



**Planning Commission
Meeting Agenda
September 2, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/89928886181>

I. Call to Order

II. Approval of Minutes

- | | |
|---------------------------------------|------------------------------------|
| 1. August 19th Meeting Minutes | Approval of Meeting Minutes |
|---------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|--------------------------------|
| 1. Calvary Church Addition
2610 E Central Ave (LSD25-0027) | Large Scale Development |
| 2. Sage Valley Subdivision
North of Valley and Fillmore St (PP25-0006) | Preliminary Plat |

IV. New Business

- | | |
|--|---------------|
| 1. West Edge Bungalows Parking
Waiver
500 Block of SW E St. (WAV25-0014) | Waiver |
|--|---------------|

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. Wilkinson
401 Southeast C Street (RZ25-0036)
Rezoning: DN-2, Downtown Medium Density Residential to D-E, Downtown
Edge (Enhanced Review) | Rezoning* |
| 2. Compton Hotel - Temporary Parking
202 SE 2nd St. (CU25-0025)
<i>Temporary gravel parking lot.</i> | Conditional Use Permit* |
| 3. Walmart Stores / Wing Drone
Delivery
406 S Walton Blvd (CU25-0028)
<i>Long-Term Temporary Uses or Structures</i> | Conditional Use Permit* |
| 4. La Dimora Sociale
414 Southeast Sixth Street (CU25-0022)
<i>Type "B" Home Occupation in DE, Downtown Edge</i> | Conditional Use Permit* |
| 5. Cornerstone Lutheran Church | Conditional Use Permit* |

2502 Southwest 14th Street, Suites 12 & 14 ([CU25-0024](#))
Religious Facilities within C-2, General Commercial

6. **911 SE Walton Blvd LLC** **Rezoning***

911 Southeast Walton Boulevard ([RZ25-0035](#))

Rezoning: C-2, General Commercial to DE, Downtown Edge (Standard Review)

7. **RB Group Inc.** **Rezoning***

703 SE C St ([RZ25-0037](#))

Rezoning: R-1, Low-Density Single-Family Residential to D-E, Downtown Edge
(Enhanced Review)

V. Other New Business

VI. Old Business

VII. Other Business

1. **FOIA Update - Definition of a "Governing Body"** **Admin**

2. **Guide for Trash Collection** **Informational**

3. **Unified Development Code Update** **Informational**
<https://www.planbentonville.com/>

VIII. Adjournment



**Planning Commission
Meeting Minutes
August 19th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1592/media>

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

Commissioners Absent:

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Casey Hackler, Braedyn McBroom

I. Call to Order

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

II. Approval of Minutes

1. August 5th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Commissioner Ibekwe, second by Commissioner Hipp.
- Minutes are approved 7-0.
- Commissioner Kerr requests, without objection, that Items 1 and 2 under New Business be moved to the Consent Agenda with all associated waivers and conditions. No objections heard.

III. Consent Agenda

1. NW K Townhomes

Large Scale Development

101 Northwest K Street ([LSD25-0006](#))

Waiver: Section 1100.02(a)(3) Distance between the curb cut and the intersection with Central. Applicant is requesting 72' instead of the required 100' to allow the project to be laid out as proposed.

2. Skyview Acres, Lots 7 and 8

Lot Split

1202 Convair Street ([LS25-0008](#))

3. The Reserve Subdivision, Lots 8 & 9

Property Line Adjustment

3704 Southwest Regional Airport Boulevard ([PLA25-0022](#))

4. **Morgan Sidewalk Waiver**

Waiver

38 Meadowbrook Circle ([WAV25-0011](#))

A waiver from Section 1100.15 (d), requirement of property owner to construct sidewalk.

5. **HWY 102 Townhomes**

Large Scale Development

3331 Southwest 14th Street ([LSD25-0020](#))

Waiver: Section 1100.02(a)(6) Distance between curb cuts. Code requires 250' from the existing driveway on Hwy 102 to the est. The applicant is requesting 54' due to the large retaining wall that precludes a shared driveway solution for the project.

- **LSD approved with the following conditions:**

- The exit drive must have a right turn only sign.
- The exterior property line elevations need to be resubmitted for both vertical and horizontal articulation as determined by the Planning Director prior to precon.
- ARDOT approval is required for the right in right out driveway prior to precon.

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

IV. New Business

Advertised Public Hearings

1. **Walmart Campus**

**Planned Unit Development
Amendment***

The south side of SE 10th St, west of Excellence Dr. ([PUD20-0002](#)) *Revision 20*

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Bill Watkins, representing the applicant, is present to answer questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the PUD amendment.
- PUD amendment is approved 7-0.

2. **Southern Sights LLC**

Ordinance*

800 Northwest D Street ([RZ25-0031](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Mark Haney, the applicant, is present to answer questions.
- Lisa Lockwood, a member of the public, objects to the rezone.
- Steve Lockwood, a member of the public, objects to the rezone.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezone.

- Rezone is approved 7-0.

3. **Southern Sights LLC**

Ordinance*

802 Northwest D Street ([RZ25-0032](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Mark Haney, the applicant, is present to answer questions.
- Chip Stacey, a member of the public, voices concerns about the rezone.
- Lisa Lockwood, a member of the public, objects to the rezone.
- Steve Lockwood, a member of the public, objects to the rezone.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezone.
- Rezone is approved 7-0.

4. **Dragon Real Estate LLC, Michael Reddock**

Ordinance*

517 Hook Street ([RZ25-0034](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Taylor McBride, representing the applicant, is present to answer questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezone and the issues with floodplain on the lot.
- Rezone is denied 5-2 with Commissioners Wright and Bryant voting yes.

V. Other New Business

VI. Old Business

1. **Amendment to the Large Scale**

Ordinance*

Development expiration requirements

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the ordinance.
- Ordinance is approved 7-0.

VII. Other Business

VIII. Adjournment

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



Calvary Church Addition

2610 E Central Ave

PC Date: 8/5/2025

Staff Report Details

Project Number	LSD25-0027
Applicant / Current Owner	Calvary Church Addition
Site Area	+/- [4.4] Acres
Current Zoning	R-O, Residential Office
Requested Zoning	NA
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	NA
Development Type / Use	Church/Religious Facility
Related projects	

Property Description

The property is located on E Central Avenue. The property is presently zoned R-O, Residential Office, with a future land use designation of Walkable Neighborhood. Surrounding zoning districts include PUD, Planned Unit Development property to the south, R-ZL, Zero Lot Line Residential to the south, R-1, Single Family Residential to east and north, A-1, Agriculture to the west, and C-2, General Commercial to the southwest. The property has direct access to Blueberry Lane to the north of the property.

Project Details

The proposed project is for an expansion to the Calvary Tabernacle Church. The building is 46,291 square feet. The use requires a minimum of 212 spaces, the applicant is proposing 216 spaces, including 7 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. On the north, street-facing facade, the project provides 78% Primary Materials, composed of Brick, Glazing, and ACM panel. The remainder of the building is composed predominately of the Special-use Primary Material of three-coat cement based stucco with the following breakdown:

Project Details

South Facade: 9% Primary Materials, 91% Special Use Primary Materials

East Facade: 21% Primary Materials, 79% Special Use Primary Materials

West Facade: 20% Primary Materials, 80% Special Use Primary Materials (The western facade, however, is blocked from view by the existing brick church that will remain).

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

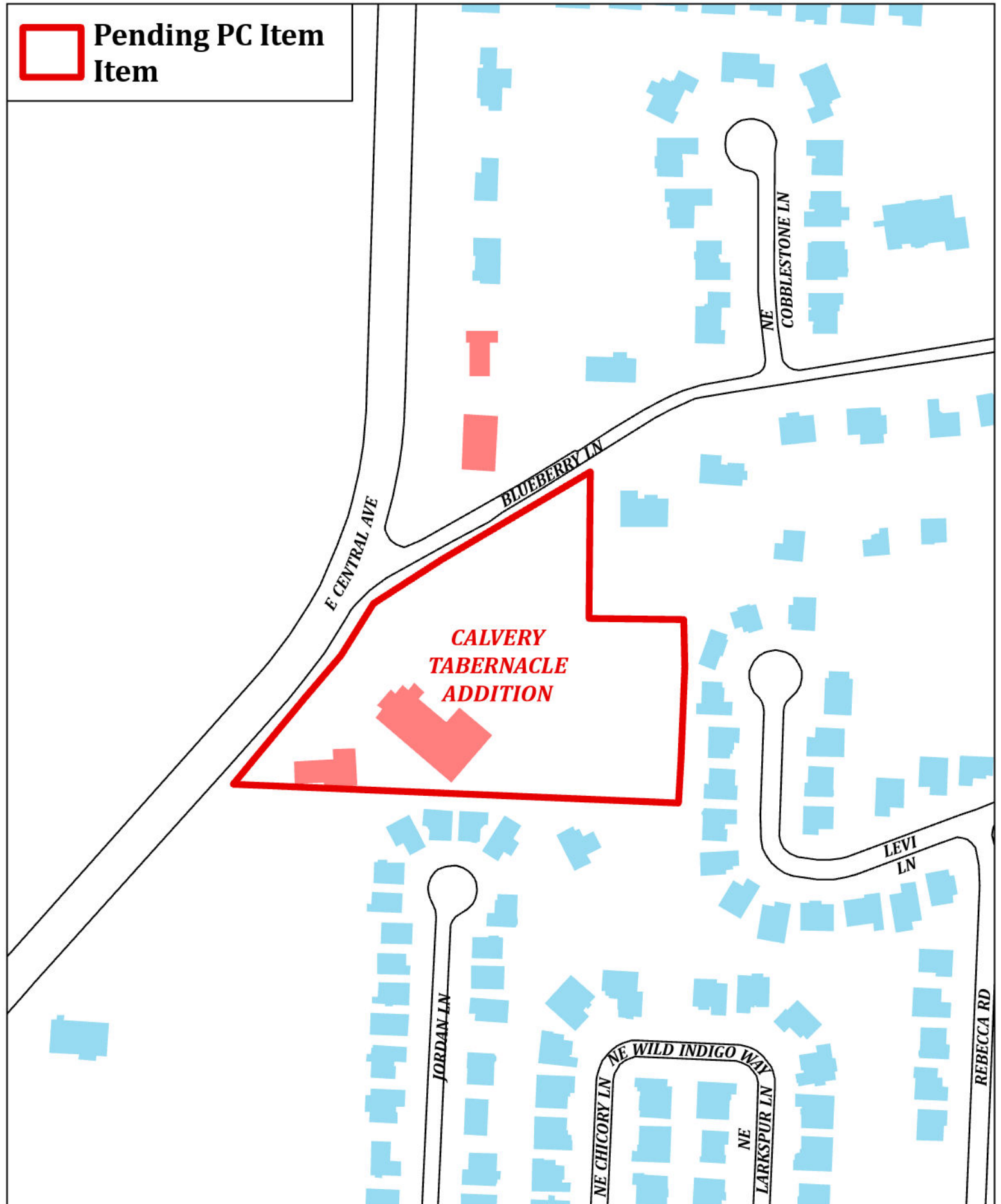
Conclusion

Staff recommends approval

Additional Details



Pending PC Item
Item



LSD25-0027

**Calvary Church Addition
2610 E CENTRAL AVE**



LARGE SCALE DEVELOPMENT PLANS
FOR
CALVARY CHURCH ADDN.
ISSUED FOR REVIEW

2612 E CENTRAL AVE
BENTONVILLE, AR
JULY 2025

ENGINEER

HALFF
2407 SE COTTONWOOD
BENTONVILLE, AR 72712
CONTACT: TOM BURRY
EMAIL: TBURRY@HALFF.COM
TEL: 479-273-2209

SURVEYOR

HALFF
2407 SE COTTONWOOD
BENTONVILLE, AR 72712
CONTACT: JOSH BEMBENEK
EMAIL: JBEMBENEK@HALFF.COM
TEL: 479-273-2209

LANDSCAPE ARCHITECT

HALFF
2407 SE COTTONWOOD
BENTONVILLE, AR 72712
CONTACT: DREW DINGLER
EMAIL: DDINGLER.COM
TEL: 479-273-2209

ARCHITECT

LIVE DESIGN GROUP
3117 2ND AVE. S.
BIRMINGHAM, AL 35233
CONTACT: CRAIG KRAWCZYK
EMAIL: CRAIG@LIVEDESIGNGROUP.COM
TEL: 205-870-3090

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
OR 305 SW A STREET
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
PHONE: (479) 271-3122

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: (479) 271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-5993

BUILDING & FIRE SAFETY
CONTACT: BRAD ARNOLD
PHONE: (479) 271-3108

STORMWATER
CONTACT: ALISON WEST
PHONE: (479) 271-6719
EMAIL: jwest@bentonvillear.com

SITE UTILITY CONTACTS

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
1133 E. HAROLD STREET
FAYETTEVILLE, ARKANSAS 72701
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
EMAIL: bb6585@att.com

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 720-4543
EMAIL: joshua.knight@blackhillscorp.com

WASTE WATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3161

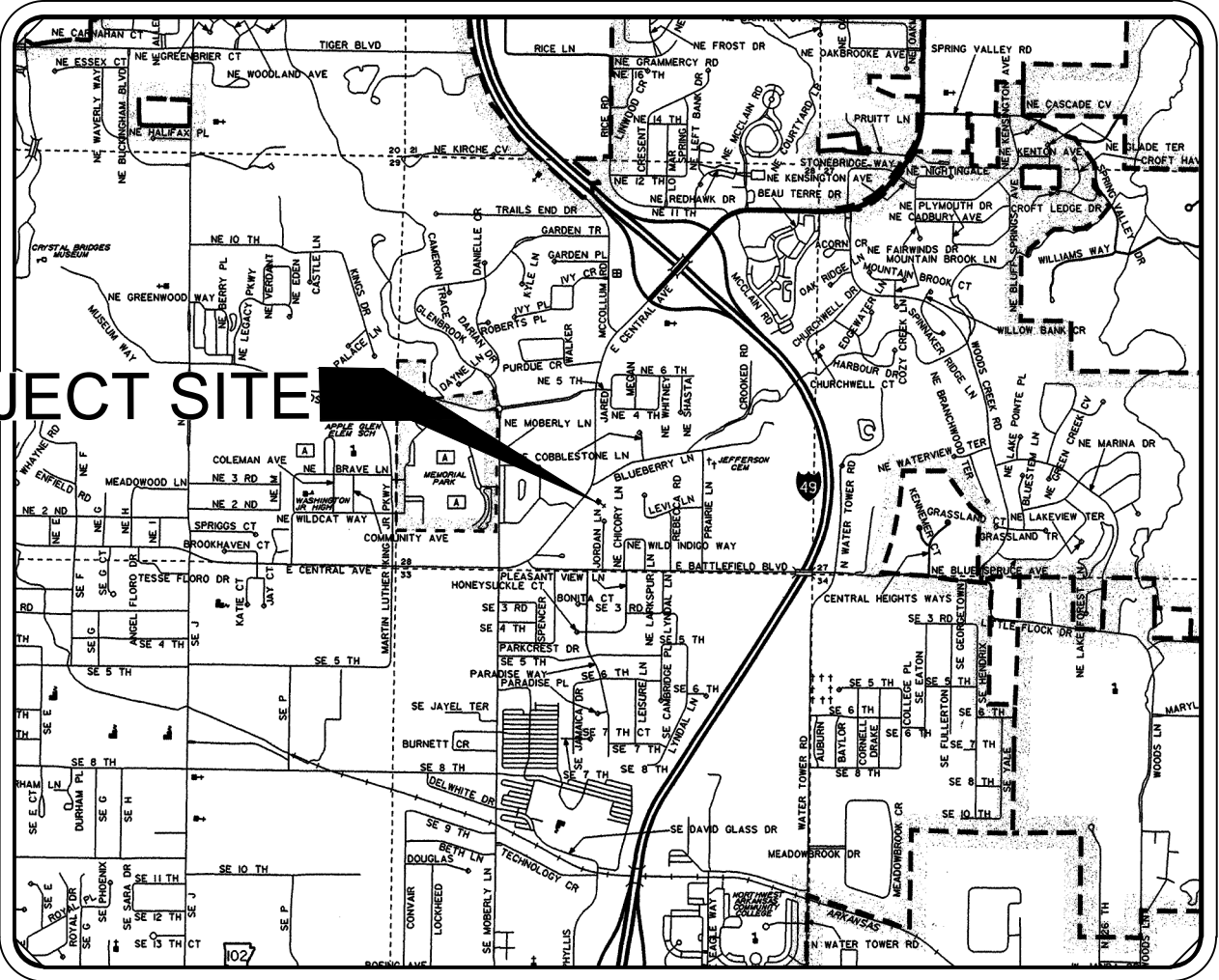
WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU TOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: TIMOTHY GOSS
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
PHONE: (479) 651-5583
EMAIL:timothy.goss@cox.com

ELECTRIC
CITY OF BENTONVILLE
CONTACT: WILL KROLMAN
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3135 ext. 2

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: JUSTIN SCANTLIN (FIRE CHIEF)
800 SW A STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927
PHONE: (479) 658-1096

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623



PROJECT MAP

NOT TO SCALE

OWNER/CLIENT:
CALVARY CHURCH

2612 E CENTRAL AVE
BENTONVILLE, AR 72712
TEL. 479-633-1627

PREPARED BY:



2407 SE COTTONWOOD
BENTONVILLE, AR 72712
TEL. 479-273-2209 FAX --
www.halff.com



07/18/2025

BENTONVILLE STANDARD NOTES:

- THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.
- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
- BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY
- ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

Sheet List Table

Sheet Number	Sheet Title
G000	COVER
G001	NOTES AND LEGEND
C100	DEMO PLAN
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS
C300	SITE PLAN
C400	GRADING PLAN
C500	DRAINAGE PLAN
C501	STORM DRAIN PLAN AND PROFILES
C502	STORM DRAIN PLAN AND PROFILE
C503	STORM DRAIN PLAN AND PROFILE
C600	UTILITY PLAN
C601	SEWER PLAN AND PROFILE
C700	CITY DETAILS AND TYPICAL SECTION
C701	MISCELLANEOUS DETAILS
C702	MISCELLANEOUS DETAILS
C703	OUTLET STRUCTURE DETAILS
C704	ADS DETAILS
C705	ADS DETAILS
C706	FIRE TRUCK TURN EXHIBIT
L101	LANDSCAPE PLAN
L102	LANDSCAPE DETAILS
--	BENTONVILLE WATER AND SEWER DETAILS

NO WAIVERS OR VARIANCES REQUESTED AT THIS TIME

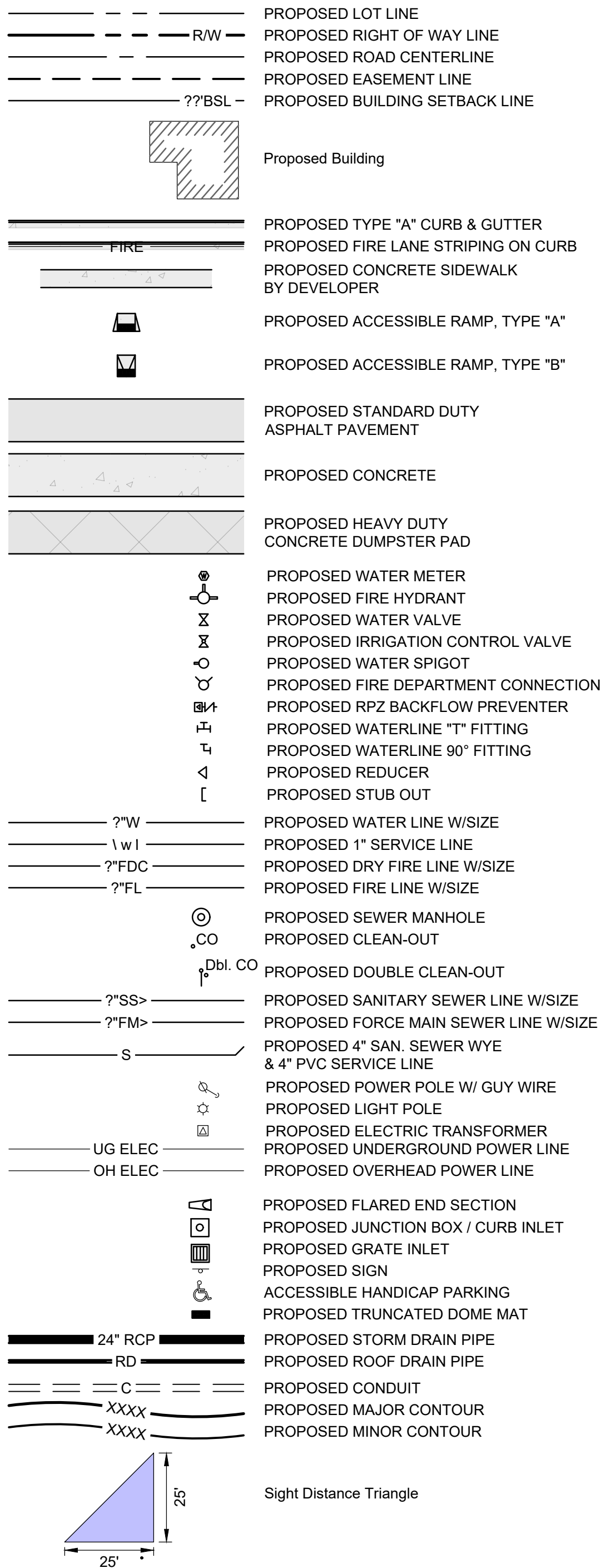
NOTE: THIS PROJECT IS NOT WITHIN THE AIRPORT ZONE



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

LEGEND



EX. BOUNDARY LINE

EX. ADJACENT BOUNDARY LINE

EX. RIGHT OF WAY LINE

EX. EASEMENT LINE

EX. ASPHALT

EX. GRAVEL

EX. GAS LINE

EX. OVERHEAD ELECTRIC LINE

EX. STORM DRAIN PIPE

EX. FENCE LINE

EX. DITCH LINE

EX. TREE EDGE LINE

EX. CONTOURS

SET 1/2" REBAR W/ PS# 1507 CAP

SET MAG NAIL W/ PS# 1507 WASHER

EX. REBAR

EX. NAIL

EX. MONUMENT

EX. TELEPHONE PEDESTAL

EX. FIBER OPTIC PEDESTAL

EX. POWER POLE

EX. POWER POLE W/ GUY WIRE

EX. SIGN

EX. VAULT BOX

EX. SATELLITE DISH

EX. MAILBOX

EX. WATER LINE

EX. SANITARY SEWER LINE

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. ALL PROPOSED SIGNAGE, IF ANY, WILL REQUIRE A SEPARATE PERMIT.
10. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
11. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
12. ALL PROPOSED FENCING, IF ANY, WILL REQUIRE A SEPARATE PERMIT.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. 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.
15. 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. REFER TO MEP PLAN FOR SITE LIGHTING PLAN AND DETAILS
16. ANY WORK THAT REQUIRES SHUTTING DOWN UTILITIES OR CLOSURE OF ACCESS ROADS MUST BE COORDINATED WITH OWNER AND MAY REQUIRE AFTER HOURS SCHEDULING.

GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS SHALL BE REINSTATED PER THE LANDSCAPE PLAN.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF BENTONVILLE REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
7. FENCES ARE NOT ALLOWED WITHIN EXISTING OR PROPOSED DRAINAGE EASEMENTS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON THIS SITE.
10. THERE ARE NO KNOWN EXISTING WETLANDS ON THIS SITE.
11. ALL AREAS WITHIN THE PROPOSED RIGHT-OF-WAY, NOT UNDER PAVEMENT, SHALL BE GRADED SMOOTH, RECEIVE 6" TOPSOIL, & BE SEEDD UPON THE COMPLETION OF CONSTRUCTION OF THE IMPROVEMENTS, AND MAINTAINED UNTIL VEGETATION IS ACHIEVED. RE: LANDSCAPE PLAN
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FENCING, TREES, DEBRIS, RUBBISH AND OTHER MATERIALS WITHIN THE LIMITS OF CONSTRUCTION. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. CONTRACTOR SHALL PROTECT ALL TREES OUTSIDE THE LIMITS OF DISTURBANCE.

UTILITY GENERAL NOTES:

1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED PRIOR TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
4. THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. A PRECONSTRUCTION MEETING IS REQUIRED FOR ALL WATER AND SANITARY SEWER CONSTRUCTION.
5. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" OR B-U-G FIXTURES (WITH A U RATING OF 0) AND APPROVED BY PLANNING DEPARTMENT IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS. REFER TO ARCHITECTURE AND MEP PLANS FOR LIGHT FIXTURE LOCATIONS, DETAILS, FIXTURE TYPES, AND LOCATION/NUMBER/SIZE OF CONDUIT SLEEVES.
6. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD DRAWINGS WHEN INSTALLING FACILITIES.
7. ALL PRIVATE UTILITIES SHALL BE A MINIMUM OF 4 FOOT FROM FOOTINGS. ALL PUBLIC UTILITIES SHALL BE A MINIMUM OF 10' FROM FOOTINGS.
8. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ELECTRICAL CONDUITS (1-1" SCH 40 PVC) AND SERVICE TO THE NEW AND RELOCATED PARKING LOT LIGHT POLES.
9. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ELECTRICAL CONDUITS (3-1" SCH 40 PVC) AND SERVICE TO THE NEW AND RELOCATED CONTROLLED ACCESS VEHICULAR GATES.
10. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE BY BENTONVILLE ELECTRIC DEPARTMENT AT DEVELOPER'S EXPENSE. CONTRACTOR TO COORDINATE RELOCATION WITH BEUD. THE CONTRACTOR WILL BE RESPONSIBLE FOR INTERCEPTING EXISTING CONDUITS AND ROUTING TO TRANSFORMER LOCATION. RE: BEUD ELECTRIC PLAN.
11. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS WHEN WORKING WITH, OR AROUND UTILITIES IN PROJECT AREA.
12. ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS. RE: "TYPICAL WATER AND SEWER BEDDING AND BACKFILL DETAIL".
13. STREET LIGHT LOCATION WILL BE DESIGNED BY BEUD. OWNER/DEVELOPER IS REQUIRED TO PAY FOR LIGHT PRIOR TO REQUESTING PRECON.
14. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
15. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16. IF PIPE INVERT IS ABOVE EXISTING GRADE, ENGINEERED FILL IS REQUIRED TO BOTTOM OF BEDDING MATERIAL.
17. CONTRACTOR TO COORDINATE UTILITIES WITH MEP.
18. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM
19. ALL NEW WATER CONNECTIONS SHALL BE TIED IN AFTER THE EXISTING BACKFLOW.
20. UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE 2024 CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS.

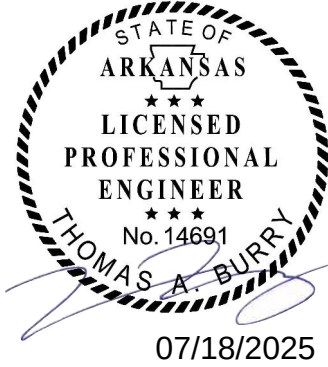
SPECIFICATIONS:

1. STREET IMPROVEMENTS: BENTONVILLE STREET SPECIFICATIONS DATED MAY 14, 2024
2. UTILITY IMPROVEMENTS: BENTONVILLE WATER AND SEWER SPECIFICATIONS DATED NOV. 15, 2024

CALVARY CHURCH ADDN.

CENTERTON, AR 72719

CITY OF CENTERTON
200 MUNICIPAL DR
CENTERTON, AR 72719

[illegible]

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:

TOM A. BURRY	14691
NAME	PE LICENSE NO.
7/18/2025	
DATE	

THE RECORD COPY OF THIS DRAWING IS ON
FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

1407	AR
FIRM / BUSINESS NO.	STATE

PROJECT NO.: 57802.001

ISSUED: MARCH 2025

DRAWN BY: KES

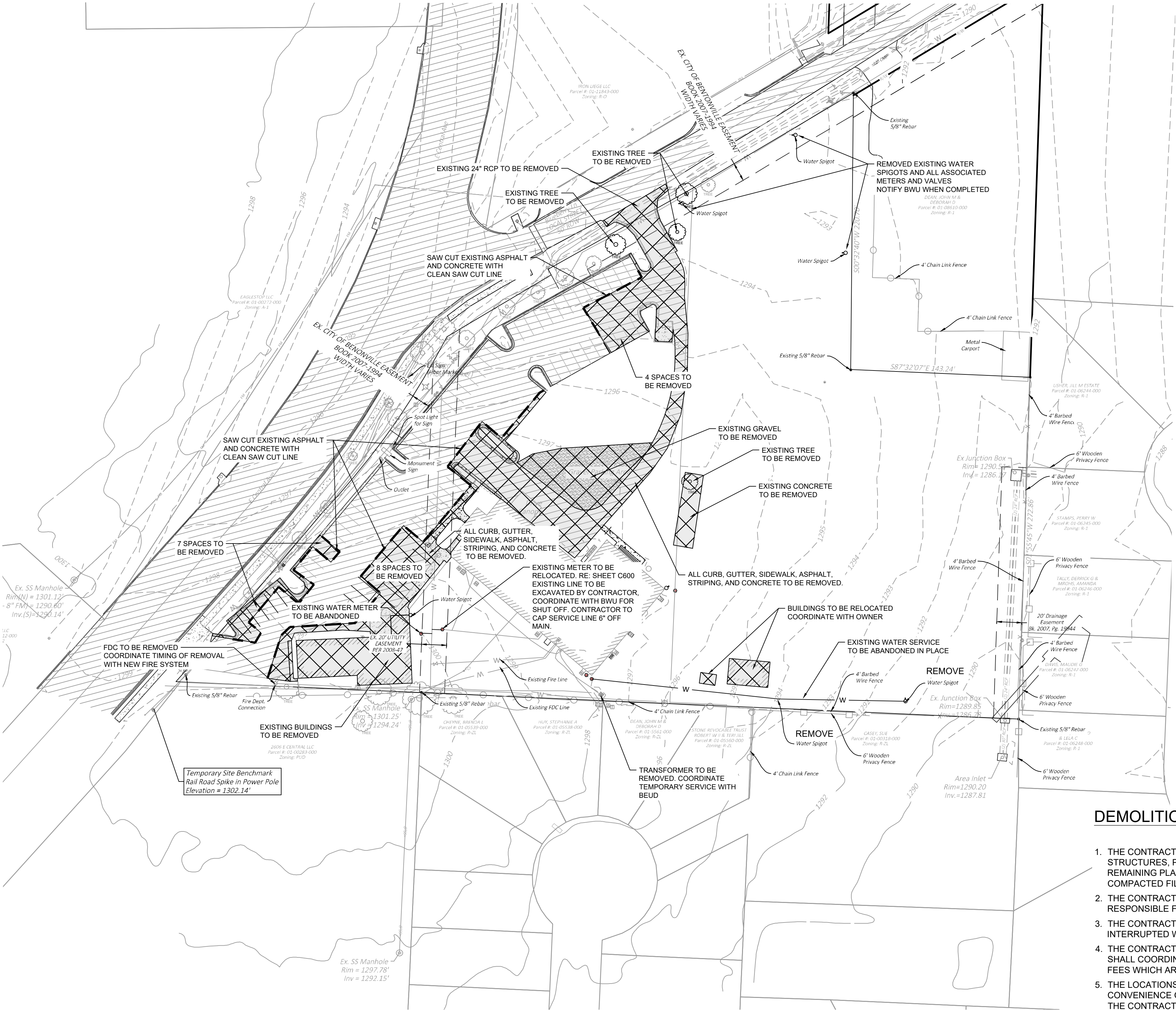
CHECKED BY: PRF

SCALE: NTS

NOTES AND LEGENDS

LSD25-0027

G001



LEGEND

EX. ASPHALT

EX. CONCRETE

EX. GRAVEL

EX. WATER METER

EX. FIRE HYDRANT

EX. WATER LINE

EX. SEWER MANHOLE

EX. SEWER CLEAN-OUT

EX. SANITARY SEWER LINE

EX. GAS METER

EX. GAS VALVE

EX. GAS LINE

EX. TELEPHONE PEDESTAL

EX. TELEPHONE LINE

EX. FIBER OPTIC PEDESTAL

EX. FIBER OPTIC LINE

EX. ELECTRIC PEDESTAL

EX. ELECTRIC TRANSFORMER

EX. VAULT BOX

EX. UNDERGROUND ELECTRIC LINE

EX. LIGHT POLE

EX. SIGN

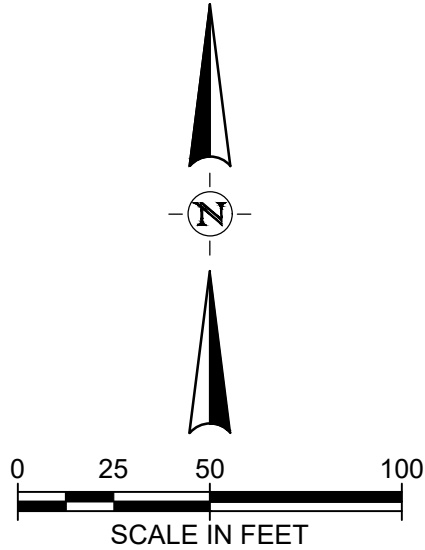
EX. JUNCTION BOX / CURB INLET

EX. STORM DRAIN PIPE

EX. BUILDING

PROPOSED SAW-CUT LINE

CONTRACTOR SHALL DEMOLISH AND DISPOSE OF BUILDINGS, FOUNDATIONS, CONCRETE WALKS, UTILITY SERVICE LINES, LANDSCAPING AND ALL APPURTENANCES ASSOCIATED WITH THESE ITEMS, WITHIN THE LIMITS OF CONSTRUCTION IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.



DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC, THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SURROUNDING PROPERTY OWNERS AND SITE THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH CITY UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. ANY WORK THAT REQUIRES SHUTTING DOWN UTILITIES OR CLOSURE OF ACCESS ROADS MUST BE COORDINATED WITH OWNER AND MAY REQUIRE AFTER HOURS SCHEDULING.

PARKING SUMMARY

NUMBER OF EXISTING SPACES	75
NUMBER OF REMOVED SPACES	19
SPACES TO REMAIN	56

CALVARY CHURCH ADDN.

BENTONVILLE, AR

PASTOR CHANTRY DEAN

2612 E CENTRAL AVE
BENTONVILLE, AR 72712



2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL (479) 275-2209

REVISION NO.	DATE	DESCRIPTION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:		
TOM A. BURRY	14691	NAME
7/18/2025	PE LICENSE NO.	DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:		
HALFF ASSOCIATES, INC.		
1407	AR	FIRM / BUSINESS NO. STATE

PROJECT NO.:	57802.001
ISSUED:	04-11-2024
DRAWN BY:	KES
CHECKED BY:	PRF
SCALE:	1" = 50'
SHEET TITLE:	

DEMO PLAN

LSD25-0027

C100

3. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY. A RAIN GAUGE SHALL BE KEPT ON SITE.
3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL PHASES OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED OF DEBRIS, FINISH GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED UNTIL THE COMPLETION OF ALL PHASES OF CONSTRUCTION AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED.
5. ALL AREAS NOT TO BE PAVED SHALL BE SEEDED AND/OR SODDED AS NOTED.
6. TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX. COORDINATE STOCKPILE LOCATION WITH OWNER.
7. DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
8. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF MAY NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.
9. ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.
10. DEWATERING OPERATIONS ARE PRACTICES, SUCH AS DEWATERING BAGS, FILTER SOCKS, AND PUMP TRUCKS THAT MANAGE THE DISCHARGE OF POLLUTANTS WHEN NON-STORMWATER AND ACCUMULATED PRECIPITATION MUST BE REMOVED FROM A WORK LOCATION SO THAT CONSTRUCTION WORK MAY BE ACCOMPLISHED. WATER CANNOT BE DIRECTLY PUMPED INTO THE CITY'S STORM SEWER SYSTEM, STREAMS, OR LAKES. THESE PRACTICES ARE IMPLEMENTED FOR REMOVING STANDING STORMWATER AND NON-STORMWATER FROM CONSTRUCTION SITES. NON-STORMWATERS INCLUDE, BUT ARE NOT LIMITED TO, GROUNDWATER, WATER FROM COFFERDAMS, WATER DIVERSIONS, AND WATERS USED DURING CONSTRUCTION ACTIVITIES THAT MUST BE REMOVED FROM A WORK AREA.
11. PRACTICES IDENTIFIED IN THIS SECTION ARE ALSO APPROPRIATE FOR IMPLEMENTATION WHEN MANAGING THE REMOVAL OF ACCUMULATED PRECIPITATION (STORMWATER) FROM DEPRESSED AREAS AT A CONSTRUCTION SITE.
12. CONTRACTOR SHALL PROVIDE PORTABLE TOILETS AND TRASH RECEPTACLES AS NEEDED TO SUPPORT CONSTRUCTION WORKFORCE. THESE FACILITIES SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AND MAINTAINED IN A SANITARY CONDITION FOR THE DURATION OF THE PROJECT. PORTABLE TOILETS SHALL BE ANCHORED OR SECURED TO PREVENT TIPPING DURING SEVERE WEATHER CONDITIONS.

1. INSTALL SILT FENCE, TEMPORARY CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TIRE WASH FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL INLET PROTECTION AND OTHER EROSION CONTROL MEASURES.
3. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY PRIOR TO CONTRACTOR PROCEEDING WITH CONSTRUCTION.
4. BEGIN DEMOLITION. PERFORM MASS GRADING OF THE SITE.
5. INSTALL STORM SEWER AND OTHER UTILITY LINES. WHEN UNDERGROUND UTILITY INSTALLATION IS COMPLETE, FINE-GRADE THE PAVED AREAS TO SUBGRADE AND INSTALL THE STONE BASE COURSE.
6. AS THESE PHASES PROGRESS, INTERMITTENT STORM WATER CONTROLS SHOULD BE INSTALLED TO PREVENT SILT FROM WASHING OFF THE CONSTRUCTION SITE AND ENTERING THE STREETS, STORM SEWER SYSTEM, OR ADJACENT PROPERTIES.
7. FINISH GRADE THE SITE AND PERFORM FINAL CLEANUP. SPREAD TOPSOIL AND SOD ALL AREAS DISTURBED BY CONSTRUCTION THAT WILL NOT BE PAVED OR LANDSCAPE BEDS. REFER TO THE SOD/SEEDING NOTES, THIS SHEET.
8. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.

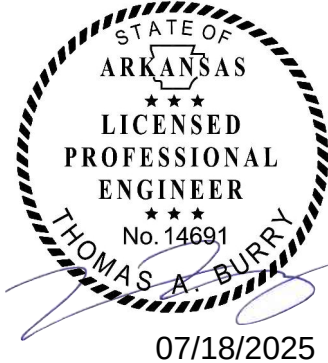
The diagram illustrates a proposed silt fence system with the following components:

- PROPOSED SILT FENCE**: Indicated by a horizontal line with a break in the middle, labeled "SF".
- LIMITS OF DISTURBANCE**: Indicated by two horizontal lines, one above and one below the silt fence line.
- ROCK CHECK DAM**: A curved structure made of rocks, shown below the silt fence.
- TEMPORARY CONSTRUCTION**: A rectangular area filled with a pattern of small circles, representing temporary construction material.
- INLET PROTECTION**: A square structure with a cross inside, located below the temporary construction.
- SWPPP MAILBOX**: A rectangular structure labeled "SMB" located below the inlet protection.
- FLOW ARROW**: A large black arrow pointing to the right, indicating the direction of flow.
- CONCRETE WASHOUT**: A square structure with a cross inside, located below the flow arrow.
- SCOUR STOP MAT**: A rectangular structure with a cross-hatch pattern, located below the concrete washout.

NOTE TO CONTRACTOR:
ALL EROSION CONTROL SHOWN FUNCTIONS AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIREMENTS OF THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY'S GENERAL PERMIT ARE MAINTAINED. ACTUAL EROSION CONTROL DEVICES MAY VARY DUE TO THE CONTRACTOR'S SEQUENCE OF DEMOLITION AND CONSTRUCTION. ADDITIONAL MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION.

BENTONVILLE, AR

PASTOR CHANTRY DEAN
2612 E CENTRAL AVE
BENTONVILLE, AR 72712

[illegible]

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:

TOM A. BURRY	14691
NAME	PE LICENSE NO.
7/18/2025	
DATE	

THE RECORD COPY OF THIS DRAWING IS ON
FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

1407	AR
FIRM / BUSINESS NO.	STATE

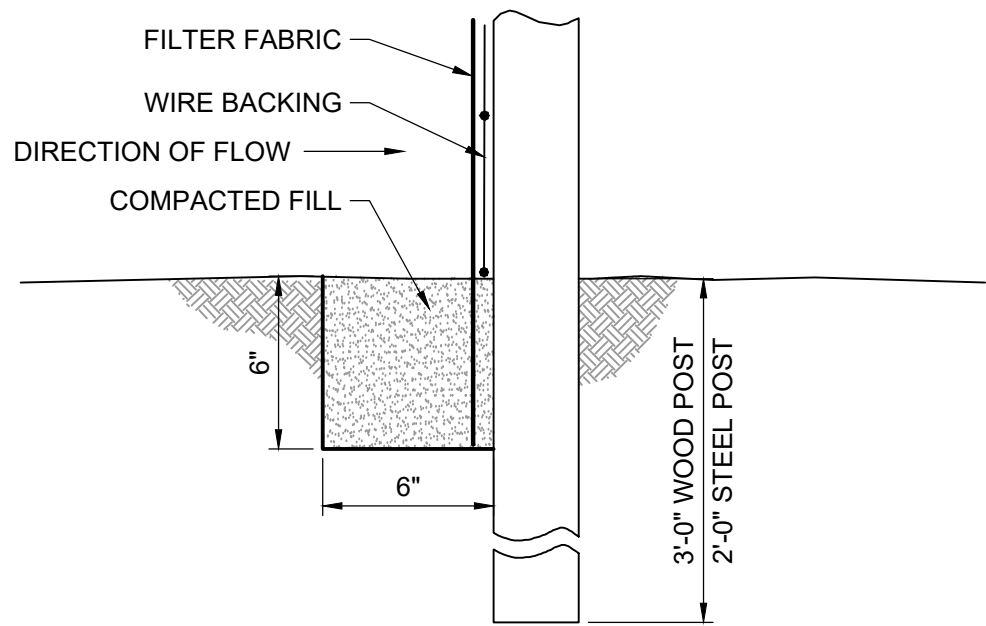
PROJECT NO.:	57802.001
ISSUED:	2025-06-20
DRAWN BY:	KES
CHECKED BY:	PRF
SCALE:	1" = 50'
SHEET TITLE:	

EROSION
CONTROL PLAN
LSD25-0027

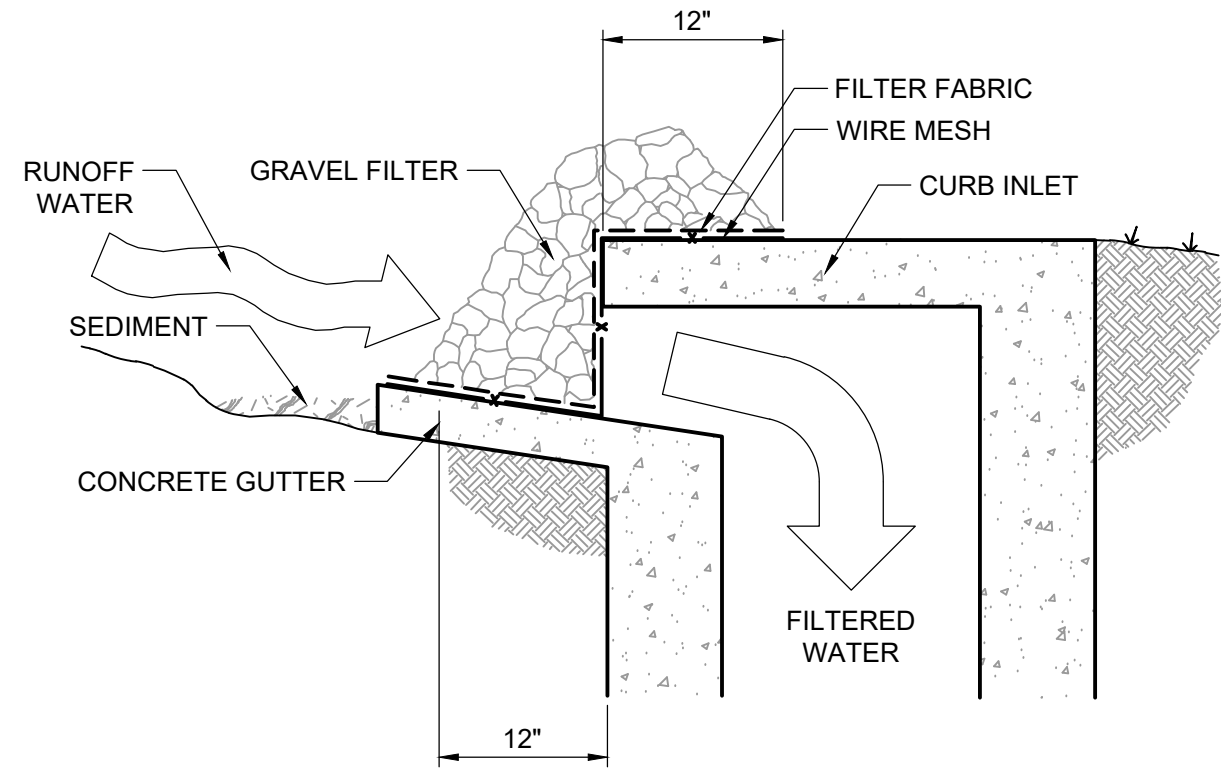
C200



1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.



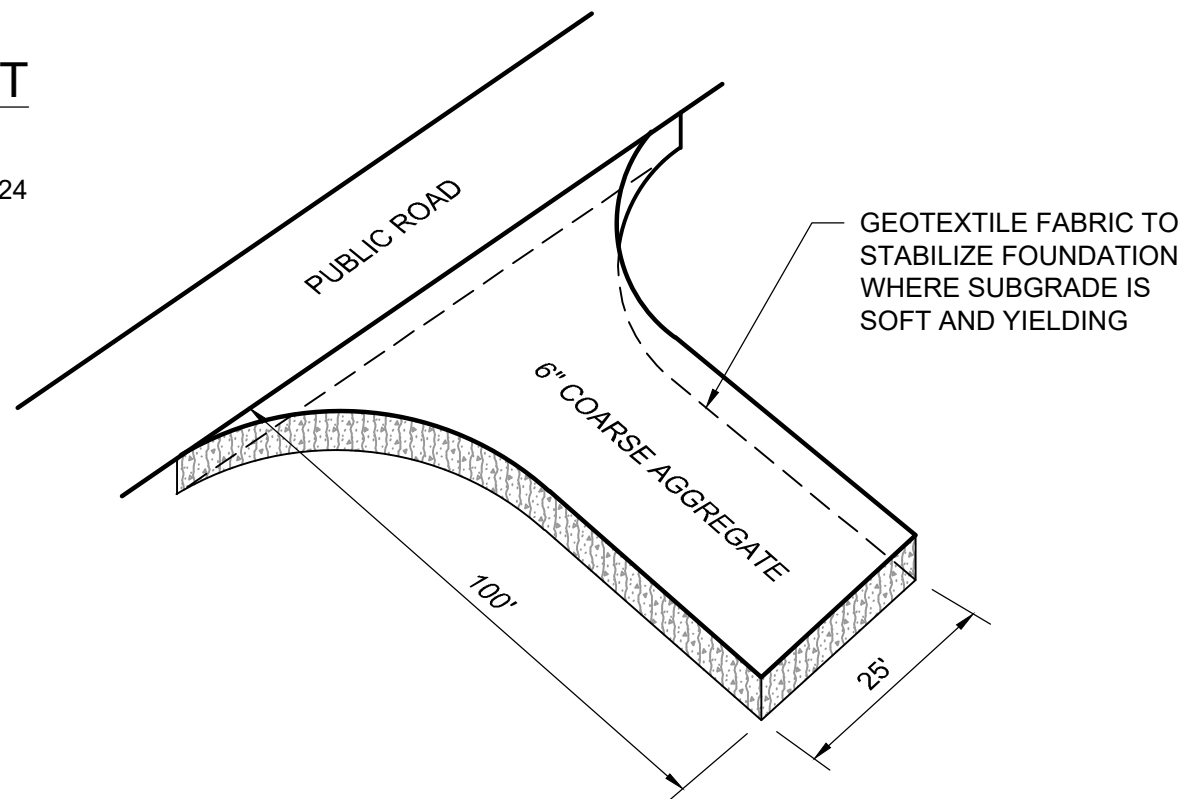
EXTENSION OF FABRIC INTO TRENCH



1. THIS METHOD OF PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
2. GRAVEL FILTER SHALL BE $\frac{3}{4}$ " - 2" STONE.

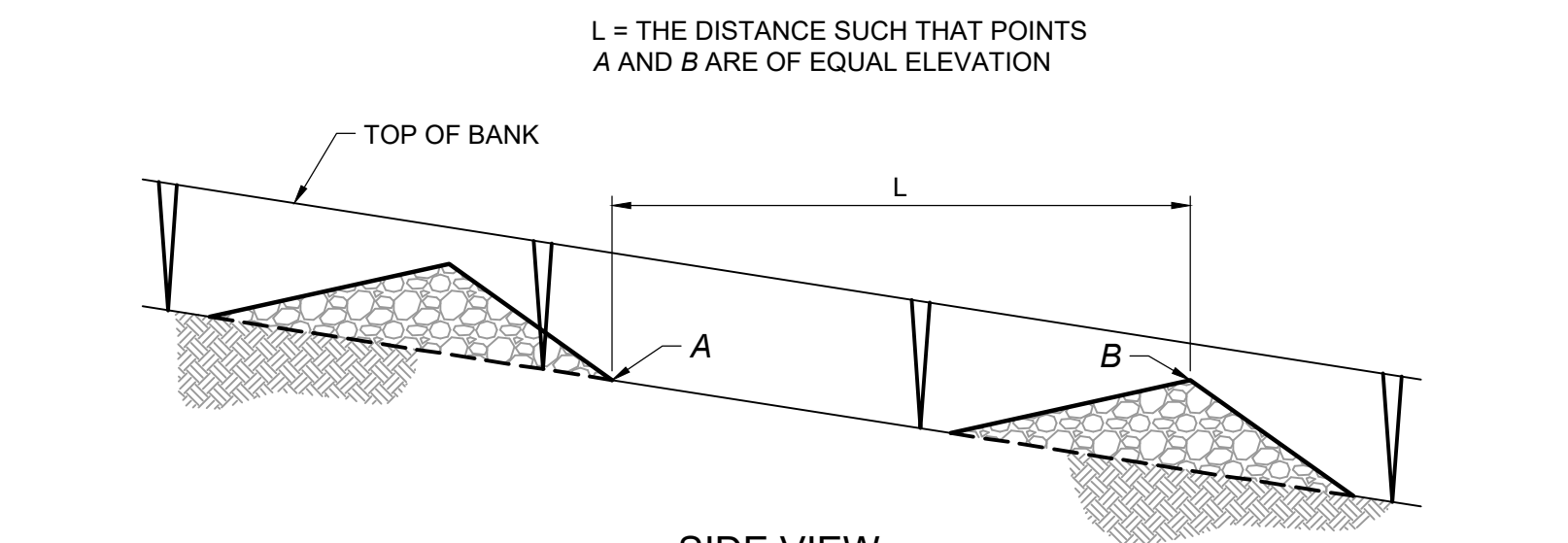
EC-43: TEMPORARY GRAVEL CURB INLET SEDIMENT FILTER

4-3-2024

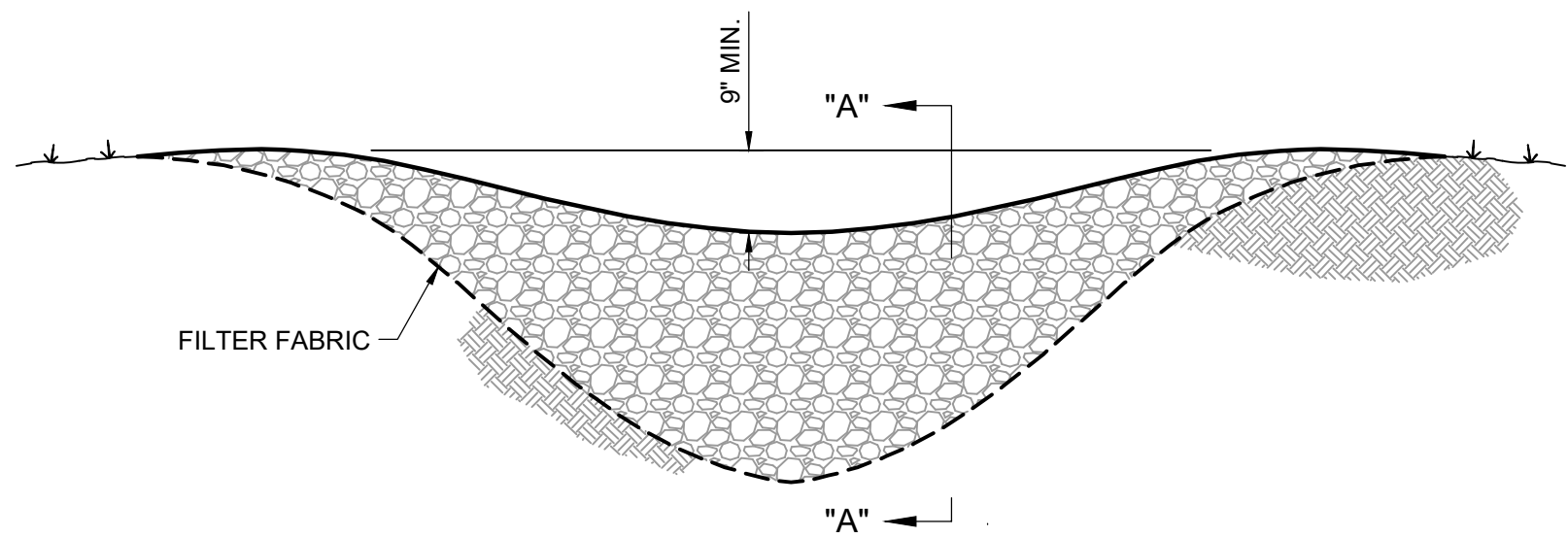


1. COARSE AGGREGATE SHALL BE 3" TO 6" CRUSHED STONE WITH A MINIMUM DEPTH OF 12".
2. CLEAR THE ENTRANCE OR EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND EXCAVATE TO GRADE.
3. PLACE THE AGGREGATE TO THE GRADE AND DIMENSIONS SHOWN ON THE PLANS.
4. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

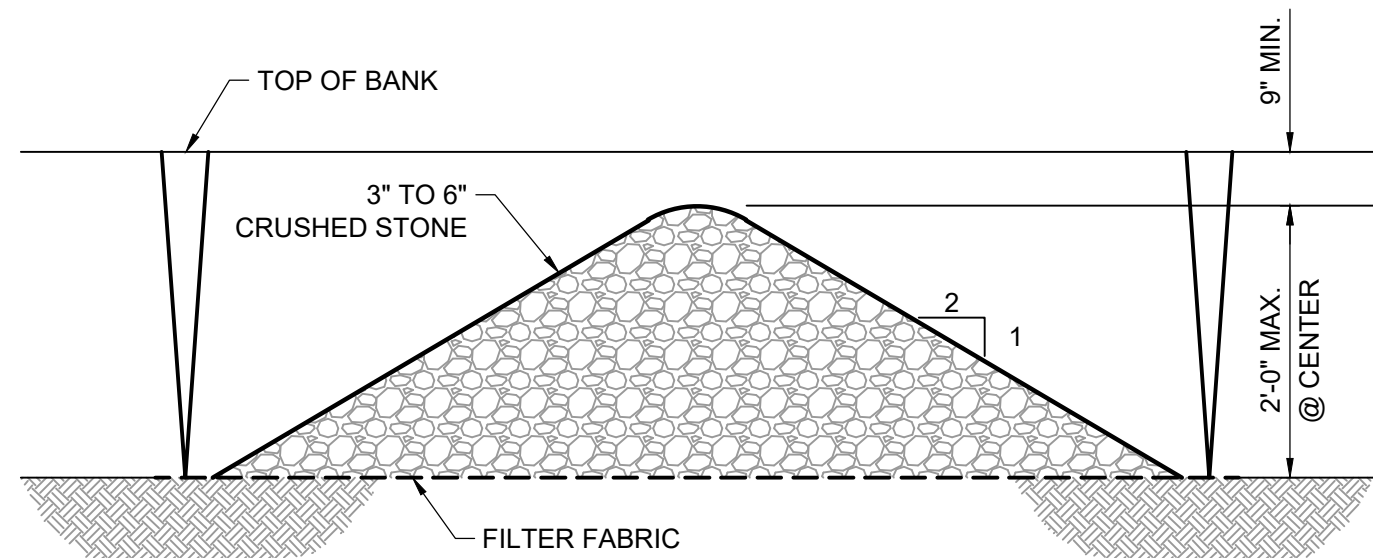
EC-30: TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE 4-3-2021



SIDE VIEW

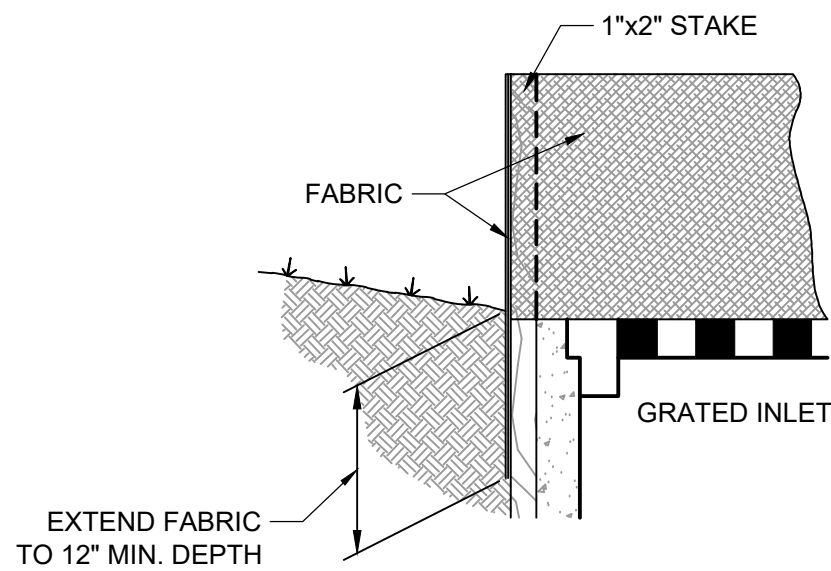
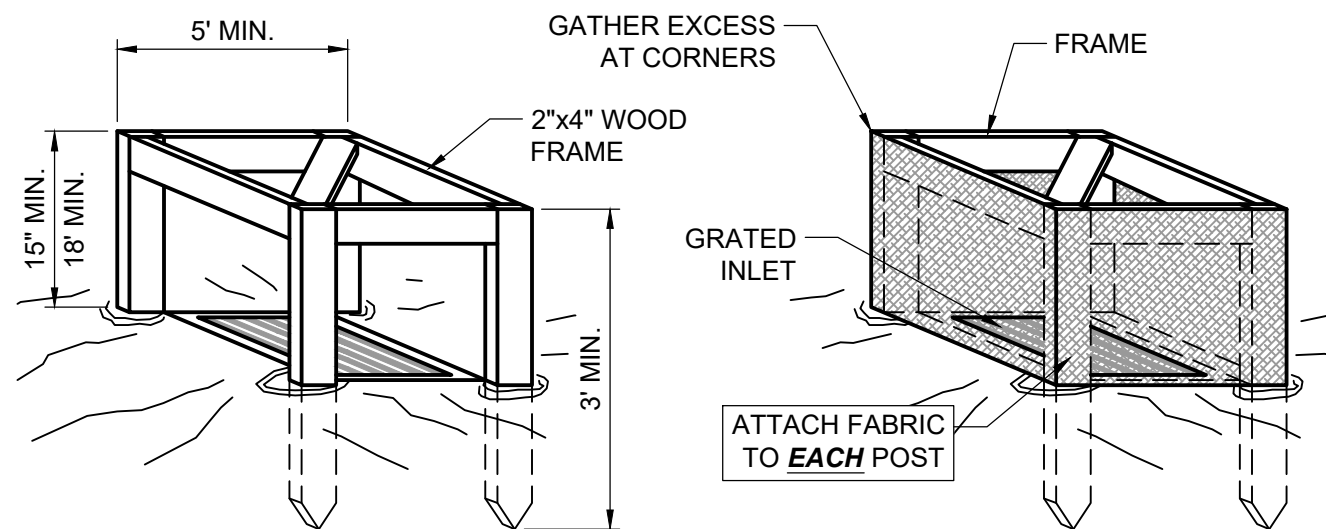


ELEVATION



SECTION "A-A"

EC-60: TEMPORARY ROCK CHECK DAM
NOT TO SCALE 8-5-2024



EC-41: SILT FENCE INLET PROTECTION

[illegible]

- 1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES
- 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION

OPERATION TIME SCHEDULE

CALVARY CHURCH ADDN.
CENTERTON, AR 72719

CITY OF CENTERTON
200 MUNICIPAL DR
CENTERTON, AR 72719



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

[illegible]

STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 14691
THOMAS A. BURRY
07/18/2025

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:

TOM A. BURRY	14691
NAME	PE LICENSE NO.
7/18/2025	
DATE	

THE RECORD COPY OF THIS DRAWING IS ON
FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

1407	AR
FIRM / BUSINESS NO.	STATE

PROJECT NO.:	57802.001
ISSUED:	MARCH 2025
DRAWN BY:	KES
CHECKED BY:	DH
SCALE:	NTS
SHEET TITLE:	
EROSION CONTROL DETAILS LSD25-0027	

C201

FILE NAME: A:\57000s\57802\001\LD\CADD\Sheets\PLAN-SITE-57802-001.dwg DATE: July 18, 2025, TIME: 11:35 AM, USER: ah5174

PARKING SUMMARY		
Description	Parking Requirement	Number of Spaces
Existing Parking		60*
Addition Parking		156*
	Total Provided	216*
Church (847 Seats)	1 Per 4 Seats	212*
	Total Required	212*
	Total Provided	216*
Van Accessible Spaces	Total Required	2
Accessible (AC) Spaces	Total Required	7
	Total Provided	7

*Includes AC Spaces

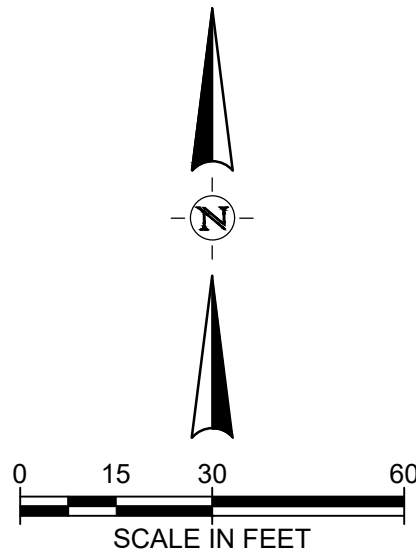
ZONING - RESIDENTIAL OFFICE (RO)			
BUILDING SETBACKS WITH PARKING			
FRONT YARD	SIDE		REAR YARD
50'	INTERIOR	EXTERIOR	25'
	10'	50'	
BUILDING SETBACKS WITHOUT PARKING			
FRONT YARD	SIDE		REAR YARD
20'	INTERIOR	EXTERIOR	25'
	10'	10'	

640 SEAT INCREASE= 97
TRIPS/HOUR DURING WEEK
DAY PM PEAK HOUR

EAGLESTOP LLC
Parcel #: 01-00272-000
Zoning: A-1

IRON LIEGE LLC
Parcel #: 01-11843-000
Zoning: R-O

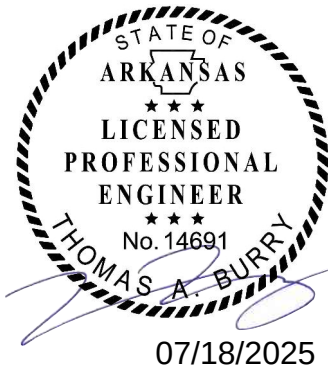
DEAN, JOHN M &
DEBORAH D
Parcel #: 01-08610-000
Zoning: R-1



CALVARY CHURCH ADDN.
BENTONVILLE, AR



REVISION NO.	DATE	DESCRIPTION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
TOM A. BERRY 14691
NAME PE LICENSE NO.
7/18/2025
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
1407 FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 57802.001
ISSUED: 02-07-2025
DRAWN BY: CAS
CHECKED BY: PRF
SCALE: 1" = 30'
SHEET TITLE:

SITE PLAN

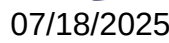
LSD25-0027

C300



BENTONVILLE, AR

PASTOR CHANTRY DEAN
2612 E CENTRAL AVE
BENTONVILLE, AR 72712

[illegible]

THE RECORD COPY OF THIS DRAWING IS ON
FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

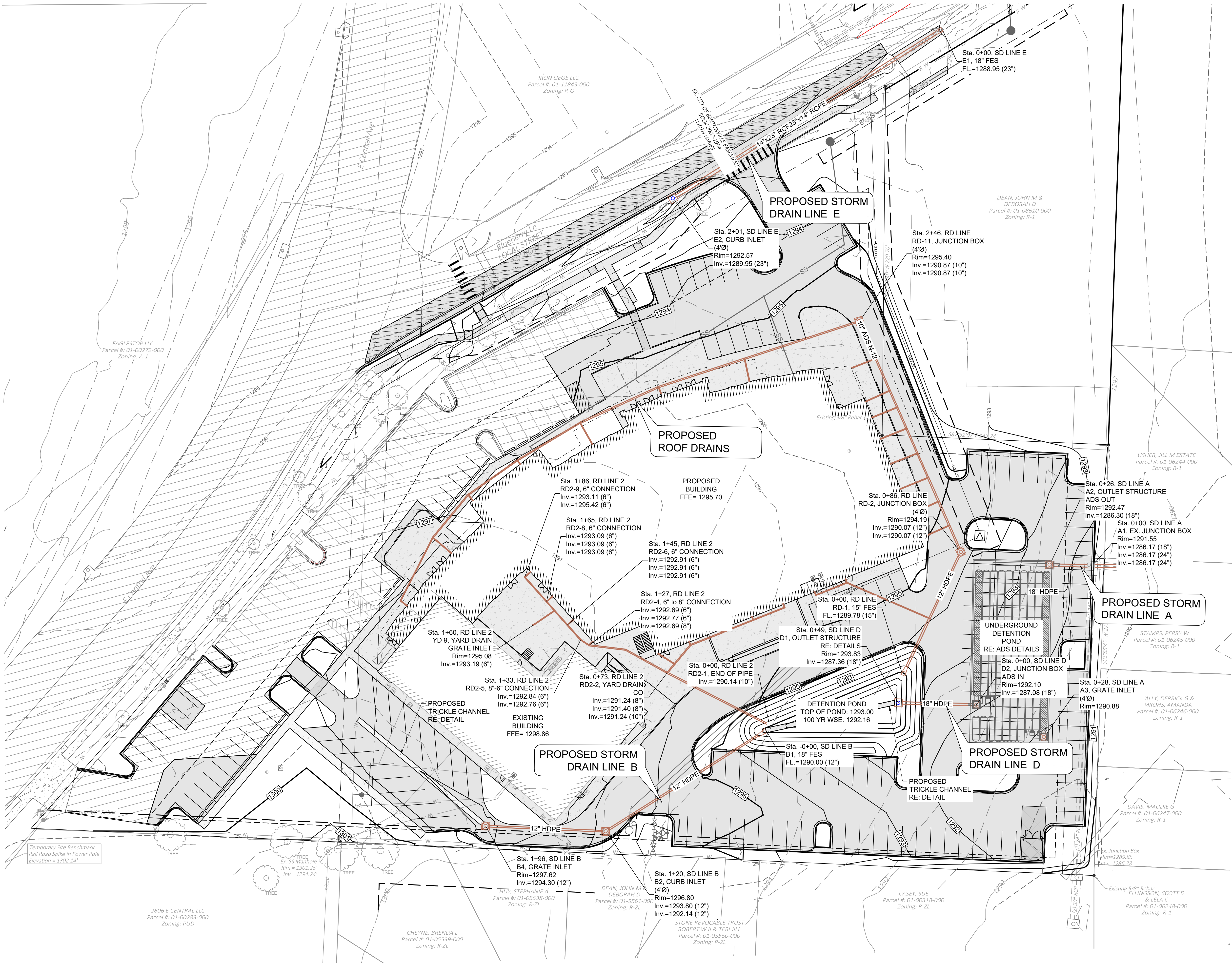
PROJECT NO.:	57802.001
ISSUED:	2025-06-20
DRAWN BY:	KES
CHECKED BY:	PRF
SCALE:	1" = 30'
SHEET TITLE:	

GRADING PLAN

LSD25-0027

C400

FILE NAME: A:57000s57002001\LD\CADD\Sheets\C-PLAN-GRAD-57602-001.dwg DATE: July 18, 2025, TIME: 11:35 AM, USER: ah5174



CALVARY CHURCH ADDN.

BENTONVILLE, AR

PASTOR CHANTRY DEAN
2612 E CENTRAL AVE
BENTONVILLE, AR 72712



5407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL (479) 273-2209

REVISION	DESCRIPTION	
	NO.	DATE



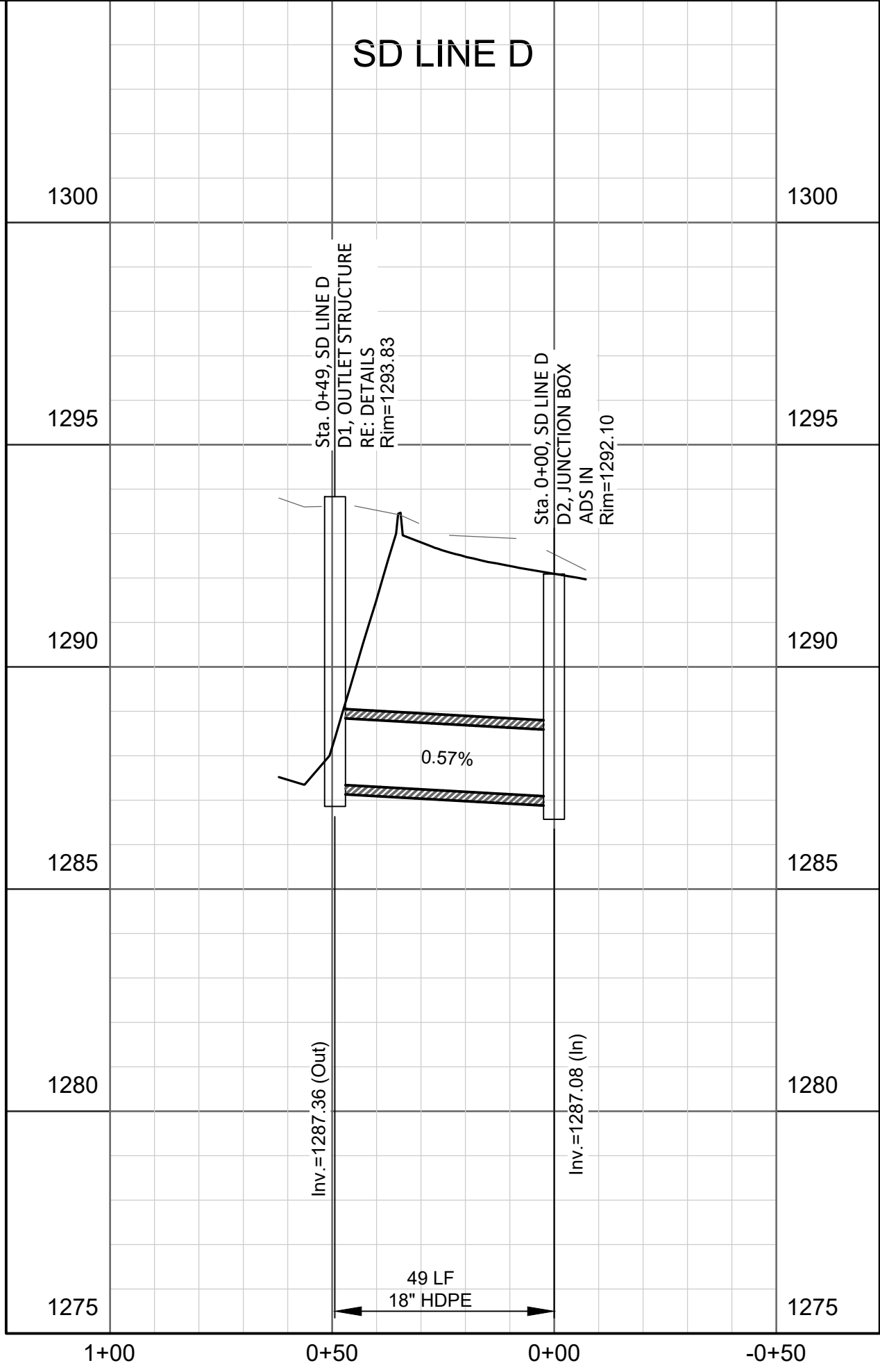
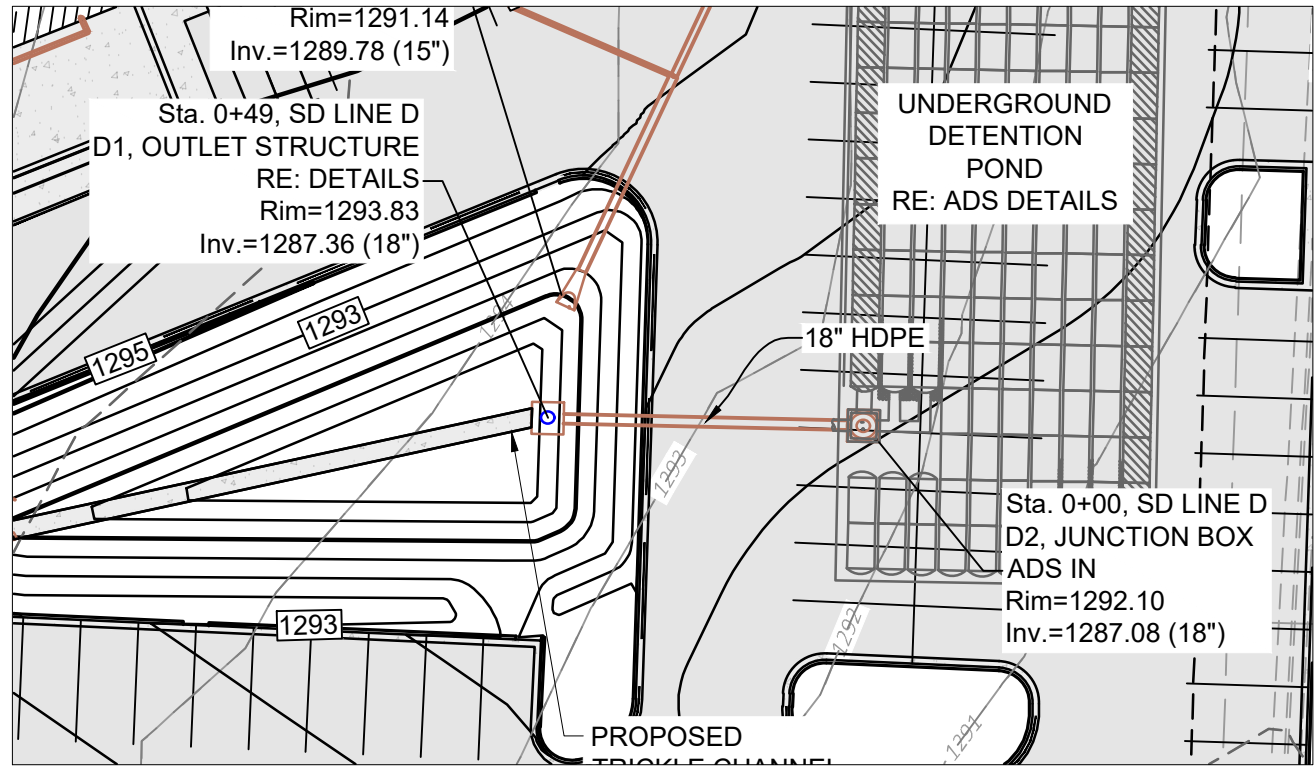
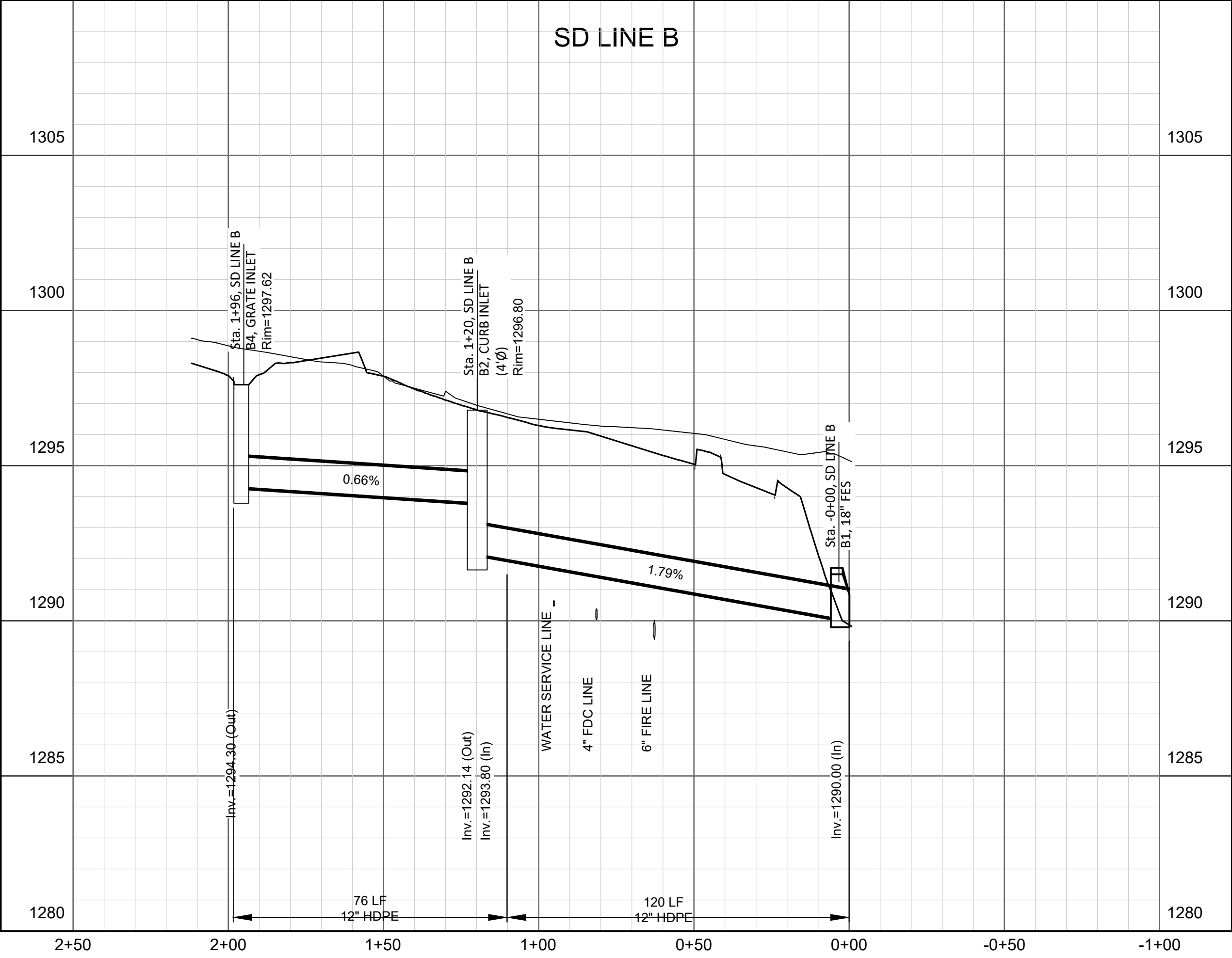
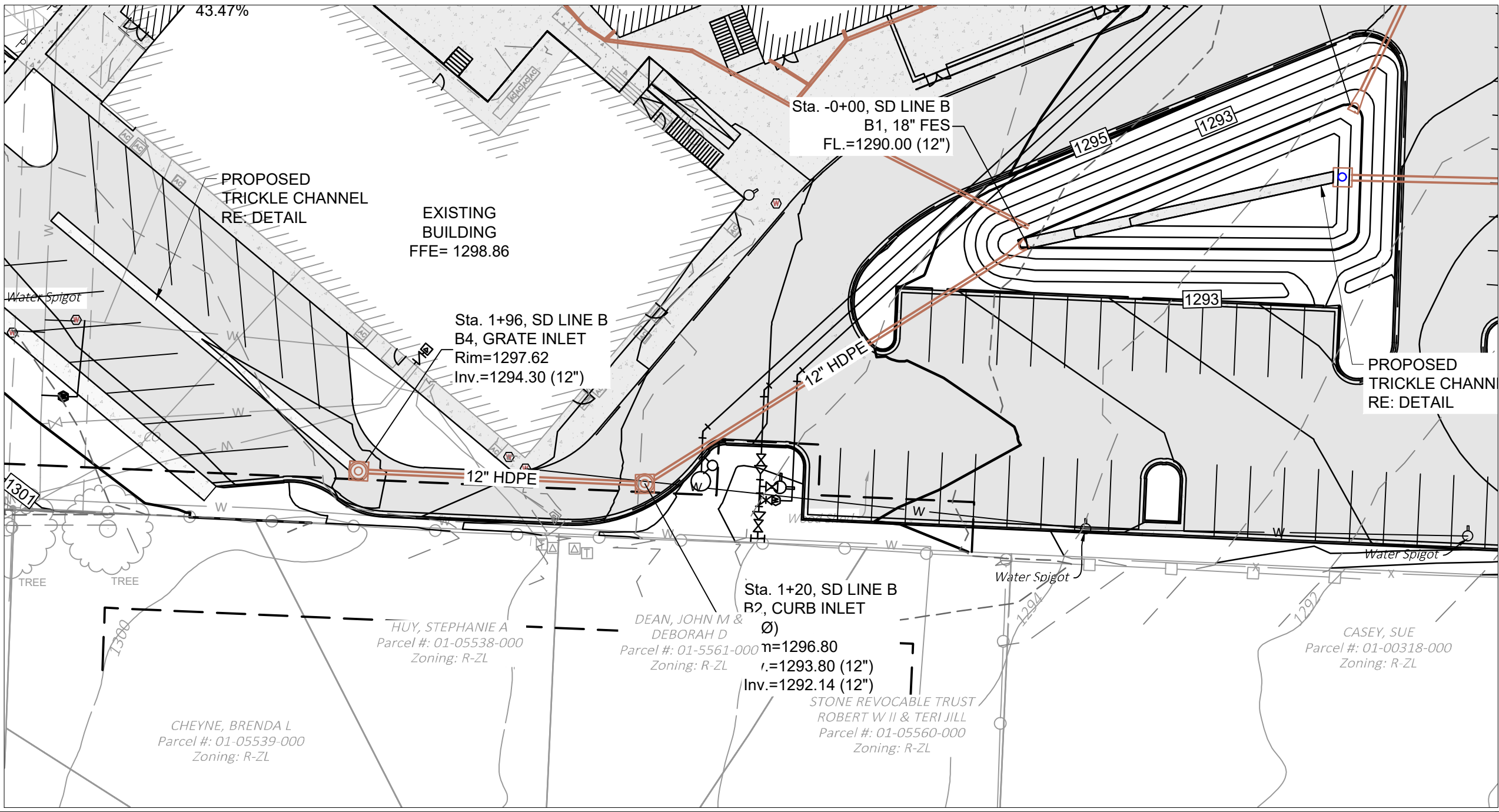
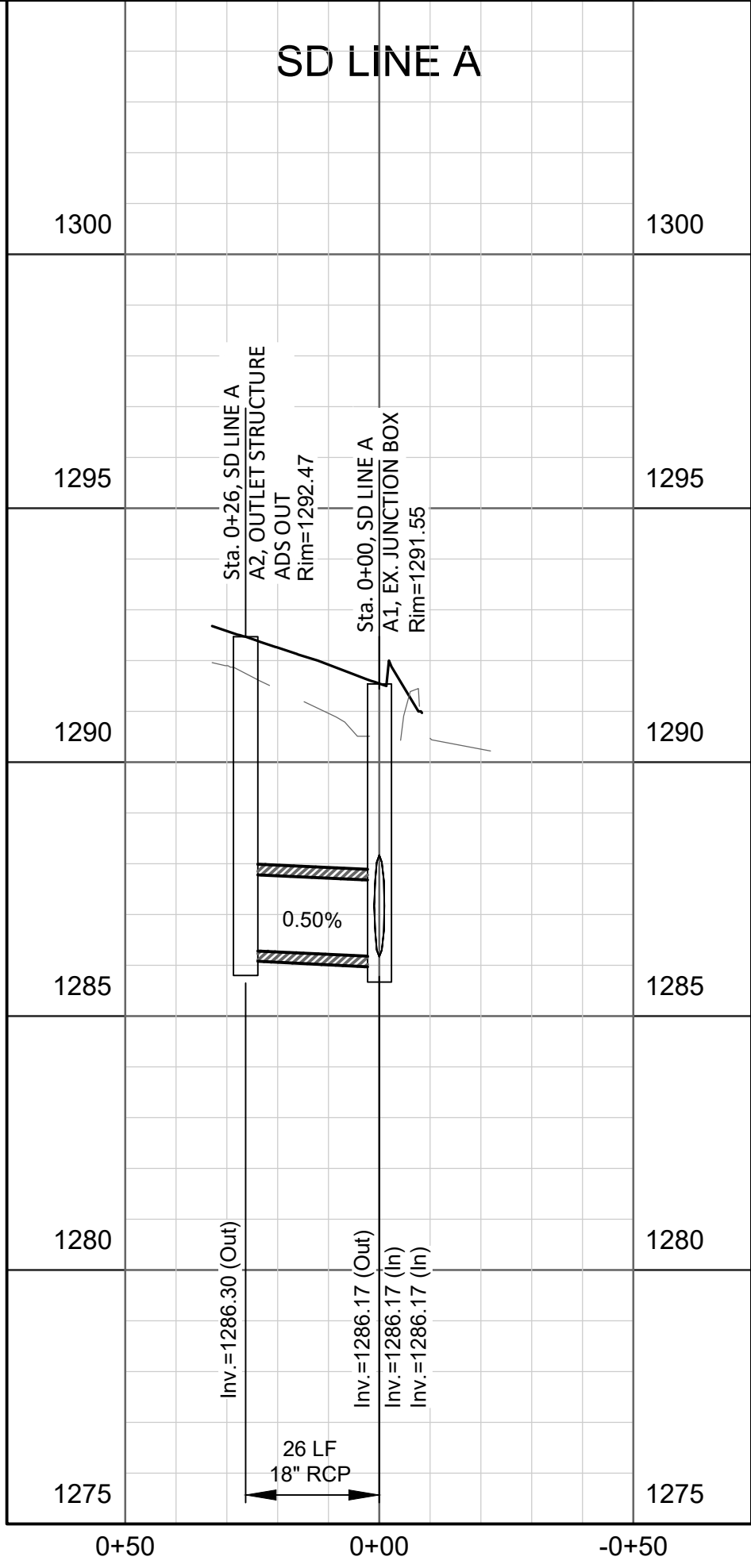
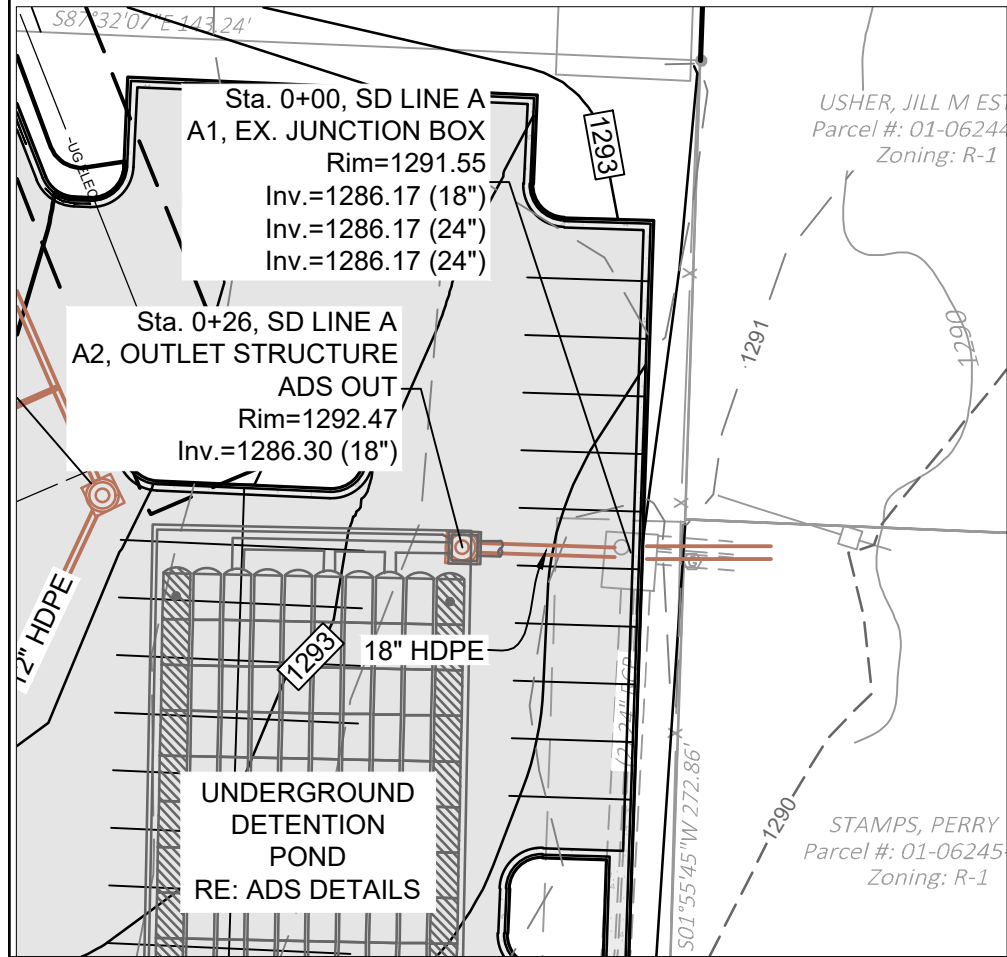
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
TOM A. BURRY 14691
NAME PE LICENSE NO.
7/18/2025
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
1407 FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 57802.001
ISSUED: 6.20.2025
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 30'
SHEET TITLE:

DRAINAGE
PLAN
LSD25-0027

C500

FILE NAME: A:\57000s\57002\001\1\LD\CADD\Sheets\C-PLAN-GRAD-57802-001.dwg DATE: July 18, 2025, TIME: 11:35 AM, USER: ah5174



CALVARY CHURCH ADDN.

BENTONVILLE, AR
PASTOR CHANTRY DEAN
2612 E CENTRAL AVE
BENTONVILLE, AR 72712



1407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL (479) 273-2209

REVISION
NO. DATE DESCRIPTION



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:
TOM A. BURRY 14691
NAME PE LICENSE NO.
7/18/2025
DATE
THE RECORD COPY OF THIS DRAWING IS ON
FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

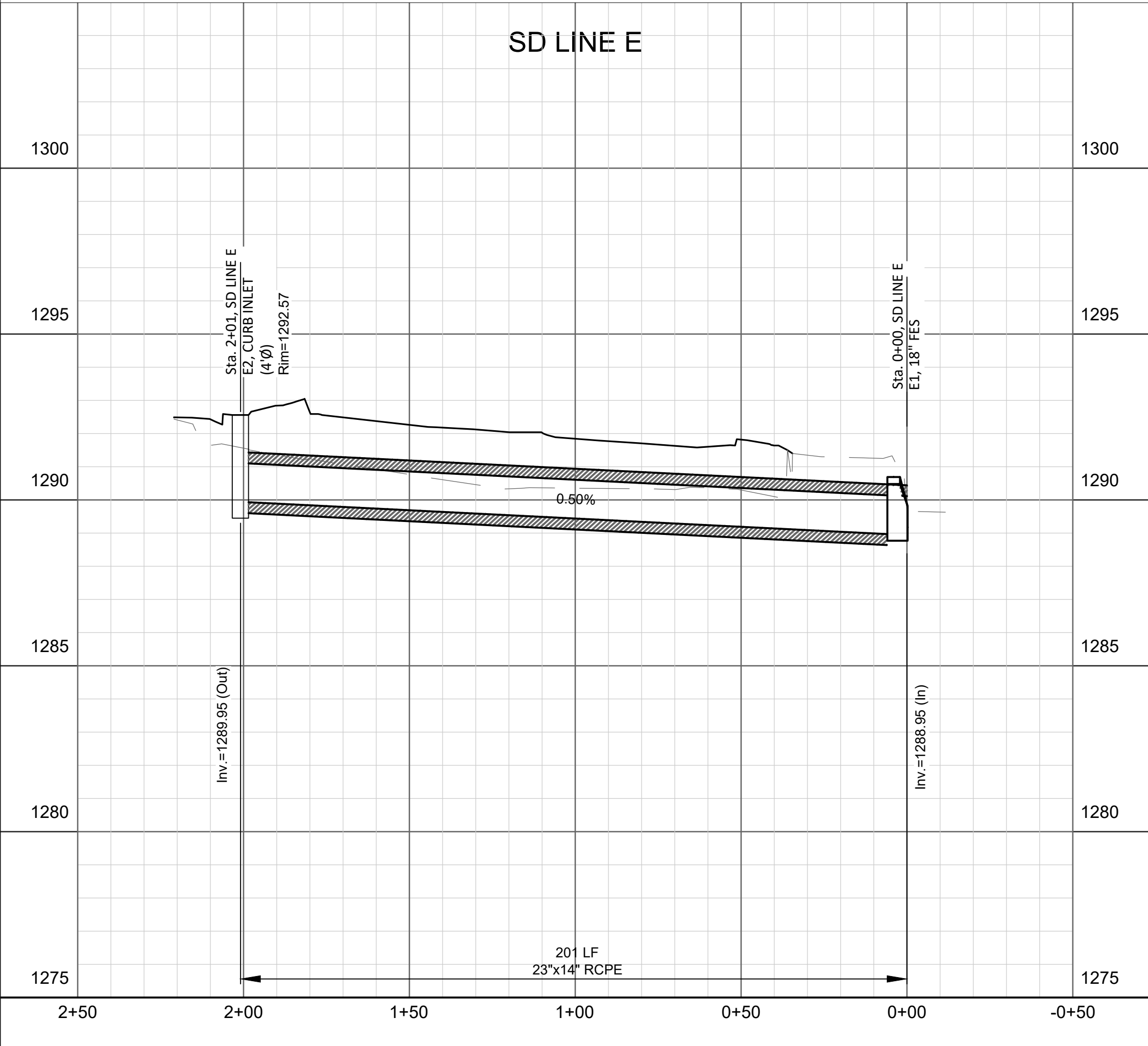
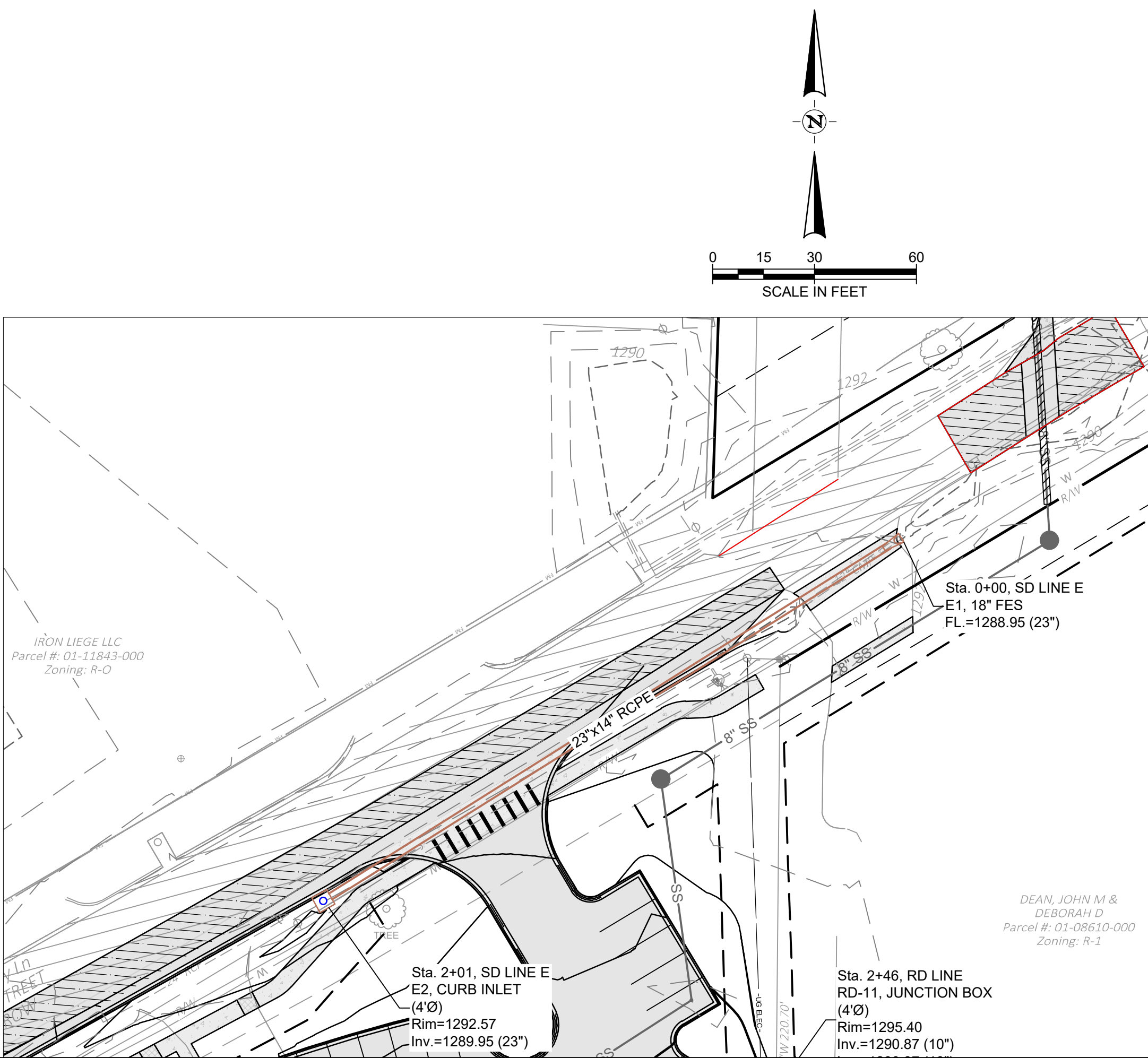
1407 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 57802.001
ISSUED: 6.20.2025
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 30'

SHEET TITLE:
STORM DRAIN PLAN
AND PROFILES
LSD25-0027

C501

FILE NAME: A:\57000s\57802\001\LD\CADD\Sheets\C-PLAN-GRAD-57802-001.dwg DATE: July 18, 2025, TIME: 11:35 AM, USER: ah5174



CALVARY CHURCH ADDN.
BENTONVILLE, AR
PASTOR CHANTRY DEAN
2612 E CENTRAL AVE
BENTONVILLE, AR 72712

half
1407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL (479) 273-2209

REVISION		DESCRIPTION	
NO.	DATE		

STATE OF ARKANSAS

LICENSED PROFESSIONAL ENGINEER

No. 14681
THOMAS A. BURRY
07/18/2025

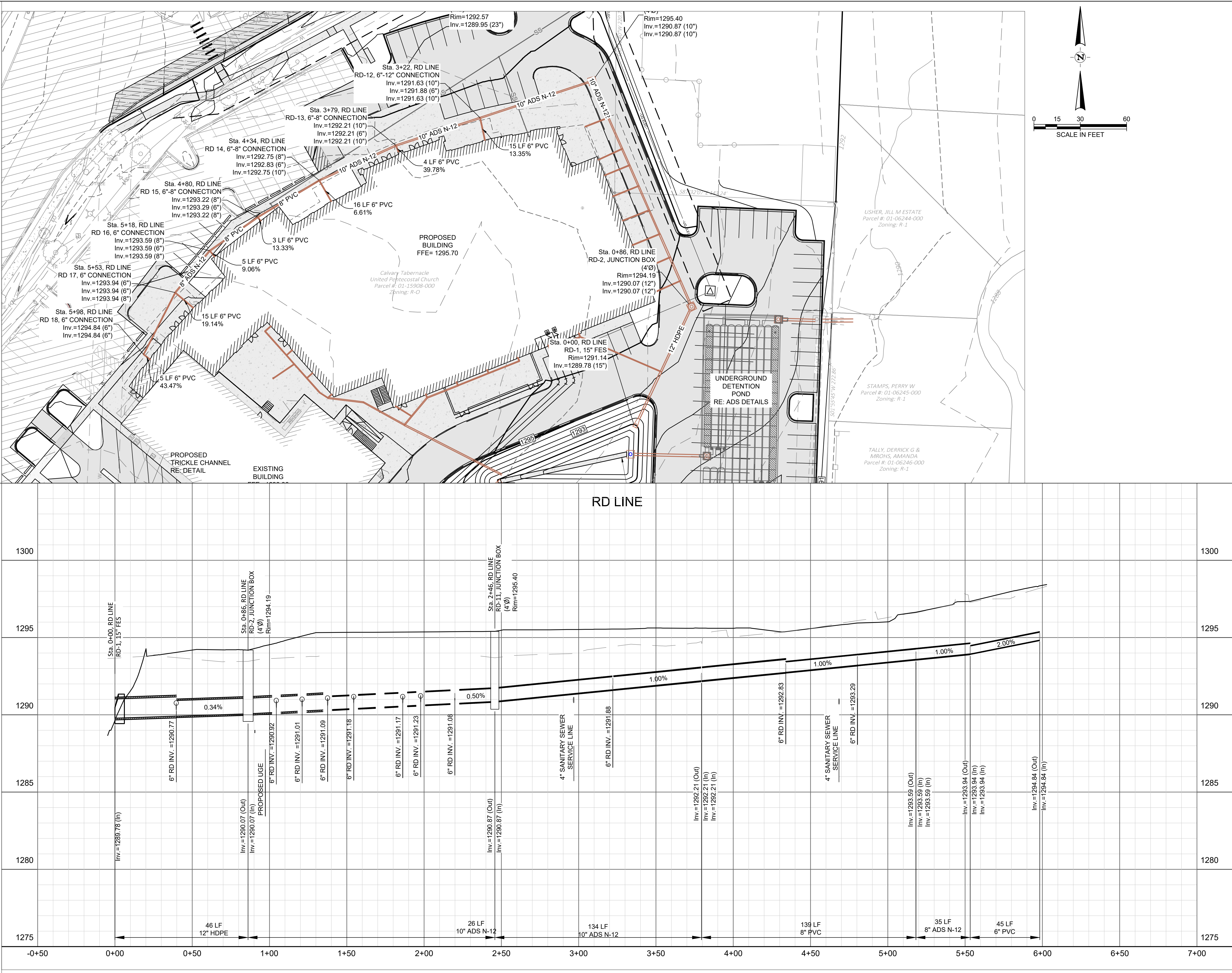
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
TOM A. BURRY 14681
NAME PE LICENSE NO.
7/18/2025
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
1407 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 57802.001
ISSUED: 6.20.2025
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 30'

SHEET TITLE:
STORM DRAIN
PLAN AND PROFILE
LSD25-0027

C502

FILE NAME: A:\57000s\57802\001\LD\CADD\Sheets\C-PLAN-GRAD-57802-001.dwg DATE: July 18, 2025, TIME: 11:35 AM, USER: ab5174



CALVARY CHURCH ADDN.

BENTONVILLE, AR

PASTOR CHANTRY DEAN

2612 E CENTRAL AVE

BENTONVILLE, AR 72712



1407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL (479) 273-2509

REVISION NO.	DATE	DESCRIPTION

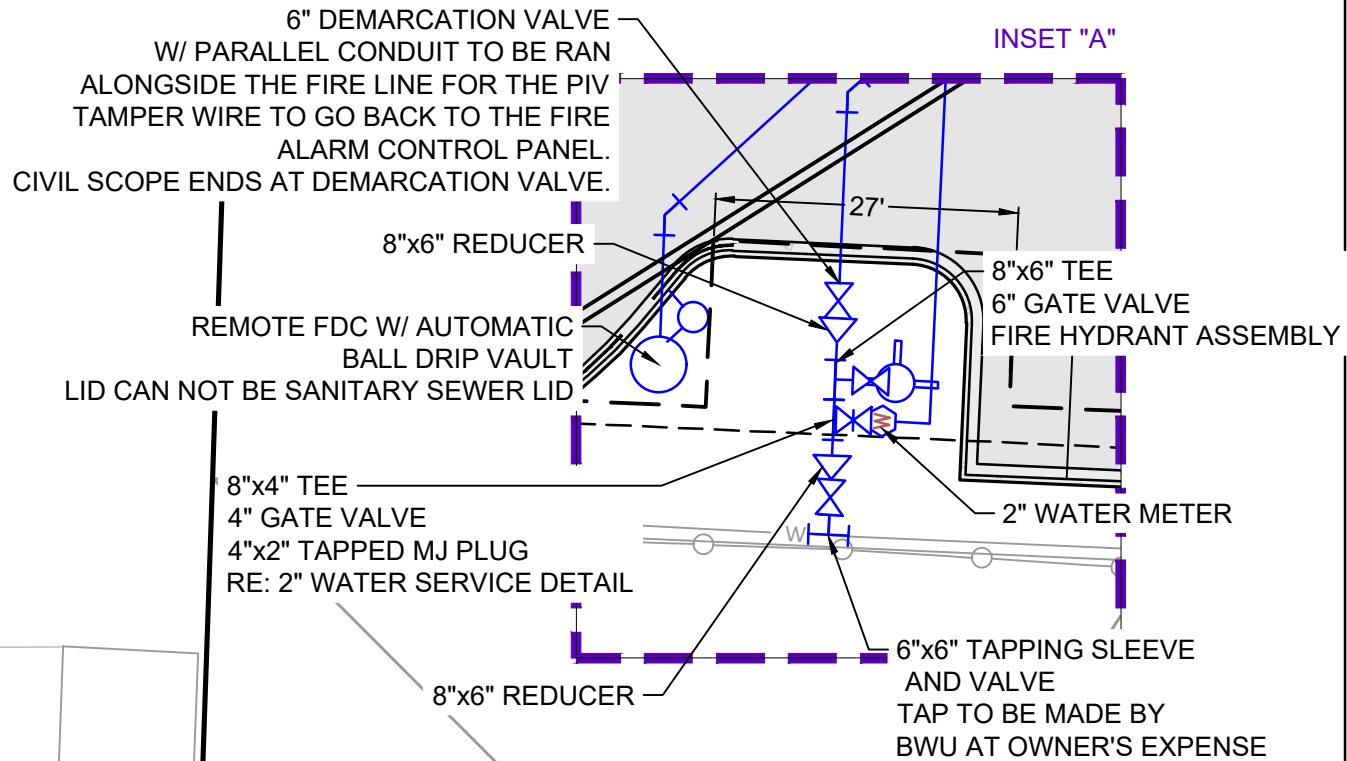
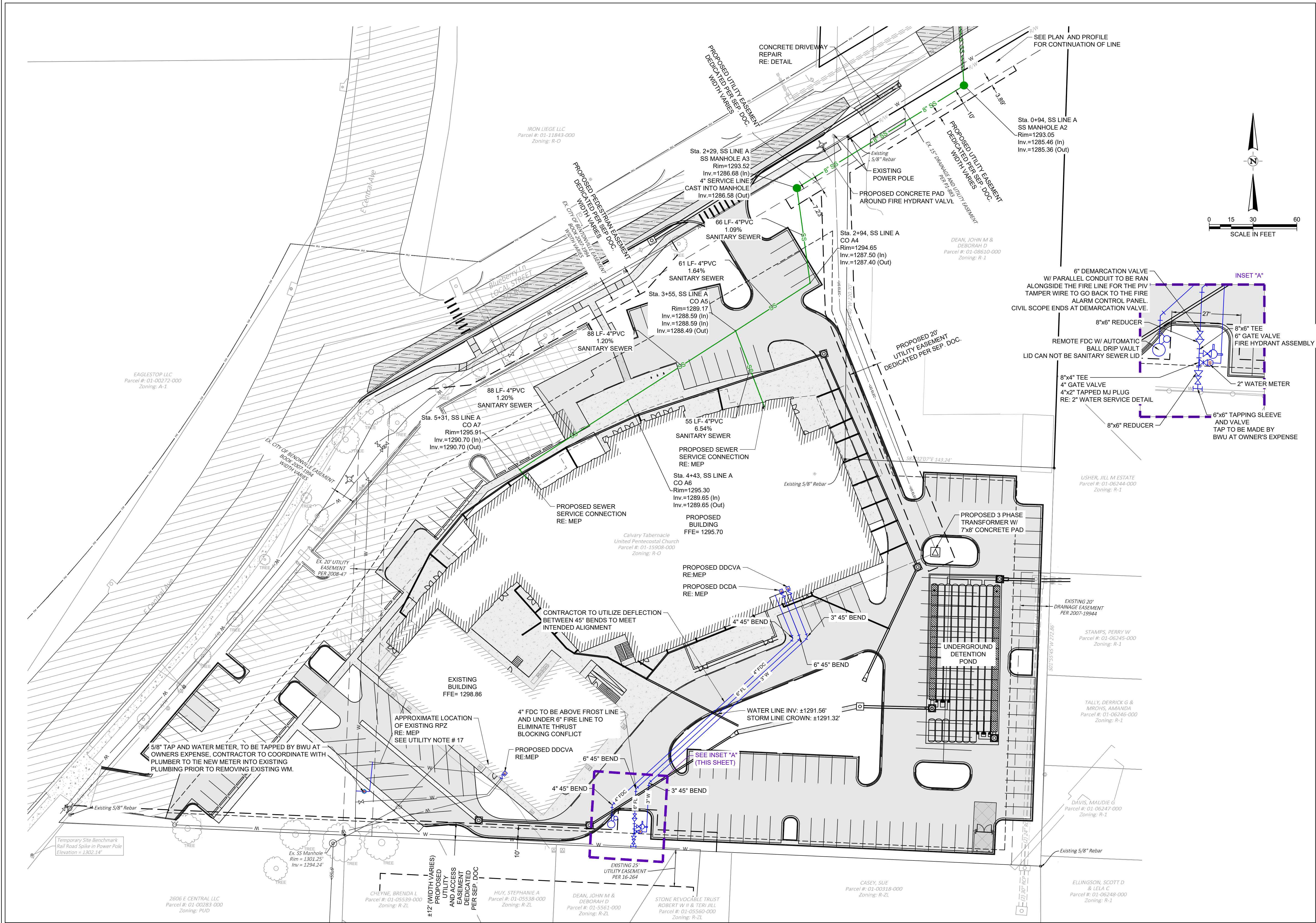


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
TOM A. BURRY 14691
NAME PE LICENSE NO.
7/18/2025
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

1407 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.:	57802.001
ISSUED:	6.20.2025
DRAWN BY:	KES
CHECKED BY:	PRF
SCALE:	1" = 30'
SHEET TITLE:	STORM DRAIN PLAN AND PROFILE
	LSD25-0027
C503	



CALVARY CHURCH ADDN.

BENTONVILLE, AR

PASTOR CHANTRY DEAN

2612 E CENTRAL AVE

BENTONVILLE, AR 72712

half

5407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL (479) 273-2209

REVISION NO.	DATE	DESCRIPTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14691
THOMAS A. BERRY
07/18/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
TOM A. BERRY 14691
NAME PE LICENSE NO.
7/18/2025
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

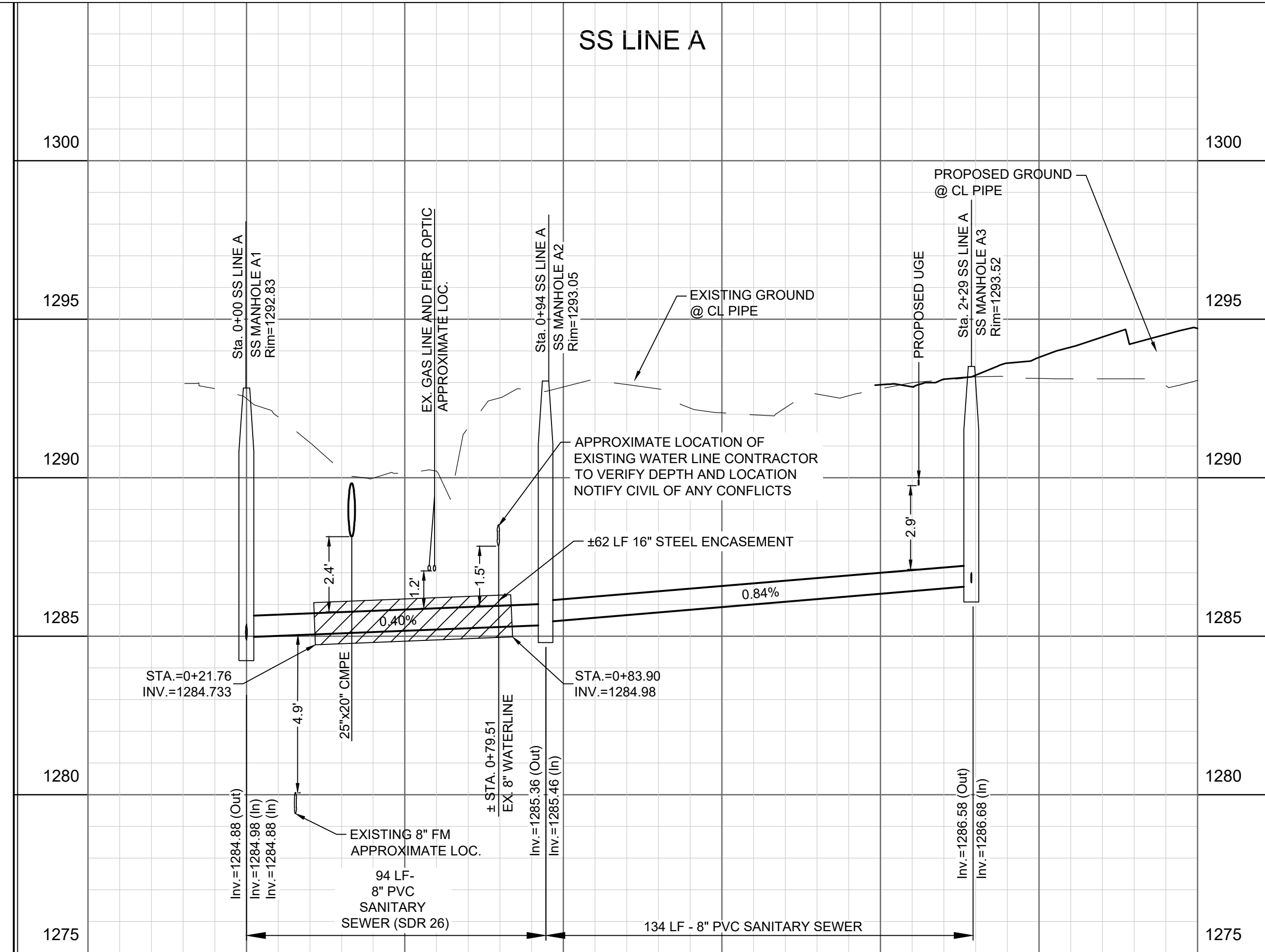
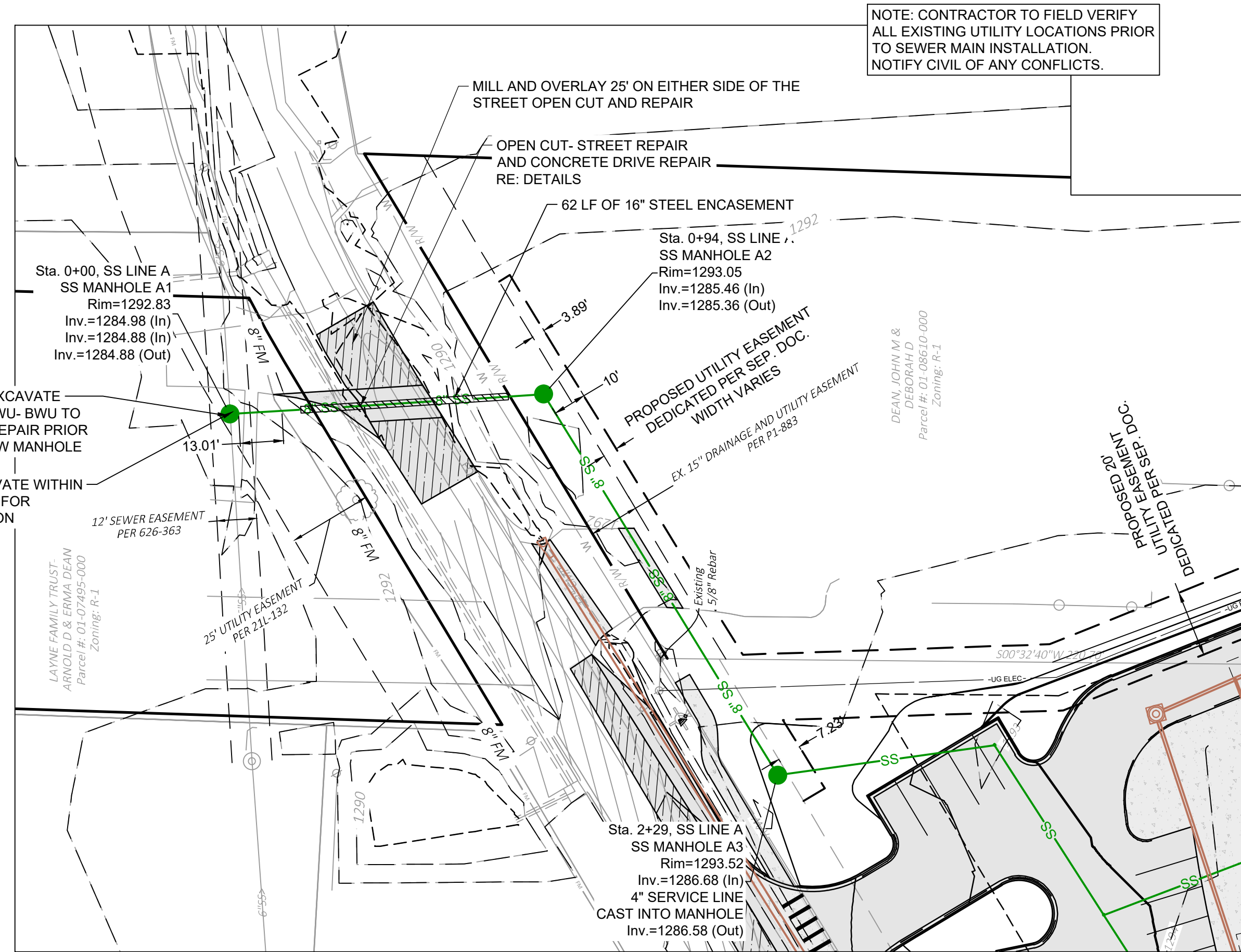
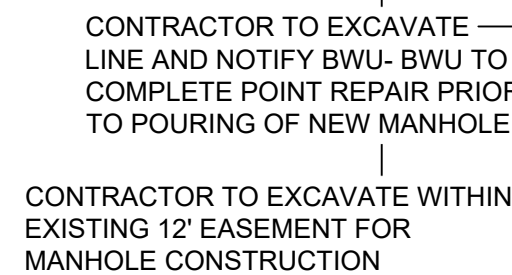
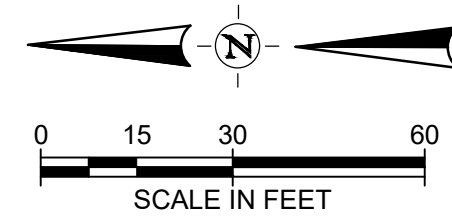
1407 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 57802.001
ISSUED: 2025-07-17
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 30'
SHEET TITLE:

UTILITY PLAN

LSD25-0027

C600

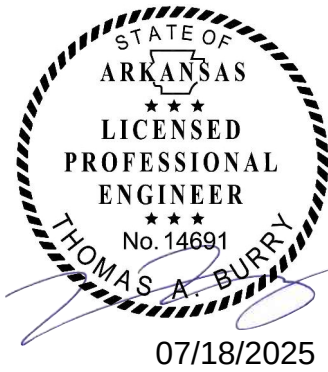


CALVARY CHURCH ADDN.

BENTONVILLE, AR
PASTOR CHANTRY DEAN
2612 E CENTRAL AVE
BENTONVILLE, AR 72712



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

[illegible]

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:

TOM A. BURRY	14691
NAME	PE LICENSE NO.
7/18/2025	
DATE	

THE RECORD COPY OF THIS DRAWING IS ON
FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

1407	AR
FIRM / BUSINESS NO.	STATE

PROJECT NO.: 57802.001

ISSUED:	7.17.2025
DRAWN BY:	KES

CHECKED BY: PRF

SCALE: 1" = 30'

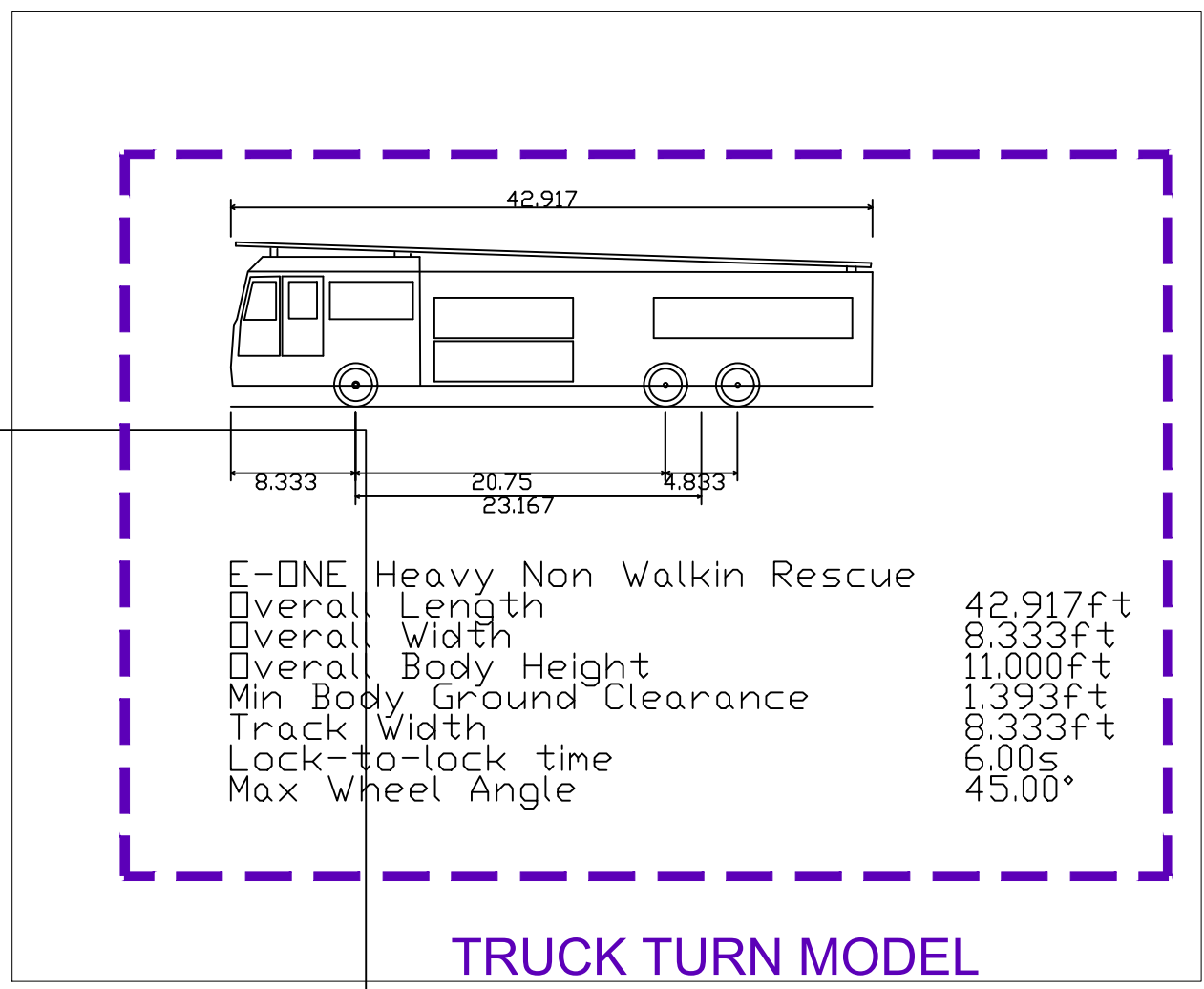
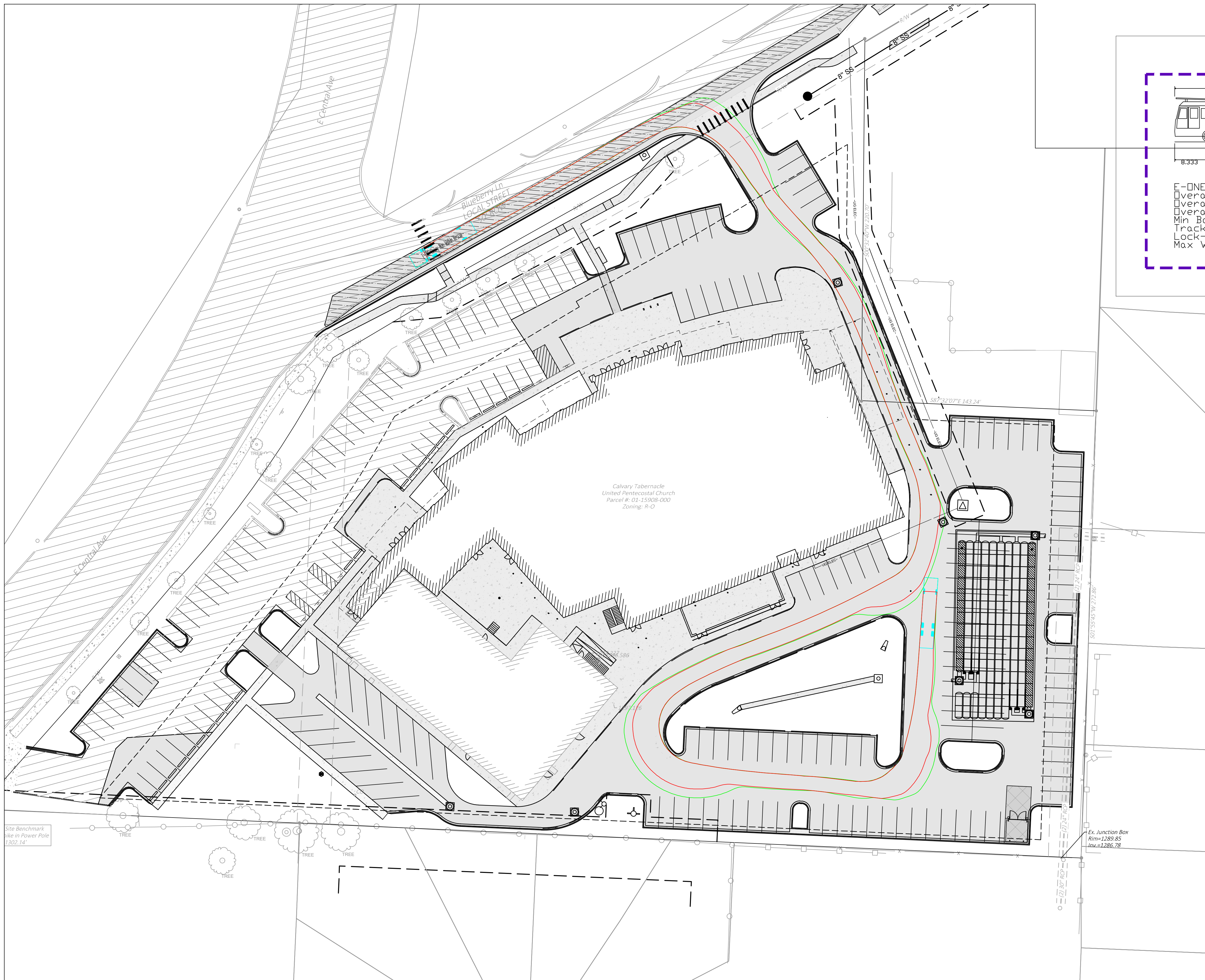
SHEET TITLE:

SEWER PLAN

AND PROFILE

LSD25-0027

C601

[illegible]

PROJECT NO.:	57802.001
ISSUED:	MARCH 2025
DRAWN BY:	KES
CHECKED BY:	DH
SCALE:	NTS
SHEET TITLE:	
FIRE TRUCK TURN EXHIBIT	
LSD25-0027	

CALVARY CHURCH ADDN.
CENTERTON, AR 72719

CITY OF CENTERTON
200 MUNICIPAL DR
CENTERTON, AR 72719



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

LANDSCAPE CALCULATIONS:

STREET FRONTAGE BUFFER:

(1 SHADE TREE PER 20 LF OF STREET FRONTAGE, ORNAMENTAL TREES PROVIDED DUE TO EXISTING OVERHEAD ELECTRIC ALONG STREET FRONTAGE.)

688.5 LF ÷ 20 LF = 34.43 = 35.
14 EXISTING TREES, 21 TREES REQUIRED
21 TREES PROVIDED

PERIMETER LANDSCAPING:

(1 TREE PER 50 LF OF PERIMETER, 50% MUST BE SHADE TREES)

(SOUTH) 674 LF ÷ 50 LF = 13.48 = 14.
(EAST) 637 LF ÷ 50 LF = 12.74 = 13.

27 TREES REQUIRED.
27 TREES PROVIDED.
(27 OF WHICH ARE SHADE TREES)

*3 TREES FROM EAST PERIMETER ADDED TO DETENTION POND ISLAND DUE TO UTILITY CONFLICTS

PLANTING ISLANDS:

(1 SHADE TREE PER EXTERNAL ISLAND)

13 = ISLANDS PROVIDED (x 1 TREE), 1 EXISTING TREE.
12 = TREES REQUIRED.
12 = TREES PROVIDED.

(2 SHADE TREES PER INTERNAL ISLAND)

5 = ISLANDS PROVIDED (x 2 TREE).
10 = TREES REQUIRED.
10 = TREES PROVIDED.

OVERALL SITE AREA CALCULATIONS

TOTAL SITE AREA: 193,362 S.F

TOTAL IMPERVIOUS AREA: 154,963 (80%)

TOTAL GREEN SPACE AREA: 38,399 (20%)

INTERIOR GREEN SPACE CALCULATIONS:

TOTAL PARKING LOT AREA: 98,891

TOTAL INTERIOR GREEN SPACE REQUIRED: 9,889 (10%)

TOTAL INTERIOR GREEN SPACE PROVIDED: 11,280 (11%)

NO ITEMS BETWEEN 3' AND 8' IN HEIGHT
MAY BE PLACED IN THE SHADED AREA

IRON LIEGE LLC
Parcel #: 01-11843-000
Zoning: R-O

0 15 30 60
SCALE IN FEET

DEAN, JOHN M &
DEBORAH D
Parcel #: 01-08610-000
Zoning: R-1

EAGLESTOP LLC
Parcel #: 01-00272-000
Zoning: A-1

NO ITEMS BETWEEN 3' AND 8' IN HEIGHT
MAY BE PLACED IN THE SHADED AREA

PROPOSED
BUILDING
FFE= 1295.70

EXISTING
BUILDING
FFE= 1298.86

Temporary Site Benchmark
Rail Road Spike in Power Pole
Elevation = 1302.14'

2606 E CENTRAL LLC
Parcel #: 01-05539-000
Zoning: R-2L

CHEYNE, BRENDA L
Parcel #: 01-05539-000
Zoning: R-2L

HUY, STEPHANIE A
Parcel #: 01-05538-000
Zoning: R-2L

DEAN, JOHN M &
DEBORAH D
Parcel #: 01-5561-000
Zoning: R-2L

STONE REVOCABLE TRUST
ROBERT W II & TERI JILL
Parcel #: 01-05560-000
Zoning: R-2L

CASEY, SUE
Parcel #: 01-00318-000
Zoning: R-2L

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL
TREES				
	CER LKK	9	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	2" CAL.
	LIQ ROT	10	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	2.5" CAL.
	LIR TUL	11	LIRIODENDRON TULIPIFERA / TULIP POPLAR	2.5" CAL.
	PRU YED	12	PRUNUS X YEDOENSIS / YOSHINO CHERRY	2" CAL.
	QUE TEX	13	QUERCUS TEXANA / NUTTALL OAK	2.5" CAL.
	ULM ALL	16	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	2.5" CAL.

LANDSCAPE NOTES:

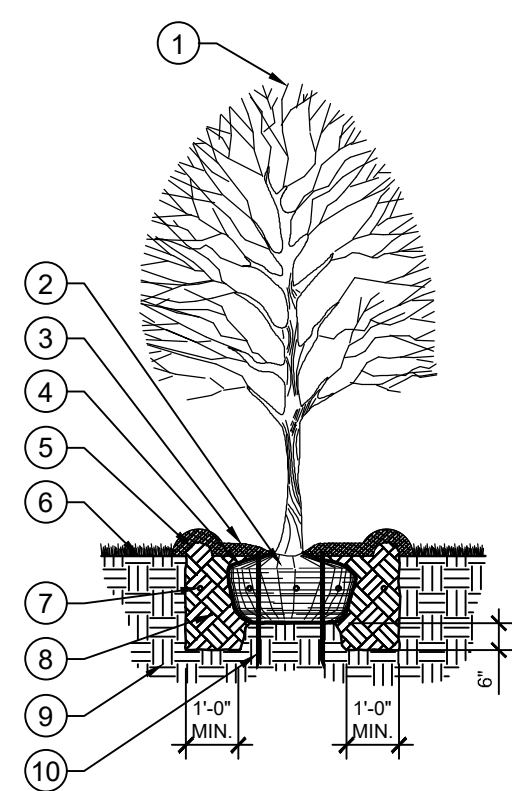
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- ALL DISTURBED AREAS, NOT OTHERWISE PLANTED, SHALL BE SODDED OR SEEDDED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05.B)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS OF TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05.B)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIAL IS STRONGLY ENCOURAGED. (SEC. 1400.8.G)
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- IN ANY EVENT WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

KEY:

- NEVER CUT CENTRAL LEADER OF TREE.
- SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- PROVIDE 3" MIN. SHREDDED HARDWOOD MULCH FOR ENTIRE BASIN. PULL MULCH BACK MIN. 2" FROM BASE OF TRUNK.
- FOR BALL & BURLAP: REMOVE WIRE / TWINE FROM AROUND BURLAP. FOLD TOP THIRD OF BURLAP DOWN OR CUT / REMOVE PRIOR TO BACKFILL.
- BUILD 3' HT. SAUCER RING AROUND PLANTING PIT WITH TOPSOIL.
- FINISHED GRADE.
- AGRICULTURAL TABLETS AS PER MANUFACTURER'S INSTRUCTIONS.
- PREPARED SOIL MIX - HOMOGENOUS MIXTURE OF 3:1:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMENDMENTS. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 8" MIN.
- UNCOMPACTED NATIVE SOIL / UNDISTURBED SUBGRADE.
- (MIN) 3" ARBOR STAKES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

- FOR BALL & BURLAP: REMOVE WIRE / TWINE FROM AROUND BURLAP. FOLD TOP THIRD DOWN OR CUT / REMOVE PRIOR TO BACKFILL.
- 1" TOP CLEARANCE ALL SIDES FROM ROOTBALL FOR PLANTING MEDIUM.
- PROVIDE FERTILOME ROOT STIMULATOR IN EACH TREE PIT.
- MINIMUM STAKE QUANTITY IS (3) - THEN ADD (1) STAKE PER CALIPER INCH GREATER THAN 3".
- STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.
- ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STANDING AND OTHER MATERIALS.
- ABOVE GROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.
- INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.



1 TYPICAL TREE PLANTING WITH ARBOR STAKES DETAIL

CALVARY CHURCH ADDN.

BENTONVILLE, AR

half

2407 SE COTTONWOOD ST.
SUITE 200
BENTONVILLE, AR 72712
TEL: (479) 275-2209

REVISION	NO.	DATE	DESCRIPTION



07-18-25

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

DREW DINGLER 712041
NAME PLA LICENSE NO.
7/18/2025
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.

1407 FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 57802.001

ISSUED: 07-18-2025

DRAWN BY: RDJ

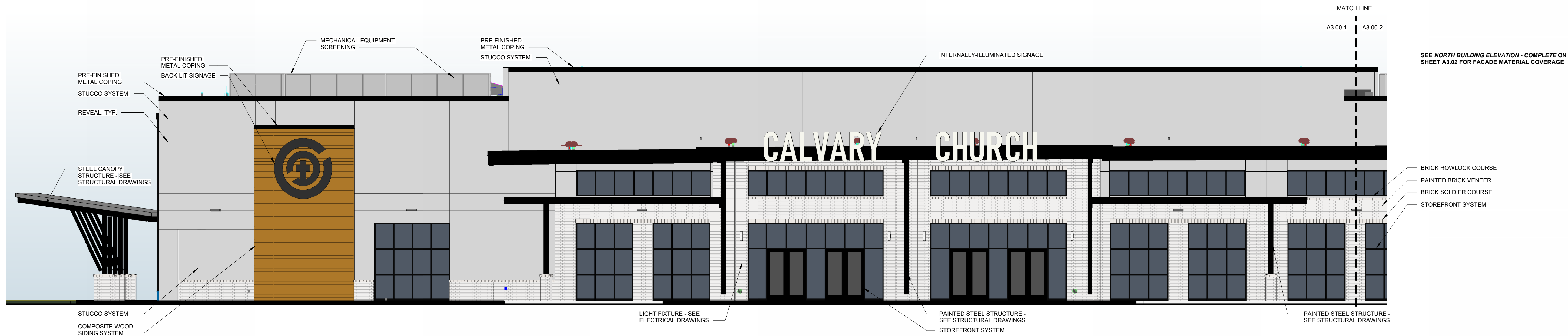
CHECKED BY: RJC

SCALE: 1" = 30"

SHEET TITLE:

LANDSCAPE
PLAN
LSD25-0027

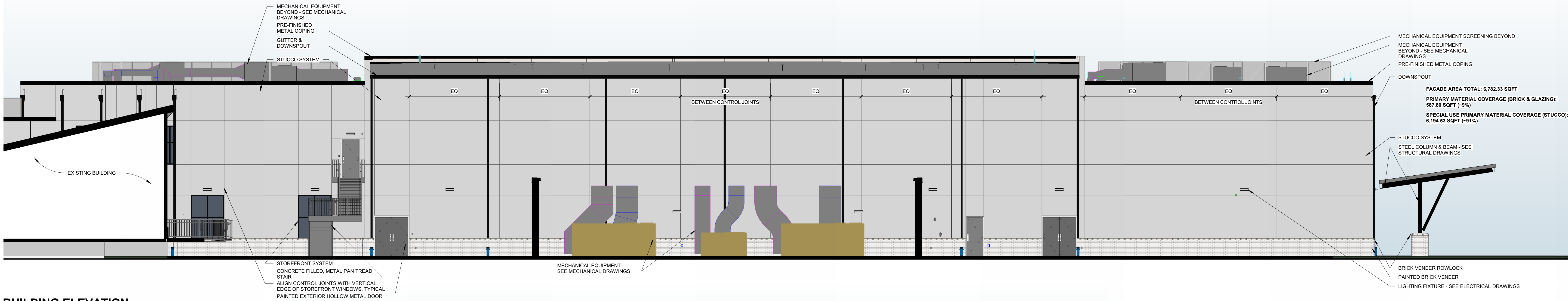
L101



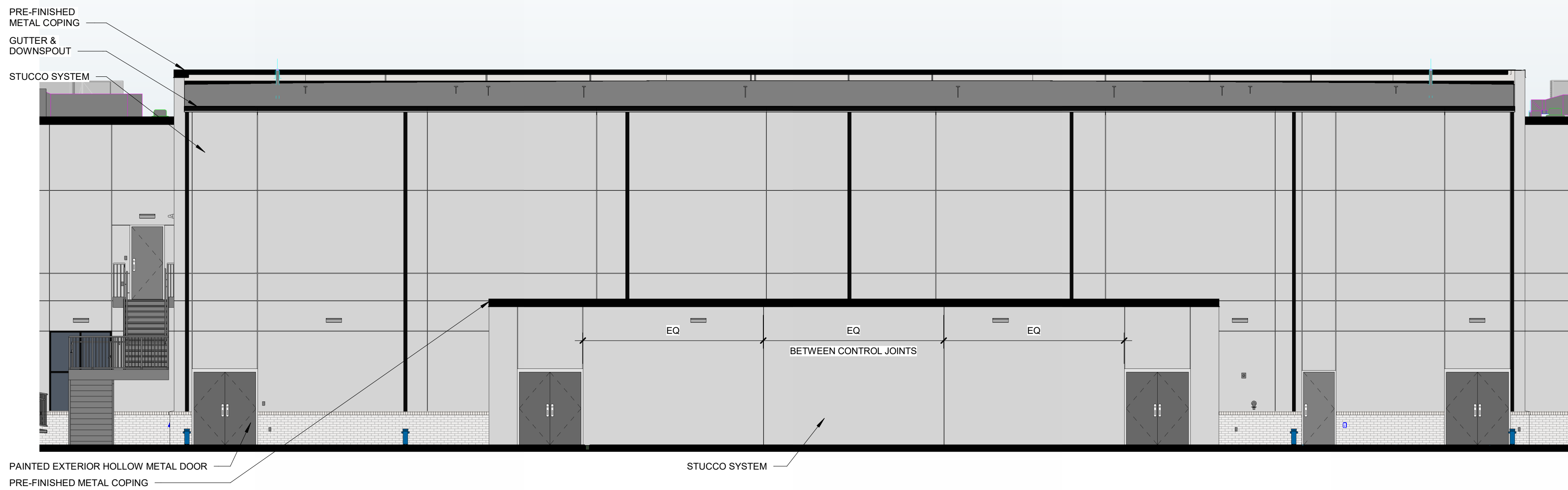
1 NORTH BUILDING ELEVATION - A
1/8" = 1'-0"



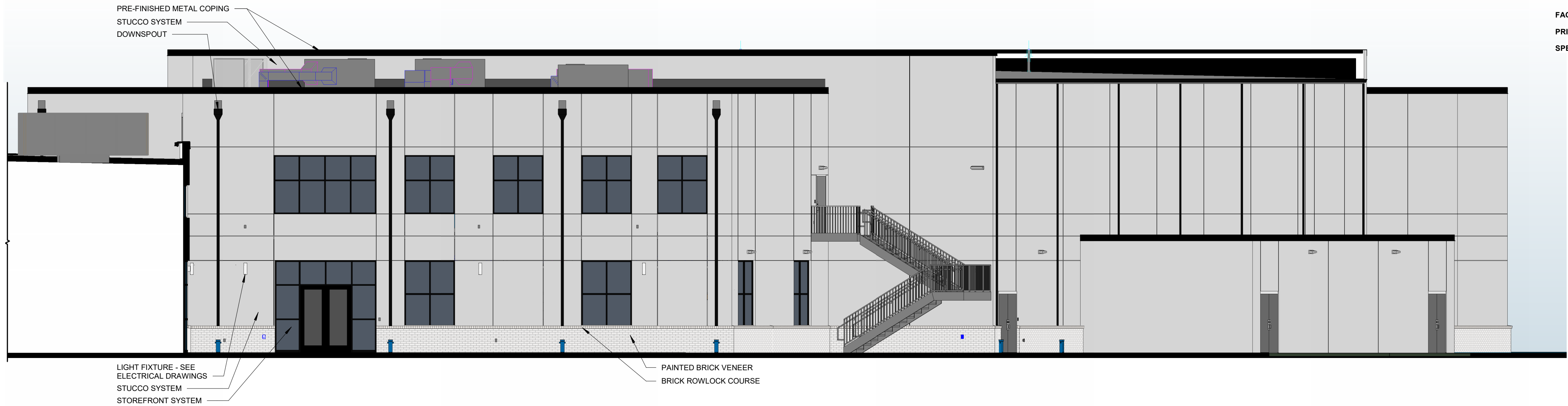
2 NORTH BUILDING ELEVATION - B
1/8" = 1'-0"



4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

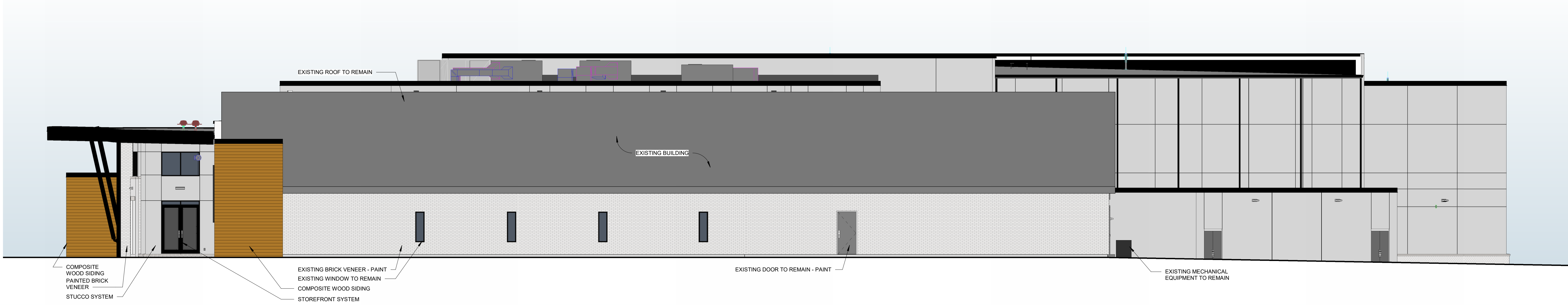


5 SOUTH BUILDING ELEVATION - MECHANICAL YARD
1/8" = 1'-0"



FACADE AREA TOTAL: 3,479.92 SQFT
PRIMARY MATERIAL COVERAGE (BRICK & GLAZING): 707.08 SQFT (~20%)
SPECIAL USE PRIMARY MATERIAL COVERAGE (STUCCO): 2,772.84 SQFT (~80%)

2 COURTYARD ELEVATION 1
1/8" = 1'-0"

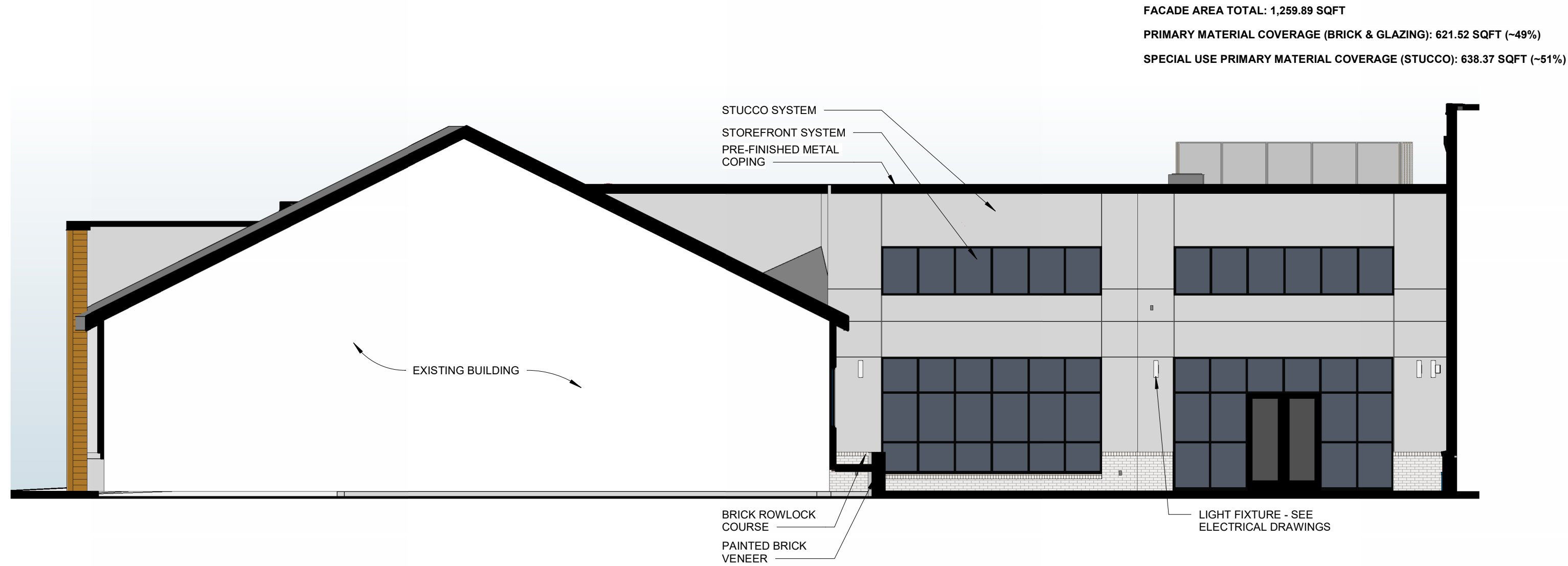


1 WEST BUILDING ELEVATION
1/8" = 1'-0"



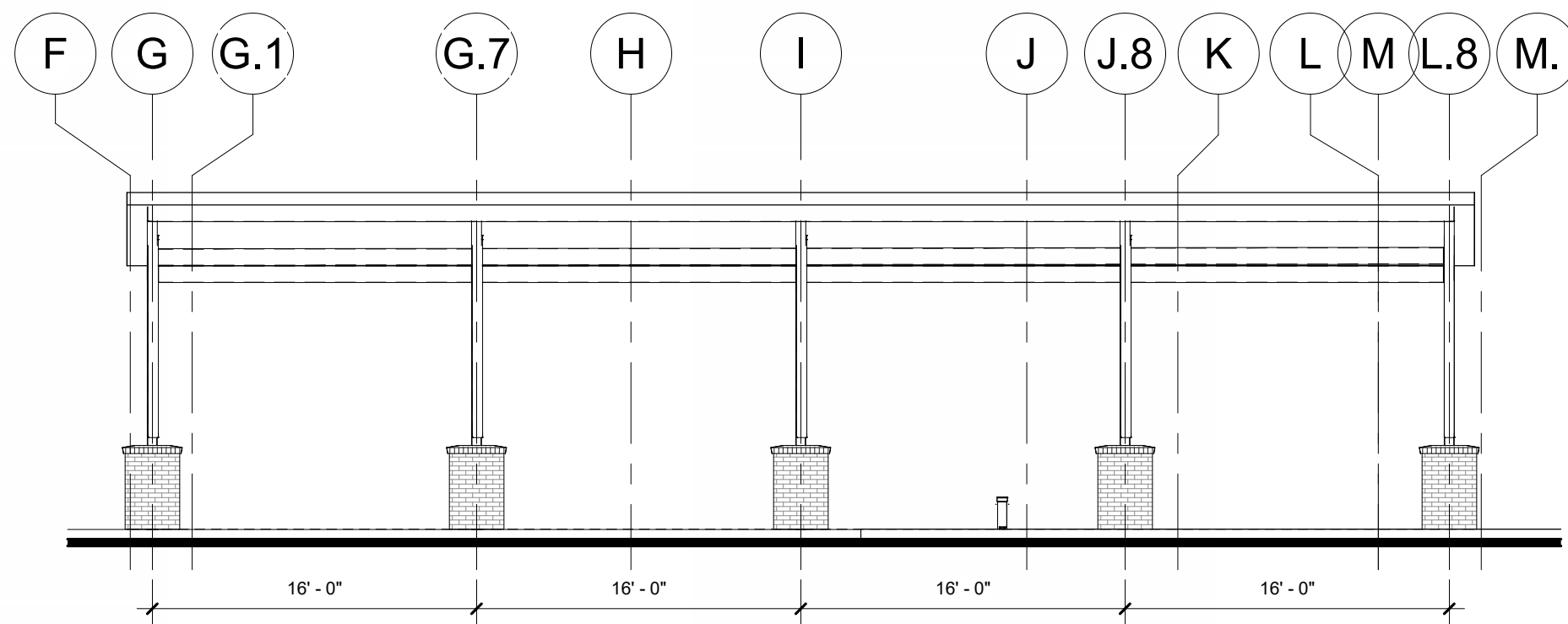
FACADE AREA TOTAL: 4,510.39 SQFT
PRIMARY MATERIAL COVERAGE (BRICK & GLAZING): 928.77 SQFT (~21%)
SPECIAL USE PRIMARY MATERIAL COVERAGE (STUCCO): 3,581.62 SQFT (~79%)

6 EAST BUILDING ELEVATION
1/8" = 1'-0"



FACADE AREA TOTAL: 1,299.89 SQFT
PRIMARY MATERIAL COVERAGE (BRICK & GLAZING): 621.52 SQFT (~49%)
SPECIAL USE PRIMARY MATERIAL COVERAGE (STUCCO): 638.37 SQFT (~51%)

3 COURTYARD ELEVATION 2
1/8" = 1'-0"



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

CALVARY CHURCH
CALVARY CHURCH FACILITY ADDITION
BENTONVILLE, AR

-PROGRESS PRINT-
NOT FOR
CONSTRUCTION
FOR PRICING AND
REVIEW

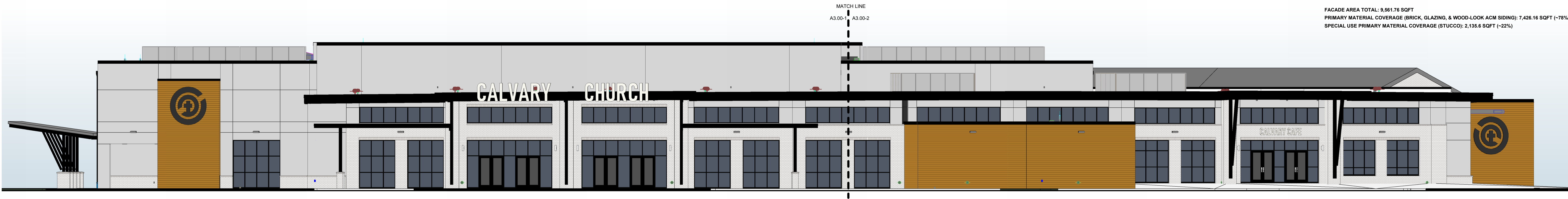
Revisions
No. Description Date

Project Number
21010

Date
07/18/25

EXTERIOR
ELEVATIONS

A3.02



1 NORTH BUILDING ELEVATION - COMPLETE
3/32" = 1'-0"



Dear City of Bentonville Planning Commission,

On behalf of Calvary Church, we respectfully request an exception to the City of Bentonville's Large-Scale Development Design Standards. While we have complied with the City's primary material coverage requirements along Blueberry Lane and Central Avenue, we are asking for consideration of an exception on the non-road-facing façades of the property. Listed below are the material coverage percentages of each Façade.

1. North Façade (main façade facing Central Avenue and Blueberry Lane)
 - a. Façade Area Total: 9,561.76 sqft
 - b. Primary Material Coverage (Brick, Glazing, & Wood-look aluminum siding): 7,426.16 sqft (~78%)
 - c. Special Use Primary Material Coverage (Three-Coat Cement-based Stucco): 2,135.6 sqft (~22%)
2. East Façade (façade of children's classroom wing)
 - a. Façade Area Total: 4,510.39 sqft
 - b. Primary Material Coverage (Brick & Glazing): 928.77 sqft (~21%)
 - c. Special Use Primary Material Coverage (Three-Coat Cement-based Stucco): 3,581.62 sqft (~79%)
3. South Façade (main, back façade of building – not visible from roadway)
 - a. Facade area total: 6,782.33 sqft
 - b. Primary material coverage (brick & glazing): 587.80 sqft (~9%)
 - c. Special use primary material coverage (Three-Coat Cement-based Stucco): 6,194.53 sqft (~91%)
4. South Façade (south courtyard façade – not visible from roadway):
 - a. Façade Area Total: 1,259.89 sqft
 - b. Primary Material Coverage (Brick & Glazing): 621.52 sqft (~49%)
 - c. Special Use Primary Material Coverage (Three-Coat Cement-based Stucco): 638.37 sqft (~51%)

5. West Façade (west courtyard façade – not visible from roadway):
 - a. Primary Material Coverage (Brick & Glazing): 707.08 sqft (~20%)
 - b. Special Use Primary Material Coverage Three-Coat Cement-based Stucco: 2,772.84 sqft (~80%)

Please find attached to this narrative an exhibit showing the proposed building's site layout. The building has been positioned on the site to minimize sight lines from the roadways towards the west, east, and south facades.

Also included with this narrative are renderings of the new building addition and representative photographs of the proposed building materials including three-coat cement-based stucco, wood-look aluminum panel, brick, and metal composite material panel, along with each product's respective warranty information. All materials selected have been chosen for their neutral tones, and overall congruity with the other materials. Areas where larger percentages of three-coat cement-based stucco have been incorporated, also incorporate vertical articulation in the form of glazing, stucco control joints, and contrasting downspouts.

We appreciate your understanding and consideration of our request, and would be happy to provide any additional information or clarifications you may require.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Krawczyk', with a stylized, flowing script.

Craig Krawczyk
Principal Architect
LIVE Design Group

CALVARY CHURCH

BENTONVILLE, ARKANSAS

CITY OF BENTONVILLE PLANNING COMMISSION
09.02.2025



01	SITE PLAN
02	EXTERIOR MATERIALS
03	BUILDING ELEVATIONS
04	RENDERINGS
05	MATERIAL PRODUCT & WARRANTY INFORMATION



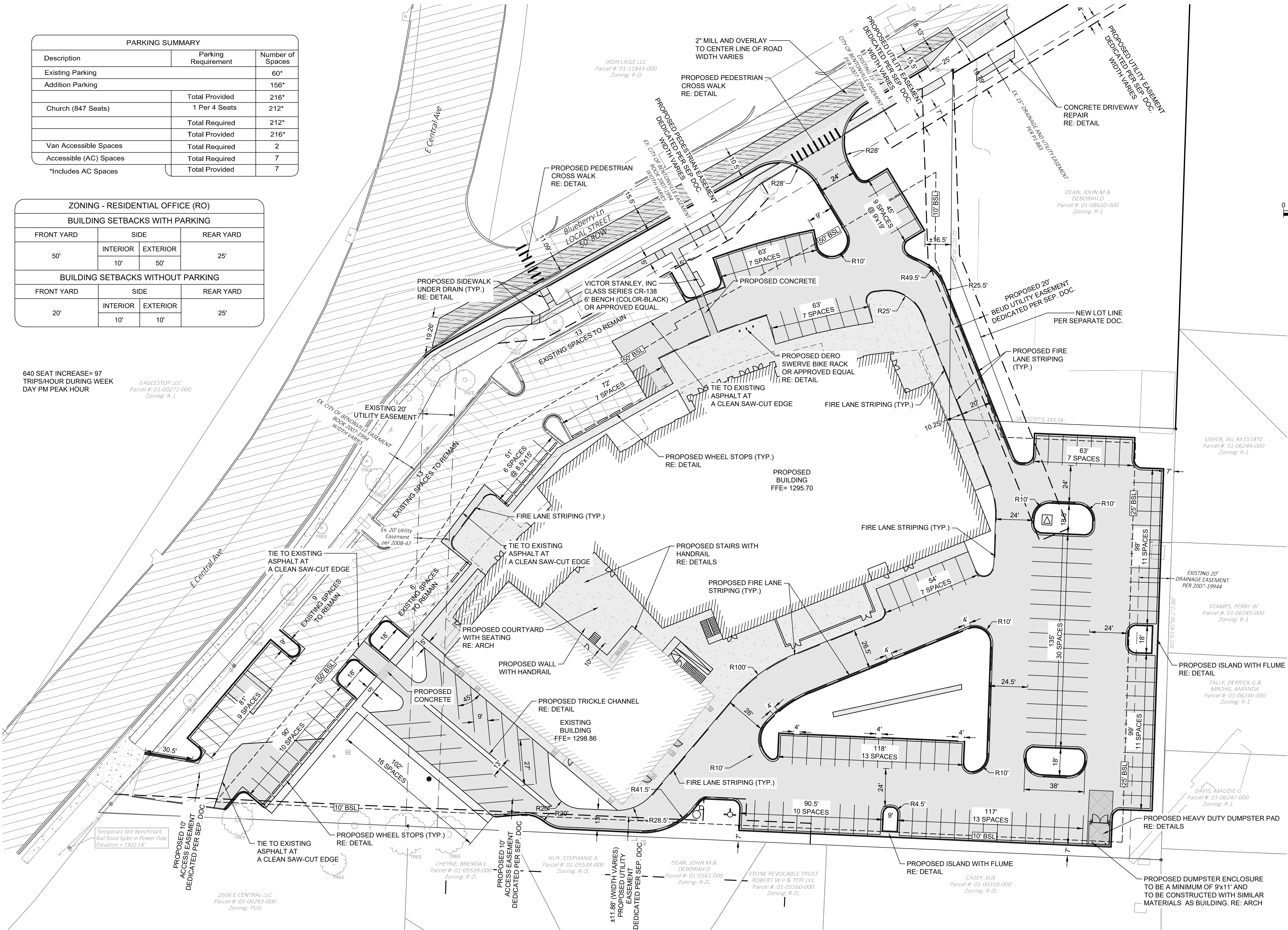
FILE NAME: A:\57000s\57802\001\LD\CADD\Sheets\PLAN-SITE-57802-001.dwg DATE: July 3, 2025, TIME: 2:44 PM, USER: at6935

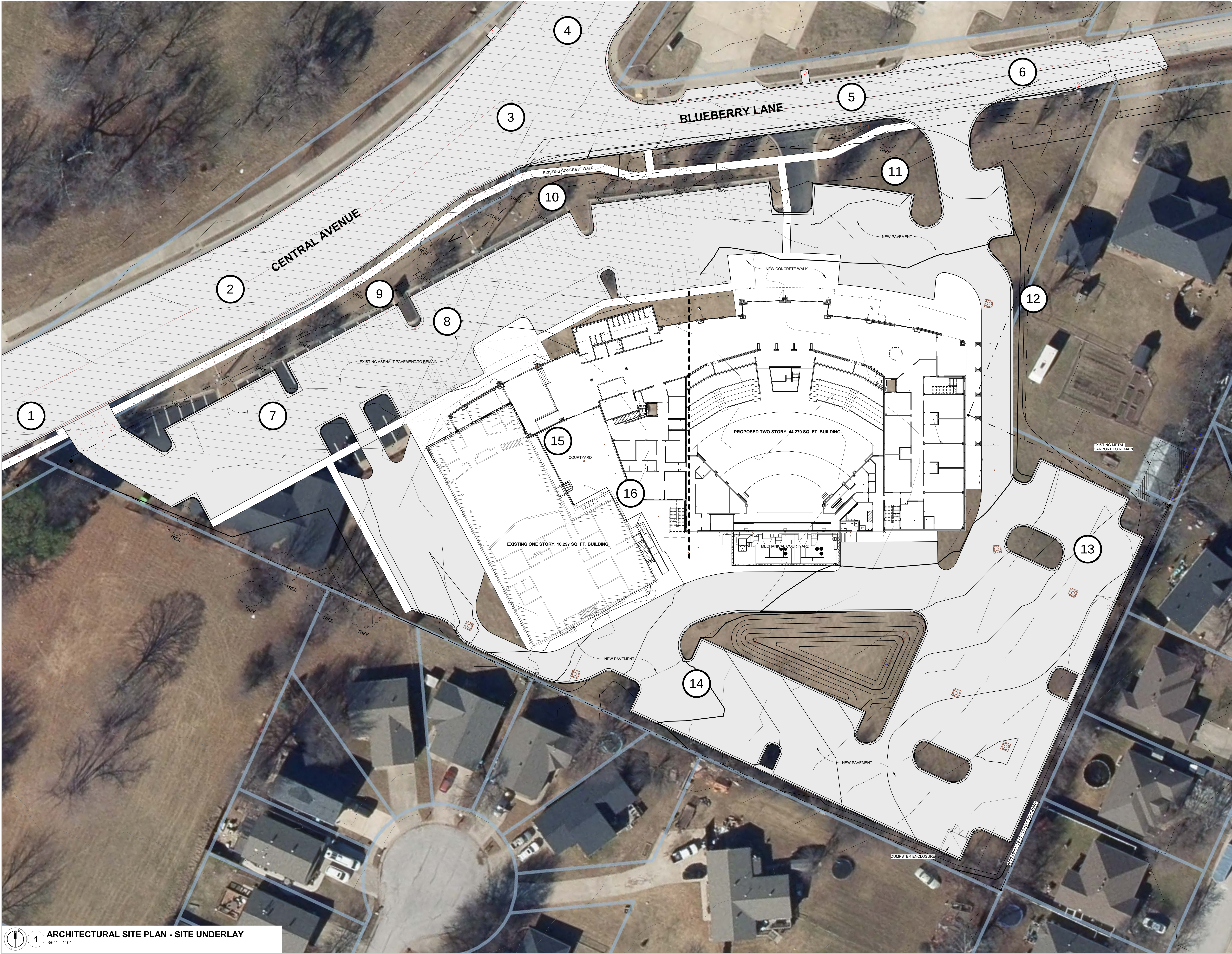
PARKING SUMMARY		
Description	Parking Requirement	Number of Spaces
Existing Parking		60*
Addition Parking		156*
	Total Provided	216*
Church (847 Seats)	1 Per 4 Seats	212*
	Total Required	212*
	Total Provided	216*
Van Accessible Spaces	Total Required	2
Accessible (AC) Spaces	Total Required	7
	Total Provided	7
*Includes AC Spaces		

ZONING - RESIDENTIAL OFFICE (RO)			
BUILDING SETBACKS WITH PARKING			
FRONT YARD	SIDE		REAR YARD
50'	INTERIOR	EXTERIOR	25'
	10'	50'	
BUILDING SETBACKS WITHOUT PARKING			
FRONT YARD	SIDE		REAR YARD
20'	INTERIOR	EXTERIOR	25'
	10'	10'	

640 SEAT INCREASE= 97
TRIPS/HOUR DURING WEEK
DAY PM PEAK HOUR

EAGLESTOP LLC
Parcel #: 01-00272-000
Zoning: A-1





EXTERIOR ELEVATIONS

CALVARY CHURCH

CITY OF BENTONVILLE PLANNING COMMISSION
09.02.2025



CALVARY CHURCH
CALVARY CHURCH FACILITY ADDITION
BENTONVILLE, AR

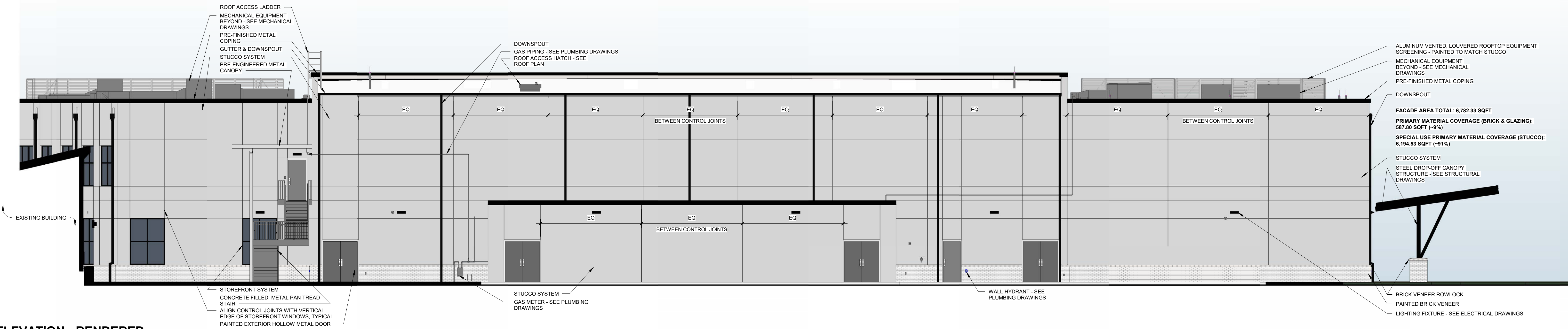
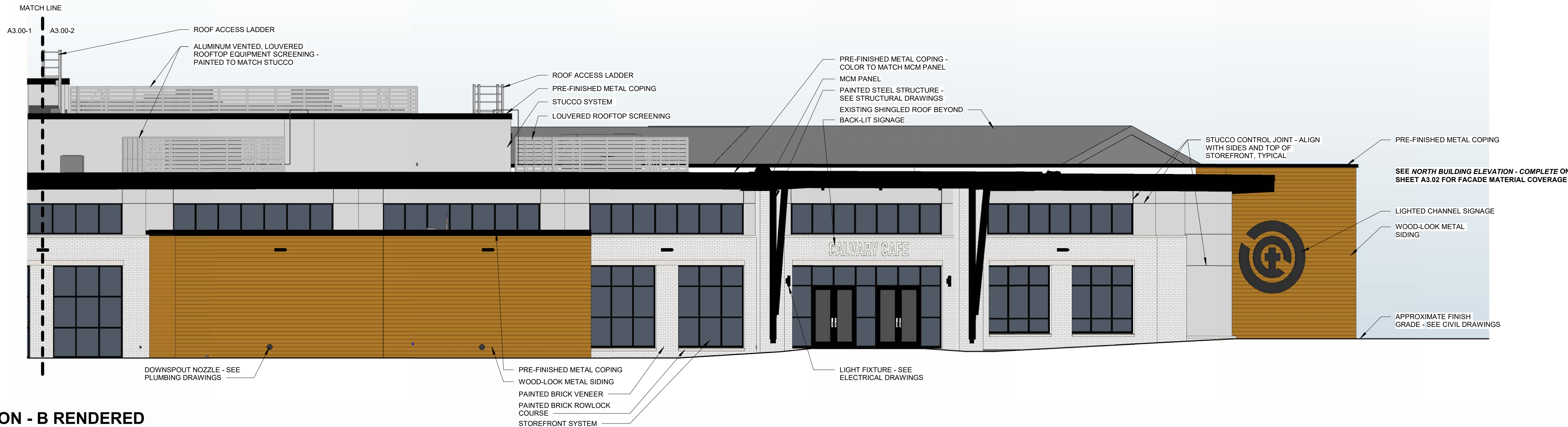
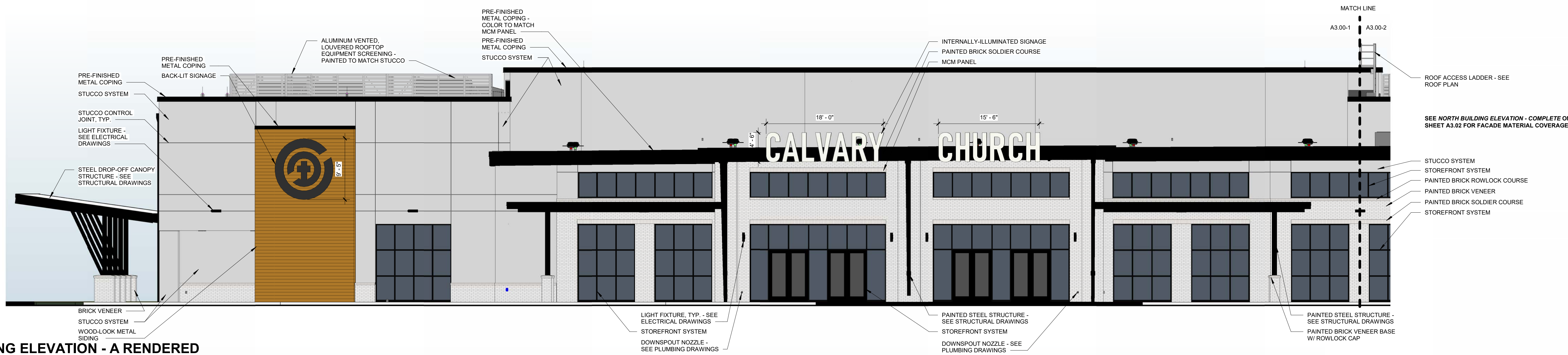
Revisions
No. Description Date

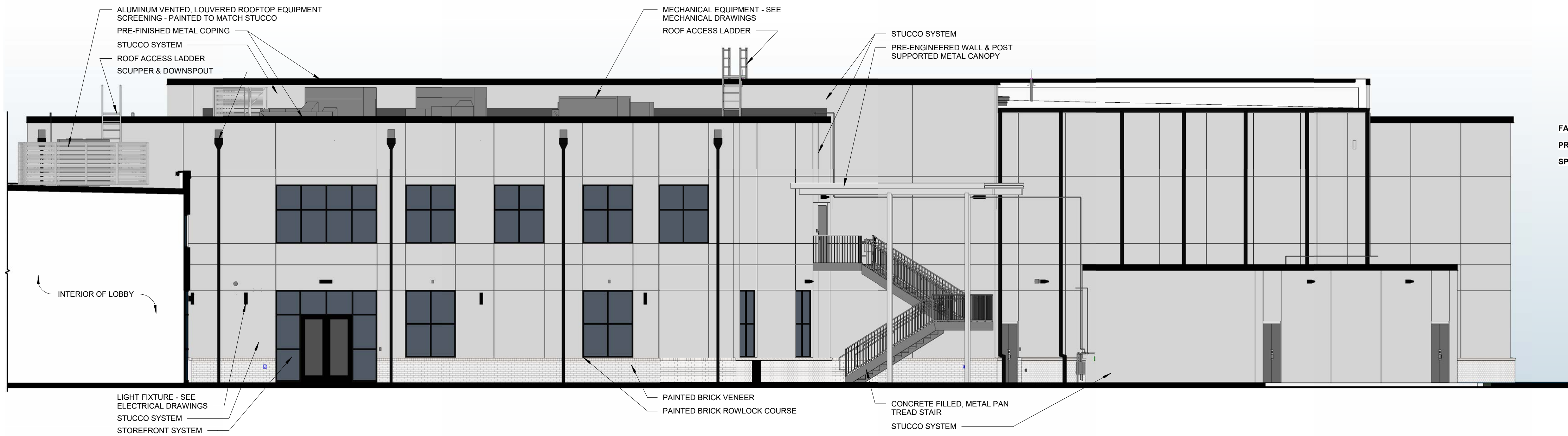
Project Number
21010

Date
09/02/2025

RENDERED
EXTERIOR
ELEVATIONS

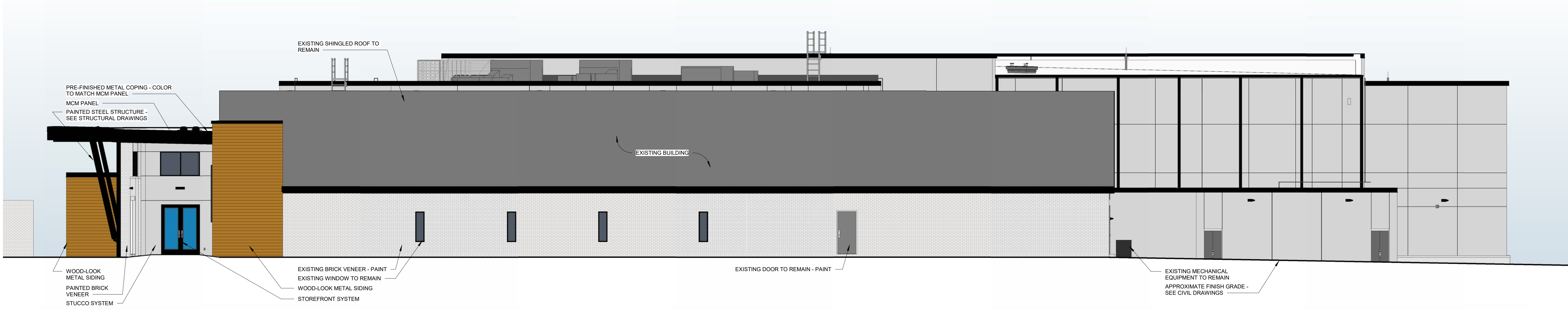
A3.03





FACADE AREA TOTAL: 3,479.92 SQFT
PRIMARY MATERIAL COVERAGE (BRICK & GLAZING): 707.08 SQFT (~20%)
SPECIAL USE PRIMARY MATERIAL COVERAGE (STUCCO): 2,772.84 SQFT (~80%)

1 WEST COURTYARD ELEVATION RENDERED
1/8" = 1'-0"

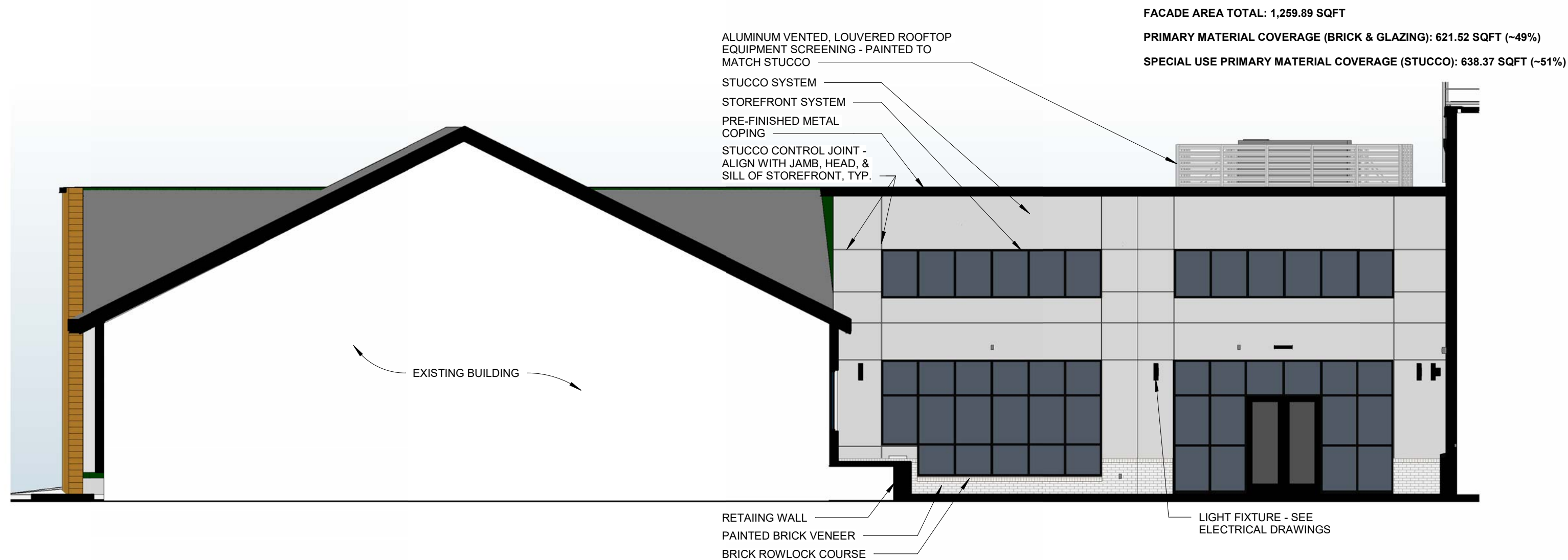


2 WEST BUILDING ELEVATION RENDERED
1/8" = 1'-0"



FACADE AREA TOTAL: 4,510.39 SQFT
PRIMARY MATERIAL COVERAGE (BRICK & GLAZING): 928.77 SQFT (~21%)
SPECIAL USE PRIMARY MATERIAL COVERAGE (STUCCO): 3,581.62 SQFT (~79%)

3 EAST BUILDING ELEVATION RENDERED
1/8" = 1'-0"



FACADE AREA TOTAL: 1,299.89 SQFT
PRIMARY MATERIAL COVERAGE (BRICK & GLAZING): 621.52 SQFT (~49%)
SPECIAL USE PRIMARY MATERIAL COVERAGE (STUCCO): 638.37 SQFT (~51%)

4 SOUTH COURTYARD ELEVATION RENDERED
1/8" = 1'-0"



5 EAST CANOPY ELEVATION RENDERED
1/8" = 1'-0"

CALVARY CHURCH
CALVARY CHURCH FACILITY ADDITION
BENTONVILLE, AR

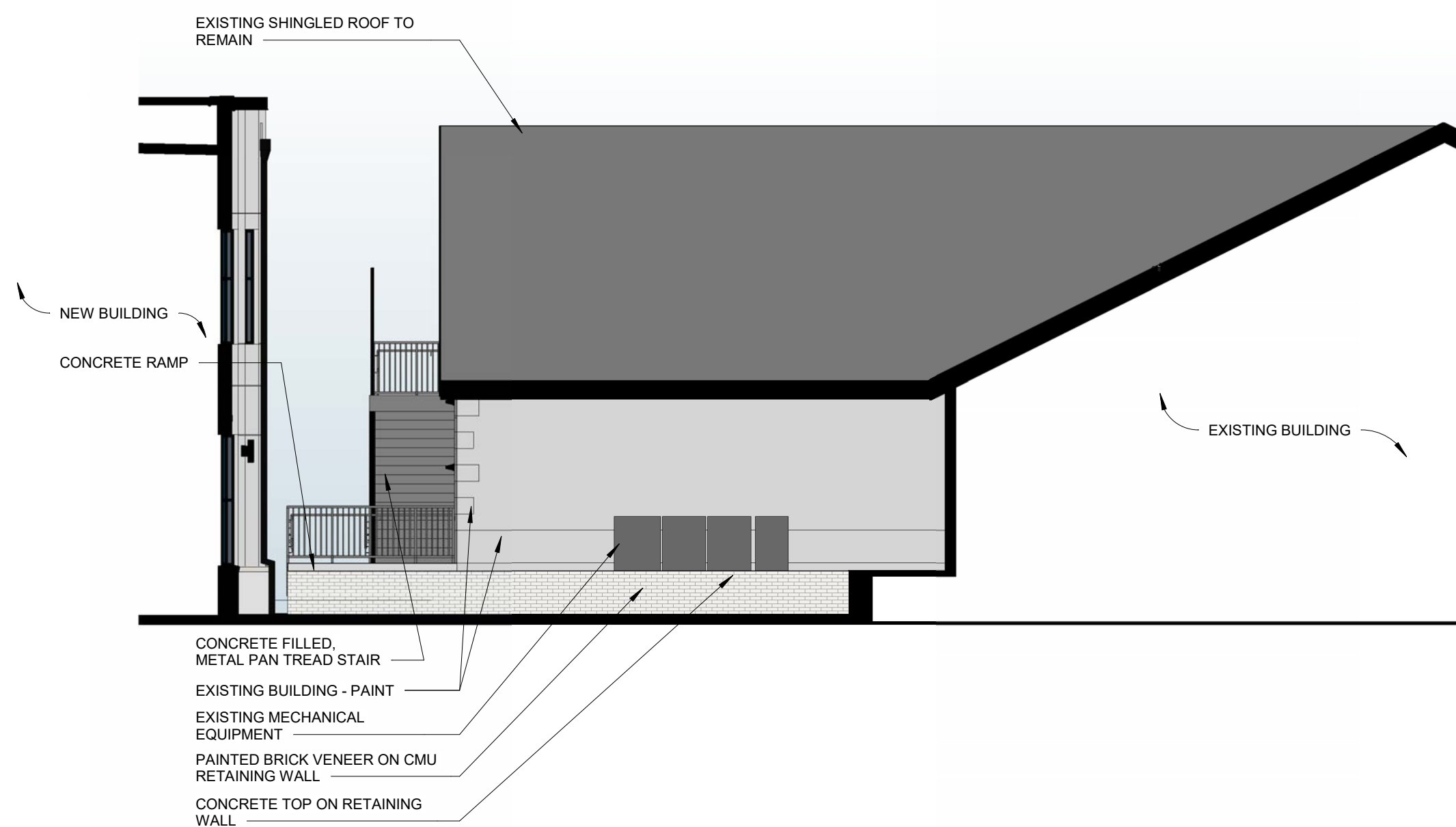
Revisions		
No.	Description	Date

Project Number
21010

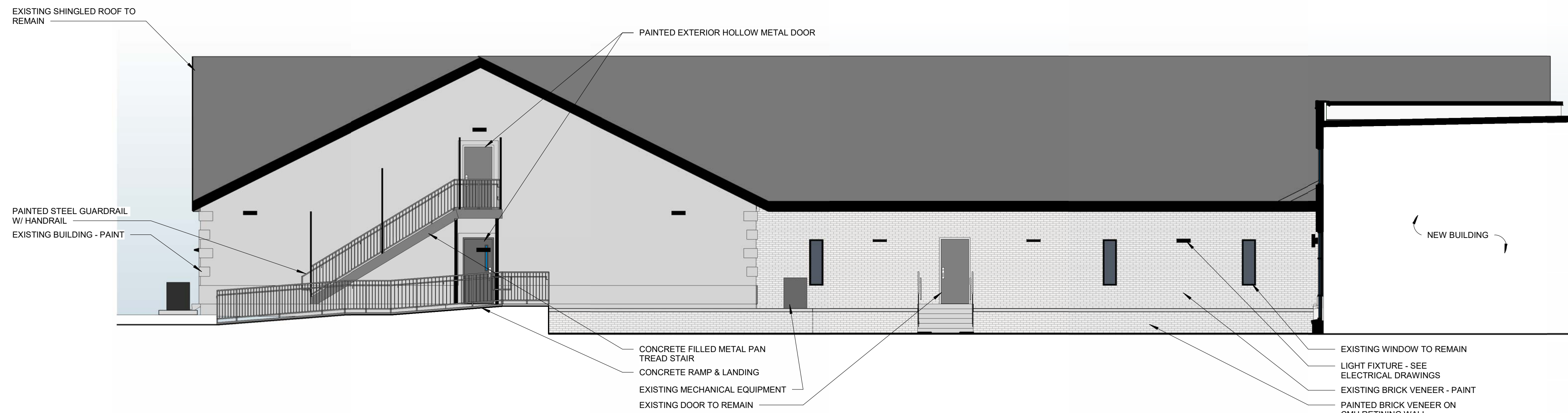
Date
09/02/2025

RENDERED
EXTERIOR
ELEVATIONS

A3.05



3 NORTH COURTYARD ELEVATION RENDERED
1/8" = 1'-0"



2 EAST COURTYARD ELEVATION RENDERED
1/8" = 1'-0"



1 NORTH BUILDING ELEVATION - COMPLETE RENDERED
3/32" = 1'-0"

MCM PANEL

ALUCOBOND
TRICORN BLACK

STUCCO

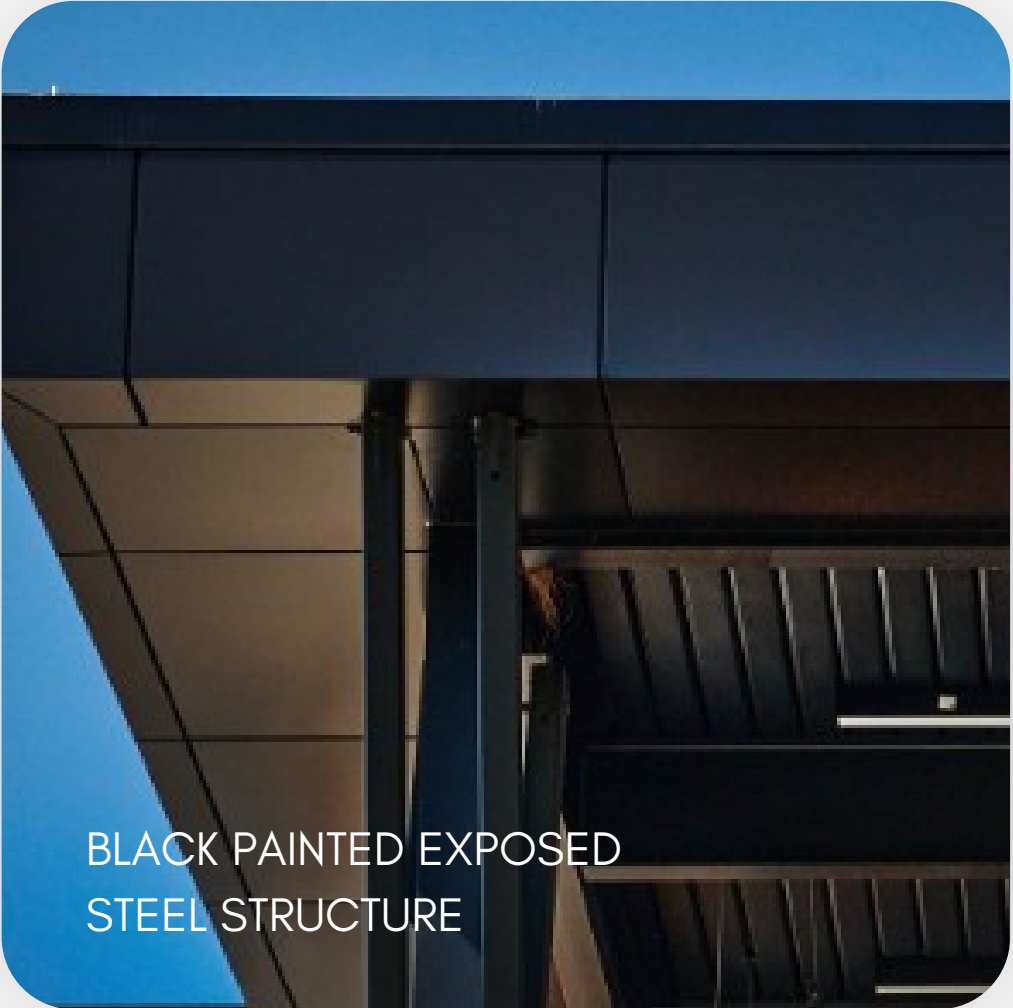
LIGHT GRAY
MEDIUM SAND FINISH

WOODGRAIN
ALUMINUM
PANEL

LUMABUILT
COLONY MAPLE

BRICK

SHERWIN WILLIAMS
BIG CHILL



STOREFRONT

KAWNEER
KYNAR FINISH - BLACK



EXTERIOR BUILDING MATERIALS



EXTERIOR RENDERINGS

CALVARY CHURCH

CITY OF BENTONVILLE PLANNING COMMISSION
09.02.2025





CALVARY CHURCH
BENTONVILLE, ARKANSAS

① EXTERIOR PERSPECTIVE - NORTH & WEST FACADE FROM EAST CENTRAL AVENUE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

2 EXTERIOR PERSPECTIVE - NORTH FACADE FROM EAST CENTRAL AVENUE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

3 EXTERIOR PERSPECTIVE - NORTH FACADE FROM EAST CENTRAL AVENUE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

4 EXTERIOR PERSPECTIVE - NORTH FACADE FROM EAST CENTRAL AVENUE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

5 EXTERIOR PERSPECTIVE - NORTH FACADE FROM BLUEBERRY LANE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

6 EXTERIOR PERSPECTIVE - NORTH FACADE FROM BLUEBERRY LANE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

7 EXTERIOR PERSPECTIVE - NORTH FACADE





CALVARY CHURCH

BENTONVILLE, ARKANSAS

8 EXTERIOR PERSPECTIVE - NORTH FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

9 EXTERIOR PERSPECTIVE - NORTH FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

10 EXTERIOR PERSPECTIVE - NORTH FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

11 EXTERIOR PERSPECTIVE - NORTH FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

12 EXTERIOR PERSPECTIVE - CORNER OF NORTH & EAST FACADES





CALVARY CHURCH
BENTONVILLE, ARKANSAS

13 EXTERIOR PERSPECTIVE - EAST FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

14 EXTERIOR PERSPECTIVE - SOUTH FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

15 EXTERIOR PERSPECTIVE - WEST COURTYARD FACADE





CALVARY CHURCH
BENTONVILLE, ARKANSAS

16 EXTERIOR PERSPECTIVE - SOUTH COURTYARD FACADE

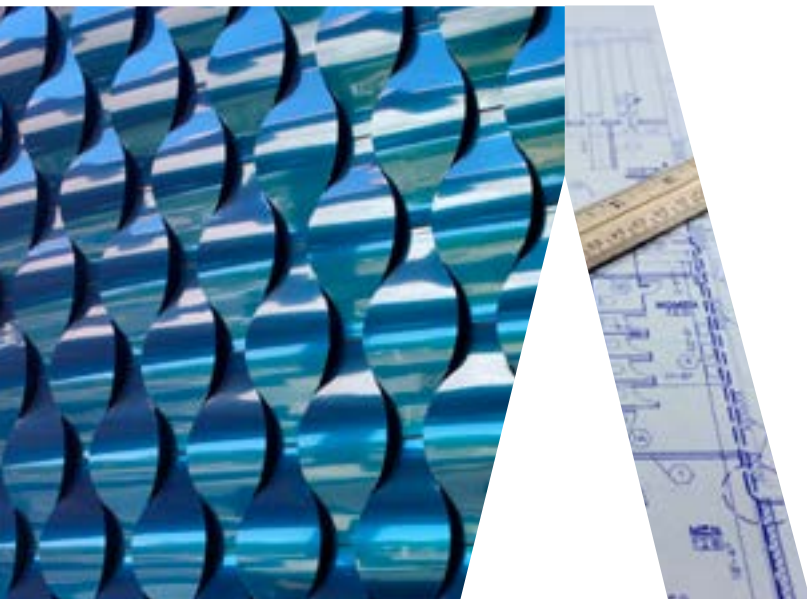


PRODUCT INFORMATION

CALVARY CHURCH

CITY OF BENTONVILLE PLANNING COMMISSION
09.02.2025





As the original “aluminum composite material,” ALUCOBOND PLUS consists of two sheets of smooth .020” aluminum thermo-bonded to a solid, fire retardant core and has been developed exclusively to allow architects and designers to meet today’s fire performance requirements set by the International Building Code (IBC) while using ACM as the material of choice. Proven product properties and benefits of ALUCOBOND PLUS include:

- Flatness & Rigidity
- Durability
- Ability to be perforated
- Formability
- Ease of fabrication
- Wide range of colors & finishes

The versatile characteristics of ALUCOBOND PLUS provide for a plethora of applications such as exterior and interior cladding, column covers, canopies, soffits and even signage, allowing architects to offer inspiring, creative, and innovative designs while meeting the standards of sustainable planning.

ALUCOBOND PLUS is available in all of our current finishes and custom colors.

PRODUCT DESCRIPTION

MATERIAL COMPOSITION

- Aluminum interior and exterior facings in 0.020” nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS

- Standard coil-coated width of 62”*
- * Some finishes are stocked in 40”, 49.2” or 50”. Please refer to stock material list
- Custom widths of 40” and 50” available on request

SHEET LENGTHS

- Standard coil-coated length of 196”
- Reflect Mirror is offered in 146”
- Custom lengths for coil coating: maximum 400”
- Custom lengths for anodized: maximum 216”

MINIMUM BENDING RADIUS

- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 15 times the thickness
- The minimum bending radius for 4mm ALUCOBOND PLUS material without routing the back skin is 4”

MANUFACTURING

- ALUCOBOND PLUS is made in Benton, Kentucky USA

TECHNICAL SUMMARY

TEMPERATURE RESISTANCE

- Withstands environmental temperature changes from -55°F to +180°F
- Coefficient of linear expansion is governed by the aluminum sheet

TECHNICAL PROPERTIES

- Nominal thickness: 4mm
- Nominal weight: 1.56 lb/ft²
- Moment of inertia: .000212 in⁴/in
- Section of modulus: .00275 in³/in
- Rigidity: 2143 lb-in²/in

SUSTAINABILITY DESIGN

- LEED 3
- LEED v4/4.1
 - LCA Industry Standard
 - EPD Industry Standard

ACCEPTED EVALUATION REPORTS

- ICC-ES: 1185
- Florida Product Approval: FL29842
- Miami Dade County NOA: 15-0923.03
- Los Angeles Research Report: 24868
- Underwriters Laboratory: 19980

WALL ASSEMBLY FIRE TESTING

- CAN/ULC S134**
- NFPA 285**

To download PDF or AutoCAD details and specifications, visit our [website](#).

Information contained herein, or related to, is intended for use at one’s own discretion. Such information is believed to be reliable, but 3A Composites shall have no responsibility or liability for results obtained or damages resulting from such use. 3A Composites USA, Inc. does not make any warranties, expressed or implied.

SECTION 074213.23 - METAL COMPOSITE MATERIAL WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes MCM wall panels.

1.3 DEFINITIONS

- A. MCM: Metal Composite Material is two sheets of smooth metal continuously thermo-bonded to a solid Fire Retardant (FR) core under precise temperature, pressure, and tension.
- B. DBVR: Drained & Back-Ventilated Rainscreen is a system designed to manage and limit water from contacting the air/water barrier and allowing for the subsequent drying within the cavity via ventilation.
- C. PER: Pressure Equalized Rainscreen is a system designed to equalize pressure between interior cavities to prevent water from contacting the air/water barrier and allowing for the subsequent drying within the cavity via ventilation.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference:
 - 1. Meet with Owner, Architect, Owner's insurer if applicable, MCM panel Fabricator and Installer, MCM sheet manufacturer's representative, structural-support Installer, and installers whose work interfaces with or affects MCM panels, including installers of doors, windows, and louvers.
 - 2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 3. Examine support conditions for compliance with requirements, including alignment between and attachment to structural members.
 - 4. Review flashings, special siding details, wall penetrations, openings, and condition of other construction that affect MCM panels.
 - 5. Review governing regulations and requirements for insurance, certificates, and tests and inspections if applicable.
 - 6. Review temporary protection requirements for MCM panel assembly during and after installation.
 - 7. Review procedures for repair of panels damaged after installation.

8. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.
- B. Shop Drawings:
 1. MCM system fabricator to provide shop drawings including fabrication and installation layouts of MCM panels; details of edge conditions, joints, panel profiles, corners, attachment assembly, trim, flashings, closures, and accessories.
 2. Accessories: Include details of the flashing, trim and anchorage, at a scale of not less than 1-1/2 inches per 12 inches (1:10).
- C. Samples for Initial Selection: For each type of MCM panel indicated with factory-applied color finishes.
 1. Include similar Samples of trim and accessories involving color selection.
- D. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below.
 1. MCM Panels: 12 inches (305 mm) long by actual panel width. Include fasteners, closures, and other MCM panel accessories. Submit custom color samples in paint manufacturer's standard size.

1.6 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: For each product, tests performed by a qualified testing agency.
 1. MCM Manufacturer's Material Test Reports: Certified test reports showing compliance with specific performance or third-party listing documenting compliance to comparable code sections IBC 1407.14 and IBC 1703.5.
 2. MCM System Fabricator's Certified System Tests Reports: Certified system test reports showing system compliance with specific performance or third-party listing documenting compliance code section. Base performance requirements on MCM system type provided.
 - a. DBVR System: Tested to AAMA 509.
 - b. PER System: Tested to AAMA 508.
 - c. NFPA 285.
- B. Environmental Product Declaration (EPD): Provide the Product-Specific or Industry-Wide Type III EPD in compliance with ISO 14025.
- C. Field quality-control reports.
- D. Sample Warranties.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For MCM panels to include in maintenance manuals.

1.8 QUALITY ASSURANCE

- A. MCM Manufacturer Qualifications: An entity that has successfully manufactured MCM at a domestically located factory for a minimum of 5 years.
- B. MCM Fabricator Qualifications: An entity that has successfully fabricated and assembled MCM panels and approved by the MCM manufacturer.
- C. MCM Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by MCM Fabricator.
- D. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for MCM fabrication and installation.
 - 1. Build mockup of typical MCM panel assembly including supports, attachments, and accessories.
 - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Deliver components, MCM panels, and other manufactured items so as not to be damaged or deformed. Package MCM panels for protection during transportation and handling.
- B. Unload, store, and erect MCM panels in a manner to prevent bending, warping, twisting, and surface damage.
- C. Stack MCM panels on platforms or pallets, covered with suitable weathertight and ventilated covering. Store MCM panels to ensure dryness, with positive slope for drainage of water. Do not store MCM panels in contact with other materials that might cause staining, denting, or other surface damage.
- D. Retain strippable protective covering on MCM panels during installation.

1.10 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of MCM panels to be performed in accordance with manufacturers' written instructions and warranty requirements.

1.11 COORDINATION

- A. Coordinate MCM panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.12 WARRANTY

- A. Refer to Manufacturer's standard terms and conditions.
- B. Material Warranty: Submit the Manufacturer's standard form agreeing to furnish fabrication, labor and material to repair or replace MCM panels that exhibits defects within the specified warranty period.
 - 1. Coverage Includes:
 - a. Delamination of metal bond to the fire retardant core.
 - 2. Warranty Period: 10 years from date of Substantial Completion
- C. Workmanship Warranty: Submit the Fabricator/Installer's standard form agreeing to furnish fabrication, labor and material required to repair or replace work which exhibits workmanship defects within the specific warranty period.
 - 1. Warranty Period: 2 years from the date of Substantial Completion.
- D. Warranty on Panel Finishes: Submit the Manufacturer's standard form agreeing to furnish fabrication, labor and material to repair or replace MCM panels that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Coverage includes:
 - a. Color fading more than (5) Delta E units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of the paint to adhere to the bare metal substrate.
 - 2. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide an MCM panel system capable of withstanding the effects of the following loads, based on testing in accordance with ASTM E330:
 - 1. Wind Loads: As indicated on Drawings.
 - 2. Panel Deflection Limit: For wind loads, no greater than 1/60 of the span.
 - 3. Framing Member Deflection Limits: For wind loads, no greater than 1/175 of the span.

- B. Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) of wall area when tested in accordance with ASTM E283 at a test-pressure difference of 6.24 lbf/sq. ft. (300 Pa).
- C. Water Penetration under Static Pressure: No water penetration to room side of assembly when tested for 15 minutes in accordance with ASTM E331 a test-pressure difference of 6.24 lbf/sq. ft. (300 Pa).
- D. Thermal Movements: Locate expansion and contraction points to allow for free and noiseless thermal movements from surface temperature changes at a range of 20 deg F to 180 deg F (minus 29 to 82.2 deg C), material surfaces.
- E. Fire Propagation Characteristics: Provide an MCM wall system and complete wall assembly that passes NFPA 285.
- F. Rainscreen Cladding Performance: Provide an MCM wall panel system complying with one of the following rainscreen system tests per the architect's discretion:
 - 1. AAMA 509: Dynamic water penetration classification no greater than W1 or 1.0oz/ft² and air flow ventilation classification no less than V4 or 6.0 cfm/ft².
 - 2. AAMA 508: Water mist or water droplets appearing in less than 5% of the air/water barrier surface, and no continuous streaming at any location on the air/water barrier. Pressure equalization lag time between the cavity and cyclic wind pressure shall not exceed 0.08 sec². The maximum differential between the cavity and the cyclic wind pressure shall not exceed 50% of the maximum test pressure.

2.2 MCM WALL PANELS

- A. MCM Wall Panel Systems: Provide shop formed and assembled MCM panels formed into profiles for the installation method indicated and per the construction drawings. Include attachment assembly components, panel stiffeners, and accessories required.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide ALUCOBOND® PLUS manufactured by 3A Composites USA, Inc., or comparable product by:
 - a. Arconic Architectural Products.
 - b. Mitsubishi Chemical America.
- B. Aluminum-Faced Composite Wall Panels: Formed with 0.020-inch- (0.50-mm-) thick aluminum sheet facings.
 - 1. Panel Thickness: 4mm (0.157")
 - 2. Core: Fire retardant.
 - 3. Exterior Finish: Acceptable coating resins are polyvinylidene difluoride (PVDF), fluorinated ethylene vinyl ether (FEVE), super-durable polyester (SDP), siliconized polyester (SMP) & anodized. The number of coats and film thicknesses shall comply with the specified warranty period and specified basis-of-design finish(es):



Luma*built*

Cavasson Nationwide Building

Mosaic

Planks and Battens

Mosaic works beautifully on exteriors as well as interiors and has a wide variety of profiles for use for cladding, soffits, enclosure screens, ceilings, walls, partitions, and a variety of custom solutions. The design capabilities are endless with the versatility of Mosaic. The product is lightweight, durable and our licensed proprietary sublimation process will make its low maintenance beauty last for years.

USES:

*Soffits, Cladding, Privacy, Enclosure Screens,
Ceilings, Walls, Battens, Decorative Elements,
Signage, Vertical or Horizontal Installations*

MOSAIC FINISHES

The pre-treatment chemicals used to prep the product for painting are a Chrome Free five stage aluminum pretreatment system, which complies with AAMA 2603, AAMA 2604 and AAMA 2605 Superior Performance Standard and meets EPA, OSHA, State and Local environmental requirements and contains no chromates, cyanides or other heavy metals. Waste treatment is usually a simple pH neutralization and disposal to the sanitary sewer.

Mosaic wood grain finishes are created by means of a US Patented process and coated with an extremely durable Powder Coating which is a blend of polyurethane powder coat mixed with an ink based wood grain pattern that is sublimated into a base powder coat. A light grainy texture may also be applied during the powder coating process to create the aesthetic effect of real wood while offering the longevity and same environmental advantage of powder coated aluminum finishes.

TECHNICAL DATA

- System testing with CA & PA stamps: ASTM E2768/E84, ASTM E136, AAMA 1402
- Class "A" Fire Rating.
- Paint finish testing: AAMA 2605
- Available in .062" (nominal) extruded aluminum.
- 2.5" coverage, system depth is 9/16" (we recommend ¾" system panel depth with a shim)
- ¾" long stainless-steel clips - allows for thermal expansion.



Lumabuilt

2529 W. Jackson St. | Phoenix, AZ 85009
602.275.1676 | Info@Lumabuilt.com
For more info visit: Lumabuilt.com

LB24-027 ©2024 Lumabuilt. All Rights Reserved. Revised 04.30.2024

Design Guidelines



Luma*built*



MOSAIC (ALUMABOARD) PRODUCT WARRANTY

15 YEAR FINISH WARRANTY

To: (OWNER)

From: LUMABUILT

Project Name and Location: (PROJECT NAME
(STREET NUMBER & NAME)
(CITY, STATE ZIP)

Commencement Date of Warranty: (Date is Required)

LUMABUILT hereby warrants to the Customer that the MOSAIC (ALUMABOARD) line of products supplied by LUMABUILT to the Customer pursuant to the order placed by Customer and accepted by LUMABUILT are, at the time of shipment, free from manufacturing defects.

When soffits and siding are applied according to the MOSAIC (ALUMABOARD) Installation instructions and properly maintained, such product is guaranteed against the following:

A. Aluminum Materials and workmanship, within the warranty period of Fifty (50) years.

1. **Buckling:** The product itself will be free of any buckling that is not associated with the substrate and/or structure to which the MOSAIC (ALUMABOARD) system is attached. Buckling shall be defined as warping of the product(s) exceeding one sixteenth of an inch out of plane per linear foot, for the purpose of this warranty.
2. **Rusting and Corrosion:** When applied according to LUMABUILT instructions and properly maintained per LUMABUILT guidelines, MOSAIC (ALUMABOARD) products are guaranteed against rusting and corrosion, subject to the limitations set out in section C.
3. **LUMABUILT Responsibility:** If, within the Limited Warranty Period, the Product(s) are defective in material or workmanship, LUMABUILT will; at its sole discretion; either repair or replace the defective portion of the Product(s), or, during the first 1st through the 50th year, LUMABUILT will reimburse the Covered Party for the original retail cost of the defective portion of the MOSAIC (ALUMABOARD) Product(s). Upon the 51st year, from the original retail sales date, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to LUMABUILT's reasonable satisfaction, the cost value shall be determined by LUMABUILT at its sole and reasonable discretion. LUMABUILT's reimbursement or replacement of the defective

LUMABUILT Warranty Number:
Warranty Expiration Date:

Page 1



Product(s) covered by this Limited Warranty, are the exclusive remedy for the Covered Party with regards to any defect in materials or workmanship only. LUMABUILT WILL NOT REFUND OR PAY ANY ASSOCIATED COSTS, CHARGES, OR FEES WITH REGARDS TO DELIVERY COST, INSTALLATION LABOR, OR ACCESSORY MATERIALS.

B. Paint Finishes, within the warranty period of Fifteen (15) years.

1. **Checking and Cracking:** There will be no clearly visible checking or cracking of the Painted Finish on the Product(s) installed on the building.
2. **Chalking Resistance:** There will be no chalking of the Painted Finish on the Product(s), installed on the building, in excess of that represented by the "No.8 rating" based on ASTM D4214.
3. **Color Retention:** There will be no color change of the Painted Finish on the building greater than 5 CIE Lab AE units calculated in accordance with ASTM 2244; Section 6.3. Color changes shall be measured on the exposed painted surface which has been cleaned of oil, grease, chalk, oxidized film or other contaminants, corresponding values shall be measured on the original retained batch Product(s) (Product(s) are stored in the dark at temperatures below 30° C).
4. **Gloss Retention:** The coated surface will exhibit gloss retention to a minimum of 30% from the original gloss. Gloss retention shall be measured on the exposed painted surface which has been cleaned of oil, grease, chalk, oxidized film or other contaminants, corresponding values shall be measured on the original retained batch Product(s) (Product(s) are stored in the dark at temperatures below 30° C).
5. **Paint Adhesion:** Adhesion of Painted Finish when initially applied to test panels and measured by reference to AAMA 2604-02; Clause 7.4.2 will show no evidence of film removal.

C. Warranty Terms and Conditions.

1. Registration of the purchased Product(s) is required for this warranty to be in effect. This warranty is valid to the original purchaser and one owner of the structure, where the Product(s) have been installed.
2. "Normal atmospheric conditions" excludes corrosive or aggressive atmospheres such as those contaminated with chemical fumes, salts, or other corrosive elements, including areas within proximity of a body of salt water. LUMABUILT recommends freshwater cleaning and maintenance program(s) be in effect to prevent corrosion from accumulated deposits.
3. The warranty will not extend or cover:
 - a. Damages to the coated metal caused by handling, shipping, processing and/or installation; or
 - b. Damages to the coated metal caused by scratching or abrading after installation; or
 - c. Damages to the coated metal as a result of standing water in horizontal installations.
 - d. The warranty will not be applicable to damage or failure, which is caused by acts of God, falling objects, external forces, explosions, fire, riots, civil commotion's, acts of war, or other such similar or dissimilar occurrences beyond LUMABUILT's control.
 - e. Customer shall make available to LUMABUILT the dates of the installation of the coated metal, the maintenance records including details of washing and cleaning procedures in compliance with the annual cleaning requirements as stated in the "Required

LUMABUILT Warranty Number:
Warranty Expiration Date:

Page 2



Maintenance” section of this warranty. Customers that demonstrate the failure of the coated metal was due to a breach of the warranty stated herein.

- f. Claims must be made in writing to LUMABUILT within 30 days of the discovery of a problem and authorization obtained prior to beginning any repair and/or refinishing work. The claimant must provide proof of coverage. Claims must be made by writing and can be sent to the customer service department at LUMABUILT. After receiving such notice, LUMABUILT must be given a reasonable opportunity to inspect and verify the claim.
 - g. LUMABUILT’s exclusive liabilities, under this warranty, or otherwise, will be limited to refinishing and/or repairing, at LUMABUILT’s sole discretion, the defective powder coating. The warranty on any refinished, repaired or replaced coated metal supplied hereunder shall be for the remainder of the warranty period applicable to the originally coated metal. All warranty work will be performed by a company or contractor selected by LUMABUILT. Color variance between refinished and/or repainted product and original shall not be indicative of a defect.
6. This warranty represents the entire agreement between all parties in relation to its subject matter and supersedes any previous agreement whether written or oral between the parties in relation to its subject matter. The limited warranties state the entire liability of LUMABUILT with respect to the Product(s) covered by them. LUMABUILT shall have no liability for any incidental or consequential damages. No person is authorized to make any representation or warranty on behalf of LUMABUILT except as expressly set forth above, and any such statement shall not be binding on LUMABUILT except as expressly set forth above. LUMABUILT makes no warranty of any kind, express or implied, including, without limitation, any implied warranty of merchantability or fitness for a particular purpose. Warranties shall be the duration of this limited warranty, or such shorter duration as provided under applicable local law. These limited warranties give you specific legal rights, and you may also have other rights which vary from region to region and state by state.
7. NOTHING WITHIN THIS WARRANTY SHALL BE CONSTRUED AS A WARRANTY OF THE WORKMANSHIP OF ANY INSTALLER OR AS IMPOSING ON LUMABUILT ANY LIABILITY FOR UNSATISFACTORY PERFORMANCE CAUSED BY FAULTY WORKMANSHIP BEFORE, DURING, OR AFTER INSTALLATION.
8. It is agreed, by all parties involved, that all claims and disputes relating to this agreement, which cannot be settled through negotiation, will try in good faith to first settle the dispute by mediation administered by the American Arbitration Association (Construction Industry Mediation Procedures) as a prelude to mandatory binding arbitration. Such binding arbitration is to be conducted and administered by the Construction Industry Arbitration Rules of the American Arbitration Association. Both seller and purchaser agree to share equally in the costs of both mediation and arbitration and that such binding arbitration will be the sole and final remedial action.

D. Required Maintenance.

On a semi-annual basis, use a soft sponge or cloth with water and mild detergent or a non-abrasive soap with the pH range of 5-9 to clean the powder coated area of dirt, grime and other debris. Pressure washing and the use of harsh detergents or chemicals is not recommended and may void this warranty. Include in your maintenance records the following: date, time, specific products used, name of maintenance person and their designation, maintenance company name and observed general condition of the powder coated finish.

LUMABUILT Warranty Number:
Warranty Expiration Date:

Page 3



MOSAIC (MOSAIC (ALUMABOARD)) PRODUCT WARRANTY

20 YEAR FINISH WARRANTY

To: (OWNER)

From: LUMABUILT

Project Name and Location: (PROJECT NAME
(STREET NUMBER & NAME)
(CITY, STATE ZIP)

Commencement Date of Warranty: (Date is Required)

LUMABUILT hereby warrants to the Customer that the MOSAIC (ALUMABOARD) line of products supplied by LUMABUILT to Customer pursuant to the order placed by Customer and accepted by LUMABUILT are, at the time of shipment, free from manufacturing defects.

When soffits and siding are applied according to the MOSAIC (ALUMABOARD) Installation instructions and properly maintained, such product is guaranteed against the following:

Aluminum Materials and workmanship, within the warranty period of Fifty (50) years.

Buckling: The product itself will be free of any buckling that is not associated with the substrate and/or structure to which the MOSAIC (ALUMABOARD) system is attached. Buckling shall be defined as warping of the product(s) exceeding one sixteenth of an inch out of plane per linear foot, for the purpose of this warranty.

Rusting and Corrosion: When applied according to LUMABUILT instructions and properly maintained per LUMABUILT guidelines, MOSAIC (ALUMABOARD) products are guaranteed against rusting and corrosion, subject to the limitations set out in section C.

LUMABUILT Responsibility: If, within the Limited Warranty Period, the Product(s) are defective in material or workmanship, LUMABUILT will; at its sole discretion; either repair or replace the defective portion of the Product(s), or, during the first 1st through the 50th year, LUMABUILT will reimburse the Covered Party for the original retail cost of the defective portion of the MOSAIC (ALUMABOARD) Product(s). Upon the 51st year, from the original retail sales date, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to LUMABUILT's reasonable satisfaction, the cost value shall be determined by LUMABUILT at its sole and reasonable discretion. LUMABUILT's reimbursement or replacement of the defective Product(s)

LUMABUILT Warranty Number:
Warranty Expiration Date:

Page 1



covered by this Limited Warranty, are the exclusive remedy for the Covered Party with regards to any defect in materials or workmanship only. LUMABUILT WILL NOT REFUND OR PAY ANY ASSOCIATED COSTS, CHARGES, OR FEES WITH REGARDS TO DELIVERY COST, INSTALLATION LABOR, OR ACCESSORY MATERIALS.

Paint Finishes, within the warranty period of Twenty (20) years.

Checking and Cracking: There will be no clearly visible checking or cracking of the Painted Finish on the Product(s) installed on the building.

Chalking Resistance: There will be no chalking of the Painted Finish on the Product(s), installed on the building, in excess of that represented by the “No.8 rating” based on ASTM D4214 test method A.

Color Retention: There will be no color change of the Painted Finish on the building greater than 5 ΔE units as measured by Hunter Lab color difference as set forth per AAMA 2604 specifications as of the application date and in such way as to significantly adversely affect the appearance of the surface to which the product has been applied and result in damage to the surface. Color changes shall be measured on the exposed painted surface which has been cleaned of oil, grease, chalk, oxidized film or other contaminants, corresponding values shall be measured on the original retained batch Product(s) (Product(s) are stored in the dark at temperatures below 30° C).

Gloss Retention: The coated surface will exhibit gloss retention to a minimum of 30% from the original gloss using a 60-degree reading per AAMA 2604 specifications. Gloss retention shall be measured on the exposed painted surface which has been cleaned of oil, grease, chalk, oxidized film or other contaminants, corresponding values shall be measured on the original retained batch Product(s) (Product(s) are stored in the dark at temperatures below 30° C).

Paint Adhesion: Adhesion of Painted Finish when initially applied to test panels and measured by reference to AAMA 2604-02; Clause 7.4.2 will show no evidence of film removal.

Warranty Terms and Conditions.

1. Registration of the purchased Product(s) is required for this warranty to be in effect. This warranty is valid to the original purchaser and one owner of the structure, where the Product(s) have been installed.
2. “Normal atmospheric conditions” excludes corrosive or aggressive atmospheres such as those contaminated with chemical fumes, salts, or other corrosive elements, including areas within proximity of a body of salt water. LUMABUILT recommends freshwater cleaning and maintenance program(s) be in effect to prevent corrosion from accumulated deposits.
3. The warranty will not extend or cover.
 - a. Damages to the coated metal caused by handling, shipping, processing and/or installation; or
 - b. Damages to the coated metal caused by scratching or abrading after installation; or

LUMABUILT Warranty Number:
Warranty Expiration Date:

Page 2



- c. Damages to the coated metal as a result of standing water in horizontal installations.
- d. The warranty will not be applicable to damage or failure, which is caused by acts of God, falling objects, external forces, explosions, fire, riots, civil commotion's, acts of war, or other such similar or dissimilar occurrences beyond LUMABUILT's control.
- e. Customer shall make available to LUMABUILT the dates of the installation of the coated metal, the maintenance records including details of washing and cleaning procedures in compliance with the annual cleaning requirements as stated in the "Required Maintenance" section of this warranty. Customers that demonstrate the failure of the coated metal was due to a breach of the warranty stated herein.
- f. Claims must be made in writing to LUMABUILT within 30 days of the discovery of a problem and authorization obtained prior to beginning any repair and/or refinishing work. The claimant must provide proof of coverage. Claims must be made by writing and can be sent to the customer service department at LUMABUILT. After receiving such notice, LUMABUILT must be given a reasonable opportunity to inspect and verify the claim.

LUMABUILT's exclusive liabilities, under this warranty, or otherwise, will be limited to refinishing and/or repairing, at LUMABUILT's sole discretion, the defective powder coating. The warranty on any refinished, repaired or replaced coated metal supplied hereunder shall be for the remainder of the warranty period applicable to the originally coated metal. All warranty work will be performed by a company or contractor selected by LUMABUILT. Color variance between refinished and/or repainted product and original shall not be indicative of a defect.

This warranty represents the entire agreement between all parties in relation to its subject matter and supersedes any previous agreement whether written or oral between the parties in relation to its subject matter. The limited warranties state the entire liability of LUMABUILT with respect to the Product(s) covered by them. LUMABUILT shall have no liability for any incidental or consequential damages. No person is authorized to make any representation or warranty on behalf of LUMABUILT except as expressly set forth above, and any such statement shall not be binding on LUMABUILT except as expressly set forth above. LUMABUILT makes no warranty of any kind, express or implied, including, without limitation, any implied warranty of merchantability or fitness for a particular purpose. Warranties shall be the duration of this limited warranty or such shorter duration as provided under applicable local law. These limited warranties give you specific legal rights, and you may also have other rights which vary from region to region and state by state.

NOTHING WITHIN THIS WARRANTY SHALL BE CONSTRUED AS A WARRANTY OF THE WORKMANSHIP OF ANY INSTALLER OR AS IMPOSING ON LUMABUILT ANY LIABILITY FOR UNSATISFACTORY PERFORMANCE CAUSED BY FAULTY WORKMANSHIP BEFORE, DURING, OR AFTER INSTALLATION.

It is agreed, by all parties involved, that all claims and disputes relating to this agreement, which cannot be settled through negotiation, will try in good faith to first settle the dispute by mediation administered by the American Arbitration Association (Construction Industry Mediation Procedures) as a prelude to mandatory binding arbitration. Such binding arbitration is to be conducted and administered by the Construction Industry Arbitration Rules of the American Arbitration Association. Both seller and

LUMABUILT Warranty Number:
Warranty Expiration Date:

Page 3



Please note that RMP Rollfab Architectural Solutions has been rebranded as **Lumabuilt**.

Product names have also been changed; the product specifications, warranties, accessories, and all things related to the products, have not changed. The products have been rebranded in name only.

Rebranding began June 26, 2023.

Mosaic is now the new product name for Alumaboard for Planks and Battens.

Mosaic
Planks and Battens



TO: _____
FROM: _____
PROJECT NAME: _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
COMMENCEMENT DATE OF WARRANTY: (Date is Required) _____

LUMABUILT hereby warrants to the Customer that the MOSAIC line of products (COLOR) supplied by LUMABUILT to the Customer pursuant to the order placed by Customer and accepted by LUMABUILT are, at the time of shipment, free from manufacturing defects.

When soffits and siding are applied according to the MOSAIC Installation instructions and properly maintained, such product is guaranteed against the following:

A. Aluminum Materials and workmanship, within the warranty period of Fifty (50) years.

1. Buckling: The product itself will be free of any buckling that is not associated with the substrate and/or structure to which the MOSAIC system is attached. Buckling shall be defined as warping of the product(s) exceeding one sixteenth of an inch out of plane per linear foot, for the purpose of this warranty.

2. Rusting and Corrosion: When applied according to LUMABUILT instructions and properly maintained per LUMABUILT guidelines, Alumaboard products are guaranteed against rusting and corrosion, subject to the limitations set out in section C.

3. LUMABUILT Responsibility: If, within the Limited Warranty Period, the Product(s) are defective in material or workmanship, LUMABUILT will, at its sole discretion; either repair or replace the defective portion of the Product(s), or, during the first 1st through the 50th year, LUMABUILT will reimburse the Covered Party for the original retail cost of the defective portion of the Alumaboard Product(s). Upon the 51st year, from original retail sales date, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to LUMABUILT's reasonable satisfaction, the cost value shall be determined by LUMABUILT at its sole and reasonable discretion. LUMABUILT's reimbursement or replacement, of the defective Product(s) covered by this Limited Warranty, are the exclusive remedy for the Covered Party with regards to any defect in materials or workmanship only. LUMABUILT WILL NOT REFUND OR PAY ANY ASSOCIATED COSTS, CHARGES, OR FEES WITH REGARDS TO DELIVERY COST, INSTALLATION LABOR, OR ACCESSORY MATERIALS.

B. Paint Finishes, within the warranty period of Fifteen (15) years.

1. Checking and Cracking: There will be no clearly visible checking or cracking of the Painted Finish on the Product(s) installed on the building.

2. Chalking Resistance: There will be no chalking of the Painted Finish on the Product(s), installed on the building, in excess of that represented by the "No.8 rating" based on ASTM D4214.

3. Color Retention: There will be no color change of the Painted Finish on the building greater than 5 CIE Lab AE units calculated in accordance with ASTM 2244; Section 6.3. Color changes shall be measured on the exposed painted surface which has been cleaned of oil, grease, chalk, oxidized film or other contaminants, corresponding values shall be measured on the original retained batch Product(s) (Product(s) are stored in the dark at temperatures below 30° C).

4. Gloss Retention: The coated surface will exhibit gloss retention to a minimum of 30% from the original gloss. Gloss retention shall be measured on the exposed painted surface which has been cleaned of oil, grease, chalk, oxidized film or other contaminants, corresponding values shall be measured on the original retained batch Product(s) (Product(s) are stored in the dark at temperatures below 30° C).

5. Paint Adhesion: Adhesion of Painted Finish when initially applied to test panels and measured by reference to AAMA 2604-02; Clause 7.4.2 will show no evidence of film removal.

C. Warranty Terms and Conditions.

1. Registration of the purchased Product(s) is required for this warranty to be in effect. This warranty is valid to the original purchaser and one owner, of the structure, where the

Product(s) have been installed..

2. "Normal atmospheric conditions" excludes corrosive or aggressive atmospheres such as those contaminated with chemical fumes, salts, or other corrosive elements, including areas within proximity of a body of salt water. LUMABUILT recommends fresh water cleaning and maintenance program(s) be in effect to prevent corrosion from accumulated deposits.

3. The warranty will not extend or cover:

- a. Damages to the coated metal caused by handling, shipping, processing and/or installation; or
- b. Damages to the coated metal caused by scratching or abrading after installation; or
- c. Damages to the coated metal as a result of standing water in horizontal installations.

d. The warranty will not be applicable to damage or failure, which is caused by acts of God, falling objects, external forces, explosions, fire, riots, civil commotion's, acts of war, or other such similar or dissimilar occurrences beyond LUMABUILT's control.

e. Customer shall make available to LUMABUILT the dates of the installation of the coated metal, the maintenance records including details of washing and cleaning procedures in compliance with the annual cleaning requirements as stated in the "Required Maintenance" section of this warranty. Customers that demonstrate the failure of the coated metal was due to a breach of the warranty stated herein.

f. Claims must be made in writing to LUMABUILT within 30 days of the discovery of a problem and authorization obtained prior to beginning any repair and/or refinishing work. The claimant must provide proof of coverage. Claims must be made by writing and can be sent to the customer service department at LUMABUILT. After receiving such notice, LUMABUILT must be given a reasonable opportunity to inspect and verify the claim.

g. LUMABUILT's exclusive liabilities, under this warranty, or otherwise, will be limited to refinishing and/or repairing, at LUMABUILT's sole discretion, the defective powder coating. The warranty on any refinished, repaired or replaced coated metal supplied hereunder shall be for the remainder of the warranty period applicable to the originally coated metal. All warranty work will be performed by a company or contractor selected by LUMABUILT. Color variance between refinished and/or repainted product and original shall not be indicative of a defect.

6. This warranty represents the entire agreement between all parties in relation to its subject matter and supersedes any previous agreement whether written or oral between the parties in relation to its subject matter. The limited warranties state the entire liability of LUMABUILT with respect to the Product(s) covered by them. LUMABUILT shall have no liability for any incidental or consequential damages. No person is authorized to make any representation or warranty on behalf of LUMABUILT except as expressly set forth above, and any such statement shall not be binding on LUMABUILT except as expressly set forth above. LUMABUILT makes no warranty of any kind, express or implied, including, without limitation, any implied warranty of merchantability or fitness for a particular purpose. Warranties shall be the duration of this limited warranty, or such shorter duration as provided under applicable local law. These limited warranties give you specific legal rights, and you may also have other rights which vary from region to region and state by state.

7. NOTHING WITHIN THIS WARRANTY SHALL BE

CONSTRUED AS A WARRANTY OF THE WORKMANSHIP OF ANY INSTALLER OR AS IMPOSING ON LUMABUILT ANY LIABILITY FOR UNSATISFACTORY PERFORMANCE CAUSED BY FAULTY WORKMANSHIP BEFORE, DURING, OR AFTER INSTALLATION.

8. It is agreed, by all parties involved, that all claims and disputes relating to this agreement, which cannot be settled through negotiation, will try in good faith to first settle the dispute by mediation administered by the American Arbitration Association (Construction Industry Mediation Procedures) as a prelude to mandatory binding arbitration. Such binding arbitration is to be conducted and administered by the Construction Industry Arbitration Rules of the American Arbitration Association. Both seller and purchaser agree to share equally in the costs of both mediation and arbitration and that such binding arbitration will be the sole and final remedial action.

D. Required Maintenance.

On a semi-annual basis, use a soft sponge or cloth with water and mild detergent or a non-abrasive soap with the pH range of 5-9 to clean the powder coated area of dirt, grime and other debris. Pressure washing and the use of harsh detergents or chemicals is not recommended and may void this warranty. Include in your maintenance records the following: date, time, specific products used, name of maintenance person and their designation, maintenance company name and observed general condition of the powder coated finish.

All notice given under or pursuant to this warranty shall be in writing in English and sent by Registered or Certified Mail, postage prepaid, return receipt requested to:

LUMABUILT 2529 W. Jackson St., Phoenix, AZ 85009

Seller:

LUMABUILT
2529 West Jackson Street
Phoenix, Arizona 85009

LUMABUILT Representative Signature

Printed Name

Date

Customer:

Customer Signature

Printed Name

Date

LUMABUILT use only

Warranty Number

Warranty Exp Date



Approved
Continuing
Education





GUIDE SPECIFICATION

Manufacturer:

Lumabuilt

Formerly Rollfab RMP Architectural
Solutions

2529 W. Jackson St.

Phoenix, AZ 85009

P: 602.275.1676

www.lumabuilt.com

info@lumabuilt.com

SECTION 07 42 93 EXTRUDED ALUMINUM WALL OR SOFFIT PANELS

This guide specification has been prepared by Lumabuilt, in printed and electronic media, as an aid to specifiers in preparing written construction documents for the Mosaic (Alumaboard) extruded aluminum wall panel system with a variety of finishes including wood grains, solid colors, and specialty finishes.

Edit entire master to suit project requirements. Modify or add items as necessary. Delete items which are not applicable. Words and sentences within brackets [] reflect a choice to be made regarding inclusion or exclusion of a particular item or statement. This section may include performance, proprietary, and descriptive type specifications. Edit to avoid conflicting requirements. Editor notes to guide the specifier are included between lines of asterisks to assist in choices to be made. Remove these notes before final printing of specification.

This guide specification is written around the Construction Specifications Institute (CSI), Section Format standards references to section names and numbers are based on MasterFormat 2020.

For specification assistance on specific product applications, please contact our offices above or any of our 50 local service centers throughout the country.

Lumabuilt reserves the right to modify these guide specifications at any time. Updates to this guide specification will be posted to the manufacturer's web site and/or in printed matter as they occur. Lumabuilt makes no expressed or implied warranties regarding content, errors, or omissions in the information presented.

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Extruded metal wall panel cladding installed using a "drained back ventilated rainscreen" method of installation, relying on air/moisture barrier behind panels to provide secondary moisture management and drainage to the exterior.
2. Trim and accessories to complete installation.

1.2 PREINSTALLATION MEETINGS

- ##### A. Preinstallation Conference: Conduct conference at project site.

1. Meet with Contractor, Architect, metal wall and/or soffit panel Installer, metal wall panel manufacturer's representative, and related parties.
2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
3. Review methods and procedures related to metal wall and/or soffit panel installation, including manufacturer's written instructions.
4. Examine support conditions for compliance with requirements, including alignment between and attachment to structural members.
5. Review flashings, special siding details, wall penetrations, openings, and condition of other construction that affect metal material panels.
6. Review governing regulations and requirements for insurance, certificates, and tests and inspections if applicable.
7. Review procedures for repair of panels damaged after installation.
8. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of cladding and accessory.
- B. Shop Drawings as required:
 1. Include fabrication and installation layouts of metal cladding; details of edge conditions, joints, cladding profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
 2. Accessories: Include details of flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.
 3. Delegated Design: Provide shop drawings signed and sealed by a structural engineer licensed to practice in the location of the project, indicating ability of system and attachment to supporting construction to resist indicated or code required loads.

C. LEED or Environmentally Required Documents:

1. Use primary and secondary 6XXX series aluminum alloys. Approximately 40% extruded products are produced with recycled secondary aluminum (32% post-consumer content and 8% pre-consumer content); material received and recycled by local suppliers. The remaining percentage of our production is to be processed from primary billet which typically contains 3 - 5% recycled aluminum. Aluminum products shall be 100% recyclable with no downgrading of the material qualities.

a) MR2.1 and 2.2: Construction waste management: 1-2 points

— Aluminum recycling

b) MR4.1 and 4.2: Recycled Content: 1-2 points

— Recycled content in aluminum extrusions

c) MR5.1 and 5.2: Regional Materials: 1-2 points

— Recycled content recovered, reprocessed near project

d) ID1: Innovation in Design: 1 point

— For use of Cradle-to-Cradle certified materials

D. Samples:

1. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns (typical 3"x6")(76 mm x 152mm). Include similar Samples of trim and accessories involving color selection (typical 6" length) (152 mm).
2. Verification Samples: 6 inches (152 mm) long by actual panel width. Include fasteners, closures, and other metal panel accessories.

E. Manufacturer's Certificates: Certify products meet or exceed specified requirements.**1.4 INFORMATIONAL SUBMITTALS****A. Sample Warranties.****B. Submit sustainability documentation for recycled content and other pertinent attributes in support of project's sustainability goals.****1.5 CLOSEOUT SUBMITTALS****A. Maintenance Data:** For metal cladding to be included in maintenance manuals.**1.6 QUALITY ASSURANCE****A. Installer Qualifications:** An entity that employs installers and supervisors who are trained and approved by the manufacturer.**B. [Mockups]:** Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Build mockup of typical wall as indicated on Drawings; approximately four units wide (such as four 6" planks), including attachments and accessories.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING**A. Deliver components, aluminum planks, and other manufactured items so as not to be damaged or deformed. Package aluminum planks for protection during transportation and handling.****B. Unload, store, and erect aluminum planks in a manner to prevent bending, warping, twisting, and surface damage.****C. Stack planks horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store planks to ensure dryness, with positive slope for drainage of water. Do not store planks in contact with other materials that might cause staining, denting, or other surface damage.****1.8 FIELD CONDITIONS****A. Weather Limitations:** Proceed with installation only when existing and forecasted weather conditions permit assembly of aluminum plan to be performed in accordance with manufacturers' written instructions and warranty requirements.

1.9 COORDINATION

1. Coordinate plank installation with rain drainage work, flashing, trim, construction of walls, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.10 WARRANTY

1. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal cladding systems that fail in materials or workmanship within specified warranty period. Warranty terms and conditions, found in Lumabuilt warranty, apply.
 - a. Failures include, but are not limited to, the following:
 - b. Buckling not associated with the substrate and/or structure to which the Mosaic system is attached. Defined as 1/16" out of plane per linear foot.
2. Warranty on Cladding Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal cladding that show evidence of deterioration of factory-applied finishes within specified warranty period. Warranty terms and conditions, found in Lumabuilt warranty, apply.
 - a. **[Solid Color Finish]** Deterioration includes, but is not limited to, the following:
 - i. Color Retention: Color fading more than 7 units from the original color, when tested in accordance with ASTM D2244.
 - ii. Gloss Retention: Finish will exhibit gloss retention of a minimum of 50% of the original gloss when measured in accordance to ASTM D523 at a 60° angle.
 - iii. Chalking Resistance: Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214 Test Method A.
 - iv. Checking and Cracking: Will not visibly check or crack in such a way as to significantly adversely affect the appearance of the surface.
 - v. **Finish Warranty Period: 20 years.**
 - b. **[Woodgrain Finish Standard]** Deterioration includes, but is not limited to, the following:
 - i. Color Retention: Color fading more than 5 units from the original color, when tested in accordance with ASTM D2244.
 - ii. Gloss Retention: The coated surface will exhibit gloss retention to a minimum of 30% from the original gloss.
 - iii. Chalking Resistance: Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
 - iv. Checking and Cracking: There will be no clearly visible checking or cracking of the painted finish on the products installed on the building.
 - v. Paint Adhesion: Adhesion of Painted Finish when initially applied to test panels and measured by reference to AAMA 2604-02; Clause 7.4.2 will show no evidence of film removal.
 - vi. **Finish Warranty Period: Standard 15 years.**
 - c. **[Woodgrain Finish Optional]** Deterioration includes, but is not limited to, the following:
 - i. Color Retention: Color fading more than 5 units from the original color, when tested in accordance with ASTM D2244.
 - ii. Gloss Retention: The coated surface will exhibit gloss retention to a minimum of 30% from the original gloss.
 - iii. Chalking Resistance: Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
 - iv. Checking and Cracking: There will be no clearly visible checking or cracking of the painted finish on the products installed on the building.
 - v. Paint Adhesion: Adhesion of Painted Finish when initially applied to test panels and measured by reference to AAMA 2604-02; Clause 7.4.2 will show no evidence of film removal.
 - vi. Finish Warranty Period: **[Enhanced 20 years] [AAMA 2604 10-year or AAMA 2605 20-year American Standard]**

PART 2 - PRODUCTS**2.1 PERFORMANCE REQUIREMENTS**

- A. Structural Performance: Provide metal cladding systems capable of withstanding the effects of the following loads, based on testing in accordance with AAMA 1402 (static pressure testing).
 - 1. Wind Loads: As indicated on Drawings or as required to meet applicable building codes.
- B. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - 1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.
- C. Drainage: Provide positive drainage to exterior for moisture entering or condensation occurring within panel system.
- D. Flame Spread: Meets ATM E84, Class A.

2.2 METAL WALL OR SOFFIT CLADDING

- A. Provide metal wall or soffit claddings designed to be installed by interconnecting side edges of adjacent cladding and mechanically attaching through cladding clips to supports using concealed fasteners into the side lap clips. Include accessories required for a complete rainscreen system.
- B. Metal Wall or Soffit Cladding: Extruded shapes with flush or v-groove joints as indicated.
 - 1. Acceptable Manufacturer and Product: Lumabuilt Mosaic (Alumaboard); www.lumabuilt.com.
 - 2. Substitutions: Submit in accordance with Section 01 60 00.
- C. Materials: Extruded aluminum meeting ASTM B221, Alloy 6063-T6, of 0.063 inch thickness nominal.
 - 1. Standard Panel Length: 24 feet (7.2 M).
 - 2. Panel Thickness: ½ inch (12 mm).
 - 3. System Depth: 5/8 inch (16 mm).

In 6 below, make panel width and joint type selection.

[Select size] remove if not applicable

- 4. Size and Joint Configuration:
 - a. [4 inch (100 mm) wide V groove]
 - b. [6 inch (150 mm) wide V groove]
 - c. [6 inch (150 mm) wide flush joint]
 - d. [8 inch (200 mm) wide V groove]
 - e. [10 inch (250 mm) wide V groove]

2.3 MISCELLANEOUS MATERIALS

- A. Panel Attachment Clips: Stainless steel with not less than 14% chromium content, alloy 304-2b (1/4 hard), 0.035 inch (0.889 mm) thickness.
- B. Miscellaneous Metal Sub framing and Furring: ASTM C645, cold-formed, metallic-coated steel sheet, ASTM A653/A653M, G90 hot-dip galvanized coating designation or ASTM A792/A792M, Class AZ50 aluminum-zinc-alloy coating designation unless otherwise indicated.
- C. Cladding Accessories: Provide components required for a complete cladding system including trim, clips, sealants, and similar items. Match material and finish of metal cladding unless otherwise indicated.
- D. Flashing and Trim: Provide aluminum flashing as required to seal against weather and to provide finished appearance. Match material and finish of metal cladding unless otherwise indicated.
- E. Cladding Fasteners: Screws (#8 screws) designed to withstand design loads.

2.4 FABRICATION

- A. Fabricate and finish metal cladding and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. Sheet Metal Flashing: Fabricate flashing and trim to comply with manufacturer's written instructions and recommendations.

2.5 FINISHES

- A. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable. Noticeable variations in same piece are acceptable and typical.

In B below, select desired panel finish(s), and if known, specific color. Type of finish and color has a significant impact on cost, so as much detail as possible is encouraged.

- B. Aluminum Panels, Soffits or Accessories:

1. Pretreatment: Chrome Free five stage aluminum pretreatment system. Complies with AAMA 2603 AAMA 2604 and AAMA 2605 Superior Performance Standard and meets EPA, OSHA, State and Local environmental requirements and contains no chromates, cyanides or other heavy metals. Waste treatment is usually a simple pH neutralization and disposal to the sanitary sewer.

[Select finish] Remove if not applicable.

- a) [Wood Grains]: Premium wood finishes using a polyurethane powder coat with ink-based wood grain patterns sublimated into the base powder. The combined effect creates all the aesthetic aspects of real wood. Color: []
- b) [Solid Colors]: Premium finishes using a polyurethane powder coat available in smooth or fine textured finish. Color: []
- c) [Specialty Finishes]: Premium finishes using a polyurethane powder coat with ink-based patterns sublimated into the base powder. The combined effect creates all the aesthetic aspects of finishes such as weathered steel, concrete, stone, marble, and other offerings. Color: []

2. Contact Lumabuilt for available wood grains, solid color options, and texture finishes.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal cladding supports, and other conditions affecting performance of the Work.
 1. Examine framing to verify that girts, angles, channels, studs, and other structural cladding support members and anchorage have been installed within alignment tolerances of 1/4" within 20 feet, as required by metal cladding manufacturer.
 2. Examine sheathing to verify that sheathing joints are supported by framing or blocking, and that installation is within flatness tolerances required by metal cladding manufacturer.
 - a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Examine roughing-in for components and systems penetrating metal cladding to verify actual locations of penetrations relative to seam locations of metal cladding before installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Miscellaneous Supports (by others): Install sub framing, furring, and other miscellaneous cladding support members and anchorages in accordance with ASTM C754 (standard specification for steel framing) and metal cladding manufacturer's written recommendations.

3.3 INSTALLATION

- A. Install metal cladding in accordance with manufacturer's written instructions in orientation, sizes, and locations indicated. Install cladding perpendicular to supports unless otherwise indicated. Anchor metal cladding and other components of the Work securely in place, with provisions for thermal and structural movement.
 - 1. Shim or otherwise plumb substrates receiving metal cladding.
 - 2. Flash and seal metal cladding at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air- or water-resistive barriers and flashings that will be concealed by metal cladding are installed.
 - 3. Install trims according to manufacturer's guidelines.
 - 4. Install planks using stainless steel fastening clips and #8 screws, in accordance with manufacturer's guidelines, hard pinning in certain conditions may be required.
 - 5. Locate and space fastenings in uniform vertical and horizontal alignment.
 - 6. Install flashing and trim as metal cladding work proceeds.
 - 7. Provide weathertight escutcheons for pipe- and conduit-penetrating cladding.

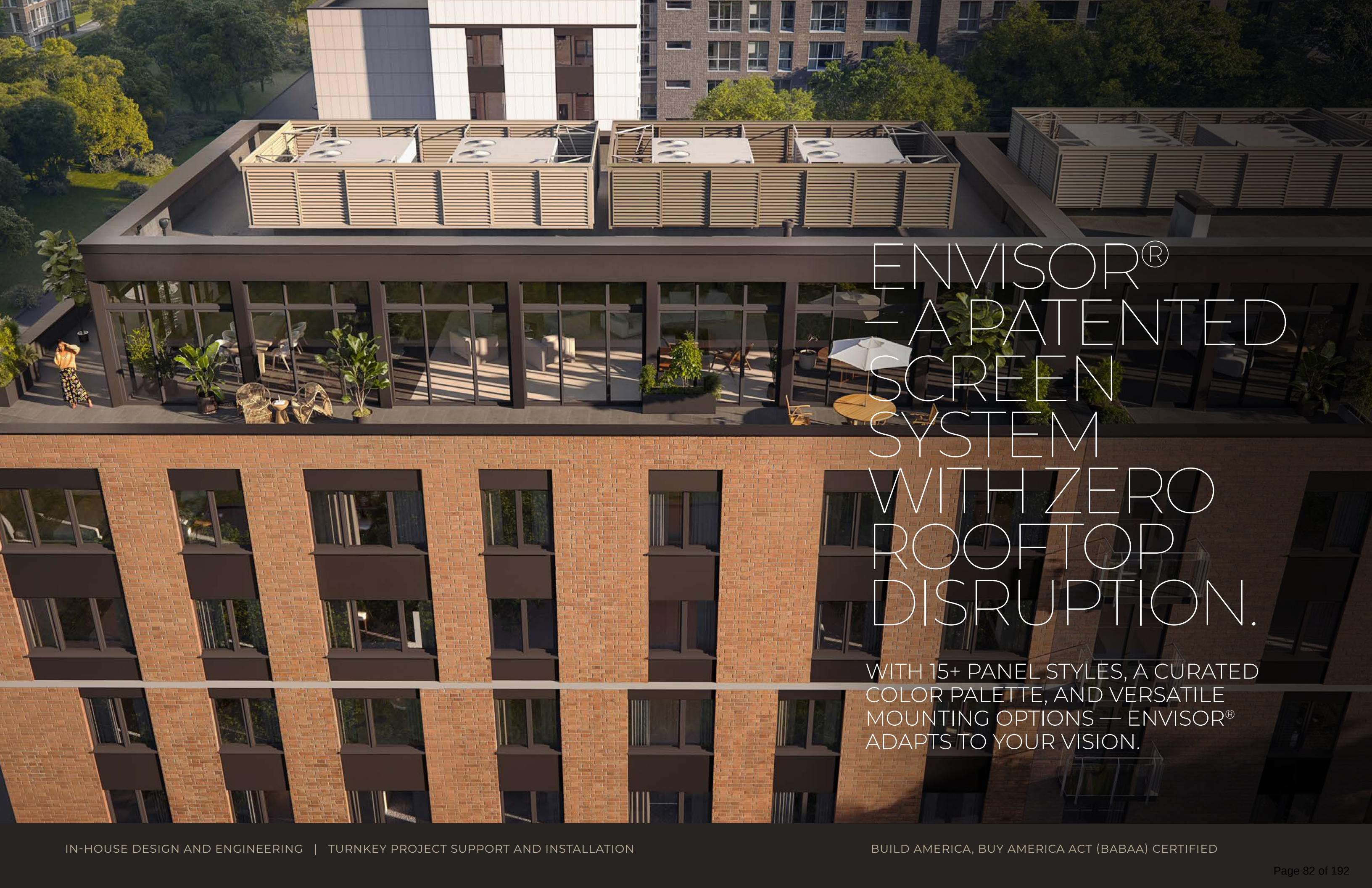
3.4 CLEANING AND PROTECTION

- A. On completion of metal cladding installation, clean finished surfaces as recommended by metal cladding manufacturer. Maintain a clean condition during construction
- B. Replace metal cladding that has been damaged or has deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 07 42 13.14

CityScapes[®]
ARCHITECTURAL
INNOVATIONS

envisor[®]
PREMIER ROOFTOP SCREENING

An aerial photograph of a modern building featuring a rooftop terrace with lounge furniture and potted plants. Below the terrace is a brick building facade with a grid of windows, each fitted with a dark-colored screen. The text 'ENVISOR® - A PATENTED SCREEN SYSTEM WITH ZERO ROOFTOP DISRUPTION.' is overlaid on the right side of the image in a white, sans-serif font.

ENVISOR® — A PATENTED SCREEN SYSTEM WITH ZERO ROOFTOP DISRUPTION.

WITH 15+ PANEL STYLES, A CURATED
COLOR PALETTE, AND VERSATILE
MOUNTING OPTIONS — ENVISOR®
ADAPTS TO YOUR VISION.

envisor[®]

SCREENING SYSTEMS

STANDARD WARRANTY INFORMATION

PEACE OF MIND GUARANTEED — OUR WARRANTY HAS YOU COVERED.



Thank you for choosing Envisor® Screening Systems

Envisor® Screening Systems by CityScapes Inc is designed to be both beautiful and low-maintenance, so you can feel confident in your purchase. Rest assured that your decision is backed by a warranty that ensures many years of reliable service.



CityScapes
ARCHITECTURAL INNOVATIONS

CityScapes International Inc.

Customer Service

Phone: 1-877-727-3367

Email: contact@cityscapesinc.com

ENVISOR® SCREENING SYSTEMS

Effective Date: [August 13th, 2024]

TERMS:

CITYSCAPES INC. ("CityScapes") warrants its Envisor® Screening Systems (the "**Product**") against defects from manufacturing for a period of **three (3) years** from the date of purchase (the "**Warranty Period**"). Cityscapes' warranty only applies to products properly installed as per the final approved submittals and according to the installation instructions.

PRODUCT INTEGRITY:

When installed properly, Envisor® Screening Systems is warranted not to buckle or separate as a function of expansion and contraction. CityScapes reserves the right to discontinue or change any of its Products, including color, without giving notice. Should a product covered by this warranty not be available; CityScapes reserves the right to substitute a product that is of equal quality or price, according to CityScapes sole discretion.

REPAIR AND REPLACE:

The obligations of CityScapes under this Warranty are limited to the repair, replacement, or refund of the defective Product or a portion thereof affected by the color fading. CityScapes will not be liable for any loss or damage arising from the use of the Product. In no event shall CityScapes' liability exceed the cost of repair or replacement of the Product.

TRANSFERABILITY:

This Warranty is valid only for the original purchaser of the Product (the "Customer") and is not transferable. CityScapes will repair or replace, at its discretion, any defective Product under normal use and maintenance and within the Warranty Period. This Warranty also covers color fading of the Product during the Warranty Period.

DISCLAIMER:

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CITYSCAPES SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR INABILITY TO USE THE PRODUCT, INCLUDING BUT NOT LIMITED TO, DAMAGES FOR LOSS OF PROFITS, LOSS OF GOODWILL, OR ANY OTHER COMMERCIAL OR ECONOMIC LOSSES.

CITYSCAPES LIMITED WARRANTY

LIMITATIONS:

This warranty does not cover, and CityScapes bears no liability for, any damage or loss resulting from:

- Normal weathering (as defined below)
- Uneven exposure to sunlight
- Misuse or negligence
- Failure to provide reasonable maintenance to prevent accumulation of dirt, mildew, staining materials, pollution, exposure to chemical products or incompatible cleaners
- Improper handling or storage
- Defects in the roof structure (materials or construction) on which cityscape's products are installed which cause failure, such as movement, cracking or settling of the foundation or building.
- Deformation caused by high heat sources including but not limited to grills, fire pits, foil sheathing, low e-glass windows and low e-glass doors.
- Damage caused by animals or insects
- Impact of foreign objects, including objects attached directly to the product, hail, lightning, fire, hurricane, tornadoes, or other acts of God
- Vandalism, intentional damage, riot, or insurrection

NORMAL WEATHERING:

Normal weathering is defined as even exposure to ultraviolet sunlight and extremes of weather and atmosphere which will cause any colored or painted surface to fade, darken, chalk or acquire a surface accumulation of dirt or stains. The severity of these conditions depends on air quality, the geographic location of the property and other local conditions over which cityscapes has no control. Cityscapes shall determine whether the materials are suffering from normal weathering (which is not covered by this Warranty). This conclusion shall be based on whether the product or products evidence a change in color less than three (3) hunter units as calculated according to ASTM D2244. Product(s) must have been exposed to the same weathering conditions.

WARRANTY CLAIM:

To make a claim under this Warranty, the Customer must provide a copy of the sales confirmation and contact CityScapes directly in writing or via email at contact@cityscapesinc.com. CityScapes will then provide instructions on the return of the defective Product.

Warranty claims must be initiated by the claimant within 30 days of identifying a covered defect. The claimant may be required to provide a written description with pictures demonstrating the claimed manufacturing defect. In some cases, an actual sample of the Defective product may need to be removed at the owner's expense for analysis. Cityscapes will analyze the provided materials and information to determine the validity of the claim.

This Warranty gives the Customer specific legal rights, and the Customer may also have other rights which vary from state to state.

CityScapes®

PROFESSIONAL-GRADE PRODUCTS
READY TO MAKE YOUR NEXT PROJECT PERFECT

FOLLOW US | [f](#) [@](#) [p](#) [in](#)

877.727.3367  CITYSCAPESINC.COM

envíisor®
SCREENING SYSTEMS

covrit®
SCREENING SYSTEMS

ToughGate™
GATES & DOORS

nature
screen®

Planx®
PLANTERS

ECLIPSE™
PRIVACY SCREENS

SANCTUM
cabanas

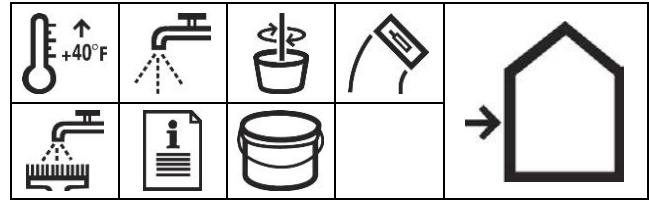
Marquee
CANOPIES

ARCHITECTURAL
signage

custom
SOLUTIONS

StoPowerwall® Finish

80296 StoPowerwall® Fine
 80297 StoPowerwall® Medium
 80298 StoPowerwall® Swirl
 80299 StoPowerwall® Freeform



Technical Data

TEST	TEST METHOD	TEST CRITERIA	TEST RESULT
Accelerated Weathering	ASTM G154	2000 hours	No deleterious effects at 2,000 hours
Freeze-Thaw Resistance	ASTM E2485	10 cycles	No deleterious effects at 60 cycles
Water Absorption	ASTM D570	Measure	11 %
Adhesion	ASTM D4541	Measure	>200 psi (1.54 MPa) to concrete
Water Vapor Permeability	ASTM E96 Method B	Measure	12 Perms (681 ng/Pa·s·m²)
VOC (g/L)	This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L.		

StoPowerwall Finish is a ready mixed, flexible, acrylic and acrylic-elastomeric polymer blend textured wall coating used as a decorative and protective wall finish over prepared vertical, above grade concrete, masonry and plaster/ stucco substrates.

Coverage

StoPowerwall Fine: 148-158 ft² (13.8-14.1 m²) per pail.
 StoPowerwall Medium: 111-120 ft² (10.3-11.2 m²) per pail.
 StoPowerwall Swirl: 120-130 ft² (11.2-12.1 m²) per pail.
 StoPowerwall Freeform: 90-130 ft² (8.3-12.1 m²) per pail.

Features

1 Flexible

Benefits

Bridges hairline cracks

2 Acrylic-based

Excellent adhesion; weather-resistant

3 Ready-mixed

Ready to use; no additives needed

4 Water-based

Safe, non-toxic; cleans up with water

5 Low VOC

Safe for workers and the environment

Coverages may vary depending on application technique and surface conditions.

Packaging

5 gallon pail (19 L).

Shelf Life

18 months, if properly stored and sealed.

Storage

Protect from extreme heat [90°F (32°C)], freezing, and direct sunlight.

Surface Preparation

Concrete, masonry and stucco:

Surfaces must be free of all bond-inhibiting materials, including dirt, efflorescence, form oil and other foreign matter. Loose or damaged material must be removed by water blasting, sandblasting or mechanical wire brushing and repaired.

Avoid application over irregular surfaces. Resurface, patch or level surfaces to required tolerance and smoothness with appropriate Sto leveling materials. Refer to ASTM D-4258 and ASTM D-4261 for complete details on methods of preparing cementitious substrates for coatings.

StoPowerwall® Finish

Surface Preparation (cont.)

Priming:

Priming is recommended for best results - color uniformity, maximum finish coverage, and neutralizing high pH (highly alkaline) surfaces such as Portland cement stucco (including StoPowerwall® Stucco), StoQuik® Silver Systems, and prepared concrete and masonry surfaces.

Apply primer by brush, roller, or with proper spray equipment and allow to dry before application of finish. Where pH is high (up to pH of 13), and to reduce time to application of finish, use StoPrime Hot. Refer to product bulletins for detailed information on Sto primers.

Mixing

Mix with a clean, rust-free electric drill and paddle. A small amount of clean water may

be added to aid workability. Limit addition of water to amount needed to achieve the finish texture.

Application

Apply only to sound, clean, dry, properly prepared, frost-free surfaces.

Trowel: Apply StoPowerwall Finish with a clean stainless steel trowel to a rough thickness slightly more than the largest aggregate size. Use the trowel to scrape the material down to a uniform thickness no greater than the largest aggregate size. Achieve final texture by floating in a figure eight motion with a plastic float. For StoPowerwall Freeform application thickness varies depending on the pattern or texture desired. Apply to a minimum 1/16 inch (1.6 mm), maximum 3/16 inch (4.8 mm) thickness in one pass. Texturing may be achieved by trowel, special roller, or putty knife. Apply uniformly to avoid color discrepancies. Once applied, the working time is up to 15 minutes depending upon material, ambient temperatures and surface conditions.

Spray: Apply the StoPowerwall Finish with a hand-held gravity-feed hopper type sprayer, texture spray pump machine, or other appropriate equipment such as the StoSilo system or Sto's M-8 spray pump. Apply an even coat to ensure full coverage of the surface. (Spray application is not recommended for StoPowerwall Swirl).

IMPORTANT: ALWAYS check color for proper match. If color does not match, STOP-call your Sto representative. For best results always prime cementitious substrates. Apply coating in a continuous application, always working from a wet edge or architectural break to eliminate cold joints. Minor shade variations may occur from batch to batch (refer to batch no. on pail). Avoid installing separate batches side-by-side and avoid application in direct sunlight. Avoid installing new finish adjacent to weathered or aged finish. Sto Corp. will not be responsible for shade or color variation from batch to batch, variation caused by application or substrate deficiencies, or fading resulting from natural causes such as weather. See Tech Hotline Nos. 0694-C, 0893-EC and 1202-CF for helpful tips on prevention of color problems. Protect installed product from rain, freezing, and continuous high humidity until completely dry.

Curing/Drying

StoPowerwall Finish dries within 24 hours under normal conditions [70°F (21°C), 50% RH]. Drying time varies with temperature/ humidity and surface conditions.

Clean Up

Clean tools and equipment with water immediately after use. Dried material can only be removed mechanically.

Limitations

- Use StoPowerwall Finish only when surface and ambient temperatures are above 40°F (4°C) during application and drying period.
- StoPowerwall Finish should not be used on horizontal, below grade or water immersed surfaces.
- StoPowerwall Finish is not recommended over interior wall surfaces.

Health And Safety

WARNING!

Causes eye and skin irritation.

Precautionary Statement

Wash hands thoroughly after handling. Wear protective gloves/protective clothing/eye protection/face protection.

FIRST AID MEASURES

Eye Contact: Immediately flush eyes with plenty of water for at least 15 to 20 minutes. Ensure adequate flushing of the eyes by separating the eyelids with fingers. Get immediate medical attention.

Skin Contact: Immediately wash skin with plenty of soap and water for 15 to 20 minutes, while removing contaminated clothing and shoes. Get medical attention if irritation develops or persists.

Inhalation: If inhaled, remove to fresh air. If not breathing, give artificial respiration or give oxygen by trained personnel. Seek immediate medical attention.

Ingestion: If swallowed, do NOT induce vomiting. Call a physician or poison control center immediately. Never give anything by mouth to an unconscious person.

Store locked up.

Spills

Collect with suitable absorbent material such as cotton rags.

Disposal

Dispose of in accordance with local, state or federal regulations.

Warning

KEEP CONTAINER CLOSED WHEN NOT IN USE. KEEP OUT OF THE REACH OF CHILDREN. NOT FOR INTERNAL CONSUMPTION. FOR INDUSTRIAL USE ONLY.

Consult the Safety Data Sheet (SDS) on www.stocorp.com for further health and safety information.

LIMITED WARRANTY

This product is subject to a written limited warranty which can be obtained free of charge from Sto Corp.

Refer to Sto Specifications for more complete information on proper use and handling of this product.

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119
www.stocorp.com

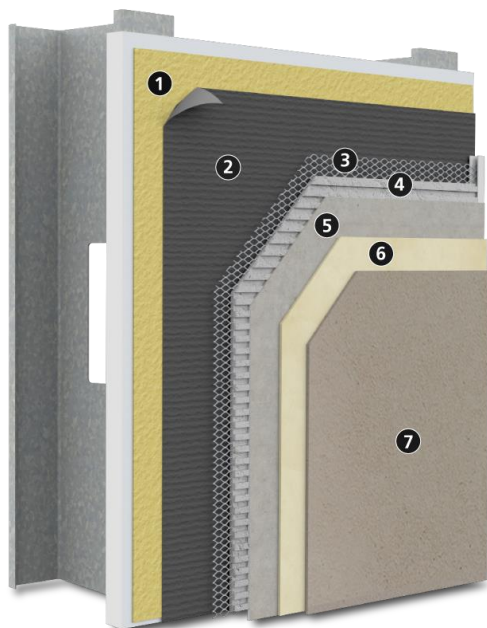
S155-80296-80299
Revision Number: A3.0
Date: 06/2016

Attention

This product is intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. It should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of this product or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

StoPowerwall®

Portland cement stucco with StoGuard® air and water-resistive, drainage, and Sto high performance finishes



Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177, building code compliant wood-based sheathing (plywood or OSB), concrete, or concrete masonry (CMU) wall construction

1)	Air and Water-Resistive Barrier, choose among: - Sto Gold Coat® - Sto AirSeal® - StoGuard® VaporSeal® - Sto GoldSeal™ STPE - StoShield™ SA VP - StoShield™ SA NP
2)	WRB: code compliant paper or felt Water-Resistive Barrier
3)	Metal Plaster Base: code compliant minimum 2.5 lb/yd ² (1.4 kg/m ²) self-furred galvanized steel diamond mesh metal lath or Structalath SFCR Twin Track 2.5 self-furring welded wire lath
4), 5)	ASTM C926 compliant stucco scratch coat and brown coat (as manufactured or listed by Sto Corp.)
6)	Sto Primer (optional)
7)	Choose among: - Sto Textured Finishes - StoCast Finish: Wood or Brick - Sto Signature Series or Sto Specialty Finishes

System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity.

System Description

StoPowerwall is a stucco wall assembly that features a code compliant air and water-resistive barrier and drainage. It combines the strength and durability of traditional stucco with Sto high performance finishes.

Uses

StoPowerwall can be used in residential or commercial wall construction for superior aesthetics, durability, and air and moisture control.

Features	Benefits
Integrally colored factory produced finishes	Consistent color and aesthetics increase curb appeal
Continuous air and water-resistive barrier	Protects against mold and moisture problems
Impact and puncture resistance	Withstands abuse, reduced maintenance
Optional Sto Crack Defense	Resists stucco cracking

Properties

Weight (excluding sheathing / studs)	< 12 psf (56.6 kg/m ²)
Assembly Thickness (from outer face of sheathing)	Nominal 7/8-inch (22mm)
R-value (from outer face of sheathing)	0.84 ft ² •h•°F / Btu (0.148 m ² •K / W)
Wind Load Resistance	+ 202 / - 144 psf ultimate loads achieved (+9.67 / - 6.89 kPa)
Compliance	2018, 2021 IBC and IRC - ASHRAE 90.1-2022
Construction Types, Fire Resistance	- For use on noncombustible construction - Hourly fire resistance rated assemblies

Warranty

10-year Limited Warranty when used with Sto Crack Defense

Maintenance

Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

System Bulletin

StoPowerwall®

Portland cement stucco with StoGuard® air and water-resistive, drainage, and Sto high performance finishes

Limitations

Minimum stucco thickness: 3/4-in (19mm), maximum stucco thickness: 7/8-in (22 mm), applied in two coats, scratch and brown coat

Local codes or specifications may require a drainage space or cavity behind stucco. Refer to information on StoPowerwall Drainscreen for compliance.

Wind load resistance: . + 202 / - 144 psf (+9.66 / -6.89 kPa) ultimate loads achieved over steel studs with gypsum wallboard attached to interior. Consult ICC ESR-2323 and IAPMO 382 for other assemblies over steel and wood studs (assemblies have a safety factor of 3 applied). Ultimate wind load resistance depends on sheathing, sheathing attachment, lath attachment, and stiffness of supporting wall construction. Test any proposed assembly as needed and apply appropriate safety factor in accordance with local code requirements.

Cracking can occur in portland cement stucco. Cracking is generally not caused by a material defect in the stucco and can be minimized by following sound design and construction practices such as: proper installation of lath, proper incorporation of stress relief joints in the construction, proper sand gradation for field mixed stucco, proper proportioning of stucco mix ingredients, use of the minimum amount of water in the stucco mix for placement of stucco, avoiding the use of excess water, moist curing of the stucco after it has been applied, and proper sequencing of construction to avoid stresses in the freshly placed stucco.

Efflorescence is a normal occurrence in portland cement-based products and can affect final appearance of finish products installed over stucco.

For use on vertical above grade walls only. Do not use on roofs or roof-like surfaces, on surfaces subject to in-service water immersion, or below grade. Maintain clearance of minimum 4-in (102mm) above earth grade and minimum 2-in (51mm) clearance above pavers or sidewalks.

Dark or highly saturated finish colors may require added maintenance compared to light or pastel colors.

Air and Water-Resistive Barrier and base coat materials are not intended for prolonged weather exposure. Refer to component product bulletins for specific limitations involving exposure, use, handling and storage of component materials.

Sustainable Design

Air Quality and VOC Compliance

All finish coatings, adhesives, air and water-resistive barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113)

LEED Credit Eligibility

System has high potential for LEED and other sustainability program credits based on use of continuous air and water-resistive barrier and VOC compliance

Regulatory Compliance and Standards Testing

ASTM C926	StoPowerwall stucco and listed stuccos comply with ASTM C926 (as required by the IBC, IRC and most state codes)
-----------	---

ICC ESR-1233	Sto air & water-resistive barriers Comply with 2018 and 2021 IBC, IRC and IECC
--------------	--

ASHRAE 90.1-2022 ¹	StoPowerwall System complies with Section 5, Building Envelope, air barrier and continuous insulation requirements
-------------------------------	--

ASTM E2178 ² , ASTM 2357 ³	Sto Gold Coat AWRB meets material and assembly air leakage resistance criteria
--	--

NFPA 285 ⁴ (not applicable)	StoPowerwall stucco is noncombustible and meets IBC criteria for use on noncombustible construction
--	---

ASTM E 119 ⁵	StoPowerwall System maintains the fire-resistance rating of hourly rated load bearing and non-load bearing concrete, concrete masonry, steel frame and wood frame base wall assemblies
-------------------------	--

1. Energy Standard for Buildings Except Low-Rise Residential Buildings

2. Standard Test Method for Air Permeance of Building Materials

3. Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

4. Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components

5. Standard Test Methods for Fire Test of Building Construction and Material

Sto Corp. 3800 Camp Creek Parkway Building 1400, Suite 120 Atlanta, GA 30331 Tel: 404-346-3666 Toll Free: 1-800-221-2397 Fax: 404 346-3119 www.stocorp.com	SB - 6400 Revision: 008 Date: 05/2025	Attention Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com
---	--	---

LIMITED WARRANTY AND REMEDY PAINTED FINISHES

This is to certify that Kawneer Company, Inc. (hereinafter “Kawneer”) hereby warrants to its customers and all subsequent purchasers and owners of the project incorporating Kawneer products (hereinafter “Customer(s)”) subject to every term, condition and limitation stated herein, that the painted finishes applied to the aluminum material (hereinafter “Metal”) on the project as identified in the Project Warranty Cover Sheet shall comply with the scope of this Limited Warranty, during the period of time from substantial completion of the project as set forth in the table below, provided however, that the Limited Warranty shall begin in no event later than six (6) months from the date of shipment by Kawneer for the start of the warranty period hereunder. This limited warranty shall apply to the following conditions only:

Paint Type	Color Change	Chalk and Fade	Film Integrity
AAMA 2605 PVDF and FEVE paint (Standard Warranty ten (10) years) ¹	The finished metal will not chalk more than that represented by a No. 8 rating for colors or No. 6 for whites, when measured in accordance with the standard procedures specified in the latest version of ASTM D 4214, Test Method A (“Excessive Chalking”);	The finished metal will not change color more than five (5) Hunter ΔE units as determined by the latest version of ASTM D 2244 (“Excessive Color Change”).* Color change will be measured on an exposed painted surface that has been cleaned of surface soils and chalk and then compared to corresponding values measured on the original or unexposed coated surface;	The finished metal will not crack, check, or peel in such a way as to adversely affect the appearance of the Metal and result in damage to the Metal excluding all corrosion-related conditions when viewed at a distance of 3 meters (10 ft)
AAMA 2604 Liquid Paint (Standard Warranty five (5) years) ²	The finished metal will not chalk more than that represented by a No. 6 when measured in accordance with the standard procedures specified in the latest version of ASTM D 4214, Test Method A (“Excessive Chalking”);	The finished metal will not change color more than seven (7) Hunter ΔE units as determined by the latest version of ASTM D 2244 (“Excessive Color Change”).* Color change will be measured on an exposed painted surface that has been cleaned of surface soils and chalk and then compared to corresponding values measured on the original or	The finished metal will not crack, check, or peel in such a way as to adversely affect the appearance of the Metal and result in damage to the Metal excluding all corrosion-related conditions when viewed at a distance of 3 meters (10 ft)

		unexposed coated surface;	
AAMA 2604 Powder Paint (Standard Warranty five (5) years) ³	The finished metal will not chalk more than that represented by a No. 8 rating when measured in accordance with the standard procedures specified in the latest version of ASTM D 4214, Test Method A ("Excessive Chalking");	The finished metal will not change color more than five (5) Hunter ΔE units as determined by the latest version of ASTM D 2244 ("Excessive Color Change").* Color change will be measured on an exposed painted surface that has been cleaned of surface soils and chalk and then compared to corresponding values measured on the original or unexposed coated surface;	The finished metal will not crack, check or peel in such a way as to adversely affect the appearance of the Metal and result in damage to the Metal excluding all corrosion-related conditions when viewed at a distance of 3 meters (10 ft)

* Metallic/mica flake colors are not color measurable and are not subject to the Excessive Color Change warranty set forth above, or any other color change warranty, express or implied.

¹ Maximum Extended Warranty is twenty (20) years for AAMA 2605 PVDF and FEVE. See Project Warranty Cover Sheet.

² Maximum Extended Warranty is ten (10) years for AAMA 2604 Liquid Paint used on exterior applications and twenty (20) years when used on interior applications with AAMA 2605 paint on the exterior. See Project Warranty Cover Sheet.

³ Maximum Extended Warranty is ten (10) years for AAMA 2604 Powder Paint. See Project Warranty Cover Sheet.

THIS LIMITED WARRANTY WILL NOT APPLY TO OR COVER, AND KAWNEER HEREBY DISCLAIMS ALL LIABILITY FOR THE FOLLOWING:

- damage to the finish occasioned by moisture or other contamination detrimental to the finish because of improper storage of the finished Metal prior to installation;
- damage due to failure to properly protect the installed finished Metal during the construction process;
- water damage due to condensation caused by improper repackaging of the finished Metal prior to installation;
- damage including but not limited to scratches and abrasions to the finished Metal caused by use, handling, shipping and/or installation, or by utilization of the Metal with any parts, gaskets, glazing materials, components or sealants of other manufacturers used with Kawneer products or any lack of performance of Kawneer products attributable to such items;
- damage to finished Metal caused by exposure to caustic agents, acidic agents, or harmful fumes or other destructive and/or foreign materials;
- damage due to improper maintenance e.g. the use of chemical cleaning agents, or applicators;
- corrosion of the Metal due to aggressive atmospheres including exposure to salt spray and/or salt mist;
- any particular application or selection of the Metal for any particular project or design;
- any product which has been subject to abuse, alteration, modification, neglect, misuse, abnormal use, accident, fire or other casualty or physical damage, war, flood, falling objects, external forces, earthquakes, acts of God, or to which parts not supplied by Kawneer have been added, and/or
- any defects caused by depreciation or normal wear or other occurrences beyond Kawneer's control.

A systematic maintenance program must be instituted by the Customer or user to prevent the build-up of dirt and salt deposits on the painted surface. The surface must be cleaned at least annually in accordance with AAMA 609 & 610 so as to prevent the accumulation of harmful deposits. More frequent cleaning is required in heavy industrialized environments or coastal environments. Coastal environments where salt spray or salt fog is present can be very detrimental to metal especially where the paint coating has been scratched or damaged. In coastal environments where metal is exposed to salt spray or salt fog or in heavy industrial environments, the metal surface must be cleaned at least once quarterly in accordance with AAMA 609 & 610 to prevent the accumulation of harmful deposits.

A FAILURE TO INSTITUTE AND REASONABLY EVIDENCE A SYSTEMATIC MAINTENANCE PROGRAM AS DESCRIBED ABOVE WILL VOID THIS WARRANTY.

Kawneer is not responsible for chalking or for fading or color changes that are less than the Excessive Chalking or Excessive Color Change referenced and warranted above. Normal weathering, such as the damaging effects of sunlight and exposure to the elements, such as extremes of weather and atmosphere, may cause any colored surface to fade, chalk, or become soiled or stained. These changes may not be uniform if the surfaces are not equally exposed to the sun and elements. The degree to which normal weathering occurs will vary depending on the air quality, the building's location and many other factors over which Kawneer has no control. Metallic/mica flake colors are not color measurable and are not subject to the Excessive Color Change warranty set forth above, or any other color change warranty, express or implied.



All decisions regarding the existence of defects in material and workmanship and the occurrence of any of the matters described in the preceding paragraphs or affecting this Limited Warranty shall be made by Kawneer and shall be final and binding upon the parties.

The sole and exclusive remedy with respect to this Limited Warranty or with respect to any other claim relating to defects or any other condition or use of the products supplied by Kawneer, however caused, and whether such claim is based upon warranty, contract, negligence, strict liability or any other theory, is limited to, at Kawneer's sole discretion, replacement or refinishing of the defective Metal or repayment by Kawneer of the purchase price paid to it. Refinishing of the defective Metal shall be performed by using standard finishing practices and materials as selected by Kawneer. Kawneer reserves the right to approve any contract for refinishing of defective Metal. The warranty on any refinished, and/or replacement Metal shall continue for the remainder of the original warranty period. At no time does this warranty confer upon the claiming party or any other party the right to proceed with repair, replacement or restoration, without written notice and agreement by a duly authorized officer of Kawneer. Any such work undertaken by the claiming party or any other party shall be for the claiming party's own account and shall result in this warranty becoming null and void.

IN NO EVENT SHALL KAWNEER BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS OR GOOD WILL, OR OTHER COMMERCIAL LOSS OR INJURY.

Claims under this Limited Warranty must be made to Kawneer in writing within sixty (60) days after discovery of the defective finished Metal. Failure of the claiming party to notify Kawneer within such period shall automatically relieve Kawneer of any and all responsibility and/or liability. Kawneer must be given a reasonable opportunity to inspect the finished Metal claimed to be defective. In the event of a claim under the warranty, Customer shall furnish proof of the date of substantial completion and shall demonstrate that the failure of the product was due to a breach of the warranty stated herein.

This Limited Warranty will apply only to Metal which is supplied by Kawneer and used within North America (United States, including Hawaii, and Canada) unless Kawneer agrees otherwise in writing.

No terms or conditions other than those stated herein, and no agreement or understanding, oral or written, in any way purporting to modify this Limited Warranty shall be binding on Kawneer unless made in writing and signed by a duly authorized officer of Kawneer.

All notices given under or pursuant to this Limited Warranty shall be in writing and sent by registered mail, postage paid, return receipt requested, to the party to whom such notices is to be given, as follows:

All such notices as set forth above shall be considered served when received.

Customer's agreement to and acceptance of this warranty shall be indicated by signing and returning a copy of the Project Warranty Cover Sheet, which is incorporated herein by reference.

	Sage Valley Subdivision
	North of Valley and Fillmore St
	PC Date: 9/2/2025

Staff Report Details	
Project Number	PP25-0006
Applicant / Current Owner	Briartown Development LLC/CEI Engineering
Site Area	1.08 Acres
Current Zoning	PRD
Requested Zoning	N/A
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Planned Residential Development
Related projects	PRD25-0002

Property Description
Preliminary Plat: Sage Valley Subdivision, Briartown Development LLC, Fillmore Street, Planned Residential Development, PP25-0006 This preliminary plat is for Sage Valley Subdivision situated on Fillmore Street. The project is zoned PRD, Planned Residential Development, with the associated project number PRD25-0002. This development totals 26 dwelling units, consisting of 18 single-family lots (rear/front loaded garages), 2 of which are premium single family lots (rear/side loaded garages), and a pocket neighborhood lot with 8 rear loaded homes. A street network provides access off of Fillmore Street and street stubouts are provided to the properties to the west and east for future connections. Easements are dedicated throughout for utility services and drainage. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development code. The Planned Residential Development, PRD25-0002 was approved by Planning Commission on May 6th, 2025 and required the materials to be submitted with the large scale development. The applicant has submitted the material elements associated with the large-scale development for the commission's consideration with this preliminary plat (there will be no subsequent large scale project submitted).

Project Details

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details

 Pending PC Item

PINTELL ST

NE A ST

NE TIGER BLVD

NE CUB CIR

*Sage Valley
Subdivision*

VALLEY ST

NE MONROE ST

FILLMORE ST

NE A ST

LAKE ST

N MAIN ST



PP25-0006
Sage Valley Subdivision
Preliminary Plat



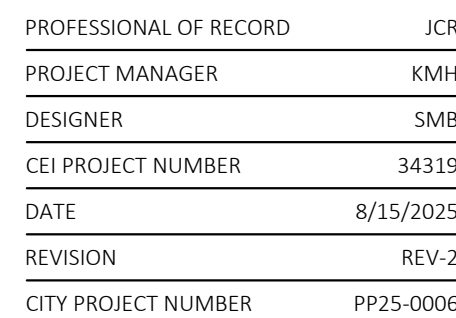
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

- A. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- B. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
- C. 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.
- D. THIS SITE LIES WITHIN ZONE 4 OF THE MUNICIPAL AIRPORT DISTRICT. THE SITE MEETS THE REQUIREMENTS OF ZONE 4.

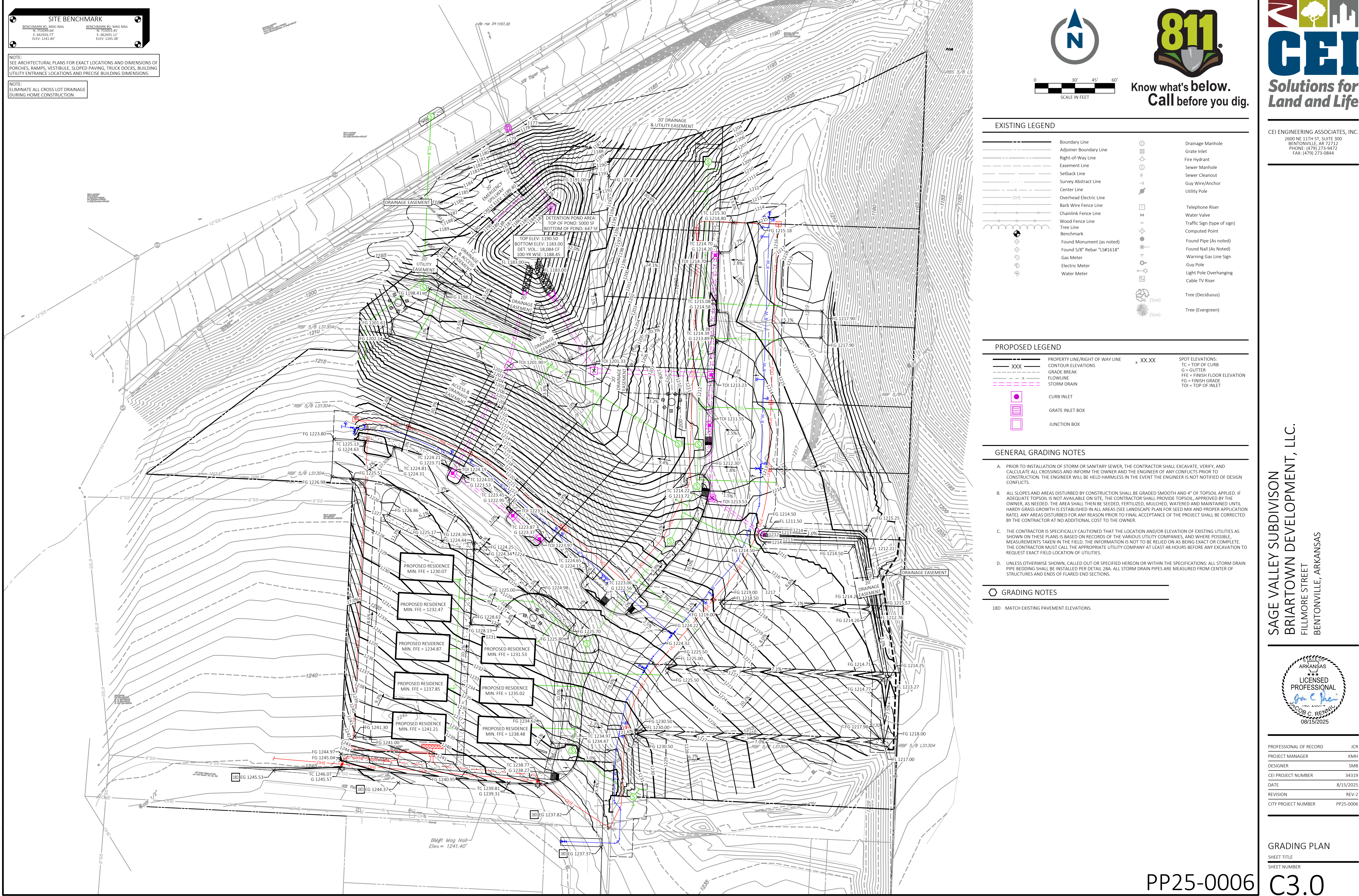


CEI
Solutions for
Land and Life

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



C2.0



DRAWING LOCATION: P:\240000\24319\0\DRAWINGS\DESIGNWORKING\24319-EP.DWG - SAVED BY: SLACKWELL

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



PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

GRADING PLAN
SHEET TITLE
SHEET NUMBER

PP25-0006
C3.0

SITE BENCHMARK

BENCHMARK #1: MAG NAIL

N: 75508.66'

E: 66050.77'

ELEV: 1241.40'

BENCHMARK #2: MAG NAIL

N: 75523.45'

E: 66059.13'

ELEV: 1245.38'

NOTE:

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

N

0

30'

45'

60'

SCALE IN FEET

811

Know what's below.
Call before you dig.

EXISTING LEGEND

	Boundary Line		Drainage Manhole
	Adjoiner Boundary Line		Grate Inlet
	Right-of-Way Line		Fire Hydrant
	Easement Line		Sewer Manhole
	Setback Line		Sewer Cleanout
	Survey Abstract Line		Guy Wire/Anchor
	Center Line		Utility Pole
	Overhead Electric Line		Telephone Riser
	Barb Wire Fence Line		Water Valve
	Chainlink Fence Line		Traffic Sign (type of sign)
	Wood Fence Line		Computed Point
	Tree Line		Found Pipe (As noted)
	Benchmark		Found Nail (As Noted)
	Found Monument (as noted)		Warning Gas Line Sign

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		SPOT ELEVATIONS:
	CONTOUR ELEVATIONS		TC = TOP OF CURB
	GRADE BREAK		G = GUTTER
	FLOWLINE		FFE = FINISH FLOOR ELEVATION
	STORM DRAIN		TGI = TOP OF INLET
	CURB INLET		
	GRATE INLET BOX		
	JUNCTION BOX		

GENERAL GRADING NOTES

A. PRIOR TO 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 BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4\"/>

STORMWATER DETAILS

17E	RIP RAP PAD FOR SLOPE PROTECTION
20A	JUNCTION BOX
21A	CURB INLET
23A	GRATE INLET

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

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

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

DRAINAGE PLAN
SHEET TITLE
SHEET NUMBER

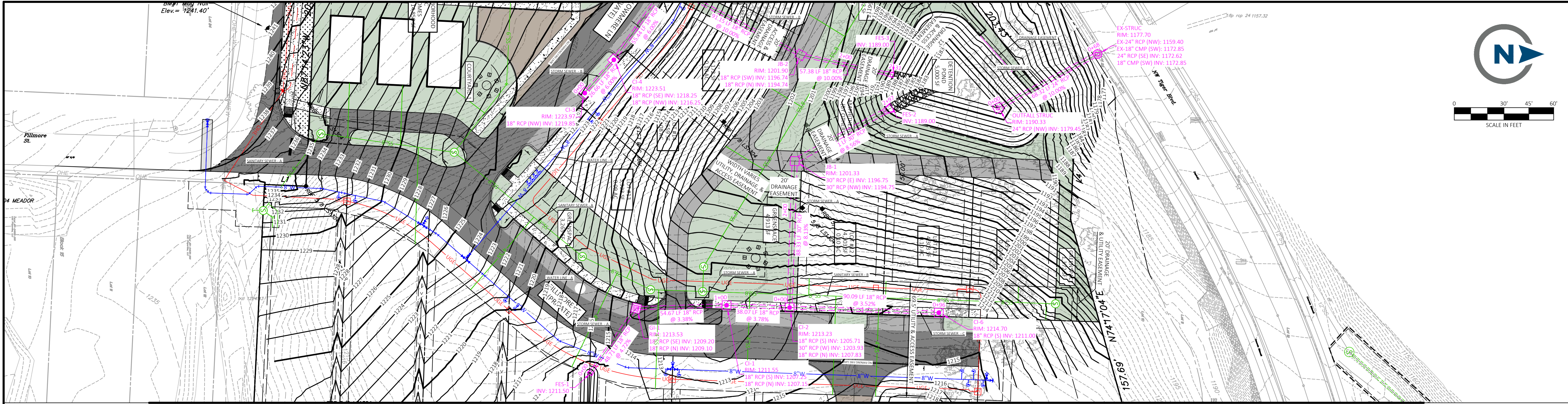
PP25-0006
C3.1

DRAWING LOCATION: P:\340000\34319\0\DRAWINGS\DESIGN\WORKING\34319-EP.DWG - SAVED BY: SLACKWELL

© 2025 CEI ENGINEERING ASSOCIATES, INC.

Page 101 of 192

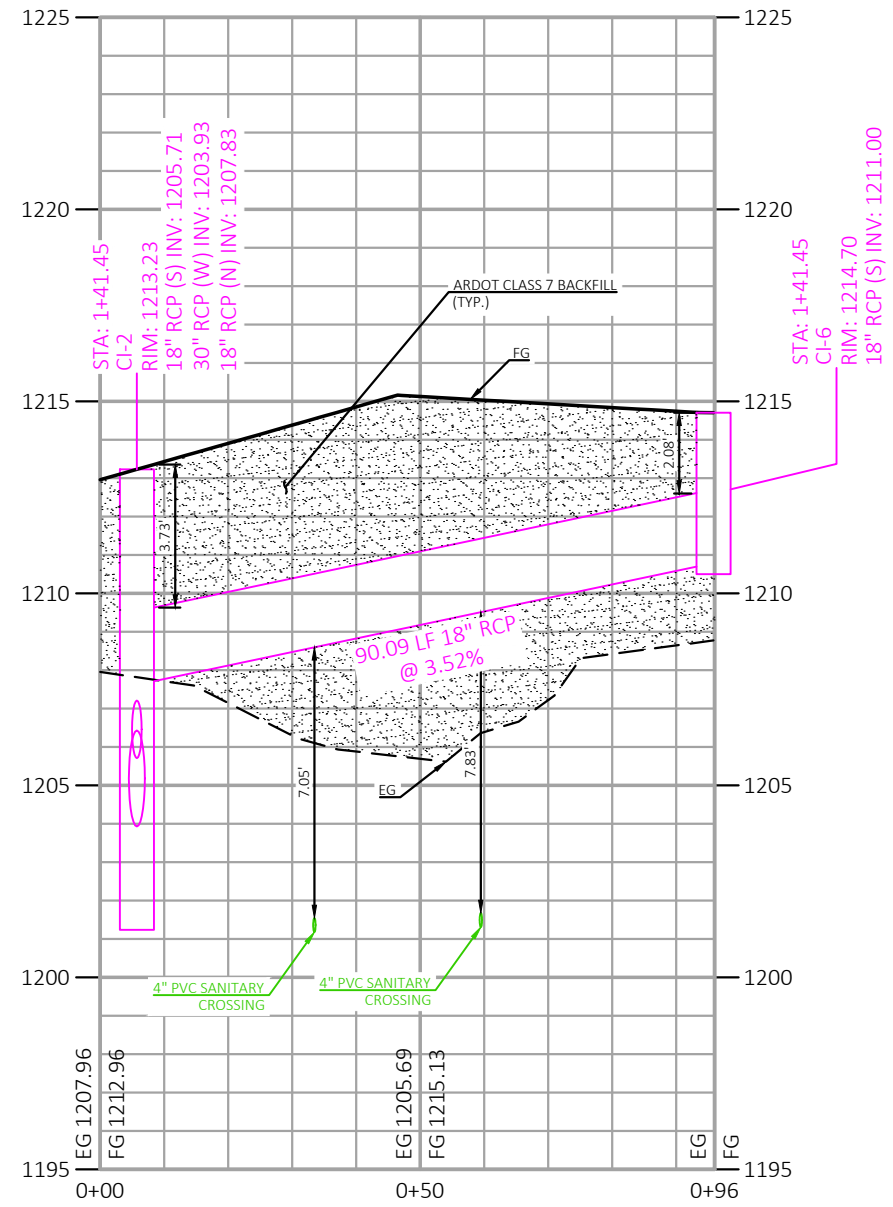
DRAWING LOCATION: P:\34000\34319\0\DRAWINGS\DESIGN\WORKING\34319-PN.DWG - SAVED BY: SBLACKWELL



STORM SEWER - A PROFILE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=30'



STORM SEWER - C PROFILE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=30'



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



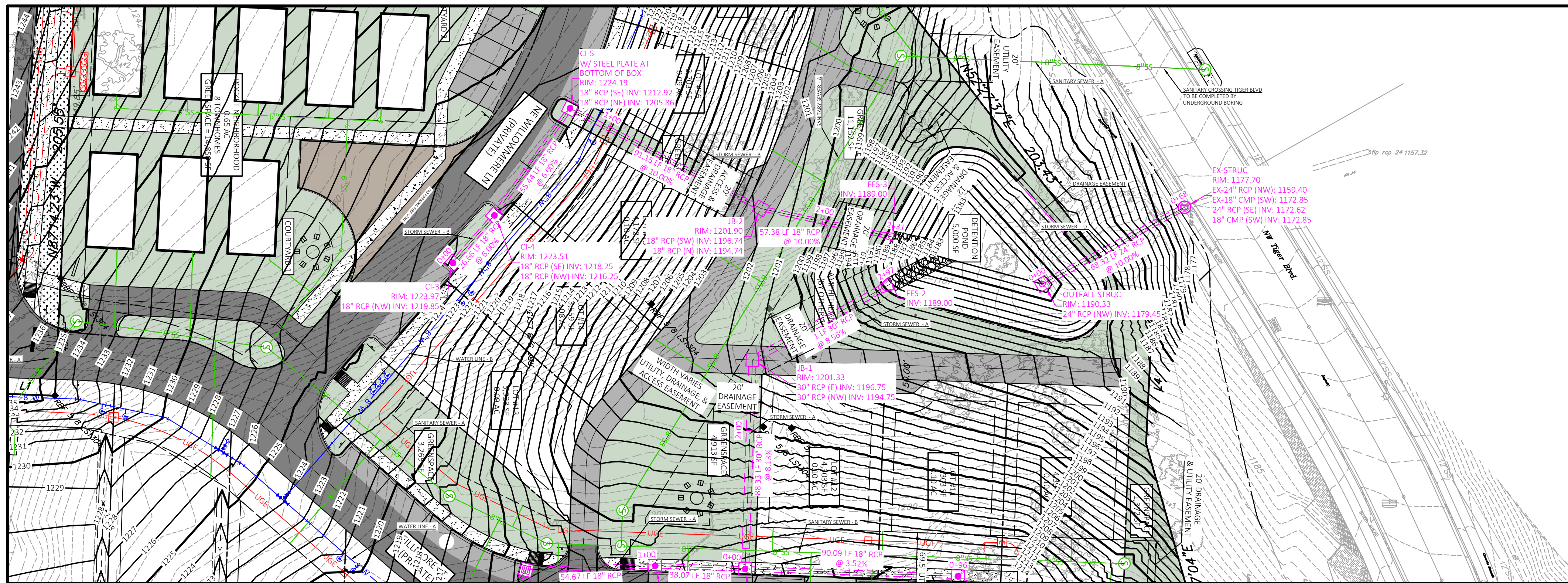
PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

STORM PLAN &
PROFILE 1

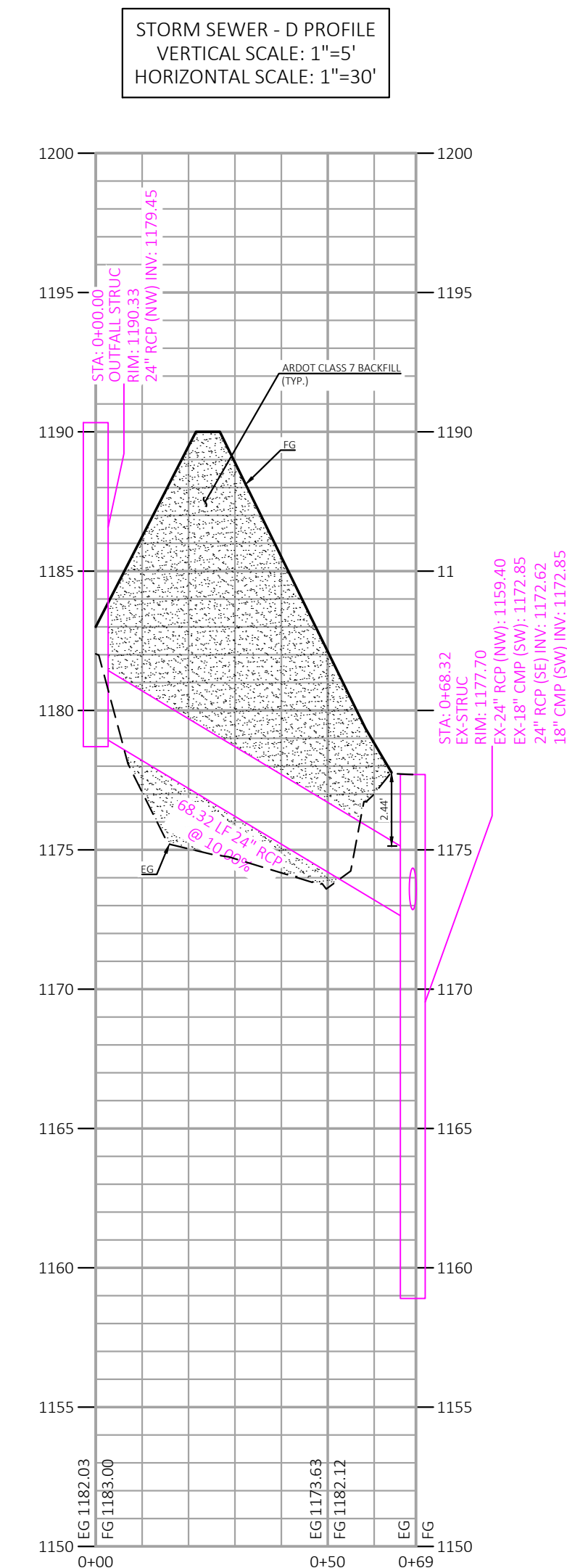
SHEET TITLE
SHEET NUMBER

PP25-0006

C3.2



PROFILES SHOWN FOR INFORMATION ONLY.
REFER TO GRD25-0005 PLANS FOR
INSTALLATION.



DRAWING LOCATION - P:\34000\34319.0\DRAWINGS\DESIGN\WORKING\34319-PN.DWG -- SAVED BY - SBLACKWELL



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

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



PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
FEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

STORM PLAN & PROFILE 3

SHEET TITLE

SHEET NUMBER

PP25-0006

C3.4

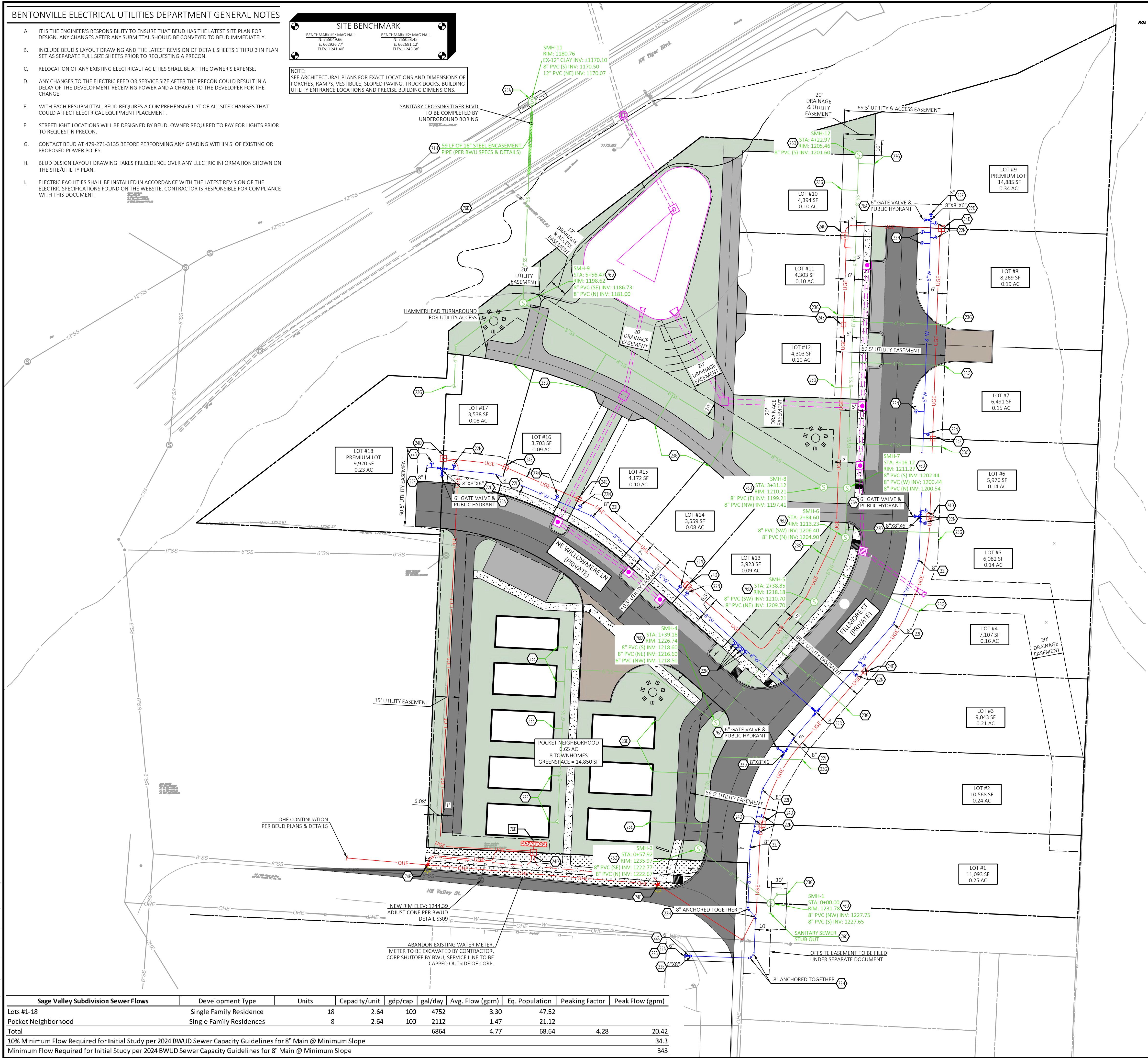
BENTONVILLE ELECTRICAL UTILITIES DEPARTMENT GENERAL NOTES

- A. IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- B. INCLUDE BEUD'S LAYOUT DRAWING AND THE LATEST REVISION OF DETAIL SHEETS 1 THRU 3 IN PLAN SET AS SEPARATE FULL SIZE SHEETS PRIOR TO REQUESTING A PRECON.
- C. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- D. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- E. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.
- F. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTIN PRECON.
- G. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- H. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN.
- I. 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.

SITE BENCHMARK

BENCHMARK #1: MAG NAIL N: 75509.40 E: 60250.77 ELEV: 1241.407	BENCHMARK #2: MAG NAIL N: 75509.40 E: 60250.117 ELEV: 1245.387
--	---

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 | Drainage Manhole |
| Adjoiner Boundary Line | Grate Inlet |
| Right-of-Way Line | Fire Hydrant |
| Easement Line | Sewer Manhole |
| Setback Line | Sewer Cleanout |
| Survey Abstract Line | Guy Wire/Anchor |
| Center Line | Utility Pole |
| Overhead Electric Line | Telephone Riser |
| Barb Wire Fence Line | Water Valve |
| Chainlink Fence Line | Traffic Sign (type of sign) |
| Wood Fence Line | Computed Point |
| Tree Line | Found Pipe (As noted) |
| Benchmark | Found Nail (As Noted) |
| Found Monument (as noted) | Warning Gas Line Sign |
| Found 5/8" Rebar "LS#1618" | Guy Pole |
| Gas Meter | Light Pole Overhanging |
| Electric Meter | Cable TV Riser |
| Water Meter | Tree (Deciduous) |
| | Tree (Evergreen) |

PROPOSED LEGEND

- | | |
|----------------------------------|-------------------------|
| PROPERTY LINE/RIGHT OF WAY LINE | CURB INLET |
| STORM DRAIN | GRATE INLET BOX |
| X"W WATER SERVICE | JUNCTION BOX |
| X"SS SANITARY SEWER SERVICE | FIRE HYDRANT |
| UGE UNDERGROUND ELECTRIC SERVICE | WATER METER |
| | WATER VALVE |
| | WATER TAPPING SLEEVE |
| | SEWER MANHOLE |
| | SANITARY SEWER CLEANOUT |
| | ELECTRICAL BOX |
| | STREET LIGHT POLE |

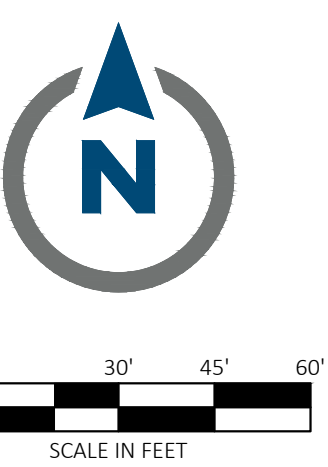
GENERAL UTILITY NOTES

- A. ALL WATER LINES SHALL BE C900 DR-14 PVC (PER BWU 2024 SPECIFICATION).
- A.A. 48" MIN. COVER FOR 8" PIPE
- A.B. 24" MIN. COVER FOR WATER SERVICE LINES
- B. ALL SANITARY SEWER LINES SHALL BE SDR-26 PVC HEAVY WALL SEWER PIPE WITH 36" MIN. COVER (PER BWU 2024 SPECIFICATION).
- 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 CEI 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. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER BWU DETAIL GWS02. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER BWU DETAIL GWS07. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER BWU DETAIL GWS07.

UTILITY NOTES

- 22A POINT OF CONNECTION - WATER MAIN (PER BWU SPECS & DETAILS).
- 22B M.J. TAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
- 22C M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
- 22D M.J. TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22E M.J. REDUCER (SEE SIZES THIS SHEET).
- 22F M.J. CAP/PLUG WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22H 45 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22I 22-1/2 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22J 11-1/4 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22N 1" WATER SERVICE WITH A 5/8" DOUBLE METER FOR DOMESTIC (PER BWU SPECS & DETAILS).
- 23E SANITARY SEWER SERVICE ENTRY (PER BWU SPECS & DETAILS).
- 23G SANITARY SEWER CAP MARKED WITH T. POST - PAINTED GREEN (SEE SIZES THIS SHEET).
- 24D ELECTRIC TRANSFORMER (PER BEUD PLANS & DETAILS).
- 24E SECONDARY JUNCTION BOX (PER BEUD PLANS & DETAILS).
- 31H DIRECTIONAL BORINGS (PER BWU SPECS & DETAILS).
- 74F POWER POLE WITH LIGHT MOUNTED AT 12' (PER BEUD PLANS & DETAILS).
- 76A FIRE HYDRANT AND VALVE (PER BWU SPECS & DETAILS).
- 76C SANITARY SEWER STUB-OUT CONNECTION POINT FOR NEIGHBORING PROPERTY.
- 76D SANITARY SEWER SEWER MANHOLE (PER BWU SPECS & DETAILS).
- 76E SINGLE PHASE FREE STANDING METER RACK (PER BEUD PLANS & DETAILS).

Sage Valley Subdivision Sewer Flows		Development Type	Units	Capacity/unit	gdp/cap	gal/day	Avg. Flow (gpm)	Eq. Population	Peaking Factor	Peak Flow (gpm)
Lots #1-18		Single Family Residence	18	2.64	100	4752	3.30	47.52		
Pocket Neighborhood		Single Family Residences	8	2.64	100	2112	1.47	21.12		
Total						6864	4.77	68.64	4.28	20.42
10% Minimum Flow Required for Initial Study per 2024 BWUD Sewer Capacity Guidelines for 8" Main @ Minimum Slope										34.3
Minimum Flow Required for Initial Study per 2024 BWUD Sewer Capacity Guidelines for 8" Main @ Minimum Slope										343



Know what's below.
Call before you dig.



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

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



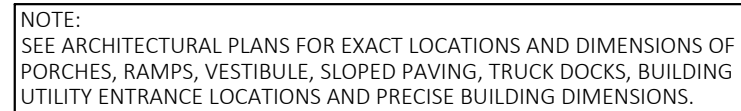
PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

UTILITY PLAN
SHEET TITLE
SHEET NUMBER

PP25-0006
C5.0

DRAWING LOCATION: P:\24000\24319\00\DRAWINGS\DESIGNWORKING\24319-UP DWG - SAVED BY: SLACKWELL

- A. IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- B. INCLUDE BEUD'S LAYOUT DRAWING AND THE LATEST REVISION OF DETAIL SHEETS 1 THRU 3 IN PLAN SET AS SEPARATE FULL SIZE SHEETS PRIOR TO REQUESTING A PRECON.
- C. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- D. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- E. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.
- F. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTIN PRECON.
- G. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- H. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN.
- I. 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.



THIS SEQUENCE INCORPORATES PROTECTIVE MEASURE FOR EXISTING STRUCTURES, ENSURING THEIR INTEGRITY DURING THE EXCAVATION, PIPE REMOVAL, AND INSTALLATION PROCESS.

This site plan illustrates a residential development with 14 lots, each with specific area and acreage details. The plan includes various easements such as 20' utility, 69.5' utility & access, and 50.5' utility easements. It also shows the placement of sanitary crossings, drainage easements, and utility infrastructure like gate valves and public hydrants. Key features include the NW Tiger Blvd, Hammerhead Turnaround for Utility Access, and the NE Willowmere Private Road. The plan is detailed with stationing, elevations, and pipe specifications for various utility lines.

Lot Details:

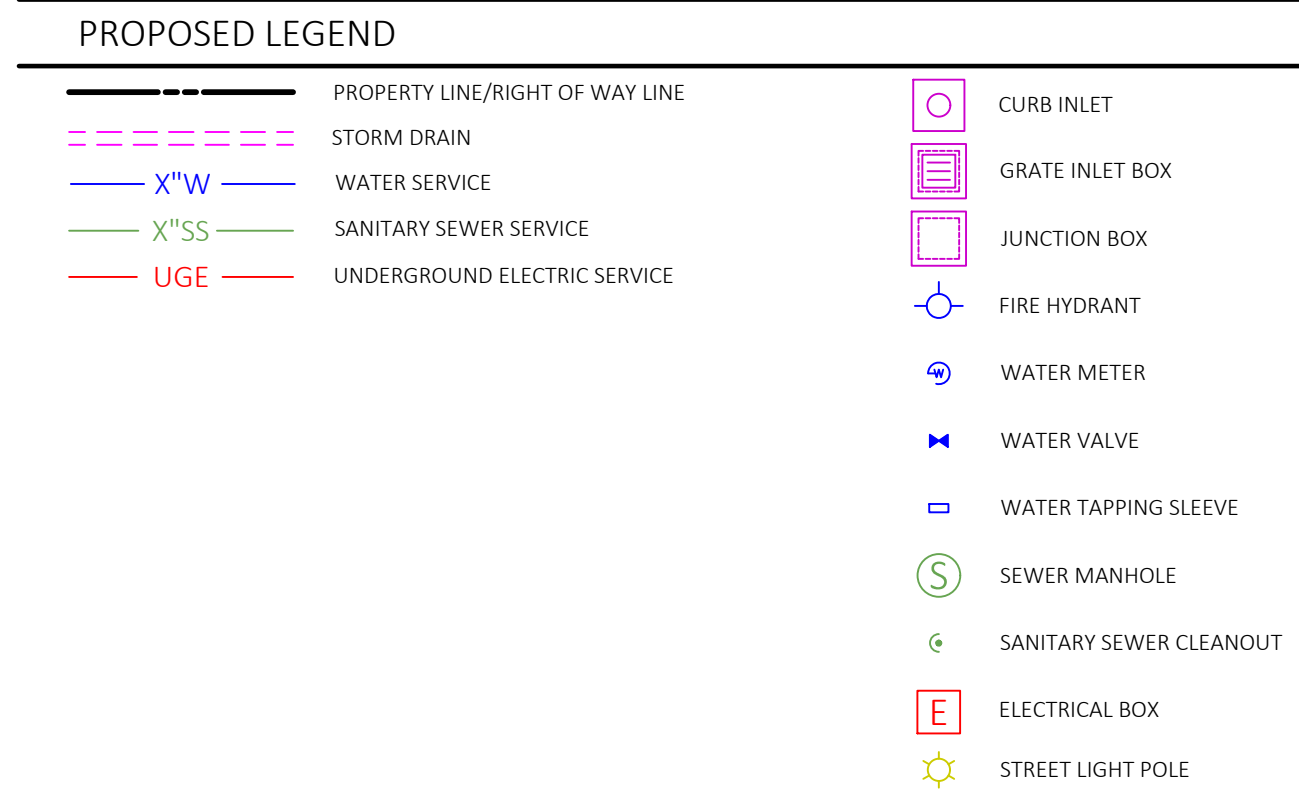
- LOT #5: 6,082 SF, 0.14 AC
- LOT #6: 5,976 SF, 0.14 AC
- LOT #7: 6,491 SF, 0.15 AC
- LOT #8: 8,269 SF, 0.19 AC
- LOT #9: PREMIUM LOT, 14,885 SF, 0.34 AC
- LOT #10: 4,394 SF, 0.10 AC
- LOT #11: 4,303 SF, 0.10 AC
- LOT #12: 4,303 SF, 0.10 AC
- LOT #13: 3,923 SF, 0.09 AC
- LOT #14: 3,559 SF, 0.08 AC
- LOT #15: 4,172 SF, 0.10 AC
- LOT #16: 3,703 SF, 0.09 AC
- LOT #17: 3,538 SF, 0.08 AC
- LOT #18: PREMIUM LOT, 9,920 SF, 0.23 AC

Utility and Easement Details:

- Sanitary Crossing:** TO BE COMPLETED BY UNDERGROUND BORING.
- Drainage Easements:** 12' DRAINAGE EASEMENT, 20' DRAINAGE EASEMENT, 69.5' UTILITY & ACCESS EASEMENT.
- Utility Easements:** 20' UTILITY EASEMENT, 50.5' UTILITY EASEMENT.
- Infrastructure:** 6" GATE VALVE & PUBLIC HYDRANT, 8" X 8" X 6" (various sizes), 8" PVC (S), (W), (N), (E), (SE), (NW), (SW), (NE), (SE), (NW), (SW), (NE), (SE).

Stationing and Elevation Data:

- SMH-11: RIM: 1180.76, EX-12" CLAY INV: 1170.10, 8" PVC (S) INV: 1170.50, 12" PVC (NE) INV: 1170.07.
- SMH-12: STA: 4+22.97, RIM: 1205.46, 8" PVC (S) INV: 1201.60.
- SMH-9: STA: 5+56.43, RIM: 1198.67, 8" PVC (SE) INV: 1186.73, 8" PVC (N) INV: 1181.00.
- SMH-7: STA: 3+16.19, RIM: 1211.22, 8" PVC (S) INV: 1202.44, 8" PVC (W) INV: 1200.44, 8" PVC (N) INV: 1200.54.
- SMH-8: STA: 3+31.12, RIM: 1210.21, 8" PVC (E) INV: 1199.21, 8" PVC (NW) INV: 1197.41.
- SMH-6: STA: 2+84.60, RIM: 1213.23, 8" PVC (SW) INV: 1206.40, 8" PVC (N) INV: 1204.40.



- A. ALL WATER LINES SHALL BE C900 DR-14 PVC (PER BWU 2024 SPECIFICATION).
- A.A. 48" MIN. COVER FOR 8" PIPE
- A.B. 24" MIN. COVER FOR WATER SERVICE LINES
- B. ALL SANITARY SEWER LINES SHALL BE SDR-26 PVC HEAVY WALL SEWER PIPE WITH 36" MIN. COVER (PER BWU 2024 SPECIFICATION).
- 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. CONTRACTOR 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 ECI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS PRIOR TO ANY NOTIFICATION. A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION, ECI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THROU BUCKLING PER BWU DETAIL GWS07. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER BWU DETAIL GWS07. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER BWU DETAIL GWS07.

22A POINT OF CONNECTION - WATER MAIN (PER BUW SPECS & DETAILS).
22B M.JAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22C M.J.I. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22D M.J.TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22E M.J. REDUCER (SEE SIZES THIS SHEET).
22F M.J.CAP/PLUG WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22G 45 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22H 22- 1/2 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22I 11-1/4 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22J 1" WATER SERVICE WITH A 5/8" DOUBLE METER FOR DOMESTIC (PER BUW SPECS & DETAILS).
22K SANITARY SEWER SERVICE ENTRY WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22L SANITARY SEWER CAP MARKED WITH T-POST - PAINTED GREEN (SEE SIZES THIS SHEET).
24D ELECTRIC TRANSFORMER (PER BUW PLANS & DETAILS).
24E SECONDARY JUNCTION BOX (PER BUW PLANS & DETAILS).
231H DIRECTIONAL BORINGS (PER BUW SPECS & DETAILS).
74F POWER POLE WITH LIGHT MOUNTED AT 12' (PER BUW PLANS & DETAILS).
76A FIRE HYDRANT AND VALVE (PER BUW SPECS & DETAILS).
76C SANITARY SEWER STUB OUT CONNECTION TO PROPERTY FOR NEIGHBORING PROPERTY.
76D SANITARY SEWER SERVICE MANHOLE (PER BUW SPECS & DETAILS).
76E SINGLE PHASE FRED STANDING METER RACK (PER BUW PLANS & DETAILS).

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

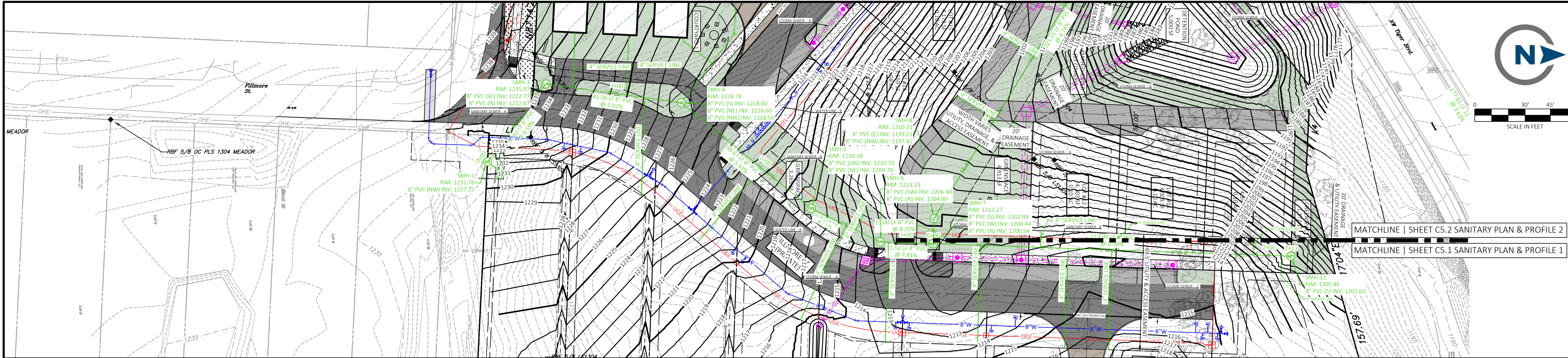
STATE OF
ARKANSAS
LICENSED
PROFESSIONAL
ENGINEER
JACOB C. RENNIC
NO. 20074
08/15/2025

OFFSITE SANITARY
SEWER
IMPROVEMENTS

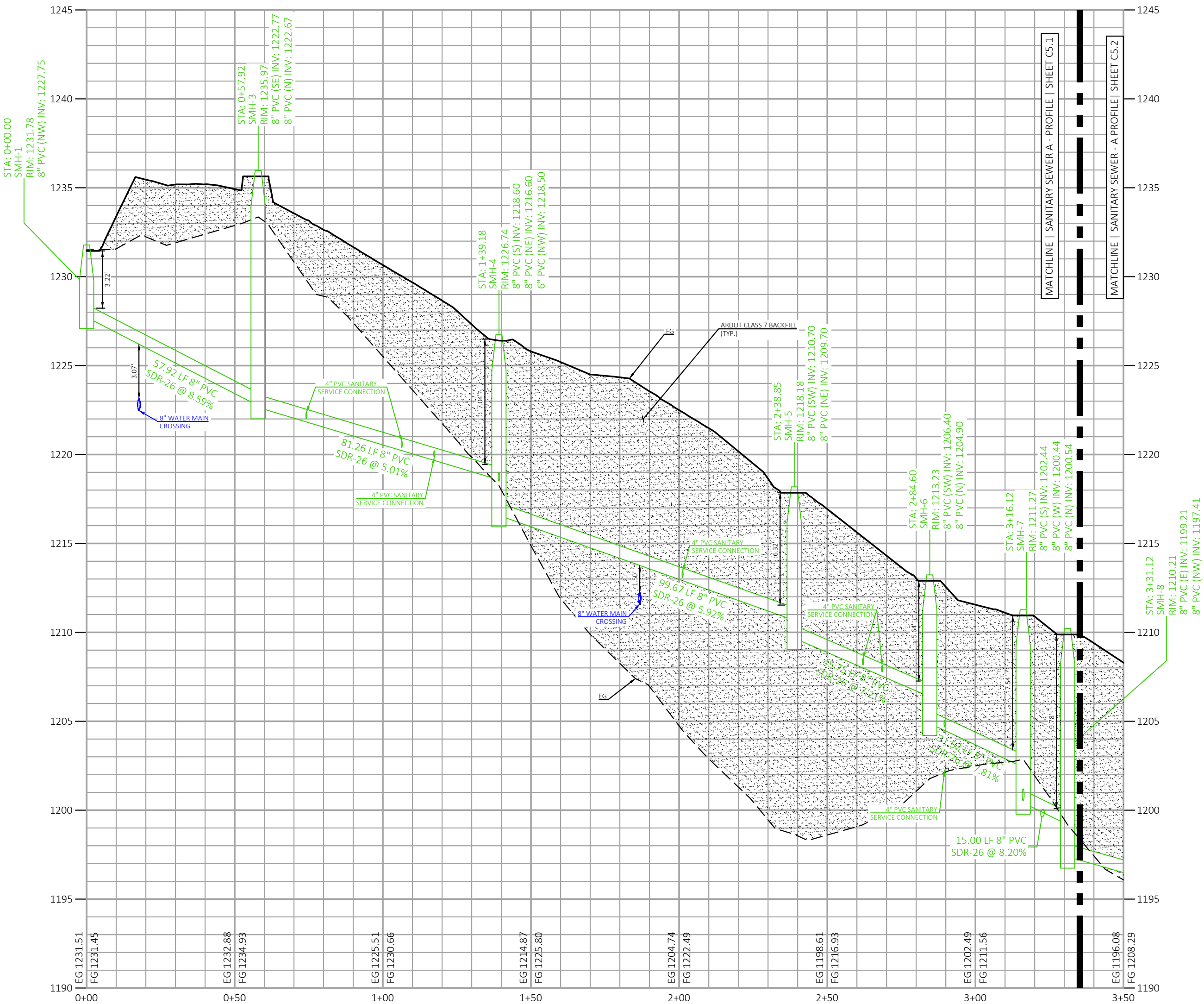
SHEET TITLE

SHEET NUMBER

C5.1



SANITARY SEWER - A PROFILE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=30'



DRAWING LOCATION: P:\24000\24319\0\DRAWINGS\DESIGN\WORKING\24319-PN.DWG - SAVED BY: SBLACKWELL

© 2025 CEI ENGINEERING ASSOCIATES, INC.



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

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



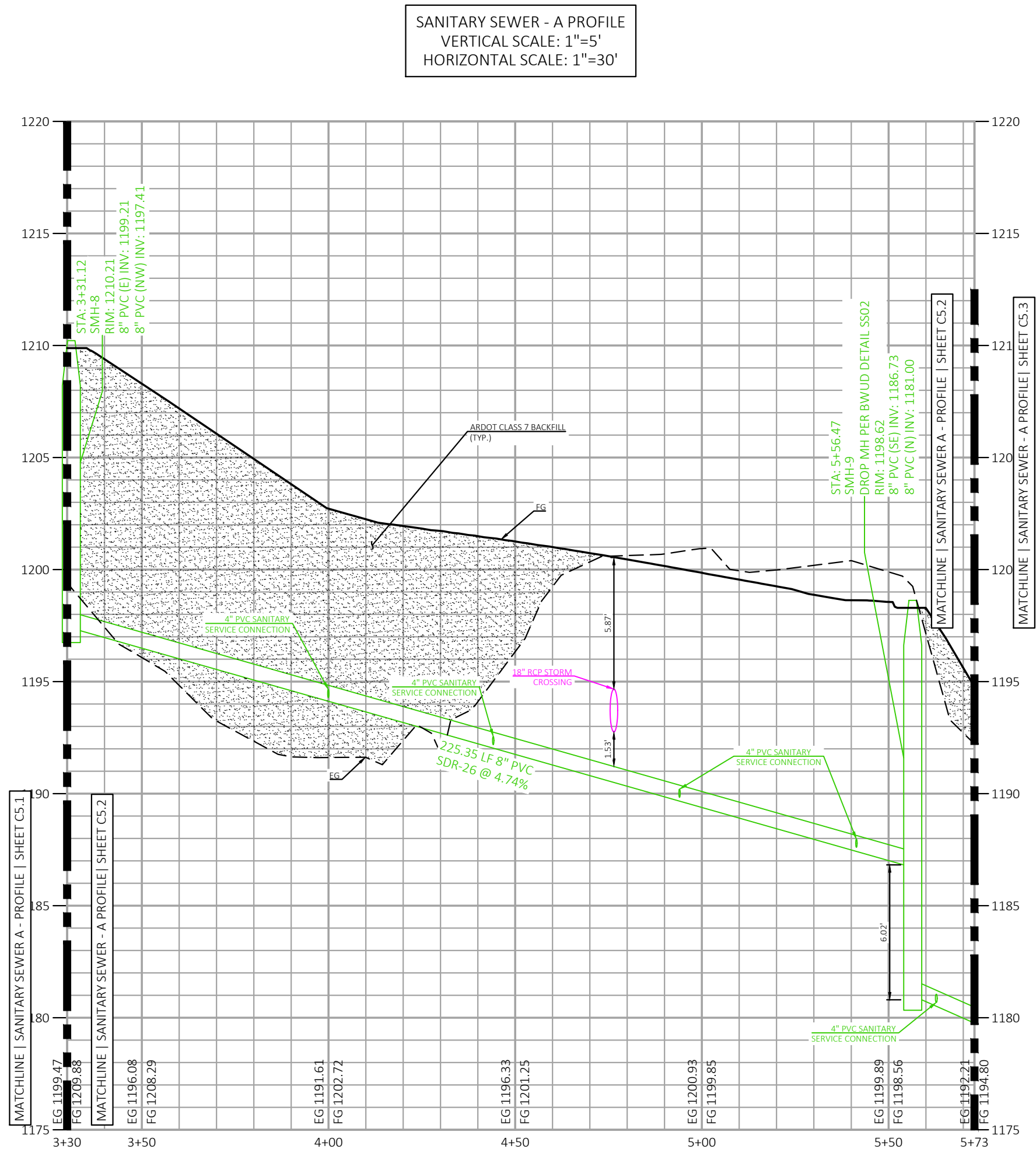
PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

SANITARY PLAN &
PROFILE 1
SHEET TITLE
SHEET NUMBER

PP25-0006
C5.2

DRAWING LOCATION: P:\34000\34319\0 DRAWINGS\DESIGN\WORKING\34319-PN.DWG - SAVED BY: SBLACKWELL

© 2025 CEI ENGINEERING ASSOCIATES, INC.



PP25-0006

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



PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

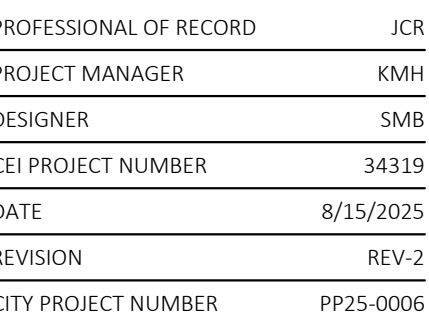
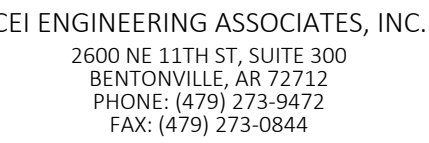
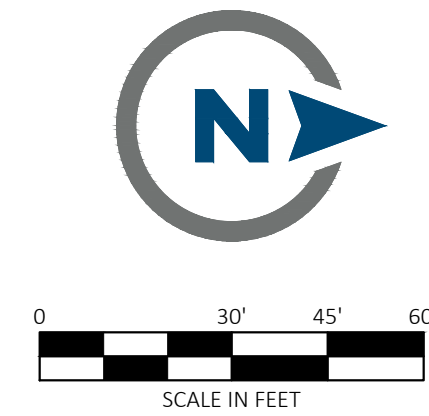
SANITARY PLAN &
PROFILE 2

SHEET TITLE
SHEET NUMBER

C5.3



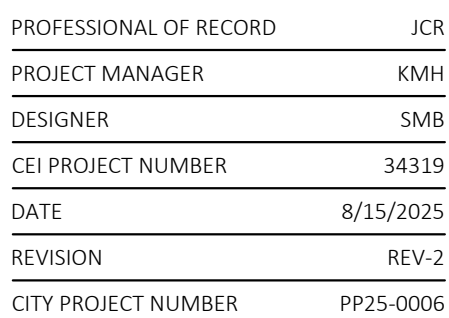
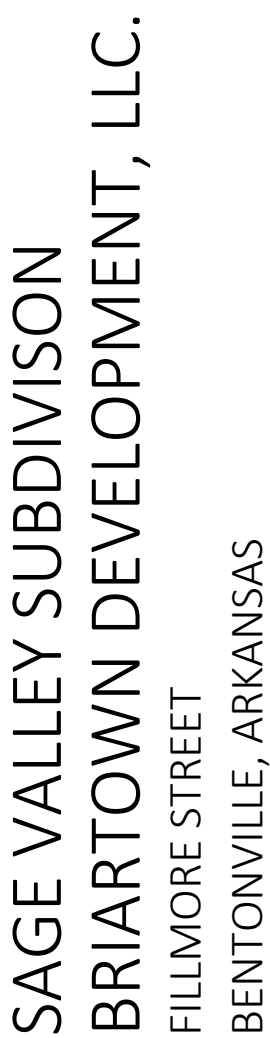
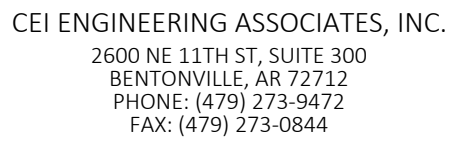
CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



SHEET TITLE

SHEET NUMBER

C5.4

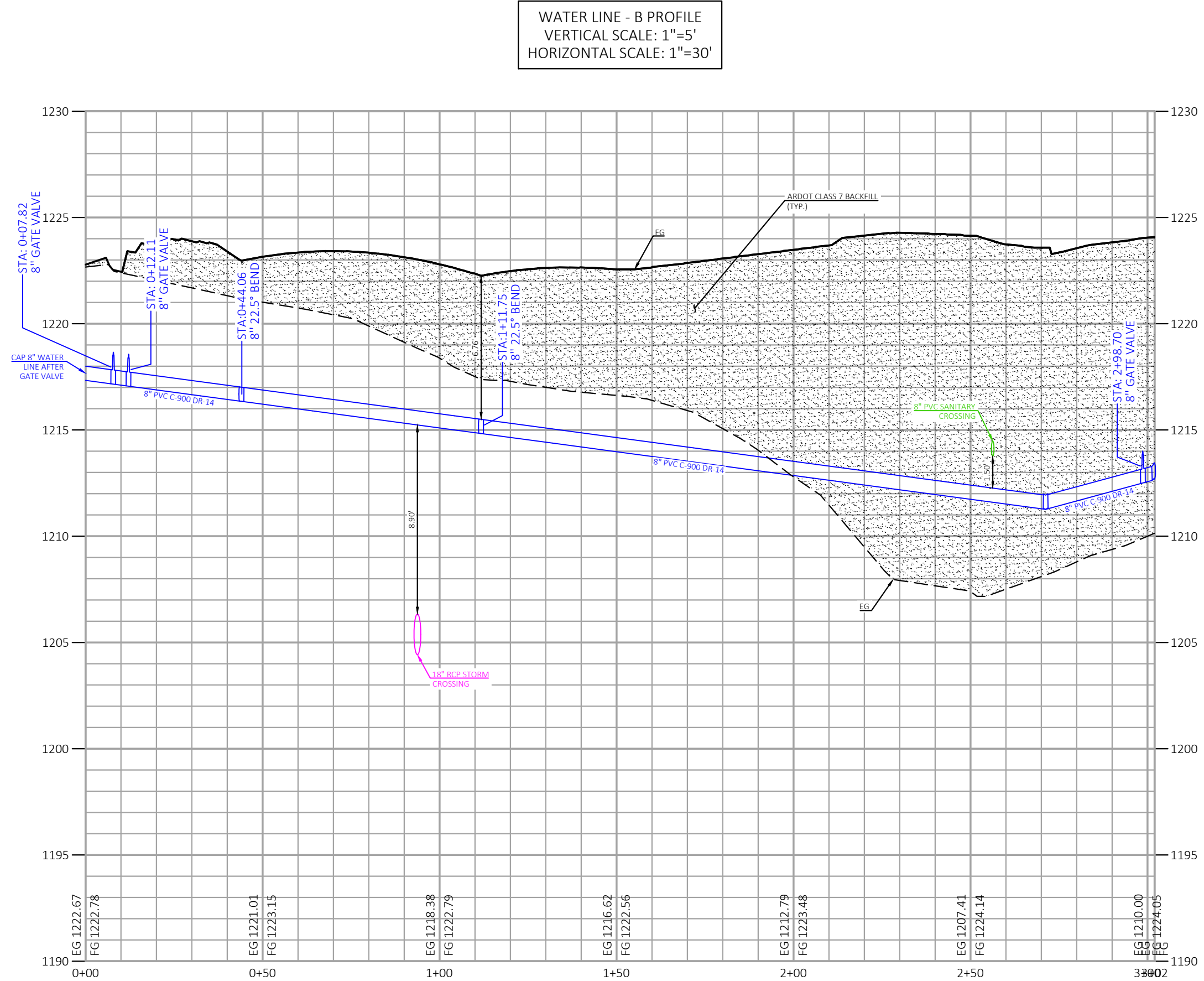
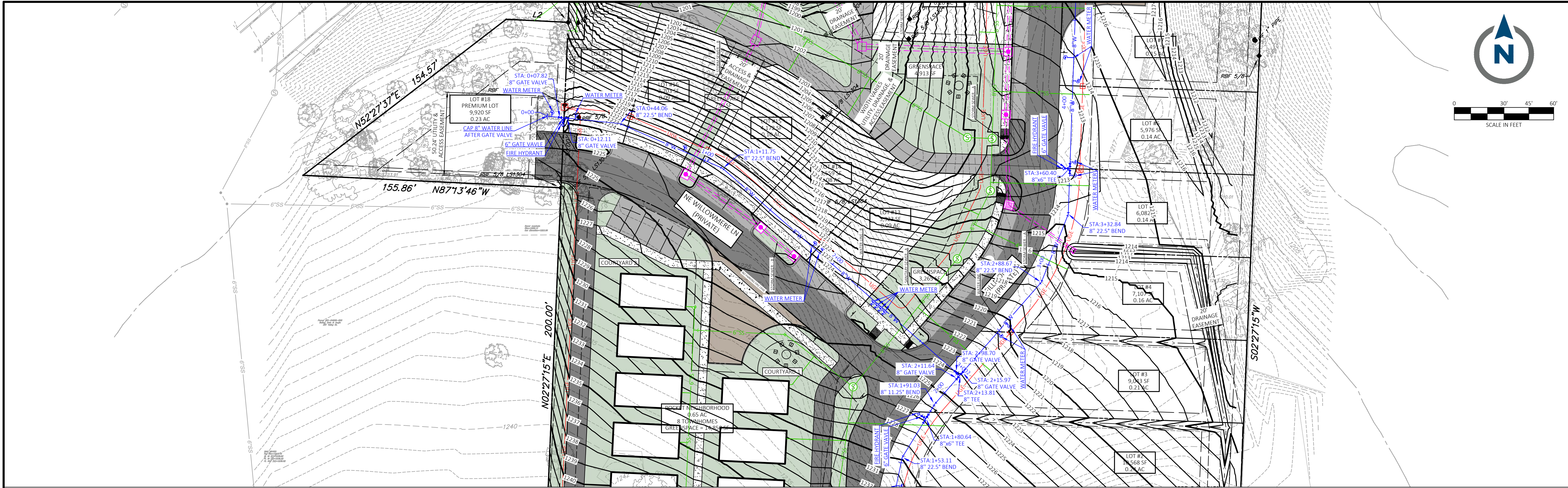


SHEET TITLE
SHEET NUMBER

C5.5

DRAWING LOCATION: P:\34000\34319.0\DRAWINGS\DESIGN\WORKING\24319-PN.DWG - SAVED BY: SBLACKWELL

© 2025 CEI ENGINEERING ASSOCIATES, INC.



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



PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

WATER LINE PLAN &
PROFILE 2

SHEET TITLE
SHEET NUMBER

PP25-0006

C5.8



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

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

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLANS TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF ANY UNUSABLE PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE REQUIREMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED AND WATERED. THE CONTRACTOR SHALL MAINTAIN POSITIVE GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING SUBURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPORT AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 35% CHEWINGS FESCUE, 35% HARD FESCUE, 30% CREeping FESCUE BY WEIGHT @ 5 LBS / 1000 SF.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS, SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIX. ON SLOPES, 3% OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1/2" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIBER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DENSITY SHALL BE AS FOLLOWS:
PLANT BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE FULLY FLOODED WITH WATER.
- ALL PLANTING BEDS MUST BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL 8&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A FOUR INCH (4") TOP DRESSING/MULCHING OF SHREDDED HARDWOOD MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY NOVEMBER - MARCH
DECIDUOUS SHRUBBERY & TREES NOVEMBER - MARCH
EVERGREEN TREES NOVEMBER - MARCH

- AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
2. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL. FREE FROM LUMBS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
8. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDUATIONS.
9. FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
11. IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CURB EQUIPMENT.
12. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
14. IF INSTALLATION OCCURS BETWEEN NOVEMBER AND MARCH ALL SOD AREAS TO BE OVER-SEEDED WITH ANNUAL RYEGRASS.

A. GUARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON SHALL BE REPLANTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING TO A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

C. MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



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

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

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	KMH
DESIGNER	SMB
CEI PROJECT NUMBER	34319
DATE	8/15/2025
REVISION	REV-2
CITY PROJECT NUMBER	PP25-0006

SHEET TITLE
SHEET NUMBER

PP25-0006

L1.1

NOTES:

- This survey does not purport to be a proposed tract split, replat or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents an ALTA/NSPS Land Title survey of Lots 5, 6, 13, 14, 15, 16, 17, 18, 19, 20, & 21 Block 12, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 & 16, Block 16, all in W.A. Burks Addition to the city of Bentonville, recorded in Deed Records, Book A, Page 81 and 119 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.
- Basis of Elevation: NAVD 88, per GPS observations as established by processing through OPUS.
- Site Bench Mark: BM #1 located on the north side of Valley St. approximately 101.2' Northeast of utility pole that lies on the south side of NE Valley St. and approximately 95.04' Northwest of utility pole which lies on the east side of Fillmore St. BM #2 located on the south side of Valley St. approximately 60.11' southeast of a sewer manhole and approximately 137' west of utility pole which lies south of Valley St..
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on a title commitment #31070 supplied by Stewart Title, and dated April 02, 2018.
- This property is zoned PRD (Private Residential District).
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C000J. Map Revised: September 28, 2007
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

Not to Scale
Latitude: 36°23'17.04"N
Longitude: 94°12'23.48"W

Benchmark Information

Benchmark #1: Mag Nail
N: 755049.66'
E: 662926.77'
Elev.: 1241.40'

Benchmark #2:
N: 755053.45'
E: 662691.12'
Elev.: 1245.38'

Possible Encroachment Chart

1,346 Sq. ft. Possible Source of Encroachment
-Barb wire fence with no Easement Provided-

LEGEND

---	Boundary Line
---	Adjoiner Boundary Line
---	Right-of-Way Line
---	Easement Line
---	Setback Line
---	Survey Abstract Line
---	Center Line
---	Gas Line
---	FOC
---	Underground Fiber Optic Cable
---	OHE
---	Overhead Electric Line
---	SS
---	Sanitary Sewer Line
---	Storm Drain Pipe
---	UGT
---	Underground Telephone Line
---	Water Line
---	Barb Wire Fence Line
---	Chainlink Fence Line
---	Wood Fence Line
---	Tree Line
---	Benchmark
---	Found Monument (as noted)
---	Found 5/8" Rebar "LS#1618"
---	Gas Meter
---	Electric Meter
---	Water Meter
---	Drainage Manhole
---	Grate Inlet
---	Fire Hydrant
---	Sewer Manhole
---	Sewer Cleanout
---	Guy Wire/Anchor
---	Utility Pole
---	Telephone Riser
---	Water Valve
---	Traffic Sign (type of sign)
---	Computed Point
---	Found Pipe (As noted)
---	Found Nail (As noted)
---	Warning Gas Line Sign
---	Guy Pole
---	Light Pole Overhanging
---	Cable TV Riser
---	Tree (Deciduous)
---	Tree (Evergreen)

Vacated by ordinance #2019-139

Vacated by ordinance #96-38 & #2004-219

Vacated by Ordinance #2018-133

Vacated by Ordinance #2020-7

Title Commitment provided by: Stewart Title Insurance Company File No. 31070, Countersigned by PCI, Effective Date: April 2, 2018.	
Exceptions	Effect on Survey
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1-Requirements are met.	None presented to Surveyor
2. Rights or claims of parties in possession not shown by the Public Records.	Not survey related
3. Easements, or claims of easements, not shown by the Public Records.	None presented to Surveyor
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the land.	As shown hereon
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.	Blanket in Nature Unable to Graphically Plot
6. Taxes or special assessments which are not shown as existing liens by the Public Records.	Not survey related
7. General Taxes and Special Assessments, if any, for the year 2018 and subsequent years not yet due and payable.	Not survey related
8. Minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.	Not survey related
9. Loss arising from security interest evidenced by financing statements filed of record under the Uniform Commercial Code and Judgments, liens and other liens of record in any United States District Court or Bankruptcy Court.	Not Survey Related
10. Any liens for alimony or child support attaching pursuant to Act No. 989, 1985 Arkansas General Assembly.	Not Survey Related
11. Any inaccuracy in the area, square footage, or acreage of the Land or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.	As shown hereon
12. The rights of dower, curtesy, homestead and other marital rights of the spouse, if any, of any individual insured.	Not Survey Related
13. Subject to any unrecorded zoning restrictions, ordinances, and codes of the city of Bentonville, Arkansas.	Not Found or Presented
14. Terms, provisions, conditions, covenants, bills of assurance, restrictions, easements, assessments and liens, for W.A. Burks Addition but omitting any covenant, condition or restriction, in any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.	Not Survey Related
15. Building set backs, dedications, rights of way and easements, as shown on the plat of W.A. Burks Addition, recorded in Plat Record A at Page 81, a survey filed as 2013-607 and any amendments thereto; plat records of Benton County, Arkansas.	As shown hereon
16. An Easement in favor of the City of Bentonville, Arkansas, filed as 335-23. Vacation of Alley Ordinance 96-38, the ownership and use of this alley is vested in Bob Steele and Tony Steele. Vacation of Alley Ordinance 2004-219, the ownership and use of this alley is vested in Kenneth PaulMounce and Ruby S. Mounce.	As shown hereon
The land referred to this Commitment is described as follows. Lots 13, 14, 15, 16, 17 & 18, Block 12 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 & 15, Block 16, All in W.A. Burks Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record Book A at page 81 and 119. ALSO Lot 10, Block 16, in W.A. Burks Addition to the City of Bentonville, Benton County, Arkansas, EXCEPT, Beginning at the NW corner of Lot 12; thence South 87°07'22" East 150.00 feet along the North line to the NE corner thereof; thence South 02°26'46" West 100.00 feet to the proposed South right of way of Tiger Boulevard at the SE corner of Lot 11; thence South 74°23'54" West 157.76 feet along said South right of way line to the SW corner of said Lot 10; thence North 02°26'46" East 150.00 feet to the point of beginning, containing 0.43 acres, more or less. AND Lot 16, Block 16, in W.A. Burks Addition to the City of Bentonville, Benton County, Arkansas, EXCEPT, Beginning at the NW corner thereof; thence South 87°07'22" East 50.00 feet along the North line to the NE corner thereof; thence South 02°26'46" West 65.61 feet to the proposed South right of way of Tiger Boulevard; thence South 63°41'22" West 57.03 feet along said South right of way line; thence North 02°26'46" East 93.33 feet to the point of beginning, containing 0.09 acres, more or less. AND Lot 19, Block 12, in W.A. Burks Addition to the City of Bentonville, Benton County, Arkansas, EXCEPT, Beginning at the SE corner of Lot 22 on the proposed South right of way line of Tiger Boulevard; thence South 52°27'37" West 195.76 feet along said South right of way line of Tiger Boulevard; thence North 67°14'23" East 205.55 feet along said North line; thence South 02°26'46" West 129.47 feet to the point of beginning, containing 0.45 acres, more or less.	

Lots 13, 14, 15, 16, 17, 18, and Part of Lots 5, 6, 19, and 20 in Block 12; All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15 and Part of Lots 10 and 16 in Block 16, All in W.A. Burks Addition to the City of Bentonville, as shown in Plat Record Book A at Pages 81 and 119, being part of the Southeast Quarter of Section 19, Township 20 North, Range 30 West, Benton County, Arkansas; being more particularly described as follows:

COMMENCING at a Mag Nail at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 19, Township 20 North, Range 30 West; THENCE South 02°27'15" West along the East line of said Southeast Quarter, 105.68 feet to a 5/8" rebar with cap LS 1618 at the intersection of said East line with the South Right of Way of Tiger Blvd and the POINT OF BEGINNING;
THENCE continuing along said East line, South 02°27'15" West, 571.32 feet to a point in the center of the Right of Way of Valley St. vacated by Ordinance 2019-139;
THENCE North 87°13'48" West along said center line, 212.00 feet to a point in the center of the Right of Way of Valley St. vacated by Ordinance 2018-133;
THENCE North 02°23'56" East along said West line 26.04 feet to a 5/8" rebar with cap LS 1304 at the Southwest corner of Lot 1, Block 16;
THENCE North 87°14'23" East along the North Right of Way of NE Valley St., a distance of 205.55 feet to a 5/8" rebar with cap LS 1618 in the center of an alley vacated by Ordinance 2004-219;
THENCE North 02°27'15" East along the center of said vacated alley 200.00 feet to the Southeast corner of Lot 5, Block 12;
THENCE North 87°13'48" West along the South line of said Lot 5, a distance of 155.86 feet to a found 5/8" rebar capped with LS #1618;
THENCE leaving said South line, North 52°27'37" East a distance of 154.57 to a point on the North line of Lot 6, Block 12 and found 5/8" rebar capped with LS #1618;
THENCE South 87°13'48" East along said North line, to a distance of 37.43 feet to a found 5/8" rebar capped with LS 1304 in the center of an alley vacated by Ordinance 2004-219;
THENCE North 02°27'15" East along said center line, a distance of 30.39 feet to a found 5/8" rebar capped with LS #1618 and the South Right of Way of NW Tiger Blvd.;
THENCE North 52°27'37" East along said South Right of Way, 203.43 feet to the Northeast corner of Lot 20, Block 12;
THENCE South 87°13'47" East, along a portion of Fillmore St. vacated by Ordinance 2020-7 a distance of 80.02 feet to a found 5/8" rebar capped with LS #1618 and the Northwest corner of Lot 9, Block 16;
THENCE North 74°17'04" East 157.69 feet to the Northeast Corner of Lot 10, Block 16;
THENCE North 63°42'51" East 70.66 feet to the POINT OF BEGINNING - Containing 205,571 square feet, or 4.72 Acres, More or Less.

Convergence: -177'00"
Combined Scale Factor: 0.999979656
Computed for the found 3" Aluminum Monument
SE corner of Section 19, T20N, R30W
Northing: 754385.21, Easting: 663204.15
Elevation: 1222.52

Surveyor's Certification To:
JOCZ Trust
Infinity Property Partners, LLC
Tyllian, LLC
Chris Sotosky
James S. Sotosky
Michael Anthony Roberts
Crisi Dawn Roberts
PCI Advance Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,7a,8,9,11,13,14,16, and 17 of Table A thereof. The field work was completed on 05/07/2018.

Date of Plat or Map: _____

Dustin G. Riley Arkansas PLS #1618

30718	1/29/25	DCR	SWC	KCD	DCR
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

Engineering Associates, Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Pkwy
Bentonville, AR 72712
PH: (479) 273-9472
Fax: (479) 273-0844

JOCZ Trust

Fillmore St.

City of Bentonville, Benton County, Arkansas

ALTAINSPS Land Title Survey
REV DATE 4/11/25
REV-5
SHEET NO. 1 OF 1

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

HOUSE TYPE 1 EXAMPLE



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



Dwellings, Inc.
105 NW 6th Street
Bentonville, AR 72712
501.931.0723

HOUSE TYPE 1 EXAMPLE

Revisions
January 24, 2025

SAGE VALLEY
Valley Road / Fillmore Rd
Bentonville, Arkansas 72712

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

Scale: N/A
December 10, 2024

A-1

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

HOUSE TYPE 2 EXAMPLE



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



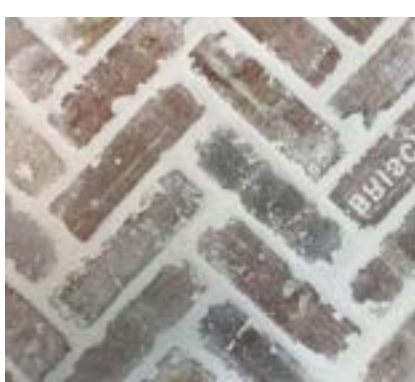
REAL CONCRETE
ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



dwelling's
dream | design | dwell



Dwellings, Inc.
105 NW 6th Street
Bentonville, AR 72712
501.931.0723

HOUSE TYPE 2 EXAMPLE

Revisions
January 24, 2025

SAGE VALLEY
Valley Road / Fillmore Rd
Bentonville, Arkansas 72712

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

Scale: N/A
December 10, 2024

A-2

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

HOUSE TYPE 3 EXAMPLE



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



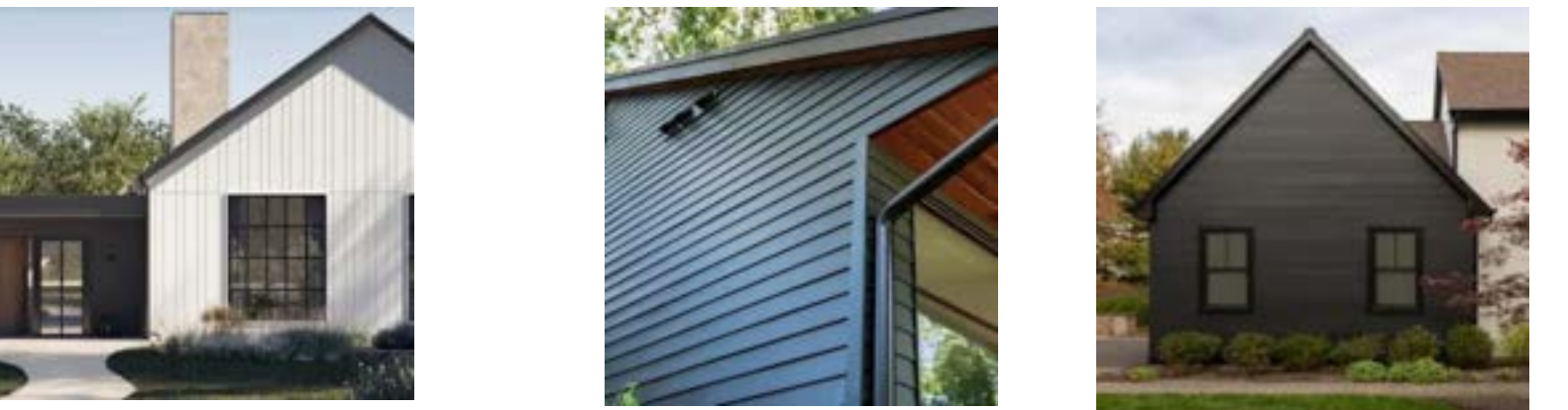
ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



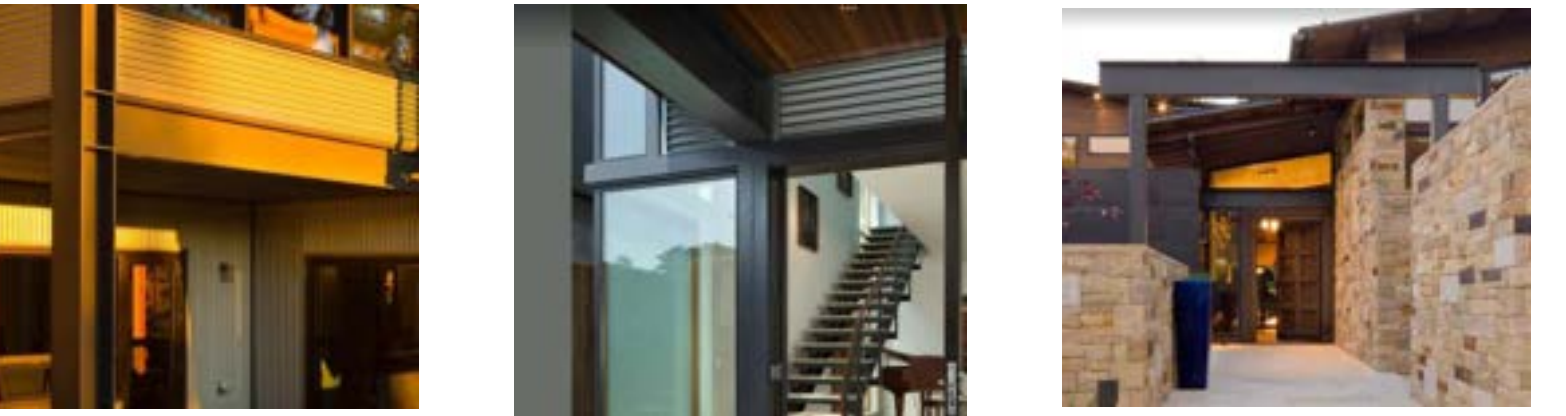
Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



SAGE VALLEY

Bentonville, Arkansas

a place to belong...

POCKET NEIGHBORHOOD HOUSE EXAMPLE



SIMILAR STYLE OF HOUSES WITH VARYING COLOR AND MATERIAL USAGES.

PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

NATURAL WOOD OR FAUX WOOD PIECES OR PANELS



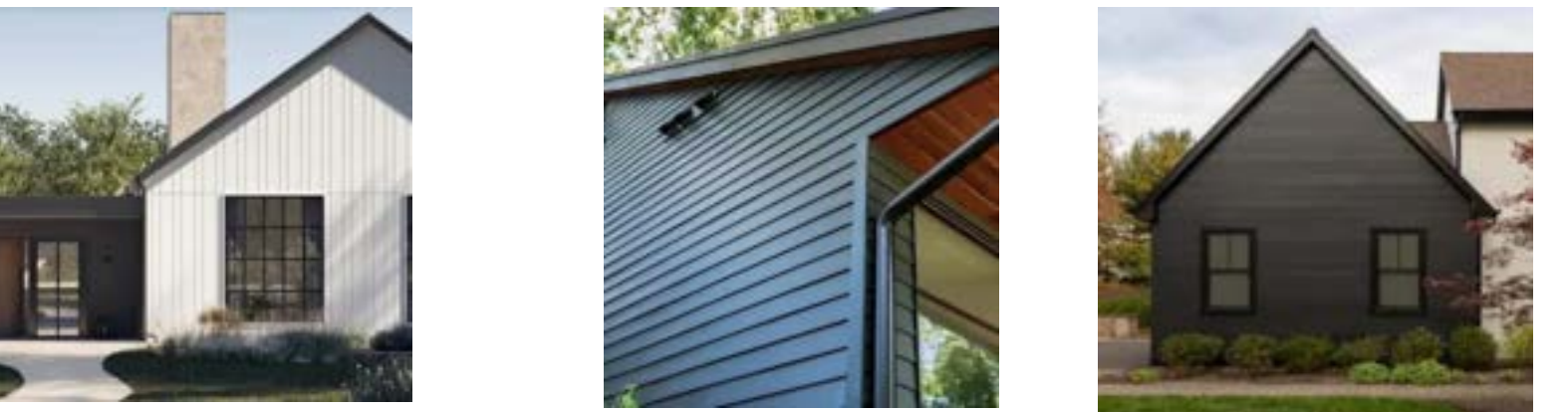
ALL NATURAL STONE, LIMESTONE, FLAGSTONE, BLUESTONE MASONRY



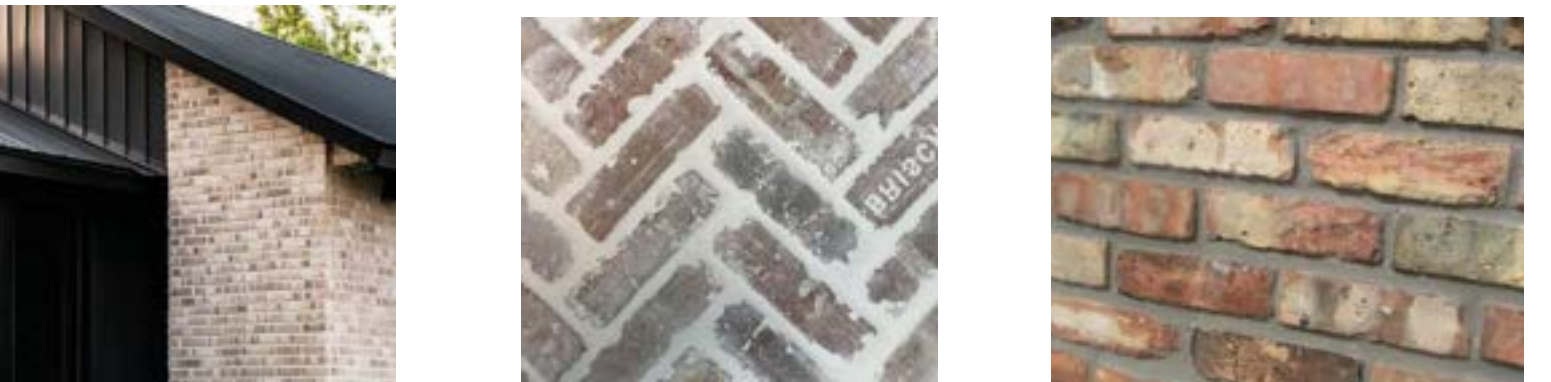
REAL CONCRETE ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR DECORATIVE METALS



ARCHITECTURAL SHINGLES, STANDING SEAM METAL ROOFS



SAGE VALLEY

Bentonville, Arkansas

a place to belong...

HOUSE TYPE 4 EXAMPLE



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



REAL CONCRETE
ARCHITECTURAL STUCCO



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS



Dwellings, Inc.
105 NW 6th Street
Bentonville, AR 72712
501.631.0123

HOUSE TYPE 4 EXAMPLE

Revisions
January 24, 2025

SAGE VALLEY
Valley Road / Fillmore Rd
Bentonville, Arkansas 72712

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

Scale: N/A
December 10, 2024

A-4

SAGE VALLEY

Bentonville, Arkansas

a place to belong...

HOUSE TYPE 5 EXAMPLE



PROPOSED EXTERIOR FACADE MATERIALS

ALL MATERIALS ARE SUBJECT TO ARB APPROVAL

NATURAL WOOD OR
FAUX WOOD PIECES
OR PANELS



ALL NATURAL STONE,
LIMESTONE, FLAGSTONE,
BLUESTONE MASONRY



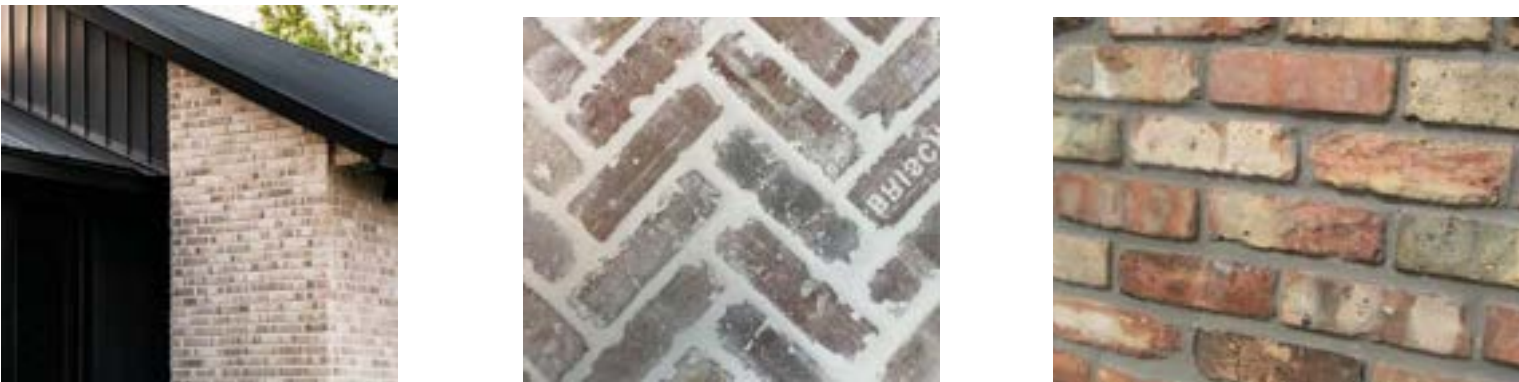
REAL CONCRETE
ARCHITECTURAL STUCCO



Cement Board Siding



BRICK MASONRY



EXPOSED STEEL OR
DECORATIVE METALS



ARCHITECTURAL SHINGLES,
STANDING SEAM METAL
ROOFS





West Edge Bungalows Parking Waiver

500 Block of SW E St.

PC Date: 9/2/2025

Staff Report Details

Project Number	(WAV25-0014)
Applicant / Current Owner	West Edge Bungalows LLC & Hindshaw/Ree Living Trust / EDG
Site Area	+/- .33 Acres
Current Zoning	DN-2
Requested Zoning	
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LSD25-0028

Property Description

The applicant is seeking a waiver from the parking code Section 601.35 for Cottage Courts. The project was designed to meet the parking minimum (one space per unit) but an existing sewer manhole, shown in yellow on the civil plans below, required the space to be converted to greenspace so that sewer maintenance crews could access the manhole at any time.

Project Details

Relationship to the Community Plan

Public Comment

Public Comment

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

Analysis / Waivers

The waiver request is to allow the project to be parked at a parking ratio of .875. There are proximate trail connections, retail and services close enough to justify such a parking ratio. Further, once the recently announced campus is developed, this housing may very well become student housing. Planning Staff recommends approval of this waiver request. The developer could certainly manage parking in the rental agreement (or in the POA regulations in a horizontal property regime).

Conclusion

Planning Staff recommends approval of this waiver based on proximity to trails, retail and the ability of the landowner of the lot to control the number of spaces needed by each occupant. Engineering, Building and Fire both recommend denial. The Engineering Department and the Building & Fire Safety Division of the Bentonville Fire Department have asked for the following recommendation to be included in the staff report:

The Fire Department will not support less than a 1:1 ratio for parking. If you do not provide enough parking within your development residents and visitors will park on adjacent properties as well as streets and alleys. Parking on streets has proven to slow emergency responders and we will not support this. You must obtain the other shared parking stalls in order for the FD to completely approve.

Additional Details

Vicinity Map WAV25-0014



8/22/2025, 11:34:22 AM

Image

Red: Band_1

Green: Band_2

Blue: Band_3

Address

Cable

Detention Pond

Electric Only

Irrigation Only

Main address

Park

PreAddress

Temporary Address

Traffic Light

Tower

Utility address

Water Only

New Subtype

Tax Parcels

1:2,257

00.020.040.08 mi

00.030.070.13 km

COBGIS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Waiver Request

To: City of Bentonville Planning Commission
From: Ecological Design Group
Date: August 19, 2025
Re: **Parking Waiver for Cottage Courts**

On behalf of *West Edge Bungalows LLC*, Ecological Design Group (EDG) is submitting this Waiver Request to the *City of Bentonville Planning Commission*.

Project Description: This project consists of 8 cottage court units on 0.33 acres. The site is situated near the intersection SW E St. and SW 5th St. There are a number of utilities along the frontage of this project, including existing sewer, water, gas, and fiber. In addition to the existing utilities, this project is extending stormwater infrastructure from the site to SW E St. to reroute existing drainage from a neighboring property.

The Waiver Request items are listed below:

Waiver Request No 1:**Parking Waiver for Cottage Courts**

- *Parking*
 - *Section 601.35 Cottage Courts*
 - *Minimum Spaces Required. Cottage Court Developments shall provide parking proportionate to the square footage of cottage court dwelling units established below:*
 - *Dwelling units 1,250 square feet or less shall provide one parking space per unit.*
 - *Dwelling units greater than 1,250 square feet shall provide 1.5 spaces per unit.*
 - *Location. Parking shall be located inside a structure detached from cottage court units or outside a structure subject to the following:*
 - *The parking is screened from direct street view by one or more street facades, by garage doors, or by a fence and landscaping.*
 - *Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private, shared driveway.*
 - *Parking may not be located in the front yard.*
 - *Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.*
 - *Designated on-street parking spaces may be counted towards the minimum parking requirements of this section.*

Ecological Design Group is requesting the consideration of the Bentonville Planning Commission to grant a waiver to the code section referenced above. There are currently 8 proposed cottage court units (required by code to be parked at a 1.0 ratio). This request is to allow for the development to construct 7 total angled on-street spaces (0.875 ratio). This reduction in the overall parking count is primarily due to the lack of street frontage available and the presence of existing utilities.

To mitigate the potential impacts of the reduction of parking spaces the development team has

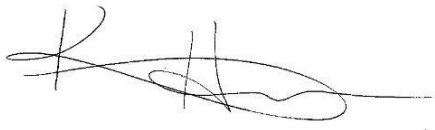
- Coordinated with the north property owners to potentially install for three (3) shared parallel parking stalls between the two properties.
- Since this project is near downtown, grocery stores, parks, and other public amenities, it would be reasonable to assume that owners of these homes would likely live here without a vehicle.
- This parcel is in close proximity to trail connections and would be easily walkable or bikeable.
- This project is proposing a number of bike racks on site to accommodate those that wish to travel via bike instead of car.

Allowing for this parking reduction allows for dense infill on a small parcel close to the heart of downtown.

If you have any questions, comments or concerns please do not hesitate to contact me at khopkins@ecologicaldg.com or 479-441-0231.

Respectfully,

ECOLOGICAL DESIGN GROUP



Katelynn Hopkins
Engineering Designer
(479) 441-0231

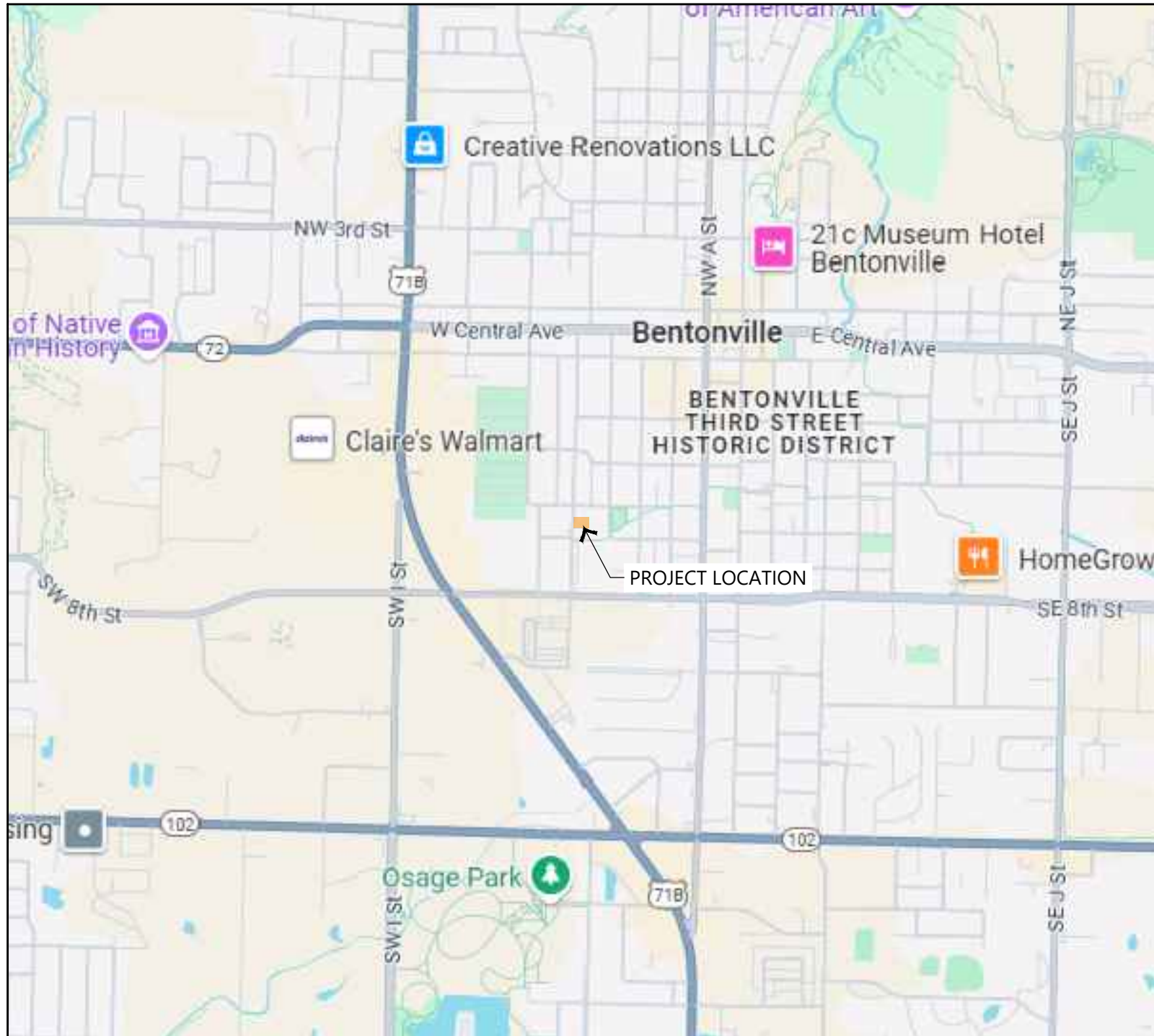
WEST EDGE BUNGALOWS

IN-HOUSE LARGE SCALE DEVELOPMENT (LSD #25-0028)

ADDRESS: SW E ST AND SW 5TH ST, BENTONVILLE, AR 72712

PHASE: 100% CONSTRUCTION DRAWINGS

DATE: AUGUST 11, 2025



VICINITY MAP

NOT TO SCALE



AERIAL MAP

NOT TO SCALE



OWNER

RANDALL HINTON DEVELOPMENT
BILL BUTLER
PO BOX 2275
BENTONVILLE, AR 72745
BILL@RANDALLHINTONDEV.COM
310-463-0555

DEVELOPER

RANDALL HINTON DEVELOPMENT
BILL BUTLER
PO BOX 2275
BENTONVILLE, AR 72745
BILL@RANDALLHINTONDEV.COM
310-463-0555

ARCHITECT

MODUS STUDIO
15 N. CHURCH AVE #102,
FAYETTEVILLE, AR 72701
CONTACT@MODUSSTUDIO.COM
479.455.5577

LANDSCAPE ARCHITECT

ECOLOGICAL DESIGN GROUP
TANNER WEEKS, PLA
120 SOUTH IZARD ST.
LITTLE ROCK, AR 72201
TWEEKS@ECOLOGICALDG.COM
501.476.6901

CIVIL ENGINEER

ECOLOGICAL DESIGN GROUP
BRAHM DRIVER, PE
216 W BIRCH ST
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
479.441.0025

SURVEYOR

HALFF ASSOCIATE, INC.
2407 SE COTTONWOOD ST STE 1
BENTONVILLE, AR 72712
HALFF.COM
479.273.2209

UTILITY AND CITY CONTACTS

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

AT&T: BRENT BALDWIN, 1133 EAST HAROLD ST., FAYETTEVILLE, AR 72701, OFFICE: (479)571-6609; CELL: (479)200-9022, BB585@ATT.COM OR LANE RHODES, LR159@ATT.COM, (479) 442-1977

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

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

STREET DEPT: TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 479-271-3130

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

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

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

PLANNING DEPT: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR 72712, (479)-271-3122, TOVERSTREET@BENTONVILLEAR.COM

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

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

BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR 72712, (479)-271-3108, BARNOLD@BENTONVILLEAR.COM

PROJECT NOTES (CITY / PROJECT SPECIFIC NOTES)

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- 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.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
- THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

PROPERTY DESCRIPTION

LOT 18 BLOCK 7 GILMORES ADDITION AS SHOWN ON PLAT RECORD L202303566

FLOOD DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY, MAP NUMBER 05007C0255K. REVISED DATE JUNE 5, 2012.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C2.00	UTILITY PLAN
C3.00	GRADING AND DRAINAGE PLAN
C3.10	PUBLIC STORM PLAN & PROFILE
C4.00	EROSION CONTROL PLAN
C4.10	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C6.00	CITY DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES & DETAILS

SUPPLEMENTAL SHEETS	
DRAWING LIST	
SHEET 1 OF 1	SURVEY
SHEET 1 OF 1	WATER/SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 3	BEUD DETAILS
SHEET 2 OF 3	BEUD DETAILS
SHEET 3 OF 3	BEUD DETAILS
SHEET 1 OF 1	BEUD PLANS
SHEET 1 OF 3	MEP ELECTRIC PLAN
SHEET 2 OF 3	MEP ELECTRIC PLAN
SHEET 3 OF 3	MEP ELECTRIC PLAN
SHEET 1 OF 2	ARCHITECTURAL ELEVATIONS
SHEET 2 OF 2	ARCHITECTURAL ELEVATIONS

SITE SUMMARY

ZONING: DN 2 - DOWNTOWN MEDIUM DENSITY RESIDENTIAL

USE: MULTIFAMILY 4 2-BED UNITS: BUNGALOW A
4 2-BED UNITS: BUNGALOW B
TOTAL: 8 UNITS

AREA: 0.33 AC

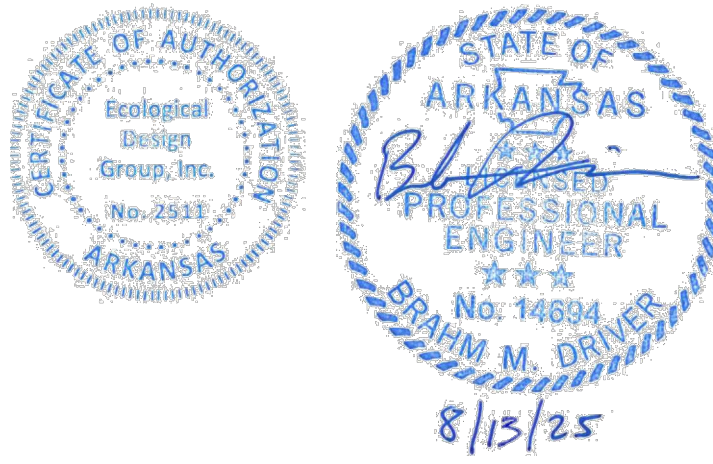
ZONING SUMMARY

LOT AND AREA STANDARDS		
LOT AREA MIN:	REQUIRED NONE	PROVIDED 18,301.43 SF
MIN/MAX NUMBER OF COTTAGES:	4/12 UNITS	8 UNITS
LOT COVERAGE MAX CORNER:	100%	75%
SETBACK STANDARDS		
FRONT:	REQUIRED 10'	PROVIDED 10' +
SIDE YARD NON-RESIDENTIAL:	7'	7' +
REAR YARD NON-RESIDENTIAL:	7'	7' +
MIN DISTANCE BETWEEN UNITS	7'	7' +

issue for review:	2025.00.00
issue for pricing:	2025.00.00
issue for construction:	2025.08.11
revisions:	

modus
studio
architecture
+ prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com

E | D | G



WEST EDGE BUNGALOWS
SW E ST & SW 5TH ST
BENTONVILLE, AR 72712

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEVENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

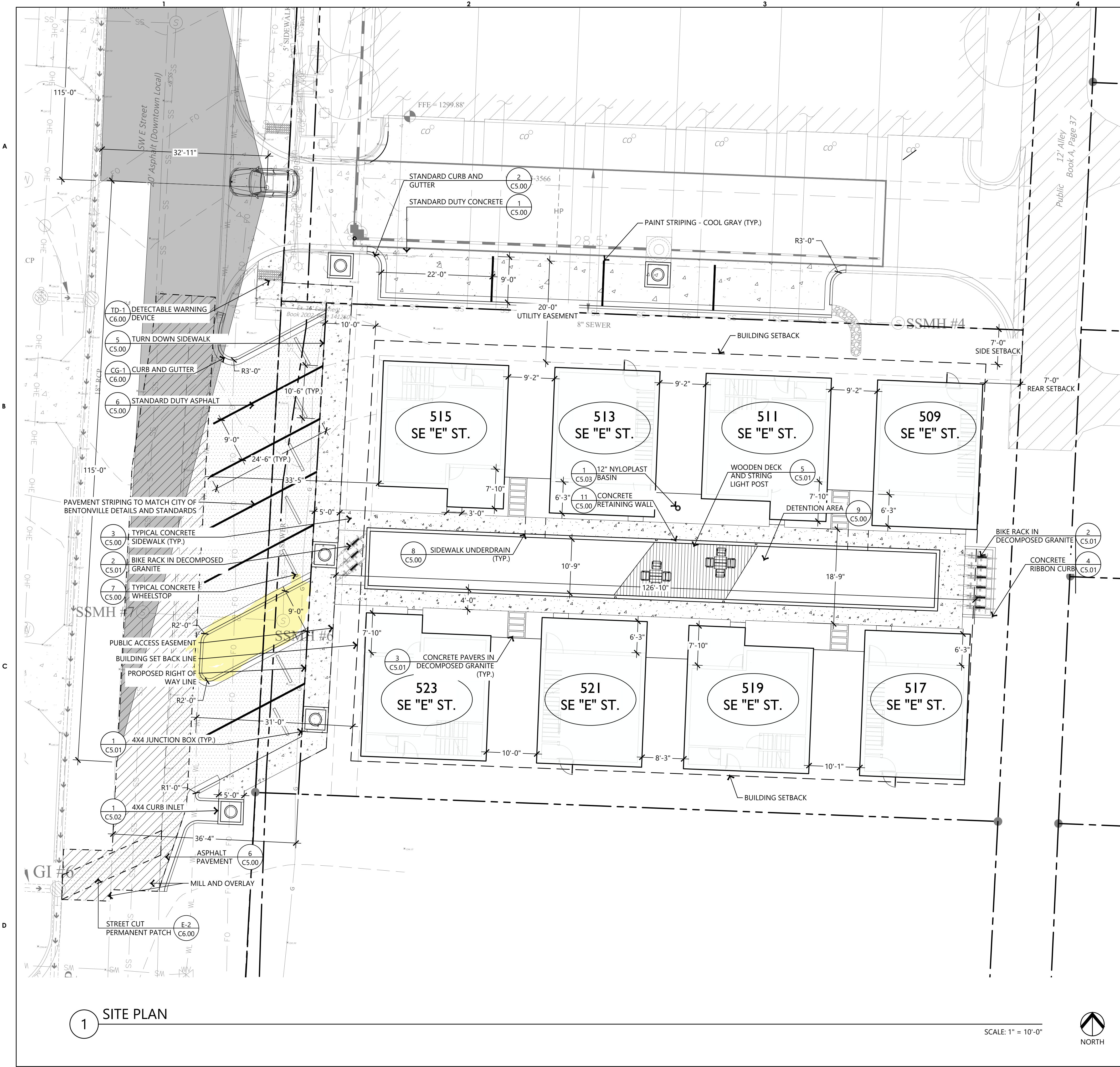
ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

contents,
COVER SHEET

design: 100% CD
date: 2025.08.11
project: 25.01

C0.00

LSD25 - 0028



EXISTING LEGEND

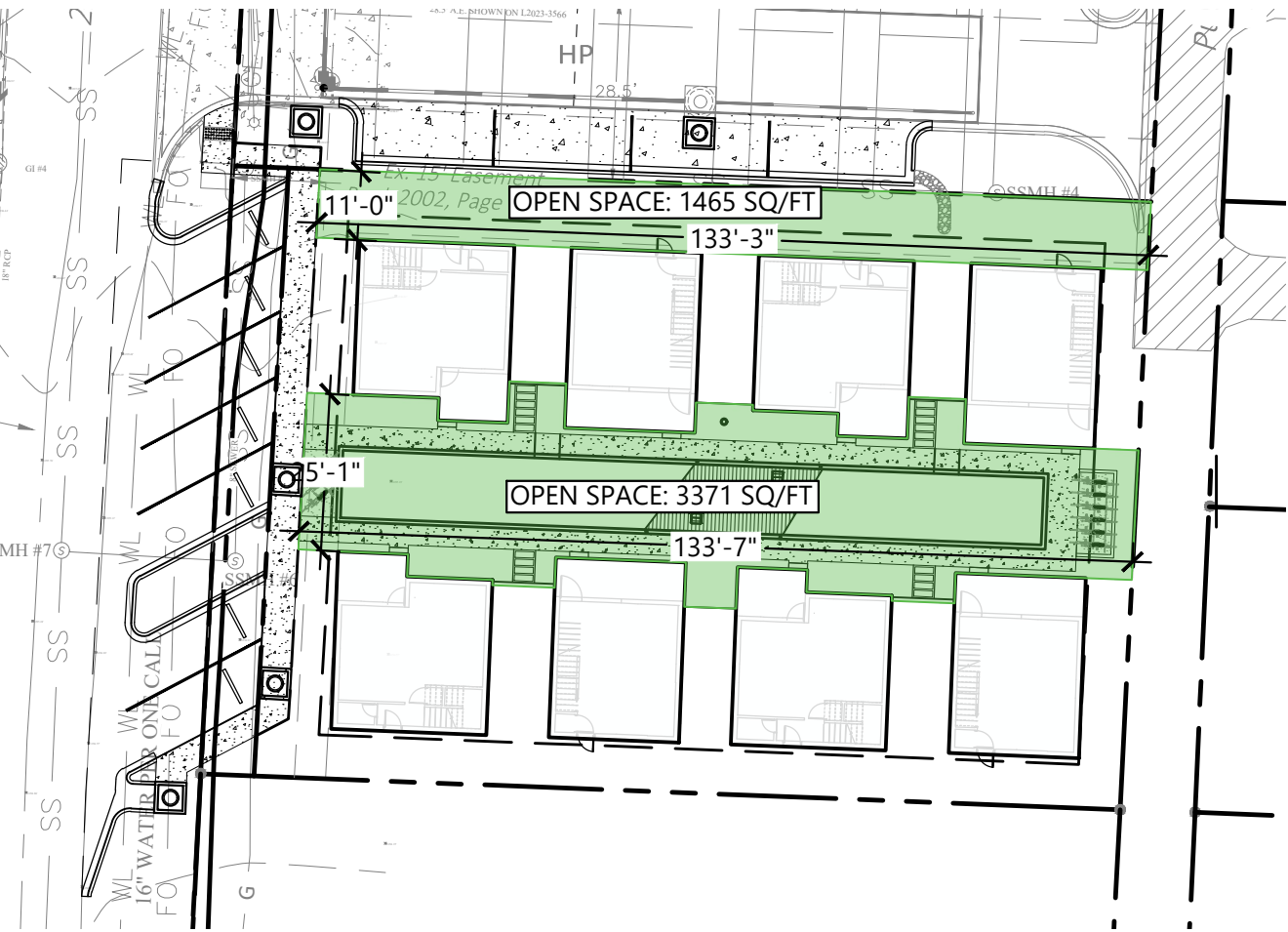
- WATER VALVE
- WATER METER
- GUY WIRE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- TREE (AS-NOTED)
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE

PROPOSED SITE PLAN LEGEND

- CURB AND GUTTER
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- ASPHALT PAVEMENT
- WOODEN DECK
- TYPICAL CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT

PLANNING NOTES:

- NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ANY NEW LIGHTING WILL BE FULL CUT OFF OR B-U-G (WITH A U RATING OF ZERO) AND APPROVED BY THE PLANNING DEPARTMENT.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS OF THE SITE TRIANGLE.
- 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.
- THIS AREA IS IN AIRPORT ZONE 3 OF THE BENTONVILLE MUNICIPAL AIRPORT. THIS PROJECT ADHERES TO THE REQUIREMENT OF SECTION 401.12 MUNICIPAL AIRPORT OVERLAY DISTRICT.
- WE GRANT THE CITY OF BENTONVILLE A BLANKET AVIATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY PURSUANT TO MUNICIPAL CODE SECTION 401.12

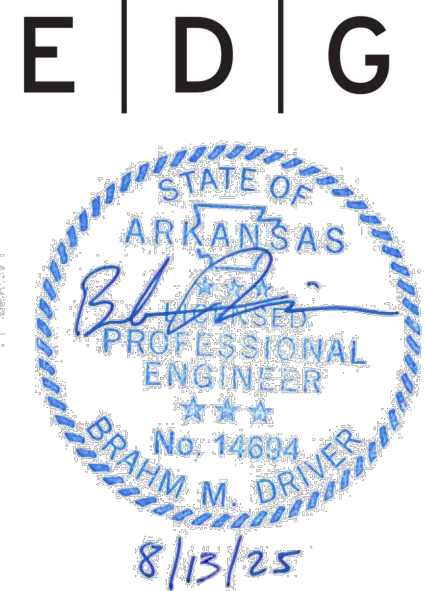


OPEN SPACE REQUIREMENTS

MINIMUM OPEN SPACE REQUIREMENT:	500 SQ/FT PER UNIT
TOTAL UNITS:	8 UNITS
TOTAL SQ/FT REQUIRED FOR COMMON OPEN SPACE:	4000 SQ/FT
TOTAL PROVIDED COMMON OPEN SPACE:	4836 SQ/FT

issue for review:	2025.00.00
issue for pricing:	2025.00.00
issue for construction:	2025.08.11
revisions:	

modus
studio
architecture
+ prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com



WEST EDGE BUNGALOWS
SW 5TH & SW 5TH ST
BENTONVILLE, AR 72712

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

contents,
SITE PLAN

design: 100% CD
date: 2025.08.11
project: 25.01

C1.00

LSD25 - 0028



Wilkinson

401 Southeast C Street

PC Date: 9/2/2025

Staff Report Details

Project Number	(RZ25-0036)
Applicant / Current Owner	Wilkinson, Shane & Keri/CEI Engineering
Site Area	+/- [0.17] Acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	D-E Downtown Edge
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Residential
Related projects	RZ22-0025

Property Description

The subject property is located at 401 Southeast C Street. The property is presently zoned DN-2, Downtown Medium Density Residential, with a land use designation of Urban Neighborhood. The property currently has direct access to C Street and there is an alley that runs along the rear side of the property. Surrounding districts include R-1, Low Density Single Family Residential and D-E, Downtown Edge.

Project Details

The applicant has requested a rezoning of the property from DN-2, Downtown Medium Density Residential to D-E, Downtown Edge.

The applicant states in their narrative that they are requesting the rezoning to develop as residential, compatible with existing uses adjacent to the property and similar in intensity. The property is designated as Urban Neighborhood in the Future Land Use Map. Surrounding properties have the designated land use place types of Urban Neighborhood as well. Adjacent zoning districts include R-1, Low-Density Single-Family Residential to the north, west, and south, and D-E, Downtown Edge to the northeast and east.

Project Details

Enhanced Review Criteria

The proposed rezone is within 325' of the east / west "Downtown Trail" and abuts the north south "C St Bike Route" as shown on the attached Bentonville Bike Map, meeting the review criteria of being trail proximate per item 3 (c)(b) of the Alignment Policy. The parcel is also within a mile of multiple job centers such as the new Walmart Campus (1/2 mi) and downtown (1/3 mi).

Consistency

The proposed rezone is consistent with the adopted Future Land Use Map under Enhanced Review and consistent with the Community Plan's guiding principle of thoughtful growth.

Impact

The impact of this rezone on the community on the surrounding area will begin to establish the segment of SE 4th between SE C and SE D as Downtown Edge, connecting the community to the neighborhood serving businesses to the east such as The Meteor Bike shop and cafe, Brother's Meet house and Blu-Fish.

Compatibility

The property to the east is zoned DE so the same development regulations would govern both properties. There are existing R-1 zones to the north, south and west that give pause to this rezone request as redevelopment in these areas has not occurred.

Intensity

The parcel is located within the Urban Neighborhood place type which is the most intense neighborhood place type. There are a number of zoning districts appropriate within the place type, such as DN-3 and DN-4, that are not as intense as this DE request. This rezone request is one of the highest intensities allowable within the place type.

Orderly Transition

The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations. The proposed rezone request is not an orderly transition when viewed from the west, being R-1 adjacent, however the properties to the east and northeast are currently zoned DE today.

Relationship to the Community Plan

This property is presently designated as the Urban Neighborhood place type and is surrounded by Urban Neighborhood to the north, south, east, and west. Please see the above discussion on community plan consistency / enhanced review analysis.

Public Comment

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

Analysis / Waivers

The subject property is adjacent to Urban Neighborhood surrounding the entire property. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

Given this property's location within Urban Neighborhood land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details

Water / Sewer Comments: There are current downstream interceptor lines in the public sanitary sewer system that are at capacity. While the proposed use is compatible under the enhanced review category per the 2025 Land Use Plan, if any improvements on the lot trigger a large scale development or a preliminary plat, the large scale or preliminary plat could not be approved without addressing the downstream sewer capacity.



Pending PC Item

SE B ST

DN-2

R-1

R-1

PRD

R-1

R-1

D-E

SE 4TH ST

SE D ST

DN-2

Wilkinson

D-E

R-1

R-1

RC-2

SE C ST

R-1

DN-2

DN-2

R-1

SE 5TH ST

DN-2



RZ25-0036
Wilkinson
401 SE C St





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

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

08-01-2025

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

RE: Wilkinson Rezone Application

Dear Planning Commission,

Please accept this narrative letter to accompany a rezone request by Shane M Wilkinson and Keri Y Wilkinson, owners of the 401 SE C Street property (Parcel ID: 01-03579-000 & 0.17-acres) located in the City of Bentonville, from DN-2, *Downtown Medium Density Residential* to DE, *Downtown Edge* for construction of a new future residence.

The rezone request is consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map.

The future development is consistent with other adjacent parcels already zoned DE and R-1. The development is also within walking distance of several residences, shopping areas, and employment. (Exhibit A – Bentonville Zoning Map). Access to this development will be provided by SE 4th Street and SE C Street and there should be no increase of traffic.

All necessary water and sewer utilities for the proposed development are available on or by adjacent easements to the subject tract as shown on Exhibit B – Bentonville Utilities.

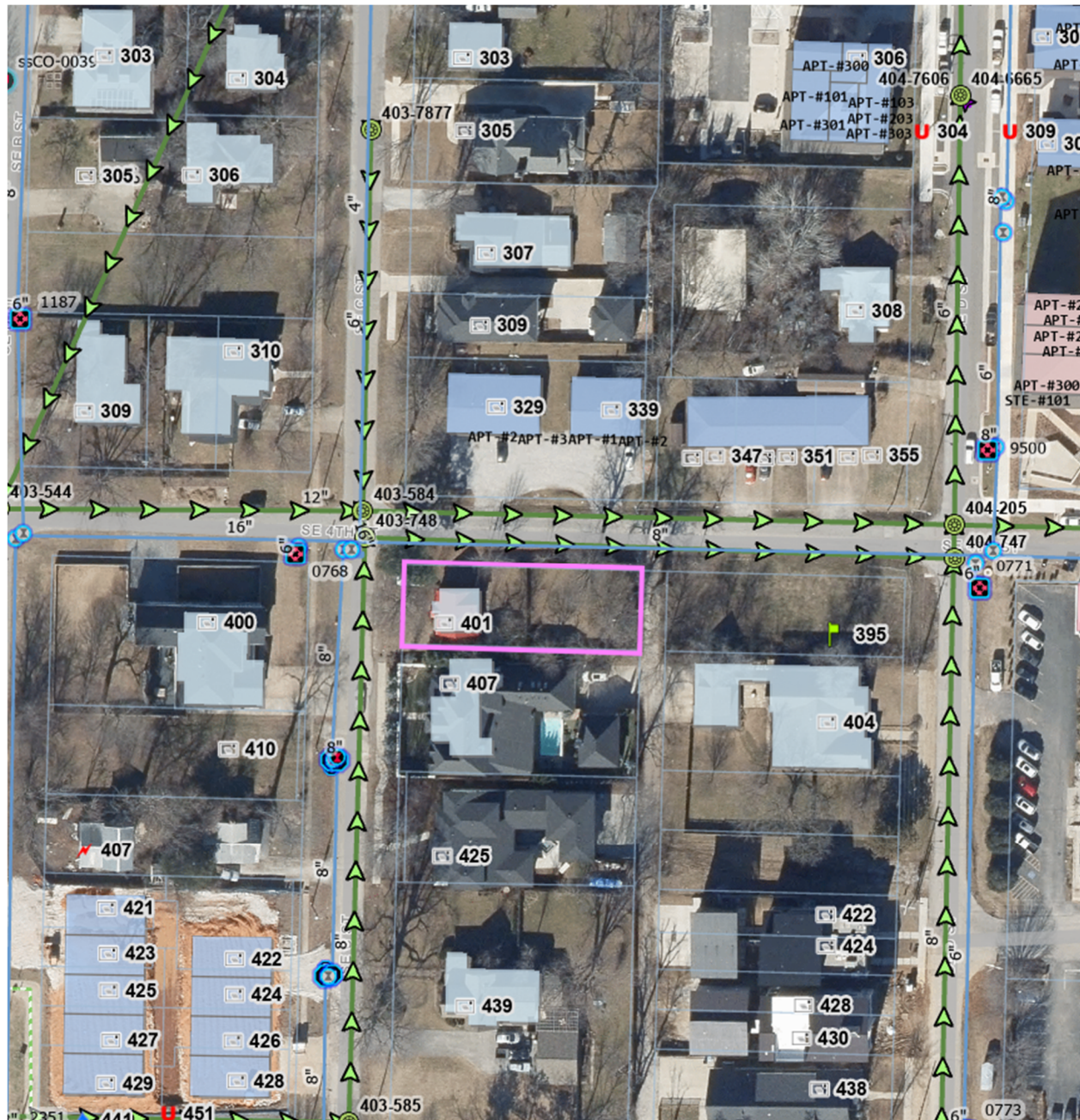
DE is preferred over DN-2 based on less lot and area standards and more reasonable setback standards to work with for tentative development.

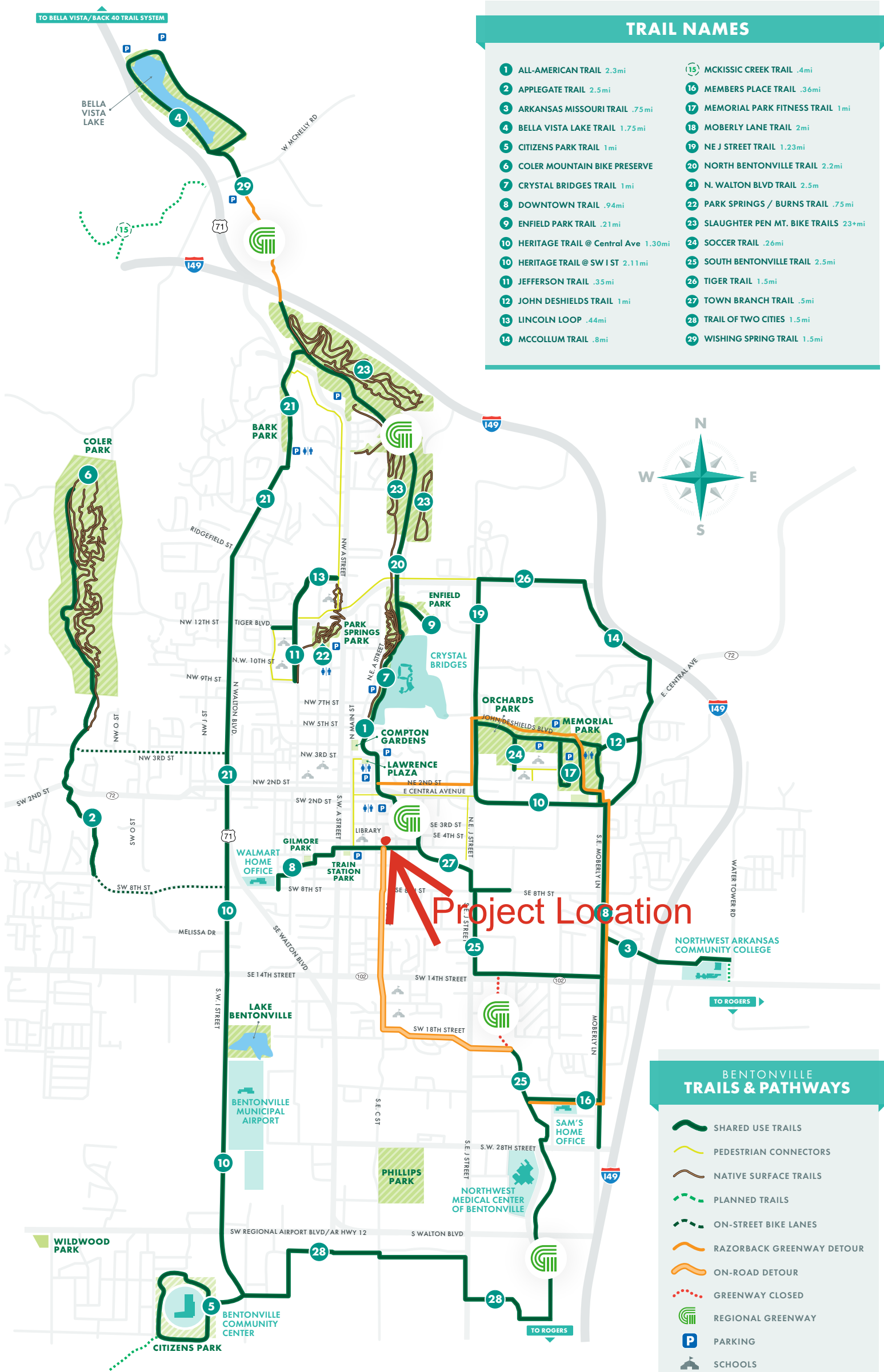
Thank you,
Brittany Gillen, Project Coordinator
CEI Engineering Associates, Inc

Exhibit A – Bentonville Zoning Map



Exhibit B – Bentonville Utilities





NOTICE OF INTENT TO REZONE

Keri Y & Shane M Wilkinson

has requested the Bentonville

Planning Commission to set a public hearing date to consider rezoning the following property from

DN-2, Downtown Medium Density Residential

to

DE, Downtown Edge

The legal description of the property is as follows:

Lot 2, Block H, Orchard Addition, City of Bentonville, Benton County, Arkansas, as shown on Plat Record A at page 89 and Plat Record B at page 27.

The common description of the property is: 401 SE C Street

The public hearing will be held
"A" Street.

September 2, 2025

at 5:00 p.m. It will be held at 305 S.W.

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

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

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

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

☒ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

Signature and Physical Address

Elliot Lerner LLC
355 SE 1st

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Keri Y & Shane M Wilkinson

has requested the Bentonville

Planning Commission to set a public hearing date to consider rezoning the following property from

DN-2, Downtown Medium Density Residential

to

DE, Downtown Edge

The legal description of the property is as follows:

Lot 2, Block H, Orchard Addition, City of Bentonville, Benton County, Arkansas, as shown on Plat Record A at page 89 and Plat Record B at page 27.

The common description of the property is: 401 SE C Street

The public hearing will be held
"A" Street.

September 2, 2025

at 5:00 p.m. It will be held at 305 S.W.

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

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

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

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

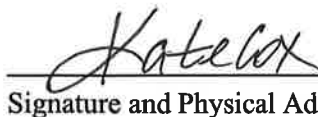


I/We have no objections to the rezoning.



I/We object to the rezoning because:

 404 SE D ST
Signature and Physical Address

 404 SE D ST
Signature and Physical Address



Compton Hotel - Temporary Parking

202 SE 2nd St.

PC Date: 9/2/2025

Staff Report Details

Project Number	CU25-0025
Applicant / Current Owner	CEI Engineering / Blue Crane
Site Area	+/- [1.08] Acres
Current Zoning	D-E, Downtown Edge
Requested Zoning	N/A
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	N/A
Development Type / Use	Temporary Gravel Parking Lot
Related projects	

Property Description

This property is located along South East A Street and South East 2nd Street. It is currently zoned Downtown Edge with a Future Land Use Map designation of City Center. The property is located across the street from the Central Hotel (Compton) and would support the parking needs and requirements for the guests and staff temporarily until the completion of the Central Parking Garage project on East Central Ave. The surrounding properties are zoned D-E, Downtown Edge, D-C, Downtown Core, and C-3, Mixed-Use Commercial.

Project Details

The conditional use request is for a temporary gravel parking lot to support the parking needs and requirements for the guests and staff of the Central Hotel. The applicant states in their narrative that the completion of the Central Hotel project has necessitated a temporary parking solution until the Central Garage is complete, an estimated duration of 1 year.

The applicant states that hours of operation will be 24/7 with valet services available. There will be 123 parking spaces, 6 of which will be ADA compliant. The parking lot will be a mixture of existing concrete, and where needed the rest of the lot will be surfaced with crushed granite. A new concrete pad will be

Project Details

added to create an ADA-compliant pathway to the hotel entrance.

The applicant states there will generally be one employee on site at a time, the valet driver, as well as an estimated 123 patrons per day.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

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

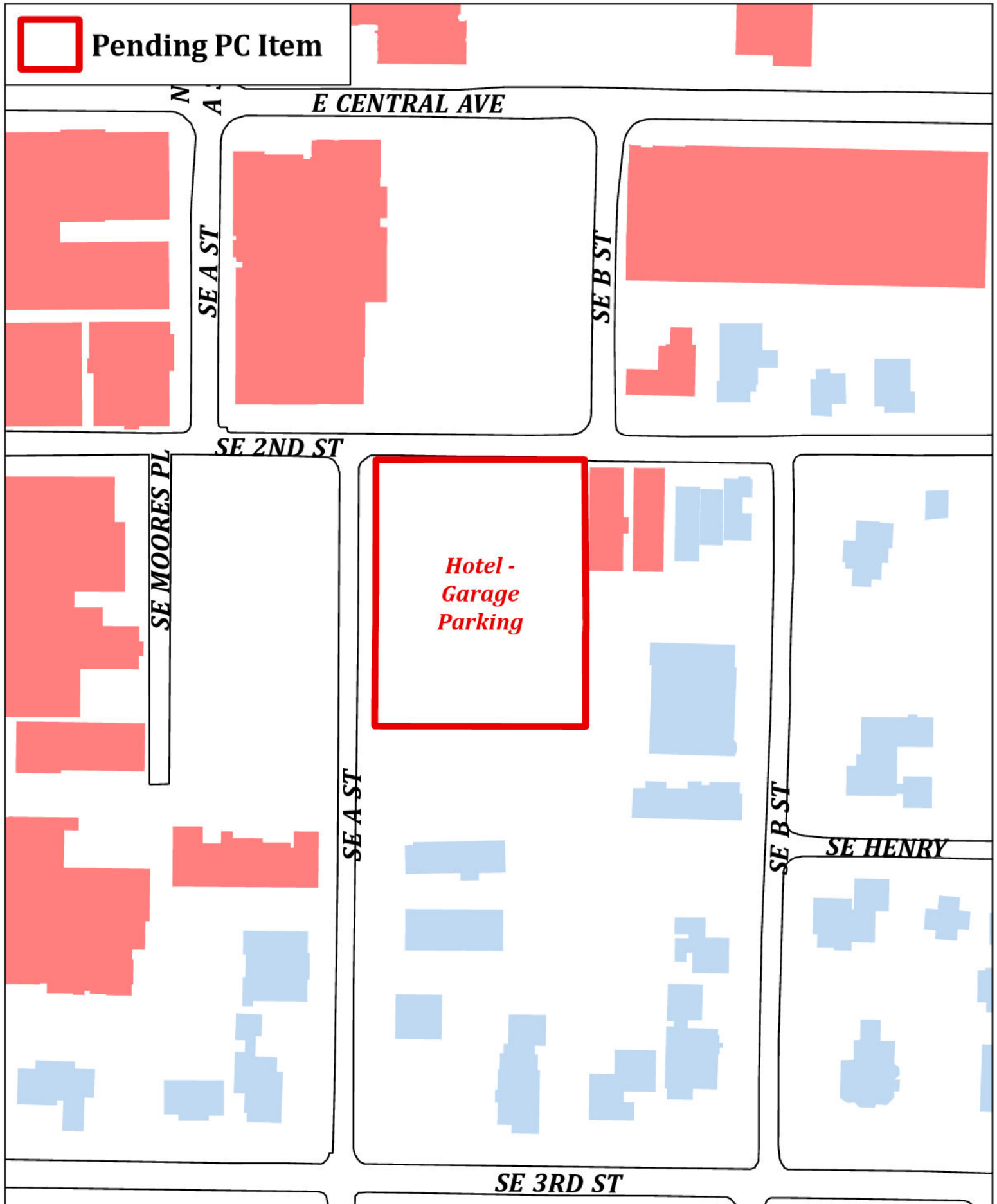
1. This Conditional Use Permit shall be valid until September 1st, 2026.
2. The applicant shall obtain approval for a large scale development before installing the gravel lot.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Additional Details

Water / Sewer Comments: Abandon existing water infrastructure on-site prior to any grading activities. There is a 2" tap that needs to be abandoned that is currently located within the proposed parking lot. Any excavation could damage the water system.



Pending PC Item



CU25-0025
Hotel - Garage Parking
202 SE 2ND ST





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

2600 NE 11th St. Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

July 25, 2025

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

REQUEST: Conditional Use Permit Request
PROJECT NAME: CBMAA – PH II – Control & Staking

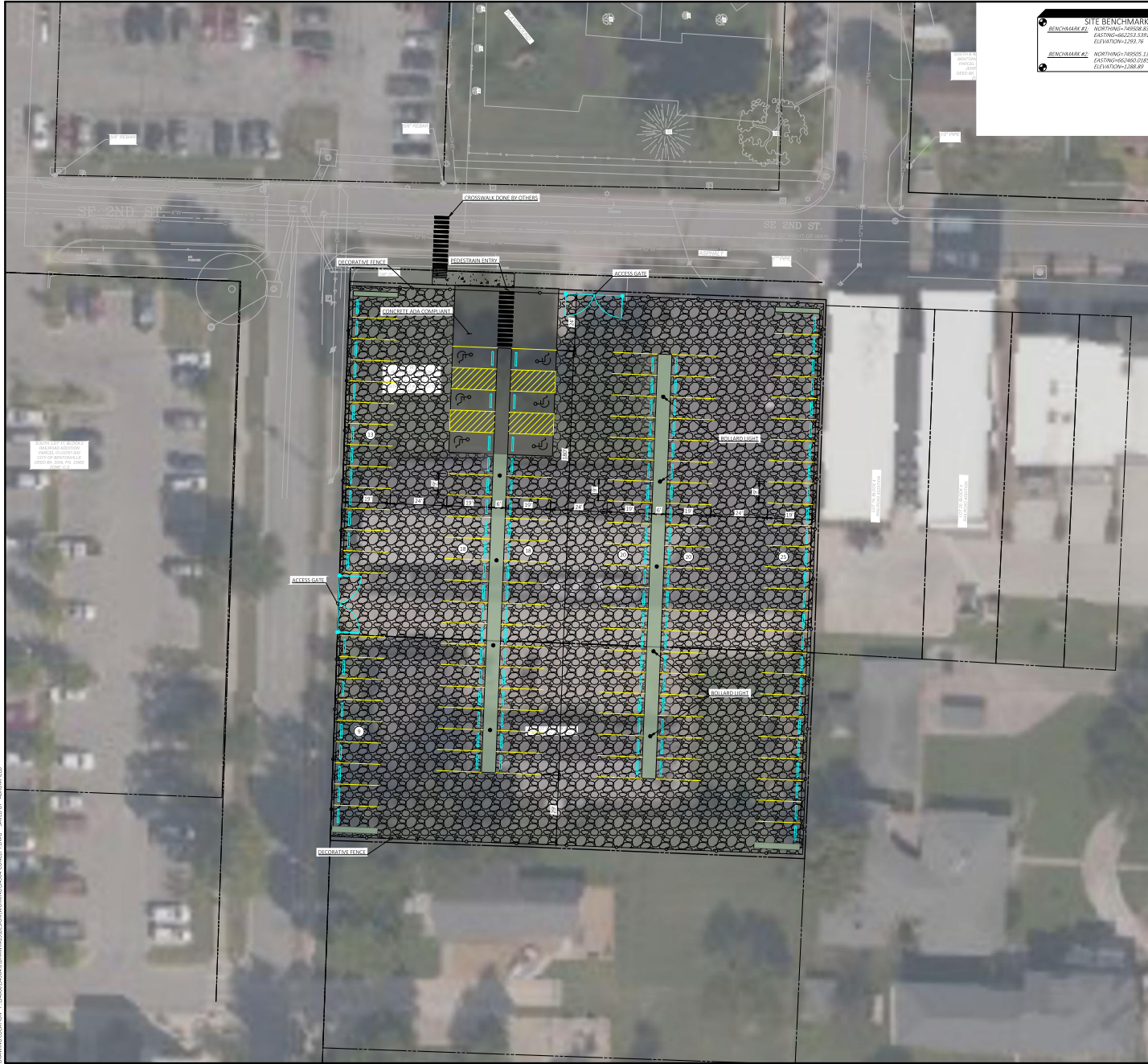
Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by Brian Shaw for consideration of this request for a conditional use permit to allow a temporary parking lot associated with the Central Hotel (LSD22-0019) operated by Blue Crane. The completion of the Central Hotel project has necessitated a temporary parking solution until the Central Garage project is complete, an estimated duration of 1 year.

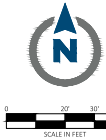
Included with this submittal is a site plan for the temporary lot, noting parking and lighting placement. The plan also depicts the location of above ground planters and decorative fencing. The site shall be monitored by security cameras and will have several light bollards, both powered by the transformer already located on site.

The hours of operation for the facility will be 24/7, with valet services available. There will be 123 parking spots provided, 6 of which will be ADA. Whenever possible, the existing concrete will be preserved. The rest of the lot will be surfaced with crushed granite, and a new concrete pad will be added to create an ADA-compliant pathway to the hotel entrance. There will generally be one employee on site at a time, the valet driver, as well as an estimated 123 patrons per day.

Respectfully submitted,
CEI Engineering Associates, Inc.
Kyrie Potter
Project Coordinator - Construction



SITE BENCHMARK	
BENCHMARK #1	NORTHING=70055.8557 EASTING=462253.5393 ELEVATION=1202.76
BENCHMARK #2	NORTHING=70055.2386 EASTING=462460.0285 ELEVATION=1208.89



EXISTING LEGEND

Boundary Line	Parking Count
Adjacent Boundary Line	Drainage Manhole
Right-of-Way Line	Grate Inlet
Easement Line	Fire Hydrant
Storm Drain Pipe	Sewer Manhole
Gas Line	Gas Valve/Anchor
Chemical Electric Line	Utility Pole
Sanitary Sewer Line	Electric Meter
Water Line	Telephone Meter
Water Meter	Water Valve
Water Meter	Traffic Sign (Face of sign)
Water Meter	Handicap Parking (ADA)
Water Meter	Light Pole (Single)
Water Meter	Water Meter
Water Meter	Traffic Signal Mount
Water Meter	Underground Telephone Mount

PROPOSED LEGEND

PROPERTY LINE (NOT TAKEN FROM SURVEY DATA)
PROPOSED PARKING SPACES
LIMITS OF PAVEMENT
LIMITS OF SIDEWALK
LIMITS OF GRAVEL PAVE
LIMITS OF ABOVE GROUND PLANTERS

SITE DATA	
SITE AREA	1.11 ACRES (48,209 ± SF)
ZONING	DE
PARKING REQUIRED	62 SPACES
PARKING PROVIDED	123 SPACES
ADA PARKING REQUIRED	5 SPACES
ADA PARKING PROVIDED	6 SPACES



CEI ENGINEERING ASSOCIATES, INC.
2620 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-2472
FAX: (479) 273-0844

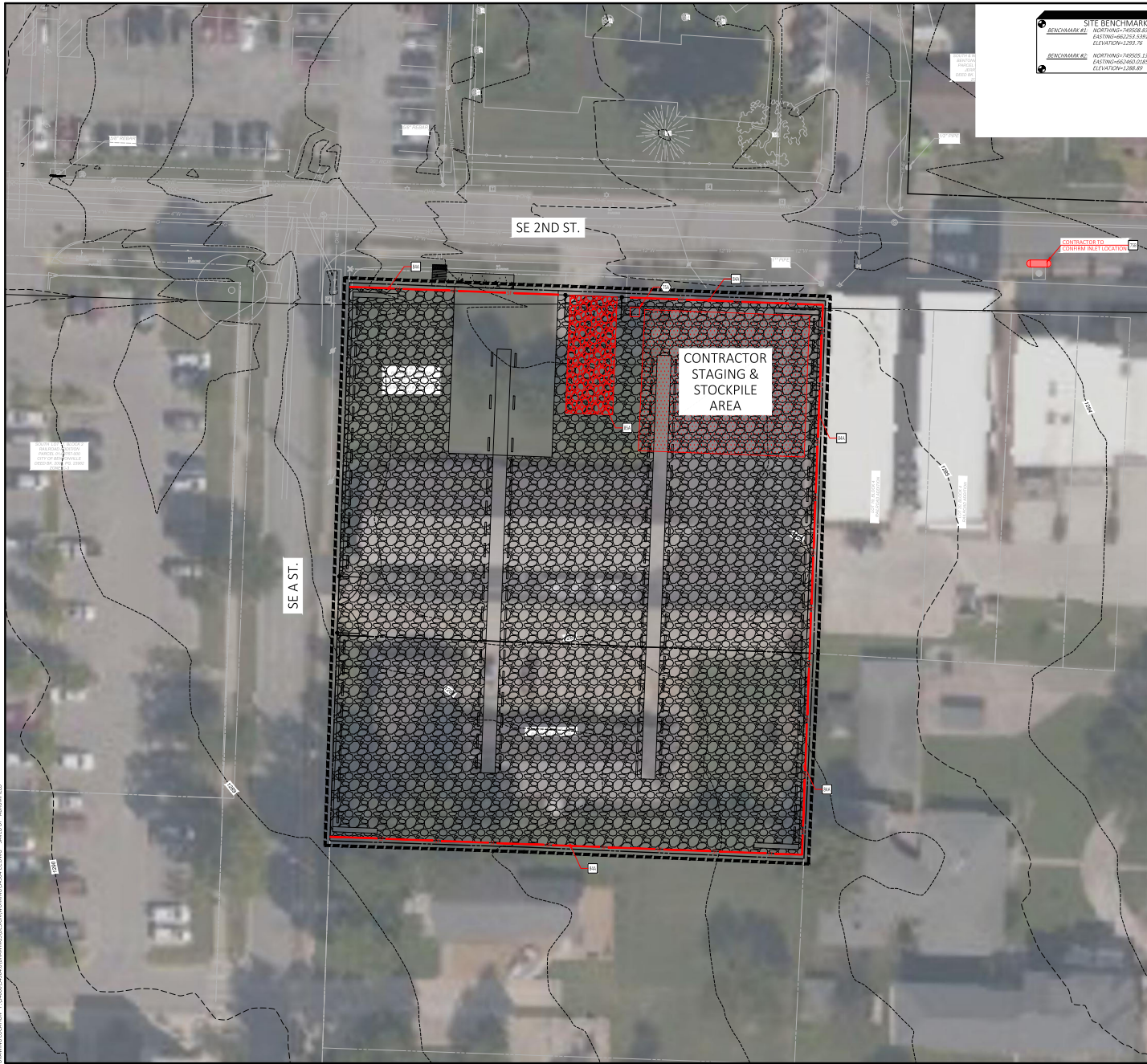
200 E CENTRAL HOTEL
TUCKER'S CORNER, LLC
SE 2ND STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

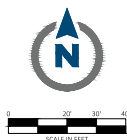
PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	DM
DESIGNER	AMM
CEI PROJECT NUMBER	34564
DATE	7/24/2025
REVISION	REV-D

PARKING EXHIBIT 1
SHEET TITLE
SHEET NUMBER

C1.00



SITE BENCHMARK
BENCHMARK #1: NORTHING=70505.8557
EASTING=60253.5591
ELEVATION=1202.76
BENCHMARK #2: NORTHING=70505.2386
EASTING=60240.0285
ELEVATION=1208.89



EXISTING LEGEND

Boundary Line	○	Parking Count
Adjacent Boundary Line	○	Drainage Manhole
Right-of-Way Line	○	Grate Inlet
Easement Line	○	Fire Hydrant
Storm Drain Pipe	○	Sewer Manhole
Gas Line	○	Gas Valve/Anchor
Overhead Electric Line	○	Utility Pole
Sanitary Sewer Line	○	Electric Pole
Water Line	○	Telephone Pole
Water Valve	○	Water Valve
Water Meter	○	Traffic Sign (Face of sign)
Found Monument (as noted)	○	Handicap Parking (ADA)
Set 5.0" Radius "LARKIN"	○	Light Pole (Single)
Electric Meter	○	Water Meter
Water Meter	○	Traffic Signal Vault
Tree (Evergreen)	○	Underground Telephone Marker
Tree (Deciduous)	○	

PROPOSED LEGEND

PROPERTY LINE/RIGHT-OF-WAY LINE	CONSTRUCTION ENTRANCE
LIMITS OF DISTURBANCE	CONTRACTOR STAGING & STOCKPILE AREA
CONTOUR ELEVATIONS	SWP-C (BIG RED)
SILT FENCE	

GENERAL EROSION NOTES

A. SEE SHEET "EROSION CONTROL NOTES" FOR EROSION CONTROL NOTES AND DETAILS.

AREA OF DISTURBANCE = 1.14 ACRES (49,650.45 S.F.)

EROSION NOTES

75A SWPPP MAILBOX

DETAILS

75B BIG RED
80A TEMPORARY SILT FENCE
80A TEMPORARY STONE CONSTRUCTION ENTRANCE



CEI ENGINEERING ASSOCIATES, INC.
2620 NE 11TH ST., SUITE 300
BENTONVILLE, AR 72712
PHONE (479) 273-2472
FAX (479) 273-0844

200 E CENTRAL HOTEL
TUCKER'S CORNER, LLC
SE 2ND STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	DM
DESIGNER	AMMB
CEI PROJECT NUMBER	34564
DATE	7/24/2025
REVISION	REV-D

EROSION CONTROL
PLAN
SHEET TITLE
SHEET NUMBER

C2.00







Walmart Stores / Wing Drone Delivery

406 S Walton Blvd

PC Date: 9/2/2025

Staff Report Details

Project Number	CU25-0028
Applicant / Current Owner	CEI Inc./North Arkansas Wholesale Co Inc.
Site Area	+/- [32.91] Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	Long-Term Temporary Use
Related projects	

Property Description

This property is located along South Walton Blvd. It is currently zoned C-2, General Commercial with a Future Land Use Map designation of Urban Corridor. The temporary use is for the operation of a fenced drone nest for retail delivery with structures located in the parking lot on the north side of the property. The surrounding properties are zoned R-1, Low Density Single Family Residential to the north, C-2, General Commercial, to the north, east, south, and west, A-1, Agriculture, to the east, west, and south, and R-E, Residential Estate, to the west.

Project Details

The conditional use request is for a drone delivery system that will include two (2) fenced enclosures within the existing parking area on the subject property, along with a storage container. The applicant states in their narrative that the first fence enclosure will be used for charging and storage of the drones, and second area will be used by associates to load product for the drones to receive.

The applicant further states that the facility anticipates the need for 1-2 employees to operate the Wing Drone facility. Hours of operation will be 7 days a week between the hours of 7 am to 9 pm. No anticipated change in deliveries or number of patrons to the existing supercenter, and no new parking lot

Project Details

lighting is proposed.

The applicant states that the drone operation enclosures are over 200' feet from the nearest residential property. The applicant states that the drones employed produce noise comparable to a vehicle or a gas lawn mower, and will blend into typical parking lot noise.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval with the following conditions:

- Applicant shall submit to the City upon request monthly reports on average daily flights and any NTSB reportable events under § 830.5 notification.
- Applicant shall provide and maintain 24/7 emergency contact information for drone operations.
- Drone launch and landing operations shall be limited to the hours of 7 a.m. to 9 p.m., local time.
- Drone operations on site shall comply with City noise standards at the property line. The City may, from time to time, require verification testing.
- Applicant shall meet quarterly with City/VBT staff to coordinate airspace usage and any operational changes.
- Any changes in scope, use, or ownership, may require a new Conditional Use Permit Public Hearing. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
- The Applicant shall install an eight-foot safety fence around drone facilities.
- The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
- CUP shall be valid for one (1) year from approval.

Additional Details



Pending PC Item



*Wing Drone
Delivery- Store
100- CUP*



CU25-0028
Walmart Drone Delivery
406 S Walton Blvd





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

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

August 1, 2025

City of Bentonville, Ar.
Planning Department

RE: Conditional Use Permit for Drone Use
Narrative Letter

To the City of Bentonville Planning Commission:

This is a Conditional Use request for parcel 01-01133-000, described below, owned by Wal-Mart Real Estate Business Trust.

Project Description:

Walmart Store #100, located at 406 S Walton Blvd, desires to add a drone delivery system. There was previously a similar drone delivery service at this store, utilizing a tower, but it was demolished when the store expanded into that specific area.

Walmart has changed to a new drone company, Wing. The proposed system will include two (2) fenced enclosures within the existing parking area on the subject property. The first for the charging and storage enclosure, called the "Nest", and the second for Associates to load product for the drones to retrieve, called the "Autoloader". These two enclosures require an 8 ft fence, both for safety, and security.

The close proximity of outdoor space surrounding the enclosures will be used to allow for safe takeoff and landing of drone aircraft to be compliant with FAA regulations.

The planned parking for this area is to utilize the existing associate parking on premises. The facility anticipates the need for 1-2 employees to operate the Wing Drone facility. No anticipated change in deliveries or number of patrons to the existing supercenter. No new parking lot lighting is proposed.

The proximity of the enclosures to adjacent residential properties is significant enough that any noise from the drones will be very short in duration. The nearest residential property to the Autoloader is approximately 230 ft to the east, through a row of deciduous trees. And the nearest residential property to the Nest is approximately 210 ft to the east, also through a row of deciduous trees.

A Site Plan is included with this narrative along with photos of the property.

Hours of Operation

7 days a week, 7am to 9pm.

Areas to be utilized

Indoor- No indoor changes.

Outdoor- The Autoloader will be near the northeast corner of the building, with a defined travel path for Associates to carry outgoing delivery packages. And the Nest will be approximately 125ft south of the Autoloader, on asphalt, within the northernmost row of parking spaces. The parking drive aisle will not be affected.

Planned structural changes

Only the fences and storage container.

Parking need required for the proposed use, including existing and proposed

The Nest occupies 27 existing parking spaces.

The Autoloader occupies a grassy parking island. No parking spaces are affected.

Anticipated patrons, clients, deliveries, and/or customers (average per day)

Customers/patrons will not be interacting with the Nest. Trained Associates will be loading the Autoloader.

Nuisance control

Adequate measures will be taken to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on other adjacent properties such as:

- Periodic inspections of the enclosure areas will be made, removing any trash and debris.
- No change in lighting or traffic.
- No associated odor or dust.
- Proximity to the neighboring residential properties is more than the 200 ft outlined in the code, so noise will not be an issue. The noise from the drones is comparable to a vehicle or a gas lawn mower, so it is negligible and will blend into typical parking lot noise.

Site Photos

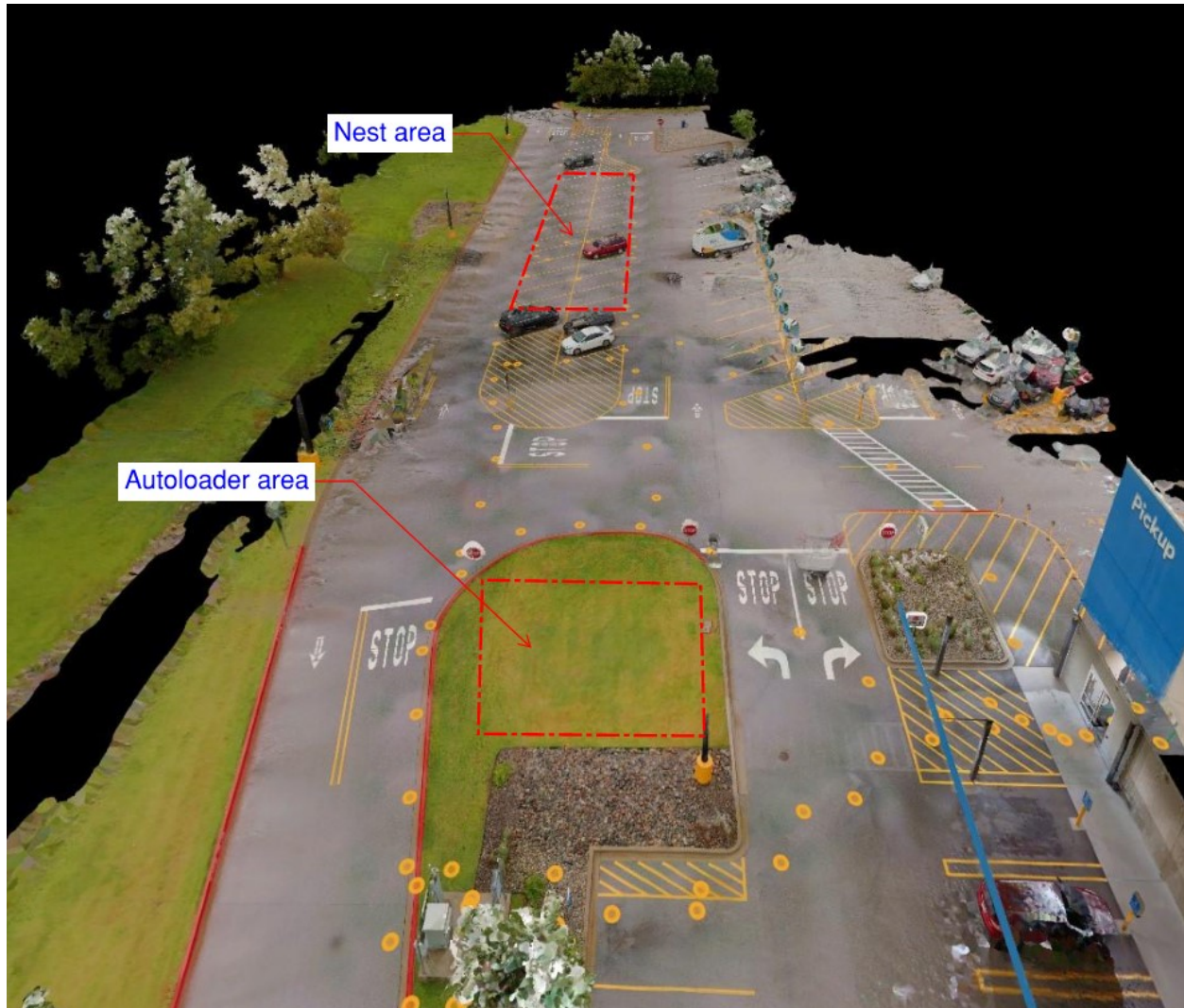
Autoloader location- from the southwest



Nest location- from the south



Overview- from the north



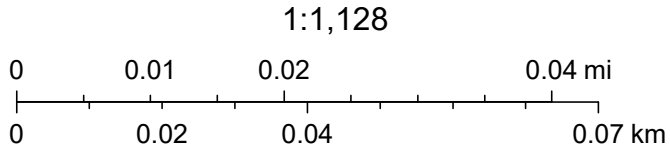
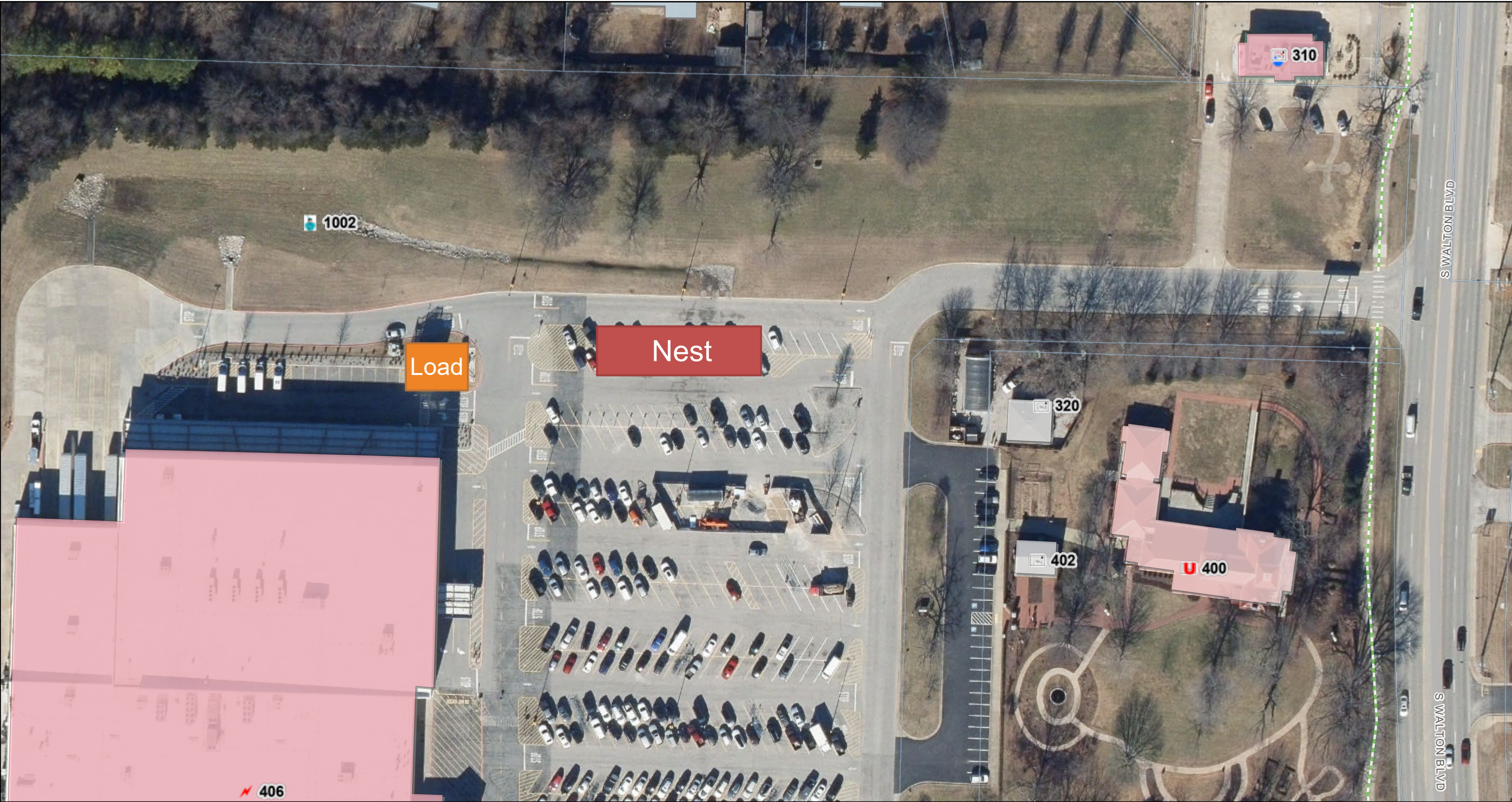
Conditional Use Request

The enclosures are defined as Long-term Temporary Uses or Structures in Article 601.25 of the Zoning Code, therefore, requires a Conditional Use Permit. The enclosures are planned to be in place for as long as Wing is delivering product from this location.

Thank you for your consideration of this Conditional Use request.

Nathan Crouch
Assistant Project Manager- CEI
ncrouch@ceieng.com

Site Plan



COBGIS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



La Dimora Sociale

414 Southeast Sixth Street

PC Date: 9/2/2025

Staff Report Details

Project Number	(CU25-0022)
Applicant / Current Owner	Kate Sbarra/La Dimora Sociale
Site Area	0.29 Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Type B Home Occupation
Related projects	

Property Description

The subject property is located at 414 SE 6th St. It is currently zoned DE, Downtown Edge with a Future Land Use Map designation of Urban Neighborhood. The Type B occupation will be located on the south side of the property in the accessory dwelling unit. The surrounding properties are zoned DE, Downtown Edge and DN-4, High Density Multifamily Residential.

Project Details

The conditional use request is for a Type B home occupation that will house an intimate Pilates studio, La Dimora Sociale. The applicant states in their narrative that their goal is to offer a peaceful, private space for movement and well-being in the heart of downtown Bentonville, while being mindful of and integrated into the existing residential character of the neighborhood.

The applicant further states that they anticipate classes that are held within the accessory unit will host no more than 2 clients at a time. The applicant writes that these sessions are by appointment only and occur during traditional weekday hours.

The applicant intends to host 3-4 wellness focused gatherings per month for member to engage in

Project Details

practices that support overall well-being while creating a tightly-woven community centered around the practice of Pilates. The applicant states that these experiences will be capped at 20 guests and the events will only take place outdoors when weather and seasonality allows it. The applicant intends to conduct these events with the utmost respect for the surrounding neighborhood. The applicant states that neighbors will be notified in advance of any planned outdoor gatherings, and they welcome open communication with their neighbors to ensure La Dimora Sociale is a thoughtful and considerate presence in the community.

To further minimize the impact any traffic may have on the area, the applicant will actively encourage members to walk, bike, carpool, or use rideshare options when visiting the property. If members do commute by car to La Dimora Sociale, the applicant states that they will only use publicly available street parking and will not impede access to surrounding areas.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval with the following conditions:

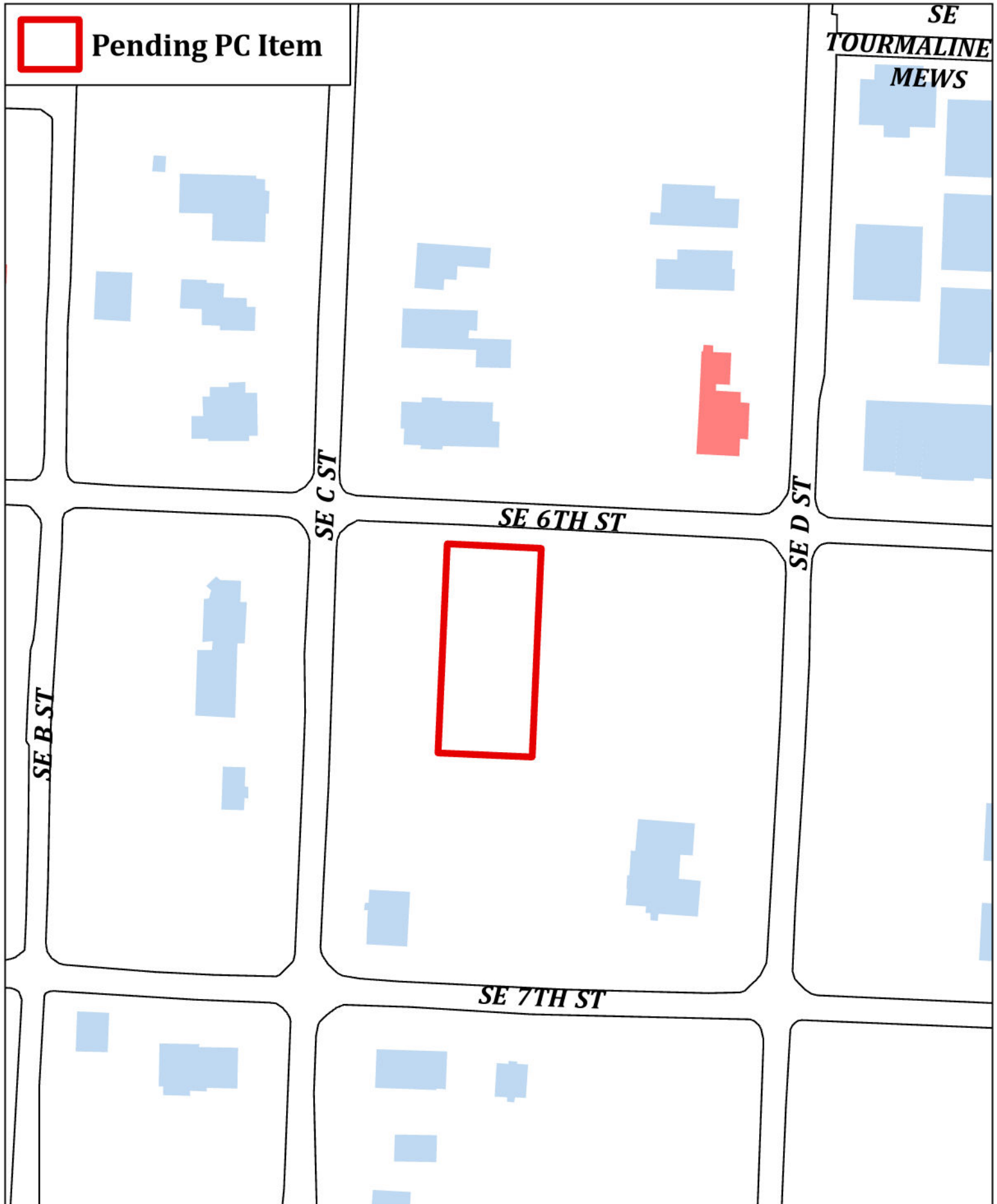
- Applicant shall only conduct classes inside the studio, with no more than 2 clients in any class.
- No members are allowed to enter the upstairs storage space per Building and Fire.
- The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
- "Wellness gatherings" will be limited to a maximum of 4 per month and be subject to Fire Marshall requirements for building occupancy.
- Any changes in scope, use, or ownership, may require a new Conditional Use Permit public hearing. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
- Hours shall be between 7 am and 9 pm.
- CUP shall be valid for one (1) year from approval

Additional Details

Water / Sewer Comments: If the conditional use is approved, the structure must meet the cross connection control requirements due to the change in use to commercial. This will require a RPZ type backflow device to be installed, tested, and approved.



Pending PC Item



CU25-0022
La Dimora Sociale
414 SE 6TH ST



July 14, 2025

RE: Conditional Use Request
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Legal Description – Orchard Edition Block F Lot 2
414 SE 6th Street
Bentonville, AR 72712

I'm writing to respectfully request approval of a Conditional Use Permit for *La Dimora Sociale*, a members-only wellness practice located at 414 SE 6th Street. My goal is to offer a peaceful, private space for movement and wellbeing in the heart of downtown Bentonville, while being mindful of and integrated into the existing residential character of the neighborhood.

The primary offering at La Dimora is one-on-one and two-on-one reformer Pilates instruction, held inside a fully enclosed, detached pool house on the property. These sessions are by appointment only and occur during traditional weekday hours, with a maximum of 1–2 clients on site at a time. This format allows for a highly personalized, low-traffic experience designed to support physical wellness in a quiet and respectful environment.

In addition to reformer sessions, La Dimora will offer a limited number of wellness-focused gatherings, typically 3–4 per month, for members to engage in practices that support overall wellbeing. These may include educational workshops, guided mat Pilates classes, or small group sessions in collaboration with other local wellness professionals. Occasional shared meals may be included as part of these experiences, with gatherings capped at 20 guests. These events will take place outdoors only when weather and seasonality allow and will be conducted with the utmost respect for the surrounding neighborhood. Neighbors will be notified in advance of any planned outdoor gatherings, and I welcome open communication to ensure we continue to be a thoughtful and considerate presence in the community.

To further minimize impact, we will actively encourage members to walk, bike, carpool, or use rideshare options when visiting the property. No structural changes will be made to the studio space, and all members will use the existing restroom facilities.

La Dimora is intended to be a calm, intentional space rooted in wellness and connection, not a high-traffic business or social venue. We are committed to being good neighbors and maintaining the quiet integrity of the area while offering meaningful support to those seeking movement, rest, and community.

Thank you for your time and thoughtful consideration.

Warmly,
Kate Sbarra
Founder, La Dimora Sociale

1. Property Owner Consent Form - submitted/attached
2. Warranty Deed - submitted/attached
3. Legal Description - Orchard Edition Block F Lot 2
 - a. You may email Kate at kate@ladimorasocial.com to verify that the submitted legal description is correct
4. Hours of Operation
 - a. Monday - Friday - 7am to 6pm for reformer pilates
 - b. Member gatherings (12-20 guests) would occur 3-4 times per month in 2 hour or 4 hour blocks - Example: yoga flow with sound bath on Saturday from 2-4pm, educational dinner series with local chef on Friday evening 6-9pm
5. Uses
 - a. Indoor: private reformer pilates
 - b. Outdoor: backyard area for occasional wellness gatherings
6. Structural Changes: none
7. Parking needs: none (members to use public downtown parking or ride share)
8. Outdoor lighting: none
9. Patrons: M-F private reformer 6-8 clients per day, evenings/weekends: up to 20 members 3-4 times a month
10. Employees: 1
11. Photos: see below
12. Covenants: none

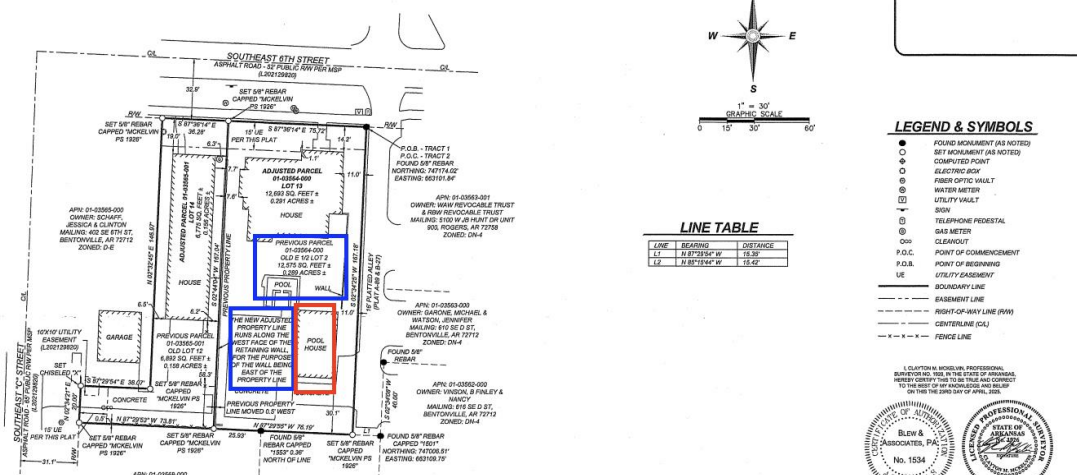
Legal Description - Orchard Edition Block F Lot 2

This site plan shows two areas. Red: Indoor private reformer space. Blue: Outdoor areas for the 3-4 gatherings per month (season/weather permitting).

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

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

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



Photos of the indoor studio space:



Photos of the outdoor studio space:



To Whom it May Concern,

I am writing to express my enthusiastic support for *La Dimora Sociale*, a private Pilates studio and intimate social club founded by Kate Sbarra, right here in the heart of Bentonville. This thoughtfully curated space is a remarkable addition to our city—a new kind of “third space” that combines wellness, connection, and community enrichment in a way that is both respectful of its surroundings and deeply aligned with the spirit of Bentonville.

At its core, *La Dimora Sociale* is a private Pilates studio, offering personalized instruction in a serene and highly intentional environment. Kate Sbarra, an Arkansas native, is the embodiment of professionalism and expertise. Her teaching has not only deepened my personal Pilates practice but has also improved my overall well-being in ways I hadn’t anticipated. She has a gift for creating a space where every person feels seen, supported, and encouraged. That warmth and inclusivity radiate through everything she does.

In addition to private sessions, *La Dimora Sociale* occasionally hosts intimate, thoughtfully curated gatherings. These events are small, sporadic, and always community minded. Whether it’s an artist talk, a local food tasting, or a wellness workshop, each gathering reflects Kate’s love for the Bentonville community and her desire to see it flourish through meaningful connection and creativity.

As someone who has lived in the Bentonville area for over eight years, I can personally attest to the impact Kate and *La Dimora Sociale* have had on my sense of belonging. In the ten months I’ve known and worked with Kate, I’ve felt more connected and included in the community than I had in the previous seven years combined. Her presence and leadership have truly transformed my relationship with this city.

Spaces like *La Dimora Sociale* are rare. They offer something vital to a growing city like Bentonville. It’s a place that isn’t home, isn’t work, and isn’t a commercial business in the usual sense, but something in between. A third space where ideas, health, and human connection thrive.

Kate is a gem in our community, and *La Dimora Sociale* is an extension of her dedication to nurturing people and places alike. I believe wholeheartedly that it brings a unique and positive contribution to Bentonville’s cultural and wellness landscape.

Thank you for your consideration and for your continued work in supporting a vibrant, livable city.

Warm regards,

Caitlin Wells, BSN, RN, COHC

To the Bentonville Planning Commission,
Re: Conditional Use Permit Request for La Dimora Sociale at 414 SE 6th Street (Parcel #01-03564-000)
Date: August 19, 2025

Dear Members of the Planning Commission,

I am a resident of the neighborhood near 414 SE 6th Street, and I am writing to respectfully oppose the Conditional Use Permit request for La Dimora Sociale, a membership-based social and wellness club operating out of a residential home. As a progressive resident, I embrace the growth and evolving character of Bentonville, recognizing that our city must adapt to its rapid expansion, including new businesses and community initiatives. However, I strongly believe this proposed use is incompatible with our residential neighborhood and does not align with the responsible, transparent development that benefits our community. Below, I outline my concerns.

1. Lack of Transparency and Failure to Follow Legal Protocol

The applicants began operating La Dimora Sociale without obtaining the necessary approvals from the City of Bentonville, as required for a Type B home occupation. Furthermore, the night before their "grand opening," Kate Sbarra sent neighbors a letter claiming the event was a one-time celebration with friends and family to mark a personal milestone. In reality, this was the launch of a commercial business, which has since involved regular classes, member visits, and events. This misrepresentation, combined with their failure to notify neighbors about the true nature of their plans or seek city approval beforehand, feels deceptive and undermines trust within our community. Responsible development in a growing city like Bentonville requires open communication with residents, especially when proposing a commercial venture in a residential zone. This lack of transparency raises serious concerns about the applicants' commitment to being good neighbors.

2. Increased Traffic and Parking Congestion

The club's operations, including daily Pilates sessions, member visits for amenities like the hot tub and private court, and 3–4 monthly events hosting up to 30 people, will significantly increase traffic on our quiet residential street. In a neighborhood already adapting to Bentonville's 2.7% population growth from 2022–2023, this could lead to parking overflow, blocked driveways, and congestion, disrupting residents' access. The home occupation ordinance aims to minimize such impacts, and this level of activity exceeds what is suitable for a residential area.

3. Noise and Disruption to Residential Character

Social events like happy hours, workshops, and dinner parties, often involving alcohol and outdoor activities, are likely to generate noise that disturbs the peace of our family-oriented neighborhood. Regular group gatherings and member drop-ins further erode the tranquility that residents expect. While I support innovative community spaces, a membership-based club with commercial-scale activities does not fit the residential fabric of Southeast Bentonville and risks setting a precedent that could erode our neighborhood's character.

4. **Potential Safety Concerns**

The influx of non-residents, including members and their guests, increases foot and vehicle traffic, raising safety concerns in a residential setting not designed for commercial activity. This could lead to incidents or discomfort for neighbors, particularly with events involving alcohol, such as “thoughtful pours” at happy hours. The Planning Commission’s criteria prioritize uses that are not “injurious to public safety,” and this club’s operations may not meet that standard in our neighborhood.

5. **Impact on Property Values and Neighborhood Integrity**

Converting a home into a quasi-commercial club could deter buyers who value the residential nature of our neighborhood, potentially lowering property values by 5–10%, as seen in similar cases. In a booming real estate market like Benton County, with 4,799 recent home sales, preserving residential zones is critical to maintaining community appeal. This club’s exclusive, fee-based model offers little benefit to non-members, failing to contribute to the broader neighborhood’s welfare.

6. **Incompatibility with Responsible Growth**

While I support Bentonville’s growth and progressive adaptation, La Dimora Sociale’s model—exclusive, high-traffic, and commercial in nature—does not align with the responsible evolution of our residential areas. Approving this CUP could encourage similar ventures, straining neighborhood resources and undermining zoning protections designed to balance growth with quality of life. A commercial district would be a more appropriate location for such a business.

I respectfully urge the Planning Commission to deny this Conditional Use Permit to protect the residential character, safety, and trust within our neighborhood. The applicants’ initial operation without city approval and their misleading communication about the “grand opening” further underscore why this use is not suitable. I regret that I am unable to attend the public hearing on September 2, 2025, but I hope my concerns will be considered. Please feel free to contact me for further input.

Thank you for your dedication to serving our community and ensuring its growth respects the needs of all residents.

Sincerely,
W. Cody Mathews

406 Southeast 6th Street Bentonville, AR

(479)-263-0246 williamcody.mathews@partners.mcd.com

Hearing re. "La Dimora Sociale"

From W EVERETT TUCKER JR <wetuck@aol.com>

Date Wed 8/27/2025 4:42 PM

To planning <planning@bentonvillear.com>

[You don't often get email from wetuck@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To: Bentonville Planning Commission

My wife and I live at 501 SE 6th Street on the corner of SE "D" Street. Our angled front door has direct line of site to Kate Sbarra's home on the opposite corner at 414 SE 6th Street.

We have no objection to Kate operating her new "La Dimora Sociale" venture out of her home.

We moved into this beautiful Bentonville neighborhood next to Austin-Baggett Park in 2019 after I retired as a general/vascular surgeon in Little Rock. My wife and I thoroughly enjoy the growth and vibrant Market and Arts District environment! It's exciting to be a part of the various healthy neighborhood activities around us. We see yoga in the park, hear concerts at the Momentary and enjoy the buzz of cyclists at the Meteor coffee house!

We enthusiastically welcome Kate's "La Dimora Sociale."

Sincerely,
Dr. Everett & Sheila Tucker
501 SE 6th Street
Bentonville, AR 72712
Ph: (501) 951-8724
Email: wetuck@aol.com



Cornerstone Lutheran Church

2502 Southwest 14th Street, Suites 12 & 14

PC Date: 9/2/2025

Staff Report Details

Project Number	(CU25-0024)
Applicant / Current Owner	Monarq Design LLC / Gary Nichols, Hillcrest Holdings LLC
Site Area	+/- [.06] Acres
Current Zoning	C-2
Requested Zoning	N/A
Current Future Land Use Map Designation	Suburban Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	Church
Related projects	N/A

Property Description

The subject property is located at 2502 SW 14th St, Suites 12 & 14. The suites have not been used since they were constructed in 2005. The property is zoned C-2, General Commercial with a Future Land Use Map designation of Suburban Corridor. The property has direct access to SW Apache Dr to the west, SW 14th St to the south, and Tunbridge Dr to the east. Religious facilities are allowed by a conditional use permit in all zoning districts.

Project Details

Per the applicant's narrative: Cornerstone Lutheran Church would like to use unit 12 and 14 of 2502 SW 14th Street, Bentonville, AR 72712 as a location for church services including worship, fellowship, and administration. The current congregation led by Pastor Ross Chartrand numbers about 50. The re-fit space will include a sanctuary space, classroom, office, storage areas and restrooms as required by code.

Hours/days of operation: Office hours Monday-Friday 9:00 AM - 3:00 PM, Wednesday evening prayer meeting – 6:00 PM - 8:00 PM, Sunday morning worship service - 8:00 AM - 11 AM

Indoor & Outdoor areas to be used: Cornerstone Lutheran Church will utilize Suites 12 and 14 and the

Project Details

surrounding parking spaces as needed.

Planned structural changes: No structural changes are planned. The existing structure, including all exterior walls, roof and foundation, will not be altered. The space is delivered by the landlord as a “white box” with HVAC, electrical and plumbing systems in place. Suites 12 and 14 will have minor interior renovations and construction of new partition walls and code-compliant restrooms to accommodate the uses required by Cornerstone Lutheran Church.

Parking: City code requires 1 space/ 4 seats or 13 parking spaces. There are 98 parking spaces provided for shared use by patrons of all units in the building. Most of these spaces will be available during the peak church usage times.

Outdoor lighting: There are no planned outdoor lighting changes.

Anticipated number of patrons (congregants):

- 40 to 50 for Sunday Service
- 20 people for Wednesday’s Bible Study.

Number of Employees:

- 2 staff members
- Occasional small deliveries (office supplies and such) expected
- Daily average of 4 people in the church during non-service times

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

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

1. This Conditional Use Permit shall be valid until September 1st, 2026.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

Conclusion

3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements including but not limited to a Commercial Alteration permit for a change-in-use of the suites.

Additional Details



Pending PC Item

VICA

SW APACHE DR

SW COMANCHE CT

SW JOURNEY LN

TUNBRIDGE DR

CHERYL CIR

Cornerstone
8 Lutheran
Church

SW 14TH ST

BEEN RD

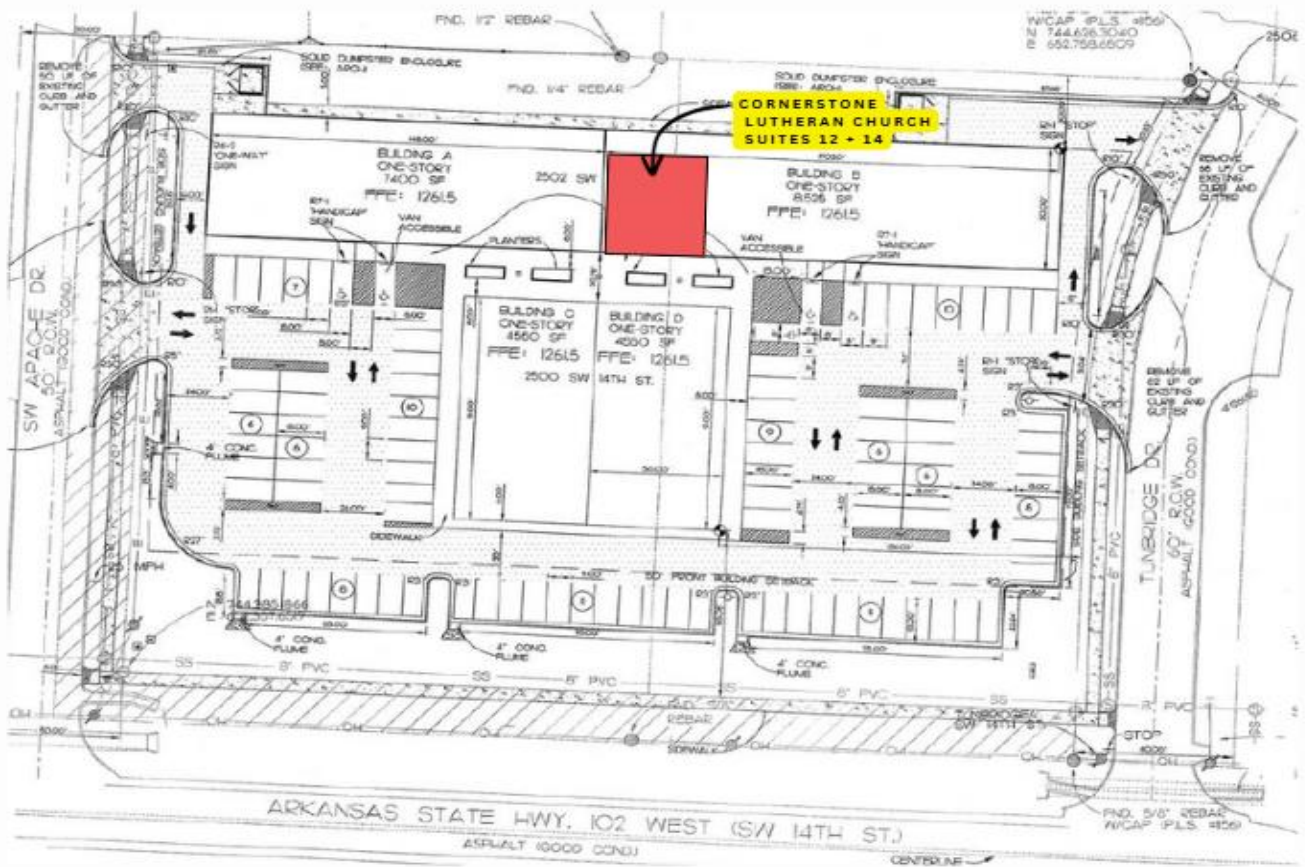
SW
15TH ST



CU25-0024
Cornerstone Lutheran Church
2502 SW 14TH ST 14



SITE PLAN



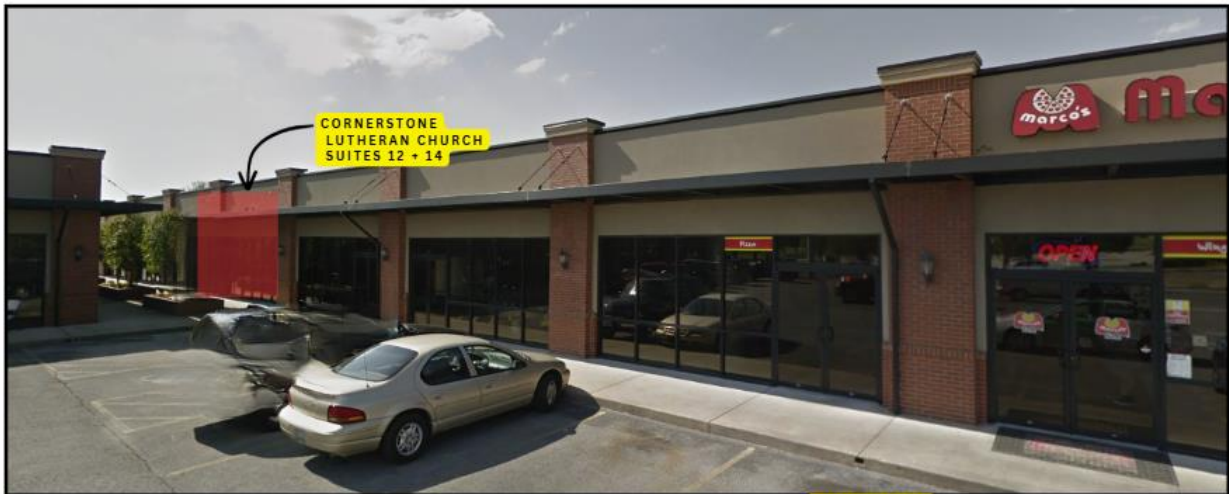
EXISTING SITE PLAN

PROPOSED LOCATION CORNERSTONE LUTHERAN CHURCH

2502 SW 14TH STREET - SUITES 12 AND 14



PHOTOGRAPHS OF PROPERTY





911 SE Walton Blvd LLC

911 Southeast Walton Boulevard

PC Date: 9/2/2025

Staff Report Details

Project Number	RZ25-0035
Applicant / Current Owner	McBride/WCF 911 SE Walton Blvd LLC
Site Area	3.10 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	Infill development
Related projects	

Property Description

The subject property is located at 911 SE Walton Boulevard - *"The Block Hotel"*. The property is presently zoned C-2, General Commercial, with a Future Land Use designation of Urban Corridor. The property has direct access to SE Walton Blvd. The surrounding areas are zoned C-2, General Commercial, R-4, High Density Multifamily Residential, and R-1, Low Density Single Family Residential.

Project Details

The applicant has requested a rezoning of the property from C-2, General Commercial to DE, Downtown Edge.

The applicant states in their narrative that they are requesting the rezoning to eventually do a lot split and redevelop the site that is not currently a hotel use. The proposed redevelopment is not the subject of this rezone request and would need to meet the parking requirements of all proposed uses. Surrounding place types are Urban Corridor and Regional Center.

Consistency

The application for DE is consistent with the adopted Future Land Use Map under Standard Review and

Project Details

carries a height limitation of 50'. The only other zoning district consistent with the place type under standard review is C3 with a 60' height limitation.

Impact

With the multi-family construction to the north and the drive-thru coffee to the south, this Urban Corridor along Walton could support more intensity as proposed.

Compatibility

The design guidelines for the downtown non-residential and mixed-use design standards (Development Code 1100.23), by which DE is regulated, require adherence to downtown commercial building design standards, downtown mixed-use design standards, and downtown site amenity standards. The primary difference between the current zoning, C-2 and Downtown Edge are the minimum lot areas; Downtown Edge lot standards will allow for infill development. While C-2 may be less constrictive with uses, it is more restrictive in the buildable area (max lot coverage of 60% vs the 80% max of DE), and the potential to split lots to allow for diversity in development types (C-2 has minimum lot area of 7,000sf and DE has no minimum). Since the surrounding areas have a future land use of Urban Corridor and Regional Center, there is a likelihood that these properties will be an array of development types, which is the applicant's intent with the rezone.

Intensity

The parcel is located within the the most intense corridor place type (Urban) and abuts one of the city's most active corridors, SE Walton Blvd. The surrounding area to the north is the most intense place type: Regional Center which calls for the highest intensity zoning districts within the city.

Orderly Transition

The SE Walton corridor is nearly fully developed at this time for all but a few lots, one of which is just west of this parcel. It is currently zoned R-1 however, this zoning district is not consistent with the Urban Corridor place type and it is anticipated that if the property proposes any development plans, the highest and best use of the property will be similar to either side, currently zoned C-2. As stated above, the northerly property is being constructed as multi-family (R-4).

Relationship to the Community Plan

The zoning request for 911 SE Walton aligns with the FLUM under standard review. This property is presently designated as an Urban Corridor and is book ended by the same place type, with an even more intense place type to the north.

Public Comment

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

Analysis / Waivers

The subject property is adjacent to Urban Corridor and Regional Center to the northeast. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Conclusion

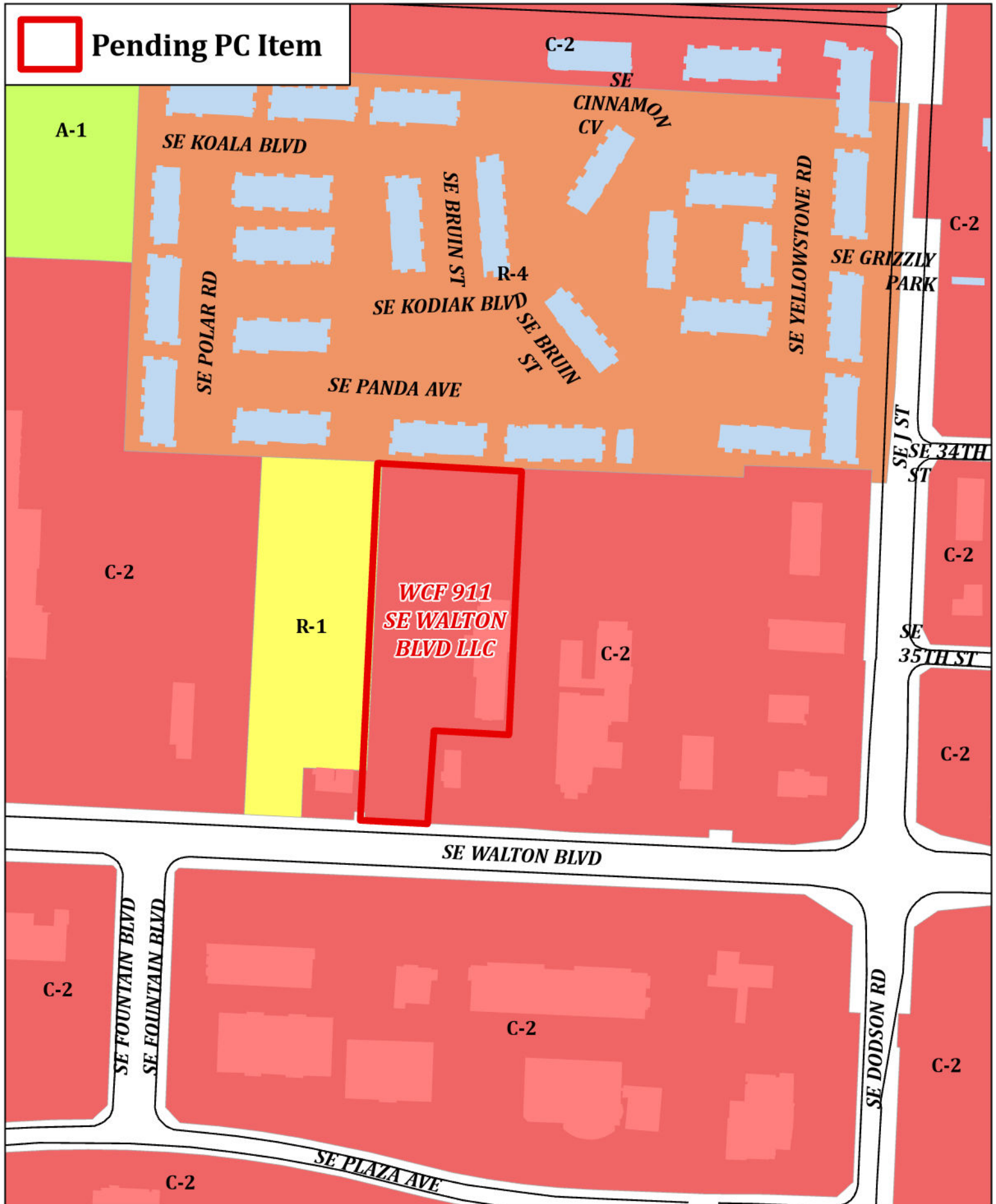
Planning staff recommends approval for all the reasons stated above.

Additional Details

Water / Sewer Comments: There are current downstream interceptor lines in the public sanitary sewer system that are at capacity. While the proposed use is compatible with the 2025 Land Use Plan, any proposed improvements on the lot that trigger a large scale development, a preliminary plat, a lot split or any development plans that will increase existing flow into the sanitary sewer system cannot be approved without addressing the downstream sewer capacity.



Pending PC Item



RZ25-0035
WCF 911 SE WALTON BLVD LLC
911 SE WALTON BLVD



Rezone Narrative- 911 SE Walton

The property located at 911 SE Walton Blvd in Bentonville, Arkansas, is being formally requested for consideration to rezone. The property is currently shown as “Urban Corridor” land use type, and is being requested for rezone as a Downtown Edge (DE). The proposed change would allow for a split of the land and allow for the west line of the property to be used for other commercial purposes (small shops, café, etc.) by creating an infill of an already developed property. The current owners are WCF 911 SE Walton Blvd LLC. The rezone would relate to the surrounding properties as most properties on SE Walton Blvd are commercial; the single property on SE Walton with current residential zoning is also labeled as “Urban Corridor” in the 2025 Land Use Plan. The overall amount of traffic increase would be dependent on the final acceptance of the structure (or structures) to the property in the future, however, the increase would likely be a very small percentage increase to the existing SE Walton Blvd arterial. The increase in signage would be minor, as the current access on SE Walton Blvd would be used for access. The overall appearance will match the overall commercial look to the area. All utilities are currently on-site: an 8” private water line exists to serve the current structure located on the property, with 12” public water line on SE Walton, as well as an 8” sanitary sewer line . All code and zoning requirements would be adhered to, based upon the structures added to the site.

☒ 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: Taylor McBride

Date: 7/17/25

Signature: 

- ## REFERENCES

- DESCRIPTION OF PARCEL 01-12783-000:

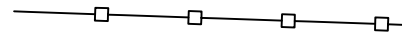
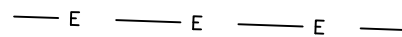
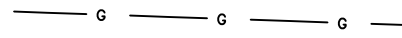
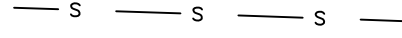
PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE N02°20'20"E, 35.02 FEET, THENCE S87°40'52"E, 440.85 FEET TO AN EXISTING REBAR ON THE NORTH RIGHT OF WAY LINE OF SOUTHEAST WALTON BOULEVARD AND THE POINT OF BEGINNING, THENCE N03°07'19"E, 621.96 FEET TO AN EXISTING IRON PIN, THENCE S87°34'26"E 252.81 FEET TO AN EXISTING IRON PIN, THENCE S03°05'19"W 455.19 FEET TO A SET REBAR WITH CAP, THENCE N87°43'42"W 132.97 FEET TO A SET REBAR WITH CAP, THENCE S03°09'42"W 165.91 FEET TO A SET REBAR WITH CAP ON THE NORTH RIGHT OF WAY LINE OF SOUTHEAST WALTON BOULEVARD, THENCE ALONG SAID RIGHT OF WAY LINE, N87°48'48"W, 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.10 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

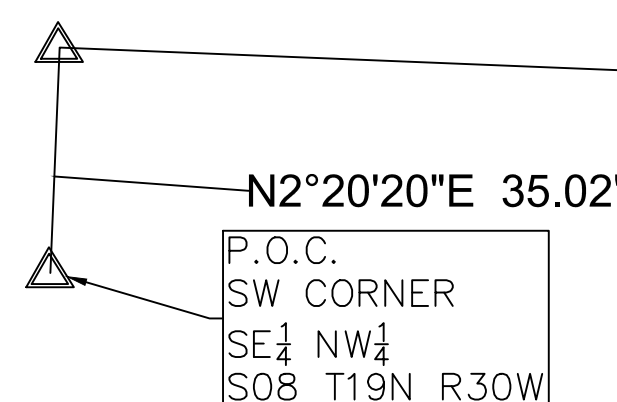
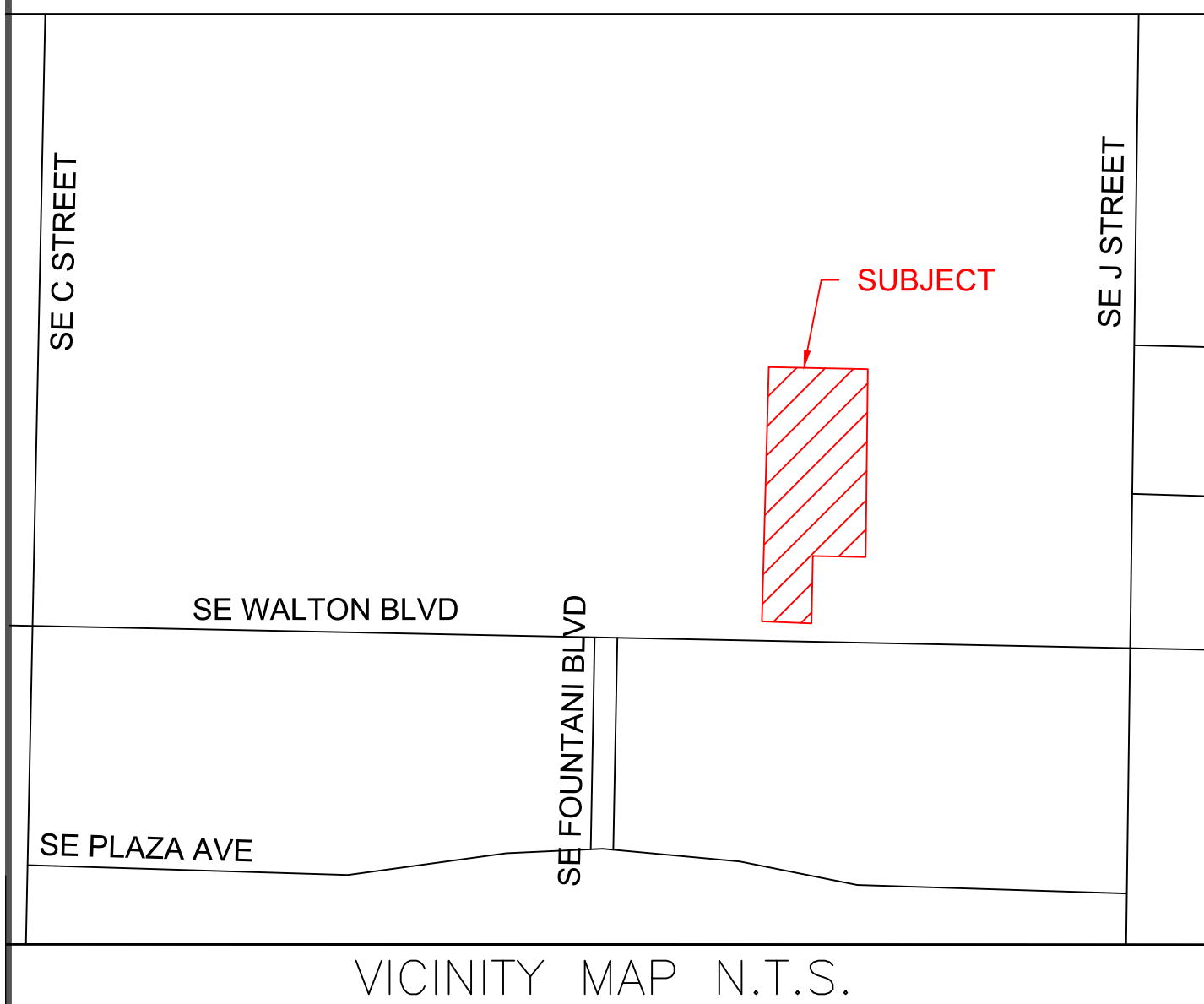
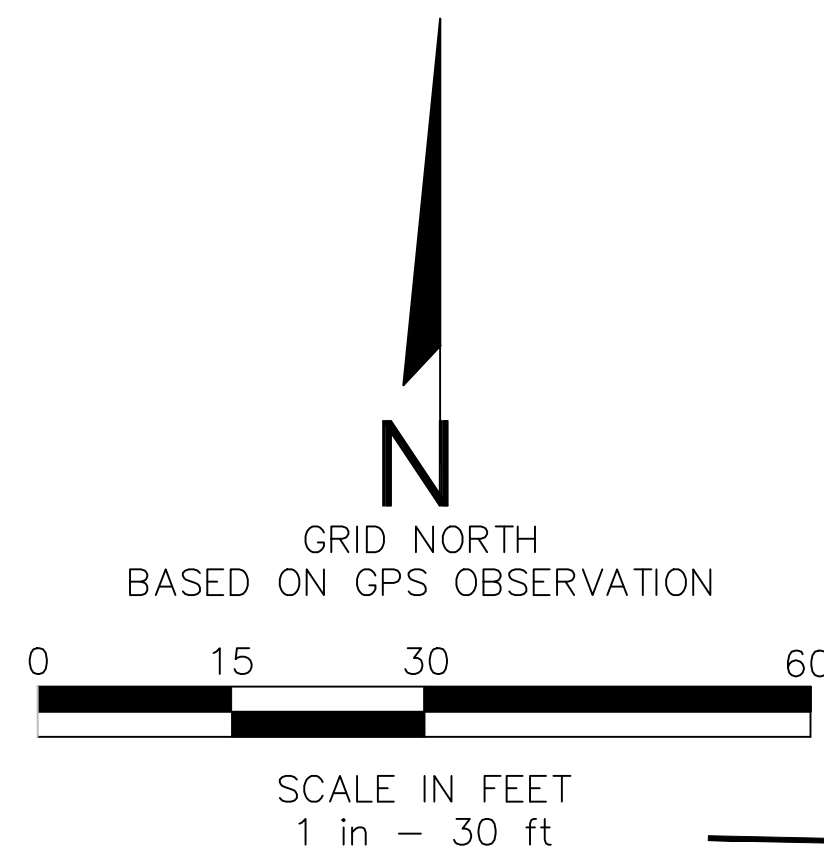
SURVEYOR CERTIFICATION

[Signature]

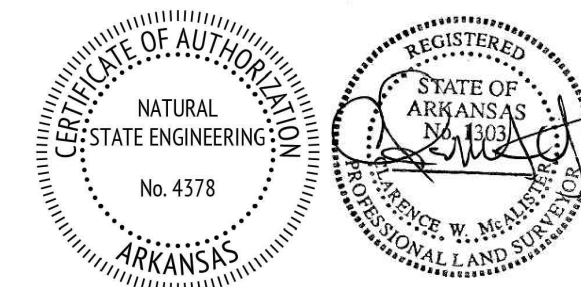
CLARENCE W. "MAC" McALISTER, PS1303

LEGEND

- | | |
|---|---------------------------|
|  | — SET IRON PIN |
|  | — FOUND IRON PIN |
|  | — CALCULATED POINT |
|  | — POWER POLE |
|  | — ELECTRIC BOX |
|  | — HYDRANT |
|  | — VALVE |
|  | — LIGHT POLE |
|  | — SEWER MANHOLE |
|  | — TELEPHONE BOX |
|  | — FIRE DEPARTMENT CONNECT |
|  | — CABLE TV BOX |
|  | — WATER METER |
|  | — PROPERTY BOUNDARY LINE |
|  | — BUILDING SETBACK |
|  | — FENCELINE |
|  | — EASEMENTS |
|  | — OVERHEAD ELECTRIC |
|  | — GAS LINE |
|  | — WATER LINE |
|  | — SEWER LINE |



20' UTILITY
EASEMENT
(SEE NOTE 7)



**NATURAL STATE
ENGINEERING**
1118 W NORTH DRIVE
ROGERS, AR 72756
(479) 391-9225

REVISION:

**SURVEY FOR
DIA LIU**
911 SE WALTON
BENTONVILLE, ARKANSAS

PROJECT NUMBER: 25-027

PAGE TITLE:
**BOUNDARY
SURVEY**

PAGE NUMBER:

DATE: 06-01-2025



RB Group Inc.

703 SE C St

PC Date: 9/2/2025

Staff Report Details

Project Number	RZ25-0037
Applicant / Current Owner	RB Group, Inc.
Site Area	+/- [.16] Acres
Current Zoning	R-1, Low Density Residential
Requested Zoning	D-E, Downtown Edge
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residential
Related projects	

Property Description

The subject property is located at 703 SE C Street. The property is presently zoned R-1, Low Density Single Family Residential, with a Future Land Use designation of Urban Neighborhood. The property has direct access to SE C St. Surrounding districts include R-1, Single Family Low Density Residential to the north, east, and west, and D-E, Downtown Edge to the north, south, east and west.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to D-E, Downtown Edge.

The applicant states in their narrative that they are requesting the rezoning to develop as residential, compatible with existing uses adjacent to the property and similar in intensity. The property is designated as Urban Neighborhood in the Future Land Use Map. Surrounding properties have the designated land-use place types of Urban Neighborhood to the north, east, west, and Urban Corridor to the south. Adjacent zoning districts include R-1, Low-Density Single-Family Residential to the north, east and west, and D-E, Downtown Edge to the north, south, east and west.

Project Details

Consistency

The proposed rezone is consistent with the 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, D-E is in alignment with the Urban Neighborhood place type under enhanced review and will implement the City-wide vision of where growth is appropriate, per the Future Land Use Map.

Compatibility

The design guidelines for the residential downtown districts (Development Code 1100.22), by which D-E is regulated, require rear loading, exterior materials and details to be "*consistent with the character of the surrounding context*". The maximum height allowed for D-E is 50 feet while the maximum height allowed for the adjacent R-1 zoning is 36 ft. Since some of the land within this neighborhood has a future land use of Urban Neighborhood and Urban Corridor, there is a high likelihood of many of those properties rezoning to DN-4, D-E, and C-3 which have a maximum allowed height of 40 ft, 50ft, and 60ft respectively. This mixture of zoning types can help to create a terraced effect down to lower-density place types.

Intensity

The parcel is located within the Urban Neighborhood place type. The surrounding area includes a mix of Urban Neighborhood and Urban Corridor designations, both of which allow for a mixture of residential and retail uses. Among the two, Urban Neighborhood represents the lower development density.

Orderly Transition

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

Enhanced Review Criteria:

If the property is on the boundary of a place type, does the requested Zoning District match a Zoning District on either side of the property? Yes. The southern property line is the boundary between Urban Neighborhood and Urban Corridor, and the property adjacent to the southern property line is zoned D-E, Downtown Edge.

If the property is within 1/4 mile of transit, a four-lane road, or is trail proximate, would additional mobility needs be absorbed by existing infrastructure? Yes. The property is within 1/4 mile of the 8th Street corridor that includes 4 lanes of traffic, a dedicated bike lane, and a dedicated pedestrian lane. For a single-family residential development, there would not be a significant increase in added mobility needs, and existing infrastructure would be able to absorb those needs.

Is the rezone request consistent with the development pattern in the area?

Yes. This area is redeveloping into a mixture of townhomes, single family residential, and mixed-use development. A single family development would be consistent with the development pattern in the area.

Does the proposed rezone further advance the goals stated in the Comprehensive Plan?

The subject property is adjacent to Urban Neighborhood to the north, east, and west, and Urban Corridor to the south. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Relationship to the Community Plan

The subject property is adjacent to Urban Neighborhood to the north, east, and west, and Urban Corridor to the south. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

Public Comment

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

Analysis / Waivers

Conclusion

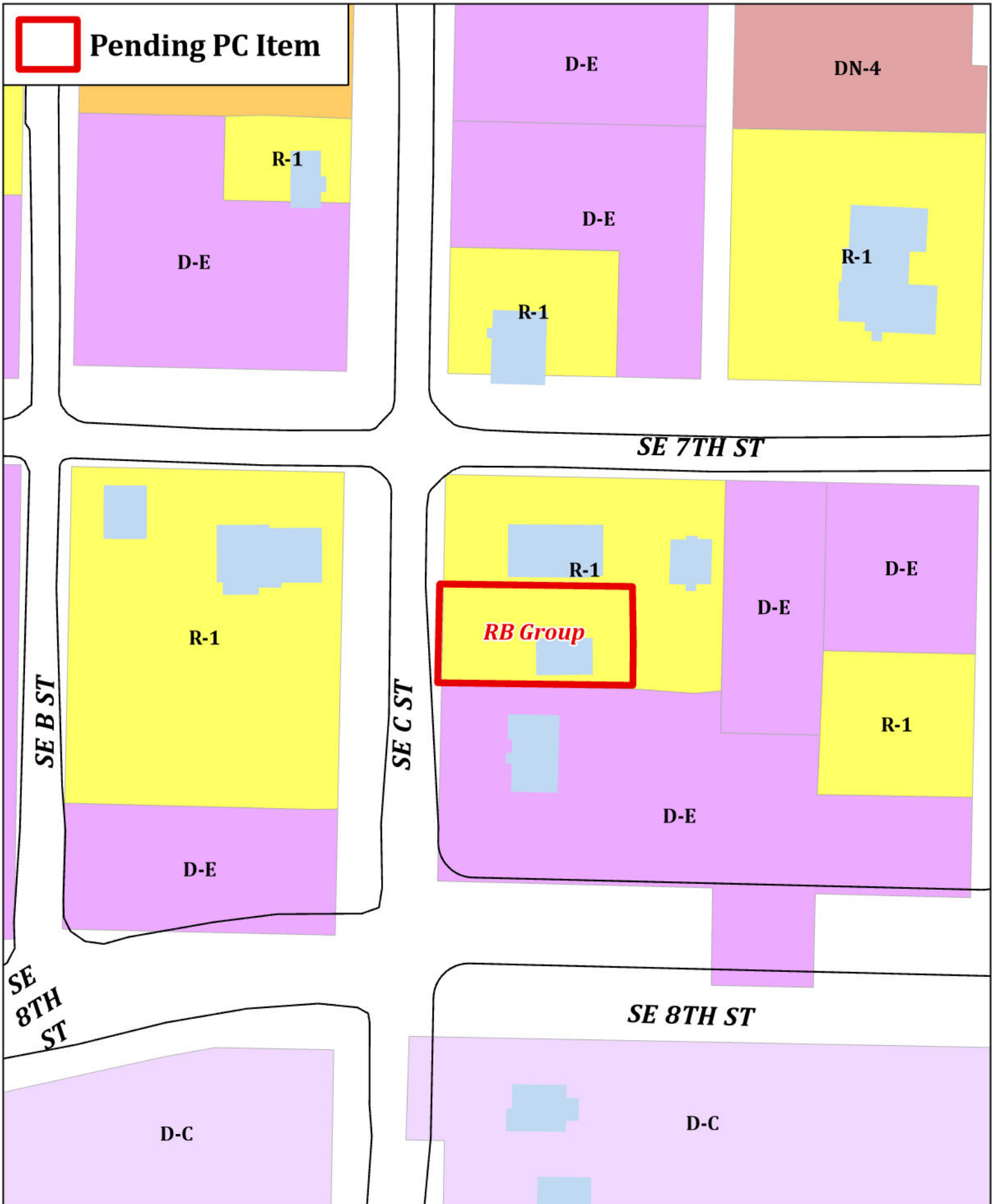
Given this property's location within Urban Neighborhood land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request under enhanced review.

Additional Details

Water / Sewer Comments: There are current downstream interceptor lines in the public sanitary sewer system that are at capacity. While the proposed use is compatible under the enhanced review category per the 2025 Land Use Plan, if any improvements on the lot trigger a large scale development or a preliminary plat, the large scale or preliminary plat could not be approved without addressing the downstream sewer capacity.



Pending PC Item



RZ25-0037
RB Group
703 SE C ST





July 18, 2025

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

RE: Rezoning Application-703 SE C St Project.

Dear Planning Commission:

Please accept this narrative letter to accompany a request by RB Group, Inc owner of real property located at 703 SE C street for consideration of a rezoning from R-1(Single-Family) to DE (Downtown Edge). Pending approval of this request, it is our intention to build a single-family detached new construction residence at the above property. The current land use is **Urban Neighborhood**. We are requesting a rezone to **DE** because of the reduced setback requirement which will help with the placement and footprint of the structure due to the shallow lot depth. The project will be compatible as majority of the surrounding property is currently zone **DE** and our will cause no impact to the local traffic because since there is no change in use. The property will also be compactible with existing context which is comprised of single-family detached homes. RB Group, Inc. is the current owner and developer. No signage will be constructed other that house numbers which are required by code. The appearance with be a Contemporary Traditional form and compatible with similar homes in the area. Water is available to the site and sewer will be connected via sewer main extension and tap.

Sincerely,

A handwritten signature in black ink, appearing to read 'RW', with a horizontal line extending from the end.

Reginald Wright



City of Bentonville subdivision layout guidelines for trash collection

1. **In general, use Appendix “D” of 2021 INTERNATIONAL FIRE CODE®/ARKANSAS 2021** in specifying the maximum length for a dead end of 150’, beyond which a cul-de-sac, hammer head or similar turn-around shall be required. Any street design that requires a trash truck to back up will require residents to place their carts on the right side of the road as the truck enters.
2. **The minimum width** for access roads used by trash trucks is 20’ (no parking).
3. **Private streets** will need to be able to support 60k lbs and the owner / POA will need to sign a damage waiver (attached) if the road is to be used for trash collection. The minimum street section shall be 3” of asphalt on 8” of aggregate base unless approved by the City Engineer.
4. Trash trucks do not drive on **personal driveways**, please limit lengths 150’ so that residents do not have to wheel their carts long distances.
5. **Alley collection is discouraged**, alley widths do not allow for the collection swing arm to extend out.
6. Consider the location of the bins with any **conflicts with on-street parking**.
7. See attached specifications for **screening trash enclosures** in addition to the placement and material requirements of the Land Development Code 1100.19

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101
GENERAL

- D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *Arkansas Fire Prevention Code*.
- Requests for exceptions to Appendix D may be appealed to the State Fire Marshal.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

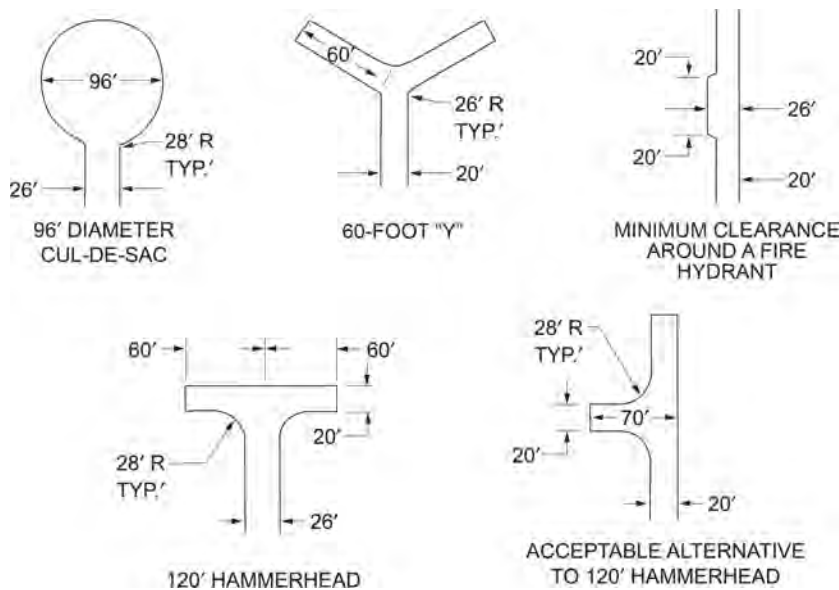
D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

APPENDIX D—FIRE APPARATUS ACCESS ROADS

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent “NO PARKING—FIRE LANE” signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches

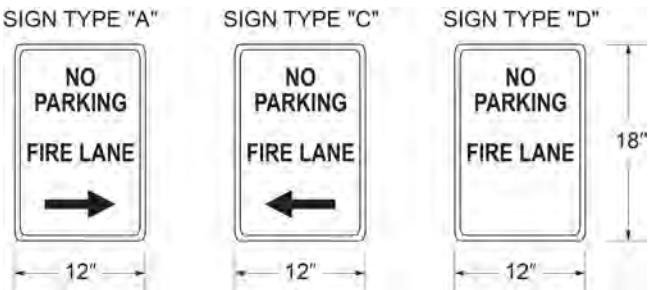


FIGURE D103.6
FIRE LANE SIGNS

(305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be located at each end of a painted curb and additionally in between so that the maximum separation between the signs is 100 feet (30 m) as measured along the centerline of the fire apparatus access road, or as approved by the fire code official or the authority having jurisdiction. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

D103.6.1 Roads 20 to 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

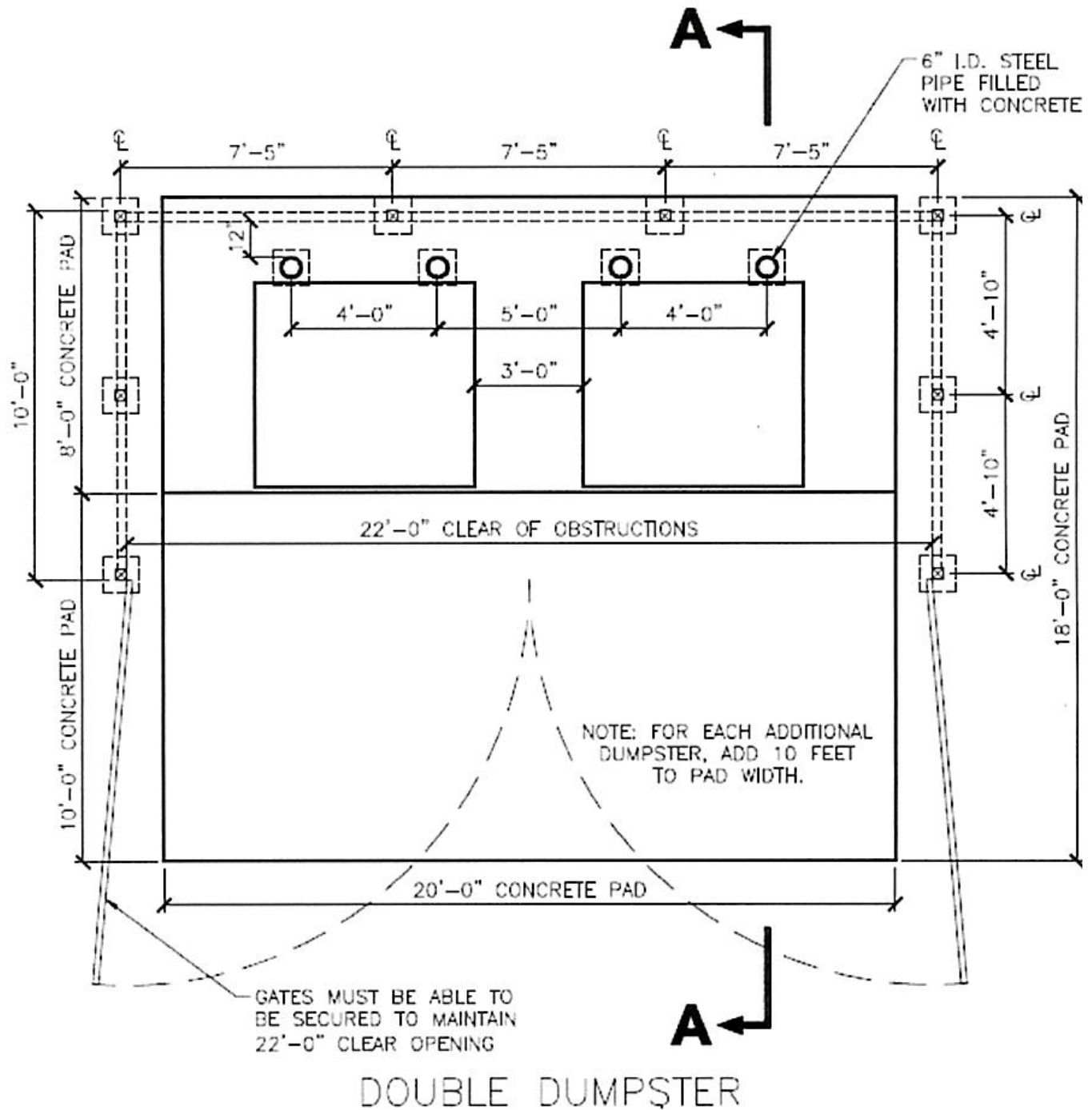
SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the *grade plane* and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

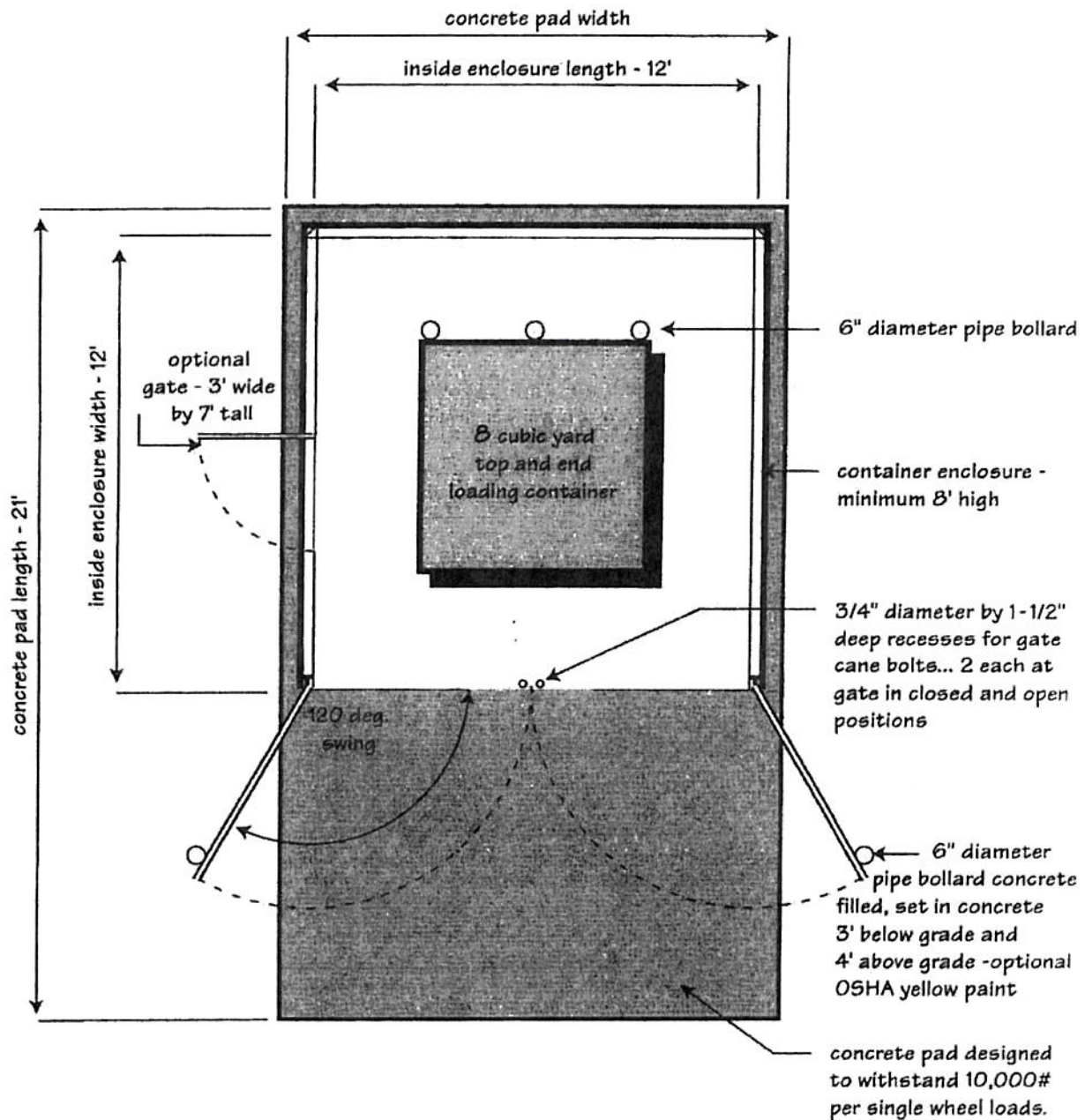
Exception: Where *approved* by the *fire code official*, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed *stairway* with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

Republic Services®

Double Dumpster Enclosure Sizing



Republic Services Container Enclosure Plan

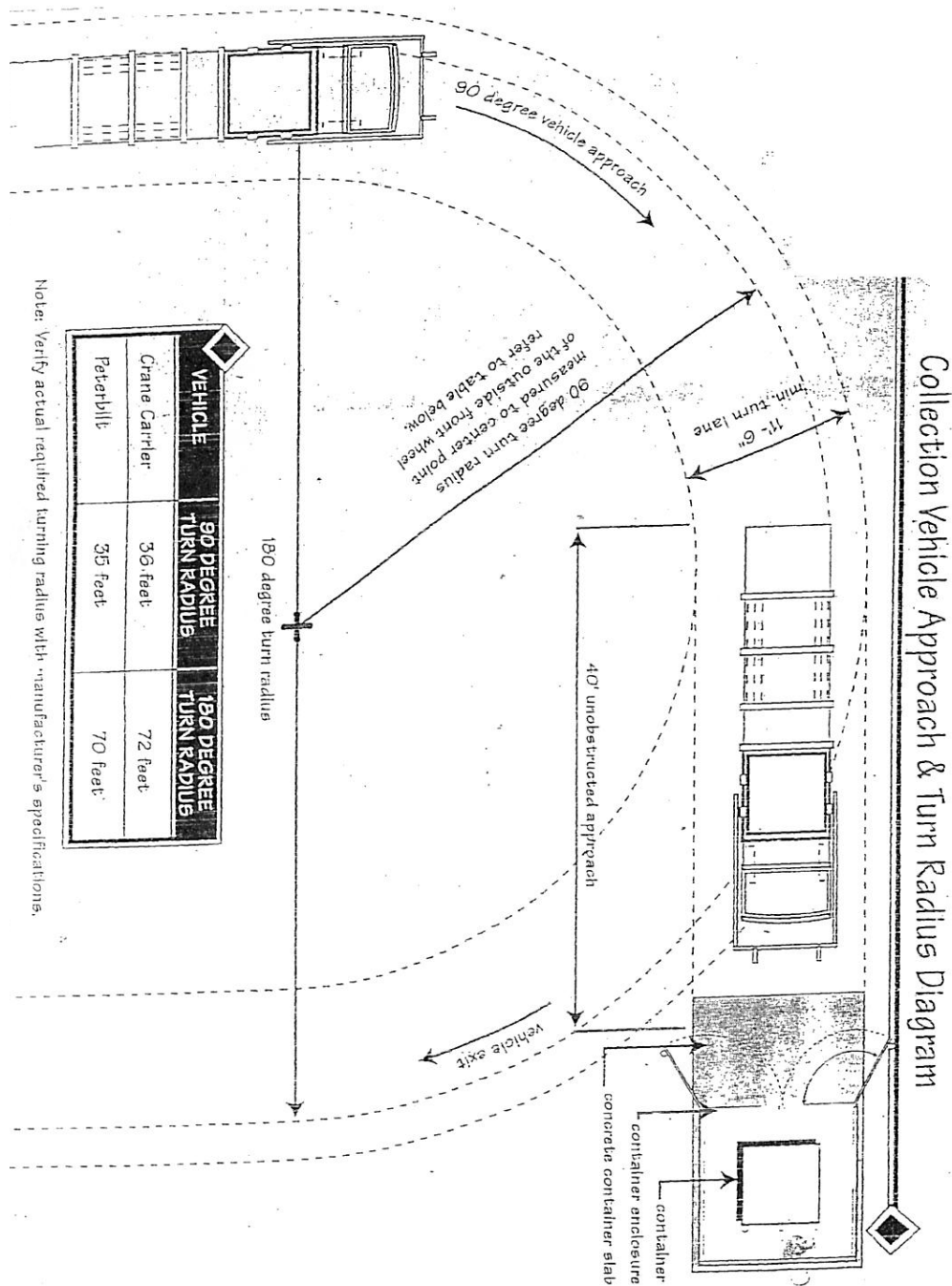


gate posts must be within inside perimeter



We'll handle it from here.®

Republic Services Container Enclosure Plan



We'll handle it from here.®