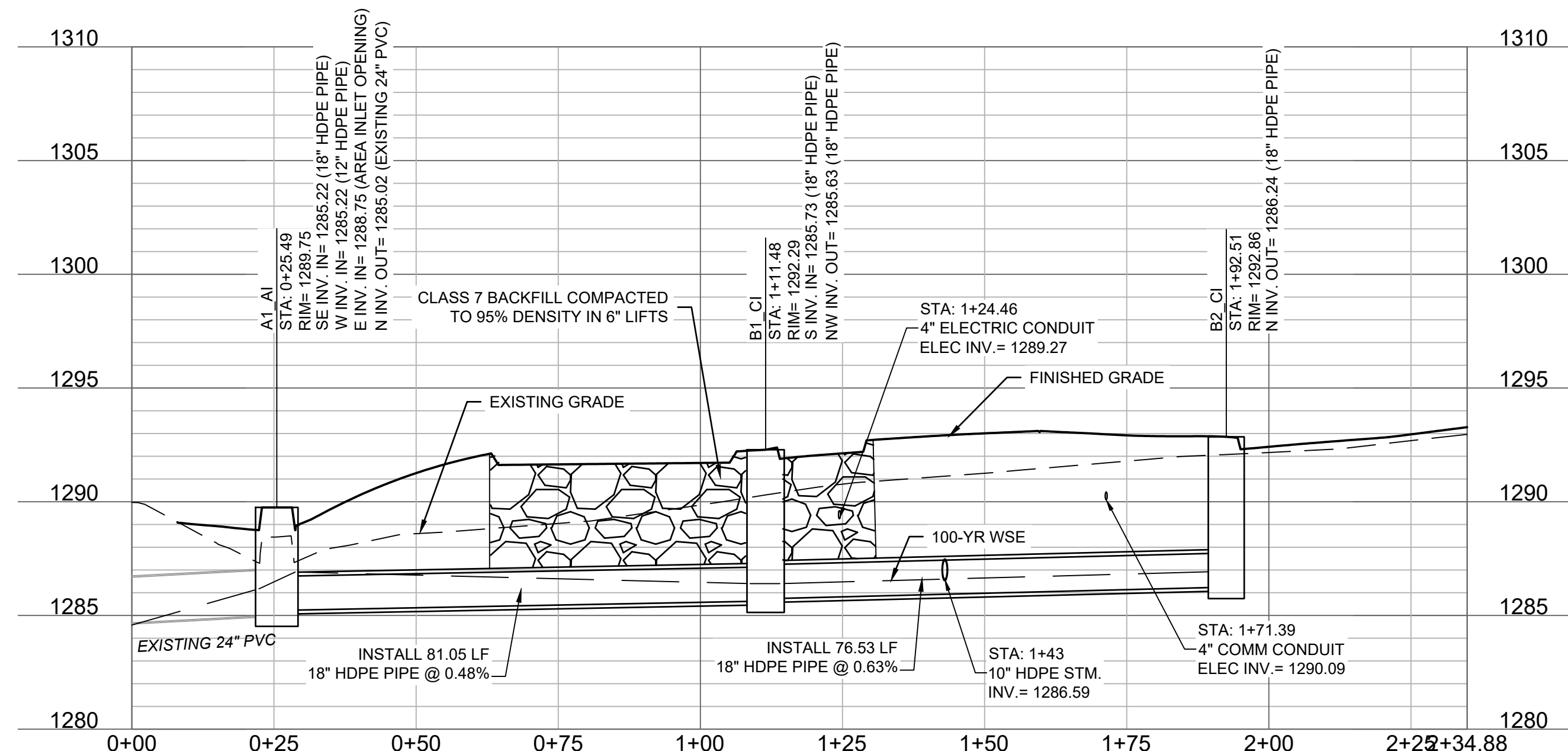
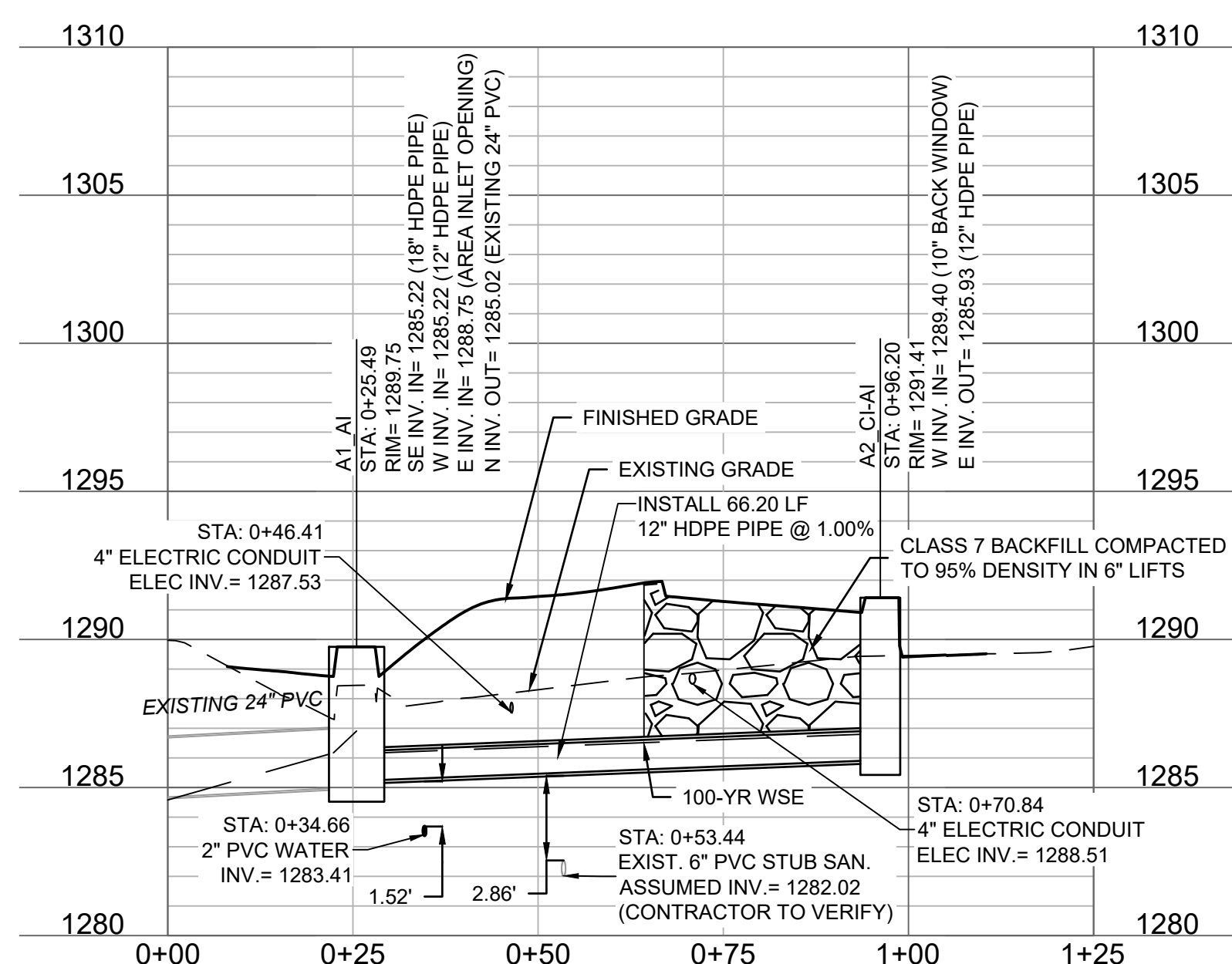
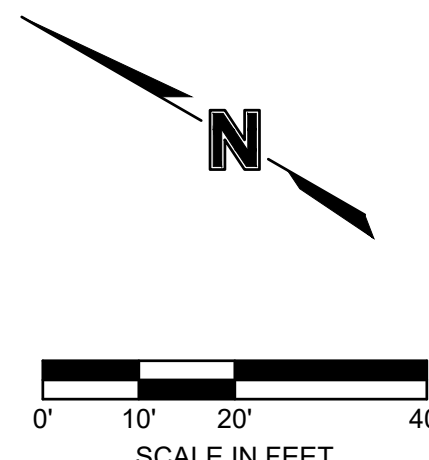
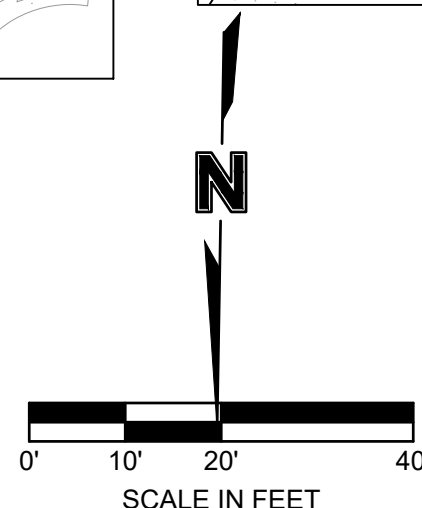
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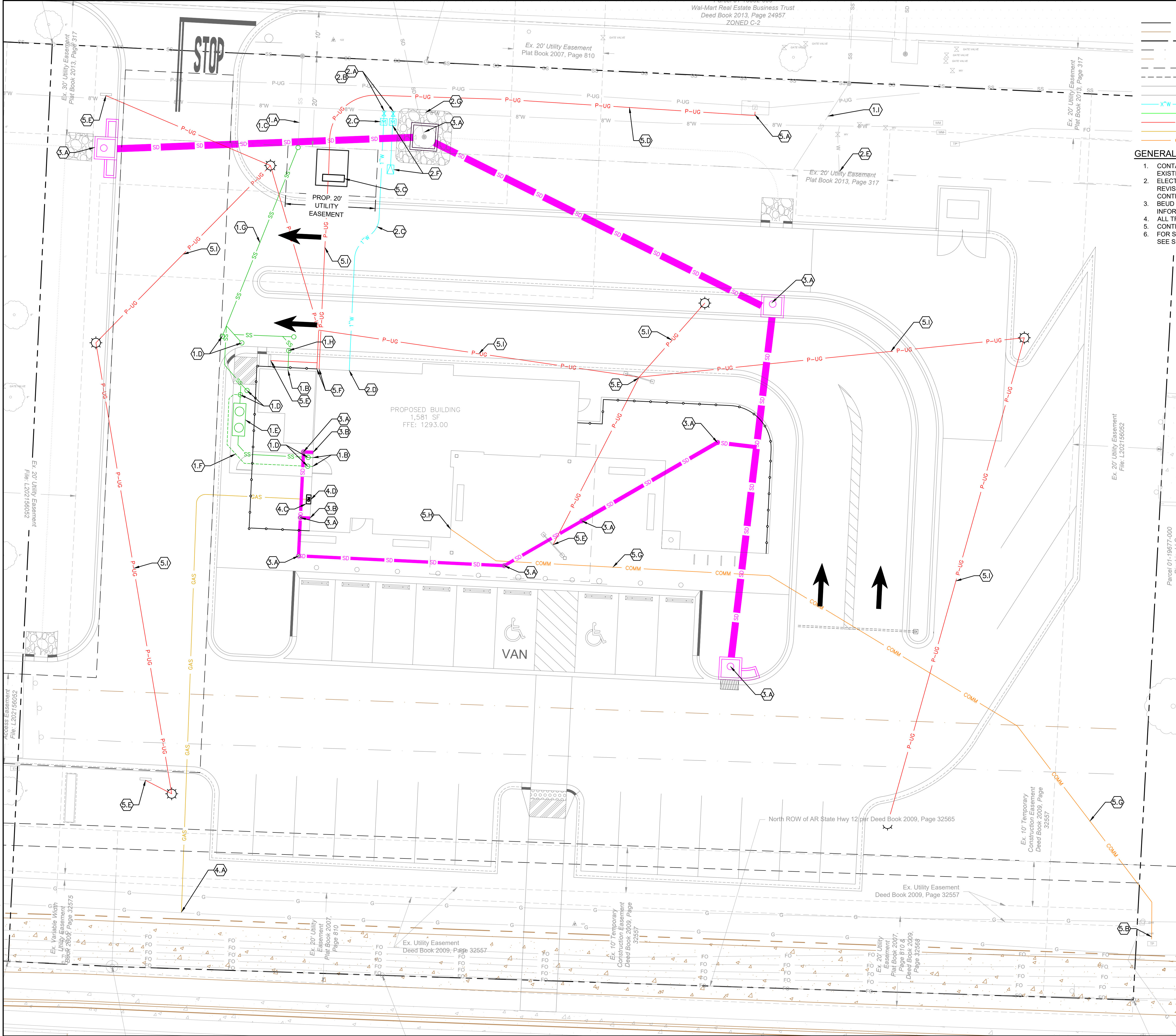
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STORMWATER PLAN & PROFILE
ANDY'S FROZEN CUSTARD LARGE-SCALE DEVELOPMENT PLANS
BENTONVILLE, ARKANSAS

drawn by: JW
designed by: ML
project no.: 024-03717
date: 06/20/2025
COB project no.: LDS25-0025

SHEET
C5.00

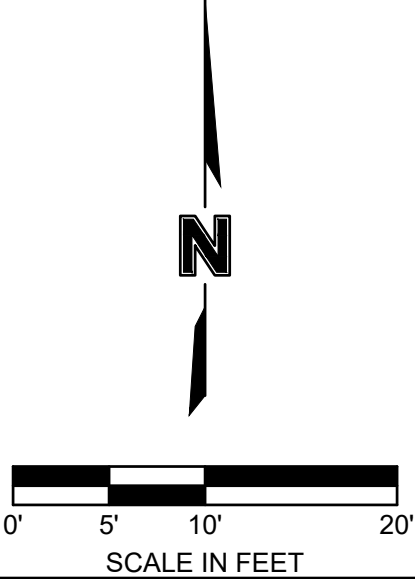




LEGEND	
	RIGHT-OF-WAY LINE
	FUTURE RIGHT-OF-WAY LINE
	PROPERTY/LEASE LINE
	PROP. BUILDING SETBACK
	FUTURE BUILDING SETBACK
	PROP. UTILITY EASEMENT
	EXISTING UTILITY EASEMENT
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	PROP. WATER LINE
	PROP. SANITARY SEWER LINE
	PROP. UNDERGROUND ELECTRIC LINE
	PROP. GAS LINE
	PROP. COMMUNICATION LINE

- GENERAL NOTE:**
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 - ELECTRICAL 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.
 - BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN.
 - ALL TREES AND LANDSCAPING ARE TO BE 5' AWAY FROM PUBLIC UTILITIES.
 - CONTRACTOR TO INSTALL ALL UTILITIES PER BWU 2024 SPECIFICATIONS.
 - FOR SANITARY SEWER PEAK HOURLY FLOW AND PIPE CAPACITY CALCULATIONS SEE SHEET C8.02

- KEYNOTES:**
- 1.A POINT OF CONNECTION TO EXISTING SANITARY SEWER, 6" STUB ASSUMED INV. = 1282.09'
 - 1.B CONTRACTOR TO FIELD VERIFY LOCATION & INVERT.
 - 1.C SEWER CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION.)
 - 1.D TIE IN EXISTING 6" SANITARY SEWER STUB AND INSTALL 6" TO 4" REDUCER.
 - 1.E SANITARY SEWER CLEANOUT (ALL CLEANOUT LIDS WITHIN TRAFFIC AREAS TO BE TRAFFIC RATED)
 - 1.F INSTALL SCHIER GB-250 GREASE INTERCEPTOR PER CITY OF BENTONVILLE STANDARDS (SEE MEP PLANS & MANUFACTURER SPECIFICATIONS FOR ADDITIONAL INSTALLATION DETAILS)
 - 1.G 2" SC. 40 PVC VENT PIPE
 - 1.H INSTALL 4" SC. 40 PVC SANITARY SEWER SERVICE LINE @ 2.08% MIN. SLOPE. SEE SANITARY CALCULATIONS BELOW FOR PEAK HOURLY DATA.
 - 1.I INSTALL SANITARY 2 WAY CLEANOUT (ALL CLEANOUT LIDS WITHIN TRAFFIC AREAS TO BE TRAFFIC RATED)
 - 2.A SANITARY SEWER STUB TO BE ABANDONED PER BWU SPECS
 - 2.B POINT OF CONNECTION TO EXISTING 8" WATER LINE, CONTRACTOR TO FIELD VERIFY LOCATION
 - 2.C INSTALL M.J. 8"x1" TAPPING SADDLE WITH CORP AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET). TAP TO BE COMPLETED BY THE CITY OF BENTONVILLE AT THE OWNERS EXPENSE.
 - 2.D SADDLE, CORP. 52; LF 1" PVC SERVICE LINE AND METER SET TO BE SET BY CONTRACTOR, COB TO MAKE TAP AT OWNERS EXPENSE. COORDINATE WITH BWU INSPECTOR FOR REQUIRED TESTING.
 - 2.E 1" WATER CONNECTION TO BUILDING AND RPZ BACKFLOW PREVENTER. (REFER TO MEP PLANS FOR CONTINUATION.)
 - 2.F EXISTING FIRE HYDRANT TO REMAIN
 - 2.G 1" LANDSCAPE IRRIGATION METER AND VALVE WITH RPZ BACKFLOW PREVENTER
 - 3.A RAISE COVER OVER WATERLINE BY 1.1 FT. SEE SHEET C3.00 FOR PROPOSED ELEVATION
 - 3.B SEE SHEET C5.00 FOR PROPOSED STORM INFORMATION
 - 3.C ROOF DRAIN DOWNSPOUT CONNECTION. REFER TO MEP SHEETS FOR CONTINUATION. REFER TO ARCH PLANS FOR DETAILS.
 - 4.A POINT OF CONNECTION TO EXISTING GAS LINE, CONTRACTOR TO FIELD VERIFY LOCATION
 - 4.B GAS SERVICE PER LOCAL GAS COMPANY.
 - 4.C GAS METER
 - 4.D GAS CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION.)
 - 5.A POINT OF CONNECTION TO EXISTING UNDERGROUND ELECTRIC LINE, CONTRACTOR TO FIELD VERIFY LOCATION
 - 5.B POINT OF CONNECTION TO EXISTING COMMUNICATIONS LINE, CONTRACTOR TO FIELD VERIFY LOCATION
 - 5.C INSTALL PAD MOUNTED TRANSFORMER. PAD TO BE INSTALLED PER BEUD SPECIFICATIONS.
 - 5.D CONTRACTOR TO INSTALL PRIMARY CONDUIT AND TO COORDINATE WITH BEUD ON PRIMARY WIRING.
 - 5.E ELECTRICAL CONNECTION TO PROPOSED SIGNAGE. (REFER TO ARCH PLANS FOR DETAILS.)
 - 5.F ELECTRICAL CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION.)
 - 5.G CONTRACTOR TO INSTALL CONDUIT AND COORDINATE FIBER OPTIC INSTALLATION WITH COX COMMUNICATIONS.
 - 5.H FIBER OPTIC CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION.)
 - 5.I CONTRACTOR TO INSTALL SECONDARY CONDUIT. SECONDARY WIRE SIZED BY OWNER/MEP.



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BY

DESCRIPTION

DATE

REV. NO.

REVISIONS

UTILITY PLAN

ANDYS FROZEN CUSTARD
LARGE-SCALE DEVELOPMENT PLANS

BENTONVILLE, ARKANSAS

drawn by: JWW
designed by: JWW
project no.: 024-03717
date: 06/20/2025
COB project no.: LPS25-0025

SHEET
C6.00



TOPSOIL REQUIREMENTS:
TEMPORARY SEEDING -
LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 33 PERCENT (3:1) GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE, AND UNIFORM.

LIME REQUIREMENTS:
TEMPORARY SEEDING -
LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 1500 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS:
TEMPORARY SEEDING -
FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.

SEED REQUIREMENTS:
TEMPORARY SEEDING - SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET, WHEAT, OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

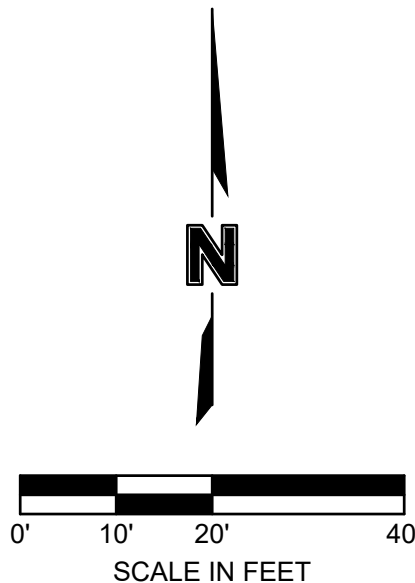
DORMANT SEASON SEEDING - SEED MIX SHALL CONSIST OF 80 PERCENT (80%) TALL FESCUE, TEN PERCENT (10%) ANNUAL RYEGRASS, AND TEN PERCENT (10%) SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE.

MULCH REQUIREMENTS:
TEMPORARY SEEDING -
WHERE SLOPES ARE LESS THAN 25 PERCENT (4:1) GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET (4,500 LBS/ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 620 OF THE ARKANSAS STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE 1 MULCH. WHERE SLOPES ARE 25 PERCENT (4:1) OR GREATER GRADE, TYPE 3 MULCH ("HYDROMULCH") MEETING THE REQUIREMENTS OF SECTION 620 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 LBS/ACRE.

DATES FOR SEEDING:
TEMPORARY SEEDING - CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT.
DORMANT SEASON SEEDING - DECEMBER 15 TO FEBRUARY 29

LAND DISTURBANCE:

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| BY | |
| DESCRIPTION | |
| DATE | |
| REV. NO. | |
| <div style="display: flex; justify-content: space-between;"> <div> <p>EROSION CONTROL PLAN PHASE I</p> <p>ANDYS FROZEN CUSTARD
LARGE-SCALE DEVELOPMENT PLANS</p> </div> <div> <p>BENTONVILLE, ARKANSAS</p> </div> </div> | |
| <p>drawn by: ______JRW</p> <p>designed by: _____ML</p> <p>project no.: _____024-03717</p> <p>date: _____06/20/2025</p> <p>COB project no.: _____LDS25-0025</p> | |
| <p style="text-align: center;">SHEET</p> <p style="text-align: center;">C7.00</p> | |



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Matthew K. Loos
Arkansas
LICENSED
PROFESSIONAL
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* * *
MATTHEW K. LOOS
06/26/2025

[illegible]

ANDY'S FROZEN CUSTARD LARGE-SCALE DEVELOPMENT PLANS	BENTONVILLE, ARKANSAS
--	-----------------------

drawn by: JW
designed by: ML
project no.: 024-03717
date: 06/20/2025
COB project no.: LDS25-0025



1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT COMPOST FILTER SOCK/SILT FENCES ON THE SITE.
3. INSTALL INLET PROTECTION DEVICES ON EXISTING INLETS.
4. PREPARE TEMPORARY PARKING AND STORAGE AREA.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND OTHER STRUCTURES.
8. TEMPORARILY SEED DENUDEED AREAS.
9. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS AND CURB & GUTTERS.
10. INSTALL INLET PROTECTION DEVICES.
11. PREPARE SITE FOR PAVING.
12. PAVE SITE.
13. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

9. SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE SHALL BE PROVIDED. THE FACILITIES SHALL BE SERVICED FREQUENTLY TO MAINTAIN A SANITARY CONDITIONS.

NOT TO SCALE

5. INSPECT EVERY WEEK AND AFTER 1/2" STORM EVENT. REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE FACILITY TO A FUNCTIONAL CONDITION. WASH-OUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASH-OUT IS 75% FULL.

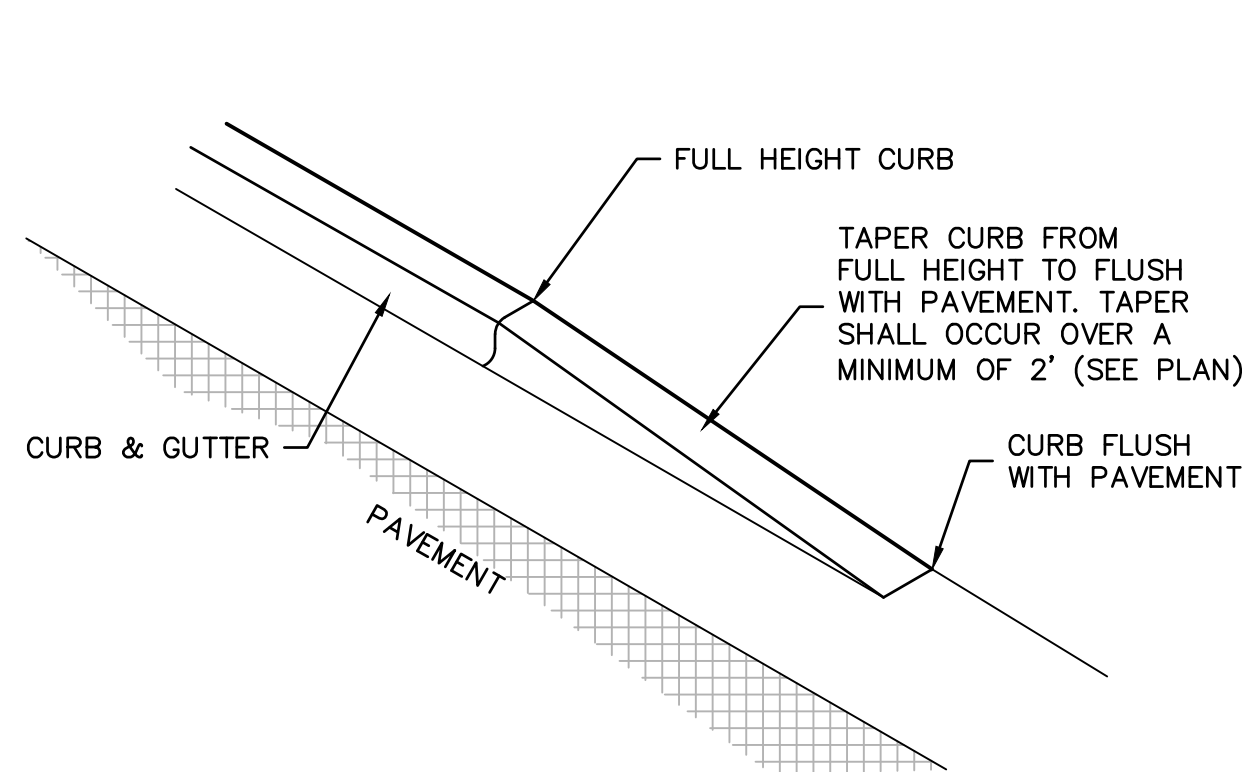
PLAN



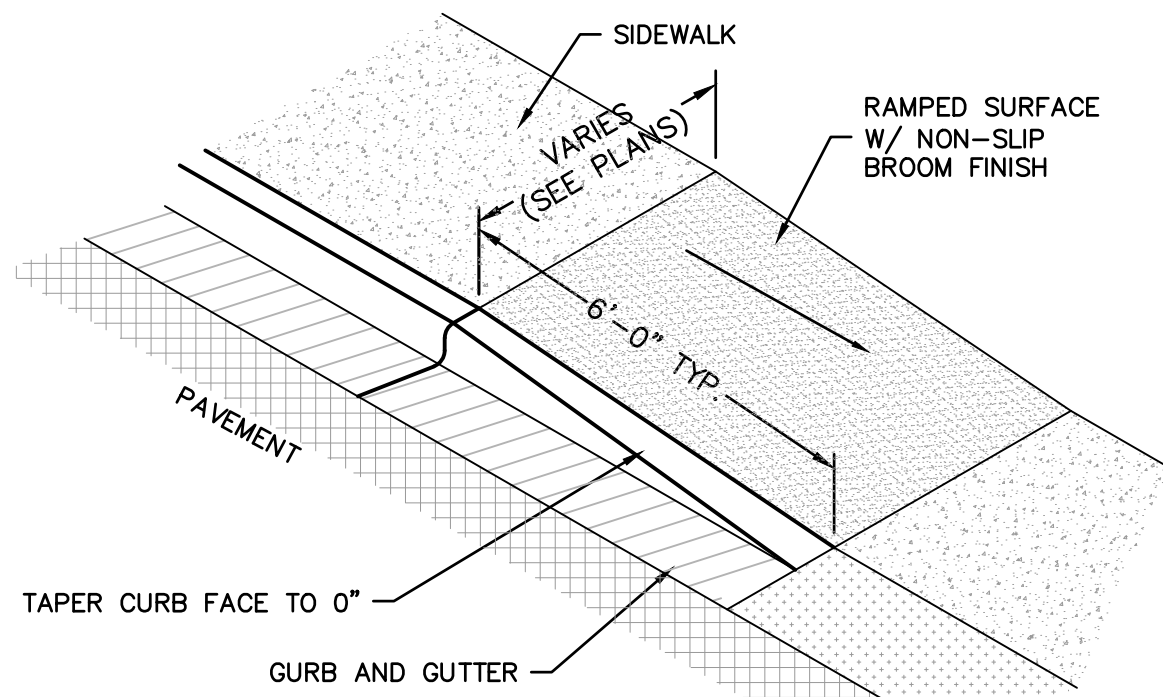
CONCRETE WASH-OUT DETAIL

NOT TO SCALE

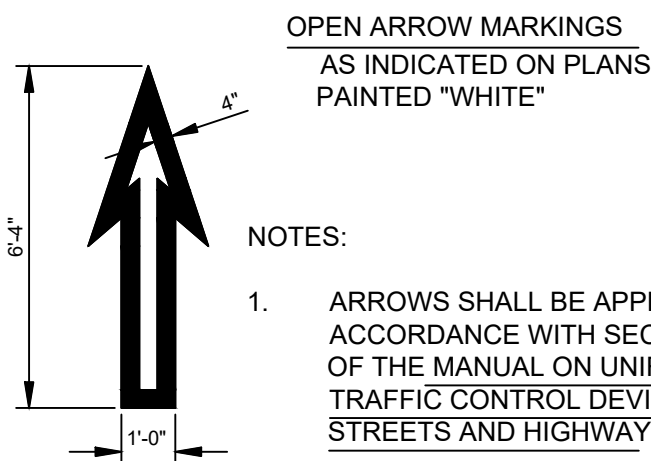
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DATE: Jun 20, 2025 12:01 pm USER: keury



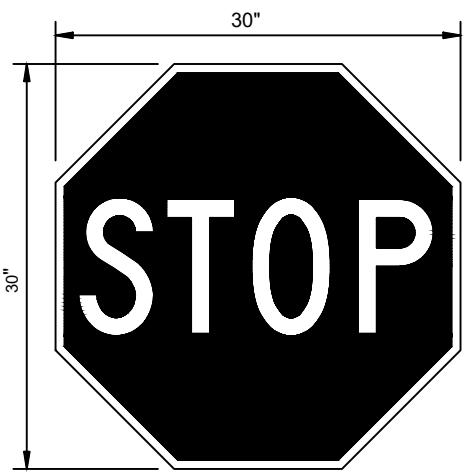
CURB TRANSITION DETAIL
NOT TO SCALE



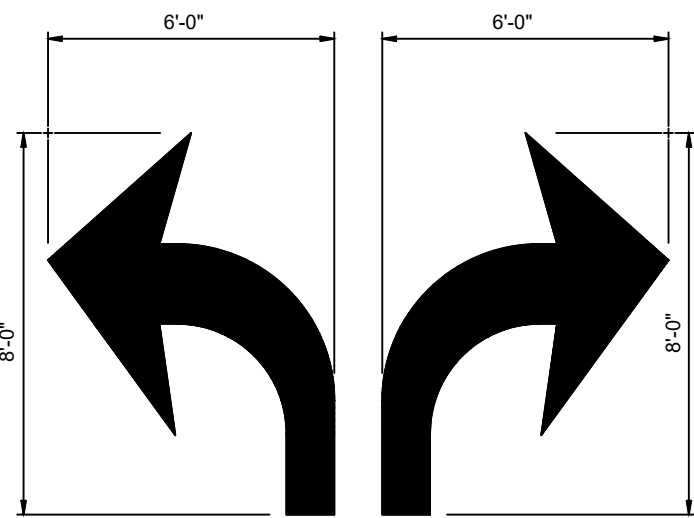
CURB & SIDEWALK TRANSITION TO PAVEMENT DETAIL
NOT TO SCALE



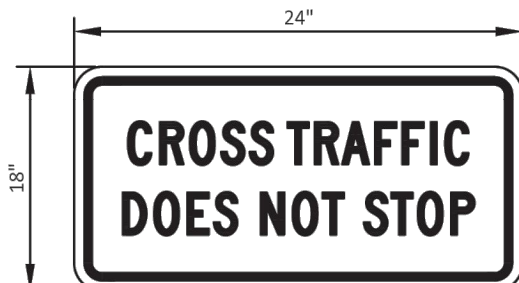
OPEN ARROW PAVEMENT MARKINGS
N.T.S.



30"X30" STOP SIGN WITHIN PARKING LOT
N.T.S.



SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"



BLACK LEGEND YELLOW BACKGROUND

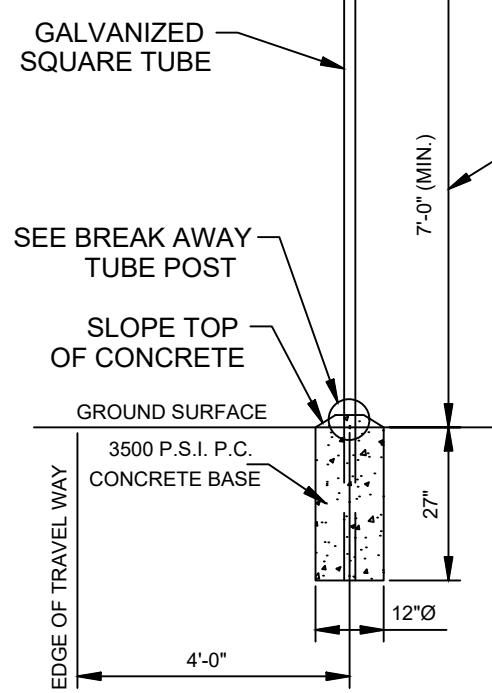
W4-4P

"CROSS TRAFFIC" PLAQUE

N.T.S.

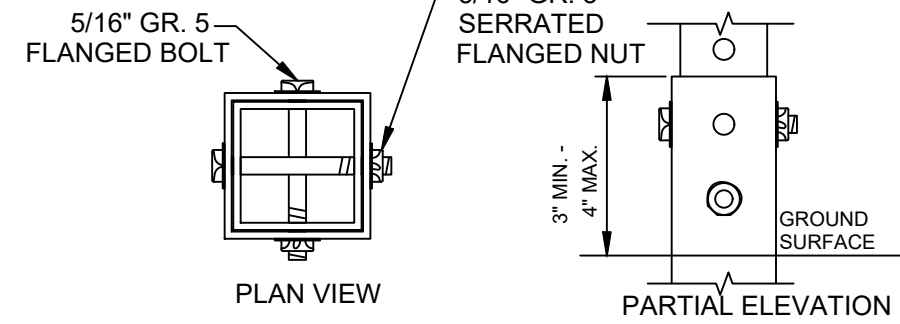
NOTE:
SIGNS SHALL HAVE
DIAMOND GRADE, ASTM
TYPE XI, SHEETING.

AT INTERSECTIONS



SINGLE POST WITH BREAK AWAY POST

NOTE:
SIGNS SHALL HAVE
DIAMOND GRADE, ASTM
TYPE XI, SHEETING.

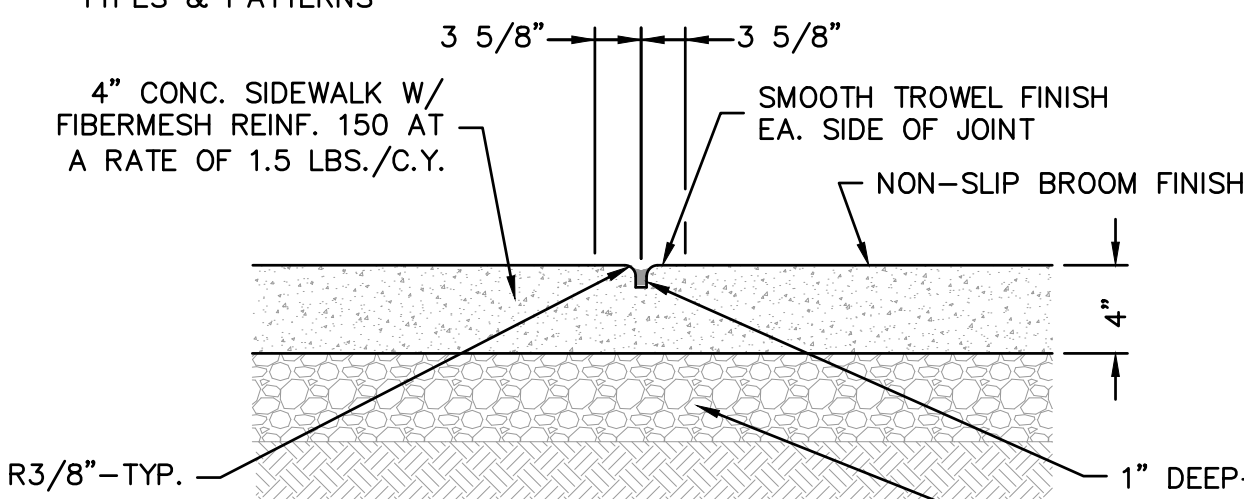


SQUARE TUBE BREAK AWAY POST

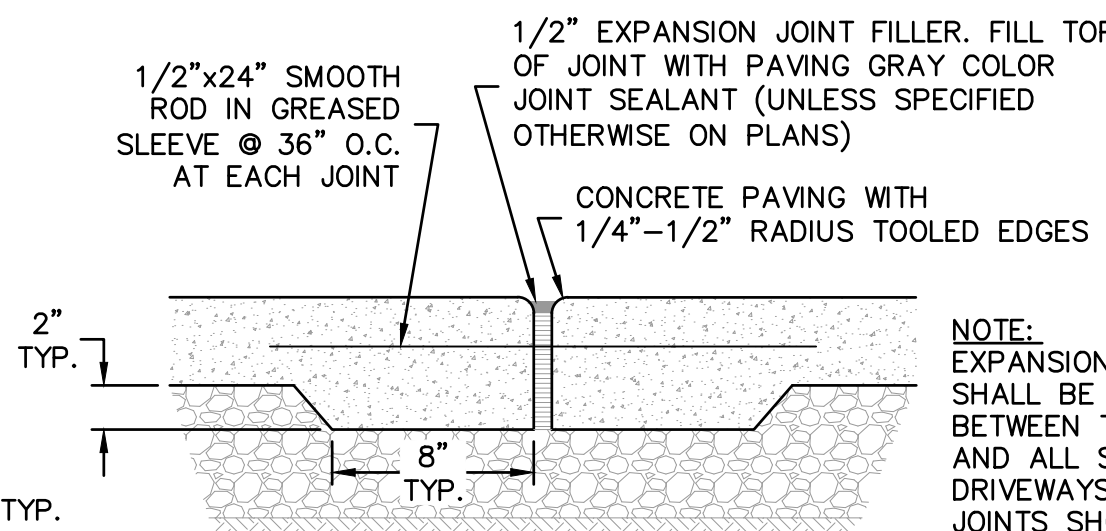
- NOTES FOR SINGLE POST WITH BREAK AWAY POST:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
ANCHOR TUBE - 2-1/4"x2-1/4" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

NOTES:

- EVENLY SPACE TOOLED JOINTS EQUAL TO WIDTH OF SIDEWALKS UP TO 12'-0".
- SEE ARCH. PLANS FOR JOINTING TYPES & PATTERNS

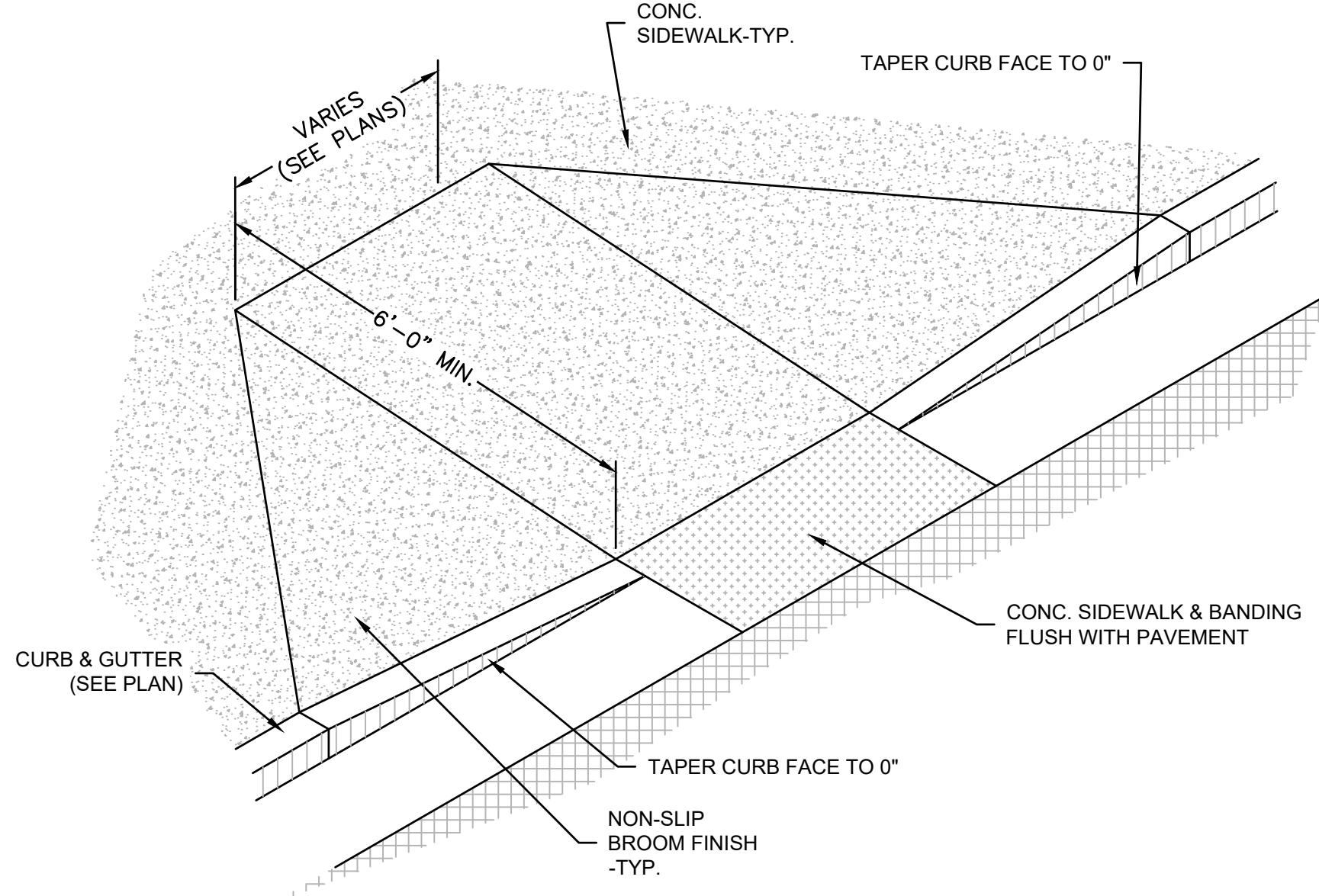


SIDEWALK & TOOLED CONTROL JOINT DETAIL

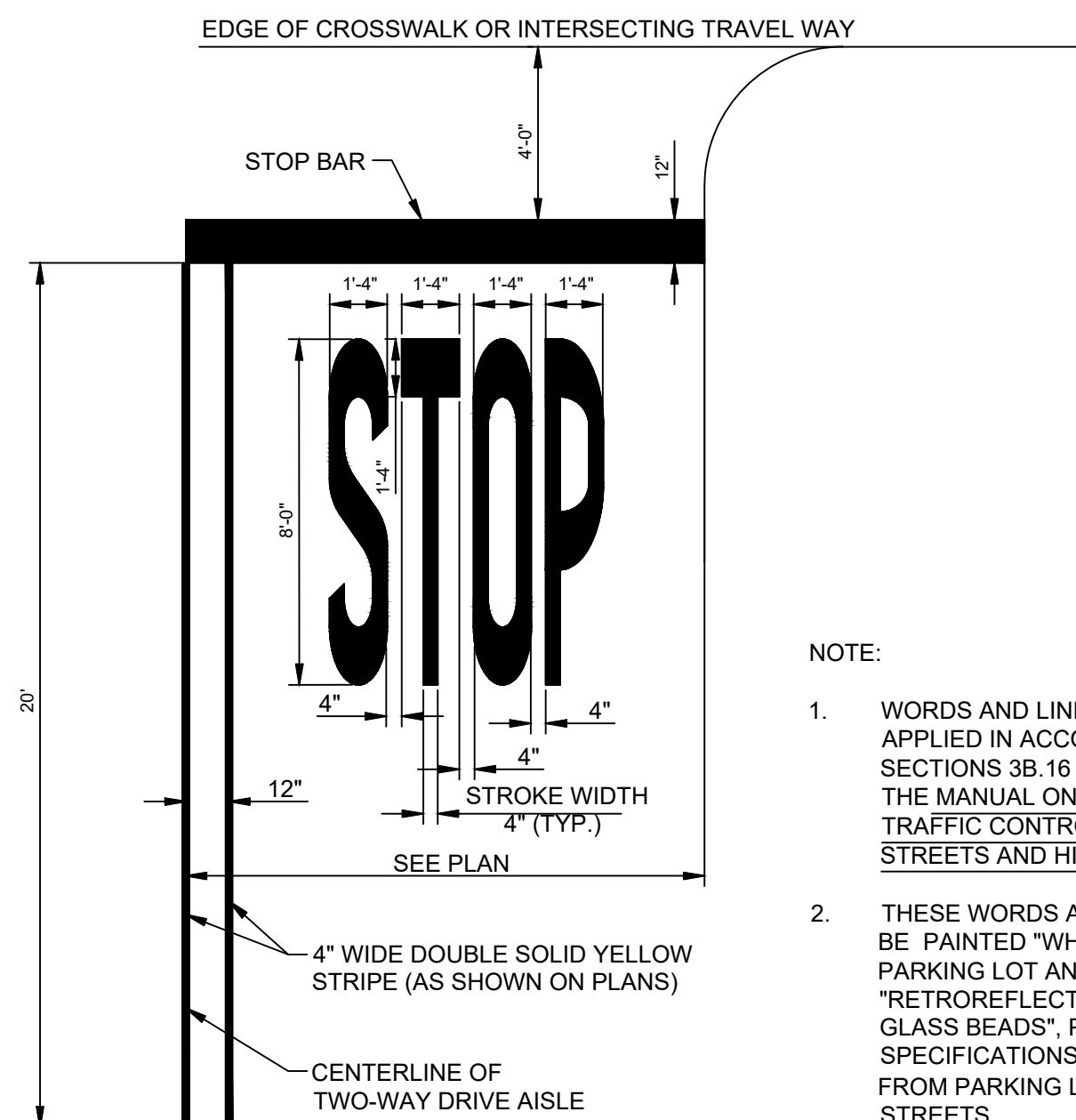


EXPANSION & CONSTRUCTION JOINT DETAIL

SIDEWALK DETAILS
NOT TO SCALE



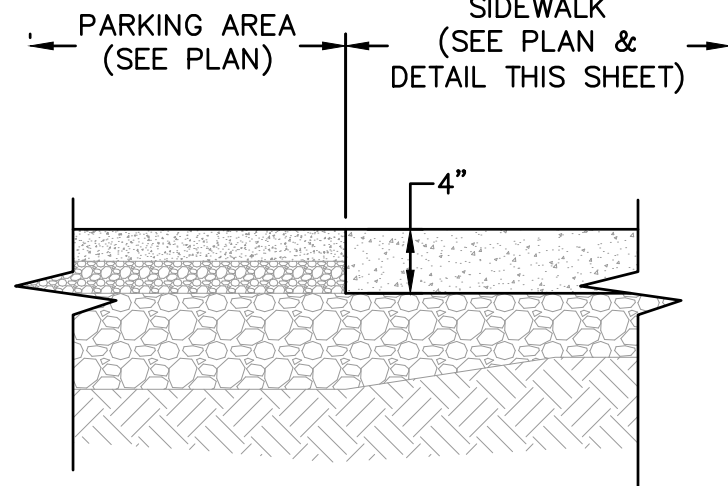
TYPE 5 SIDEWALK RAMP DETAIL



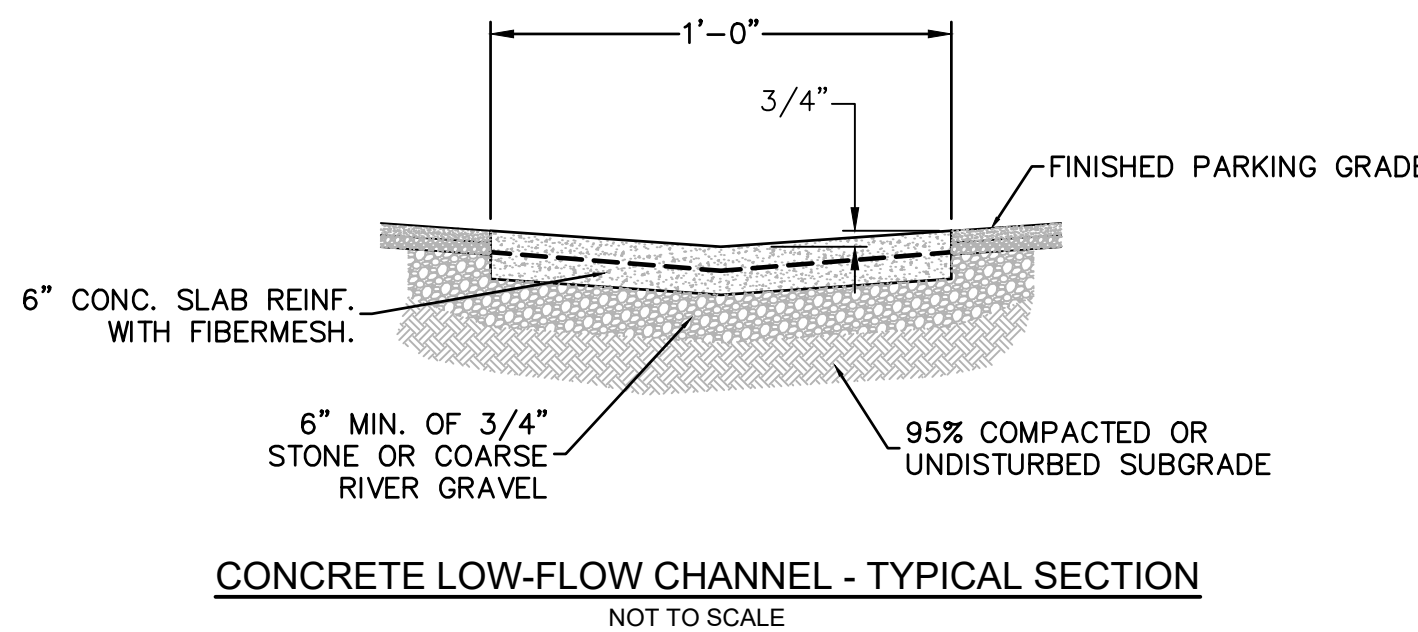
STOP PAVEMENT MARKINGS - PARKING LOT WITHOUT STOP SIGN (AS SHOWN ON PLANS)
N.T.S.

NOTE:

- WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS" PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



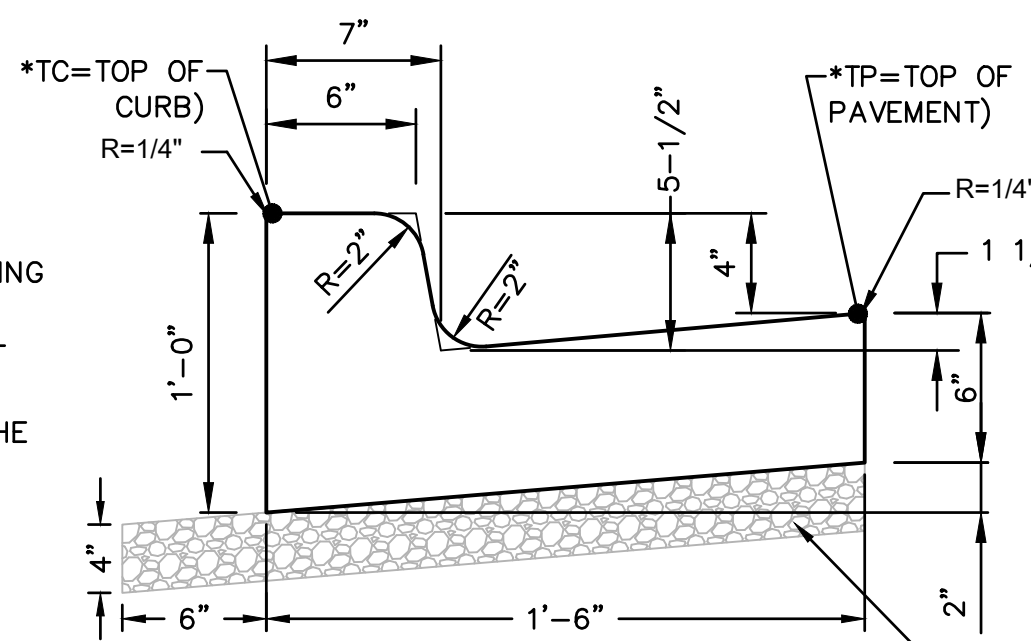
CONCRETE SIDEWALK FLUSH WITH PAVEMENT DETAIL
NOT TO SCALE



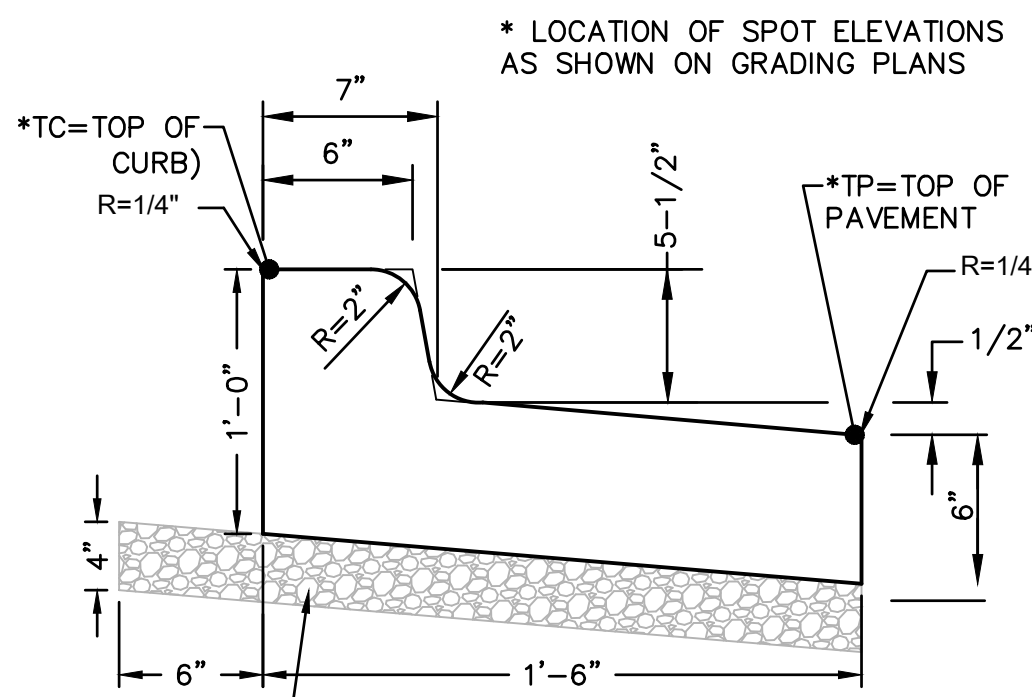
CONCRETE LOW-FLOW CHANNEL - TYPICAL SECTION
NOT TO SCALE

NOTE:

- CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN AND JOINT DETAILS FOR ALL CONCRETE PAVEMENT FOR APPROVAL BY THE ENGINEER.



ON-SITE STANDARD CURB & GUTTER



CONCRETE CURB & GUTTER DETAILS
NOT TO SCALE

PAVEMENT MARKING NOTES:

- DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
- ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
- ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
- DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
- DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

BY

DESCRIPTION

DATE

REV. NO.

DETAIL SHEET 1

ANDYS FROZEN CUSTARD
LARGE-SCALE DEVELOPMENT PLANS

BENTONVILLE, ARKANSAS

drawn by: JLV
designed by: JLV
project no.: 024-037.17
date: 06/20/2025
COB project no.: LPS25-0025

SHEET
C8.00

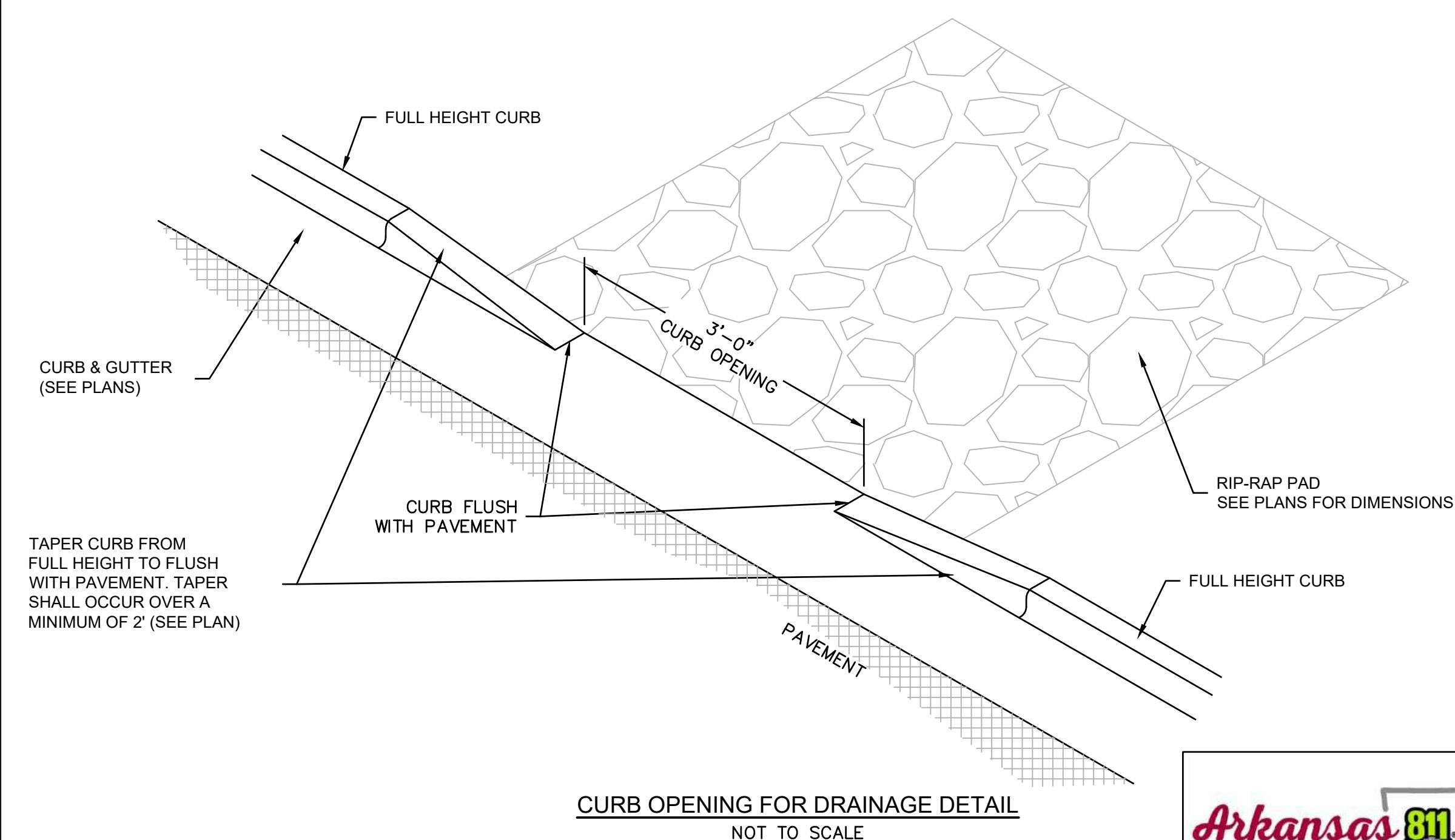
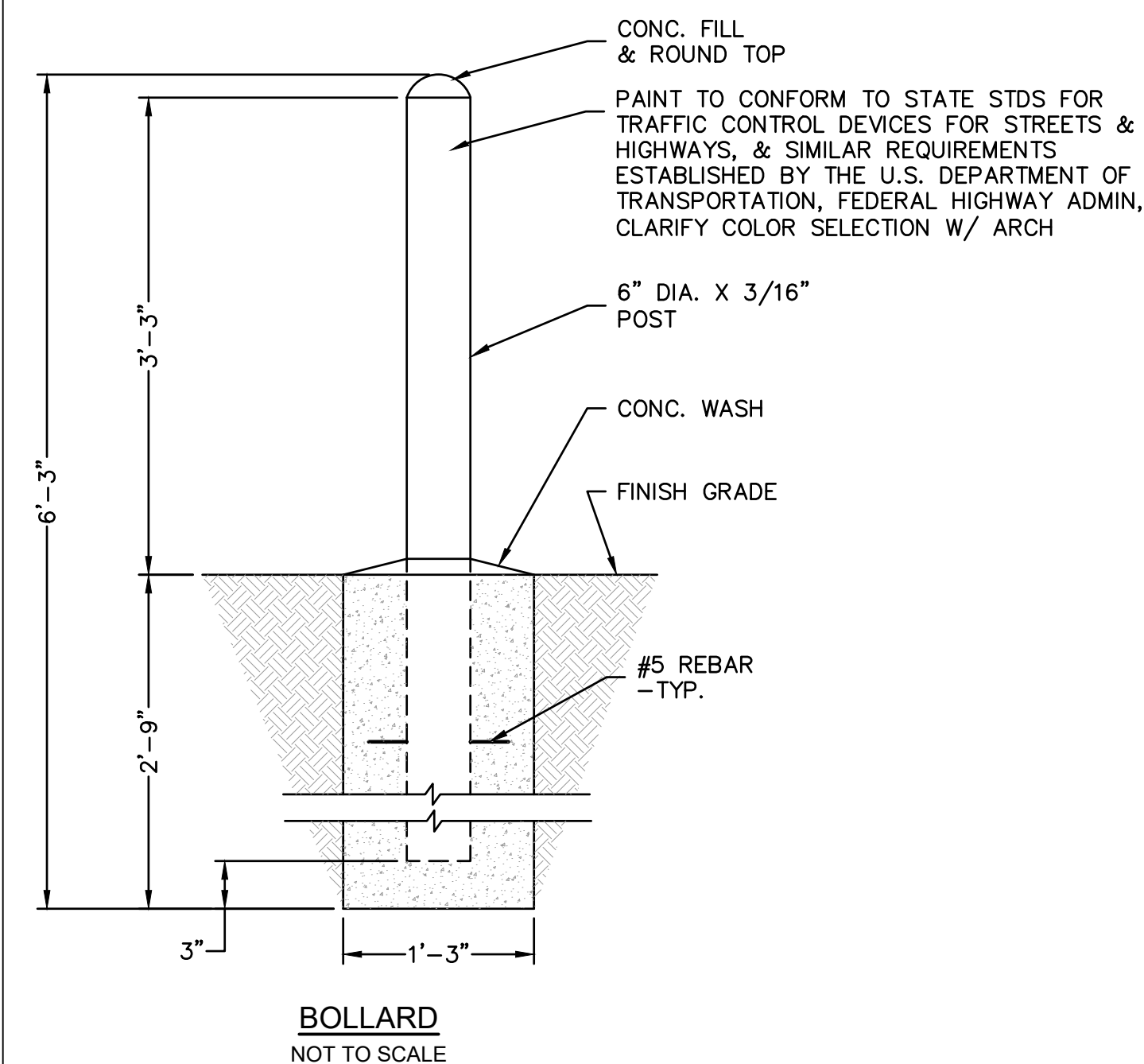
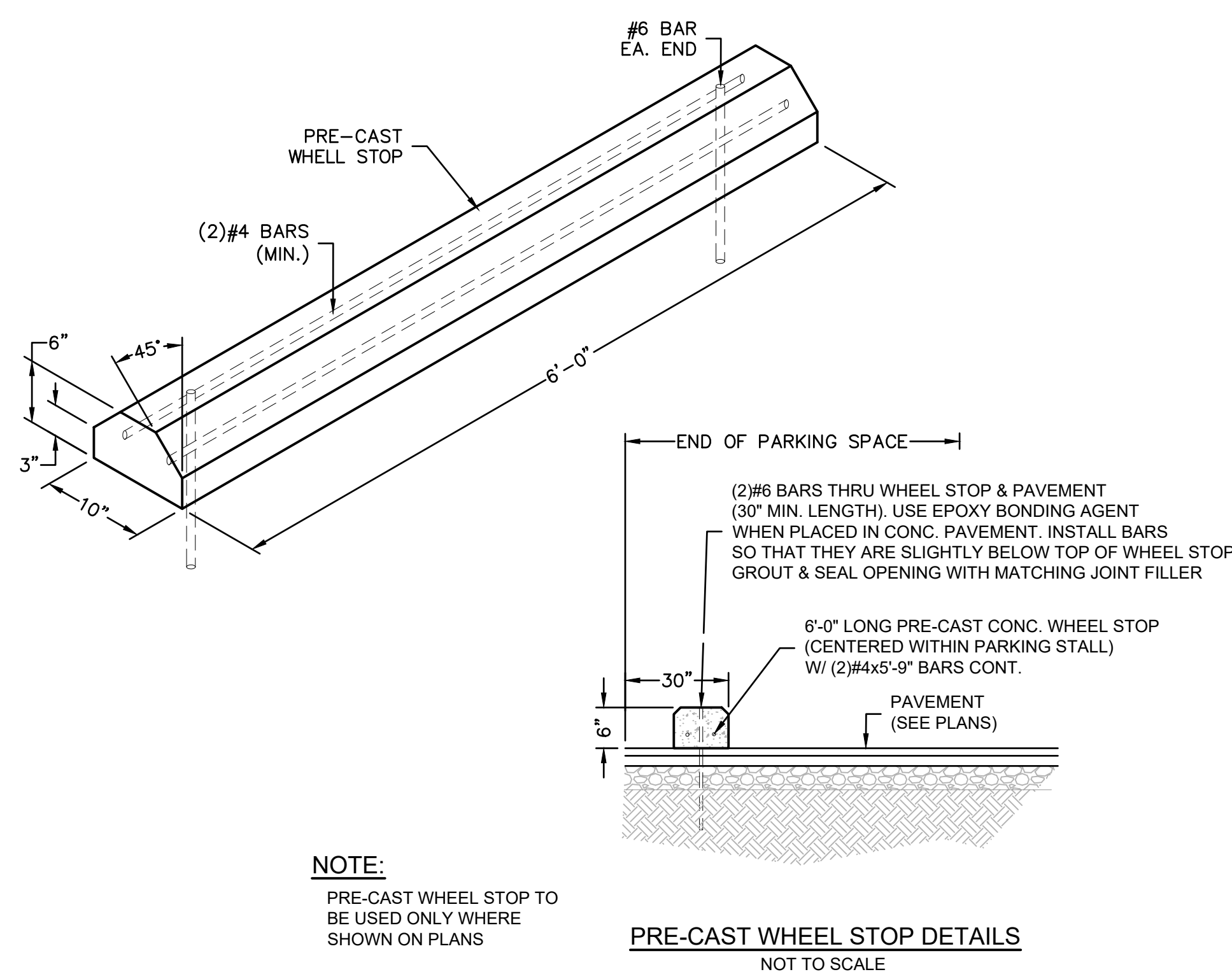
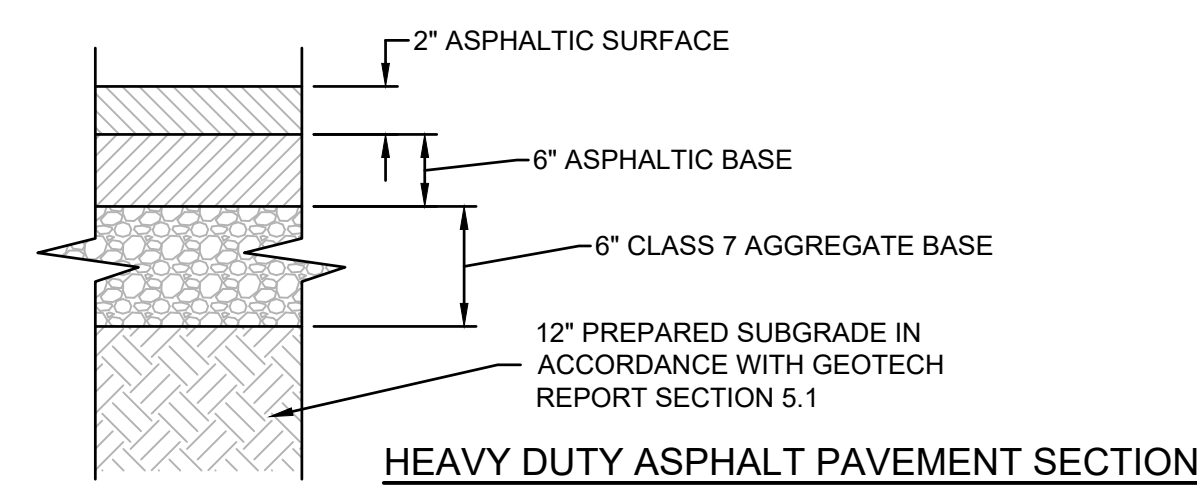
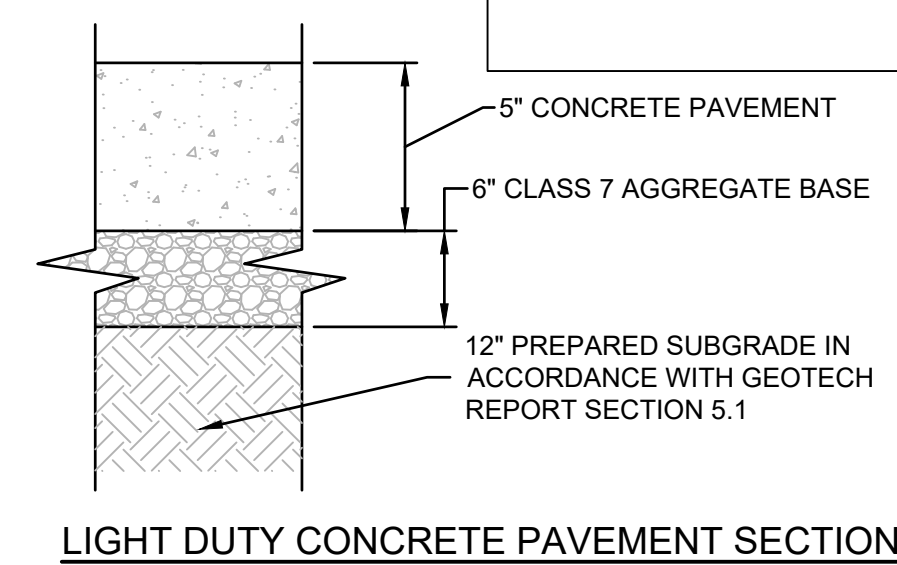
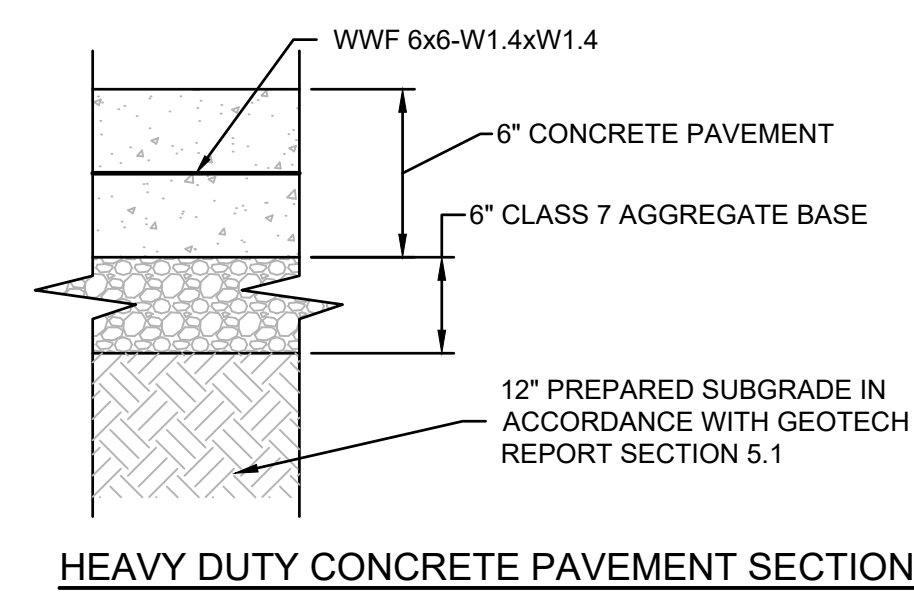
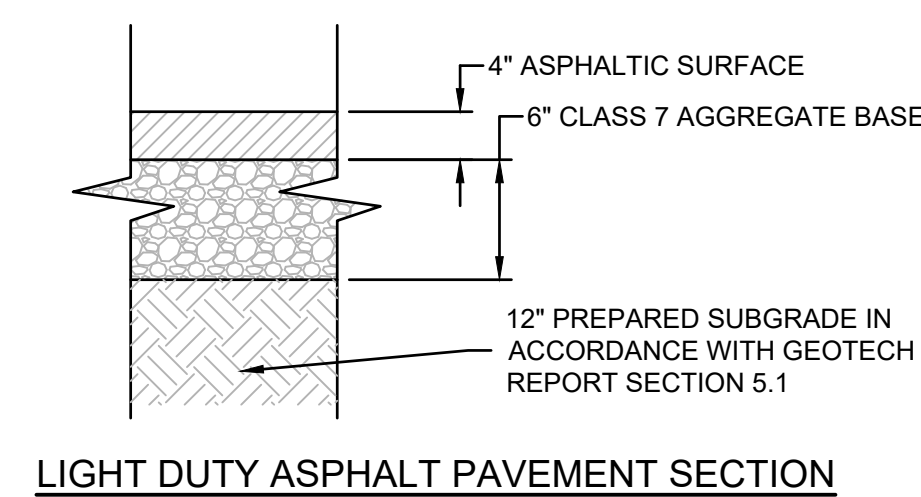
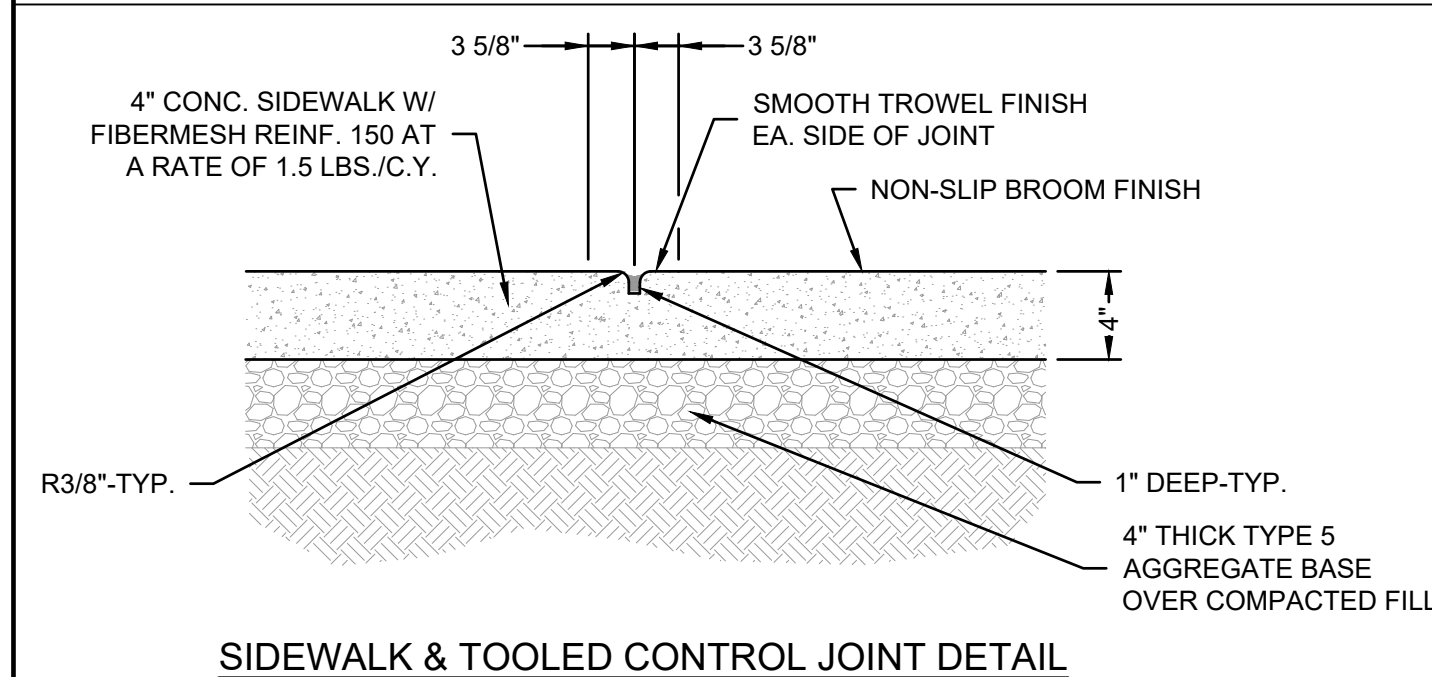
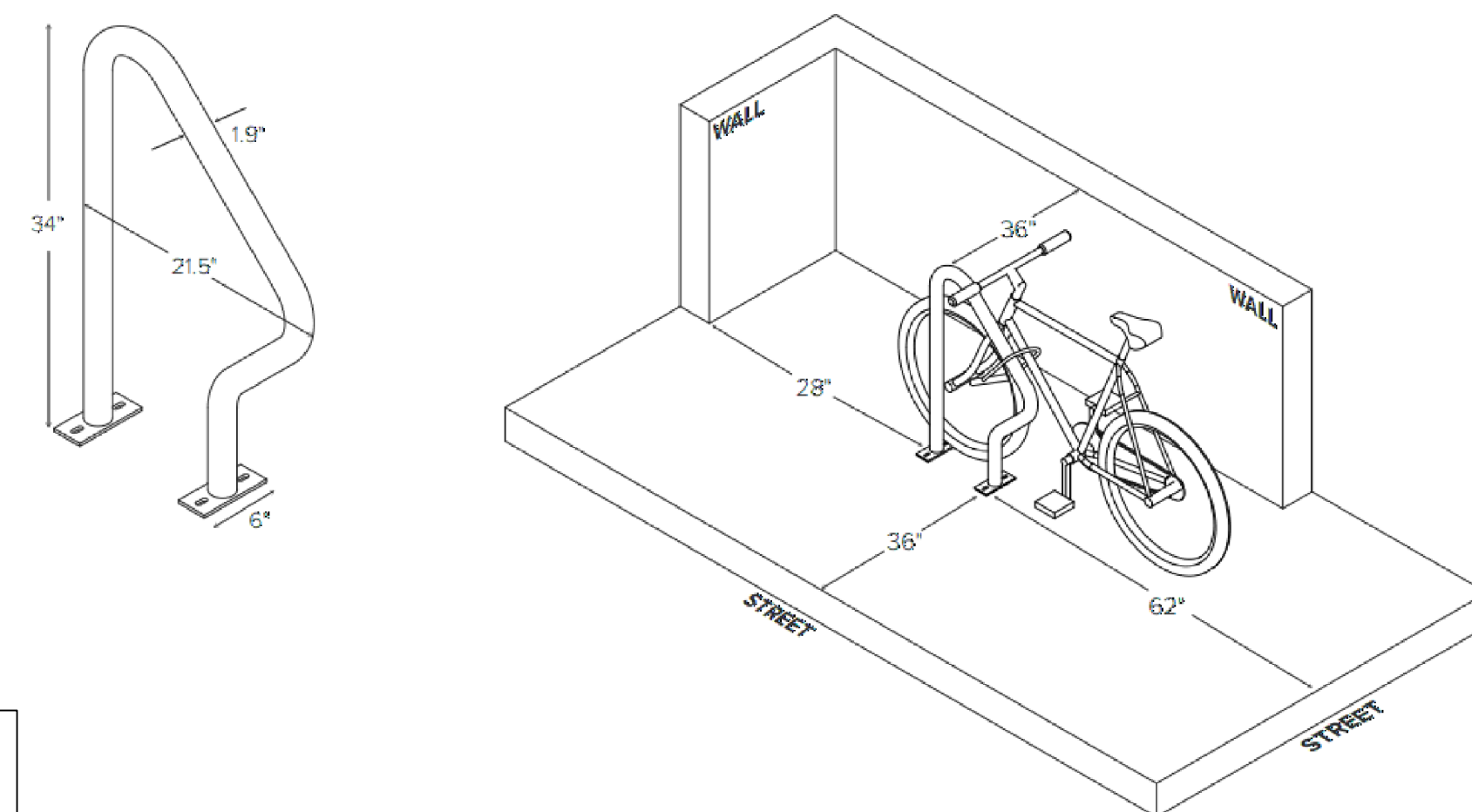
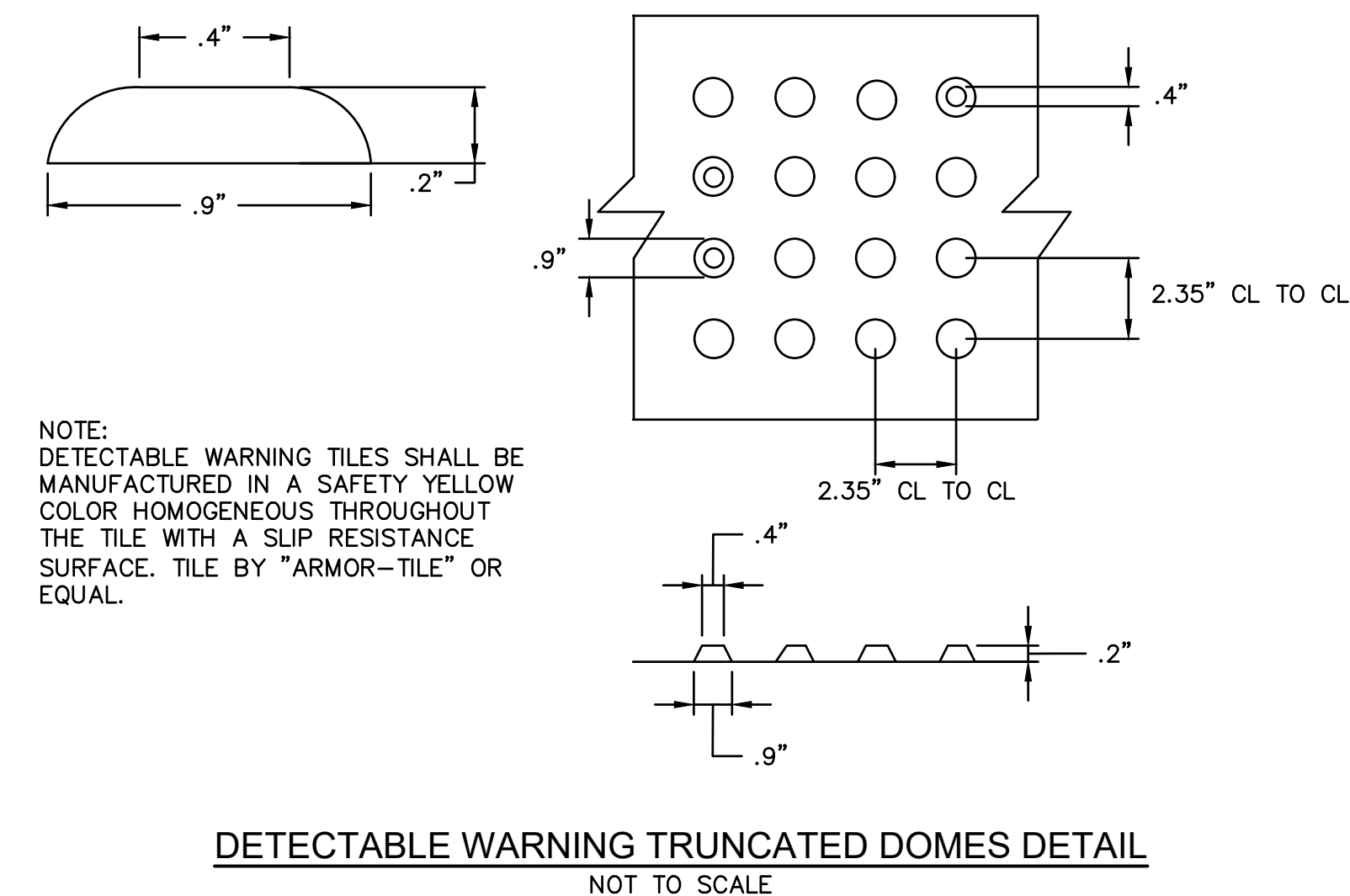
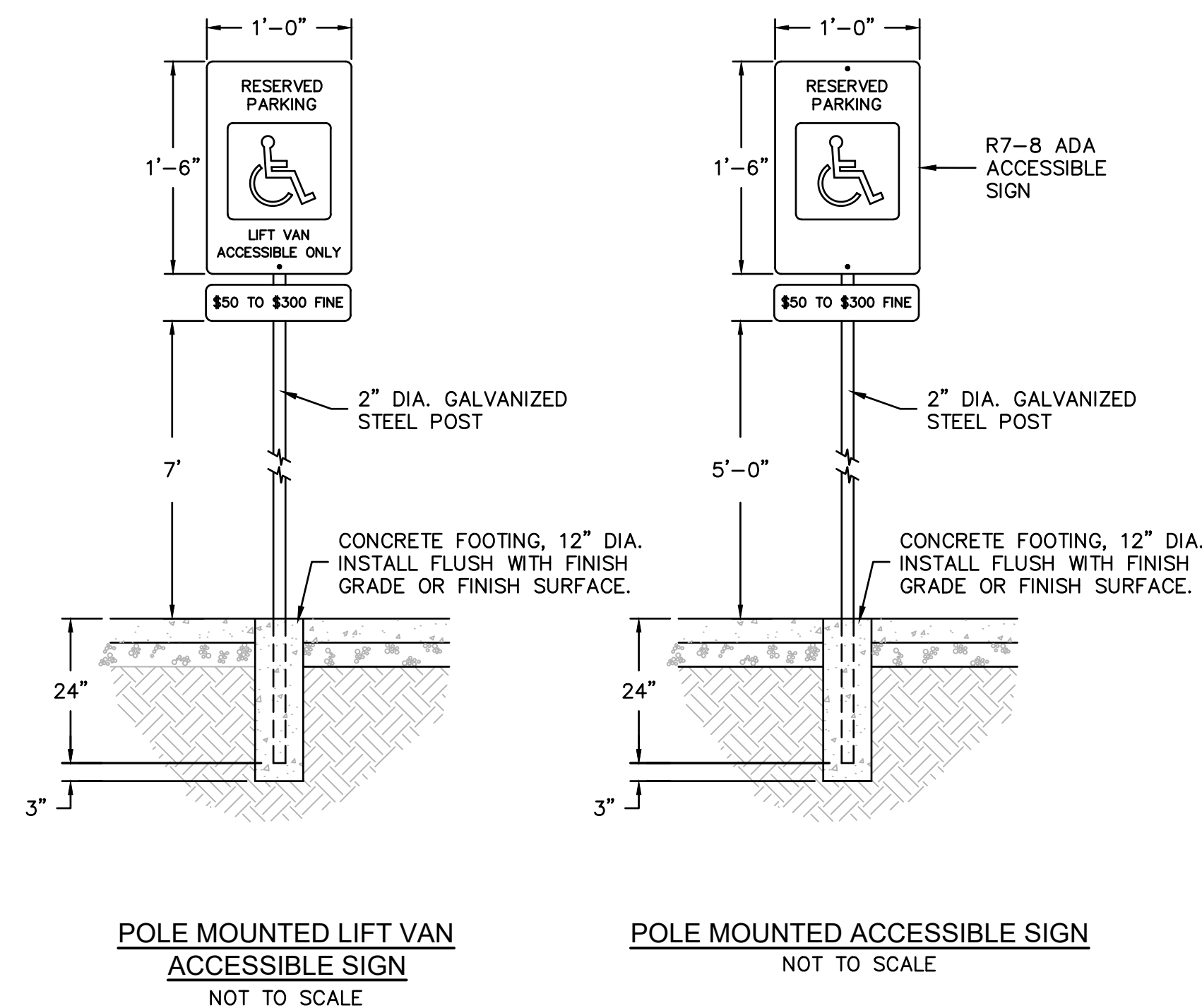
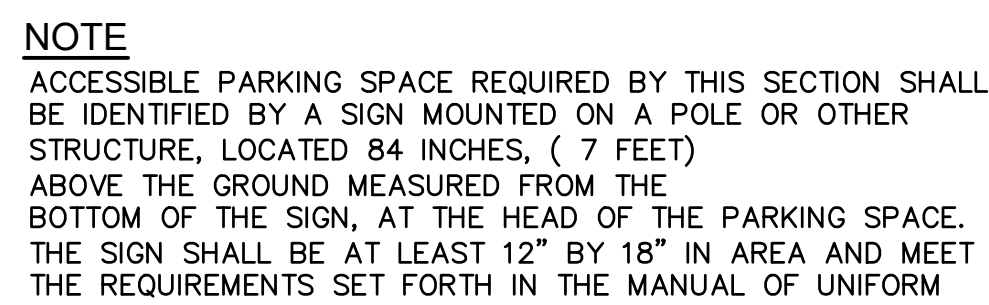
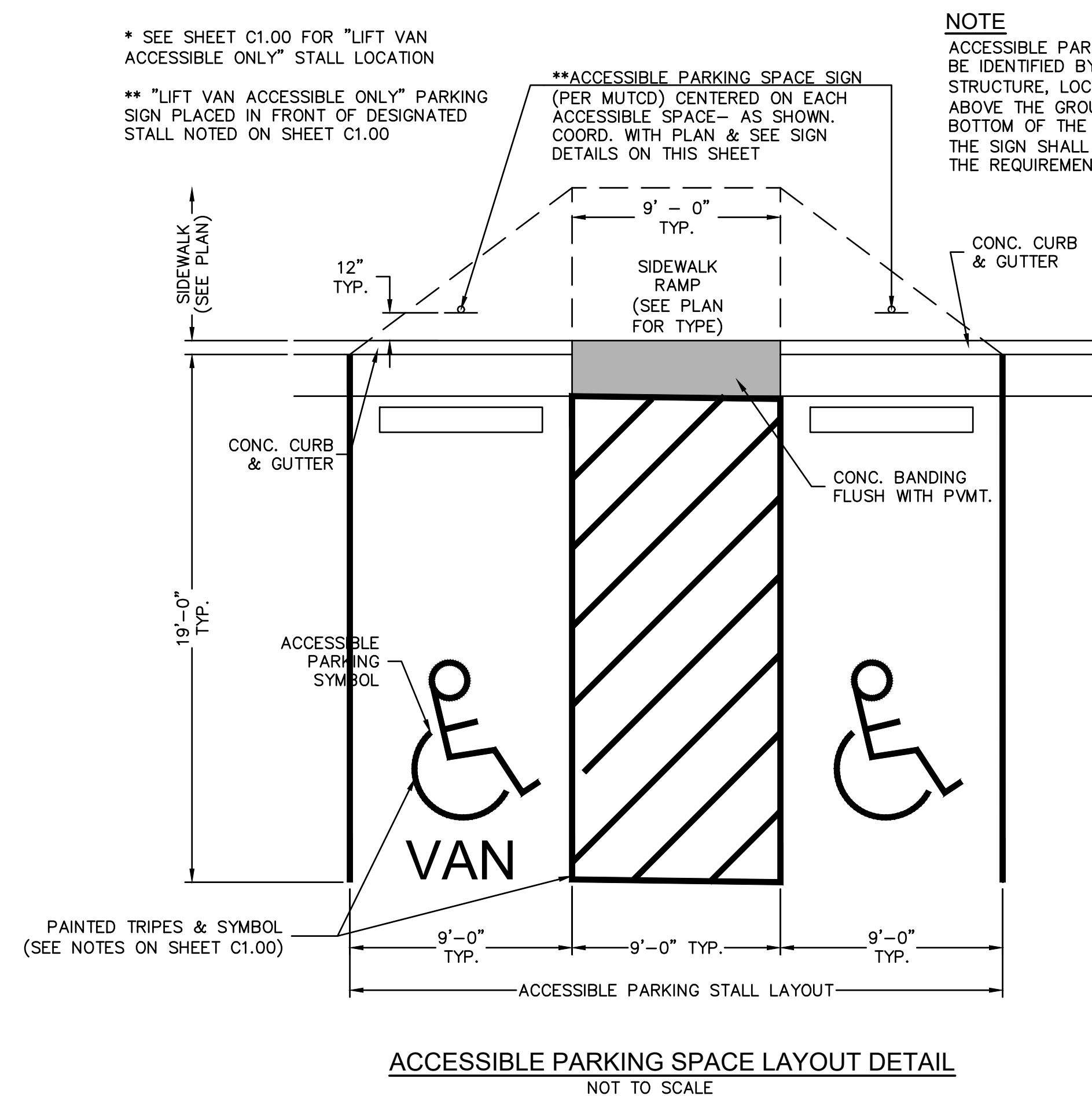


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Arkansas COA #1010

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DEVICIONIC

DETAIL SHEET II

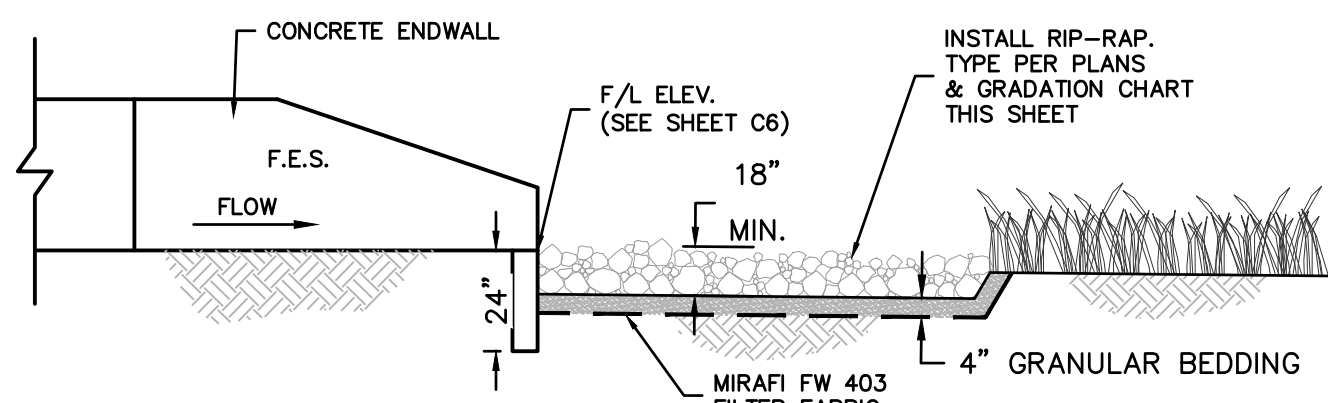
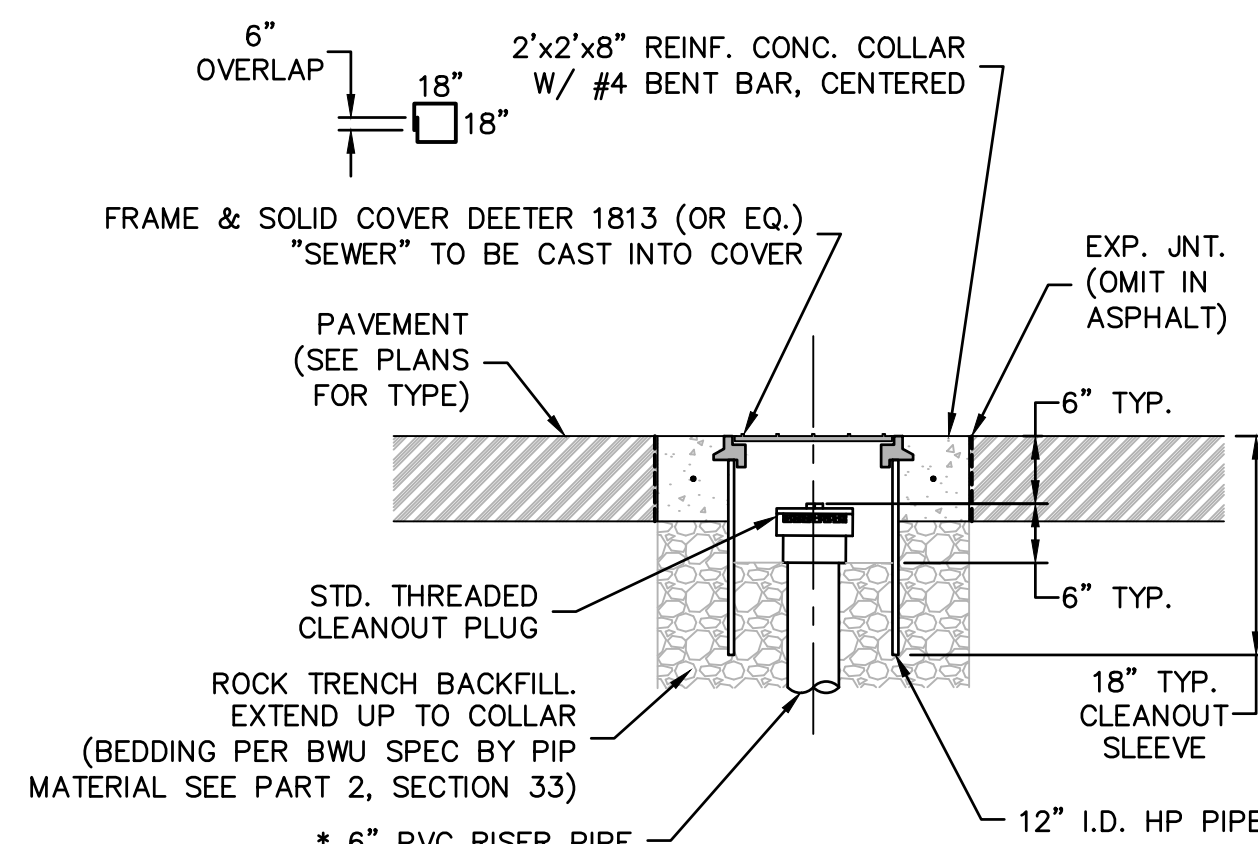
ANDYS FROZEN CUSTARD
LARGE-SCALE DEVELOPMENT PLANS

BENTONVILLE ARKANSAS

drawn by: _____ JW
designed by: _____ ML
project no.: _____ 024-03717
date: _____ 06/20/2025
COB project no.: _____ LDS25-0025

SHEET
C8.01

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



RIP-RAP APRON DETAIL PROFILE VIEW
NOT TO SCALE

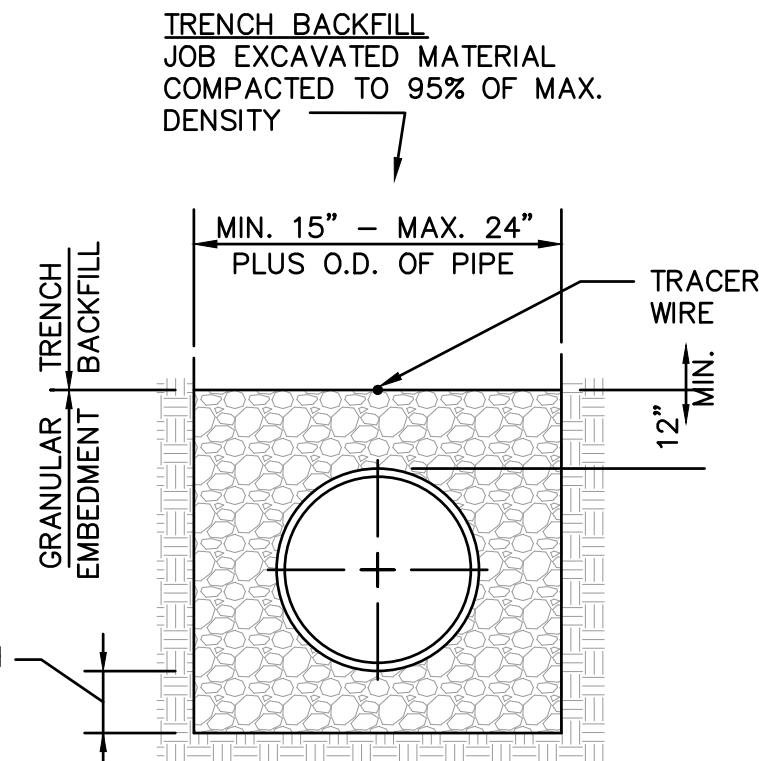
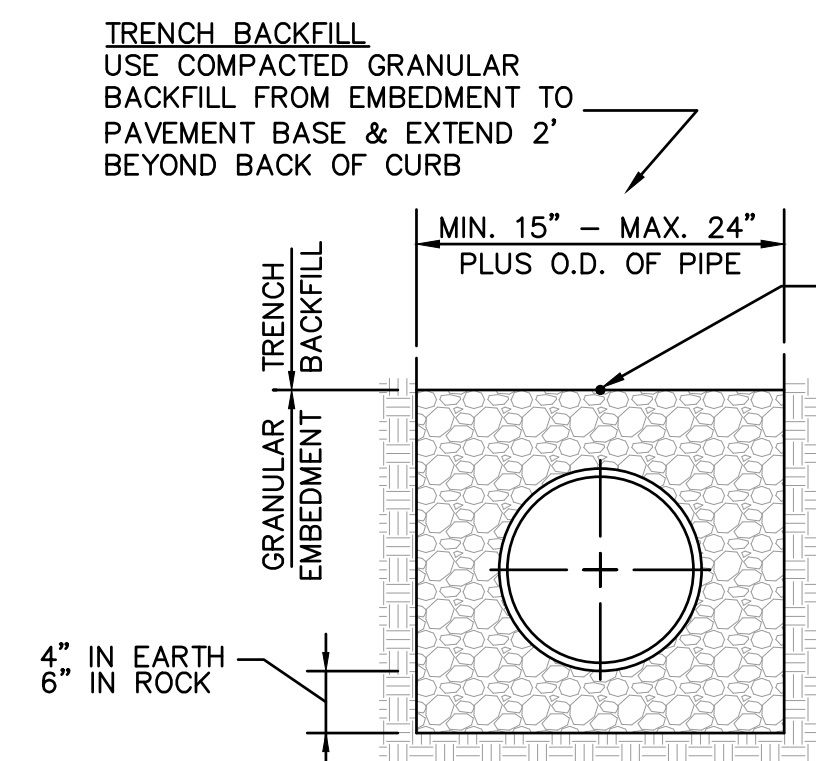
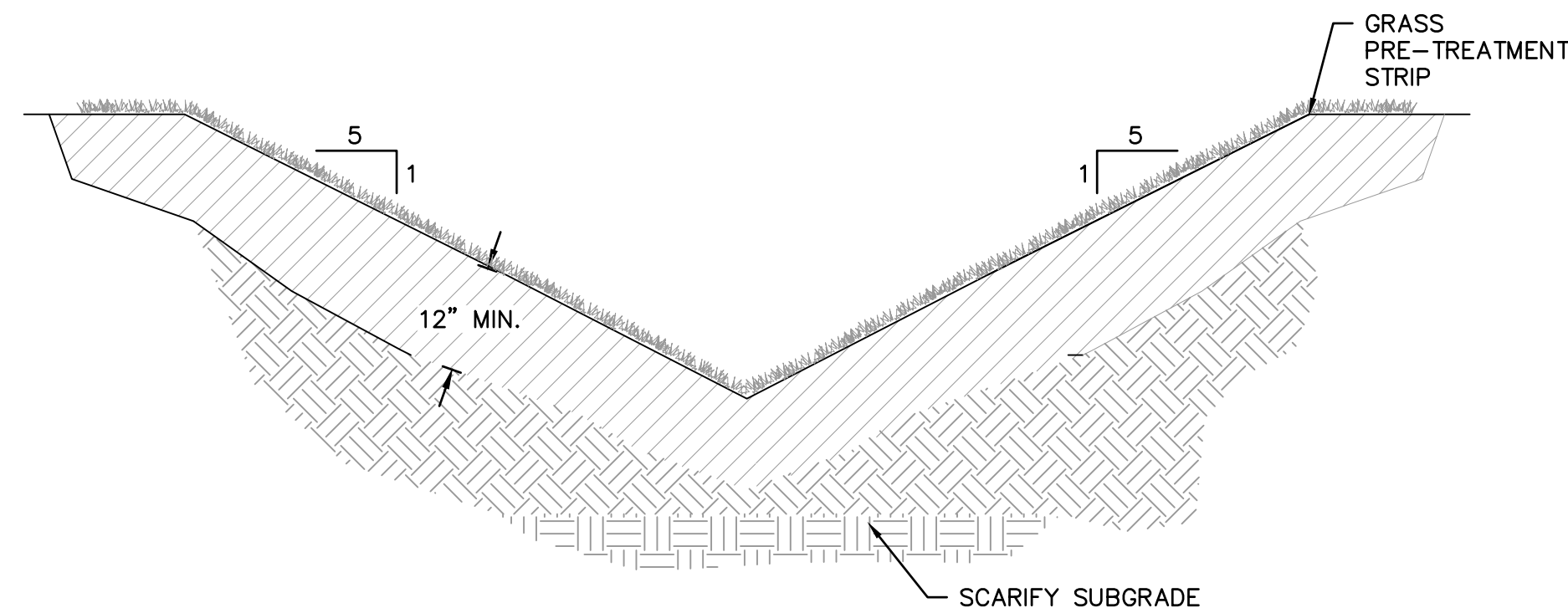
CLASSIFICATION & GRADATION OF RIPRAP			
RIPRAP DESIGNATION	PERCENT (%) SMALLER THAN GIVEN BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)*
TYPE M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	

*d₉₀ = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION).

Establishment Type	(4)* Number of Meals/ Employees	Appendix B Gal / Day	Gal / Day	GPM
Carry out Restaurant per Meal	471	10	4710	3.27
Carry out Restaurant per Employee	11	15	165	0.11
		Total Wastewater Gallons Per Minute		3.39
		Peak Hourly Flow (4 Times GPM)		14

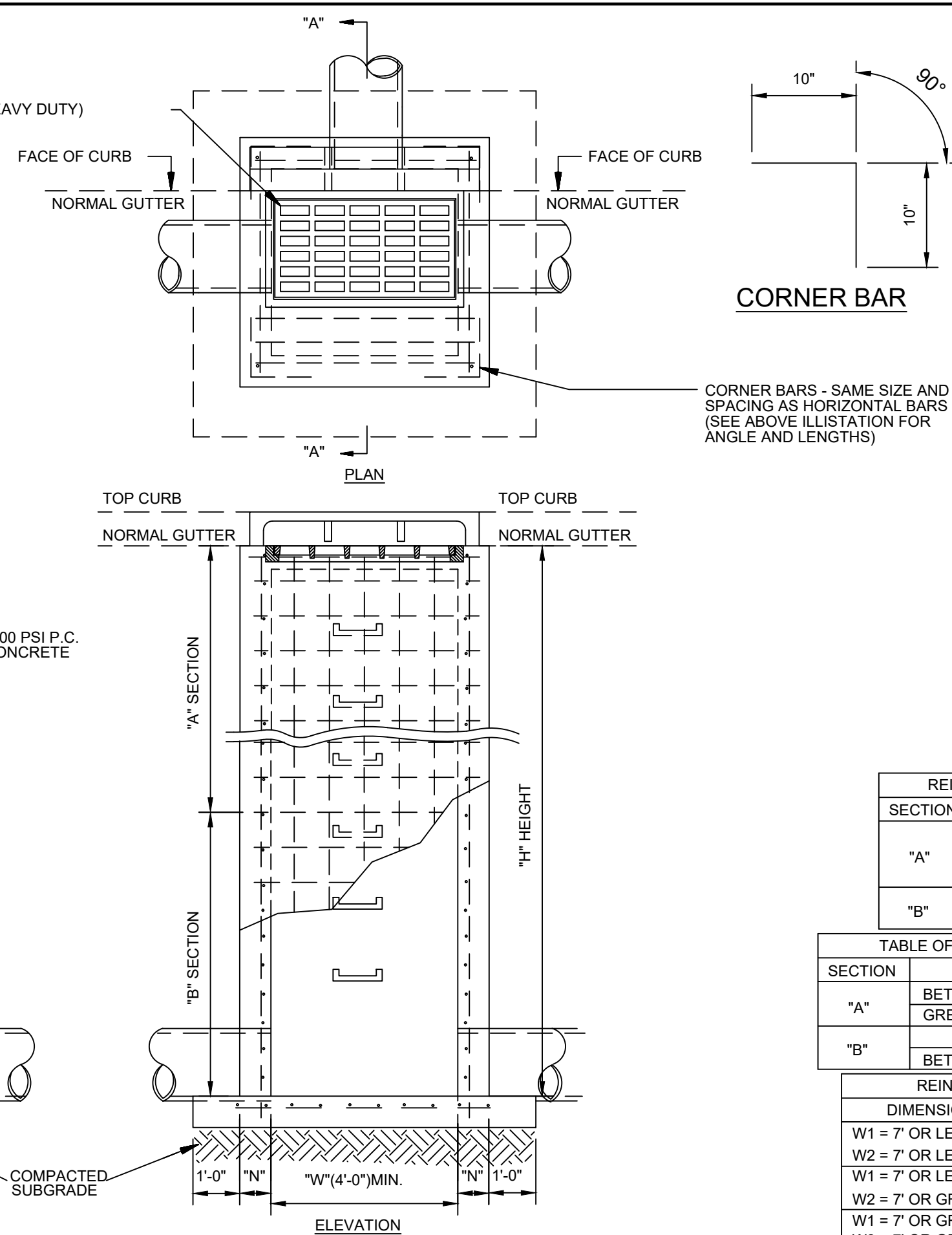
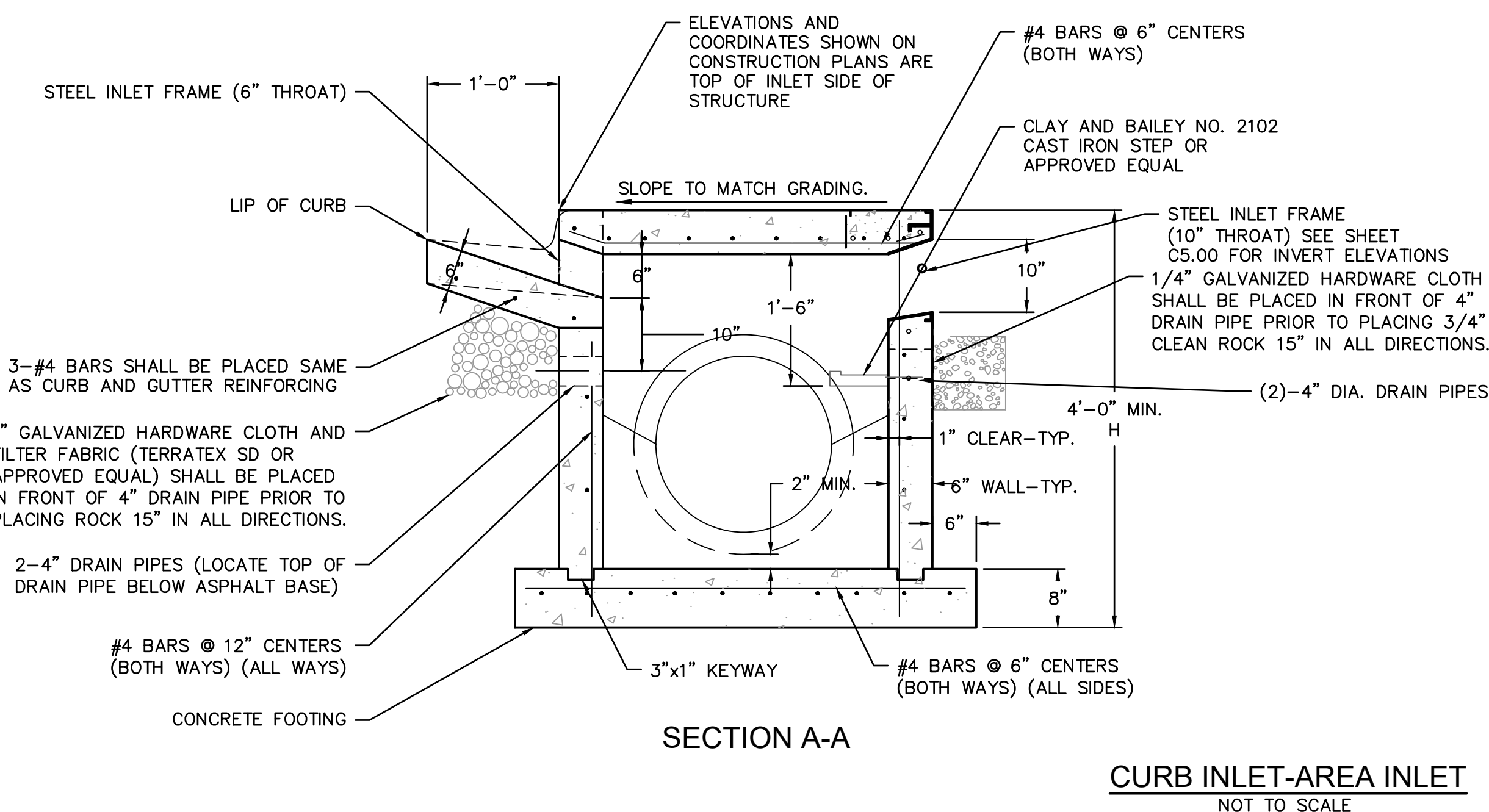
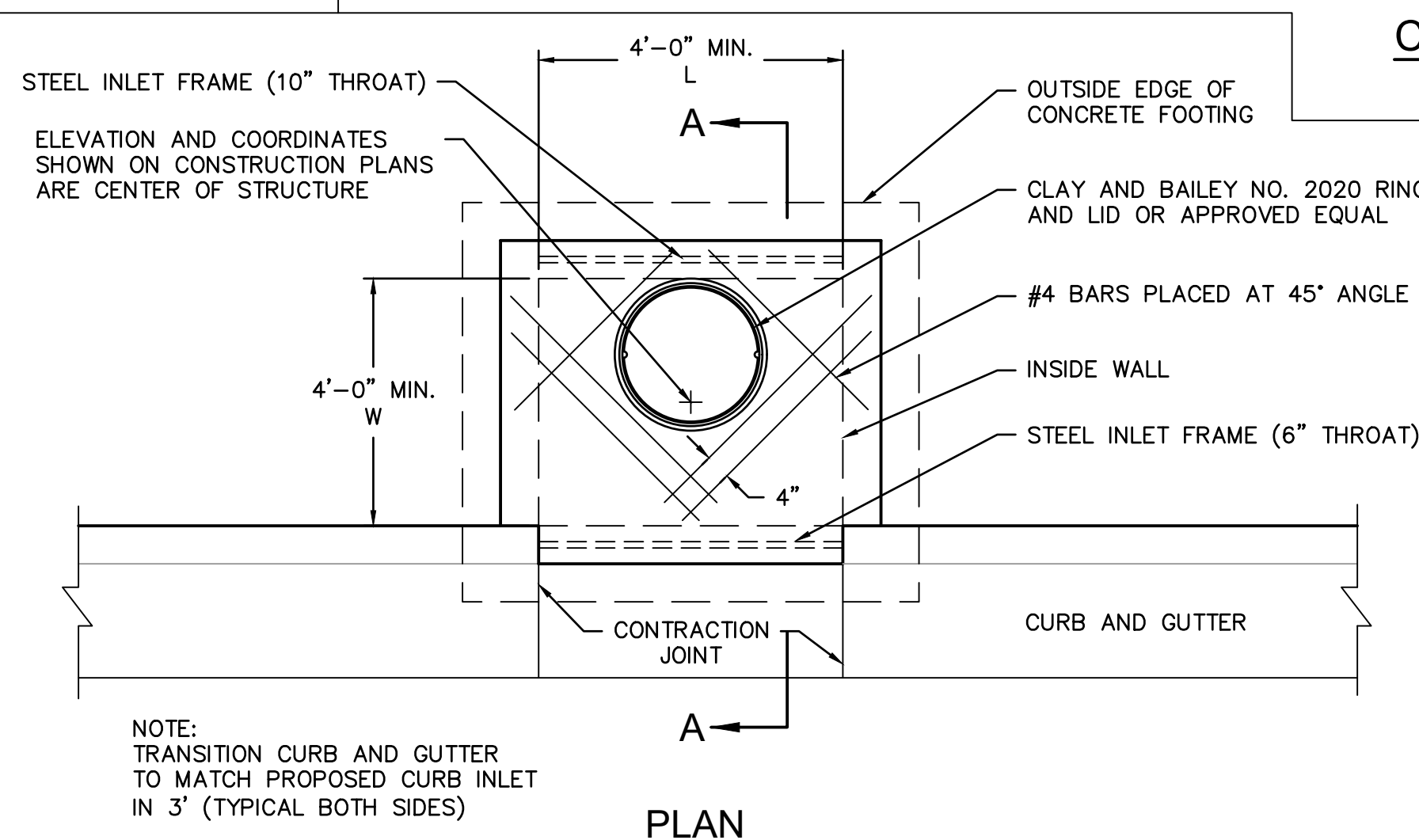
Summary Cover Pipe Capacity						
Size (in.)	Slope	n	(1) Full Flow Velocity (ft/s)	(1) Full Flow Rate (GPM)	(2) Design Flow Rate (GPM)	(3) Percent Capacity
8	0.004	0.013	1.46	343.95	14	3.94%

(1) Full Flow Rate and Velocity is calculated by Manning's Equation	
(2) Design Flow Rate values obtained from Peak Hourly Flow	
(3) Percent Capacity = (Full Flow Rate / Design Flow Rate) x 100	
(4) Values obtained from https://www.bentoniwear.com/DocumentCenter/View/18549/Sewer-Capacity-Study-Guidelines	



TRENCH BACKFILL REQUIREMENTS	
PERCENT PASSING	SIEVE SIZE
100	3/4-INCH
60-100	1/2-INCH
0-5	NO. 4

STORM SEWER BEDDING DETAILS
NOT TO SCALE



GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
12"-24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE FOR "A" SECTION ONLY			
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

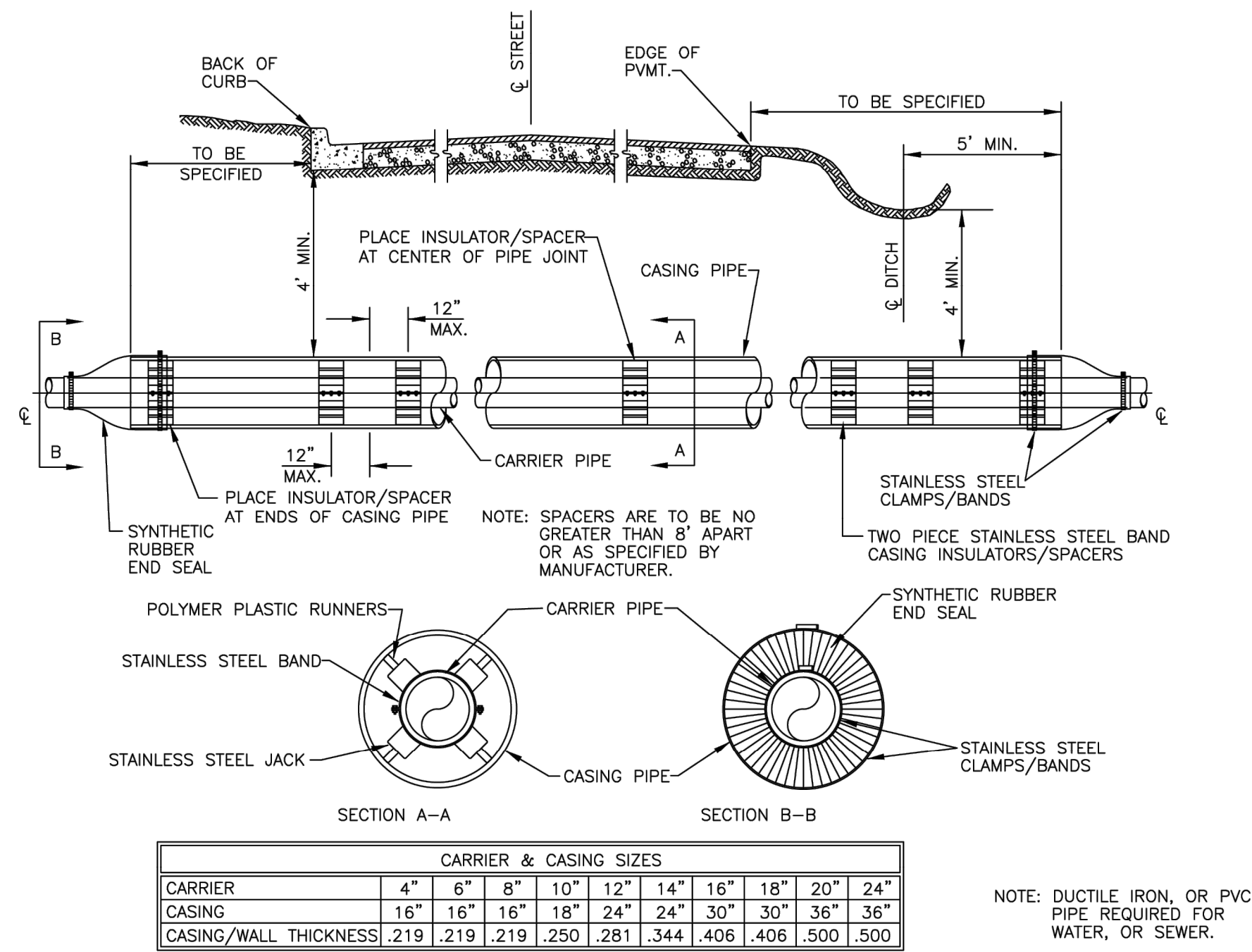
TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

NON-SETBACK CURB INLET NOTES

1. USE CITY APPROVED CONCRETE THROUGHOUT.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. FLOOR OF INLET SHALL BE SHAPED TO PROVIDE SMOOTH FLOW.
4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
6. CAST IRON STEPS TO BE CLAY & BAILEY 2102 OR APPROVED EQUAL. STEEL CORE, PLASTIC COATED STEPS MAY BE USED (M.A. IND./INC. NO. PS1-PF, PS2-PF, OR APPROVED EQUAL). CAST IRON STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY.
7. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
8. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
9. ALL STORM SEWER STRUCTURES SHALL BE PRECAST. PRECAST SHOP DRAWINGS SHALL BE APPROVED BY THE DESIGN ENGINEER.
10. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
11. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF $\pm 1/8"$ SHALL BE PERMITTED.
12. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
13. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
14. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
15. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
16. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
17. ALL CURB INLET TOPS ARE TO BE CONSTRUCTED AFTER FINAL CURB STRING LINE HAS BEEN APPROVED BY THE ENGINEER AND PRIOR TO CURB CONSTRUCTION, OR AS DIRECTED BY THE CITY ENGINEER.
18. BACKFILL AROUND STRUCTURES SHALL BE COMPACTED AND SHALL BE OF THE MATERIAL SPECIFIED PER CITY STANDARDS.

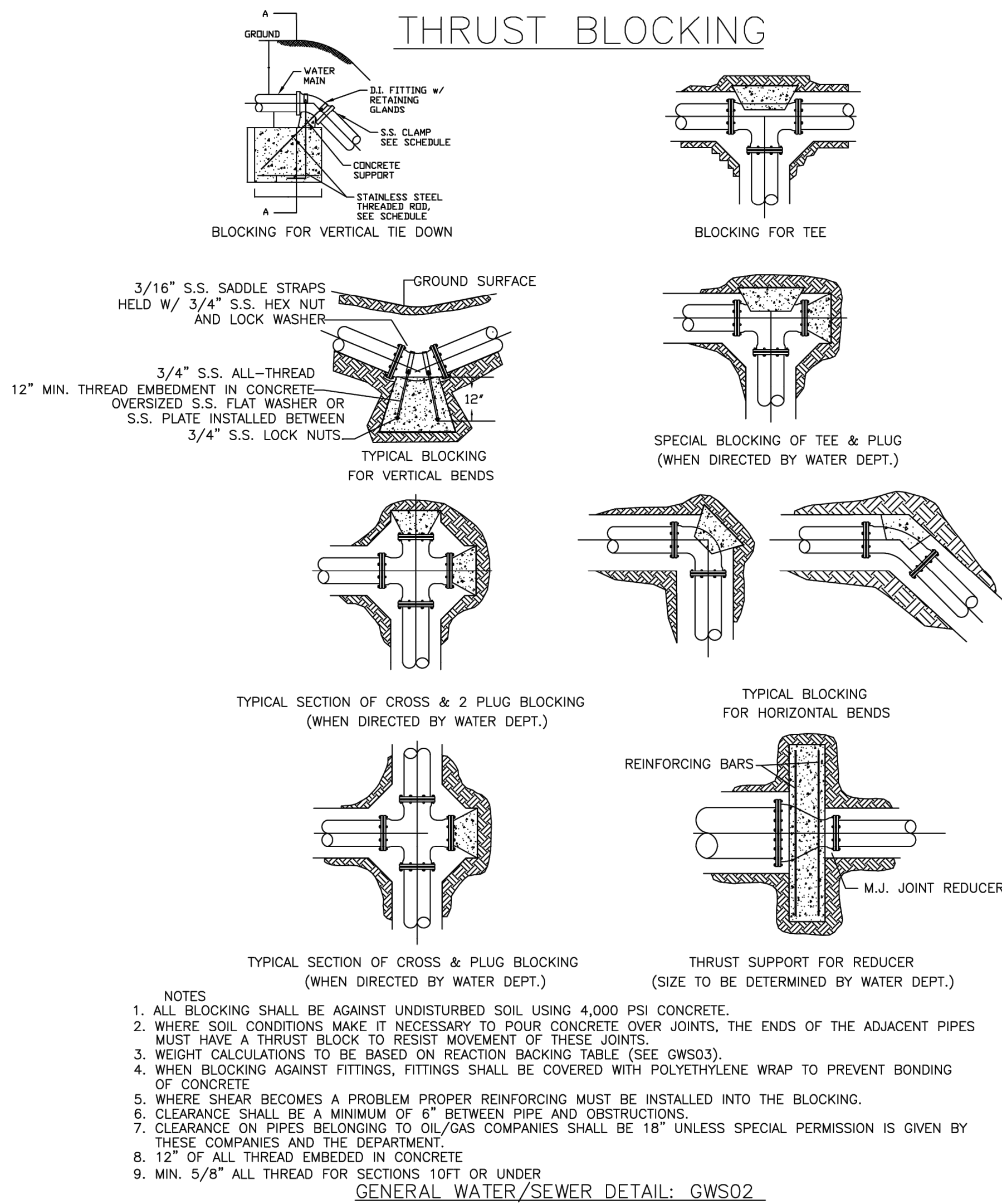
ENCASEMENT DETAIL



*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



- 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 AND THE DEPARTMENT.
 8. 12" OF ALL THREAD EMBEDDED IN CONCRETE
 9. MIN. 5/8" ALL THREAD FOR SECTIONS 10FT OR UNDER
- GENERAL WATER/SEWER DETAIL: GWS02

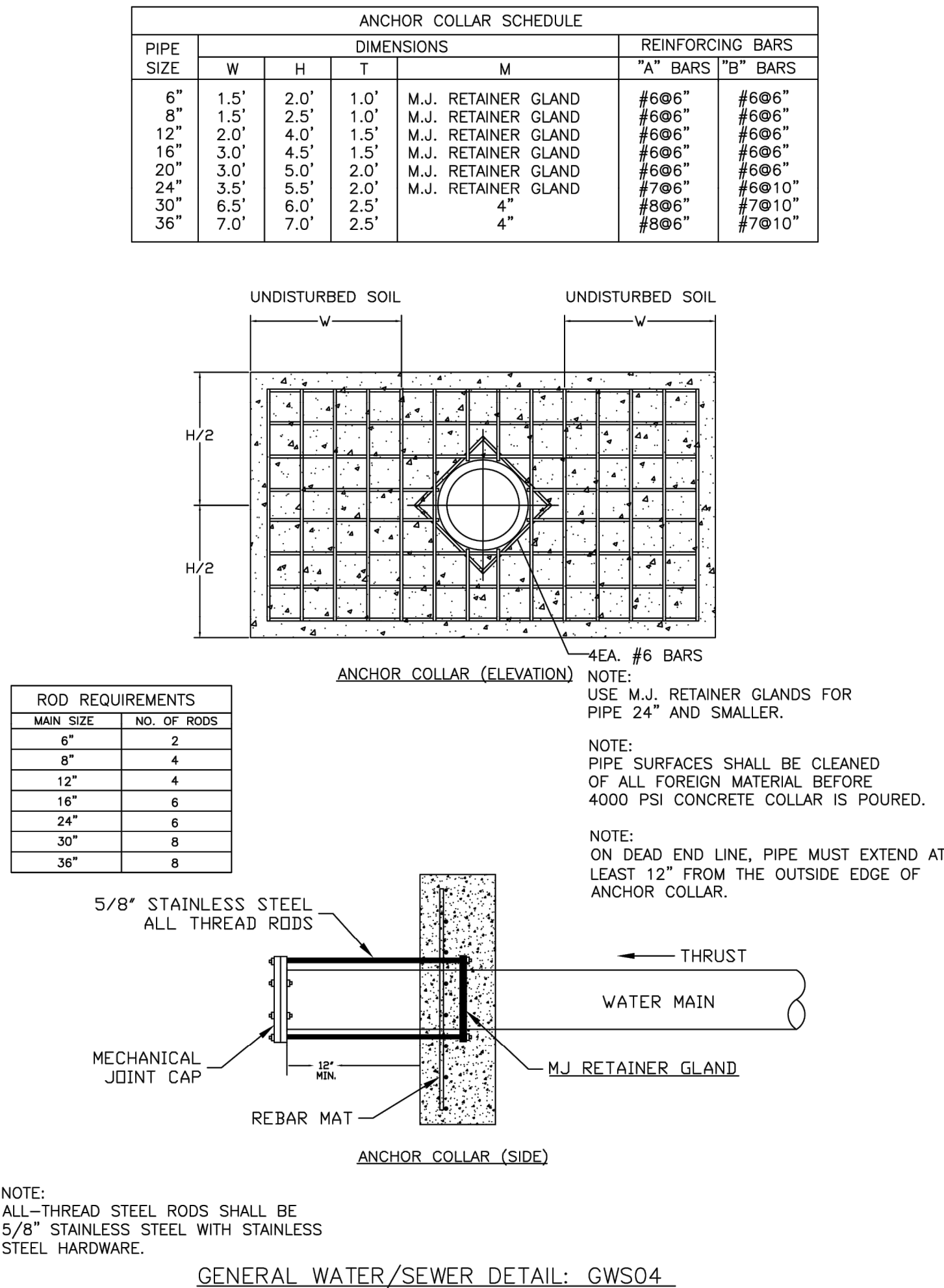
REACTION BACKING TABLE

BLOCKING SCHEDULE						
PIPE SIZE		BENDS			ROD DIA.	
		45°	22 1/2°	11 1/4°		
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.	
	A (FT.)	5.00'	4.00'	3.00'		
	B (FT.)	4.00'	3.20'	2.80'		
	C (FT.)	5.00'	4.00'	3.00'		
	MIN. CLAMP (2 EA.)		3/8 IN. x 2 IN.			3/4 IN.
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7		
	A (FT.)	6.00'	5.00'	4.00'		
	B (FT.)	6.00'	4.25'	3.50'		
	C (FT.)	6.00'	5.00'	4.00'		
	MIN. CLAMP (2 EA.)		1/2 IN. x 2 IN.			1 IN.
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1		
	A (FT.)	8.00'	6.50'	5.00'		
	B (FT.)	7.25'	5.50'	4.75'		
	C (FT.)	8.00'	6.50'	5.00'		
	MIN. CLAMP (2 EA.)		5/8 IN. x 3 IN.			1 1/4 IN.
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0		
	A (FT.)	9.50'	7.50'	6.00'		
	B (FT.)	9.00'	7.25'	5.75'		
	C (FT.)	9.50'	7.50'	6.00'		
	MIN. CLAMP (2 EA.)		5/8 IN. x 3 IN.			
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.						

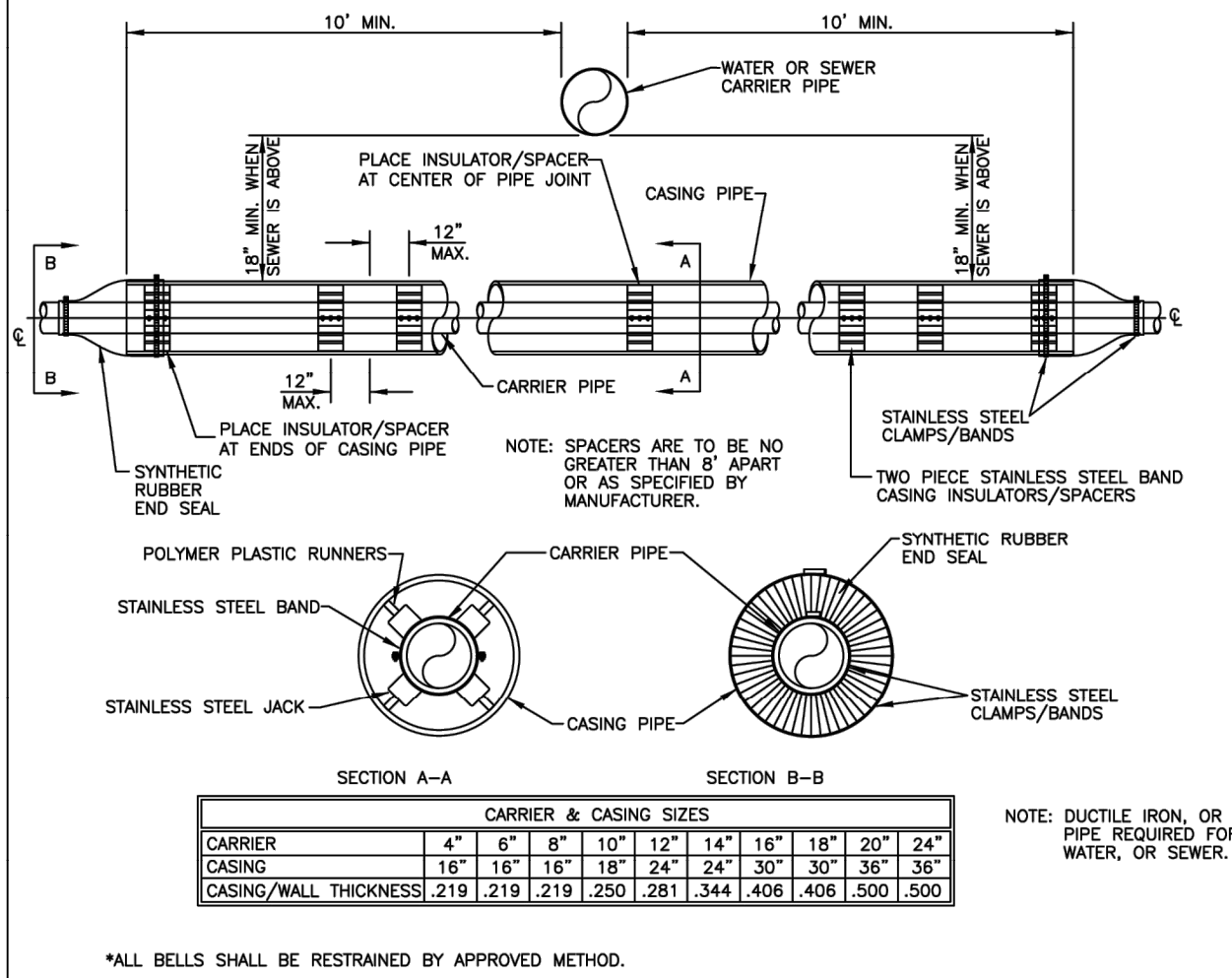
- NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 3. WRAP ALL FITTINGS WITH POLY WRAP.
 4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 6. ALL BENDS WHERE FITTINGS ARE 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.

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS



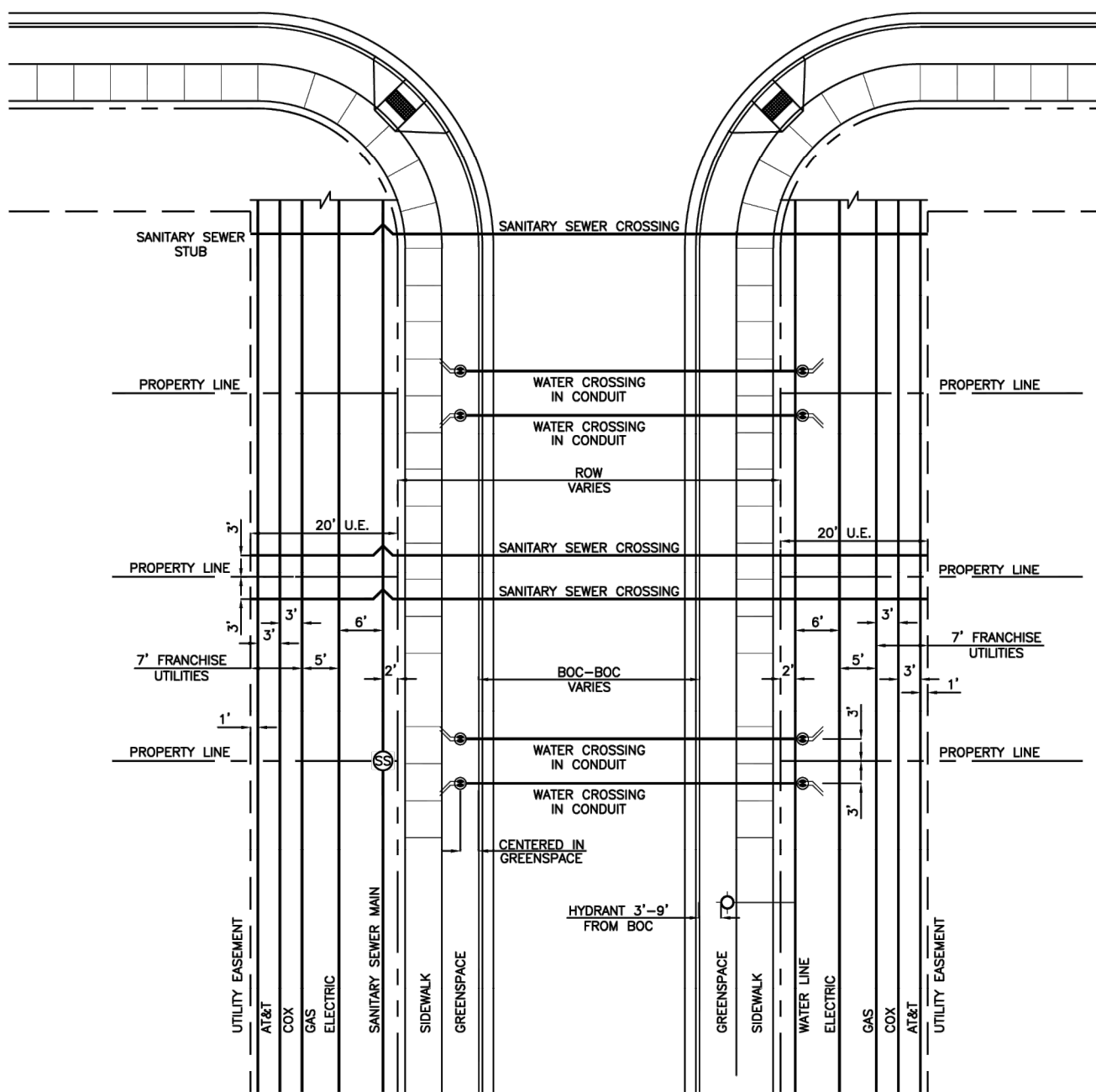
ENCASEMENT CROSSING DETAIL



*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

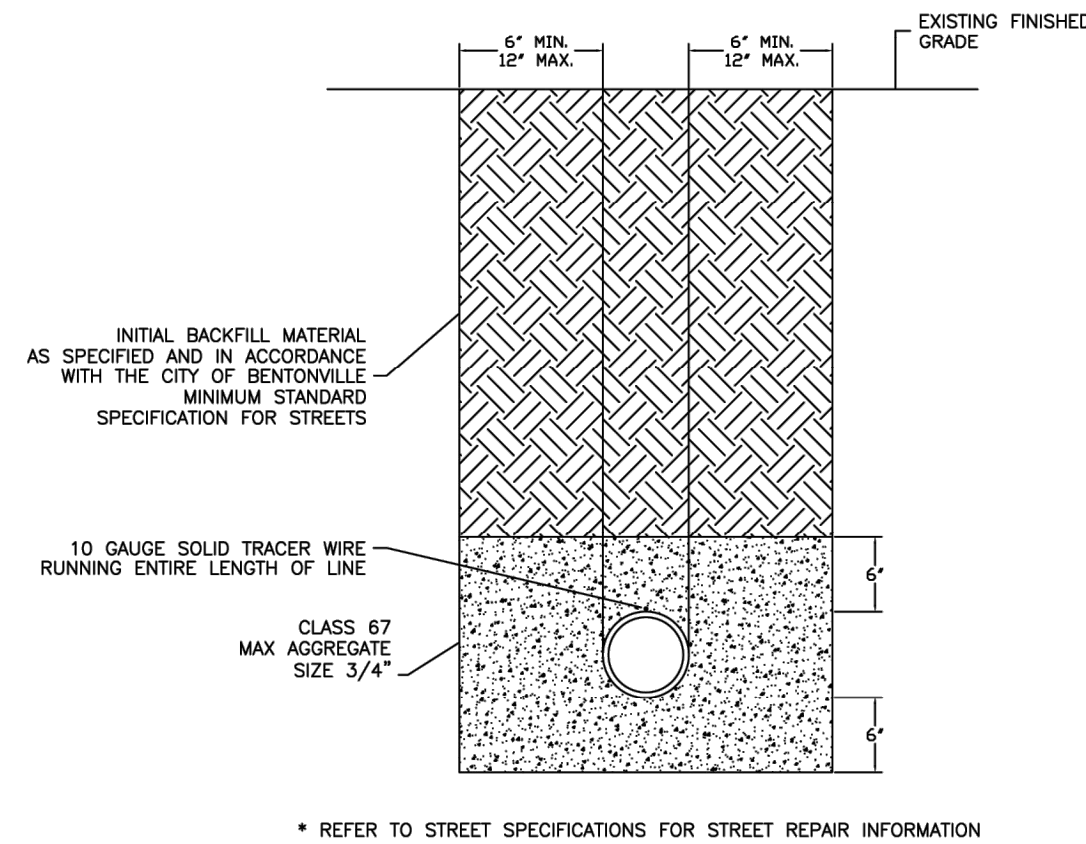
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



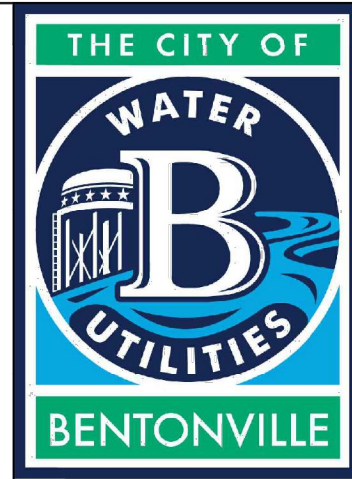
GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



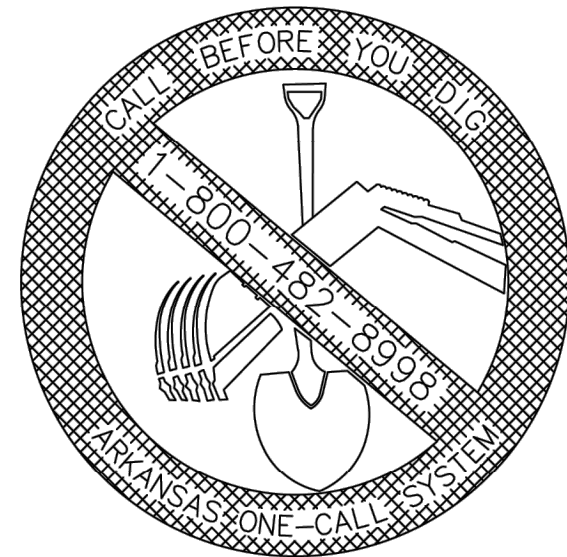
* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07



3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER/SEWER DETAILS



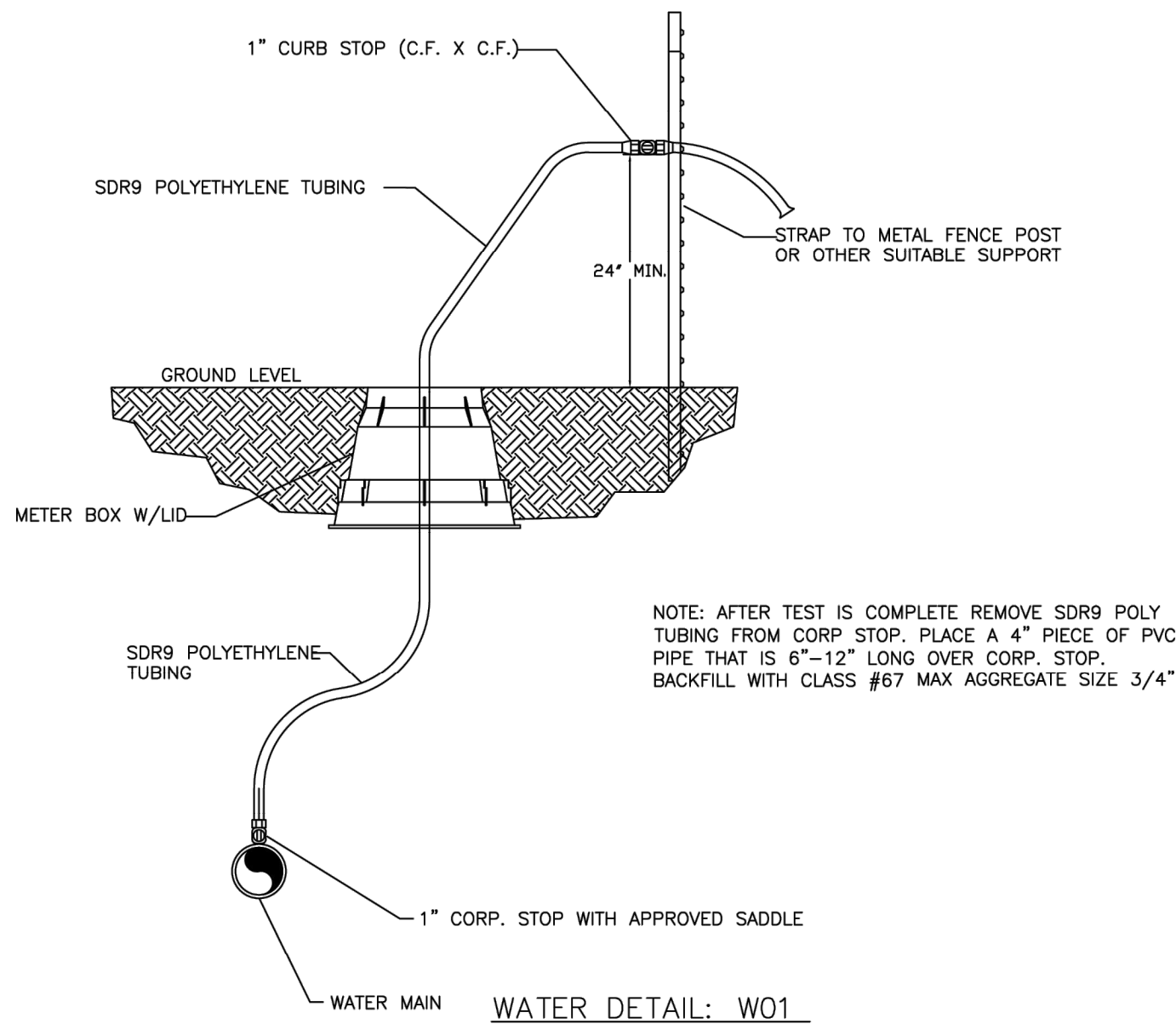
REVISION:
2024

DRAWN BY: JS DATE: 08/27/2024

APPROVED BY: AW DATE: 08/27/2024

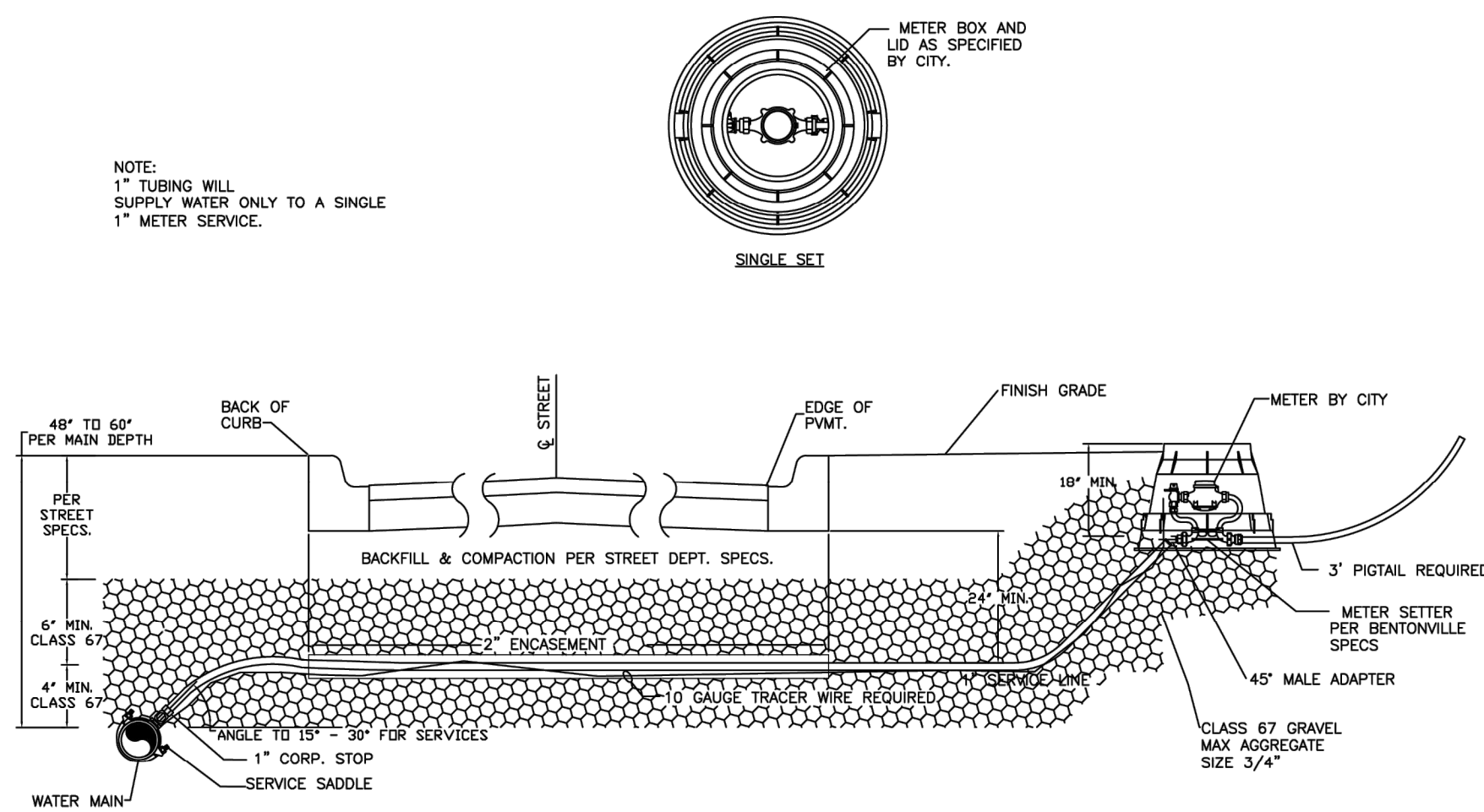
SHEET NUMBER: 1 OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



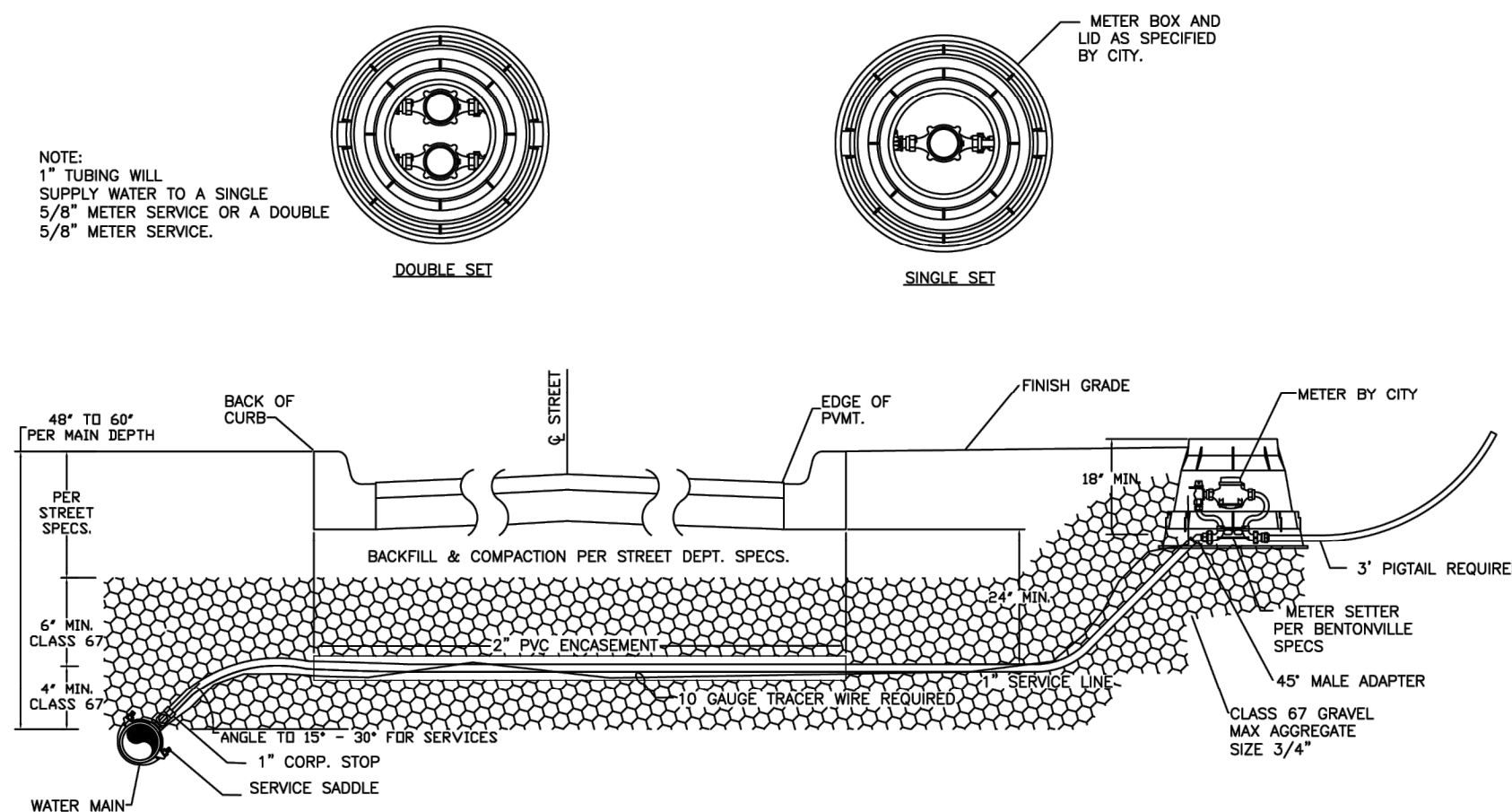
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



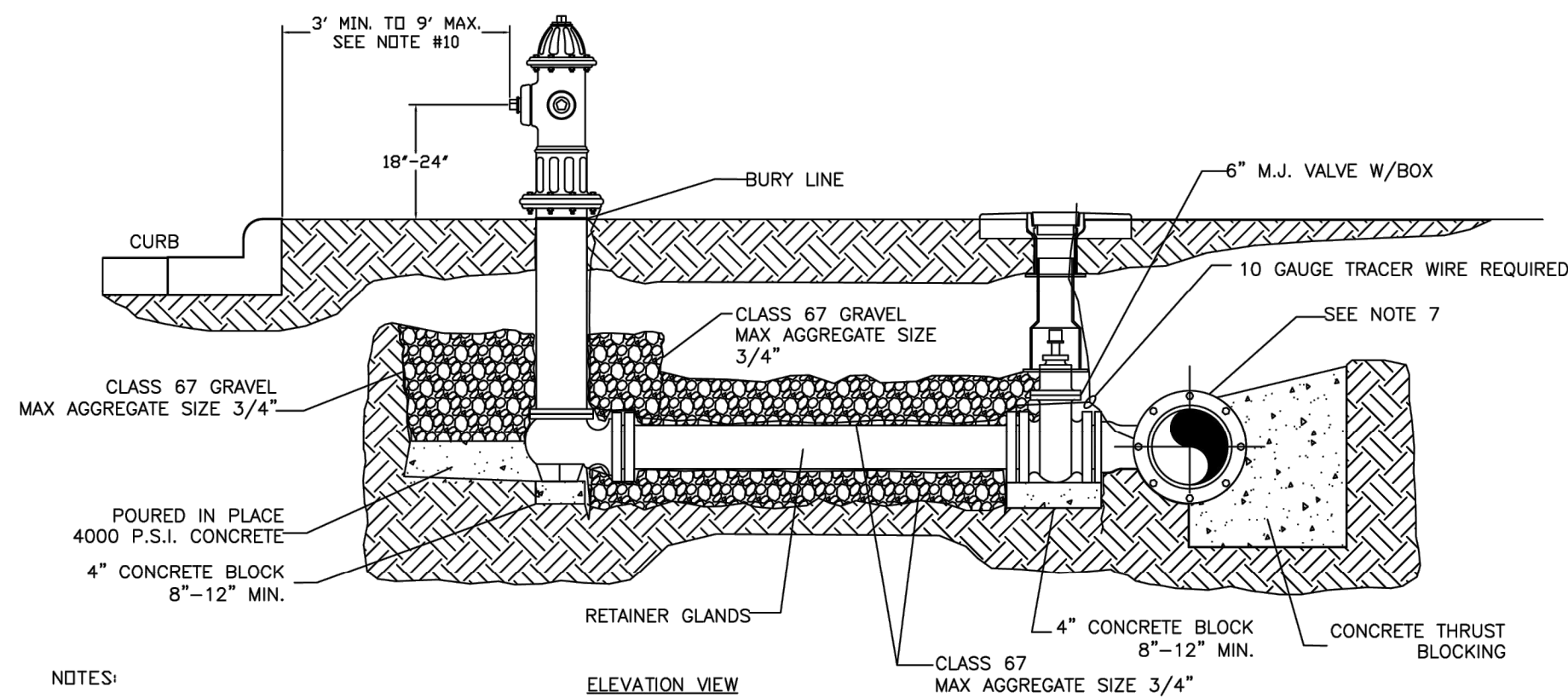
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



WATER DETAIL: W03

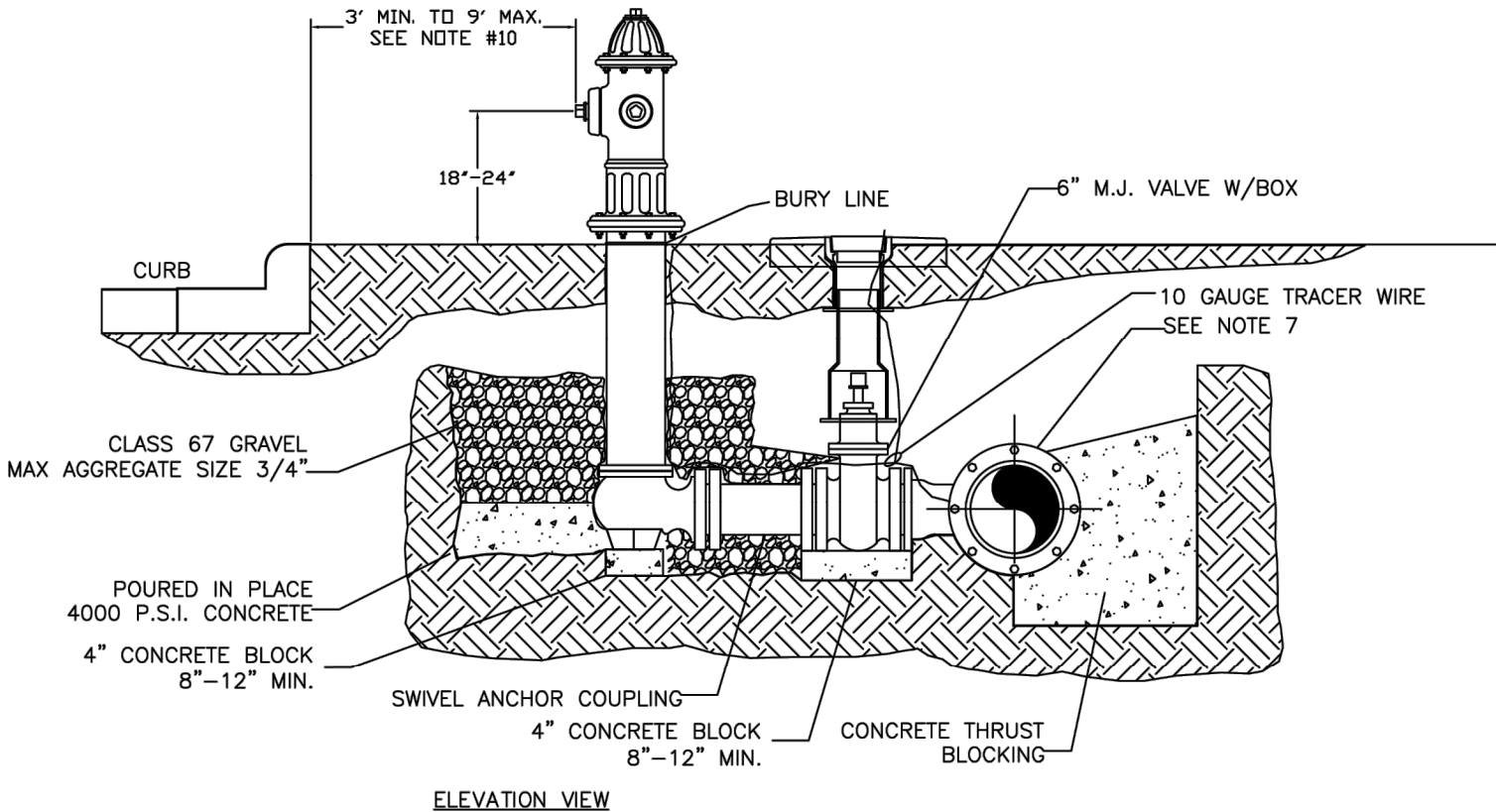
FIRE HYDRANT DETAIL W/
RETAINER GLANDS



- NOTES:
1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
 2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
 3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
 4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
 5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
 6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
 7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
 8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
 9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
 10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRIVING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

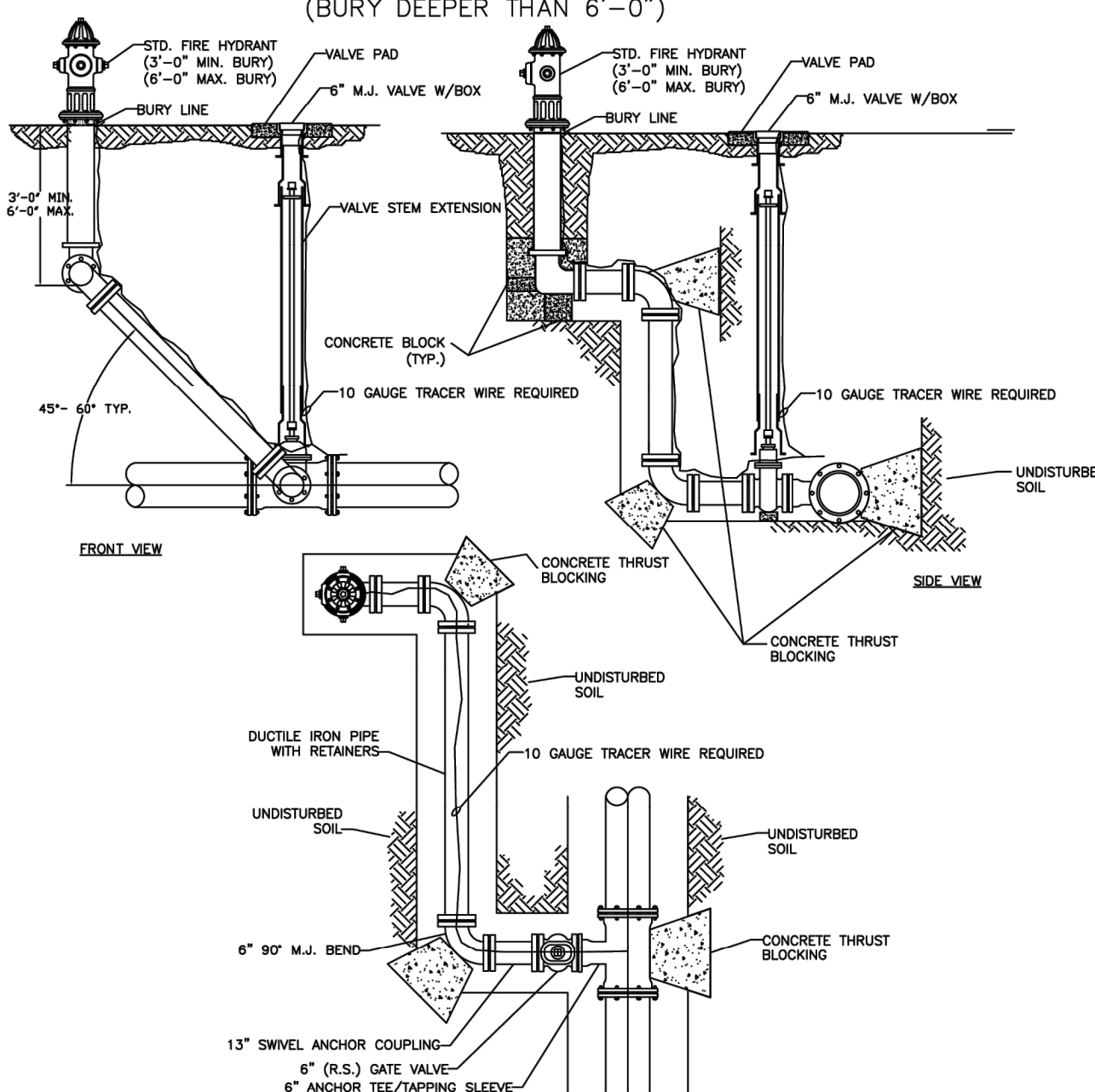
FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



- NOTES:
1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
 2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
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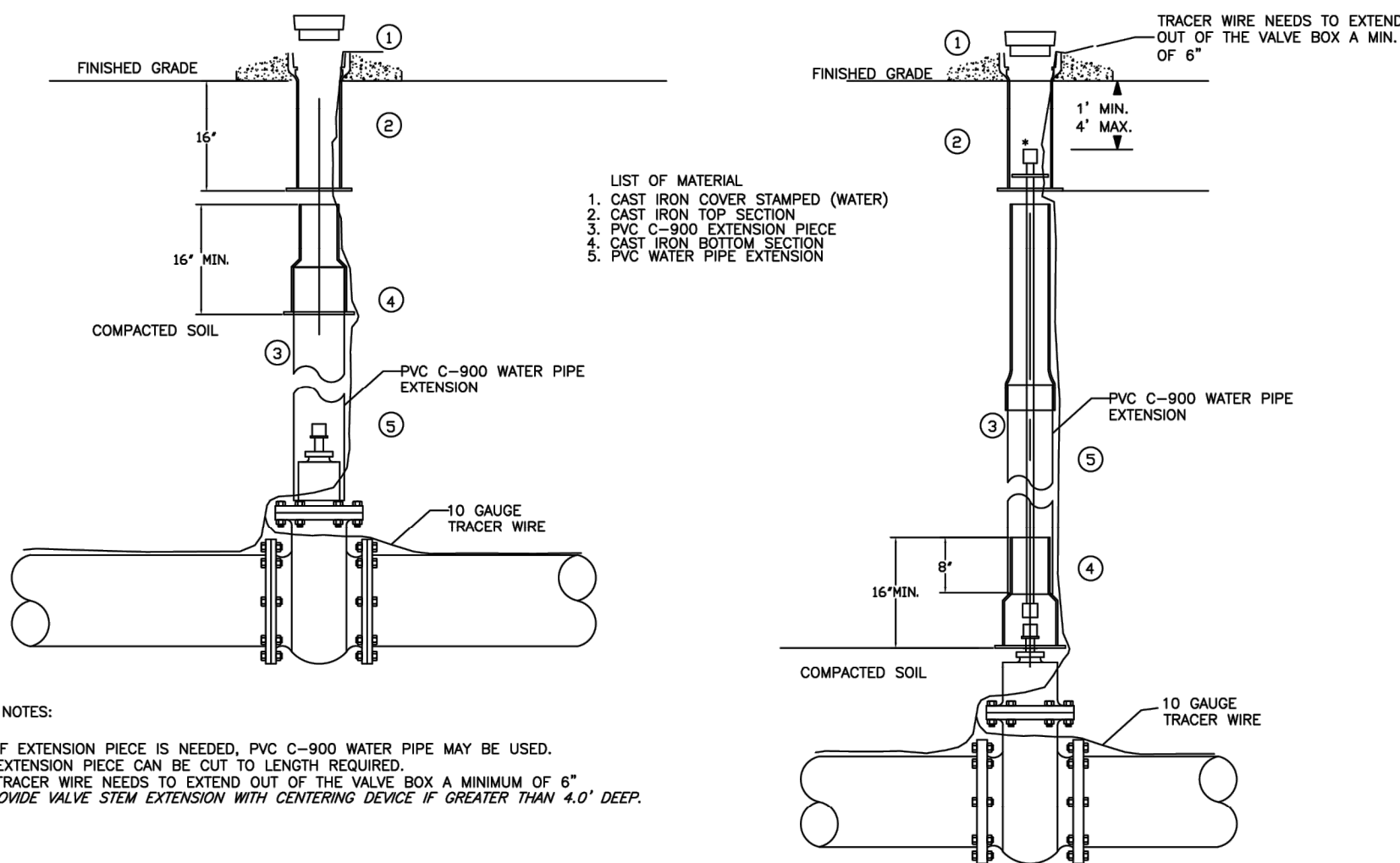
WATER DETAIL: W05

DEEP BURY FIRE HYDRANTS
(BURY DEEPER THAN 6'-0")



WATER DETAIL: W06

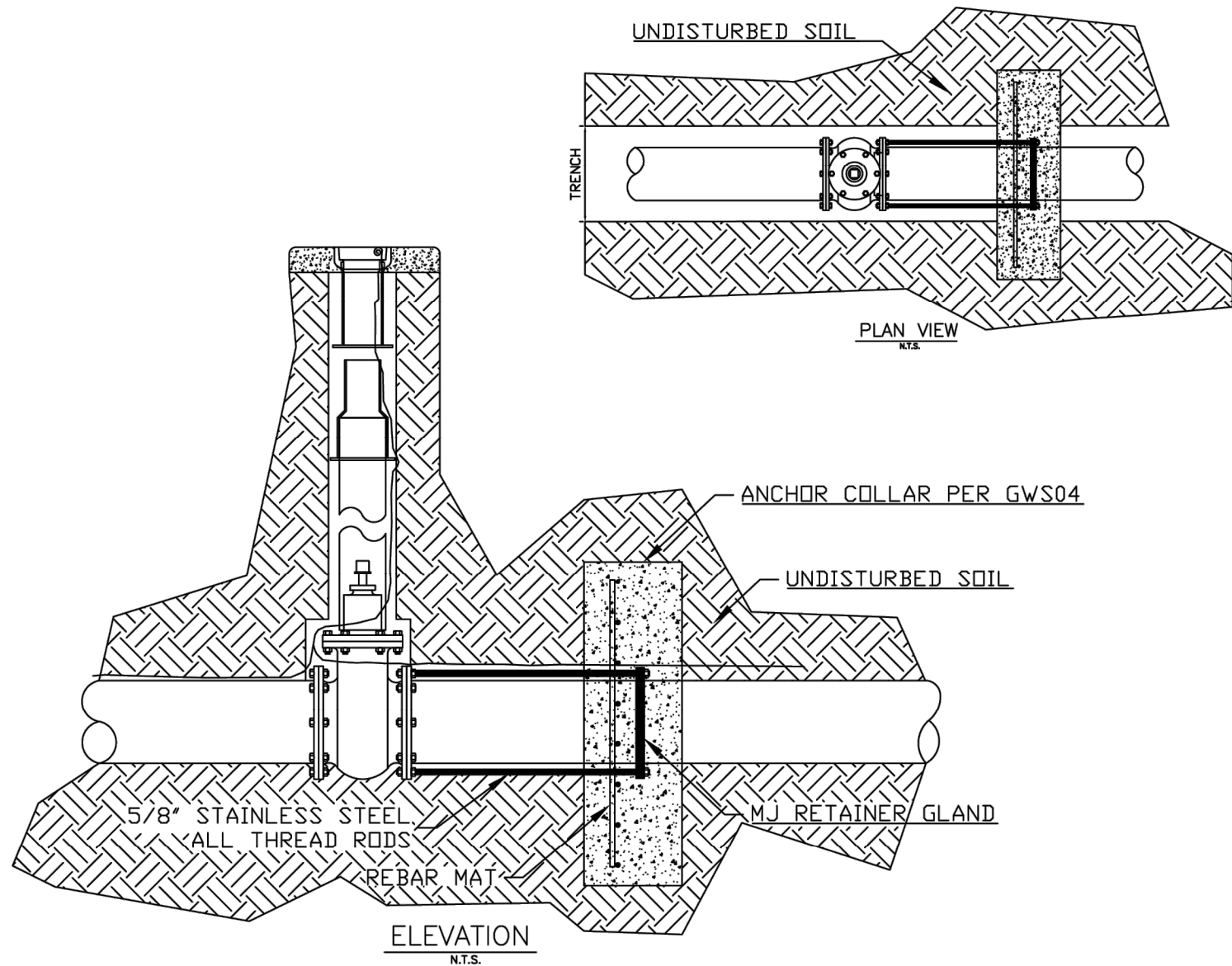
VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



- NOTES:
1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
 2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
 3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6"
 4. PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

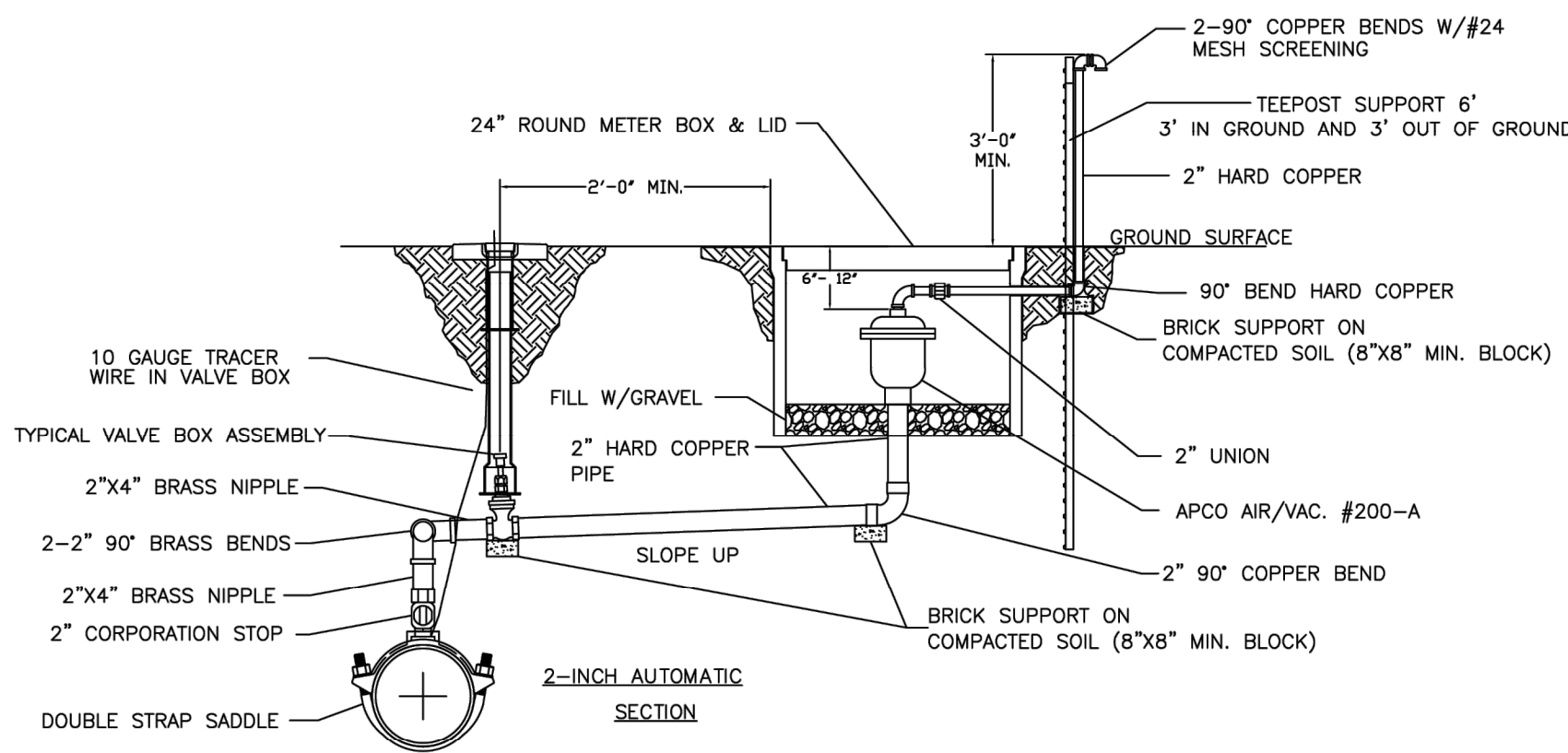
WATER DETAIL: W07

RESTRAINED GATE VALVE



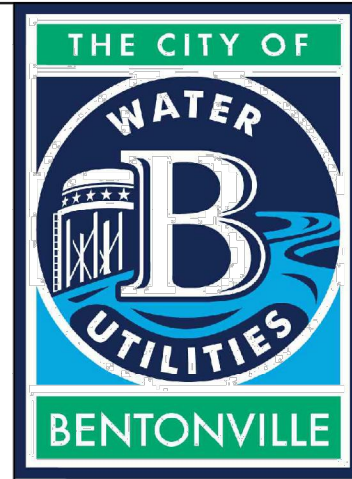
WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



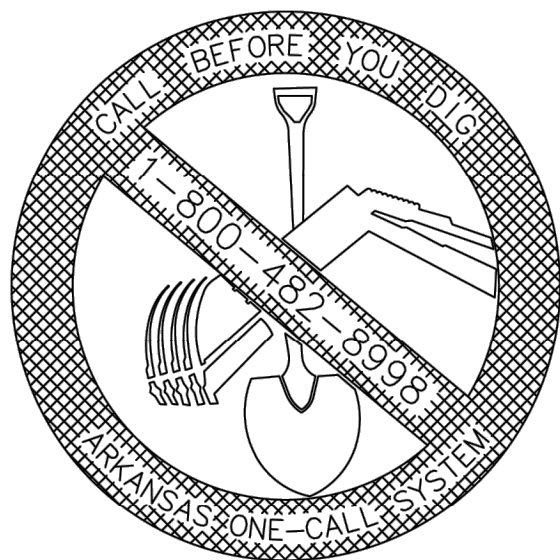
- NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
 2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
 3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W09



3200 SW MUNICIPAL DR.
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www.bentonvillear.com

WATER
DETAILS



REVISION:
2024

NOTES:

DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

1" COMBINATION AIR/VACUUM VALVE DETAIL

2-90° COPPER BENDS W/ #24 MESH SCREENING

TEEPOST SUPPORT 6"

3" IN GROUND AND 3" OUT OF GROUND

HARD COPPER

1" COPPER OR SIZE OF VENT OPENING

GROUND SURFACE

90° COPPER BEND

3" SLOT THRU BOX

UNION

3'-0" MIN.

24" ROUND METER BOX & LID

6'-12"

APCO AIR/VAC. #200-A

10 GAUGE TRACE WIRE IN METER BOX

FILL W/ GRAVEL

CTS COMP. X FIP BALL VALVE

1" TYPE "K" COPPER PIPE

1" MIP X CTS COMP. CORP. STOP

DOUBLE STRAP SADDLE

NOTES:

1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN

SECTION VIEW

ANCHOR RODS (SEE NOTE)

90° BEND

VARIES

M.J. TAPPING VALVE

EXISTING MAIN

NEW WATER MAIN

M.J. TEE OR M.J. OUTLET ON CONCRETE MAIN OR TAPPING SADDLE WITH M.J. OUTLET

THRUST BLOCKING REQUIRED AT TEES AND ELBOWS

ROD REQUIREMENTS	
MIN. SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

NOTES:

- CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
- DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED.)
- PROVIDE STAINLESS STEEL "ALL THREAD(MIN 5/8") TIE RODS WITH EYE BOLTS FOR ANCHORING ALL JOINTS.
- RODS SHALL BE FIELD CUT TO FIT & SHALL BE PROTECTED WITH POLYWRAP.
- ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
- USE TYPICAL CONCRETE BLOCKING REQUIRED.

WATER DETAIL: W11

**METER VAULT DETAIL FOR
4" - 8" METERS (TYPICAL)**

(DIMENSIONS MAY VARY FOR METER SIZES)

SIDE VIEW

TOP VIEW

ELEVATION

PLAN VIEW

WATER DETAIL: W12

N.T.S.

Notes:

- IF VAULT IS SQUARE, REBAR IS REQUIRED:
 - #4 BAR ON 12" ON CENTER 2.04' WAY FOR THE BOTTOM
 - #4 BAR ON 8" ON CENTER EACH WAY FOR THE WALLS
 - #4 BAR ON 8" ON CENTER EACH WAY FOR THE LID
- ALL FITTINGS OUTSIDE OF THE VAULT ARE REQUIRED TO BE POLYWARPAPE
- SEE STANDARD SPECIFICATIONS FOR BLOCKING DETAILS
- VAULT SIZE MAY VARY DEPENDING ON MODEL OF METER
- BYPASS LINE TO BE SIZED AS METER

CUT/CAP DETAIL

The drawing consists of two views: a Plan View and a Profile View.

Plan View: This view shows the top-down layout of the water main cut. A horizontal line represents the water main, with an 'ABANDONED WATER MAIN' on the left and a 'WATER MAIN TO REMAIN IN SERVICE' on the right. A central section is labeled 'STEEL I-BEAM'. This section is flanked by two 'MECHANICAL JOINT CAP (RESTRAINED)' components. The entire assembly is supported by 'CONCRETE THRUST BLOCK' and 'UNDISTURBED SOIL'. 'DOUBLE POLYWRAP' is shown on the right side of the steel beam.

Profile View: This view shows the side elevation of the water main cut. It shows the 'ABANDONED WATER MAIN' and 'WATER MAIN TO REMAIN IN SERVICE' as horizontal lines. The 'STEEL I-BEAM' is shown in cross-section, supported by 'CONCRETE THRUST BLOCK' and 'UNDISTURBED SOIL'. The 'MECHANICAL JOINT CAP (RESTRAINED)' is shown in cross-section. The height of the water main is indicated as 6' on both sides of the cut.

Annotations:

- CONCRETE THRUST BLOCK
- MECHANICAL JOINT CAP (RESTRAINED)
- ABANDONED WATER MAIN
- STEEL I-BEAM
- WATER MAIN TO REMAIN IN SERVICE
- DOUBLE POLYWRAP
- UNDISTURBED SOIL

PLAN VIEW

PROFILE VIEW

WATER DETAIL: W13

* STEEL I-BEAM TO BE SIZED BY PROJECT ENGINEER AND INCLUDED IN THE PROJECT SUBMITTAL.

The diagram illustrates the installation of a Reduced Pressure (RP) Backflow Device for exterior irrigation. Key components and labels include:

- RP BACKFLOW DEVICE**: The central device with two **SHUT OFF VALVE**s on either side.
- Y STRAINER**: Located on the inlet side of the RP device.
- HOSE BIBB**: Attached to the side of the RP device.
- PIPE MATERIAL PER PLUMBING CODE**: Indicated for the main supply and return lines.
- GROUND UNION**: Connects the underground pipes to the ground level.
- GROUND LEVEL**: A horizontal line representing the ground surface.
- 12" INCHES MINIMUM FROM GROUND**: A vertical dimension line indicating the required clearance for the RP device.
- WATER FLOW (INLET)**: Indicated by an arrow pointing right into the RP device.
- WATER FLOW (OUTLET)**: Indicated by an arrow pointing right away from the RP device.

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

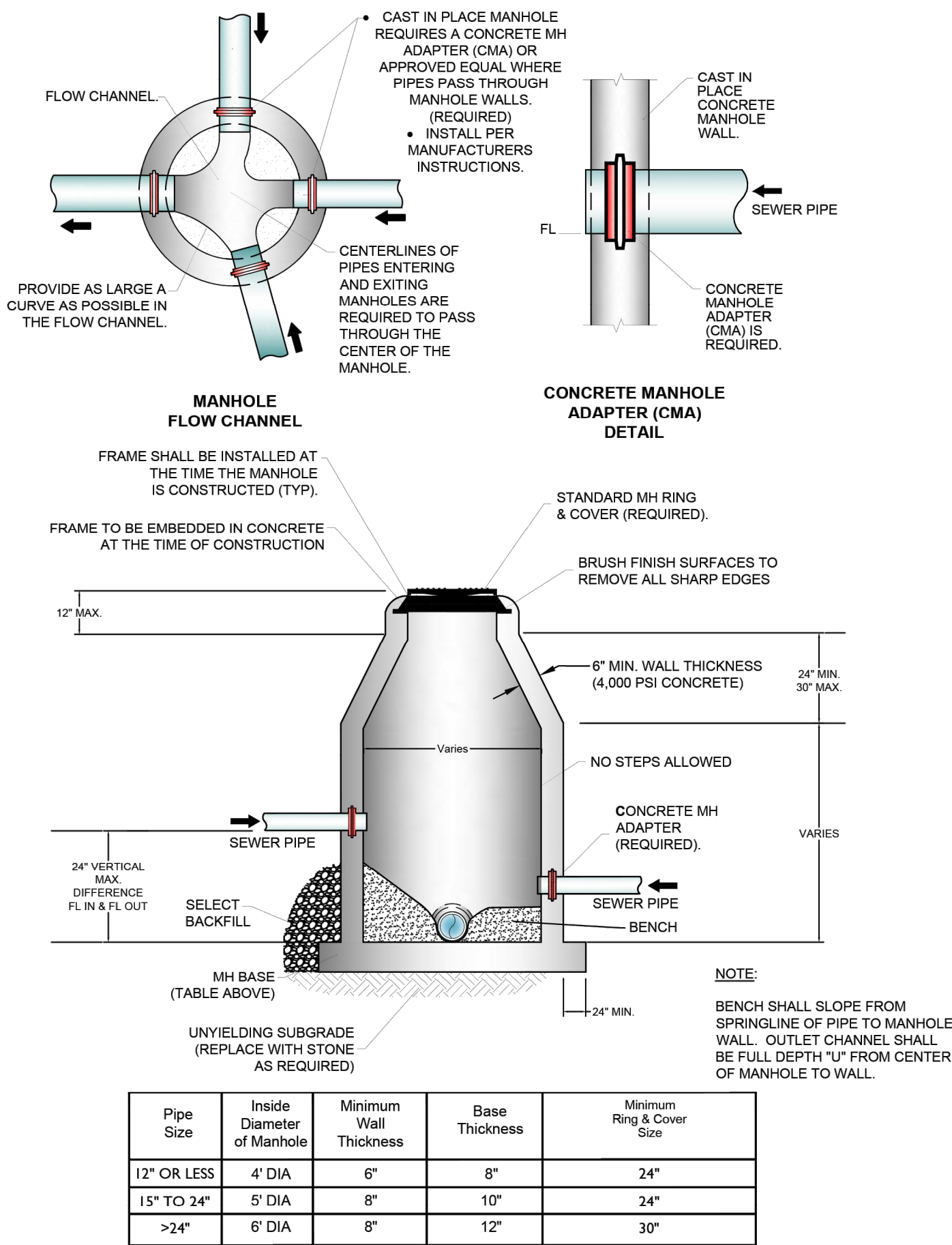
The diagram illustrates the installation of an indoor Reduced Pressure (RP) backflow assembly. A horizontal water supply line enters from the left, labeled 'WATER FLOW (INLET)'. It passes through a 'PIPE MATERIAL PER PLUMBING CODE' section and a 'GROUND UNION' before reaching the 'GROUND LEVEL FLOOR LEVEL'. The assembly then rises vertically through a 'Y STRAINER' and a 'SHUT OFF VALVE' (marked with a circled '1'). It then passes through the 'RP BACKFLOW DEVICE' (marked with circled '1's and '2's') and another 'SHUT OFF VALVE' (marked with a circled '1'). The line then descends through another 'SHUT OFF VALVE' and a 'PIPE MATERIAL PER PLUMBING CODE' section to a 'GROUND UNION' and finally to the 'GROUND LEVEL FLOOR LEVEL'. The outlet is labeled 'WATER FLOW (OUTLET)'. A central vertical pipe, labeled '12" INCHES MINIMUM FROM GROUND', connects the RP device to a 'DRAIN BY GRAVITY' pipe. This drain pipe is labeled 'SEE NOTE #1' and 'SEE NOTE #2'. The entire assembly is shown in a cross-section view with a horizontal line representing the 'GROUND LEVEL FLOOR LEVEL'.

INDOOR APPLICATION ONLY NOTES:

1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.
2. INDOOR INSTALLATION OF RP'S SHOULD PROVIDE FOR DRAINAGE CAPABLE OF HANDLING IN EXCESS OF THE MAXIMUM DISCHARGE RATE EXPECTED BY THE BACKFLOW ASSEMBLY MANUFACTURER.

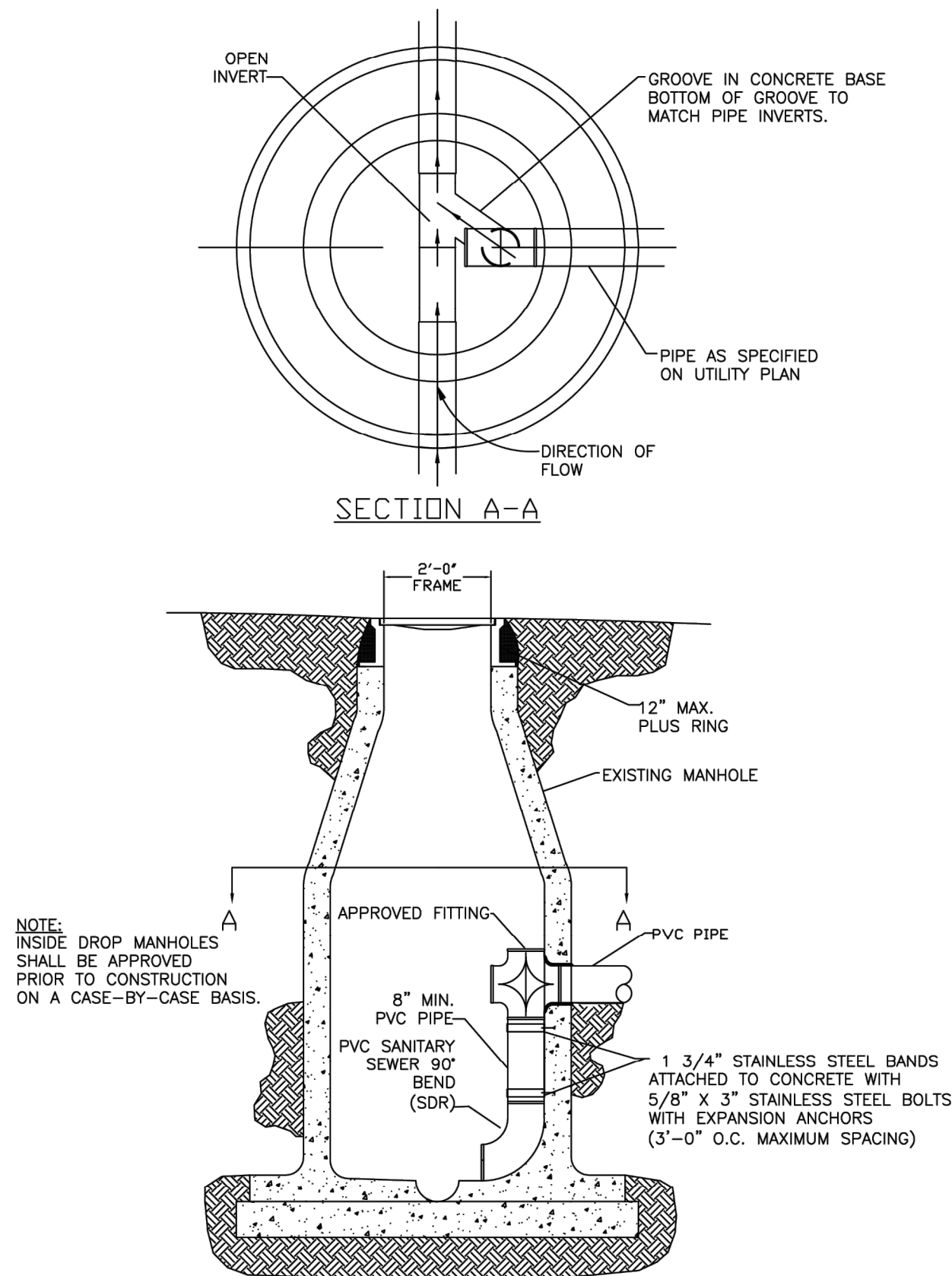
WATER DETAIL: W16

SANITARY SEWER
CAST IN PLACE MANHOLE



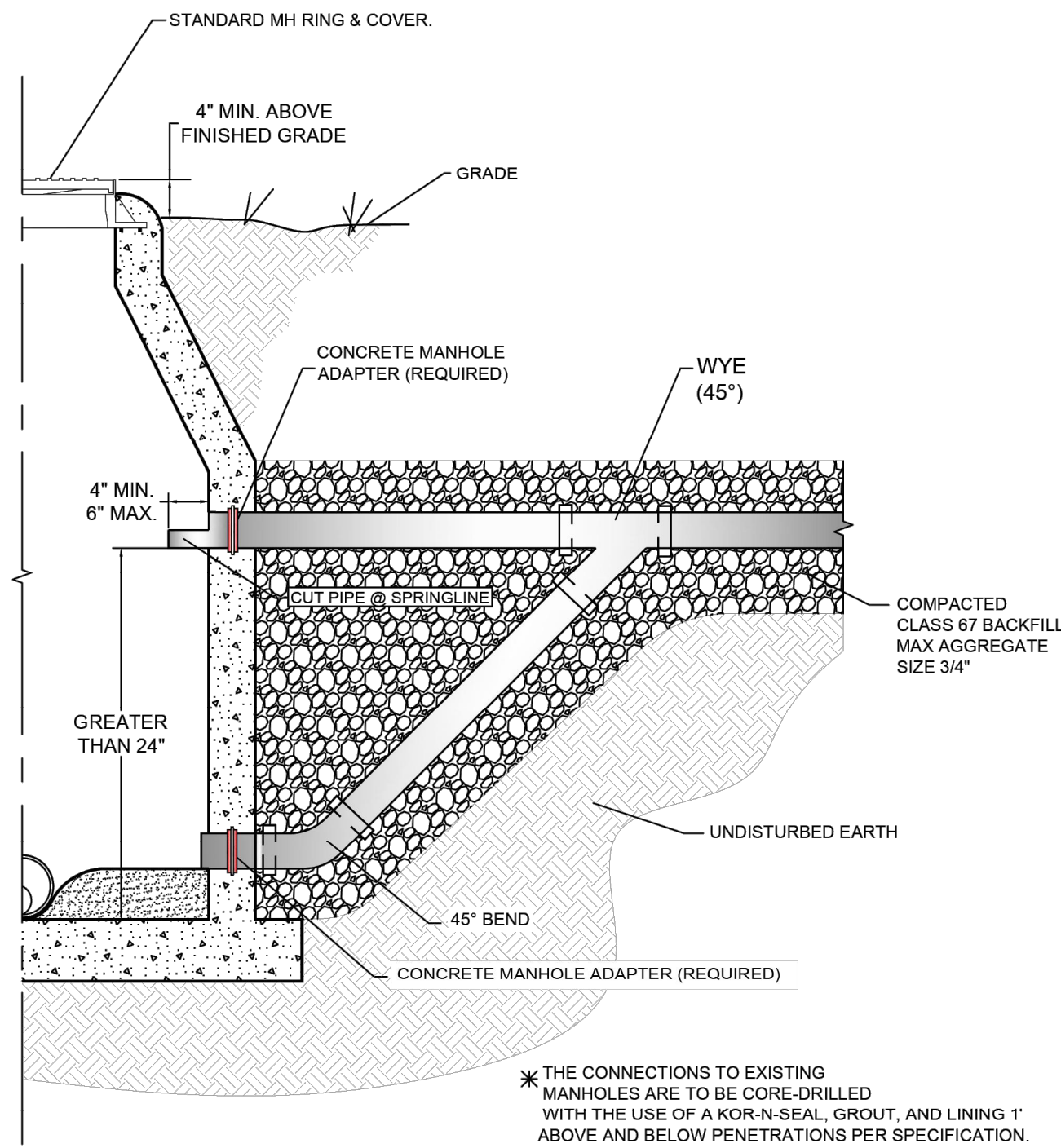
MANHOLE INFORMATION TABLE
SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



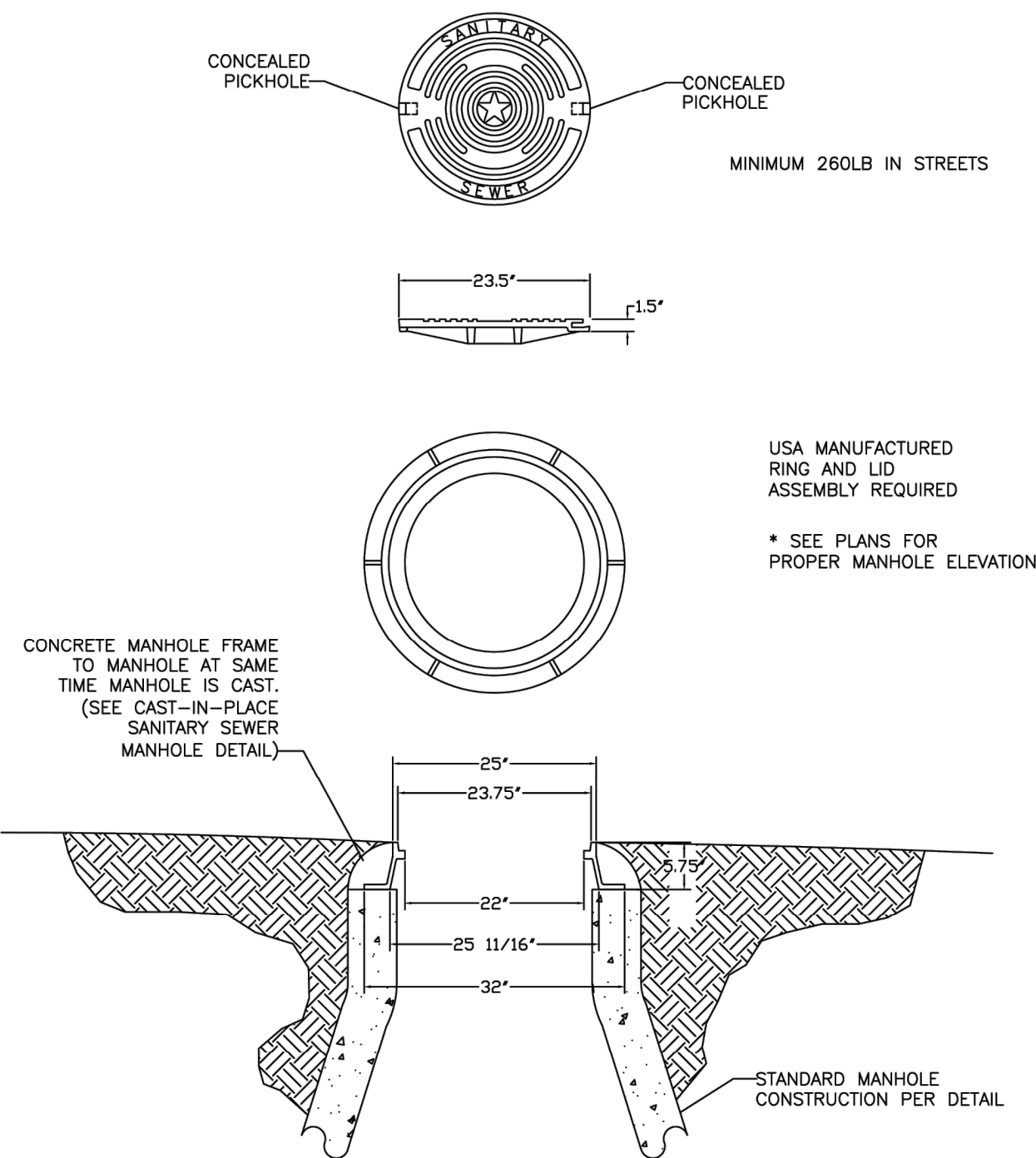
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SANITARY SEWER
EXTERIOR DROP MANHOLE



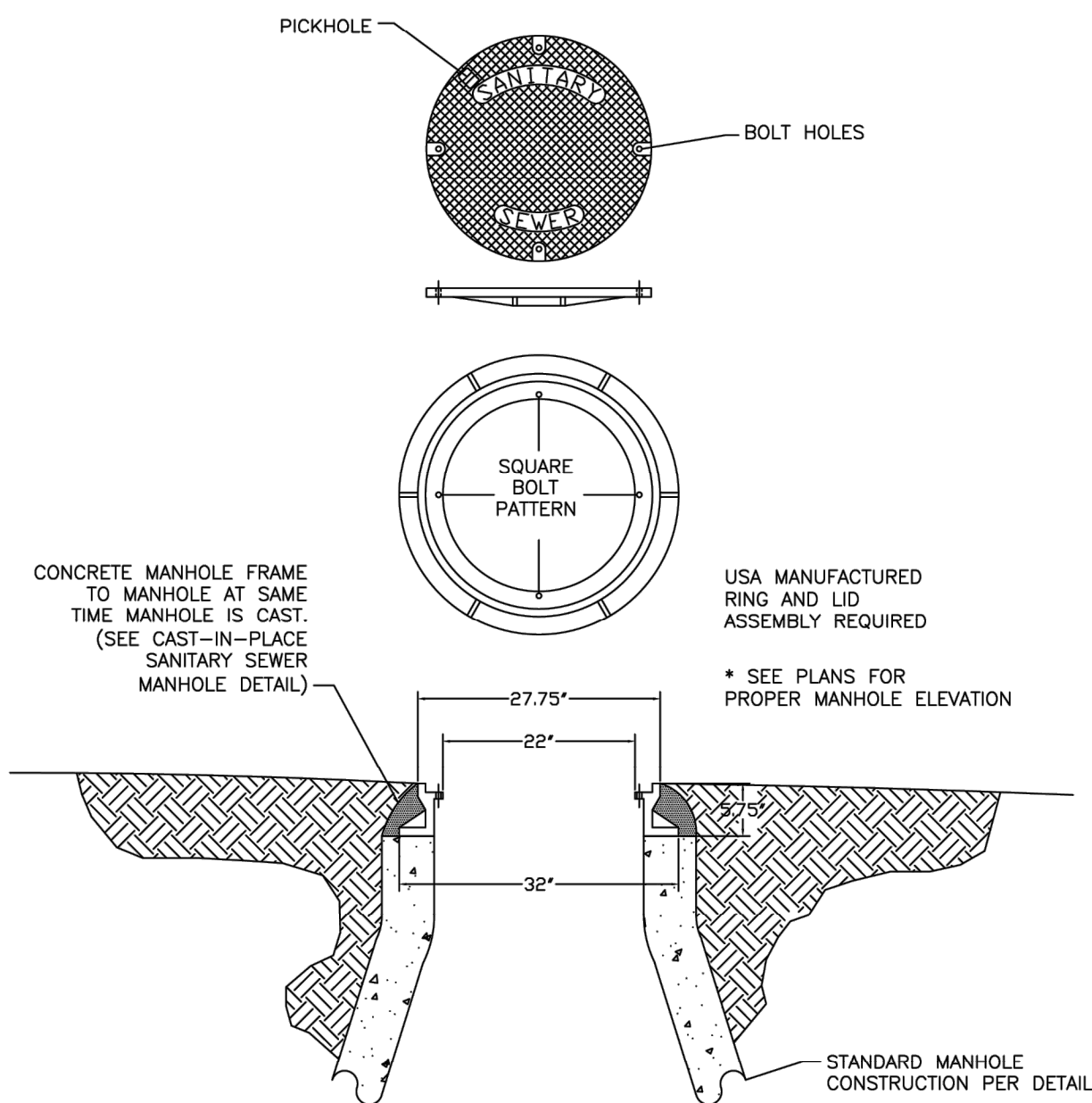
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME



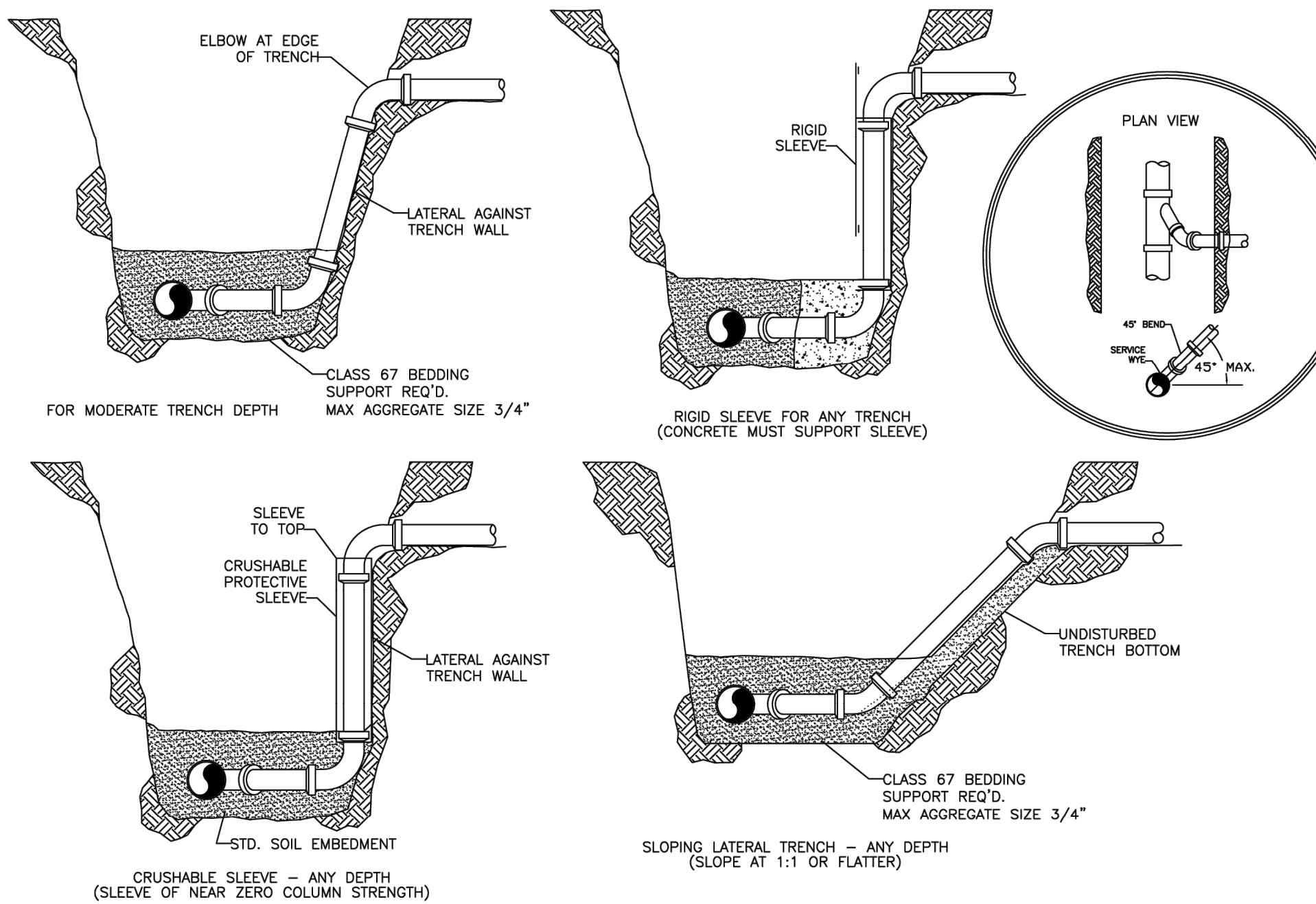
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME

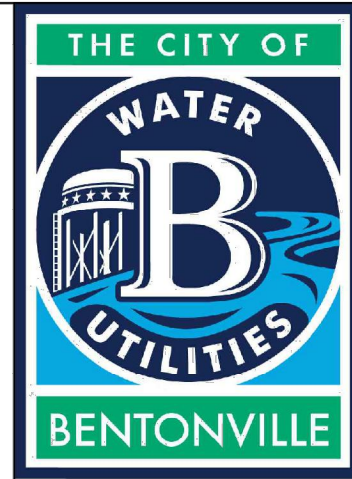


SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE

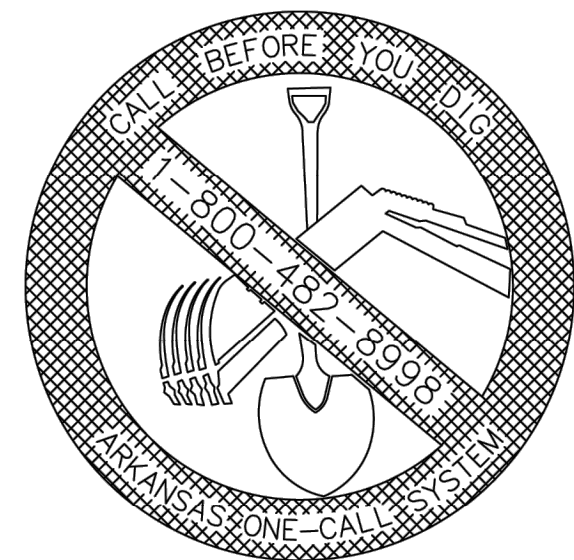


SANITARY SEWER DETAIL: SS06



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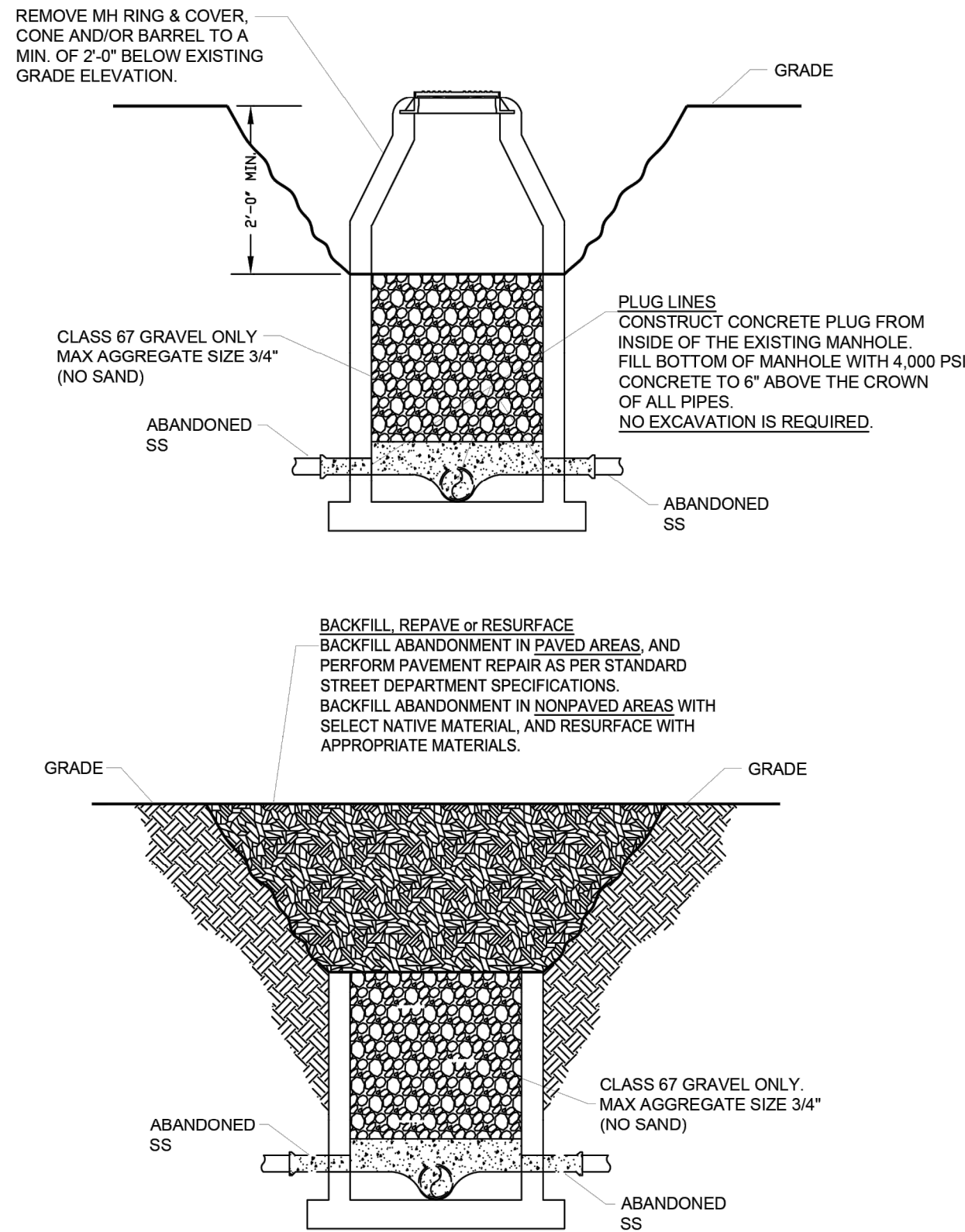
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DETAILS



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2024

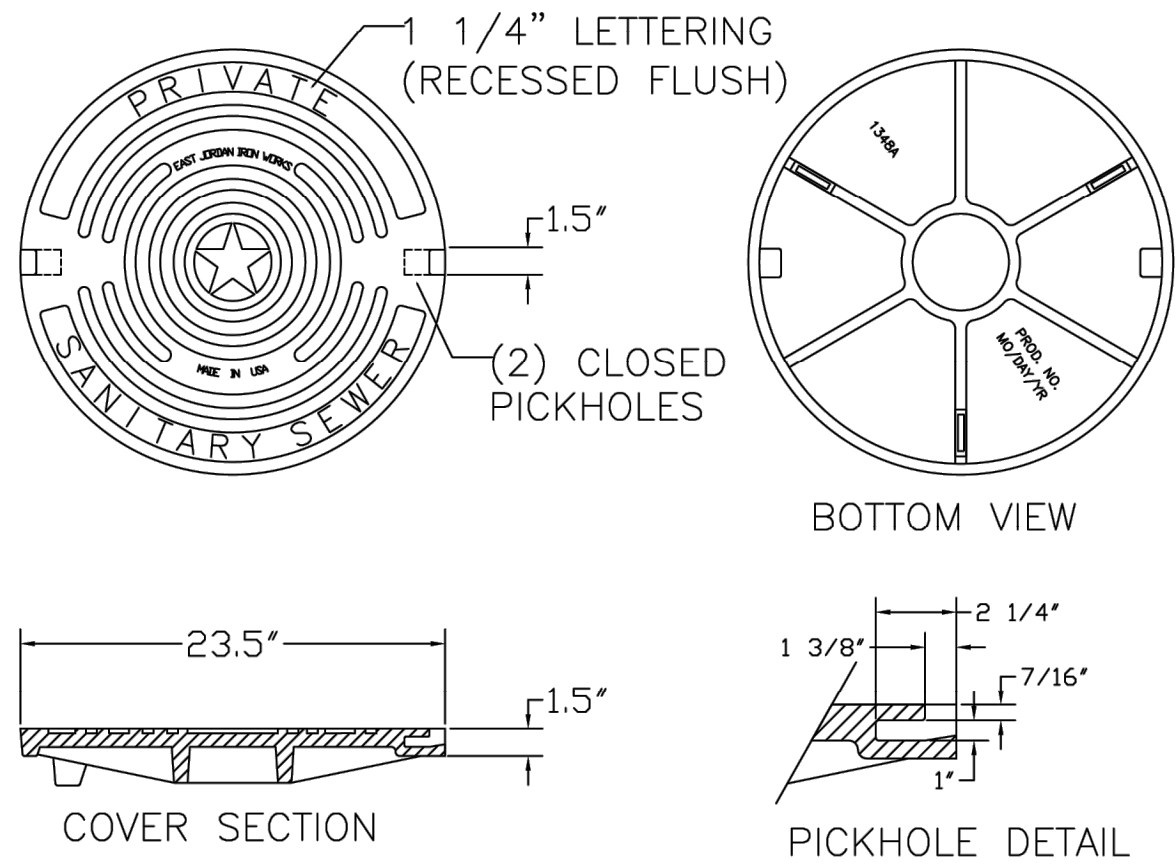
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SANITARY SEWER MANHOLE
ABANDONMENT



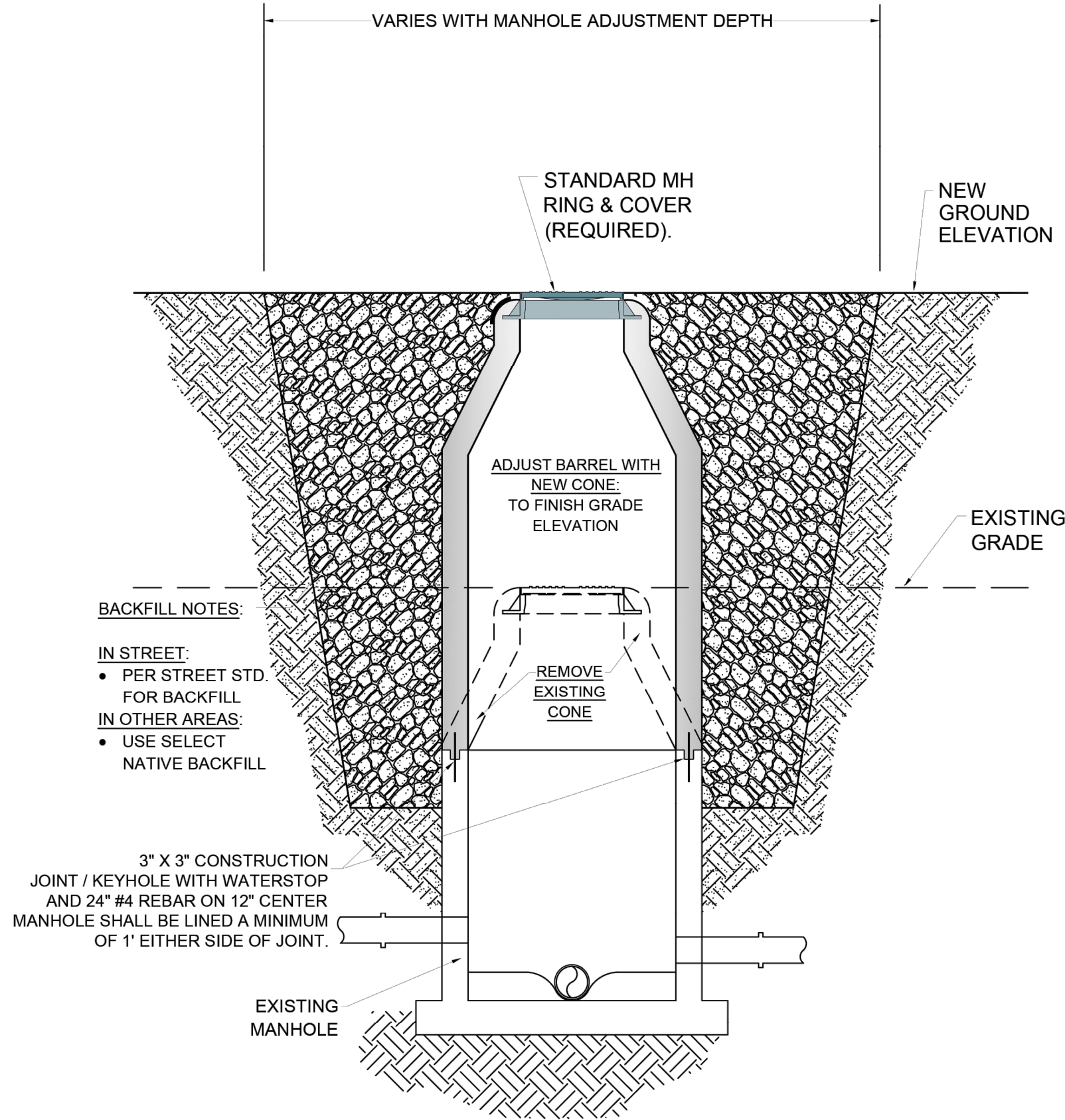
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PRIVATE MANHOLE
RING AND LID

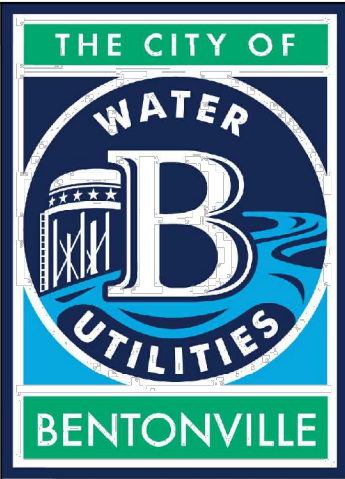


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TYPICAL MANHOLE
ADJUST TO GRADE

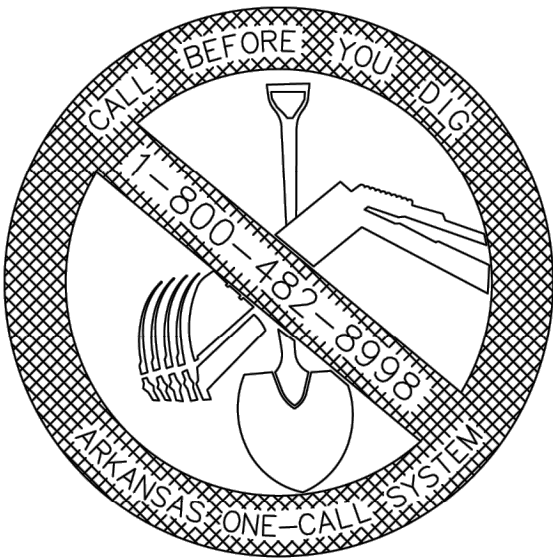


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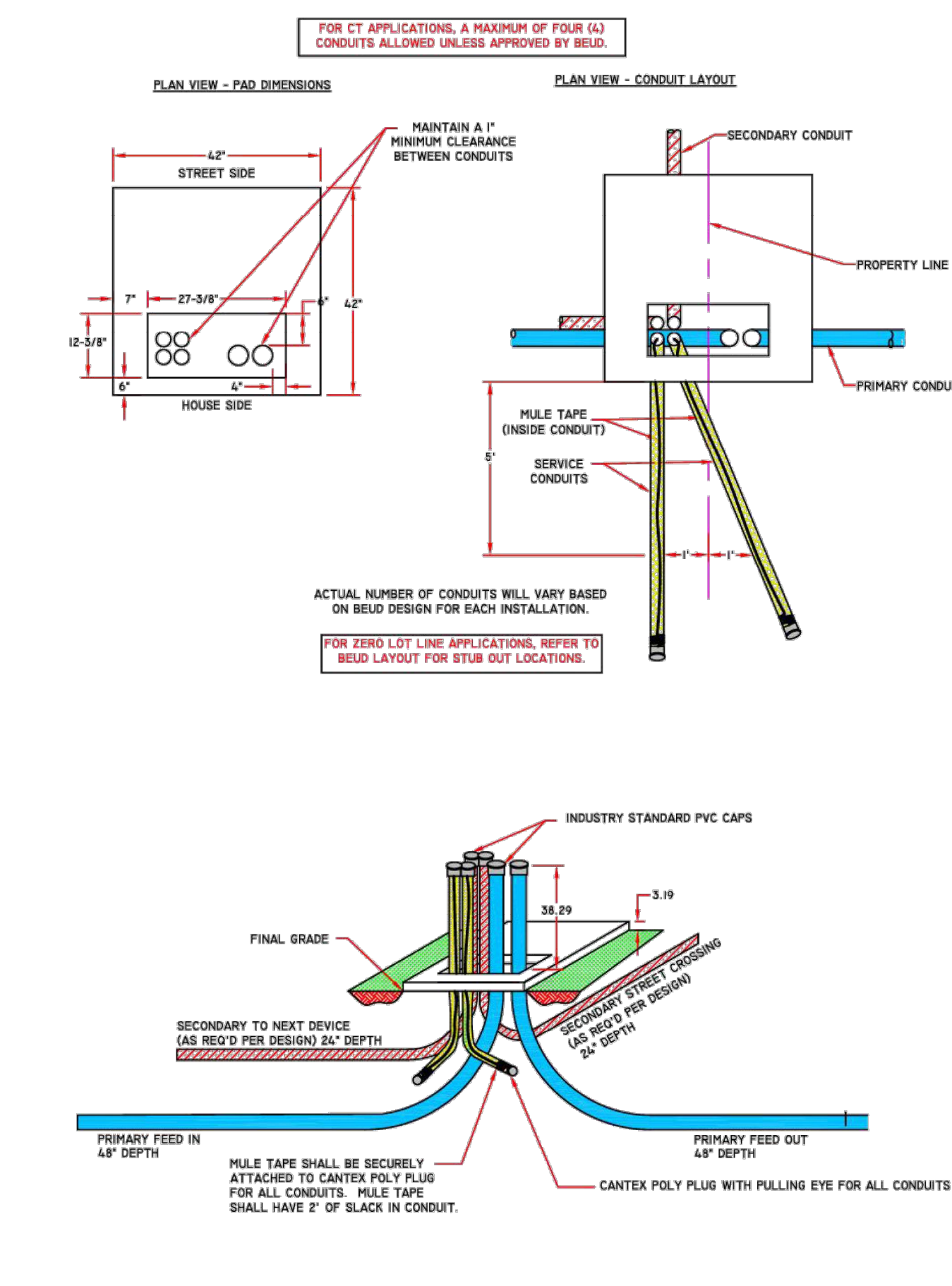
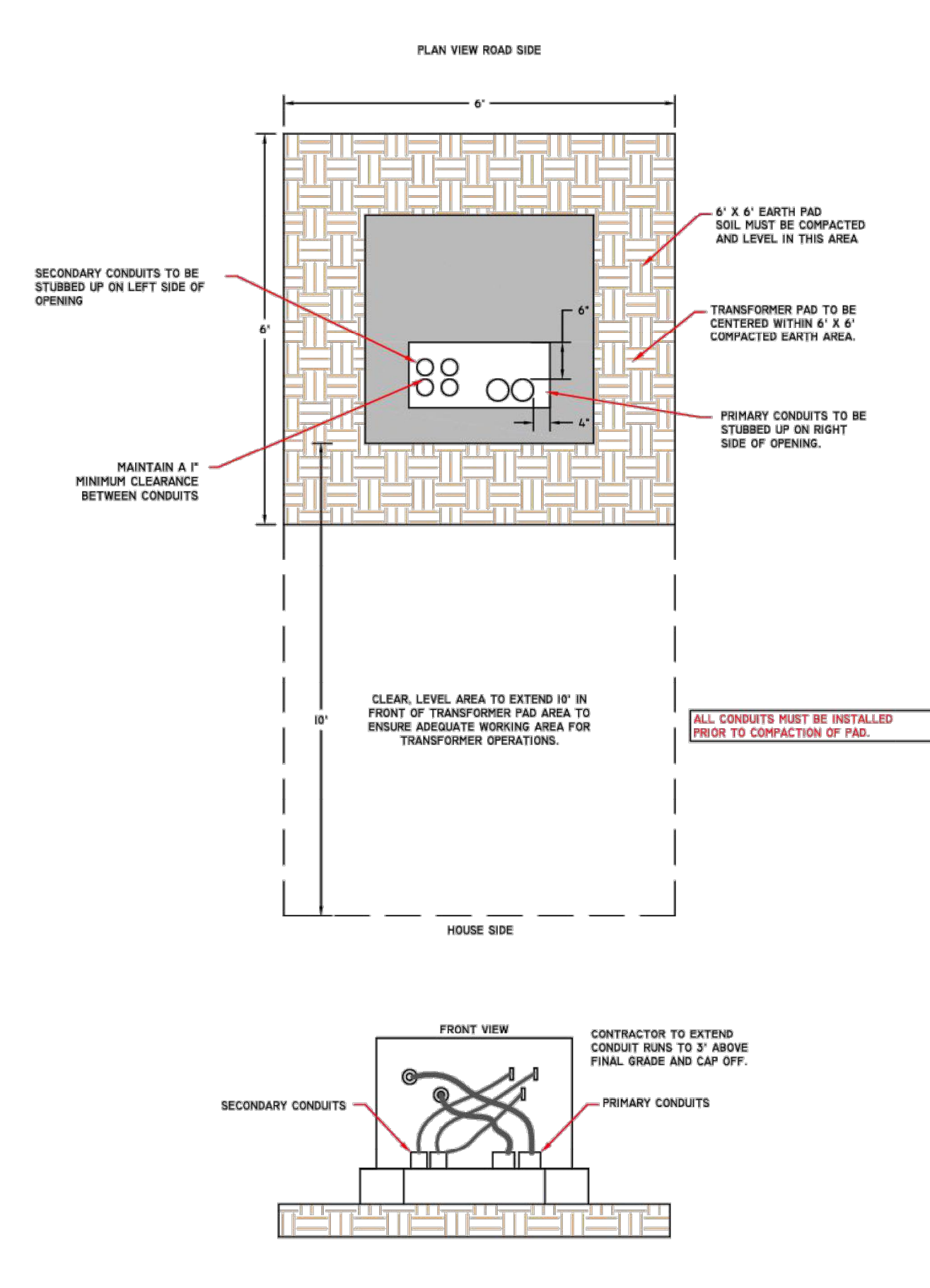
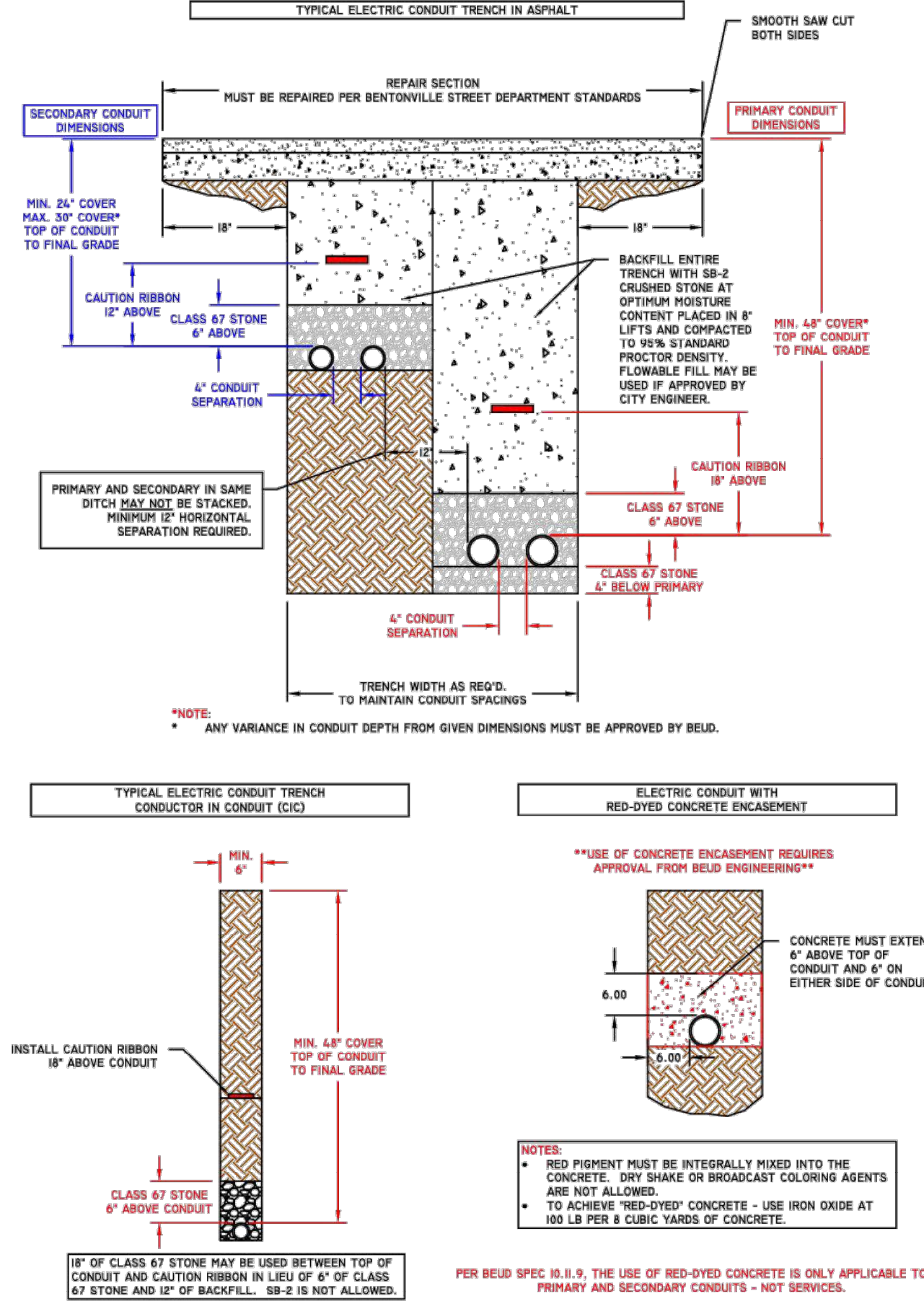
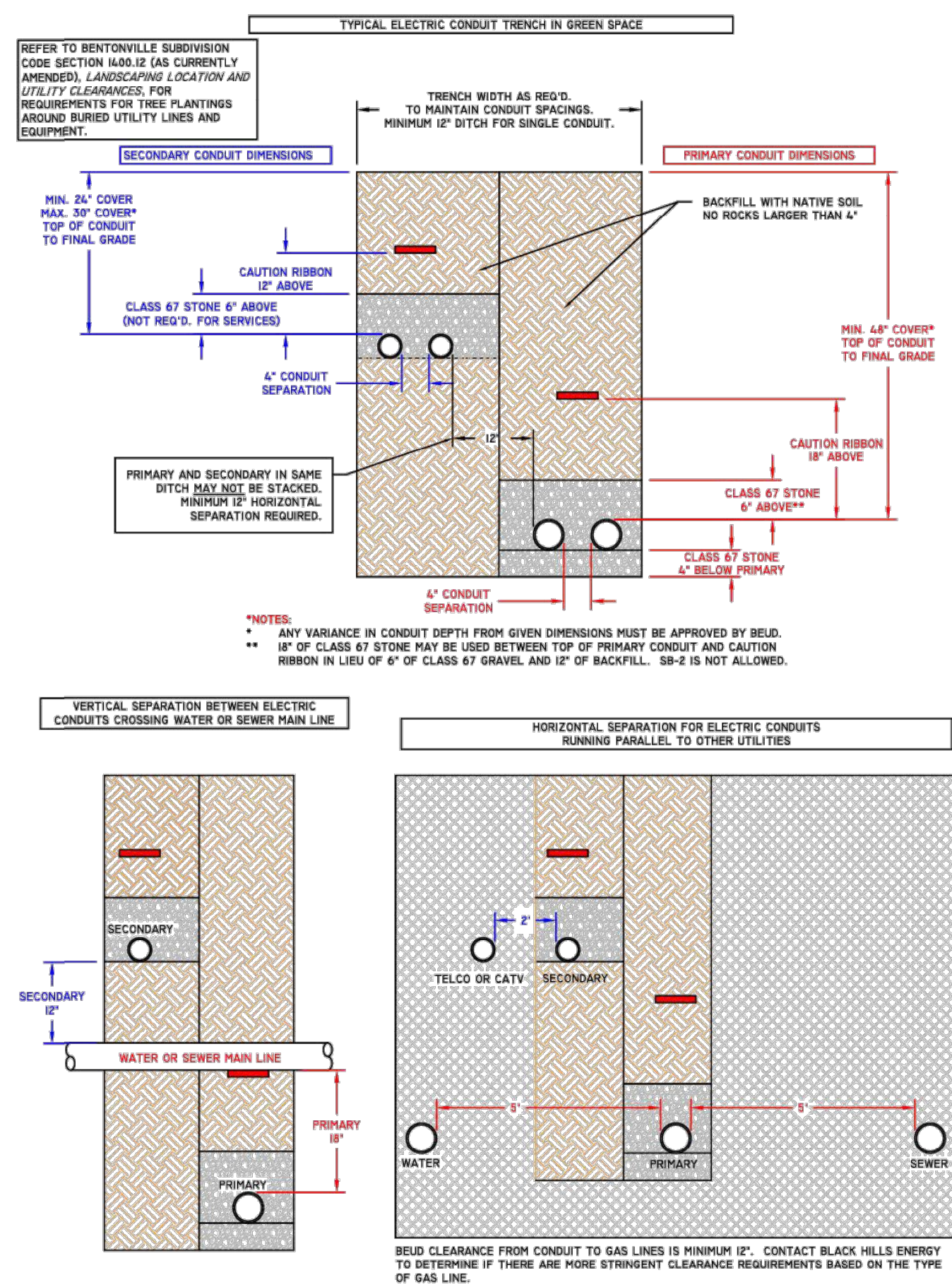
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DETAILS



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2024

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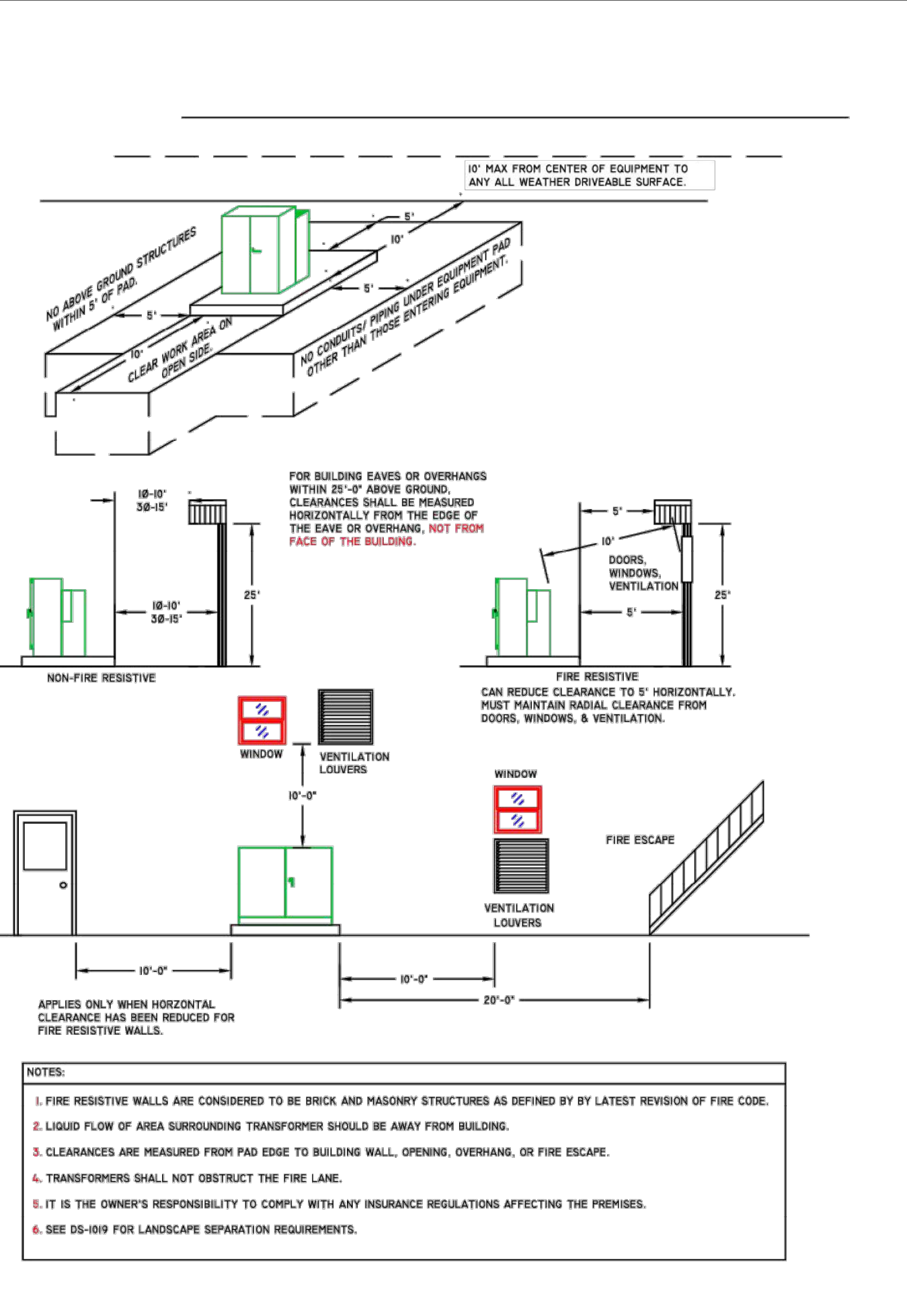
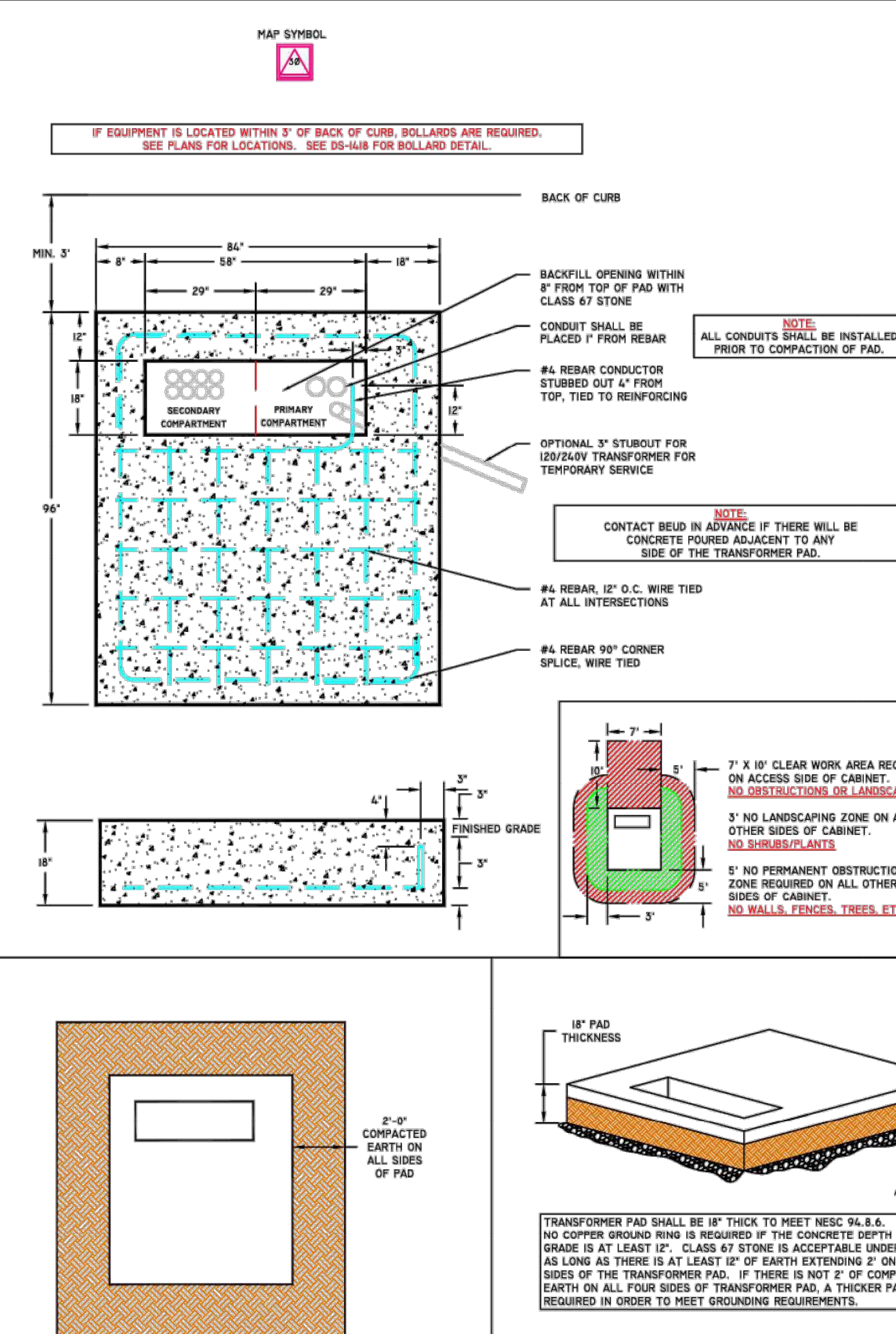
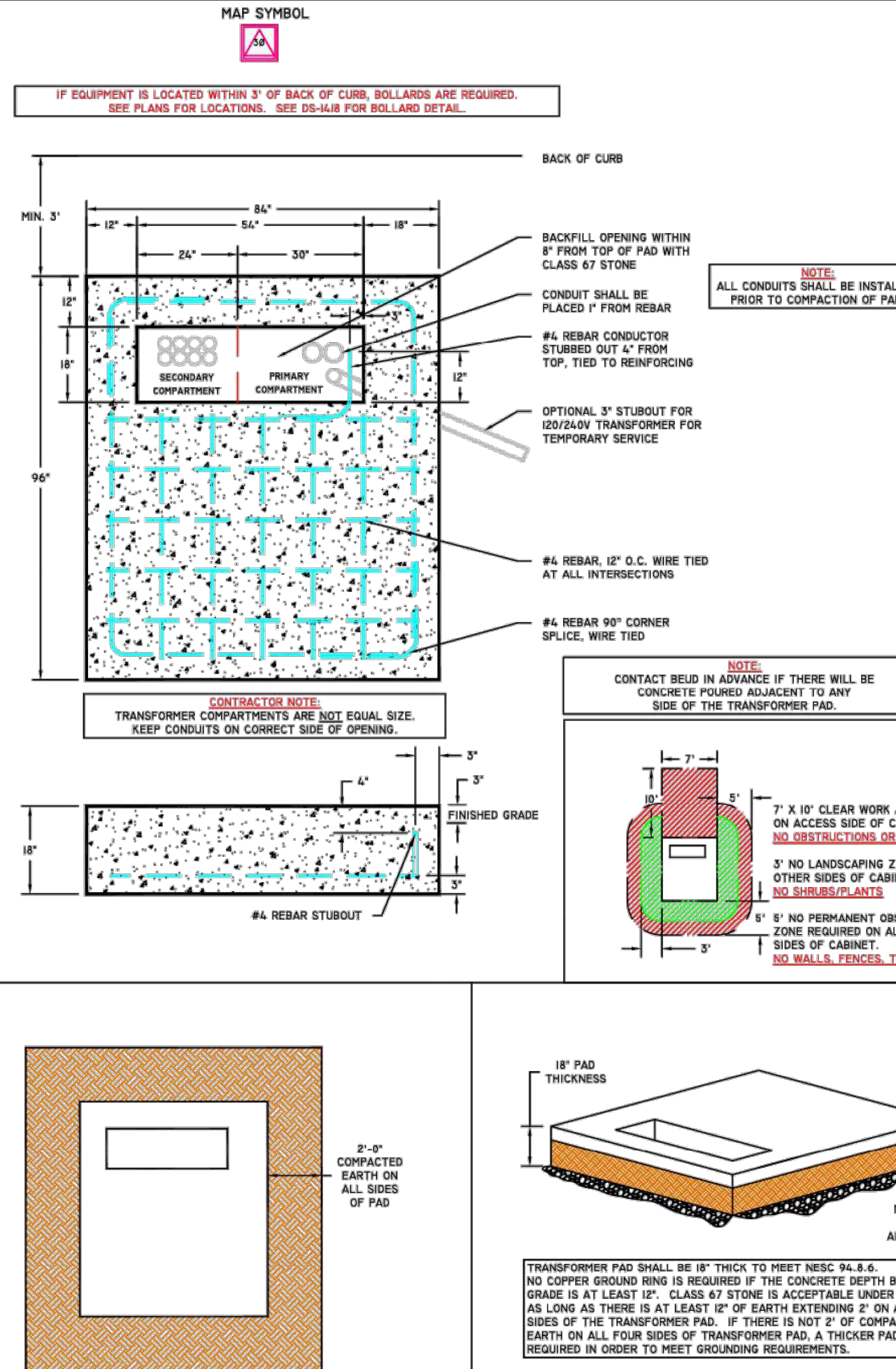
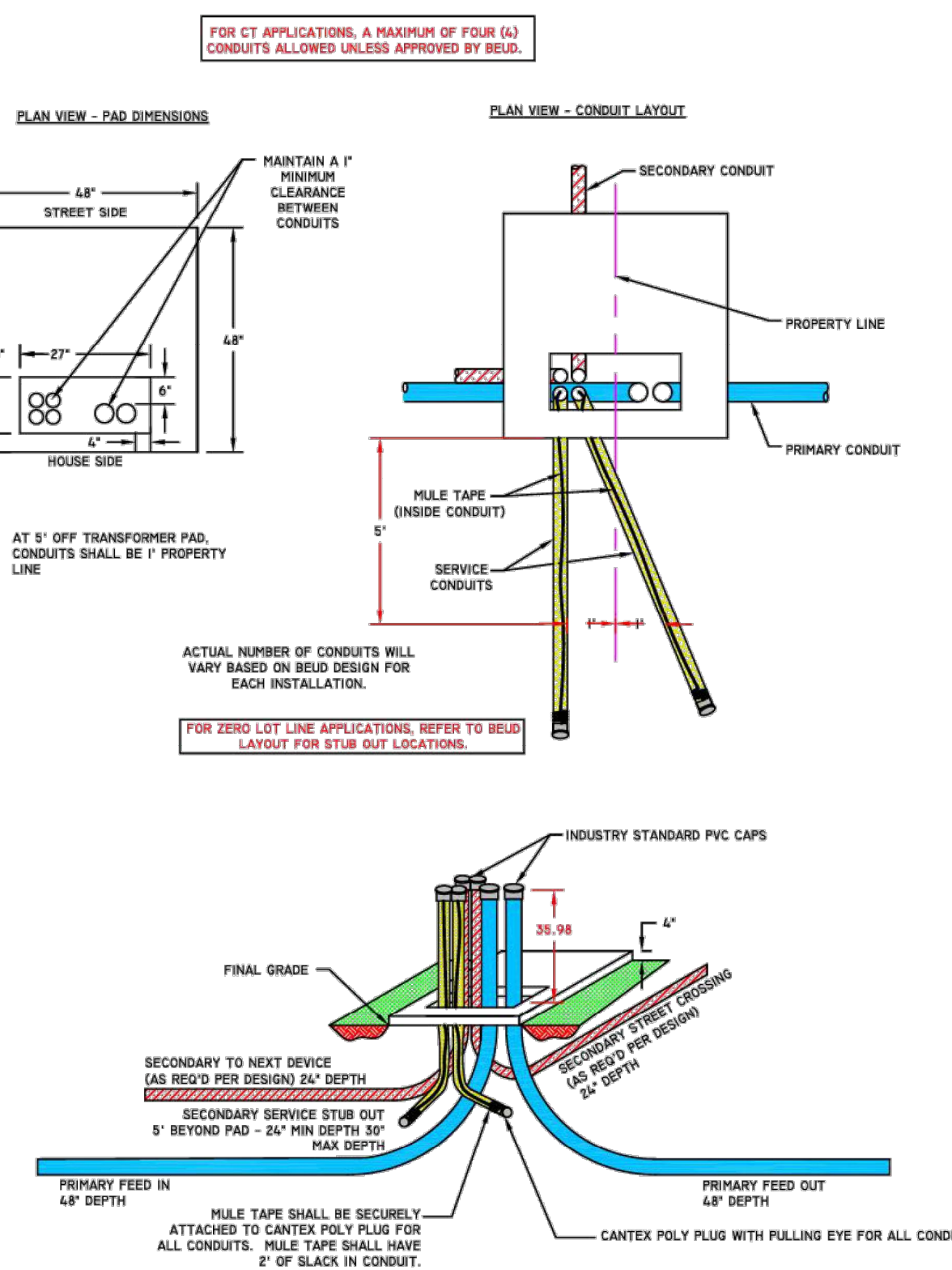


DS-I403 ELECTRIC TRENCH DETAILS SHEET I

DS-I404 ELECTRIC TRENCH DETAILS SHEET 2

DS-I405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS

DS-I406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA

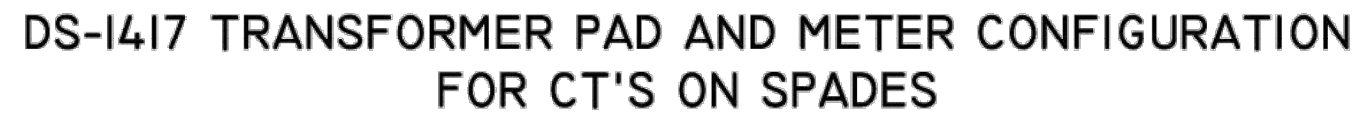


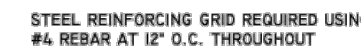
DS-I407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER

DS-I408 THREE PHASE TRANSFORMER PAD 45-1000 kVA

DS-I409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA

DS-I410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT





FOOTER WEIGHT: 3,200 LBS



NOTES:

- OPTIONS A AND B WERE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.
- 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 BCU FOR REVIEW PRIOR TO INSTALLATION.
- FOR BOTH OPTIONS, GROUNDING SHALL BE PER NEC TABLE 250.122.

DS-1024 SINGLE PHASE FREE STANDING METER RACK

1. UNLESS OTHERWISE NOTED ON PLANS, ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY 1-1/4 INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SO CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF ARKANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD IN DRAINAGE WAYS SHALL BE PINNED. ALL SOD ON SLOPES GREATER THAN 5:1 SHALL BE PINNED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

1. COMBUSTIBLE LANDSCAPE MATERIALS SHALL NOT BE WITHIN 18 INCHES OF EXTERIOR FACE OF THE PROPOSED BUILDING.
2. COMBUSTIBLE LANDSCAPE MATERIALS SHALL NOT BE WITHIN AN 18 INCH RADIUS OF THE PROPOSED GAS METER.
3. RECEPTACLES FOR DISCARDED SMOKING MATERIALS SHALL BE NO CLOSER THAN 18 INCHES TO COMBUSTIBLE LANDSCAPE MATERIALS, AND SHALL BE EMPTIED REGULARLY.

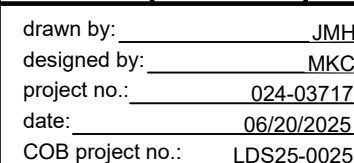
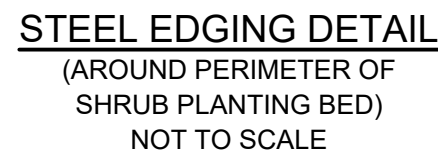
1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
3. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK"
4. REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
5. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
7. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
8. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
9. THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
10. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
11. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
12. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
 - 2 PARTS BY VOLUME TOPSOIL
 - 1 PART BY VOLUME BROWN RIVER SAND
 - 1 PART BY VOLUME PEAT MOSS
 - 1 LB. COMMERCIAL SLOW RELEASE FERTILIZER PER CY OF MIX.
13. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
14. ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
15. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS, SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE GROUND HARDWOOD MULCH FREE OF STAINS, DYES, AND CYPRESS WOOD. AFTER INSTALLATION OF PLANT MATERIAL, REFER TO DETAILS FOR LOCATION OF MULCH. USE DOUBLE GROUND HARDWOOD MULCH AROUND TREES IN LAWN AREAS. IF TREES OCCUR IN PLANTING BEDS, USE THE BED MULCH SPECIFIED.
16. ALL WOODY SHRUB PLANTING MATERIAL SHALL MEASURE A MINIMUM OF 24" IN HEIGHT AT THE TIME OF PLANTING, UNLESS OTHERWISE NOTED.
17. INSTALL STEEL EDGING TO SEPARATE ALL MULCHED PLANTING AREAS AND GRAVEL AREAS FROM TURF AREAS. REFER TO DETAIL ON THIS SHEET.
18. INSTALL WOVEN WEED BARRIER FABRIC UNDER BARRIER FABRIC (DEWITT 20 YEAR, 4.1 OZ. WOVEN WEED BARRIER FABRIC OR EQUAL) IN ALL PLANTING BEDS (EXCEPT IN GROUND COVER AREAS) AND UNDER GRAVEL MULCH AREAS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
19. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
21. REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
22. THE ENTIRE SURFACE TO BE PLANTED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
23. PLANTING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 1ST TO NOVEMBER 1ST.
24. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
25. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
26. CONTRACTOR SHALL STAKE AND MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
27. ALL TREES MUST MAINTAIN 5' SEPARATION FROM ALL PUBLIC UTILITIES.
28. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



- NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH AAN STANDARDS
 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 4. SOAK GENEROUSLY TO COMPACT AND SETTLE



- NOTES:
- | | |
|--|--|
| 1. AREAS WHERE GROUND COVER OR SHRUB MASS PLANTINGS BORDER CURB, WILL NOT HAVE EDGING, UNLESS OTHERWISE NOTED. | 2. TAPER EDGING TO BE FLUSH WITH FINISH GRADE ADJACENT TO SIDEWALK, PAVING OR CURBS. |
|--|--|



SHEET
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REVISIONS

LANDSCAPE DETAIL SHEET

ANDYS FROZEN CUSTARD LARGE-SCALE DEVELOPMENT PLANS

BENTONVILLE, ARKANSAS

olsson®

3537 North Steele Boulevard
Suite 310
Fayetteville, AR 72703

olsson.com
TEL 479.443.3404
FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010



BY

DESCRIPTION

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LANDSCAPE DETAIL SHEET

ANDYS FROZEN CUSTARD
LARGE-SCALE DEVELOPMENT PLANS

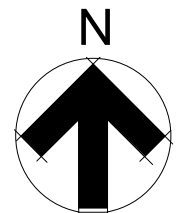
BENTONVILLE, ARKANSAS

drawn by: _____ JMH
designed by: _____ MKCC
project no.: _____ 024-03717
date: _____ 06/20/2025
COB project no.: _____ LDS25-0025

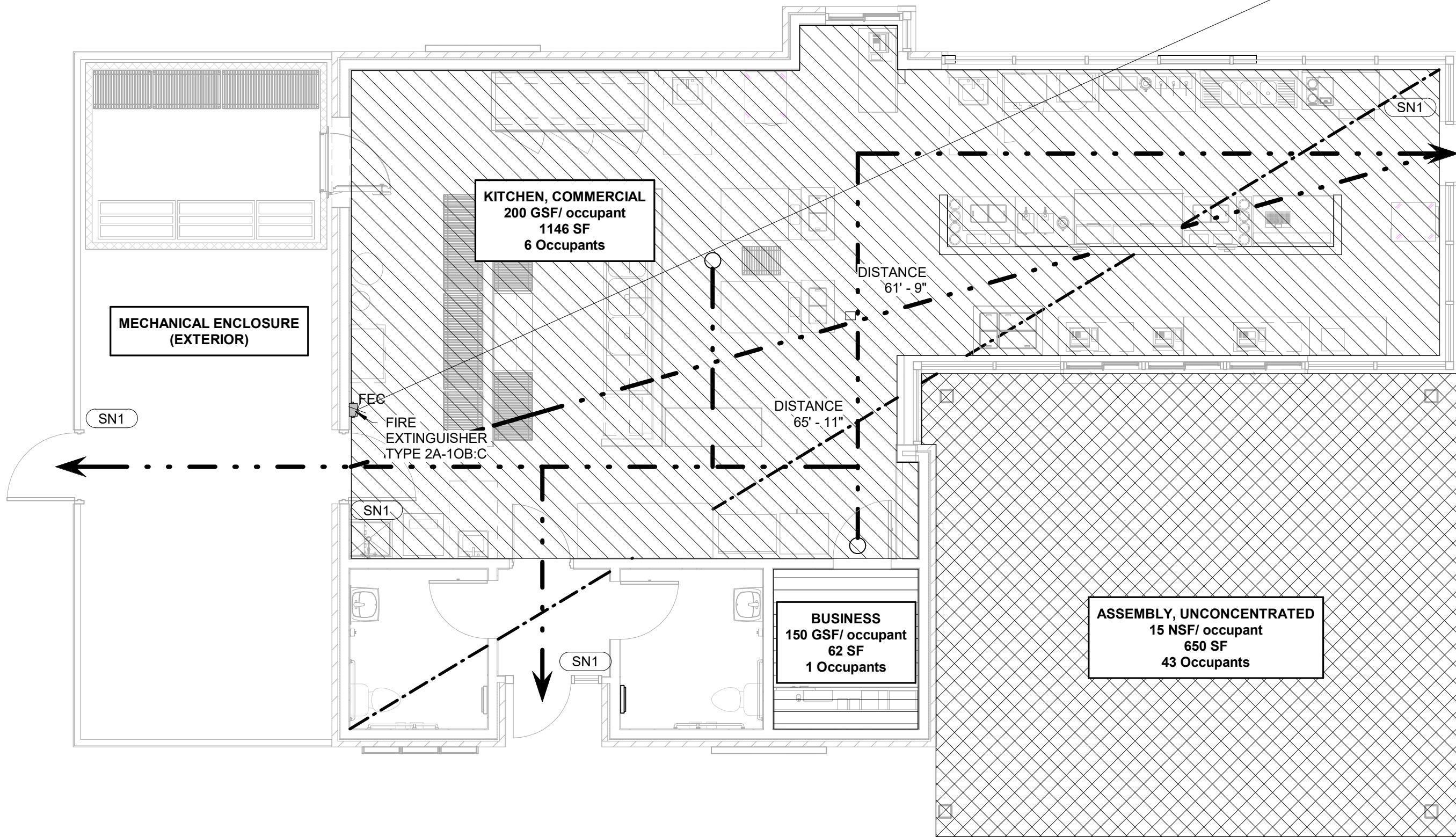
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1
G010 LIFE SAFETY PLAN
3/16" = 1'-0"



PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY STAND ALONE FROZEN CUSTARD STORE WITH DRIVE-THROUGH AND WALK-UP SALES.

APPLICABLE CODES

THE CITY OF "BENTONVILLE, ARKANSAS" ENFORCES THE 2021 ARKANSAS FIRE PREVENTION CODE VOL. II - BUILDING AND ASSOCIATED NATIONAL CODES:

- 2020 NATIONAL ELECTRICAL CODE (NFPA 70 NEC)
- 2018 ARKANSAS STATE PLUMBING CODE
- 2021 ARKANSAS STATE MECHANICAL CODE
- 2018 ARKANSAS FUEL GAS CODE
- 2014 ARKANSAS ENERGY CONSERVATION CODE (2009 IECC)
- 2017 ANSI A117.1
- 2021 ARKANSAS FIRE PREVENTION CODE VOL. I - FIRE
- 2021 ARKANSAS FIRE PREVENTION CODE VOL. I - BUILDING

CONSTRUCTION TYPE CHAPTER 5 & 6

THE BUILDING IS TYPE V-B CONSTRUCTION REQUIRES NON-COMBUSTIBLE CONSTRUCTION AND THE FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS AS FOLLOWS (TABLE 601):

- PRIMARY COLUMNS & BEAMS 0-HOUR
- BEARING WALLS 0-HOUR
- EXTERIOR NON-BEARING WALLS 0-HOUR, IF 10' OR MORE TO PROPERTY LINE
- FLOORS 0-HOUR
- ROOF 0-HOUR

ALLOWABLE BUILDING HEIGHT AND AREA (TABLE 503)
- USE: B 40'-0", 2 STORY, & 9,000 SF

BUILDING AREA MODIFICATION (SECTION 506)
- NONE

FIRE PROTECTION CHAPTER 9

SPRINKLERS (SECTION 903) NO, AREA DOES NOT EXCEED 5,000 SF OR OCCUPANT LOAD DOES NOT EXCEED 100

FIRE EXTINGUISHERS (SECTION 906) YES, WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT

FIRE ALARM (SECTION 907) NO, OCCUPANT LOAD DOES NOT EXCEED 300

OCCUPANCY CLASSIFICATION & EXIT CRITERIA CHAPTER 10

OCCUPANCY (TABLE 1004.1.2)

OCCUPANCY	AREA	OCCUPANT LOAD	TOTAL
A-2, ASSEMBLY, UNCONCENTRATED ASSEMBLY	650 SF	15 NET	43
B, BUSINESS (OFFICE)	62 SF	150 GROSS	1
A-2, KITCHEN, KITCHEN COMMERCIAL	1146 SF	200 GROSS	6
	1858 GROSS SF		50

REQUIREMENT	OCCUPANCY	REQ.
MIN. NUMBER OF EXITS (SECTION 1016.1)	A, B	2 AT 1/2 THE DIAGONAL
MAX TRAVEL DISTANCE (SECTION 1016.2)	A, B	200 FT

PLUMBING SYSTEMS CHAPTER 29

MIN. REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

USE GROUP	OCC.LOAD	WATER CLOSETS	LAVATORIES	DRINKING FTN	SERVICE SINK
		REQ. DESIGN	REQ. DESIGN	REQ. DESIGN	REQ. DESIGN
A-2	50	1/75	1 (M/F)	1/200 1 (M/F)	0* 0 1/500 1

*IPC SECTION 410.1, WHERE WATER IS SERVED IN RESTAURANTS, DRINKING FOUNTAINS SHALL NOT BE REQUIRED.

CODE PLAN LEGEND

- ← EXIT DIRECTION
- FEC FE - FIRE EXTINGUISHER
- SN1 TACTILE EXIT SIGN



702 SE 5TH ST STE 50
BENTONVILLE, AR 72712
TEL. 479.579.9959

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CLIENT NAME

ANDY'S FROZEN CUSTARD
211 E. WATER STREET
SPRINGFIELD, MO, 65806

TENANT

ANDY'S FROZEN CUSTARD
211 E. WATER STREET SPRINGFIELD,
MO 65806

ANDY'S FROZEN CUSTARD
SW REGIONAL AIRPORT BLVD. &
SW 1 ST.
BENTONVILLE, AR 72712

NOT FOR
CONSTRUCTION

06/19/2025
Architect Name - RYAN M. FAUST
Architect Number - 4711

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REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36	Project #: 24076
Drawn By: HG	Checked By: KB

Title:
PROJECT DATA/ LIFE
SAFETY

Sheet Number:
G010

Date: 06/19/2025

EXTERIOR FINISH SCHEDULE	
#	DESCRIPTION
AS-1	6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS. COLOR: CHILI PEPPER
AS-2	6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS. COLOR: PVD/IKYNAR 500, BONE WHITE.
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SIOUX CITY BRICK MODULAR BRICK. COLOR: WHITE VELOUR. GROUT: TO MATCH BRICK
N-1	PERIMETER FASCIA & NEON LIGHTING: BY PINNACLE SIGN GROUP. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH AS-1 BRITE RED

b.u.f
STUDIO

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06/19/2025
Architect Name - RYAN M. FAUST
Architect Number - 4711

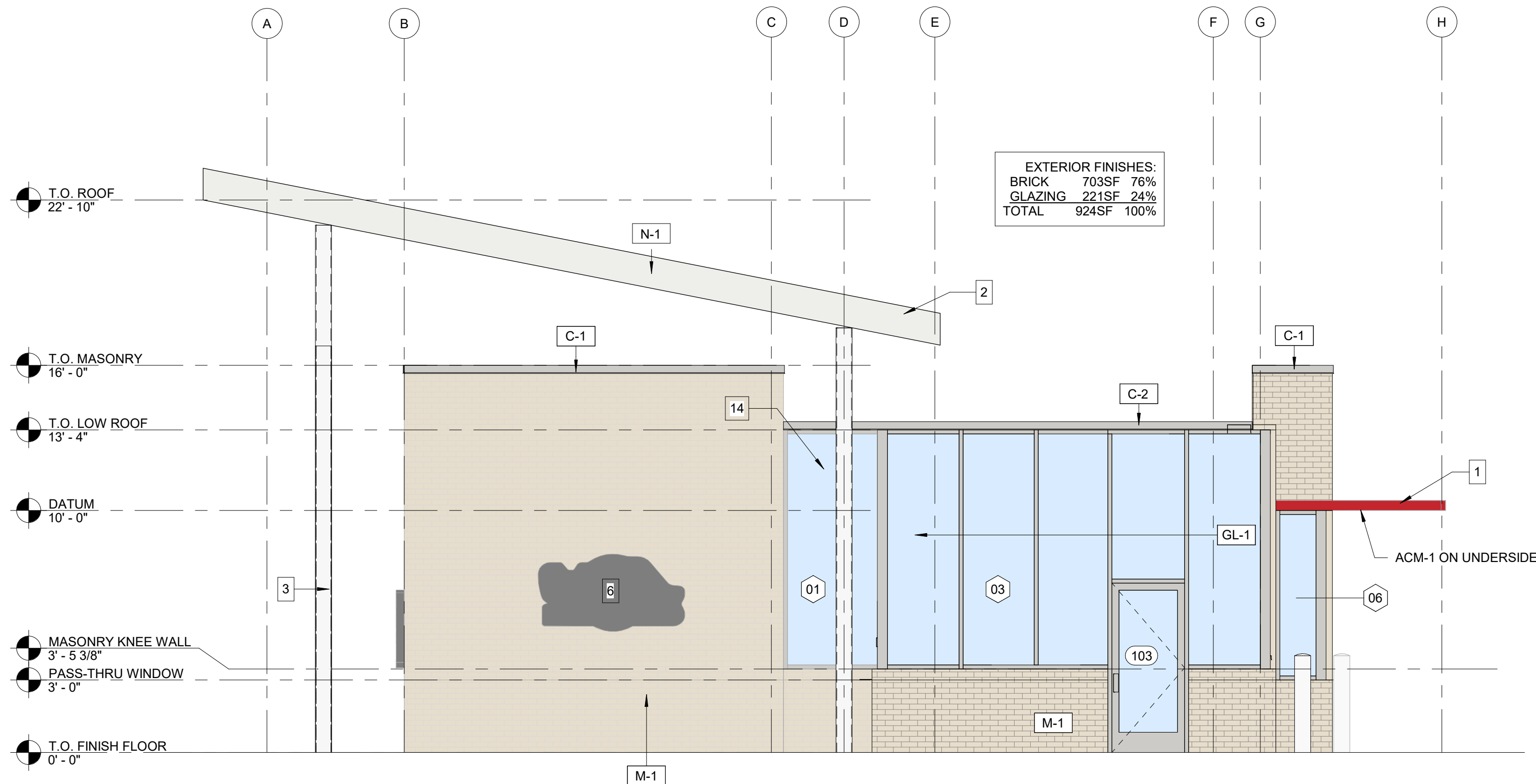
REVISIONS	
NO.	DESCRIPTION

<i>Drawing Size:</i> 24 x 36	<i>Project #:</i> 24076
<i>Drawn By:</i> HG	<i>Checked By:</i> KB
<i>Title:</i> PROPOSED REVIEW BOARD ELEVATIONS	

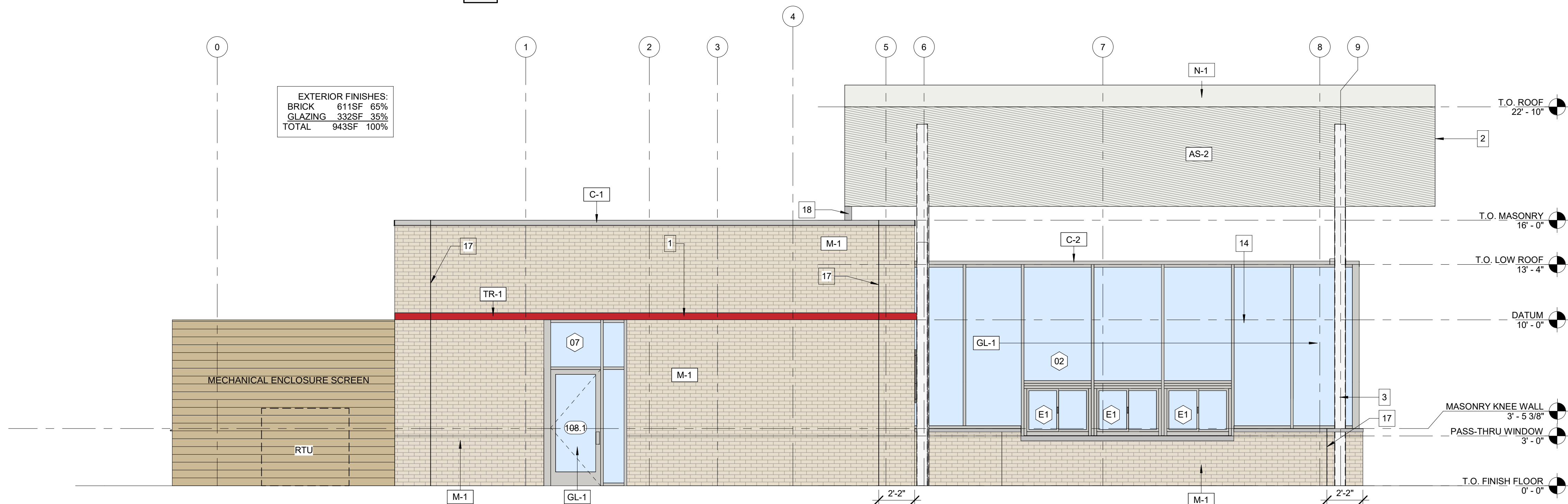
Sheet Number:

R001

Date: 06/19/2025



2 BUILDING ELEVATION - EAST FRONT FACADE
R001 1/4" = 1'-0"



1
R001 **BUILDING ELEVATION - SOUTH SIDE FACADE**
1/4" = 1'-0"

6

5

4

3

2

1

ELEVATION KEYNOTES

- 1 DRIVE-THRU CANOPY & SIGNAGE LIGHTING BAND. SIGNAGE LIGHTING BAND PROVIDED BY PINNACLE SIGN GROUP
- 2 PATIO CANOPY AND STRUCTURE. RE: STRUC DWGS
- 3 STRUCTURAL FRAMING, PRIMED & PTD PT-1
- 4 NOT USED.
- 5 HM DOOR PTD. TO MATCH MASONRY WALL.
- 6 BUILDING SIGNAGE, RE: ELEC. DWGS & SIGNAGE DWGS. ALL SIGNAGE PROVIDED BY PINNACLE SIGN GROUP
- 7 FULLY AUTOMATIC DRIVE-THRU WINDOW, RE: ELEC DWGS
- 8 ELECTRICAL EQUIP., PAINTED TO MATCH M-1 (RE: MANUF. SPECIFICATIONS), RE: MEP DWGS
- 9 NOT USED.
- 10 NOT USED.
- 11 EMERGENCY LIGHT FIXTURE
- 12 DOOR CHIME
- 13 WALL HYDRANT, RE: PLUMB. DWGS
- 14 EXTERIOR HEATER MOUNTED TO STEEL FRAME, RE: MEP
- 15 60 MIL WHITE TPO ROOFING, FULLY ADHERED
- 16 NOT USED.
- 17 MASONRY CONTROL JOINT
- 18 PRE-FINISHED GUTTER & DOWNSPOUT. DRAIN DOWN TO LOWER BUILDING ROOF. COORDINATE FASCIA W/ PINNACLE SIGN GROUP
- 19 N-1, PERIMETER FASCIA. ANODIZED ALUM. FASCIA (NO NEON LIGHTING THIS SIDE)
- 20 GAS METER; PAINT ALL PIPING TO MATCH BRICK MATERIAL AND PAINT METER IF ALLOWED BY UTILITY COMPANY TO MATCH PIPE PAINTING.

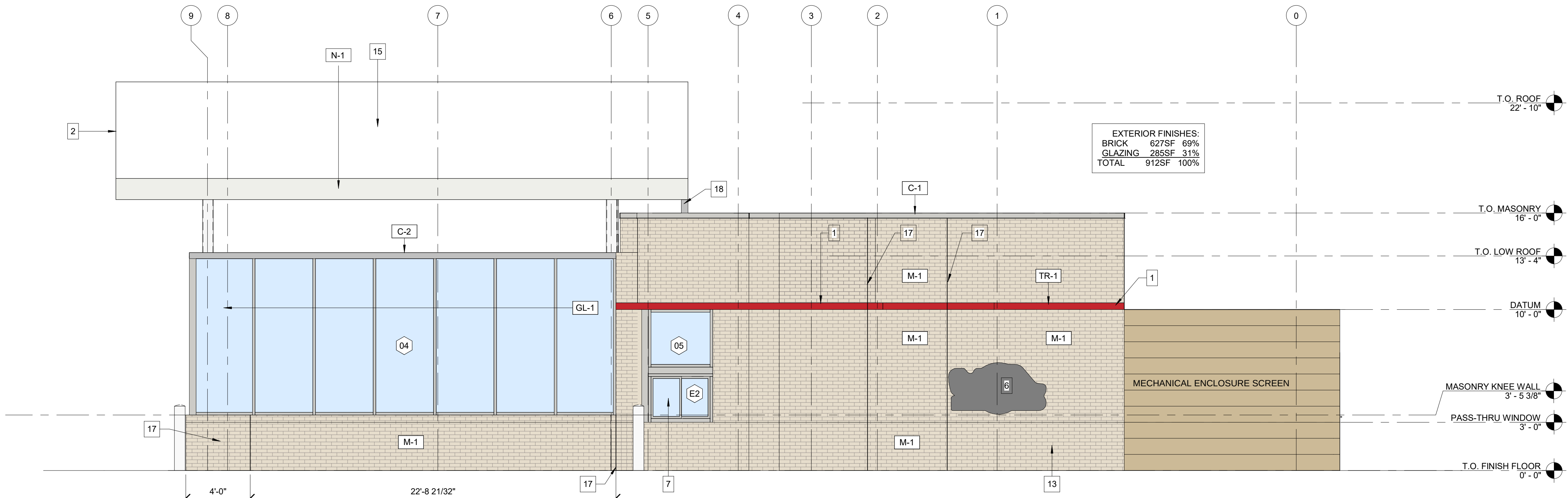
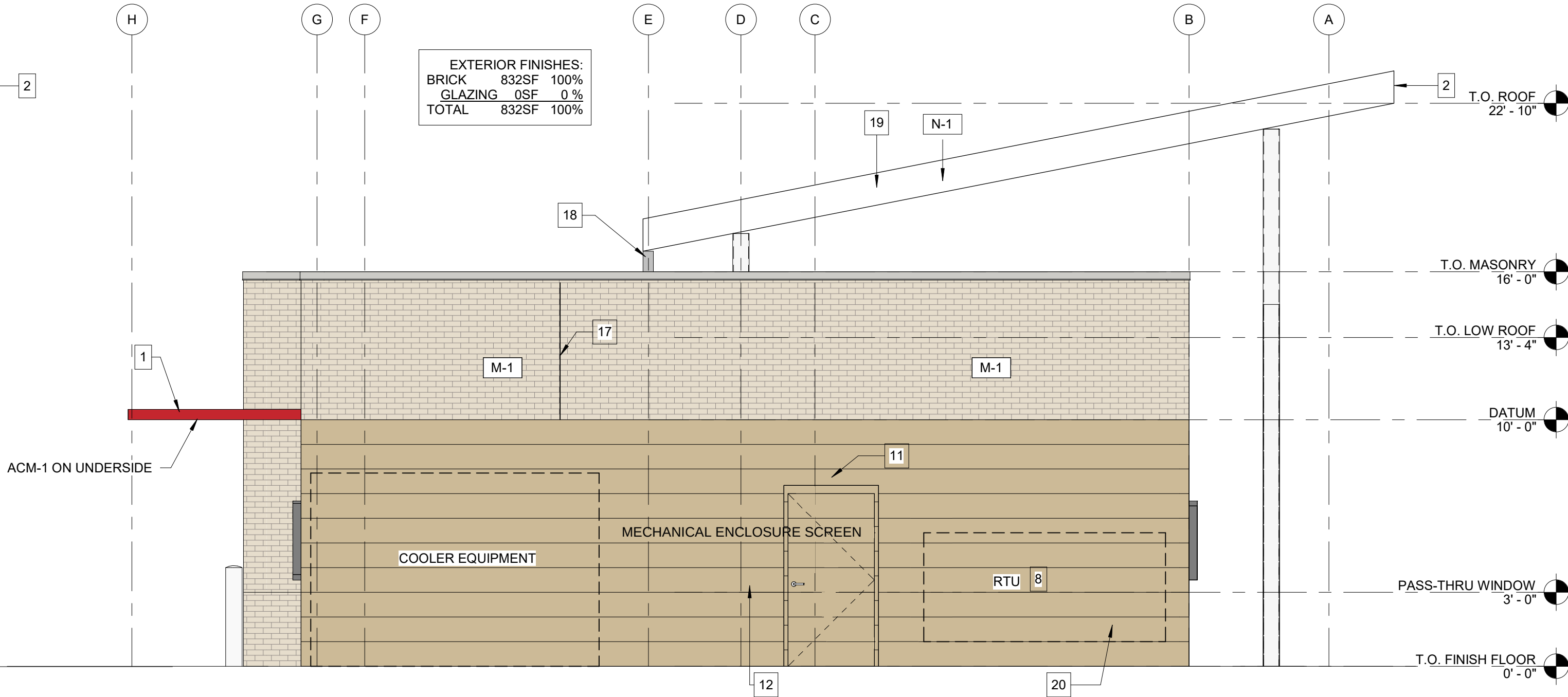
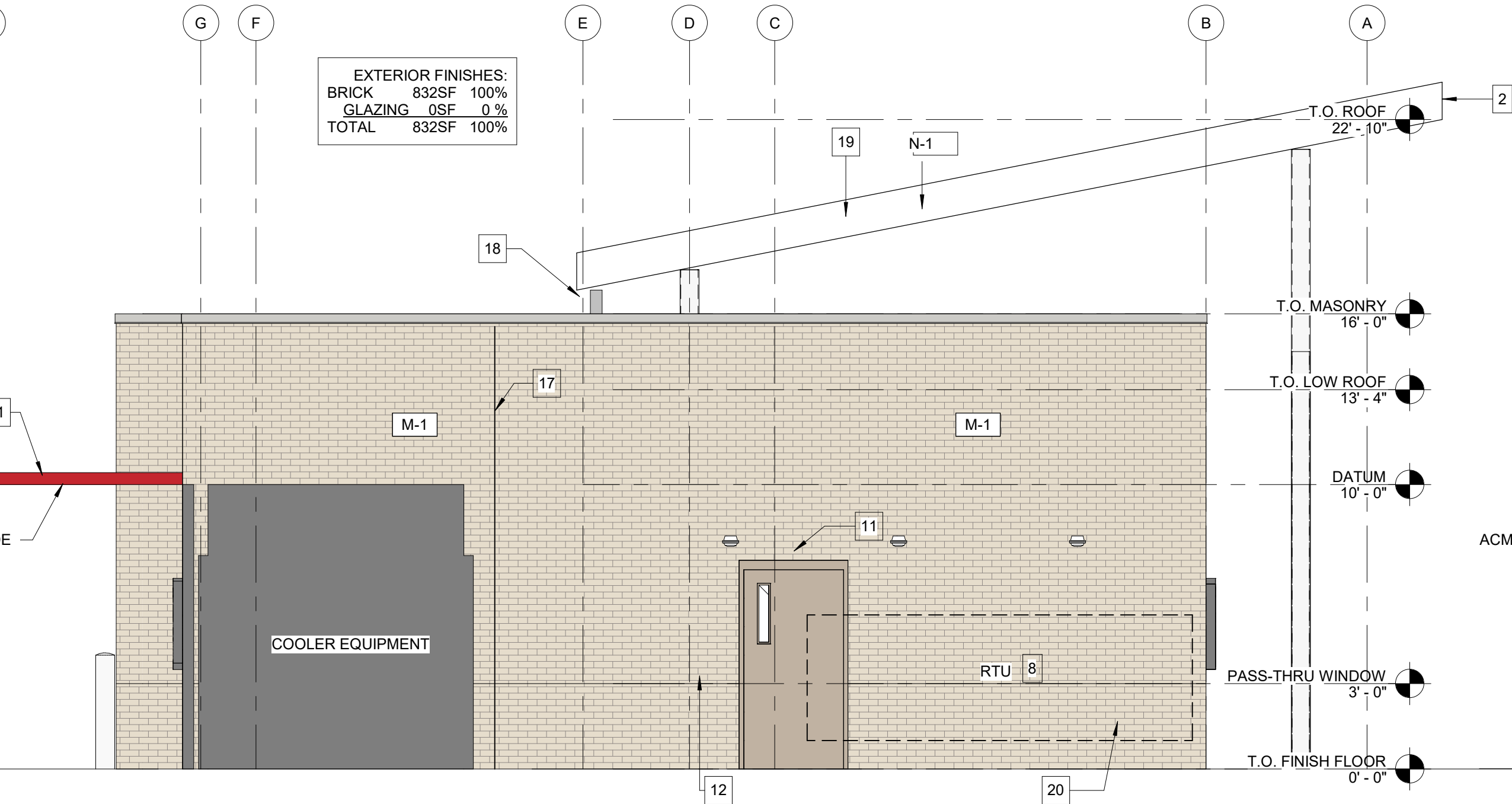
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#	DESCRIPTION
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TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH AS-1 BRITE RED

EXTERIOR FINISHES:
BRICK 832SF 100%
GLAZING 0SF 0%
TOTAL 832SF 100%

EXTERIOR FINISHES:
BRICK 832SF 100%
GLAZING 0SF 0%
TOTAL 832SF 100%

EXTERIOR FINISHES:
BRICK 627SF 69%
GLAZING 285SF 31%
TOTAL 912SF 100%



ANDY'S FROZEN CUSTARD
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REVISIONS	
NO.	DATE
DESCRIPTION	

Drawing Size: 24 x 36
Drawn By: HG
Title: PROPOSED REVIEW BOARD ELEVATIONS

Project #: 24076
Checked By: KB
Sheet Number: R002
Date: 06/19/2025



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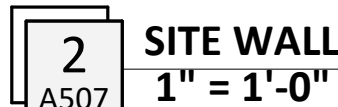
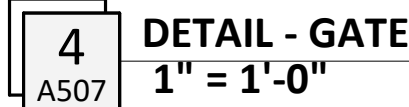
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CLIENT NAME

ANDY'S FROZEN CUSTARD
211 E. WATER STREET
SPRINGFIELD, MO, 65806

TENANT

ANDY'S FROZEN CUSTARD
211 E. WATER STREET SPRINGFIELD,
MO 65806



NOT FOR CONSTRUCTION

Date: 06/19/2025



Deming's 2nd Addition

803 NE A Street

PC Date: 7/15/2025

Staff Report Details

Project Number	(FP24-0021)
Applicant / Current Owner	Bates Engineering / Tom Underwood Mammoth Properties
Site Area	+/- 0.55 Acres
Current Zoning	DN-2 Downtown Medium Density Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	PP23-0006

Property Description

Final Plat for Lots 19 & 20, Creating New Lots 32-36, Deming's 2nd Addition, FP24-0021

Deming's 2nd Addition consists of 4 single-family residential lots with alley access and one lot which is non-buildable at this time. All lots are zoned DN-2. Public right-of-way is dedicated along Northeast Honeycrisp Lane to the southwest lot lines of Lots 32 through 36 and along Northeast A Street to the southeast lot line of Lot 32. Lot 36 has an underground detention pond. A 5' wide utility easement is dedicated along the northwestern boundary of lot 36. A 13' wide utility easement is dedicated along the northern side of Northeast Honeycrisp Lane. A 20' wide utility easement is dedicated along the northwestern sides of Lots 32, 33, 34, 35, and 36. No waivers or variances are associated with this final plat.

Project Details

Relationship to the Community Plan

Relationship to the Community Plan

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

Analysis / Waivers

Conclusion

Additional Details

 Pending PC Item

Demings 2nd
Addition
Lots 19-20

NE A ST



FP24-0021
Demings 2nd Addition Creating Lots 32-36
Final Plat



FINAL PLAT FOR LOTS 19-20 BLOCK 23 OF DEMING'S 2ND ADDITION CREATING NEW LOTS 32-36 (PAGE 1 OF 2)

CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

ADJACENT LAND OWNERS
1) TRK LIVING TRUST - KING, TY & ANNA
1421 RUSTIC DR
ROGERS, AR 72756
PARCEL #01-02280-000
ZONED: DN-2
2) 804 NE A LLC
10012 ENCHANTED OAK DR
GOLDEN OAK, FL 32836
PARCEL #01-02279-000
ZONED: R-1
3) MORRISSEY, BRENDAN JOHN & LAUREN MICHELLE
801 NE A ST
BENTONVILLE, AR 72712
PARCEL #01-02283-000
ZONED: R-1
4) BERMAN-ZIEKY JOINT TRUST-ROBERT & CHARLIE
PO BOX 3655
RANCHO SANTA FE, CA 92067
PARCEL #01-00451-001
ZONED: R-1
5) SQUARE DISTRICT PROPERTIES LLC
503 NE 2ND ST
BENTONVILLE, AR 72712
PARCEL #01-00451-002
ZONED: R-1

LAST SITE VISIT:
OCTOBER 17, 2024

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

ATLAS PAGE:
361

REFERENCE DOCUMENTS:

- 1) FINAL PLAT OF DEMINGS SECOND ADDITION FILED IN BOOK B AT PAGE 24
- 2) PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 48462
- 3) PLAT OF SURVEY FILED IN BOOK 231 AT PAGE 88
- 4) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 28
- 5) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 26802
- 6) PLAT OF SURVEY FILED IN BOOK 35 AT PAGE 36
- 7) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 14720
- 8) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 36057

BUILDING SETBACK NOTE:

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

FLOOD CERTIFICATION:

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

SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #01-02281-000):

LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 32 BLOCK 23:

A PART OF LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S67°36'50"E 183.58' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND RUNNING THENCE S67°36'50"E 53.83' TO THE WESTERLY MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST A STREET, THENCE ALONG SAID RIGHT-OF-WAY S23°39'05"W 99.49' TO THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N67°57'37"W 3.90', N34°16'12"W 3.00', N67°57'37"W 8.33', S78°20'59"W 3.00', N67°57'37"W 33.81', THENCE LEAVING SAID RIGHT-OF-WAY N22°02'40"E 99.78' TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 33 BLOCK 23:

A PART OF LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S67°36'50"E 138.58' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND RUNNING THENCE S67°36'50"E 45.00', THENCE S22°02'40"W 99.78' TO THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE, THENCE ALONG SAID RIGHT-OF-WAY N67°57'37"W 45.00', THENCE LEAVING SAID RIGHT-OF-WAY N22°02'40"E 100.05' TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 34 BLOCK 23:

A PART OF LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S67°36'50"E 93.58' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND RUNNING THENCE S67°36'50"E 45.00', THENCE S22°02'40"W 100.05' TO THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE, THENCE ALONG SAID RIGHT-OF-WAY N67°57'37"W 45.00', THENCE LEAVING SAID RIGHT-OF-WAY N22°02'40"E 100.32' TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 35 BLOCK 23:

A PART OF LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S67°36'50"E 48.58' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND RUNNING THENCE S67°36'50"E 45.00', THENCE S22°02'40"W 100.32' TO THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE, THENCE ALONG SAID RIGHT-OF-WAY N67°57'37"W 45.00', THENCE LEAVING SAID RIGHT-OF-WAY N22°02'40"E 100.59' TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 36 BLOCK 23:

A PART OF LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WESTERLY MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST A STREET WHICH IS S67°36'50"E 237.41' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND RUNNING THENCE S67°36'50"E 2.50', THENCE S23°39'05"W 99.47', THENCE N67°57'37"W 2.50' TO THE WESTERLY MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N23°39'05"E 99.49' TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION #1:

A PART OF LOTS 19 AND 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WESTERLY MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST A STREET WHICH IS S67°36'50"E 237.41' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND RUNNING THENCE S67°36'50"E 2.50', THENCE S23°39'05"W 99.47', THENCE N67°57'37"W 2.50' TO THE WESTERLY MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N23°39'05"E 99.49' TO THE POINT OF BEGINNING, CONTAINING 248.70 SQUARE FEET. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

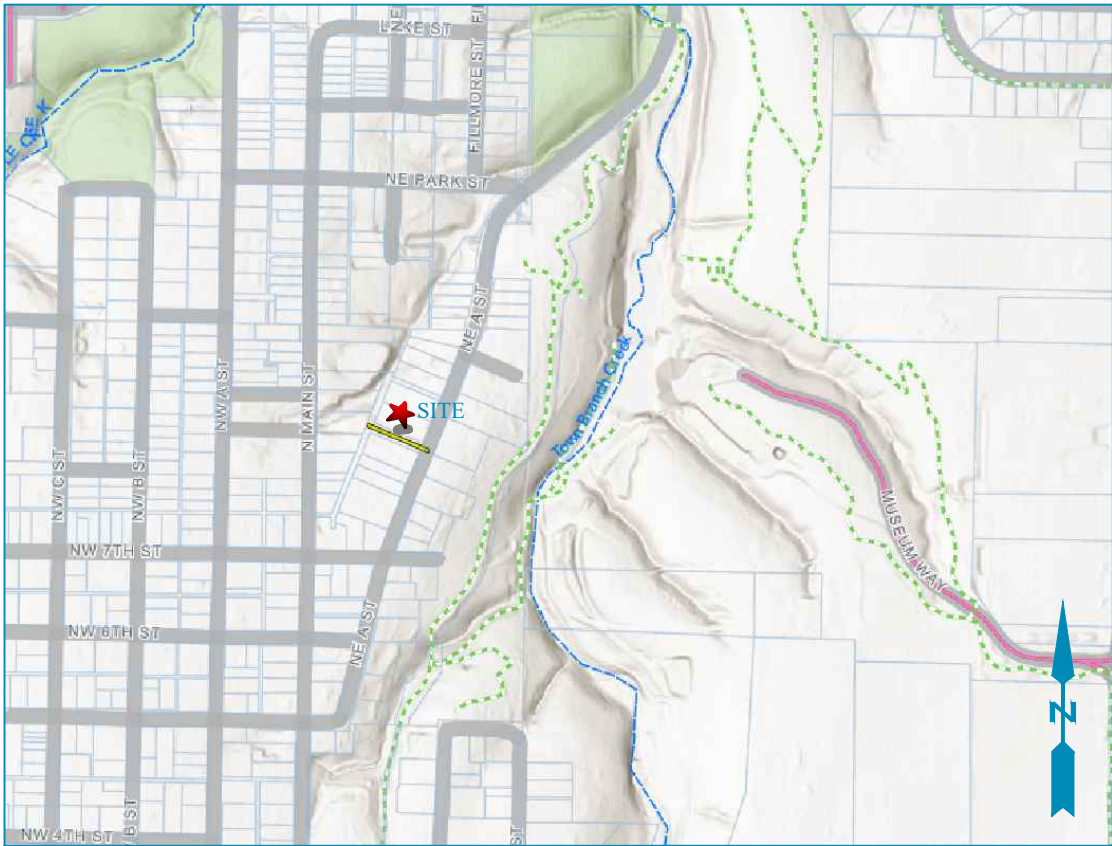
RIGHT-OF-WAY DEDICATION #2:

A PART OF LOT 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING A POINT ON THE PLATTED NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE WHICH IS S23°39'25"W 100.92' AND S67°57'37"E 3.92' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 19 OF SAID BLOCK 23 AND RUNNING THENCE N78°20'59"E 3.00', THENCE S67°57'37"E 8.33', THENCE S34°16'12"E 3.01' TO THE PLATTED NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE, THENCE ALONG SAID RIGHT-OF-WAY N67°57'37"W 13.33' TO THE POINT OF BEGINNING, CONTAINING 18.06 SQUARE FEET. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION #3:

A PART OF LOT 20, BLOCK 23, DEMINGS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING A POINT ON THE PLATTED NORTHERLY RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE WHICH IS S23°39'25"W 100.92' AND S67°57'37"E 220.22' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 19 OF SAID BLOCK 23 AND RUNNING THENCE N78°20'59"E 3.00', THENCE S67°57'37"E 8.33', THENCE S34°16'12"E 3.00' TO THE NORTHERLY PLATTED RIGHT-OF-WAY OF NORTHEAST HONEYCRISP LANE, THENCE ALONG SAID RIGHT-OF-WAY N67°57'37"W 13.33' TO THE POINT OF BEGINNING, CONTAINING 18.05 SQUARE FEET. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VICINITY MAP



FINAL PLAT FOR LOTS 19-20 BLOCK 23 OF DEMING'S 2ND ADDITION CREATING NEW LOTS 32-36 (PAGE 2 OF 2)

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

LOT 36 / BLOCK 23
(DRAINAGE EASEMENT/ UNBUILDABLE)
5018.58 SQ. FT.
0.12 ACRES +/-
100 YR WSE = 1236.69

LOT 35 / BLOCK 23
4520.48 SQ. FT.
0.10 ACRES +/-
FFE = 1269.50

LOT 34 / BLOCK 23
4508.23 SQ. FT.
0.10 ACRES +/-
FFE = 1271.50

LOT 33 / BLOCK 23
4406.01 SQ. FT.
0.10 ACRES +/-
FFE = 1273.50

LOT 32 / BLOCK 23
5205.29 SQ. FT.
0.12 ACRES +/-
FFE = 1275.50

RIGHT-OF-WAY DEDICATION #2
TOTAL ACREAGE
R/W DEDICATION #2
18.06 SQ. FT.
PER THIS PLAT
(HATCHED)

RIGHT-OF-WAY DEDICATION #3
TOTAL ACREAGE
R/W DEDICATION #3
18.05 SQ. FT.
PER THIS PLAT
(HATCHED)

RIGHT-OF-WAY DEDICATION #1
TOTAL ACREAGE
DEDICATED
TO M.S.P. R/W
248.70 SQ. FT.
PER THIS PLAT
(HATCHED)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°57'37" W	2.50'
L2	N 67°57'37" W	3.90'
L3	N 34°16'12" W	3.00'
L4	N 67°57'37" W	8.33'
L5	S 78°20'59" W	3.00'
L6	N 34°16'12" W	3.01'
L7	N 67°57'37" W	8.33'
L8	S 78°20'59" W	3.01'
L9	N 67°57'37" W	3.92'
L10	N 67°57'37" W	13.33'
L11	N 67°57'37" W	13.33'

GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

0' 20' 40' 60'

CITY OF BENTONVILLE PROJECT #FP24-0021

LOCATION: LOTS 19 & 20 BLOCK 23 DEMING'S 2ND ADDITION	SURVEYED: DRAFTED: JRICH AH DRAFT DATE: XX REVIEWED: DT COA #1335
---	---

	Airport Boulevard Commercial Site
	2961 SW Regional Airport Blvd
	PC Date: 7/15/2025

Staff Report Details	
Project Number	(LSD25-0023)
Applicant / Current Owner	CEI Engineering Doaba Investments LLC
Site Area	+/- 2.25 Acres
Current Zoning	C-2
Requested Zoning	NA
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The proposed project is for a hardware store and drive-through shell building along Southwest Airport Boulevard. Retail and drive-throughs are allowed by-right in C-2, General Commercial. Landscaping is provided per the Land Development Code, except for three waivers, see below for details. The 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.

Project Details

This project will be building out SW Juniper road to provide access to the development off of a local street, and connect to future development to the south. The project has also placed the buildings to the front of the property as much as possible within the constraints of a large amount of ROW and utility easement at the front of the lot. Dumpsters are in the rear of the property and oriented away from SW Regional. Perimeter screening will provide a buffer between the development and surrounding developments.

Relationship to the Community Plan

The hardware store provides a neighborhood good and service within a strip of mainly car-oriented developments in a newly established walkable corridor adjacent to suburban neighborhoods. The drive thru business provides a shaded outdoor structure and pedestrian circulation throughout the property, benefitting neighboring developments and residents who would choose to walk or bike instead of driving to these services.

Public Comment

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

Analysis / Waivers

Waiver 1: Sec 1400.07 Perimeter Landscape Strip Required

The applicant is requesting a waiver to Section 1400.07 (the perimeter landscape strip) for two areas:

1. a side landscape strip cannot be installed between the Hardware Store and the Drive-Thru Restaurant lots due to the existence of a cross-access agreement between the two properties; and,
2. along the shared lot line between the Drive-Thru Restaurant and the Detention Pond: to maintain the minimum lot width of 70 feet for both the Detention Pond and the Drive-Thru lot. To satisfy perimeter landscape buffer requirements, the developer is proposing a landscape strip with trees is proposed along the east side of the Detention Pond lot, achieving the same goal as if the strip were located directly on the Drive-Thru lot.

Waiver 2: Sec 1400.08 Interior Parking Lot Landscaping Minimum Planting Island Size

The applicant is requesting a waiver to Section 1400.08 Interior Parking Lot Landscaping Required (e) Planting Islands (2) Internal Planting Islands (1) Minimum size:18' x18'. The applicant states that a portion of the ROW line along SW Airport Regional Blvd encroaches further south into the property than the standard ROW width. As a result, there is insufficient lot depth along the parking row to accommodate key site elements. To meet the minimum landscape island size and accommodate two shade trees within the island, a reduction of one or two parking spaces would be necessary. However, the current parking count equals the minimum requirement through a shared parking agreement, and limited available space onsite prevents the addition of further parking. The landscape plan provides the required number of shade trees across the site, except for the landscape island referenced above due to the noted site constraints.

Waiver 3: Sec 1100.02 Access Management Standards

The applicant is requesting a waiver to Sec 1100.02 Access Management Standards : 250' Offset The centerline of SW Featherston Rd does not align within the property limits. To maintain a minimum 250-foot offset, the northeast driveway would become misaligned with the onsite eastern drive aisle. To address this issue, the northeast curb cut has been striped and signed to operate as a right-in/right-out-only access point. This restriction prohibits left-turn movements both into the site from the westbound direction and out of the site toward the west, effectively mitigating potential conflict points with turning movements along SW Featherston Rd. Additionally,

Analysis / Waivers

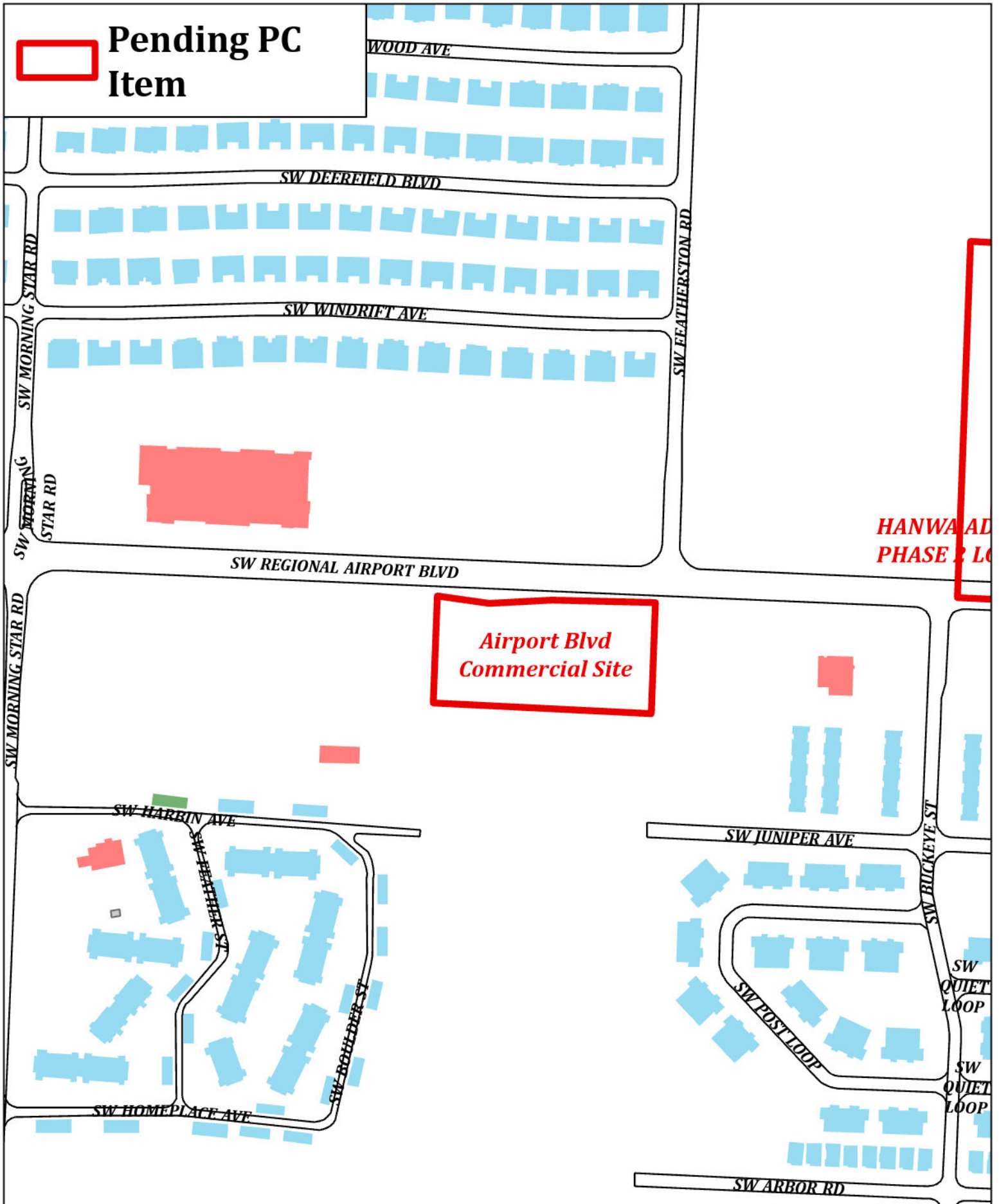
a cross-access stub has been provided at the eastern property boundary to support future connectivity with adjacent development, thereby improving long-term circulation and site access.

Conclusion

Staff recommends approval of this LSD and associated waivers.

Additional Details

 Pending PC Item



LSD25-0023
Airport Blvd Commercial Site
2921 & 2931 Regional Airport Blvd



GRADING PERMIT PLANS

AIRPORT BLVD COMMERCIAL SITE

DOABA INVESTMENT LLC

SW AIRPORT REGIONAL BLVD.

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

CITY OF BENTONVILLE GENERAL NOTES:

- A. 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 ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- C. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- D. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- E. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- F. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- G. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR 8-U-G (WITH A "U" RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

LEGAL DESCRIPTION:

A PART OF LOT 3 OF THE LOT SPLIT OF LOTS 1-4, HARBIN POINTE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2005, PAGE 349, BEING A PORTION OF LAND CONVEYED TO DOABA INVESTMENT, LLC, DESCRIBED IN DEED INSTRUMENT NO. L202305245 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SW REGIONAL AIRPORT BOULEVARD PER PLAT BOOK 279, PAGE 621, SOUTH 81°57'57" EAST, 45.94 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "LS#1618" ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 81°57'57" EAST, 107.69 FEET;
2. NORTH 86°54'26" EAST, 155.72 FEET;
3. SOUTH 87°34'38" EAST, 183.01 FEET TO A 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "LS1392" BEING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 02°08'14" WEST, 226.15 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "LS#1618";

THENCE NORTH 87°15'42" WEST, 445.23 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "LS#1618";

THENCE NORTH 02°08'16" EAST, 219.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 97,937 SQUARE FEET OR 2.25 ACRES, MORE OR LESS.

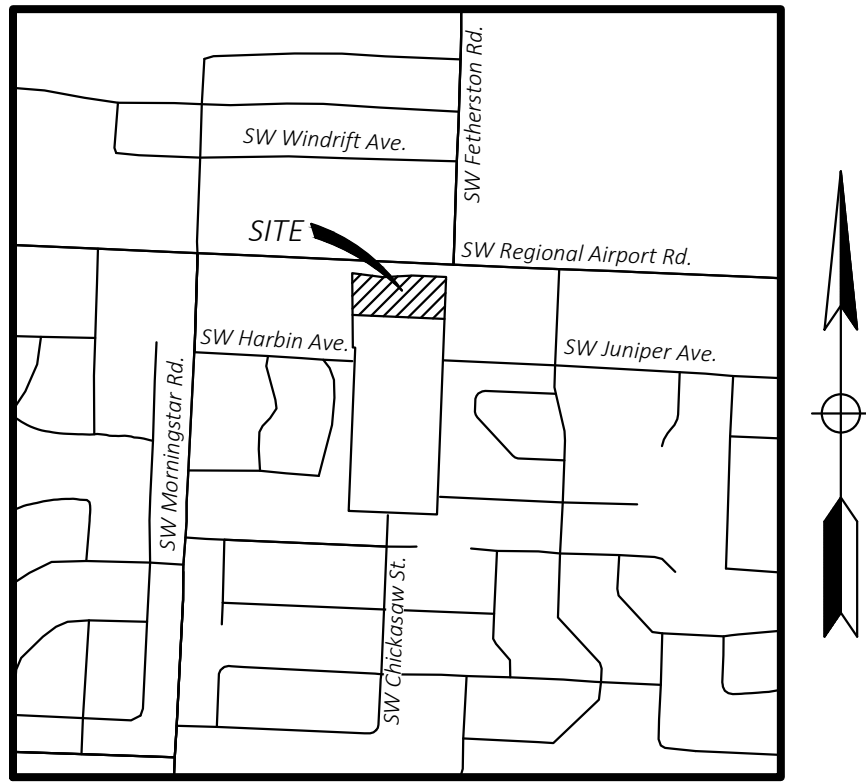
FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K MAP REVISED: JUNE 05, 2012

WAIVERS:

1. SIDE PERIMETER LANDSCAPE BUFFER ON WEST SIDE OF DRIVE-THRU RESTAURANT LOT
2. LANDSCAPE ISLAND SIZE ON DRIVE-THRU RESTAURANT LOT
3. NORTHEAST DRIVEWAY OFFSET DISTANCE

CITY PROJECT LSD25-0023



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

PROJECT MANAGER
NAME: CLIF RODGERS
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ASSISTANT PROJECT MANAGER
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PHONE: (479) 273-9472

CONSTRUCTION MANAGER
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EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: JACK SINGH
DOABA INVESTMENT LLC
PHONE: 479-295-0000



Know what's below.
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PLAN INDEX:

C0.00 COVER SHEET	C5.00 UTILITY PLAN	C8.02 COB WATER DETAIL SHEET 2
C1.00 DEMOLITION PLAN	C5.01 WATER AND SEWER PLAN & PROFILES	C8.03 COB SAN. SEWER DETAIL SHEET 1
C2.00 SITE PLAN	C6.00 DETAIL SHEET 1	C8.04 COB SAN. SEWER DETAIL SHEET 2
C3.00 GRADING PLAN OVERALL	C6.01 DETAIL SHEET 2	C8.05 COB LIFT STATION DETAILS SHEET 1
C3.01 GRADING PLAN NW	C6.02 DETAIL SHEET 3	C8.06 COB LIFT STATION DETAILS SHEET 2
C3.02 GRADING PLAN SW	C6.03 COB STANDARD STREET DETAILS	C9.00 BEUD ELECTRIC DETAIL SHEET 1
C3.03 GRADING PLAN SE	C6.04 ARDOT DETAIL SHEET 1	C9.01 BEUD ELECTRIC DETAIL SHEET 2
C3.04 GRADING PLAN NE	C6.05 ARDOT DETAIL SHEET 2	C9.02 BEUD ELECTRIC DETAIL SHEET 3
C3.10 DRAINAGE PLAN	C7.00 CIVIL BOUNDARY SURVEY SHEET	C9.03 BEUD ELECTRIC LAYOUT SHEET E1
C3.11 STORM PLAN AND PROFILES	C7.01 CIVIL TOPOGRAPHY SURVEY SHEET	C9.04 BEUD ELECTRIC LAYOUT SHEET E2
C4.00 EROSION CONTROL PLAN	C8.00 COB WATER AND SEWER DETAILS	L1.00 LANDSCAPE PLAN
C4.01 EROSION CONTROL NOTES 1	C8.01 COB WATER DETAIL SHEET 1	L1.10 LANDSCAPE NOTES AND DETAILS

ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE STANDARD WATER AND SEWER DETAIL SHEETS
3. BENTONVILLE ELECTRICAL UTILITY DEPARTMENT ELECTRIC DETAIL SHEETS AND LAYOUT

RESOURCE LIST:

CITY OF BENTONVILLE

PLANNING DEPARTMENT
TYLER OVERSTREET
DIRECTOR
305 S.W. A STREET
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PHONE: (479) 271-3122
EMAIL: TOVERSTREET@BENTONVILLEAR.COM

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ALISON WEST
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

TRANSPORTATION
DENNIS BIRGE
TRANSPORTATION DIRECTOR
3200 SW MUNICIPAL DRIVE
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EMAIL: DBIRGE@BENTONVILLEAR.COM

STREET DEPARTMENT
TONY DAVIS
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BEAU THOMPSON
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WASTEWATER DEPARTMENT
CHRIS EARL
1901 N.E. A STREET
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FIRE DEPARTMENT
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BUILDING AND FIRE SAFETY
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LOWELL, AR 72745
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TELEPHONE
A&T
BRENT BALDWIN
1133 EAST HAROLD ST
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COX COMMUNICATIONS
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AIRPORT BLVD COMMERCIAL SITE
DOABA INVESTMENT LLC
SW AIRPORT REGIONAL BLVD.
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	BP
PROJECT MANAGER	CR
DESIGNER	CJ
CEI PROJECT NUMBER	33049
CITY PROJECT NUMBER	LSD25-0023
DATE	6/30/2025
REVISION	REV-0

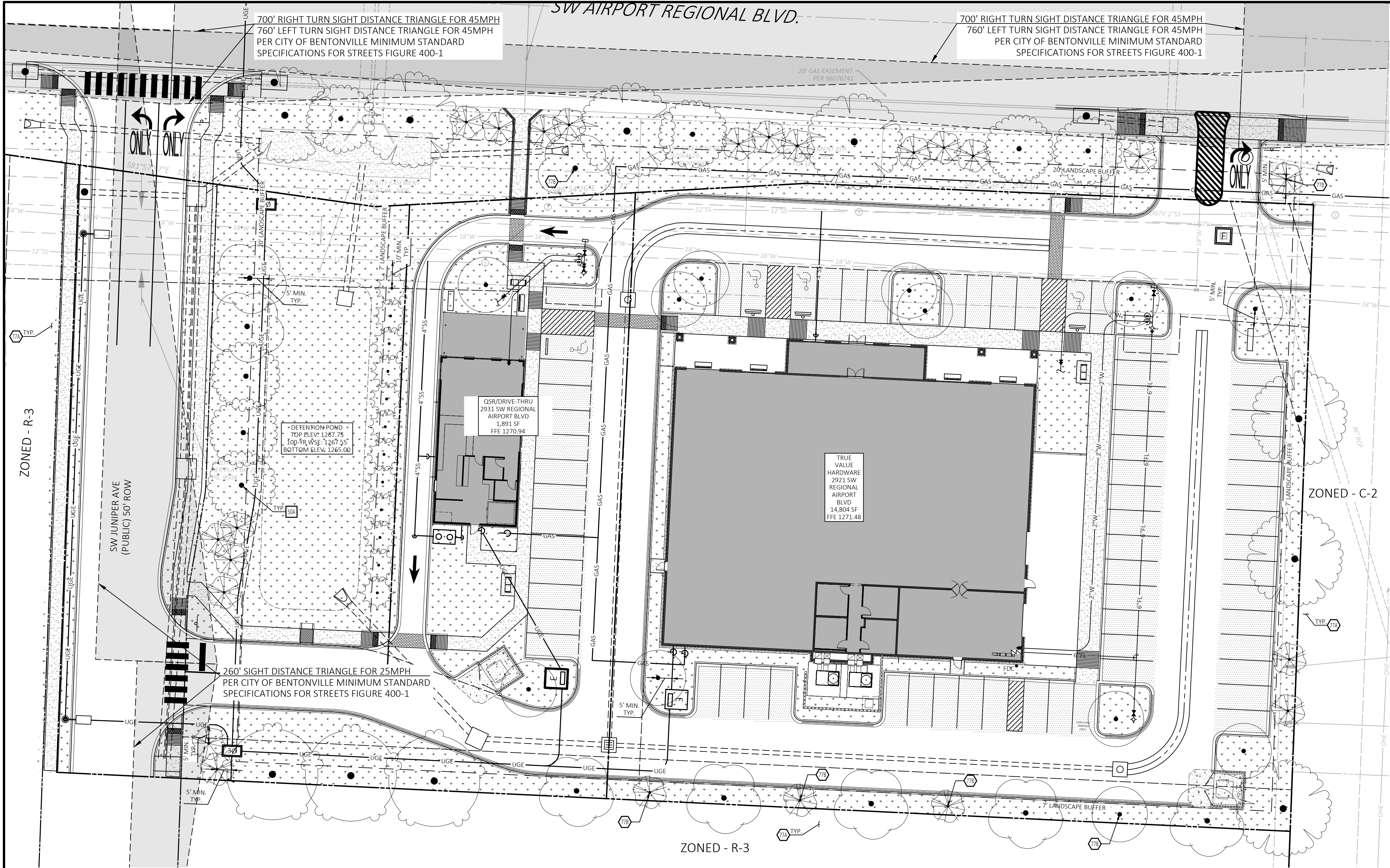
COVER SHEET

SHEET TITLE
SHEET NUMBER

C0.00

DRAWING LOCATION - P:\33000\33049.1\DRAWINGS\DESIGN\WORKING\33049.1-SP.DWG -- SAVED BY - CJONES

DRAWING LOCATION: P:\33000\33009\1\DRAWINGS\DESIGNWORKING\33009_1.LP.DWG - SAVED BY: VMAALLCOTE



SCALE IN FEET

Know what's below.
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SITE BENCHMARK

Benchmark #1: A 5/8-inch rebar with cap C1 set east of the subject area, 84 feet northwest of an overhead electrical pole east of the subject area, and 79 feet northwest of a sewer manhole east of the subject area on the south side of SW Juniper Ave.
Northing: 736010.69' Easting: 651176.68' Elevation: 1270.12'

Benchmark #2: A 5/8-inch rebar with aluminum cap L51192 set in northeastern corner of the subject area, 9 feet northwest of a sewer manhole east of the northeastern corner of the subject area, and 30 feet southeast of a drainage manhole on the north side of the subject area.
Northing: 736279.34' Easting: 651000.34' Elevation: 1270.51'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

EXISTING LEGEND			
	Boundary Line		Warning Gas Line Sign
	Adjoining Boundary Line		Fire Hydrant
	Right-of-Way Line		Sewer Manhole (SMH)
	Easement Line		Utility Pole
	Centerline		Electric Riser
	Break Line		Water Valve
	Flow Line		Light Pole Straight
	FOC		Fiber Optic Vault
	Underground Fiber Optic Line		Benchmark (BM)
	OHE		Found Monument (As Noted)
	Sanitary Sewer Line		Set 5/8" Rebar "LS#1618"
	Storm Drainage Pipe		Found Nail (As Noted)
	Underground Cable TV Line		Mail Box
	Water Line		Polyvinyl Chloride Pipe
	Wood Fence Line		Reinforced Concrete Pipe
	Bearing & Distance Change		Right-of-Way
	Drainage Manhole (DMH)		Traffic Sign (Type of Sign)
	Warning Fiber Optic Line Sign		

LANDSCAPE NOTES

- 77A ALL DISTURBED AREAS BOTH ON AND OFF SITE SHALL BE FULLY SODDED
77B ALTERNATE TREE LOCATION DUE TO UTILITY CONFLICT

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

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

2025-06-16 13:26

CITY LANDSCAPE REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
FRONTAGE BUFFER	SW REGIONAL AIRPORT BLVD. - 20' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 20 LF 395 LF / 20 LF = 20 TREES	YES 20 TREES	YES 20 TREES
	JUNIPER AVE. - 20' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 20 LF 235 LF / 20 LF = 12 TREES	YES 12 TREES	YES 12 TREES
PERIMETER LANDSCAPING	EAST PROPERTY LINE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 236 LF / 50 LF = 5 TREES 50% MUST BE SHADE TREES = 3 SHADE TREES	YES 5 TREES (3 SHADE TREES)	YES 5 TREES (3 SHADE TREES)
	SOUTH PROPERTY LINE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 400 LF / 50 LF = 8 TREES 50% MUST BE SHADE TREES = 4 SHADE TREES	YES 8 TREES (4 SHADE TREES)	YES 8 TREES (8 SHADE TREES)
INTERIOR PARKING LOT LANDSCAPING	8% OF PARKING AREA SHALL BE GREENSPACE 34,945 SF TOTAL PARKING AREA X 0.08 = 2,795 SF	8% 2,795 SF	8.4% 2,940 SF
	18' X 18' INTERNAL ISLAND EVERY 15 SPACES 2 TREES PER ISLAND	YES YES	YES YES
	EXTERNAL ISLANDS MUST BE 9' X 18' 1 TREE PER ISLAND	YES YES	YES YES

CITY LANDSCAPE REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
INTERIOR LOT LINES	EAST SIDE OF WEST INTERIOR LOT LINE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 155 LF / 50 = 4 TREES	YES 4 TREES	YES 6 TREES
	WEST SIDE OF WEST INTERIOR LOT LINE - 7' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 50 LF 155 LF / 50 LF = 4 TREES	YES 4 TREES	YES 6 TREES

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
TREES						
	23	CERCIS CANADENSIS 'TEXENSIS' 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B&B	50A		2.00" CAL.
	7	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B&B	50A		2.50" CAL.
	12	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	B&B	50A	8' MIN. HT.	
	8	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B&B	50A		2.50" CAL.
	7	PISTACIA CHINENSIS / CHINESE PISTACHE	B&B	50A		2.50" CAL.
	3	QUERCUS ALBA / WHITE OAK	B&B	50A		2.50" CAL.
	12	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	50A		2.50" CAL.
GROUND COVERS						
	36,619 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD			

CEI
Solutions for
Land and Life

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

AIRPORT BLVD COMMERCIAL SITE
DOABA INVESTMENT LLC
SW AIRPORT REGIONAL BLVD.
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	BP
PROJECT MANAGER	CR
DESIGNER	CJ
CEI PROJECT NUMBER	33049
CITY PROJECT NUMBER	LS025-0023
DATE	6/27/2025
REVISION	REV-0

LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

L1.00

----	Boundary Line	+	Warning Gas Line Sign
----	Adjoining Boundary Line	⚡	Fire Hydrant
----	Right-of-Way Line	⊙	Sewer Manhole (SMH)
----	Easement Line	⚡	Utility Pole
----	Centerline	⚡	Electric Riser
----	Break Line	⚡	Water Valve
----	Flow Line	☆	Light Pole Straight
----	Underground Fiber Optic Line	⚡	Fiber Optic Vault
----	Overhead Electric Line	⚡	Benchmark (BM)
----	Sanitary Sewer Line	◆	Found Monument (As Noted)
----	Storm Drainage Pipe	◆	Set 5/8" Rebar "LS#1618"
----	Underground Cable TV Line	⊙	Found Nail (As Noted)
----	Water Line	⊙	Mail Box
----	Wood Fence Line	PVC	Polyvinyl Chloride Pipe
○	Bearing & Distance Change	RCP	Reinforced Concrete Pipe
⊕	Drainage Manhole (DMH)	R/W	Right-of-Way
----	Warning Fiber Optic Line Sign	⚡	Traffic Sign (Type of Sign)

PROPERTY LINE/RIGHT OF WAY LINE		REDUCER	
	STORM DRAIN		POST INDICATOR V
	GAS SERVICE		RPZ BACKFLOW PREVENTION DEVI
	UNDERGROUND ELECTRIC SERVICE		DCDA BACKFLOW PREVENTION DEVI
	SANITARY SEWER SERVICE		GREASE TRAP
	WATER SERVICE		CLEANOUT
	FIRE DEPARTMENT CONNECTION		GAS METER
	WATER METER		ELECTRIC METER
	FIRE HYDRANT		
	GATE VALVE		

- A. ALL WATER LINES SHALL BE PVC AWWA C-900 DR-14 WITH 48" MIN. COVER.
- B. ALL SANITARY SEWER LINES SHALL BE PVC SDR 26 HEAVY DUTY WALL SEWER PIPE WITH 36" MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CE ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CE ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

40C SANITARY SEWER CLEAN-OUT

31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.

76A PIV - A PARALLEL CONDUIT TO BE RAN ALONGSIDE THE FIRE LINE FOR THE PIV TAMPER WIRE TO GO BACK TO THE FIRE ALARM CONTROL PANEL.

76B STREET LIGHTS BY BEUD. SEE BEUD ELECTRIC LAYOUT SHEET E1 AND E2 FOR LAYOUT AND INSTALLATION NOTES.

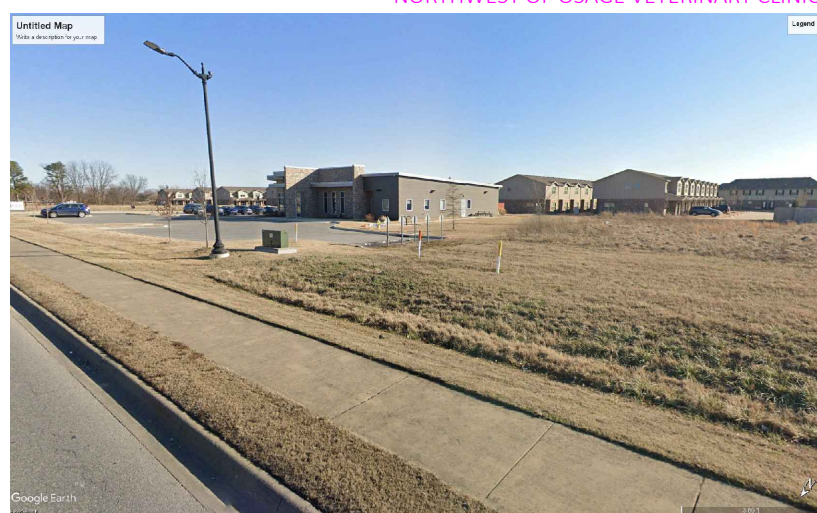
1 - Assumed employee counts	
2 - Flow value referenced from Eastern Ohio Regional Wastewater Authority (EORWA). Ohio is included in 10 States Standards	
3 - Based on occupancy load from Burris Architecture (Job 25044, dated 2/17/25)	

Know what's below.
Call before you dig.

Benchmark #1: A 5/8-inch rebar with cap CEI set east of the subject area, feet northeast of an overhead electrical pole east of the subject area, and feet northwest of a sewer manhole east of the subject area on the south of SW Juniper Ave.

Northing: 736010.69' Easting: 651176.68' Elevation: 1270.12'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



AIRPORT BLVD COMMERCIAL SITE
DOABA INVESTMENT LLC
1500 AIRPORT REGIONAL BLVD.
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	BP
PROJECT MANAGER	CR
DESIGNER	CI
CEI PROJECT NUMBER	33049
CITY PROJECT NUMBER	LS25-0023
DATE	6/27/2025
REVISION	REV-0

UTILITY PLAN
SHEET TITLE
SHEET NUMBER

C5.00



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, 3rd Floor
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

City of Bentonville

SW Regional Airport Boulevard (Parcel 01-12833-000)

Waiver Request

April 11, 2025

- Side Perimeter Landscape Strip on Drive-Thru Restaurant lot

Sec 1400.07 Perimeter Landscape Strip Required

b) Applicability. Unless otherwise exempt in this Article, all development, except preliminary plats, shall provide a perimeter landscape strip along rear and side lot lines consistent with the provisions of this Section. Where cross-access is provided along rear and/or side lot lines, adjustments to place required trees elsewhere on the site is allowed.

Planning Department,

A side landscape strip will not be required between the Hardware Store and the Drive-Thru Restaurant lots due to the existence of a cross-access agreement between the two properties.

Regarding the shared lot line between the Drive-Thru Restaurant and the Detention Pond, a side perimeter landscape strip is not being provided on the Drive-Thru lot in order to maintain compliance with the minimum lot width of 70 feet for both the Detention Pond and the Drive-Thru lots.

To satisfy perimeter landscape buffer requirements, a landscape strip with trees is being proposed along the east side of the Detention Pond lot, achieving the same goal as if the strip were located directly on the Drive-Thru lot.

We appreciate your consideration and should you have any questions, please reach out to Clif Rodgers (clif.rodgers@ceieng.com) or 479-318-8216.

Thank you,

CEI Engineering Associates, Inc.

Clif Rodgers, PLA

Project Manager – Local Development



City of Bentonville

SW Regional Airport Boulevard (Parcel 01-12833-000)

Waiver Request

April 11, 2025

- Interior Landscape Island size on Drive-Thru Restaurant Lot

Sec 1400.08 Interior Parking Lot Landscaping Required

e) Planting Islands.

2. Internal planting islands.

- a. Minimum size. Internal planting islands shall be a minimum size of eighteen (18) feet by eighteen (18) feet, measured back of curb to back of curb.*
- b. Number of trees required. Internal planting islands shall contain a minimum of two (2) shade trees.*

Planning Department,

A portion of the ROW line along SW Airport Regional Blvd encroaches further south into the property than the standard ROW width. As a result, there is insufficient lot depth along the parking row to accommodate key site elements, including:

- Placement of the drive-thru lane while avoiding the existing sanitary sewer manhole
- Installation of the fire hydrant and water meters serving the drive-thru restaurant
- Provision of the minimum required parking
- Placement of the electrical transformer for the restaurant.
- Southern drive aisle and rear landscape buffer

To meet the minimum landscape island size and accommodate two shade trees within the island, a reduction of one or two parking spaces would be necessary. However, the current parking count equals the minimum requirement through a shared parking agreement, and limited available space onsite prevents the addition of further parking.

The landscape plan provides the required number of shade trees across the site, except for the landscape island referenced above due to the noted site constraints.

We appreciate your consideration and should you have any questions, please reach out to Clif Rodgers (clif.rodgers@ceieng.com) or 479-318-8216.

Thank you,
CEI Engineering Associates, Inc.
Clif Rodgers, PLA
Project Manager – Local Development



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, 3rd Floor
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

City of Bentonville

SW Regional Airport Boulevard (Parcel 01-12833-000)

Waiver Request

April 11, 2025

- Northeast Driveway Offset Distance

Sec 1100.02 Access Management Standards

4) Offset. Either the centerline of opposing nonresidential driveways shall align or be offset no less than seventy-five (75) feet.

Planning Department,

The centerline of SW Featherston Rd does not align within the property limits. To maintain a minimum 75-foot offset, the northeast driveway would become misaligned with the onsite eastern drive aisle.

To address this issue, the northeast curb cut has been striped and signed to operate as a right-in/right-out only access point. This restriction prohibits left-turn movements both into the site from the westbound direction and out of the site toward the west, effectively mitigating potential conflict points with turning movements along SW Featherston Rd.

Additionally, a cross-access stub has been provided at the eastern property boundary to support future connectivity with adjacent development, thereby improving long-term circulation and site access.

We appreciate your consideration and should you have any questions, please reach out to Clif Rodgers (clif.rodgers@ceieng.com) or 479-318-8216.

Thank you,

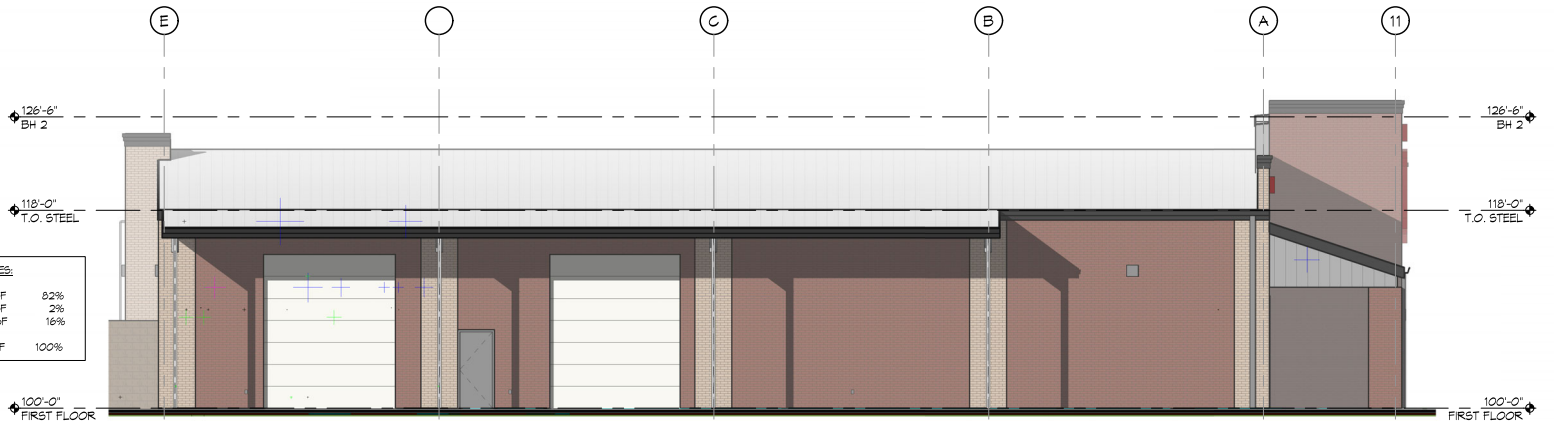
CEI Engineering Associates, Inc.

Clif Rodgers, PLA

Project Manager – Local Development



MATERIAL PERCENTAGES			
BRICK	1,803 SF	82%	
METAL PANEL	48 SF	2%	
DOORS	351 SF	16%	
TOTAL	2,202 SF	100%	



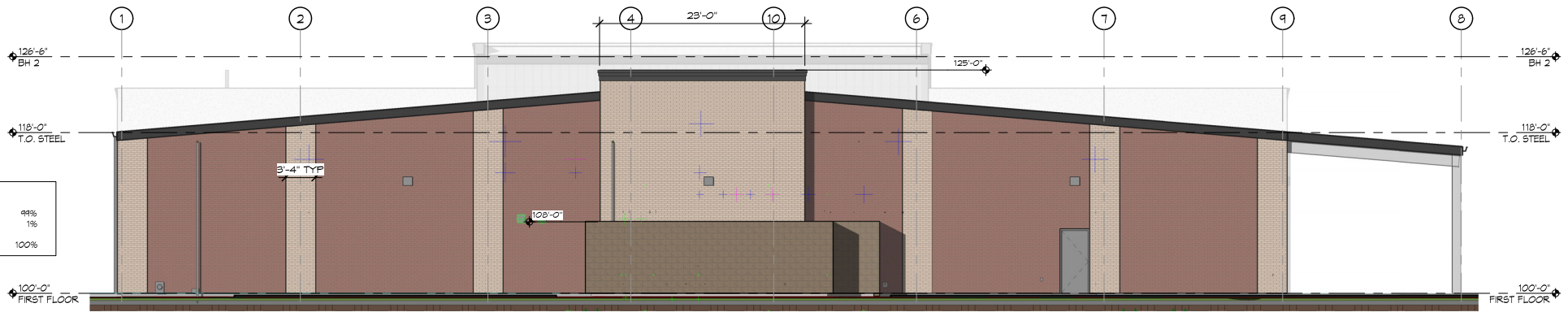
4 EAST ELEVATION COLOR
1/8" = 1'-0"

MATERIAL PERCENTAGES			
BRICK	2,160 SF	97%	
METAL PANEL	48 SF	2%	
DOORS	21 SF	1%	
TOTAL	2,209 SF	100%	



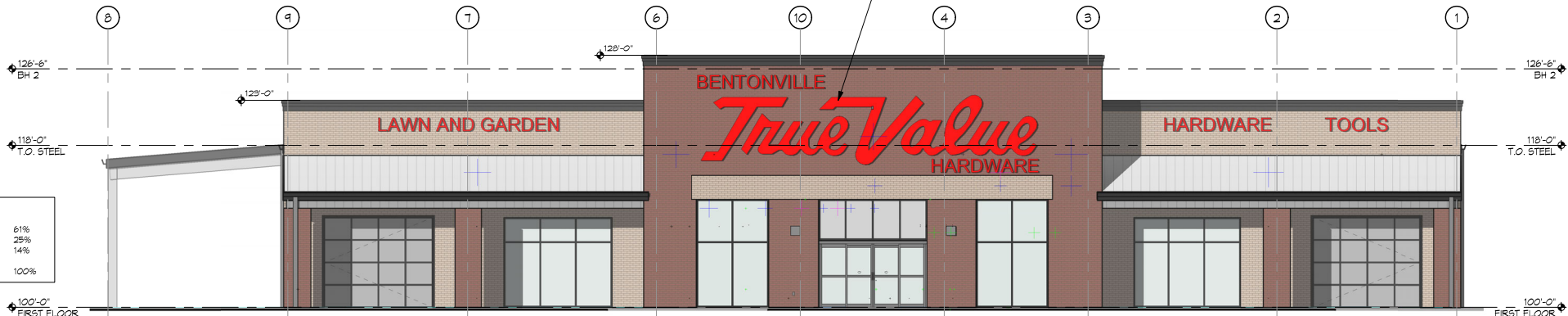
3 WEST ELEVATION COLOR
1/8" = 1'-0"

MATERIAL PERCENTAGES			
BRICK	2,154 SF	99%	
DOORS	21 SF	1%	
TOTAL	2,175 SF	100%	



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

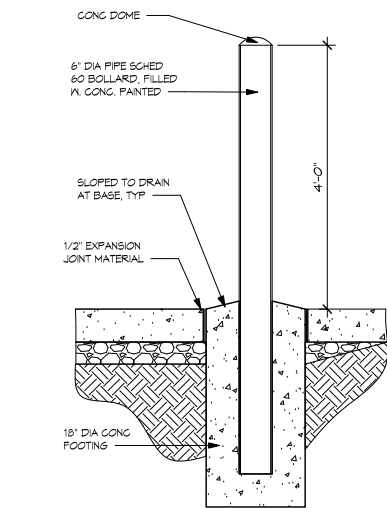
MATERIAL PERCENTAGES			
BRICK	1,970 SF	61%	
GLAZING	832 SF	25%	
METAL ROOF	466 SF	14%	
TOTAL	3,268 SF	100%	



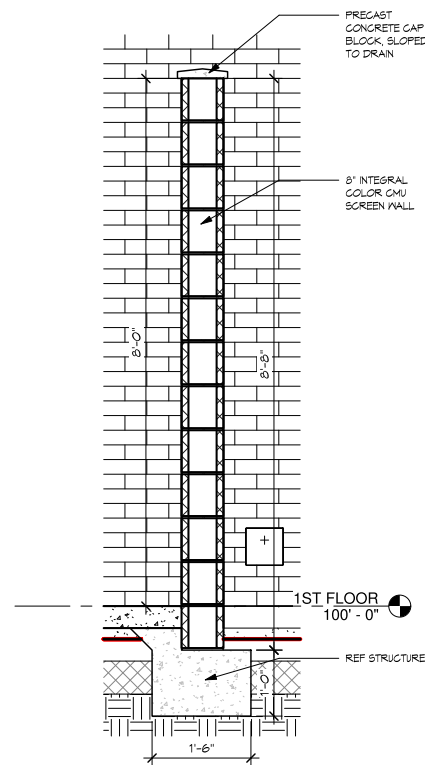
1 NORTH ELEVATION COLOR
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

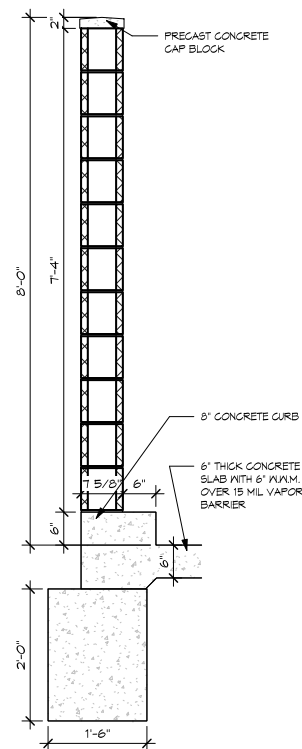
- MODULAR BRICK COLOR 1 - CRIMSON
- MODULAR BRICK COLOR 2 - TAN
- METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - DARK BRONZE
- DOUBLE PANE - LOW E - TINTED GLAZING
- SALVADORE STANDING SEAM METAL ROOF
- STANDING SEAM METAL ROOF - BLACK (FRONT PORCH)
- EIFS ACCENT BAND - DARK BRONZE



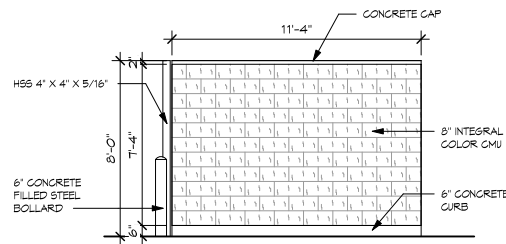
8 BOLLARD
3/4" = 1'-0"



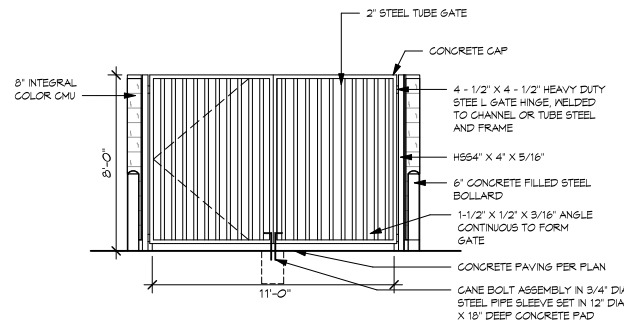
3 CMU HVAC SCREEN WALL
3/4" = 1'-0"



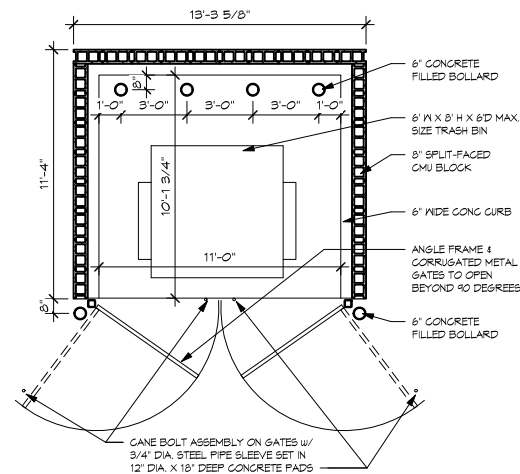
7 DUMPSTER SECTION
3/4" = 1'-0"



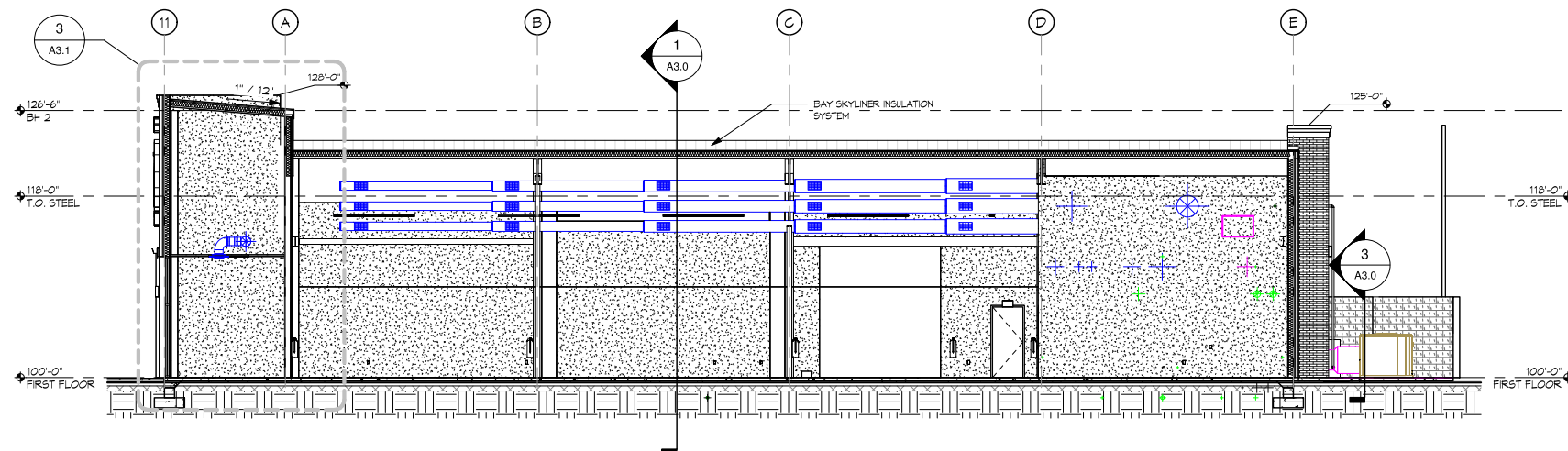
6 DUMPSTER SIDE - CMU
1/4" = 1'-0"



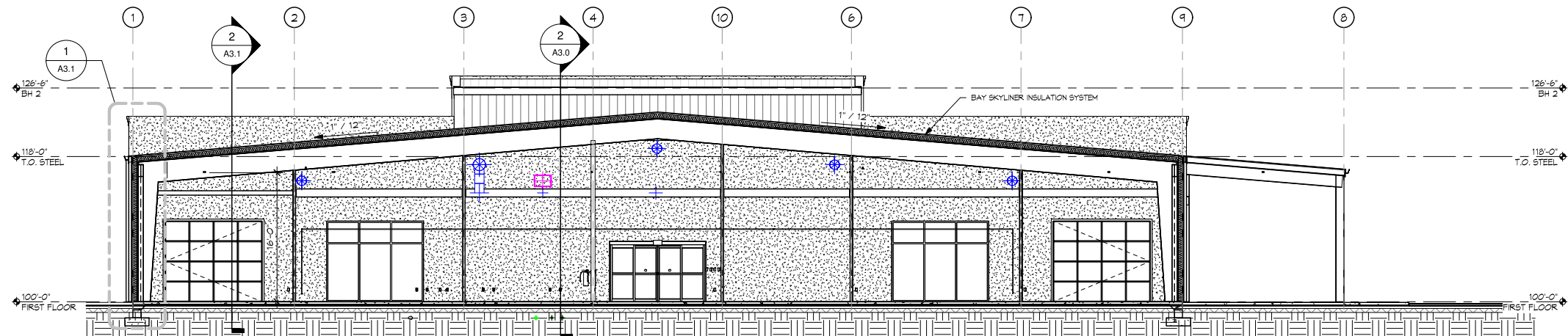
5 DUMPSTER FRONT - CMU
1/4" = 1'-0"



4 DUMPSTER PLAN - CMU
1/4" = 1'-0"



2 Section 3
1/8" = 1'-0"



1 Section 1
1/8" = 1'-0"

OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAPO	Total Occupants
FIRST FLOOR					
100	RETAIL	10887 SF	Mercantile - Grade Floors and Basement	30 SF	362.90
101	STOCK	1080 SF	Mercantile - Storage, Stock, and Shipping	300 SF	3.60
102	OFFICE	142 SF	Business Areas	150 SF	0.95
103	BREAK	148 SF	Business Areas	150 SF	0.98
104	RR	128 SF	Accessory Storage/Mechanical	300 SF	0.43
105	RR	128 SF	Accessory Storage/Mechanical	300 SF	0.43
106	VEST	551 SF	Business Areas	150 SF	3.71
					373.00

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

2021 Arkansas Fire Prevention Code Vol. I (2021 IFC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IBC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IRC w/ Arkansas Amendments)
2019 Arkansas Plumbing Code (APC)
2021 Arkansas Mechanical Code (MC)
2020 National Electrical Code (NEC)
2018 Arkansas Fuel Gas Code (F&G)
2014 Arkansas Energy Code (AEC)
2004 ANSI A111.1

THIS PROJECT IS A NEW BUILDING ON A PREVIOUSLY UNDEVELOPED SITE

THE BUILDING IS FULLY SPRINKLERED WITH FIRE ALARM. FIRE ALARM AND SPRINKLER PLANS TO BE SUBMITTED TO AHJ FOR APPROVAL BY DESIGN/INSTALLER.

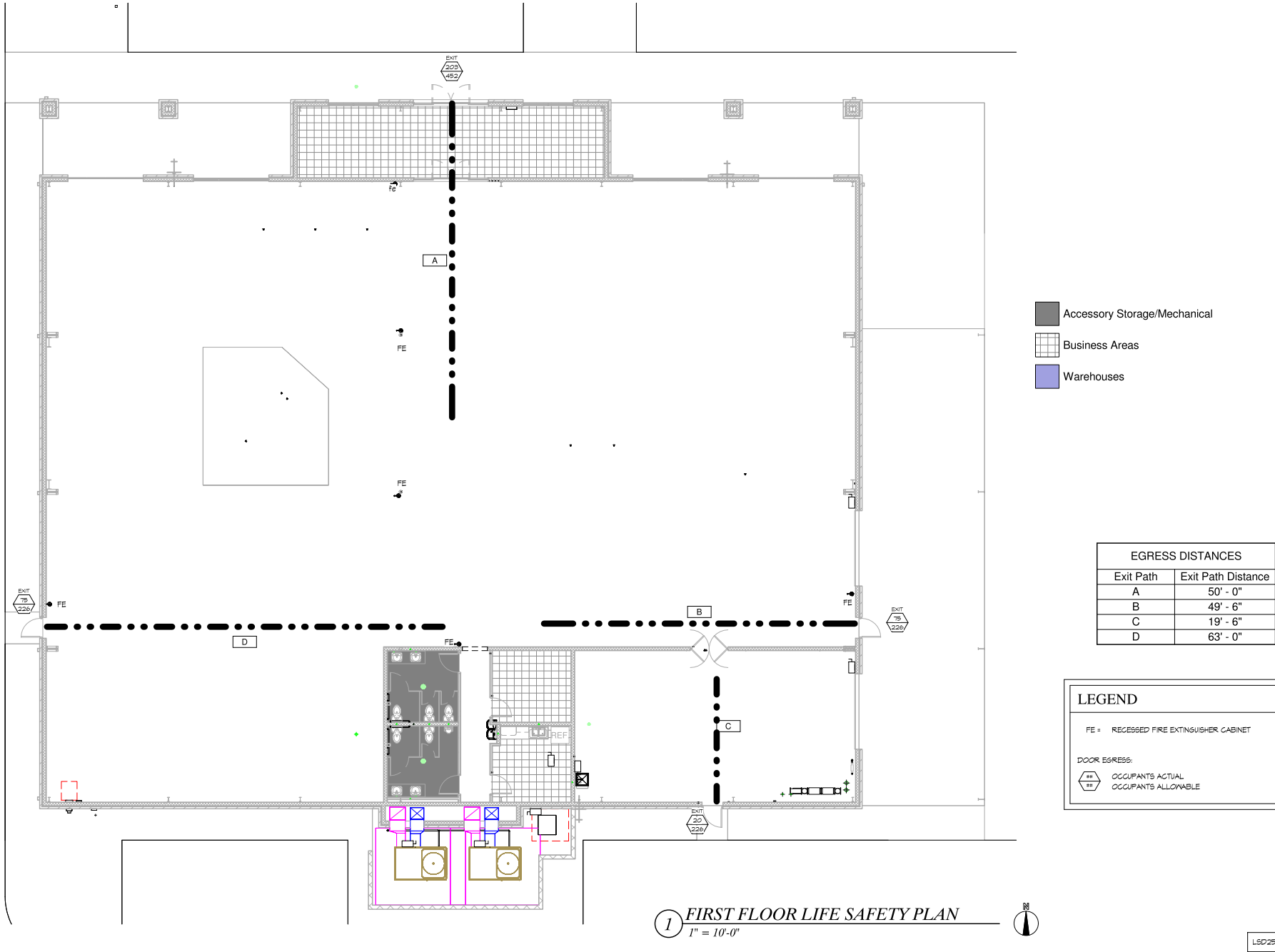
BUILDING DATA:
PROPOSED USE: HARDWARE STORE
OCCUPANCY TYPE: M-MERCANTILE

CONSTRUCTION TYPE: 2B

ALLOWABLE AREA = 50,000 SF
ALLOWABLE HT/STORIES = 55' AND 3 STORY

ACTUAL AREA : 13,600 SF
ACTUAL HT/STORIES = 22' AND 1 STORY

OCCUPANCY - SEE CODE DIAGRAM



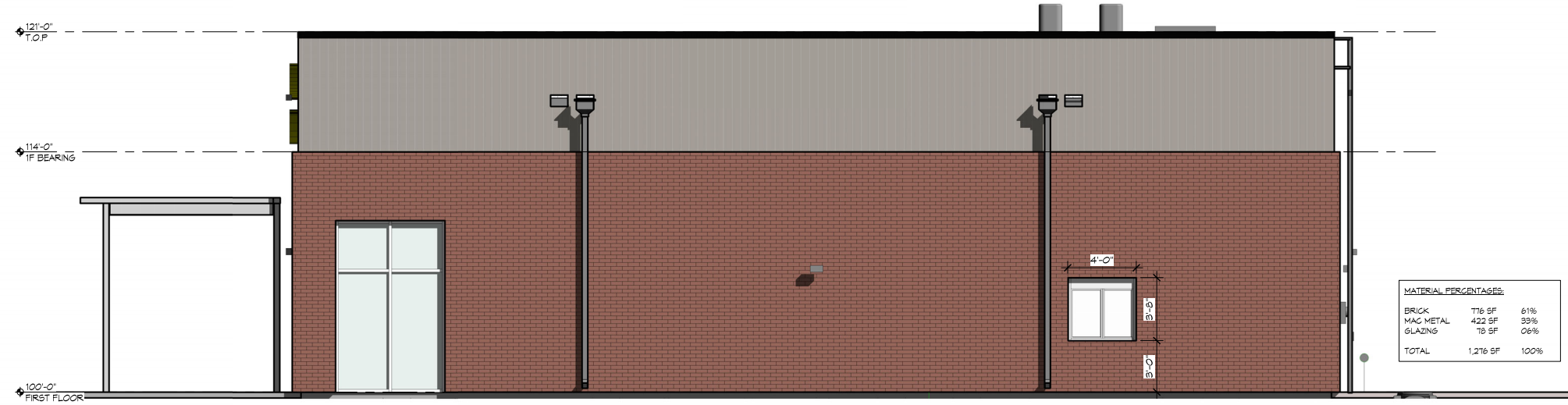
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

TRUE VALUE HARDWARE
2921 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR

DATE 2-26-25
JOB NO. 25034
REVISIONS

A0.2
CODE FOOTPRINT

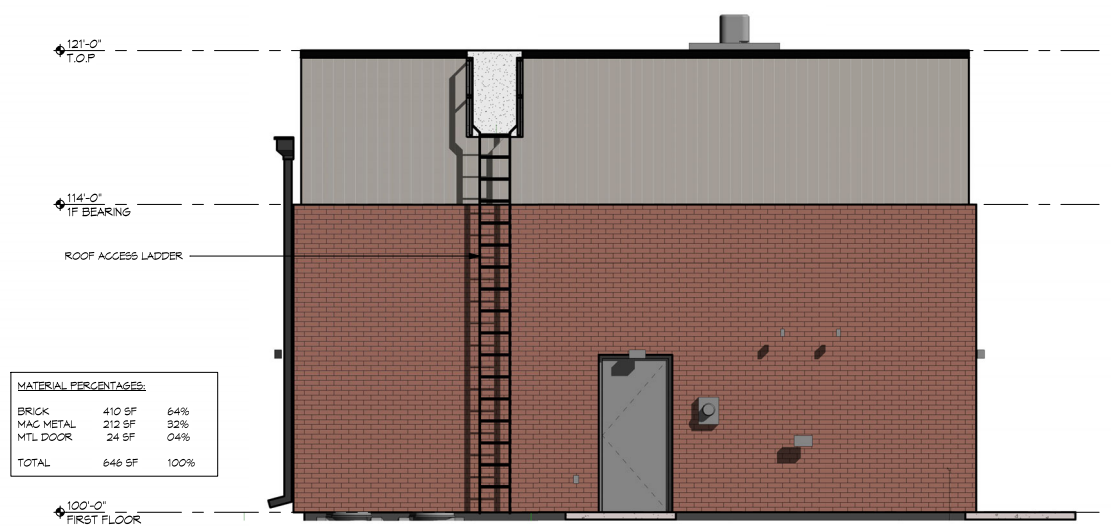
LSD25-0023



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



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



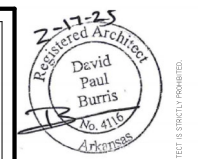
2 SOUTH ELEVATION COLOR
1/4" = 1'-0"



1 NORTH ELEVATION COLOR
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- MAC METAL NORWOOD MINI SIDING
- MODULAR BRICK COLOR 1 - RED
- METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - DARK BRONZE
- DOUBLE PANE - LOW E - TINTED GLAZING
- GALVALUME STANDING SEAM METAL ROOF
- EFS ACCENT BAND - DARK BRONZE



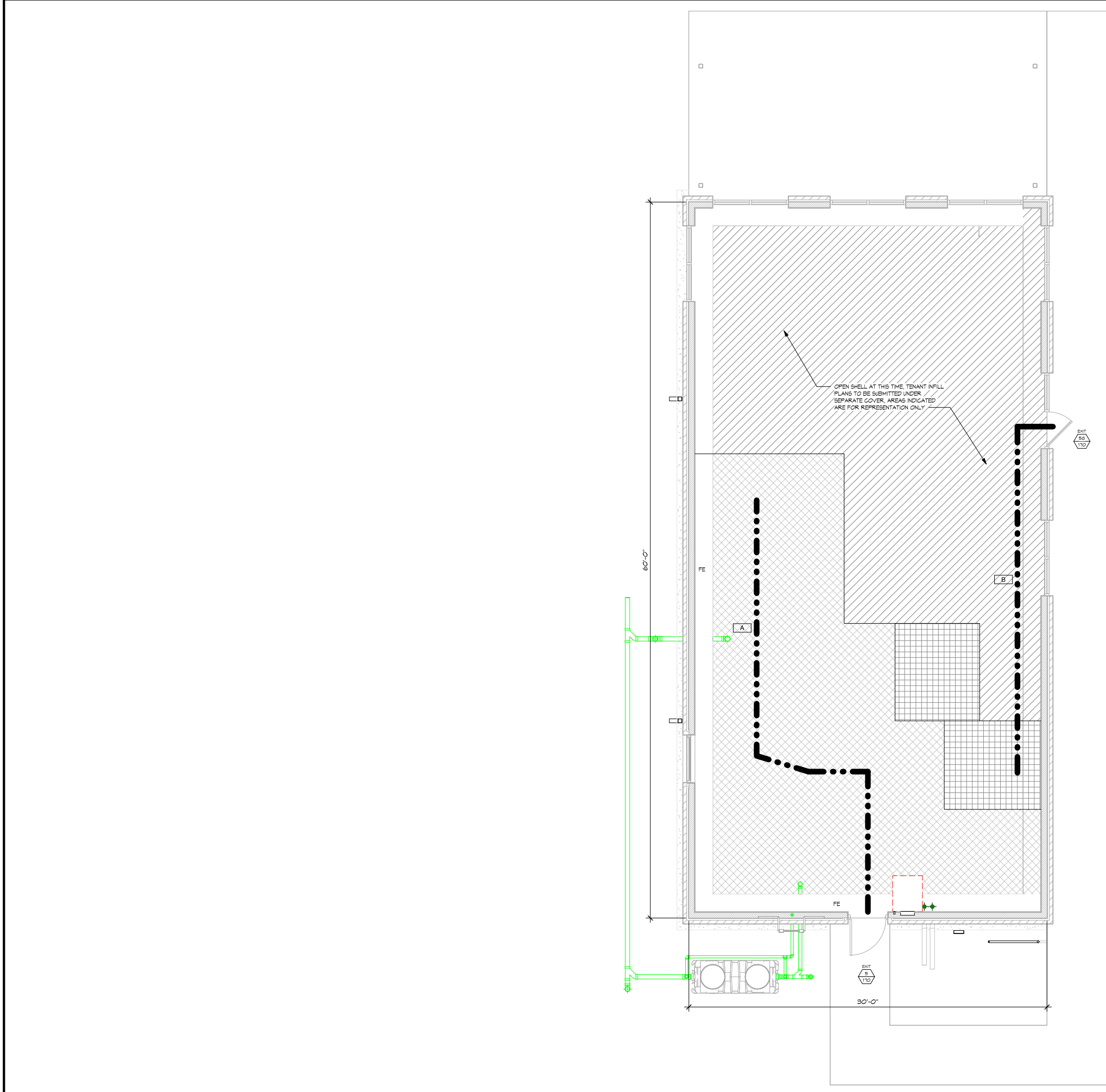
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

DRIVE THRU SHELL
2931 SW AIRPORT REGIONAL BLVD
BENTONVILLE, AR

DATE 2-17-25
JOB NO. 25044
REVISIONS

A7.0
COLOR ELEVATIONS

L5025-0023



LEGEND

FE = RECESSED FIRE EXTINGUISHER CABINET

DOOR EGRESS:

HA

SA

OCCUPANTS ACTUAL
OCCUPANTS ALLOWABLE

- Assembly - UnConcentrated
- Business Areas
- Kitchens - Commercial

EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	42' - 8"
B	32' - 0"

OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAPO	Total Occupants
FIRST FLOOR					
100	WHITE BOX	873 SF	Assembly - UnConcentrated	15 SF	58.18
101	KITCHEN	719 SF	Kitchens - Commercial	200 SF	3.59
102	RESTROOM	58 SF	Business Areas	150 SF	0.39
103	RESTROOM	60 SF	Business Areas	150 SF	0.40
					62.56

CODE SUMMARY

APPLICABLE CODES:
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2021 Arkansas Fire Prevention Code Vol. I (2021 IFC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IBC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IRC w/ Arkansas Amendments)
2018 Arkansas Plumbing Code (IPC)
2021 Arkansas Mechanical Code (MCC)
2020 National Electrical Code (NEC)
2018 Arkansas Fuel Gas Code (IFGC)
2014 Arkansas Energy Code (AEC)
2004 ANSI A111.1

THIS PROJECT IS A SHELL FOR A FUTURE RESTAURANT.

THE BUILDING IS NOT SPRINKLERED.

BUILDING DATA:
PROPOSED USE: RESTAURANT
OCCUPANCY TYPE: A-2

CONSTRUCTION TYPE: SB

ALLOWABLE AREA = 17,500 SF (300% INCREASE WITH SPRINKLER = 52,500 SF)
ALLOWABLE HT./STORIES = 55' AND 3 STORY

ACTUAL AREA = 1,800 SF
ACTUAL HT./STORIES = 22' AND 1 STORY

OCCUPANCY = SEE CODE DIAGRAM

2-17-25

Registered Architect

David Paul Burris

No. 4116

Arkansas

DRIVE THRU SHELL

2931 SW AIRPORT REGIONAL BLVD

BENTONVILLE, AR

Burris

Architecture

820 Tiger Blvd, Suite 4, Bentonville, Ar 72712

479-319-6045

DATE
2-17-25

JOB NO.
25044

REVISIONS

A0.2

CODE FOOTPRINT

1 FIRST FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"

L5025-0023

	UP Summit
	2500 SW Aviation St
	PC Date: 7/15/2025

Staff Report Details	
Project Number	(CU25-0017)
Applicant / Current Owner	UP Partners Management Company / City of Bentonville
Site Area	142.83 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	Utility / Transportation
Requested Future Land Use Map Designation	
Development Type / Use	UP.Summit
Related projects	

Property Description
The subject property is located at 2500 Southwest Aviation Street and is currently the location of the Bentonville Municipal Airport. The property is zoned A-1, Agriculture, with a Future Land Use Map designation of Utility / Transportation.

Project Details
UP Partners Management Company is requesting a conditional use permit for a temporary event at the Bentonville Municipal Airport (VBT). This event rotates between Bentonville and Dallas/Ft. Worth, TX. The last time this event was held in Bentonville was in 2024. The main events will take place between September 15 and October 6, not on consecutive days for the entire proposed time period. Please see attached packet for schedule of day to day events along with their proposed times as they vary. The event is invite-only besides Community Day on September 28th. On Sunday, September 28, from 11 am to 5 pm there will be a community day that will be open to the public. Shuttle service and bicycle parking are provided for the community day. The applicant writes that there will be around 50 exhibits including simulators, a mock-up of a 747 airplane, an air and drone show, food trucks, and educational sessions about a very special bald eagle feature. Please see the applicant's

Project Details

narrative for an overview.

Relationship to the Community Plan

The proposed conditional use does have the potential to impact traffic in the area, but shuttles and traffic control measures are proposed to mitigate impacts.

Public Comment

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

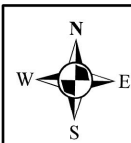
Analysis / Waivers

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

1. This Conditional Use Permit shall only be valid from September 15 through October 6.
2. All activities shall comply with all FAA and VBT regulations.
3. All food trucks shall have a valid City of Bentonville Outdoor Vendor Permit on file.
4. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
5. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Conclusion

Additional Details



THE CITY OF
BENTONVILLE

↑UP. SUMMIT 2025

CONDITIONAL USE PERMIT PACKAGE UPDATED 06.27.2025

The following updates have been made to the package.

- Contact & Vendor List (Pages 18 & 19)
 - Added waste management and event security vendors
- VBT Taxiway Closure Request (Page 22)
 - Added an additional map
- TSS Road Closure Request (Page 25)
 - Updates reflect a simpler plan. These updates have been submitted to TSS for the July 7th meeting.
- Waste Management (Page 32)
 - Added information & Maps

UP.SUMMIT2025

Overview

Property:

Bentonville Municipal Airport (VBT)
2205 SW I St, Bentonville, AR 72712

With a concentration on the east side of the airport:

- North Gate @ 2380 SW Aviation Drive.
- Main Gate @ 2599 SW Aviation Drive.

Owner of the Property:

City Property at Bentonville Municipal Airport.

Purpose of Use:

UP.Summit Community Day and VIP events.

UP.Summit Contacts

Nancy Reid 310.497.2234
Cyrus Sigari 310.405.1439

Requested Dates:

Monday, September 15 through Monday, October 6, 2025

- East side of airport @ 2380 SW Aviation Drive - 2599 SW Aviation Drive

Monday, September 15 - Saturday, September 27

- Exhibitor and event load-in and build

Sunday, September 28

- Community Day

Monday, September 29 - Wednesday, October 1

- UP.Summit Private Event

Wednesday, October 1 - Saturday, October 4

- Event strike and clean up
- The goal is to depart the space on Saturday, October 4

Sunday, October 5 - Monday, October 6

- Padding, if needed, for strike and clean up

Airport areas of use:

- Big Green Hangar (2380)
- Hangar 1 (2370-2364)
- Hangar 2 (2360)
- Multiple private hangars located at 2250, 2300, 2400, and 2410
- Apron adjacent to all the above

Community Day:

Sunday, September 28, from 11 AM to 5 PM

- This is a public, family-friendly event.
- There is no admission fee.
- Planning for up to 20,000 attendees (2024 saw 12,000 attendees).
- Shuttle service and bike racks will be provided.
- There will be around 50 exhibits, including simulators, a mock-up of a 747 airplane, EVTOLS, multiple aircraft and vehicles, an air and drone show, food trucks, and swag. Plus, a very special bald eagle feature that includes educational sessions about America's national mascot and photo opportunities.

UP.SUMMIT2025

Overview

SW I and SW 14 Parcels are an extension of Community Day activities.

- Family-friendly experiences that include but are not limited to: model rocket launching, building DIY helicopters/airplanes, Amazeum feature, food trucks, and more.
- Port-a-potties (regular and ADA) will be provided at all locations.

Courtesy Parking and Transportation will be provided.

- Walmart HQ Parking Lot is the intended base camp.
- Shuttles will move continuously starting at 10:45 AM, making round trips from base camp to SW I & 14th and UP.Summit event entrance.
- Drop-off/pick-up locations will be clearly identified at each area, and staff will assist attendees with various needs.
- Service will stop at 5 PM.
- Traffic management at key intersections.
- There is no public parking near the event entrance.
 - Signs and road closures will be implemented with TSS.

Crowd Control

- Wayfinding signage and personnel will direct, manage, and regulate the movement of people to ensure safety, efficiency, and order.

Event Security & Emergency Services

- Dedicated event security will be provided at the UP.Summit event entrance, Thaden Fieldhouse, Walmart HQ parking lot, SW I and SW 14, along SW I Street and airport side at Agracel Professional Park and Game Composites, SW 12th Street at south runway point, and SW 24th Street parcel.
- Bentonville Police Department support services and personnel. (Coordinating with Chief Shastid)
- Bentonville Fire Department emergency services and personnel. (Coordinating with Chief Scantlin and team)

VIP Event:

Monday, September 29 to Wednesday, October 1

- 350 VIP invite-only attendees
- The purpose of UP.Summit is to bring together visionary leaders who are redefining the future of transportation. These pioneers represent the most impactful companies dedicated to transforming the moving world.
- The event includes fireside chats, speeches, presentations, meal service, exhibitor interaction, and an air and drone show.
- This year's event may include high-profile government attendees. Regular communication with BPD and BFD is occurring.
- Event Hours
 - Monday, September 29: 5 PM - 11:30 PM
 - Tuesday, September 30: 8 AM - 11:30 PM
 - Wednesday, October 1: 8 AM - 3 PM

VIP Guest Accommodations

- 21C Hotel (entire property)
- Motto by Hilton (75% of property)
- Trailhead Mews (entire property)
- Various rentals via Airbnb, VRBO, etc

VIP Guest Transportation

- Shuttle buses provided by Jim's Express
- Car rentals
- Uber and Lyft services
- CyberTrucks or other alternative electric vehicles for VVIP movement

Overview

SW 24th Street Parcel

- Parking for event guests, staff, and vendors.

Lake Bentonville

- Possible use to showcase autonomous water vehicles.
- Communicating with Parks and Recs.

Event Security & Emergency Services

- Dedicated event security will be provided at the UP.Summit event entrance and SW 24th Street parcel.
 - Detail begins September 22 and wraps October 2.
- Bentonville Police Department support services and personnel. (Coordinating with Chief Shastid)
- Bentonville Fire Department emergency services and personnel. (Coordinating with Chief Scantlin and team)

Exhibitor Process

- The Main Gate, located at 2599 SW Aviation, is the point of entry and exit.
- The gate will be monitored by event staff and/or security to control arrivals and departures.

Airport Side Visuals

- Branding banners on Big Green, Hangar 1, Hangar 2, and the North Gate entrance.
 - Secured with magnets.
 - Non-reflective.
- SW 24th Street parcel
 - Feather flags along the perimeter

↑UP. SUMMIT 2025

CITY AGREEMENT

UP.SUMMIT2025

City Agreement

Docusign Envelope ID: 5F50E558-BBE0-4D97-97BA-142A4D960680

Agreement for Use of City Property for the UP.Summit Bentonville Municipal Airport September 15 - October 6, 2025

In exchange for valuable consideration, the receipt of which is hereby acknowledged, this Agreement for Use of City Property for the UP.Summit ("Agreement") is entered into between the City of Bentonville, Arkansas ("City") and UP Partners Management Company LLC ("Contractor").

The Parties agree as follows:

1. General. The parties desire to enter into a contract to allow Contractor to use certain City-owned property Monday, September 15, 2025, through Monday, October 6, 2025 (event dates September 28, 29, 30, October 1) for the UP.Summit event. The event will be located on the NE corner (2380 SW Aviation Drive, see Exhibit A) of the leased property of Bentonville Municipal Airport.

2. Property. The City shall allow the Contractor to utilize the City-owned leased property more particularly described as follows:

(a) NE Corner (2380 SW Aviation through 2250 SW Aviation) for prep, community day, main event, and strike.

Big Green Hangar - 2380

Main production with stage, audience seating, green room, and static demos

Hangar 1 - 2370-2364

Exhibitor space

Hangar 2 - 2360

Exhibitor space

Hangar 3 - 2350/Personal Not using

The owner is aware of the event and general traffic in front of his hangar

SW Hangar - 2300

Exhibitor space and/or meals

TW Hangar - 2250

Aircraft staging and/or meals

(b) Entire apron footprint NE corner (see Exhibit A)

Static displays: planes, helicopters, eVTOLs, drones, rockets, cars, trucks, and electric vehicles

(c) Main gate (2599 SW Aviation) for vehicle load-in and load-out (See Exhibit A)

(d) South parcel adjacent to main gate for exhibitor storage and staging (See Exhibit A)

(e) Contractor is responsible for all costs associated with any vendors, if involved

3. Actions. The Contractor shall, at the Contractor's sole expense:

(a) Provide the City with names and contact information for vital event planning and management staff at least 24 hours prior to the event. (See Exhibit A)

(b) Provide the City with all vendors' names and contact information at least 24 hours before the event, if vendors are involved.

Crew & Vendor List (Attachment Exhibit B)

(c) Identify parking locations for all vendors on a site map and provide to the City at least 24 hours prior to the event. (See Exhibit A.)

(d) Provide the City with a safety plan for the event, showing emergency access for ambulances, fire, and police, approved by the City Fire and Police Departments at least 24 hours prior to the event. (See Exhibit C).

(e) Install and maintain signage and barricades to prevent parking on all unpaved areas.

(f) Provide parking attendants to ensure event attendees park in assigned areas.

(g) Correct any damage to sidewalks, pavement, landscaping, fences, utility infrastructure, signage, or any other facilities on the property, returning all facilities to pre-event conditions. An after-event inspection will be conducted on the first work day following the event.

UP.SUMMIT2025

City Agreement

Docusign Envelope ID: 5F50E558-BBE0-4D97-97BA-142A4D960680

**Agreement for Use of City Property for the UP.Summit
Bentonville Municipal Airport
September 15 - October 6, 2025**

- (h) Include the City as an additional insured on event insurance and provide the City a copy of the policy 24 hours before the event.
- (i) Indemnify and hold the City harmless from any claims whatsoever arising from the Contractor's use of the property.

4. Governing Law. The agreement shall be construed in accordance with the laws of the State of Arkansas.

May 30, 2025 1:3:24 PM CDT
AGREED UPON this _____ day of May 2025.

Stephanie Orman

Stephanie Orman, Mayor
City of Bentonville
117 West Central Avenue
Bentonville, Arkansas 72712

Signed by:

Cyrus Sigari

15CE9C8D9B6C449

Cyrus Sigari
UP Partners Management Company LLC
2828 Donald Douglas Loop North, Suite 101
Santa Monica, CA 90405

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City Agreement

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Agreement for Use of City Property for the UP.Summit Bentonville Municipal Airport September 15 - October 6, 2025

EXHIBIT A

Event Dates & Hours

Monday, September 15 through Monday, October 6, 2025

- Monday, September 15 - Saturday, September 27, 2025 - Exhibitor and event load-in and build
- Sunday, September 28 (11 AM - 5 PM estimated) - Community Day. Airshow #1
- Monday, September 29 - UP.Summit Day 1: VIP arrivals with the event beginning at 5 PM. Airshow #2
- Tuesday, September 30 - UP.Summit Day 2: drone show with pyrotechnics.
- Wednesday, October 1 - UP.Summit Day 3: program wraps, guest departures, exhibitor and event strike
- Thursday, October 2 - Friday, October 3: strike continues.
- Saturday, October 4 - Monday, October 6: additional days, if needed, for strike and general clean up

Hours of availability are between 7 AM and 10 PM.

Event Main Contacts

- Nancy Reid 310.497.2234
- Cyrus Sigari 310.405.1439

UP.Summit Footprint



UP.SUMMIT2025

City Agreement

Docusign Envelope ID: 5F50E558-BBE0-4D97-97BA-142A4D960680

**Agreement for Use of City Property for the UP.Summit
Bentonville Municipal Airport
September 15 - October 6, 2025**

Exhibit B

Crew and vendor list.

See separate attachment.

UP.SUMMIT2025

City Agreement

Docusign Envelope ID: 5F50E558-BBE0-4D97-97BA-142A4D960680

Agreement for Use of City Property for the UP.Summit Bentonville Municipal Airport September 15 - October 6, 2025

Exhibit C

UP.Summit Emergency ingress and egress plan.



↑UP. SUMMIT 2025

LEGAL DESCRIPTION

UP.SUMMIT2025

Legal Description

UP.Summit event is taking place at Bentonville Municipal Airport, located at parcel #01-16535-002. The event footprint will be concentrated on the east side of the airport, utilizing the main gate located at 2599 SW Aviation Drive and the north gate located at SW 2380 Aviation Drive. Parking for VIP guests, staff, and vendors will be provided at SW 24th Street parcel #01-09421-001. The event includes a Community Day on Sunday, September 28, 2025, and a VIP event on Monday, September 29, through Wednesday, October 1, 2025.

↑UP. SUMMIT 2025

TOPLINE SCHEDULE

UP.SUMMIT2025

Topline Schedule

Monday, September 8, 2025

- UP.Summit “war room” at Thaden Fieldhouse commences.

Friday, September 12, 2025

- Bentonville Municipal Airport, northeast and east sides, tarmac and designated hangars are ready for UP.Summit prep.

Monday, September 15 - Saturday, September 20, 2025

- Phase I of event and exhibitor load-in and build.
 - This includes but is not limited to: trucks and vehicles of various sizes delivering supplies, rentals, and equipment.
- Light to medium movement.

Sunday, September 21 - Saturday, September 27, 2025

- Phase II of event load-in and build.
- 24-hour event security begins at North and Main Gates.
- Heavy movement, especially toward the end of the week.
- Tarmac barriers installed.
- Exhibits are in place by end of day on Saturday.
- Tents, port-a-potties, and tents for Community Day are delivered to various event locations.
- Team meeting to review Community Day assignments (event staff, event security, VBT support, and volunteers)

Sunday, September 28, 2025 “Community Day”

- Food truck arrival and set up.
- Walmart HQ parking lot set up and ready for first departure at 10:45 AM.
- Emergency services and police officer briefing.
- 11:00 AM Community Day Doors Open.
 - 1:00 PM Air and Drone Show.
 - 5:00 PM Last bus departs event location.
- Community Day clean-up commences, food trucks depart, and port-a-potties are removed from various event locations.
- Complete final touches for VIP arrivals and event.
- The VIP guest reception @ Motto for early arrivals.

UP.SUMMIT2025

Topline Schedule

Monday, September 29, 2025

- Finishing touches for VIP event kick-off.
- UP.Summit VIP arrivals
 - Regional Jet Center
 - UP.Summit ground transfers provided.
 - Northwest Arkansas National Airport
 - Commercial guests handle their own ground transfers.
- Throughout the day, early arrivals will enjoy various activities at the event site and the Bentonville surrounding area.
- 4:30 PM Shuttle service between hotels to UP.Summit.
- 5:00 PM Cocktail reception.
- 6:00 PM Air and drone show.
- 7:15 PM Dinner.
- 8:15 PM UP.Summit welcome and evening presentation.
- 9:45 PM Shuttle service between UP.Summit and hotels.
- 11:00 PM Day 1 wraps, clean-up, and prep for Day 2.

Tuesday, September 30, 2025

- 6:00 AM Catering & coffee vendors prep for morning arrivals.
- 7:30 AM Shuttle service between hotels to UP.Summit.
- 8:00 AM Breakfast.
- 9:00 AM Day 2 UP.Summit presentations.
- 11:30 AM Lunch.
- 12:30 PM – 4:00 PM UP.Summit presentations resume.
- 4:00 PM – 5:30 PM Break.
- 5:30 PM Cocktail reception.
- 6:30 PM Dinner.
- 7:30 PM UP.Summit evening presentations.
- 10:00 PM Drone show.
- 11:00 PM Day 2 wraps, clean-up, and prep for Day 3.

Wednesday, October 1, 2025

- 6:00 AM Catering & coffee vendors prep for morning arrivals.
- 7:30 AM Shuttle service between hotels to UP.Summit.
- 8:00 AM Breakfast.
- 9:00 AM Day 3 UP.Summit presentations.
- 11:30 AM Lunch.
- 12:30 PM UP.Summit presentations resume.
- 3:00 PM UP.Summit wraps.
 - Guests depart for XNA and RJC via event-provided shuttles, Ubers, and rental vehicles.
 - Event and exhibitor breakdown, clean-up, and departures begin immediately.
- 11:30 PM Wrap for the day.

Thursday, October 2 - Friday, October 3, 2025

- All-day event and exhibitor strike continues.

Saturday, October 4, 2025

- Hangars and tarmac are free and clear of UP.Summit event and exhibitor set up.

Sunday, October 5 - Monday, October 6, 2025

- Additional dates, if needed, for UP.Summit wrap.

↑UP. SUMMIT 2025

CREW & VENDOR CONTACT LIST

UP.SUMMIT2025

Crew & Vendor List

NAME/POSITION	EMAIL	CONTACT #
UP.PARTNERS		
Cyrus Sigari, Co-Founder & Managing Partner	cyruse@up.partners	310.405.1439
Luciano Froes Partner & Chief Marketing Officer	luciano@up.partners	954.383.9818
Nancy Reid Executive Director	nancy@up.partners	310.497.2234
AIRSHOW		
Jim "Cookie" Crum	jim.crum123@gmail.com	229.834.2599
BENTONVILLE MUNICIPAL AIRPORT/VBT		
Mark Slaughter Airport Manager	mslaughtere@bentonvilleair.com	817.946.4991
Brian Baldwin Chairman, Airport Authority Board	bbaldwin4188@gmail.com	909.215.4342
TBD General Manager, Legends Air Center		
Sophie Lowe Event Coordinator	slowe@thadenfield.com	423.508.5845
CATERING		
Jerrmy Gawthrop	jerrmy@woodstonecraftpizza.com	479.422.3477
Flourish Coffee Contact: Taylor Moseley	moseleyllc@gmail.com	615.330.9328
EVENT CONSULTANTS/STAFF		
Amanda Khang Event Consultant	amanda@up.partners	479.799.1833
Jessica Gorman Event Consultant	jgorman7777@gmail.com	970.531.5459
EVENT PRODUCTION		
Forge Productions Adam Putman, Founder	adam@forgeproductions.net	479.366.7333

UP.SUMMIT2025

Crew & Vendor List

NAME/POSITION	EMAIL	CONTACT #
EVENT RENTALS		
Alchemy Event Rentals Laura Hammarstrom	laura@alchemy-event-rentals.com	479.282.8860
Party Pro Rentals Anna Macedo	anna@partyprorents.com	918.810.8451
EXHIBITION SUPPORT		
Sign Studio Mark Daniels, CEO	markeyoursignstudio.com	479.250.4844
Deb Eden Exhibitor Coordinator, Sign Studio	deb@yoursignstudio.com	479.601.1044
LOCATION SERVICES		
Absolute Janitorial Services Contact: Mike Harms	mike@ajsproclean.com	479.530.5055
Last Night Event Richard "Bus" Busiek	Bus@LastNightEvents.com	417.849.0795
Mann's Waste Solution Contact: Zach Mann	Mannswastesolutions@gmail.com	479.351.0778
Luxi Loo Luxury Restrooms Contact: Rilee Campbell	rilee@luxiloo rentals.com	479.310.0791
AR Portable Toilets Contact: Amy	rentals@arkansasportablesnw.com	479.770.5577
CES (Power & HVAC) Contact: Michael Moloney	mmoloney@cespower.com	908.487.8733
PR & SOCIAL MEDIA		
4Media Ed Cyster, Founder	Edward.Cyster@4media-group.com	479-544-4646
Sophia Neubaum Account Manager/Event Lead	sophia.neubaum@4media-group.com	224-623-9869
PRINTER		
Sign Studio Mark Daniels, CEO	markeyoursignstudio.com	479.250.4844
Sign Studio Contact: Roe	roe@yoursignstudio.com	484-574-7719

UP.SUMMIT2025

Crew & Vendor List

NAME/POSITION	EMAIL	CONTACT NUMBER
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Security & Emergency Services

Bentonville Fire Department Contact: Justin Scatlin, Fire Chief	Jscantline@bentonvillear.com	479.271.3151
Bentonville Police Department Contact: Ray Shastid, Chief of Police	Ray.Shastid@bentonville.arkansas.gov	479-206-2365
R2W Security Michael Roach & Gary Winters	mroachr2w@gmail.com gwintersr2w@gmail.com	479.263.6515

TENTS

Party Pro Rentals Dana Barnes	dana@partyprorents.com	918.289.9939
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TRANSPORTATION

Jim's Express Pam	jimsexpressshuttle@hotmail.com	479-366-3045
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VOLUNTEERS

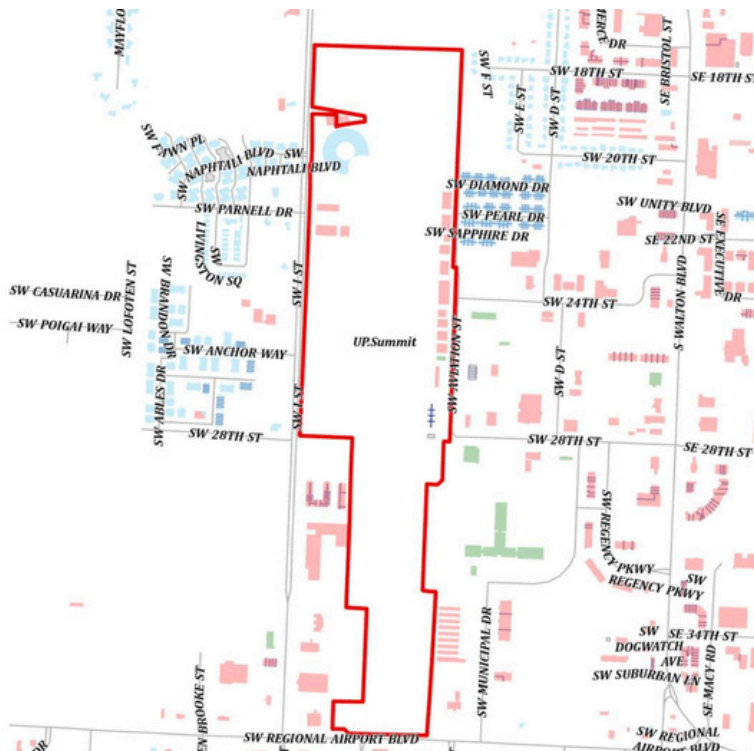
Visit Bentonville Kalene Griffith, President	kalene@visitbentonville.com	479.877.0077
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↑UP. SUMMIT 2025

EVENT LAYOUT & MAPS

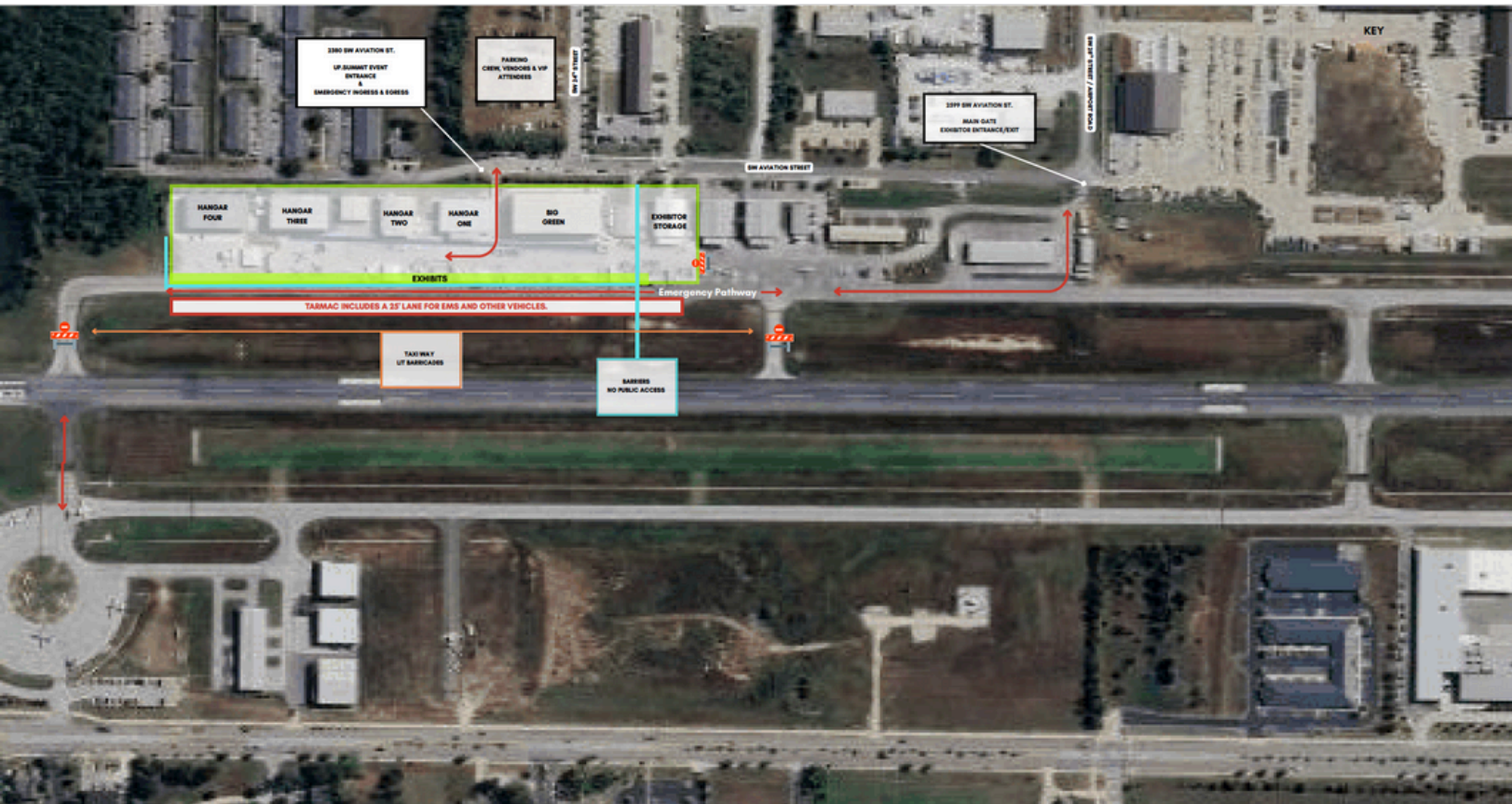
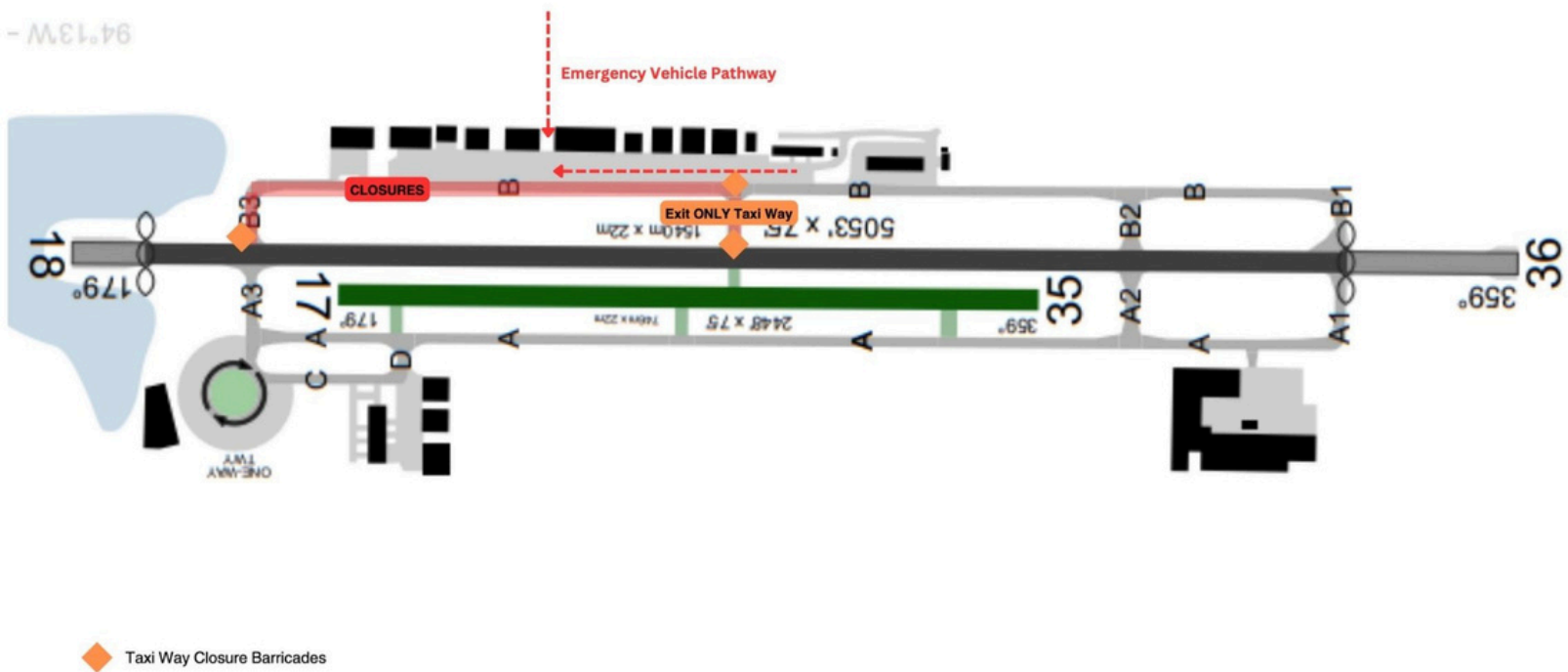
UP.SUMMIT2025

UP.Summit Activation Sites



UP.SUMMIT2025

VBT Taxi Way Closures



UP.SUMMIT2025

Emergency Vehicle Ingress and Egress Community Day and VIP Event



UP.SUMMIT2025

Community Day Proposed Shuttle Route

Route (yellow)

- From the Walmart lot, turn left to head south on SW I Street
- After crossing SW 14th Street, turn right on SW Short Final Drive - **STOP 1** (Community Day Activity Site)
- Turn right to head north on SW Westpark Drive
- Turn right to head east on SW 14th Street
- Turn right to head south on SW D Street
- Turn right to head west on SW 24th Street - **STOP 2** (UP.Summit Main Entrance)
- Turn left to head south on SW Aviation Drive
- Turn left to head east on Airport Road/SW 28th Street
- Turn left to head north on S. Walton Blvd. to return to the Walmart lot

Alternate Route (orange)

- If SW D Street is not approved for closure.
 - From SW 14th Street, turn right to head south on S. Walton Blvd.
 - Turn right to head west on SW 24th Street



UP.SUMMIT2025

Community Day Street Closure Proposal

Complimentary shuttle service will be provided to attendees. The intention is to use the Walmart HQ parking lot for event parking and shuttle access (still to be confirmed).

There is no public event parking on the east side of the airport. "No Event Parking" signs will be posted along S. Walton Boulevard from SW 14th to SW 28th.

We are planning Community Day activities at the parcels located at SW I and SW 14th, so this year's route includes an extra stop before reaching the main event entrance. The bus route is one loop.

The request is to close SW D Street at SW 20th through SW 24th Streets and use it as a one-way for buses, pedestrians, and cyclists to reach the UP.Summit event entrance.

With the activation at SW I and SW 14th, we expect and will direct attendees who are walking or cycling to use Osage Park as a crossover to reach the east side of the airport. The pathway plan is as follows:

Pedestrians & Cyclists via Osage Park

- Use the crosswalk at SW I Street to access the east side of the sidewalk
- Head south on SW I Street toward the Osage west path
- Head east into the park to cross over to the park's south entrance at SW 18th Street
- Exit the park via SW 18th Street
- Head south on SW E Street
- Head east on SW 20th Street
- Head south on SW D Street
- Head west on SW 24th Street to the event entrance

Event personnel and wayfinding signs will be located at various intersections of the route to help guide attendees and ensure that the overall movement is contained within the designated route.

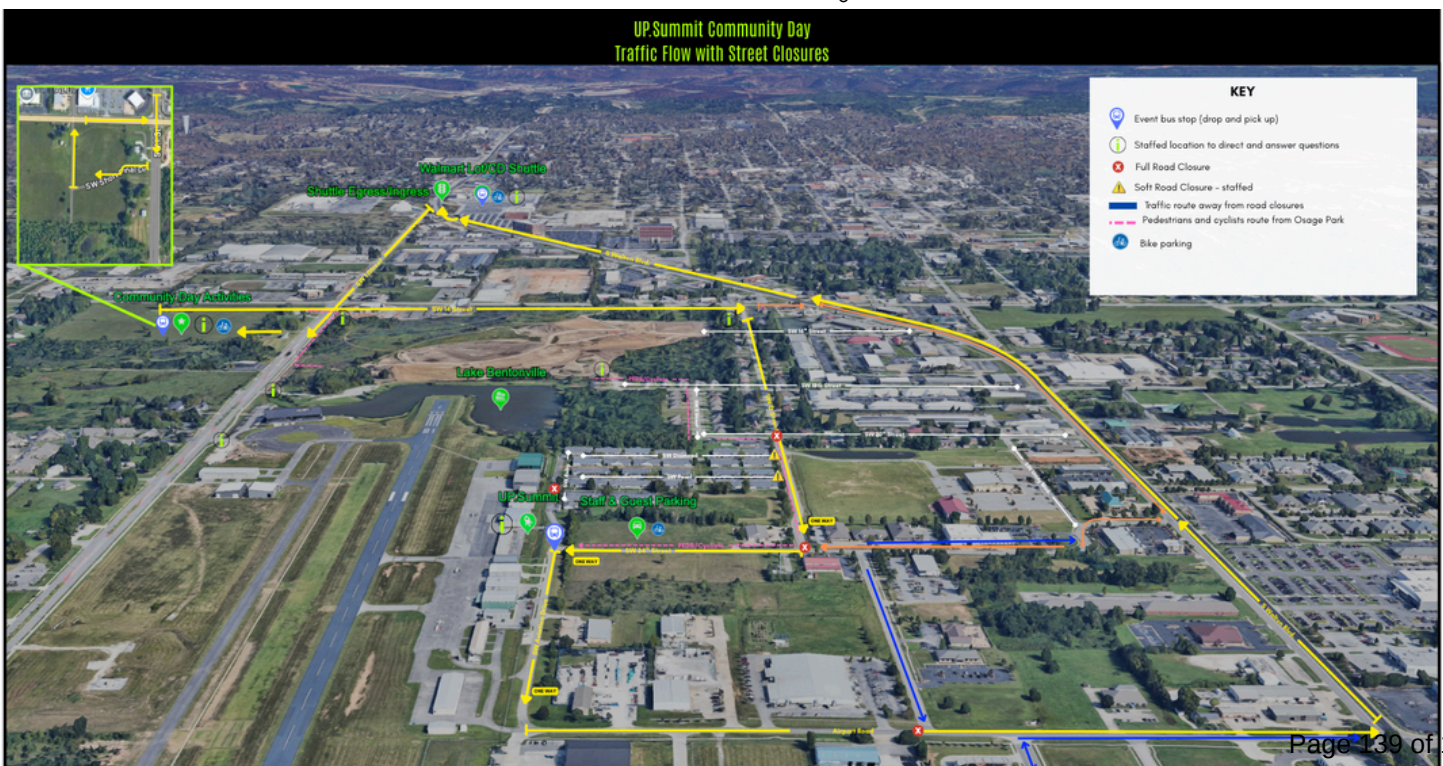
If the SW D Street route is not approved, the alternate plan is for buses to use S. Walton Boulevard to SW 24th Street. The pedestrian movement remains the same. Full and soft street closures are:

Full Street Closures

- SW D Street at SW 20th to SW 24th Street
- SW Ruby from Diamond to SW 24th
- SW 24th Street at SW D Street
- SW Airport Road/SW 28th Street at SW D Street

Soft Street Closures

- SW Diamond at SW D Street
- SW Pearl at SW D Street
 - Personnel at each location are to allow residents to come and go.
 - Residents who live on Diamond and Pearl will be directed to use SW 20th when returning home.



UP.SUMMIT2025

Community Day Security and EMS Stations

Dedicated event security will be provided for UP.Summit Community Day and the VIP event.

- Detail begins September 22 and wraps October 2.

Discussions are in progress with the Bentonville Police and Fire Departments for additional support for Community Day. BFD will also have the required units on site during the air shows scheduled for September 28 and 29, respectively.

The following areas will have coverage from either event security, BPD, or both.

- UP.Summit Event
 - Airport side event footprint
- SW Aviation
 - The event's main entrance
 - Summit Aviation building
 - Main gate
- SW 24th Street
 - Road closure
- SW Airport Dr
 - Road Closure
- SW 12th Street
 - South end of the airport runway
- SW I Street
 - Thaden Fieldhouse
 - Exterior
 - Airport side circle
 - Agracel Professional Park
 - Game Composites
- SW I and SW 14th parcel
- Walmart parking lot

Emergency Medical Service vehicles will be available throughout the UP.Summit event footprint.

During the air shows, they will also be stationed in Lake Bentonville and on the west side of the airport.



UP.SUMMIT2025

UP.Summit VIP Parking

Parking will be provided to UP.Summit VIP guests, staff and vendors at the parcel located at SW 24th Street.

The area will be cordoned off with “bike rack” barriers that Community Day guests can use.

The area will be monitored by event security.



UP.SUMMIT2025

Exhibitor Layout and Movement

UP.SUMMIT

2025 Exhibitors List

<https://docs.google.com/spreadsheets/d/1GoonQmP7yRkRw3K3ACbws211qMBN8vwnAMF6A040M/edit?gid=876277148&gid=876277148>



EXHIBITOR LOAD IN/OUT FLOW



RESTRICTED ACCESS
VBT Runway and Taxi Ways

UP.SUMMIT2025

Hangars 1 and 2 Concepts

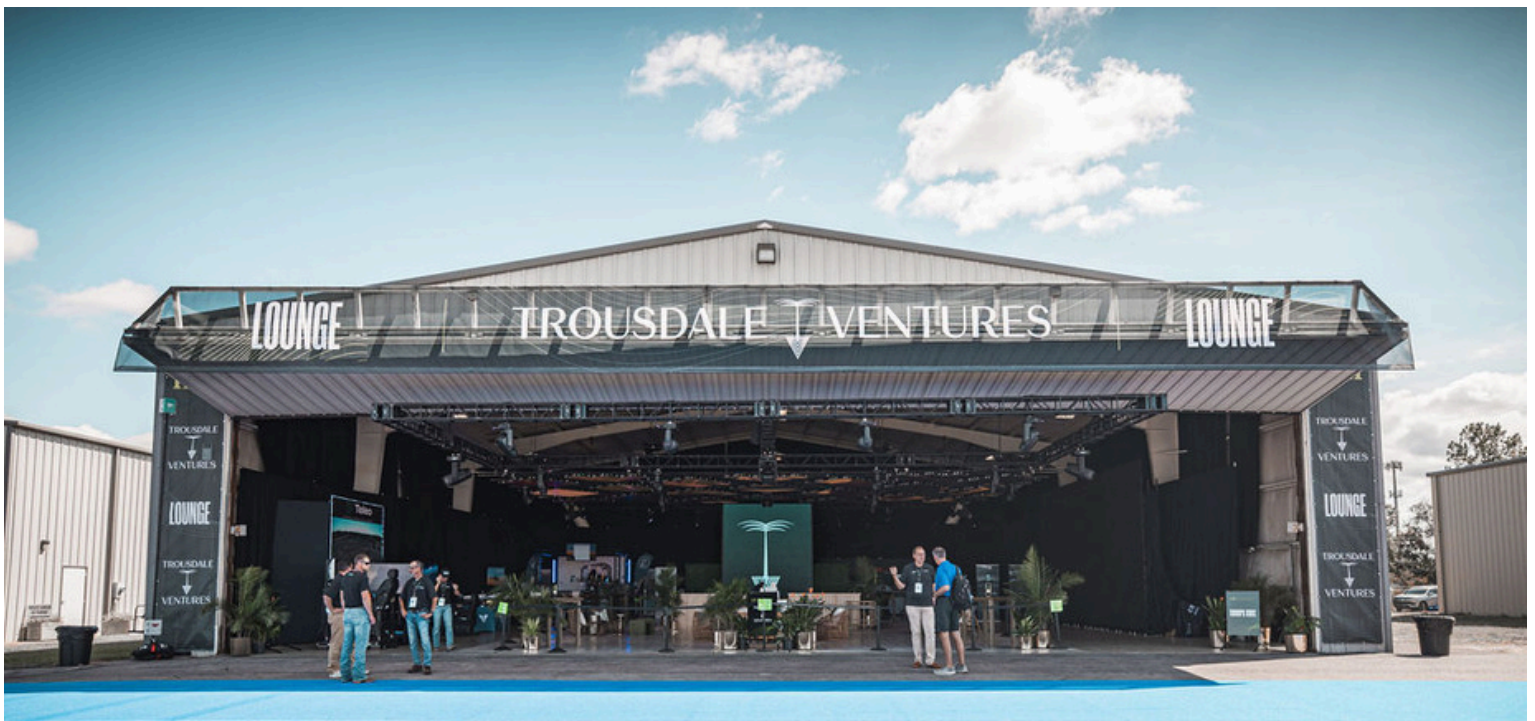
HANGAR 1 JETZERO AND SIEMENS COLLABORATION

Inspiration image from 2024

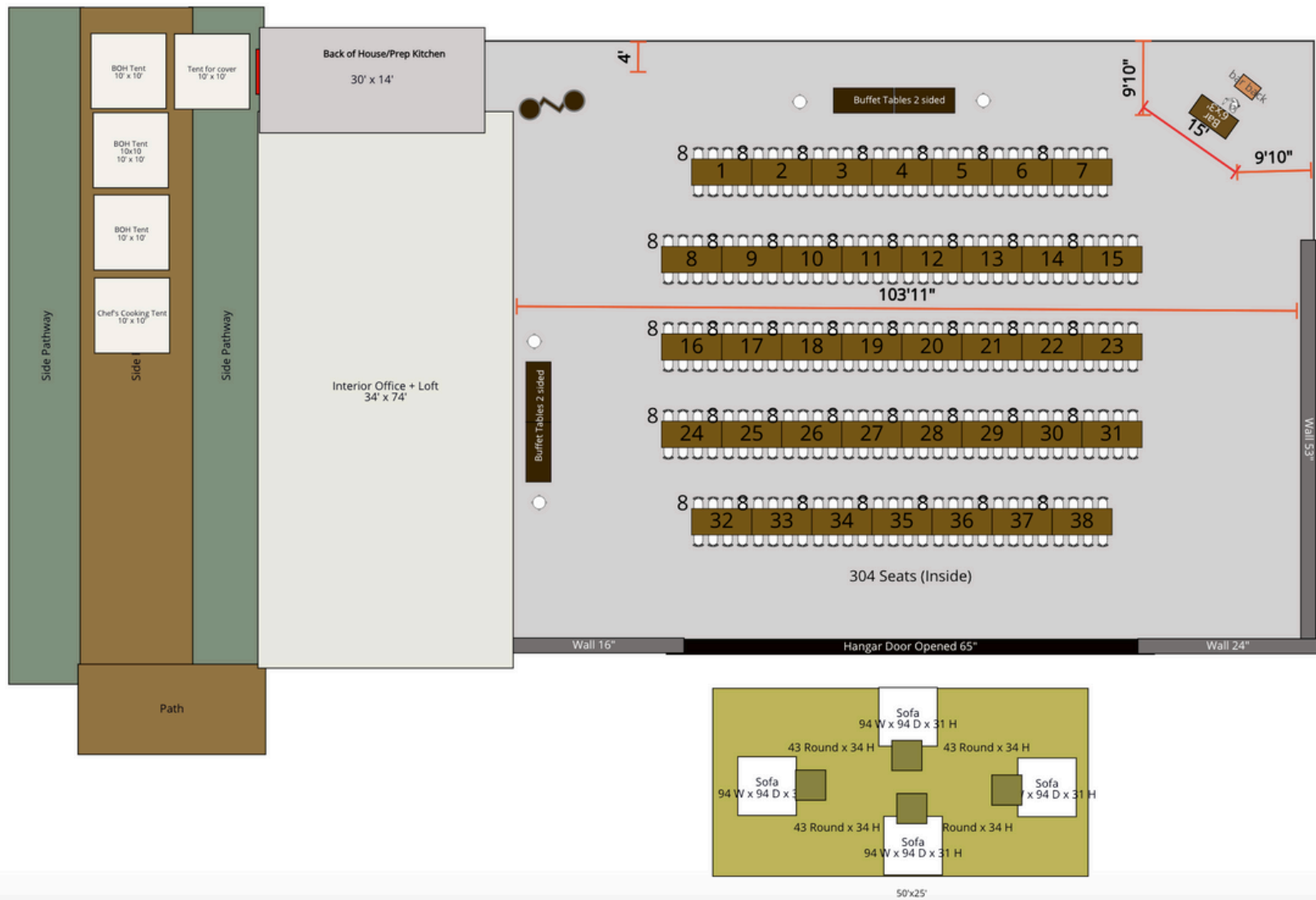


HANGAR 2 TROUSDALE LOUNGE

Inspiration image from 2024



Private Hangar Dining and Catering Layout



UP.SUMMIT2025

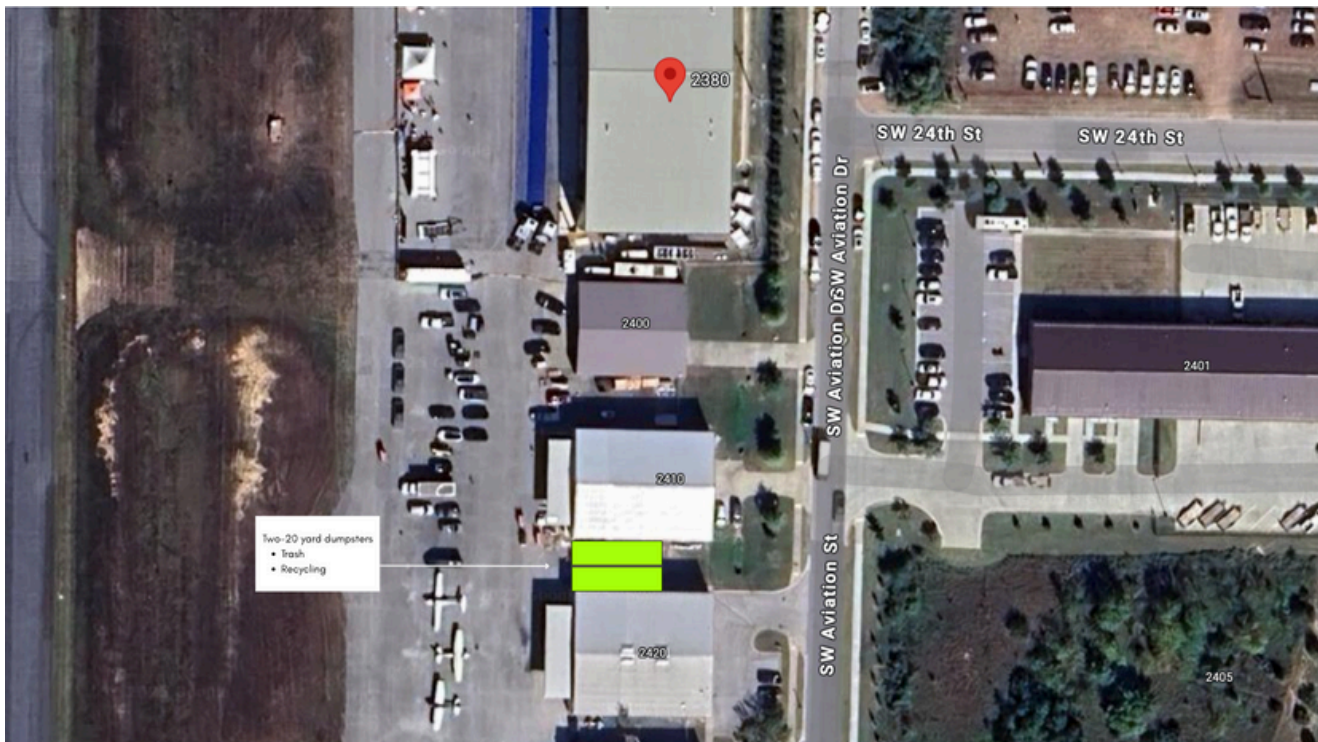
Waste Management

Two 20-yard dumpsters will be situated at the south edge of the event footprint, next to 2410 SW Aviation Drive. One will be allocated for trash and the other for recycling.

Mann's Waste Solutions will provide the dumpsters and service them accordingly. The waste trucks will enter the Main Gate on the airport's south end.

Multiple containers for trash and recycling will be provided throughout the event footprint, which will be emptied regularly by janitorial staff provided by Absolute Janitorial.

For Community Day, we add additional trash receptacles courtesy of Visit Bentonville.



↑UP. SUMMIT 2025

THANK YOU!

Contact: Nancy Reid
310.497.2234
nancy@up.partners



N & J Family Properties, LLC

North of Phillips Cemetery, south of Haxton, east of Mill Dam

PC Date: 7/15/2025

Staff Report Details

Project Number	(RZ25-0030)
Applicant / Current Owner	N & J Family Properties
Site Area	+/- 218 Acres
Current Zoning	
Requested Zoning	R-1 Low Density Single Family Residential
Current Future Land Use Map Designation	Rural and Estates
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ25-0014

Property Description

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

Project Details

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

This property is within a Future Study Area that the city council asked to be further reviewed during the approval process of the Future Land Use Map. The city council wanted stakeholders to envision this area as something other than rural. The applicant provided the Commission an outline of the project on April 1, 2024 and has amended their request to preserve open space areas between pockets of low density residential.

Relationship to the Community Plan

This project was originally considered by the Planning Commission on April 1, 2025. The area was within the southerly future study area that Council requested for the amended Future Land Use Map and staff recommended that further study was needed prior to consideration. The applicant tabled the item at that time. The future study area is nearing completion and has recommended adding two neighborhood centers to the area, adding a rural node district to the zoning code and preserving open space areas. The applicant has responded with an application that is consistent with the proposed changes. The rezone request is only for the tops of the ridges, keeping the valleys zoned agricultural.

Public Comment

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

Analysis / Waivers

Consistency

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

Impact

The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, R-1 is in alignment with the Rural and Estates place type and will implement the Citywide vision of where growth is appropriate, as detailed in the Future Land Use Map.

Compatibility

The rezone application nestles growth within open-space areas, providing a thoughtful integration of growth within a rural setting. The applicant writes in their narrative that a primary intention behind this project is to preserve the charm of the natural Arkansas landscape while cultivating a community that centers on agricultural values with a contemporary twist.

Intensity

The intensity is extremely low given the large areas of open space that are being preserved with this rezone application.

Orderly Transition. This application transitions from open space to low-density residential in an orderly manner.

Review Criteria

Please see the applicant's narrative and checklist for the applicant's satisfaction of the review criteria.

Conclusion

Staff recommends approval of the rezone request as it is consistent with both the current future land use map and the proposed changes within the future study area.

Additional Details

Legend

 Pending PC Item

Zoning

 A-1 Agricultural District

 C-1 Neighborhood Commercial

 C-2 General Commercial

 C-3 Central Commercial

 D-C Downtown Core

 D-E Downtown Edge

 DN-1 Downtown Neighborhood 1

 DN-2 Downtown Neighborhood 2

 DN-3

 DN-4 Downtown Neighborhood 4

 I-1 Light Industrial

 I-2 Heavy Industrial

 PRD

 PUD

 R-1 Single Family Residential

 R-2 Duplex & Patio Home

 R-3 Medium Density Residential

 R-4 High Density Residential

 R-E Residential Estate

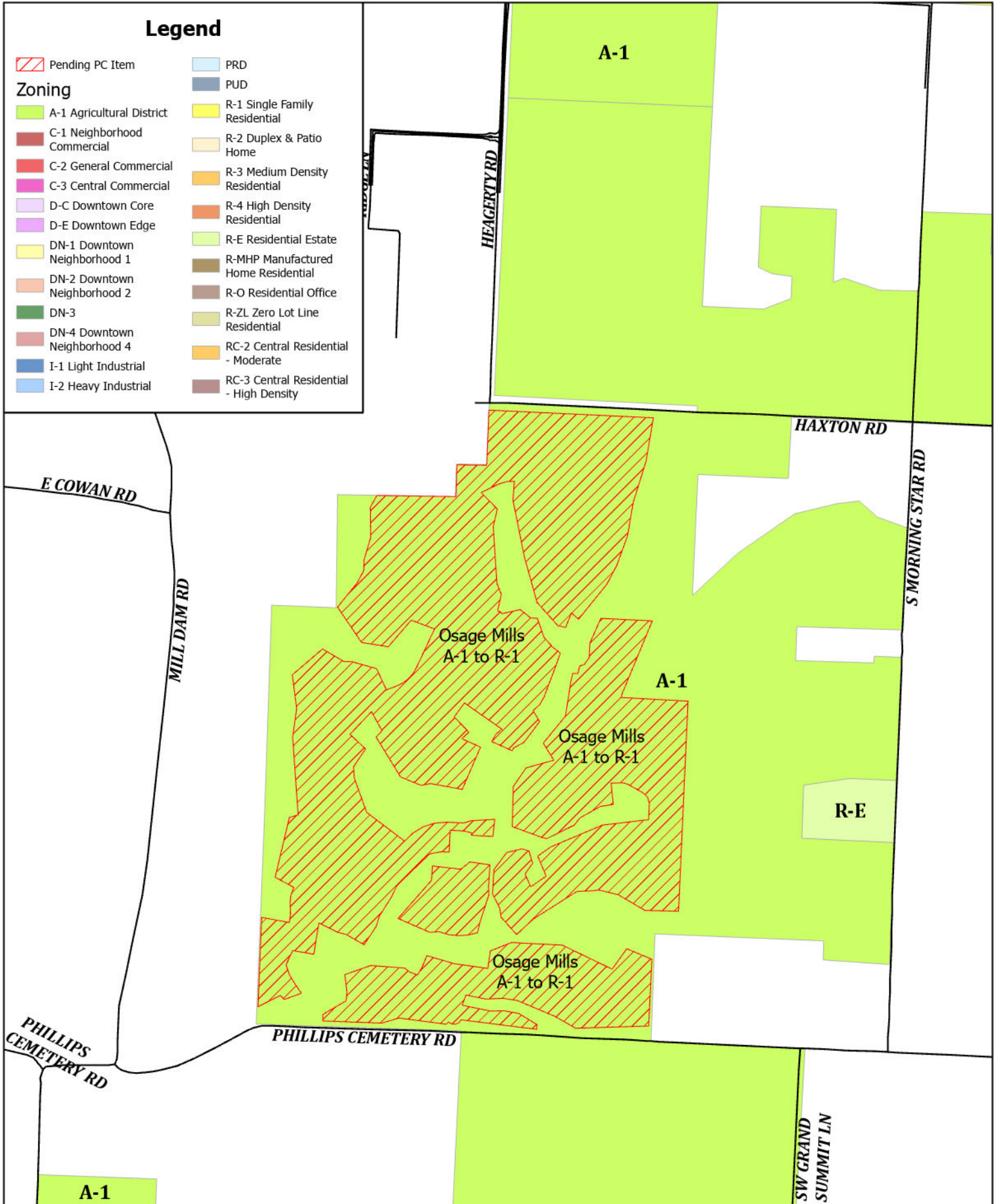
 R-MHP Manufactured Home Residential

 R-O Residential Office

 R-ZL Zero Lot Line Residential

 RC-2 Central Residential - Moderate

 RC-3 Central Residential - High Density



RZ25-0030
Osage Mills
Rezone A-1 to R-1





Buffington Homes Presents

OSAGE MILLS

In the golden light of an Ozark
morning, a village begins.



WELCOME TO OSAGE MILLS

At the heart of Osage Mills lies a vision to create a sustainable haven that honors and protects the natural beauty of Northwest Arkansas. Through thoughtful planning and conscientious design, the development aspires to integrate seamlessly with the region's landscape, preserving its inherent charm while offering residents a contemporary lifestyle characterized by harmony, tranquility, and environmental responsibility. Osage Mills will be a community that highlights responsible development coexisting with nature.

Through its commitment to low-impact stormwater management and preservation of Northwest Arkansas' natural beauty, the development exemplifies a vision for sustainable living that honors the past, cherishes the present, and safeguards the future of our region.





OZARK AGRI-HOOD

The Osage Mills Agri-Hood is envisioned as a low-density rural neighborhood that honors the agricultural and cultural legacy of the Ozarks while embracing forward-thinking land use and sustainability practices. Located in western Benton County, near the historic site of Osage Mills, the development seeks to preserve and reinterpret the rural character that has long defined this region.

An "agri-hood" is a community designed around a working farm or agricultural space, where food production, open space, and rural identity are central features of daily life providing access to shared green spaces, and a deeper connection to the land.

Low-Density Residential Design: Homes clustered around shared agricultural areas, preserving the majority of land for open space, farming, and natural features. Lot sizes and building placement are designed to reduce sprawl while maintaining a rural feel.

Heritage Preservation: Trails, signage, and community spaces will commemorate the history of Osage Mills and the broader milling culture of the Ozarks. Architecture and materials will draw inspiration from historic agrarian buildings native to Benton County.

Community Gathering & Education: A community barn will serve as a hub for farm-to-table dinners, seasonal festivals, and educational workshops on farming, conservation, and Ozark traditions.

This thoughtful, place-based approach offers an alternative to conventional subdivisions by prioritizing land stewardship, food resilience, and cultural memory. In doing so, the Osage Mills Agri-Hood becomes more than a neighborhood—it becomes a living tribute to the history, landscape, and values of Northwest Arkansas.



OSAGE MILLS

PROPERTY OVERVIEW

Located north of Phillips Cemetery Road, south of West Pleasant Grove Road and East of Little Osage Creek. The parcels are currently zoned A-1, Agricultural District. The request is to rezone to R-1, Low Density Single Family Residential. The subject property is currently surrounded by agricultural farmland but is an extension of the rapid, expansive growth from the East in Rogers and Cave Springs and Bentonville to the North.

We are requesting this rezoning to better align with the current and future needs of the community. Northwest Arkansas, and Bentonville in particular, are facing rapid development combined with a housing shortage as well as a lack of attainably priced homes. Bentonville, specifically the project area of southwest Bentonville surrounded by Cave Springs and the XNA corridor, is experiencing rapid growth and development directly adjacent to the Bentonville City limits. Evening Star Elementary has also seen growth around its school zone increasing the need for single family housing in the area. The growth pressures in the area, the completion of the Pleasant Grove Ext. and the future expansion of HWY 612 and HWY 112 will continue to encourage growth in this key area of Benton County as it is centrally located and easily accessible.

This property is impacted by FEMA-mapped Zone A on the far west side of the property through Little Osage Creek , encompassing floodplain associated with the 1% annual chance storm event.

A wetlands and water delineation report was conducted by Crafton Tull which identified no wetlands on the property but considers the western stream to likely be jurisdictional waters under CWA. The property contains a stream running through the center that encompasses a watershed of approximately 5km and four man-made ponds that are likely not jurisdictional under the CWA. An in-depth report will be provided to Bentonville Engineering for further analysis.

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

Proposed signage to be determined at the preliminary plat meeting.

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



NARRATIVE

PROJECT OVERVIEW

The pressures of growth often lead to rapid and poorly conceived and designed development which in turn can lead to long term concerns for municipalities. We believe that the proposed rezone will allow us to contribute to the expansion in a meaningful way by creating a gentle transition from the denser development to the east in the Scissortail, Evening Star and Morning Star Communities (generally 4 units per acre, See exhibit A for growth data). We've spent a year designing a community that can provide a gentle transition into land that has traditionally been used for agricultural purposes. Our goal throughout the design process has been to center our focus on preserving the historical use and undeveloped nature of our site with a community that works in conjunction with the land. Our proposed development does not intend to bend the land to its will but instead we hope to act as a partner seamlessly blending long term, well built forever homes into the environment in ways that fit and flow.

It has been noted by review staff that this development will be subject to the Enhanced Review Criteria. This is based in part on the perception that the property is currently unlikely or poorly suited for development under zoning districts allowed through standard review. However, recent residential developments in the area have changed that outlook significantly. Approximately 1,300 residential lots are in the development pipeline directly to the east of this site. With the City of Cave Springs recently completing a tie-in to the NACA system, those projects are now positioned to move forward, which will have a major impact on growth and infrastructure needs in the surrounding area. In this context, the proposed rezoning is essential to enable responsible residential development and to meet the increased demand for housing.

In light of these factors, the proposed development offers a timely and appropriate transitional solution. By introducing gentle density and thoughtful design, it bridges the gap between higher-density neighborhoods to the east and the historically rural character of the site. This project responds to the region's accelerating growth with a measured, environmentally sensitive approach that aligns with long-term planning goals. It represents a smart, intentional step toward accommodating demand while preserving the natural and cultural context of the area.



Comprehensive Plan Goals

The proposed community development aligns closely with Bentonville's comprehensive planning goals, offering a thoughtful approach to growth that balances housing needs with environmental stewardship and community well-being.

Preserving Rural Character and Open Spaces

By incorporating large lots ranging from 85 feet wide to one acre and preserving over 50% of the site as undeveloped land, the development supports the objectives of the Northwest Arkansas Open Space Plan. This plan emphasizes protecting valued natural landscapes and open spaces to maintain the region's high quality of life amid growth. The project's focus on conserving the existing tree canopy and integrating homes into existing field areas demonstrates a commitment to preserving the area's rural heritage and native ecosystems. See Exhibit B.

Enhancing Public Health and Ecosystem Integrity

The preservation of open spaces within the development contributes to positive public health outcomes by providing residents with access to natural environments, which can reduce stress, improve mental well-being, and encourage physical activity. Additionally, maintaining these green spaces supports the fragile Ozark ecosystems by promoting biodiversity and ecological resilience.

As part of the site strategy, native plant species will be restored throughout the open spaces to enhance habitat quality and soil health, while also reducing the need for irrigation and chemical inputs. Green corridors will be intentionally established to allow for wildlife movement through and around the community, ensuring that natural patterns are maintained and local species can thrive.

Tree preservation easements will ring and weave throughout the site, forming a permanent framework of mature canopy that not only anchors the landscape visually but also protects air and water quality, moderates temperatures, and serves as critical habitat.

In addition, the development will incorporate stream bank restoration measures to stabilize soils, reduce erosion, and improve natural filtration. These improvements will directly contribute to enhanced water quality within the Osage Creek Watershed, supporting long-term watershed health and aligning with regional sustainability goals. Together, these efforts create a community that not only protects but actively improves the natural environment.

Providing Quality Housing Options

Addressing the city's need for diverse housing options, the development offers a range of lot sizes that cater to various preferences while maintaining the area's character. This approach aligns with Bentonville's goals of creating neighborhoods that are friendly, safe, attractive, and engaged. Partnering with Buffington Homes of Arkansas, a locally owned and operated builder with over 40 years of experience, guarantees that the homes constructed will meet high standards of craftsmanship and design. By integrating Buffington Homes' high-quality construction and design into the proposed development, the community will provide durable, attractive, and functional housing options. This initiative supports Bentonville's comprehensive plan goals by enhancing the city's housing diversity and promoting sustainable growth.

Fostering Community Engagement

The development's design encourages community interaction by preserving natural spaces and promoting a neighborhood layout that fosters connections among residents. This supports the city's Great Neighborhoods Partnership initiative, which aims to build strong, engaged communities. In addition to the thoughtful layout, the community will feature a variety of shared amenities designed to bring neighbors together, including an event barn and farming center that will serve as gathering places for markets, workshops, and celebrations. A network of trails will weave through the preserved natural areas, connecting homes to pocket parks and open spaces, promoting walkability, and encouraging spontaneous interaction. These features are intentionally designed to create a sense of belonging, foster meaningful relationships, and support an active, connected lifestyle in harmony with the surrounding landscape.

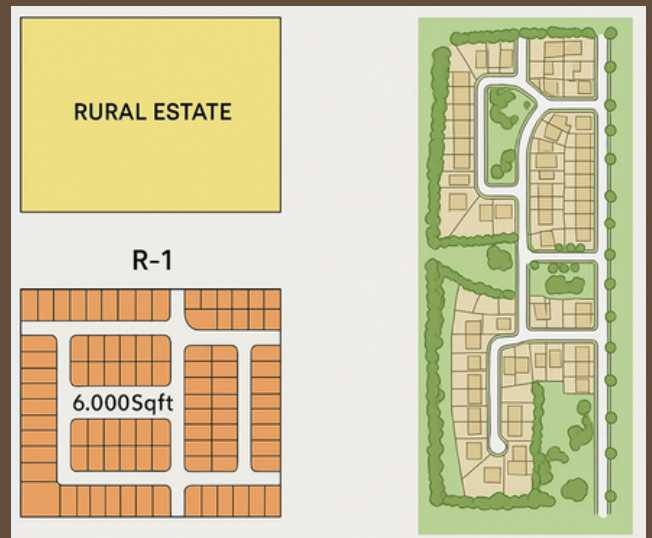
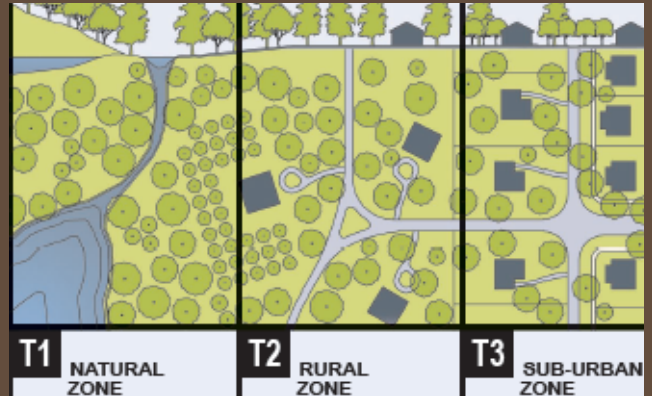
Review Criteria

Review Request : Currently zoned A-1, Agricultural District. The request is to rezone to R-1, Low Density Single Family Residential.

We are requesting this rezone to better align with the current and future needs of the community. Southwest Benton County is experiencing rapid growth and development, and we believe that the proposed rezone will allow us to contribute to the expansion in a responsible way.

The proposed rezoning aligns with the intent of the Future Land Use Map (FLUM) by preserving the rural character and natural ecosystems that define the area. While we are requesting R-1 zoning, this is due to the limitations of the current code, which does not provide a transitional zoning option between rural 2-acre lots and smaller 60-foot lots. Our development will bridge this gap by offering larger homesites ranging from 85 feet in width up to one acre, creating a low-impact, low-density neighborhood that respects the site's natural features.

Rather than relying on standard mass grading and uniform lot types, we are designing around the site's existing topography and tree canopy. Homesites will be individually graded and located primarily within open field areas, while wooded areas will be preserved through conservation easements. As a result, more than 50% of the overall site will remain undeveloped, ensuring compatibility with the surrounding place types and supporting the intent of the FLUM vision by maintaining rural heritage and protecting native landscapes while allowing gentle density to provide much needed housing.



Current FLUM Rural Estate Zoning: Min Lot Size 2 acres
The R-E District is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

Proposed R1 Zoning: Min Lot Size 6,000 sq. ft. The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Goal: Ideally we would like to zone into what would be defined as a T2.5 zone. T2.5 would represent a transitional zone between the Rural and Suburban zones, characterized by a gradual increase in density and built environment intensity, while still maintaining a connection to nature.

We seek to maintain open spaces and promote scenic attraction while allowing for slightly more density than allowed by current RE zoning. Lot sizes would range from 85x150 up to 1+ acres. Current code does not allow for this type of gentle transition between RE and R1.

Review Criteria (cont.)

Adequate infrastructure exists or is planned to serve the development allowed in the proposed district. Over the past four months, we have worked closely with Bentonville Utilities staff to determine the most feasible and efficient utility routes to the site. Through this coordination, we have confirmed that both water and sewer capacity are available to serve the proposed development however utility line extensions will be required to bring services to the site. The developer will be responsible for working in partnership with the Utilities Department to install the necessary infrastructure extensions to ensure service is delivered in accordance with city standards.

A development like this sets a strong precedent for future responsible growth in the region by demonstrating how thoughtful design can balance the need for new housing with environmental preservation and community well-being. By prioritizing large lots, conserving significant open spaces, protecting native ecosystems, and integrating community-focused amenities, this project shows that growth does not have to come at the expense of the area's rural character or natural resources.

Its emphasis on stream bank restoration, tree preservation easements, and wildlife corridors highlights a commitment to ecological sustainability that can serve as a model for future developments. Moreover, the inclusion of shared spaces like event barns, farming centers, trails, and pocket parks fosters a sense of place and community engagement that enhances quality of life.

This approach encourages developers, planners, and municipalities to embrace a holistic vision—one that supports both economic development and environmental stewardship. As a result, this project lays the groundwork for a development pattern that is resilient, connected, and aligned with the long-term goals of Bentonville and the broader Ozark region

The rezone request is consistent with the evolving development pattern in the area. As nearby communities such as Scissortail, Evening Star, and Morning Star have introduced higher residential densities (generally around 4 units per acre), this project offers a more measured and environmentally sensitive approach that complements and transitions from those developments at closer to 2.5 units per acre. By preserving over 50% of the site as open space, incorporating large lots ranging from 85 feet wide to one acre, and protecting key natural features through conservation easements, the proposed development creates a thoughtful and compatible land use pattern.

This is a unique property with the potential to create a lasting legacy for the City of Bentonville by demonstrating that rural character and open space conservation can successfully coexist with the goal of providing quality housing. The proposed district supports economic development by offering thoughtfully designed residential opportunities that meet the growing demand while preserving the natural and cultural identity of the area.

Preserved open spaces not only help maintain the fragile Ozark ecosystems—supporting native wildlife habitats, water quality, and soil stability—but also contribute significantly to positive public health outcomes. Access to green space has been shown to reduce stress, encourage physical activity, and improve overall community well-being. This project will serve as a model for how new development can enhance, rather than replace, the unique character of Bentonville and rural Arkansas—providing homes for both newcomers and existing residents in a way that prioritizes long-term environmental health, public welfare, and quality of life.

While we are currently applying for an R-1 zoning designation, the future build-out of the site is envisioned to include a mix of place types, including agricultural and open space areas. This approach supports a more holistic and context-sensitive development pattern that aligns with the review criteria by preserving natural features, maintaining rural character, and promoting a thoughtful transition between land uses. By incorporating these additional place types, the overall plan will reflect a balanced mix that enhances compatibility with the surrounding area and reinforces the intent of the Future Land Use Map.

Exhibit A: Growth Data

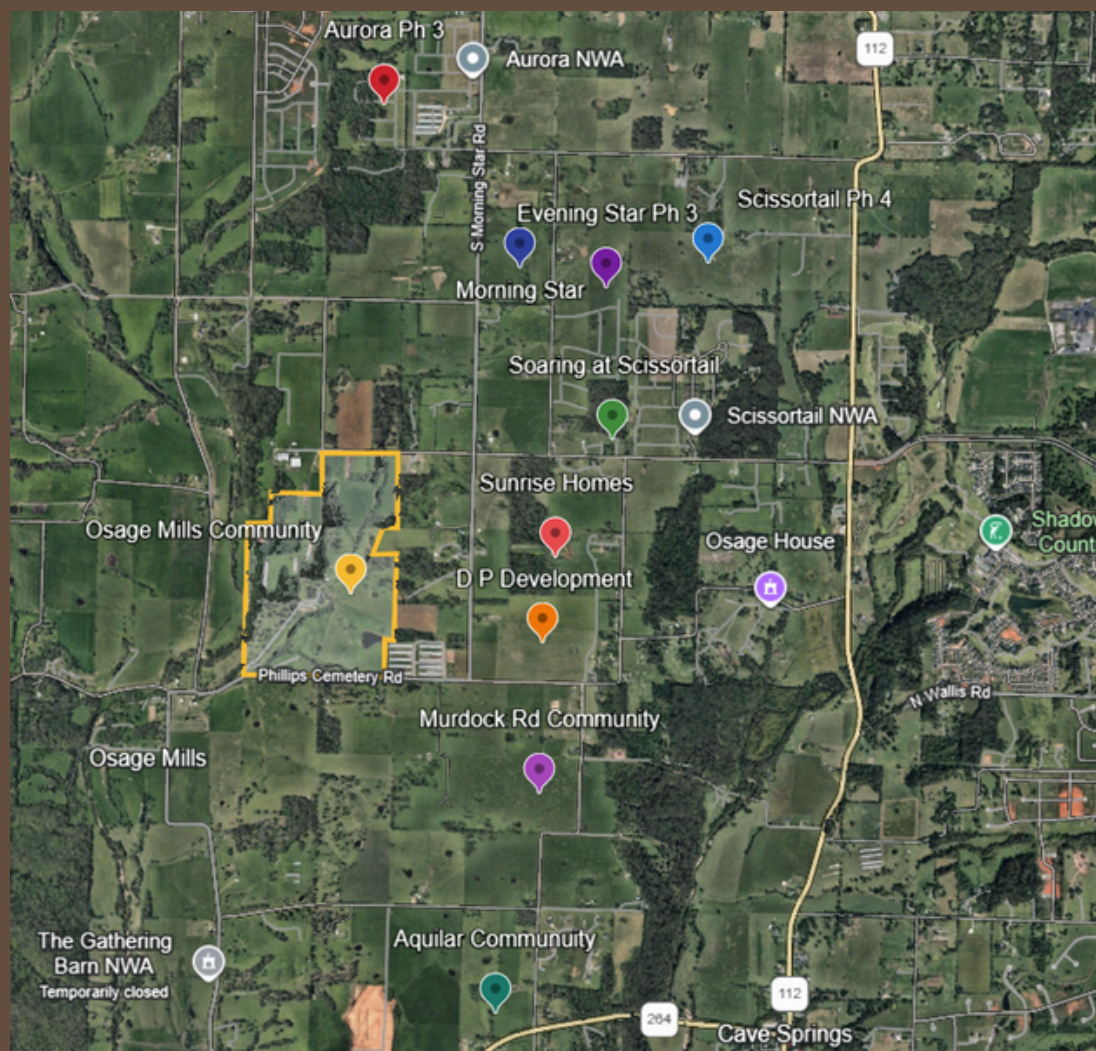
1 mi Radius

The proposed development is consistent with the growth trends and land use patterns observed in the surrounding area. Similar rezoning requests have been approved within a three-mile radius, including in both Bentonville and nearby municipalities, indicating regional support for this type of residential development.

Furthermore, the area around Evening Star Elementary has experienced significant growth, reflecting the continued need for single-family housing options. This proposal aims to thoughtfully respond to that demand, supporting orderly development and helping to meet the housing needs of current and future residents.

- 89 New Homes in a 1 mile radius sold in the last 12 months
- 415 +/- New Homes Projected in a 1 mile radius in the next 12 months
- 1368 +/- New Homes Projected in a 1 mile radius 16 months
- Current Rezoning or Plat Review : 457 homesites
- Homes at Vertical Construction : 215
- Land Development Construction : 331

Growth Projection Map



- Aurora Phase 3
- Morning Star
- Evening Star Phase 3
- Scissortail Phase 4
- Soaring at Scissortail
- Sunrise Homes Development
- D P Development
- Trillium
- Aguilar Property

Exhibit A: Growth Data (cont)

1 mi Radius

Aurora Phase 3

- 40 Acres
- 79 Lots in Phase 3
- 10 Estate Lots
- 69 Single Family Lots
- 1 Acre + Estate Lots
- \$455,000-315,000
- .3 Acre Lots
- \$173,333-105,000

Scissortail Ph 4

- 80 Total Acres
- 237 Lots
- Sold for \$5,167,000
- Price Per Lot \$21,801

Soaring @ Scissortail

- 5.05 Acres
- 18 Developed lots
- Single Family
- Sold for \$2,040,000
- Price Per Lot \$113,333.33

Evening Star Ph 3

- 28 Total Acres
- Buffington Homes
- 80 Phase 3 Lots
- Sold for \$3,250,000
- Price Per Lot \$40,625

Morning Star Subdivision

- 46 Total Acres
- D R Horton
- 83 Lots
- No Sale Data Listed

Sunrise Homes

- 45 Acres
- Planned Development
- Sold for \$2,000,000

Aguilar Community

- Rezoned for Single Family Residential Community
- 48 Acres
- Sold Price Not Given

Evening Star Ph 3

- 28 Total Acres
- Buffington Homes
- 80 Phase 3 Lots
- Sold for \$3,250,000
- Price Per Lot \$40,625

Murdock Community

- 95 Acres
- Zoned R-3
- Trillium Investment LLC
- Planned development on east, west, and south parcels around Murdock rd.
- All Parcels together \$7,564,000
- 278 Total Lots
- Average Cost Per Lot \$27,208

EXHIBIT B SITE DEVELOPMENT

The property owners and developer are committed to ensuring that the natural beauty of the property is preserved for future generations. We intend that the property will fit in with the surrounding built and natural environment upon completion.

Preservation of Natural Beauty

Buffington Homes is committed to preserving the natural beauty of Northwest Arkansas, recognizing it as a precious resource to be safeguarded for future generations. Through careful site planning and preservation of green spaces, wetlands, and natural habitats, the development seeks to seamlessly blend with the surrounding environment, ensuring that residents can continue to enjoy the region's scenic vistas and diverse ecosystems.

Stormwater Management

Osage Mills will prioritize low-impact stormwater management strategies to minimize its overall ecological footprint. Bioswales, existing topography and tree canopy will be strategically utilized throughout the development to capture and infiltrate stormwater runoff, reducing erosion and pollution while replenishing groundwater reserves.

Native Landscaping & Habitat Restoration

Native landscaping will be incorporated extensively throughout the community to enhance biodiversity, provide habitat for local wildlife, and promote ecosystem resilience. By restoring natural habitats and incorporating indigenous plant species, the development aims to create a vibrant ecological tapestry that complements the region



☒ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

☒ Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M Future-Land-Use-Map-and-Zoning-Alignment-Policy](#)

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

- **Consistency with the vision of the Community Plan**

*(Is the request supported by the vision and guiding principles of the Community Plan? **Applicants: please check which elements are consistent with the Community plan and demonstrate in your narrative how your project meets the vision of the Community Plan.***

bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

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





Development Impact, Intensity and location



Impact foreseen in the Future Land Use Map

(Does the proposed rezoning fit within the place type, i.e. SR?)



Intensity and Significant Economic Development criteria (for ER)



Is the adjacent zone similar to the requested rezone?



Is the proposed rezone near the center of a “Center” or “Corridor” place type?



Is the proposed rezone near the edge of a “Neighborhood” place type?



Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public’s health, safety, and welfare.



Compatibility



Compatibility with Neighboring Development

(Is the rezone compatible with recent development activity in the surrounding area?)

Name: Trent Woessner

Date: 2025/06/13

Signature: 



Consent Agenda Item [2025-523](#)

For the Planning Commission meeting on July 15, 2025

Details

Please find the link to SB 227 (Act 505)

here: <https://arkleg.state.ar.us/Home/FTPDocument?path=%2FACTS%2F2025R%2FPublic%2FACT505.pdf>