



**Planning Commission
Meeting Agenda
September 16, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84038901471>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. September 2nd Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|--|--|
| 1. J Street Apartments Subdivision, Lot 1
3110 SE J St. (PLA25-0018) | Property Line Adjustment |
| 2. Railroad Addition, Block 5, Lot 11
204 Southeast 3rd Street (PLA25-0023) | Property Line Adjustment |
| 3. Casey's General Store
NW Corner of Greenhouse and Regional Airport Boulevard (LSD24-0036) | Large Scale Development
Extension |

IV. New Business

- | | |
|---|--------------------------------|
| 1. Game Aerospace Maintenance Hangar
3001 Southwest I Street (LSD25-0034)
Waiver #1: Section 401.09(e)(b) Industrial districts - trash receptacles
Waiver #2: Section 1100.24 (j) overhead door facing SW I St. | Large Scale Development |
| 2. Young's Addition Block 3, Lots 16 & 17
823 & 825 Southeast 5th Street (LS24-0050) | Lot Split |

Advertised Public Hearings

- | | |
|---|------------------|
| 1. Hill
1711 Southwest 2nd Street (RZ25-0038)
Rezoning: A-1 Agriculture, to R-1 Low Density Single Family Residential | Rezoning* |
| 2. Goins
804 Northwest 13th Street (RZ25-0033) | Rezoning* |

Rezoning: R-1 Low Density Single Family Residential to R-2, Medium Density Two Family and Townhome Residential (Enhanced Review)

3. Amped Electric Games Conditional Use Permit*

1807 Southwest 2nd Street and 2301 Southwest 2nd Street (CU25-0027)

Long-term Temporary Use in PUD, Planned Unit Development.

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment



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

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1581/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, Bonnie Bridges, Casey Hackler, Claire Wise

I. Call to Order

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

II. Approval of Minutes

1. August 19th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Commissioner Ibekwe, second by Commissioner Bryant.
- Minutes are approved 7-0.
- Commissioner Kerr requests, without objection, that Item 1 under Consent Agenda be moved to item 1 under New Business. No objections heard.

III. Consent Agenda

1. Sage Valley Subdivision

Preliminary Plat

North of Valley and Fillmore St ([PP25-0006](#))

- Condition added that the developer shall provide replacement trees for all storm drainage and utility work within the Tiger Blvd. right-of-way at a ratio of 1:1.
- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda with associated conditions is approved 7-0.

IV. New Business

1. Calvary Church Addition

Large Scale Development

2610 E Central Ave ([LSD25-0027](#))

- Condition for perimeter screening and mechanical screening
- Mr. Adler provides an overview of the staff report.

- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the large scale development and add the following conditions:
 - Developer shall provide perimeter screening.
 - Developer shall fully screen rooftop mechanical equipment on all sides.
- Large scale development with associated conditions is approved 7-0.

2. **West Edge Bungalows Parking** **Waiver**

Waiver

500 Block of SW E St. ([WAV25-0014](#))

- Mr. Adler provides an overview of the staff report. Waiver is to provide 7 parking spaces instead of the required 8.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the waiver.
- Waiver is approved 7-0.

Advertised Public Hearings

1. **Wilkinson**

Rezoning*

401 Southeast C Street ([RZ25-0036](#))

Rezoning: DN-2, Downtown Medium Density Residential to D-E,
Downtown Edge (Enhanced Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- There is no representative present.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezone.
- Rezone is approved 6-1 with Davis voting no.

2. **Compton Hotel – Temporary Parking**

Conditional Use Permit*

202 SE 2nd St. ([CU25-0025](#))

Temporary gravel parking lot

- Mr. Adler provides an overview of the staff report with the added condition that the applicant will obtain a grading permit.
- Chairman Wright opens the public hearing.
- Kierie with CEI, 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 conditional use permit and add the following conditions:
 - Permit shall be valid for 1 year.
 - The applicant shall obtain approval for a grading permit before installing the gravel lot.
- Conditional use permit with conditions is approved 7-0.

3. **Walmart Stores / Wing Drone** **Delivery**

Conditional Use Permit*

406 S Walton Blvd ([CU25-0028](#))

Long-Term Temporary Uses or Structures

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Nathan Crouch with CEI, 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 conditional use permit and add the following conditions:
 - Drone launch and landing operations shall be limited to the hours of 7 a.m. to 9 p.m., local time.
 - Applicant shall meet quarterly with City/VBT staff to coordinate airspace usage and any operational changes.
 - The Applicant shall install an eight-foot safety fence around drone facilities.
- Conditional use permit is approved 7-0.

4. **La Dimora Sociale**

Conditional Use Permit*

414 Southeast 6th Street ([CU25-0022](#))

Long-Term Temporary Uses or Structures

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Kate Sbarro, representing the applicant, is present to answer questions.
- Caitlin Wells, Abby Flinger, Kendra Khuns, Josie Lloyd, and Bill Butler expresses support for the conditional use permit.
- Tom Gheen expresses concerns with parking.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Commissioners discuss noise levels from events.
- Planning Commission and staff discuss the conditional use permit 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.
 - "Wellness gatherings" will be limited to a maximum of 4 per month and be subject to Fire Marshall requirements for building occupancy and, notwithstanding the foregoing, no more than 20 people shall be allowed per gathering.
 - Hours shall be between 7 am and 9 pm.
- Conditional use permit is approved 7-0.

5. **Cornerstone Lutheran Church**

Conditional Use Permit*

2502 Southwest 14th Street, Suites 12 & 14 ([CU25-0024](#))

Religious Facilities within C-2, General Commercial

- Mr. Adler provides an overview of the staff report.

- Chairman Wright opens the public hearing.
- Ross Shartran, 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 conditional use permit
- Conditional use permit is approved 7-0.

6. 911 SE Walton Blvd LLC

Rezoning*

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

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Taylor McBride with Natural State Engineering, 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.
- Rezone is approved 7-0.

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)

- Chairman Wright recuses himself and leaves the chambers.
- Mr. Adler provides an overview of the staff report.
- Vice Chairman Davis opens the public hearing.
- Carter Wright with RB Group, the applicant, is present to answer questions.
- Vice Chairman Davis closes the public hearing.
- Vice Chairman Davis opens discussion among commissioners.
- Planning Commission and staff discuss the rezone.
- Rezone is approved 6-0 with Commissioner Wright recusing himself.

V. Other New Business

VI. Old Business

VII. Other Business

1. FOIA Update – Definition of a “Governing Body”

Admin

- During tech review, Ms. Bridges provides an update from the Municipal League on the definition of a governing body which causes Planning Commission to now fall into that definition.

2. Guide for Trash Collection

Informational

- Mr. Adler provides an overview of the trash collection guide during tech review.

3. Unified Development Code Update

Informational

<https://www.planbentonville.com/>

- Mr. Overstreet provides information about the status of the unified development code and the upcoming developers forum on September 19th.

VIII. Adjournment

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



Consent Agenda Item [PLA25-0018](#)

For the Planning Commission meeting on September 16, 2025

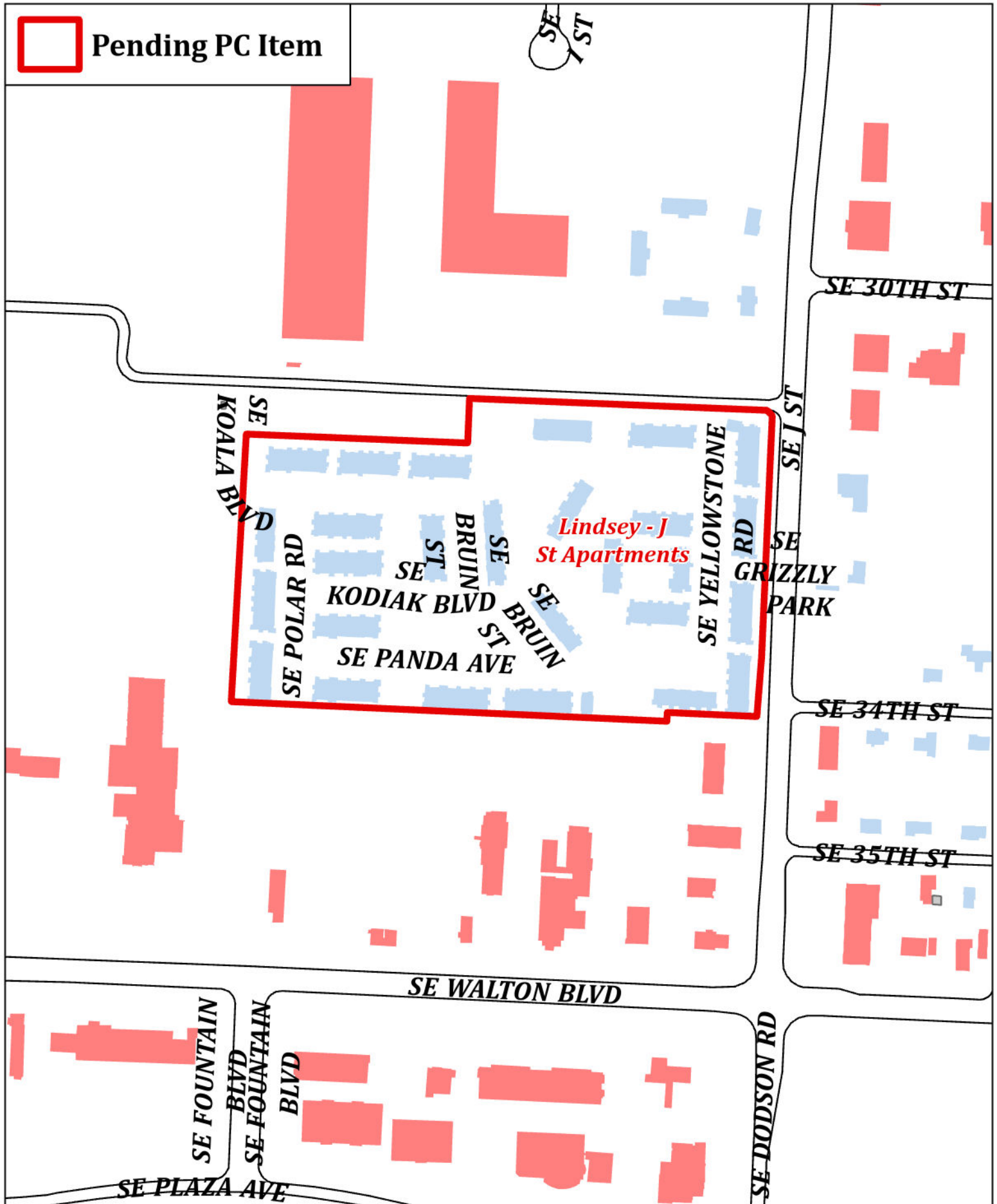
Details

Property Line Adjustment: Parcels 01-00177-000 and 01-00157-000, Creating Lot 1 of J Street Apartments Subdivision. 3110 SE J Street, R-4, High Density Multifamily Residential, PLA25-0018.

A Property Line Adjustment of Parcels 01-00177-000 and 01-00157-000 Creating Lot 1 J Street Apartments Subdivision. The plat is dedicating 0.11 acres of right-of-way along SE J St. as well as 3 utility easements, an access easement, and a drainage easement. The lot has direct access to SE J Street, an arterial road. The large scale development for the site was approved by the planning commission on December 3, 2024.



Pending PC Item



PLA25-0018
Lindsey - J St Apartments
3110 SE J ST

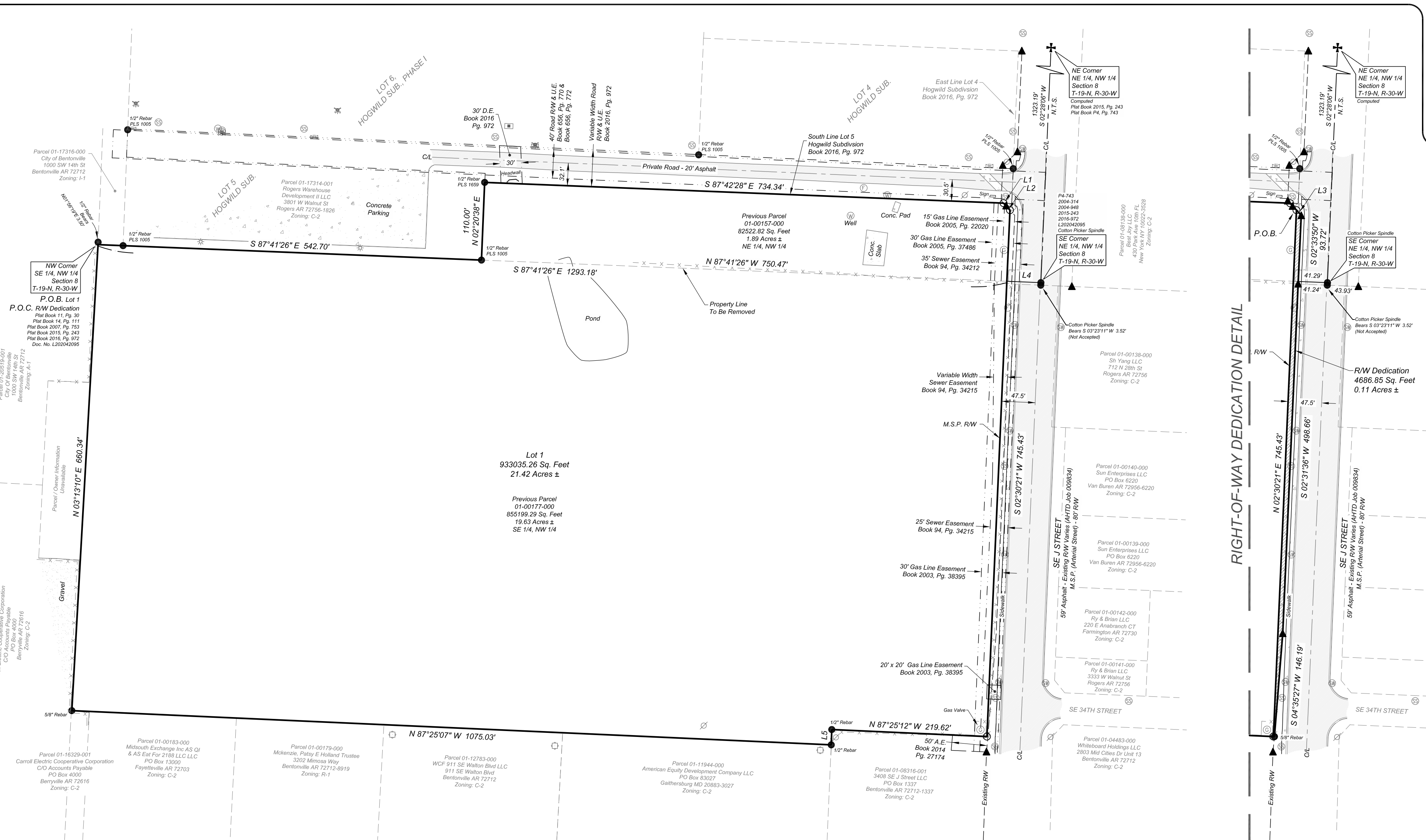


Vicinity Map

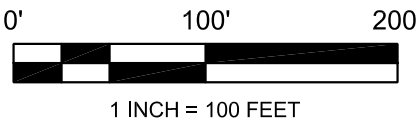
The map shows the site location relative to major roads and landmarks. Key features include:

- Highways:** I-12, I-29, I-55, and I-49.
- Major Roads:** SE Walton Blvd, SE 22nd St, SE 28th St, SE 30th St, S Rainbow Rd, S Dodson Rd, S 45th St, SE Moberly Ln, SW 1 St, Elk Rd, and S 62nd St.
- Landmarks:** N.T.S. (North Texas State), S 1st St, and S 2nd St.
- Directional Indicators:** A compass rose indicates North (N) is towards the top-left.
- Site Location:** The site is located on SE Walton Blvd, between SE 28th St and SE 30th St, and between S 1st St and S 2nd St.

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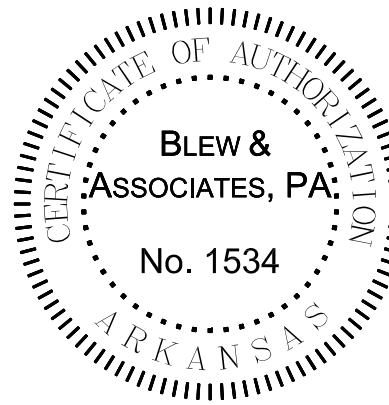
LINE	BEARING	DISTANCE
L1	S 42°22'18" E	5.35'
L2	S 42°44'51" E	8.08'
L3	S 42°44'51" E	9.89'
L4	N 87°41'26" W	48.22'
L5	S 02°00'41" W	21.68'



BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
CONVERGENCE ANGLE = 16.527920"
COMBINED SCALE FACTOR (GROUND TO GRID) = 0.999964689
LATITUDE = 36°20'20.54681"
LONGITUDE = -94°12'07.13200"

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (CL)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U.E.)
- ACCESS EASEMENT (A.E.)
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- A.H.T.D. RW MONUMENT
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRICAL BOX
- SANITARY SEWER
- STORM WATER
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- DRAINAGE EASEMENT
- D.E.
- P.O.B.
- P.O.C.
- NOT TO SCALE
- M.S.P.



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE _____ DAY OF _____, 20____.

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

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: J.C. - 6/11/2025	REVIEWED BY: W.L.	SURVEYED BY: J.W.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 20-1889	
LOCATION: SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST		
FOR THE USE AND BENEFIT OF: J STREET APARTMENTS		

UTILITY EASEMENT #1

LINE	BEARING	DISTANCE
E1	S 87°41'26" E	33.27'
E2	S 02°28'10" W	33.61'
E3	S 87°31'50" E	1.22'
E4	S 02°28'10" W	45.19'
E5	S 87°33'22" E	518.05'
E6	S 02°26'38" W	15.00'
E7	N 87°33'22" W	133.37'
E8	S 02°25'57" E	253.48'
E9	N 88°06'06" E	157.48'
E10	N 87°20'25" E	32.76'
E11	N 86°16'27" E	35.13'
E12	S 02°13'39" E	24.16'
E13	S 40°59'19" E	191.47'
E14	S 28°05'02" E	86.36'
E15	S 63°40'55" W	22.45'
E16	N 87°12'59" W	168.75'
E17	N 88°49'40" W	28.21'
E18	N 87°12'59" W	168.75'
E19	S 80°55'12" W	16.62'
E20	N 82°48'40" W	38.86'
E21	N 66°50'39" W	22.47'
E22	N 87°26'51" W	203.83'
E23	S 03°23'08" W	88.71'
E24	N 87°59'00" W	79.92'
E25	N 47°11'37" W	11.98'
E26	N 02°03'33" E	151.14'
E27	N 02°03'16" E	8.43'
E28	N 03°02'21" E	164.03'
E29	N 11°22'08" W	14.75'
E30	N 66°40'18" W	5.94'
E31	N 16°25'54" W	10.51'
E32	N 38°35'47" E	7.51'
E33	N 10°16'21" W	24.23'
E34	N 01°22'32" E	174.75'
E35	N 87°31'28" W	48.56'
E36	S 02°28'10" W	100.87'
E37	N 87°23'24" W	25.07'
E38	N 03°13'10" E	194.31'
E39	S 87°31'30" E	52.39'
E40	S 01°01'54" W	151.74'
E41	N 81°49'32" E	15.82'
E42	N 00°41'22" E	148.28'
E43	S 88°02'10" E	62.16'
E44	S 87°32'59" E	188.73'
E45	S 02°26'44" E	260.21'
E46	S 26°22'45" W	32.08'
E47	S 00°40'29" W	170.00'
E48	S 34°42'00" E	11.87'
E49	N 82°48'40" W	19.97'
E50	N 66°50'39" W	23.09'
E51	N 87°26'51" W	221.34'
E52	S 03°23'09" W	88.85'
E53	N 87°59'00" W	59.34'
E54	N 02°03'33" E	146.96'
E55	S 79°00'10" E	48.04'
E56	N 12°14'55" E	15.26'
E57	N 76°30'14" W	50.95'
E58	N 03°02'21" E	153.44'
E59	N 11°22'08" W	56.10'
E60	N 01°22'15" E	174.61'
E61	S 87°59'52" W	158.17'
E62	S 87°20'25" W	32.90'
E63	S 86°16'27" W	19.79'
E64	N 02°33'38" W	14.03'
E65	N 40°59'19" W	195.05'
E66	N 28°05'02" W	70.95'
E67	S 87°26'51" E	196.65'
E68	S 87°12'59" E	182.10'
E69	S 38°06'25" E	16.64'
E70	S 00°40'29" W	163.53'
E71	S 33°26'04" W	25.51'

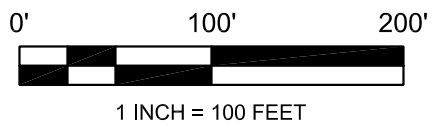
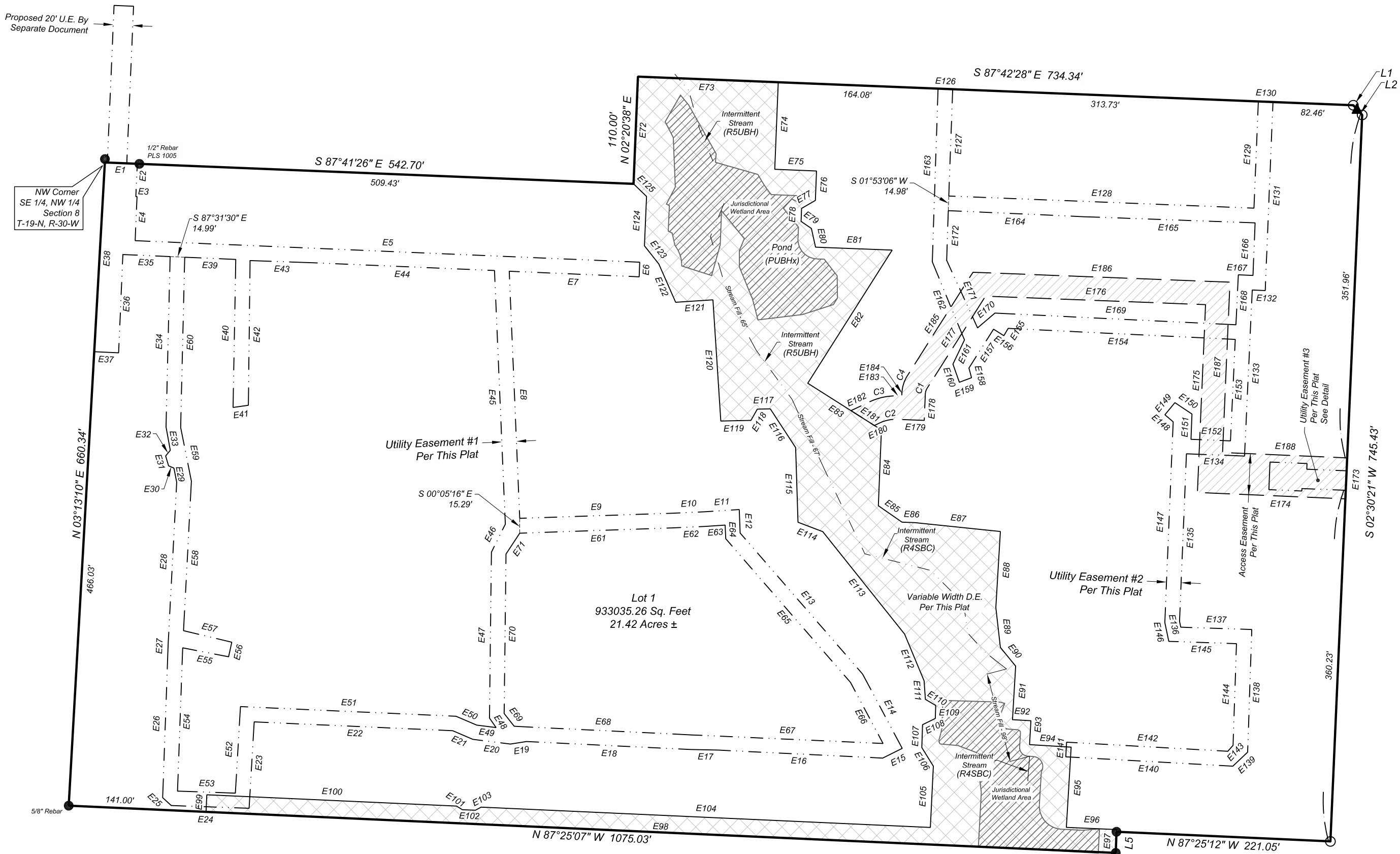
PROPERTY LINE ADJUSTMENT

Creating Lot 1, J Street Apartments Subdivision Easement Dedications & Planned Wetlands Area

LINE	BEARING	DISTANCE
L1	S 42°22'18" E	5.35'
L2	S 42°44'51" E	8.08'
L5	S 02°00'41" W	21.68'

Legend of Symbols & Abbreviations

	BOUNDARY LINE
	UTILITY EASEMENT (U.E.)
	ACCESS EASEMENT (A.E.)
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR & CAP
	A.H.T.D. RW MONUMENT

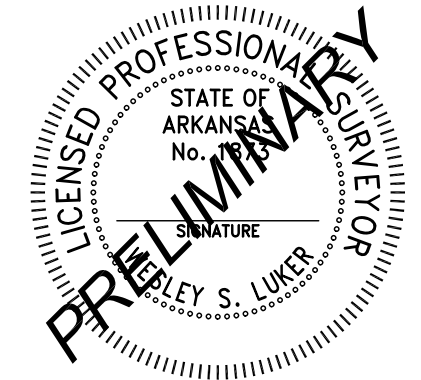


PLA25-0018

BASIS OF BEARING:
NAD 83
CONVERGENCE ANGLE = -11°52'39.20"
DISTANCES SHOWN ON PLAT ARE GROUND.
COMBINED SCALE FACTOR (GROUND TO GRID) = 0.999964689
LATITUDE: 36°20'20.5489"
LONGITUDE: -94°12'01.13200"



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 20____.



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

DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
E72	N 02°20'38" E	110.00'
E73	S 87°42'28" E	144.03'
E74	S 02°17'32" W	89.37'
E75	S 87°42'28" E	42.89'
E76	S 02°12'25" W	30.15'
E77	S 59°57'52" W	16.36'
E78	S 02°12'25" W	13.33'
E79	S 55°33'02" E	12.81'
E80	S 12°32'12" E	19.65'
E81	S 87°47'35" E	78.58'
E82	S 32°22'54" W	161.58'
E83	S 57°37'06" E	89.47'
E84	S 02°18'03" W	77.74'
E85	S 55°10'42" E	29.45'
E86	S 87°41'57" E	13.33'
E87	S 84°06'25" E	88.12'
E88	S 03°26'13" W	78.07'
E89	S 06°30'17" E	41.16'
E90	S 39°20'32" E	24.75'
E91	S 03°26'13" W	55.00'
E92	S 86°33'47" E	19.00'
E93	S 03°26'13" W	24.50'
E94	S 86°33'47" E	42.76'
E95	S 03°26'13" W	82.38'
E96	S 87°25'12" E	51.59'
E97	S 02°00'41" W	23.88'
E98	N 87°25'07" W	934.03'

LINE	BEARING	DISTANCE
E99	N 02°34'53" E	17.50'
E100	S 87°25'07" E	256.41'
E101	S 58°01'45" E	7.13'
E102	S 88°01'45" E	13.33'
E103	N 61°58'15" E	6.59'
E104	S 87°25'07" E	461.28'
E105	N 02°47'01" E	62.91'
E106	N 31°58'45" W	22.43'
E107	N 01°57'13" E	23.42'
E108	N 63°39'11" E	14.58'
E109	N 01°57'13" E	13.33'
E110	N 59°44'44" W	12.30'
E111	N 04°03'19" W	19.10'
E112	N 22°36'00" W	51.90'
E113	N 38°38'57" W	134.42'
E114	N 69°13'10" W	27.13'
E115	N 01°50'09" W	76.57'
E116	N 33°11'20" W	47.43'
E117	S 88°43'52" W	13.33'
E118	S 29°49'07" W	13.23'
E119	S 88°43'52" W	30.87'
E120	N 03°43'33" W	124.51'
E121	S 86°16'27" W	38.37'
E122	N 23°44'52" W	42.81'
E123	N 38°14'43" W	23.85'
E124	N 02°28'10" E	50.55'
E125	N 45°42'37" W	18.60'

UTILITY EASEMENT #2

LINE	BEARING	DISTANCE
E126	S 87°42'28" E	15.03'
E127	S 02°07'26" W	109.58'
E128	S 87°43'48" E	313.28'
E129	N 02°21'49" E	109.46'
E130	S 87°42'28" E	15.00'
E131	S 02°21'35" W	193.42'
E132	N 87°42'10" W	13.29'
E133	S 02°40'32" W	170.34'
E134	N 87°48'46" W	59.57'
E135	S 02°22'51" W	171.87'
E136	S 11°56'00" E	6.14'
E137	S 88°07'42" E	72.89'
E138	S 01°55'43" W	125.79'
E139	S 46°33'52" W	20.94'
E140	N 86°46'56" W	171.58'
E141	N 03°13'04" E	15.00'
E142	S 86°46'56" E	165.53'
E143	N 42°05'08" E	8.11'
E144	N 01°55'43" E	104.36'
E145	N 88°04'17" W	69.46'
E146	N 11°56'00" W	19.69'
E147	N 02°22'51" E	205.92'
E148	N 49°35'05" W	11.16'
E149	N 39°39'04" E	16.11'

LINE	BEARING	DISTANCE
E150	S 56°26'57" E	21.04'
E151	S 02°12'31" W	25.95'
E152	S 87°48'12" E	40.49'
E153	N 02°41'45" E	104.06'
E154	N 87°12'59" W	233.16'
E155	S 30°47'59" W	8.70'
E156	N 57°37'06" W	12.49'
E157	S 32°22'54" W	47.14'
E158	S 14°54'28" E	10.30'
E159	S 69°33'56" W	13.31'
E160	N 19°31'54" W	19.72'
E161	N 25°26'13" E	27.48'
E162	N 22°22'14" W	86.59'
E163	N 01°54'35" E	177.61'
E164	S 87°25'49" E	139.39'
E165	S 87°56'14" E	175.58'
E166	S 02°21'49" W	53.89'
E167	N 87°43'04" W	15.00'
E168	S 02°44'23" W	51.30'
E169	N 87°12'59" W	247.49'
E170	S 49°37'12" W	23.39'
E171	N 24°37'12" W	76.14'
E172	N 01°54'00" E	51.00'

ACCESS EASEMENT

LINE	BEARING	DISTANCE
E173	S 02°30'21" W	42.00'
E174	N 87°31'32" W	151.89'
E175	N 02°28'28" E	192.68'
E176	N 87°47'35" W	225.85'
E177	S 32°22'54" W	111.84'
E178	S 02°18'03" W	26.99'
E179	N 87°41'57" W	27.79'
E180	S 64°37'10" W	6.22'
E181	N 57°37'06" W	28.37'
E182	N 64°37'10" E	21.35'
E183	S 87°41'57" E	3.79'
E184	N 02°18'03" E	2.99'
E185	N 32°22'54" E	125.64'
E186	S 87°47'35" E	263.77'
E187	S 02°28'28" W	174.79'
E188	S 87°31'32" E	127.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	12.00'	6.30'	6.23'	S 17°20'28" W
C2	38.00'	18.36'	18.18'	S 78°27'36" W
C3	62.00'	29.95'	29.66'	N 78°27'36" E
C4	36.00'	18.90'	18.68'	N 17°20'28" E

UTILITY EASEMENT #3

LINE	BEARING	DISTANCE
E189	N 87°42'10" W	45.00'
E190	S 02°09'39" W	2.50'
E191	N 87°42'10" W	33.81'
E192	N 02°18'05" E	28.33'
E193	S 87°42'10" E	37.98'
E194	S 02°17'50" W	5.83'
E195	S 87°42'10" E	40.89'
E196	S 02°30'21" W	20.00'

BLEW & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. - 6/11/2025	W.L.	J.W.

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	20-1889

LOCATION:
SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST

FOR THE USE AND BENEFIT OF:

J STREET APARTMENTS



Railroad Addition, Block 5, Lot 11

204 Southeast 3rd Street

PC Date: 9/16/2025

Staff Report Details

Project Number	(PLA25-0023)
Applicant / Current Owner	Bates & Associates / Jason Wooten
Site Area	+/- [0.50] Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Lot 2 of Railroad Addition Block 5, Creating Lot 1 of Railroad Addition, Block 5. 204 Southwest 3rd Street, R-1, Low Density Single Family Residential, PLA25-0023.

A Property Line Adjustment of Lot 2 of Railroad Addition Block 5, Creating Lot 1 of Railroad Addition, Block 5. The plat is dedicating 0.05 acres of right-of-way along SE 3rd and SE A Streets along with a utility easement. The lot has direct access to Southeast A Street, a Local Downtown road.

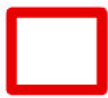
Project Details

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

SE HENRY

SE 3RD ST

Creating Lot
11 Block 5

SE B ST

SE 4TH ST

SE A ST



PLA25-0023
Creating Lot 11 Block 5 Railroad Addition
204 SE 3RD ST



PROPERTY LINE ADJUSTMENT ON A PART OF LOT 2,
BLOCK 5 CREATING NEW LOT 11, BLOCK 5 OF RAILROAD
ADDITION

RECORDING NUMBER/DATE

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

REFERENCE DOCUMENTS:

1. PLAT OF SURVEY FILED IN BOOK 3 AT PAGE 261
2. PLAT OF SURVEY FILED IN BOOK 10 AT PAGE 158
3. PLAT OF SURVEY FILED IN BOOK 33 AT PAGE 66
4. PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 34225
5. PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 321
6. PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 63047
7. PLAT OF SURVEY FILED IN BOOK 11 AT PAGE 4
8. PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 66
9. PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 39733
10. FINAL PLAT RAILROAD ADDITION FILED IN BOOK A AT PAGE 38
11. REPLAT OF RAILROAD ADDITION FILED IN BOOK P4 ST PAGE 742
12. PLAT OF SURVEY DATED 11/17/2021, PREPARED BY
BATES & ASSOCIATES FOR KATHRYN LOWELL, JOB #21-365
13. REPORT OF SURVEY FILED IN BOOK 2015 AT PAGE 7779
14. WARRANTY DEED FILED IN BOOK L2024 AT PAGE 62428
15. WARRANTY DEED FILED IN BOOK L2024 AT PAGE 62428
16. WARRANTY DEED FILED IN BOOK L2021 AT PAGE 67280

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

OWNER'S CERTIFICATION:

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

DATE OF EXECUTION: _____

SIGNED: _____

SOURCE OF TITLE: W.D. L202462428

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR, CITY OF BENTONVILLE

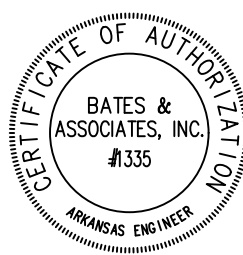
SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

PROPERTY OWNER:
JASON M. WOOTEN
204 SE 3RD ST
BENTONVILLE, AR 72712
atg@flintlocklab.com
(479)-442-9350



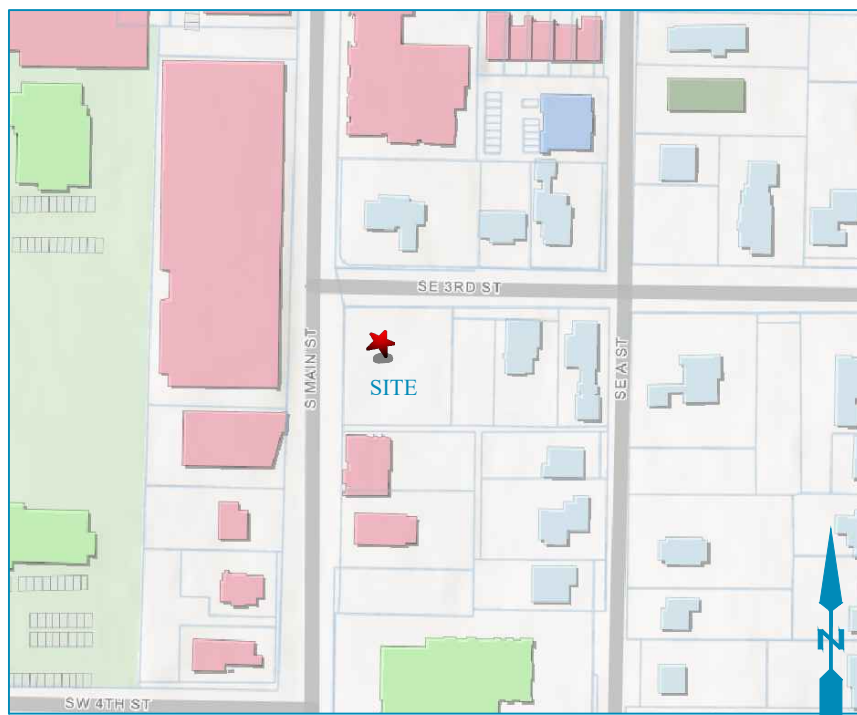
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 19TH DAY OF MARCH, 2025.



DATE: _____

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #PLA25-0023

M.S.P. R/W DEDICATION
PER THIS PLAT
(GREY HATCHED AREA)
0.05 ACRES +/-
2147.95 SQ. FT.

ADJACENT LAND OWNERS

- 1) COTTAGES OF THE SQUARE LLC
SE 3RD ST
BENTONVILLE, AR
PARCEL #01-03808-000
W 1/2 LOT 7, BLOCK 4 RAILROAD ADD.
ZONED: D-E
- 2) RICCA FAMILY LIVING TRUST -
GREGORY F & DALLIE F
205 SE 3RD ST
BENTONVILLE, AR
PARCEL #01-03807-000
E 1/2 LOT 7, BLOCK 4 RAILROAD ADD.
ZONED: R-1
- 3) ROBINSON FAMILY TRUST - RONNIE
L & CANDY B
206 SE 3RD ST
BENTONVILLE, AR
PARCEL #01-03814-000
LOT 10, BLOCK 5 RAILROAD ADD.
ZONED: R-1
- 4) IMAGE MATTERS INC
305 SE A ST
BENTONVILLE, AR
PARCEL #01-03816-000
S 50' LOT 2 EXC 50', BLOCK 5
RAILROAD ADD
ZONED: R-1
- 5) BUCKMASTER HOLDING LLC
306 SE A ST
BENTONVILLE, AR
PARCEL #01-03785-000
LOT 27, BLOCK 3, RAILROAD ADD
ZONED: D-E
- 6) CARRUTH REVOCABLE TRUST,
SAMUEL LEE JR. - CARRUTH, CHERYL
FREEMAN & CARRUTH REVOCABLE
TRUST, CHERYL F
108 SE 3RD ST
BENTONVILLE, AR
PARCEL #01-03784-000
LOT 24, BLOCK 3 RAILROAD ADD
ZONED: D-E
- 7) HARPER, DIANE C
109 SE 3RD ST
BENTONVILLE, AR
PARCEL #01-03778-000
LOT 20, BLOCK 2 RAILROAD ADD
ZONED: D-E

POC
POB M.S.P. R/W DEDICATION
PER THIS PLAT
NW CORNER
LOT 2, BLOCK 5
PER SURVEY 3-261

PARENT TRACT
LOT 2, BLOCK 5
PARCEL #01-03815-000
23,795.26 SQ. FT.
0.55 ACRES +/-

TOTAL ACREAGE
NEW LOT 11, BLOCK 5
0.50 ACRES +/-
21,647.31 SQ. FT.

PARCEL #01-03816-000
W.D. L2021-67280
BATES & ASSOCIATES PROJECT #21-365
NOT A PART OF THIS SURVEY

FIELD WORK:
MARCH 14, 17, 18 & 19, 2025

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED
WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD
INSURANCE PROGRAM FLOOD INSURANCE
RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05067C025K. DATED 06/05/2012)

EXISTING WARRANTY DEED SURVEY DESCRIPTION: (B. L2024 AT PAGE 62428)
LOT 2 IN BLOCK 5 IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, EXCEPT A STRIP OF LAND 50 FEET WIDE SQUARELY OFF THE EAST END OF LOT. ALSO,
EXCEPT A STRIP OF LAND 50 FEET WIDE SQUARELY OFF THE SOUTH SIDE OF SAID LOT 2.

NEW LOT 11:
A PART OF LOT 2, BLOCK 5, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT
ON THE SOUTH RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S87°58'13"E 146.00' AND
S02°32'19"W 10.93' FROM THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE: S02°32'19"W
154.56' TO AN EXISTING REBAR, THENCE N86°20'33"W 140.87' TO THE EAST MASTER STREET PLAN
RIGHT-OF-WAY OF SOUTHEAST A STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING:
N02°17'23"E 75.53', N05°43'15"W 3.76', N01°24'06"E 71.81' TO THE SOUTH MASTER STREET PLAN
RIGHT-OF-WAY OF SOUTHEAST 3RD STREET, THENCE LEAVING SAID EAST RIGHT-OF-WAY AND
ALONG SAID SOUTH RIGHT-OF-WAY S87°46'38"E 143.28' TO THE POINT OF BEGINNING, CONTAINING 0.50
ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION PER THIS PLAT:
A PART OF LOT 2, BLOCK 5, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT
ON THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 5 AND RUNNING THENCE S87°58'13"E 146.00' TO AN
EXISTING REBAR, THENCE S02°32'19"W 10.93' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF
SOUTHEAST 3RD STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°46'38"W 143.13' TO THE EAST
MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST A STREET, THENCE LEAVING SAID SOUTH
RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING: S01°24'06"W 71.81',
S05°43'15"E 3.73', S02°17'23"W 75.53', THENCE LEAVING SAID EAST RIGHT-OF-WAY N86°20'33"W 143.27' TO
AN EXISTING REBAR, THENCE N02°15'37"E 161.36' TO THE POINT OF BEGINNING, CONTAINING 0.05
ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY ZONED:
R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)
-C.O.B. ZONE 3 OUTER SAFETY ZONE (OSZ)

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

PLAT NOTES:

- 1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER SURVEY 3-261.
- 2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- 3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS,
AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR
REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST
UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO
EXIST THAT WERE NOT SHOWN ON THIS PLAT.
- 5) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. ALL SIDEWALKS
SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- 6) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND
ELECTRIC SERVICE.
- 7) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT
FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- 8) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 9) THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES BEING REQUESTED WITH THIS PROJECT.
- 10) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL
SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET,
AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- 11) THIS PROPERTY IS LOCATED IN ZONE C (3) OUTER SAFETY ZONE (OSZ) AND ZONE A (1) RUNWAY PROTECTION ZONE (RPZ) - CITY
OF BENTONVILLE MUNICIPAL AIRPORT.

BEUD NOTES:

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

FOR USE AND BENEFIT OF:
FLINTLOCK LAB
ADDRESS:
204 SOUTHEAST 3RD STREET
BENTONVILLE, ARKANSAS
DATE: 09/16/25 SCALE: 1"=20'
LOCATION: RAILROAD ADDITION
LOT 2
BLOCK 5
SURVEYED: DRAFTED:
TR HH, BA
DRAFT DATE: 09/16/25
REVIEWED: DT
COA #1335

BATES
Engineers - Surveyors
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350
BATES & ASSOCIATES, INC. Copyright 2025
This survey was conducted for the person or persons whose name(s) appear on this plan. This plan is
protected by copyright. No one including the person(s) named may reproduce this plan without the
express written consent of Bates & Associates, Inc. Surveyor has made no independent
investigation for easements of record, encroachments, restrictive covenants, ownership title
evidence, or any other fact which a complete and accurate title search may disclose. Any flood
statement provided on this plan is for information only and Bates & Associates, Inc. assumes no
liability for the correctness of the herein cited maps, furthermore the above statement does not
represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:

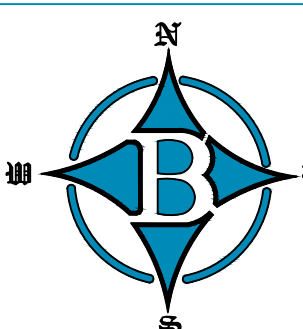
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- (R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
● FOUND 5/8" REBAR
● SET 5/8" REBAR/CAP
● FOUND 3/4" REBAR
● FOUND 1/2" REBAR
● AC CONDENSER UNIT

- ELECTRICAL METER
ELECTRICAL BOX
CABLE VAULT
ELECTRICAL OUTLET
FIBER OPTIC VAULT
GAS METER
SANITARY SEWER MH
GRATED INLET
STORM SEWER MH

- WATER METER
FIRE HYDRANT
WATER VALVE
GAS MAIN

- BOUNDARY LINE (MEASURED)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE



SUBMITTAL #	DATE
SUBMITTAL #1	8/15/25



Casey's General Store

NW Corner of Greenhouse and Regional Airport Boulevard

PC Date: 9/16/2025

Staff Report Details

Project Number	(LSD24-0036)
Applicant / Current Owner	Halff / Greenhouse-Highway 12 LLC
Site Area	+/- [1.53] Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Gas Station
Related projects	RZ24-0012, WAV24-0008

Property Description

The Casey's at Greenhouse and Regional Airport was approved by the Planning Commission on October 15, 2025. There was a condition to install a 12' sidepath on Regional Airport or as approved by ARDOT and two waivers: WAV24 0008 for the Building Placement and WAV24-0015 for the northerly driveway's distance from the intersection, with right in right out requirements. The project was waiting for The Reserve to install downstream sewer facilities to serve the proposed convenience store and gas station. The applicant is requesting a 6-month extension and is pursuing alternate sewer facilities at this time as the intended sewer facilities are not progressing in a timely manner.

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**



September 11, 2025

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

Re: Casey's General Store (Greenhouse/Hwy 12)
LSD24-0036
WAV24-0008
WAV24-0015

Dear City of Bentonville Planning Department,

On behalf of Casey's Marketing Company, Halff is submitting this formal request for a 6-month extension on the Large-Scale Development plan for LSD24-0036. Two waivers (WAV24-0008 & WAV24-0015) were requested for this project. The original Planning Commission meeting for this project was held on October 15, 2024, and approval was received on October 16, 2024.

The project has been delayed while the development to the north, The Reserve at Bentonville, proceeds with construction of sanitary sewer infrastructure needed to serve this property. Alternative sanitary sewer options are being explored to allow the development of this Casey's General Store to continue if the offsite sanitary sewer completion date cannot be determined.

I can be reached at (479) 579-3963 or dhiggins@halff.com. Please let me know if you have any questions or concerns. Thank you for your help.

Sincerely,
Halff

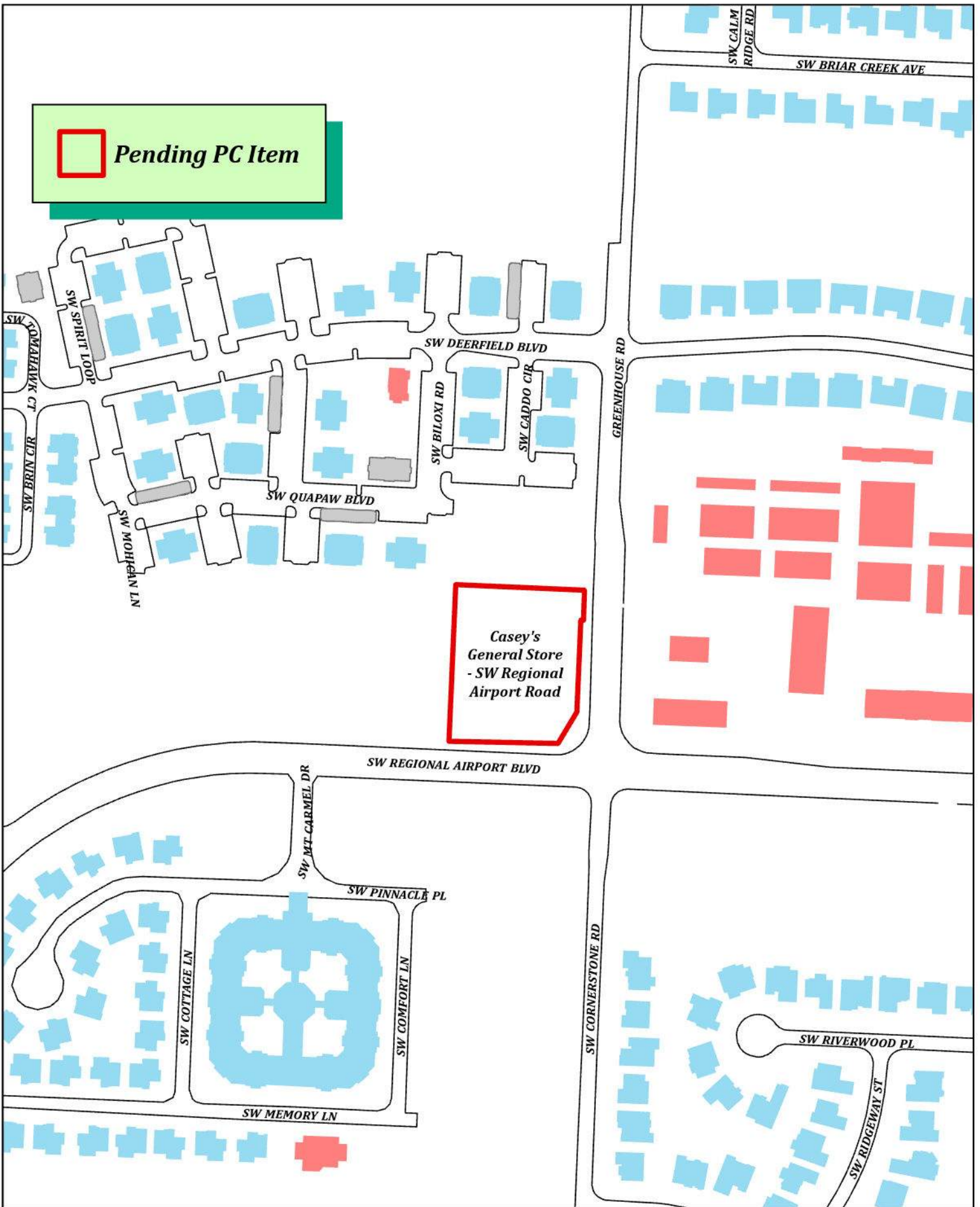
A handwritten signature in black ink that reads "Dustin Higgins". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Dustin Higgins, PE

Team Leader, Land Development



Pending PC Item



LSD24-0036

Casey's General Store
3700 SW Regional Airport Rd



- WAIVER REQUESTS:
- WAV24-0008 SECTION 1100.21 (K)- LARGE SCALE DEVELOPMENT STANDARDS (BUILDING PLACEMENT)
APPROVED 04/17/24
 - WAV24-0015 SECTION 1100.02(a)(4) - ACCESS MANAGEMENT STANDARDS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-001	COVER
C-002	NOTES & LEGENDS
C-003	ALTA NSPS LAND TITLE SURVEY
C-004	ALTA NSPS LAND TITLE SURVEY
C-101	SITE DIMENSION PLAN
C-102	FUTURE SITE DEVELOPMENT PLANS
C-201	GRADING PLAN
C-202	DRAINAGE PLAN
C-203	STORM DRAIN PROFILES
C-301	UTILITY PLAN
C-302	PUBLIC SANITARY SEWER PROFILES
C-303	UTILITY CROSSINGS
C-401	EROSION CONTROL
C-402	EROSION CONTROL DETAILS
C-601	CASEY'S DETAILS
C-602	CASEY'S DETAILS
C-603	CASEY'S DETAILS
C-604	MISCELLANEOUS DETAILS
C-605	MISCELLANEOUS DETAILS
C-606	BWU WATER SEWER DETAILS
C-607	BWU WATER DETAILS
C-608	BWU WATER DETAILS
C-609	BWU SANITARY SEWER DETAILS
C-610	BWU SANITARY SEWER DETAILS
C-611	ADS DETENTION DETAILS
C-612	ADS DETENTION DETAILS
C-613	ADS DETENTION DETAILS
C-614	ADS DETENTION DETAILS
C-701	LANDSCAPE PLAN

SURVEYED DATE:

OCTOBER 24, 2023

BENCHMARK(S):

TEMPORARY SITE BENCHMARK
MAG NAIL W/ ORANGE WASHER
IN NW CORNER OF DRIVE
N:736707.979
E:648098.291
ELEVATION:1254.64

LEGAL DESCRIPTION:

LEGAL DESCRIPTION - FROM TITLE COMMITMENT:

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

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE S1°03'15"E THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.55 ACRES, MORE OR LESS.

ZONING:

Zoning - General Commercial (C-2)					
Building Setbacks					
Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on City of Bentonville Geodetic Control Monument #84 having the following values: Latitude 36 deg 20'09.7889" North, Longitude 94°15'30.89709" West, Iliipsoid Height of 1,155.604. Grid Northing of 736,612.30, Grid Easting of 647,107.27, and a combined scale factor (Grid to Ground) of 1.0000119325; Convergence angle of -1°18'51"
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are based on Terrestrial and RTK GNSS Observations and City of Bentonville Monument # 84 having published Orthometric Height of 1,247.93 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, Effective Date: June 5, 2012 and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map. Flood statement does not cover localized flooding and any potential flood risk associated with or determined from FEMA Risk Rating 2.0 is unknown.

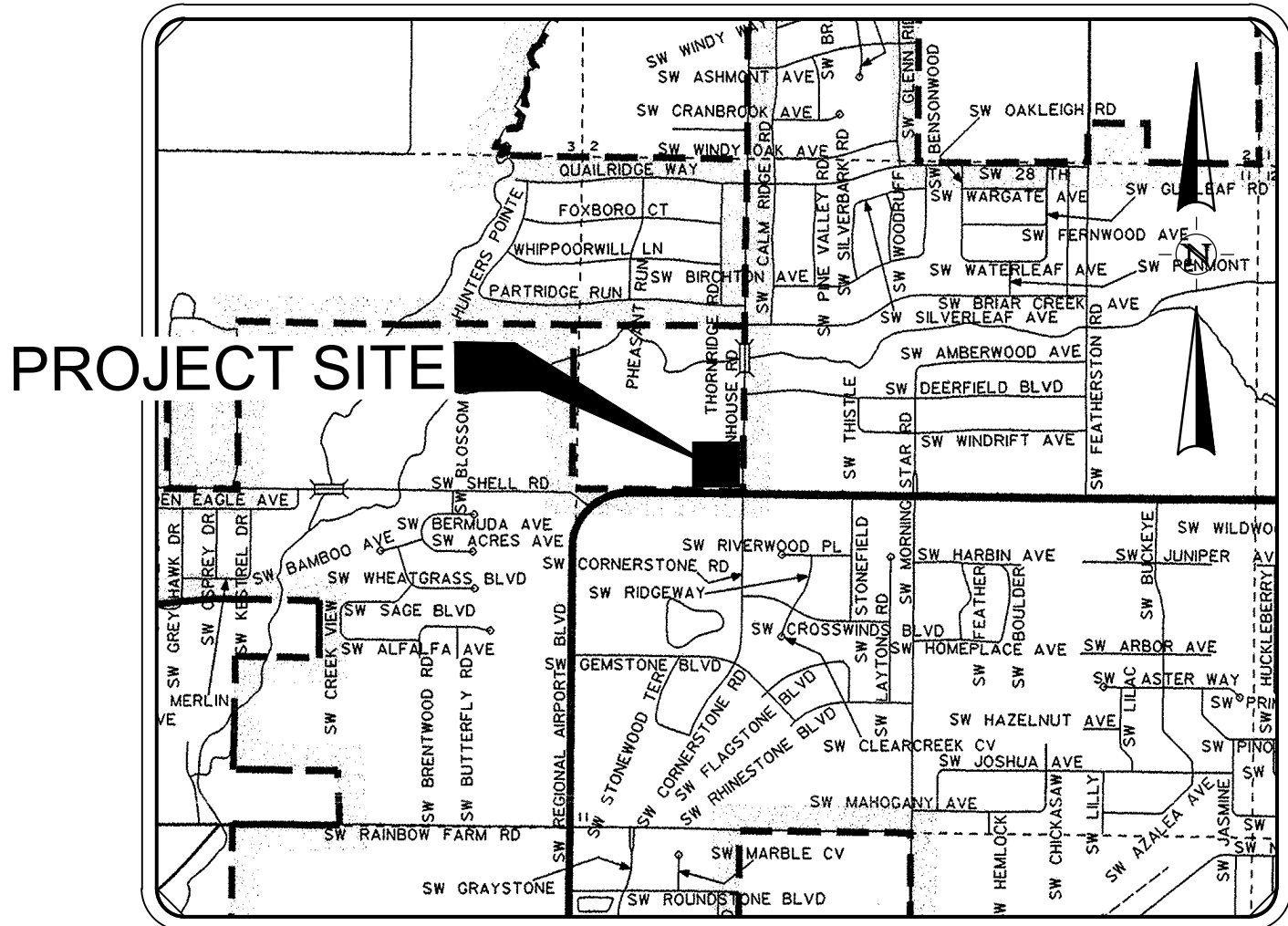
BENTONVILLE STANDARD NOTES:

- 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 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.

LARGE SCALE DEVELOPMENT PLANS
FOR

CASEY'S GENERAL STORE #4538
ISSUED FOR REVIEW

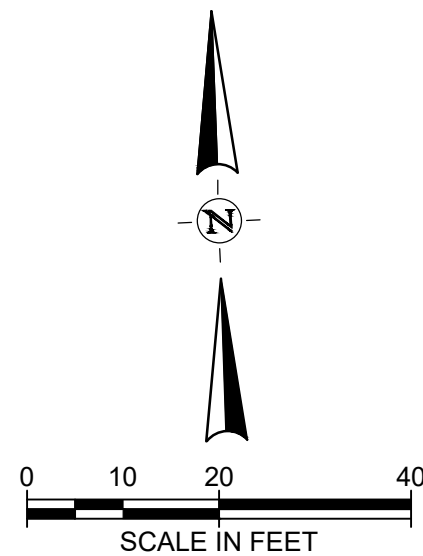
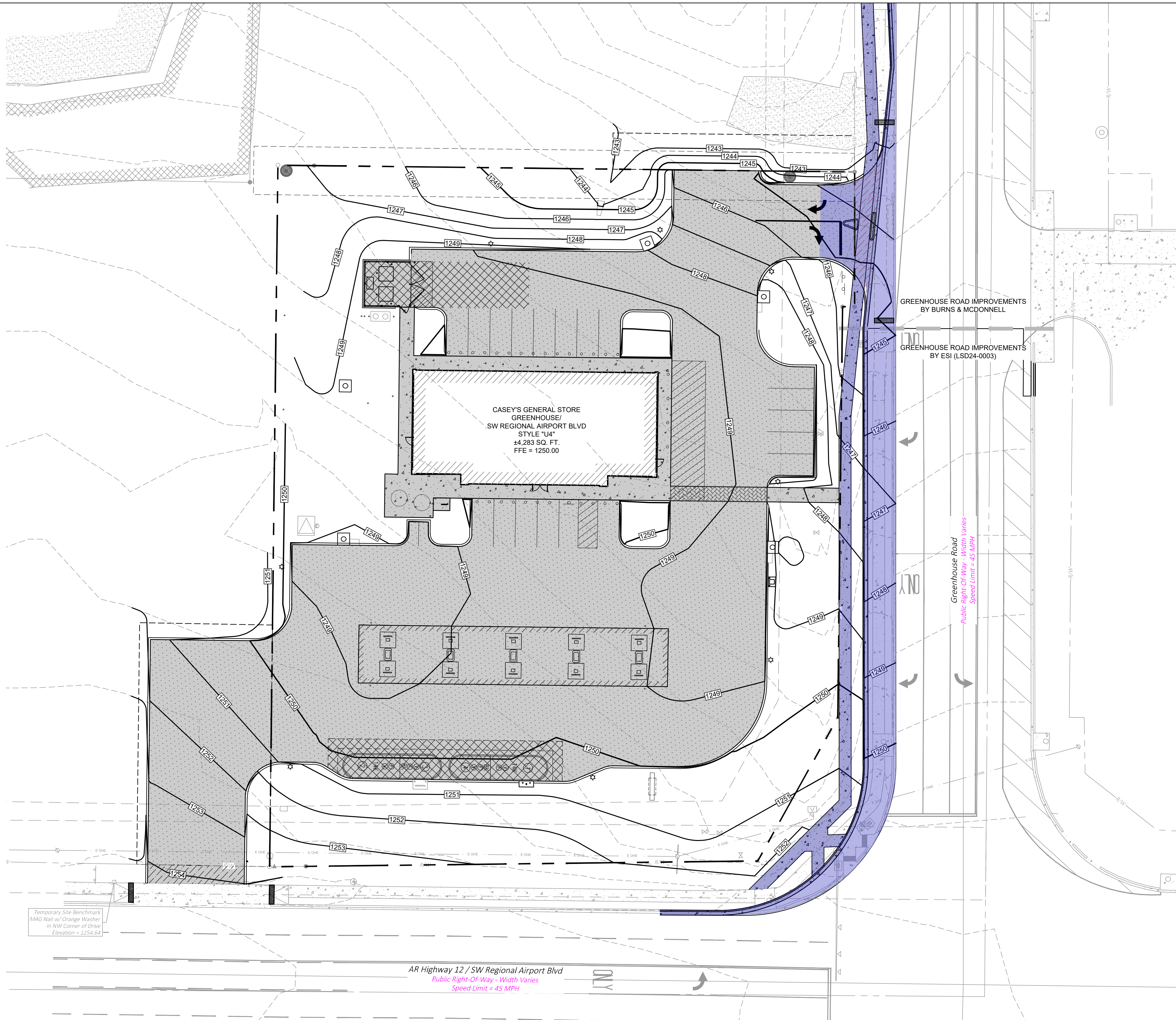
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR
SEPTEMBER 2024



A cross-sectional view of a mechanical assembly. A central shaft with a keyway is shown, surrounded by a housing. A pin is inserted through the shaft and the housing, securing them together. The housing has a complex internal structure with various slots and features.

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
C-101

FILE NAME: A:\47000s\47825\720\LD\CADD\Sheets\C-PLAN-FUTURE-47825.720.dwg DATE: September 30, 2024, TIME: 3:07 PM, USER: ah5161



NOTE: PROPOSED IMPROVEMENTS TO GREENHOUSE ROAD SHOWN ARE APPROXIMATES BASED ON PLANS PROVIDED BY BURNS & MCDONNELL AND ESI

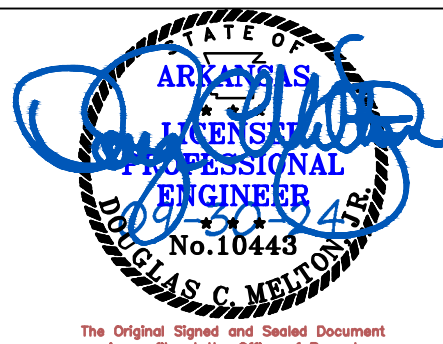
LEGEND

- PROPOSED STANDARD CONCRETE PAVEMENT (SIDEWALK)
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 7" CONCRETE PUBLIC PAVEMENT
- PROPOSED 8" REINFORCED CONCRETE OVER UGST
- PROPOSED STANDARD CONCRETE PAVEMENT (BY OTHERS)
- PROPOSED 6" CONCRETE PAVEMENT (BY OTHERS)
- PROPOSED 7" CONCRETE PUBLIC PAVEMENT (BY OTHERS)
- PROPOSED ASPHALT (BY OTHERS)

REVISION		
NO.	DATE	DESCRIPTION

KES/TJL
DRAWN BY:
DH
CHECKED BY:

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



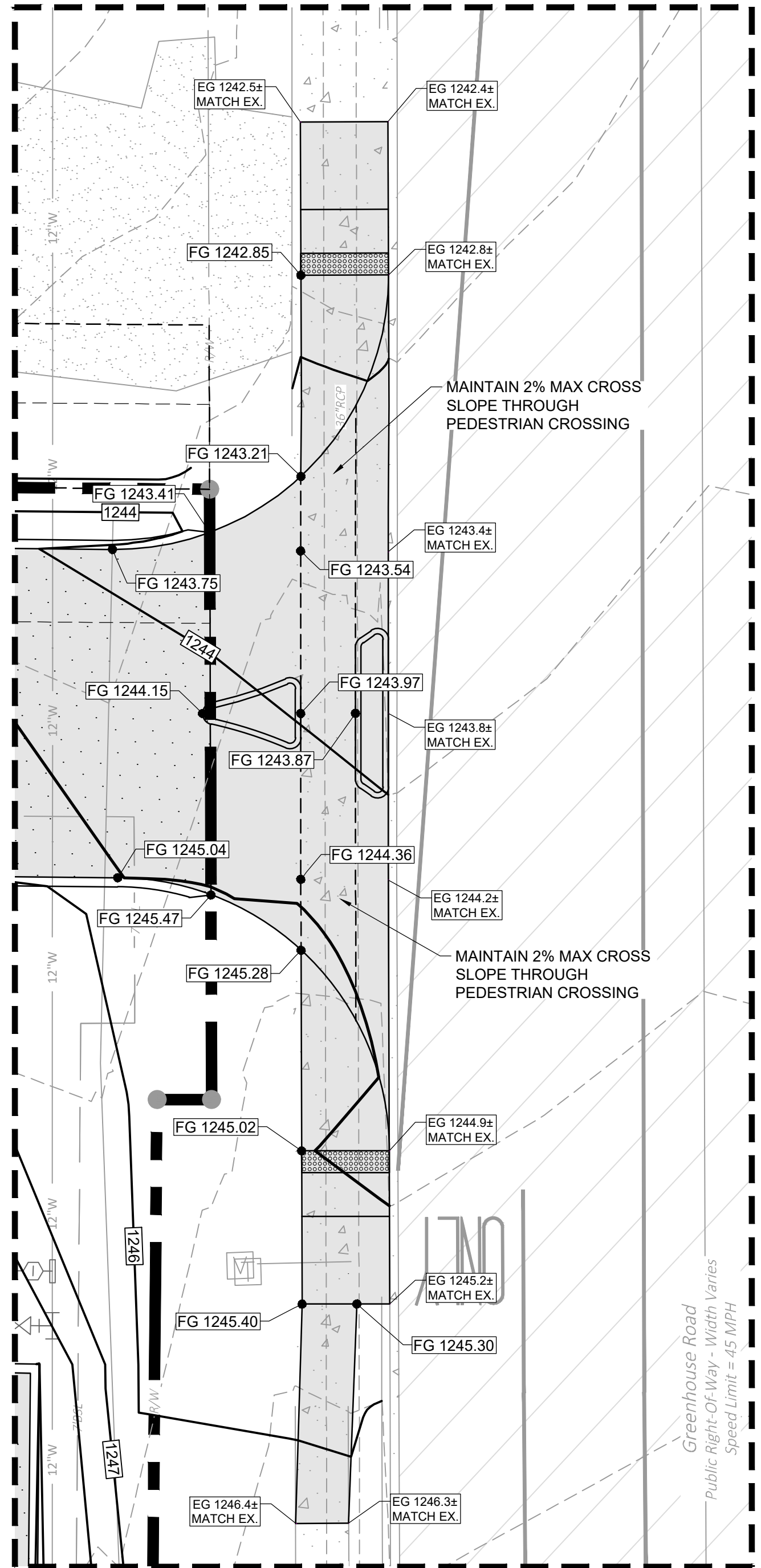
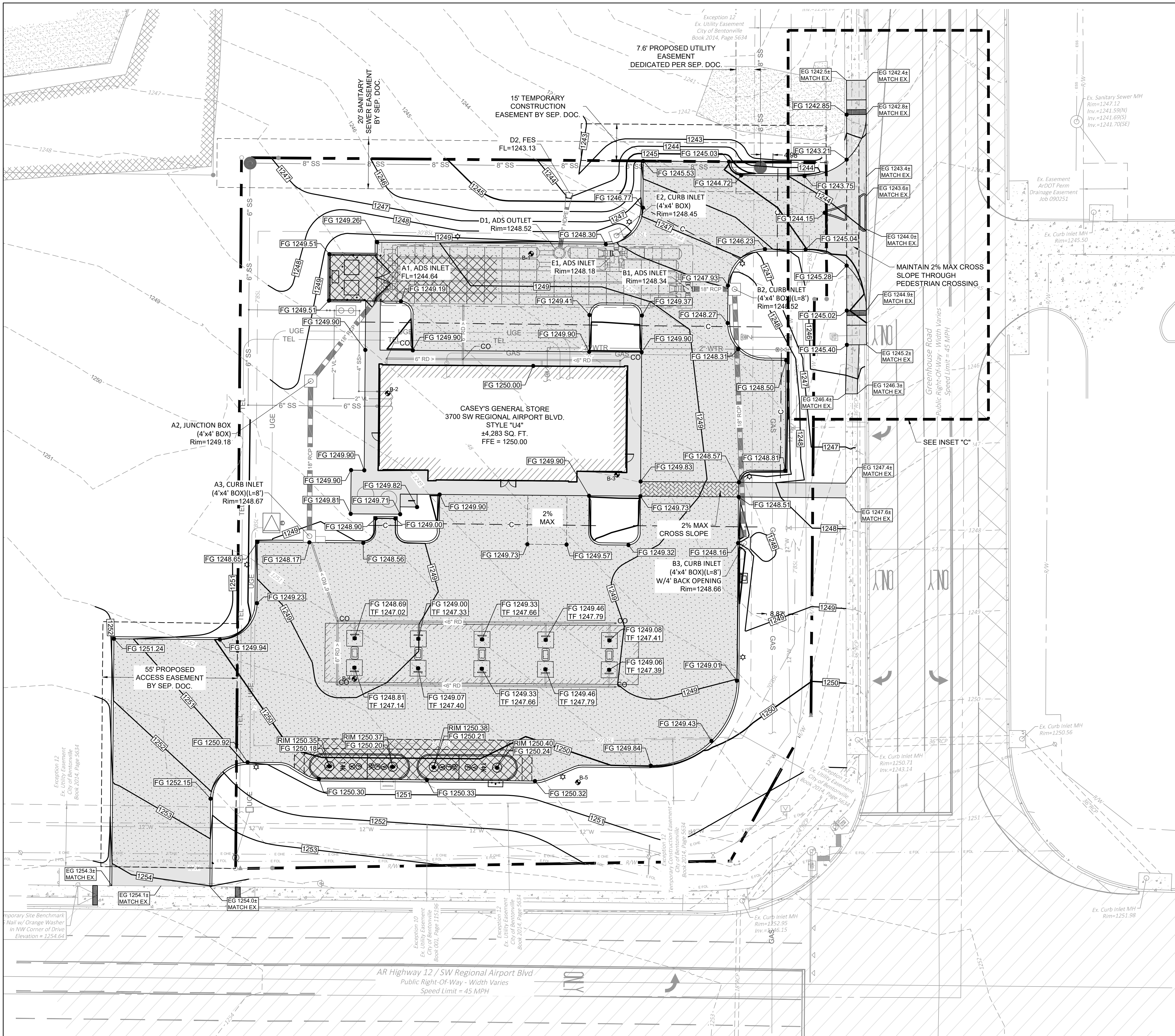
THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON JR. 10443
NAME P.E. LICENSE NO.
DATE 9/30/2024
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
C.A.B. 1470
FIRM OR BUSINESS NO. AR STATE

Casey's
CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

FUTURE SITE DEVELOPMENT PLANS
CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
C-102

FILE NAME: A:\47000s\47825720\LD\CADD\Sheets\C-PLAN-SITE-47825-720.dwg DATE: September 30, 2024, TIME: 3:08 PM, USER: ab5161



INSET "C"
N.T.S

REVISION		
NO.	DATE	DESCRIPTION

TBL
DRAWN BY:
DH
CHECKED BY:

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (478) 273-2209

Professional Engineer
No. 10443
Douglas C. Melton Jr.
The Original Seal of the State of Arkansas is on file at the Office of the Secretary of State.

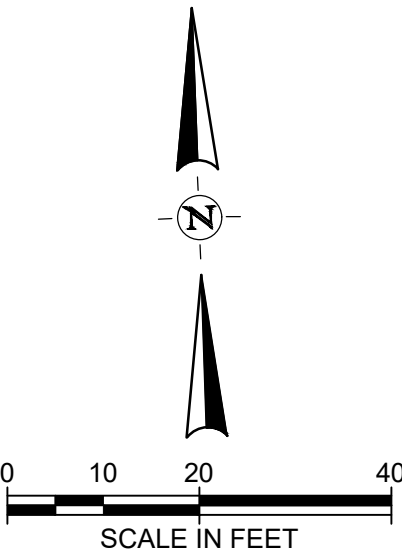
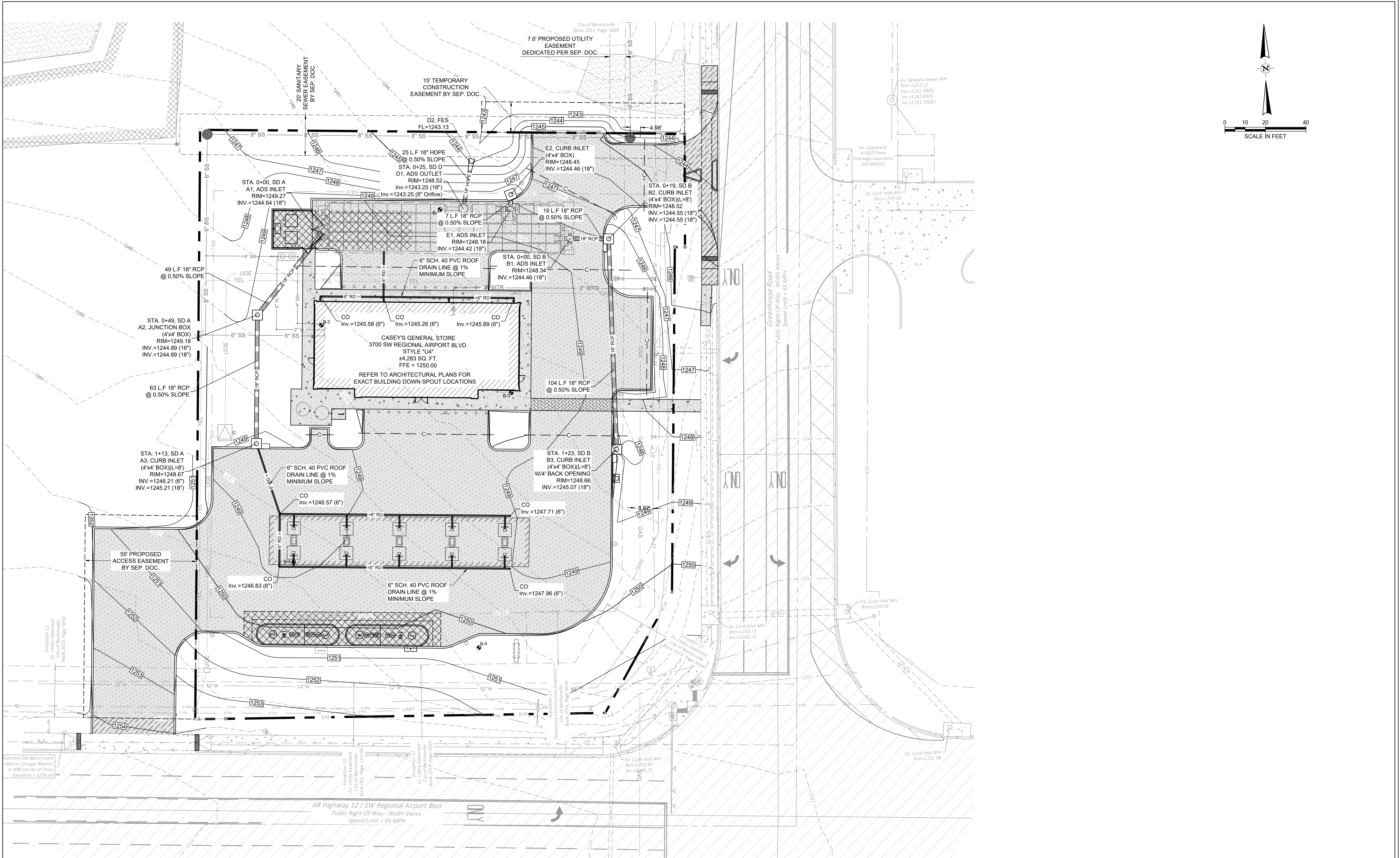
THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON JR. 10443
NAME P.E. LICENSE NO.
9/30/2024
DATE
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2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
C.A.# 1470
FIRM OR BUSINESS NO. AR STATE

Casey's
CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

GRADING PLAN
CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
C-201

FILE NAME: A:\47000s\47825720\LD\CADD\Sheets\C-PLAN-SITE-7825-720.dwg DATE: September 30, 2024, TIME: 3:08 PM, USER: ah5161



REVISION		
NO.	DATE	DESCRIPTION

TBL
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2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (478) 273-2289

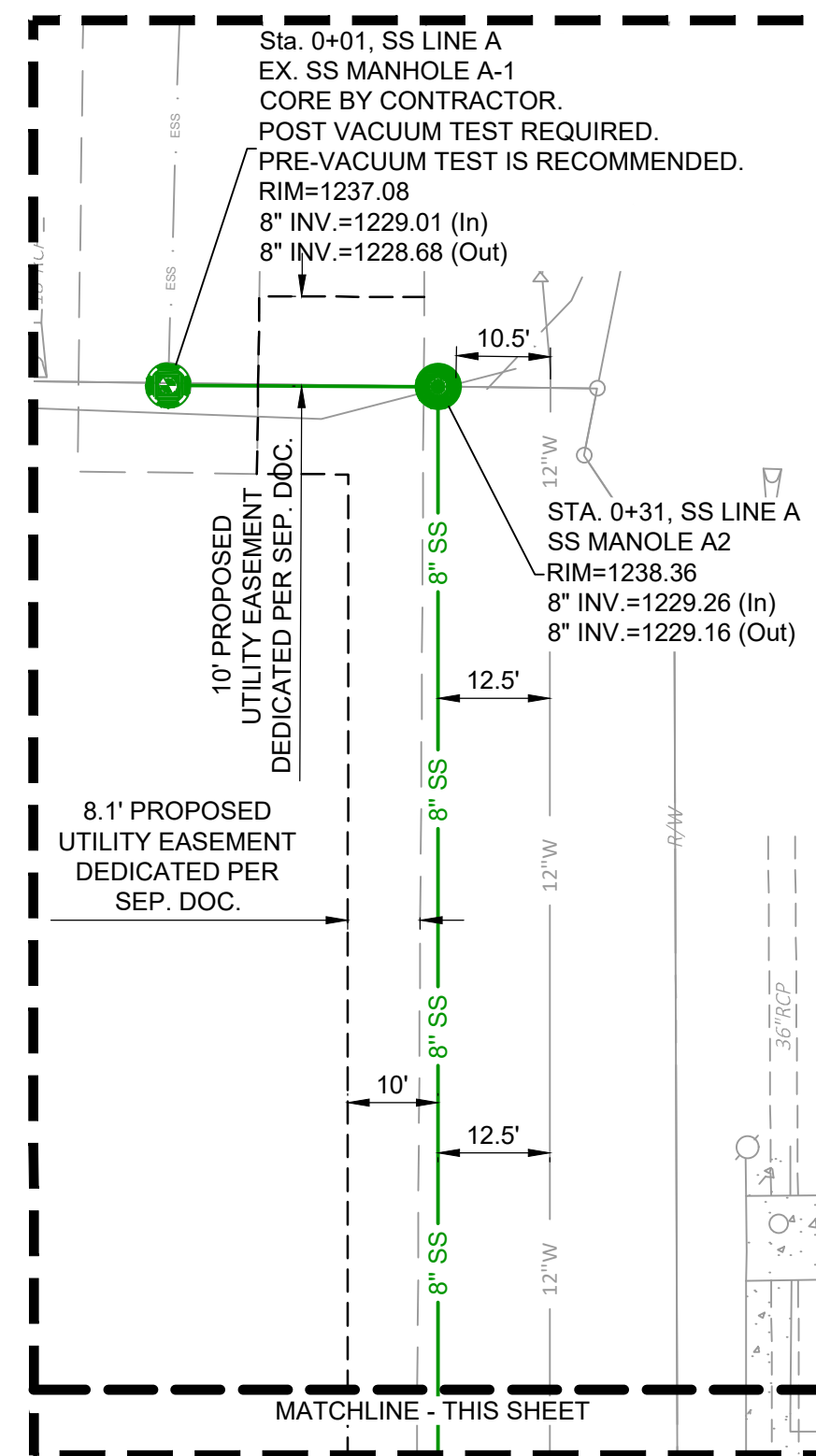
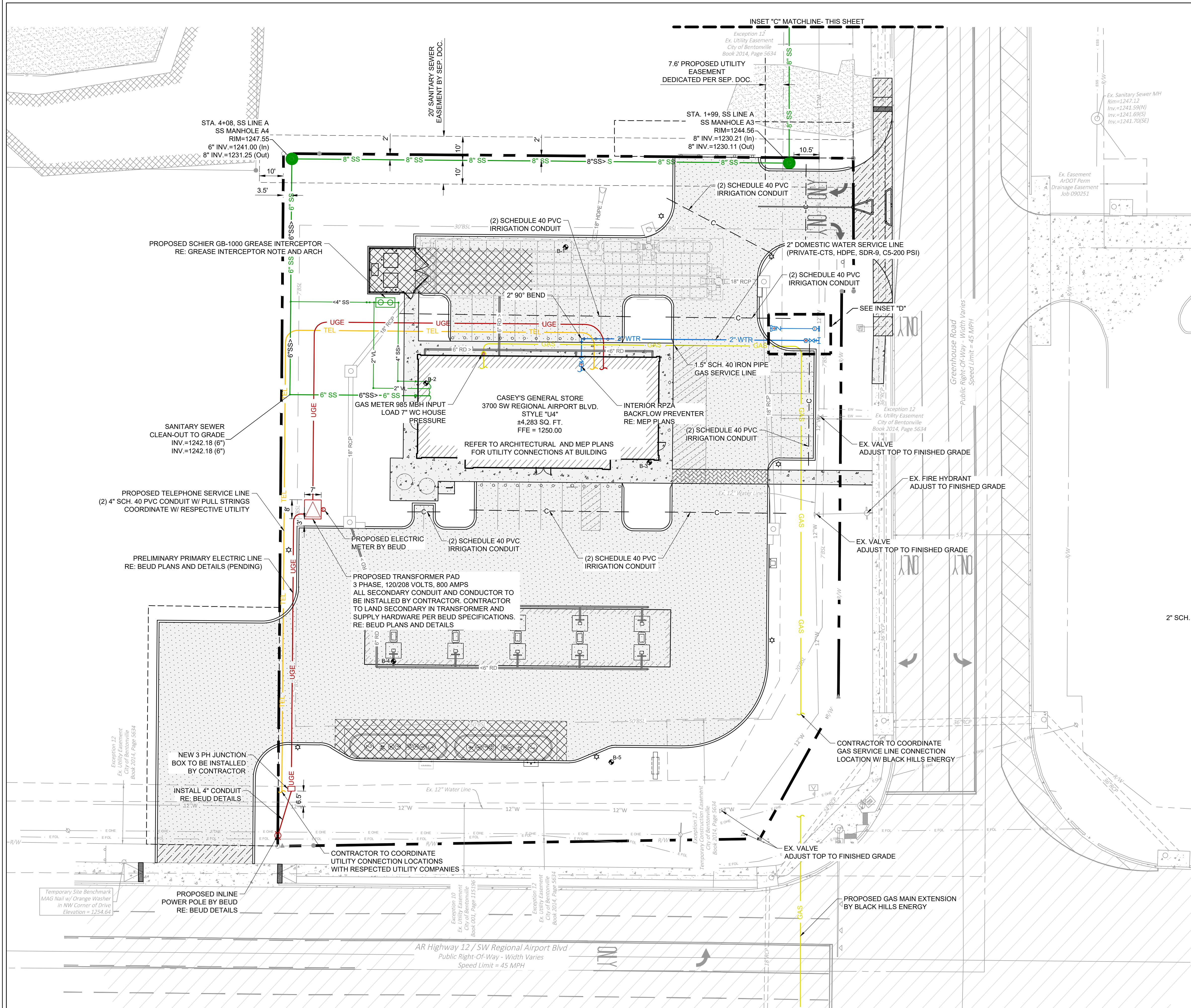
THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON JR. 10443
NAME P.E. LICENSE NO.
DATE 9/30/2024
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
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2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
C.A.H. WTD
FIRM OR BUSINESS NO. AR STATE

CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100
3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

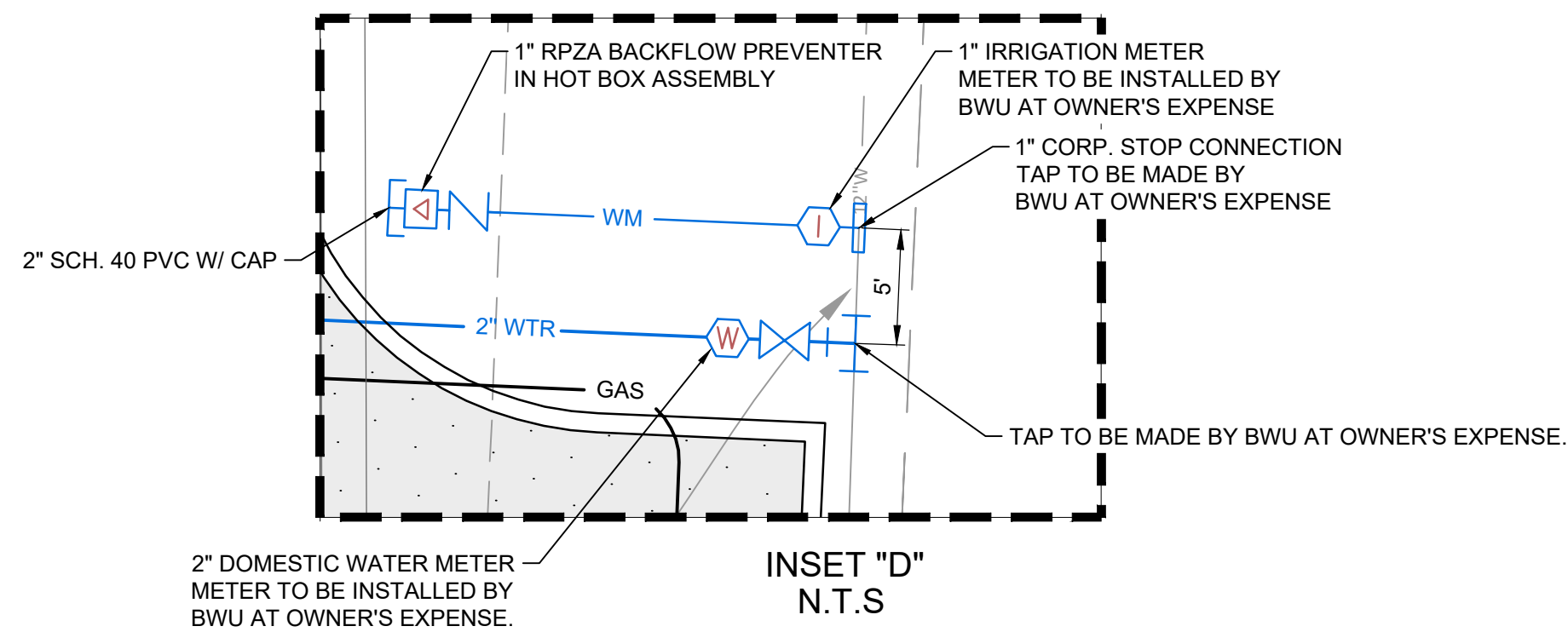
DRAINAGE PLAN

CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
C-202



INSET "C"
SCALE 1'=20"



INSET "
N.T.S

NOTE:
LOCATION AND DEPTH OF EXISTING UTILITIES
ARE APPROXIMATES. CONTRACTOR TO FIELD
VERIFY AT CONNECTIONS.

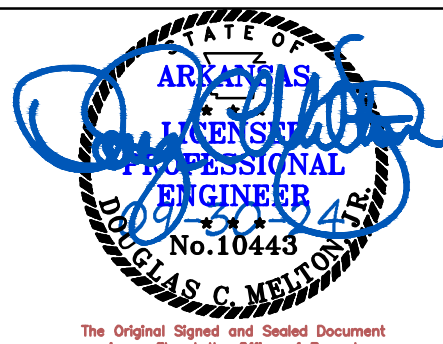
- GREASE INTERCEPTOR NOTE:**
1. GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. GREASE TRAP TO BE PROCURED FROM SCHIER PRODUCTS. UTILIZE THE FOLLOWING URL [HTTPS://SCHIERPRODUCTS.COM/STOCKING-DEALERS](https://schierproducts.com/stocking-dealers). CONTACT SCHIER PRODUCTS WITH ANY QUESTIONS OR CASEY'S TEAM MEMBER IF THERE IS AN ISSUE.
 2. DURING DESIGN, THE ARCHITECT SHALL ENGAGE WITH SCHIER TO SIZE THE GREASE TRAP TO LOCAL REQUIREMENTS.
 3. SCHIER CONTACT:
SEAN MOLEN
TELEPHONE: (816) 506-3203
E-MAIL: SEAN.MOLEN@SCHIERPRODUCTS.COM
 4. MANUFACTURER/MODEL #: SCHIER GB-1000
PEAK FLOW: 58 GPM
AVERAGE FLOW: 33 GPM

[illegible]

TBL
DRAWN BY:
DH
CHECKED BY:



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



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

DOUGLAS C. MELTON JR.	10443
NAME	P.E. LICENSE NO.
9/30/2024	
DATE	

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HALFF ASSOCIATES, INC.
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BENTONVILLE, AR 72712

C.A.# 1470	AR
FIRM OR BUSINESS NO.	STATE

**Casey's**

CASEY'S CONSTRUCTION DIVISION
3305 S.E. Delaware Ave., Ankeny, IA 50021 515-965-6100

3700 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

UTILITY PLAN

CITY PROJECT #: LSD24-0036

PROJECT NO.: 47825.720

ISSUED: 09.16.20

SCALE: 1" = 20'

C-301

LANDSCAPE CALCULATIONS:

STREET FRONTAGE BUFFER:
(1 SHADE TREE PER 20 LF OF STREET FRONTAGE)

GREENHOUSE ROAD:
284.9 LF + 20 LF = 14.3 = 14.
14 = SHADE TREES REQUIRED.
14 = SHADE TREES PROVIDED.

SW REGIONAL AIRPORT BLVD:
233.3 LF + 20 LF = 11.7 = 12.
12 = SHADE TREES REQUIRED.
12 = SHADE TREES PROVIDED.

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

(NORTH) 238.7 LF + 50 LF = 4.7 = 5.
(WEST) 290.3 LF + 50 LF = 5.8 = 6.
11 = TREES REQUIRED.
11 = TREES PROVIDED.
(5 OF WHICH ARE SHADE TREES)

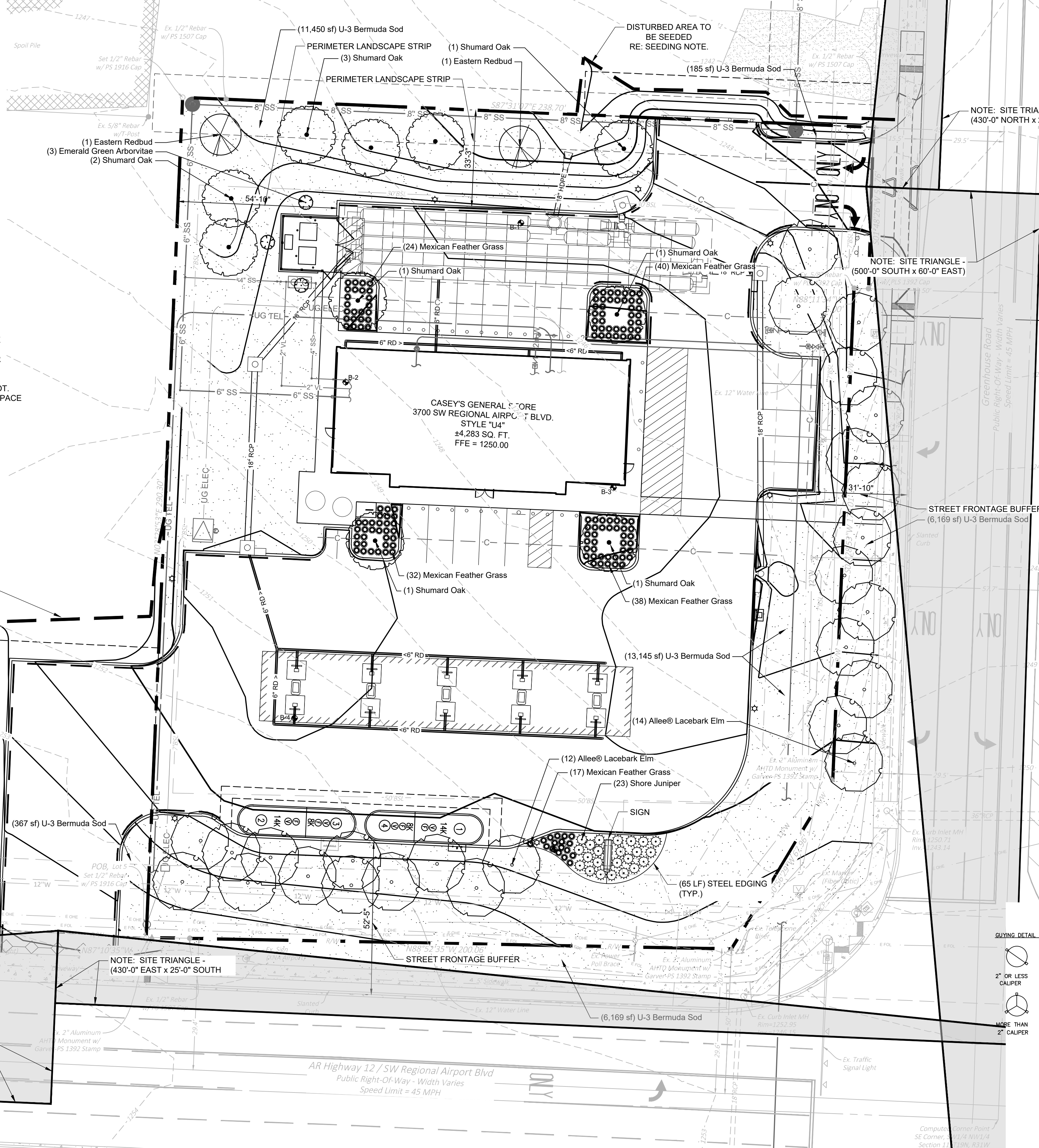
PLANTING ISLANDS:
(1 SHADE TREE PER EXTERNAL ISLAND AND LANDSCAPING REQUIRED)

4 = ISLANDS PROVIDED (x 1 TREE).
4 = TREES REQUIRED.
4 = TREES PROVIDED.

INTERIOR PARKING REQUIREMENTS *:
(*WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8.0% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS)

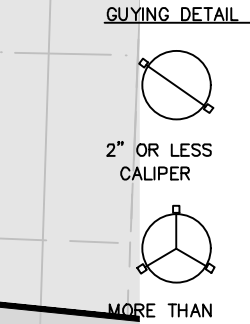
11,174.6 SQ. FT. = TOTAL AREA OF PARKING LOT.
894.0 SQ. FT. = INTERIOR PARKING GREENSPACE (8.0%) REQUIRED.
1,237.3 SQ. FT. = 100% "LIVING MATERIAL". (80% MIN.)

DISTURBED AREA TO BE SEEDED
RE: SEEDING NOTE.

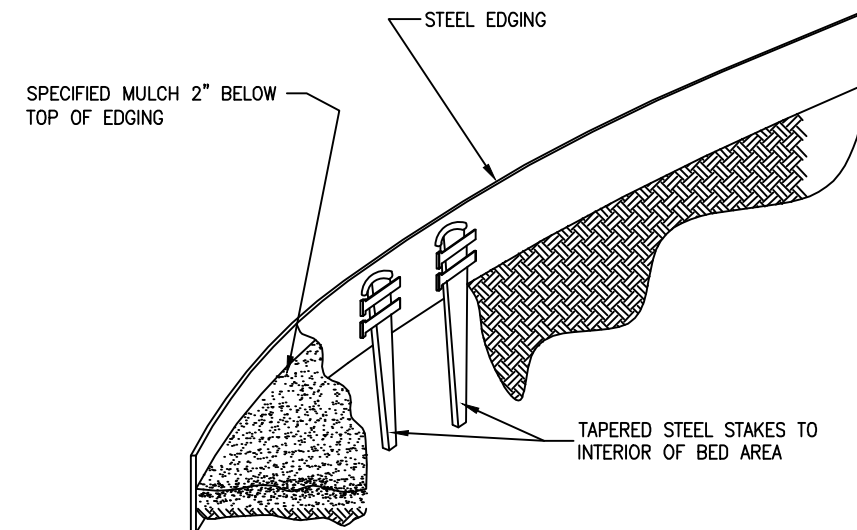


NOTE: SITE TRIANGLE - (500'-0" WEST x 60'-0" SOUTH)

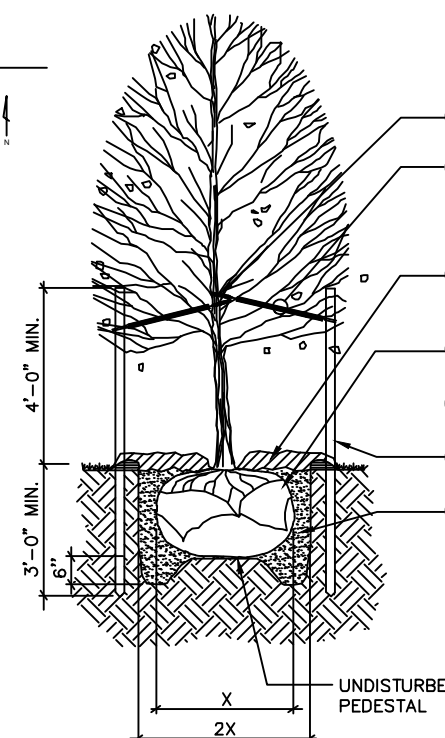
NOTE: SITE TRIANGLE - (430'-0" EAST x 25'-0" SOUTH)



TREE PLANTING DETAIL LD 01



STEEL EDGING DETAIL LD 03

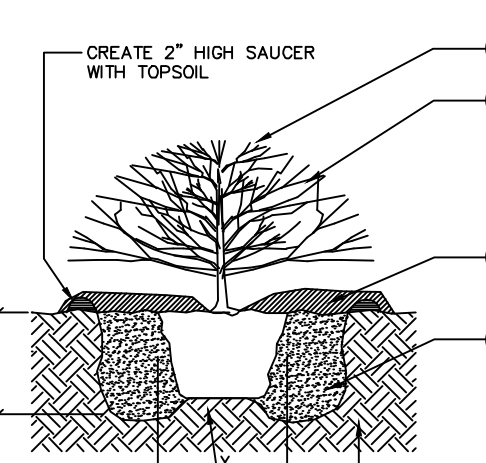


DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1' OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER
2	PLACE PLANT IN VERTICAL PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3"-4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

- HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
- SCORE ROOTBALL BY CUTTING 1/2" VERTICAL GROVES 3" APART
- SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL LD 02

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT
TREES					
	3	Emerald Green Arborvitae / Thuja occidentalis 'Smaragd'	B&B		6'-8'
FLOWERING TREES					
	3	Eastern Redbud / Cercis canadensis	B&B	2" Cal	
SHADE TREES					
	10	Shumard Oak / Quercus shumardii	B&B	2.5" Cal	
STREET TREES					
	26	Allee® Lacebark Elm / Ulmus parvifolia 'Allee'	B&B	2.5" Cal	
SYMBOL QTY COMMON / BOTANICAL NAME CONT HT					
SHRUBS					
	151	Mexican Feather Grass / Nassella tenuissima	1 gal.		
	23	Shore Juniper / Juniperus conferta	3 gal.		
SYMBOL QTY COMMON / BOTANICAL NAME CONT SIZE					
GROUND COVERS					
	31,316 sf	U-3 Bermuda Sod / Cynodon dactylon	Sod		

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. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- 3-INCH BROWN RIVER ROCK MULCH, A MINIMUM OF 2" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- 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. IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED TO AVOID NEW TREE PLANTINGS.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

SEEDING AND SODDING NOTES:

- ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
- ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

IRRIGATION NOTES:

- ALL SODDED AND LANDSCAPED AREAS SHALL BE IRRGATED.
- IRRIGATION SYSTEM SHALL BE DESIGNED BY CONTRACTOR.
- THE IRRIGATION SYSTEMS SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060
- THE CONTRACTOR SHALL PROVIDE A RAIN SENSOR TO BE MOUNTED ON HANDRAIL AT THE BACK OF THE STORE. COORDINATE WITH GENERAL CONTRACTOR AND OWNER FOR EXACT LOCATION.

REVISION		
NO.	DATE	DESCRIPTION

RJC
DRAWN BY:
MDT
CHECKED BY:



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (478) 275-2209

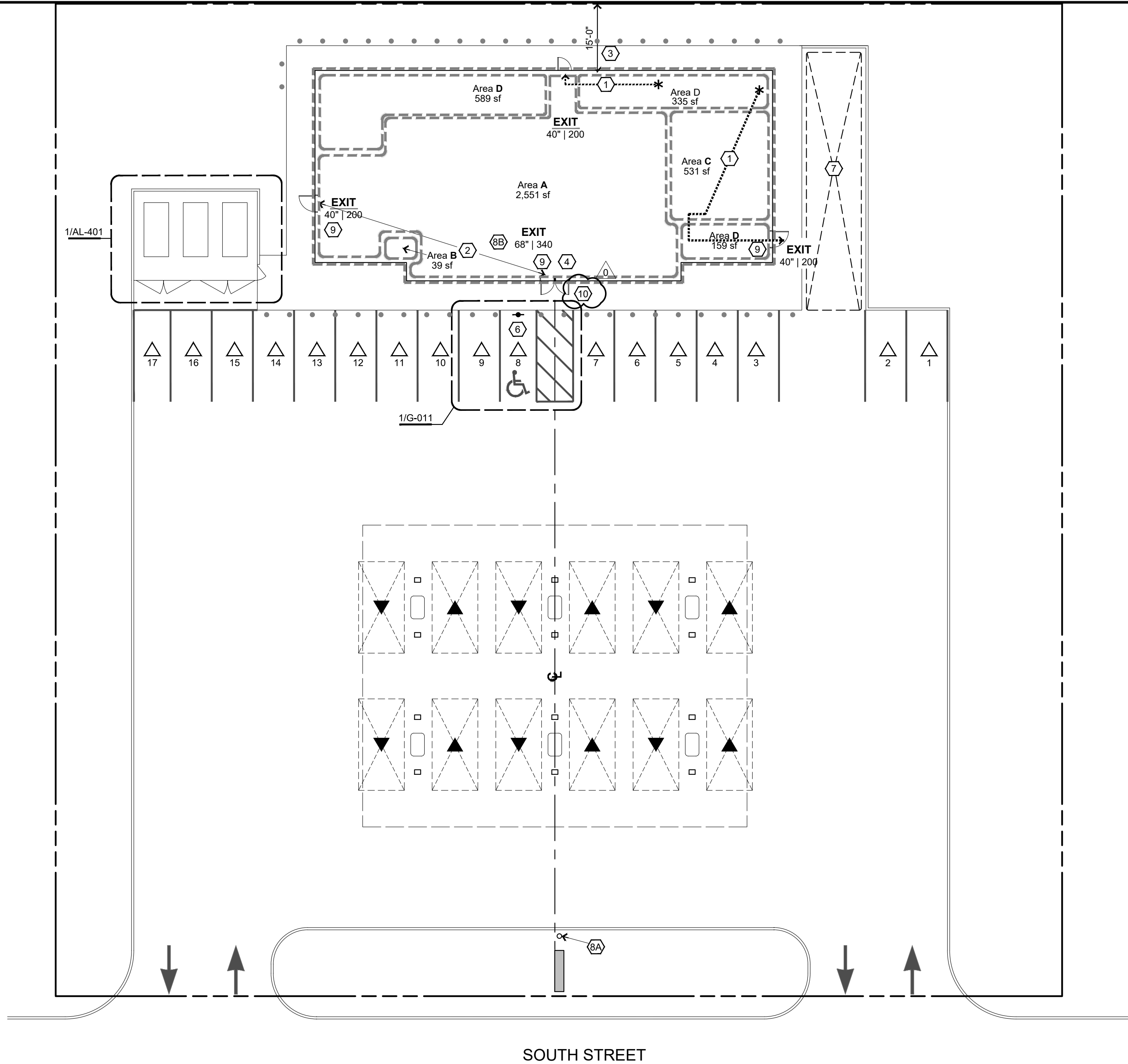


LANDSCAPE PLAN

CITY PROJECT #: LSD24-0036

C-701

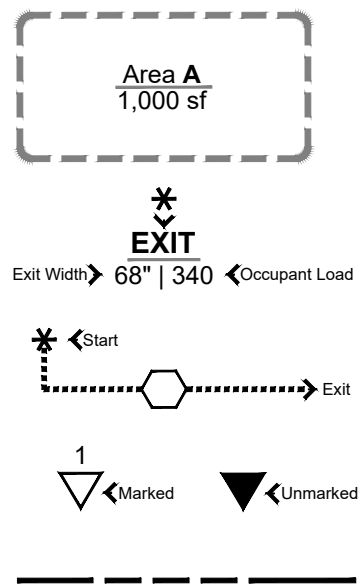
PROJECT NO.: 47825.720
ISSUED: 09.16.2024
SCALE: 1" = 20'
SHEET TITLE



3 Diagrammatic Code Plan & Site Layout

1/16"=1'-0"

Code Plan Legend



USE FUNCTION: GRAPHIC REPRESENTATION OF FLOOR AREA FUNCTIONS; SEE CODE ANALYSIS, THIS SHEET FOR ADDITIONAL INFORMATION

BUILDING EXIT: IDENTIFICATION OF BUILDING EXITS, WITH ASSIGNED EXIT WIDTH AND OCCUPANT CAPACITY

TRAVEL PATH: GRAPHIC REPRESENTATION OF PATH OF TRAVEL AS REQUIRED BY CODES; SEE KEYED PLAN NOTE

PARKING: IDENTIFICATION OF AVAILABLE PARKING SPACES

PROPERTY LINE

Code Plan Keyed Notes

- MAXIMUM LENGTH OF TRAVEL TO EXITS:** 65' (200' ALLOWABLE).
- SEPARATION DISTANCE OF EXITS:** 52'-10" (BUILDING DIAGONAL, 86'-7")
- FIRE SEPARATION DISTANCE:** ALL PORTIONS OF EXTERIOR OF BUILDING ARE GREATER THAN 10' FROM PROPERTY LINE AND THEREFORE ARE NOT REQUIRED TO BE RATED CONSTRUCTION.
- FIRE EXTINGUISHER:** 4-A-80BC INSTALLED NEAR FRONT EXIT
- KITCHEN FIRE EXTINGUISHER:** TYPE 'K' LOCATED WITHIN 30' OF HOOD
- VAN ACCESSIBLE PARKING SPACE:** WITH POST SIGN AND NO-PARKING ACCESS AISLE, SURFACE SLOPES SHALL NOT EXCEED 1:50 (2%) IN ALL DIRECTIONS
- LOADING BERTH:** 14' x 54', SUBJECT TO CHANGE
- EMERGENCY FUEL SHUTOFF:** POST MOUNTED SHUTOFF BUTTON WITH SIGN STATING "EMERGENCY FUEL SHUTOFF" LOCATED ALONG CURB LINE (8A); A SECONDARY SHUTOFF LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF (8B)
- TACTILE SIGN:** @ 48" A.F.F. TO BRAILLE ON LATCH SIDE OF DOOR
- KNOX BOX:** SEE A-201

Code Plan General Notes

- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
G-001 FOR GENERAL PROJECT NOTES
AL-101 FOR SITE WORK
A-101 FOR BUILDING ADDITION AND REMODEL FLOOR PLAN
AQ-101 FOR EQUIPMENT FLOOR PLAN LAYOUT
- DO NOT USE THIS SHEET FOR SITE LAYOUT:** THE SITE AND BUILDING PLAN REPRESENTED ON THIS SHEET IS INTENDED AS A DIAGRAMMATIC REPRESENTATION OF CODE AND ZONING RELATED ISSUES ONLY, ALL SPECIFIC LAYOUT AND CONSTRUCTION INFORMATION IS FOUND ON THE SITE PLAN AND BUILDING DRAWINGS

Project Data

JURISDICTION: BENTONVILLE, AR
2021 Arkansas Fire Prevention Code Vol 1 (Fire)
2021 Arkansas Fire Prevention Code Vol II (Building)
2021 Arkansas Mechanical Code
2020 National Electrical Code
2018 Arkansas Plumbing Code
2018 Arkansas Fuel Gas Code
2014 Arkansas Energy Code
2010 ADA Standards for Accessible Design

Zoning Information

OFF STREET PARKING AND LOADING	
Marked General Parking	15
Unmarked Gas Pump Parking	10
TOTAL PARKING SPACES	25

REQUIRED HANDICAP PARKING [ADAAG]
1 : 25 Required Parking Spaces (Van Accessible)

PROVIDED HANDICAP PARKING = 1 (VAN ACCESSIBLE)

LOADING BERTH
1 Provided (14'x54'), Subject to change

SIGNAGE REQUIREMENTS
See Sheet AL-601 For project signage schedule and drawings.

Code Information

Occupancy Type (Section 309)

Group M - Mercantile Retail Sales & Fuel Dispensing

Construction Type (Section 602.5)

Type V, B (Non-rated) Construction in which the structural elements, exterior and interior walls are of any materials permitted by the code.

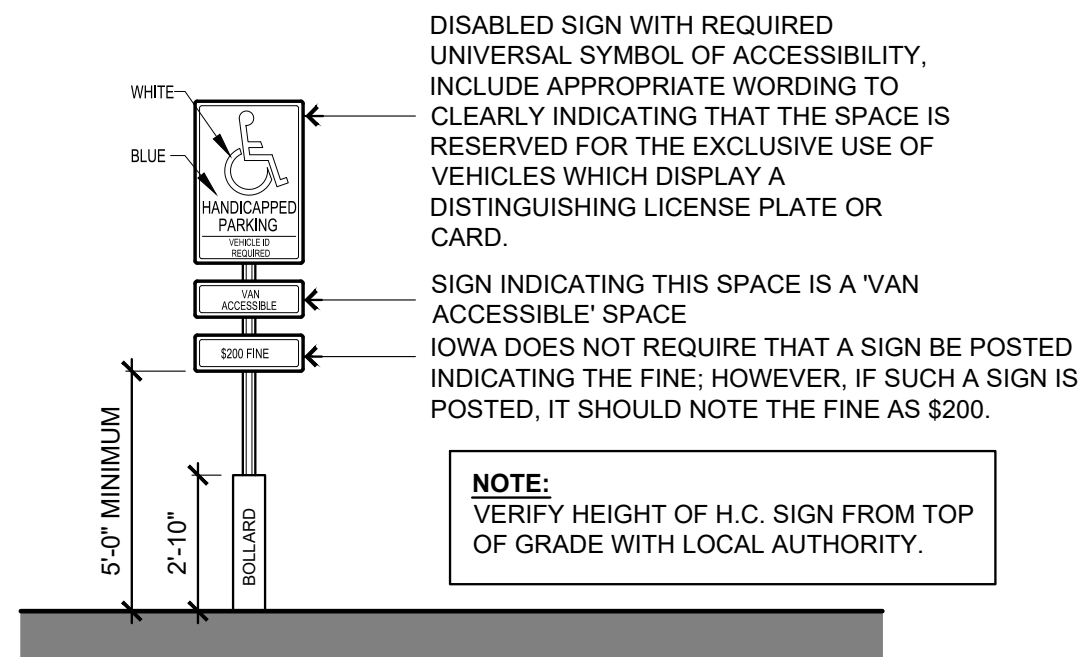
Building Height & Area (Table 503)

Based on above referenced occupancy type and construction type.

	ALLOWABLE	ACTUAL
Height (Stories / Feet):	1 / 40'	1 / 25'
Area (Group M):	9,000 sf	4,206 sf

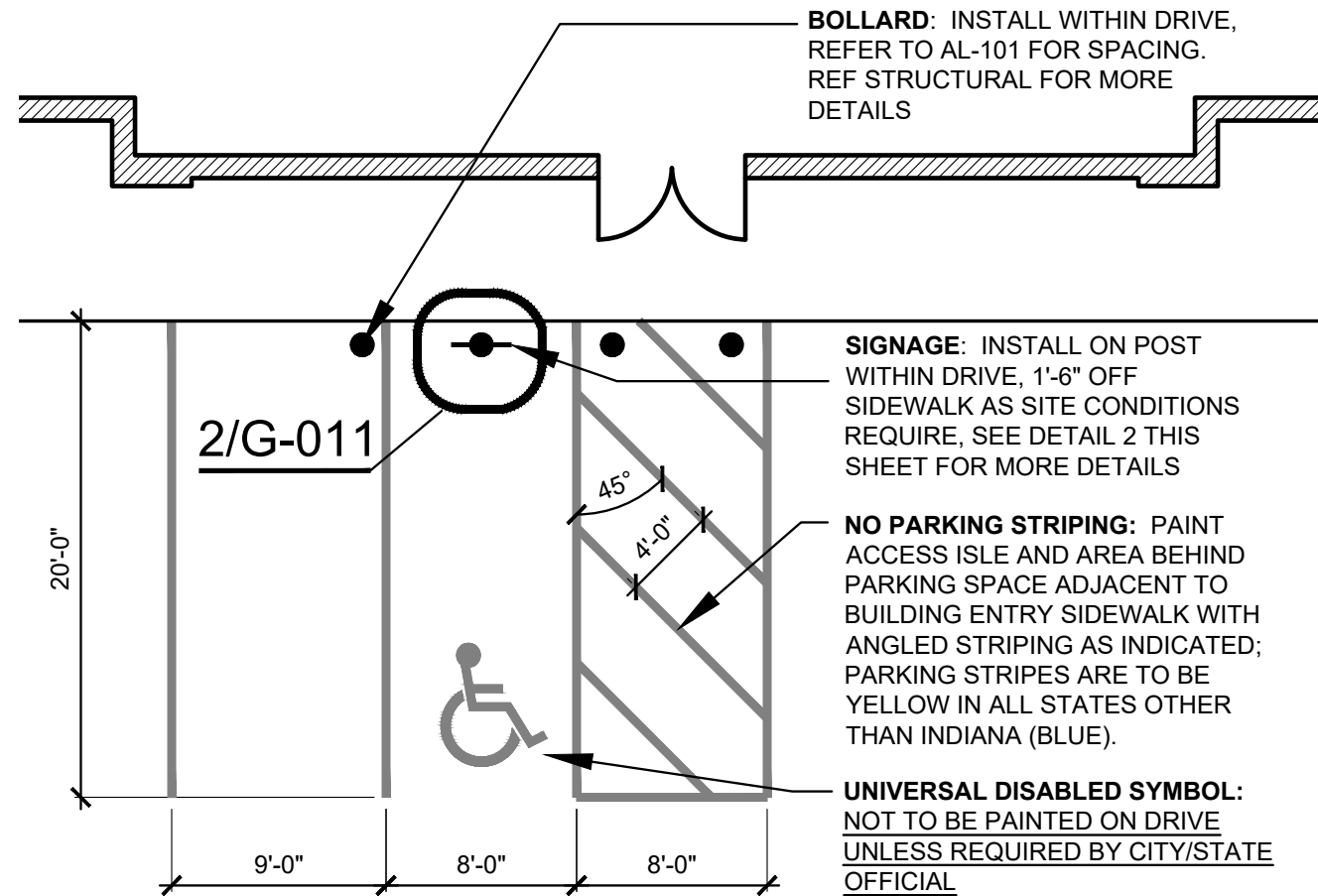
Incidental Uses (Section 508.2, Table 508.4)

No incidental use areas are present within building as defined in Table 508.4 that require separation.



2 Disabled Parking Signage

1/4" = 1' = 0"





BACK ELEVATION

EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 2003 SF
STONE = 76 SF, 3.8%
BRICK = 1800 SF, 89.9%
AL DR = 24 SF, 1.2%
ARCHITECTURAL METAL = 103 SF, 5.1%



LEFT ELEVATION

EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 979 SF
STONE = 158 SF, 16.1%
BRICK = 719 SF, 73.4%
HM DR = 28 SF, 2.9%
ARCHITECTURAL METAL = 74 SF, 7.6%



FRONT ELEVATION

EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 2105 SF
STONE = 211 SF, 10%
BRICK = 1048 SF, 49.8%
GLASS = 232 SF, 11%
ARCHITECTURAL METAL = 614 SF, 29.2%



RIGHT ELEVATION

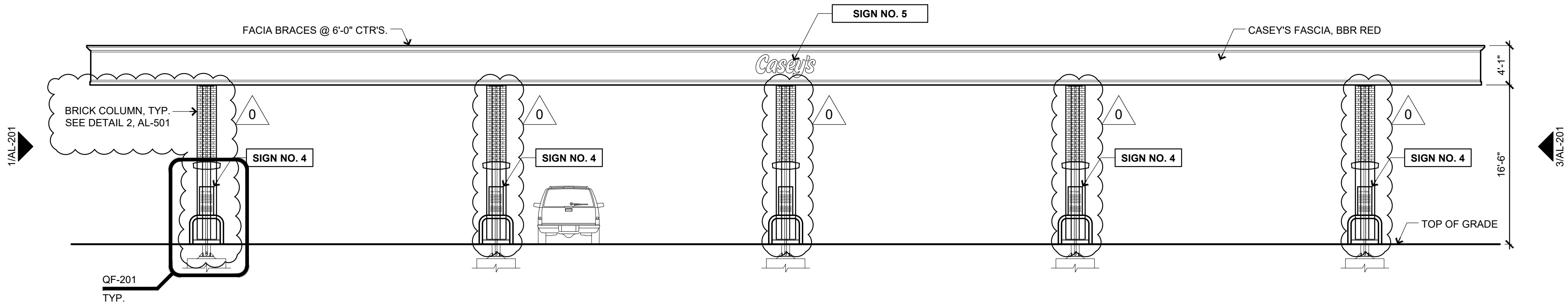
EXTERIOR MATERIAL BREAKDOWN:
TOTAL SQUARE FOOTAGE = 979 SF
STONE = 158 SF, 16.1%
BRICK = 719 SF, 73.4%
HM DR = 28 SF, 2.9%
ARCHITECTURAL METAL = 74 SF, 7.6%

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions			Height	Area Ft²	Quantity
					Bottom	Top	Width			
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
Total									120.95	

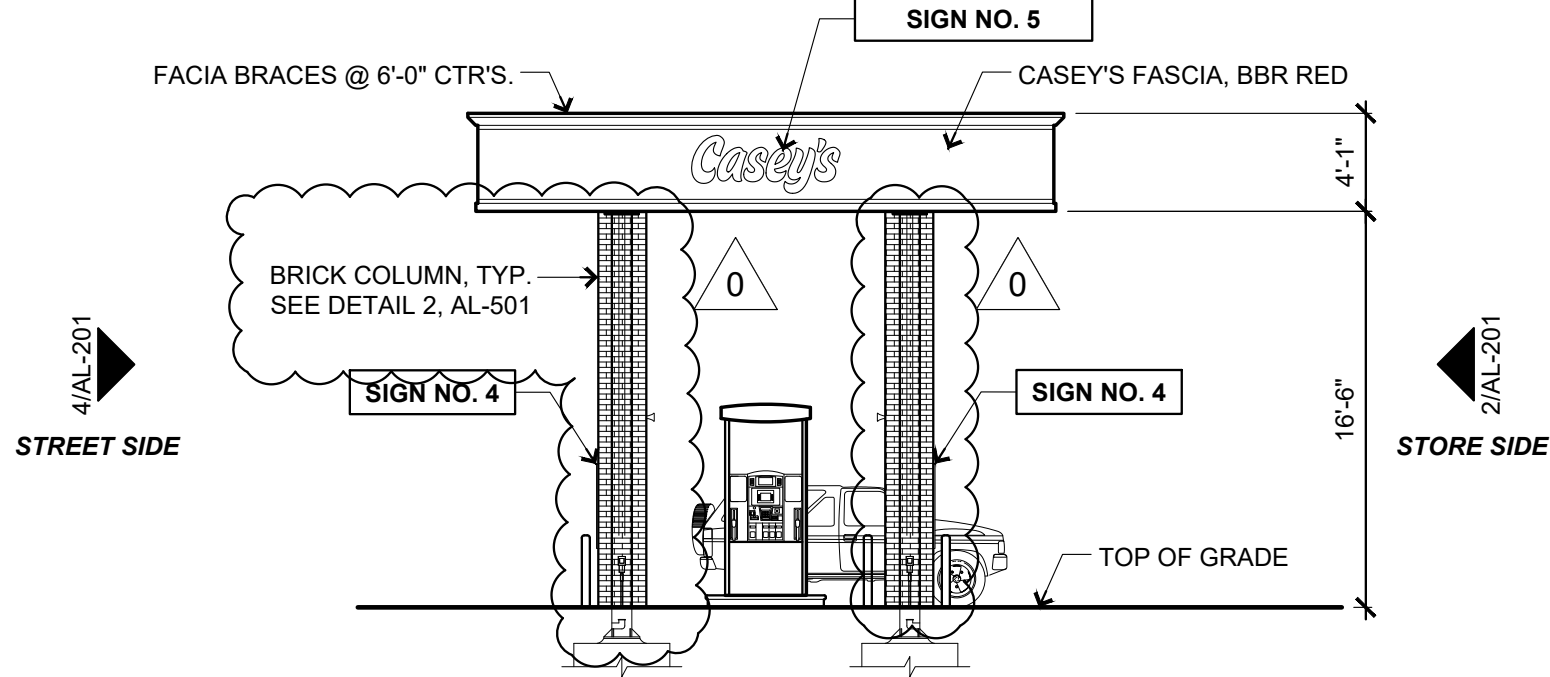
General Notes

- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
G-001 FOR GENERAL PROJECT NOTES
AL-101 FOR GENERAL SITE PLAN
Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
- GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
- EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



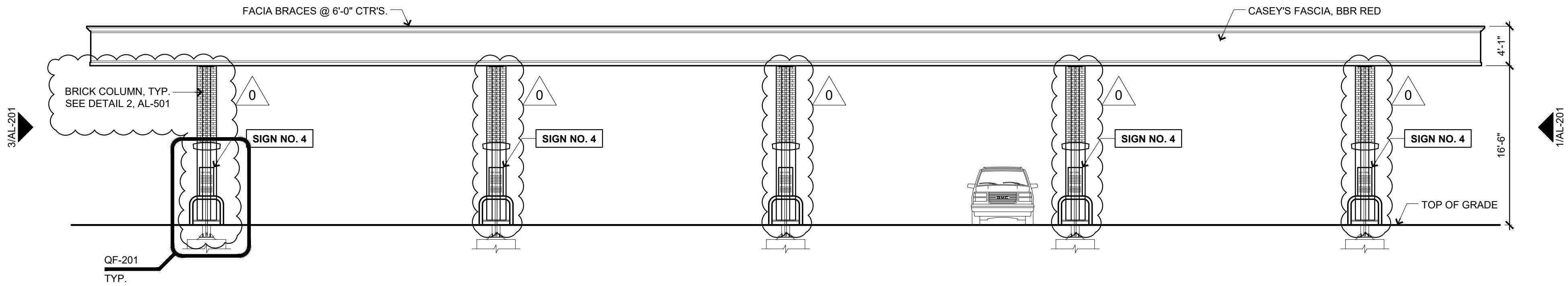
4 Pump Island Canopy - (Street Side)

1/8" = 1'-0"



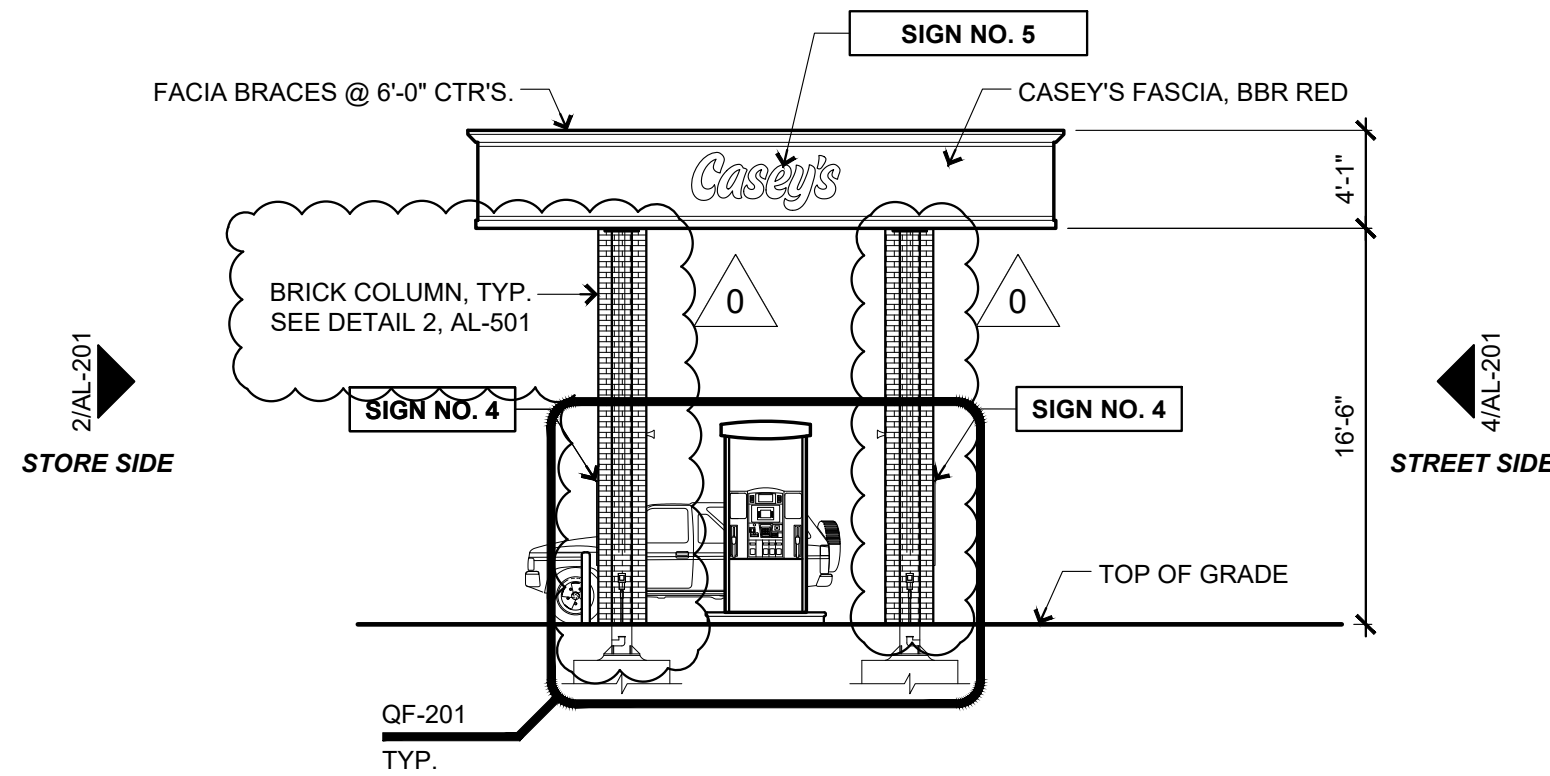
3 Pump Island Canopy - Right Side Elevation

1/8" = 1'-0"



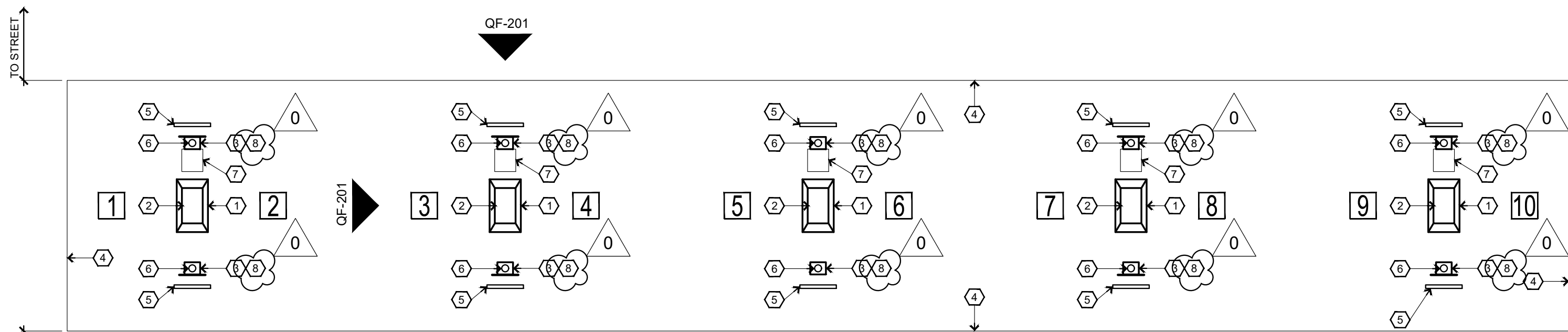
2 Pump Island Canopy - (Store Side)

1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation

1/8" = 1'-0"



5 Canopy Layout Plan

Not To Scale

Keyed Canopy Layout Plan Notes

- FUEL ISLANDS**
- FUEL DISPENSERS:** SUPPLIED BY OWNER
- CANOPY COLUMN:** SUPPLIED BY CANOPY MFG.
- EDGE OF CANOPY:** ABOVE
- STEEL GUARD PIPE:** SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- INTERNAL DOWNSPOUTS:** ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- TRASH CAN AND WASH BUCKETS**
- CANOPY COLUMN BRICK VENEER:** REDSTONE ANTIQUE
- PUMP LABELS:** MOUNTED ON CANOPY COLUMNS

DRAWINGS & INFORMATION ON THIS SHEET ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN DESIGNED BY OR REVIEWED BY THE SCHEMMER ASSOCIATES.

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100			
PROJECT: BENTONVILLE, AR 2023 - U4 - REAR DOOR - V.03	DATE ISSUED: 03/04/24	REVISIONS: 1 2 3	DRAWING INFORMATION: GASOLINE ISLAND CANOPY ELEVATIONS AL-201
DRAWING INFORMATION: 2023 - U4 - V.03 DRAWN BY: ARLON GOFORTH III	CHECKED BY:		



Game Aerospace Maintenance Hangar

3001 Southwest I Street

PC Date: 9/16/2025

Staff Report Details

Project Number	(LSD25-0034)
Applicant / Current Owner	Garver / Phillip Steinbach
Site Area	3.78 Acres
Current Zoning	I-1, Light Industrial
Requested Zoning	N/A
Current Future Land Use Map Designation	Other Industry and Technology
Requested Future Land Use Map Designation	N/A
Development Type / Use	Aircraft Maintenance Hangar
Related projects	

Property Description

The property is located at 3001 Southwest I Street. The property is presently zoned I-1, Light Industrial, with a future land use designation of Other Industry and Technology. Surrounding zoning districts include A-1, Agriculture to the east, north, and west, and I-1, Light Industrial to the south. The property has existing direct access to SW I Street.

Project Details

The proposed project is for an aircraft maintenance hangar and apron. **The project uses the taxiway to access the Municipal Airport with a "through the fence agreement" and therefore is being subjected to the architectural design standards of Section 1100.24, for the Municipal Airport.** The building is 30,000 sq ft and there are 30 parking stalls and 15 trees provided, which exceeds requirements. The grading and drainage of the site meets the requirements of the Land Development Code. The applicant proposes 65,930 square feet of green space. The building material will primarily be 24 gage metal panel (100% on sides and rear) with the front facade being 76% Nichiha Tuffblock and 24% 24 gage metal panel. The dumpster enclosure will be horizontal metal panel.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Waiver #1: A waiver from Section 401.09(e)(b) Industrial districts - trash receptacles Code requires the dumpster to be located at the side or rear of the site. Due to lot constraints, the applicant is requesting to locate the dumpster at the front of the building.

Waiver #2: A waiver from Section 1100.24 (j) of the Development Code to install an overhead door facing SW I St. The applicant is seeking access to the hangar from the parking lot pavement to minimize impacts and potential conflicts with air traffic.

Conclusion

Staff recommends approval of large scale development and associated waivers with the condition that the Airport Board approve the architecture prior to building permit issuance. The project is scheduled to be before the Airport Advisory Board on October 2, 2025.

Additional Details



Pending PC Item



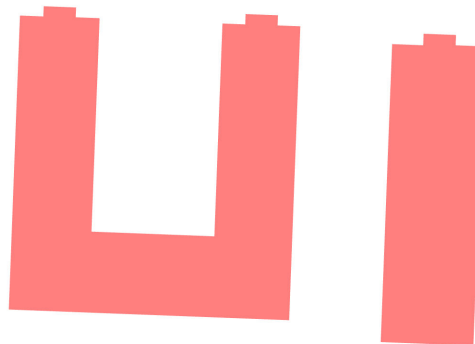
SW 28TH ST

SW 1 ST

SW 1 ST



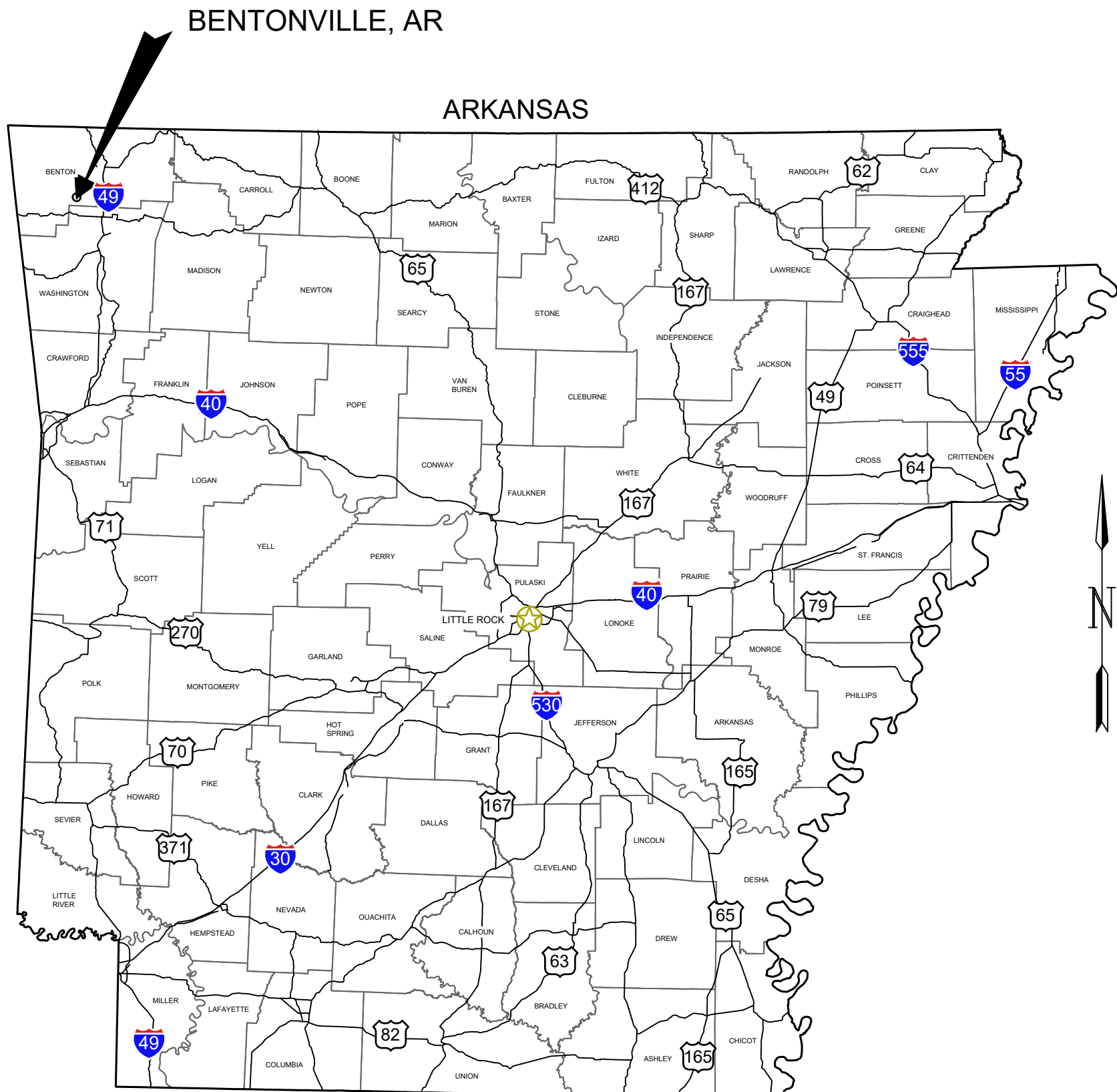
*Game Aerospace
Maintenance
Hangar*



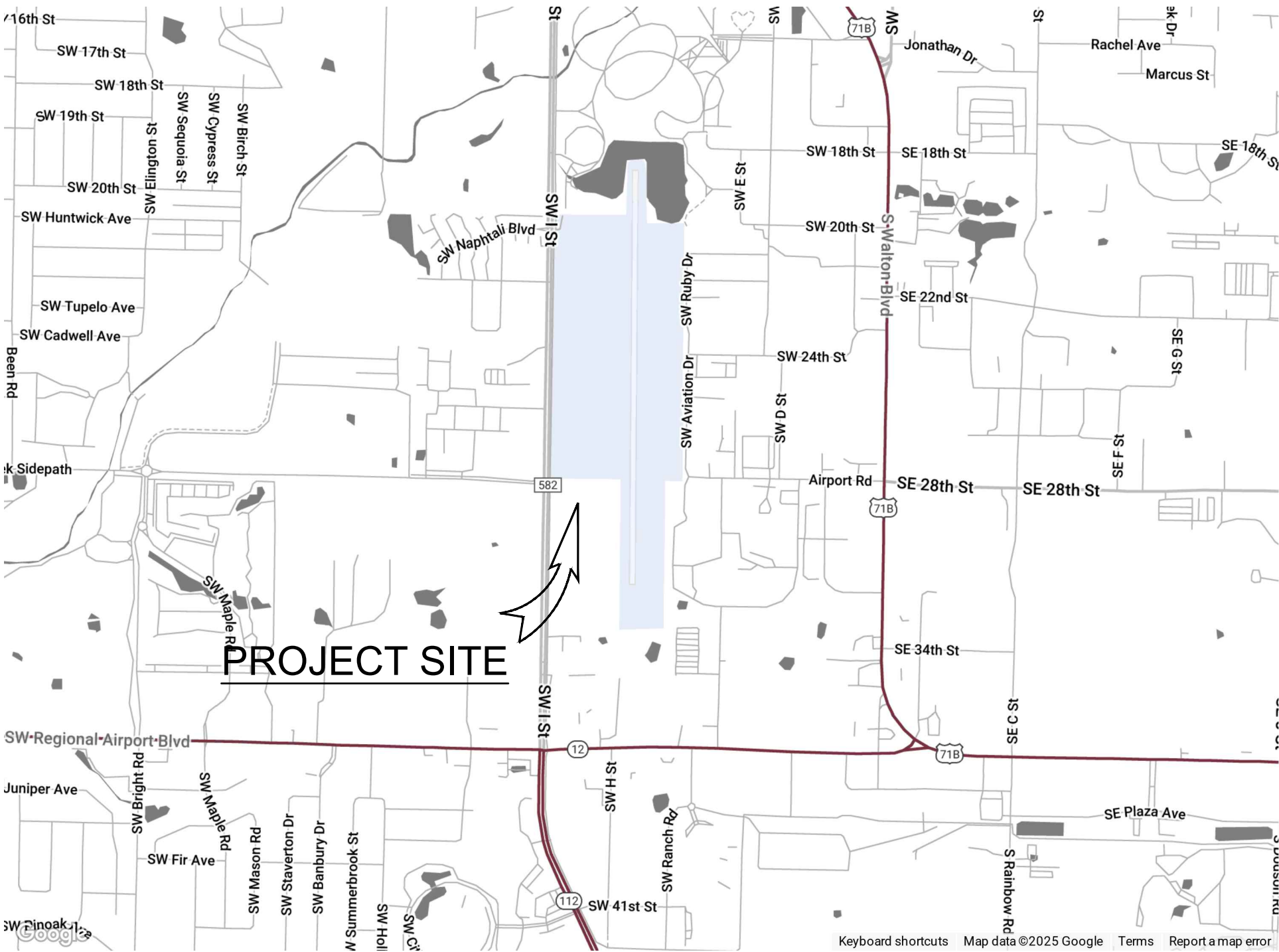
LSD25-0034
Game Aerospace Maintenance Hanger
3001 SW 1 ST



GAME AEROSPACE MAINTENANCE HANGAR
BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, AR
LARGE SCALE DEVELOPMENT PLANS
3001 SW I STREET



LOCATION MAP



VICINITY MAP

NO SCALE

GARVER PROJECT NO. 2500578
CITY OF BENTONVILLE PROJECT NO. LSD25-0034
AUGUST 2025



4300 South J.B. Hunt Drive
Suite 240
Rogers, AR 72758
(479) 287-9188

Sheet List Table		
Sheet Number	Drawing Number	Sheet Title
1	GI001	COVER SHEET AND SHEET INDEX
2	GC101	SURVEY CONTROL AND CONSTRUCTION SAFETY AND PHASING PLAN
3	GC501	CONSTRUCTION SAFETY AND PHASING DETAILS
4	CV101	EXISTING CONDITIONS AND DEMOLITION PLAN
5	CE101	EROSION CONTROL PLAN
6	CE501	EROSION CONTROL DETAILS 1
7	CE502	EROSION CONTROL DETAILS 2
8	CH101	DRAINAGE CALCULATIONS
9	CU101	UTILITY PLAN
10	CU102	WATER PLAN AND PROFILE
11	CU501	CITY OF BENTONVILLE GENERAL UTILITY NOTES
12	CU502	CITY OF BENTONVILLE WATER-SEWER DETAILS
13	CU503	CITY OF BENTONVILLE WATER DETAILS SHEET 1
14	CU504	CITY OF BENTONVILLE WATER DETAILS SHEET 2
15	CU505	CITY OF BENTONVILLE SANITARY SEWER DETAILS SHEET 1
16	CU506	CITY OF BENTONVILLE SANITARY SEWER DETAILS SHEET 2
17	CP101	APRON PAVING PLAN AND PROFILE
18	CP102	PARKING LOT PAVING PLAN
19	CP501	MISCELLANEOUS DETAILS 1
20	CP502	MISCELLANEOUS DETAILS 2
21	CP503	MISCELLANEOUS DETAILS 3
22	CP504	MISCELLANEOUS DETAILS 4
23	CP505	MISCELLANEOUS DETAILS 5
24	CP506	MISCELLANEOUS DETAILS 6
25	CP507	MISCELLANEOUS DETAILS 7
26	CP508	MISCELLANEOUS DETAILS 8
27	CG101	GRADING AND DRAINAGE PLAN
28	CM101	PAVEMENT MARKING PLAN
29	CM501	PAVEMENT MARKING DETAILS
30	LP001	LANDSCAPE NOTES
31	LP101	LANDSCAPE PLANS
32	LP501	LANDSCAPE DETAILS
33	EN001	AIRFIELD ELECTRICAL LEGEND & NOTES
34	ED101	AIRFIELD REMOVAL PLANS
35	ED501	AIRFIELD REMOVAL DETAILS
36	EL101	AIRFIELD INSTALLATION PLANS
37	EL501	AIRFIELD INSTALLATION DETAILS 1
38	EL502	AIRFIELD INSTALLATION DETAILS 2
39	EL503	AIRFIELD INSTALLATION DETAILS 3
40	EL504	AIRFIELD INSTALLATION DETAILS 4
41	XS101	GA MAINT HANGAR APRON CROSS SECTIONS 1
42	XS102	GA MAINT HANGAR APRON CROSS SECTIONS 2
43	XS103	GA MAINT HANGAR APRON CROSS SECTIONS 3
44	XS104	GA MAINT HANGAR APRON CROSS SECTIONS 4

WAIVER AND VARIANCE REQUESTS:

DUMPSTER LOCATION WAIVER
LANDSCAPING WAIVER

CONTACTS:

GAME AEROSPACE, LLC (OWNER): PHILIPP STEINBACH, 3201 SW I STREET BENTONVILLE, AR 72712, (479) 715-4342
GARVER: CHRIS MAESTRI, 4300 SOUTH J.B. HUNT DRIVE SUITE 240 ROGERS, AR 72758, (479) 879-9188
BENTONVILLE MUNICIPAL AIRPORT: MARK SLAUGHTER, 1001 SW 14TH STREET BENTONVILLE, AR 72712, (479) 254-2084
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 E. HAROLD STREET FAYETTEVILLE, AR 72701, (479) 200-9022 OR (479) 571-6609 BB6585@ATT.COM
COX COMMUNICATIONS: TIMOTHY GOSS, 4901 S 48TH STREET SPRINGDALE, AR 72762, (479) 651-5583 TIMOTHY.GOSS@COX.COM
FIRE DEPT: CITY OF BENTONVILLE, JUSTIN SCANTLIN, 800 SW A STREET BENTONVILLE, AR 72712, (479) 271-5927 OR (479) 685-1096
STREET DEPT: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712, (479) 271-3130
WATER DEPT: CITY OF BENTONVILLE, BEAU TOMPSON, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712, (479) 271-3140
ELECTRIC DEPT: CITY OF BENTONVILLE, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712, (479) 271-3135 EXT. 2
WASTEWATER DEPT: CITY OF BENTONVILLE, CHRIS EARL, 1901 NE A STREET BENTONVILLE, AR 72712, (479) 271-3161
PLANNING DEPT: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET BENTONVILLE, AR 72712, (479) 271-3122
BLDG AND FIRE SAFETY: CITY OF BENTONVILLE, BRAD ARNOLD, 305 SW A STREET BENTONVILLE, AR 72712, (479) 271-3108
CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712, (479) 271-5993
STORMWATER: CITY OF BENTONVILLE, ALISON WEST, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712, (479) 271-6719



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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL
AIRPORT (VBT)
BENTONVILLE, AR
GAME AEROSPACE
MAINTENANCE HANGAR

COVER SHEET AND
SHEET INDEX

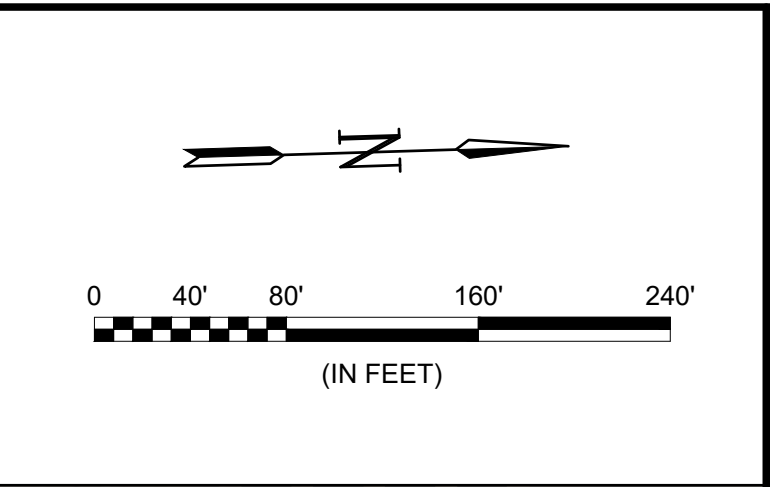
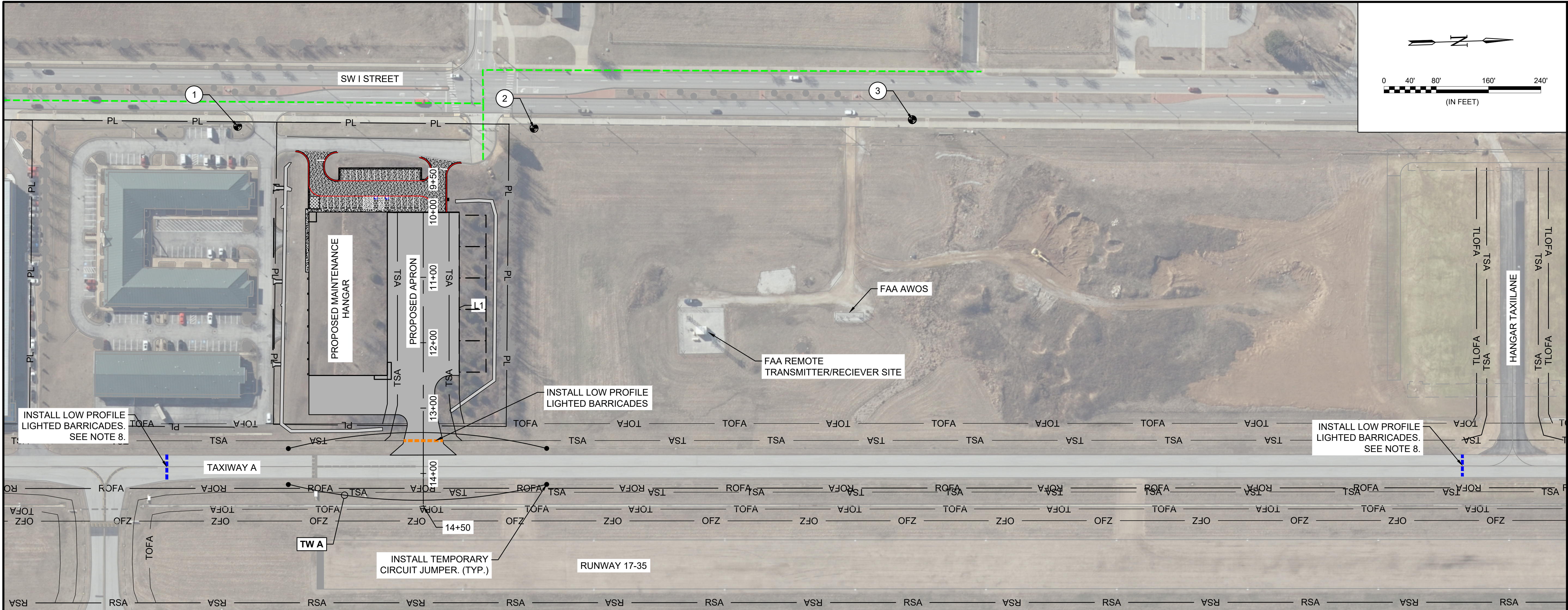
JOB NO.: 2500578
DATE: AUG 2025
DESIGNED BY: LPK
DRAWN BY: AKL

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
GI001

SHEET
NUMBER **1**

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Last plotted by: Lantz, Virginia H. (Gmny) Plot Date: 8/25/2025 10:36 AM Plotter used: AutoCAD PDF (General Documentation) pc3





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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT (VBT)
BENTONVILLE, AR

GAME AEROSPACE MAINTENANCE HANGAR

SURVEY CONTROL AND CONSTRUCTION SAFETY AND PHASING PLAN

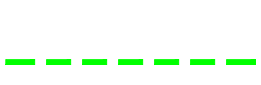
JOB NO.: 2500578
DATE: AUG 2025
DESIGNED BY: LPK
DRAWN BY: AKL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
GC101

SHEET NUMBER
2

LEGEND

	PROPOSED ASPHALT PAVEMENT
	RSA — RUNWAY SAFETY AREA
	ROFA — RUNWAY OBJECT FREE AREA
	TSA — TAXIWAY SAFETY AREA
	TOFA — TAXIWAY OBJECT FREE AREA
	OFZ — OBJECT FREE ZONE
	PL — PROPERTY LINE
	# SURVEY CONTROL POINT
	# BASELINE POINT
	CONTRACTOR ROUTE
	LIGHTED BARRICADE
	PHASE 2 LIGHTED BARRICADE

- SURVEY CONTROL NOTES:**
- CONTRACTOR SHALL PROTECT ALL CONTROL POINTS. ANY DAMAGE TO THESE CONTROL POINTS SHALL BE REPAIRED AT NO COST TO THE OWNER. REPAIRS SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE COMPLETED BY A LICENSED SURVEYOR. FINAL RESULTS OF THE RE-SET MONUMENT SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
 - CONTRACTOR SHALL VERIFY CONTROL POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
 - BASIS FOR BEARINGS SHOWN HEREON IS THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), ARKANSAS NORTH ZONE NO. 301. SURVEY CONDUCTED BY GARVER, LLC ON MAY 2025.

ITEMS OF WORK

CLEAR PROJECT AREA, PERFORM EARTHWORK, EXTEND UTILITIES TO HANGAR, CONSTRUCT APRON PAVEMENT SECTION, CONSTRUCT PARKING LOT PAVEMENT SECTION, INSTALL ELECTRICAL IMPROVEMENTS, DRAINAGE IMPROVEMENTS, PAVEMENT MARKINGS, CONSTRUCT HANGAR.

SURVEY CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	738462.56	657892.94	1293.32	TRAV, 1/2 IN REBAR WITH GC CAP
2	738915.70	657909.70	1288.44	TRAV, 1/2 IN REBAR WITH GC CAP
3	739494.69	657914.10	1284.46	TRAV

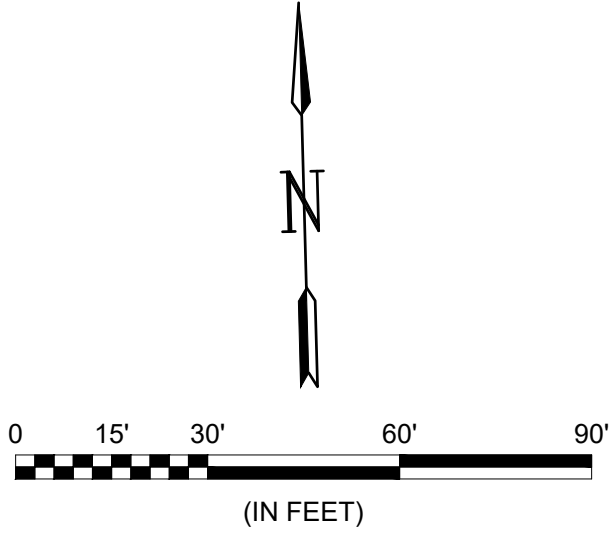
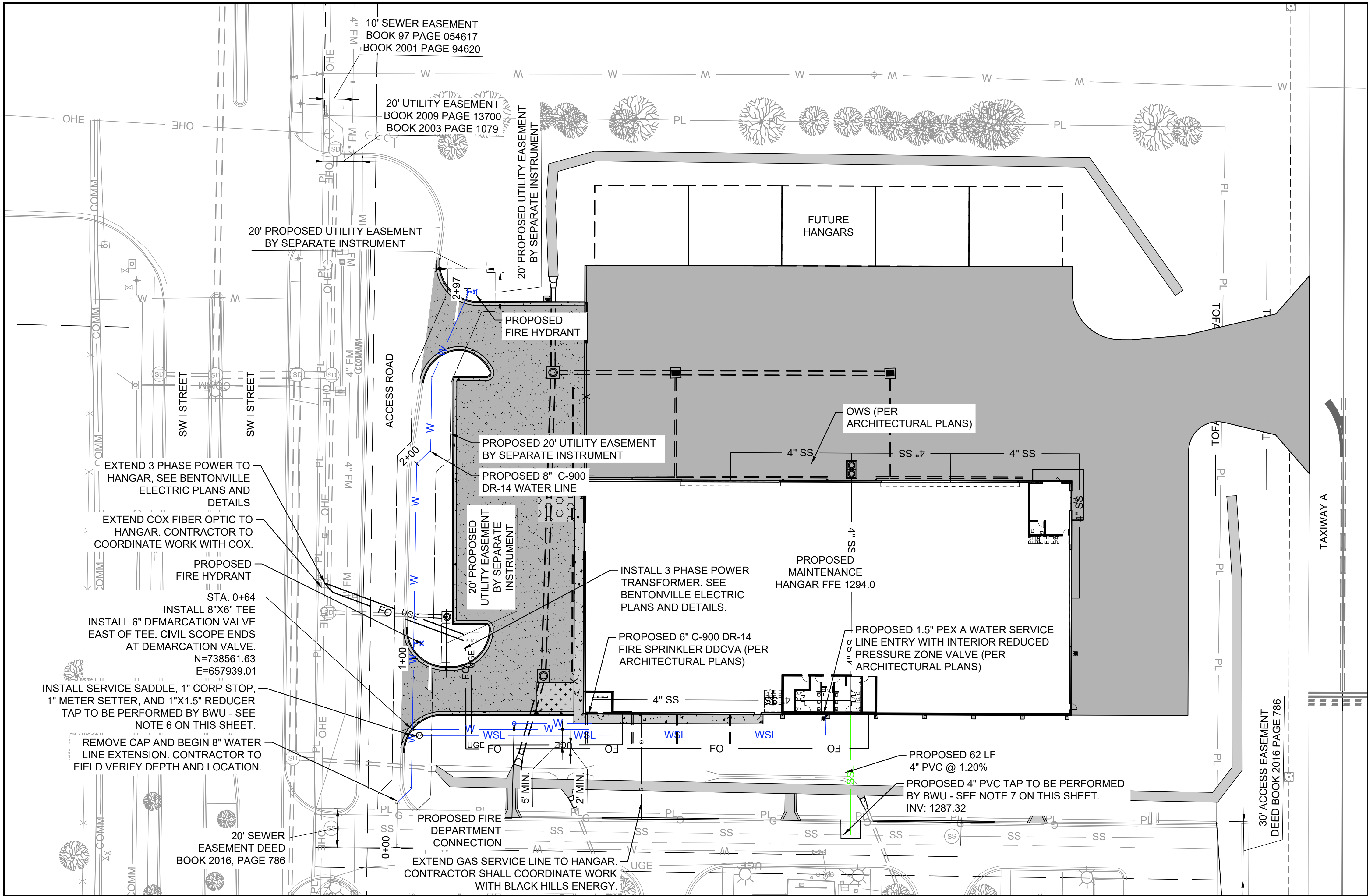
LINE TABLE: PAVEMENT ALIGNMENTS					
LINE NO.	ALIGNMENT	START STATION	START POINT	END STATION	END POINT
L1	GA MAINT HANGAR APRON CL	9+50.00	N 738743.77, E 657982.38	14+50.00	N 738728.72, E 658482.16

- CONSTRUCTION SAFETY AND PHASING NOTES:**
- PRINT NOTE: SHEET SHALL BE PRINTED IN COLOR.
 - SEE CONSTRUCTION SAFETY AND PHASING NOTES FOR ADDITIONAL INFORMATION.
 - LIGHTED BARRICADES SHOWN ARE FOR GRAPHIC PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE QUANTITY OF LIGHTED BARRICADES REQUIRED TO COMPLETE THE WORK AS SHOWN AND MUST BE IN ACCORDANCE WITH CURRENT FAA ADVISORY CIRCULARS.
 - CONTRACTOR SHALL HAVE AN APPROVED PAVEMENT BROOM OR VACUUM TRUCK AVAILABLE ON SITE AT ALL TIMES. HYDRANTS TO FILL VACUUM TRUCK WILL BE AVAILABLE ON AIRPORT PROPERTY.
 - IN NO EVENT SHALL CONSTRUCTION VEHICLES, EQUIPMENT, OR MATERIALS BE PARKED/STORED WITHIN 50' OF BARRICADES OR ACTIVE AIRFIELD PAVEMENT.
 - CONTRACTOR SHALL COORDINATE WORK ADJACENT TO THE EXISTING TAXIWAY WITH TENANTS ON WEST SIDE OF AIRFIELD. NO CONTRACTOR PERSONNEL OR EQUIPMENT MAY BE INSIDE THE TAXIWAY OBJECT FREE AREA (TOFA), 48-FT OFF EDGE OF PAVEMENT, WHILE AIRCRAFT ARE UTILIZING THE EXISTING PAVEMENT. CONTRACTOR SHALL MAINTAIN TAXIWAY SAFETY AREA (TSA), 22-FT OFF EDGE OF PAVEMENT, GRADING REQUIREMENTS SHOWN BELOW AT ALL TIMES WHEN AIRCRAFT ARE MOVING THROUGH THE AREA.
 - TSA - MAXIMUM SLOPE 5% PERPENDICULAR TO TAXIWAY CENTERLINE, WITH NO OBJECTS GREATER THAN 3 INCHES ABOVE GRADE, OPEN TRENCHES, OR HAZARDOUS SURFACE VARIATIONS. NO EQUIPMENT OR MATERIALS MAY BE LEFT IN THE TSA WHEN THE TAXIWAY IS IN USE.
 - TOFA - MAXIMUM POSITIVE SLOPE 4:1, NO MAXIMUM NEGATIVE SLOPE. NO EQUIPMENT OR MATERIALS MAY BE LEFT IN THE TOFA WHEN THE TAXIWAY IS IN USE.
 - TEMPORARY AIRFIELD LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SS-310.
 - CONTRACTOR MUST CLOSE TAXIWAY A FOR PAVING OPERATIONS AND TAXIWAY LIGHTING INSTALLATION INSIDE THE TAXIWAY SAFETY AREA. THE TAXIWAY CLOSURE WILL BE LIMITED TO A MAXIMUM OF 2 DAYS. CONTRACTOR MUST COORDINATE TAXIWAY CLOSURE WITH THE RPR AND THE AIRPORT A MINIMUM OF 7 DAYS IN ADVANCE.

NOTES:

- SEE CU501 FOR GENERAL UTILITY NOTES.
- EXISTING UTILITY ALIGNMENTS AND ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHOULD FIELD VERIFY AND CONFIRM NO CONFLICTS PRIOR TO CONSTRUCTION START.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- WATER TAP NOTES
 - ALL TAPS ON EXISTING MAINS SHALL BE PERFORMED BY BENTONVILLE WATER UTILITIES (BWU).
 - REQUEST FOR TAPS TO BE PERFORMED BY THE BWU SHALL BE MADE AT LEAST 24 HOURS IN ADVANCE.
- CONTRACTOR SHALL PROVIDE MATERIAL FOR ALL TAPS AND SHALL BE RESPONSIBLE FOR EXCAVATION AND INSTALLATION OF VALVE AND TAPPING SLEEVES UNLESS DIRECTED OTHERWISE BY BWU.

- CONTRACTOR SHALL PROVIDE TWO PRESSURE TESTS PRIOR TO EXECUTION OF THE TAP. TWO PRESSURE TESTS, AS DEFINED HEREIN, AT 200 PSIG WITH NO LOSS FOR 15 MINUTES OR IN AREAS OF HIGHER PRESSURE TEST TO 1 ½ TIMES THE OPERATING PRESSURE WITH NO LOSS FOR 15 MINUTES AND SHALL BE WITNESSED AND RECORDED BY THE CITY INSPECTOR OR DEPARTMENT REPRESENTATIVE. THE FIRST PRESSURE TEST SHALL BE WITH THE VALVE CLOSED AND WITHOUT A TEST PLUG, AND THE SECOND PRESSURE TEST SHALL BE WITH THE VALVE OPEN AND A TEST PLUG. TESTING EQUIPMENT SHALL BE INSPECTED BY CITY INSPECTOR AND SHALL BE IN PROPER WORKING ORDER AT TIME OF TEST.
- TAP LOCATIONS ON PIPE SIZES 6" TO 12" WILL BE NO CLOSER THAN 24" TO THE BACK END OF THE BELL OR COLLAR OF THE PIPELINE AND NO CLOSER THAN 24" FROM THE INSERTION LINE ON THE SPIGOT END OF THE PIPELINE
- SEWER TAP NOTES
 - BWU SHALL PERFORM ALL 4" TAPS ON EXISTING MAIN LINES.
 - THE TAP MUST BE LOCATED NO CLOSER THAN 18" TO THE BACK END OF THE BELL OR COLLAR OF THE PIPELINE AND NO CLOSER THAN 18" TO THE INSERTION LINE ON THE SPIGOT END OF THE PIPELINE. THE EXCAVATION FOR A SEWER TAP MUST BE SAFE FOR ENTRY BY CITY CREWS AND PROVIDE AT A MINIMUM 12" CLEAR AROUND THE TAP LOCATION IN ALL DIRECTIONS.
 - A MINIMUM 24 HOUR NOTICE IS REQUIRED FOR SEWER TAPS.
- CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.



LEGEND

- EXISTING PAVEMENT
- PROPOSED APRON PAVEMENT
- PARKING LOT ASPHALT PAVEMENT
- PARKING LOT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE DITCH PAVING
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRAINAGE STRUCTURE
- EXISTING STORM DRAIN PIPE
- EXISTING DRAINAGE STRUCTURE
- EXISTING TAXIWAY LIGHT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE

SANITARY SEWER FROM THE SITE DRAINS SOUTH TO THE SALVATION ARMY LIFT STATION, LS#17. LS#17 HAS A CAPACITY OF 4,885 GALLONS. THE ESTIMATED PEAK FLOW FROM DEVELOPMENT = 3.75 GPM

ESTIMATE USES ADH ONSITE WASTEWATER RULES APPENDIX B, ASSUMES A MAX OF 30 EMPLOYEES IN A FACTORY SETTING WITHOUT SHOWERS, AND A PEAKING FACTOR OF 4.

30 EMPLOYEES/DAY * 15 GPD/EMPLOYEE / 8 HOURS/WORKDAY / 60 MINUTES/HOUR = 0.94 GPM * 4 = 3.75 GPM

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BY	DESCRIPTION	DATE	REV.

BENTONVILLE MUNICIPAL AIRPORT (VBT) BENTONVILLE, AR

GAME AEROSPACE MAINTENANCE HANGAR

UTILITY PLAN

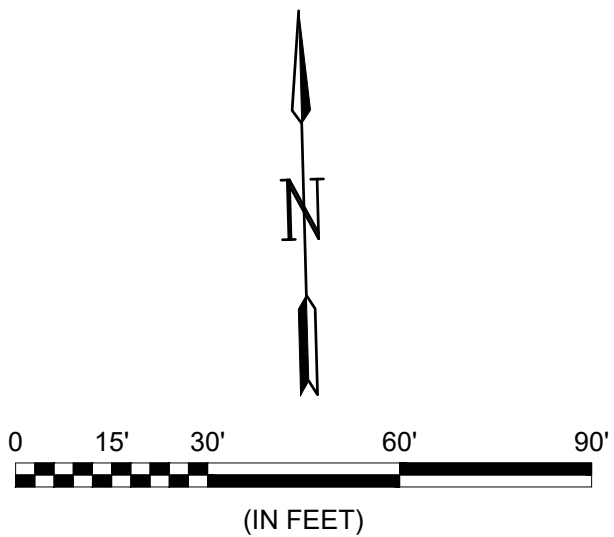
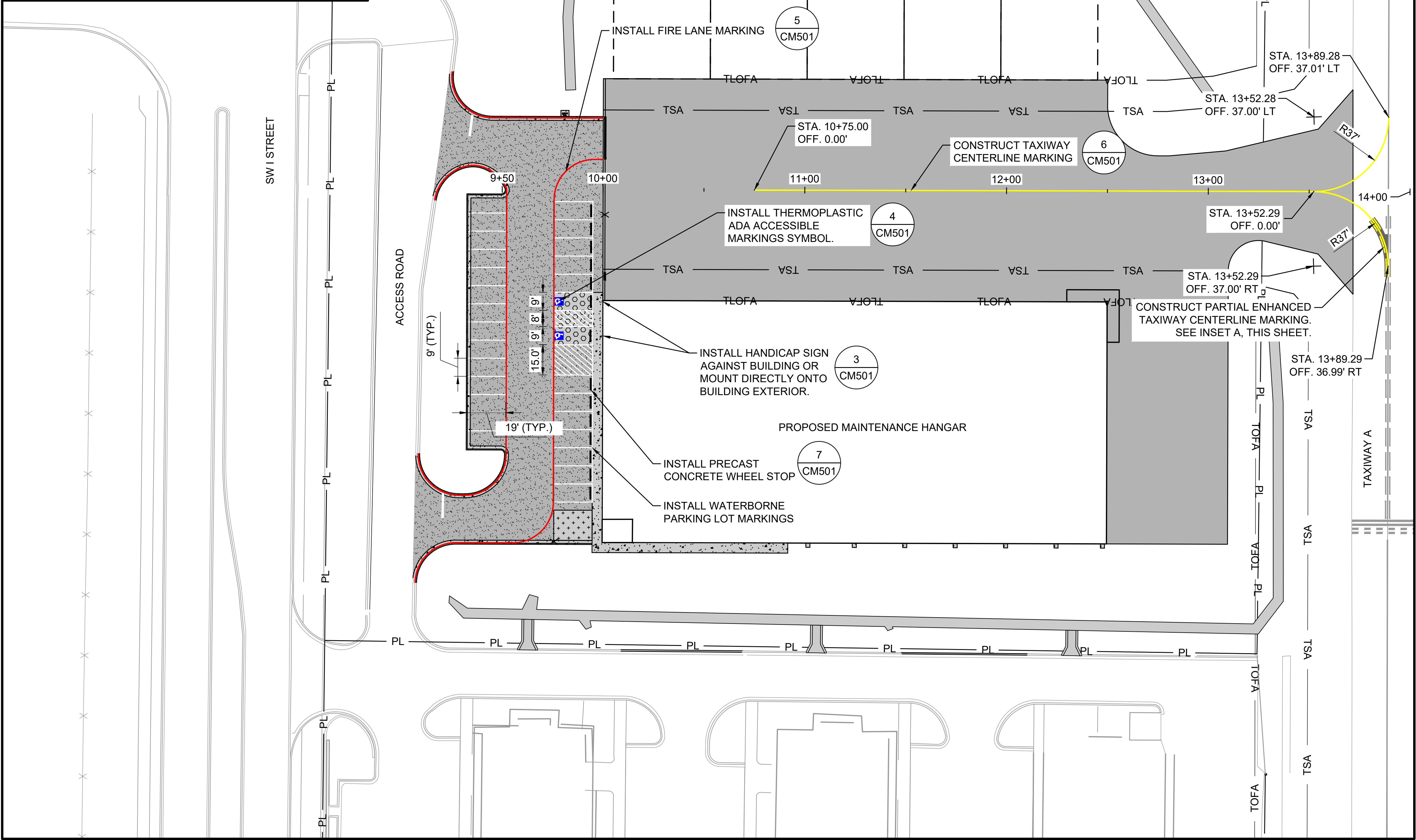
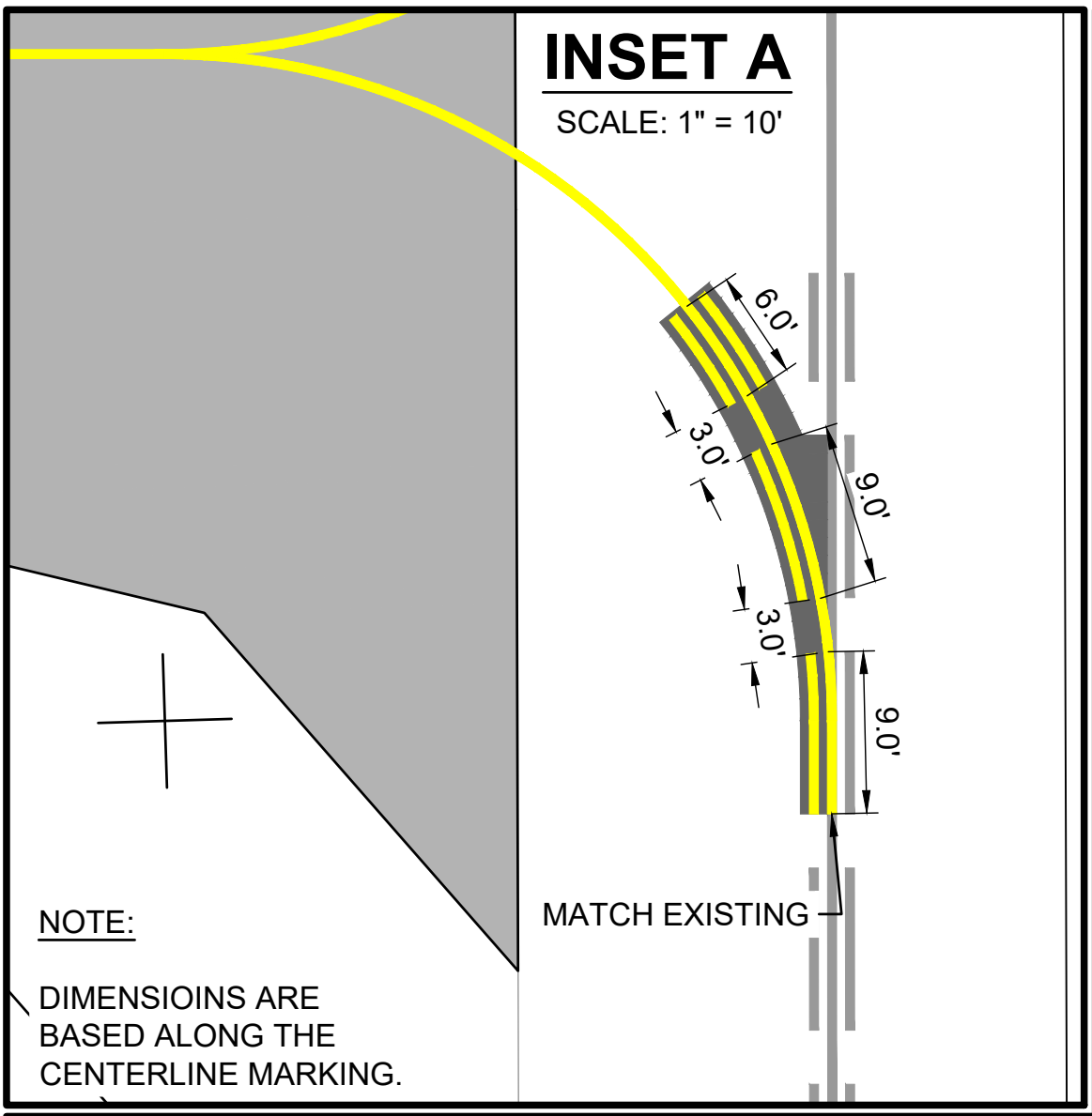
JOB NO.: 2500578
DATE: AUG 2025
DESIGNED BY: LPK
DRAWN BY: AKL

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
CU101

SHEET NUMBER
9

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Last plotted by: Lantz, Virginia H. (Gmty) Plot Date: 8/25/2025 10:41 AM Plotter used: AutoCAD PDF (General Documentation) pc3



LEGEND

- EXISTING MARKINGS
- PROPOSED YELLOW MARKINGS
- PROPOSED RED MARKINGS
- TSA TAXIWAY SAFETY AREA
- TOFA TAXIWAY OBJECT FREE AREA

NOTES:

- SHEET INTENDED TO BE PRINTED IN COLOR.
- SEE SHEET CM501 FOR AIRFIELD MARKING DETAILS.
- MARKINGS ON EXISTING PAVEMENT SHOWN FOR REFERENCE ONLY.
- THE CONTRACTOR WILL BE REQUIRED TO REPAINT ANY MARKINGS THAT ARE OUTSIDE OF THE PROJECT LIMITS WHICH ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS. REPAINTING OF DAMAGED AREAS WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL STRIPING PRESENT IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO MARKING REMOVAL OR INSTALLATION OPERATIONS.
- MARKINGS TO BE REPAINTED SHALL BE CLEANED AND HAVE ANY LOOSE MATERIAL REMOVED PRIOR TO THE NEW APPLICATION.
- ALL AIRFIELD PAVEMENT MARKINGS SHALL BE OUTLINED IN 6" BLACK PAINT UNLESS OTHERWISE NOTED. SEE PAVEMENT MARKING DETAILS SHEETS FOR MORE DETAILS. BLACK PAINT SHALL NOT RECEIVE REFLECTIVE MEDIA. TEMPORARY MARKINGS SHALL NOT RECEIVE BLACK OUTLINE.
- PARKING STALLS SHALL BE 19' LONG (STARTING AT FACE OF CURB) AND PERPENDICULAR TO THE CURB. THE STALL SHALL BE 9' WIDE. ALL STRIPES SHALL BE 4" WHITE.
- BLACK OUTLINE FOR ENHANCED TAXIWAY CENTERLINE SHALL BE 6" OUTSIDE OF YELLOW MARKING.
- YELLOW PAINT FOR ENHANCED MARKING SHALL RECEIVE TYPE I, GRADATION A GLASS BEADS AT A RATE OF 7 LB/GAL

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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT (VBT) BENTONVILLE, AR

GAME AEROSPACE MAINTENANCE HANGAR

PAVEMENT MARKING PLAN

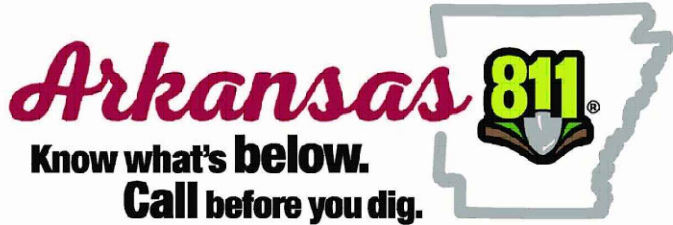
JOB NO.: 2500578
DATE: AUG 2025
DESIGNED BY: LPK
DRAWN BY: AKL

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DRAWING NUMBER
CM101

SHEET NUMBER
28

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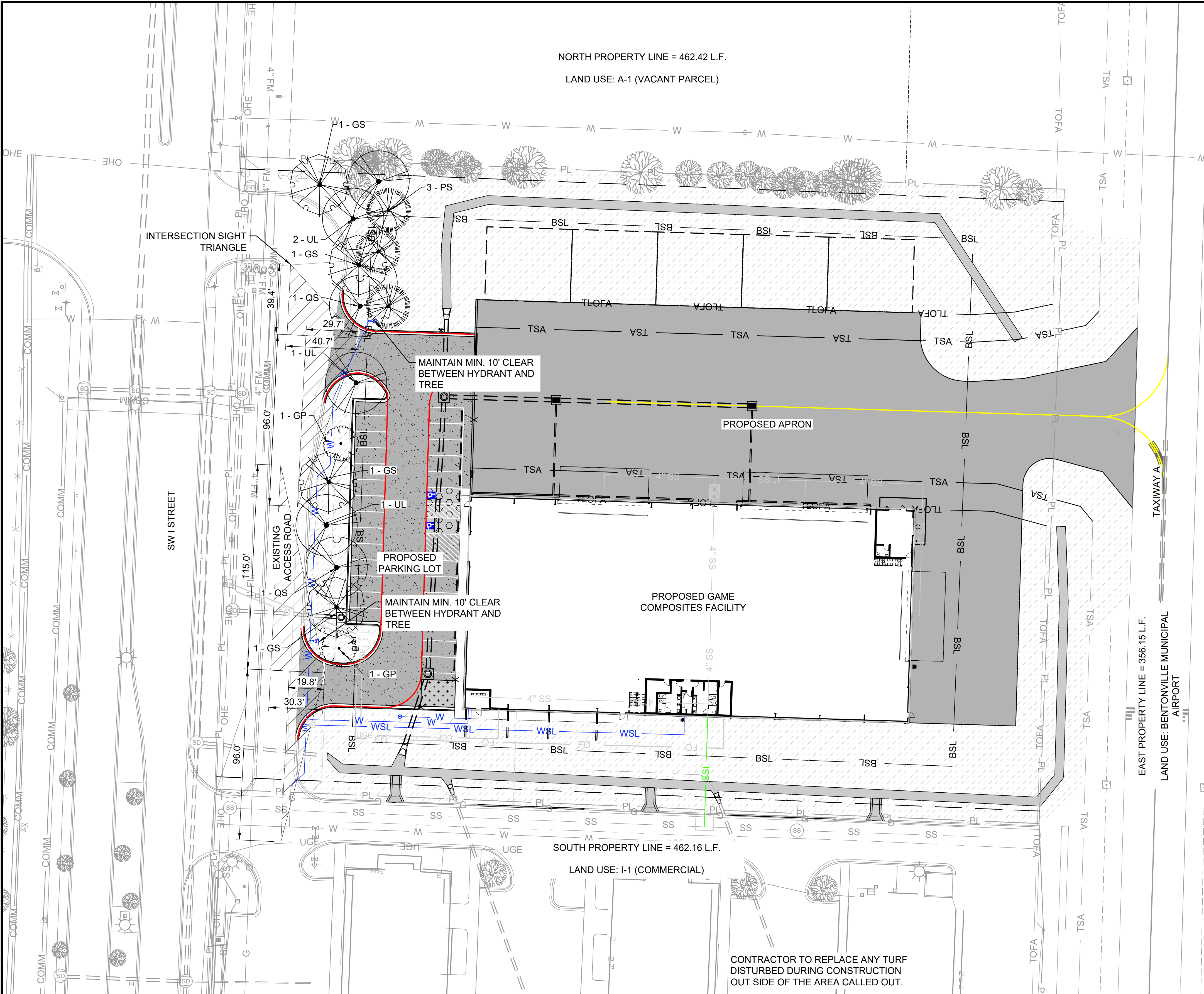


NOTES:

1. EXISTING DAMAGED OR DISEASED TREES ARE TO BE REPLACED.

2. TREES SHALL MAINTAIN MINIMUM 5' SEPARATION FROM ANY PUBLIC UTILITY OR DRAINAGE STRUCTURE.
3. WHERE A POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

4. NO OBJECTS BETWEEN 3 AND 8 FEET IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT TRIANGLES.



EXISTING PAVEMENT

PROPOSED APRON PAVEMENT

PARKING LOT ASPHALT PAVEMENT

PARKING LOT CONCRETE PAVEMENT

CONCRETE SIDEWALK

HEAVY DUTY CONCRETE PAVMENT

CONCRETE DITCH PAVING

RSA — RUNWAY SAFETY AREA

TSA — TAXIWAY SAFETY AREA

TOFA — TAXIWAY OBJECT FREE AREA

GREENSPACE

PROPOSED STORM DRAIN PIPE

EXISTING STORM DRAIN PIPE

LEGEND

0

15'

30'

60'

90'

(IN FEET)

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS	
TOTAL PARKING LOT AREA	9,530 SF
REQUIRED INTERIOR GREENSPACE (8%)	762 SF
TOTAL GREENSPACE ON THIS PROJECT	65,930 SF
NUMBER OF PARKING STALLS	30
NUMBER OF TREES REQUIRED (1 TREE PER 6 STALLS)	5
TREES PROVIDED	15
PERIMETER LANDSCAPING (1 TREE PER 50 L.F.) + SCREEN TYPE 'D' - NO DEFINED SCREEN	462.42 L.F. = 9.24 = 10 TREES (NORTH) 462.16 L.F. = 9.24 = 10 TREES (SOUTH) NOTE: NO TREES PROPOSED ALONG EAST PROPERTY LINE DUE TO PROXIMITY TO AIRFIELD
PERIMETER LANDSCAPING PROVIDED	8 TREES (NORTH) NO TREES (SOUTH) OWNER REQUESTS CONSIDERATION OF A WAIVER FOR PERIMETER LANDSCAPING AT NORTH AND SOUTH PROPERTY LINES DUE TO SITE'S LOCATION AT AIRPORT. TREES PROVIDED AT NORTH PROPERTY LINE ARE CLUSTERED NEAREST TO PUBLIC ROADWAY TO PROVIDE VISUAL SCREENING.

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BY					
DESCRIPTION					
DATE					
REV.					

BENTONVILLE MUNICIPAL AIRPORT (VBT) BENTONVILLE, AR

GAME AEROSPACE MAINTENANCE HANGAR

LANDSCAPE PLANS

JOB NO.: 2500578
DATE: AUG 2025
DESIGNED BY: BDT
DRAWN BY: HG

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DRAWING NUMBER

LP101

SHEET NUMBER

31

CITY OF BENTONVILLE LSD25-0034

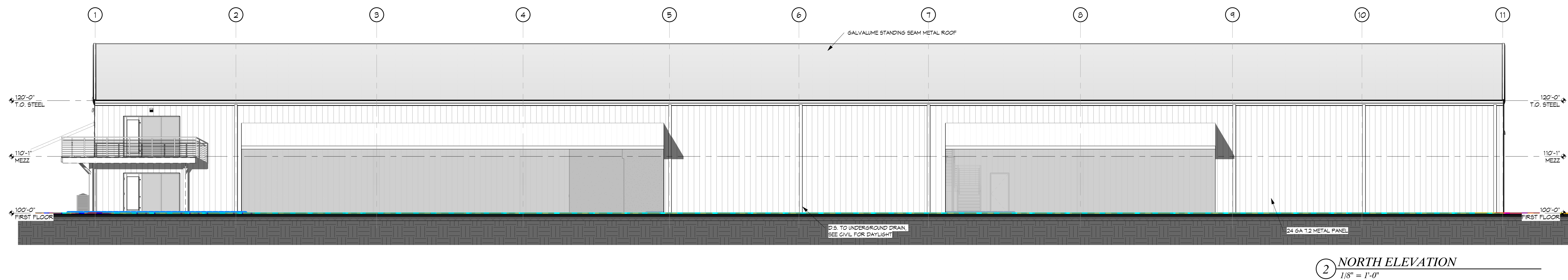
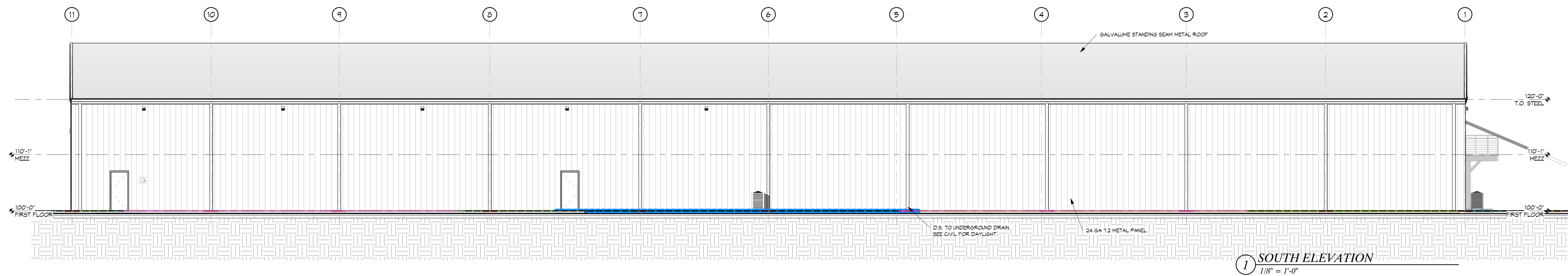
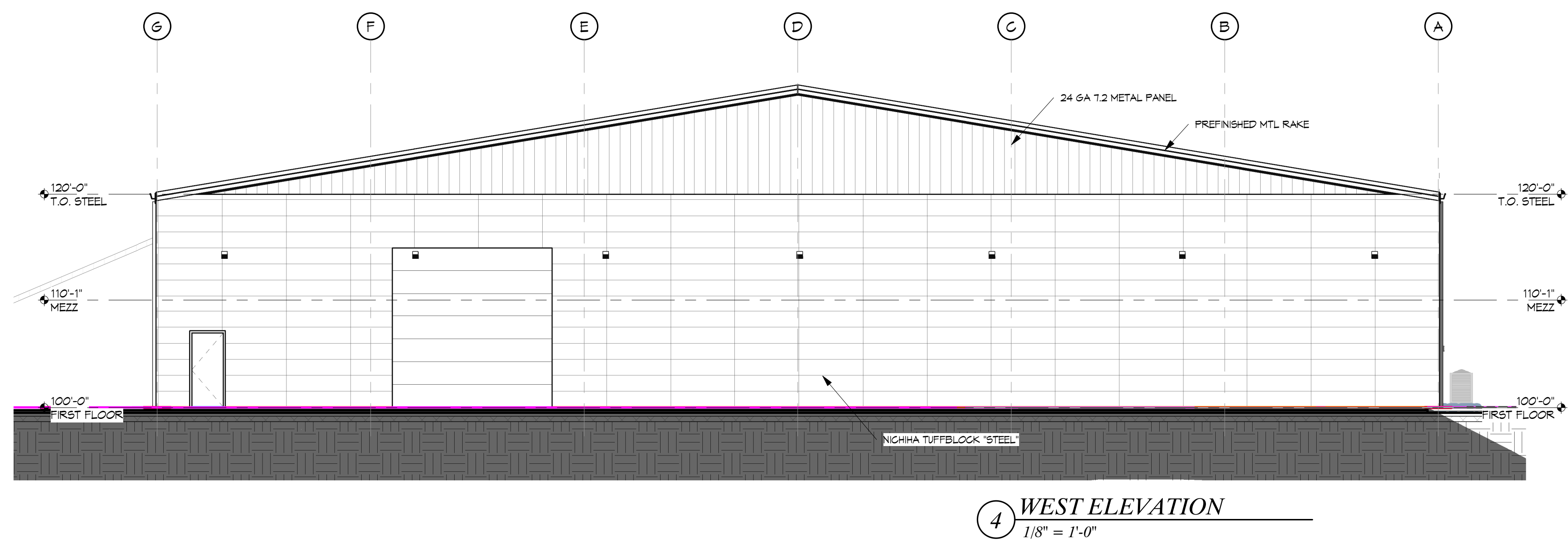
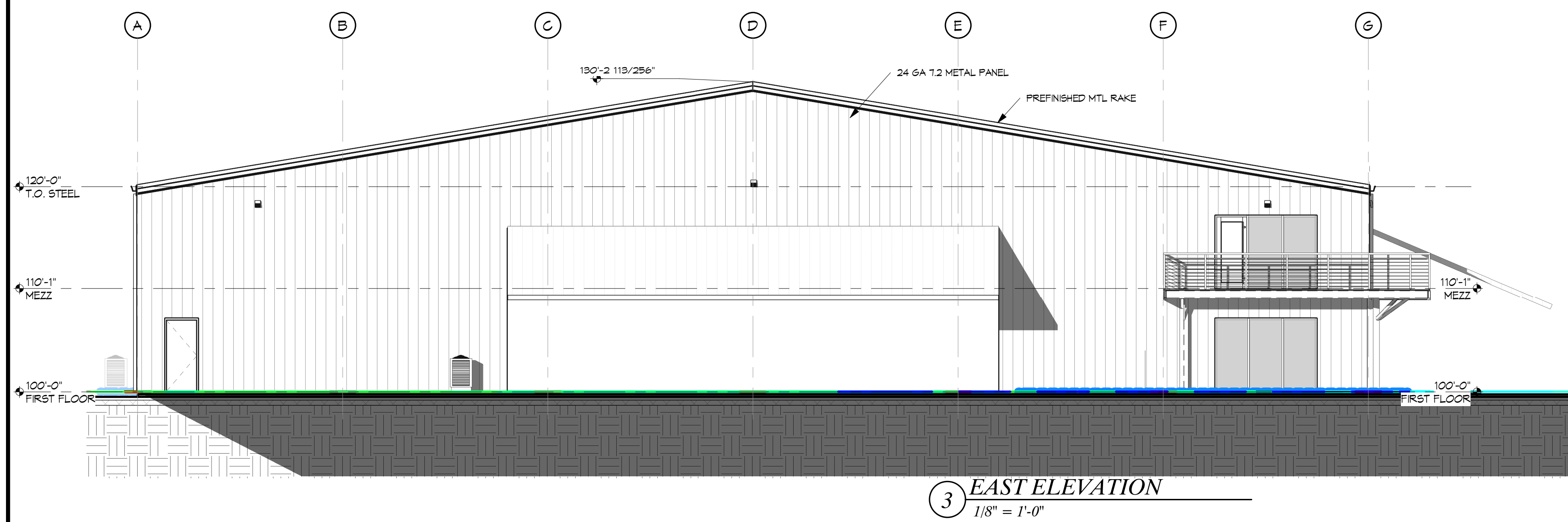
Page 40 of 76

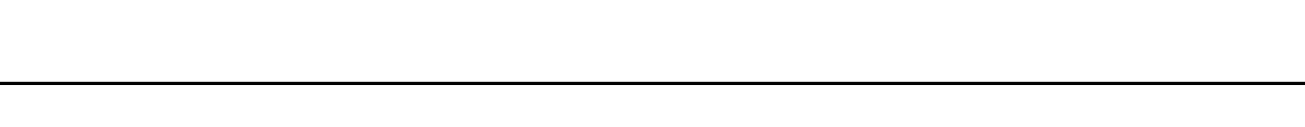
GAME HANGAR
1 ST
BENTONVILLE, AR

Burris
Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE: 8-8-25
JOB NO: 25105
REVISIONS

A2.0
EXTERIOR
ELEVATIONS





① EAST ELEVATION COLOR
1/8" = 1'-0"



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



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



② NORTH ELEVATION COLOR
1/8" = 1'-0"



4300 South J.B. Hunt Drive
Suite 240
Rogers, AR 72758
TEL 479.257.9188
www.GarverUSA.com

WAIVER REQUEST LETTER

Date: August 11, 2025
To: City of Bentonville Planning Department
From: Christopher Maestri, PE
RE: Game Aerospace Maintenance Hangar (LSD25-0034)
Dumpster Orientation Waiver

To Whom It May Concern,

Game Aerospace, LLC. seeks a waiver for the dumpster orientation from those outlined in the Bentonville Municipal Code Sec 401.09 Industrial (I) District Regulations (e) (1) b. The dumpster cannot be oriented "...at the sides or rear of the site..." because the proposed hangar is bound by a detention pond to the south, and aircraft movement aprons to the east and north with FAA obstacle restrictions. Additionally, the aircraft movement areas will be fenced off to prevent unauthorized vehicular access. These constraints necessitate the dumpster orientation on the west side of the development. Access and screening design for the dumpster will be provided according to Bentonville Municipal Code Sec 401.09 Industrial (I) District Regulations (e) (1) b.

We appreciate your consideration of this waiver request. Please call me if you have any questions.

Sincerely,

GARVER, LLC

Christopher Maestri, P.E.
Project Manager

Attachments: None



4300 South J.B. Hunt Drive
Suite 240
Rogers, AR 72758
TEL 479.257.9188
www.GarverUSA.com

WAIVER REQUEST LETTER

Date: September 16, 2025
To: City of Bentonville Planning Department
From: Christopher Maestri, PE
RE: Game Aerospace Maintenance Hangar (LSD25-0034)
Overhead Door Waiver

To Whom It May Concern,

Game Aerospace, LLC. seeks a waiver from Section 1100.24(j) of the Development Code to install an overhead door facing SW I Street. The applicant is seeking access to the hangar from the parking lot pavement to increase safety by minimizing impacts and potential conflicts with ground vehicle and aircraft traffic on the apron.

We appreciate your consideration of this waiver request. Please call me if you have any questions.

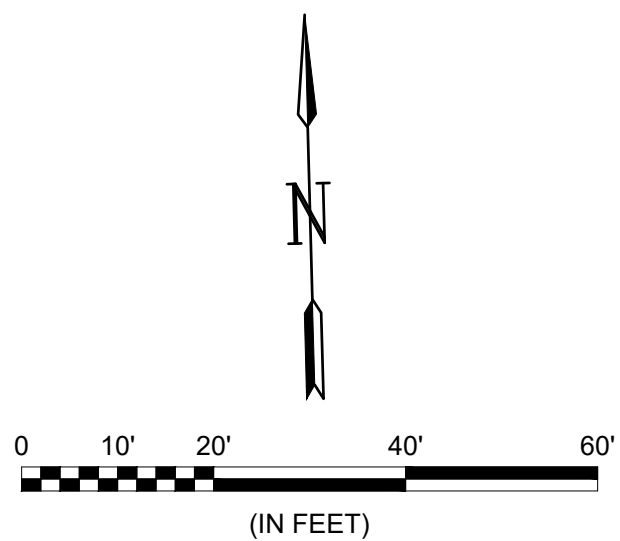
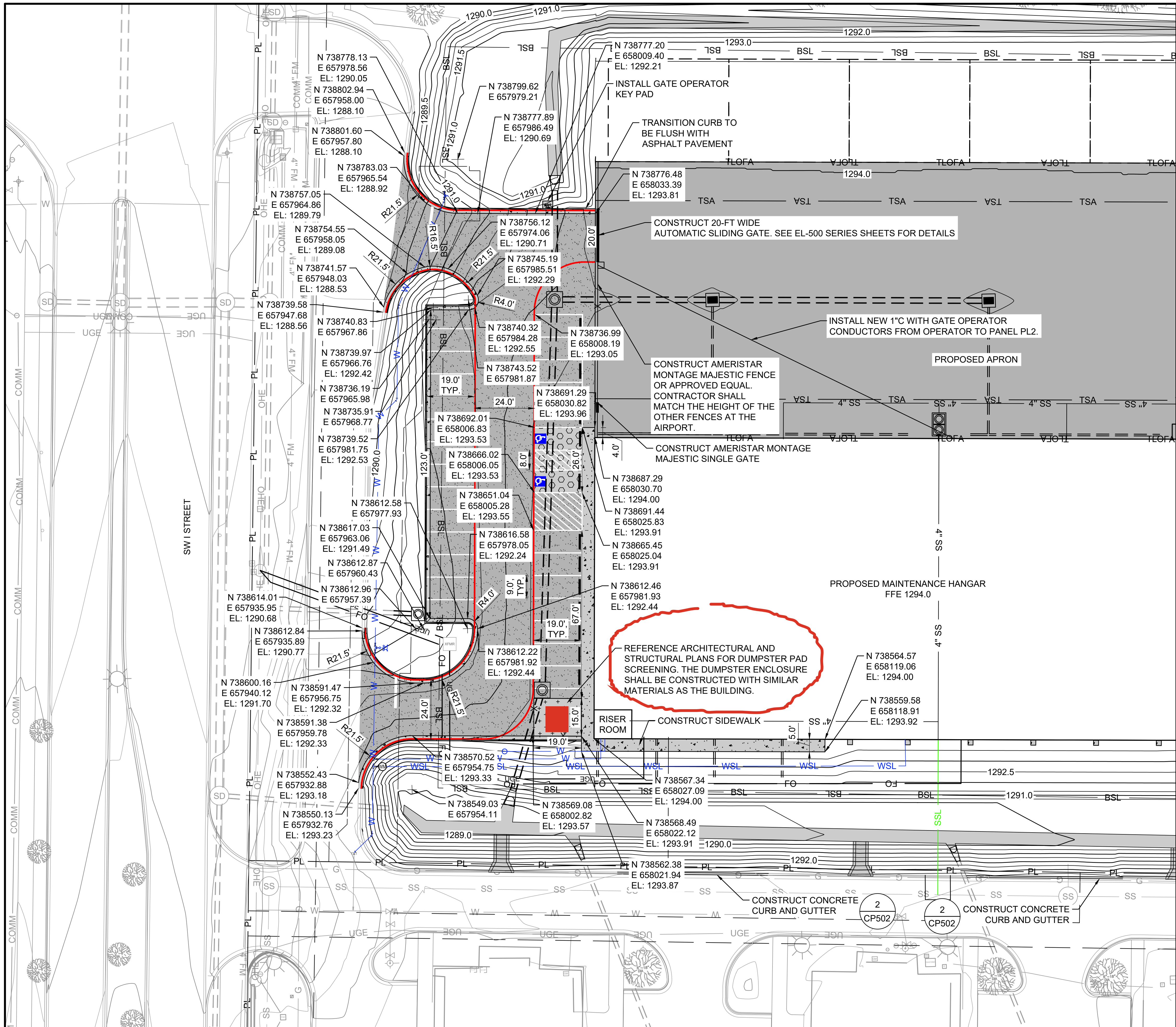
Sincerely,

GARVER, LLC

Christopher Maestri, P.E.
Project Manager

Attachments: None

File: L:\2025\A13-2500578 - VBT Game Composites Expansion Ph 2\Drawings\MAINTENANCE HANGAR\2500578-CP101.dwg Last Save: 8/25/2025 10:32 AM Last saved by: VHLantz
Last plotted by: Lantz, Virginia H. (Gmny) Plot Style: AECmon.ctb Plot Scale: 1:1 Plot Date: 8/25/2025 10:39 AM Plotter used: AutoCAD PDF (General Documentation) pc3



LEGEND

- EXISTING PAVEMENT
- PROPOSED APRON ASPHALT PAVEMENT
- PROPOSED PARKING LOT ASPHALT PAVEMENT
- PROPOSED PARKING LOT CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE DITCH PAVING
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- TSA TAXIWAY SAFETY AREA
- TLOFA TAXILANE OBJECT FREE AREA

NOTES:

- SEE SHEETS CP501 AND CP502 FOR TYPICAL SECTIONS AND PAVING DETAILS.
- CONTRACTOR SHALL SAWCUT A CLEAN VERTICAL EDGE AT ALL PAVEMENT TIE-INS.
- NO FREESTANDING SIGNAGE IS ANTICIPATED AT THIS TIME. ALL PROPOSED FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- THE PROPOSED HANGAR IS INSIDE ZONE B (2) INNER SAFETY/TURNING ZONE OF THE BENTONVILLE MUNICIPAL AIRPORT. OBSTRUCTION LIGHTS WILL BE ADDED TO THE PROPOSED HANGAR TO COMPLY WITH FAA REQUIREMENTS.
- POINTS SHOWN ALONG CURB REPRESENT THE ELEVATION AT THE INTERFACE BETWEEN PARKING LOT PAVEMENT AND CURB AND GUTTER.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT (VBT) BENTONVILLE, AR
GAME AEROSPACE MAINTENANCE HANGAR

PARKING LOT PAVING PLAN

JOB NO.: 2500578
DATE: AUG 2025
DESIGNED BY: LPK
DRAWN BY: AKL

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
CP102

SHEET NUMBER
18

15-Year Limited Factory - Applied Finish Warranty

Nichiha Architectural Wall Panels

1. Warranty Coverage

SUBJECT TO THE TERMS, CONDITIONS AND EXCLUSIONS SET FORTH BELOW, Nichiha USA, Inc. ("Nichiha") warrants (a) to the original purchaser of Nichiha FIBER CEMENT PANELS ("Product") and (b) to such original purchaser's first transferee (each, a "Covered Person") that, when properly installed and maintained in accordance with Nichiha's printed instructions, the Product's Nichiha Factory-Applied Finish ("Finish") will, for a period of fifteen (15) years from the date of purchase:

- A. Not peel;
- B. Not blister;
- C. Not wrinkle; and
- D. Not significantly lose the product's original colors, patterns or appearance as an exterior wall, as determined by Nichiha.

2. Warranty Exclusions

This Limited Warranty does not cover any conditions, qualities, damages or events except as expressly set forth in Section 1 above. For example, this Limited Warranty does not cover, and Nichiha will not be liable for, any defect, damage or failure:

- A. In or arising from seal coating, paint or other coating or finish, excluding Nichiha's recommended material, applied to the Product after purchase. These defects, damage or failures include without limitation efflorescence, peeling, blistering and performance of any 3rd party finishes, paints, stains or coatings.
- B. Caused by or arising out of the Acts of God including, but not limited to, lightning, hurricanes, tornadoes, floods, earthquakes, mud slides or any other weather or similar natural phenomena.
- C. Caused by or which occurs as the result of settlement or structural movement and/or movement of materials to which the Product is attached, incorrect design of the structure, or the structure not conforming to its design drawings, plans or specifications, or to any applicable building codes or standards.
- D. Caused by or resulting from or connected with misuse, abuse, improper installation, lack of proper maintenance, improper storage or handling of the Product, vandalism, or other caused beyond Nichiha's control.
- E. Caused by or which occurs as a result of use other than the normal, customary and intended use set forth in the installation manual and instruction.
- F. To any product installed in the following Canadian provinces or territories: Yukon Territory, Northwest Territories, and Nunavut.

THIS WARRANTY APPLIES ONLY TO THE FINISH, AND DOES NOT COVER OR EXTEND TO (A) THE STUDS, INSULATION, BUILDING WRAP OR OTHER MATERIALS OR COMPONENTS OF THE NICHHA WALL PANEL SYSTEM OTHER THAN THE PRODUCT, (B) THE STRUCTURE AND/OR MATERIALS TO WHICH THE PRODUCT IS ATTACHED OR APPLIES, OR (C) ANY WARPING, ROTTING, CRACKING OR OTHER DAMAGES CAUSED BY OR ASSOCIATED WITH ANY OF THE FOREGOING, [FOR DETAILS REGARDING WARRANTIES, IF ANY, WITH RESPECT TO THE OTHER COMPONENTS OF THE NICHHA WALL PANEL SYSTEM, PLEASE SEE THE PACKAGING OR WRITTEN MATERIALS ACCOMPANYING SUCH PRODUCTS AND MATERIALS.]

3. Conditions

Nichiha will honor claims under the Limited Warranty ONLY if all of the following conditions are satisfied:

- A. The Covered Person must provide proof of the date of purchase of the Product and that he or she is a Covered Person under this Limited Warranty. However, Nichiha will waive this requirement if, at the time a claim is made, Nichiha has a completed Warranty Registration Card on file with respect to the Covered Person making such claim.
- B. The Product must have been properly stored at all times between purchase and installation.
- C. The Product must have been installed and all times maintained in accordance with Nichiha's printed installation and maintenance instructions and all applicable building codes and other laws, rules, regulations and ordinances.
- D. The covered person must deliver written notice of any claimed defect or failure covered by this Limited Warranty within thirty (30) days after discovery. Such notice must include the information specified in section 4 below.
- E. Upon discovery of the claimed defect or failure, the Covered Person must immediately, and at the Covered Person's own expenses, provide for protection of all property that could be affected by the claimed defect or failure until such claimed defect or failure is remedied in accordance with the terms of this Limited Warranty.
- F. Before any permanent repair to the Product, the Covered Person must allow Nichiha or Nichiha's designated representative to enter the property and structure where the Product is installed and examine, photograph and take samples of the Product.

4. Claims

To make a claim under the Limited Warranty, the Covered Person shall notify Nichiha in writing of all details regarding the claim within 30 days after discovering a possible Product defect or failure and before beginning any permanent repair. The notice must describe the defect or failure and, if Warranty Registration Cards were not completed and returned by the original purchaser and first transferee, must be accompanied by proof of the date of purchase, the name of builder and that the claimant is the original purchaser of the Product or the original purchaser's first transferee. Photos of the Product, showing the defect or failure, should accompany the notice if possible. All notices concerning this Limited Warranty should be sent to Nichiha USA, Inc. at 6465 E. Johns Crossing, Suite, 250, Johns Creek, GA 30097.

5. Remedy

If following inspection and adequate inquiry Nichiha determines that there is a defect or failure in the Finish covered by this Limited Warranty, Nichiha may elect at its discretion to do any one of the following:

- A. Repair or arrange for repair of the Finish;
- B. Provide replacement product with similar specifications (subject to reasonable variations because Nichiha may modify or discontinue specific product lines and because variations are normal in Product made at different times and/or places); or
- C. Provide a refund to the Covered Person. During the first three (3) years that this Limited Warranty is in effect, any refund elected by Nichiha will equal \$1.00 per each sq.ft. of affected portion of the Product. During the next twelve (12) years that this Limited Warranty is in effect, any refund made by Nichiha will equal \$1.00 per each sq.ft. of the affected portion of the product less 8.34% of the original purchase price for each year commencing with the 4th year that this Limited Warranty is in effect.

Nichiha will not refund or pay and will not be responsible for any costs in connection with accessory materials or labor, such as for fasteners, framing or any other costs, nor will the amount of a refund be based on any amount other than the original purchase price of the affected portion of the Product, regardless of whether Nichiha has previously provided replacement Product or otherwise.

6. Duration and Covered Person

This Limited Warranty will commence upon the date of purchase of the Product (irrespective of when the Product is installed) and continue in favor of the Covered Person for the covered period (described in section 1 above), following the initial date of product purchase. This Limited Warranty does not, and shall not be interpreted to extend to any person other than the Covered Person. This Limited Warranty may not be transferred or assigned, and any attempted transfer or assignment shall be null and void.

7. Disclaimer

The statements in this Limited Warranty constitute the only warranty extended by Nichiha for or with respect to the Product. NICHHA DISCLAIMS AND WILL NOT HAVE ANY LIABILITY FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES (SUCH AS INJURY TO PERSONS OR DAMAGE TO ANY STRUCTURE OR ITS CONTENTS) INCLUDING, WITHOUT LIMITATION, ANY DAMAGES ARISING FROM ANY DEFECT OR FAILURE IN THE PRODUCT OR OTHERWISE. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

THE DURATION OF ANY IMPLIED WARRANTY SUCH AS IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR USE OR PURPOSE IS LIMITED TO THE FIRST TO ELAPSE OF THE LIMITED WARRANTY PERIOD PROVIDED HEREIN, OR SUCH SHORTER PERIOD AS APPLICABLE LAW PERMITS OR REQUIRES. Some states do not allow limitation on how long an implied warranty lasts, so the above limitation may not apply to you.

This Limited Warranty gives you specific legal rights and you may also have other rights that may vary from state to state. For further information or questions, please contact NICHHA at 1-86-NICHHA-1 (1-866-424-4421).

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7.2 PANEL

Ribbed metal roofing & siding panels offer excellent spanning and cantilever capabilities.



[EXPOSED FASTENING ROOF PANELS](#) >

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7.2 PANEL

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Ribbed Panel is an ideal choice.

The long-lasting 7.2 ribbed metal panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. Easy installation means MBCI's ribbed steel roof and wall panels allow for a fast turnaround for your project.

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Young's Addition Block 3, Lots 16 & 17

823 & 825 Southeast 5th Street

PC Date: 9/16/2025

Staff Report Details

Project Number	LS24-0050
Applicant / Current Owner	Hunter Wright Development Group LLC / Reginald Wright
Site Area	+/- [0.30] Acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LSD24-0050

Property Description

Lot Split: Lot 15 of Young's Addition Block 3, Creating Lots 16 & 17 of Young's Addition Block 3. 1711 823 Southeast 5th Street and 825 Southeast 5th Street, DN-4 Downtown Mixed-Use Residential, LS24-0050.

A Lot Split of Lot 15 of Young's Addition Block 3, Creating Lots 16 & 17 of Young's Addition Block 3. The plat is dedicating a 15-foot wide utility easement along Southeast 5th Street, a 12-foot-wide access easement split evenly between Lots 16 and 17, and a variable width utility easement along the eastern property line of Lot 17.

Project Details

Relationship to the Community Plan

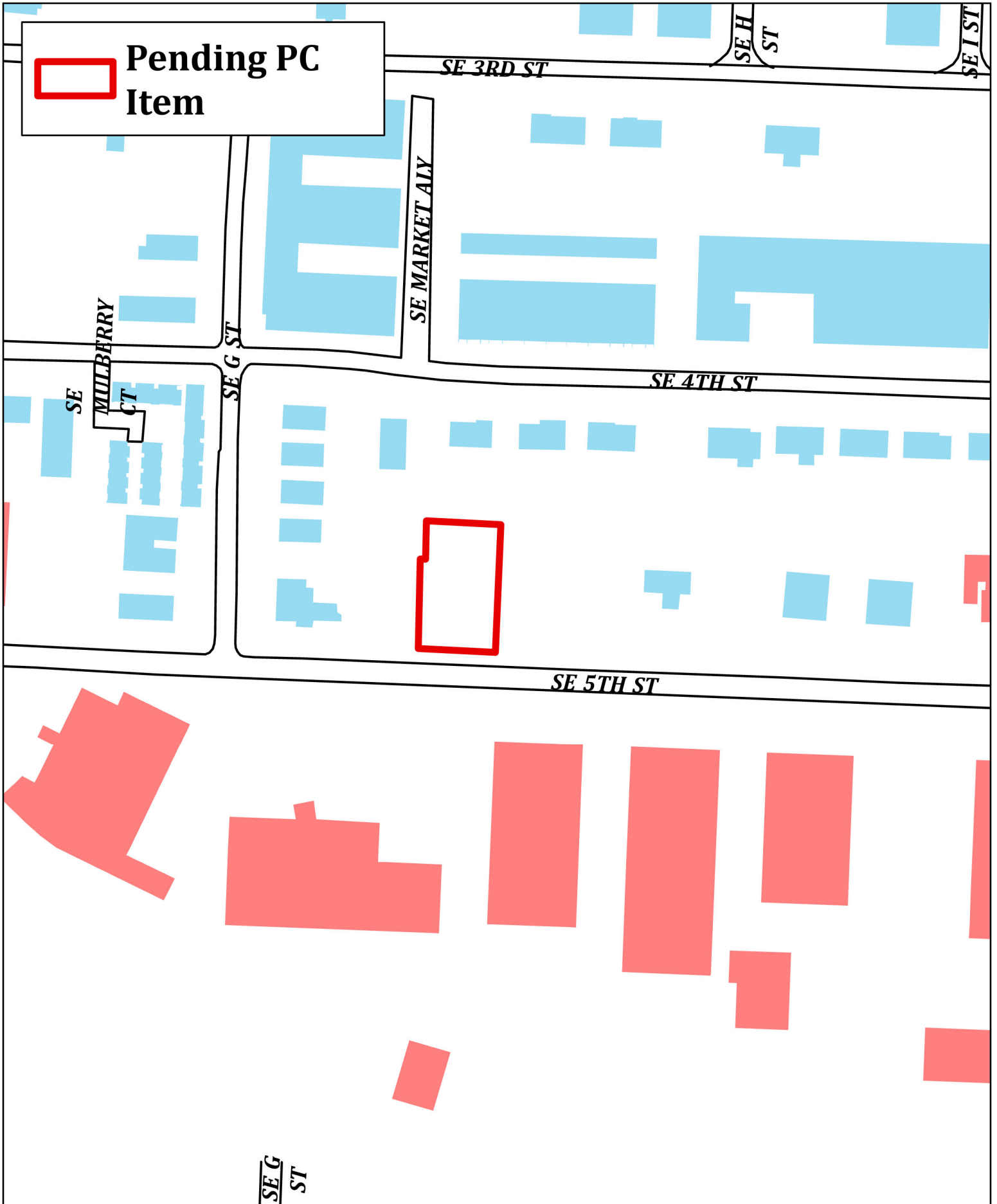
Public Comment

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

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



**Pending PC
Item**



LS24-0050
Youngs Addition Lot 15 Block 3
823 & 825 SE 5TH ST



Survey Description

PARENT TRACT (LOT 15, BLOCK 3, YOUNGS ADDITION - RECORD DESCRIPTION INSTRUMENT L202240009) BEING ALL OF LOT 23, OF THE 3RD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 75, AND A PORTION OF THE VACATED ALLEY WAY PER INSTRUMENT #L202173106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 23, THENCE N86°42'35"W 6.25' TO SET 5/8" REBAR; THENCE N01°16'11"E 104.45' TO A FOUND 5/8" REBAR; THENCE S88°43'49"E 6.24' TO A SET 5/8" REBAR; THENCE N01°16'11"E 44.81' TO A SET 5/8" REBAR; THENCE S87°01'33"E 87.10' TO A FOUND 1" PIPE; THENCE S02°27'37"W 149.21' TO A FOUND 1/2" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 5TH STREET; THENCE ALONG SAID RIGHT-OF-WAY N87°10'14"W 84.00' TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

NEW LOT 16 A PART OF LOT 15, BLOCK 3, YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT RECORD L202240009 ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 5/8" REBAR FOR NORTHWEST CORNER OF SAID LOT 15 AND RUNNING THENCE S87°03'02"E 38.57' TO A SET 1/2" REBAR, THENCE S02°27'53"W 145.66' TO A SET 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF SOUTHEAST 5TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°38'37"W 41.73' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N01°17'54"E 101.16' TO AN EXISTING 5/8" REBAR, THENCE S88°06'49"E 6.19' TO AN EXISTING 5/8" REBAR, THENCE N01°13'10"E 44.88' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 17 A PART OF LOT 15, BLOCK 3, YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT RECORD L202240009 ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 5/8" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 15 AND RUNNING THENCE S87°03'02"E 38.57' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE S87°03'02"E 48.57' TO A SET 1/2" REBAR, THENCE S02°27'53"W 145.16' TO A SET 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF SOUTHEAST 5TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°38'37"W 43.57' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°27'53"E 145.61' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Owner/Developer

HUNTER WRIGHT DEVELOPMENT GROUP LLC
PO BOX 1994
BENTONVILLE AR 72712
REGINALD WRIGHT
(501) 960-1296

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U.E.)
- ACCESS EASEMENT (A.E.)
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- CLEANOUT
- WATER METER
- WATER VALVE
- EXISTING MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.S.P. MASTER STREET PLAN

Utility Notes

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

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.



Zoning & Setbacks

CURRENT ZONING:
DN-4, DOWNTOWN MIXED-USE RESIDENTIAL

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

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-32-410-04-1873

COMPLETED FIELD WORK:
OCTOBER 25, 2024

REFERENCE DOCUMENTS:
1. SUBDIVISION PLAT FILED AS INSTRUMENT L202240009.

ATLAS PAGE 404.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

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

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

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

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

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

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

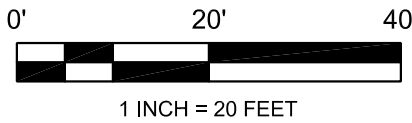
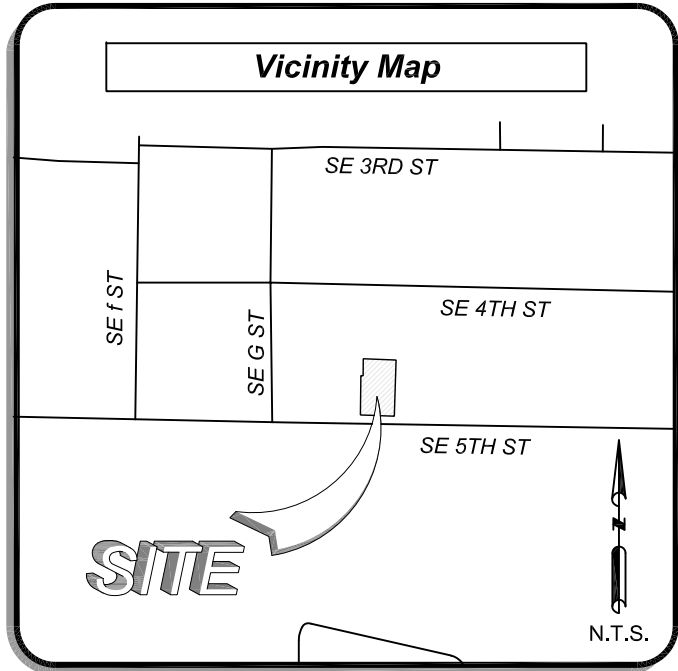
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNERS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

THE EXISTING USE IS SINGLE-FAMILY RESIDENTIAL.

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

LOT SPLIT

Lot 15, Block 3, Young's Addition
Creating New Lots 16 & 17



LINE	BEARING	DISTANCE
L1	S 88°06'49" E	6.19'
L2	S 01°17'54" W	3.25'
L3	S 86°43'02" E	6.25'

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

CERTIFICATE OF SURVEYING ACCURACY:

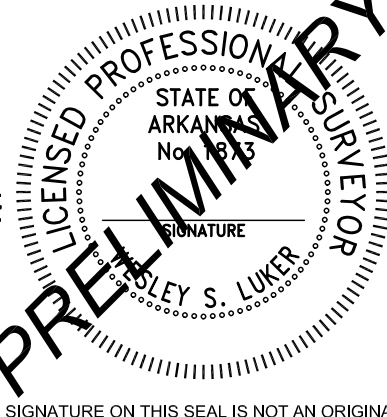
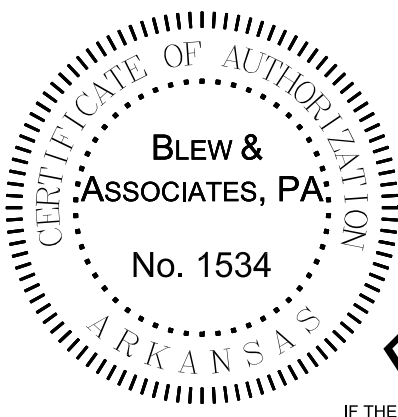
I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 20____.



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

DATE	REVISION
8/25/25	PER CITY COMMENTS

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: J.C. - 11/08/2024	REVIEWED BY: W.L.	SURVEYED BY: J.W.
---------------------------------------	----------------------	----------------------

COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 24-8125
--	------------------------

LOCATION:
BLOCK 3, YOUNG'S ADDITION

FOR THE USE AND BENEFIT OF:
RB GROUP INC

LS24-0050



Hill

1711 Southwest 2nd Street

PC Date: 9/16/2025

Staff Report Details

Project Number	(RZ25-0038)
Applicant / Current Owner	Mark Hill/Sand Creek Engineering
Site Area	+/- [5.09] Acres
Current Zoning	A-1 Agriculture
Requested Zoning	R-1 Low Density Single Family Residential
Current Future Land Use Map Designation	Neighborhood Center (northern portion) and Suburban Neighborhood (southerly portion)
Requested Future Land Use Map Designation	
Development Type / Use	Residential
Related projects	LS25-0030

Property Description

The subject property is located at 1711 Southwest 2nd Street. The property is presently zoned A-1, Agriculture with land use designations of Neighborhood Center in the north and Suburban Neighborhood in the south. The property currently has direct access to Southwest 2nd Street. Surrounding districts include R-1, Low Density Single Family Residential, R-O, Residential Office, A-1, Agriculture, and PUD, Planned Unit Development.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture to R-1, Low Density Single Family Residential. The applicant states in their narrative that they are requesting the rezoning to develop as one single-family detached residence. One challenge is that the un-platted lot is located in two different future land use map place types. Under the current zone of ag, a subdivision is not possible due to the minimum lot size of 5 acres.

Development Plans not related to the rezone application

Given that development plans are not a consideration for the rezone application, the applicant has submitted a lot split (LS25-0030), which is scheduled to be before the Commission on October 7, 2025,

Project Details

should the rezone be approved. The lot split has two north / south lots with a new single family residence proposed on the easterly lot. The proposed new residence is at the interface of the two place types: Neighborhood Center in the north and Suburban Neighborhood in the south. A structure that straddles two different zoning districts is problematic (see figure below: the intended new structure in red straddles the place type boundary, shown in green)

Relationship to the Community Plan

This rezone request is not consistent with the alignment policy as the northerly portion of the lot is mapped as City Center: *DN-4 is the least intense zoning district recommended in this place type*. The Suburban Neighborhood place type in the south does allow for the R-1 zoning district.

Public Comment

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

Analysis / Waivers

Two paths forward

Due to the two place types that do not have a common zoning district for the parcel, the Commission could:

1. Move forward with consideration of the rezoning request, or
2. Hold the public hearing and table the item allowing the applicant to resubmit a rezone application for DN-4 in the north and R-1 in the south. Both these zoning districts allow for single family detached residential, the intended lot split and the rezone are in conformance with the alignment policy. (This option does not provide the applicant with the possibility of siting the intended new structure as shown.)

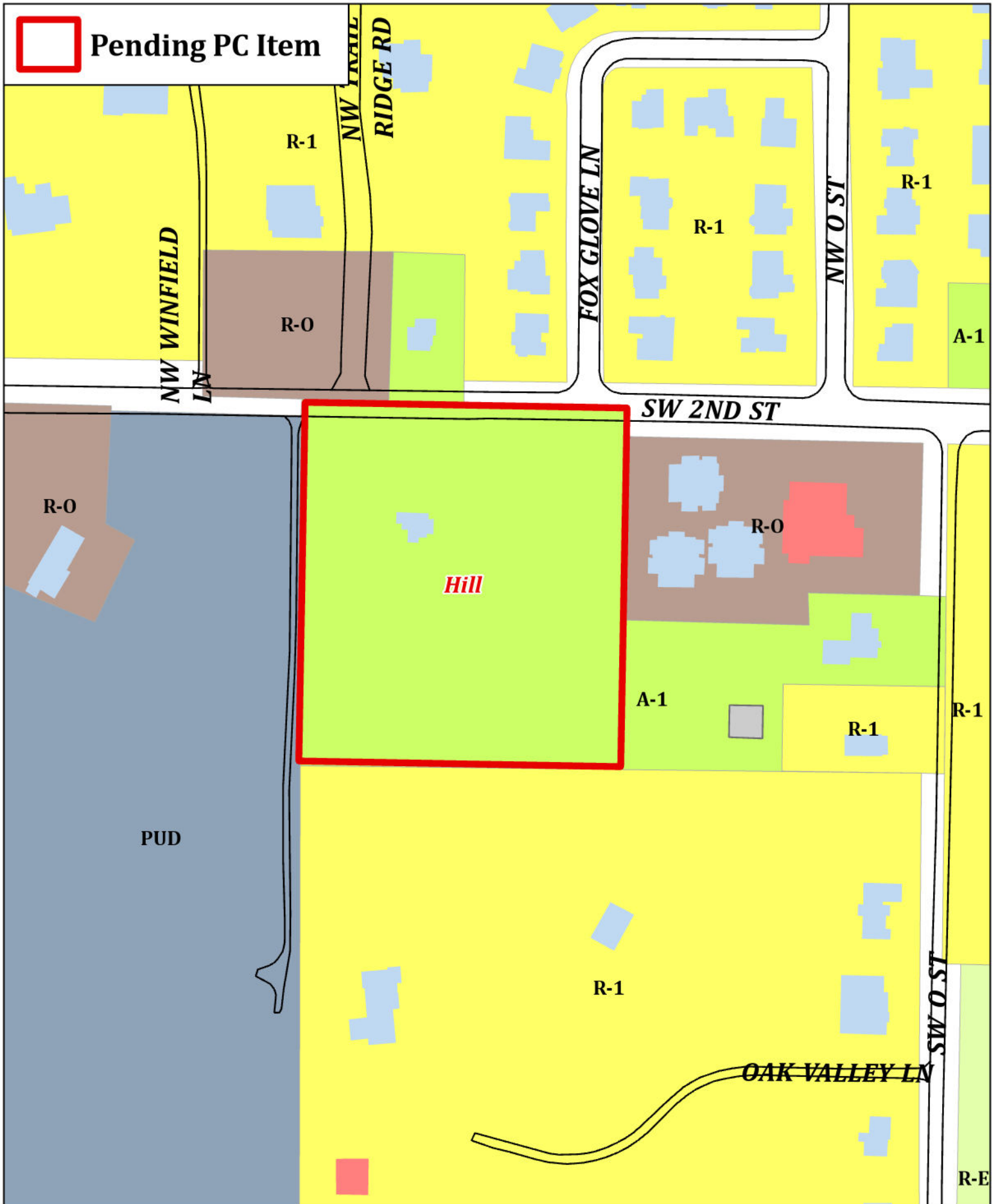
Conclusion

The rezone application is for a lower intensity than the future land use map calls for and, therefore, staff cannot recommend approval.

Additional Details



Pending PC Item



RZ25-0038
Hill
1711 SW 2ND ST



Rezone Narrative

Description: Part of NE1/4 of the NW1/4 Section 36, T-20-N, R-31-W, Bentonville, Arkansas

Parcel # 01-00924-000 - 1711 SW 2nd Street

Current Zoning: A-1, Agricultural

Proposed Zoning: R-1, Low Density Single Family Residential

Current Land Use Classification: Agricultural

Proposed Land Use Classification: Single Family Residential

Owner: Mark Hill – Mark R. Hill Trust

Reason for rezone and land use amendment: To split property and build new residential house.

How will property relate to surrounding properties:

North R-2: Property borders SW 2nd Street along the north with R-O, A-1, and R-1 across street

West PUD: Applegate – undeveloped PUD

South R-1: 6.1 acre single dwelling

Northeast R-O:

Southeast A-1: Landscape business stock yard, one outbuilding and one residence on SW 0 Street

Proposed Use: 1 single-family home

Traffic: The current city street infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: No signs are proposed.

Appearance: Single-Family home design would go through the building department for code review.

Water and Sewer Availability: 8" Water line along SW 2nd Street.

Existing home will remain on septic system. New home will pump north to existing manhole located at the Northeast corner of property.

BENCHMARK:

BM-1: Bolt on top flange of fire hydrant between the letters "E" and "L" in the word "MUELLER" located approx. 11'± Southeast of the Northeast Corner of New Lot 1.
Northing: 749438.67'
Easting: 654995.31'
Elev: 1249.58'

BM-2: Bolt on top flange of fire hydrant between the letters "E" and "L" in the word "MUELLER" located on the East side of a concrete drive approx. 38' East of the Northeast corner of New Lot 2.
Northing: 749440.61'
Easting: 655246.48'
Elev: 1254.318'

EASEMENT DEDICATION PER THIS PLAT:

We hereby grant to the City of Bentonville a blanket Avigation Easement over Lot 1 and Lot 2 of this Lot Split, pursuant to Municipal Code Section 401.12.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 05, 2012.



60' 0 60'

SCALE: 1" = 60'

SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/LIGHT
- ELECTRIC METER
- SIGN
- GAS SIGN
- CABLE SIGN
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- CABLE RISER
- TELEPHONE RISER
- HVAC / AC UNIT
- MAILBOX
- WHEEL STOP
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE (WOOD)
- FENCE (BARB WIRE)
- CONCRETE
- GRAVEL
- ASPHALT
- RIGHT OF WAY DEDICATION PER THIS PLAT
- EASEMENTS DEDICATED PER THIS PLAT

OWNER/DEVELOPER:
Mark Hill
2706 Garden Pl.
Bentonville, AR. 72712
(479)640-4204
mrhill00@att.net

LOT SPLIT

OF PARCEL 001-00924-000
CREATING LOTS 1 & 2
OF WHISPERING PINES SUB.
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9202

SURVEYOR'S CERTIFICATE:

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

Date of Execution: _____

Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

ATLAS PAGE # 402

C.O.B. Project No. LS25-0030

State Filing Code: 500-20N-31W-0-36-410-04-1636

PLS: GEN

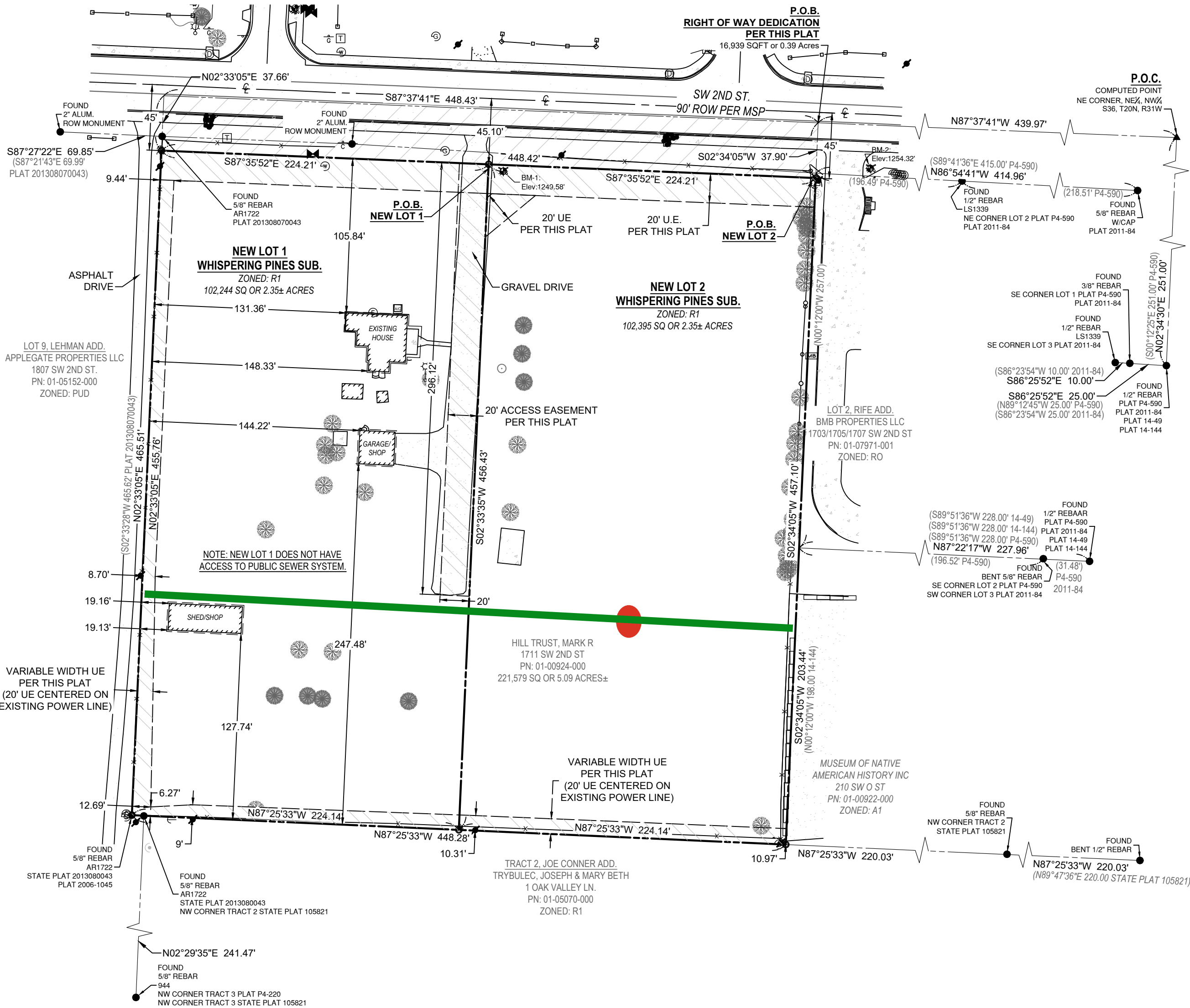
CAD: MJH

FIELD: MS

SCE PROJECT #: 22049/24003

DATE: 08/27/2025

SHEET: 2 OF 2





The parcel is in two Place Types that have no common zoning district

Zoning District		A1	RE	R1	R2	R3	R4	DN1	DN2	DN3	DN4	DE	DC	C1	C2
Place Type															
Centers	Regional Center										SR	SR	SR		
	City Center										SR	SR	ER		
	Neighborhood Center										SR	SR		SR	
Neighborhoods	Urban Neighborhood								SR	SR	SR	ER			
	Walkable Neighborhood				ER	ER	ER	SR	SR	SR	ER				
	Traditional Neighborhood			SR				SR	ER						
	Suburban Neighborhood			SR	ER			ER							

	Goins
	804 Northwest 13th Street
	PC Date: 9/16/2025

Staff Report Details	
Project Number	(RZ25-0033)
Applicant / Current Owner	Jennifer Watkins / John Goins
Site Area	+/- [0.19] Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-family attached residential
Related projects	LS25-0028

Property Description
The subject property is located at 804 Northwest 13th Street. The property is presently zoned R-1 Low Density Single Family Residential with a land use designation of Walkable Neighborhood. The property currently has direct access to Northwest 13th Street. Surrounding districts include R-1, Low Density Single Family Residential. NW 13 is a low traffic dead end road with approximately 13' of pave width and no sidewalks. The Master Street Plan classifies the road as a Local Street which is 28' paved, 4' parkways and sidewalks on 50' of right of way. The existing structure shown in the air photos has been removed after the May 2024 Tornado.

Project Details
The applicant has requested a rezoning of the property from R-1 Low Density Single Family Residential to R-2, Medium Density Two Family and Townhome Residential, which would bring the property into compliance with the Zoning Alignment Policy with the lowest intensity possible. The applicant states in their narrative that they are requesting the rezoning to redevelop as single-family attached. The applicants have submitted a lot split request for the property. The proposed redevelopment is not the subject of this rezone request and would need to meet the sewer availability, parking

Project Details

requirements and all other code requirements for the proposed use. Surrounding properties have the designated land use place types of Walkable Neighborhood as well. Adjacent zoning districts include R-1, Low-Density Single-Family Residential to the north, west, south, and east.

Enhanced Review Criteria

The proposed rezone is within 315' of Bella Vista road, a neighborhood collector on the Bicycle Master plan, meeting the review criteria of being trail proximate per item 3 (c)(b) of the Alignment Policy.

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, if developed under the proposed R-2 zone, is a mild increase in density while providing the sidewalks and street widening requirements of the municipal code.

Compatibility

This would be the first rezone on NW 13 under the new land use plan. There are existing R-1 zones to the north, south, east, and west so using the lowest density allowable under the alignment policy makes sense. The existing duplex (previously conforming) at the south west corner of Bella Vista and NW13 and R-2 property across Bella Vista are the nearest properties of similar density.

Intensity

The parcel is located within the Walkable Neighborhood place type which includes medium intensity neighborhood place types. There are a number of zoning districts appropriate within the place type, such as DN-3 and DN-4, that are more intense than this R2 request. This rezone request is one of the lowest 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.

Relationship to the Community Plan

The Community Plan (p.18) calls for sustainable growth by prioritizing walkable neighborhoods with diverse housing types near jobs, parks, schools and neighborhood centers so that some trips can be made without using a car. The application is consistent with the Community Plan.

Public Comment

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

Analysis / Waivers

The applicant initially thought about a DN-2 rezone request, which is consistent with the alignment policy

Analysis / Waivers

under standard review but after the necessary right of way dedications for NE 13th, there was not enough lot depth for a rear-loaded garage option. There are other zoning districts that align with the place type but the applicant chose the lowest intensity possible given that this is the first property on the block to apply for a rezone under the new Future Land Use Map.

Conclusion

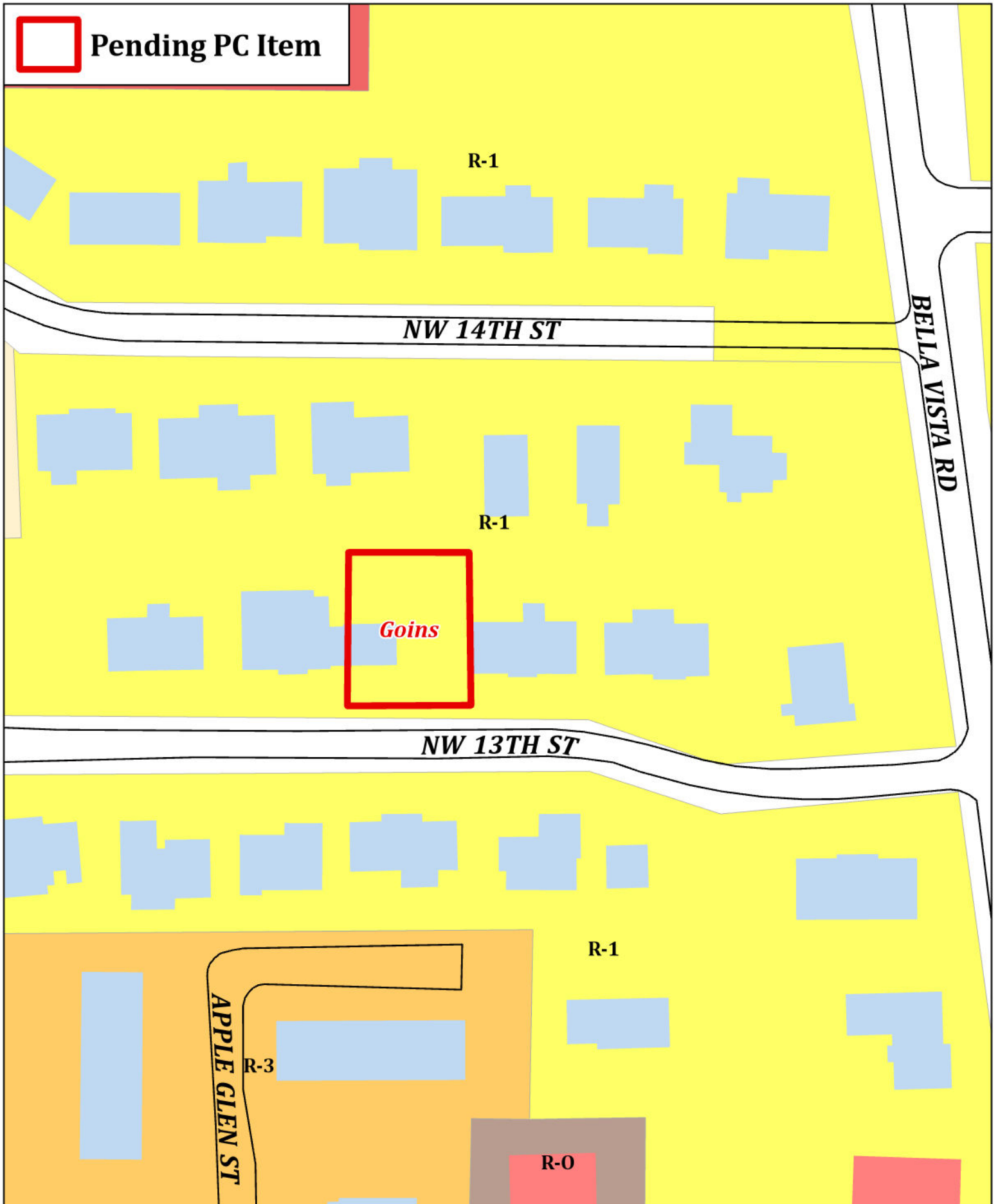
Staff recommends approval as the application is consistent with the goals of the community plan, the alignment policy and built environment in the area.

Additional Details

Sewer / Water Department Comments: This property is currently upstream of a sewer interceptor main that is at capacity in the McKissic sewer basin. This rezoning request is consistent with the future land use plan under the enhanced review designation. Additionally, an associated lot split was submitted July 2nd, 2025 for this parcel in anticipation of the zoning application being approved. The associated lot split is approvable by BWU due to the fact that it was submitted prior to August 6th, 2025 when the city determined future lot splits were not to be permitted if that split was upstream of a sewer line at design capacity.



Pending PC Item



RZ25-0033
Goins
804 NW 13TH ST



07/15/2025

TO: CITY OF BENTONVILLE PLANNING COMMISSION AND CITY COUNCIL
RE: LOT 13, CURTIS HEIGHTS – REZONING REQUEST

Planning Commission and City Council members,
John and Johnna Goins request rezoning approval of (APN: 01-01993-000) located at NW 13th St., **under the enhanced review rezoning category for the walkable neighborhood place type**, in preparation for a residential-use development. The subject property is approximately quarter mile north from Sugar Creek Elementary School and half a mile west from Lincoln Junior High School.

Traffic from the proposed development will be prompting pedestrian and bicycle access for both tenants and workers to be able to come and go from the site, beyond the typical use of a motorized vehicle. NW 13th St. is a dead-end street connected to Bella Vista Rd. with 13 single family residential buildings. Further surrounding residences are a mix of single family and duplex residences.

There is no need for any additional signage.

Proposed development is ***attached single-family***.

There is adequate water to serve the subject property; an existing 6" water and 6" sanitary sewer along NW 13th St.

Requested zoning: R-2

Current zoning: R-1

We have requested R-2, medium density residential zoning for this development. This zoning designation aligns with both the character of the existing neighborhood and surrounding areas while complying with the City's 2025 Land Use Plan. R-2 was chosen over DN-2, the other option listed on the Land Use Plan, to stay with what exists in the area currently. There is no DN-2 or any other DN-designation in the general area. There is already existing R-2 zoning a few lots down in either direction. We believe R-2 would be a better fit with existing character of the neighborhood and surrounding residential area.

2025 Land Use Plan

The City's Future Land Use Map and Zoning Districts Alignment Policy indicates this parcel as walkable neighborhood.

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

1. Thoughtful Growth-

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

The subject property is a vacant lot; it is accessed by a local street without sidewalks and it has access to existing utilities.

2. Robust Economy-

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

The proposed development proposes attached single-family in a neighborhood with many single-family and duplex residences. This development provides variety in quality housing options while maintaining the existing character of the neighborhood. With an adjacent local roadway, opportunity for reliable multimodal transportation exists and can easily be made available to this specific development.

3. Welcoming and Diverse-

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

Additional attached single-family housing in proximity to two schools could be instrumental in better accommodating the city's increasingly diverse population. This development is 250' from the proposed soft surface trail between NW Tiger Blvd. and NW 14th St. along Hidden Springs Creek, as shown on the Northwest Arkansas Trails map, offering walkable access to shopping and restaurants.

4. The Bentonville Experience-

Redevelopment near the Downtown and new neighborhoods throughout the community provide a safe and attractive range of options for families.

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

5. A Great Place to plant roots-

Provide entry level housing options, shopping, employment, and education options.

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

Sincerely,

John Goins

NOTICE OF INTENT TO REZONE

John & Johnna Goins

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

R-1, Low Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

The legal description of the property is as follows:

LOT 13, CURTIS HEIGHTS ADDITION, CITY OF BENTONVILLE, PLAT BK. H, PG. 38

The common description of the property is: 804 NW 13TH ST BENTONVILLE AR 72712

The public hearing will be held September 16, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Duplex *AND* Townhouse?? I believe the commission already
turned down proposal earlier this summer, concerning traffic
(Not a thru street) and this could not support water & sewer concerns

James Cunningham 707 NW 14th St
Bentonville
Signature and Physical Address

Wilma Cunningham 707 NW 14th St
Bentonville Ar
Signature and Physical Address

9-4-25



Amped Electric Games

1807 Southwest 2nd Street and 2301 Southwest 2nd Street

PC Date: 9/16/2025

Staff Report Details

Project Number	CU25-0027
Applicant / Current Owner	Visit Bentonville / Applegate Properties, LLC
Site Area	+/- 44.62 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	N/A
Current Future Land Use Map Designation	Recreation Outdoor and Entertainment
Requested Future Land Use Map Designation	N/A
Development Type / Use	Outdoor Recreation
Related projects	N/A

Property Description

The subject property is located at 1807 SW 2nd Street. The property has direct access to Southwest 2nd Street. The property is zoned PUD, Planned Unit Development, with a Future Land Use Map Designation of Residential Estate. Temporary uses of the space requires a conditional use permit for PUD, Planned Unit Development zoning.

Project Details

Per the applicant's narrative, Visit Bentonville is proposing Amped Electric Games at 1807 Southwest 2nd Street and 2301 Southwest 2nd Street. Amped Electric Games will be on October 3-5, 2025. The event will begin set-up on September 30th, 2025. Post-event cleanup will be completed on October 6th.

Based on the applicant's narrative, Amped Electric Games will have a maximum of 250 participants and spectators at both venues combined. Strict quiet hours will be enforced from 10:00 PM to 7:00 AM each day. The event schedule is Friday 6:00 PM to 10:00 PM, Saturday 8:00 AM to 10:00 PM, and Sunday 8:00 AM to 10:00 PM.

Per the applicant's narrative, the Amped Electric Games is a three-day event celebrating engagement with

Project Details

personal electric vehicles. The event will involve races, education, camping, workshops, and recreation. The Applegate Property will be used for camping, meetings, and races, while Coler Mountain will be used for qualifications and head-to-head race competitions. The event coordinators have also partnered with Ignite School to provide students hands-on experience in photography, nursing, and first aid support. Please see the applicant's narrative for more details on the schedule of events and photos of the site layout.

Parking will be at the northeast end of the site along Southwest 2nd Street.

Relationship to the Community Plan

The proposed use for Amped Electric Games may have a projected minor increase in traffic. Southwest 2nd Street is an Arterial Street, which connects to West Central Avenue and South Walton Boulevard.

Public Comment

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

Analysis / Waivers

Conclusion

Staff offers the following conditions of approval:

1. This Conditional Use Permit shall be valid for the proposed uses, locations and times shown herein. October 3rd, 2025 Friday, 6 PM - 10 PM; Saturday , 8 AM - 10 PM; Sunday, October 5th, 2025, 8 AM - 10 PM.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements, including but not limited to the Fire Special Event (FSE) permit.
4. The applicant shall limit sound and noise impacts to the surrounding community to the fullest extent practicable.
5. The applicant shall submit a traffic control plan to manage any congestion at the entrance.
6. The applicant shall ensure all food vendors pretreat their wastewater discharge pursuant City, State and Federal law. Contact Tim McGee at Tmcgee@bentonvillear.com

Additional Details

Conditional Use Permit Narrative – Amped Electric Games 2025

Event Dates: October 3–5, 2025

Locations: Applegate Property & Coler Mountain, Bentonville, AR

Executive Summary

Amped Electric Games respectfully requests approval of a Conditional Use Permit to host its fourth annual event in Bentonville, Arkansas, scheduled for October 3–5, 2025 at the Applegate Property and Coler Mountain. The event will welcome a maximum of 250 participants and spectators, featuring electric vehicle races, community workshops, and camping. This is our second year at Applegate, chosen for its proximity to Coler Mountain, where qualifications and head-to-head races will take place.

Our operational plan emphasizes public safety, responsible site use, and community partnership. Traffic will be managed through designated parking and controlled entry points, and quiet hours will be enforced from 10 PM to 7 AM. We proudly collaborate with Ignite School, giving students hands-on experience in photography and nursing support, reinforcing our role as a community-focused event.

The Amped Electric Games has demonstrated a successful track record in Bentonville over the past three years, delivering positive economic impact while maintaining a commitment to safety and respect for the community. We seek permit approval to continue building on this tradition in 2025.

Introduction & Purpose

Amped Electric Games is proud to call Bentonville home. 2025 marks our fourth annual event in Bentonville, and our second time at the Applegate Property. This location has served us well due to its proximity to Coler Mountain, where we have hosted our annual races each year since the event's inception.

The Amped Electric Games & Off-Road Expo is a three-day community event celebrating personal electric vehicles (PEVs) such as electric unicycles, OneWheels, and e-scooters. The event blends competition, education, and recreation with a strong focus on community, innovation, and safe riding.

We respectfully request a Conditional Use Permit to host the 2025 event across two venues:

- Applegate Property for camping, meetings, and races.
- Coler Mountain for qualifications and head-to-head race competitions.

Event Schedule & Hours of Operation

Applegate Property (Camping, Meetings, Races)

- Friday, October 3 – 6:00 PM to 10:00 PM
- Saturday, October 4 – 8:00 AM to 10:00 PM
- Sunday, October 5 – 8:00 AM to 10:00 PM

Coler Mountain (Qualifications & Head-to-Head Races)

- Saturday, October 4 – 1:00 PM to 5:00 PM
- Sunday, October 5 – 1:00 PM to 5:00 PM

Attendance

We expect a maximum of 250 participants and spectators at both venues combined.

Traffic & Parking Plan

- Ingress/Egress
 - The Applegate Property will use a single, clearly marked entry/exit point with staff directing traffic and maintaining flow.
- **Parking**
 - On-site designated parking zones for attendees, vendors, and staff.
 - Overflow parking coordinated with nearby lots if needed.
 - Rideshare/shuttle drop-off zone separated from main pedestrian areas.
- **Traffic Mitigation**
 - Directional signage on approach roads.
 - Coordination with Bentonville Police during peak arrival and departure times.
 - Vendor deliveries scheduled outside of public event hours.

Safety Protocols

- **Staffing & Security**
 - Trained volunteers and contracted security will monitor event activities.

Medical

- A staffed first aid/EMS tent will be available during all event hours.
- Emergency Access
- Fire lanes and service routes will be clearly marked and maintained across both venues.

Track & Rider Safety

- Spectator areas separated from racecourses by barriers.
- On-course marshals positioned at track crossings.
- Helmets and protective gear required for all riders.

Fire & Environmental Safety

- Fire extinguishers staged at vendor areas, camping areas, and generators
- Generator use restricted to non-quiet hours.
- Open flames limited to designated fire pits.

Community Coordination

Amped Electric Games is deeply committed to embracing and supporting the Bentonville community:

- **Local Student Involvement**
 - We partner with Ignite School, providing opportunities for students to gain hands-on, real-world experience in event photography/videography and nursing/first aid support.
- **Noise Control**
 - Event activities are restricted to permitted hours, with quiet hours strictly enforced from 10:00 PM – 7:00 AM.
- **Economic Benefit**
 - Visitors from across the country support Bentonville's hotels, restaurants, and retailers.
 - Vendor opportunities prioritized for Bentonville-based businesses.
- **Volunteer Engagement**
 - We encourage participation from Bentonville residents, schools, and local clubs to foster community ownership of the event.
- **Post-Event Cleanup**
 - Site cleanup and waste removal completed within 48 hours.
 - Recycling and waste stations provided on-site.

Conclusion

Amped Electric Games has successfully hosted this event in Bentonville for the past three years, with strong community support and demonstrated positive impact. Our request for a Conditional Use Permit for October 3–5, 2025 at the Applegate Property and Coler Mountain is supported by a clear operational plan, robust safety protocols, and meaningful community partnerships — including collaboration with Ignite School students.

We respectfully request approval of this CUP application to continue celebrating Bentonville as a hub for innovation, recreation, and community engagement in the personal electric vehicle movement.

Appendix A – Site Use Plan (Applegate Property)

The Applegate Property will serve as the central hub for Amped Electric Games during October 3–5, 2025. The property has been selected for its accessibility, open layout, and proximity to Coler Mountain. The site is divided into several designated zones to ensure safe, efficient, and organized use throughout the event.

1. Entrance & Check-In Area

- A single entry/exit point off SW 2nd Street will be staffed at all times.
- Security and volunteers will manage vehicle check-in, ticket scanning, and credential verification.
- This area will also serve as the designated location for rideshare and shuttle drop-off/pick-up.

2. Parking Zones

- Attendee Parking: Designated areas near the entry for participant and spectator vehicles.
- Vendor & Staff Parking: Reserved parking closer to the vendor and staging zones for efficient load-in and daily operations.
- Overflow parking agreements with nearby lots will be activated if needed.

3. Camping Area

- A section of the property will be dedicated to on-site camping for registered attendees.
- Tents and RVs will be arranged in rows with fire lanes between them.
- Quiet hours will be strictly enforced from 10 PM to 7 AM.
- Portable restrooms, hand-washing stations, and waste bins will be provided for campers.

4. Vendor & Exhibition Zone

- A central vendor village will be established with tents and booths for product displays, food services, and community partners.
- Each vendor booth will be equipped with fire extinguishers, waste bins, and access to power where needed.
- Vendors will be given scheduled delivery/load-in times to avoid congestion during event hours.

5. Race & Activity Area

- A designated course will be set up for demonstration races, time trials, and skill challenges.
- The track will be separated from pedestrian areas by barriers and fencing to ensure spectator safety.
- On-course marshals will monitor activity and provide crowd management support.

6. Meeting & Workshop Space

- A shaded, tented area will serve as the community gathering zone for rider briefings, workshops, and award ceremonies.
- This area will also be used for safety orientations and educational sessions focused on personal electric vehicles.

7. Emergency & First Aid Zone

- A clearly marked First Aid/EMS tent will be centrally located for easy access.
- Medical volunteers (including Ignite School nursing students) will provide on-site support.
- Emergency lanes will be maintained through all areas for fire and EMS access.

8. Waste & Sanitation

- Recycling and trash stations will be distributed across the property, with staff overseeing proper disposal.
- A final cleanup sweep will be conducted within 48 hours after the event.



Amped Electric Games
2198 APPLGATE TRAIL



AMPED

ELECTRIC GAMES

OCTOBER 3-5TH, 2025

- 1 Event Entrance
- 2 Parking Area
- 3 Tent Camping
- 4 RV Camping
- 5 Food Vendor
- 6 Generators
- 7 Vendor Booths
- 8 Restrooms/Showers
- 9 Shade Structure
- 10 Stage
- 11 Fire Pit
- 12 Jump Area

apple gate trail

Emergency Plan for Amped Electric Games at Applegate Property, Bentonville, Arkansas:

Objective:

In the event of a fire or other emergency at the Amped Electric Games on the Applegate Property in Bentonville, Arkansas, the safety and well-being of all attendees and Amped Electric Games employees and volunteers are our top priority. This emergency plan outlines the necessary steps to ensure a quick and safe evacuation and response.

Emergency Exit Plan:

- a. All attendees and volunteers should familiarize themselves with the emergency exit routes. Maps indicating exit locations and assembly points will be prominently displayed throughout the property.
- b. In the event of an emergency, everyone should immediately proceed to 2nd St. or the Applegate Trail.

Emergency Contact and Communication:

- a. A designated Amped Electric Games employee will be assigned the responsibility of calling 911 or the appropriate local authorities in case of an emergency. This employee will have a dedicated phone for emergency calls.
- b. An alternative contact person should also be designated in case the primary contact is unavailable.

Fire Safety Measures:

- a. Every tent and RV camper in the event should be equipped with a fire extinguisher. Campers are responsible for ensuring that their fire extinguishers are functional and easily accessible.
- b. Additional fire extinguishers will be strategically placed throughout the property, including at least one fire extinguisher for every 20x20 tent present at the event.

Emergency Assembly Points:

- a. Designated assembly points are as follows: Northward to 2nd St. or the Applegate Trail. These points will be communicated to all participants before the event.
- b. Attendees, volunteers and Amped Electric Games employees should gather at the assembly points to facilitate headcounts and ensure everyone is accounted for.

Event Staff Training:

- a. All event staff, including Amped Electric Games employees, should receive training on the emergency plan and their roles during an evacuation.

Remember, safety is everyone's responsibility. In case of an emergency, stay calm, follow the outlined procedures, and prioritize the safety of yourself and others.