



**Planning Commission  
Meeting Agenda  
October 7, 2025  
Bentonville City Hall  
Tech Review: 4:00 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us02web.zoom.us/j/82430330373>

**I. Call to Order**

**II. Approval of Minutes**

- |                                          |                                    |
|------------------------------------------|------------------------------------|
| 1. <b>September 16th Meeting Minutes</b> | <b>Approval of Meeting Minutes</b> |
|------------------------------------------|------------------------------------|

**III. Consent Agenda**

- |                                                                                                 |                                              |
|-------------------------------------------------------------------------------------------------|----------------------------------------------|
| 1. <b>Lincoln and Rice Block 6, Lots 1 &amp; 2</b><br>501 Northeast F Street (PLA25-0021)       | <b>Property Line Adjustment</b>              |
| 2. <b>Whispering Pines Subdivision, Lots 1 &amp; 2</b><br>1711 Southwest 2nd Street (LS25-0030) | <b>Lot Split</b>                             |
| 3. <b>The Benton Multi-Family</b><br>SW Parnell Drive (LSD24-0031)                              | <b>Large Scale Development<br/>Extension</b> |
| 4. <b>Skyview Acres, Lots 69, 70, 71</b><br>1001 Convair Street (LS25-0018)                     | <b>Lot Split</b>                             |
| 5. <b>Driftwood Estates, Lot 1</b><br>309 Northeast 2nd Street (PLA23-0017)                     | <b>Property Line Adjustment</b>              |
| 6. <b>Walnut Grove Poolhouse</b><br>7005 SW Orange Avenue (LSD25-0032)                          | <b>Large Scale Development</b>               |

**IV. New Business**

***Advertised Public Hearings***

- |                                                                                                                                                                                 |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1. <b>SW A &amp; Main - Temporary Parking and Staging</b><br>1109, 1111, & 1203 SW A Street and 1202 S Main Street (CU25-0029)<br><i>Temporary Use within DC, Downtown Core</i> | <b>Conditional Use Permit*</b> |
| 2. <b>Bud's House</b><br>606 East Central Ave (CU25-0023)<br><i>Botanical garden use in R-1, Low Density Single Family Residential.</i>                                         | <b>Conditional Use Permit*</b> |

3. **Wags to Riches Renewal** **Conditional Use Permit\***  
1003 SE 28th St ([CU25-0026](#))  
*Animal kennel use in C-2, General Commercial.*

**V. Other New Business**

1. **Hoyt Driveway Width Waiver** **Waiver**  
2102 Oakwood Avenue ([WAV25-0016](#))  
Waiver from Section 1100.05(a)(2) Residential driveway width

**VI. Old Business**

1. **Cottages at Simpson Farm** **Large Scale Development Extension**  
Hwy 112 at Scoggins Rd ([LSD23-0041](#))

**VII. Other Business**

1. **Plan Bentonville Update** **Informational**

**VIII. Adjournment**





**Planning Commission  
Meeting Minutes  
September 16<sup>th</sup>, 2025  
Bentonville City Hall  
Tech Review: 4:00 PM  
Public Hearing: 5:00 PM**

**Meeting Recording:** <https://bentonvillear.portal.civicclerk.com/event/1813/media>

**Commissioners Present:** Dana Davis (Acting Chair), Elaine Kerr, Eric Hipp, Ifeoma Ibekwe, Danny Bennett

**Commissioners Absent:** Reginald Wright (Chair), Doug Bryant

**Staff Present:** Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Braedyn McBroom, Claire Wise

### **I. Call to Order**

- Due to the absence of Chairman Wright, the Vice Chairman, Commissioner Davis will chair the meeting.
- Commissioner Davis calls the meeting to order at 5:00 pm.

### **II. Approval of Minutes**

#### **1. September 2<sup>nd</sup> Meeting Minutes**

#### **Approval of Meeting Minutes**

- Motion to approve by Hipp, second by Ibekwe.
- Minutes are approved unanimously on a voice vote.
- Commissioner Kerr requests, without objection, that Item 2 under New Business be moved to the Consent Agenda. No objections heard.

### **III. Consent Agenda**

- |                                                                                       |                                          |
|---------------------------------------------------------------------------------------|------------------------------------------|
| 1. <b>J Street Apartments Subdivision, Lot 1</b>                                      | <b>Property Line Adjustment</b>          |
| 3110 SE J St. ( <a href="#">PLA25-0018</a> )                                          |                                          |
| 2. <b>Railroad Addition, Block 5, Lot 11</b>                                          | <b>Property Line Adjustment</b>          |
| 204 Southeast 3 <sup>rd</sup> Street ( <a href="#">PLA25-0023</a> )                   |                                          |
| 3. <b>Casey's General Store</b>                                                       | <b>Large Scale Development Extension</b> |
| NW Corner of Greenhouse and Regional Airport Boulevard ( <a href="#">LSD24-0036</a> ) |                                          |
| 4. <b>Young's Addition Block 3, Lots 16 &amp; 17</b>                                  | <b>Lot Split</b>                         |
| 823 & 825 Southeast 5 <sup>th</sup> Street ( <a href="#">LS24-0050</a> )              |                                          |

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

- Consent Agenda with associated conditions is approved 5-0.

#### IV. New Business

##### 1. **Game Aerospace Maintenance Hangar** **Large Scale Development**

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.

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis calls up the applicant to answer questions.
- Commissioner Davis opens discussion among commissioners.
- After discussion, the applicant requests an amendment to the site plans that would move the overhead door to the north façade, rendering Waiver #2 unnecessary.
- Conditions added for the following:
  - The dumpster enclosure shall be clad in the same material as the building, Nichiha Architectural Panel.
  - The overhead door shall be relocated from the west façade to the north façade.
  - The Airport Board shall approve the architecture prior to building permit issuance.
- Motion to approve Waiver #1 by Hipp with the condition noted above regarding material, second by Kerr. Waiver #1 is approved 5-0.
- Large scale development is approved, with associated waiver and added conditions, 5-0.

#### **Advertised Public Hearings**

##### 1. **Hill** **Rezoning\***

1711 Southwest 2<sup>nd</sup> Street ([RZ25-0038](#))

**Rezoning:** A-1 Agriculture, to R-1 Low Density Single Family Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- Tim Sawyer, representing the applicant, is present to answer questions.
- Commissioner Davis closes the public hearing.
- Commissioner Davis opens discussion among commissioners.
- Planning Commission and staff discuss the rezone.
- Rezone is approved 5-0.

##### 2. **Goins** **Rezoning\***

802 Northwest 13<sup>th</sup> Street ([RZ25-0033](#))

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- Jennifer Watkins, representing the applicant, is present to answer questions.
- Commissioner Davis closes the public hearing.

- Commissioner Davis opens discussion among commissioners.
- Rezoning is approved 5-0.

### 3. **Amped Electric Games**

### **Conditional Use Permit\***

1807 Southwest 2<sup>nd</sup> Street and 2301 Southwest 2<sup>ns</sup> Street ([CU25-0027](#))

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- A representative from Visit Bentonville is present to address any questions.
- Commissioner Davis closes the public hearing.
- Commissioner Davis opens discussion among commissioners.
- Planning Commission and staff discuss the conditional use permit. The conditions recommended in the staff report were agreed upon plus an additional condition that permits the applicant to begin setting up for the event on September 30 and tear down on October 6, both between the hours of 8:00 a.m. and 10:00 p.m.
- Conditional use permit with stated conditions is approved 5-0.

## **V. Other New Business**

## **VI. Old Business**

## **VII. Other Business**

## **VIII. Adjournment**

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



## Lincoln and Rice Block 6, Lots 1 & 2

501 Northeast F Street

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                                            |
|--------------------------------------------------|------------------------------------------------------------|
| <b>Project Number</b>                            | PLA25-0021                                                 |
| <b>Applicant / Current Owner</b>                 | Brittany Gillen - CEI Engineering/El Contento Property LLC |
| <b>Site Area</b>                                 | +/- <b>[1.26]</b> Acres                                    |
| <b>Current Zoning</b>                            | R-1 Low Density Single Family Residential                  |
| <b>Requested Zoning</b>                          |                                                            |
| <b>Current Future Land Use Map Designation</b>   |                                                            |
| <b>Requested Future Land Use Map Designation</b> |                                                            |
| <b>Development Type / Use</b>                    |                                                            |
| <b>Related projects</b>                          |                                                            |

### Property Description

**Property Line Adjustment: Tracts A and D of Lincoln and Rice Addition Block 6, Creating Lots 1 & 2 of Lincoln and Rice Addition, Block 6. 501 Northeast F Street, R-1, Low Density Single Family Residential, PLA25-0021.**

A Property Line Adjustment of Tracts A and D of Lincoln and Rice Addition Block 6, Creating Lots 1 & 2 of Lincoln and Rice Addition, Block 6. The plat is dedicating a 15-foot-wide utility easement in Lot 1 along Northeast F Street and a 15-foot wide utility easement in Lot 2 along Northeast 2nd Street.

### Project Details

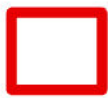
### Relationship to the Community Plan

|                                                                           |
|---------------------------------------------------------------------------|
| <b>Public Comment</b>                                                     |
| Has Staff received Public Comment at the time of this report? : <b>No</b> |

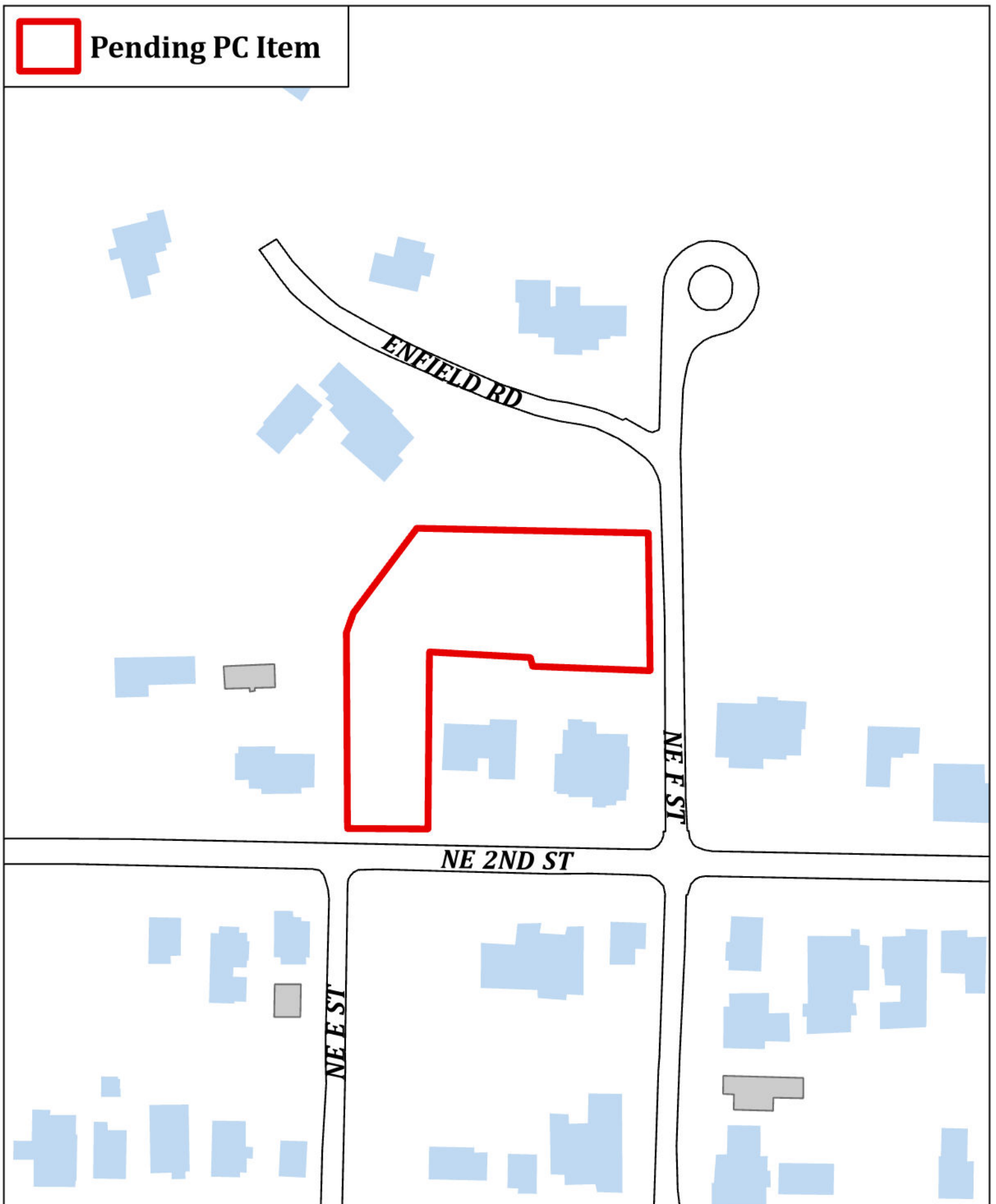
|                           |
|---------------------------|
| <b>Analysis / Waivers</b> |
|                           |

|                   |
|-------------------|
| <b>Conclusion</b> |
|                   |

|                           |
|---------------------------|
| <b>Additional Details</b> |
|                           |



Pending PC Item



**PLA25-0021**  
***Creating Lots 1 and 2 Block 6 Lincoln & Rice Addt.***  
***201 NE F St***





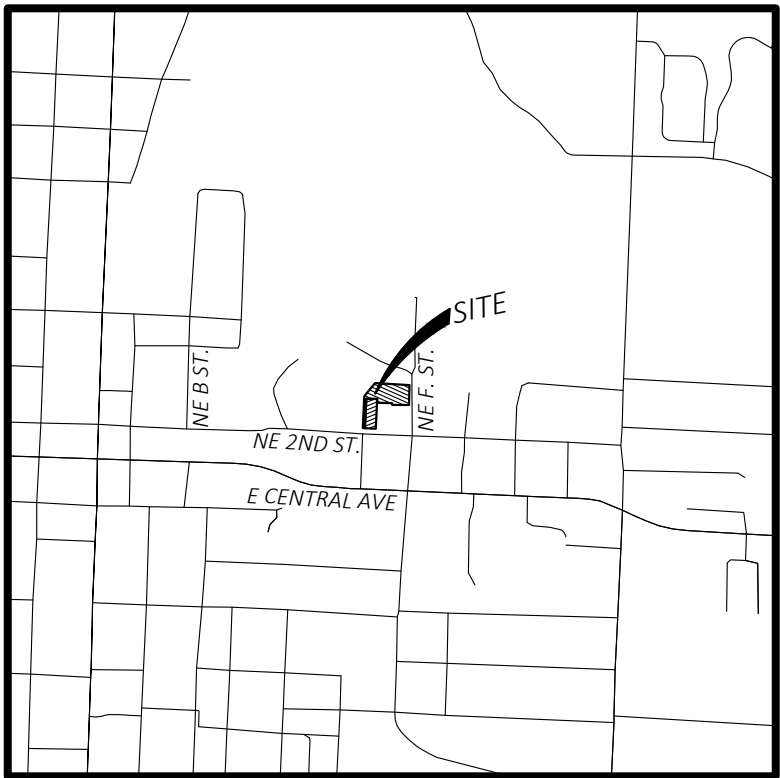
DRAWING LOCATION - S:\34000\34479\DRAWINGS\SURVEY\WORKING\34479-PLA.DWG -- SAVED BY - WPIERSON

# Property Line Adjustment of Tract A and Tract D, Block 6, Lincoln and Rice Addition creating Lots 1 & 2, Block 6, Lincoln and Rice Addition Crystal Lands LLC

NE 2nd St  
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a property line adjustment of Tract D Ratcliff Subdivision as recorded in Instrument L202350140 and Tract A, Block 6 Lincoln and Rice Addition as recorded in instrument L202033227 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through Trimble RTX.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.  
Map Number: 05007C0255K  
Map Revised: June 5, 2012  
Revised data provided per Base Level Engineering detailed study found at FEMA Estimated Base Flood Elevation (BFE) Viewer found at <https://webapps.usgs.gov/infrm/estbfe/>
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bentonville GIS map. This property is zoned R-1 (Residential).
- All structures must maintain a minimum of 20' clearances from all electric lines.
- No BEUD Electrical Equipment may be located behind a fence.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan.
- 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 and 401.13.
- 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.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.
- There may not be fences or any other structures built in any drainage easements.
- The subject area does not contain any areas identified as wetlands per the U.S. Wildlife Wetlands Mapper. The Surveyor is not aware of any wetland delineation by the Army Corps of Engineers.



VICINITY MAP

NOT TO SCALE  
Latitude: 36°22'24"N  
Longitude: 94°12'17"W

Owner  
Parcel Number #01-03281-000  
El Contento Property LLC  
PO BOX 1860  
Bentonville, AR 72712

Owner  
Parcel Number #01-18765-000  
Ryan Waymire & Kevin G. Lum  
607 NE 2nd St.  
Bentonville, AR 72712

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



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_

Name & Address: \_\_\_\_\_

Print Name: \_\_\_\_\_

Subscribed and sworn before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My Commission Expires

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_

Name & Address: \_\_\_\_\_

Print Name: \_\_\_\_\_

Subscribed and sworn before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My Commission Expires

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_  
Bentonville Planning Commission Chairman

Signed: \_\_\_\_\_  
Mayor, City of Bentonville

Signed: \_\_\_\_\_  
City Clerk, City of Bentonville

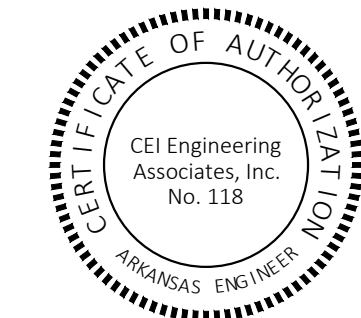
CERTIFICATE OF SURVEYING ACCURACY

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

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_

Registered Land Surveyor: Dustin G. Riley  
No. 1618  
State of Arkansas



City of Bentonville Project #PLA25-0021

Stare Survey Code: 500-20N-30W-0-32-340-04-1618

ATLAS PAGE: \_\_\_\_



CEI ENGINEERING ASSOCIATES, INC.  
2600 NE 11TH ST, SUITE 300  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844  
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

Property Line Adjustment  
Crystal Lands LLC  
NE 2nd St  
Bentonville, Benton County, Arkansas

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

|                        |           |
|------------------------|-----------|
| PROFESSIONAL OF RECORD | DGR       |
| DESIGNER               | BLF       |
| FIELD WORK             | FLD       |
| CEI PROJECT NUMBER     | 34479     |
| DATE                   | 9/17/2025 |
| REVISION               | REV-2     |

Cover

SHEET TITLE

SHEET NUMBER

1 OF 2



DRAWING LOCATION - S:\34000\34479\DRAWINGS\SURVEY\WORKING\34479-PLA.DWG -- SAVED BY - WPIERSON

Subject Tract 1 Survey Description

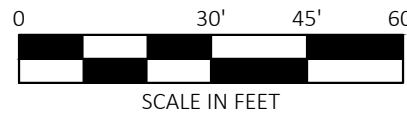
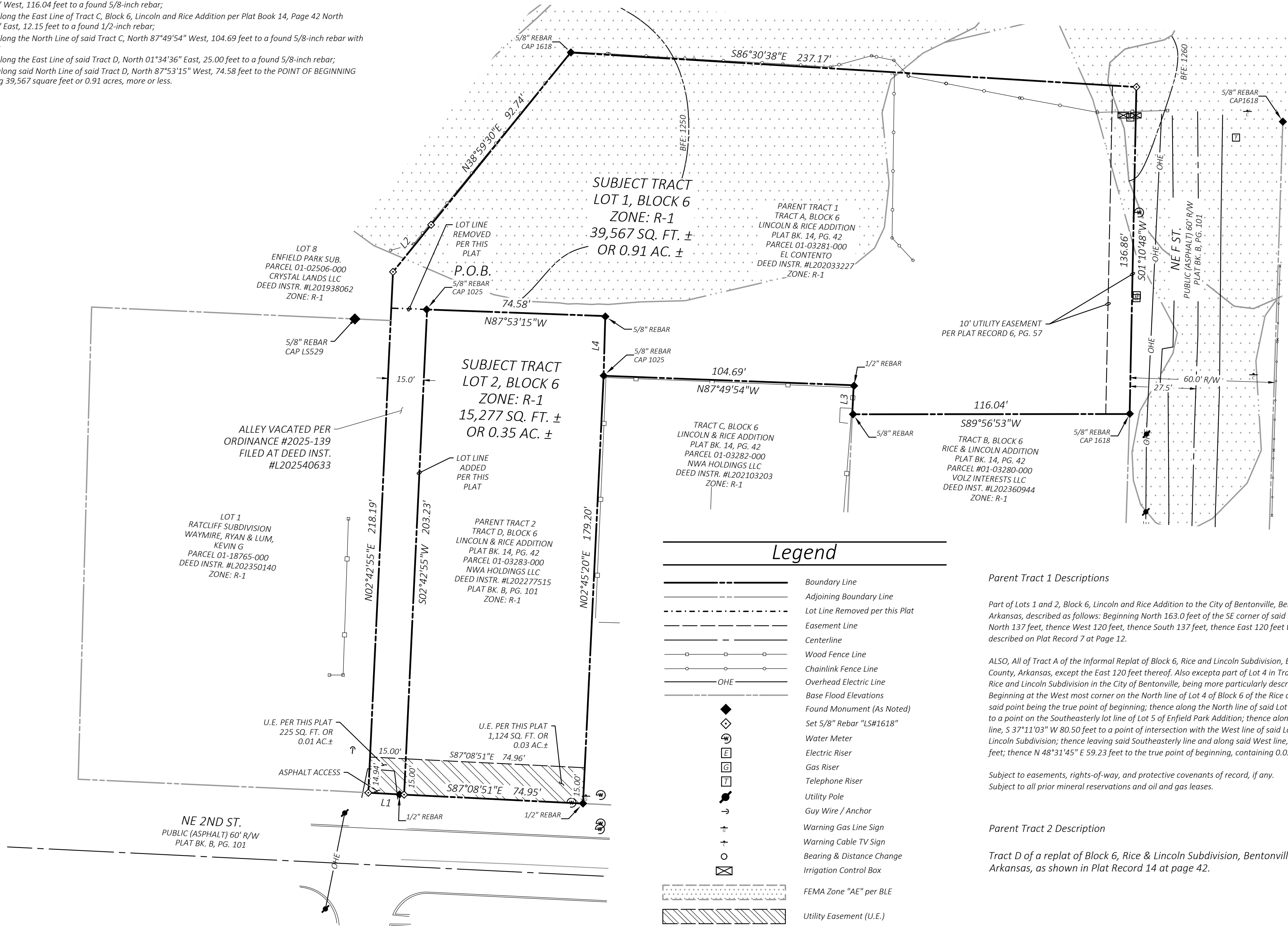
All of Tract A and Part of Tract D, Block 6, Lincoln and Rice Addition to the City of Bentonville per Plat Book 14, Page 42 and part of a Vacated Alley per Ordinance #2025-139 filed at Instrument #L202540633 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS 1025 found at the Northwest Corner of said Tract D, Block 6 of Lincoln & Rice Addition;  
THENCE along the West line said of said Tract D, South 02°42'55" West, 203.23 feet to a set 5/8-inch rebar with cap LS 1618 set on the North Right-of-Way of NE 2nd Street per Plat Book B, Page 101;  
THENCE along said North Right-of-Way North 86°55'18" West, passing through a 1/2" rebar at a distance of 1.91 feet, and continuing for a total distance of 15.00 feet to set 5/8-inch rebar with cap LS 1618;  
THENCE along the centerline of a vacated alley per Ordinance #2025-139 filed at Instrument #L202540633, North 02°42'55" East, 218.19 feet to a set 5/8-inch rebar with cap LS 1618;  
THENCE along the North Line of said Tract A the following three (3) courses:  
1. North 38°59'30" East, 25.35 feet to a set 5/8-inch rebar with cap LS 1618;  
2. North 38°59'30" East, 92.74 feet to a found 5/8-inch rebar with cap 1618;  
3. South 86°30'38" East, 237.17 feet to a set 5/8-inch rebar with cap 1618;  
THENCE leaving said North Line, South 01°10'48" West, 136.86 feet to a found 5/8-inch rebar with cap 1618;  
THENCE along the North Line of Tract B, Block 6, Lincoln and Rice Addition per Plat Book 14, Page 42 South 89°56'53" West, 116.04 feet to a found 5/8-inch rebar;  
THENCE along the East Line of Tract C, Block 6, Lincoln and Rice Addition per Plat Book 14, Page 42 North 02°39'14" East, 12.15 feet to a found 1/2-inch rebar;  
THENCE along the North Line of said Tract C, North 87°49'54" West, 104.69 feet to a found 5/8-inch rebar with cap 1025;  
THENCE along the East Line of said Tract D, North 01°34'36" East, 25.00 feet to a found 5/8-inch rebar;  
THENCE along said North Line of said Tract D, North 87°53'15" West, 74.58 feet to the POINT OF BEGINNING containing 39,567 square feet or 0.91 acres, more or less.

Subject Tract 2 Survey Description

Part of Tract D, Block 6, Lincoln and Rice Addition to the City of Bentonville per Plat Book 14, Page 42 filed in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap 1025 found at the Northwest Corner of Tract D, Block 6 of Lincoln & Rice Addition;  
THENCE along the West Line of said Tract D, South 02°42'55" West, 203.23 feet to a set 5/8-inch rebar with cap LS 1618;  
THENCE leaving said West Line, South 87°08'51" East, 74.95 feet to a found 1/2-inch rebar;  
THENCE along the East Line of said Tract D, North 02°45'20" East, 179.20 feet to a 5/8-inch rebar with cap LS 1025;  
THENCE continuing along said East Line North 01°34'36" East, 25.00 feet to a 5/8-inch rebar;  
THENCE along said North Right-of-Way North 02°42'55" West, 74.58 feet to the POINT OF BEGINNING containing 15,277 square feet or 0.35 acres, more or less.



CEI ENGINEERING ASSOCIATES, INC.  
2600 NE 11TH ST, SUITE 300  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844  
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

Property Line Adjustment  
Crystal Lands LLC  
NE 2nd St  
Bentonville, Benton County, Arkansas

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

|                        |           |
|------------------------|-----------|
| PROFESSIONAL OF RECORD | DGR       |
| DESIGNER               | BLF       |
| FIELD WORK             | FLD       |
| CEI PROJECT NUMBER     | 34479     |
| DATE                   | 9/17/2025 |
| REVISION               | REV-2     |

|              |
|--------------|
| PLA          |
| SHEET TITLE  |
| SHEET NUMBER |

2 OF 2

Parent Tract 1 Descriptions

Part of Lots 1 and 2, Block 6, Lincoln and Rice Addition to the City of Bentonville, Benton County, Arkansas, described as follows: Beginning North 163.0 feet of the SE corner of said Lot 1, Block 6, thence North 137 feet, thence South 120 feet, thence East 120 feet to the point of beginning as described on Plat Record 7 at Page 12.

ALSO, All of Tract A of the Informal Replat of Block 6, Rice and Lincoln Subdivision, Bentonville, Benton County, Arkansas, except the East 120 feet thereof. Also excepta part of Lot 4 in Tract A of Block 6 of the Rice and Lincoln Subdivision in the City of Bentonville, being more particularly described as follows: Beginning at the West most corner on the North line of Lot 4 of Block 6 of the Rice and Lincoln Subdivision, said point being the true point of beginning; thence along the North line of said Lot 4, S 89°45'51" E 4.22 feet to a point on the Southeasterly lot line of Lot 5 of Enfield Park Addition; thence along said Southeasterly line, S 37°11'03" W 80.50 feet to a point of intersection with the West line of said Lot 4 of the Rice and Lincoln Subdivision; thence leaving said Southeasterly line and along said West line, N 00°07'25" E 24.92 feet; thence N 48°31'45" E 59.23 feet to the true point of beginning, containing 0.02 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.

Parent Tract 2 Description

Tract D of a replat of Block 6, Rice & Lincoln Subdivision, Bentonville, Benton County, Arkansas, as shown in Plat Record 14 at page 42.

City of Bentonville Project #PLA25-0021

Stare Survey Code: 500-20N-30W-0-32-340-04-1659 ATLAS PAGE: \_\_





## Whispering Pines Subdivision, Lots 1 & 2

1711 Southwest 2nd Street

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                           |
|--------------------------------------------------|-------------------------------------------|
| <b>Project Number</b>                            | LS25-0030                                 |
| <b>Applicant / Current Owner</b>                 | Sand Creek Engineering / Mark Hill        |
| <b>Site Area</b>                                 | +/- <b>[4.70]</b> Acres                   |
| <b>Current Zoning</b>                            | R-1 Low Density Single Family Residential |
| <b>Requested Zoning</b>                          |                                           |
| <b>Current Future Land Use Map Designation</b>   |                                           |
| <b>Requested Future Land Use Map Designation</b> |                                           |
| <b>Development Type / Use</b>                    |                                           |
| <b>Related projects</b>                          | RZ25-0038                                 |

### Property Description

**Lot Split: Parcel ID 01-00924-000, Creating Lots 1 & 2 of Whispering Pines Subdivision. 1711 Southwest 2nd Street, R-1, Low Density Single Family Residential, LS25-0030.**

A Lot Split of Parcel ID 01-00924-000, Creating Lots 1 & 2 of Whispering Pines Subdivision. The plat is dedicating 0.39 acres of right-of-way along Southwest 2nd Street, a 20-foot-wide utility easement along Southeast 2nd Street, a 20-foot wide access easement on Lot 1 along a portion of its east property line, and a variable width utility easement in Lot 1 along its west property line.

### 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

The property was rezoned from A-1, Agriculture to R-1, Low Density Single Family Residential after receiving approval at the 9/16 Planning Commission and the 9/23 City Council meetings.



Pending PC Item

NW WINFIELD LN

NW TRAIL RIDGE RD

FOX GLOVE LN

NW O ST

SW 2ND ST

*Creating  
Lots 1 & 2*

SW O ST

OAK VALLEY LN



**LS25-0030**  
**Creating Lots 1 & 2**  
**1711 SW 2ND ST**

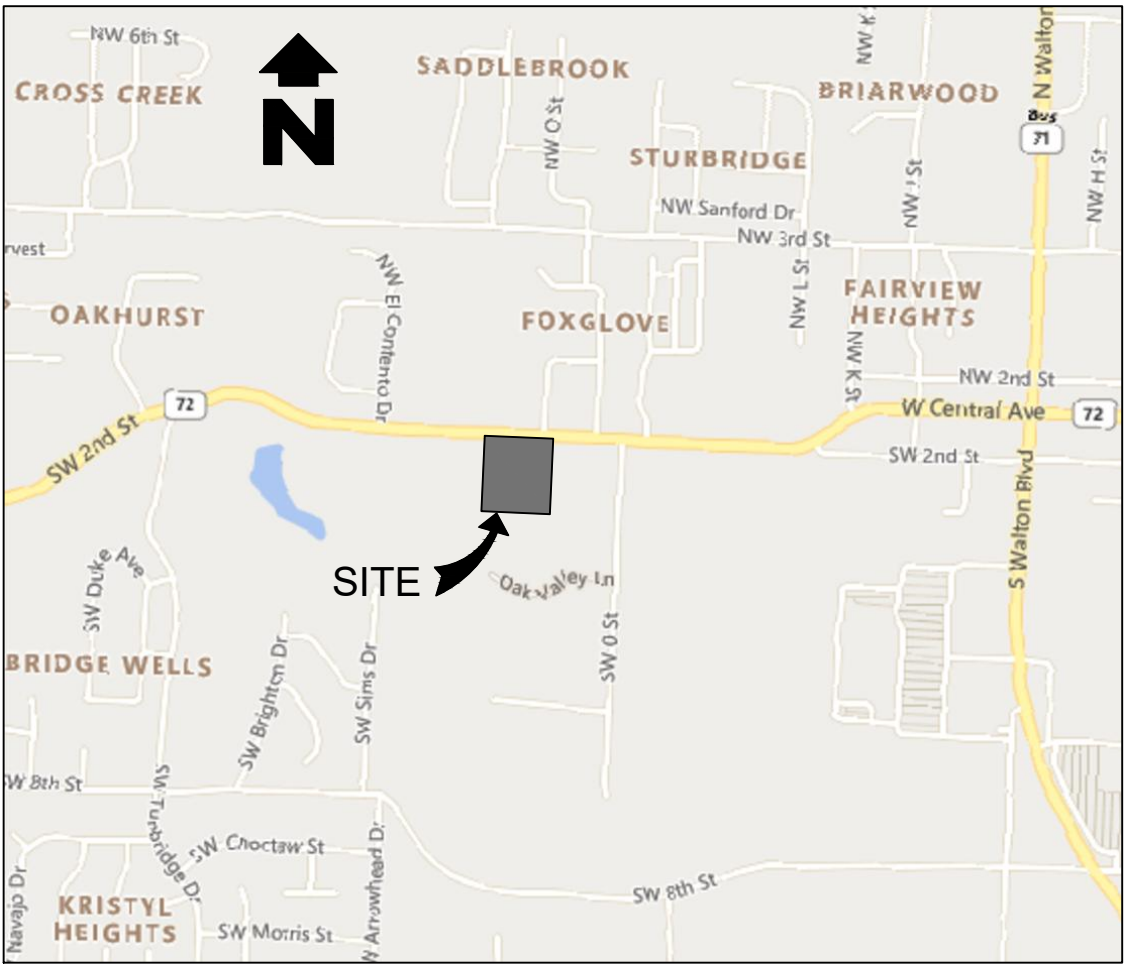


LOT SPLIT
OF PARCEL 001-00924-000,
CREATING LOTS 1 & 2 OF WHISPERING PINES SUB.
BENTONVILLE, ARKANSAS

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

SURVEY NOTES:

- 1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
2. This plat represents a boundary survey of the parcel recorded in Deed Records Instrument No. L202422547 at the courthouse in Benton County, Arkansas.
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone referencing Bentonville City Control Monument Number 3.
5. Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 3.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
8. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. This property is currently zoned RE, Residential Estate. 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.
11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
14. Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
15. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.
16. 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.
17. There may not be any fences or any other structures built in any drainage easement.
18. All structures must maintain minimum 20' clearances from all electric lines. No BEUD electrical equipment may be located behind a fence.
19. 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.
20. It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479-271-3139 to determine if equipment is in conflict.
21. 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.
19. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
20. 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.
21. There are no waivers, variances, and/or conditional uses at the time of preparing this plat or plan.



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 402

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: \_\_\_\_\_

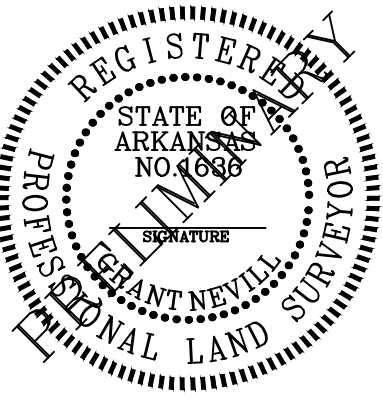
Signed: \_\_\_\_\_
Bentonville Planning Commission Chairman

Signed: \_\_\_\_\_
Mayor City of Bentonville

Signed: \_\_\_\_\_
City Clerk, City of Bentonville



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



WARRANTY DEED INSTRUMENT NO. L202422547 DESCRIPTION:

Part of the NE¼ of the NW¼ of Section 36, Township 20 North, Range 31 West, described as beginning 26 ½ rods West of the NE corner of said 40 acres, Thence South 30 rods, Thence West 26.92 ½ rods more or less to a line extended North, which line is of equal distance between two brooder houses (The distance between said brooder houses being 38 ½ feet); Thence North 30 rods to U.S. Highway at Section line, Thence East to place of beginning.

SURVEY DESCRIPTION NEW LOT 1:

A part of the NE1/4 of the NW1/4 of Section 36, Township 20 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows: Commencing at the NE Corner of said NE1/4 of the NW1/4; Thence along the North line of Section 36 North 87°37'41" West 439.97 feet; Thence leaving said North line South 02°34'05" West 37.90 feet to a Set ½" Rebar w/Cap AR1636 on the South Right of Way of SW 2nd St.; Thence along said South Right of Way North 87°35'52" West 224.21 feet to a Set ½" Rebar w/Cap AR1636 for the Point of Beginning; Thence leaving said South Right of Way South 02°33'35" West 456.43 feet to a Set ½" Rebar w/Cap AR1636; Thence North 87°25'33" West 224.14 feet to a Set ½" Rebar w/Cap AR1636; Thence North 02°33'05" East 455.76 feet to a Set ½" Rebar w/Cap AR1636 on the before mentioned South Right of Way of SW 2nd St.; Thence along said South Right of Way South 87°35'52" East 224.21 feet to the Point of Beginning, containing 102,344 SQFT or 2.35 acres, more or less.

Subject to a 20' Access Easement along the East line beginning at the South Right of Way of SW 2nd St. and extending for 296.12 feet.

SURVEY DESCRIPTION NEW LOT 2:

A part of the NE1/4 of the NW1/4 of Section 36, Township 20 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows: Commencing at the NE Corner of said NE1/4 of the NW1/4; Thence along the North line of Section 36 North 87°37'41" West 439.97 feet; Thence leaving said North line South 02°34'05" West 37.90 feet to a Set ½" Rebar w/Cap AR1636 on the South Right of Way of SW 2nd St. for the Point of Beginning; Thence South 02°34'05" West 457.10 feet to a Set ½" Rebar w/Cap AR1636; Thence North 87°25'33" West 224.14 feet to a Set ½" Rebar w/Cap AR1636; Thence North 02°33'35" East 456.43 feet to a Set ½" Rebar w/Cap AR1636 on the before mentioned South Right of Way of SW 2nd St.; Thence along said South Right of Way South 87°35'52" East 224.21 feet to the Point of Beginning, containing 102,395 SQFT or 2.35 acres, more or less.

RIGHT OF WAY DEDICATION PER THIS PLAT:

A part of the NE1/4 of the NW1/4 of Section 36, Township 20 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows: Commencing at the NE Corner of said NE1/4 of the NW1/4; Thence along the North line of Section 36 North 87°37'41" West 439.97 feet to the Point of Beginning; Thence leaving said North line South 02°34'05" West 37.90 feet to a Set 5/8" Rebar w/Cap AR1636 on the South Right of Way of SW 2nd St.; Thence along said South Right of Way North 87°35'52" West 448.42 feet to a Set 5/8" w/Cap AR1636; Thence leaving said South Right of Way North 02°33'05" East 37.66 feet to the before mentioned North line of Section 36; Thence along said North line South 87°37'41" East 448.43 feet to the Point of Beginning, containing 16,939 SQFT or 0.39 acres, more or less.

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.

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.

Signed: \_\_\_\_\_ Date of Execution: \_\_\_\_\_

Name and Address: \_\_\_\_\_ Source of Title: Deed Record Instrument No. L202422547

ACKNOWLEDGMENT

State of Arkansas )
County of Benton )

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he / she / they has / have executed the same for the consideration, users and purposes therein stated.

In witness whereof, I hereunto set my hand and on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public

My commission expires: \_\_\_\_\_

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

08-27-2025
SC PROJ #: 22049/24003
1 OF 2

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

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



**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



**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

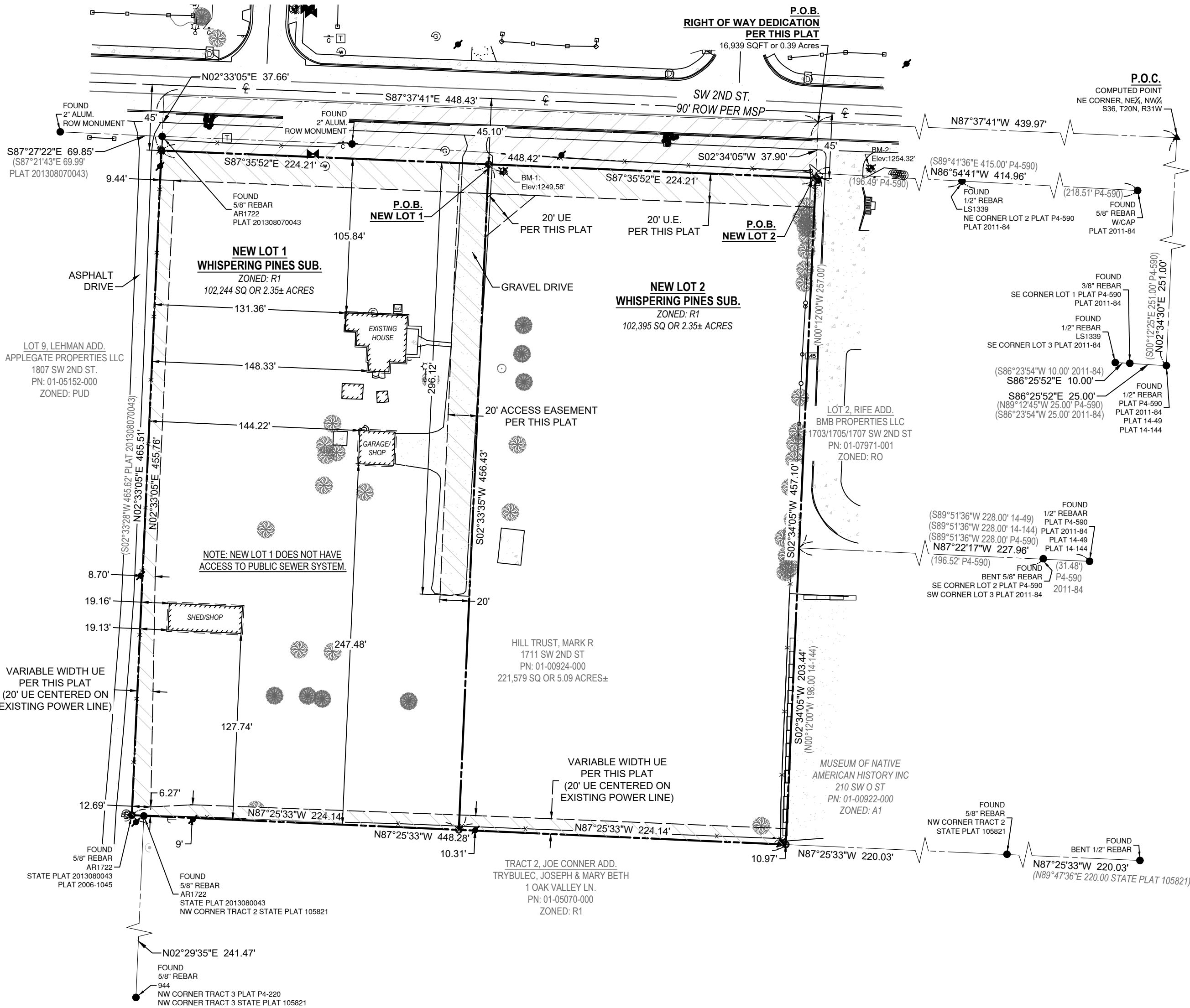
CAD: MJH

FIELD: MS

SCE PROJECT #: 22049/24003

DATE: 08/27/2025

SHEET: 2 OF 2







## The Benton Multi-Family

SW Parnell Drive

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                           |
|--------------------------------------------------|-------------------------------------------|
| <b>Project Number</b>                            | LSD24-0031                                |
| <b>Applicant / Current Owner</b>                 | Courtney Austin / Bedrock SW Parnell, LLC |
| <b>Site Area</b>                                 | +/- 39.94 Acres                           |
| <b>Current Zoning</b>                            | Planned Residential Development (PRD)     |
| <b>Requested Zoning</b>                          |                                           |
| <b>Current Future Land Use Map Designation</b>   |                                           |
| <b>Requested Future Land Use Map Designation</b> |                                           |
| <b>Development Type / Use</b>                    | Multi-Family                              |
| <b>Related projects</b>                          | PRD22-0004                                |

### Property Description

The large scale development was originally approved on 10/15/24:

<https://bentonvillear.portal.civicclerk.com/event/1582/files/agenda/3106>

The applicant states that the project has had a delayed construction start because of its close connection to the Marshall Townhomes project. All roads and utilities will be provided to the Benton from the Marshall Townhomes. Marshall Townhomes recently received a 6-month extension on 8/5/25 due to ongoing coordination between Crafton Tull, City staff, and Trailblazers for the design of Bright Road and two trails within the project site. The applicant states that no work has been done on either site since gaining approval last year.

### Project Details

### Relationship to the Community Plan

### Public Comment

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

### Analysis / Waivers

### Conclusion

Planning staff recommends approval of the large scale development extension request.

### Additional Details



September 17th, 2025

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

RE: The Benton Multifamily  
LSD24-0031  
PRD22-0004  
CTA Job No. 23106803

Dear City of Bentonville Planning Department:

This is a formal request for a 6-month extension on the approved Large Scale Development Plan for the Benton Multifamily. The original approval for the project was received on October 15th, 2024. We requested one waiver on the project that was approved by the Commission. The waiver was from City Code Article 1400.08 to allow fewer tree plantings in the interior parking islands than the required minimum.

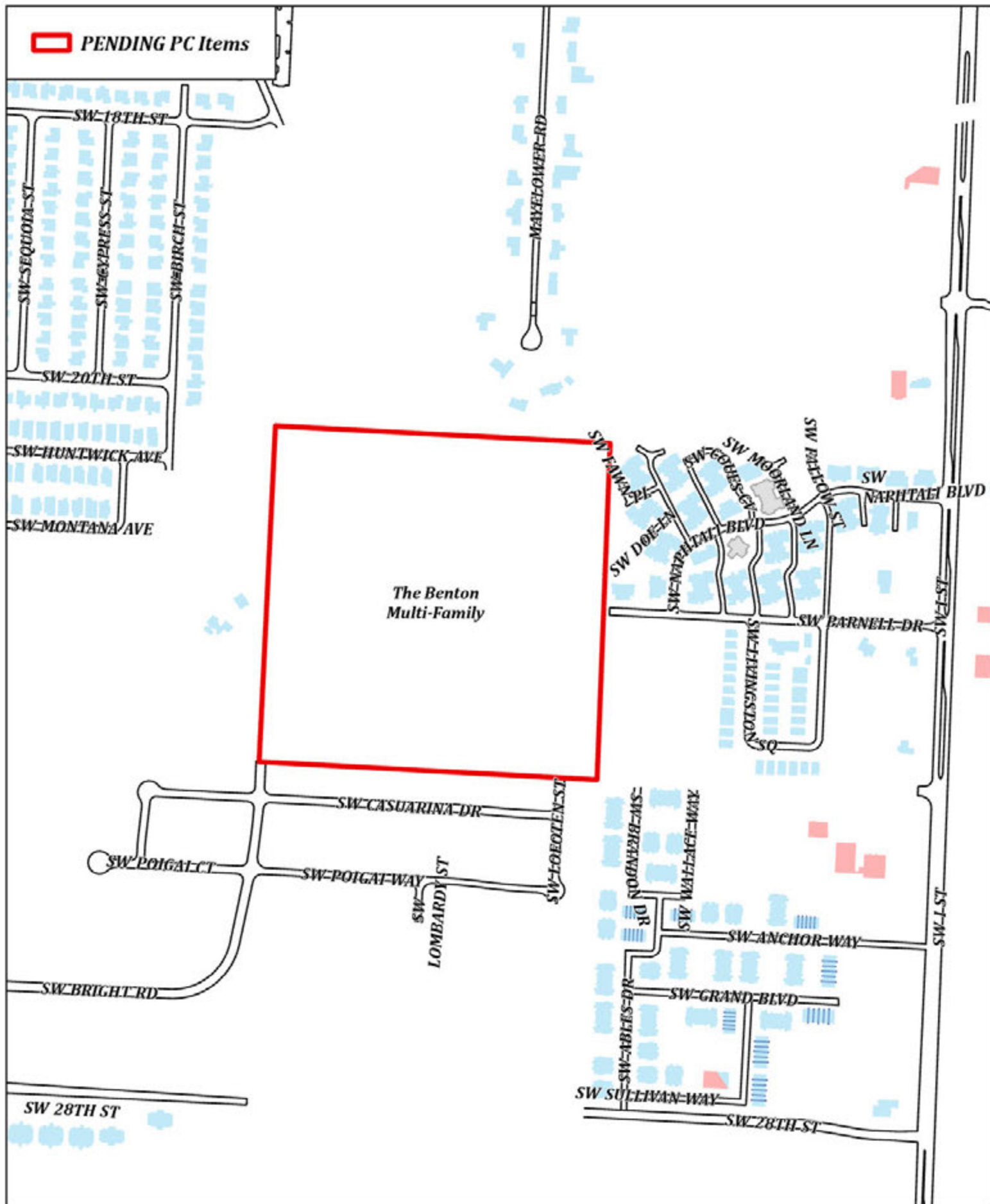
The project has had a delayed construction start because of its close connection to the Marshall Townhomes. All roads and utilities will be provided to the Benton from the Marshall Townhomes. We recently requested an extension on the Marshall Townhomes as well as Crafton Tull has been coordinating with City Staff, the adjacent property owner and the Trailblazers in designing all of Bright Road and two trails within the project site. No work has been done on either site since gaining approval last year.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ali Karr, P.E.

 PENDING PC Items



LSD24-0031  
The Benton Multi-Family  
Large Scale Development















**SITE INFORMATION: (PHASE 1)**

40 UNIT BUILDING A  
36 BEDROOMS  
3 STORY  
30'-4" AT EAVE

24 UNIT BUILDING B  
48 BEDROOMS  
3 STORY  
30'-4" AT EAVE

24 UNIT BUILDING C  
48 BEDROOMS  
3 STORY  
30'-4" AT EAVE

CLUBHOUSE

PARKING CANOPY

**SITE NOTES**

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKING DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
13. THE CITY REQUIRES CUT – OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT – OFF OR B-U-G LIGHTING FIXTURE.
  - A. SUBMIT A LIGHTING CUT – SHEET. IT MUST SHOW THE TYPE OF LIGHT FIXTURE AND STATE THAT IT IS CUT – OFF OR B-U-G AND HAVE A U-RATING OF 0. B. IF NO NEW LIGHTING IS PROPOSED MAKE A NOTE ON THE SITE PLAN AND STATES THAT ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT – OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
14. ALL GATE AND SIMILAR SECURITY AND ACCESS FEATURES DESIGN BY OTHERS.
15. DUMPSTER ENCLOSURE WITH SIDE ACCESSIBLE ENTRANCE DESIGN BY ARCHITECT.
16. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDINGS.
17. ENTRANCE GATES COMPLIANT WITH CITY CODES.

















INDICATES ACCESSIBLE ROUTE.

THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.

THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE. UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).

THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.

HANDICAP PARKING DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-XXX.

NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.

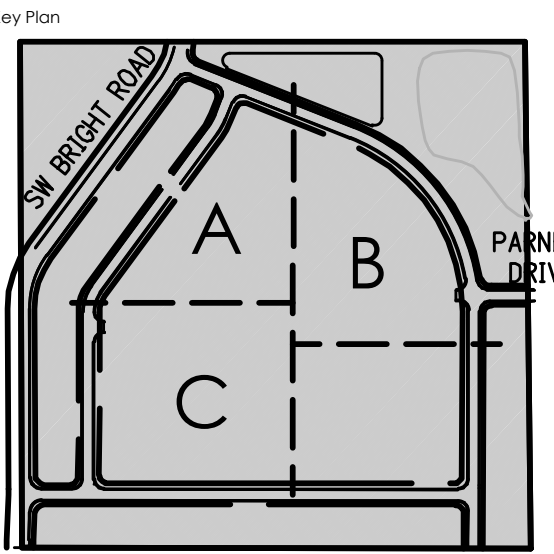
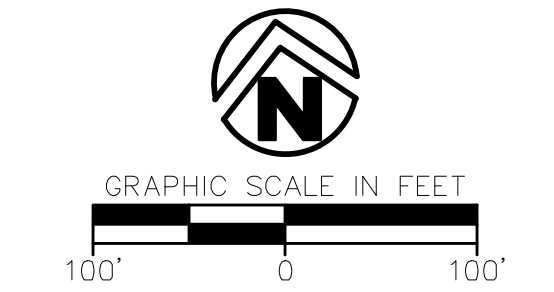
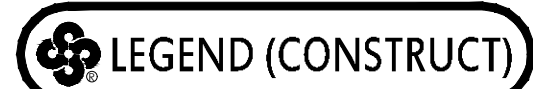
IN ORDER TO MAINTAIN THE ACCESSIBLE ROUTE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPOILED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RETAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FINISH WITH A FINE GRADE AND SHALL BE INSTALLED WITH BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FLOOR OR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.



| FLOW REQUIREMENT TABLE |       |                    |                |                    |
|------------------------|-------|--------------------|----------------|--------------------|
|                        | UNITS | AVG. FLOW (G.P.M.) | PEAKING FACTOR | CALC PEAK (G.P.M.) |
| TOWNHOMES              | 107   | 22.29              | 4.07           | 90.63              |
| APARTMENTS PHASE 2 & 3 | 391   | 65.17              | 3.87           | 251.96             |



This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23106803  
ISSUE DATE: 10/04/24  
CONTACT: A. KARR  
QC by:  
QC Date:  
ISSUED FOR REVIEW  
© 2024 Grafton, Tull & Associates, Inc.  
LSD24--0031













Design & Construction  
Integration, LLC

1 Information Way  
Suite 300  
Little Rock, AR 72202

501-376-0017  
www.dci-services.com

Owner Group:  
**BEDROCK SW  
PARNELL, LLC**

Design Team  
**Architecture:**  
DESIGN AND  
CONSTRUCTION  
INTEGRATION, LLC  
1 Information Way,  
Suite 300  
Little Rock, AR 72202

**Civil:**  
CRAFTON TULL  
300 N. College  
Suite 317  
Fayetteville, AR 72701

**Landscape:**  
CRAFTON TULL  
300 N. College  
Suite 317  
Fayetteville, AR 72701

**Structural:**  
FLEMING  
STRUCTURAL  
16 Essay Dr.  
Little Rock, AR 72223

**Mechanical Electrical  
Plumbing:**  
Energy Engineering  
Consultants Inc  
10 Corporate Hill Dr  
Ste 100  
Little Rock, AR 72205

PRD  
REVISED  
ELEVATIONS

**THE BENTON**  
BENTONVILLE, ARKANSAS  
Project number: 4123-036  
Project Issue Date: 09/25/24



| REVISION | No. | Description | Date |
|----------|-----|-------------|------|
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |

ELEVATIONS  
BUILDING -  
BLDG TYPE A

A-A201  
Scale: 3/16" = 1'-0"  
Page 30 of 119



| Wall Schedule - Front Elevation |                                                                                                                                                                             |         |                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                       | Description                                                                                                                                                                 | Area    | Cladding Percentage |
| BR-1                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 1399 SF | 28%                 |
| BR-2                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 1689 SF | 35%                 |
| FC-1                            | CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                             | 745 SF  | 15%                 |
| FC-4                            | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                              | 581 SF  | 12%                 |
| FC-5                            | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AND ALUMINUM TRIM EXTRUSIONS AT PANEL JOINTS, TYPICAL | 418 SF  | 9%                  |
| FC-5                            | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL                | 66 SF   | 1%                  |
| Grand total: 55                 |                                                                                                                                                                             | 4836 SF |                     |

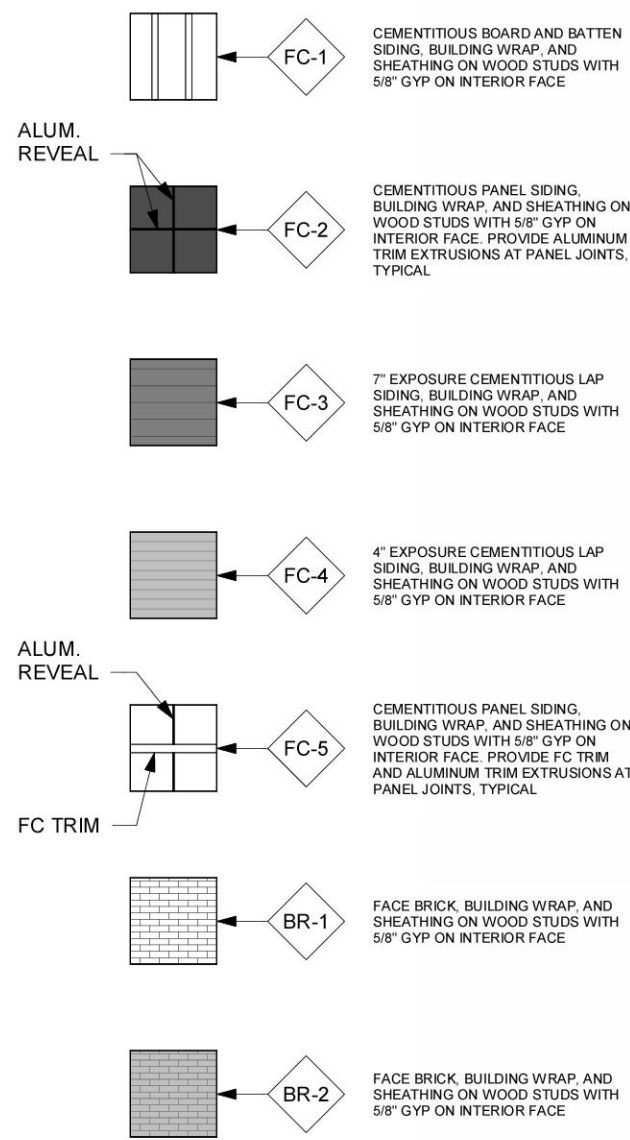
| Window Schedule - Front Elevation |          |          |       |           |                           |                 |
|-----------------------------------|----------|----------|-------|-----------|---------------------------|-----------------|
| Type Mark                         | Height   | Width    | Count | Area      | Percentage Total Exterior | Workset         |
| A                                 | 90" - 0" | 90" - 0" | 18    | 450 SF    | 7.2%                      | Front Elevation |
| B                                 | 30" - 0" | 36" - 0" | 6     | 180 SF    | 2.9%                      | Front Elevation |
| C                                 | 41" - 0" | 48" - 0" | 6     | 338 SF    | 5.2%                      | Front Elevation |
| F                                 | 10" - 0" | 5" - 4"  | 4     | 13 SF     | 0.2%                      | Front Elevation |
| Grand total: 34                   |          |          |       | 171" - 0" | 179" - 4"                 | 971 SF 15.5%    |



| Wall Schedule - Rear Elevation |                                                                                                                                                                             |         |                     |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                      | Description                                                                                                                                                                 | Area    | Cladding Percentage |
| BR-1                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 1366 SF | 28%                 |
| BR-2                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 1465 SF | 30%                 |
| FC-1                           | CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                             | 698 SF  | 14%                 |
| FC-3                           | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                              | 441 SF  | 9%                  |
| FC-4                           | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                              | 530 SF  | 11%                 |
| FC-5                           | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AND ALUMINUM TRIM EXTRUSIONS AT PANEL JOINTS, TYPICAL | 279 SF  | 6%                  |
| FC-5                           | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL                | 46 SF   | 1%                  |
| Grand total: 44                |                                                                                                                                                                             | 4825 SF |                     |

| Window Schedule - Rear Elevation |          |          |       |           |                           |                |
|----------------------------------|----------|----------|-------|-----------|---------------------------|----------------|
| Type Mark                        | Height   | Width    | Count | Area      | Percentage Total Exterior | Workset        |
| A                                | 55" - 0" | 55" - 0" | 11    | 275 SF    | 4.9%                      | Rear Elevation |
| B                                | 75" - 0" | 90" - 0" | 15    | 450 SF    | 8.1%                      | Rear Elevation |
| F                                | 7" - 6"  | 4" - 0"  | 3     | 10 SF     | 0.2%                      | Rear Elevation |
| Grand total: 29                  |          |          |       | 137" - 6" | 149" - 0"                 | 735 SF 13.2%   |





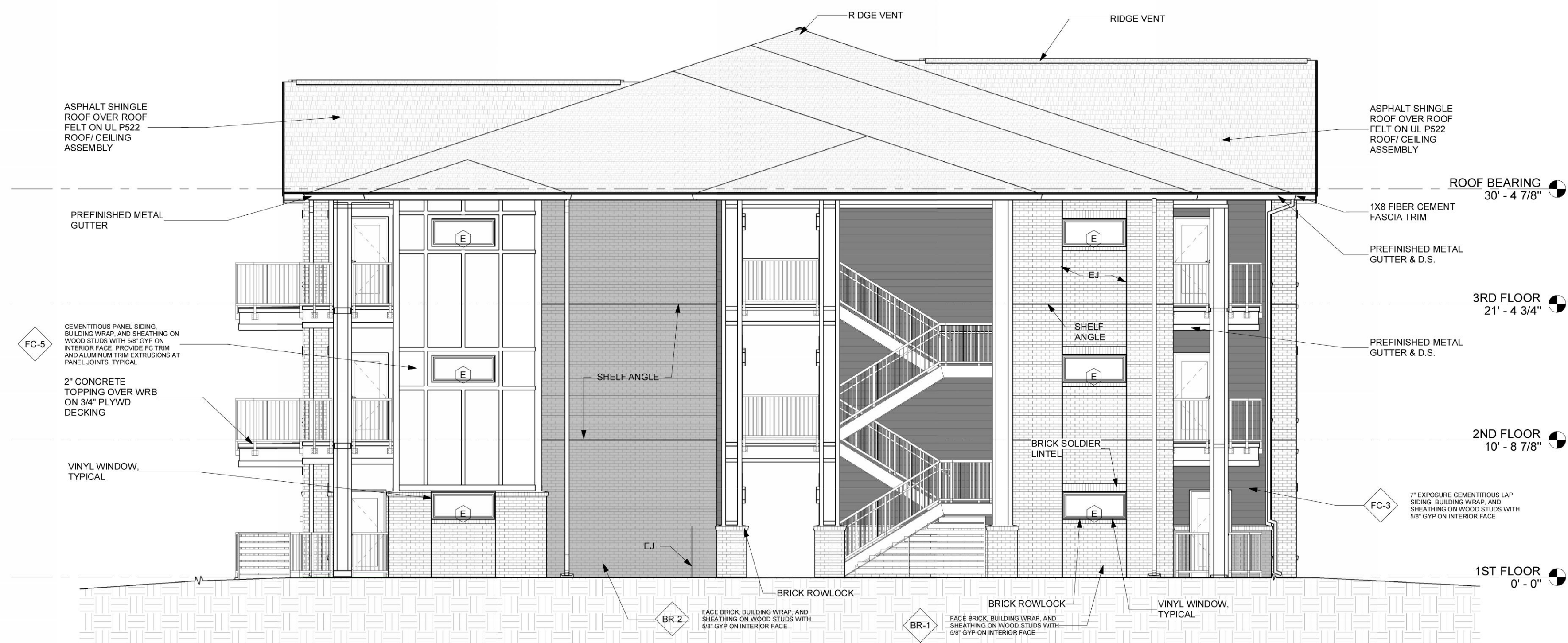
4 WALL TYPES LEGEND  
3/16" = 1'-0"

BENTONVILLE CITY ORDINANCE 505.1 - Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. In commercial and multifamily buildings, each character shall be not less than 6 inches high with a minimum stroke width of 1 inch when the building is located within 100 feet of the street. 2 inches of number height will be added for every additional 100 feet from the street up to a maximum required size of 12 inches in height. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

3 BUILDING IDENTIFICATION SIGNAGE  
12" = 1'-0"

| ELEVATION | MATERIAL     | APPROVED % | PROPOSED % |
|-----------|--------------|------------|------------|
| FRONT     | BRICK        | 64%        | 63%        |
|           | FIBER CEMENT | 36%        | 37%        |
| REAR      | BRICK        | 58%        | 58%        |
|           | FIBER CEMENT | 42%        | 42%        |
| RIGHT     | BRICK        | 55%        | 53%        |
|           | FIBER CEMENT | 45%        | 47%        |
| LEFT      | BRICK        | 54%        | 52%        |
|           | FIBER CEMENT | 46%        | 48%        |

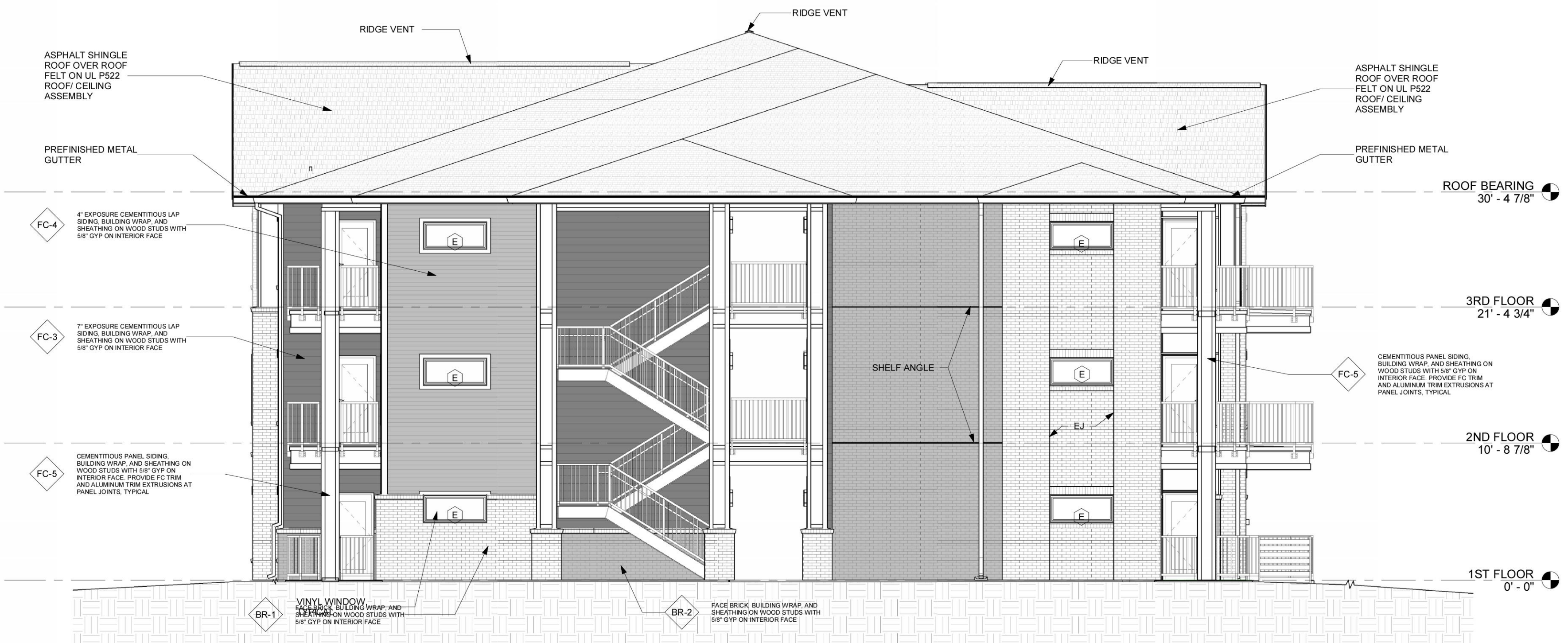
5 CLADDING % COMPARISON  
12" = 1'-0"



1 RIGHT ELEVATION  
3/16" = 1'-0"

| Wall Schedule - Right Elevation |                                                                                                                                                                             |         |                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                       | Description                                                                                                                                                                 | Area    | Cladding Percentage |
| BR-1                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 529 SF  | 29%                 |
| BR-2                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 434 SF  | 24%                 |
| FC-3                            | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                              | 436 SF  | 24%                 |
| FC-5                            | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AND ALUMINUM TRIM EXTRUSIONS AT PANEL JOINTS, TYPICAL | 400 SF  | 22%                 |
| Grand total: 19                 |                                                                                                                                                                             | 1799 SF |                     |

| Window Schedule - Right Elevation |          |          |       |       |                           |                 |
|-----------------------------------|----------|----------|-------|-------|---------------------------|-----------------|
| Type Mark                         | Height   | Width    | Count | Area  | Percentage Total Exterior | Workset         |
| E                                 | 13' - 0" | 30' - 0" | 6     | 65 SF | 2.4%                      | Right Elevation |
| Grand total: 6                    | 13' - 0" | 30' - 0" | 6     | 65 SF | 2.4%                      |                 |



2 LEFT ELEVATION  
3/16" = 1'-0"

| Wall Schedule - Left Elevation |                                                                                                                                                                             |         |                     |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                      | Description                                                                                                                                                                 | Area    | Cladding Percentage |
| BR-1                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 460 SF  | 25%                 |
| BR-2                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                                       | 496 SF  | 27%                 |
| FC-3                           | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                              | 530 SF  | 29%                 |
| FC-4                           | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                              | 286 SF  | 16%                 |
| FC-5                           | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AND ALUMINUM TRIM EXTRUSIONS AT PANEL JOINTS, TYPICAL | 50 SF   | 3%                  |
| Grand total: 20                |                                                                                                                                                                             | 1820 SF |                     |

| Window Schedule - Left Elevation |          |          |       |       |                           |                |
|----------------------------------|----------|----------|-------|-------|---------------------------|----------------|
| Type Mark                        | Height   | Width    | Count | Area  | Percentage Total Exterior | Workset        |
| E                                | 13' - 0" | 30' - 0" | 6     | 65 SF | 2.4%                      | Left Elevation |
| Grand total: 6                   | 13' - 0" | 30' - 0" | 6     | 65 SF | 2.4%                      |                |





Design & Construction  
Integration, LLC

1 Information Way  
Suite 300  
Little Rock, AR 72202

501-376-0017  
www.dci-services.com

Owner Group:

BEDROCK SW  
PARNELL, LLC

Design Team

Architecture:  
DESIGN AND  
CONSTRUCTION  
INTEGRATION, LLC  
1 Information Way,  
Suite 300  
Little Rock, AR 72202

Civil:  
CRAFTON TULL  
300 N. College  
Suite 317  
Fayetteville, AR 72701

Landscape:  
CRAFTON TULL  
300 N. College  
Suite 317  
Fayetteville, AR 72701

Structural:  
FLEMING  
STRUCTURAL  
16 Essay Dr.  
Little Rock, AR 72223

Mechanical Electrical  
Plumbing:  
Energy Engineering  
Consultants Inc  
10 Corporate Hill Dr  
Ste 100  
Little Rock, AR 72205

PRD  
REVISED  
ELEVATIONS

THE BENTON  
BENTONVILLE, ARKANSAS  
Project number: 4123-036  
Project Issue Date: 09/25/24

| REVISION | No. | Description | Date |
|----------|-----|-------------|------|
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |

ELEVATIONS  
BLDG TYPE B

A-B201

Scale: 3/16" = 1'-0"  
Page 32 of 119



1 ELEVATION - FRONT  
3/16" = 1'-0"

| Type Mark       | Description                                                                                                                                                  | Area    | Cladding Percentage |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| BR-1            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                        | 2324 SF | 42%                 |
| BR-2            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                        | 1107 SF | 20%                 |
| FC-1            | CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                              | 505 SF  | 9%                  |
| FC-2            | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL | 1052 SF | 19%                 |
| FC-3            | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                               | 442 SF  | 8%                  |
| FC-4            | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                               | 167 SF  | 3%                  |
| Grand total: 44 |                                                                                                                                                              | 5596 SF |                     |

| Type Mark       | Height    | Width     | Count | Area   | Percentage Total Exterior | Workset           |
|-----------------|-----------|-----------|-------|--------|---------------------------|-------------------|
| A               | 41' - 0"  | 48' - 0"  | 6     | 328 SF | 5.1%                      | Elevation - Front |
| B               | 75' - 0"  | 75' - 0"  | 15    | 375 SF | 5.8%                      | Elevation - Front |
| C               | 30' - 0"  | 36' - 0"  | 6     | 180 SF | 2.8%                      | Elevation - Front |
| Grand total: 27 | 146' - 0" | 159' - 0" | 27    | 883 SF | 13.7%                     |                   |

8 4 8 16  
SCALE : 3/16" = 1'-0"



2 ELEVATION - REAR  
3/16" = 1'-0"

| Type Mark       | Description                                                                                                                                                  | Area    | Cladding Percentage |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| BR-1            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                        | 2443 SF | 44%                 |
| BR-2            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                                        | 1001 SF | 18%                 |
| FC-1            | CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                              | 172 SF  | 3%                  |
| FC-2            | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL | 487 SF  | 9%                  |
| FC-3            | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                               | 924 SF  | 17%                 |
| FC-4            | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                               | 566 SF  | 10%                 |
| Grand total: 45 |                                                                                                                                                              | 5593 SF |                     |

| Type Mark       | Height    | Width     | Count | Area    | Percentage Total Exterior | Workset          |
|-----------------|-----------|-----------|-------|---------|---------------------------|------------------|
| A               | 82' - 0"  | 96' - 0"  | 12    | 656 SF  | 9.9%                      | Elevation - Rear |
| B               | 45' - 0"  | 45' - 0"  | 9     | 225 SF  | 3.4%                      | Elevation - Rear |
| C               | 60' - 0"  | 72' - 0"  | 12    | 360 SF  | 5.5%                      | Elevation - Rear |
| Grand total: 33 | 187' - 0" | 213' - 0" | 33    | 1241 SF | 18.8%                     |                  |

0 4 8 16  
SCALE : 3/16" = 1'-0"



| ELEVATION | MATERIAL     | APPROVED % | PROPOSED % |
|-----------|--------------|------------|------------|
| FRONT     | BRICK        | 59%        | 62%        |
|           | FIBER CEMENT | 41%        | 38%        |
| REAR      | BRICK        | 60%        | 62%        |
|           | FIBER CEMENT | 40%        | 38%        |
| LEFT      | BRICK        | 63%        | 63%        |
|           | FIBER CEMENT | 37%        | 37%        |
| RIGHT     | BRICK        | 63%        | 66%        |
|           | FIBER CEMENT | 37%        | 34%        |

3 CLADDING % COMPARISON  
12" = 1'-0"



1 ELEVATION - LEFT  
3/16" = 1'-0"

| Wall Schedule - Left Elevation |                                                                                                                |         |                     |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                      | Description                                                                                                    | Area    | Cladding Percentage |
| BR-1                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                          | 807 SF  | 43%                 |
| BR-2                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                          | 381 SF  | 20%                 |
| FC-3                           | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE | 412 SF  | 22%                 |
| FC-4                           | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE | 280 SF  | 14%                 |
| Grand total: 10                |                                                                                                                | 1859 SF |                     |

| Window Schedule - Left Elevation |          |          |       |        |                           |                  |
|----------------------------------|----------|----------|-------|--------|---------------------------|------------------|
| Type Mark                        | Height   | Width    | Count | Area   | Percentage Total Exterior | Workset          |
| A                                | 20' - 6" | 24' - 0" | 3     | 164 SF | 7.9%                      | Elevation - Left |
| D                                | 30' - 0" | 18' - 0" | 6     | 90 SF  | 4.3%                      | Elevation - Left |
| E                                | 6' - 6"  | 15' - 0" | 3     | 33 SF  | 1.6%                      | Elevation - Left |
| Grand total: 12                  |          |          |       | 287 SF | 13.7%                     |                  |



2 ELEVATION - RIGHT  
3/16" = 1'-0"

| Wall Schedule - Right Elevation |                                                                                                                |         |                     |
|---------------------------------|----------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                       | Description                                                                                                    | Area    | Cladding Percentage |
| BR-1                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                          | 787 SF  | 44%                 |
| BR-2                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                          | 381 SF  | 21%                 |
| FC-3                            | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE | 238 SF  | 13%                 |
| FC-4                            | 4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE | 376 SF  | 21%                 |
| Grand total: 10                 |                                                                                                                | 1792 SF |                     |

| Window Schedule - Right Elevation |          |          |       |        |                           |                   |
|-----------------------------------|----------|----------|-------|--------|---------------------------|-------------------|
| Type Mark                         | Height   | Width    | Count | Area   | Percentage Total Exterior | Workset           |
| A                                 | 20' - 6" | 24' - 0" | 3     | 164 SF | 7.9%                      | Elevation - Right |
| D                                 | 30' - 0" | 18' - 0" | 6     | 90 SF  | 4.3%                      | Elevation - Right |
| E                                 | 6' - 6"  | 15' - 0" | 3     | 33 SF  | 1.6%                      | Elevation - Right |
| Grand total: 12                   |          |          |       | 287 SF | 13.7%                     |                   |



| REVISION |             |      |
|----------|-------------|------|
| No.      | Description | Date |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |
|          |             |      |





Design & Construction  
Integration, LLC  
1 Information Way  
Suite 300  
Little Rock, AR 72202  
501-376-0017  
www.dci-services.com

Owner Group:  
BEDROCK SW  
PARNELL, LLC

Design Team

Architecture:  
DESIGN AND  
CONSTRUCTION  
INTEGRATION, LLC  
1 Information Way,  
Suite 300  
Little Rock, AR 72202

Civil:  
CRAFTON TULL  
300 N. College  
Suite 317  
Fayetteville, AR 72701

Landscape:  
CRAFTON TULL  
300 N. College  
Suite 317  
Fayetteville, AR 72701

Structural:  
FLEMING  
STRUCTURAL  
16 Essay Dr.  
Little Rock, AR 72223

Mechanical Electrical  
Plumbing:  
Energy Engineering  
Consultants Inc  
10 Corporate Hill Dr  
Ste 100  
Little Rock, AR 72205

PRD  
REVISED  
ELEVATIONS

THE BENTON  
BENTONVILLE, ARKANSAS  
Project number: 4123-036  
Project Issue Date: 9/25/24

| REVISION | No. | Description | Date |
|----------|-----|-------------|------|
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |
|          |     |             |      |

ELEVATIONS  
BLDG TYPE C

A-C201  
Scale: 3/16" = 1'-0"  
Page 34 of 119





| ELEVATION | MATERIAL     | APPROVED % | PROPOSED % |
|-----------|--------------|------------|------------|
| FRONT     | BRICK        | 70%        | 69%        |
|           | FIBER CEMENT | 30%        | 31%        |
| REAR      | BRICK        | 65%        | 63%        |
|           | FIBER CEMENT | 35%        | 37%        |
| LEFT      | BRICK        | 65%        | 64%        |
|           | FIBER CEMENT | 35%        | 36%        |
| RIGHT     | BRICK        | 65%        | 65%        |
|           | FIBER CEMENT | 35%        | 35%        |

3 CLADDING % COMPARISON  
12" = 1'-0"



1 LEFT  
3/16" = 1'-0"

| Wall Schedule - Left Elevation |                                                                                                                                                |         |                     |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                      | Description                                                                                                                                    | Area    | Cladding Percentage |
| BR-1                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                          | 562 SF  | 31%                 |
| BR-2                           | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                          | 609 SF  | 33%                 |
| FC-3                           | 7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                 | 419 SF  | 23%                 |
| FC-5                           | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AT PANEL JOINTS, TYPICAL | 241 SF  | 13%                 |
| Grand total: 12                |                                                                                                                                                | 1831 SF |                     |

| Window Schedule - Left Elevation |          |          |       |        |                           |                  |
|----------------------------------|----------|----------|-------|--------|---------------------------|------------------|
| Type Mark                        | Height   | Width    | Count | Area   | Percentage Total Exterior | Workset          |
| B                                | 15' - 0" | 15' - 0" | 3     | 75 SF  | 3.5%                      | Elevation - Left |
| E                                | 6' - 6"  | 15' - 0" | 3     | 33 SF  | 1.5%                      | Elevation - Left |
| Grand total: 6                   |          |          |       | 108 SF | 5.1%                      |                  |

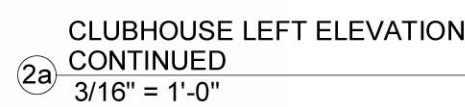


2 RIGHT  
3/16" = 1'-0"

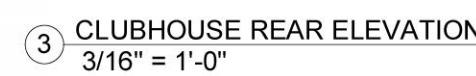
| Wall Schedule - Right Elevation |                                                                                                                                                |         |                     |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
| Type Mark                       | Description                                                                                                                                    | Area    | Cladding Percentage |
| BR-1                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                          | 658 SF  | 34%                 |
| BR-2                            | FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                                          | 699 SF  | 31%                 |
| FC-1                            | CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE                                | 245 SF  | 13%                 |
| FC-5                            | CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM AT PANEL JOINTS, TYPICAL | 423 SF  | 22%                 |
| Grand total: 11                 |                                                                                                                                                | 1924 SF |                     |

| Window Schedule - Right Elevation |          |          |       |        |                           |                   |
|-----------------------------------|----------|----------|-------|--------|---------------------------|-------------------|
| Type Mark                         | Height   | Width    | Count | Area   | Percentage Total Exterior | Workset           |
| B                                 | 15' - 0" | 15' - 0" | 3     | 75 SF  | 3.5%                      | Elevation - Right |
| E                                 | 6' - 6"  | 15' - 0" | 3     | 33 SF  | 1.5%                      | Elevation - Right |
| Grand total: 6                    |          |          |       | 108 SF | 5.0%                      |                   |



1,601 SF

|                       |        |
|-----------------------|--------|
| — RIDGE VENT -<br>TYP | 611 SF |
|-----------------------|--------|

639SF1,595 SF1,096 SF





## Consent Agenda Item [LS25-0018](#)

For the Planning Commission meeting on October 7, 2025

### Details

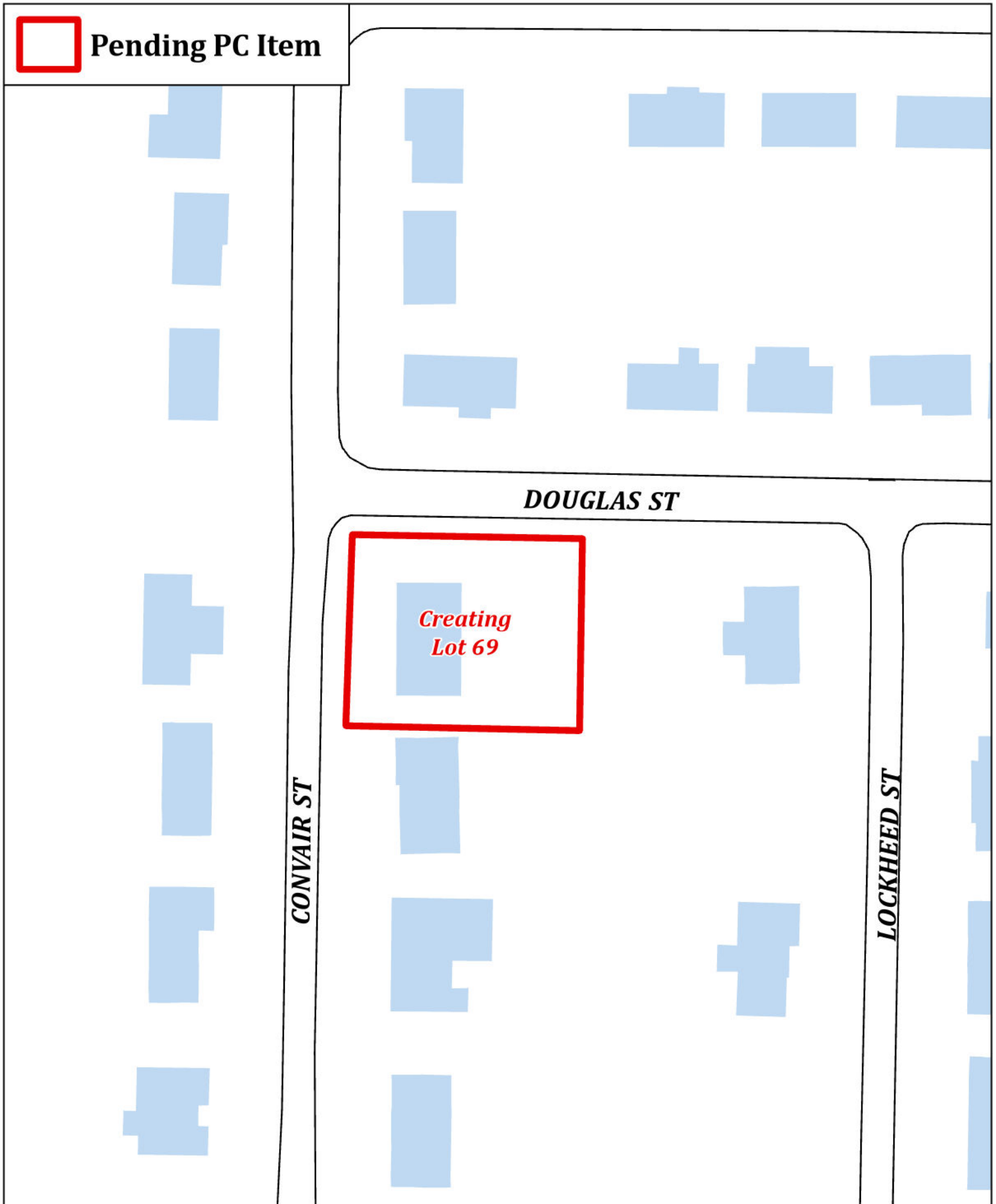
**Lot Split: Lot 14 And The North 3 Feet Of Lot 15 Of Skyview Acres, Creating Lots 69, 70, and 71 Of Skyview Acres. 1001 Convair Street, DN-3, Downtown High Density Residential, LS25-0018.**

A Lot Split of Lot 14 and the north 3 feet of lot 15, creating lots 69, 70, 71 of Skyview Acres. The plat is dedicating a 12 foot access easement along the south property lines and a 15 foot utility easement along Douglas Street.





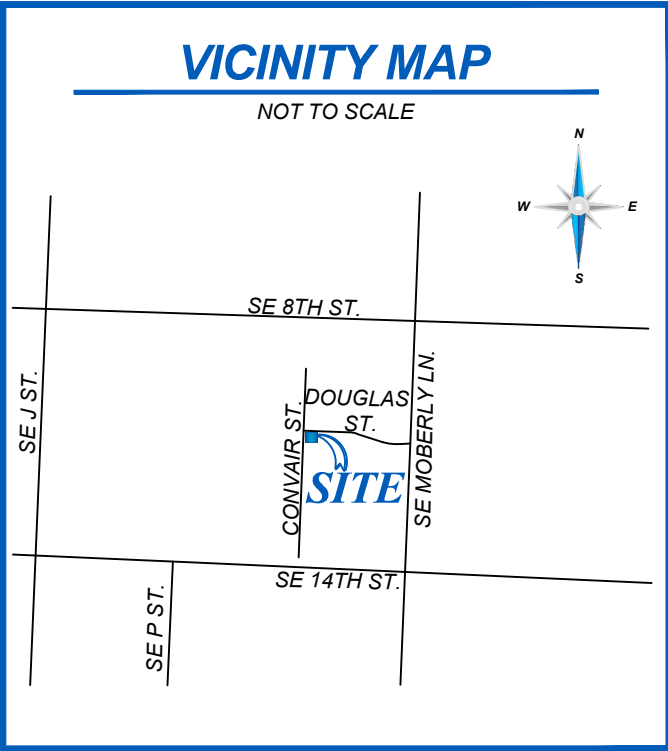
Pending PC Item



**LS25-0018**  
**Creating Lot 69 Skyview Acres**  
**1001 CONVAIR ST**







# LOT SPLIT OF LOT 14 AND THE NORTH 3' OF LOT 15, SKYVIEW ACRES, CREATING LOTS 69, 70, & 71

LOCATED IN: SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST  
1001 CONVAIR STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

## RECORD DESCRIPTION

DEED 2006-20626:  
LOT 14 AND THE NORTH 3 FEET OF LOT 15, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "E" PAGE 38.

## SURVEY DESCRIPTION

LOT 69:  
A PART OF LOT 14 AND LOT 15, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "E" PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF DOUGLAS STREET, S87°22'22"E 64.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S02°44'07"W 103.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N87°22'22"W 64.00 FEET TO A FOUND 5/8" REBAR ON THE EAST RIGHT-OF-WAY LINE OF CONVAIR STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N02°44'07"E 103.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.151 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 70:  
A PART OF LOT 14 AND LOT 15, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "E" PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF DOUGLAS STREET, S87°22'22"E 64.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S87°22'22"E 31.88 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S02°43'22"W 103.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N87°22'22"W 31.91 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N02°44'07"E 103.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.075 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 71:  
A PART OF LOT 14 AND LOT 15, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "E" PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF DOUGLAS STREET THE FOLLOWING: S87°22'22"E 64.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE S87°22'22"E 31.88 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE TRUE POINT OF BEGINNING; THENCE S87°22'22"E 44.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926", MARKING THE NORTHEAST CORNER OF LOT 14; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE EAST LINE OF SAID LOT 14, S02°43'22"W 103.00 FEET TO A FOUND 5/8" REBAR; THENCE LEAVING SAID EAST LINE, N87°22'22"W 44.00 FEET TO A SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"; THENCE N02°43'22"E 103.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.104 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

## ZONING INFORMATION

CURRENT ZONING:  
"DN-3" DOWNTOWN HIGH DENSITY RESIDENTIAL

SETBACK REQUIREMENTS:  
(SINGLE-FAMILY AND TWO-FAMILY)  
FRONT - 10' MIN. / 20' MAX.  
INTERIOR SIDE - 7' FOR DETACHED YARD / 0' FOR ATTACHED YARD  
EXTERIOR SIDE - 10' MIN. / 20' MAX.  
REAR - 25'

(TOWNHOUSE)  
FRONT - 10' MIN. / 20' MAX.  
INTERIOR SIDE - 10' FOR DETACHED YARD / 0' FOR ATTACHED YARD  
EXTERIOR SIDE - 10' MIN. / 20' MAX.  
REAR - 25'

(MULTI-FAMILY BLOCK-END AND OTHERS NOT LISTED)  
FRONT -  
INTERIOR SIDE - 10' FOR DETACHED YARD / 0' FOR ATTACHED YARD  
EXTERIOR SIDE - 10' MIN. / 20' MAX.  
REAR - 15'

PROPOSED USE: RESIDENTIAL

## OWNER/DEVELOPER

KEN & JILL EHRET  
1001 CONVAIR STREET,  
BENTONVILLE, ARKANSAS 72712  
jill.ehret@gmail.com

## MISCELLANEOUS NOTES

STATE RECORDING NUMBER:  
500-20N-30W-0-33-330-04-1926

COMPLETED FIELD WORK:  
MARCH 12, 2025

REFERENCE DOCUMENTS:  
1. TRUSTEE'S DEED FILED IN DEED BOOK 2006 AT PAGE 20626.  
2. SURVEY PLAT FILED IN PLAT RECORD "E" AT PAGE 38.

BASIS OF BEARING:  
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

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

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

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

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

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 AT 479-271-3122.

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

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

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

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

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

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

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

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0260K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## UTILITY INFORMATION

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

## SIGNATURE BLOCKS

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: \_\_\_\_\_

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_

NAME AND ADDRESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SOURCE OF TITLE: D.R. \_\_\_\_\_

PAGE \_\_\_\_\_

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

SIGNED: \_\_\_\_\_

COMMISSION CHAIRMAN

SIGNED: \_\_\_\_\_

MAYOR CITY OF BENTONVILLE

SIGNED: \_\_\_\_\_

CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION \_\_\_\_\_

CLAYTON M. MCKLEVIN  
PROFESSIONAL LAND SURVEYOR  
NO. AR 1926  
STATE OF ARKANSAS

## LAND AREA

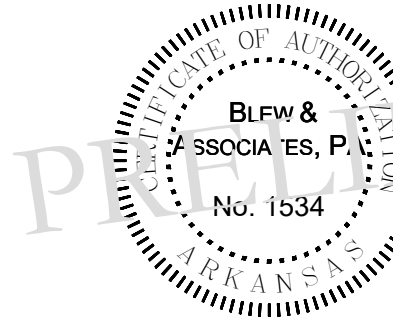
PARENT TRACT  
DEED 2006-20626  
0.331 ± ACRES

LOT 69:  
0.151 ± ACRES

LOT 70:  
0.075 ± ACRES

LOT 71:  
0.104 ± ACRES

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF SEPTEMBER, 2025.



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

Surveying  
Engineering  
Mapping

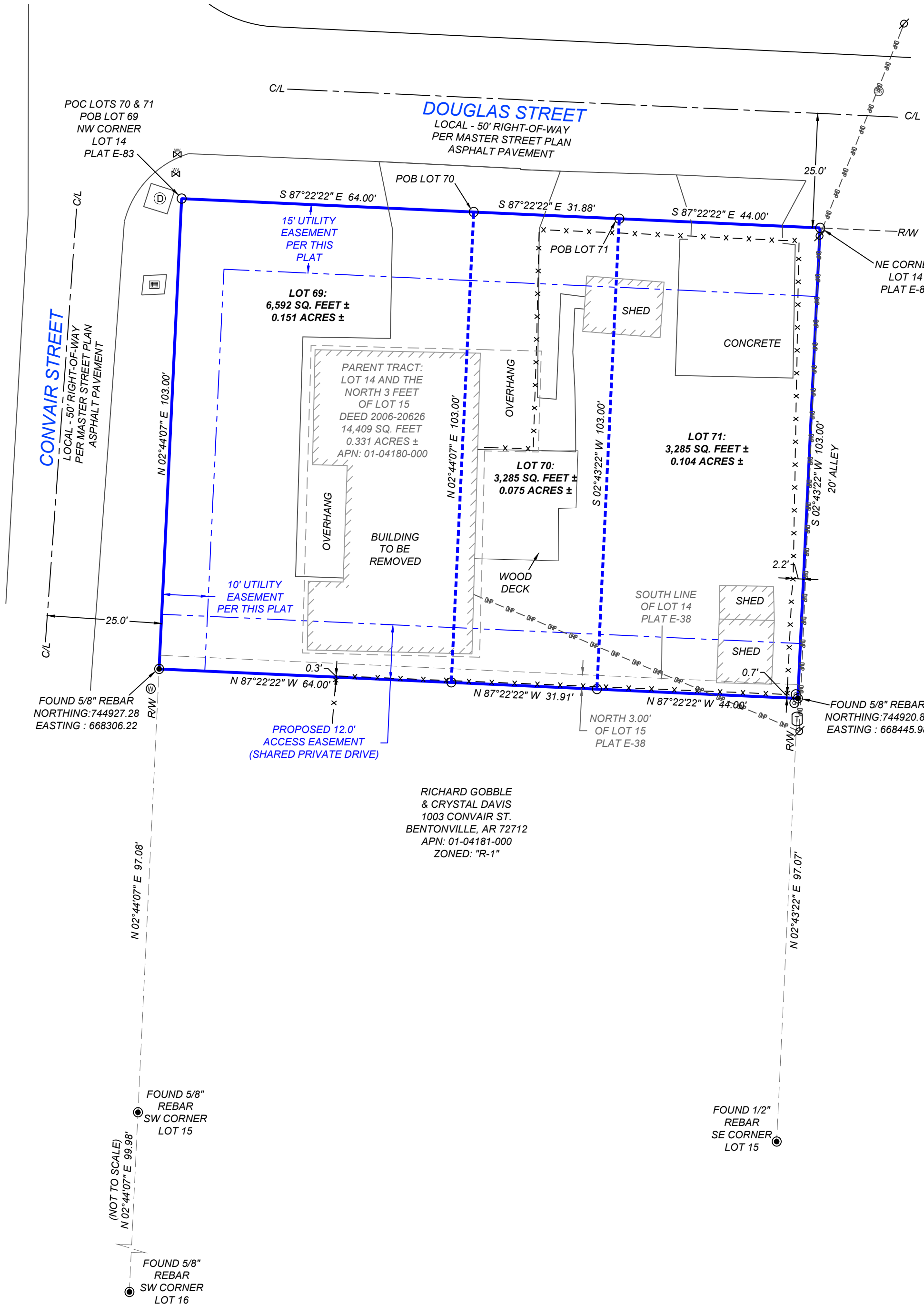
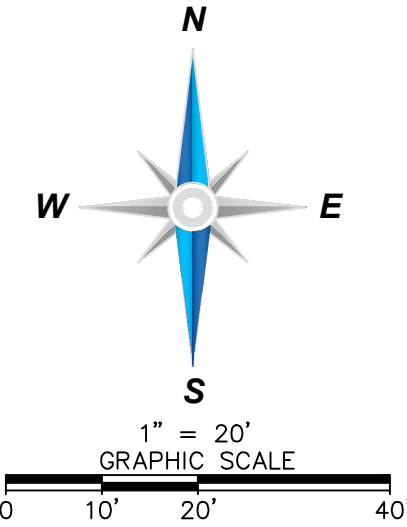
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE: 479.443.4506 - FAX: 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| SURVEYOR JOB NUMBER:<br>25-1314                 | SURVEY DRAWN BY:<br>DLS - 03/12/2025 |
| SURVEY REVIEWED BY:<br>TPN                      | SCALE:<br>1" = 20'                   |
| FOR THE USE AND BENEFIT OF:<br>KEN & JILL EHRET |                                      |



LOT SPLIT OF LOT 14 AND THE NORTH 3' OF LOT 15, SKYVIEW ACRES,  
CREATING LOTS 69, 70, & 71

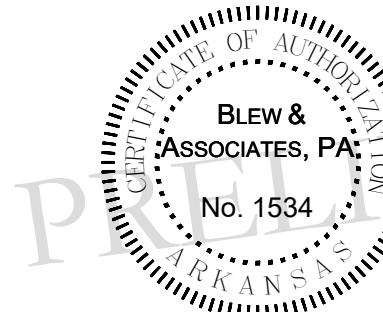
LOCATED IN: SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST  
1001 CONVAIR STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH CAP "MCKELVIN PS 1926"
- ⊗ POWER POLE
- ⊗ GAS METER
- ⊗ TELEPHONE PEDESTAL
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ STORM MANHOLE
- ⊗ SANITARY MANHOLE
- ⊗ GRATED INLET
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- - - NEW LOT LINES
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE
- 0P - 0P - 0P - OVERHEAD POWER LINE
- - - EASEMENT LINE

I, CLAYTON M. MCKELVIN, PROFESSIONAL  
SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS,  
HEREBY CERTIFY THIS TO BE TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF  
ON THIS THE 26TH DAY OF SEPTEMBER, 2025.



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

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

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| SURVEYOR JOB NUMBER:<br>25-1314                 | SURVEY DRAWN BY:<br>DLS - 03/12/2025 |
| SURVEY REVIEWED BY:<br>TPN                      | SCALE:<br>1" = 20'                   |
| FOR THE USE AND BENEFIT OF:<br>KEN & JILL EHRET |                                      |





## Driftwood Estates, Lot 1

309 Northeast 2nd Street

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                                                 |
|--------------------------------------------------|-----------------------------------------------------------------|
| <b>Project Number</b>                            | (PLA23-0017)                                                    |
| <b>Applicant / Current Owner</b>                 | Nikki Littrell - Blew INC./Sarah Simmons                        |
| <b>Site Area</b>                                 | +/- <b>[0.42]</b> Acres                                         |
| <b>Current Zoning</b>                            | R-1 Low Density Single Family Residential and D-E Downtown Edge |
| <b>Requested Zoning</b>                          |                                                                 |
| <b>Current Future Land Use Map Designation</b>   |                                                                 |
| <b>Requested Future Land Use Map Designation</b> |                                                                 |
| <b>Development Type / Use</b>                    |                                                                 |
| <b>Related projects</b>                          |                                                                 |

### Property Description

**Property Line Adjustment: Parcel 01-00952-000, Part of Lot 4, Original Town of Bentonville Subdivision, Parcel 01-00403-000, Creating Lot 1 of Driftwood Estates. 309 Northeast 2nd Street, R-1, Low Density Single Family Residential and D-E, Downtown Edge, PLA23-0017.**

A Property Line Adjustment of Parcel 01-00952-000, Part of Lot 4, Original Town of Bentonville Subdivision, Parcel 01-00403-000, Creating Lot 1 of Driftwood Estates. The plat is dedicating a 15-foot-wide utility easement along Northeast 2nd Street and 0.027 acres of right-of-way along Northeast 2nd Street. This property line adjustment establishes the property line agreed upon by the neighboring parties in Benton County Circuit Court, Case Number 04CV-24-1471. (Document No. L202507151, 2/11/25)

### Project Details

### Relationship to the Community Plan



|                                           |
|-------------------------------------------|
| <b>Relationship to the Community Plan</b> |
|                                           |

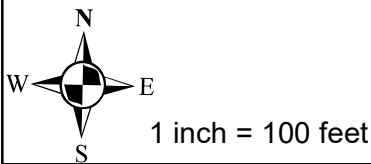
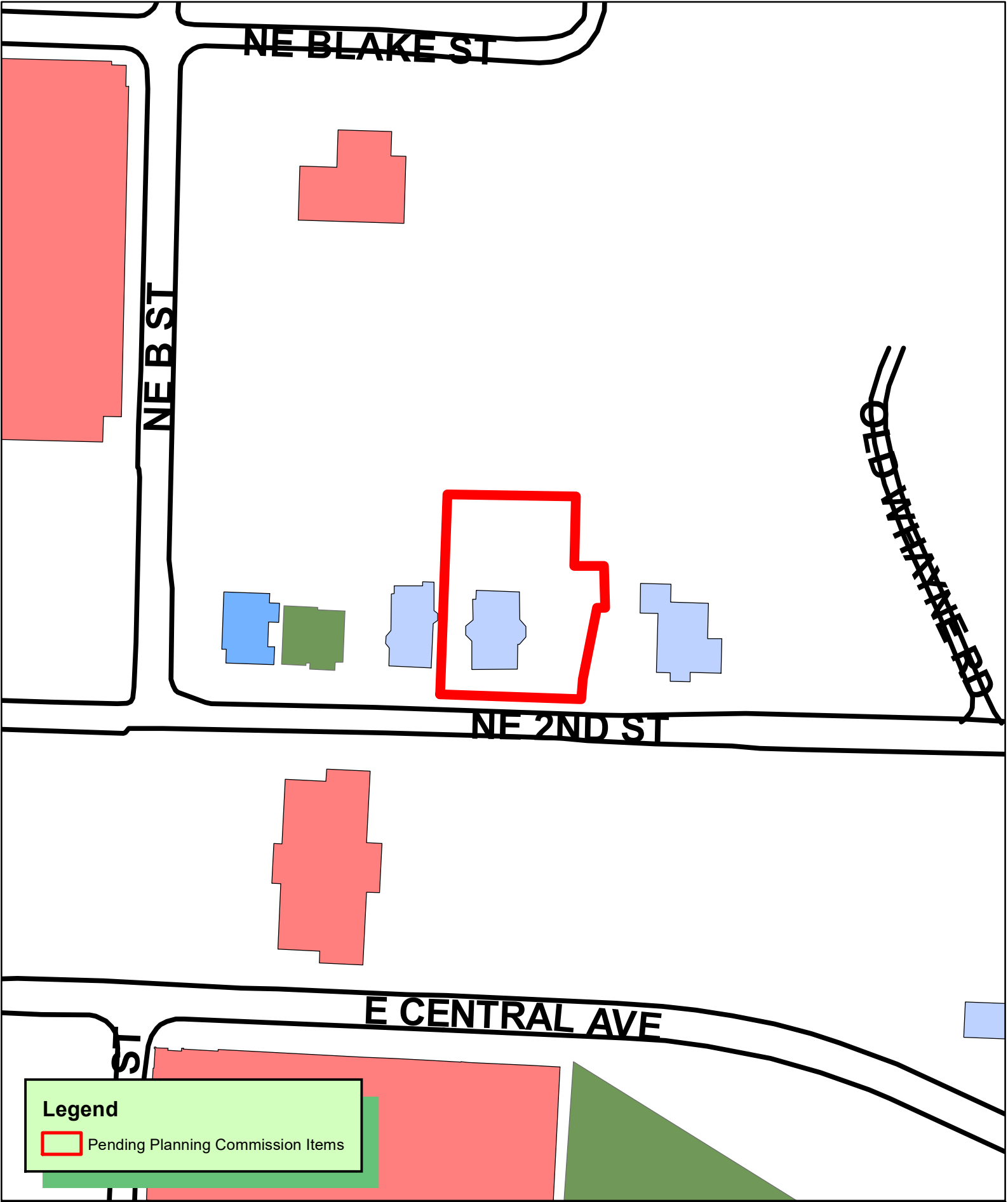
|                                                                           |
|---------------------------------------------------------------------------|
| <b>Public Comment</b>                                                     |
| Has Staff received Public Comment at the time of this report? : <b>No</b> |

|                           |
|---------------------------|
| <b>Analysis / Waivers</b> |
|                           |

|                   |
|-------------------|
| <b>Conclusion</b> |
|                   |

|                           |
|---------------------------|
| <b>Additional Details</b> |
|                           |

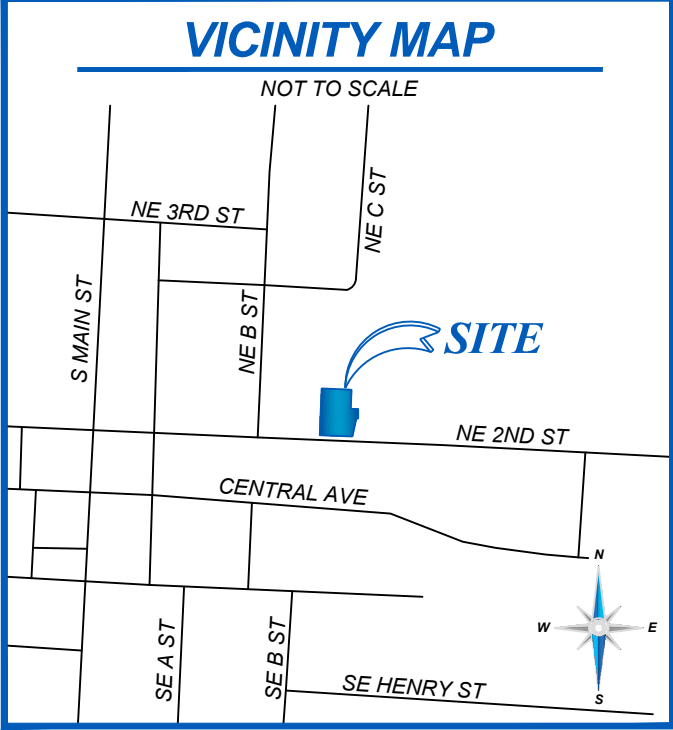




**PLA23-0017**  
**PROPERTY LINE ADJUSTMENT**  
**309 NE 2ND ST**  
**PARCEL 01-00403-000**







# PROPERTY LINE ADJUSTMENT FOR PARCEL 01-00952-000, PART OF LOT 4 OF ORIGINAL TOWN OF BENTONVILLE SUB, PARCEL 01-00403-000 CREATING NEW DRIFTWOOD ESTATES LOT 1

309 NORTHEAST 2ND STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

## RECORD DESCRIPTION

INSTRUMENT NO. L202505585  
PART OF LOT 4, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 37 MINUTES 56 SECONDS EAST A DISTANCE OF 10.20'; THENCE NORTH 02 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 587.18' TO A FOUND 1/2" REBAR; THENCE NORTH 11 DEGREES 52 MINUTES 36 SECONDS EAST A DISTANCE OF 11.13' TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659" BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 23 MINUTES 43 SECONDS WEST A DISTANCE OF 116.49' TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE NORTH 02 DEGREES 05 MINUTES 11 SECONDS EAST A DISTANCE OF 70.08' TO A FENCE LINE; THENCE ALONG SAID FENCE LINE, NORTH 04 DEGREES 57 MINUTES 50 SECONDS EAST A DISTANCE OF 51.04'; THENCE NORTH 01 DEGREES 25 MINUTES 37 SECONDS EAST A DISTANCE OF 24.15 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 42 SECONDS EAST A DISTANCE OF 9.87 FEET; THENCE LEAVING SAID FENCE LINE, SOUTH 87 DEGREES 30 MINUTES 31 SECONDS EAST A DISTANCE OF 102.51' TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE SOUTH 02 DEGREES 04 MINUTES 55 SECONDS WEST A DISTANCE OF 67.04' TO A FOUND 1/2" REBAR; THENCE SOUTH 88 DEGREES 22 MINUTES 14 SECONDS EAST A DISTANCE OF 25.92' TO A FOUND 1/2" REBAR WITH CAP INSCRIBED "PLS 1005"; THENCE SOUTH 00 DEGREES 11 MINUTES 22 SECONDS EAST A DISTANCE OF 33.62' TO A FOUND 1/2" REBAR; THENCE NORTH 07 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 6.64' TO A FOUND 1/2" REBAR; THENCE SOUTH 11 DEGREES 52 MINUTES 36 SECONDS WEST A DISTANCE OF 53.81' TO THE POINT OF BEGINNING. CONTAINING 0.409 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

AND

A TRACT BEING A PORTION OF LOT FOUR (4), ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND A PORTION OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWENTY NORTH (T20N), RANGE THIRTY WEST (R30W), BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, MARKED BY A 5/8" REBAR FOUND IN PLACE; THENCE N 01°48'50"E ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 16433 FEET TO THE POINT OF BEGINNING; THENCE N87°30'31"W A DISTANCE OF 78.43 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED IN DEED 2016-12898 OF THE BENTON COUNTY RECORDS; THENCE N02°07'44"E A DISTANCE OF 5.46 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE S87°36'31"E ALONG SAID LINE A DISTANCE OF 78.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, MARKED BY A 5/8" REBAR FOUND IN PLACE; THENCE S01°48'50"W ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 5.60 FEET TO THE POINT OF BEGINNING SAID TRACT HAVING AN AREA OF 433 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

## SURVEY DESCRIPTION

LOT 1, DRIFTWOOD ESTATES  
PART OF LOT 4, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE S87°37'56"E 10.20 FEET; THENCE N02°47'04"E 587.18 FEET TO A FOUND 1/2" REBAR; THENCE N11°52'36"E 11.13 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659" BEING THE TRUE POINT OF BEGINNING; THENCE N88°23'43"W 116.49 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE N02°05'12"E 70.08 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE ALONG AN EXISTING FENCE LINE N04°57'50"E 51.04 FEET; THENCE N01°25'35"E 24.15 FEET; THENCE N03°24'49"E 9.87 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE LEAVING SAID FENCE LINE S87°31'10"E 6.92 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE N02°08'16"E 5.46 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE S87°36'31"E 78.40 FEET TO A FOUND 5/8" REBAR; THENCE S01°49'42"W 5.59 FEET TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE S87°30'31"E 17.16 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE S02°04'55"W 67.04 FEET TO A FOUND 1/2" REBAR; THENCE S88°22'14"E 25.92 FEET TO A FOUND 1/2" REBAR WITH CAP INSCRIBED "PLS 1005"; THENCE S00°11'22"E 33.62 FEET TO A FOUND 1/2" REBAR; THENCE N87°10'30"W 6.64 FEET TO A FOUND 1/2" REBAR; THENCE S11°52'36"W 53.81 FEET TO THE POINT OF BEGINNING. CONTAINING 0.418 ACRES, MORE OR LESS.

## RIGHT-OF-WAY DEDICATION DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 37 MINUTES 56 SECONDS EAST A DISTANCE OF 10.20'; THENCE NORTH 02 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 587.18' TO A FOUND 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 37 MINUTES 56 SECONDS WEST PASSING A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF LOT 4, ORIGINAL TOWN AT A DISTANCE OF 25.95' AND CONTINUING FOR A TOTAL DISTANCE OF 114.60' TO A FOUND 1/2" REBAR WITH CAP INSCRIBED "PLS 1005"; THENCE NORTH 02 DEGREES 05 MINUTES 11 SECONDS EAST A DISTANCE OF 9.43' TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE SOUTH 88 DEGREES 23 MINUTES 43 SECONDS EAST A DISTANCE OF 116.49' TO A SET 5/8" REBAR WITH CAP INSCRIBED "AR 1659"; THENCE SOUTH 11 DEGREES 52 MINUTES 36 SECONDS WEST A DISTANCE OF 11.13' TO THE POINT OF BEGINNING; CONTAINING 0.027 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

## MISCELLANEOUS NOTES

COMPLETED FIELD WORK:  
MAY 8TH, 2023

REFERENCE DOCUMENTS:  
1. TRUSTEE WARRANTY DEED FILED AS FILE NO. L202244620  
2. GENERAL WARRANTY DEED FILED AS FILE NO. L202190589  
3. SPECIAL WARRANTY DEED FILED AS FILE NO. 94 078174  
4. WARRANTY DEED FILED AS BOOK 2016, PAGE 12895  
5. SURVEY PLAT FILED AS BOOK 2015, PAGE 678  
6. SURVEY PLAT FILED AS BOOK 19, PAGE 92  
7. SURVEY PLAT FILED AS FILE NO. 202031907  
8. SURVEY PLAT FILED AS BOOK 2, PAGE 177  
9. SURVEY PLAT FILED AS BOOK 14, PAGE 228  
10. QUIT CLAIM DEED FILED AS BOOK 557, PAGE 161  
11. COURT CASE FILED AS INSTRUMENT NO. L202505585.

BASIS OF BEARING:  
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

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

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

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

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

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

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

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

BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT 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.

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

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

THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE FIELDWORK.

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.

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.

## UTILITY INFORMATION

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

## ZONING INFORMATION

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

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

## FLOOD ZONE INFORMATION

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

## SIGNATURE BLOCKS

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

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
NAME & ADDRESS

SOURCE OF TITLE: D.R. \_\_\_\_\_ PAGE \_\_\_\_\_

STATE OF ARKANSAS  
COUNTY OF \_\_\_\_\_  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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

DATE OF EXECUTION \_\_\_\_\_

WILLIAM G. GAGNER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. AR 1659  
STATE OF ARKANSAS

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

DATE OF EXECUTION \_\_\_\_\_

SIGNED: \_\_\_\_\_  
BENTONVILLE PLANNING  
COMMISSION CHAIRMAN

SIGNED: \_\_\_\_\_  
MAYOR CITY OF BENTONVILLE

SIGNED: \_\_\_\_\_  
CITY CLERK, CITY OF BENTONVILLE

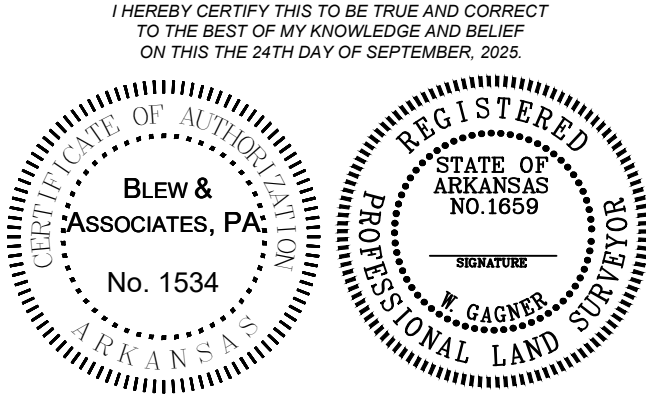
## OWNER INFORMATION

MAGNOLIA LANE LLC  
122 OLD CHURCH ROAD GREENWICH CT 06030

CADEN HUDAK  
caden@prestonandco.net

## LAND AREA

18,228 SQ. FEET ±  
0.418 ACRES ±

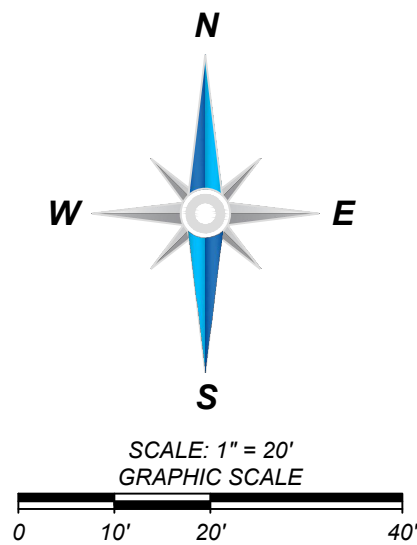


IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



PROPERTY LINE ADJUSTMENT FOR PARCEL 01-00952-000, PART OF LOT 4 OF ORIGINAL TOWN OF BENTONVILLE SUB, PARCEL 01-00403-000 CREATING NEW DRIFTWOOD ESTATES LOT 1

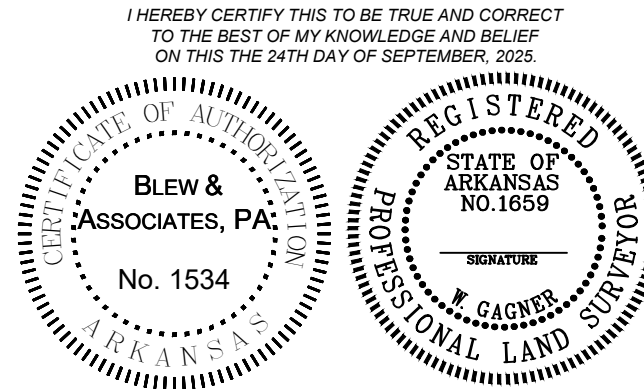
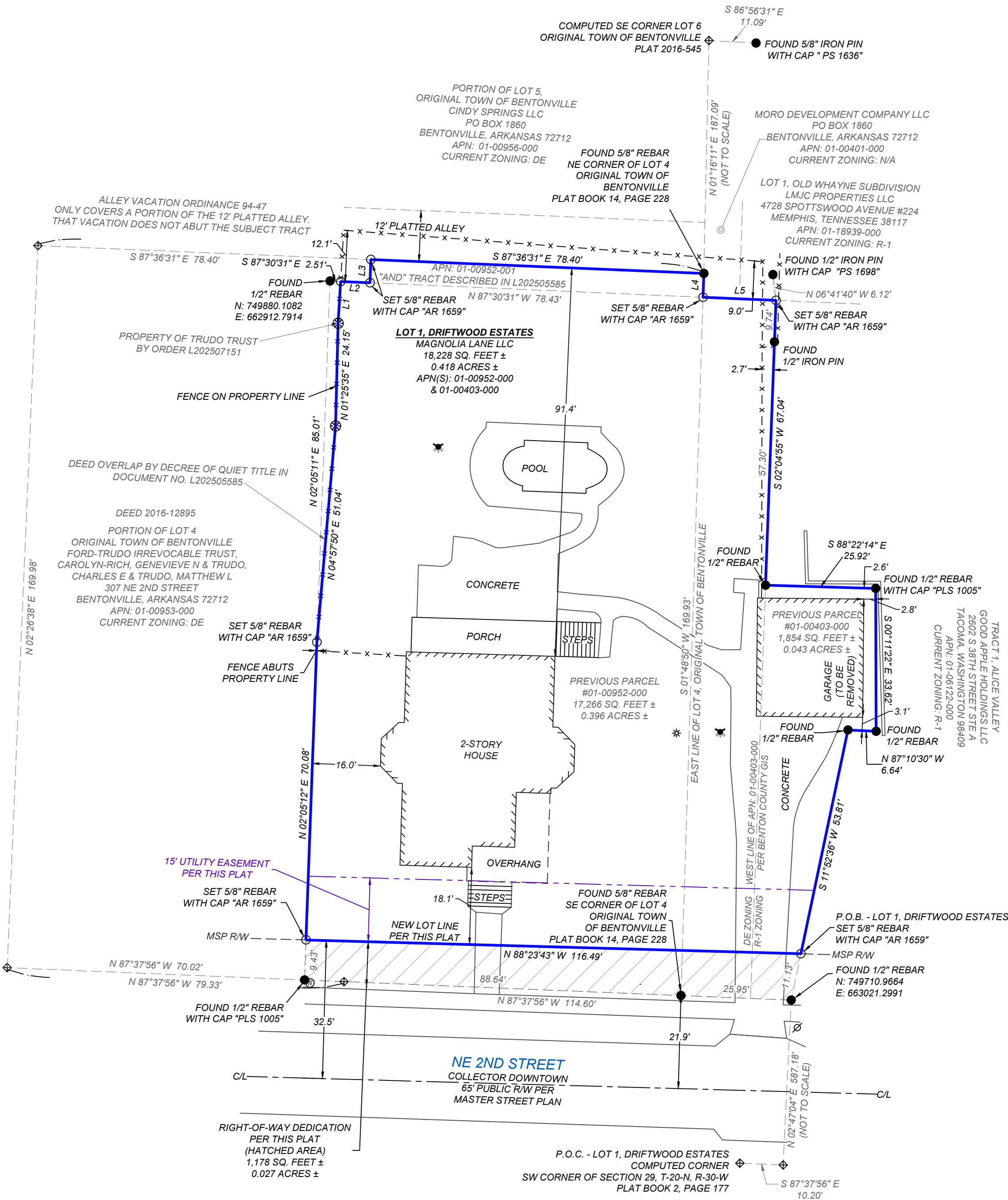
309 NORTHEAST 2ND STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 03°24'49" E | 9.87'    |
| L2   | S 87°31'16" E | 6.92'    |
| L3   | N 02°08'16" E | 5.46'    |
| L4   | S 01°49'42" W | 5.59'    |
| L5   | S 87°30'31" E | 17.16'   |

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ FOUND FENCE CORNER
- ⊕ COMPUTED CORNER
- ⊕ WATER METER
- ⊕ YARD HYDRANT
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- MSP MASTER STREET PLAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- FENCE LINE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF SEPTEMBER, 2025.

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

Surveying  
Engineering  
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

|                                                  |                                        |
|--------------------------------------------------|----------------------------------------|
| SURVEYOR JOB NUMBER:<br>23-2933.01               | SURVEY DRAWN BY:<br>JEV - 05/09/2023   |
| SURVEY REVIEWED BY:<br>TPN                       | SCALE:<br>1" = 20'                     |
| FOR THE USE AND BENEFIT OF:<br>PRESTON & COMPANY | CityView Project Number:<br>PLA23-0017 |





## Walnut Grove Poolhouse

7005 SW Orange Avenue

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                           |
|--------------------------------------------------|-------------------------------------------|
| <b>Project Number</b>                            | LSD24-0032                                |
| <b>Applicant / Current Owner</b>                 | Drew Dingler, Halff / RLP Investments INC |
| <b>Site Area</b>                                 | +/- 0.87 Acres                            |
| <b>Current Zoning</b>                            | R-1 Low Density Single Family Residential |
| <b>Requested Zoning</b>                          |                                           |
| <b>Current Future Land Use Map Designation</b>   | Suburban Neighborhood                     |
| <b>Requested Future Land Use Map Designation</b> |                                           |
| <b>Development Type / Use</b>                    | Single Family Subdivision Poolhouse       |
| <b>Related projects</b>                          | FP24-0011                                 |

### Property Description

Walnut Grove Poolhouse is located at 7005 Southwest Orange Avenue on Lot 51 of Walnut Grove Subdivision Phase 2. It is currently zoned R-1, Low Density Single Family Residential with a Future Land Use classification of Suburban Neighborhood. This property is currently undeveloped and was designated as a common area lot when the final plat for Walnut Grove Subdivision Phase 2 was originally approved by the Planning Commission (10/1/2024).

### Project Details

The proposed project is a large-scale development that consists of a pool, a parking lot, and a structure that will be utilized for restrooms and storage for mechanical equipment. The proposed structure will be approximately 306 square feet. It is also shown to be approximately 15 feet tall at its highest point. While no additional parking is required, the project will provide 8 car parking spaces, 1 ADA car parking space, and 12 golf parking spaces to serve the residents that will frequent the facility. A black metal fence will enclose the pool area, being 5 feet tall on the sides and front, and 6 feet tall on the rear. Bike racks will be provided. Total number of trees required for the development are provided on the site, including frontage, screening, and perimeter landscaping.



### Project Details

The proposal provides direct access to Southwest Orange avenue via a pedestrian connection to the public sidewalk network and a driveway connected to the parking lot. The primary material is brick.

### Relationship to the Community Plan

The land use type for this property is Suburban Neighborhood. The poorhouse is appropriate within the surrounding context. Additionally, this development meets the large-scale development standards and codes including proper screening and landscaping requirements.

### Public Comment

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

### Analysis / Waivers

### Conclusion

Staff recommends approval with the following condition of approval:

- Developer shall install a Reduced Pressure Principle Assembly (RP) instead of a Double Check Detector Assembly (DCDA) for its fire suppression systems.

### Additional Details





Pending PC Item

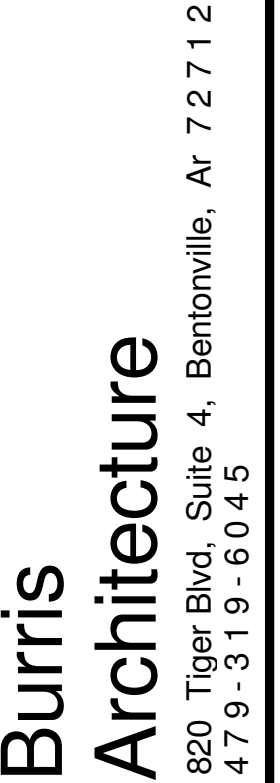


**LSD25-0032**  
**WALNUT GROVE POOL**  
**7005 SW Orange Ave**





9-2-25  
Registered Architect  
David Paul Burris  
No. 4116  
Arkansas  
ARCHITECTS & PLANNERS



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

OMNI ENGINEERING  
300 N 2nd ST.  
Rogers, AR 72756

GENERAL NOTES:

1. CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC. WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGNOSTIC PURPOSES, NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD. FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
  3. NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
  4. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
  5. ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
  6. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
  7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND THAT OF THEIR PERSONNEL, ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMANS COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
  8. GENERAL CONTRACTOR IS TO COORDINATE ALL MECH. ELECT. AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
  9. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH. ELECT OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
  10. ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.
- A. CIVIL ENGINEERING

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

2021 Arkansas Fire Prevention Code Vol. I (2021 IFG w/ Arkansas Amendments)  
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IFG w/ Arkansas Amendments)  
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IFG w/ Arkansas Amendments)  
2018 Arkansas Plumbing Code (IPC)  
2021 Arkansas Mechanical Code (IMC)  
2020 National Electrical Code (NEC)  
2018 Arkansas Fuel Gas Code (IFGC)  
2014 Arkansas Energy Code (AEC)  
2009 ANSI A117.1

THIS PROJECT IS A NEW BUILDING ON AN UNDEVELOPED LOT

THE BUILDING IS NOT SPRINKLERED

BUILDING DATA:  
PROPOSED USE: POOL HOUSE  
OCCUPANCY TYPE: B

CONSTRUCTION TYPE: 5B

ALLOWABLE AREA = 9000 SF  
ALLOWABLE HT/STORIES = 40' AND 2 STORY

ACTUAL AREA : 306 SF  
ACTUAL HT/STORIES = 14'-7" AND 1 STORY

OCCUPANCY = SEE CODE DIAGRAM

[illegible]

**WALNUT GROVE POOL HOUSE**  
SW ORANGE AVE  
BENTONVILLE, AR

DATE \_\_\_\_\_

JOB NO.

REVISIONS

# A0.0

COVER SHEET

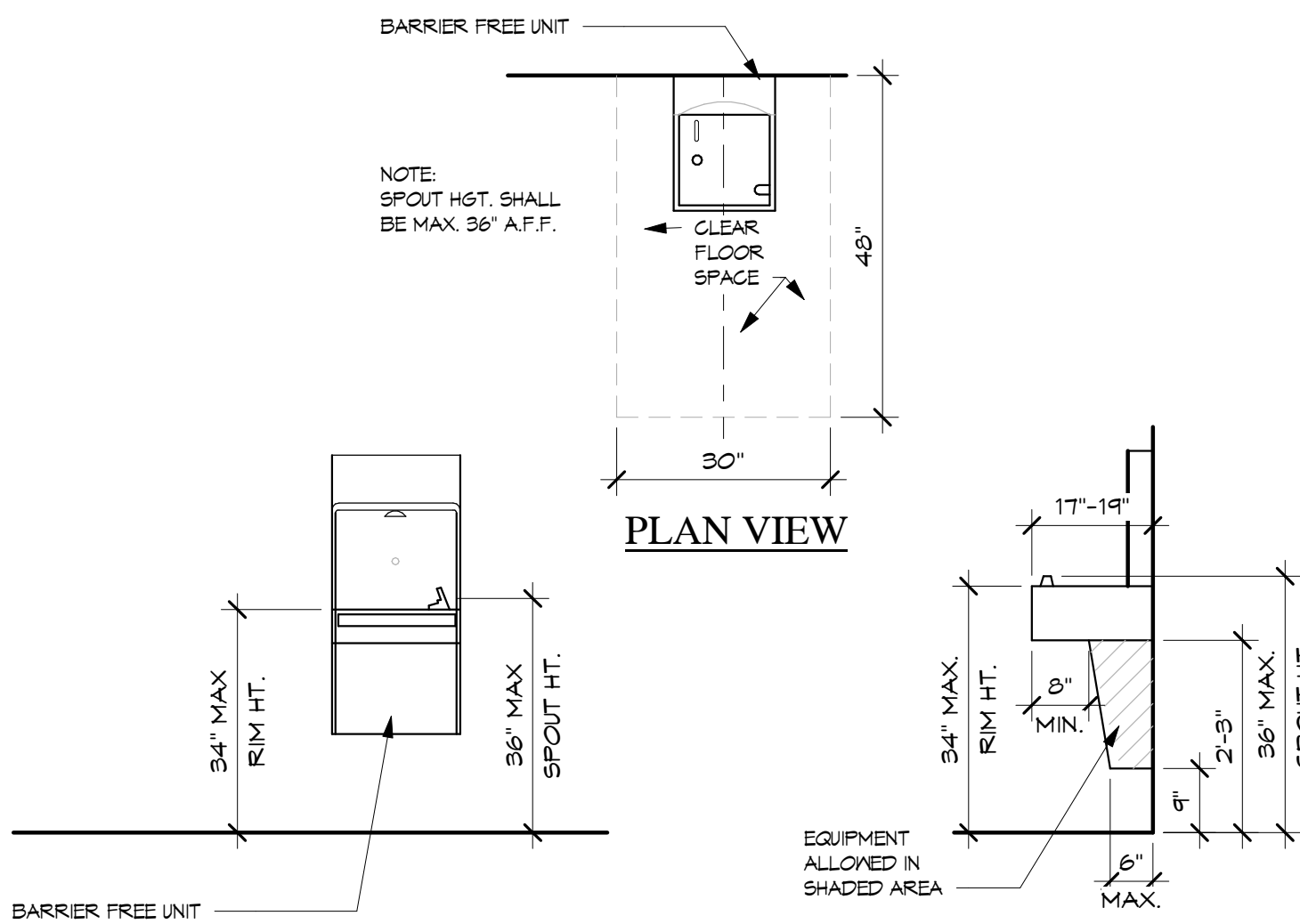
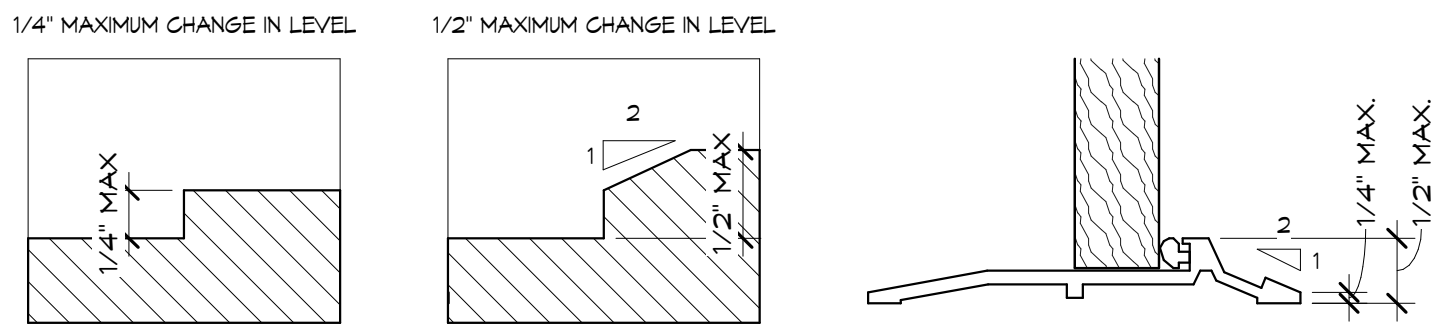


MISC MOUNTING HEIGHTS

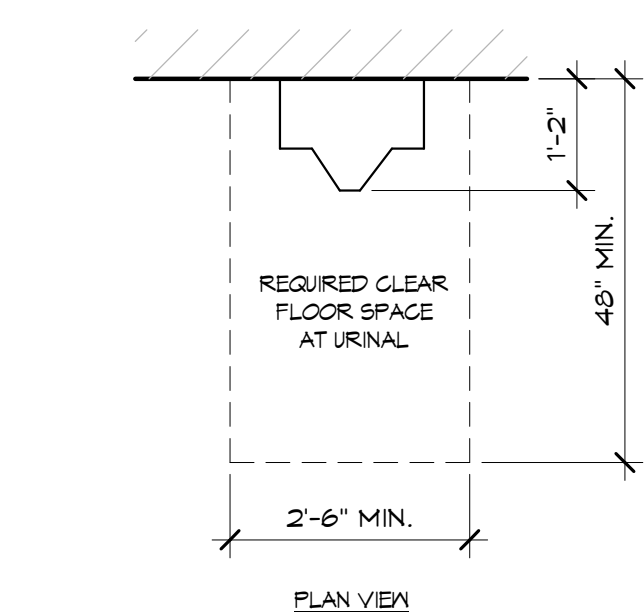
FIRE EXTINGUISHERS:  
MARKER/TACK BOARDS:  
WALL MOUNTED TELEPHONES:  
CLOSET/SHELF ROD:

48" TO CENTERLINE OF CONTROLS  
36" TO BOTTOM  
54" TO TOP OF PHONE  
54" TO TOP OF SHELF

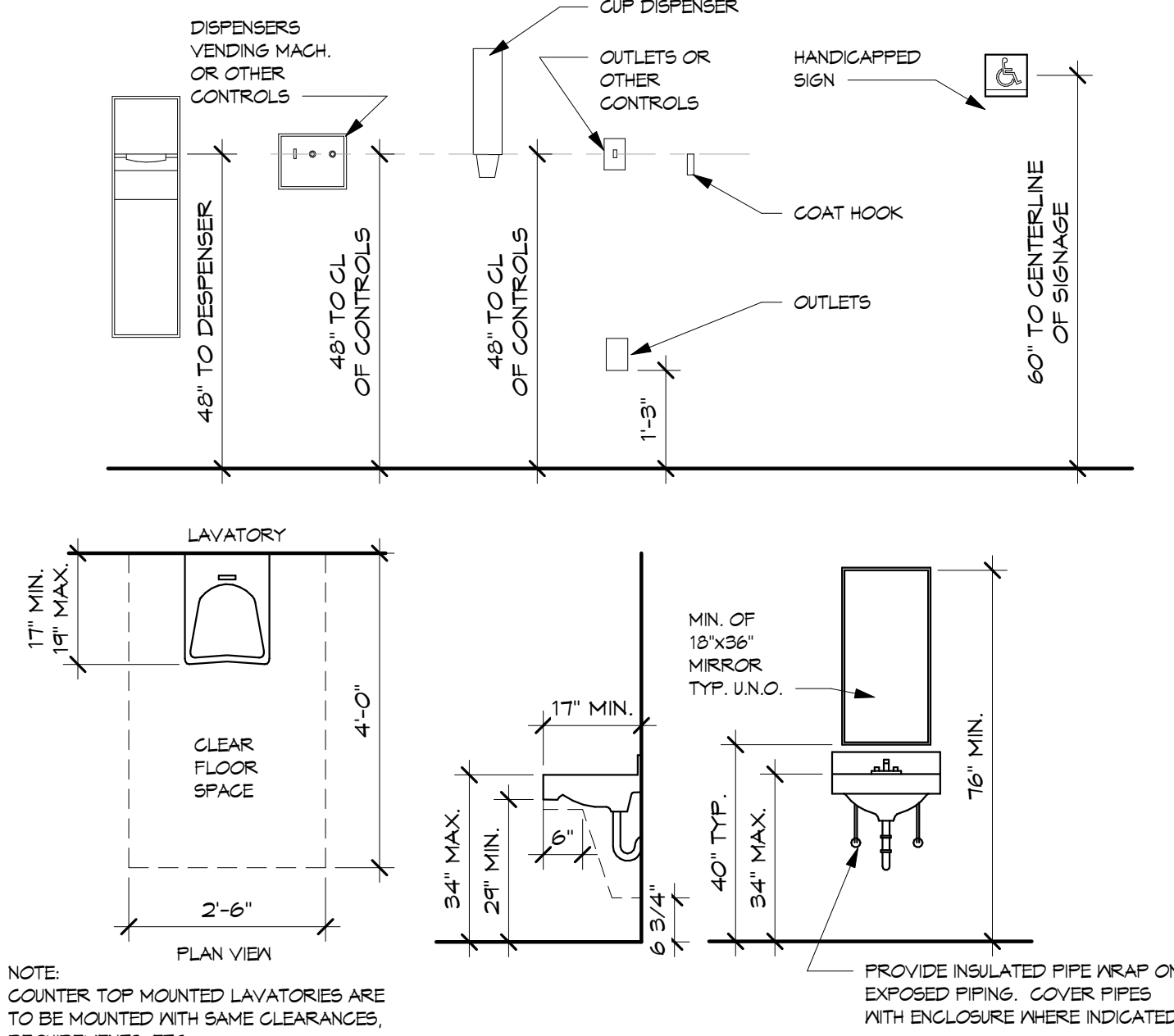
THRESHOLDS



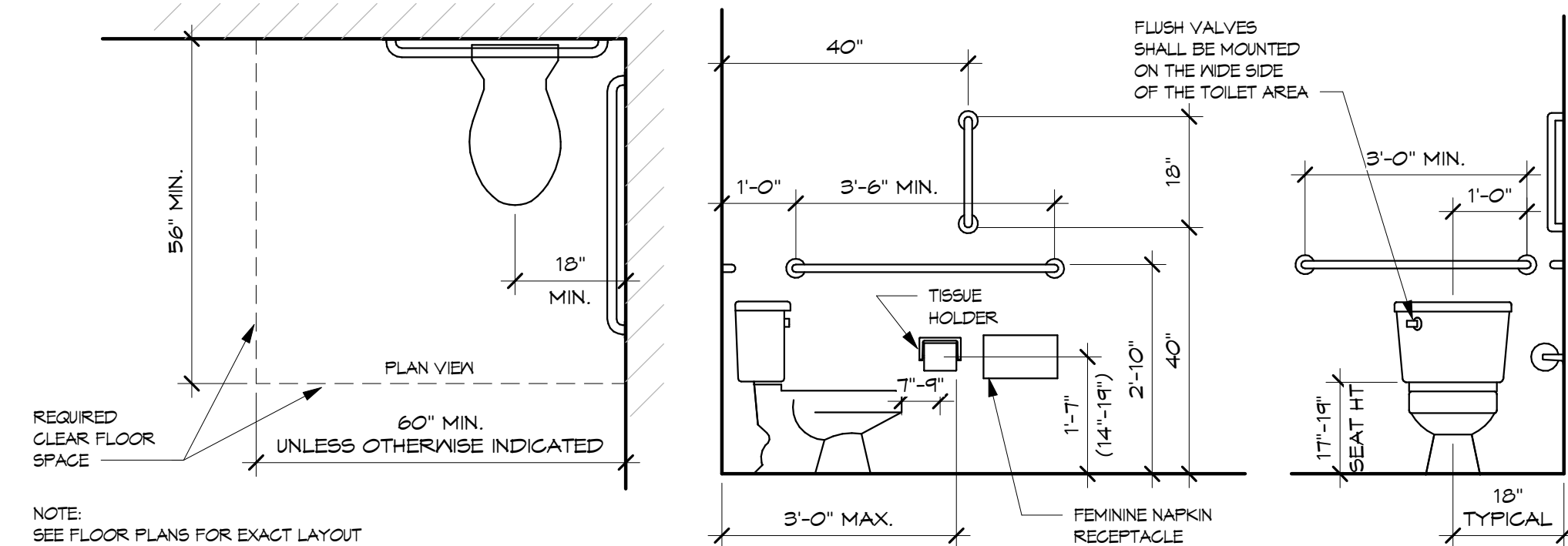
DRINKING FOUNTAIN W/ BOTTLE FILLER REQUIREMENTS



URINAL REQUIREMENTS

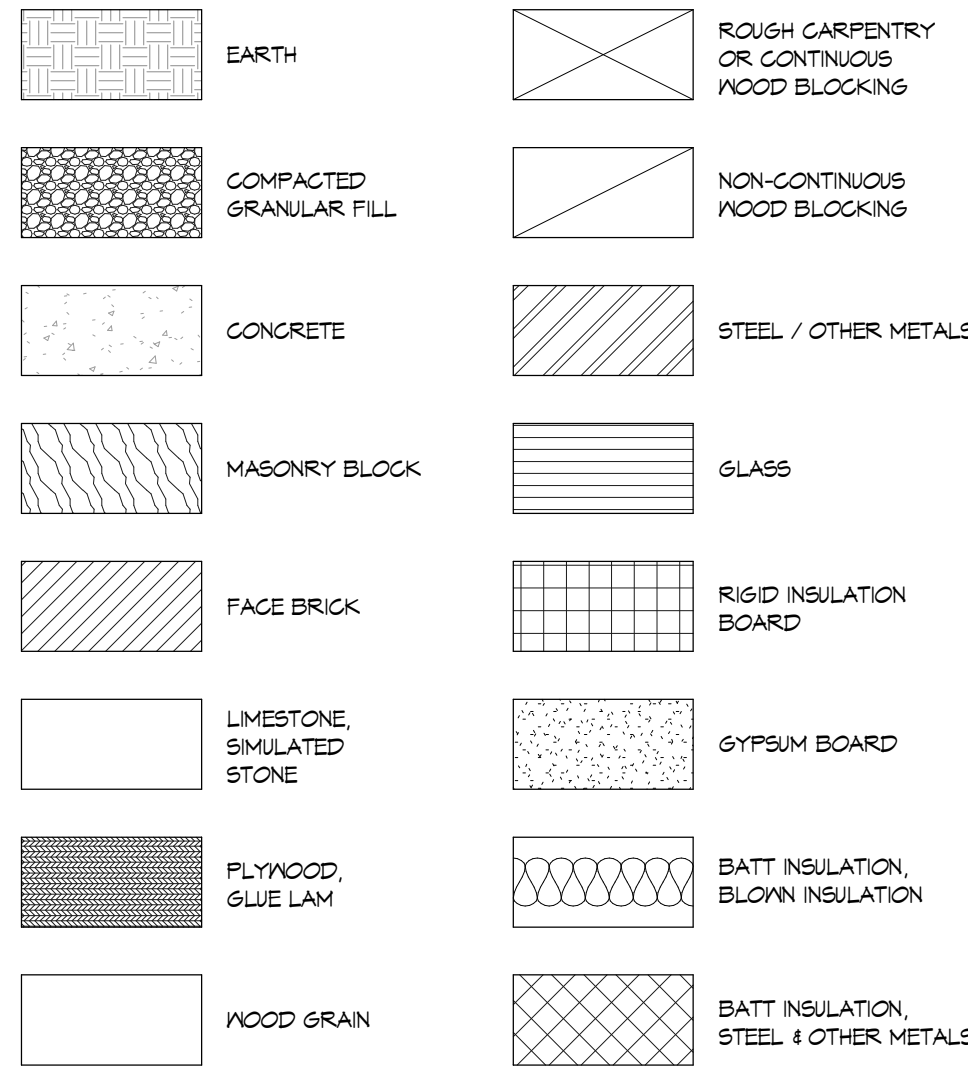


LAVATORY & EQUIPMENT REQUIREMENTS



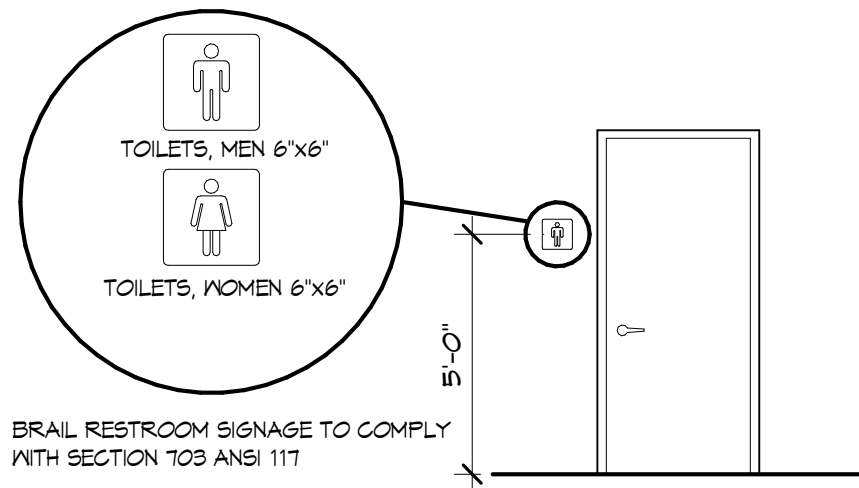
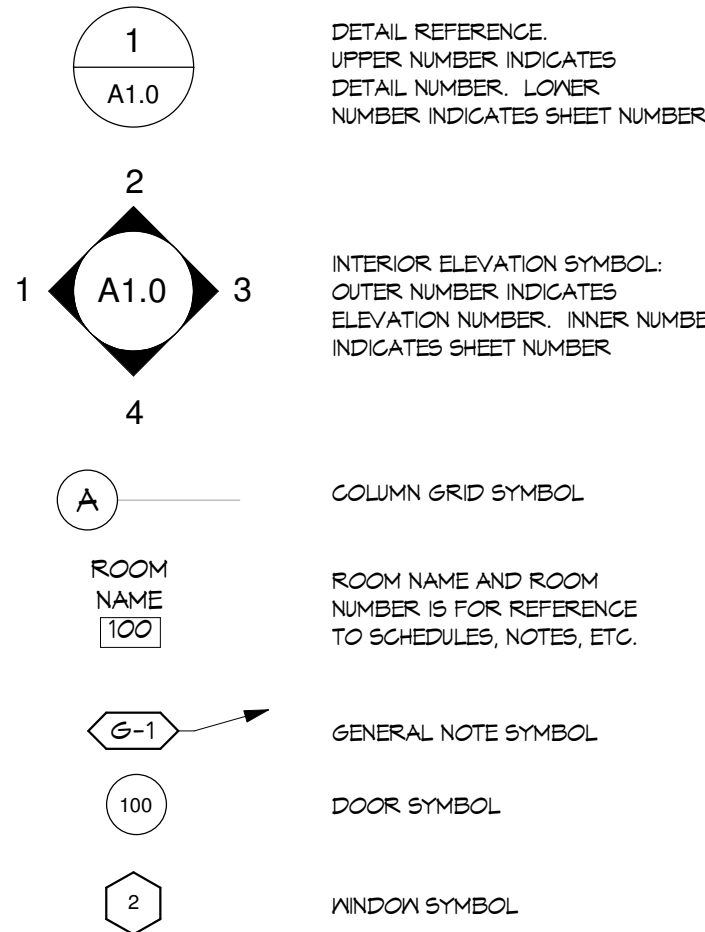
WATER CLOSETS & EQUIPMENT REQUIREMENTS

MATERIALS LEGEND



SYMBOLS LEGEND

NOTE: SYMBOLS SHOWN IN LEGENDS ARE TYPICAL AND ALL SYMBOLS MAY NOT OCCUR ON THIS PROJECT



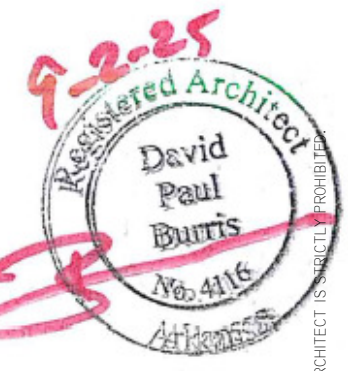
SIGNAGE ELEVATION

ABBREVIATIONS

|        |                    |                        |                                         |
|--------|--------------------|------------------------|-----------------------------------------|
| A.B.   | ANCHOR BOLT        | DP                     | DAMP PROOFING                           |
| A/C    | AIR CONDITIONING   | DIAG                   | DIAGONAL                                |
| ADH    | ADHESIVE           | DISP                   | DISPENSER                               |
| A.F.F. | ABOVE FINISH FLOOR |                        |                                         |
| AGG    | AGGREGATE          | DF                     | DRINKING FOUNTAIN                       |
| ANGD   | ANGLED             | DIV                    | DIVISION                                |
| ADJ    | ADJUSTABLE         | DIA                    | DIAMETER                                |
| ALUM.  | ALUMINUM           | DN                     | DOWN                                    |
| ALT    | ALTERNATE          | DM                     | DIMENSION                               |
| ARCH.  | ARCHITECT          | DS                     | DOWN SPOUT                              |
| AD     | AREA DRAIN         | DTL                    | DETAIL                                  |
| ASPH.  | ASPHALT            | DR                     | DOOR                                    |
| @      | AT                 | DR                     | DOOR                                    |
| BSMT.  | BASEMENT           | DNR                    | DRAWER                                  |
| BRG.   | BEARING            | DNS                    | DRAWING DEPTH                           |
| BD     | BOARD              |                        |                                         |
| BIT    | BITUMINOUS         | EA                     | EACH                                    |
| BLDG.  | BUILDING           | EN                     | EACH WAY                                |
| BLK    | BLOCK              | EL                     | ELEVATION                               |
| BLK-G. | BLOCKING           | ELEC                   | ELECTRIC                                |
| BM     | BENCH MARK         | EQUIP.                 | EQUIPMENT                               |
| B.M.   | BOTTOM             | ELEV.                  | ELEVATOR                                |
| BOT    | BOTH SIDES         |                        |                                         |
| BS     | BREAK              | HORIZ.                 | HORIZONTAL                              |
| BRZ    | BRONZE             | H                      | HIGH                                    |
| B.U.   | BUILT-UP           | HT                     | HEIGHT                                  |
|        |                    | HTR                    | HEATING                                 |
|        |                    | HTR                    | HEATER                                  |
|        |                    | HN                     | HOT WATER                               |
|        |                    | HD                     | HEAD                                    |
|        |                    | HDR                    | HEADER                                  |
|        |                    | HC                     | HOLLOW CORE                             |
|        |                    | HM                     | HOLLOW METAL                            |
|        |                    | HB                     | HOSE BIBB                               |
|        |                    | HVAC                   | HEATING, VENTILATION & AIR CONDITIONING |
|        |                    |                        |                                         |
|        |                    | LD                     | INSUL INT.                              |
|        |                    | INT.                   | INTERIOR                                |
|        |                    | INV.                   | INVERT                                  |
|        |                    | HM                     | INSULATED HOLLOW METAL                  |
|        |                    |                        |                                         |
|        |                    | JT                     | JOINT                                   |
|        |                    | JOBT                   | JOIST                                   |
|        |                    | KT                     | KNOCKOUT                                |
|        |                    | KO                     | KNOCKOUT                                |
|        |                    | LAM                    | LAMINATED                               |
|        |                    | LAV                    | LAVATORY                                |
|        |                    | LH                     | LEFT HAND                               |
|        |                    | LNC                    | LIGHTWEIGHT CONCRETE                    |
|        |                    | LNL                    | LINTEL                                  |
|        |                    | LVR                    | LOUVER                                  |
|        |                    | L                      | LENGTH                                  |
|        |                    | LP                     | LIGHT POLE                              |
|        |                    |                        |                                         |
|        |                    | MAS                    | MASONRY                                 |
|        |                    | MATL                   | MATERIAL                                |
|        |                    | MAX                    | MAXIMUM                                 |
|        |                    | MH                     | MAN HOLE                                |
|        |                    | MENT.                  | MASONITE                                |
|        |                    |                        |                                         |
|        |                    | PP                     | POWER POLE                              |
|        |                    | Q.T.                   | QUARRY TILE                             |
|        |                    |                        |                                         |
|        |                    | R                      | RADIUS                                  |
|        |                    | REF.                   | REFERENCE                               |
|        |                    | REINF.                 | REINFORCE                               |
|        |                    | REINFC.                | REINFORCED CONC. PIPE                   |
|        |                    | REQD.                  | REQUIRED                                |
|        |                    | RA                     | RETURN AIR                              |
|        |                    | REV                    | REVISION(S)                             |
|        |                    | RH                     | RIGHT HAND                              |
|        |                    | RO                     | RIGHT OF WAY                            |
|        |                    | RO                     | ROUGH OPENING                           |
|        |                    | RO                     | ROUGH OPENING                           |
|        |                    | SAN.                   | SANITARY                                |
|        |                    | SCHED.                 | SCHEDULE                                |
|        |                    | SCHD.                  | SCHEDULE                                |
|        |                    | SECT.                  | SECTION                                 |
|        |                    | SHT.                   | SHEET                                   |
|        |                    | SHM.                   | SIMILAR                                 |
|        |                    | SPEC.                  | SPECIFICATION                           |
|        |                    | STD.                   | STANDARD                                |
|        |                    | STL                    | STEEL                                   |
|        |                    | STOR.                  | STORAGE                                 |
|        |                    | STRUC.                 | STRUCTURE                               |
|        |                    | SQ                     | SQUARE                                  |
|        |                    | SUSP.                  | SUSPENDED                               |
|        |                    | SS                     | STAINLESS STEEL                         |
|        |                    | STA                    | STATION                                 |
|        |                    | SD                     | STORM DRAIN                             |
|        |                    | SYM                    | SYMMETRY(CAL)                           |
|        |                    |                        |                                         |
|        |                    | TEMP.                  | TEMPERATURE/TEMPORARY                   |
|        |                    | TEL                    | TELEPHONE                               |
|        |                    | TH                     | TEMPERED                                |
|        |                    | TH                     | THICKNESS                               |
|        |                    | T.L.T.                 | TOILET                                  |
|        |                    | T & G                  | TONGUE AND GROOVE                       |
|        |                    | TOM                    | TOP OF MASONRY                          |
|        |                    | TYP.                   | TYPICAL                                 |
|        |                    | UNFIN.                 | UNFINISHED                              |
|        |                    | UNLESS OTHERWISE NOTED | UNLESS OTHERWISE NOTED                  |
|        |                    | USE                    | UNDERGROUND ELECTRIC                    |
|        |                    | V.C.P.                 | VITRIFIED-CLAY-PIPE                     |
|        |                    | VEST.                  | VESTIBULE                               |
|        |                    | VERT.                  | VERTICAL                                |
|        |                    | VOL.                   | VOLUME                                  |
|        |                    | V.T.R.                 | VENT-THRU-ROOF                          |
|        |                    | VGT                    | VINYL COMPOSITION TILE                  |
|        |                    | VNTL                   | VINYL BASE                              |
|        |                    | VVC                    | VINYL WALL COVERING                     |
|        |                    |                        |                                         |
|        |                    | COL.                   | COLUMN                                  |
|        |                    | CONC.                  | CONCRETE                                |
|        |                    | CLR                    | CLEAR(ANCE)                             |
|        |                    | COMP.                  | COMPOSITION                             |
|        |                    | CONST.                 | CONSTRUCTION                            |
|        |                    | CONC.                  | CONCRETE                                |
|        |                    | CONTR.                 | CONTRACTOR                              |
|        |                    | CONT.                  | CONTINUOUS OR CONTINUE                  |
|        |                    | CTR                    | COUNTER                                 |
|        |                    | CTJ                    | CONTROL JOINT                           |
|        |                    | C                      | CURTAIN TRACK                           |
|        |                    |                        | CENTER LINE                             |
|        |                    | CW                     | COLD WATER                              |
|        |                    | CMP                    | CORRUGATED METAL PIPE                   |
|        |                    | CPP                    | CORRUGATED PLASTIC PIPE                 |

GENERAL NOTES

1. FIXTURE AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATIONS ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT.
2. PROVIDE SOLID BLOCKING FOR ALL ACCESSORIES WHICH IS CAPABLE OF WITHSTANDING 250 LB. FORCE (SHEAR AND BENDING). GRAB BARS SHALL NOT ROTATE. FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TO BE APPROPRIATE FOR WALL TYPE.
3. ALL EXTERIOR RAMPS SHALL HAVE A NONSKID FINISH AS SPECIFIED. ALL INTERIOR RAMPS SHALL HAVE FLOORING OF NONSKID MATERIAL. IF NO FINISH IS INDICATED ON THE DRAWINGS - PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
4. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



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

WALNUT GROVE POOL HOUSE  
SW ORANGE AVE  
BENTONVILLE, AR

DATE 9-2-25  
JOB NO. 25172  
REVISIONS

A0.1  
STANDARDS



FOUNDATION GENERAL NOTES

1.

ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
2.

ALL WORK SHALL COMPLY WITH PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11), AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-12), CONCRETE REINFORCING INSTITUTE MANUAL OF STANDARD PRACTICE (1975 EDITION), AMERICAN CONCRETE INSTITUTE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-80) AND RECOMMENDED PRACTICE FOR CONCRETE FORM WORK (ACI 347-13).
3.

CONCRETE FOR FOOTINGS AND FOUNDATION WALLS SHALL BE SO PROPORTIONED TO PROVIDE MINIMUM CEMENT CONTENT OF 5 1/2 BAGS PER CUBIC YARD, AND HAVING A MINIMUM YIELD STRENGTH OF 3,000 PSI AT 28 DAYS. MAXIMUM SLUMP SHALL BE 5".
4.

CONCRETE FOR FOOTINGS SHALL BE PACED ON UNDISTURBED SOIL OR ON ENGINEERED FILL. ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM DRY DENSITY TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM-D1557), PLACED IN 6" TO 8" LIFTS. SEE SOIL REPORTS FOR FURTHER RECOMMENDATIONS.
5.

INSURE ALL FOOTING EXCAVATIONS ARE BELOW DEBRIS AND BUILDING REFUSE. IF SUCH MATERIALS ARE ENCOUNTERED, REMOVE SAME AND FILL EXCAVATIONS WITH ENGINEERED FILL IN LAYERS NOT EXCEEDING 6" WHEN COMPACTED. MOISTEN TO ACHIEVE OPTIMUM MOISTURE CONTENT IN RANGE OF 0% TO 2% AT ALL TIMES. COMPACT TO 95% DENSITY, MINIMUM, STANDARD PROCTOR TEST.
6.

REINFORCING BAR STEEL SHALL CONFORM TO GRADE 60 ASTM A-615.
7.

ALL WIRE REINFORCING MESH SHALL BE LAPPED A MINIMUM OF 6" AND SHALL LIE FLAT. HOLD WIRE APPROXIMATELY 1 1/2" OFF THE BOTTOM OF THE SLAB.
8.

LAP ALL VAPOR BARRIER MATERIAL A MINIMUM OF 6" AT ALL SPLICES PRIOR TO LAYING OF WIRE MESH.
9.

ALLOWABLE SOIL BEARING PRESSURE (ASSUMED):  
SPREAD FOOTINGS= 2,000 psf  
WALL FOOTINGS = 2,000 psf
10.

SOIL TO BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ENGINEER.

WOOD FRAMING NOTES

1.

STUDS FOR LOAD BEARING WALLS MAY BE #2 KD SOUTHERN PINE OR #1 KD HEM-FIR.
2.

MISCELLANEOUS WOOD FRAMING, BLOCKING AND STUDS FOR NON BEARING WALLS MAY BE #3 KD SOUTHERN PINE, #3 KD DOUGLAS FIR OR #2 SPRUCE - PINE FIR.
3.

ALL WOOD MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH WATER BORNE TREATMENT TO A NET RETENTION OF 0.3 POUNDS PER CUBIC FOOT. VERIFY THAT ALL FASTENERS ARE COMPATIBLE WITH THE TREATMENT CHEMICALS.
4.

PROVIDE COLUMNS BUILT UP OF MULTIPLE STUDS AT ENDS OF ALL BEAMS, GIRDER TRUSSES AND HEADERS (2 STUDS MIN). PROVIDE SQUASH BLOCKS BETWEEN FLOOR JOIST AT ALL COLUMNS TO TRANSFER LOADS TO BEAM OR WALL BELOW.
5.

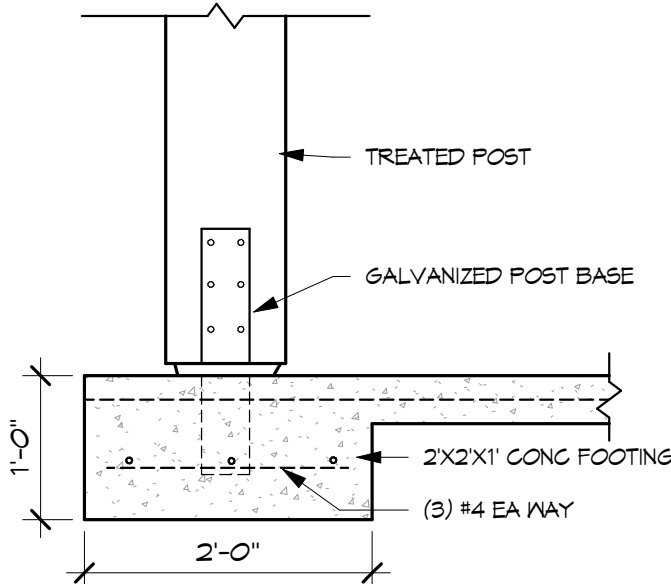
PROVIDE FRAMING ANCHORS EQUAL TO SIMPSON H2.5 AT EACH ROOF TRUSS (OR RAFTER) AT ALL BEARING WALLS.
6.

ROOF SHEATHING SHALL BE 5/8" OSB OR PLYWOOD, EXPOSURE 1 (SPAN INDEX 40/20) FASTENERS FOR ROOF SHEATHING SHALL BE 8d NAILS AT 6" O.C. AT SUPPORTED PLYWOOD EDGES AND AT 12" O.C. ALONG ALL INTERMEDIATE SUPPORTS. PROVIDE H CLIPS AT PANEL EDGES BETWEEN SUPPORTS.
7.

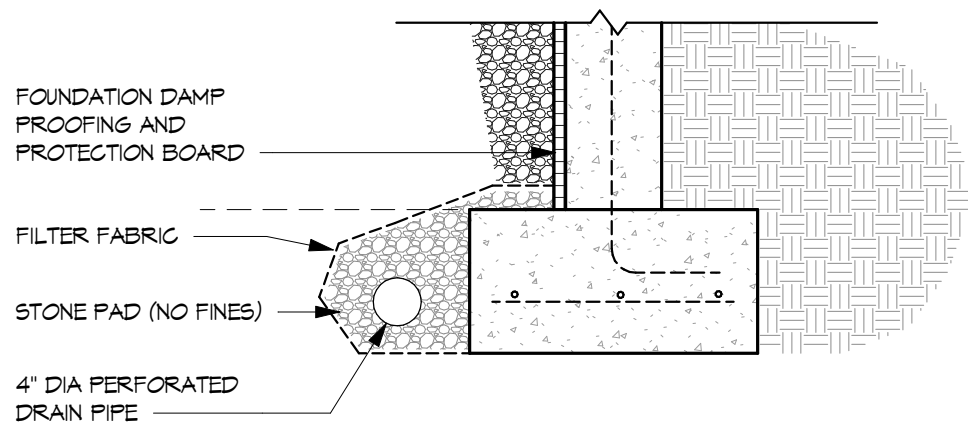
INSTALL ALL PLYWOOD AND OSB SHEATHING WITH A 1/8" GAP AT ALL END AND EDGE JOINTS TO ALLOW FOR PANEL EXPANSION.
8.

LAMINATED VENEER LUMBER (LVL) SHALL BE EQUAL TO GANG LAM LVL 24B0FD-2.0E MANUFACTURED BY LOUISIANA-PACIFIC CORP. SIZED BY LUMBER SUPPLIER'S ENGINEER.
9.

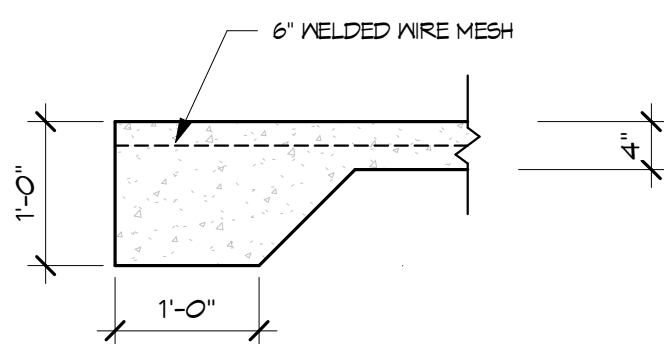
ALL EXTERIOR WALLS ARE CONSIDERED SHEAR WALLS. USE NAILS 6" PER-METER AND 12 IN FIELD.



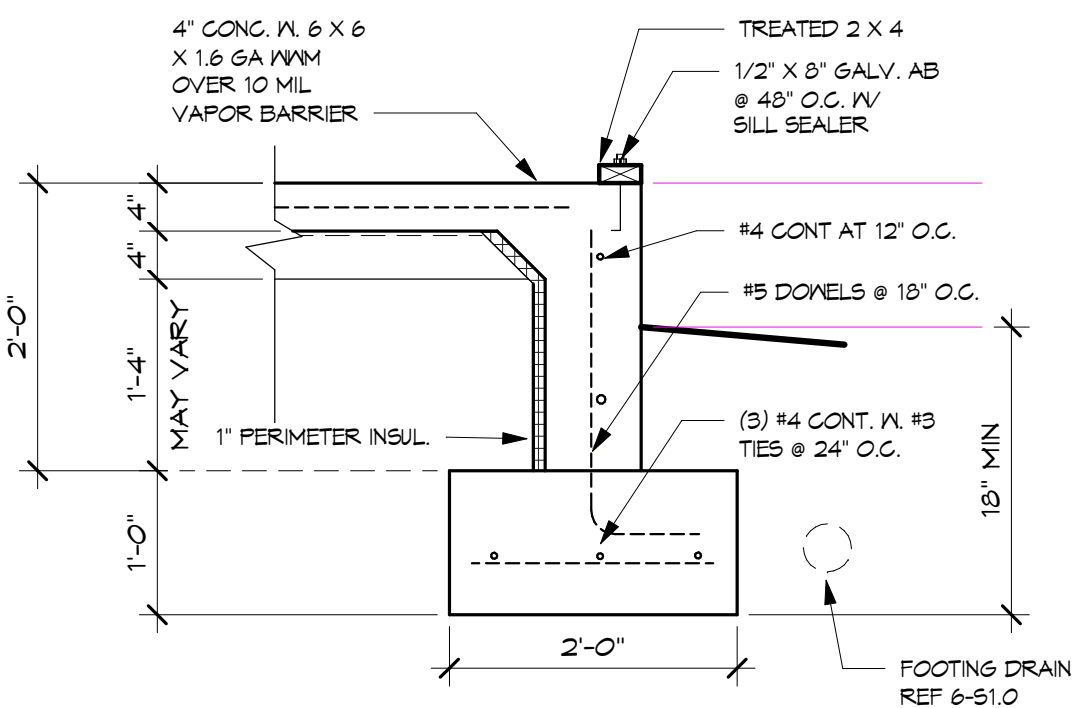
7 COLUMN FOOTING  
3/4" = 1'-0"



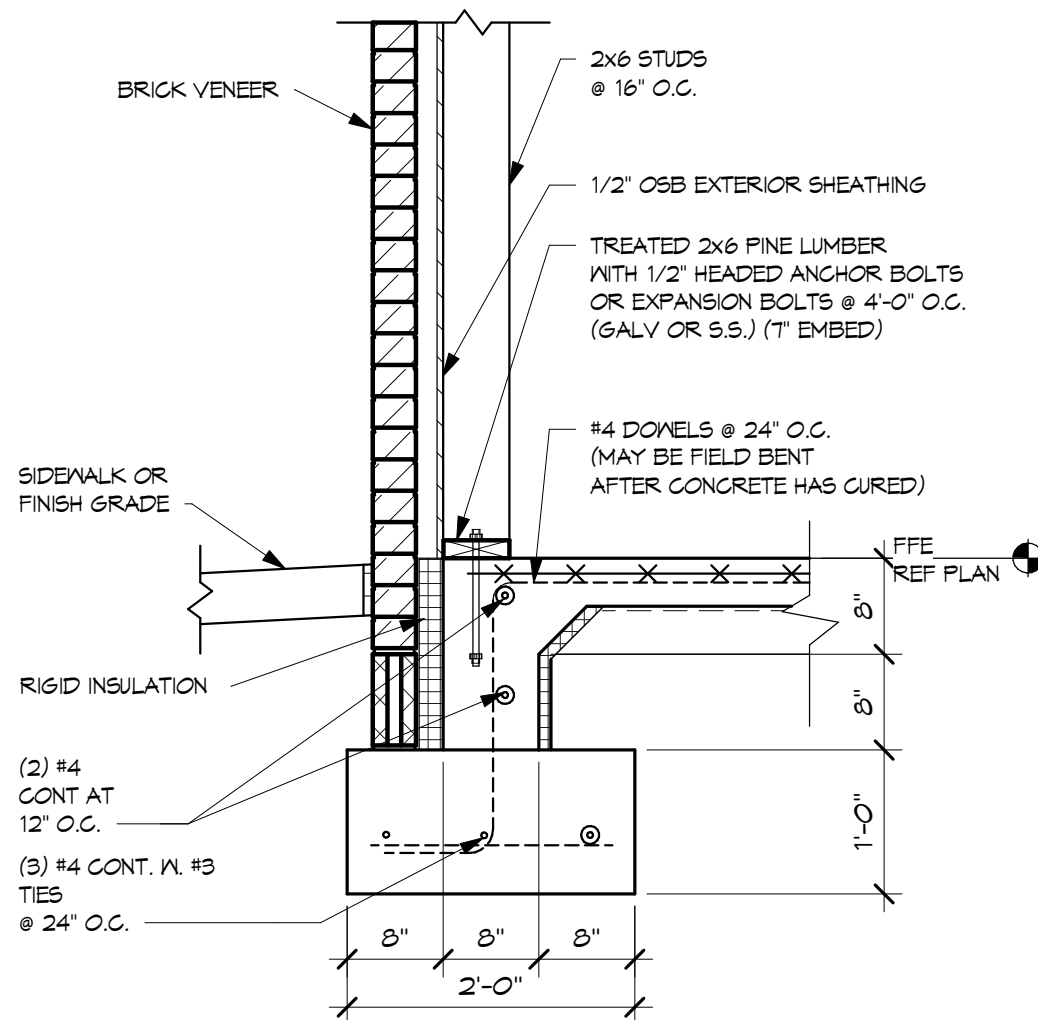
6 FOOTING DRAIN  
3/4" = 1'-0"



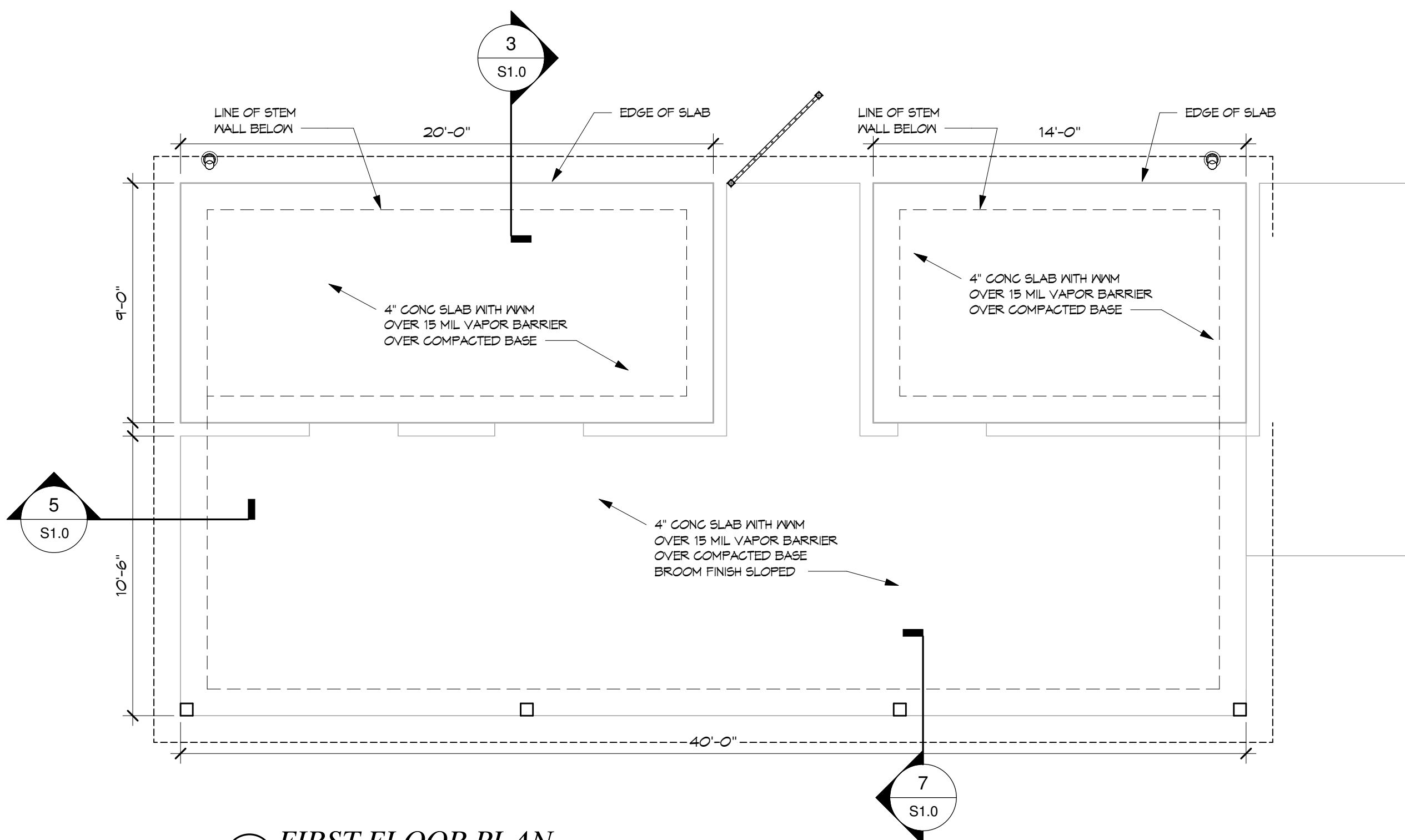
5 PATIO SLAB EDGE  
3/4" = 1'-0"



4 TURN DOWN  
3/4" = 1'-0"



3 TYP FOOTING SECTION1  
3/4" = 1'-0"



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

Burris  
Architecture

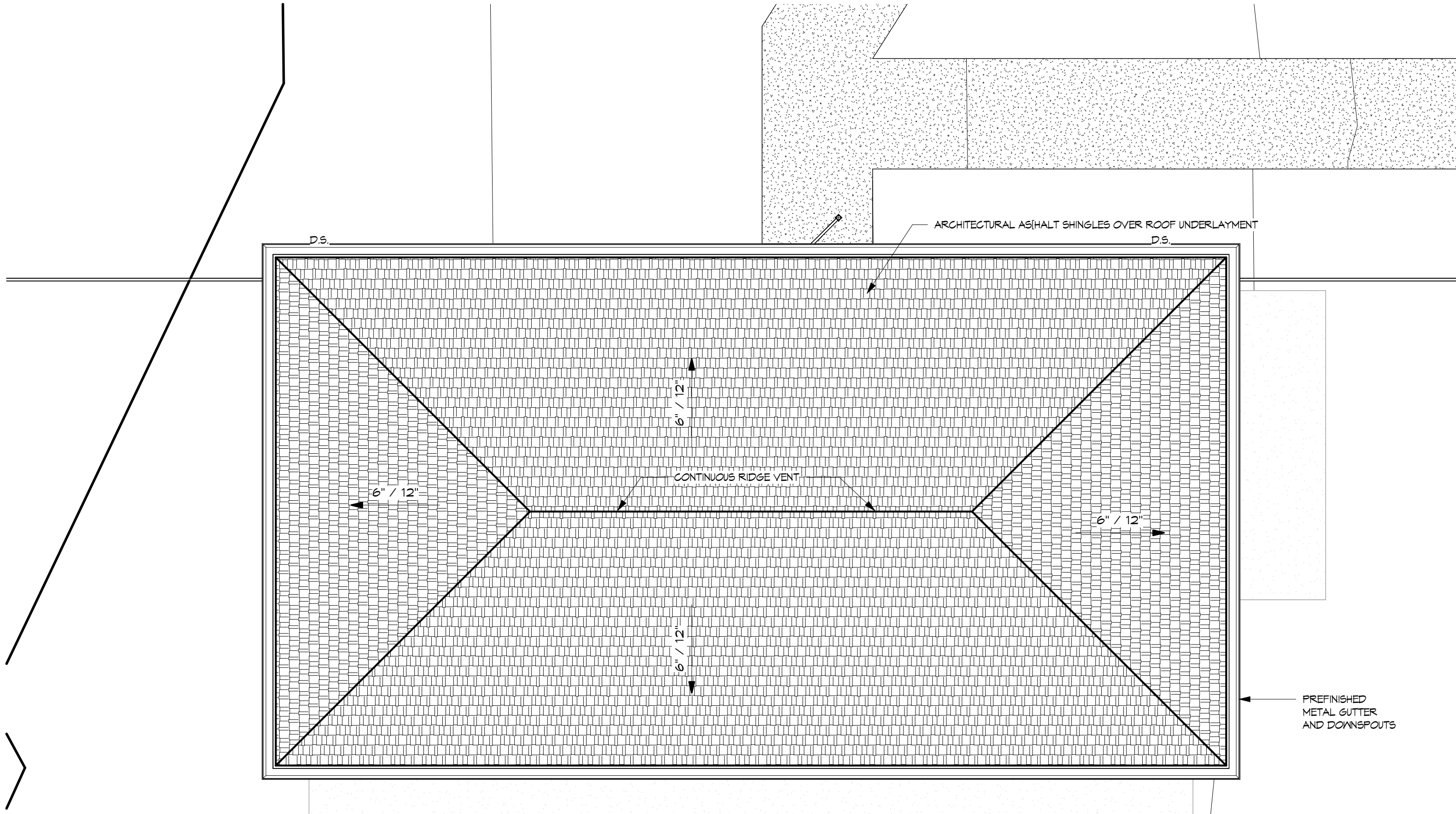
820 Tiger Blvd, Suite 4,  
Bentonville, Ar 72712  
479-319-6045

WALNUT GROVE POOL HOUSE  
SW ORANGE AVE  
BENTONVILLE, AR

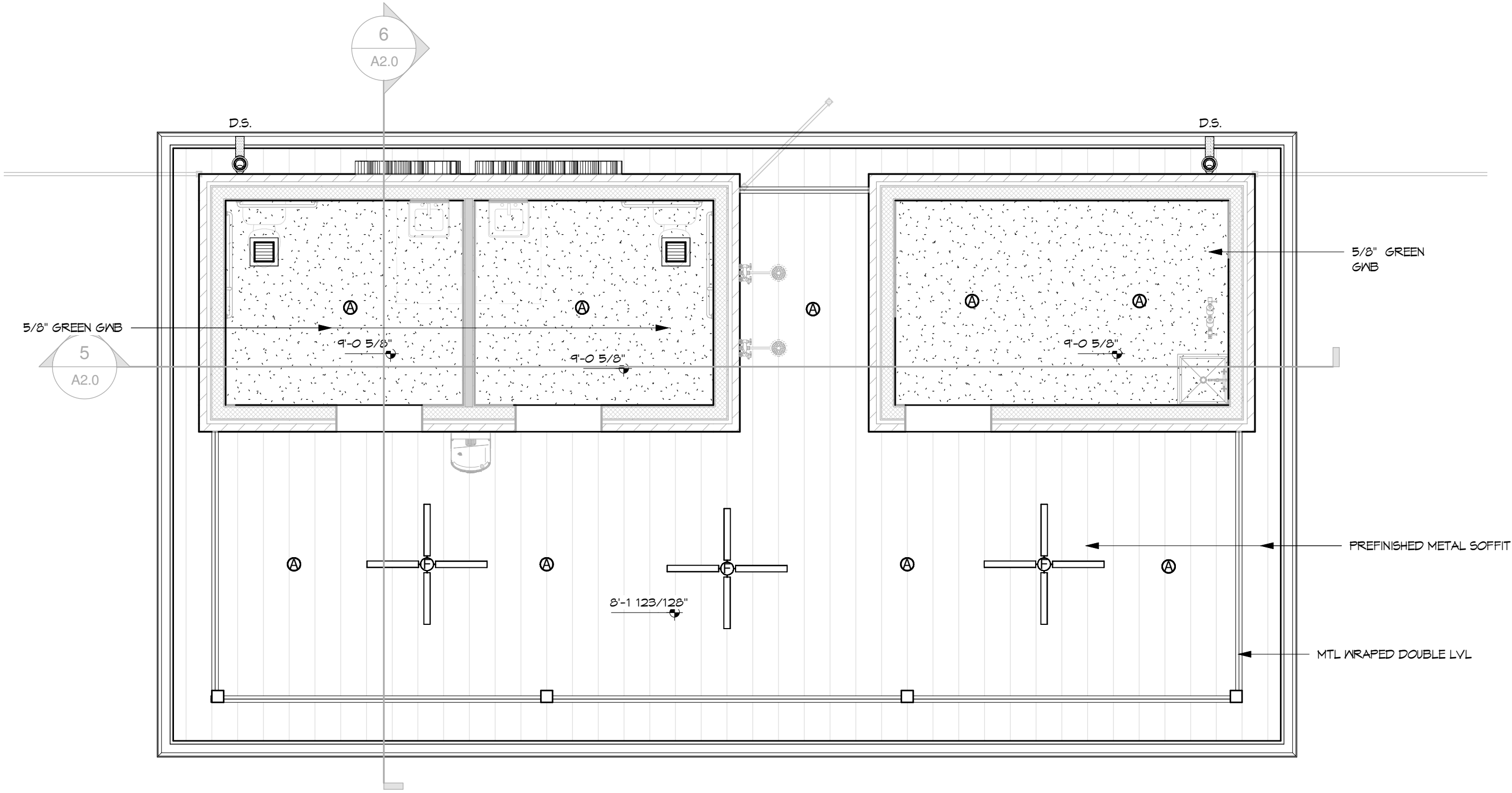
DATE  
9-2-25  
JOB NO.  
25172  
REVISIONS

S1.0  
FOUNDATION PLAN

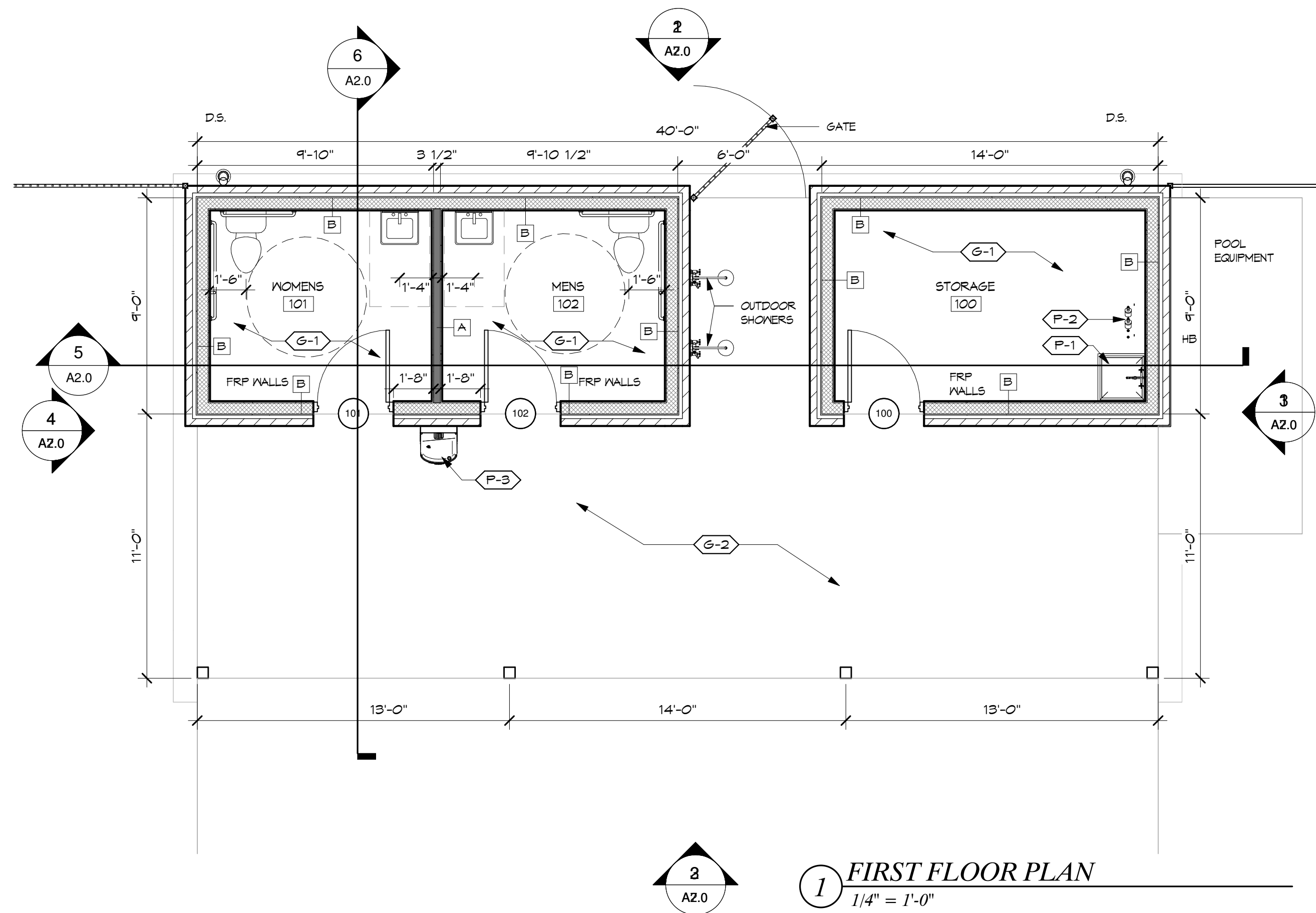




3 ROOF PLAN  
1/4" = 1'-0"



2 FIRST FLOOR RCP  
1/4" = 1'-0"

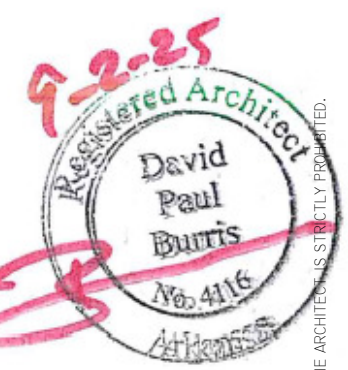
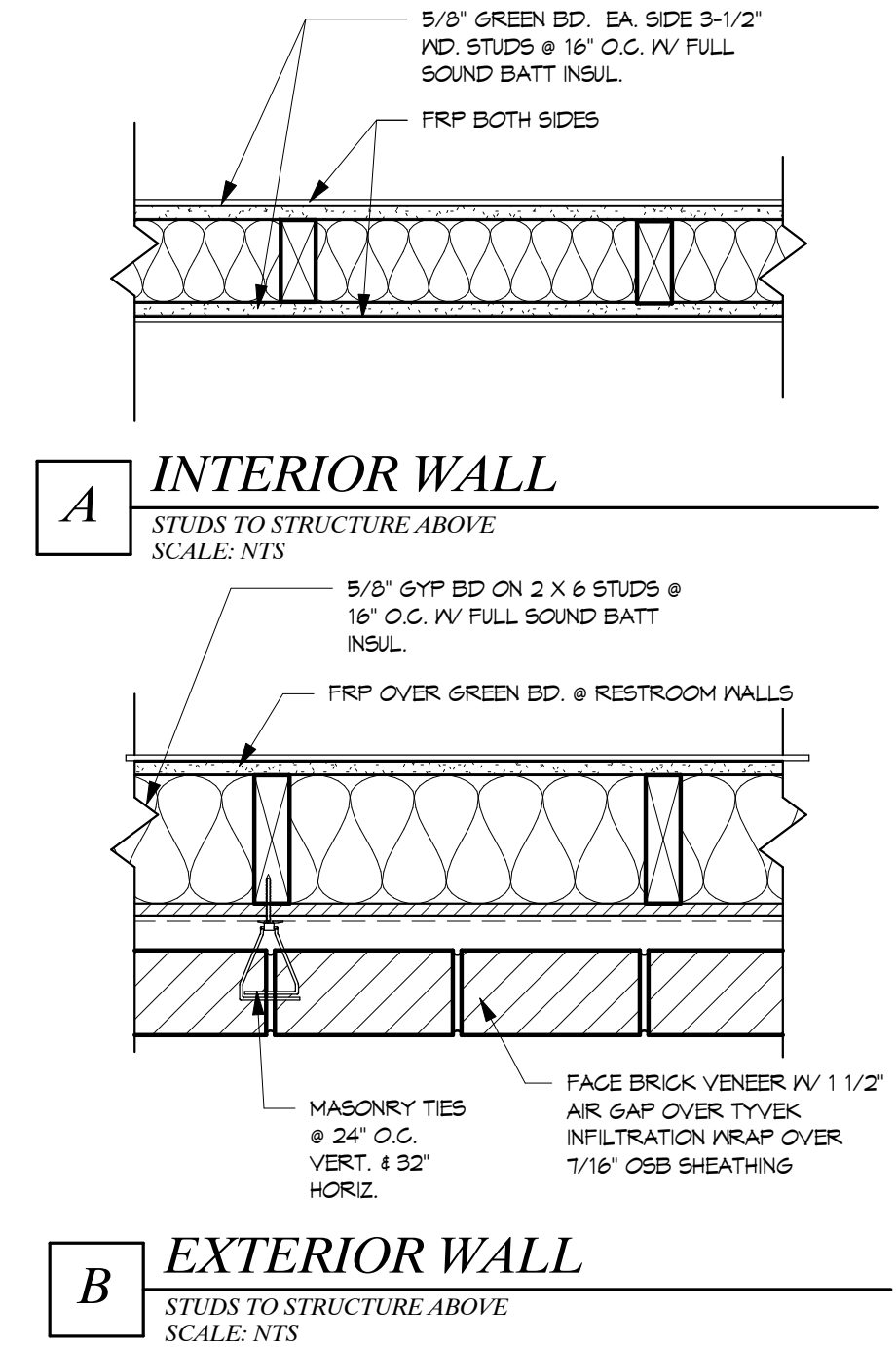


1 FIRST FLOOR PLAN  
1/4" = 1'-0"

| Door Schedule |            |             |            |           |              |       |
|---------------|------------|-------------|------------|-----------|--------------|-------|
| MARK          | DOOR WIDTH | DOOR HEIGHT | FRAME TYPE | DOOR TYPE | HARDWARE SET | NOTES |
| 100           | 3'-0"      | 7'-0"       | HM         | HM        | KEYED        |       |
| 101           | 3'-0"      | 7'-0"       | HM         | HM        | PRIVACY      |       |
| 102           | 3'-0"      | 7'-0"       | HM         | HM        | PRIVACY      |       |

- KEYNOTES**
- G-1 SEALED CONCRETE
  - G-2 BRUSHED CONCRETE
  - P-1 MOP SINK
  - P-2 RPZ
  - P-3 ELKAY DRINKING FOUNTAIN WITH BOTTLE FILLER

**WALL TYPES**



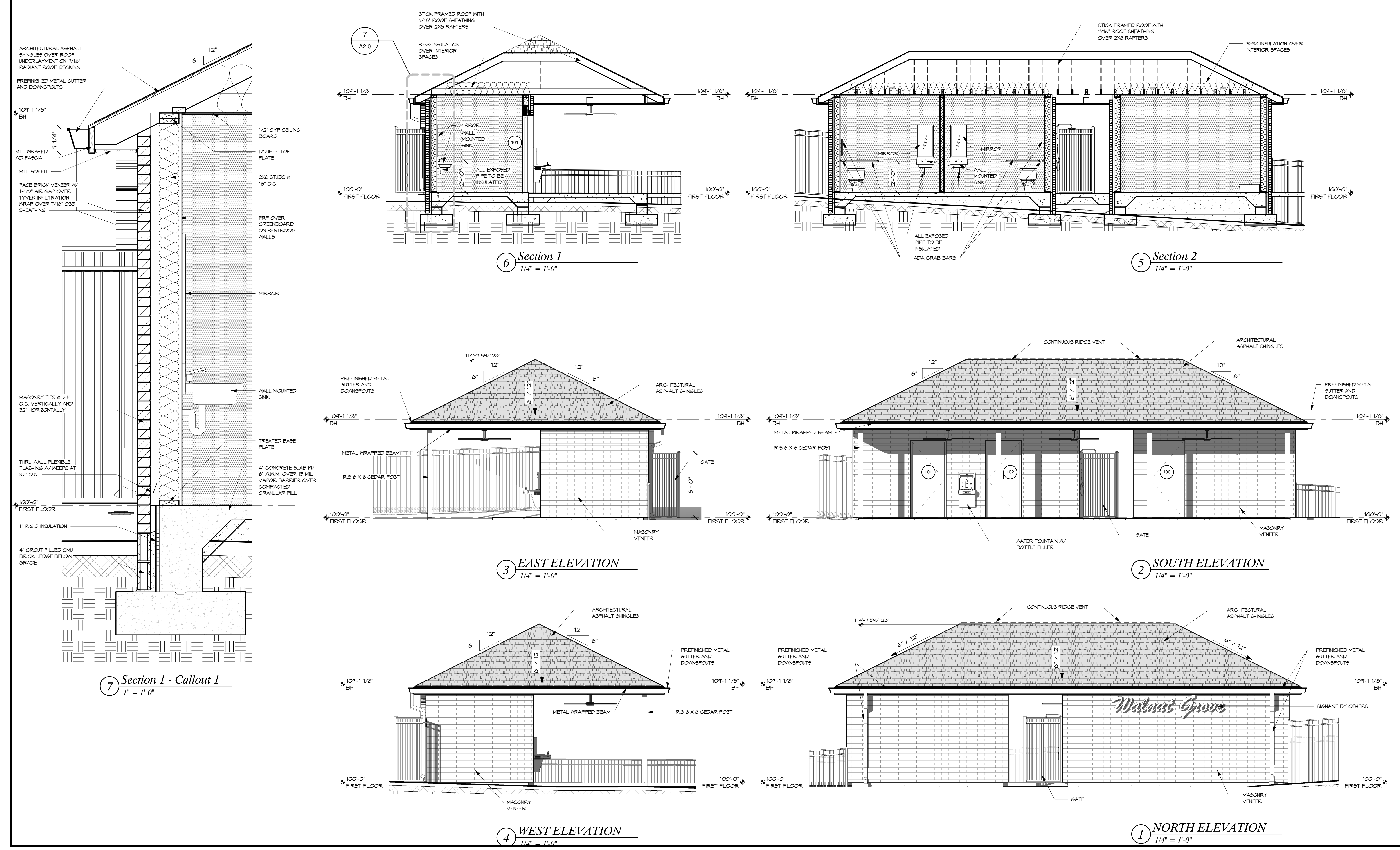
**Burris Architecture**  
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712  
479-319-6045

**WALNUT GROVE POOL HOUSE**  
SW ORANGE AVE  
BENTONVILLE, AR

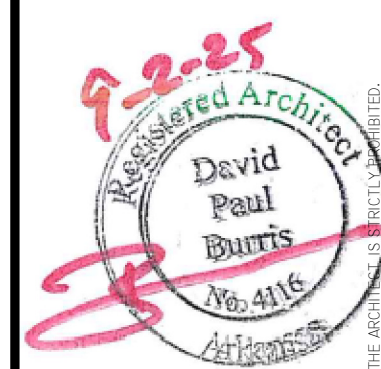
DATE 9-2-25  
JOB NO. 25172  
REVISIONS

**A1.0**  
FIRST FLOOR PLAN









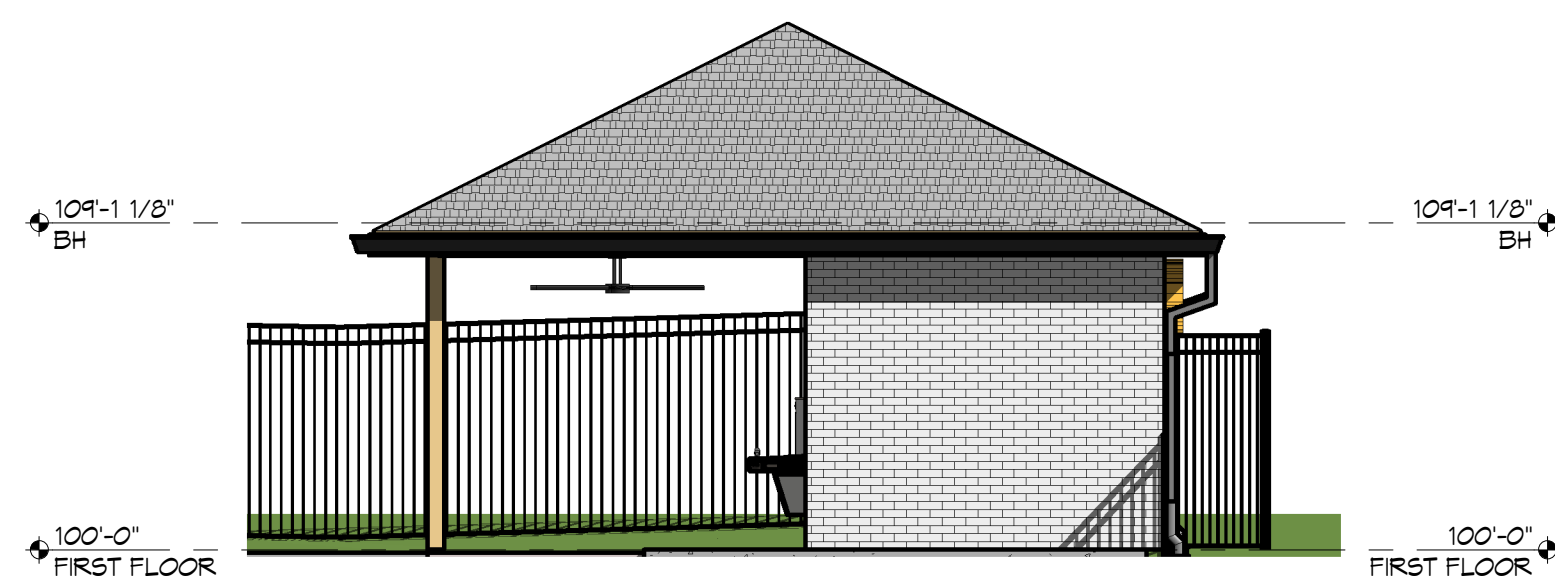
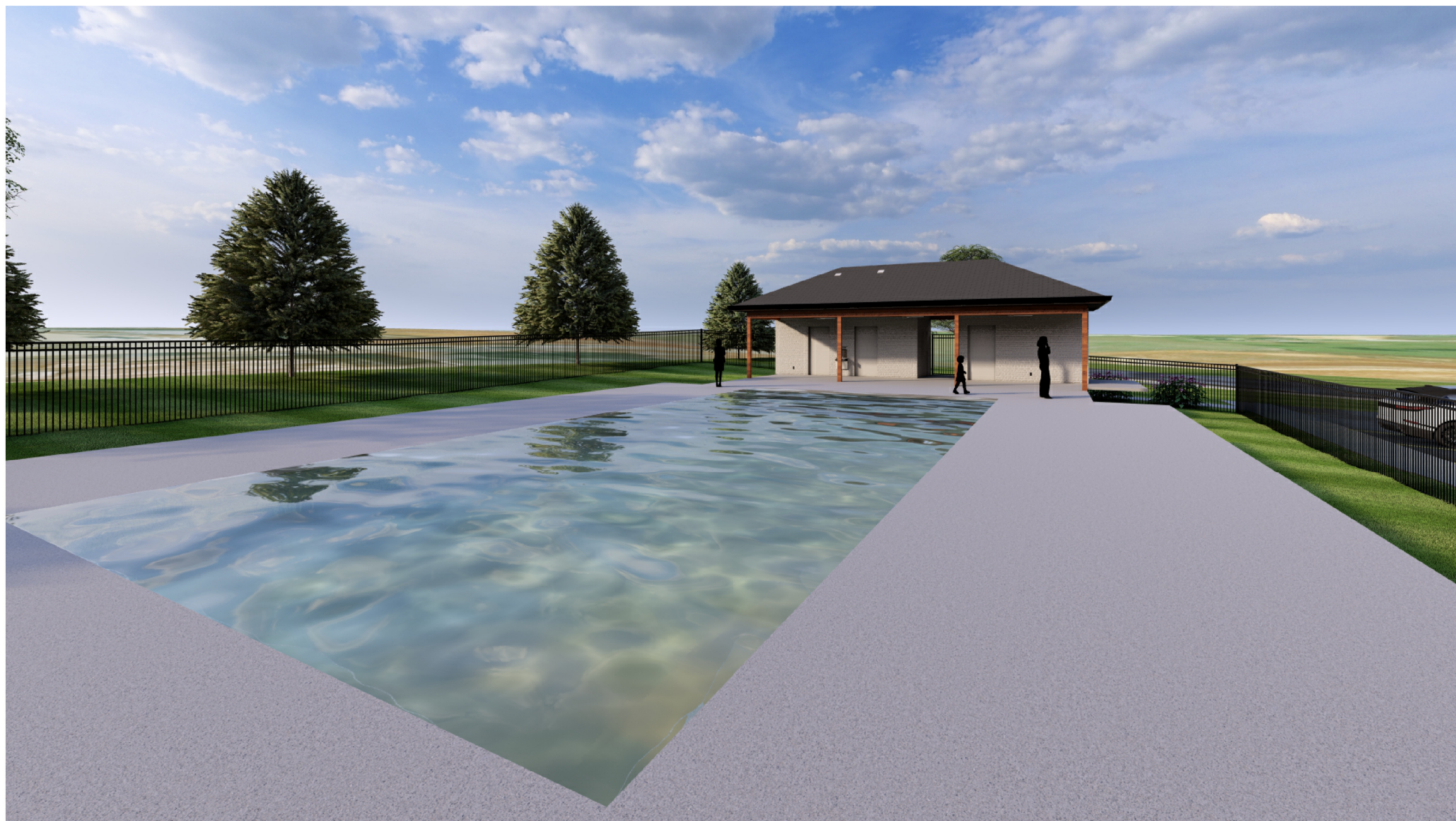
**Burris Architecture**  
820 Tiger Blvd. Suite 4, Bentonville, Ar 72712  
479-319-6045

**WALNUT GROVE POOL HOUSE**  
SW ORANGE AVE  
BENTONVILLE, AR

|           |        |
|-----------|--------|
| DATE      | 9-2-25 |
| JOB NO.   | 25172  |
| REVISIONS |        |

**A7.0**  
COLOR ELEVATIONS

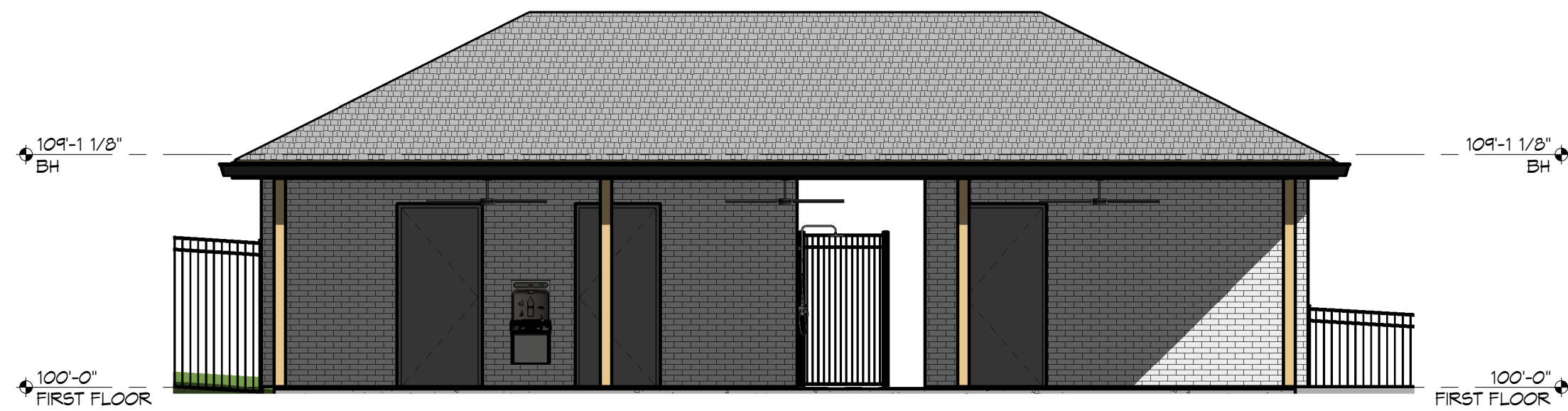
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE TO THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, AND SCHEDULES SHALL BE REFERENCED TO THE PROJECT AND SHALL BE SUBJECT TO THE PROJECT'S SPECIFICATIONS AND SCHEDULES. ANY REVISIONS TO THE DRAWING SHALL BE MADE IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND SCHEDULES. ANY REVISIONS TO THE DRAWING SHALL BE MADE IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND SCHEDULES.



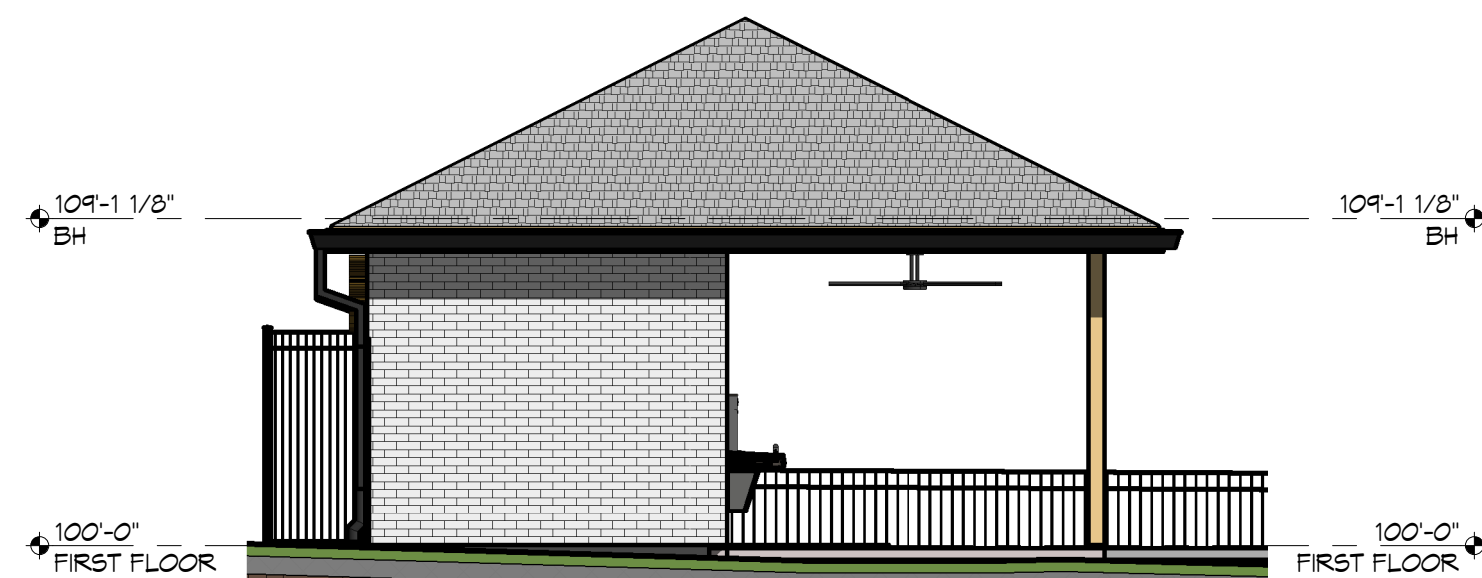
1 EAST ELEVATION COLOR  
3/16" = 1'-0"



2 NORTH ELEVATION COLOR  
3/16" = 1'-0"



3 SOUTH ELEVATION COLOR  
3/16" = 1'-0"

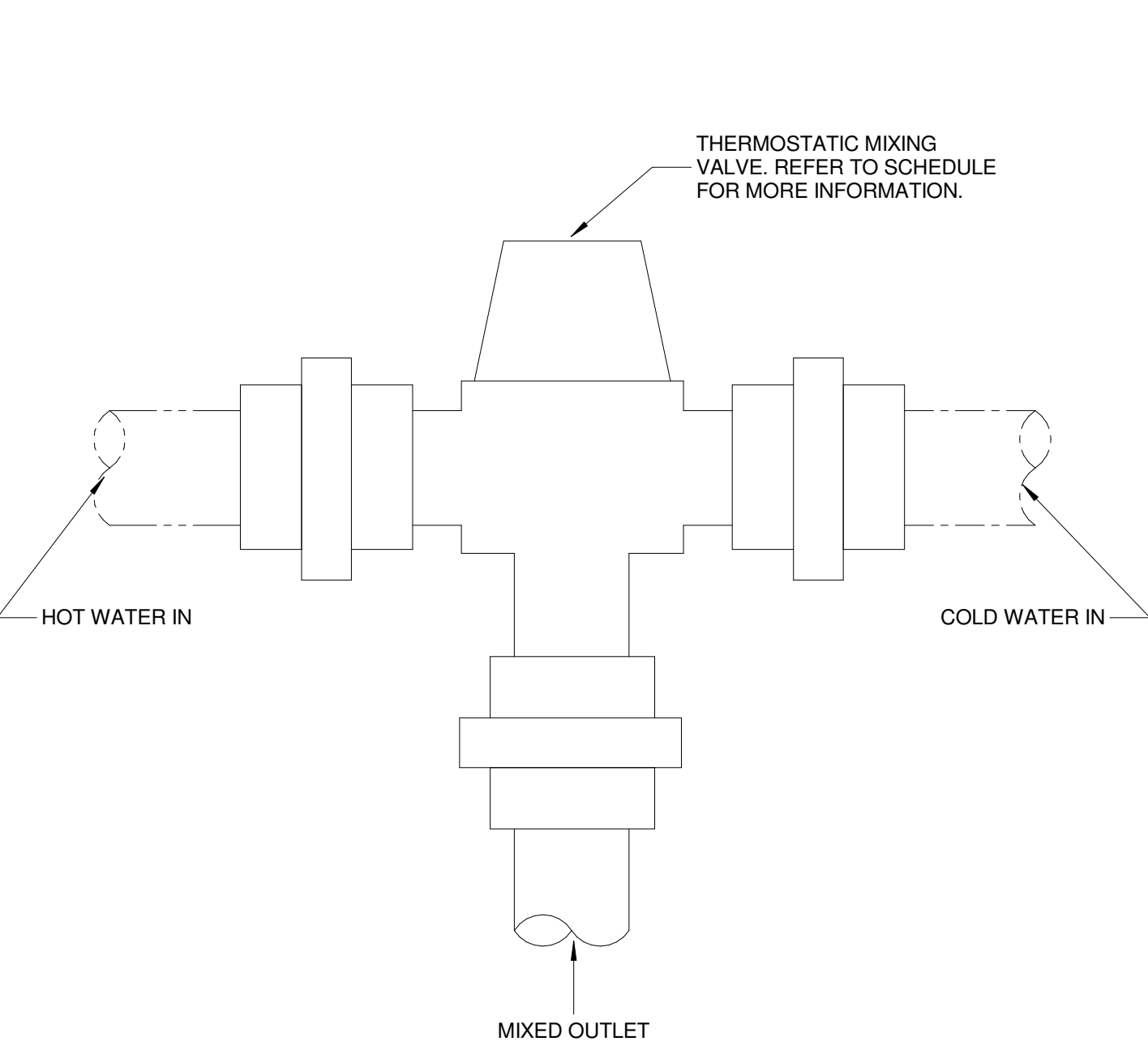


4 WEST ELEVATION COLOR  
3/16" = 1'-0"

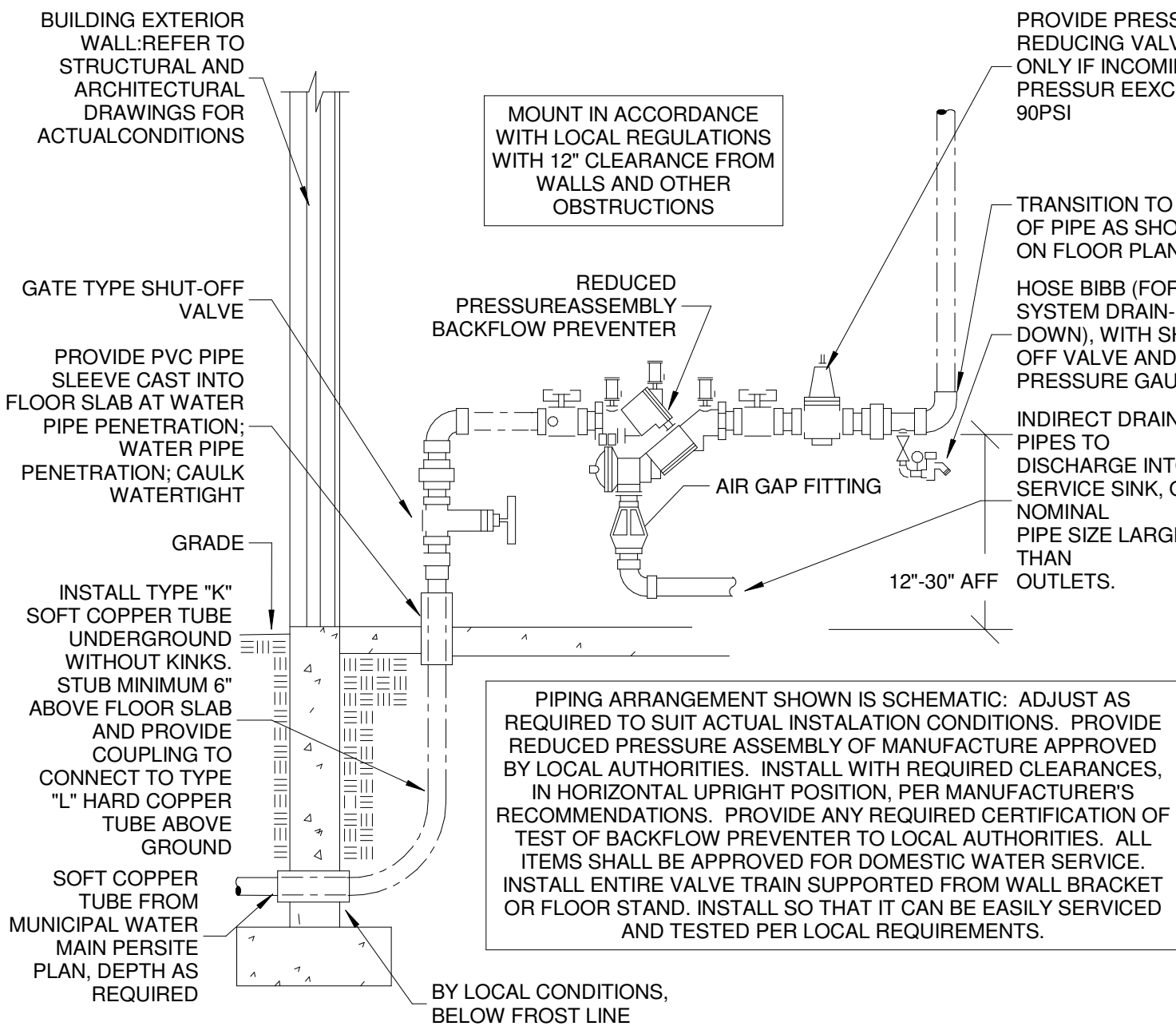


| PLUMBING FIXTURE SCHEDULE |                                         |                   |           |                      |                 |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |
|---------------------------|-----------------------------------------|-------------------|-----------|----------------------|-----------------|----------------|----------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| ID                        | DESCRIPTION                             | MANUFACTURER      | MODEL     | MATERIAL DESCRIPTION | WASTE PIPE SIZE | VENT PIPE SIZE | COLD WATER PIPE SIZE | HOT WATER PIPE SIZE | SPECIFICATION                                                                                                                                                                                                                                                                   | NOTES       |
| JS                        | JANITOR SINK                            | FIAT              | MSB2424   | MOLDED STONE         | 3"              | 2"             | 3/4"                 | 3/4"                | SERVICE BASIN WITH CAP ON TWO SIDES, WITH CHROME PLATED 3" DRAIN AND CAST IRON TRAP. FAUCET SHALL INCLUDE PAIL HOOK AND ATMOSPHERIC VACUUM BREAKER SPOUT. FURNISH 5'-0" LENGTH OF 5-PLY GARDEN HOSE AND FITTINGS. PROVIDE WITH MOP HANGER.                                      | D / 3       |
| LAV                       | LAVATORY                                | AMERICAN STANDARD | LUCERNE   | WHITE VITREOUS CHINA | 2"              | 1-1/2"         | 1/2"                 | 1/2"                | WALL MOUNTED MOUNTED LAVATORY, DECK-MOUNTED MANUAL FAUCET, WITH VANDAL RESISTANT SPRAY, EXTERNAL ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, GRID DRAIN, LOOSE KEY ANGLE STOPS AND SUPPLIES INSULATE WATER AND WASTE WITH ADA INSULATION KIT. MOUNT AT ADA COMPLIANT HEIGHT. | B, C, E / 2 |
| WC                        | WATER CLOSET - FLOOR MOUNT - FLUSH TANK | AMERICAN STANDARD | CADET PRO | WHITE VITREOUS CHINA | 4"              | 2"             | 3/4"                 | ---                 | ELONGATED FLOOR MOUNTED TANK TYPE WATER CLOSET, WITH CHURCH 295CT ELONGATED OPEN FRONT SEAT. INSTALL AT STANDARD NON-ADA HEIGHT OR ADA HEIGHT AS REQUIRED.                                                                                                                      | A, C / 3    |
| NOTES                     |                                         |                   |           |                      | MOUNTING TYPES: |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |
| A.                        |                                         |                   |           |                      | 1 COUNTERTOP    |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |
| B.                        |                                         |                   |           |                      | 2 WALL          |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |
| C.                        |                                         |                   |           |                      | 3 FLOOR         |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |
| D.                        |                                         |                   |           |                      | 4 UNDERMOUNT    |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |
| E.                        |                                         |                   |           |                      | 5 ROUGH-IN      |                |                      |                     |                                                                                                                                                                                                                                                                                 |             |

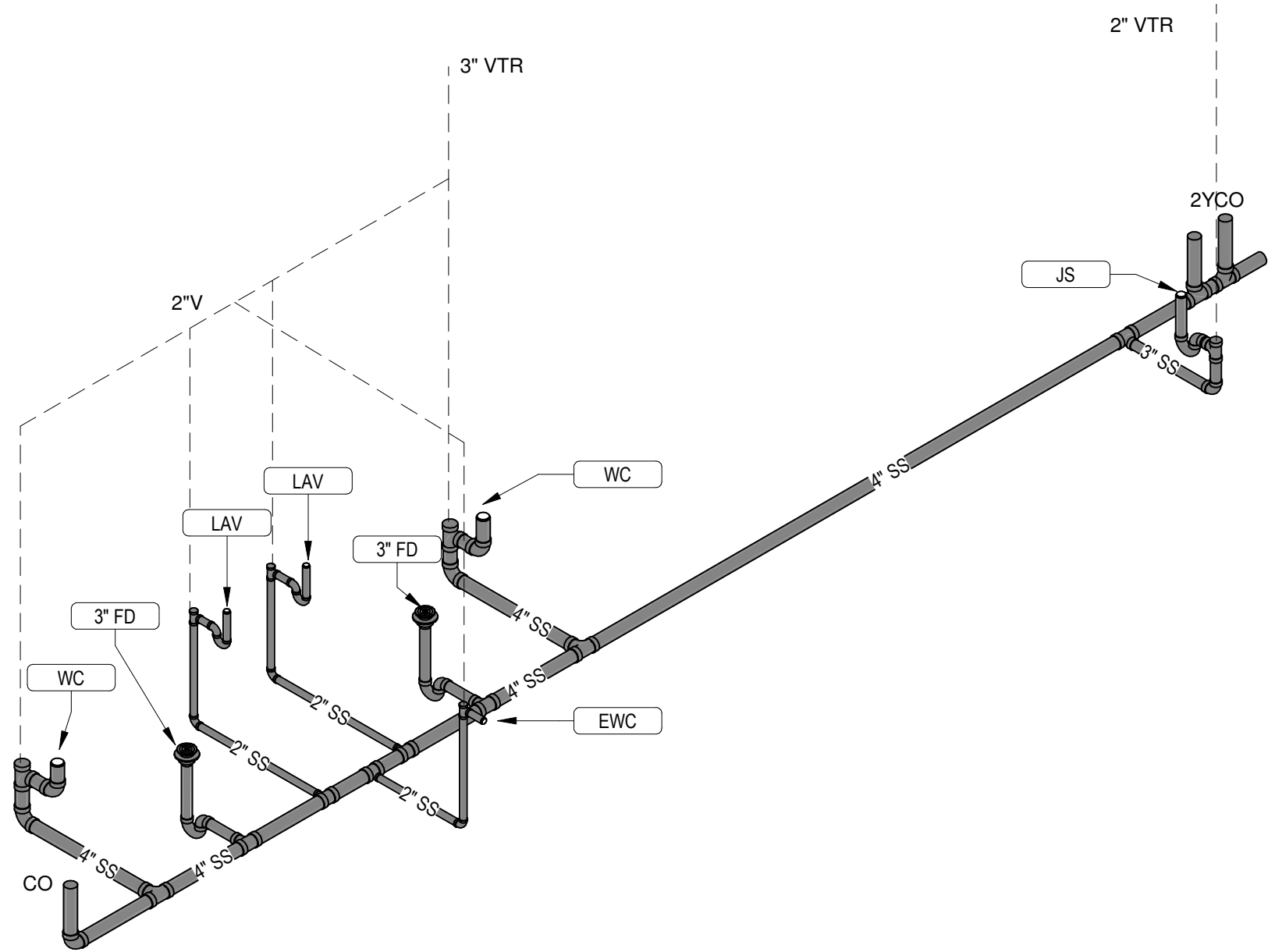
| WATER HEATER SCHEDULE                                                          |              |        |               |         |             |             |        |
|--------------------------------------------------------------------------------|--------------|--------|---------------|---------|-------------|-------------|--------|
| ID                                                                             | MANUFACTURER | MODEL  | HEATING INPUT | GALLONS | UNIT WEIGHT | VOLT/ PHASE | NOTES  |
| WH                                                                             | A.O. SMITH   | DEL-10 | 3 KW          | 10      | 180         | 240/1       | A-G, b |
| NOTES                                                                          |              |        |               |         |             |             |        |
| A. ROUTE CONDENSATE TO BUILDING EXTERIOR AND TERMINATE IN AN APPROVED LOCATION |              |        |               |         |             |             |        |
| B. PROVIDE WALL-MOUNTED PLATFORM INSTALLED ABOVE SERVICE SINK.                 |              |        |               |         |             |             |        |
| C. PROVIDE EXPANSION TANK ET SIZED PER MANUFACTURER'S RECOMMENDATION           |              |        |               |         |             |             |        |
| D. SCHEDULE KW IS FOR SINGLE ELEMENT                                           |              |        |               |         |             |             |        |
| E. NOT USED                                                                    |              |        |               |         |             |             |        |
| F. NOTES ARE COMPREHENSIVE, SOME NOTES MAY NOT BE USED ON ALL PROJECTS.        |              |        |               |         |             |             |        |
| G. T&P DISCHARGE ROUTING WILL BE LOCATED AT SERVICE SINK                       |              |        |               |         |             |             |        |
| HOT WATER OUTLET TEMP (°F)                                                     |              |        |               |         |             |             |        |
| a. 105°F                                                                       |              |        |               |         |             |             |        |
| b. 110°F                                                                       |              |        |               |         |             |             |        |
| c. 120°F                                                                       |              |        |               |         |             |             |        |
| d. 140°F                                                                       |              |        |               |         |             |             |        |



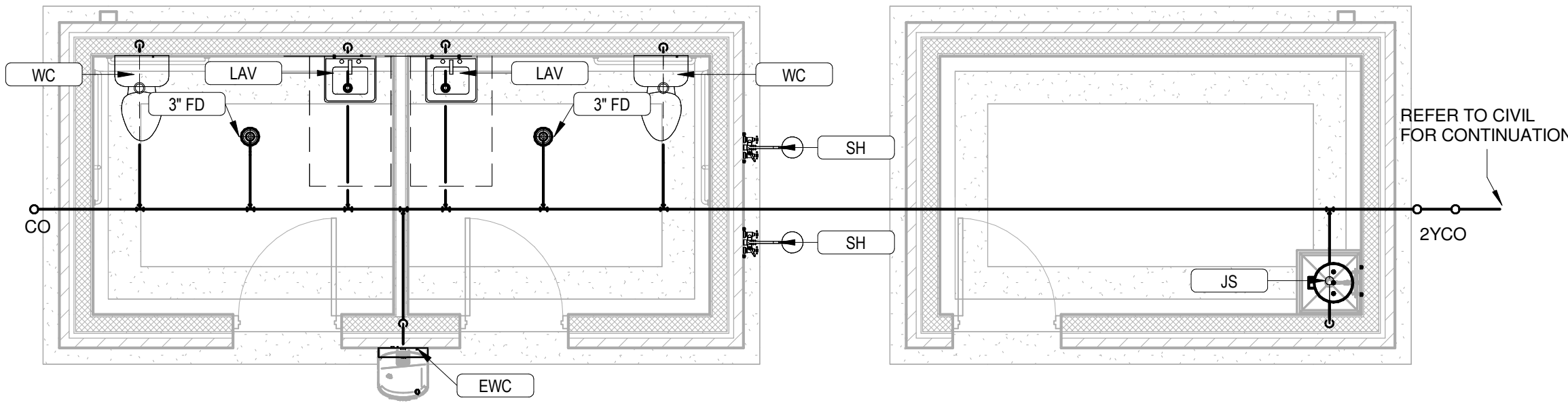
5 THERMOSTATIC MIXING VALVE  
P1.0 N.T.S.



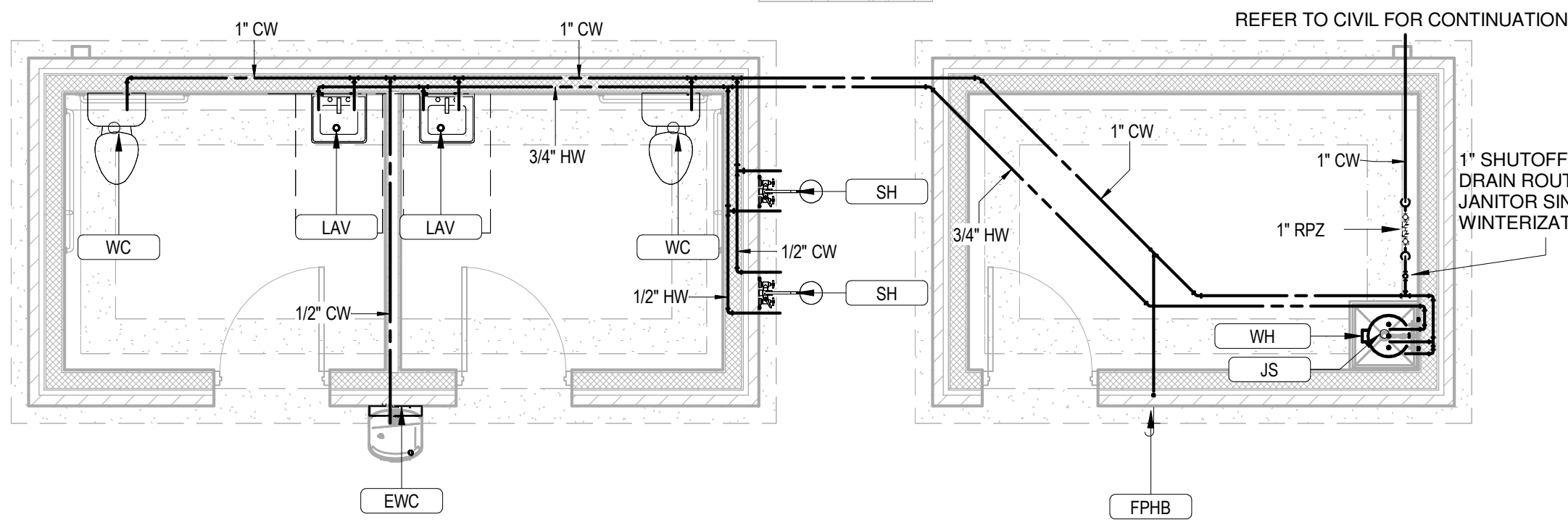
6 DOMESTIC WATER SERVICE ENTRY  
P1.0 N.T.S.



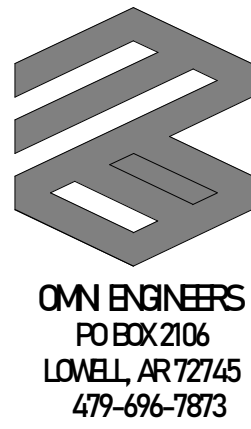
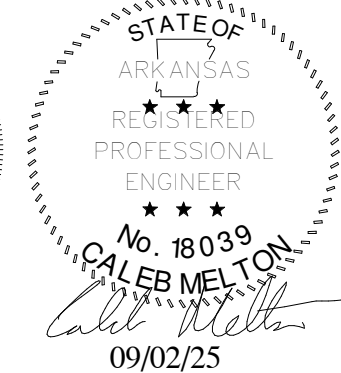
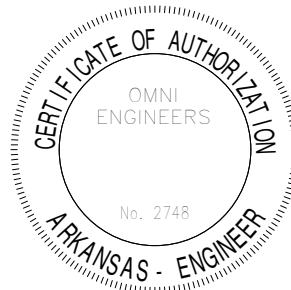
3 OVERALL WASTE AND VENT RISER DIAGRAM  
P1.0



2 WASTE PLAN  
P1.0 1/4" = 1'-0"



1 SUPPLY PLAN  
P1.0 1/4" = 1'-0"



WALNUT GROVE POOL HOUSE  
SW ORANGE AVE  
BENTONVILLE, AR

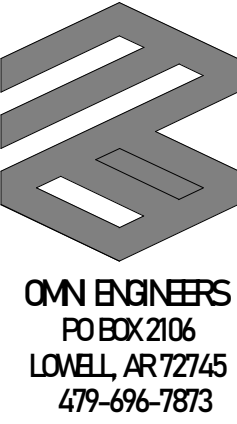
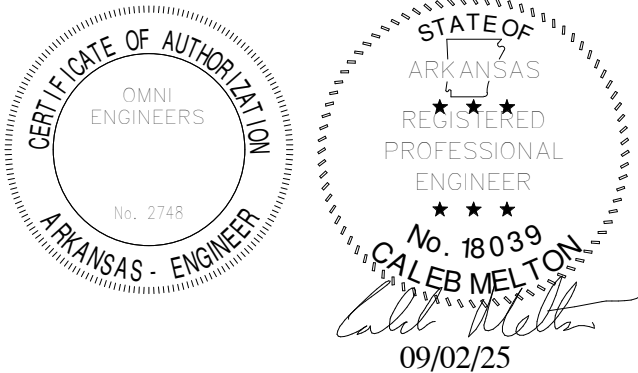
DATE 09/02/25  
JOB NO. 25053  
REVISIONS

P1.0  
PLUMBING PLANS

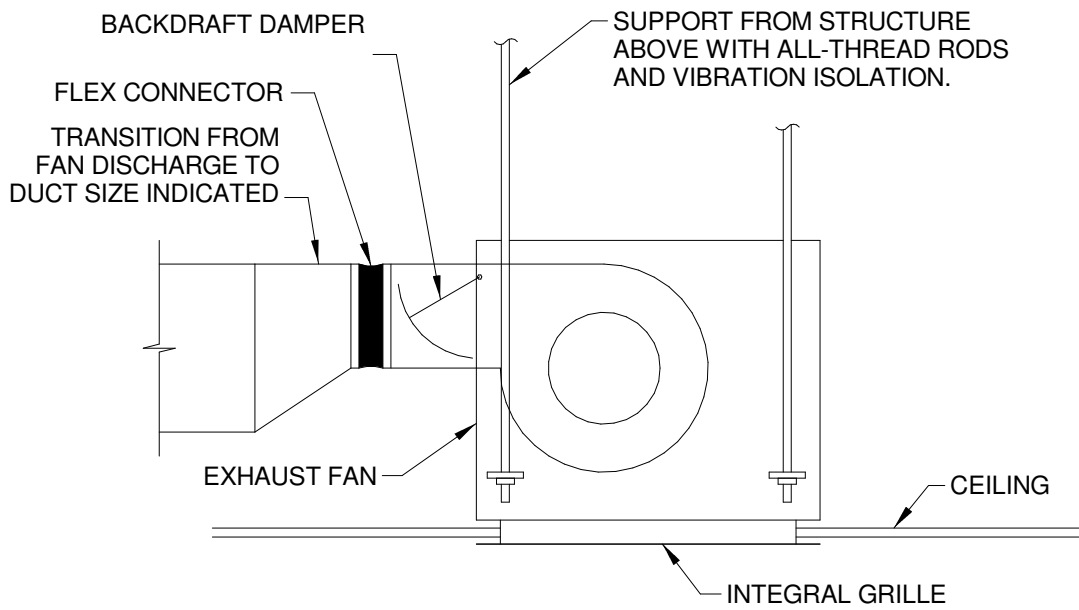


GENERAL NOTES

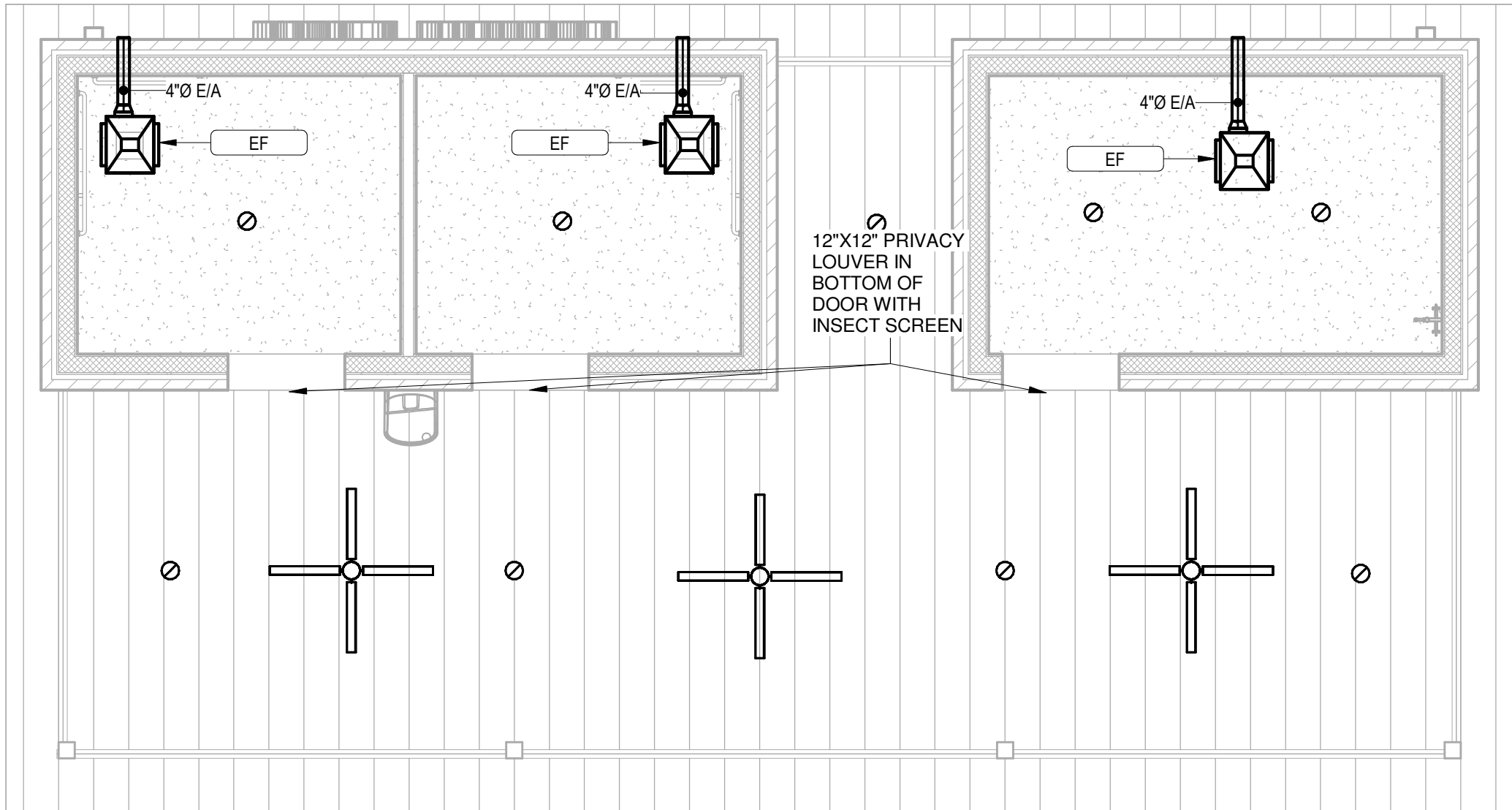
1 REFER TO 'M0.1' FPR MECHANICAL LEGEND AND NOTES, AND 'M2.0' FOR MECHANICAL SCHEDULES.



| EXHAUST FAN SCHEDULE                                                                    |              |         |         |     |            |                       |                                                                |             |             |       |       |             |
|-----------------------------------------------------------------------------------------|--------------|---------|---------|-----|------------|-----------------------|----------------------------------------------------------------|-------------|-------------|-------|-------|-------------|
| ID                                                                                      | MANUFACTURER | MODEL   | AIRFLOW | RPM | DRIVE TYPE | TOTAL STATIC PRESSURE | MOTOR POWER                                                    | INLET SONES | UNIT WEIGHT | VOLT  | PHASE | NOTES       |
| EF                                                                                      | GREENHECK    | SP-B110 | 70      | 729 | DIRECT     | .375 IN-WG.           | 80W                                                            | 1.5         | 12 LB       | 115 V | 1     | A-D,1,2,5-7 |
| NOTES                                                                                   |              |         |         |     |            | ACCESSORIES:          |                                                                |             |             |       |       |             |
| A. DIVISION 16 CONTRACTOR TO PROVIDE DISCONNECT SWITCH.                                 |              |         |         |     |            | 1                     | PROVIDE BACKDRAFT DAMPER.                                      |             |             |       |       |             |
| B. NOT USED                                                                             |              |         |         |     |            | 2                     | PROVIDE MANUFACTURER'S ROOF JACK WITH ADAPTER.                 |             |             |       |       |             |
| C. INTERLOCK FAN OPERATION WITH LIGHTING CONTROLS.                                      |              |         |         |     |            | 3                     | PROVIDE SPUN ALUMINUM VEN CAP. COOK MODEL "PR" WITH ROOF CURB. |             |             |       |       |             |
| D. ROUTE EXHAUST TO ROOF AND MAINTIAN MINIMUM 10' CLEARANCE FROM ALL FRESH AIR INTAKES. |              |         |         |     |            | 4                     | PROVIDE MANUFACTURER'S BRICK VENT.                             |             |             |       |       |             |
|                                                                                         |              |         |         |     |            | 5                     | PROVIDE MANUFACTURERE'S WHITE ALUMINUM GRILLE.                 |             |             |       |       |             |
|                                                                                         |              |         |         |     |            | 6                     | PROVIDE BIRD SCREEN.                                           |             |             |       |       |             |
|                                                                                         |              |         |         |     |            | 7                     | PROVIDE ISOLATOR KIT.                                          |             |             |       |       |             |
|                                                                                         |              |         |         |     |            | 8                     | PROVIDE MANUFACTURER'S WALL CAP.                               |             |             |       |       |             |
|                                                                                         |              |         |         |     |            | 9                     | PROVIDE GREASE COLLECTION CUP.                                 |             |             |       |       |             |
|                                                                                         |              |         |         |     |            | 10                    | PROVIDE THERMOSTAT, SET TO 80°F.                               |             |             |       |       |             |



2 Detail M Exhaust Fan-Ceiling-Side Discharge  
M1.0 N.T.S.



1 HVAC PLAN  
M1.0 1/4" = 1'-0"

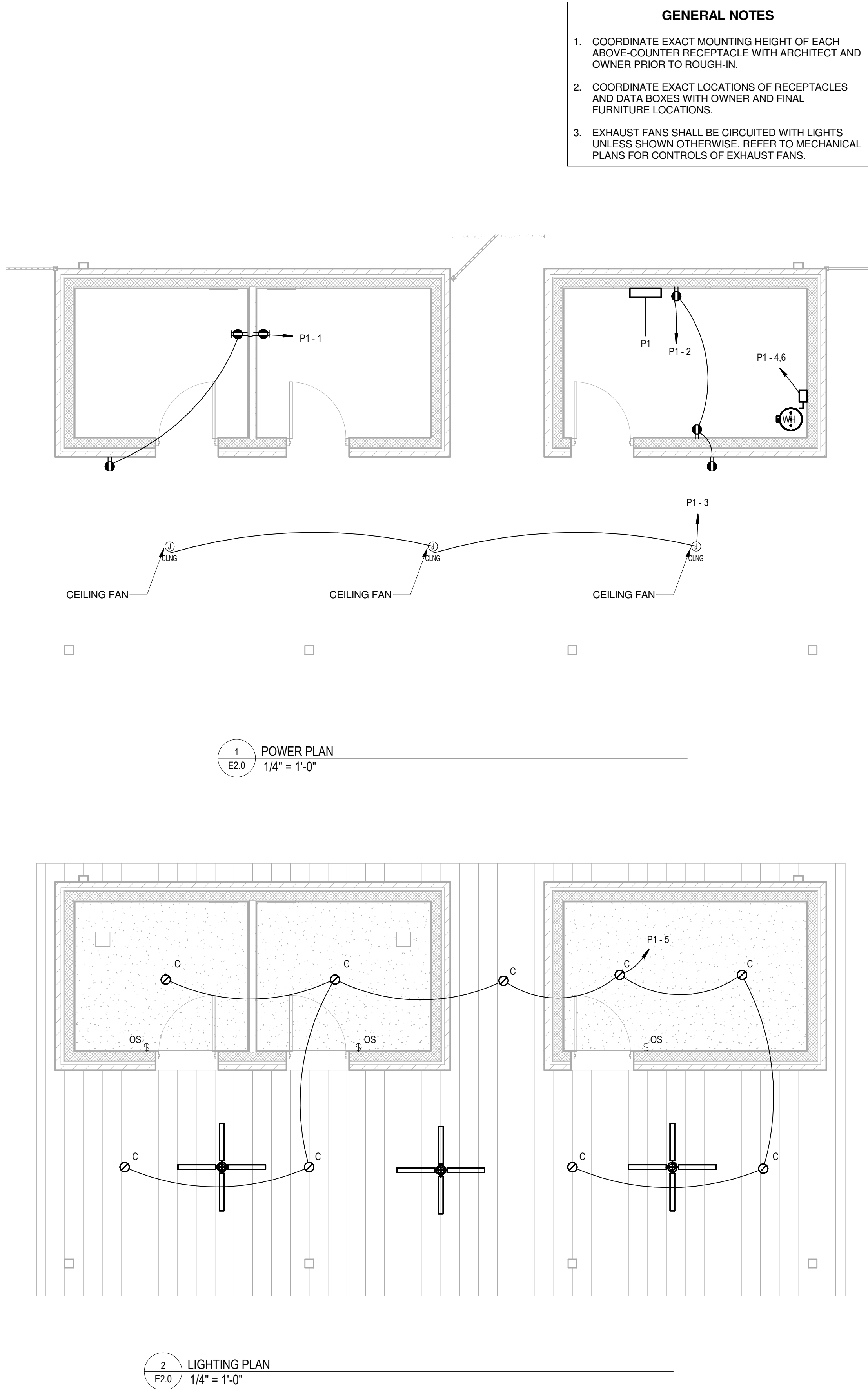
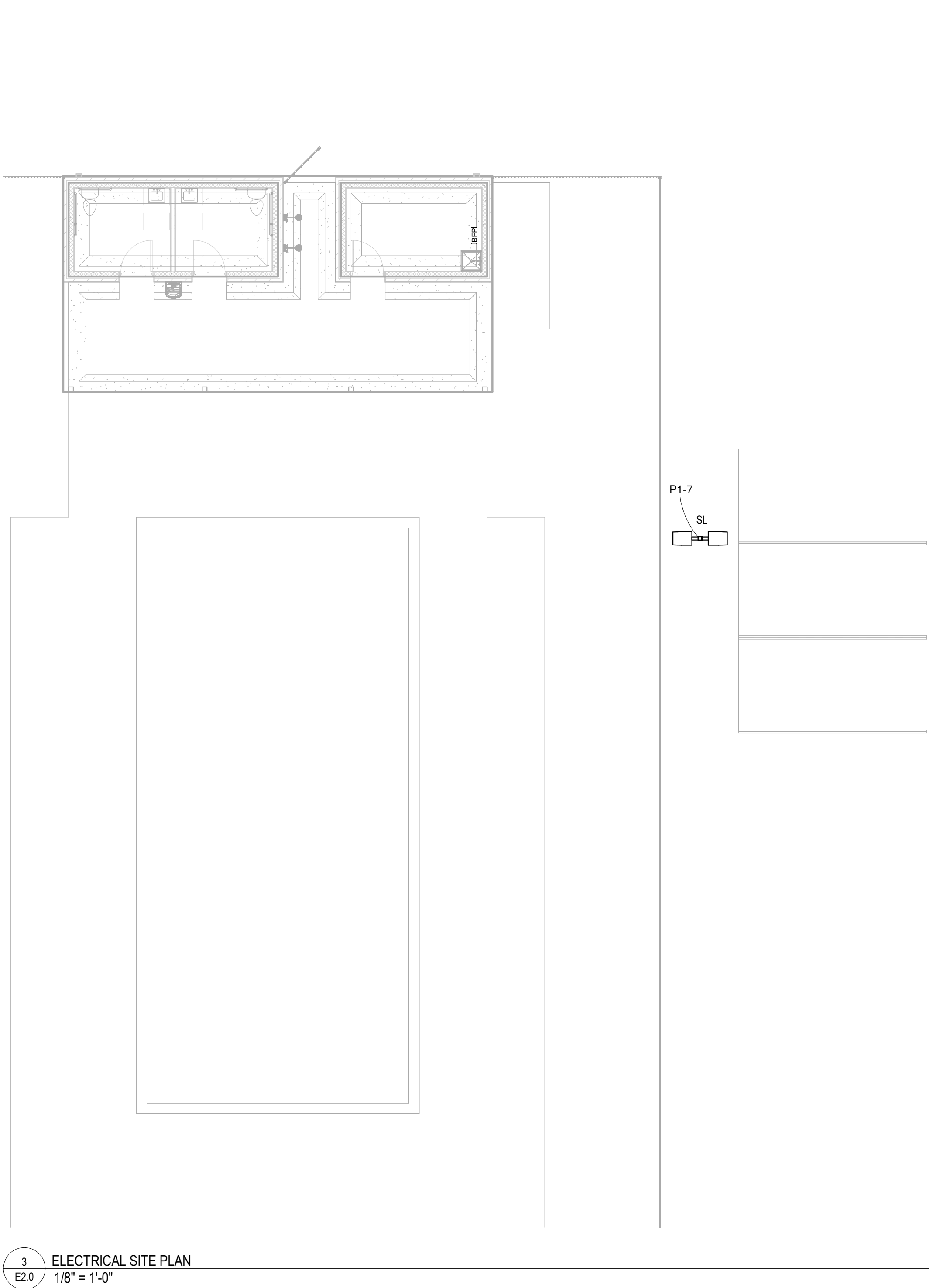
Burris  
Architecture  
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712  
479-319-6045

WALNUT GROVE POOL HOUSE  
SW ORANGE AVE  
BENTONVILLE, AR

DATE  
09/02/25  
JOB NO.  
25053  
REVISIONS

M1.0  
HVAC PLAN







| PANELBOARD: P1           |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  |     |
|--------------------------|------------------|----------------|------|---------------|-------------------------------------|------------------|---------|----------------------------------------|-------|------|------|------------------|-----|
| LOCATION: STORAGE 100    |                  |                |      |               | VOLTAGE: 240/120 Single V. 1 ø 3 W. |                  |         |                                        |       |      |      |                  |     |
| MOUNTING: SURFACE NEMA 1 |                  |                |      |               | A.I.C. RATING: FULLY                |                  |         |                                        |       |      |      |                  |     |
| MAIN DEVICE: MCB 100.0 A |                  |                |      |               | SPECIAL:                            |                  |         |                                        |       |      |      |                  |     |
| BUS AMPS: 200A           |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  |     |
| CKT                      | LOAD DESCRIPTION | WIRE           | BKR  | POLES         | A                                   |                  | B       |                                        | POLES | BKR  | WIRE | LOAD DESCRIPTION | CKT |
| 1                        | RCPT             | #12            | 20 A | 1             | 540 VA                              | 540 VA           |         |                                        | 1     | 20 A | #12  | RCPT             | 2   |
| 3                        | CEILING FANS     | #12            | 20 A | 1             |                                     |                  | 0 VA    | 2250 VA                                |       |      |      |                  | 4   |
| 5                        | LITES            | #12            | 20 A | 1             | 200 VA                              | 2250 VA          |         |                                        | 2     | 30 A | #10  | WATER HEATER     | 6   |
| 7                        | SITE LIGHT       | #12            | 20 A | 1             |                                     |                  | 200 VA  |                                        |       |      |      |                  | 8   |
| 9                        |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 10  |
| 11                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 12  |
| 13                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 14  |
| 15                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 16  |
| 17                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 18  |
| 19                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 20  |
| 21                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 22  |
| 23                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 24  |
| 25                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 26  |
| 27                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 28  |
| 29                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 30  |
| 31                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 32  |
| 33                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 34  |
| 35                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 36  |
| 37                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 38  |
| 39                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 40  |
| 41                       |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  | 42  |
| TOTAL LOAD:              |                  |                |      |               | 3511 VA                             |                  | 2432 VA |                                        |       |      |      |                  |     |
| TOTAL AMPS:              |                  |                |      |               | 29.3 A                              |                  | 20.3 A  |                                        |       |      |      |                  |     |
| LOAD CLASSIFICATION      |                  | CONNECTED LOAD |      | DEMAND FACTOR |                                     | ESTIMATED DEMAND |         | PANEL TOTALS                           |       |      |      |                  |     |
| Other                    |                  | 0 VA           |      | 0.00%         |                                     | 0 VA             |         |                                        |       |      |      |                  |     |
| MTR                      |                  | 4500 VA        |      | 125.00%       |                                     | 5625 VA          |         | TOTAL CONNECTED LOAD: 5943 VA          |       |      |      |                  |     |
| RCPT                     |                  | 1080 VA        |      | 100.00%       |                                     | 1080 VA          |         | TOTAL ESTIMATED DEMAND: 7113 VA        |       |      |      |                  |     |
| LITES                    |                  | 200 VA         |      | 125.00%       |                                     | 250 VA           |         | TOTAL CONNECTED CURRENT: 24.8 A        |       |      |      |                  |     |
| Lighting                 |                  | 200 VA         |      | 100.00%       |                                     | 200 VA           |         | TOTAL ESTIMATED DEMAND CURRENT: 29.6 A |       |      |      |                  |     |
|                          |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  |     |
| NOTES:                   |                  |                |      |               |                                     |                  |         |                                        |       |      |      |                  |     |

- PANELBOARD NOTES (#)**
1. TERMINATE GROUND ON ISOLATED GROUND BUS.
  2. INSTALL LOCKING DEVICE FURNISHED WITH PANELBOARD (LOCK-OFF FOR MAINTENANCE).
  3. INSTALL LOCKING DEVICE FURNISHED WITH PANELBOARD (LOCK-ON FOR CRITICAL LOAD).
  4. GFI BREAKER FOR PERSONNEL PROTECTION (5MA).
  5. GFI BREAKER FOR EQUIPMENT PROTECTION (30MA).
  6. CONDUCTOR SIZE SHOWN IN PANEL SCHEDULE HAS BEEN INCREASED FOR VOLTAGE DROP. SIZE EQUIPMENT GROUND PROPORTIONALLY PER NEC.
  7. REFER TO ONE-LINE DIAGRAM FOR AVAILABLE FAULT CURRENT INTERRUPT RATINGS.
  8. REFER TO ONE LINE DIAGRAM FOR WIRE SIZES.
  9. FACTOR WIRED TO LOAD.
  10. THROUGH CONTROLLER. REFER TO LIGHTING CONTROLLER DETAIL.
  11. ADD CIRCUIT BREAKER TO EXISTING PANEL.
  12. 100% RATED CIRCUIT BREAKER.
  13. MATCH AIC RATING OF SERVICING DEVICE.

**EQUIPMENT LABEL**

ALL SWITCHBOARDS AND PANELBOARDS SHALL HAVE A LABEL APPLIED TO WARN OF POTENTIAL ARC FLASH HAZARDS.

**WARNING**

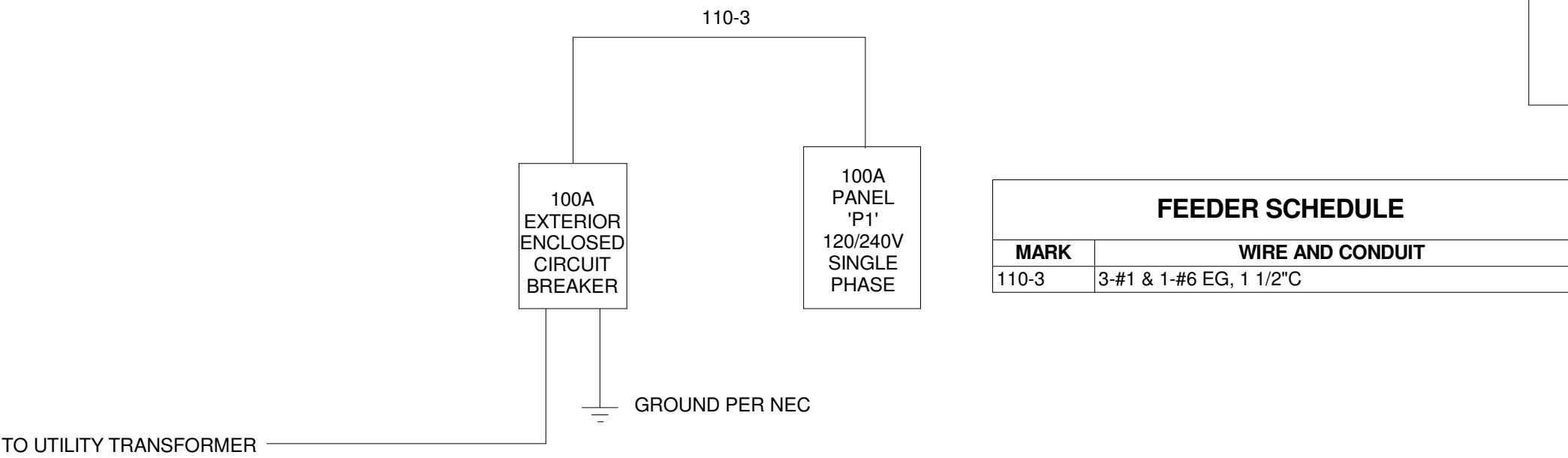
ARC FLASH AND SHOCK HAZARD. APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) REQUIRED.

NOTES:

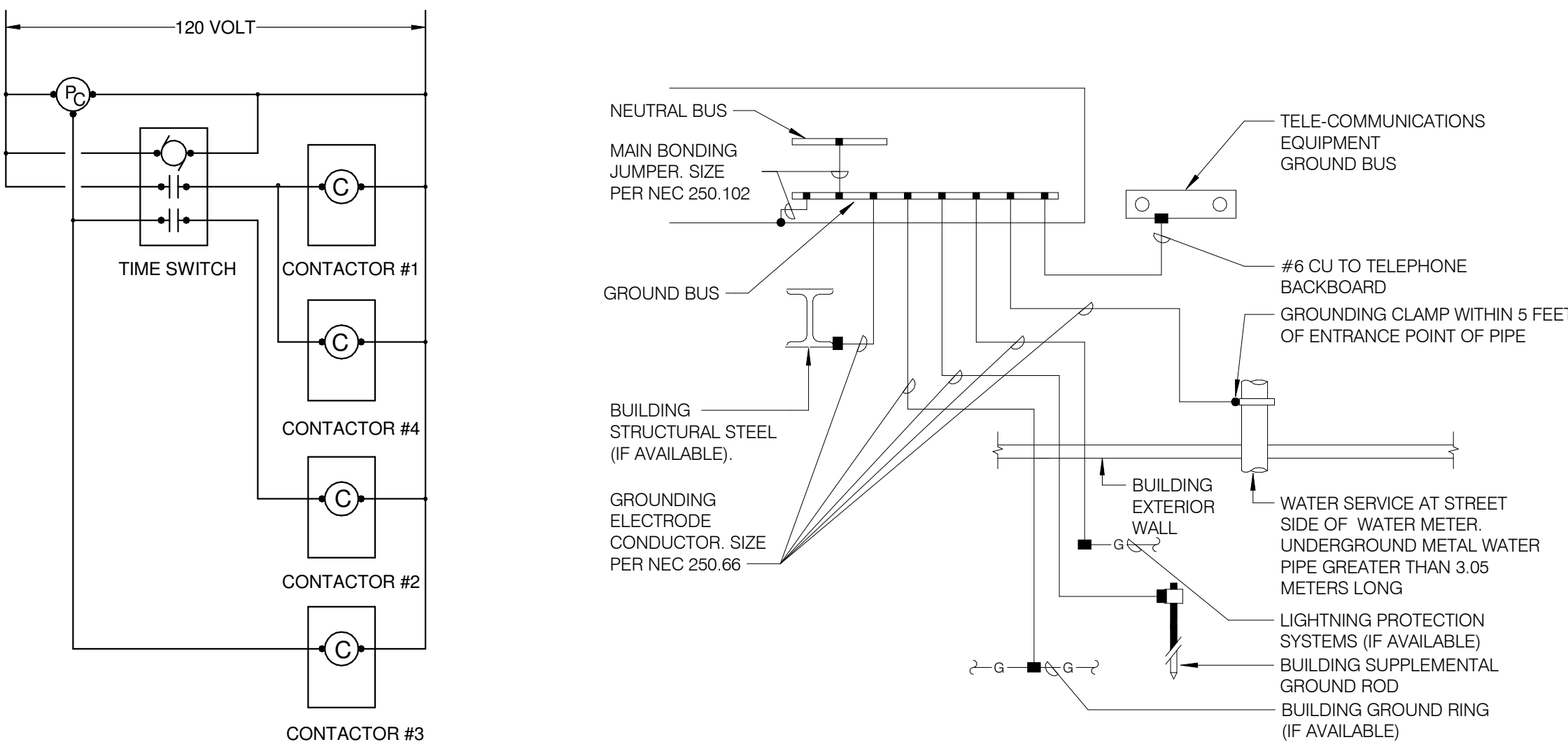
A. ALL SWITCHBOARDS AND PANELBOARD SHALL HAVE A COMMERCIALY PRODUCED PERMANENT APPLIED LABEL, SIMILAR TO THE ABOVE, TO WARN OF POTENTIAL ARC FLASH HAZARDS IN ACCORDANCE WITH NEC 110.16 AND NFPA 70E.

B. LABELING MAY BE COMPLETED BY EQUIPMENT MANUFACTURER, EQUIPMENT VENDOR/SUPPLIER, OR THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THAT ALL SWITCHBOARDS AND PANELBOARDS ARE PROPERLY LABELED IN THE FIELD.

- GENERAL NOTES**
1. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL SERVICE AND METERING REQUIREMENTS WITH THE UTILITY COMPANY PRIOR TO BID AND SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AS REQUIRED BY THE SERVING UTILITY AS WELL AS COST INCURRED BY THE SERVING UTILITY.
  2. ALL EQUIPMENT LISTED IN THE FAULT CURRENT SCHEDULE SHALL HAVE AN AIC RATING GREATER THAN OR EQUAL TO THE FAULT CURRENT SHOWN.
  3. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE FAULT CURRENT AT THE SECONDARY OF THE TRANSFORMER WITH THE UTILITY COMPANY AND ADJUST THE ELECTRICAL PANEL AIC RATINGS TO THE NEXT HIGHER STANDARD RATING.
  4. ALUMINUM SERVICE CONDUCTORS ARE NOT RECOMMENDED AND SHOULD ONLY BE USED WHERE ABSOLUTELY NECESSARY OR REQUIRED BY THE OWNER. CONTRACTOR TO CONTACT THE ENGINEER FOR SIZING. WHERE ALUMINUM CONDUCTORS ARE USED, THE OWNER SHALL PROVIDE ANNUAL MAINTENANCE OF ALL TERMINATIONS TO ENSURE SECURE CONNECTIONS. ALUMINUM WERE WILL EXPAND AND CONTRACT AND OVER TIME MAY BECOME BRITTLE. THE OWNER SHALL ASSUME RESPONSIBILITY FOR USING ALUMINUM CONDUCTORS WITHOUT PROPER INSTALLATION, CARE AND MAINTENANCE.
  5. COORDINATE ALL SERVING AND METERING DETAILS INCLUDING ANY RELOCATION OF EXISTING UTILITY LINES WITH THE POWER COMPANY.
  6. CONTRACTOR TO CONFIRM EXACT LOCATION OF METERS WITH ELECTRIC UTILITY.
  7. PAY ANY POWER COMPANY FEES CHARGED TO OWNER FOR SERVICE AND UTILITY LINE WORK ASSOCIATED WITH THIS PROJECT. THESE COSTS SHALL BE INCLUDED IN BIDS.
  8. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICE AS REQUIRED.
  9. FURNISH AND/OR INSTALL ALL REQUIRED MATERIAL AND LABOR IN COMPLIANCE WITH POWER COMPANY REQUIREMENTS TO PROVIDE A COMPLETE ELECTRICAL SERVICE, INCLUDING TRENCHING AND BACK FILLING, PRIMARY CONDUIT, CONCRETE TRANSFORMER PAD, SECONDARY CONDUITS AND CABLES, C. T. CABINET, METERING AND GROUNDING SYSTEM.

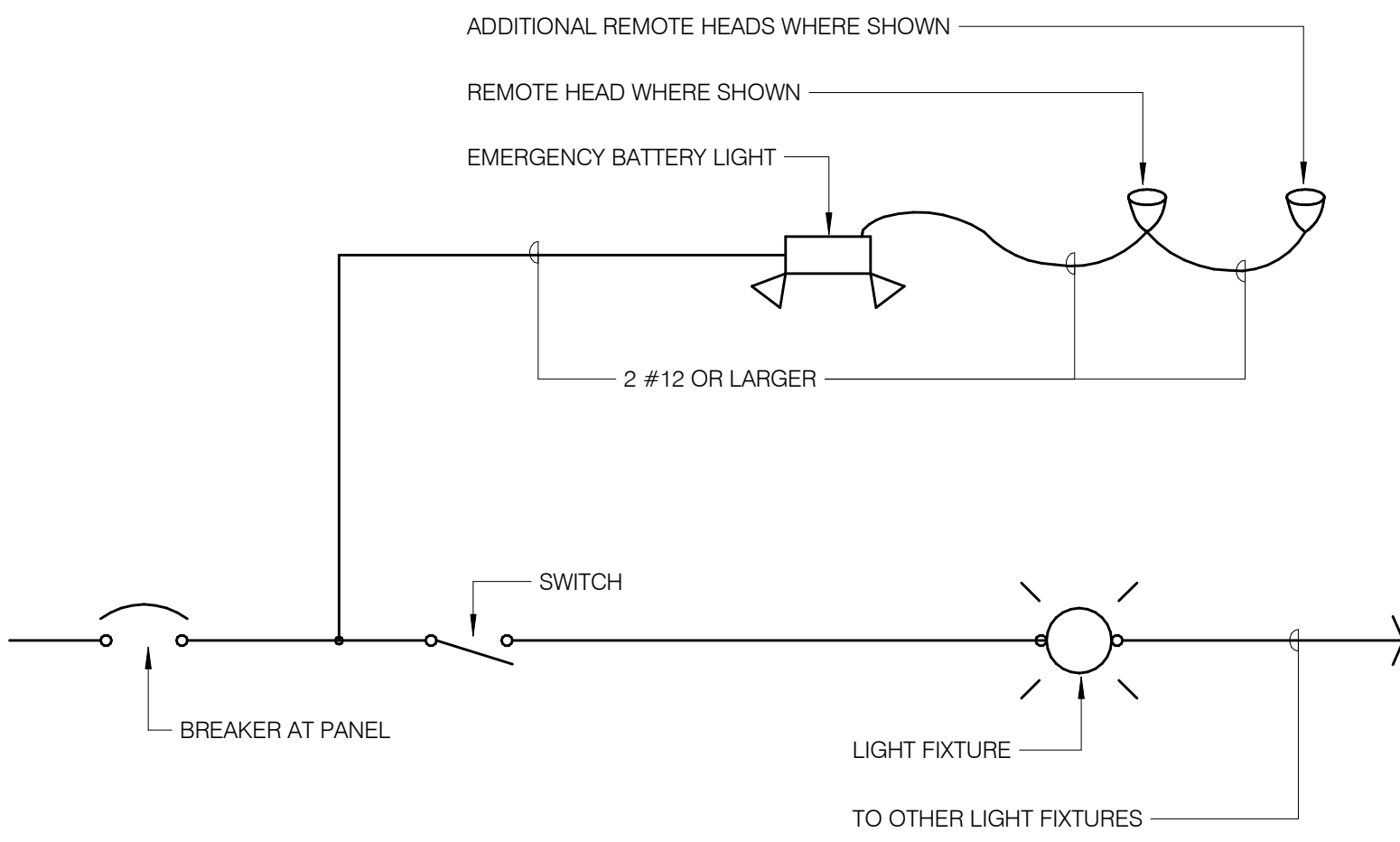


3  
E3.0  
RISER DIAGRAM - ELECTRICAL  
1/8" = 1'-0"

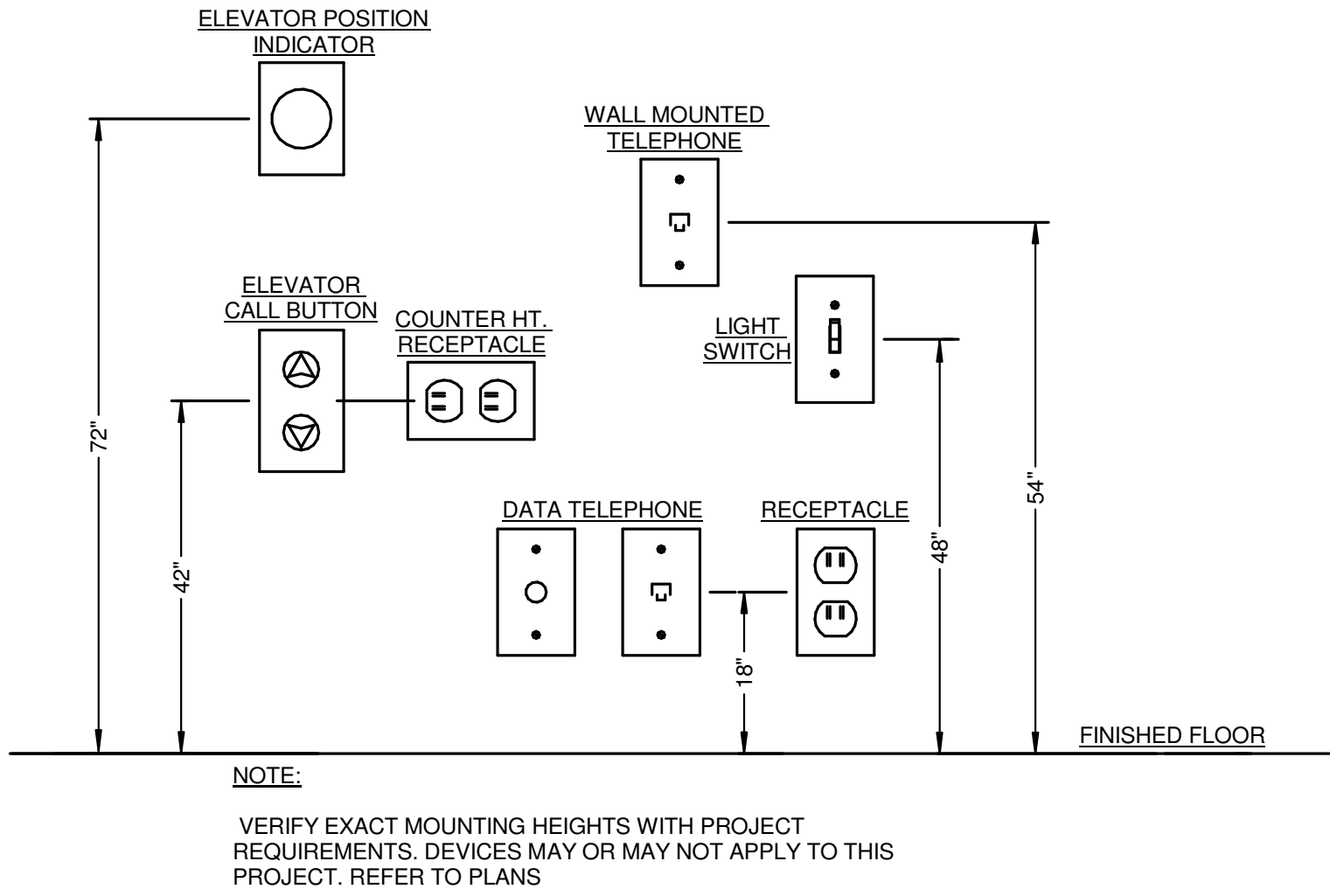


5  
E3.0  
EXTERIOR LIGHTING CONTROL DIAGRAM  
NO SCALE

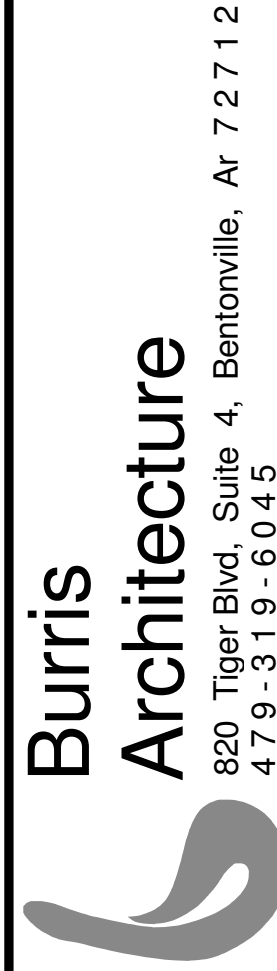
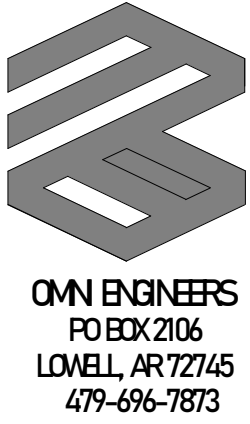
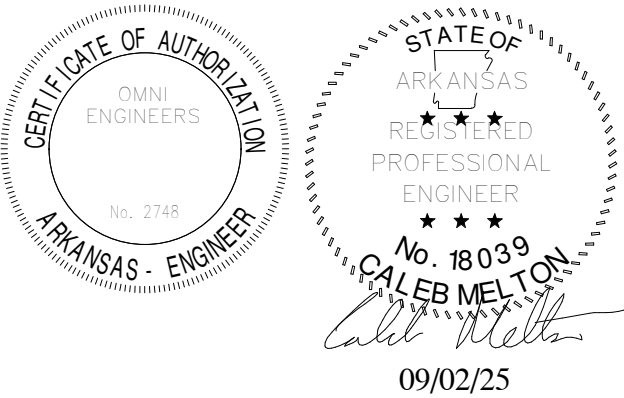
1  
E3.0  
TYPICAL GROUNDING DETAIL  
12" = 1'-0"



2  
E3.0  
EMERGENCY LIGHTING WIRING DIAGRAM  
1/4" = 1'-0"



4  
E3.0  
MOUNTING HEIGHT DETAIL  
NOT TO SCALE



**WALNUT GROVE POOL HOUSE**  
SW ORANGE AVE  
BENTONVILLE, AR

DATE 09/02/25  
JOB NO. 25053  
REVISIONS

**E3.0**  
ELECTRICAL RISER DIAGRAM



FILE NAME: A:\51000s\51925\001\BTVRLP-36 Walnut Grove\Drawings\LOT 51 POOL\C-PLAN-SITE-GRAD-UTIL-51925.dwg DATE: October 1, 2025, TIME: 1:27 PM, USER: ah5935

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

LARGE SCALE DEVELOPMENT PLANS  
FOR

WALNUT GROVE SUBDIVISION POOL  
ISSUED FOR REVIEW

SW ORANGE AVENUE  
BENTONVILLE AR  
OCTOBER 2025  
CITY OF BENTONVILLE ATLAS PAGE 563

ENGINEER

HALFF  
2407 SW COTTONWOOD ST  
STE 1  
CONTACT: PATRICK R. FOY  
EMAIL: PFOY@HALFF.COM  
TEL: 479.579.3968  
FIRM/ BUSINESS NO.: 1470 STATE: AR

SURVEYOR

HALFF  
1111 N LEE AVENUE, STE 400  
OKLAHOMA CITY, OK 73103  
CONTACT: CLAYTON D. CROTTS, PLS  
EMAIL: CCROTTS@HALFF.COM  
TEL: 405.546.3822

LANDSCAPE ARCHITECT

HALFF  
2407 SE COTTONWOOD ST, STE 1  
BENTONVILLE, AR 72712  
CONTACT: DREW DINGLER  
EMAIL: DDINGLER@HALFF.COM  
TEL: 479.579.3984  
LANDSCAPE / TBAE NO.: 712041 STATE: AR

ARCHITECT

BURRIS ARCHITECTURE  
820 TIGER BLVD  
BENTONVILLE, AR 72712-4211  
CONTACT: DAVE BURRIS, AIA  
EMAIL: DAVE@BURRISARCH.COM  
TEL: 479.319.6045

GOVERNING AGENCIES

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

CITY PLANNING  
CONTACT: TYLER OVERSTREET  
305 SW A ST.  
PHONE: (479) 271-3122

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

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

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

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

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

BENCHMARK(S):

CHISELED X IN NORTH RIM OF MANHOLE  
N: 727325.22  
E: 637190.69  
ELEV = 1244.51

LEGAL DESCRIPTION:

LOT 51, WALNUT GROVE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS  
BEING FILED FOR RECORD AT DOCUMENT NUMBER L202461960.

ZONING:

R-1 - LOW DENSITY SINGLE FAMILY RESIDENTIAL  
SETBACKS:  
FRONT: 20'  
SIDE: 7'/20'  
REAR: 25'

FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND  
INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT  
PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED  
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0245K  
EFFECTIVE DATE: JUNE 5, 2012

SITE UTILITY CONTACTS

TELEPHONE  
AT&T  
CONTACT: BRENT BALDWIN  
PHONE: (479) 571-6609 (OFFICE)  
PHONE: (479) 200-9022 (CELL)  
1133 HAROLD STREET  
FAYETTEVILLE, ARKANSAS 72703  
EMAIL: bb6585@att.com

NATURAL GAS  
BLACK HILLS ENERGY  
CONTACT: JOSH KNIGHT  
1301 FEDERAL WAY  
PO BOX 2129  
LOWELL, AR 72745  
PHONE: (479) 721-4523  
EMAIL: joshua.knight@blackhillscorp.com

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

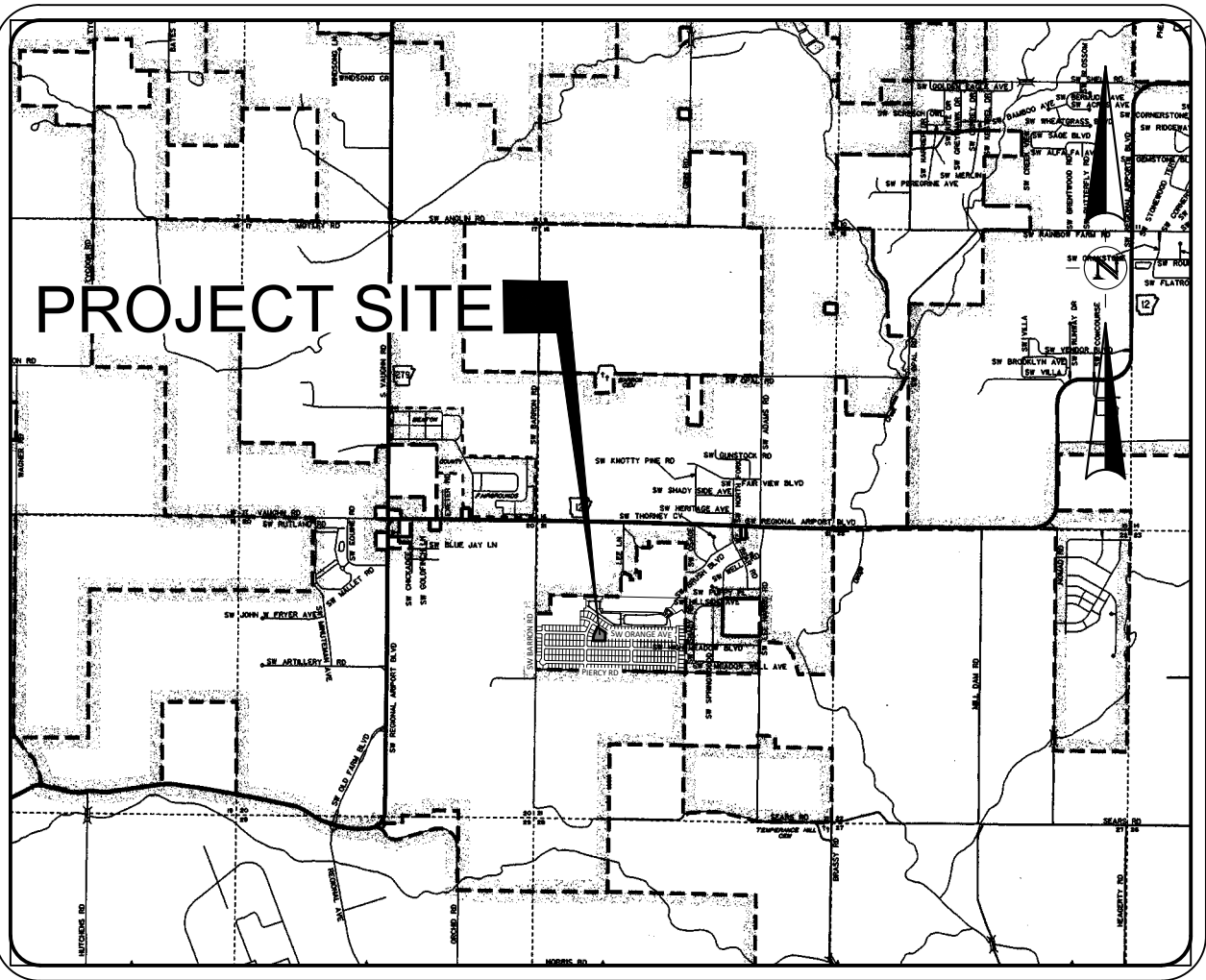
WATER & SEWER  
CITY OF BENTONVILLE  
CONTACT: BEAU THOMPSON  
3200 S.W. MUNICIPAL DRIVE  
BENTONVILLE, ARKANSAS 72712  
PHONE: (479) 271-3140

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

ELECTRIC  
CITY OF BENTONVILLE  
3200 S.W. MUNICIPAL DRIVE  
BENTONVILLE, AR 72712  
PHONE: (479) 271-3159

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

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



LOCATION MAP

NOT TO SCALE

OWNER/CLIENT:

RLP DEVELOPMENT, LLC  
CONTACT: RUSS PLUMLEY  
PO BOX 3207  
BENTONVILLE, AR 72712  
TEL. 479-530-2337

PREPARED BY:



2407 SW COTTONWOOD ST  
STE 1  
TEL. 479-273-2209  
www.halff.com

SHEET LIST TABLE

| Sheet Number | Sheet Title             |
|--------------|-------------------------|
| C001         | COVER SHEET             |
| C002         | NOTES AND LEGEND        |
| C100         | EROSION CONTROL         |
| C101         | EROSION CONTROL DETAILS |
| C200         | SITE PLAN               |
| C300         | UTILITY PLAN            |
| C400         | GRADING PLAN            |
| C500         | MISCELLANEOUS DETAILS   |
| C501         | MISCELLANEOUS DETAILS   |

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.
- THIS PROJECT IS NOT WITHIN AN AIRPORT ZONE.



Know what's below.  
Call before you dig.

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

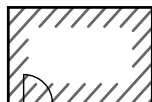
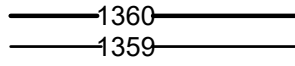
AVO: 51925.001 DATE: OCTOBER 2025

CITY OF BENTONVILLE PROJECT #LSD25-0032

C001



## LEGEND

|                                                                                   |                                                |                                                                                     |                                 |
|-----------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------|
|  | PROPOSED BUILDING                              |    | EX. BOUNDARY LINE               |
|  | PROPOSED ASPHALT STREET W/ CONC. CURB & GUTTER |    | EX. ADJACENT BOUNDARY LINE      |
|  | TYPE "A" 6" CURB & GUTTER                      |    | EX. RIGHT OF WAY LINE           |
|  | PROPOSED CONCRETE SIDEWALK BY DEVELOPER        |    | EX. EASEMENT LINE               |
|  | BUILDING SETBACK LINE                          |    | EX. ASPHALT                     |
|  | PROPOSED 5' METAL FENCE                        |    | EX. UNDERGROUND ELECTRIC LINE   |
|  | PROPOSED 6' PRIVACY FENCE                      |    | EX. STORM DRAIN PIPE            |
|  | PROPOSED 6" PERFORATED PVC PIPE                |    | EX. CONTOURS                    |
|  | PROPOSED 6" PVC PIPE                           |    | EX. REBAR                       |
|  | PROPOSED FINISHED GRADE CONTOUR                |    | EX. MAG NAIL                    |
|  | PROPOSED 1" SERVICE LINE                       |    | BENCHMARK                       |
|  | PROPOSED 5/8" WATER DOUBLE METER SETTER        |    | EX. ELECTRIC TRANSFORMER        |
|  | PROPOSED 4" SANITARY SEWER SERVICE LINE        |    | EX. ELECTRIC PEDESTAL           |
|  | PROPOSED ELECTRIC METER                        |    | EX. STREET LIGHT                |
|                                                                                   |                                                |    | EX. CURB INLET/JUNCTION BOX     |
|                                                                                   |                                                |    | EX. WATER LINE                  |
|                                                                                   |                                                |    | EX. SANITARY SEWER LINE         |
|                                                                                   |                                                |    | EX. SANITARY SEWER SERVICE LINE |
|                                                                                   |                                                |    | EX. WATER METER                 |
|                                                                                   |                                                |    | EX. FIRE HYDRANT                |
|                                                                                   |                                                |    | EX. WATER VALVE                 |
|                                                                                   |                                                |   | EX. WATER TEE                   |
|                                                                                   |                                                |  | EX. SEWER MANHOLE               |

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE DEVELOPMENT REGULATIONS.
9. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
10. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY OF BENTONVILLE RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF BENTONVILLE DETAILS AND SPECIFICATIONS.
11. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" OR B-U-G LIGHTING FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
12. THERE IS CURRENTLY NO PARKING LOT LIGHT POLES PROPOSED FOR THIS SITE.
13. THE PROPOSED COMMUNITY DESIGN FEATURES FOR THIS PROJECT ARE A DERO SWERVE BIKE RACK AND TWO PATIO BENCHES (VICTOR STANLEY, INC. "CLASSIC" (MODEL #C-10) 6' BENCH (COLOR-BLACK) OR APPROVED EQUAL.
14. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. NO SIGN IS PROPOSED AT THIS TIME.
15. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
16. WALNUT GROVE SUBDIVISION PHASE 2-4 IS LOCATED WITHIN THE NORTHWEST ARKANSAS REGIONAL AIRPORTS D-4 AIRPORT ZONE AND SUBJECT TO FREQUENT FLIGHT PATHS OVERHEAD.
17. FOR ALL RIGHT-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.

SITE GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF BENTONVILLE REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
7. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
8. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
9. THERE ARE NO EXISTING WETLANDS ON SITE.

SITE UTILITY GENERAL NOTES:

3. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM MORRISON-SHIPLEY ENGINEERS, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. MORRISON-SHIPLEY ENGINEERS, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
4. ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND MEP PLANS.
5. PRIVATE 4" SCHEDULE 40 PVC SANITARY SEWER SERVICE TO BE INSTALLED AT 1.2% MINIMUM SLOPE.
6. ALL SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BENTONVILLE SPECIFICATIONS DATED OCTOBER 2024. WATER LINES SHALL HAVE A MINIMUM COVER OF 4'. ALL WATER MAIN FITTINGS MUST BE INSTALLED WITH LOCKING RETAINER GLANDS.
7. THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. A PRECONSTRUCTION MEETING IS REQUIRED FOR ALL WATER AND SANITARY SEWER CONSTRUCTION.
8. ALL FIRE HYDRANTS (IF ANY) SHALL BE PLACED WITH THE NOZZEL CAP 3' +/-9' FROM THE BACK OF CURB IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
9. 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.
10. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS. REFER TO ARCHITECTURE AND MEP PLANS FOR LIGHT FIXTURE LOCATIONS, DETAILS, FIXTURE TYPES, AND LOCATION/NUMBERS/SIZE OF CONDUIT SLEEVES.
11. ALL PROPOSED TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
12. THERE ARE NO PROPOSED PARKING LOT LIGHT POLES AS A PART OF THIS PROJECT.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD DRAWINGS WHEN INSTALLING FACILITIES.
14. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE BY BENTONVILLE ELECTRIC DEPARTMENT AT DEVELOPER'S EXPENSE. CONTRACTOR TO COORDINATE RELOCATION WITH BEUD. THE CONTRACTOR WILL BE RESPONSIBLE FOR INTERCEPTING EXISTING CONDUITS AND ROUTING TO TRANSFORMER LOCATION, RE: BEUD ELECTRIC PLAN.
15. ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS. RE "TYPICAL WATER AND SEWER BEDDING AND BACKFILL DETAIL".
16. CONTACT BEUD AT (479)-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
17. 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.

BEUD NOTES:

1. IT IS ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
2. INCLUDE BEUD'S LAYOUT DRAWING AND THE LATEST REVISION OF DETAIL SHEETS 1 THRU 3 IN PLAN SET AS SEPARATE FULL SIZE SHEETS PRIOR TO REQUESTING A PRECON.
3. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
4. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL THE SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.

|                                                                                      |                              |
|--------------------------------------------------------------------------------------|------------------------------|
| WALNUT GROVE SUBDIVISION POOL<br>WALNUT GROVE SUBDIVISION PHASE II<br>BENTONVILLE AR | ISSUED FOR REVIEW 10.01.2025 |
|--------------------------------------------------------------------------------------|------------------------------|



**half**

2007 SE COTTONWOOD ST.  
SUITE 1  
BENTONVILLE, AR 72712  
TEL. (479) 273-2289

[illegible]

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

|             |                |
|-------------|----------------|
| Patrick Foy | 18318          |
| NAME        | PE LICENSE NO. |
| 10/1/2025   |                |
| DATE        |                |

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

|                     |       |
|---------------------|-------|
| 1407                | AR    |
| FIRM / BUSINESS NO. | STATE |

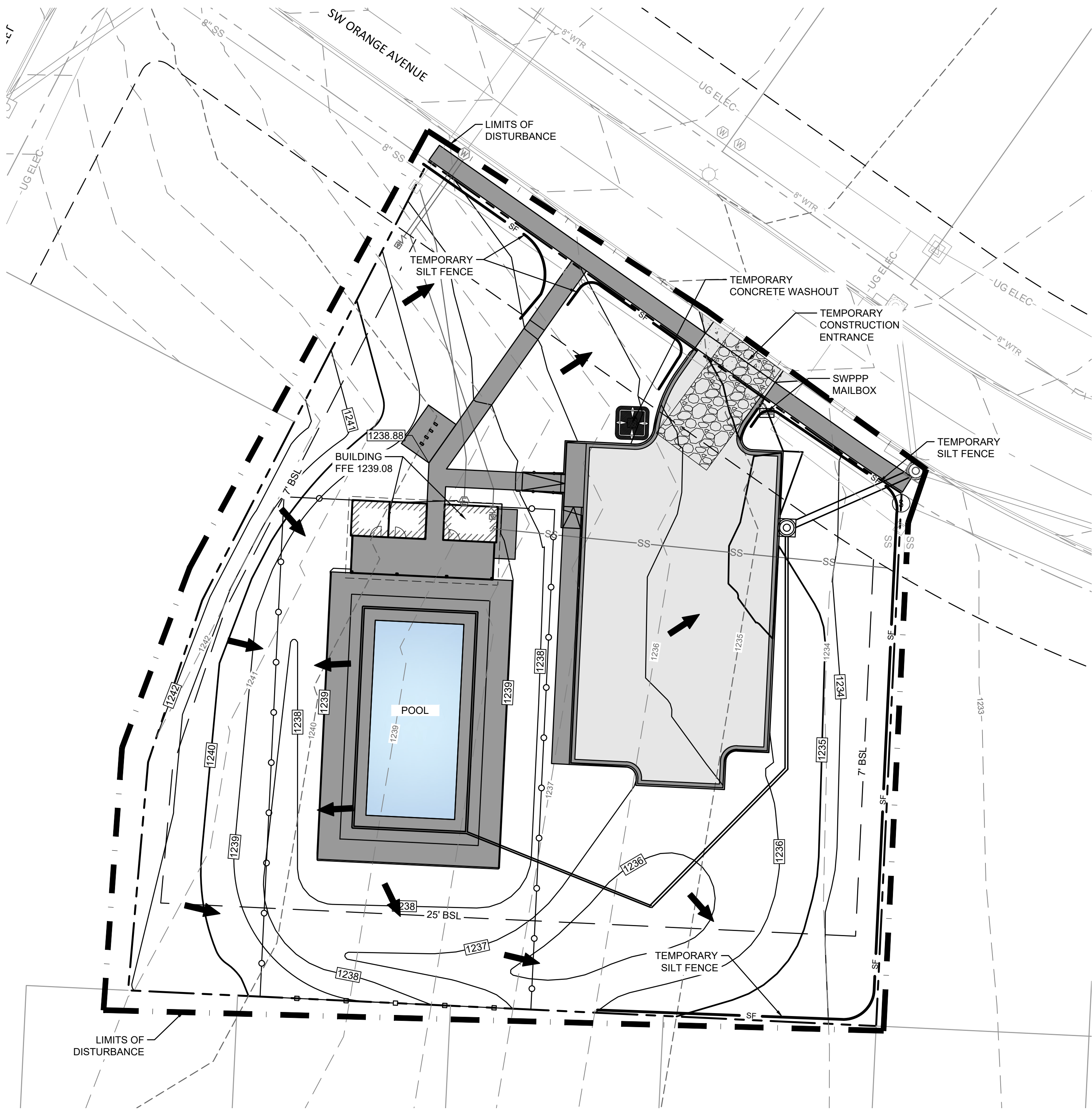
|              |            |
|--------------|------------|
| PROJECT NO.: | 51925.001  |
| ISSUED:      | 10.01.2025 |
| DRAWN BY:    | TJL        |
| CHECKED BY:  | PRF        |
| SCALE:       | NTS        |
| SHEET TITLE: |            |

## NOTES AND LEGEND

C002



FILE NAME: A:\51000s\51925\001\BT\VR\P-36 Walnut Grove\Drawings\LOT 51 POOL\PLAN-SITE-GRAD\JTIL-51925.dwg DATE: October 1, 2025, TIME: 1:27 PM, USER: ah5935



LIMITS OF DISTURBANCE: ±.97 ACRES  
TOTAL SITE AREA: ±.87 ACRES

LEGEND

SF

PROPOSED SILT FENCE

---

LIMITS OF DISTURBANCE

TEMPORARY CONSTRUCTION ENTRANCE

SMB

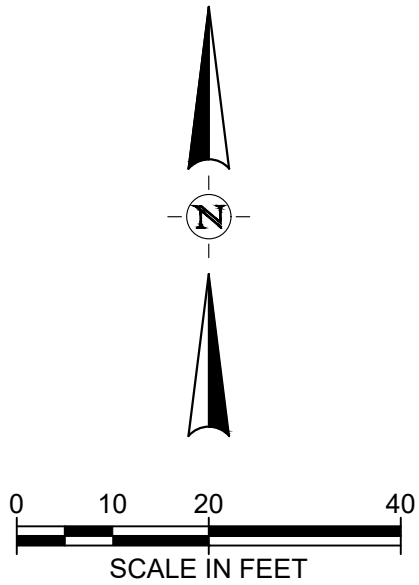
SWPPP MAILBOX

FLOW ARROW

TEMPORARY CONCRETE WASHOUT

SITE EROSION CONTROL GENERAL NOTES:

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY 14 DAYS AND AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-QUARTER (0.25) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL PHASES OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED OF DEBRIS, FINISH GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED UNTIL THE COMPLETION OF ALL PHASES OF CONSTRUCTION AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED.
5. ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPE BEDS SHALL BE SODDED/ SEEDDED.
6. THE CONTRACTOR SHALL INSPECT, REPAIR, AND ADD STONE TO THE STABILIZED CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO ENSURE IT WORKS AS INTENDED.
7. DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
8. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS. ANY DIRT OR MUD TRACKED ONTO ADJACENT ROADWAY SHALL BE PICKED/SWEPT UP IMMEDIATELY.
9. ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.



NOTE TO CONTRACTOR:

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

WALNUT GROVE SUBDIVISION POOL  
WALNUT GROVE SUBDIVISION PHASE II  
BENTONVILLE AR

ISSUED FOR REVIEW 10.01.2025



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

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |



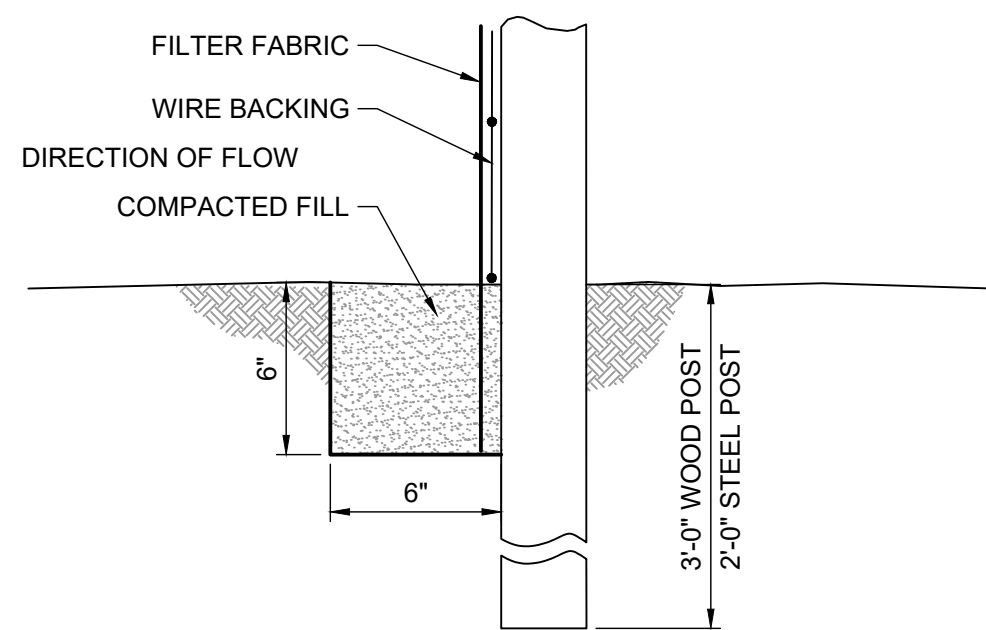
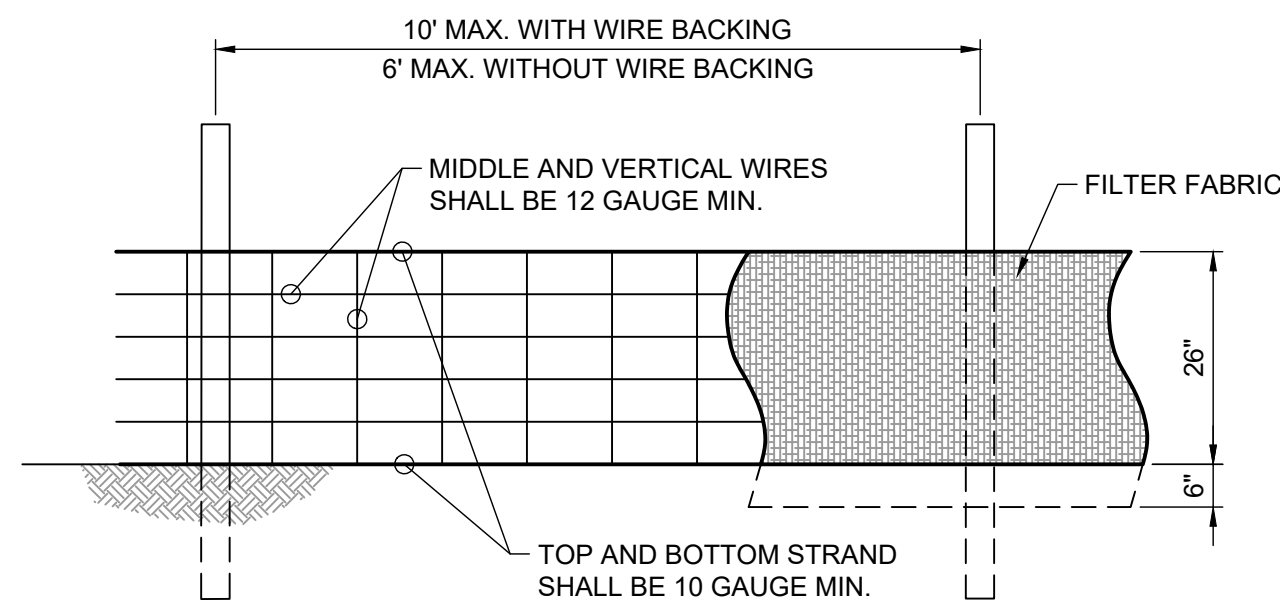
THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
Patrick Foy 18318  
NAME PE LICENSE NO.  
10/1/2025  
DATE  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF  
1407 FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 51925.001  
ISSUED: 10.01.2025  
DRAWN BY: TJL  
CHECKED BY: PRF  
SCALE: 1" = 20'

SHEET TITLE:  
EROSION CONTROL

C100

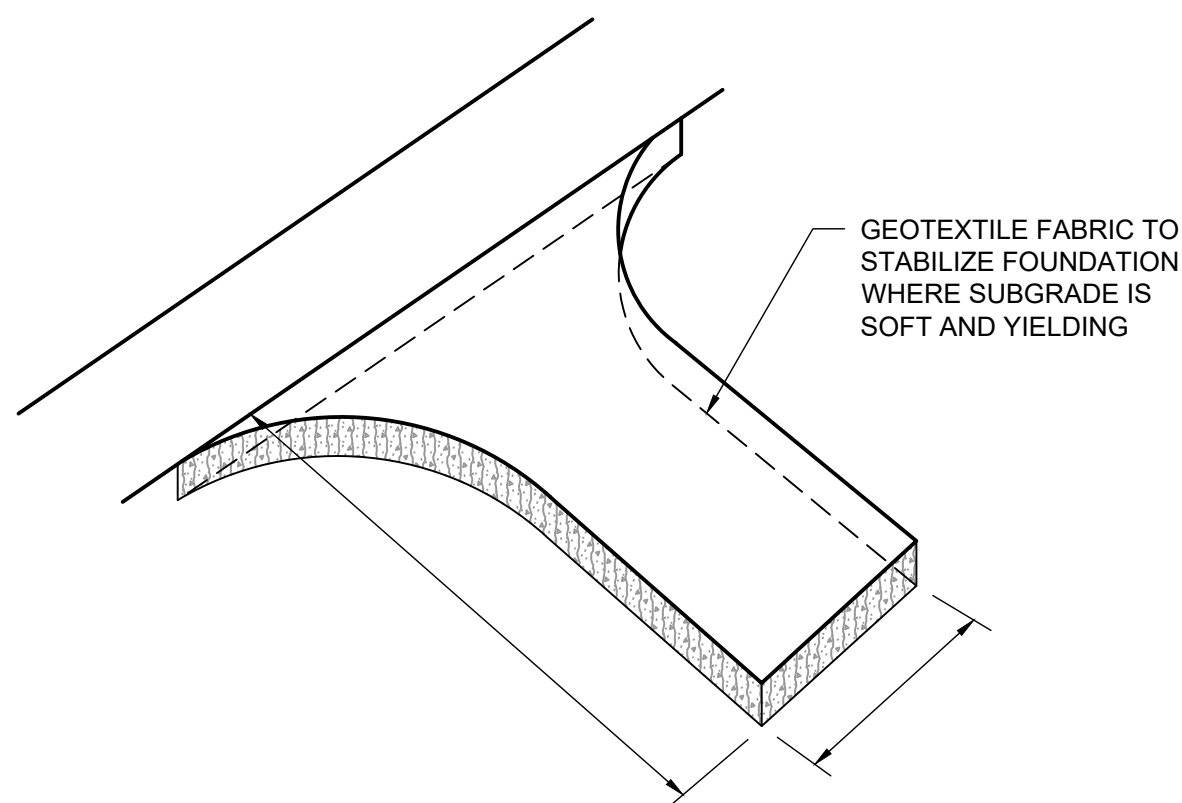




### EXTENSION OF FABRIC INTO TRENCH

## EC-12: SILT FENCE

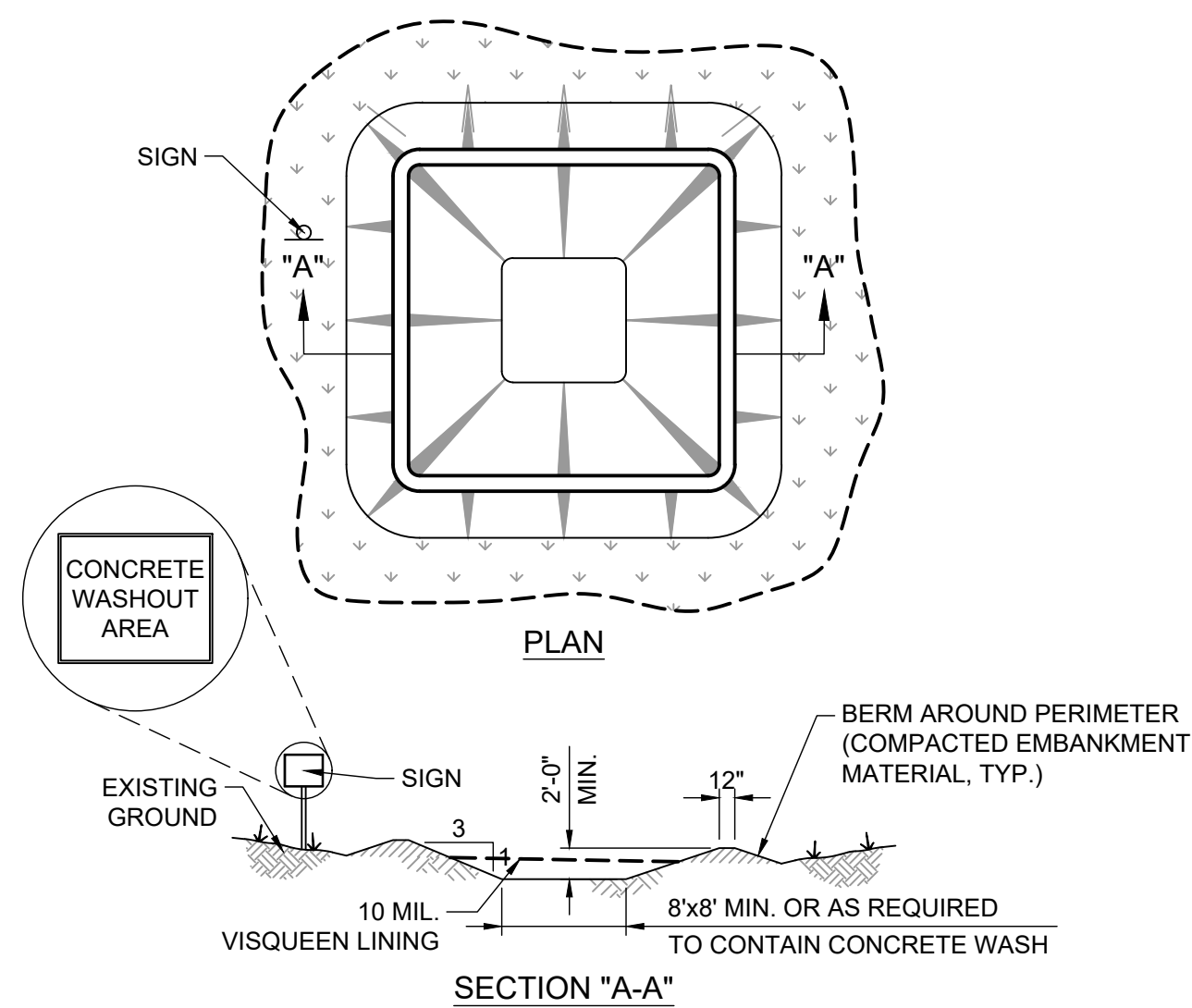
NOT TO SCALE 3-20-2024



NOTES:

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

## EC-30: TEMPORARY CONSTRUCTION ENTRANCE



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
4. WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED WASTE SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED.

## EC-50: CONCRETE WASHOUT AREA

NOT TO SCALE 4-3-2024

[illegible]

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

## OPERATION TIME SCHEDULE

NOT TO SCALE 05-13-2024

[illegible]

THE SEAL ORIGINALLY APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY:

|             |                |
|-------------|----------------|
| Patrick Foy | 18318          |
| NAME        | PE LICENSE NO. |

10/1/2025  
DATE

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

HALFF

|                     |       |
|---------------------|-------|
| 1407                | AR    |
| FIRM / BUSINESS NO. | STATE |

PROJECT NO.: 51925.001

|         |            |
|---------|------------|
| ISSUED: | 10.01.2025 |
|---------|------------|

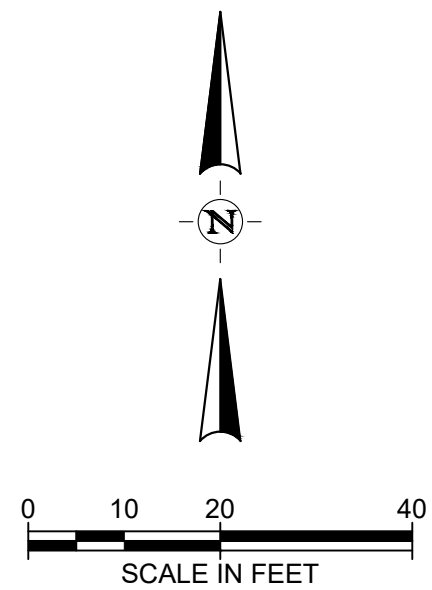
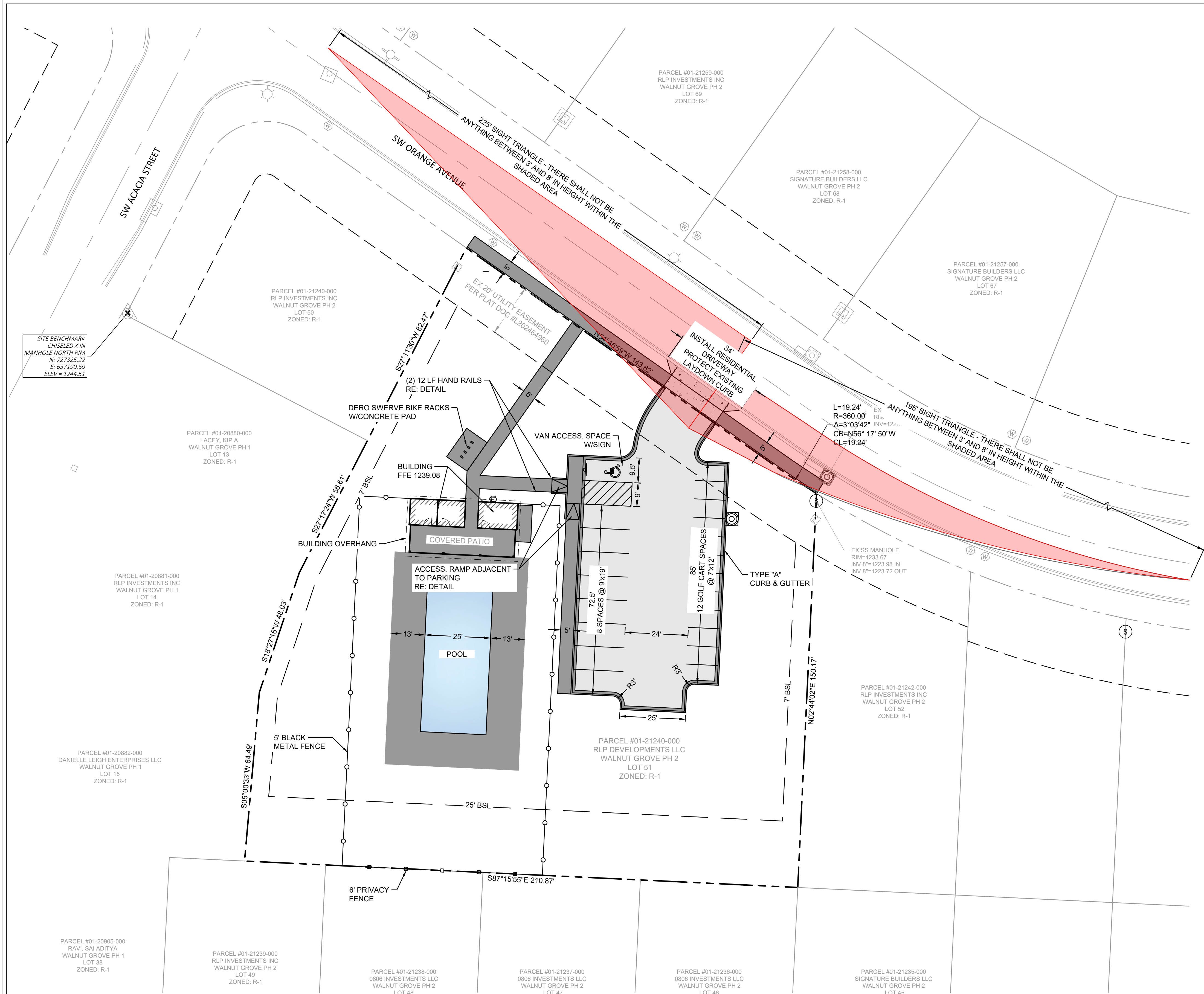
DRAWN BY: TJL

CHECKED BY: PRF

SCALE: 1" = ##'

SHEET TITLE:  
EROSION  
CONTROL  
DETAILS





BEUD NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

WALNUT GROVE SUBDIVISION POOL  
WALNUT GROVE SUBDIVISION PHASE II  
BENTONVILLE AR

ISSUED FOR REVIEW 10.01.2025



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

[illegible]

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

|             |                |
|-------------|----------------|
| Patrick Foy | 18318          |
| NAME        | PE LICENSE NO. |
| 10/1/2025   |                |
| DATE        |                |

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

|                     |       |
|---------------------|-------|
| HALFF               |       |
| 1407                | AR    |
| FIRM / BUSINESS NO. | STATE |

|                        |
|------------------------|
| PROJECT NO.: 51925.001 |
|------------------------|

|           |            |
|-----------|------------|
| ISSUED:   | 10.01.2025 |
| DRAWN BY: | TJL        |

CHECKED BY: PRF

---

SCALE: 1" = 20'

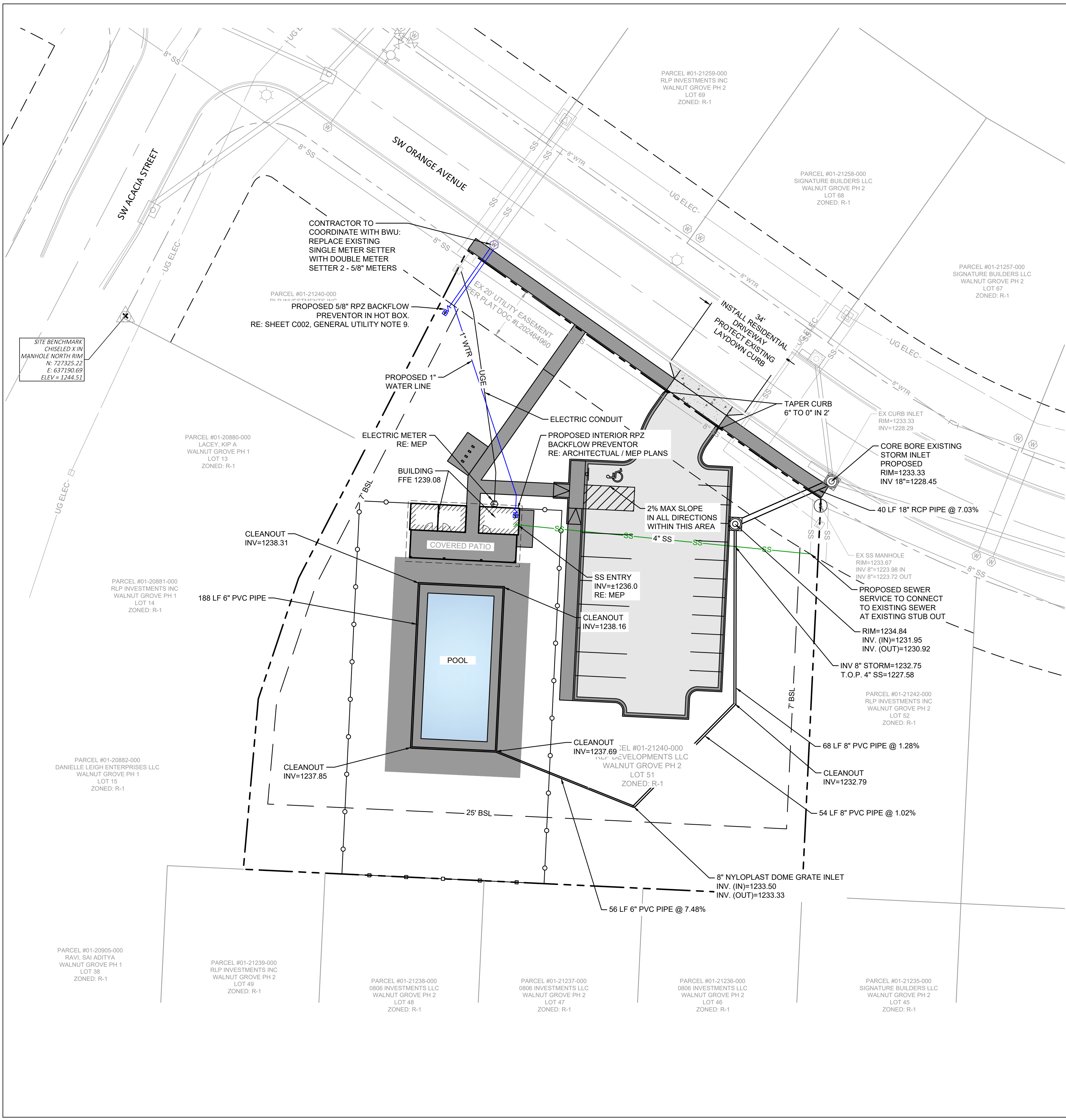
SHEET TITLE:

## SITE PLAN

C300

CITY OF BENTONVILLE PROJECT #LSD25-0032

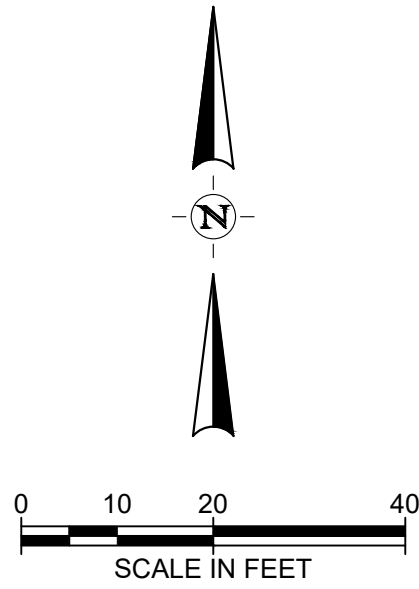




BEUD NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

| PROPOSED SANITARY SEWER STUDY DESIGN FLOWS |                   |                    |           |
|--------------------------------------------|-------------------|--------------------|-----------|
| BATHERS PER DAY                            | FLOW RATE         | AVERAGE DAILY FLOW | PEAK FLOW |
| 100                                        | 10 GAL/DAY/BATHER | 0.7 GPM            | 2.9 GPM   |



WALNUT GROVE SUBDIVISION POOL  
WALNUT GROVE SUBDIVISION PHASE II  
BENTONVILLE AR

ISSUED FOR REVIEW 10.01.2025



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

| REVISION |      | DESCRIPTION |  |
|----------|------|-------------|--|
| NO.      | DATE |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |
|          |      |             |  |



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

Patrick Foy 18318  
NAME PE LICENSE NO.  
10/1/2025  
DATE

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

HALFF

1407 AR  
FIRM / BUSINESS NO. STATE

PROJECT NO.: 51925.001  
ISSUED: 10.01.2025  
DRAWN BY: TJL  
CHECKED BY: PRF  
SCALE: 1" = 20'  
SHEET TITLE:

UTILITY PLAN

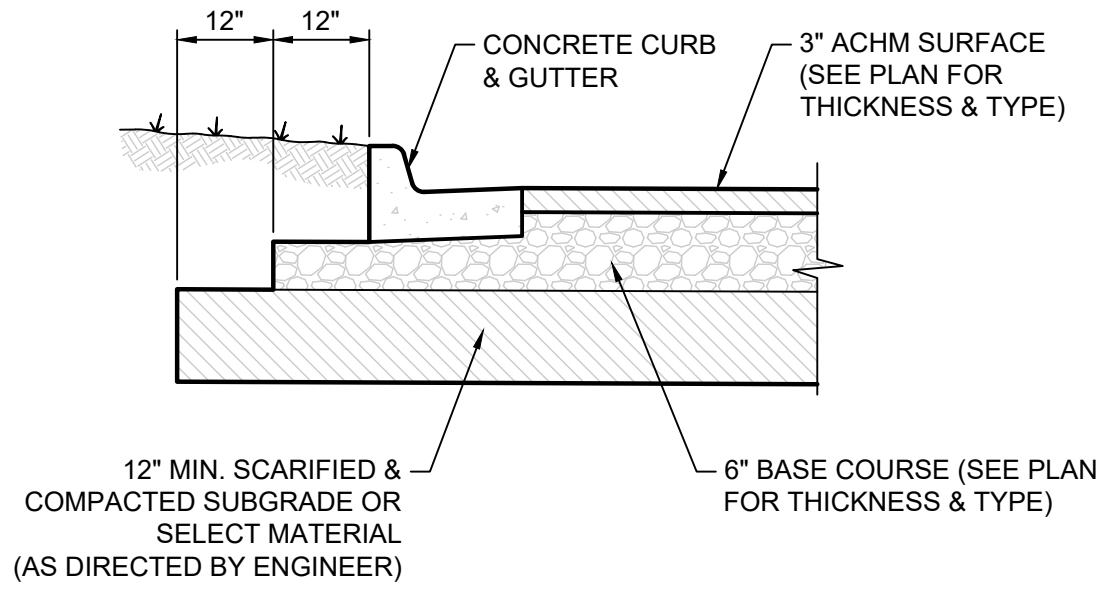
C300



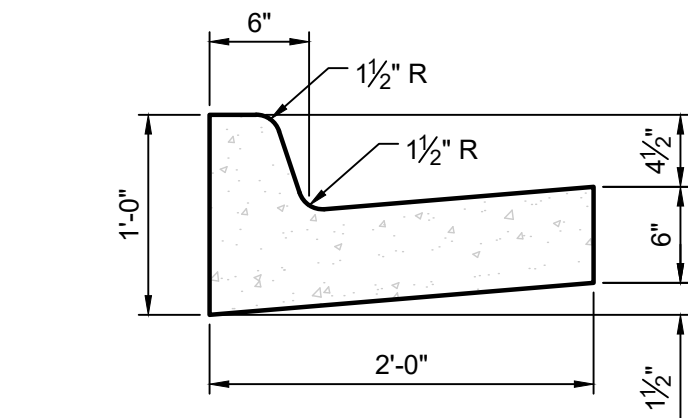




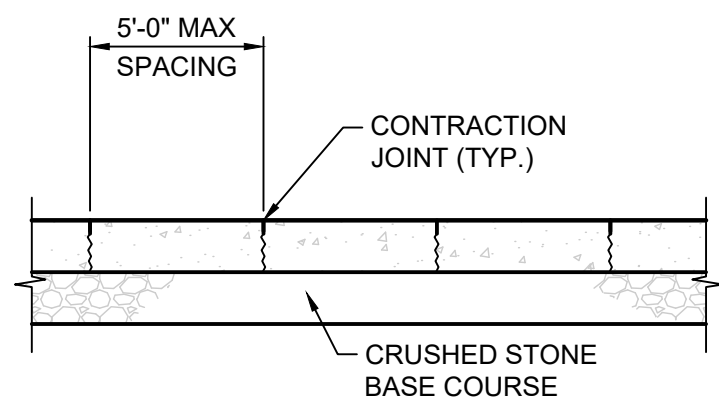
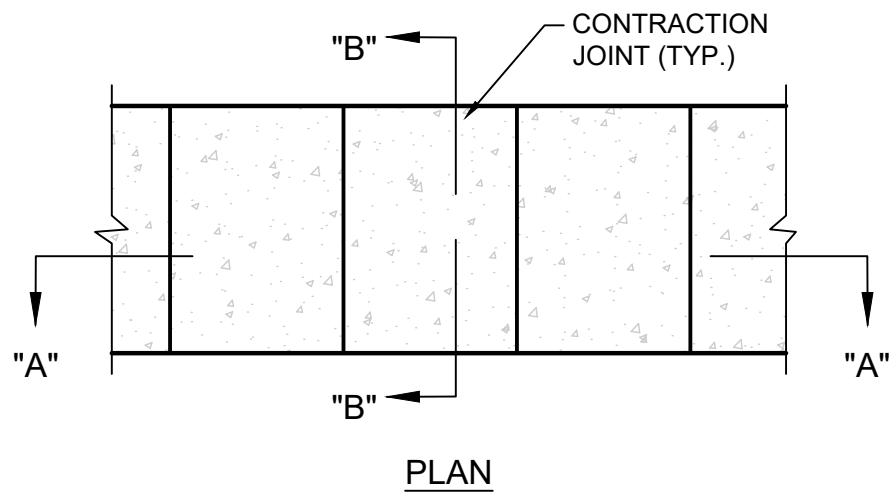
FILE NAME: A:\51000s\51925\001\BT\RLP-36 Walnut Grove\Drawings\LOT 51 POOL\PLAN-DET\5-59125-001.dwg DATE: October 1, 2025, TIME: 1:33 PM, USER: ah5935



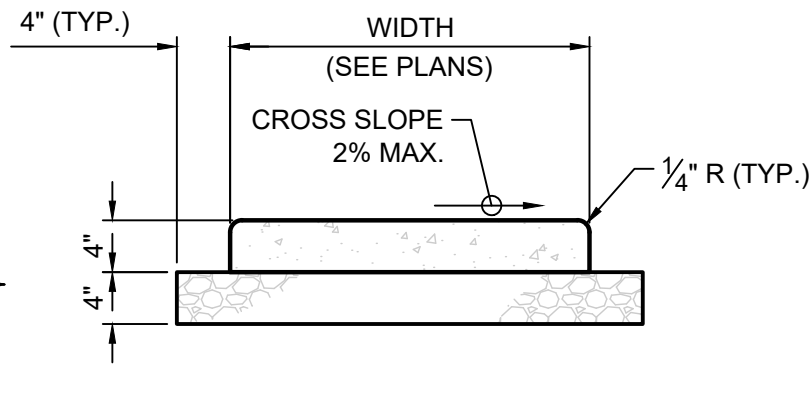
PS-10: ASPHALT PARKING PAVEMENT SECTION  
NOT TO SCALE 4-24-2024



ST-10: TYPE 'A' CURB & GUTTER  
NOT TO SCALE 8-9-2024

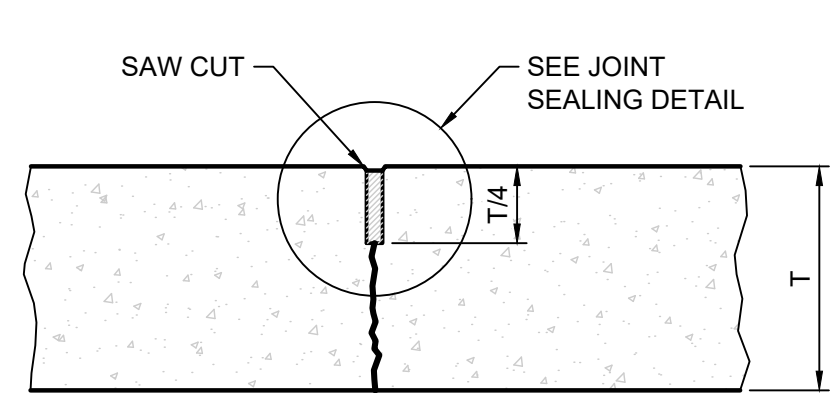


SECTION "A-A"

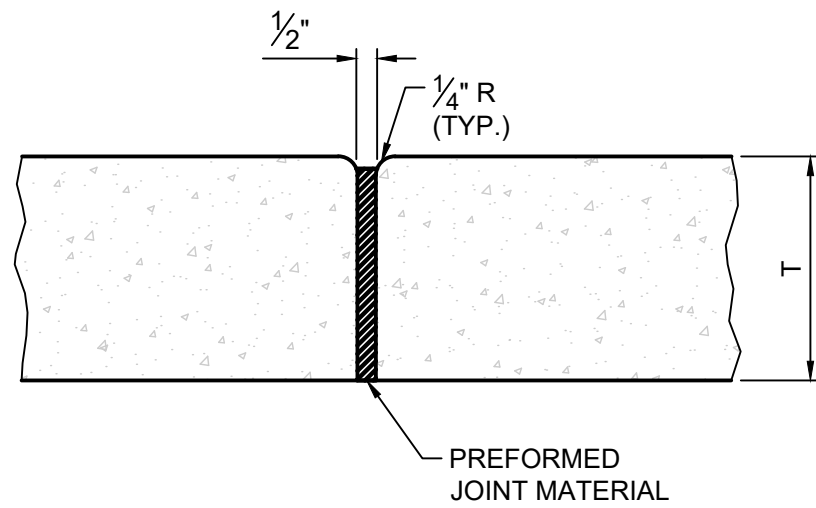


SECTION "B-B"

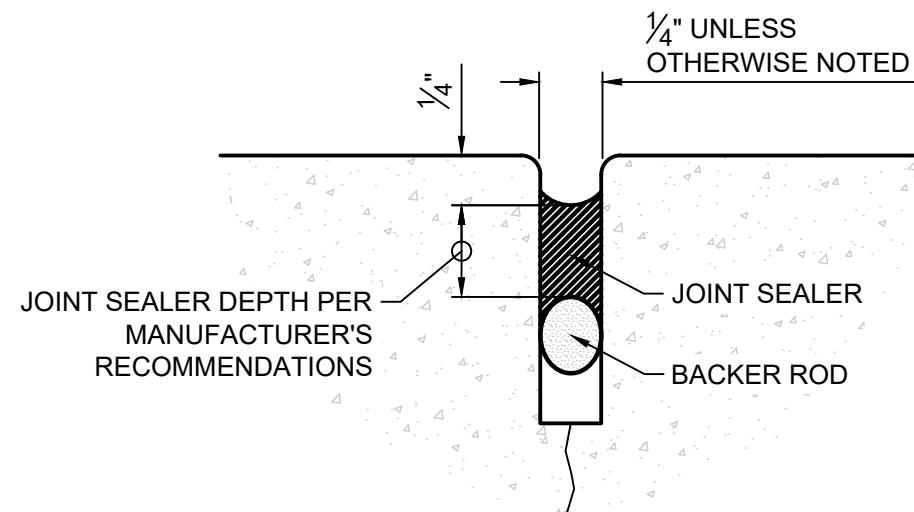
PS 30: CONCRETE SIDEWALK  
NOT TO SCALE 4-25-2024



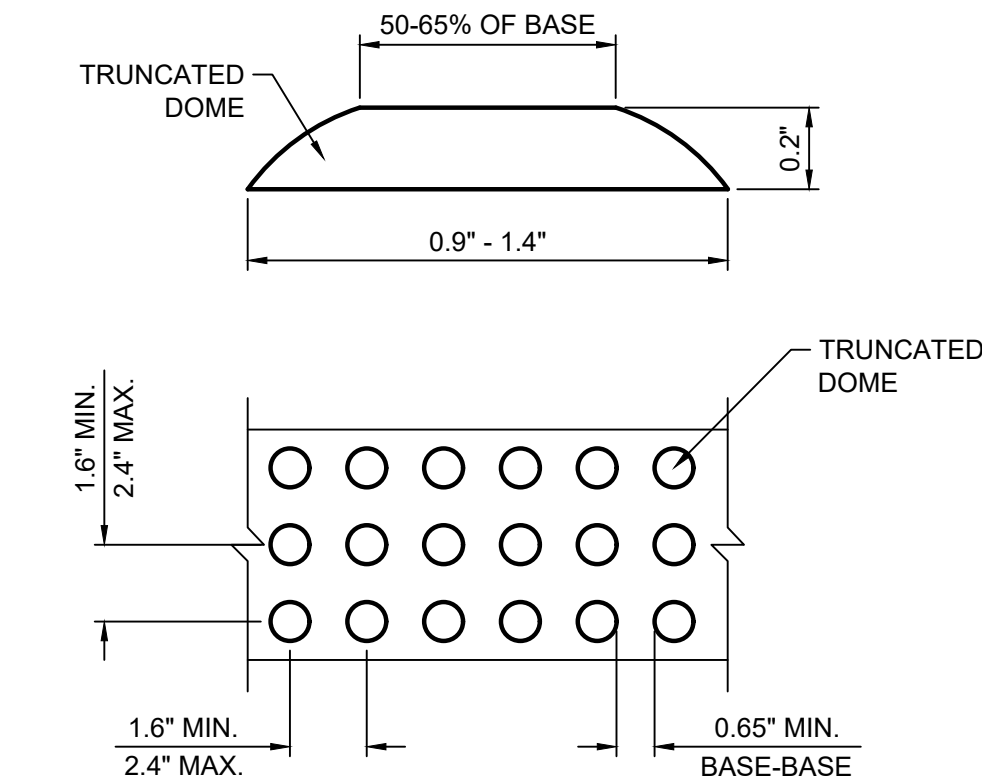
ST-60: CONTRACTION JOINT - PLAIN  
NOT TO SCALE 8-9-2024



ST-110: EXPANSION JOINT  
NOT TO SCALE 8-14-2024



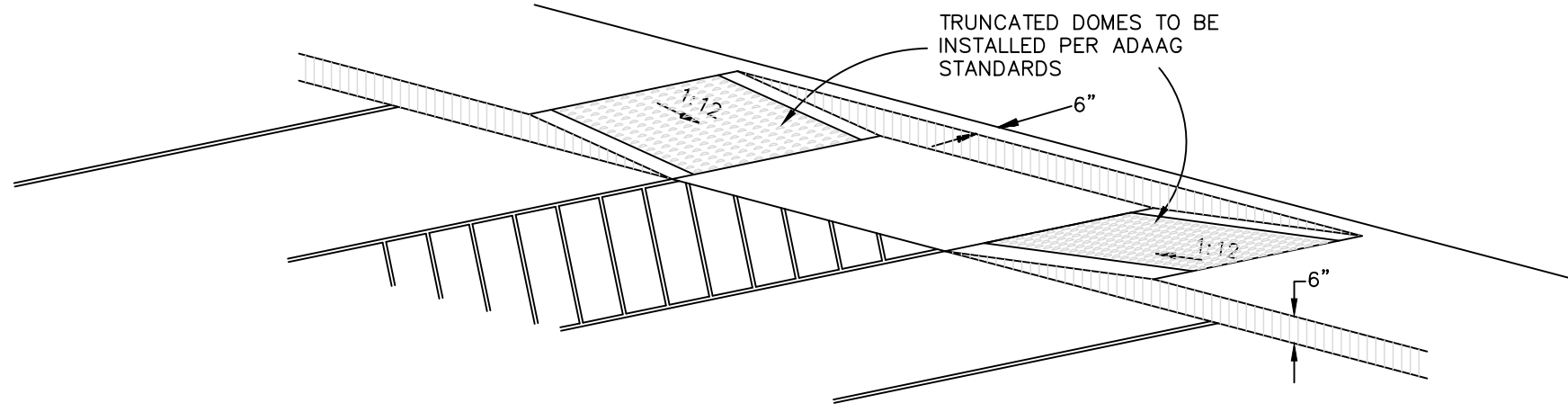
ST-120: CONCRETE JOINT SEALING  
NOT TO SCALE 8-14-2024



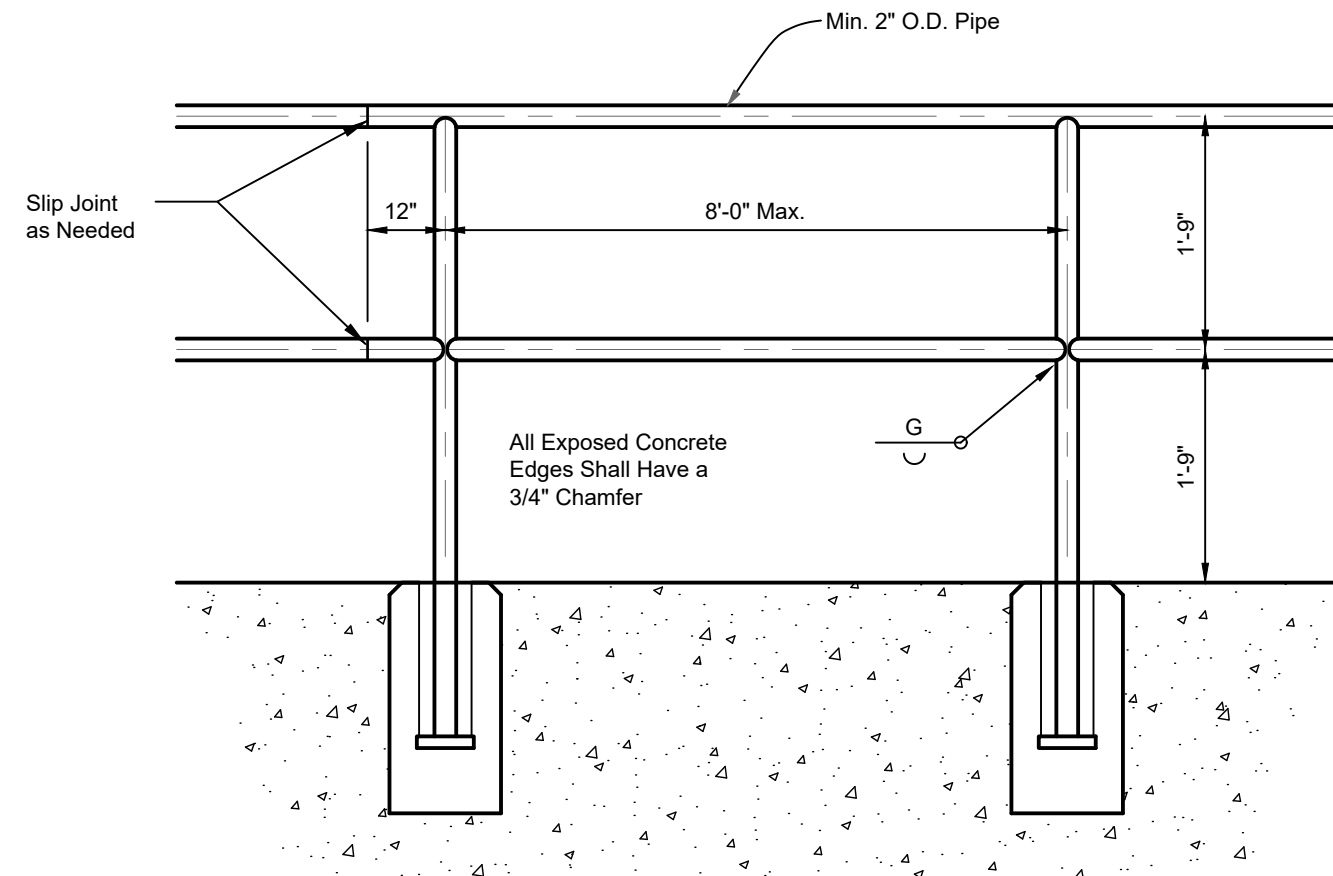
NOTES:

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB.
2. TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.

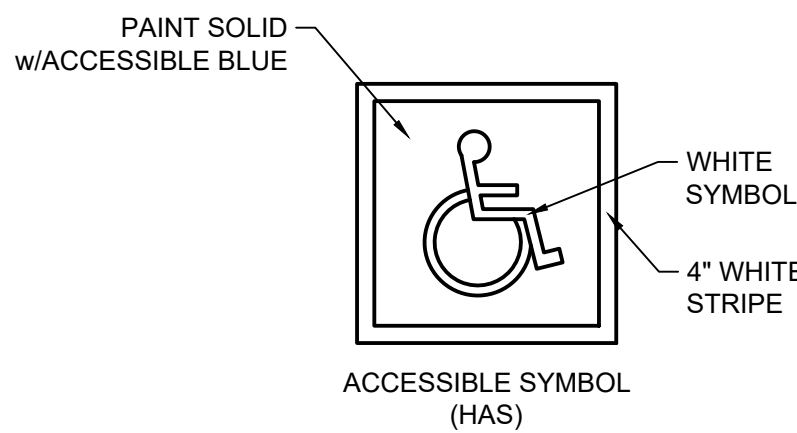
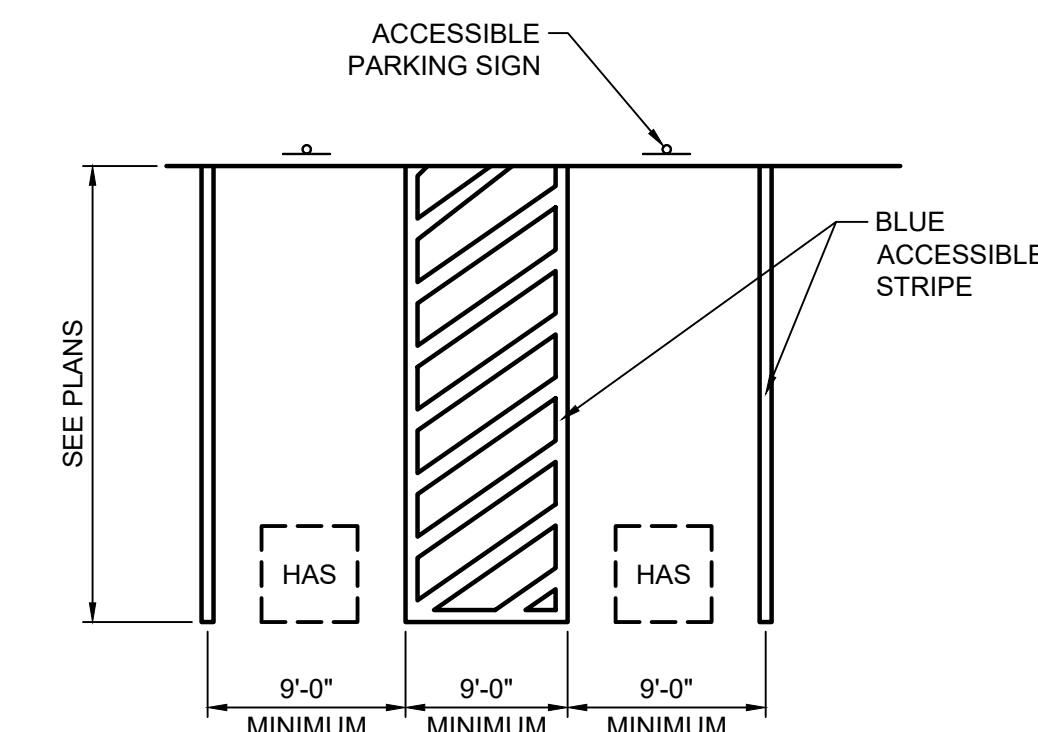
PS-60: DETECTABLE WARNING DEVICE  
NOT TO SCALE 8-7-2024



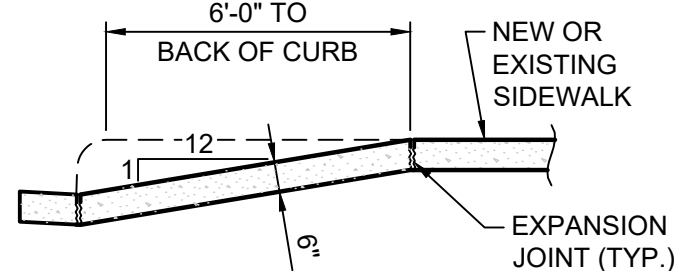
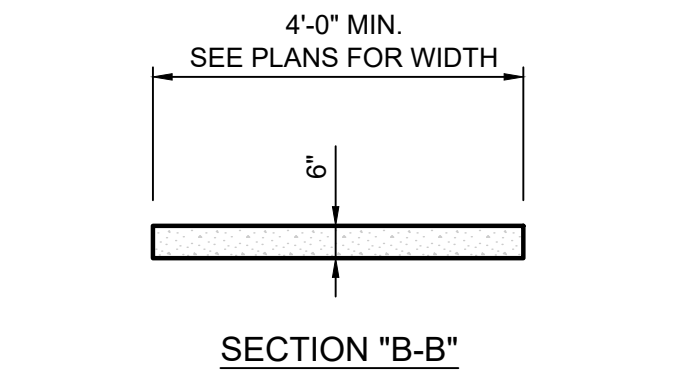
ACCESSIBLE RAMP ADJACENT TO PARKING  
NOT TO SCALE 8-9-2024



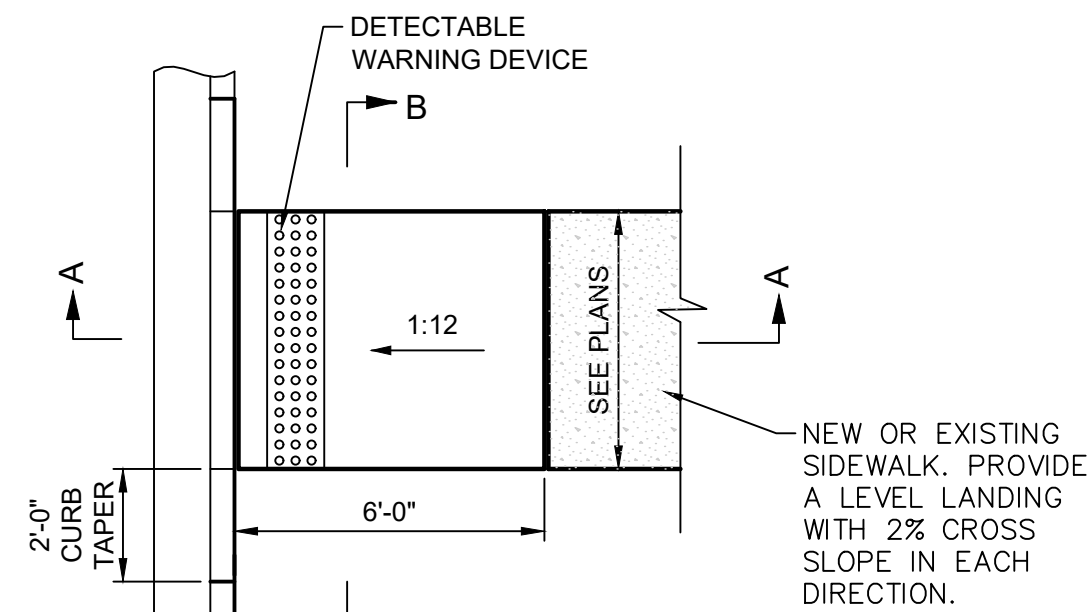
HAND RAIL  
No Scale 8-9-2024



PS-90: ACCESSIBLE VAN PARKING SPACE LAYOUT  
NOT TO SCALE 8-9-2024

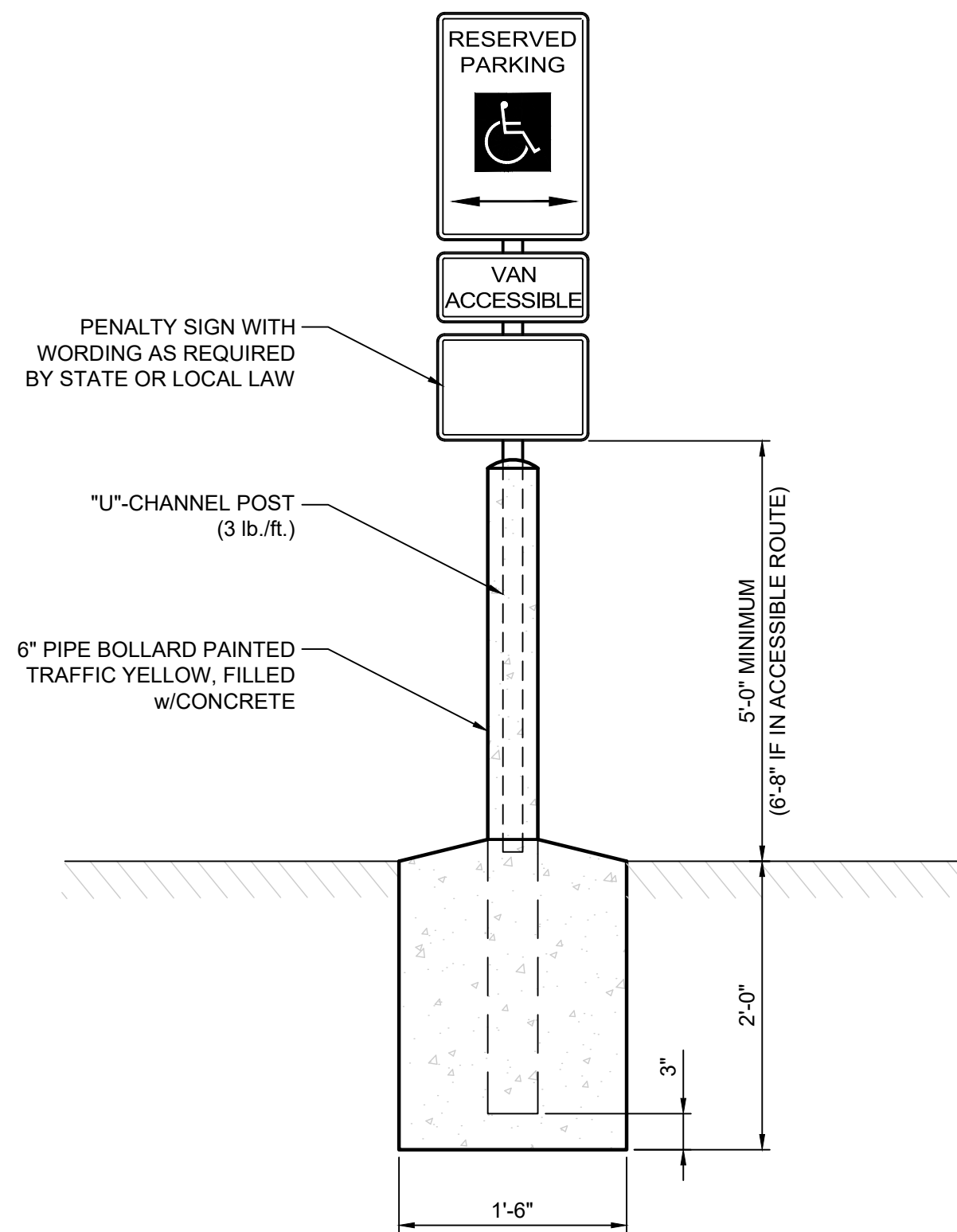


SECTION "A-A"



PLAN @ HANDICAP ACCESS RAMP

TYPE "B" ACCESSIBLE RAMP IN SIDEWALK  
NOT TO SCALE 8-9-2024



PS-100: ACCESSIBLE PARKING SIGN  
NOT TO SCALE 8-9-2024

WALNUT GROVE SUBDIVISION POOL  
WALNUT GROVE SUBDIVISION PHASE II  
BENTONVILLE AR

ISSUED FOR REVIEW 10.01.2025



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

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |



|                                                                   |                |
|-------------------------------------------------------------------|----------------|
| THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: | 18318          |
| NAME                                                              | PE LICENSE NO. |
| 10/1/2025                                                         |                |
| DATE                                                              |                |
| THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:     |                |
| HALFF                                                             |                |
| 1407                                                              | AR             |
| FIRM / BUSINESS NO.                                               | STATE          |

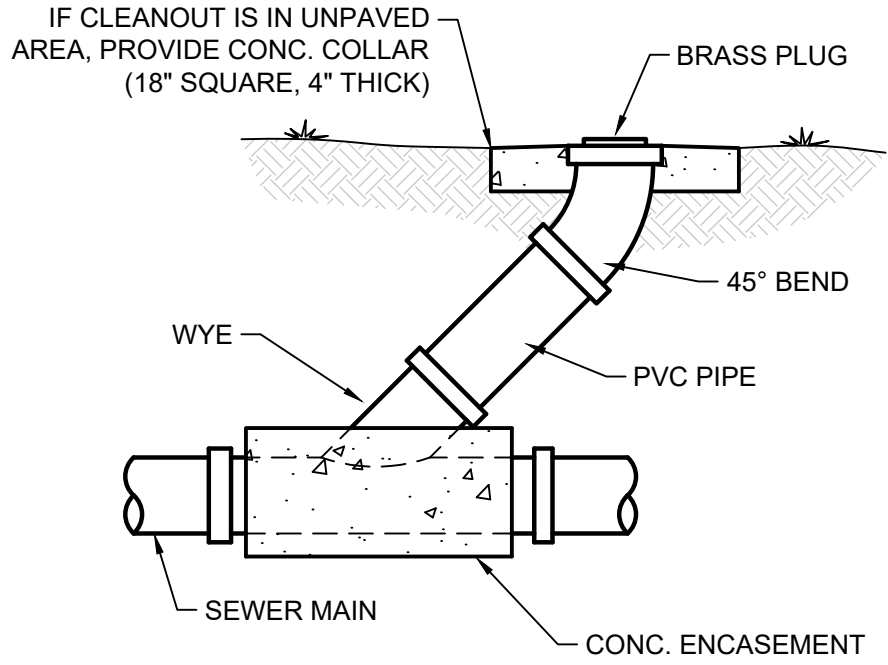
|                        |
|------------------------|
| PROJECT NO.: 51925.001 |
| ISSUED: 10.01.2025     |
| DRAWN BY: TJL          |
| CHECKED BY: PRF        |
| SCALE: NTS             |
| SHEET TITLE:           |
| MISCELLANEOUS DETAILS  |

C500

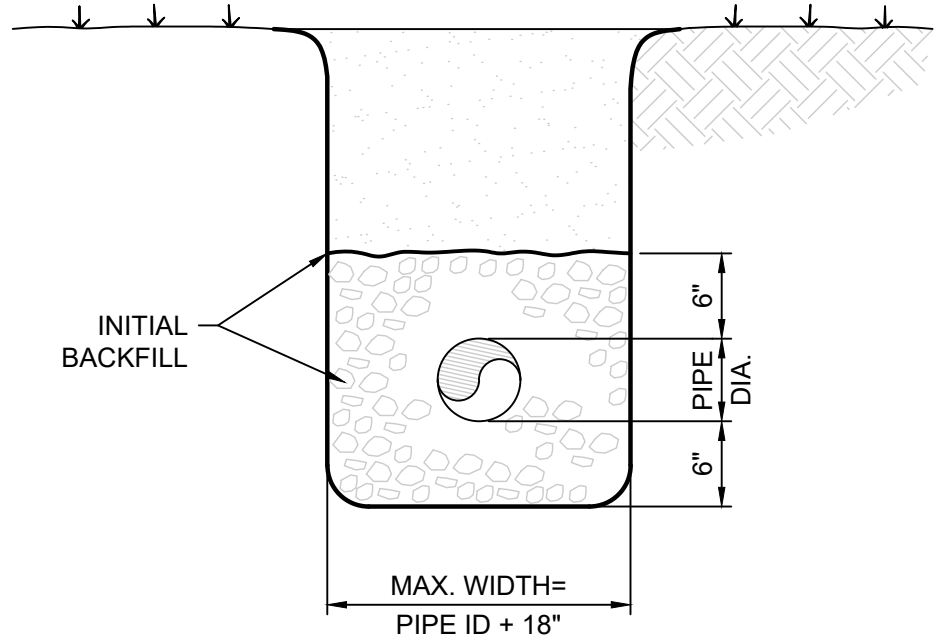
CITY OF BENTONVILLE PROJECT #LSD25-0032



FILE NAME: A:\51000s\51925001\BT\VRLEP-36 Walnut Grove\Drawl\DTING\ LOT 51 POOL\CL-PLAN-DET\S-59\25-001.dwg DATE: October 1, 2025, TIME: 1:33 PM, USER: ah5935

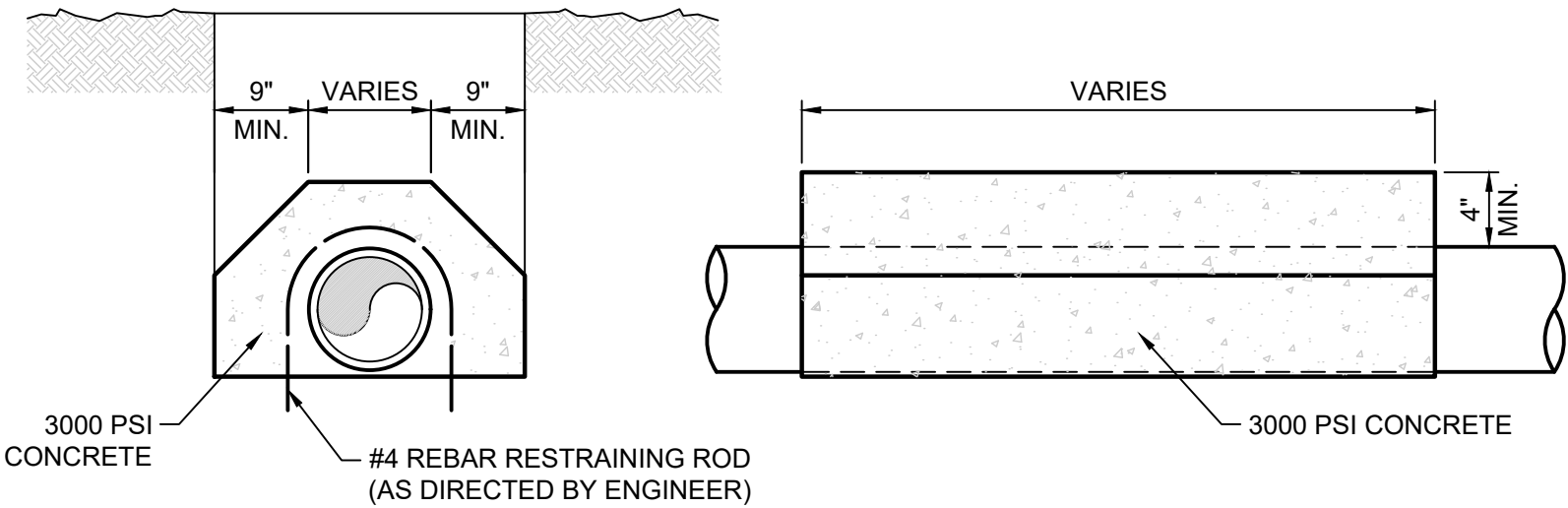


SS-60: SANITARY SEWER CLEANOUT  
NOT TO SCALE 9-10-2024



BEDDING MATERIAL SHALL BE ASTM C 33, GRADATION NO. 67

SS-50: SEWER PIPE BEDDING DETAIL  
NOT TO SCALE 3-23-10



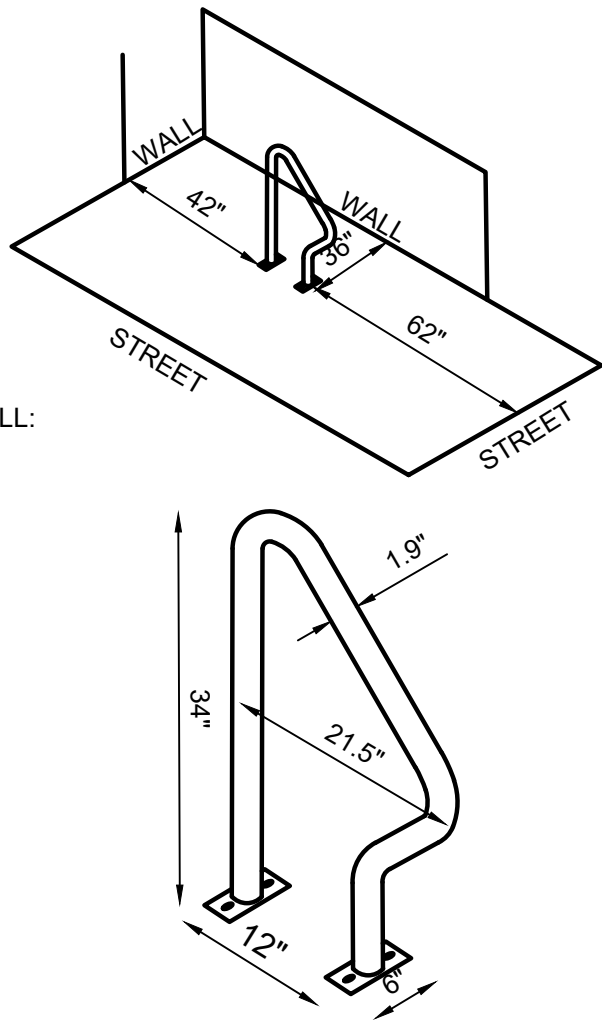
SS-100: CONCRETE ENCASEMENT  
NOT TO SCALE 3-9-10

WALL SETBACKS:  
FOR RACKS PARALLEL TO A WALL:  
MINIMUM: 24"  
RECOMMENDED: 36"

FOR RACKS PERPENDICULAR TO A WALL:  
MINIMUM: 28"  
RECOMMENDED: 42"

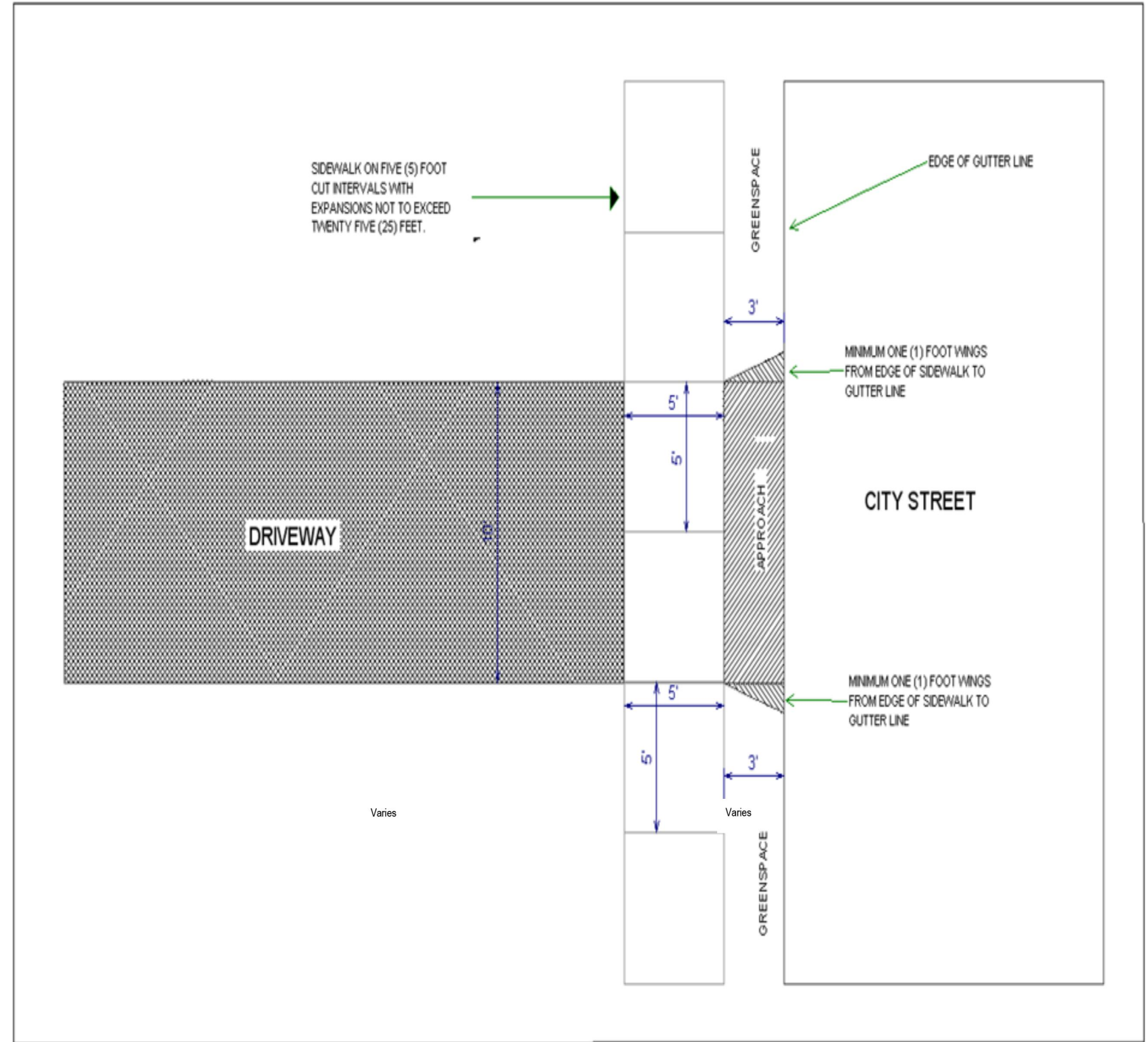
DISTANCE BETWEEN RACKS:  
MINIMUM: 24"  
RECOMMENDED: 36"

STREET SETBACKS:  
MINIMUM 24"  
RECOMMENDED: 36"

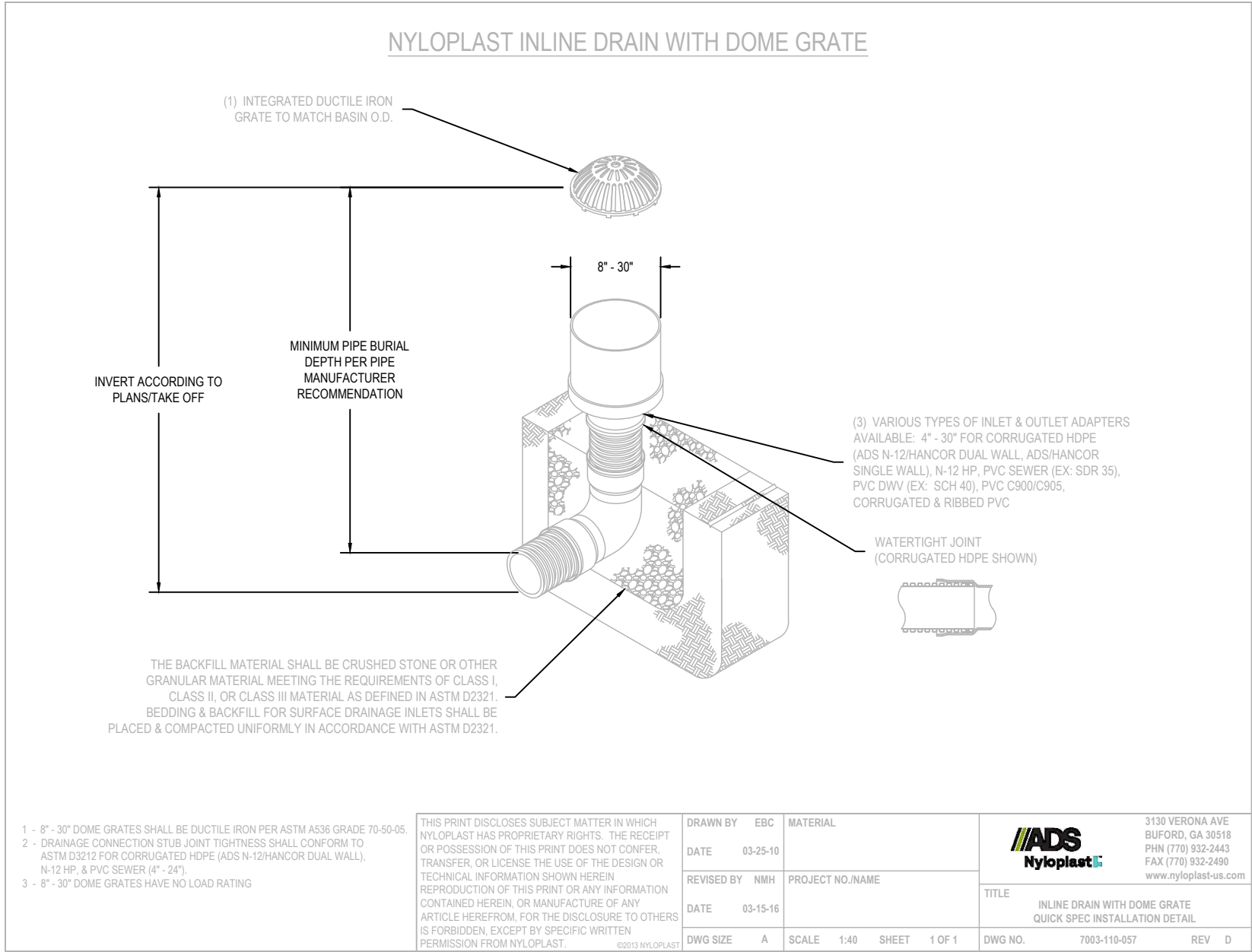


DERO "SWERVE RACK" BIKE RACK DETAIL  
NOT TO SCALE 9-30-2024

ILLUSTRATION 09.05.01(A) - DRIVEWAY APPROACH EXAMPLE



122



CITY OF BENTONVILLE PROJECT #LSD25-0032

WALNUT GROVE SUBDIVISION POOL  
WALNUT GROVE SUBDIVISION PHASE II  
BENTONVILLE AR

ISSUED FOR REVIEW 10.01.2025

half

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

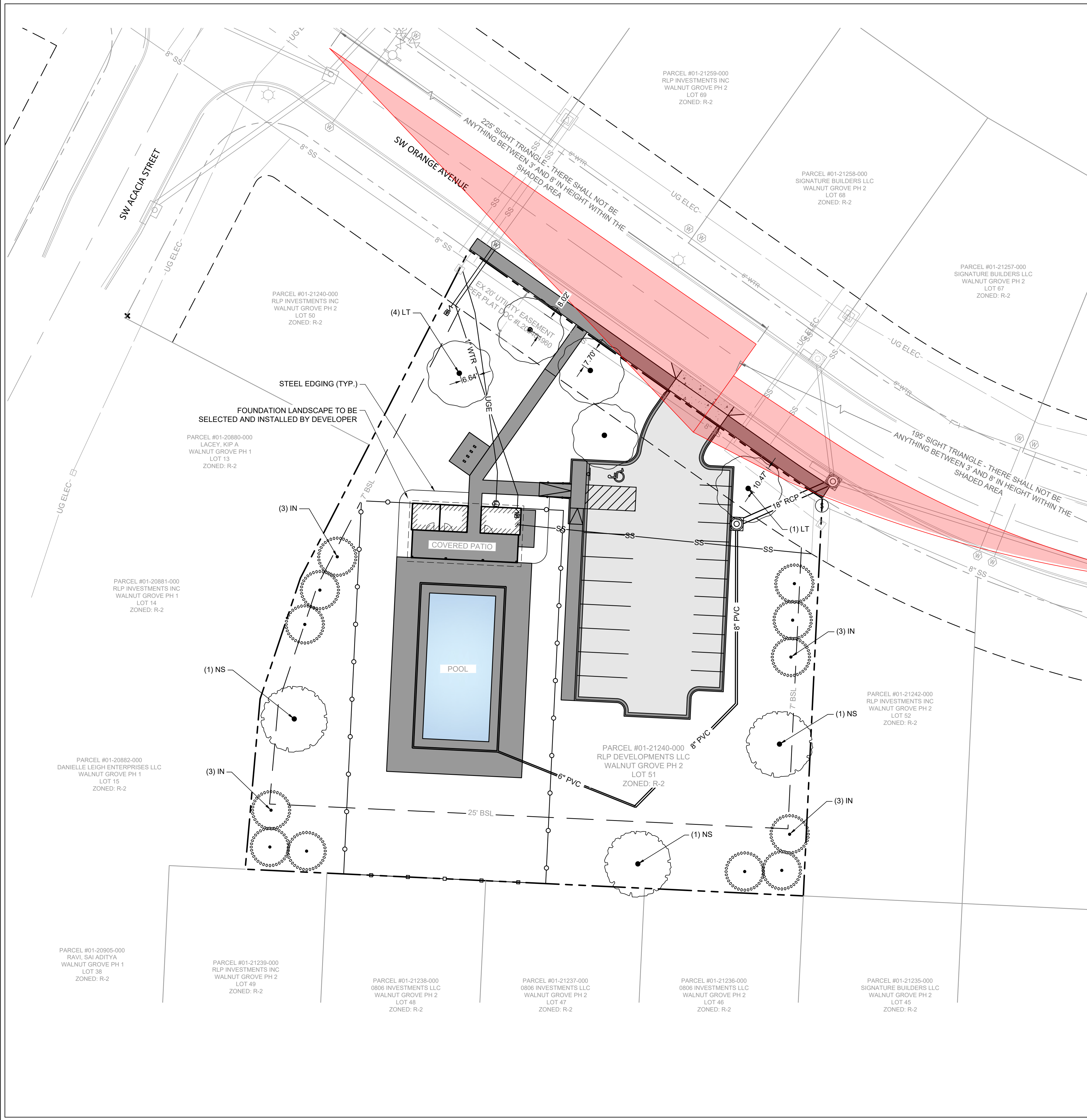
| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |

STATE OF ARKANSAS  
LICENSED PROFESSIONAL ENGINEER  
No. 18318  
10.01.25

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
Patrick Foy 18318  
NAME PE LICENSE NO.  
10/1/2025  
DATE  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF  
1407 FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 51925.001  
ISSUED: 10.01.2025  
DRAWN BY: TJL  
CHECKED BY: PRF  
SCALE: NTS  
SHEET TITLE:  
MISCELLANEOUS DETAILS  
C501





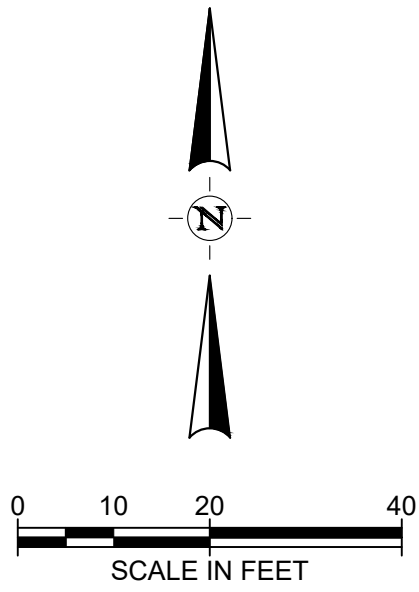
LANDSCAPE CALCULATIONS:

STREET FRONTAGE BUFFER:  
(1 SHADE TREE PER 25 LF OF STREET FRONTAGE)

136.5 LF + 25 LF = 5.46 = 5.  
5 TREES REQUIRED  
5 TREES PROVIDED

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

614 LF + 50 = 12.28 = 12  
12 TREES REQUIRED.  
15 TREES PROVIDED.



PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CAL | HT | CONT |
|--------|------|-----|-------------------------|-----|----|------|
|--------|------|-----|-------------------------|-----|----|------|

EVERGREEN TREES

|  |    |    |                                                      |     |       |  |
|--|----|----|------------------------------------------------------|-----|-------|--|
|  | IN | 12 | ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY | B&B | 6'-8' |  |
|--|----|----|------------------------------------------------------|-----|-------|--|

SHADE TREES

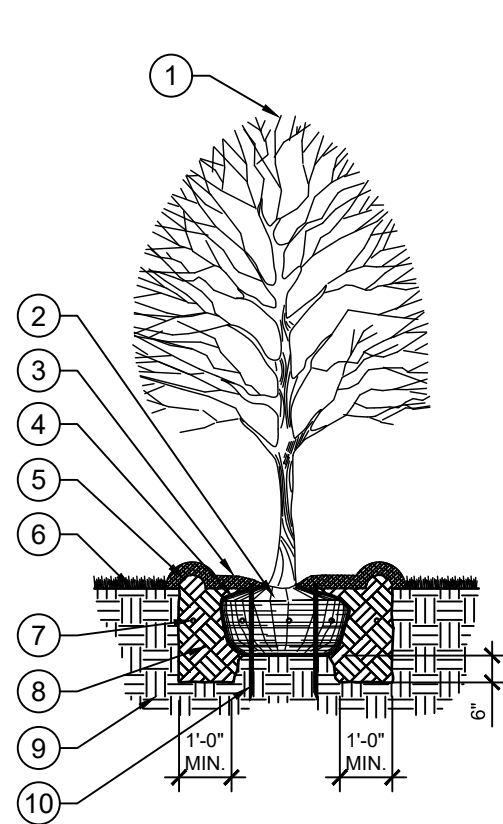
|  |    |   |                             |           |  |     |
|--|----|---|-----------------------------|-----------|--|-----|
|  | NS | 3 | NYSSA SYLVATICA / BLACK GUM | 2.5" CAL. |  | B&B |
|--|----|---|-----------------------------|-----------|--|-----|

STREET TREES

|  |    |   |                                        |           |  |     |
|--|----|---|----------------------------------------|-----------|--|-----|
|  | LT | 5 | LIRIODENDRON TULIPIFERA / TULIP POPLAR | 2.5" CAL. |  | B&B |
|--|----|---|----------------------------------------|-----------|--|-----|

LANDSCAPE NOTES:

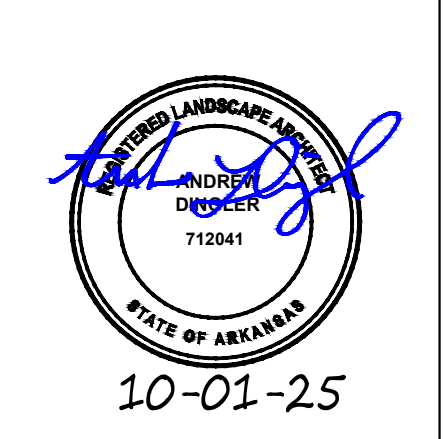
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED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



1 TYPICAL TREE PLANTING WITH ARBOR STAKES DETAIL  
3/8" = 1'-0"



| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |



THE SEAL, ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
Andrew Dingler 712041  
NAME PLA LICENSE NO.  
10/1/2025  
DATE  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF  
1407 FIRM / BUSINESS NO. AR STATE

PROJECT NO.: 51925.001  
ISSUED: 10.01.2025  
DRAWN BY: RJC  
CHECKED BY: DD  
SCALE: 1" = 20'  
SHEET TITLE:  
LANDSCAPE PLAN



**PRIMARY CONDUIT:**

1. INSTALL 3" SCHEDULE 40 PVC PRIMARY CONDUIT PER BEUD SPEC DS-1403/1404.
2. INSTALL 4" SCHEDULE 40 PVC PRIMARY CONDUIT PER BEUD SPEC DS-1403/1404.
3. INSTALL 6" SCHEDULE 40 PVC PRIMARY CONDUIT PER BEUD SPEC DS-1403/1404.
4. INSTALL PRIMARY CABLE IN CONDUIT (CIC) PER BEUD SPEC DS-1403/1404.

- 5 INSTALL 3" SCHEDULE 40 PVC SECONDARY CONDUIT PER BEUD SPEC DS-1403/1404.
- 6 INSTALL 4" SCHEDULE 40 PVC SECONDARY CONDUIT PER BEUD SPEC DS-1403/1404.

7. INSTALL 2" SCHEDULE 40 PVC STREET LIGHT CONDUIT PER BEUD SPEC DS-1403/1404.
8. INSTALL 12' STREET LIGHT FOUNDATION PER BEUD SPEC DS-1415.
9. INSTALL 22' STREET LIGHT FOUNDATION PER BEUD SPEC DS-1416A.
10. INSTALL 30' STREET LIGHT FOUNDATION PER BEUD SPEC DS-1416B.

11 INSTALL TRANSFORMER PADS AND CONDUITS PER  
BEUD SPEC DS-1405/1406.

12 INSTALL TRANSFORMER PADS AND CONDUITS PER  
BEUD SPEC DS-1405/1407.

13 INSTALL SECONDARY JUNCTION BOXES  
AND CONDUITS PER BEUD SPEC DS-1414.

14. INSTALL 3" SCHEDULE 40 PVC CONDUIT  
STUB OUTS PER BEUD SPEC DS-1406.
15. INSTALL 4" SCHEDULE 40 PVC CONDUIT  
STUB OUTS PER BEUD SPEC DS-1406.
16. INSTALL 3" SCHEDULE 40 PVC CONDUIT  
STUB OUTS PER BEUD SPEC DS-1407.
17. INSTALL 4" SCHEDULE 40 PVC CONDUIT  
STUB OUTS PER BEUD SPEC DS-1407.
18. INSTALL 3" SCHEDULE 40 PVC CONDUIT  
STUB OUTS PER BEUD SPEC DS-1414.
19. INSTALL 4" SCHEDULE 40 PVC CONDUIT  
STUB OUTS PER BEUD SPEC DS-1414.

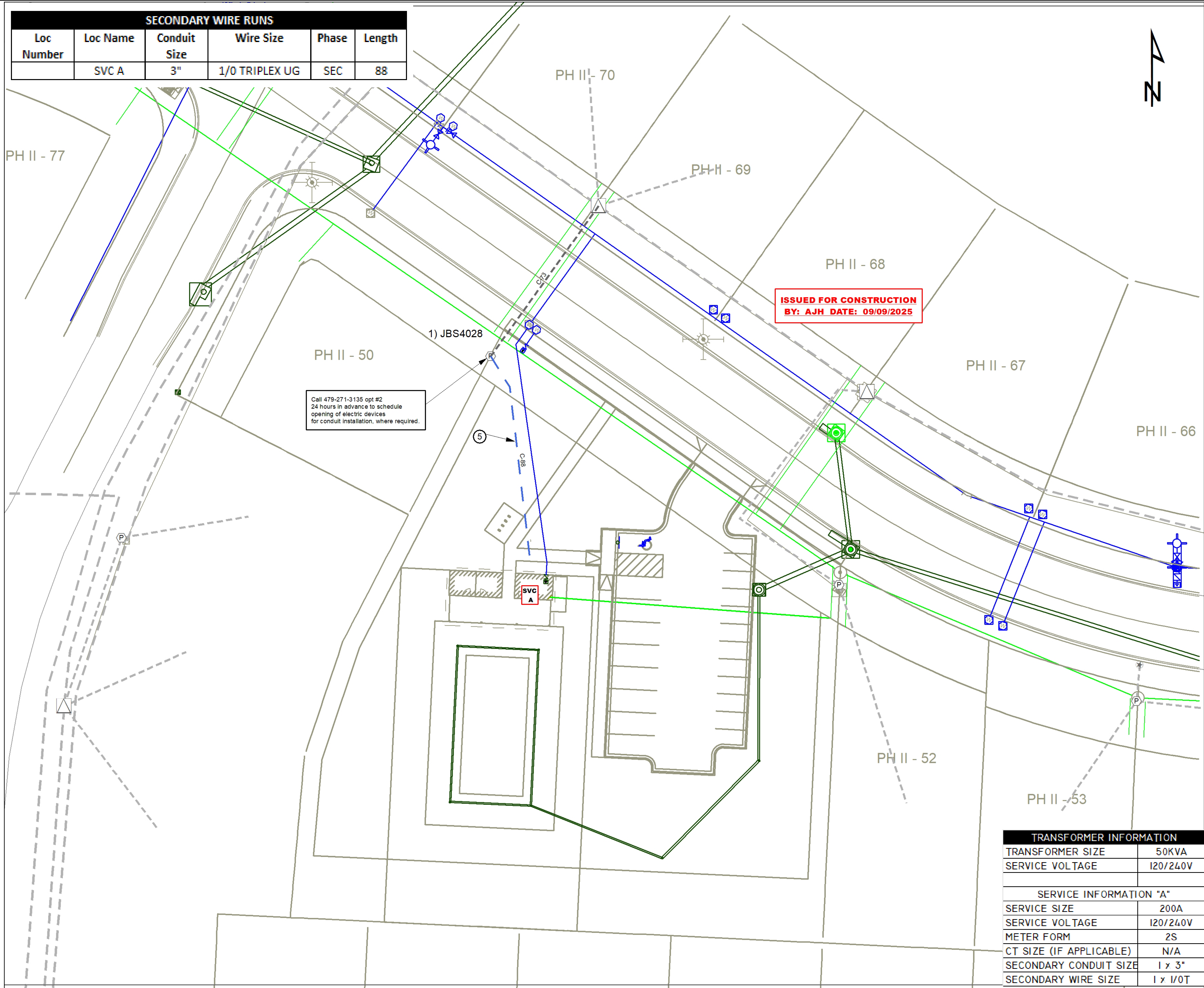
- (20) INSTALL THREE PHASE TRANSFORMER PAD  
PER BEUD SPEC DS-1408.
- (21) INSTALL THREE PHASE TRANSFORMER PAD  
PER BEUD SPEC DS-1409.
- (22) INSTALL THREE PHASE TRANSFORMER PAD  
PER BEUD SPEC DS-1408 AND DS-1417 FOR CT  
METER REQUIREMENTS
- (23) INSTALL THREE PHASE TRANSFORMER PAD  
PER BEUD SPEC DS-1409 AND DS-1417 FOR CT  
METER REQUIREMENTS

- 24 INSTALL SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE PER BEUD SPEC DS-1411.
- 25 INSTALL 200A THREE PHASE PRIMARY JUNCTION BOX SLEEVE PER BEUD SPEC DS-1412.
- 26 INSTALL 600A THREE PHASE PRIMARY JUNCTION BOX SLEEVE PER BEUD SPEC DS-1413.

27 CONDUITS AND CONDUCTORS BY CONTRACTOR

 X = DETAIL LETTER  
# = DETAIL PAGE NUMBER

| SECONDARY WIRE RUNS |          |              |                |       |        |
|---------------------|----------|--------------|----------------|-------|--------|
| Loc Number          | Loc Name | Conduit Size | Wire Size      | Phase | Length |
|                     | SVC A    | 3"           | 1/0 TRIPLEX UG | SEC   | 88     |



| TRANSFORMER INFORMATION |          |
|-------------------------|----------|
| TRANSFORMER SIZE        | 50KVA    |
| SERVICE VOLTAGE         | 120/240V |
|                         |          |
| SERVICE INFORMATION "A" |          |
| SERVICE SIZE            | 200A     |
| SERVICE VOLTAGE         | 120/240V |
| METER FORM              | 2S       |
| CT SIZE (IF APPLICABLE) | N/A      |
| SECONDARY CONDUIT SIZE  | 1 x 3"   |
| SECONDARY WIRE SIZE     | 1 x 1/0T |

ProjectID: STK300168

# Electric Layout

**Walnut Grove Pool**  
**7005 SW Orange Ave.**





## SW A & Main - Temporary Parking and Staging

1109, 1111, & 1203 SW A Street and 1202 S Main Street

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                                    |
|--------------------------------------------------|----------------------------------------------------|
| <b>Project Number</b>                            | (CU25-0029)                                        |
| <b>Applicant / Current Owner</b>                 | Macy Holdings, LLC / EDG                           |
| <b>Site Area</b>                                 | +/- <b>[1.4]</b> Acres                             |
| <b>Current Zoning</b>                            | DC, Downtown Core                                  |
| <b>Requested Zoning</b>                          | N/A                                                |
| <b>Current Future Land Use Map Designation</b>   | Urban Corridor                                     |
| <b>Requested Future Land Use Map Designation</b> | N/A                                                |
| <b>Development Type / Use</b>                    | Temporary construction parking and storage/staging |
| <b>Related projects</b>                          | LSD22-0070                                         |

### Property Description

The subject properties are located at 1109, 1111, & 1203 SW A Street and 1202 S Main Street. The properties are zoned DC, Downtown Core and will be used as a temporary parking and staging lot for LSD22-0070, SW A and Main Multi-Family Development. The property has direct access to SW A Street to the west and S Main Street to the east. Temporary uses are allowed by a conditional use permit in all zoning districts.

### Project Details

Per the applicant's narrative, this conditional use permit for temporary parking and staging is for the SW A and Main multi-family development and would only be for the duration of construction. Hours of use will coincide with LSD22-0070. The property will be maintained on a regular basis and will not become unsightly. As much grass as possible will be preserved to mitigate erosion. Any gravel brought onto the site will be removed at the completion of the project, and bare dirt will be covered with top soil, seeded, and strawed.

### Relationship to the Community Plan



## Relationship to the Community Plan

## Public Comment

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

## Analysis / Waivers

## Conclusion

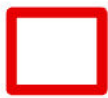
The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

1. This conditional use permit shall be valid for the duration of construction of the SW A and Main multi-family development at which time the applicant shall remove the structure.
2. Upon completion of construction the applicant shall remove any gravel, spread topsoil, seed, and straw to stabilize the site.
2. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. The applicant shall maintain all construction entrances free of all construction track out, as required by the SWPPP.
5. Applicant must obtain a grading permit for the proposed temporary use.

## Additional Details

*Sewer / Water Department Comments:* Ross Construction Group must maintain access to all public water and sewer lines that are within the properties requested for use as a parking/storage area. No materials shall be stored inside of the existing public utility easements within any of the parcels. There is a public water main that runs east/west and a public sewer main running north/south through the properties.





Pending PC Item

ROSE GARDEN LN

SW 12TH ST

SW A ST

SW A & Main -  
Temporary  
Parking &  
Staging

S MAIN ST

SE 11TH ST

SE 12TH ST

SE 13TH ST



CU25-0029

SW A & Main - Temporary Parking & Staging  
1202 S MAIN ST





**Proposed CUP for temporary parking & staging lot.**

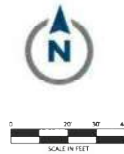


Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft



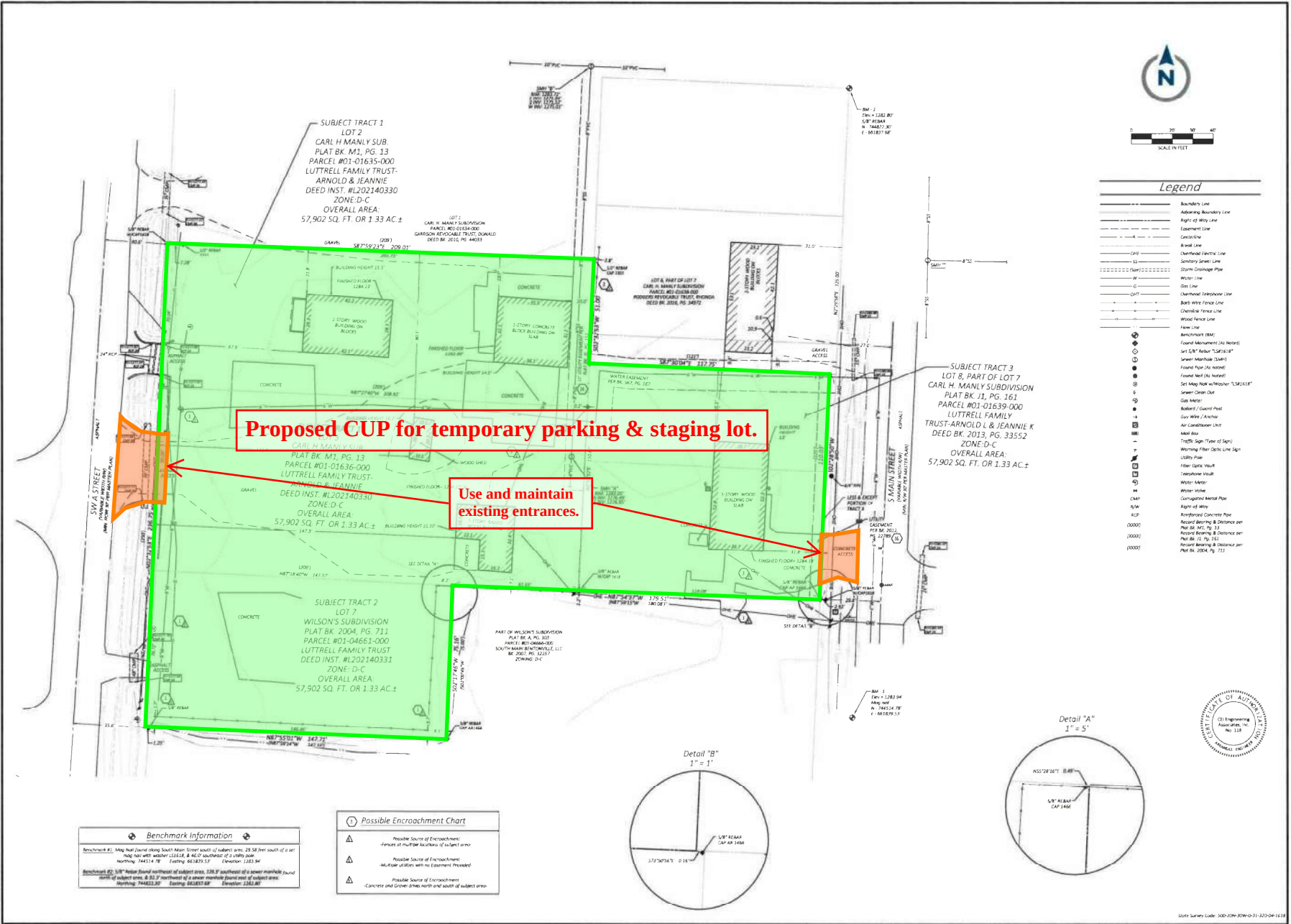


|                        |            |
|------------------------|------------|
| PROFESSIONAL OF RECORD | DGP        |
| DESIGNER               | WMP        |
| FIELD WORK             | KCM        |
| CEI PROJECT NUMBER     | 22802      |
| DATE                   | 11/25/2021 |
| REVISION               | REV E      |



**Legend**

|     |                                                    |
|-----|----------------------------------------------------|
| --- | Boundary Line                                      |
| --- | Adjoining Boundary Line                            |
| --- | Right of Way Line                                  |
| --- | Easement Line                                      |
| --- | Centerline                                         |
| --- | Bound Line                                         |
| --- | Overhead Electric Line                             |
| --- | Sanitary Sewer Line                                |
| --- | Storm Drainage Pipe                                |
| --- | Water Line                                         |
| --- | Gas Line                                           |
| --- | Overhead Telephone Line                            |
| --- | Bulk Water Force Line                              |
| --- | Chemical Fence Line                                |
| --- | Wood Fence Line                                    |
| --- | Fence Line                                         |
| --- | Benchmark (BM)                                     |
| --- | Found Monument (As Noted)                          |
| --- | Set L&P Marker "L&P" 10"                           |
| --- | Survey Marker (Steel)                              |
| --- | Found Nail (As Noted)                              |
| --- | Set Map Mark with Pin "L&P" 10"                    |
| --- | Survey Green Dot                                   |
| --- | Gas Meter                                          |
| --- | Barber's Corner Post                               |
| --- | Gas Meter / Anchor                                 |
| --- | Air Conditioner Unit                               |
| --- | Mail Box                                           |
| --- | Traffic Sign (Type of Sign)                        |
| --- | Warning Fiber Optic Line Sign                      |
| --- | Utility Pole                                       |
| --- | Fiber Optic Vault                                  |
| --- | Telephone Vault                                    |
| --- | Water Meter                                        |
| --- | Water Valve                                        |
| --- | Compressed Gas Pipe                                |
| --- | Chimney                                            |
| --- | Right of Way                                       |
| --- | Reinforced Concrete Pipe                           |
| --- | Record Bearing & Distance per Plat Bk. 141, Pg. 33 |
| --- | Record Bearing & Distance per Plat Bk. 141, Pg. 33 |
| --- | Record Bearing & Distance per Plat Bk. 141, Pg. 33 |
| --- | Record Bearing & Distance per Plat Bk. 141, Pg. 33 |







August 20, 2025

To Whom It May Concern,

Property located at 1109, 1111, and 1203 SW A Street along with 1202 S Main Street, Bentonville, AR 72712 owned by Macy Holdings, LLC, 600 Bendelow Dr., Cave Springs, AR 72718 will be used by Ross Construction Group for contractor parking and construction material storage/staging during the construction of Main & A Street Apartments.

The property will be maintained on a regular basis to not become unsightly during the time of the land lease agreement.

Thank you,

A handwritten signature in blue ink, appearing to read "Heath Dawson", is written over a light blue circular stamp.

Heath Dawson  
VPO  
RCG South LLC





## Bud's House

606 East Central Ave

**PC Date:** 10/7/2025

## Staff Report Details

|                                                  |                                            |
|--------------------------------------------------|--------------------------------------------|
| <b>Project Number</b>                            | (CU25-0023)                                |
| <b>Applicant / Current Owner</b>                 | Crafton Tull / The Peel Compton Foundation |
| <b>Site Area</b>                                 | +/- 4.11 Acres                             |
| <b>Current Zoning</b>                            | R-1                                        |
| <b>Requested Zoning</b>                          | N/A                                        |
| <b>Current Future Land Use Map Designation</b>   | Recreation Outdoor and Entertainment       |
| <b>Requested Future Land Use Map Designation</b> | N/A                                        |
| <b>Development Type / Use</b>                    | Recreation Outdoor                         |
| <b>Related projects</b>                          |                                            |

## Property Description

The subject property is located at 606 E Central Avenue. The property is zoned R-1, Low Density Single Family Residential, with a Future Land Use Map designation of Recreation Outdoor and Entertainment. Using the space as a botanical garden requires a conditional use permit in R-1 zoning.

## Project Details

The applicant is proposing the conditional use of Botanical Garden in an R-1 zoning district at 606 E Central Ave in Downtown Bentonville. The applicant states the intent of this project is to allow Bud's House to be restored and the grounds to be converted into a walkable botanical garden accessible to the public. The applicant writes the proposed conditional use will also allow the character of the property to remain intact and will be an asset to the city for years to come.

Per the applicant's narrative, the hours of operation for the botanical garden will vary based on time of year, but will approximately sunrise to sunset. The applicant states the interior of the existing structure will be converted into offices for Peel Compton Foundation staff members; their hours of operation will be typical business hours. The applicant states parking will be provided for office staff, 8-10 employees, and will have adequate spaces per City code. Accessible stalls will also be provided for guests visiting the



## Project Details

gardens. The applicant writes that other patrons will be directed to park in the nearby parking garages or utilize active transportation to visit. The applicant does not have an anticipated number of visitors yet, as this project is in the early stages of development. Staff anticipates 10-25 patrons per day based on similar conditional use's that have been previously approved.

Based on the applicant's narrative, most of the outdoor grounds will be utilized as a part of the botanical gardens. There will be minimal indoor areas available to the public (restrooms and a small tea shop). The applicant additionally states that there will be a minimal amount of indoor or outdoor structural changes; the existing home will be restored and converted to allow for new uses, and the outdoor areas will be enhanced with hardscaping and additional plantings. Outdoor lighting will be provided for safety on the grounds, and will be installed per City requirements.

## Relationship to the Community Plan

The proposed use for Botanical Gardens at Bud's House may have a project increase in traffic. SE Henry St and SE F St are Local Downtown roads that connect to E Central Ave, a Downtown Collector.

## 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. Developer shall submit a large scale application for any paved parking required.
2. The applicant shall coordinate with Bentonville Building and Fire Safety Department for any additional permitting requirements.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

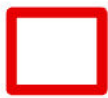
## Additional Details

*Water / Sewer Comments:* BWU has no objection to the change in use. However, the sewer flows will need to be calculated and no increase in flow will be permitted for this site. There are currently multiple sections of the public sewer system that are at capacity downstream of this location. A visual representation of sewer capacity can be seen on the city's GIS site by turning on the layer named "Sewer Capacity". PDF copies of those maps are also available on the water department's website. If there are any questions, please give Joey Ingle a call at 479-271-3140.

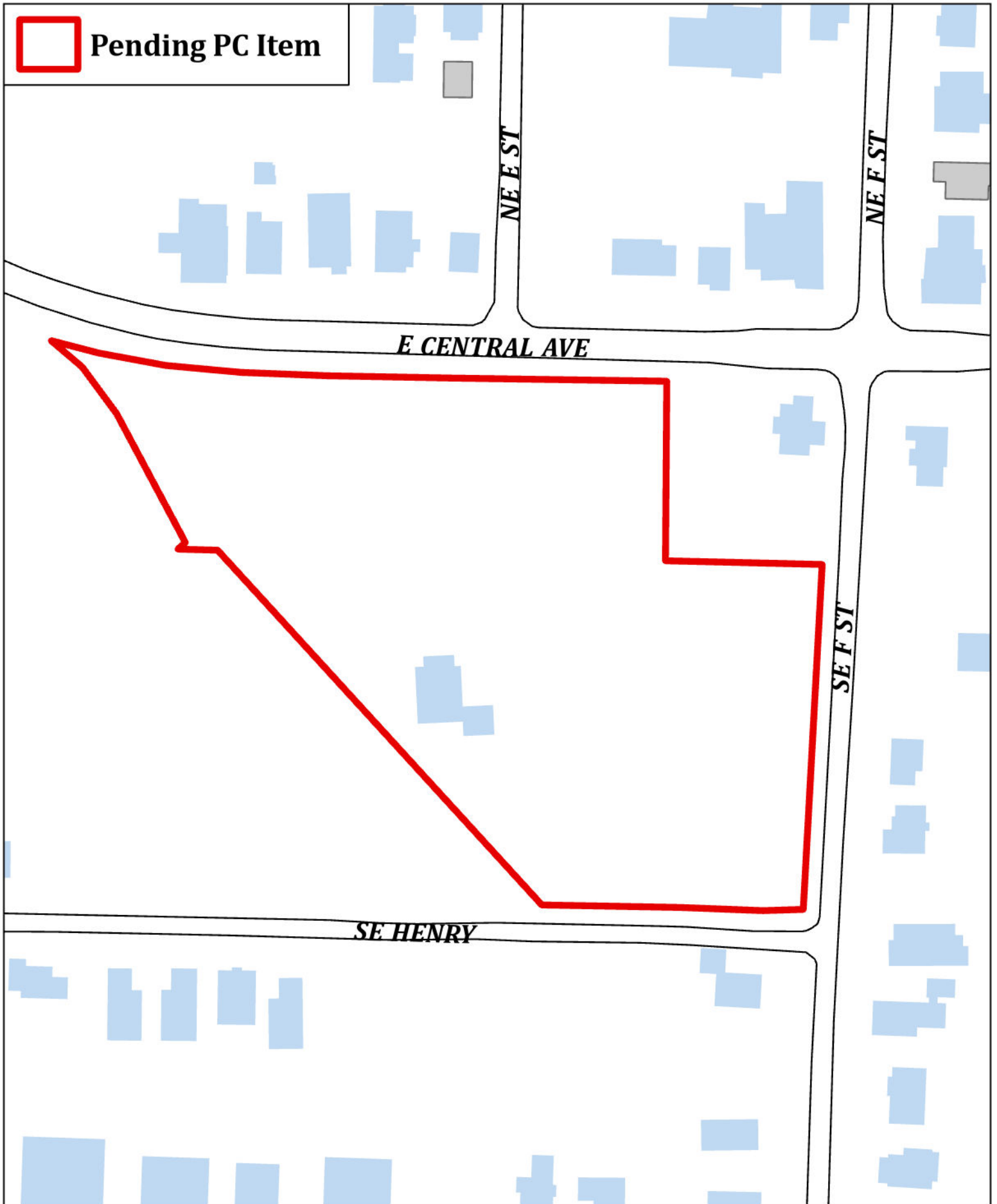








Pending PC Item



**CU25-0023**  
**THE PEEL COMPTON FOUNDATION**  
**606 E CENTRAL AVE**







July 25, 2025

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

RE: Bud's House Conditional Use  
CTA Job No. 25103700

Dear City of Bentonville Planning Department:

This is a formal request to allow the conditional use of *Botanical Garden* in an R-1 zoning at 606 E Central Ave in Downtown Bentonville. The intent of this project is to allow Bud's House to be restored and the grounds to be converted into a walkable botanical garden accessible to the public. This is also keeping with the future land use designation of *Recreation: Outdoor Entertainment* by providing an outdoor gathering space for the to enjoy. This land use will also allow the character of the property to remain intact and will be an asset to the city for years to come.

Hours of operation for the botanical garden will vary based on time of year, but will approximately be sunrise – sunset. The interior of the existing structure will be converted into offices for Peel Compton Foundation staff members. Those hours of operation will be typical business hours, Monday through Friday. Most of the outdoor grounds will be utilized as a part of the botanical gardens. There will be minimal indoor areas available to the public (restrooms and small tea shop). Additionally, there will be a minimal amount of indoor or outdoor structural changes. The existing home will be restored and converted to allow for new uses, and the outdoor areas will be enhanced with hardscaping and additional plantings. Parking will be provided for office staff to have adequate spaces per the City of Bentonville code. Accessible stalls will also be provided for guests visiting the gardens. Other patrons will be directed to park in the nearby parking garages or utilize active transportation to visit. Outdoor lighting will be provided for safety on the grounds, but will be installed per City of Bentonville requirements. We do not have an anticipated number of visitors yet, as this project is in the early stages of development. There will be 8-10 employees working out of this building. Minimal deliveries are anticipated.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact use at your convenience.

Sincerely,

Libby Topping, P.E., CFM  
Project Manager



# PRELIMINARY SITE PLAN







## Wags to Riches Renewal

1003 SE 28th St

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                  |
|--------------------------------------------------|----------------------------------|
| <b>Project Number</b>                            | CU25-0026                        |
| <b>Applicant / Current Owner</b>                 | Parker Touchton / Wags to Riches |
| <b>Site Area</b>                                 | +/- 0.78 Acres                   |
| <b>Current Zoning</b>                            | C-2, General Commercial          |
| <b>Requested Zoning</b>                          | N/A                              |
| <b>Current Future Land Use Map Designation</b>   | Regional Center                  |
| <b>Requested Future Land Use Map Designation</b> | N/A                              |
| <b>Development Type / Use</b>                    | Dog kennel                       |
| <b>Related projects</b>                          | CU24-0015                        |

### Property Description

The subject property is located at 1003 SE 28th Street. The property is zoned C-2, General Commercial, with a Future Land Use Map designation of Regional Center. An animal kennel requires a conditional use permit in C-2 zoning.

### Project Details

The applicant is seeking a renewal in perpetuity of their conditional use permit, CU24-0015. There have been no recorded Code Enforcement cases since Wags to Riches has been in operation at this location. The applicant states this conditional use permit allows for them to operate pet grooming and doggy daycare. The applicant states their hours of operation are Monday - Friday, 7:30 am - 8 pm and Saturday-Sunday 7 am - 8 pm. Per the applicant's narrative, no additional indoor or outdoor structural changes or outdoor lighting changes are planned as they have already been made.

The applicant states that they expect to have around 40 clients who will be in and out of the business on a daily basis. The process will require them to drop off and then come back to pick up their animal(s). The applicant writes that they will have 8-12 employees. Please see attached documents for additional context.



### Relationship to the Community Plan

### 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. The applicant shall coordinate with Bentonville Building and Fire Safety Department for any additional permitting requirements.
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.

### Additional Details





Pending PC Item

*Touchton  
(Wags to  
Riches)*

**SE 28TH ST**

**SE J ST**

**SE I ST**



**CU25-0026**  
***Touchton (Wags to Riches)***  
**1003 SE 28TH ST**



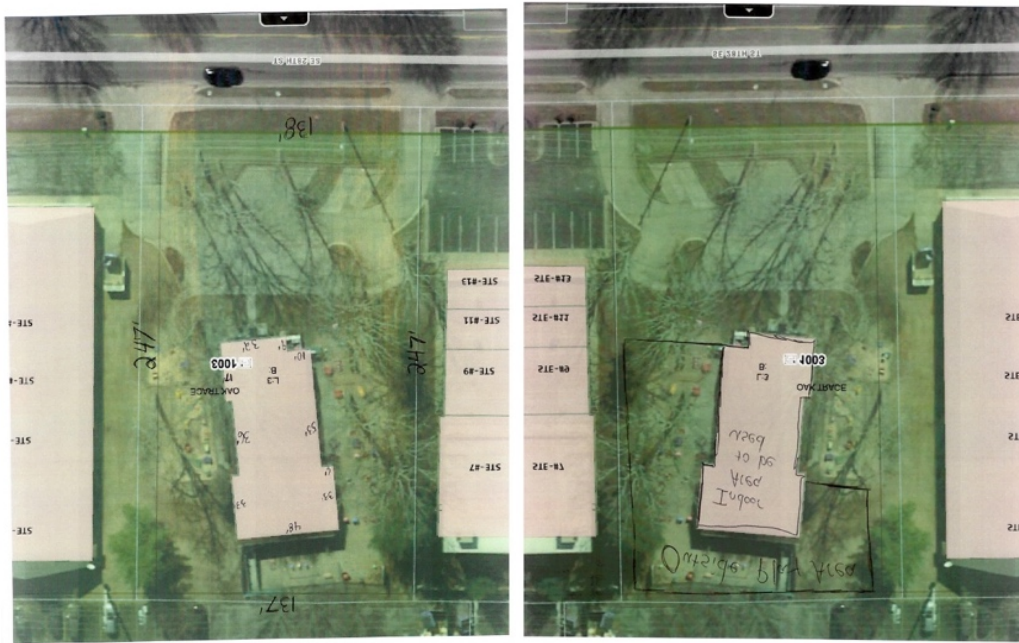


## Renewal of CU24-0015

### o Proposed use and reason for the proposed use;

Renewal of CU24-0015 for Wags to Riches Pet Grooming to be able to operate pet grooming and doggie daycare.

### o Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;



### o Hours of operation, including days of the week;

We plan to operate Monday – Friday 7:30am-8pm and Saturday-Sunday 7am-8pm

### o Indoor and outdoor areas to be utilized;

We will be using the whole inside space for dog grooming and doggie daycare.

### o Planned indoor and outdoor structural changes;

All changes have already been made



**o Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);**

Not applicable.

**o Planned outdoor lighting changes.**

No outdoor lighting changes planned.

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

We expect to have around 40 clients who will be in and out. The process will require them to drop off and then come back to pick up.

**o Proposed number of employees.**

8-12

**o Photographs of the property**





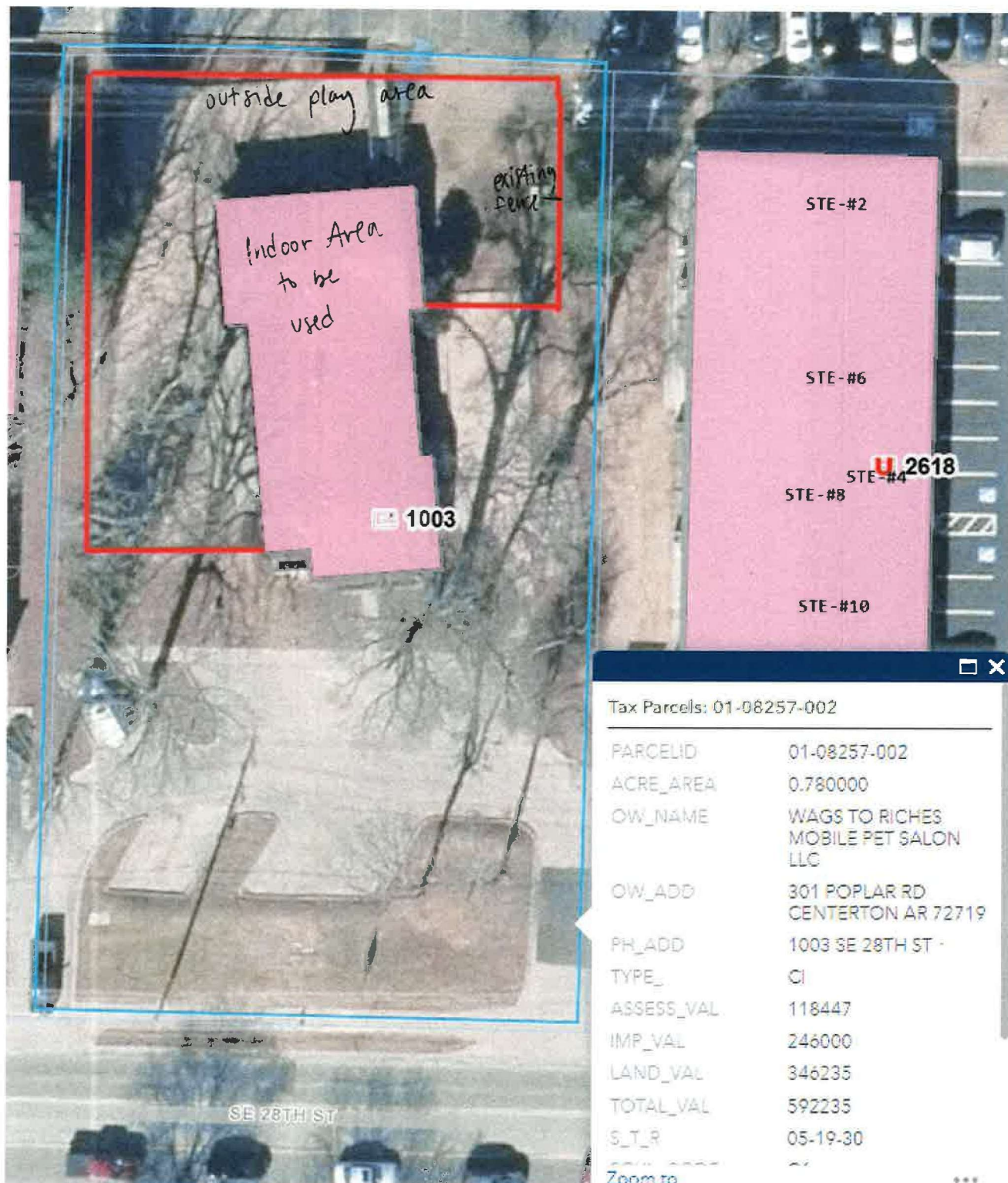
















## Hoyt Driveway Width Waiver

2102 Oakwood Avenue

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                            |
|--------------------------------------------------|--------------------------------------------|
| <b>Project Number</b>                            | WAV25-0016                                 |
| <b>Applicant / Current Owner</b>                 | Northwest Builders / Jackson Hoyt          |
| <b>Site Area</b>                                 | +/- <b>[.33]</b> Acres                     |
| <b>Current Zoning</b>                            | R-1, Low-Density Single-Family Residential |
| <b>Requested Zoning</b>                          | N/A                                        |
| <b>Current Future Land Use Map Designation</b>   | Walkable Neighborhood                      |
| <b>Requested Future Land Use Map Designation</b> | N/A                                        |
| <b>Development Type / Use</b>                    | Single Family Residential                  |
| <b>Related projects</b>                          | RADD25-0005                                |

### Property Description

The subject property is located at 2102 Oakwood Avenue and the applicant is requesting a waiver from section 1100.05(a)(2) of the development code to increase the driveway width 6 feet at the ROW from the allowed 24 ft to 30 ft.

### Project Details

The property owner requests a waiver to construct a 30-foot-wide driveway to serve their 3-car garage. The narrative cites several nearby properties with driveways that vary significantly in size and design, with many exceeding both the 24-foot restriction and the proposed 30 ft width. The applicant states that the driveway design would align with existing patterns of varied driveway widths and configurations.

The applicant sites these examples:

1. 2103 Oakwood Ave – Single-family home with a 4-car garage and a driveway wider than 30' where it meets Oakwood Ave.
2. 2104 Almand Dr – Single-family home with the entire front yard paved, accommodating approximately 8 cars; driveway width exceeds 50'.
3. 2002 Oakwood Ave – Single-family home with a standard driveway to a 1-car garage plus a paved U-



## Project Details

shaped driveway with two additional Oakwood Ave access points.

4. 702 Dewoody Dr – Single-family home with a U-shaped driveway connecting Oakwood Ave and Dewoody Dr.

5. 2004 Almand Dr – Single-family home with a 2-car-wide driveway plus a U-shaped driveway with two additional Almand Dr access points.

6. 2109 Oakwood Ave – Duplex with two separate 2-car garages and a full-width driveway across the 4-car garage, exceeding 30'.

7. 2101 Oakwood Ave – Duplex with two 1-car garages; its Oakwood Ave entrance is paved at a width greater than 30'.

8. 602 NW Park Dr – Single-family home with a driveway exiting onto two streets: Park Dr and Timber Trail.

The applicant states that these examples demonstrate there is no consistent pattern of limiting driveways to 24 feet within their neighborhood and that driveway widths are determined by home design and parking needs.

## Relationship to the Community Plan

## Public Comment

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

## Analysis / Waivers

### **In 2023 the City change the maximum driveway width**

The nearby driveways cited were built prior to the code update and contain some non-applicable examples such as the topography challenges along Almand Dr. and the corner lots. A Google Earth Photo from 2012 is attached to see that these driveways were installed prior to the 2023 Ordinance where the maximum driveway width was changed to 24'.

### **Parking Issue**

There are many examples in the city where three car garages have been accommodated with a 24' curb cut by flaring the driveway to providing parking in front of the garage.

### **Reasons for limiting driveway width**

There are many reasons why cities limit to the curb cut width, some of which are outlined below:

- Having large portions of the front yard paved with concrete takes away from the natural environment and creates a concrete public realm that is more geared for cars than for a walking experience.
- The R-1 minimum lot width is 60'. Having half the lot as a curb cut provides less public parking along the street for those times when neighborhood parking needs are high.
- The amount of additional impervious surface for wide driveways is cumulative citywide, adding to increased drainage issues downstream for others to mitigate.

## Conclusion



**Conclusion**

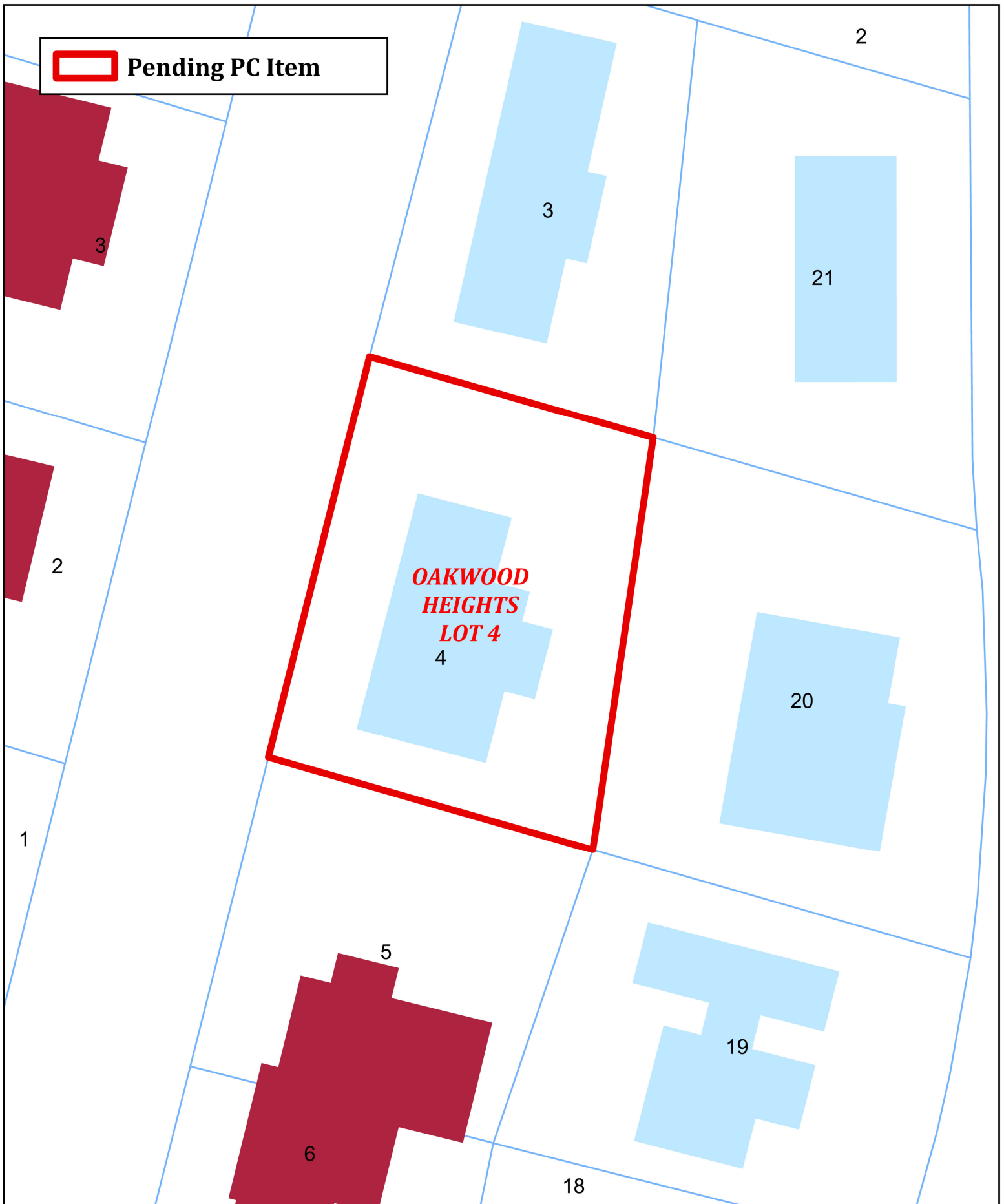
Planning recommends disapproval of the waiver for the reasons stated above.

**Additional Details**





Pending PC Item



**WAV25-0016**  
**Driveway Waiver**  
**2102 Oakwood Ave**





**General Notes**

Structural Integrity Design is a residential design service not a registered architectural firm. The purchaser of this set of plans should consult a building professional prior to construction. The purchaser and builder of this plan releases Structural Integrity Design from any liability and/or claims that may arise during construction or anytime thereafter. Therefore, the builder must carefully inspect all aspects of these drawings, including but not limited to dimensions, details, accuracy and overall integrity, and assume all responsibility. This plan may need to be modified to comply with local and/or governing codes.

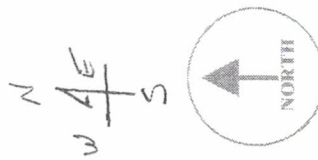
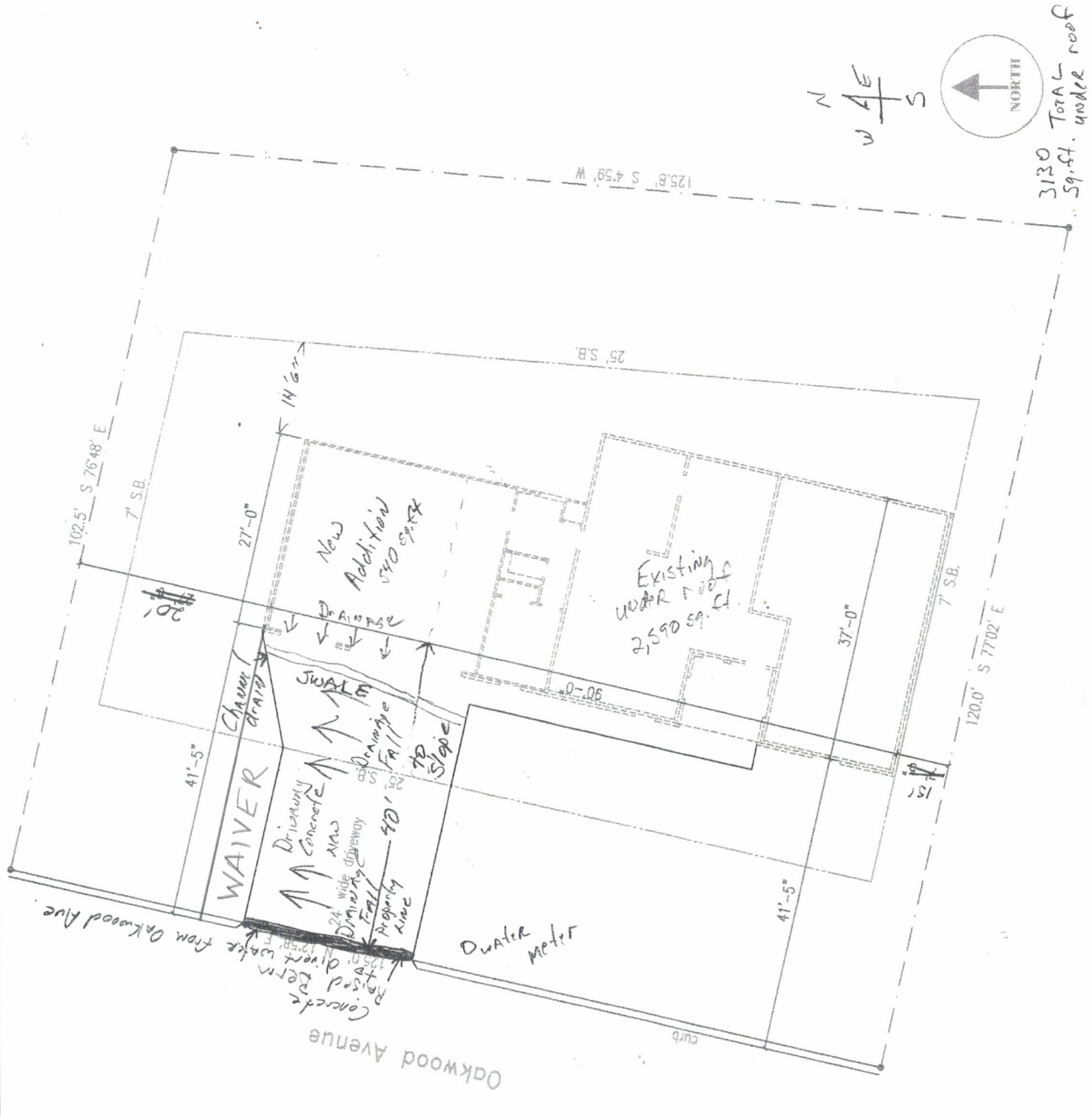
All information on this site plan was taken from Plat of Survey on record with county offices. Plat of Survey to take precedence over any discrepancies with this plan.

| No. | Revisions/Notes | Date |
|-----|-----------------|------|
|     |                 |      |



**Jackson Hoyt**  
 Lot 4 Oakwood Heights  
 2102 Oakwood Ave.  
 Bentonville, AR.

|             |                 |
|-------------|-----------------|
| Prepared by | Hoyt, Jackson   |
| Date        | 2/12/2025       |
| Scale       | 1"=20' (6.5x11) |
| Sheet       | 1 of 1          |



3130  
 59 ft. under roof  
 Total roof



# Narrative for Driveway Waiver Request

We, the homeowners at **2102 Oakwood Ave**, respectfully request a waiver to construct a **30-foot-wide driveway** to serve our 3-car garage. Our original permit application was denied due to a right-of-way restriction limiting driveway width to 24 feet.

We believe a waiver is justified because driveways in our immediate neighborhood vary significantly in size and design, with many exceeding both the 24-foot restriction and our proposed 30 feet. In fact, several nearby properties have driveways between 25% and 100% wider than what we are requesting. Six of these examples are visible from our front porch alone.

Our request does not introduce an inconsistency to the neighborhood streetscape; rather, it aligns with existing patterns of varied driveway widths and configurations. Below are documented examples:

1. **2103 Oakwood Ave** – Single-family home with a 4-car garage and a driveway wider than 30' where it meets Oakwood Ave.
2. **2104 Almand Dr** – Single-family home with the entire front yard paved, accommodating approximately 8 cars; driveway width exceeds 50'.
3. **2002 Oakwood Ave** – Single-family home with a standard driveway to a 1-car garage plus a paved U-shaped driveway with two additional Oakwood Ave access points.
4. **702 Dewoody Dr** – Single-family home with a U-shaped driveway connecting Oakwood Ave and Dewoody Dr.
5. **2004 Almand Dr** – Single-family home with a 2-car-wide driveway plus a U-shaped driveway with two additional Almand Dr access points.
6. **2109 Oakwood Ave** – Duplex with two separate 2-car garages and a full-width driveway across the 4-car garage, exceeding 30'.
7. **2101 Oakwood Ave** – Duplex with two 1-car garages; its Oakwood Ave entrance is paved at a width greater than 30'.
8. **602 NW Park Dr** – Single-family home with a driveway exiting onto two streets: Park Dr and Timber Trail.

These examples demonstrate there is **no consistent pattern of limiting driveways to 24 feet** within our neighborhood. Instead, driveway widths are determined by home design and practical parking needs. Our proposed 30-foot driveway is narrower than many of the existing examples and is proportionate to our home's 3-car garage.

Approval of this waiver would not only be consistent with neighborhood precedent but would also enhance **safety, functionality, and curb appeal**, while supporting the long-term value of our property and the surrounding community.

For these reasons, we respectfully request approval of this waiver.





2109 Oakwood



2104 Almand





2301 Oakwood



2002 Oakwood



ORDINANCE NO. 2023-181

AN ORDINANCE AMENDING CITY CODE APPENDIX B LAND DEVELOPMENT CODE SECTION 1100.05 DRIVEWAY STANDARDS, TO ESTABLISH A MAXIMUM RESIDENTIAL DRIVEWAY WIDTH AT THE RIGHT-OF-WAY LINE; AND FOR OTHER PURPOSES.

WHEREAS, City officials have determined the need for a maximum driveway width for ingress/egress safety and to reduce the amount of impermeable surfaces in residential areas; and

WHEREAS, this has been reviewed by the City's internal code review committee and the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code shall be and is hereby amended with the following changes to Sec. 1100.05 Driveway Standards:

**Sec. 1100.05 Driveway Standards**

*(a) Driveway width.*

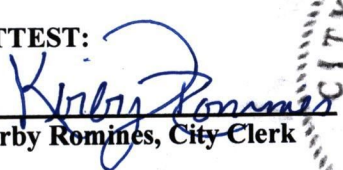
- (1) Commercial, industrial, multi-family, and mixed-use driveway widths shall meet the following guidelines.
  - a. *One-way in or out.* If the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 16 feet and shall have appropriate signage designating the driveway as a one-way connection.
  - b. *Two-way.* For two-way access, each lane shall have a width of 12 feet and a maximum of three lanes shall be allowed. Whenever more than two lanes are proposed, entrance and exit lanes shall be divided by a raised median. The median shall be four (4) feet wide and conform to AHTD standard detail for curbed islands.
  - c. *Minor or major arterials.* Driveways that enter a minor or major arterial at traffic signals must have at least two (2) outbound lanes (one for each turning direction) of at least 12 feet in width, and one in-bound lane with a 14-foot width.
- (2) Residential driveway width, measured at the right-of-way line, shall not exceed 24 feet. There shall be no minimum width required, unless the driveway is longer than 150 feet in which case the minimum width shall be 8 feet.

Section 2- Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

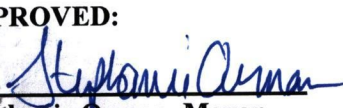
PASSED and APPROVED this 25 day of JULY, 2023.

ATTEST:

  
Kirby Romines, City Clerk



APPROVED:

  
Stephanie Orman, Mayor



3/25/2012

2109 Oakwood



2103 Oakwood



2002 Oakwood







## Cottages at Simpson Farm

Hwy 112 at Scoggins Rd

**PC Date:** 10/7/2025

### Staff Report Details

|                                                  |                                                         |
|--------------------------------------------------|---------------------------------------------------------|
| <b>Project Number</b>                            | (LSD23-0041)                                            |
| <b>Applicant / Current Owner</b>                 | Simpson Family Revocable Trust and Simpson Exempt Trust |
| <b>Site Area</b>                                 | +/- 50.21 Acres                                         |
| <b>Current Zoning</b>                            | R-3, Medium-High Density Multifamily Residential        |
| <b>Requested Zoning</b>                          | N/A                                                     |
| <b>Current Future Land Use Map Designation</b>   | Medium Density Residential (MDR)                        |
| <b>Requested Future Land Use Map Designation</b> | N/A                                                     |
| <b>Development Type / Use</b>                    | Multi-Family simulating single-family dwellings         |
| <b>Related projects</b>                          | N/A                                                     |

### Property Description

Originally approved on 11/7/23, <https://bentonvillear.portal.civicclerk.com/event/48/files/agenda/2084>, the applicant subsequently requested a 12 month extension which the Planning Commission approved on November 19, 2024. <https://bentonvillear.portal.civicclerk.com/event/1583/files/agenda/3197>

The applicant is requesting a second extension request for an additional 6 months. The applicant states that delays in securing financing has delayed the project's start date.

The Cottages at Simpson is a large-scale development proposing the development of 322 single-family residences that will all be located on a single lot and will be leased individually. There are one, two, and three-bedroom options, varying throughout the development. All units are proposed to be single-story structures. The development requires 483 parking spaces but is providing almost double that number at 724 parking spaces. There are no garages included with any of the units, only surface parking is provided. Landscaping, grading/drainage, site amenities, and Maser Street Plan improvements are all in compliance with the requirements of the Land Development Code. There are three means of access proposed: two entrances off Scroggins Road and one entrance from Arkansas State Hwy 112. The applicant has chosen to utilize the Special Use Primary Material of fiber cement siding. See attached 3-D renderings, cut sheets, and warranty information regarding the fiber cement siding selected by the applicant.



### Property Description

This development shall utilize the International Residential Code (IRC) and shall use construction Type VB. The structures proposed within the development shall be classified as single-family dwellings and shall be assessed Impacts as single-family dwellings at the current rate at the time of building permit issuance. Additionally, for reference and clarity, the applicant has shown the future proposed alignment of Arkansas Highway 112 and how it will traverse through this development.

### Project Details

### Relationship to the Community Plan

### Public Comment

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

### Analysis / Waivers

### Conclusion

The proposed large-scale development has already had a previously approved large scale development extension and was originally approved nearly 2 years ago. Staff recommends denial of the extension request to be consistent with the messaging to all developers.

If Planning Commission decides to approve the request, staff recommends the following conditions be attached to the extension:

1. That this be the last extension granted for this project.
2. All terms and conditions of the original large scale development are still required as part of the original approval and are not affected by this extension.

### Additional Details



**WATKINS, BOYER,  
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.  
RONALD L. BOYER (OF COUNSEL)  
JENNIFER E. GRAY, P.A. \*  
ANDREW T. CURRY, P.A.  
WILL A. KELLSTROM, P.A.  
MICHELLE FENDLEY  
CATELYN J. GIBBS

\* ALSO LICENSED IN MISSOURI

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

AMY BENSON, PARALEGAL  
WHITNEY DUCKER, OFFICE MGR.  
LIZBETH CHAVEZ, ADMIN. ASST.  
BIRIDIANA SALAS, ADMIN. ASST.

September 24, 2025

City of Bentonville Planning Department  
City of Bentonville Planning Commission  
Bonnie Bridges, City Staff Attorney

**Re: M4 Development  
Cottages at Simpson Farms  
COB# LSD23-0041**

Dear Ladies and Gentlemen:

This letter is in regard to the recent application by M4 Development for an extension of the Large Scale Development Plan referenced above. I have reviewed Bentonville City Code Section 700.07. While I find that any extension must not exceed six (6) months, I find nothing in the City Code that limits the number of times an extension may be granted. Therefore, it is my belief that an attempt to impose a set limit on the number of extensions that may be granted is not supported by law.

I would point out that there is a rational basis for not having such a limit as arbitrarily requiring an applicant to re-submit the same plan again just creates duplication of effort for all parties involved, including City staff.

If you have any questions, please feel free to contact me.

Sincerely,

WATKINS BOYER,  
GRAY & CURRY, PLLC



Bill Watkins

WPW:mos  
pc: client via email  
Ali Karr, Crafton Tull via email





September 18, 2025

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

RE: Cottages at Simpson Farms  
COB# LSD23-0041  
CTA Job No. 22113200

Dear City of Bentonville Planning Department:

This is a formal request for a 6-month extension on the approved Large Scale Development for The Cottages at Simpson Farms. The original approval for the project was received on November 7, 2023, and a first extension approved on November 19, 2024. The project consists of 322 multi family residential units with associated infrastructure.

Delays in securing financing have delayed the project's start date. No work has been done on-site since gaining approval last year. All documents needed for construction have been obtained and/or renewed.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ali Karr, P.E.  
Project Manager



**Legend**

 Pending PC Item

**BENTONVILLE**

**OZARK  
ACRES DR**

**AVERIE LN**

**CHATTIN  
CIR**

**W SCOGGINS RD**

**N MAIN ST HWY 112**

**LSD23-0041**

**Cottages at Simpson Farms  
AR Highway 112 (SW H St)**





NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
8. BASED ON THE CITY OF BENTONVILLE GIS MAP, THIS SITE IS LOCATED IN AIRPORT ZONE D (A) TRAFFIC PATTERN ZONE (TP2). THIS PROJECT MEETS THE REQUIREMENTS OF SECTION 2.9 OF THE BENTONVILLE MUNICIPAL AIRPORT MASTER PLAN.
9. ALL SITE LIGHTING SHALL BE "OUT-OFF" OR B-U-G AND HAVE A U RATING OF 0. ALL FIXTURES SHALL HAVE SHIELDS INSTALLED TO DIRECT LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS. ALL SITE LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT.
10. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNT) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
11. NO UNIT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL DEVELOPMENTS CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. ALL ON SITE STREETS AND PARKING AREAS SHALL BE PRIVATE.
12. THE DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS. A DUMPSTER ENCLOSURE DETAIL MUST BE APPROVED BY THE PLANNING DEPARTMENT BEFORE CONSTRUCTION.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. NO STRUCTURES SHALL BE CONSTRUCTED IN ANY DRAINAGE EASEMENTS.

**ZONING DATA (ZONING: R-3)**

LAND USE: MULTI-FAMILY RESIDENTIAL  
(UNITS TO BE LEASED)

**ZONING REQUIREMENTS:**

MINIMUM FRONT SETBACK (20 FEET)  
MINIMUM SIDE SETBACK (INTERIOR) (10 FEET)  
MINIMUM SIDE SETBACK (EXTERIOR) (20 FEET)  
MINIMUM REAR SETBACK (25 FEET)  
OFF-STREET PARKING SPACES (3 SPACES FOR EACH TWO DWELLING UNITS)

**SITE DATA**

UNITS (TOTAL) = 322  
A UNITS = 111  
B UNITS = 81  
C UNITS = 81  
D UNITS = 49  
SELF SERVICE CAR WASHES = 3 CAR WASHES  
TOTAL PARKING SPACES REQUIRED = 483  
TOTAL PARKING SPACES PROVIDED = 724  
HANDICAP SPACES PROVIDED = 19  
TOTAL PROJECT PROPERTY AREA = 49.92 AC.  
PROJECT DISTURBED AREA = 41.09 AC.

**PROVIDED:**

= 20 FEET  
= NA  
= 10 FEET  
= 25 FEET  
= 4.50 SPACES FOR EACH TWO DWELLING UNITS

**SITE AMENITIES**

CENTRALLY LOCATED PARK  
DOG PARK  
CLUBHOUSE  
POOL  
WALKING PATH AROUND SITE

**LEGEND**

- |          |                                                                                 |
|----------|---------------------------------------------------------------------------------|
| FH       | EXISTING FIRE HYDRANT                                                           |
| PP       | POWER POLE                                                                      |
| LP       | LIGHT POLE                                                                      |
| UP       | UTILITY POLE                                                                    |
| WV       | WATER VALVE                                                                     |
| ICV      | IRRIGATION CONTROL VALVE                                                        |
| WM       | WATER METER                                                                     |
| GM       | GAS METER                                                                       |
| GV       | GAS VALVE                                                                       |
| SSMH     | SANITARY SEWER MANHOLE                                                          |
| CO       | SANITARY CLEANOUT                                                               |
| SMH      | DRAINAGE MANHOLE                                                                |
| TR       | TELEPHONE RISER SIGN                                                            |
| ECM      | EXISTING CONCRETE MONUMENT                                                      |
| EIP      | EXISTING IRON PIN                                                               |
| MB       | MAILBOX                                                                         |
| GW       | GUY WIRE                                                                        |
| CR       | CABLE RISER                                                                     |
| FOR      | FIBER OPTIC RISER                                                               |
| EM       | ELECTRIC METER                                                                  |
| SCM      | SET CONCRETE MONUMENT                                                           |
| SIP      | SET IRON PIN                                                                    |
| ---      | EXISTING GAS MAIN                                                               |
| UT       | UNDERGROUND TELEPHONE                                                           |
| UC       | UNDERGROUND CABLE                                                               |
| O/E      | OVERHEAD CABLE                                                                  |
| O/E      | OVERHEAD ELECTRIC                                                               |
| OEC      | OVERHEAD ELECTRIC AND CABLE LINE                                                |
| F/O      | UNDERGROUND FIBRE OPTIC                                                         |
| SS       | EXIST. SANITARY SEWER LINE                                                      |
| FM       | EXIST. SANITARY SEWER FORCE MAIN                                                |
| W        | EXIST. WATER MAIN                                                               |
| SD       | EXIST. STORM DRAIN LINE                                                         |
| X        | EXISTING TREE LINE/LANDSCAPING                                                  |
| X        | EXISTING FENCE (WIRE)                                                           |
| X        | PROPOSED FENCE                                                                  |
| X        | EXISTING FENCE (CHAIN LINK)                                                     |
| 325      | EXISTING CONTOUR                                                                |
| 325      | PROPOSED CONTOUR                                                                |
| PRO W    | PROPOSED WATER LINE                                                             |
| PRO SS   | PROPOSED FIRE HYDRANT ASSEMBLY                                                  |
| PRO SS   | PROPOSED SANITARY SEWER LINE                                                    |
| FM       | PROPOSED SANITARY SEWER FORCE MAIN                                              |
| MBL      | MINIMUM BUILDING LINE                                                           |
| UE       | UNDERGROUND ELECTRIC                                                            |
| ---      | PROPERTY LINE                                                                   |
| ---      | EXISTING EASEMENT LINE                                                          |
| ---      | PROPOSED EASEMENT LINE                                                          |
| ---      | EXISTING 48" WATER MAIN                                                         |
| ---      | CENTERLINE OF ROAD                                                              |
| ---      | MATCHLINE                                                                       |
| ---      | PROPOSED RIGHT OF WAY                                                           |
| ---      | PROPOSED SIDEWALK                                                               |
| ---      | PROPOSED CONCRETE                                                               |
| ---      | PROPOSED ASPHALT (ON SITE)                                                      |
| ---      | PROPOSED ASPHALT (IN RIGHT OF WAY)                                              |
| ---      | PROPOSED GRAVEL                                                                 |
| ---      | PROPOSED CROSSWALK (SEE DETAILS)                                                |
| ---      | FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL) |
| N.I.C.L. | NOT IN CITY LIMITS                                                              |
| C.O.C.S. | CITY OF CAVE SPRINGS                                                            |
| C.O.R.   | CITY OF ROGERS                                                                  |

PROJECT No.  
14-2212

DATE: SEPT., 2023  
SCALE: 1"=100'

DRAWN BY:  
T. SCARBOROUGH

APPROVED BY:  
P. SANTORA

**REVISIONS:**

COB COMMENTS  
10/16/23

SITE CONSTRUCTION PLANS FOR  
COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
OVERALL LAYOUT PLAN

**NORTHSTAR**  
ENGINEERING SERVICES  
(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL 36305  
web: www.northstarengineering.com

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-L, 7858-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825  
AR CERT. OF AUTH.  
4261

100% PLANS  
FOR REVIEW  
ONLY

SHEET 14  
OF 84

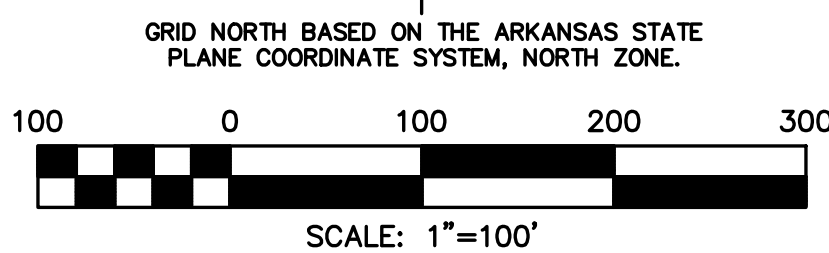
LSD23-0041

**TBM #1**

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY  
N = 727036.0750  
E = 656272.9100  
ELEV = 1270.955

**TBM #2**

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE  
N = 727053.4360  
E = 655983.4950  
ELEV = 1273.223



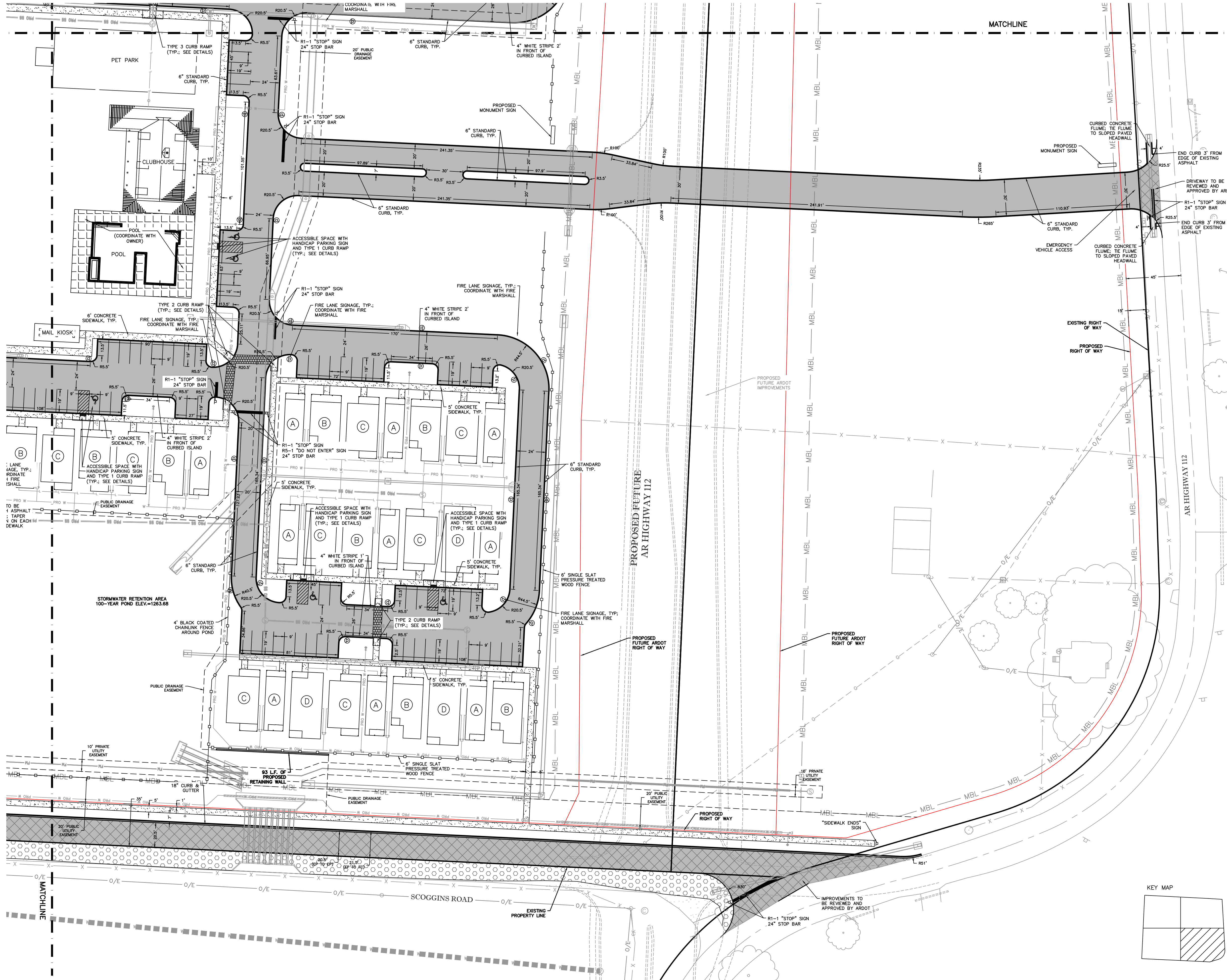


TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY  
N = 727036.0750  
E = 656272.9100  
ELEV = 1270.955

TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE  
N = 727053.4360  
E = 655983.4950  
ELEV = 1273.223



LEGEND

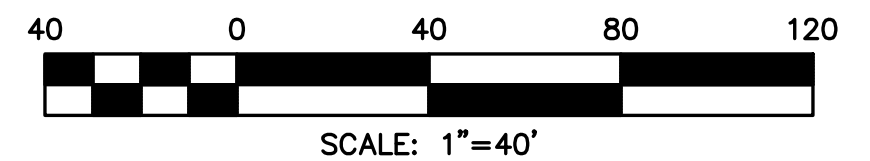
- EXISTING FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- UTILITY POLE
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- GAS METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- TELEPHONE RISER SIGN
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- MAILBOX
- GUY WIRE
- CABLE RISER
- FIBER OPTIC RISER
- ELECTRIC METER
- SET CONCRETE MONUMENT
- SET IRON PIN
- EXISTING GAS MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- OVERHEAD CABLE
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC AND CABLE LINE
- UNDERGROUND FIBER OPTIC
- EXIST. SANITARY SEWER LINE
- EXIST. SANITARY SEWER FORCE MAIN
- EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- MINIMUM BUILDING LINE
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

NOTES:

- INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- ALL DISTURBED AREAS SHALL BE GRASSSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MARKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
- DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

KEY MAP

GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



PROJECT No.  
14-2212

DATE: SEPT., 2023  
SCALE: 1"=40'

DRAWN BY:  
T. SCARBOROUGH

APPROVED BY:  
P. SANTORA

REVISIONS:  
COB COMMENTS  
10/16/23

COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
LAYOUT PLAN (1 OF 4)

**NORTHSTAR**  
ENGINEERING SERVICES  
(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL 36305  
web: www.northstarengineering.com

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-L, 7858-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825  
AR CERT. OF AUTH.  
4261

100% PLANS  
FOR REVIEW  
ONLY

SHEET 15  
OF 84

LSD23-0041



## NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MARKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

## TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR,  
PLS 1439) LOCATED AT THE NORTHEAST  
CORNER OF THE PROPERTY  
N = 727036.0750  
E = 656272.9100  
ELEV = 1270.955

## TBM #2

AN EXISTING IRON PIN (EIP, 5/8  
REBAR, PLS 1439) LOCATED ALONG  
THE NORTH PROPERTY LINE  
N = 727053.4360  
E = 655983.4950  
ELEV = 1273.223

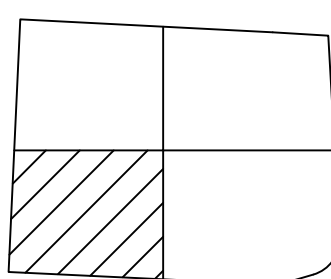
## LEGEND

- FH EXISTING FIRE HYDRANT  
PP POWER POLE  
LP LIGHT POLE  
UP UTILITY POLE  
WV WATER VALVE  
ICV IRRIGATION CONTROL VALVE  
WM WATER METER  
GM GAS METER  
GV GAS VALVE  
SSMH SANITARY SEWER MANHOLE  
CO SANITARY CLEANOUT  
SMH DRAINAGE MANHOLE  
TR TELEPHONE RISER SIGN  
ECM EXISTING CONCRETE MONUMENT  
EIP EXISTING IRON PIN  
MB MAILBOX  
GW GUY WIRE  
CR CABLE RISER  
FOR FIBER OPTIC RISER  
EM ELECTRIC METER  
SCM SET CONCRETE MONUMENT  
SIP SET IRON PIN

- G --- EXISTING GAS MAIN  
--- UT --- UNDERGROUND TELEPHONE  
--- UC --- UNDERGROUND CABLE  
--- O/C --- OVERHEAD CABLE  
--- O/E --- OVERHEAD ELECTRIC  
--- OEC --- OVERHEAD ELECTRIC AND CABLE LINE  
--- UO --- UNDERGROUND FIBRE OPTIC  
--- SS --- EXIST. SANITARY SEWER LINE  
--- FM --- EXIST. SANITARY SEWER FORCE MAIN  
--- W --- EXIST. WATER MAIN  
--- SD --- EXIST. STORM DRAIN LINE  
--- X --- EXISTING TREE LINE/LANDSCAPING  
--- X --- EXISTING FENCE (WIRE)  
--- X --- PROPOSED FENCE  
--- X --- EXISTING FENCE (CHAIN LINK)  
--- 325 --- EXISTING CONTOUR  
--- 325 --- PROPOSED CONTOUR  
--- PRO W --- PROPOSED WATER LINE  
--- PRO SS --- PROPOSED FIRE HYDRANT ASSEMBLY  
--- PRO SS --- PROPOSED SANITARY SEWER LINE  
--- FM --- PROPOSED SANITARY SEWER FORCE MAIN  
--- MBL --- MINIMUM BUILDING LINE  
--- UE --- UNDERGROUND ELECTRIC  
--- --- PROPERTY LINE  
--- --- EXISTING EASEMENT LINE  
--- --- PROPOSED EASEMENT LINE  
--- --- EXISTING 48" WATER MAIN  
--- --- CENTERLINE OF ROAD  
--- --- MATCHLINE  
--- --- PROPOSED RIGHT OF WAY

- PROPOSED SIDEWALK  
 PROPOSED CONCRETE  
 PROPOSED ASPHALT (ON SITE)  
 PROPOSED ASPHALT (IN RIGHT OF WAY)  
 PROPOSED GRAVEL  
 PROPOSED CROSSWALK (SEE DETAILS)  
 FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

## KEY MAP



GRID NORTH BASED ON THE ARKANSAS STATE  
PLANE COORDINATE SYSTEM, NORTH ZONE.

40 0 40 80 120

SCALE: 1"=40'

PROJECT No.  
14-2212

DATE: SEPT., 2023  
SCALE: 1"=40'

DRAWN BY:  
T. SCARBOROUGH

APPROVED BY:  
P. SANTORA

REVISIONS:  
COB COMMENTS  
10/16/23

COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
LAYOUT PLAN (2 OF 4)

**NORTHSTAR**  
ENGINEERING SERVICES  
(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL. 36305  
web: www.northstarengineering.com

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-L, 7868-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825  
AR CERT. OF AUTH.  
4261

100% PLANS  
FOR REVIEW  
ONLY

SHEET 16  
OF 84

LSD23-0041



## TBM #1

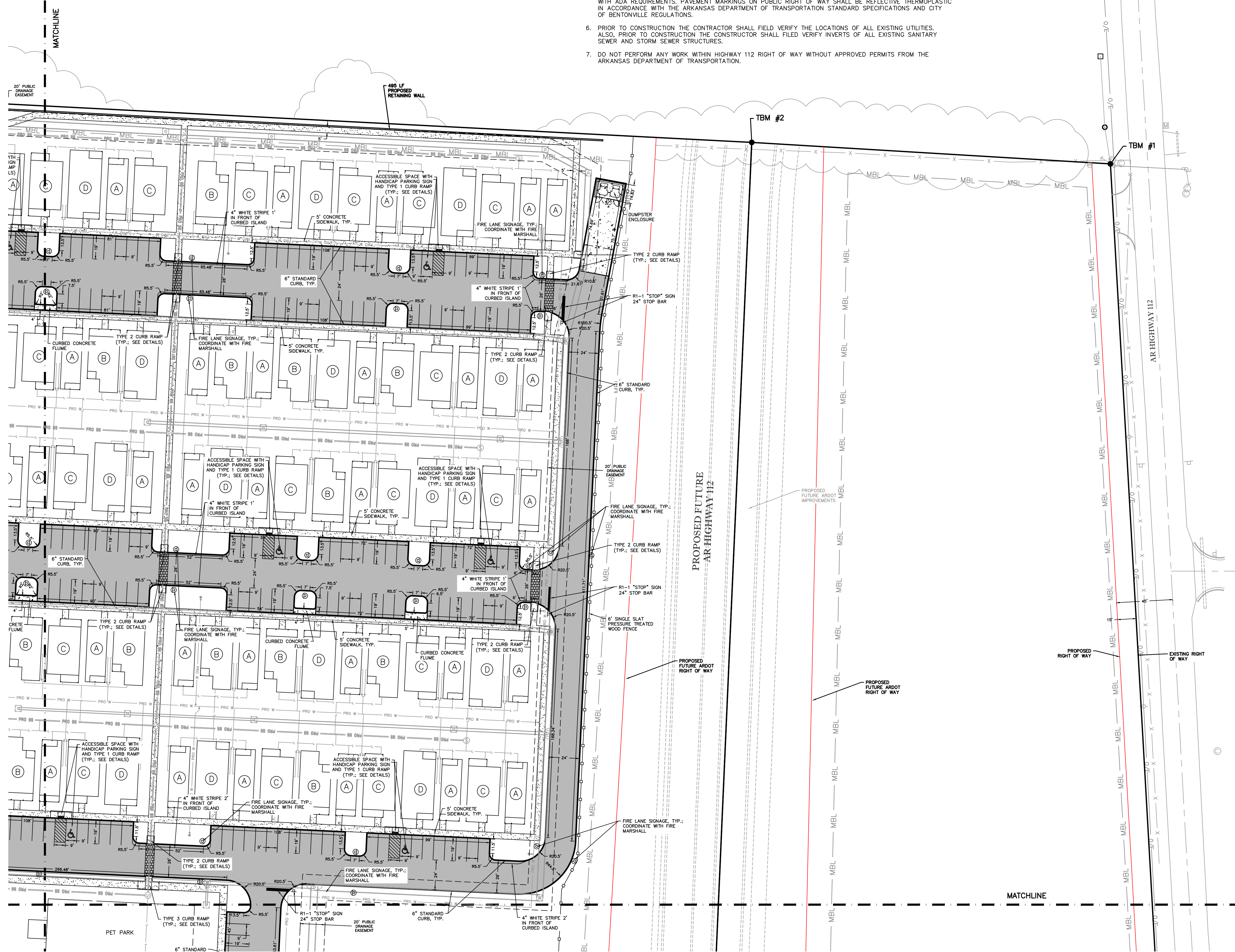
AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY  
N = 727036.0750  
E = 656272.9100  
ELEV = 1270.955

## TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE  
N = 727053.4360  
E = 655983.4950  
ELEV = 1273.223

### NOTES:

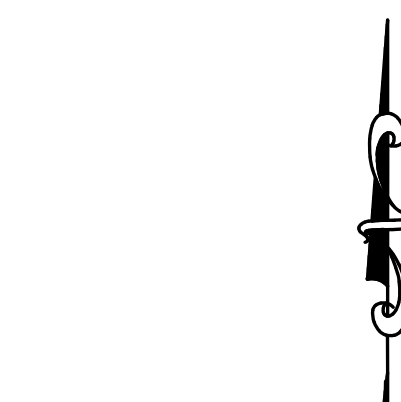
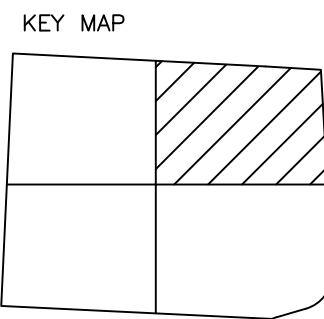
- INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MARKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
- DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.



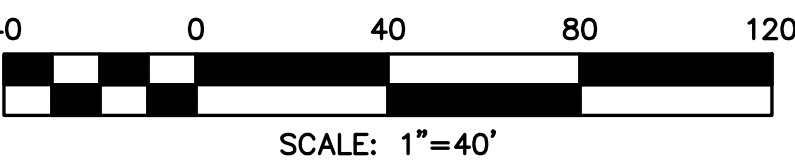
### LEGEND

- |        |                                    |
|--------|------------------------------------|
| FH     | EXISTING FIRE HYDRANT              |
| PP     | POWER POLE                         |
| LP     | LIGHT POLE                         |
| UP     | UTILITY POLE                       |
| WV     | WATER VALVE                        |
| ICV    | IRRIGATION CONTROL VALVE           |
| WM     | WATER METER                        |
| GM     | GAS METER                          |
| GV     | GAS VALVE                          |
| SSMH   | SANITARY SEWER MANHOLE             |
| CO     | SANITARY CLEANOUT                  |
| SMH    | DRAINAGE MANHOLE                   |
| TR     | TELEPHONE RISER SIGN               |
| ECM    | EXISTING CONCRETE MONUMENT         |
| EIP    | EXISTING IRON PIN                  |
| MB     | MAILBOX                            |
| GW     | GUY WIRE                           |
| CR     | CABLE RISER                        |
| FOR    | FIBER OPTIC RISER                  |
| EM     | ELECTRIC METER                     |
| SCM    | SET CONCRETE MONUMENT              |
| SIP    | SET IRON PIN                       |
| ---    | EXISTING GAS MAIN                  |
| UT     | UNDERGROUND TELEPHONE              |
| UC     | UNDERGROUND CABLE                  |
| O/C    | OVERHEAD CABLE                     |
| O/E    | OVERHEAD ELECTRIC                  |
| OEC    | OVERHEAD ELECTRIC AND CABLE LINE   |
| SS     | UNDERGROUND FIBRE OPTIC            |
| SS     | EXIST. SANITARY SEWER LINE         |
| FM     | EXIST. SANITARY SEWER FORCE MAIN   |
| W      | EXIST. WATER MAIN                  |
| W      | EXIST. STORM DRAIN LINE            |
| X      | EXISTING TREE LINE/LANDSCAPING     |
| X      | EXISTING FENCE (WIRE)              |
| X      | PROPOSED FENCE                     |
| X      | EXISTING FENCE (CHAIN LINK)        |
| 325    | EXISTING CONTOUR                   |
| 325    | PROPOSED CONTOUR                   |
| PRO W  | PROPOSED WATER LINE                |
| PRO FH | PROPOSED FIRE HYDRANT ASSEMBLY     |
| PRO SS | PROPOSED SANITARY SEWER LINE       |
| FM     | PROPOSED SANITARY SEWER FORCE MAIN |
| MBL    | MINIMUM BUILDING LINE              |
| UE     | UNDERGROUND ELECTRIC               |
| ---    | PROPERTY LINE                      |
| ---    | EXISTING EASEMENT LINE             |
| ---    | PROPOSED EASEMENT LINE             |
| ---    | EXISTING 48" WATER MAIN            |
| ---    | CENTERLINE OF ROAD                 |
| ---    | MATCHLINE                          |
| ---    | PROPOSED RIGHT OF WAY              |

- |           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| [Pattern] | PROPOSED SIDEWALK                                                               |
| [Pattern] | PROPOSED CONCRETE                                                               |
| [Pattern] | PROPOSED ASPHALT (ON SITE)                                                      |
| [Pattern] | PROPOSED ASPHALT (IN RIGHT OF WAY)                                              |
| [Pattern] | PROPOSED GRAVEL                                                                 |
| [Pattern] | PROPOSED CROSSWALK (SEE DETAILS)                                                |
| [Symbol]  | FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL) |



GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



SCALE: 1"=40'

PROJECT No.  
14-2212

DATE: SEPT., 2023  
SCALE: 1"=40'

DRAWN BY:  
T. SCARBOROUGH

APPROVED BY:  
P. SANTORA

REVISIONS:  
COB COMMENTS  
10/16/23

COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
LAYOUT PLAN (3 OF 4)

**NORTHSTAR**  
ENGINEERING SERVICES  
(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL 36305  
web: www.northstarengineering.com

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-E, 7868-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825  
AR CERT. OF AUTH.  
4261

100% PLANS  
FOR REVIEW  
ONLY

SHEET 17  
OF 84  
LSD23-0041



NOTES:

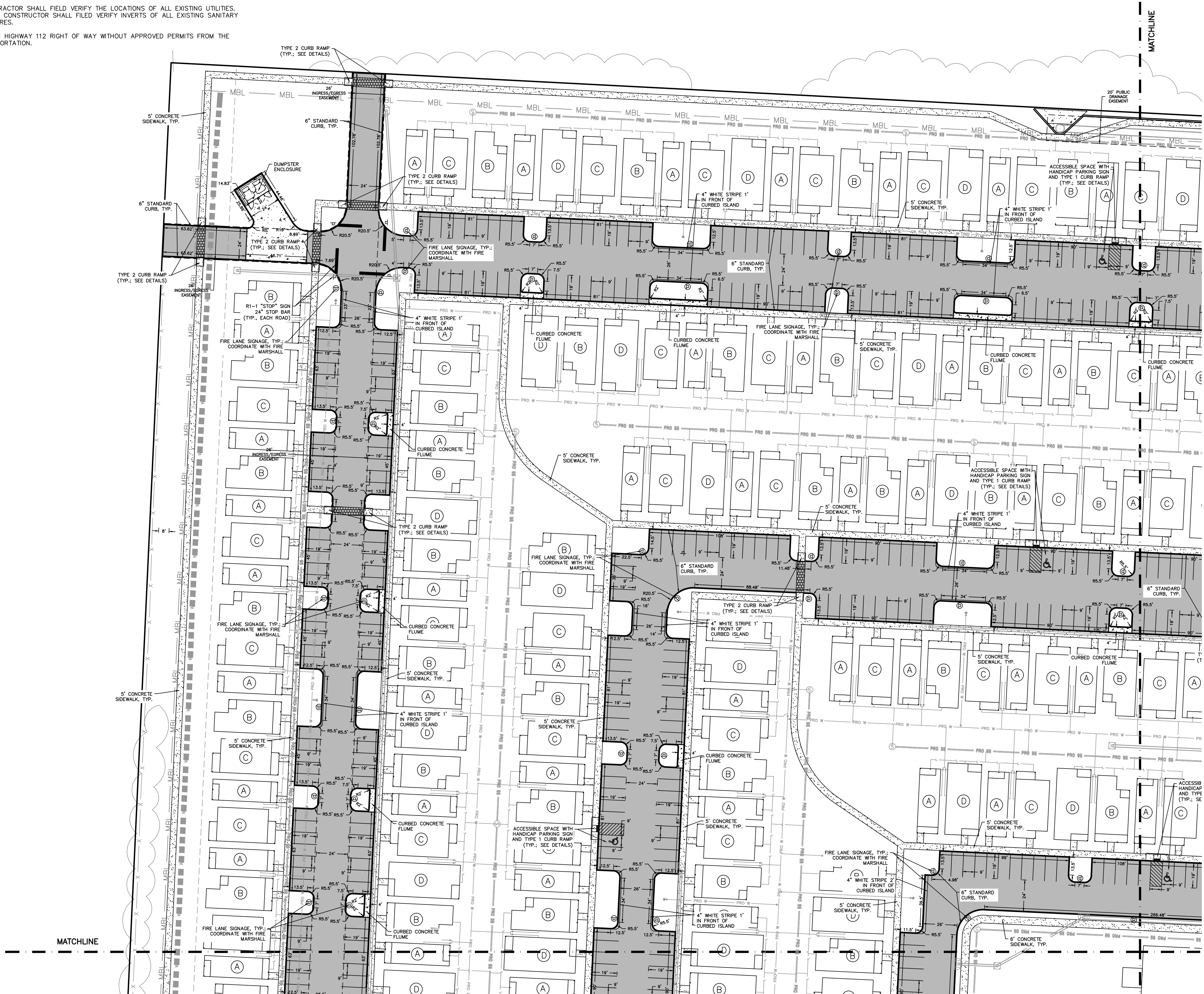
1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MAKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY  
N = 727036.0750  
E = 656272.9100  
ELEV = 1270.955

TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE  
N = 727053.4360  
E = 655983.4950  
ELEV = 1273.223

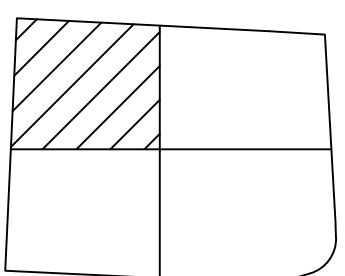


LEGEND

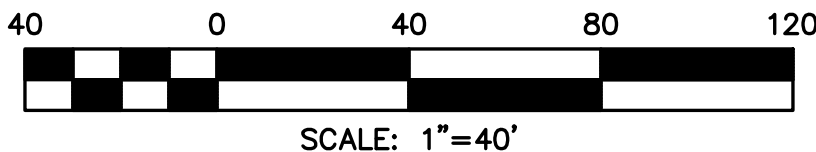
- EXISTING FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- UTILITY POLE
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- GAS METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- TELEPHONE RISER SIGN
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- MAILBOX
- GUY WIRE
- CABLE RISER
- FIBER OPTIC RISER
- ELECTRIC METER
- SET CONCRETE MONUMENT
- SET IRON PIN
- EXISTING GAS MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- OVERHEAD CABLE
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC AND CABLE LINE
- UNDERGROUND FIBRE OPTIC
- EXIST. SANITARY SEWER LINE
- EXIST. SANITARY SEWER FORCE MAIN
- EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- MINIMUM BUILDING LINE
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY

- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

KEY MAP



GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



PROJECT No.  
14-2212

DATE: SEPT., 2023  
SCALE: 1"=40'

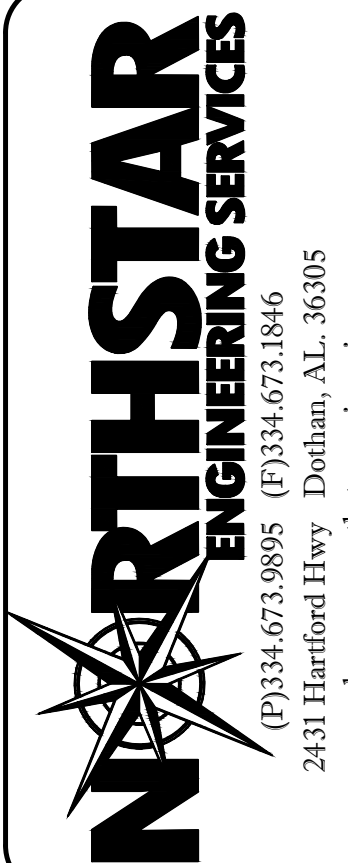
DRAWN BY:  
T. SCARBOROUGH

APPROVED BY:  
P. SANTORA

REVISIONS:

COB COMMENTS  
10/16/23

COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
LAYOUT PLAN (4 OF 4)



AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-L, 7858-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825  
AR CERT. OF AUTH.  
4261

100% PLANS  
FOR REVIEW  
ONLY

SHEET 18  
OF 84

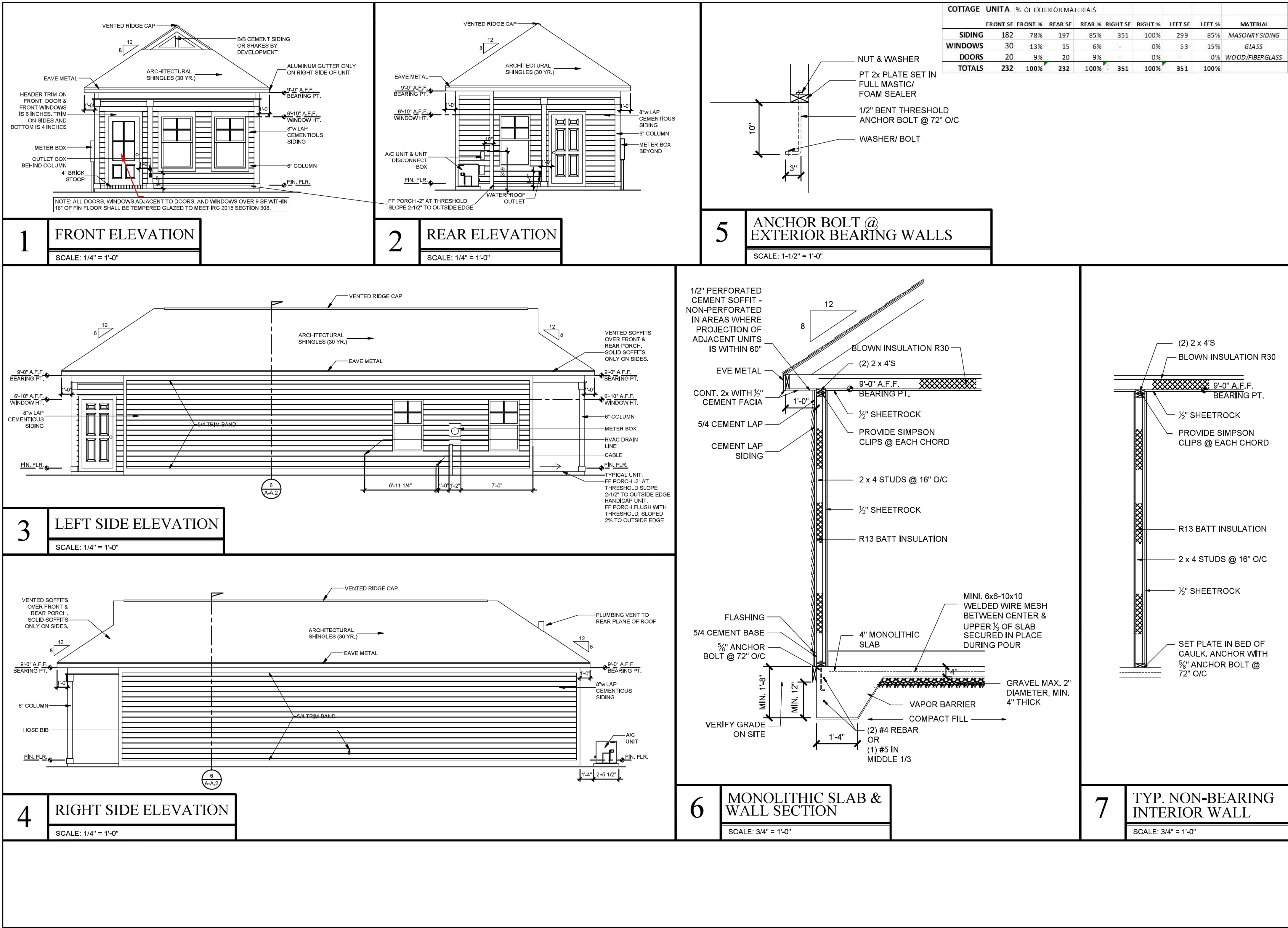
LSD23-0041



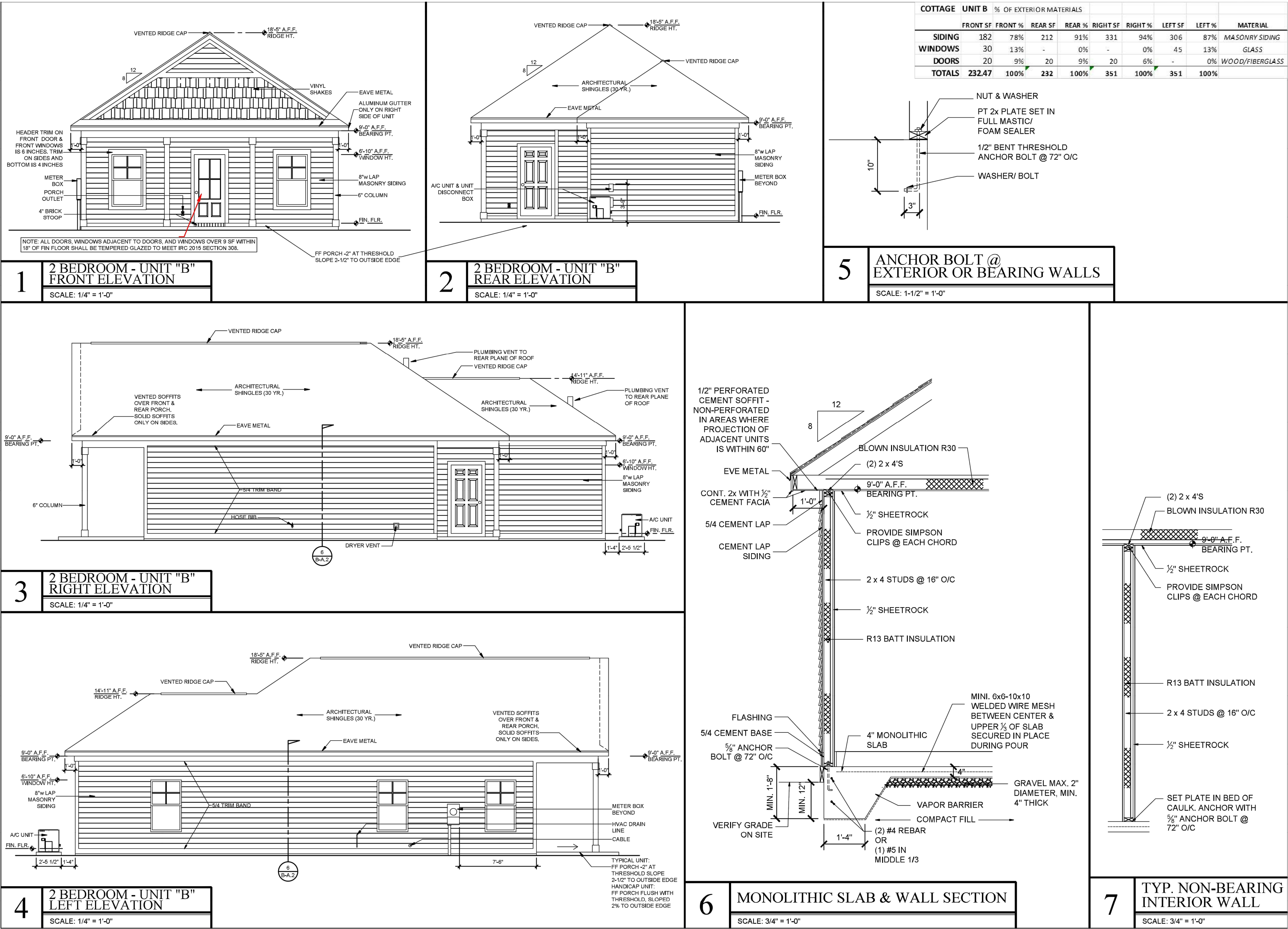


1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY-GROWN CONTAINER OR BALLED & BURLAPPED AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE TEST METHOD OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND OTHER APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE "4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.





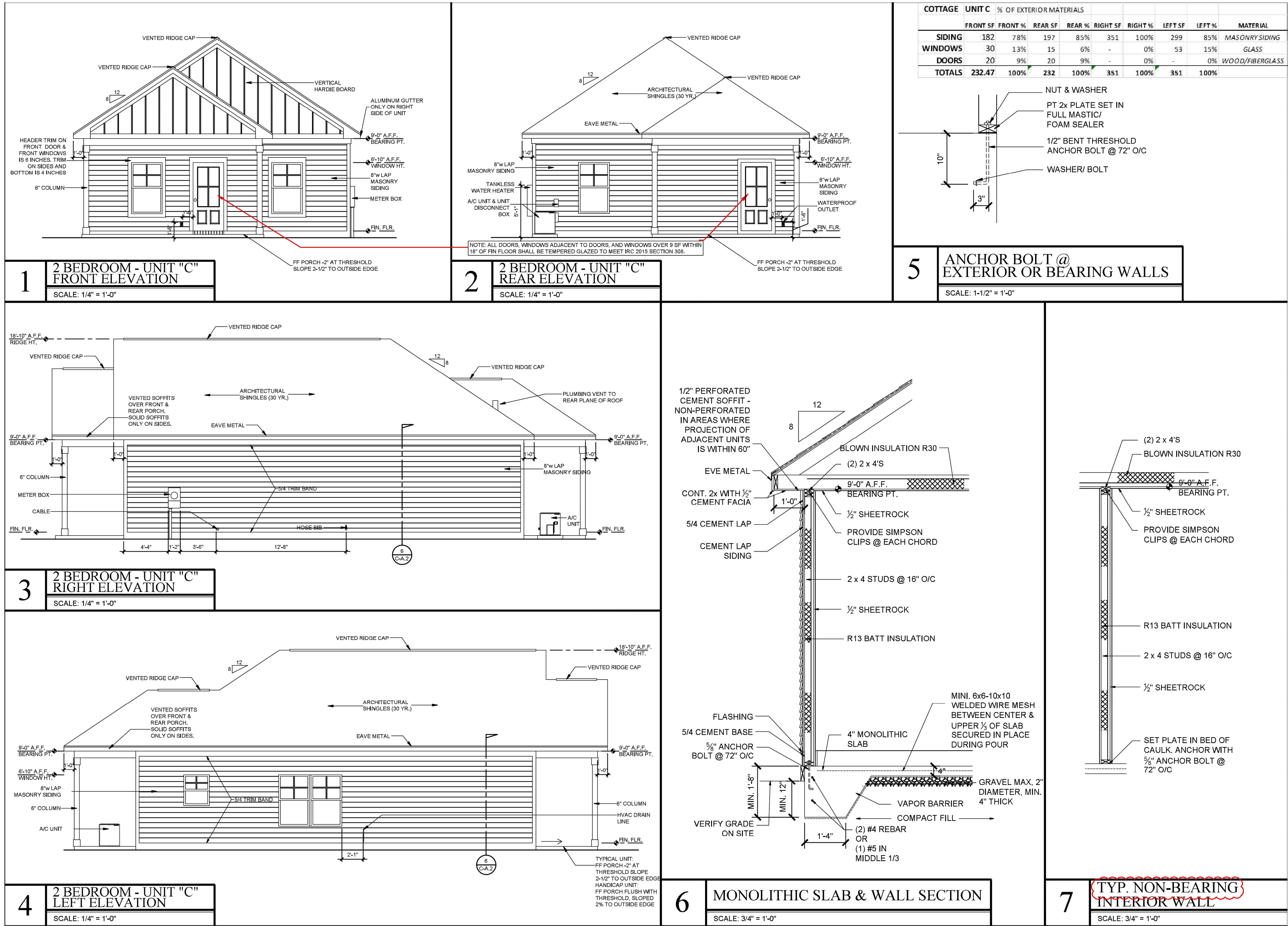




COTTAGE B

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.



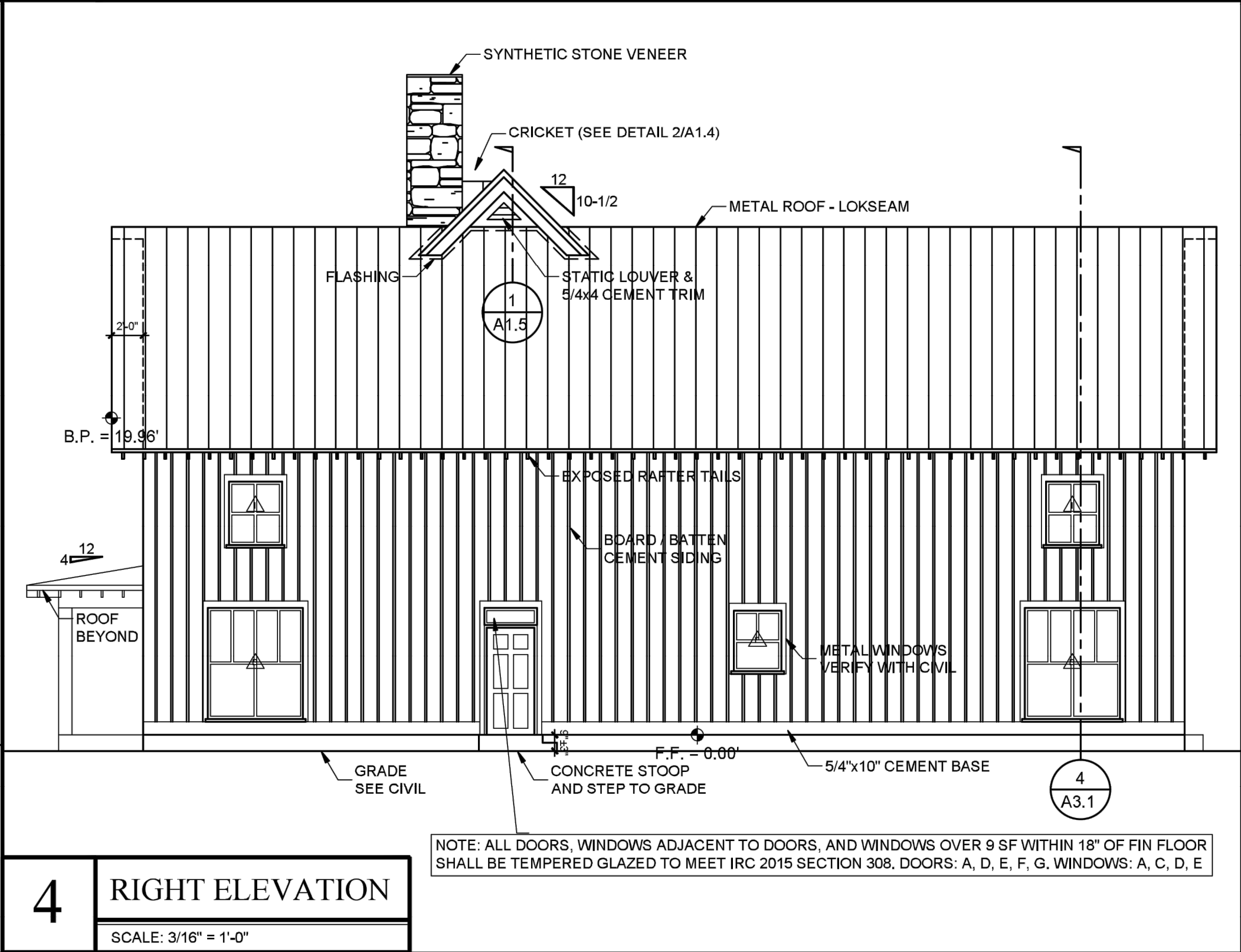
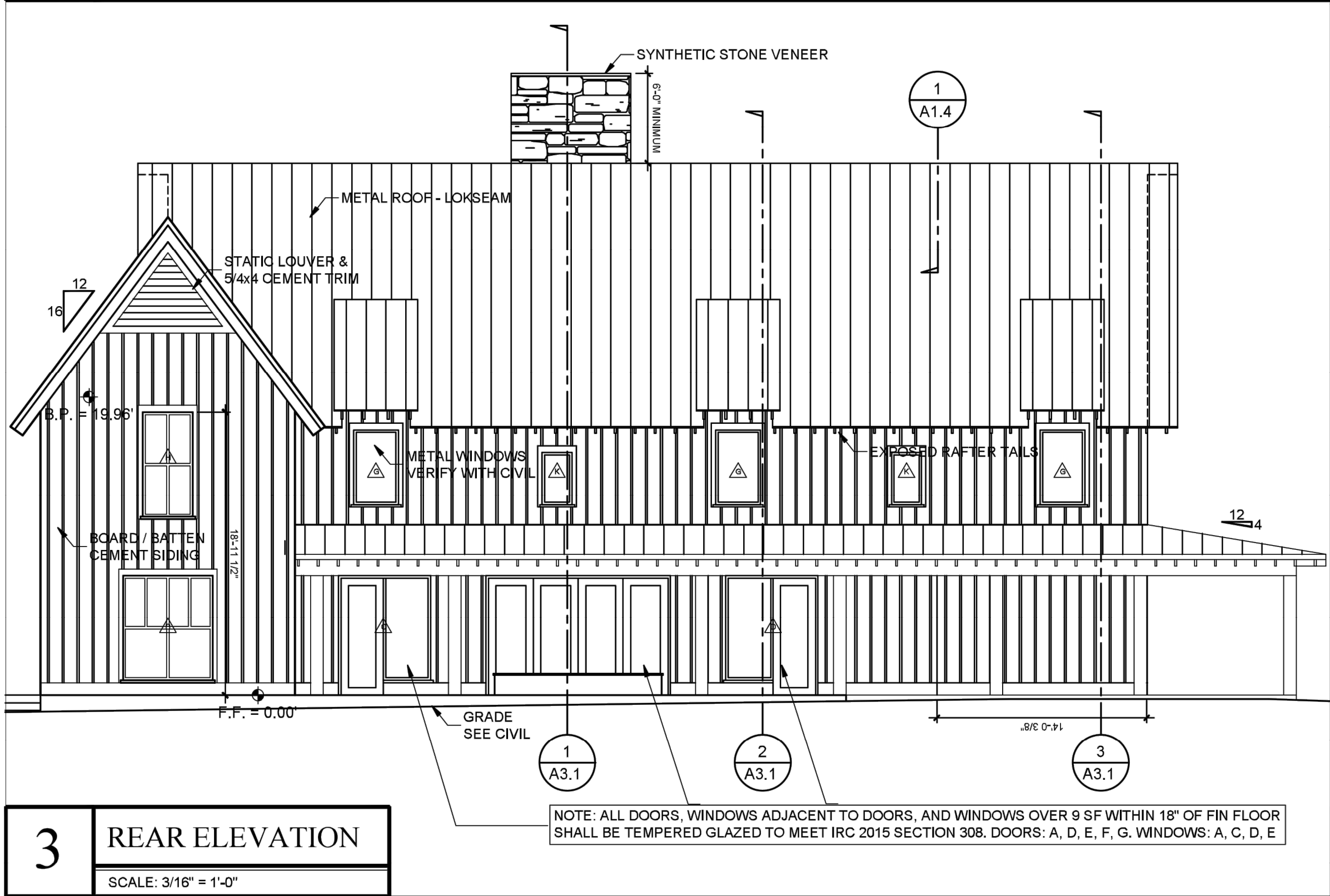
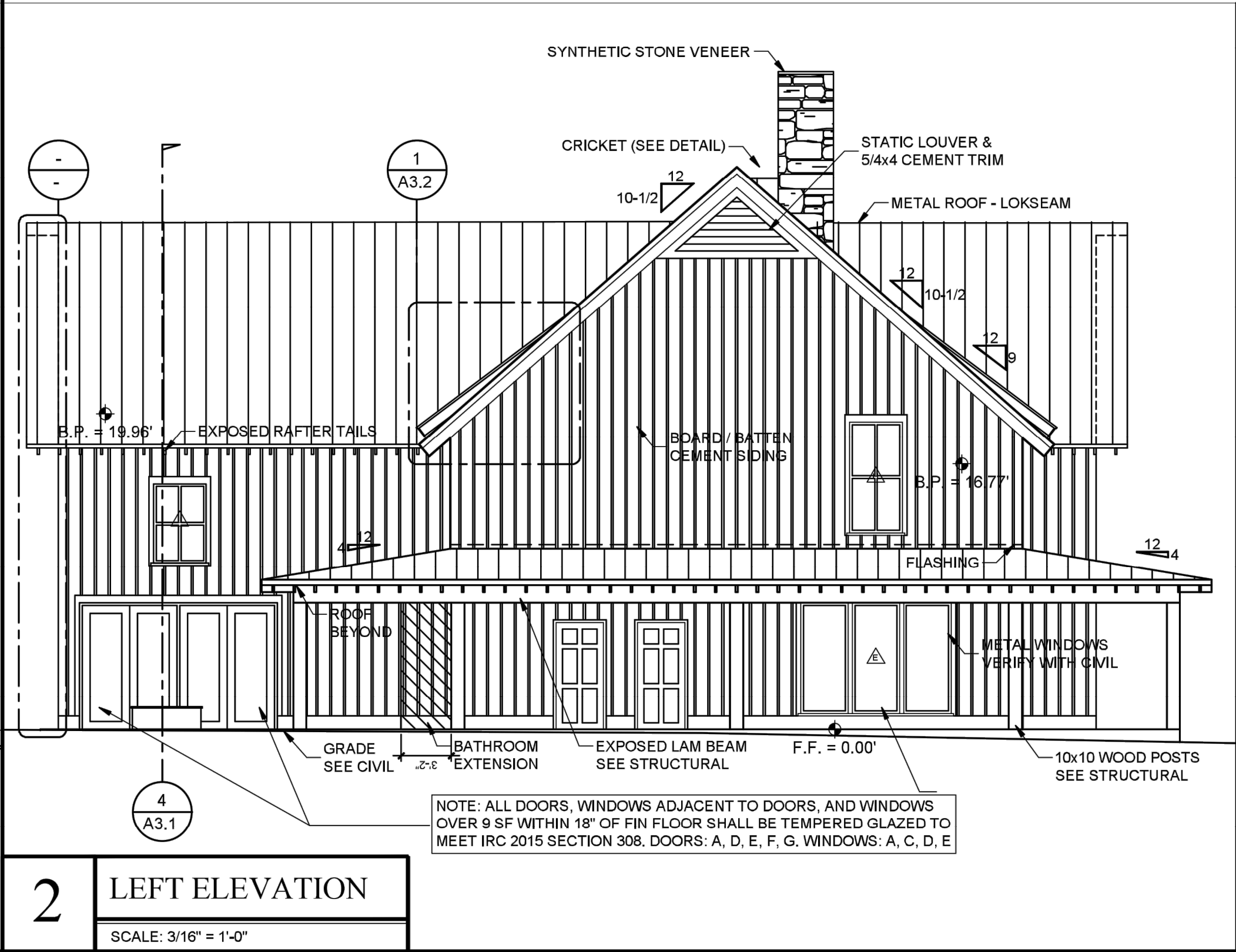
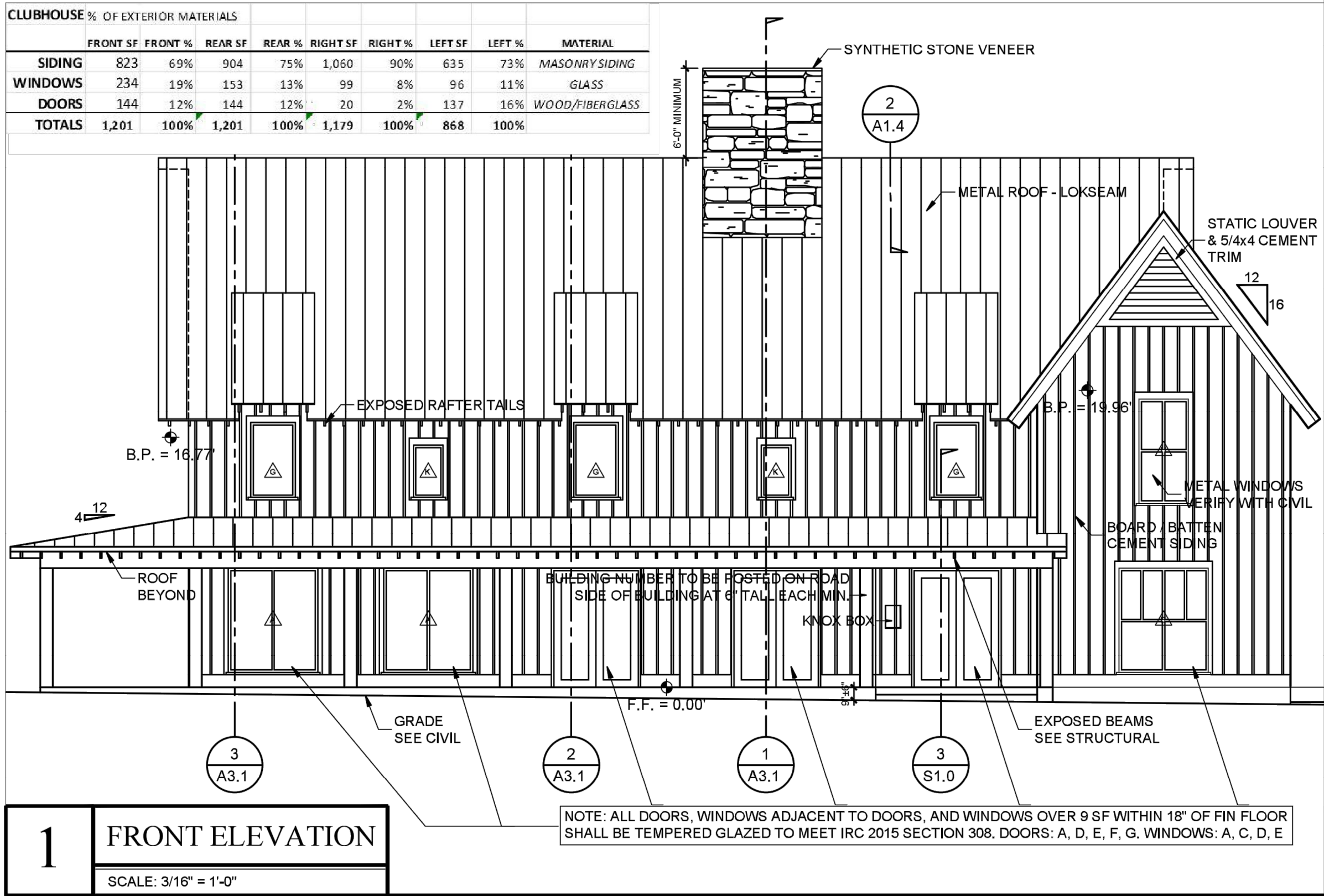








| CLUBHOUSE % OF EXTERIOR MATERIALS |          |         |         |        |          |         |         |        |                 |
|-----------------------------------|----------|---------|---------|--------|----------|---------|---------|--------|-----------------|
|                                   | FRONT SF | FRONT % | REAR SF | REAR % | RIGHT SF | RIGHT % | LEFT SF | LEFT % | MATERIAL        |
| SIDING                            | 823      | 69%     | 904     | 75%    | 1,050    | 90%     | 635     | 73%    | MASONRY SIDING  |
| WINDOWS                           | 234      | 19%     | 153     | 13%    | 99       | 8%      | 96      | 11%    | GLASS           |
| DOORS                             | 144      | 12%     | 144     | 12%    | 20       | 2%      | 137     | 16%    | WOOD/FIBERGLASS |
| TOTALS                            | 1,201    | 100%    | 1,201   | 100%   | 1,179    | 100%    | 868     | 100%   |                 |



# CLUBHOUSE

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No.  
14-2212

DATE: SEPT., 2023  
SCALE: N.T.S.

DRAWN BY:  
T. SCARBOROUGH

APPROVED BY:  
P. SANTORA

REVISIONS:  
COB COMMENTS  
10/16/23

COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
STRUCTURES  
ELEVATIONS/RENDERINGS (6 OF 7)

**NORTHSTAR**  
ENGINEERING SERVICES  
(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL. 36305  
web: www.northstarengineering.com

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-L, 7858-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825  
AR CERT. OF AUTH.  
4261

100% PLANS  
FOR REVIEW  
ONLY

SHEET **83**  
OF **84**  
**LSD23-0041**





COTTAGE A



COTTAGE B



COTTAGE C



COTTAGE D

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

|                                        |
|----------------------------------------|
| PROJECT No.<br>14-2212                 |
| DATE: SEPT., 2023<br>SCALE: N.T.S.     |
| DRAWN BY:<br>T. SCARBOROUGH            |
| APPROVED BY:<br>P. SANTORA             |
| REVISIONS:<br>COB COMMENTS<br>10/16/23 |
|                                        |
|                                        |

COTTAGES AT SIMPSON FARMS  
CITY OF BENTONVILLE  
BENTON COUNTY, ARKANSAS  
STRUCTURES  
ELEVATIONS/RENDERINGS (7 OF 7)



**NORTHSTAR**  
ENGINEERING SERVICES

(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL 36305  
web: www.northstarengineering.com

|                                          |
|------------------------------------------|
| AL CERT. OF AUTH.<br>CA-1896E, CA-0621LS |
| FL CERT. OF AUTH.<br>26312-E, 7858-S     |
| GA CERT. OF AUTH.<br>003129, LSF001156   |
| MS CERT. OF AUTH.<br>E-00001825          |
| AR CERT. OF AUTH.<br>4261                |

100% PLANS  
FOR REVIEW  
ONLY

SHEET 84  
OF 84

LSD23-0041





## Plan Bentonville Update

PC Date:

### Staff Report Details

|                                           |                       |
|-------------------------------------------|-----------------------|
| Project Number                            | 2025-782              |
| Applicant / Current Owner                 |                       |
| Site Area                                 | +/- [Site_Area] Acres |
| Current Zoning                            |                       |
| Requested Zoning                          |                       |
| Current Future Land Use Map Designation   |                       |
| Requested Future Land Use Map Designation |                       |
| Development Type / Use                    |                       |
| Related projects                          |                       |

### Property Description

### Project Details

### Relationship to the Community Plan

### Public Comment

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



|                           |
|---------------------------|
| <b>Analysis / Waivers</b> |
|                           |

|                   |
|-------------------|
| <b>Conclusion</b> |
|                   |

|                           |
|---------------------------|
| <b>Additional Details</b> |
|                           |