



**Planning Commission
Meeting Agenda
October 21, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84097027436>

I. Call to Order

II. Approval of Minutes

1. **October 7th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Harmony Hills Subdivision | Preliminary Plat |
| 8117 South Morningstar Road (PP25-0004) | |
| 2. Deming's 2nd Addition, Block 16, Lots 18-21 | Lot Split |
| 300, 302, 308, and 310 Northwest 5th Street (LS24-0033) | |
| 3. Deming's Addition, Block 6, Lots 37-42 | Lot Split |
| 431, 433, 441, 443, 451, & 453 Northwest Loblolly Lane (LS25-0035) | |
| 4. Deming's Addition, Block 6, Lots 43-48 | Lot Split |
| 430, 432, 440, 442, 450, & 452 Northwest Loblolly Lane (LS25-0036) | |
| 5. Lot 2 of Calvary Tabernacle Addition & Lot 3 of Dean Addition | Property Line Adjustment |
| 2610 East Central Avenue & 2906 Blueberry Lane (PLA25-0024) | |
| 6. McDonald's | Large Scale Development |
| 3704 Southwest Regional Airport Boulevard (LSD25-0011) | |
| 7. Applejack II Townhomes | Preliminary Plat |
| 904 Southeast Residents Way (PP25-0005) | |
| 8. Curtis Heights, Lots 18 & 19 | Lot Split |
| 810 Northwest 13th Street (LS25-0028) | |

IV. New Business

Advertised Public Hearings

1. **Tusk & Trotter Roof Replacement** **Conditional Use Permit***
110 Southeast A Street ([CU25-0030](#))
Noise Ordinance violation for night work
2. **JP Springdale, LLC & JP Enterprises, LLC** **Rezoning***
2005 East Central Avenue ([RZ25-0040](#))
Rezoning: C-2, General Commercial to C-3, Mixed-Use Commercial (Enhanced Review)
3. **Christ the King Lutheran Church** **Rezoning***
406 West Central Avenue ([RZ25-0041](#))
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential (Enhanced Review)
4. **Darling** **Rezoning***
119 Southeast F Street ([RZ25-0042](#))
Rezoning: R-1 Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential (Standard Review)
- V. **Other New Business**
 1. **Roy Sidewalk Waiver** **Waiver**
300 NE M Street ([WAV25-0017](#))
Waiver from Section 1100.15(b)(2) Sidewalk Requirements
- VI. **Old Business**
- VII. **Other Business**
 1. **Plan Bentonville Update** **Informational**
- VIII. **Adjournment**



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

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1801/media>

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

Commissioners Absent: Eric Hipp

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Casey Hackler, Claire Wise

I. Call to Order

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

II. Approval of Minutes

1. September 16th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Bennett, second by Bryant.
- Minutes are approved 6-0.
- Commissioner Kerr requests, without objection, that Old Business be moved to immediately following the Consent Agenda. No objections heard.

III. Consent Agenda

- | | |
|--|--|
| 1. Lincoln and Rice Block 6, Lots 1 & 2
501 Northeast F Street (PLA25-0021) | Property Line Adjustment |
| 2. Whispering Pines Subdivision, Lots 1 & 2
1711 Southwest 2nd Street (LS25-0030) | Lot Split |
| 3. The Benton Multi-Family
SW Parnell Drive (LSD24-0031) | Large Scale Development
Extension |
| 4. Skyview Acres, Lots 69, 70, 71
1001 Convair Street (LS25-0018) | Lot Split |
| 5. Driftwood Estates, Lot 1
309 Northwest 2 nd Street (PLA23-0017) | Property Line Adjustment |
| 6. Walnut Grove Poolhouse
7005 SW Orange Avenue (LSD25-0032)
With conditions as stated in the staff report for the fire suppression system. | Large Scale Development |

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda with associated conditions is approved 6-0.

IV. Old Business

1. Cottages at Simpson Farm Large Scale Development Extension

Hwy 112 at Scoggin Rd ([LSD23-0041](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens discussion among commissioners.
- Bill Watkins, representing the applicant, is present for any questions.
- Planning Commission and staff discuss the LSD extension and are advised that this LSD is not connecting to an impacted sewer system and that no projects are currently being delayed by this project. Based upon this information, the Commission added the following condition prior to the vote on the extension:
 - The extension will be valid for 6 months beginning on the date of Planning Commission approval and will not be eligible for any additional extensions. If the extension expires the project will need to be fully resubmitted.
- Large Scale Development extension is approved 6-0.

V. New Business

Advertised Public Hearings

1. SW A & Main – Temporary Parking Conditional Use Permit*

1109, 1111, & 1203 SW A Street and 1202 S Main Street ([CU25-0029](#))

Temporary Use within DC, Downtown Core

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Greg Farris with Ross Construction explains the current state of the site and is present to answer questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- City Engineer, Dan Weese, discusses issues with floodplain and SWPPP acquisition
- Planning Commission and staff discuss the conditional use permit.
- The following conditions were added by the Commission:
 - 1) Contractor/applicant must obtain a SWPPP prior to CUP issuance.
 - 2) Contractor/applicant must immediately remove all materials from the floodplain area and restabilize the disturbed portion of the floodplain to its original condition.
 - 3) Contractor/applicant must immediately move all equipment currently on this site to the construction site until the SWPPP permit is acquired.
- Conditional use permit is approved 6-0 with stated conditions.

2. Bud's House **Conditional Use Permit***

606 East Central Ave ([CU25-0023](#))

Botanical Garden use in R-1, Low Density Single Family Residential.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Libby Topping with Crafton Tull is present to answer any questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Conditional use permit, with conditions as stated in the staff report, is approved 6-0.

3. Wags to Riches Renewal **Conditional Use Permit***

1003 SE 28th St ([CU25-0026](#))

Animal kennel use in C-2, General Commercial.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Parker Touchton is present via Zoom to address any questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the conditional use permit.
- Conditional use permit, with conditions as stated in the staff report, is approved 6-0.

VI. Other New Business

1. Hoyt **Waiver**

2102 Oakwood Avenue ([WAV25-0016](#))

Waiver from Section 1100.05(a)(2) Residential driveway width

- Mr. Adler provides an overview of the staff report.
- Jackson Hoyt is present to address any questions.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the waiver and the 2023 ordinance restricting driveways to 24ft in the right of way.
- Motion by Davis to deny the waiver, second by Bryant.
- Waiver is denied 6-0.

VII. Other Business

1. Plan Bentonville Update **Informational**

- Mr. Overstreet provided an update on the code review and upcoming schedule during tech review.

VIII. Adjournment

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



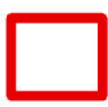
Consent Agenda Item [PP25-0004](#)

For the Planning Commission meeting on October 21, 2025

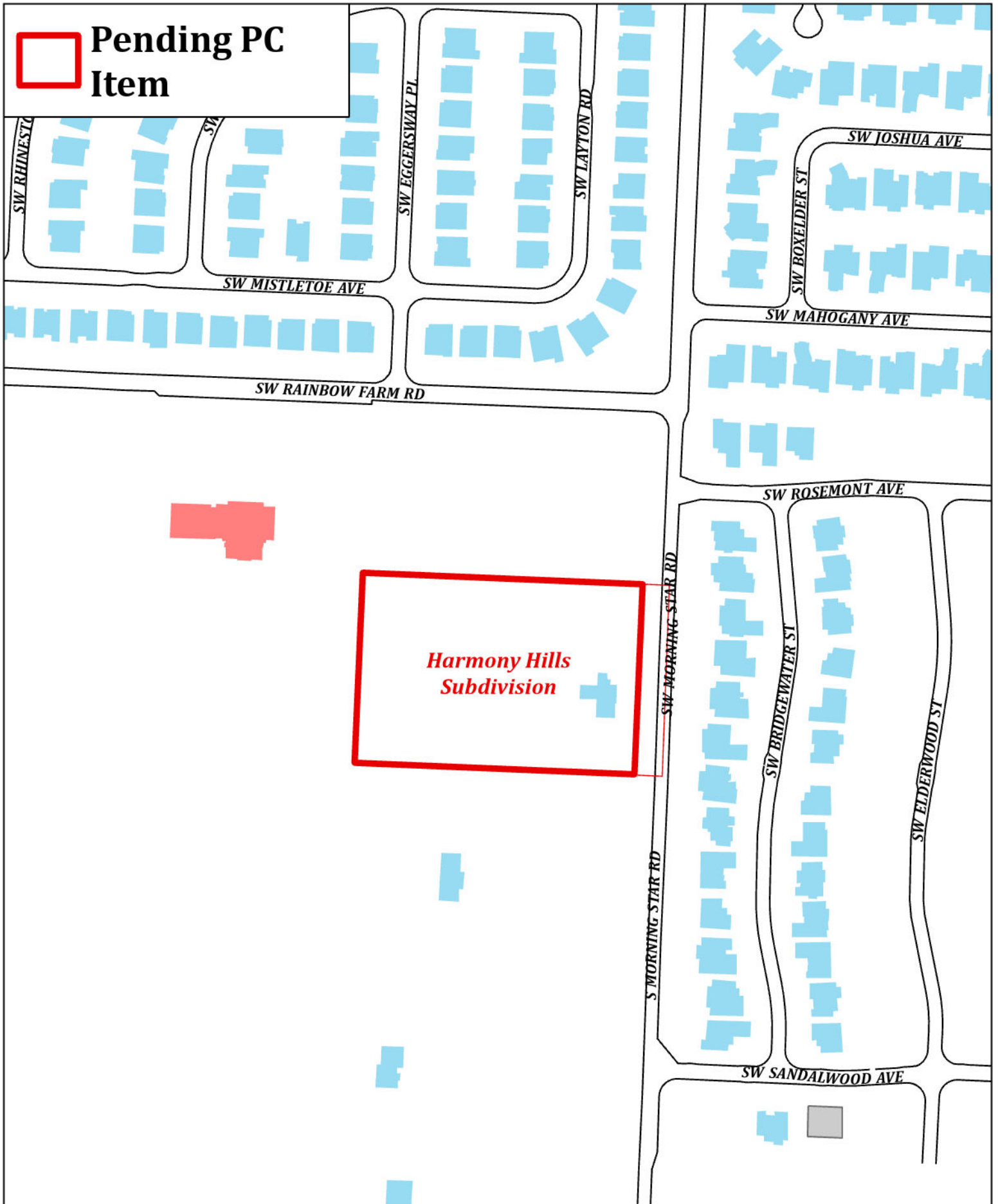
Details

Preliminary Plat: Harmony Hills Subdivision, Odyssey Engineering, 8117 S Morningstar Road, R-2, Medium Density Two Family and Townhome Residential, *PP25-0004*

The preliminary plat for Harmony Hills Subdivision is a 14 lot subdivision, of which 13 will be single-family home lots and 1 will be a detention lot. Sidewalk connections are provided to allow direct access to S Morningstar Road and connection throughout the neighborhood. Street improvements will be made to S Morningstar Road including building a 5ft sidewalk. The applicant has coordinated with Swope Engineering on the development to the north.



**Pending PC
Item**



PP250004
Harmony Hills Subdivision
8117 S MORNING STAR RD



HARMONY HILLS SUBDIVISION
8117 MORNING STAR RD
BENTONVILLE, AR 72713



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

Table with 3 columns: REVISIONS NO., DATE, REVISION. Contains multiple empty rows for revisions.

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

Table with 3 columns: PROJECT NO., DESIGNED BY, REVIEWED BY. Contains project details.

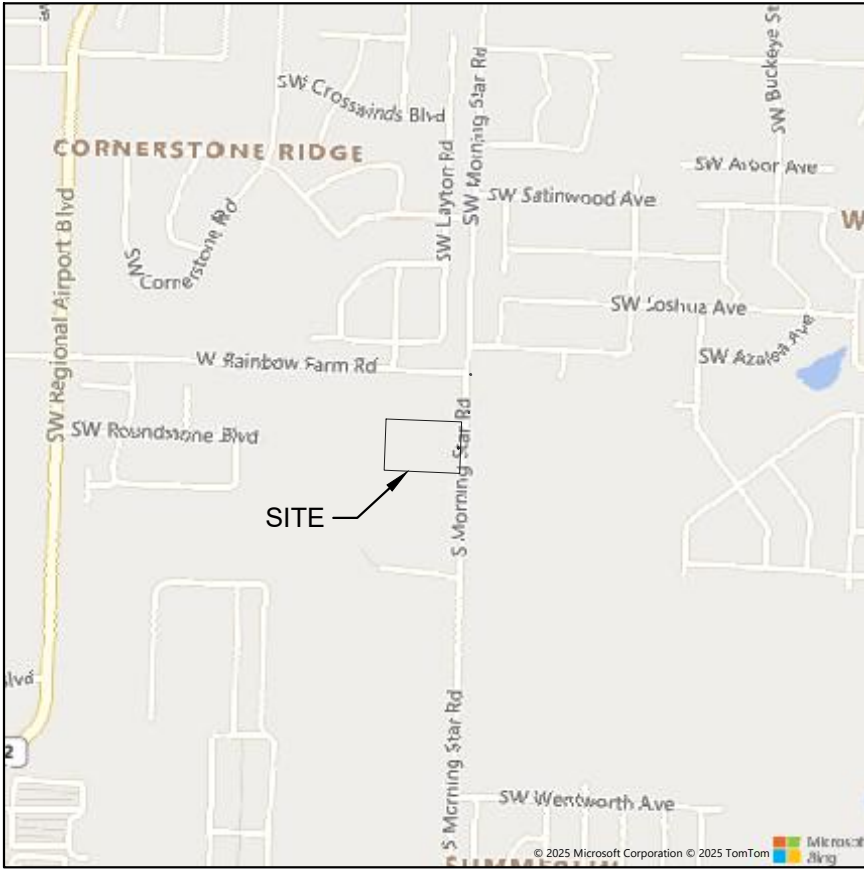
SHEET NAME: COVER SHEET

SHEET NO.: C0.0
PP25-0004

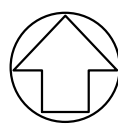


Know what's below.
Call before you dig.

Table with 2 columns: Sheet Number, Sheet Title. Lists sheets from C0.0 (COVER SHEET) to L2.00 (LANDSCAPE NOTES AND DETAILS).



VICINITY MAP
N.T.S.



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.

DEED DESCRIPTION L202440287
A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE S02°57'54"W 321.29' TO THE POINT OF BEGINNING, THENCE S02°27'54"W 334.94', THENCE N87°36'21"W 538.38', THENCE N02°25'59"E 333.85', THENCE S87°43'18"E 538.57' TO THE POINT OF BEGINNING, CONTAINING 4.13 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.

SURVEY DESCRIPTION
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST SITUATED IN BENTONVILLE, BENTON COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 02°27'54" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 321.44 FEET; THENCE NORTH 87°32'06" WEST DEPARTING SAID EAST LINE A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°27'54" WEST A DISTANCE OF 334.85 FEET; THENCE NORTH 87°36'21" WEST A DISTANCE OF 493.38 FEET; THENCE NORTH 02°25'59" EAST A DISTANCE OF 333.85 FEET; THENCE SOUTH 87°43'18" EAST A DISTANCE OF 493.57 FEET TO THE POINT OF BEGINNING. CONTAINING 164.994 SQUARE FEET OR 3.79 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND FACT IF ANY.

FLOOD CERTIFICATION
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K & #05007C0235K. DATED 06/05/2012)

ODYSSEY ENGINEERING OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PROJECT WAIVERS, VARIANCES, & CONDITIONAL USES:
1. THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

PROJECT INFO:

PARCEL NUMBERS: 15-18446-000
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 3.79 ACRES ±
ZONING: R-2 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
OWNER/DEVELOPER: THANGARAJ, MAHESH & KESAVARAPU, VARAKUMAREDDY
1100 SPRING HOLLOW RD
BENTONVILLE, AR 72713
ENGINEER: ODYSSEY ENGINEERING, LLC
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
PHONE: 479-480-3330
SURVEYOR: JAMES LAYOUT SERVICES, LLC
PO BOX 611
FARMINGTON, AR 72730
PHONE: (479) 439-9929

CITY OF BENTONVILLE STANDARD NOTES:

- 1.THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- 2.TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION ON THE FOLLOWING DAY.
- 3.THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- 4.PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY 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.
- 5.BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
- 6.OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

CONTACT INFORMATION

PLANNING DEPARTMENT: TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR 72712, PHONE: (479) 271-3122
FIRE DEPARTMENT: JUSTIN SCANTLIN, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, PHONE: (479) 271-5927
ENGINEERING DIVISION: ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, PHONE: (479) 271-5993
ELECTRIC DEPARTMENT: 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, PHONE: (479) 271-3135 EXT 2
STORMWATER: ALISON WEST, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, PHONE: (479) 271-6719, JWEST@BENTONVILLEAR.COM
BUILDING AND FIRE SAFETY: BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR 72712, PHONE: (479) 271-3108
WATER DEPARTMENT: BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, PHONE: (479) 271-3140
WASTEWATER DEPARTMENT: CHRIS EARL, 1901 NE A STREET, BENTONVILLE, AR 72712, PHONE: (479) 271-3161
STREET DEPARTMENT: DANIEL CLARDY, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, PHONE: (479) 696-0279
BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, P.O. BOX 2129, LOWELL, AR 72745, PHONE: (479) 721-4543
COX COMMUNICATIONS: TIMOTHY GOSS, 4901 S 48TH STREET, SPRINGDALE, AR 72762, PHONE: (479) 651-5583
AT&T: BRENT BALDWIN, 1133 E HAROLD STREET, FAYETTEVILLE, AR 72703, PHONE: (479) 571-6609

GENERAL NOTES:

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL ODYSSEY ENGINEERING, LLC STANDARDS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY ODYSSEY ENGINEERING, LLC, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
7. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED.
12. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION. THIS WILL BE APPLICABLE 24 HOURS A DAY.
14. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
18. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
23. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
24. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITES AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
25. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF BENTONVILLE) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
26. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY OF BENTONVILLE IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY OF BENTONVILLE.
27. THE CITY OF BENTONVILLE CONSTRUCTION SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
28. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
29. ALL BACKFILL SHALL BE COMPACTED.
30. A MINIMUM OF ONE (1) COMPACTION TEST AND A MAXIMUM OF TWO (2) COMPACTION TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY FOR EVERY 1,000 FEET OF STREET CONSTRUCTION. SOIL SAMPLES FOR SUCH TESTS SHALL BE COLLECTED BY LABORATORY TECHNICIANS. ALL TESTING LABORATORY EXPENSES SHALL BE PAID FOR BY THE CONTRACTOR.
31. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF BENTONVILLE. THE CITY OF BENTONVILLE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF BENTONVILLE CONSTRUCTION SPECIFICATIONS.
32. (THE CONTRACTOR SHALL NOTIFY THE CITY OF BENTONVILLE PUBLIC WORKS DEPARTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. IN ADDITION A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE SHALL BE PROVIDED FOR ANY REQUIRED INSPECTIONS.
33. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT HIS EXPENSE.
34. CLEAN AGGREGATE BACKFILL: PROVIDE 3/4 AGGREGATE OVER ALL PIPES, CULVERTS AND UTILITY LINES FULL DEPTH OF TRENCHES WHERE TRENCHES ARE UNDER PAVEMENT AND CURB & GUTTER. FIELD VERIFY ELEVATIONS AND LOCATIONS.
35. 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 PUBLIC WORKS DEPARTMENT.
36. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
37. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
38. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
39. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
40. INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE NOTES:

1. ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
2. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
3. ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT.
4. CURBS MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.
5. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL BE ALLOWED.
6. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.
7. PROVIDE A SMOOTH LINE BY FULL DEPTH SAW CUT FOR STREET WIDENING (TYP).
8. ALL EXISTING CURB CUTS WILL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB TO REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB, AND CURB DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.

CONCRETE NOTES:

9. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.
10. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION COMMENCING.
- IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 14 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED. STOCKPILE IS TO BE A MINIMUM DISTANCE OF 25' FROM ALL DRAINAGE STRUCTURES.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION
- THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE. THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY SWPPP. ADDITIONAL BMPs SHALL BE IMPLEMENTED AS NECESSARY AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE SWPPP AS APPROVED BY LOCAL AND STATE AGENCIES.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL REQUIRE TEMPORARY SEED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION STRUCTURES AT ALL POINTS THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES THROUGHOUT GRADING AS NECESSARY TO PERFORM EFFECTIVELY.
- RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED).
- A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ALL CONSTRUCTION TO BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - a. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING.
 - b. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - c. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - d. MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - e. RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - f. IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES, (BMP'S), WEEKLY AND AFTER IT RAINS IN ACCORDANCE WITH THE ADEQ EROSION CONTROL PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN, THE STORMWATER POLLUTION PREVENTION PLAN, (SWPPP), AND THE WEEKLY INSPECTION REPORTS ON SITE AT ALL TIME.
- PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
- CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
- DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHOD OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

DEMOLITION NOTES:

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PERMIT PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
9. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
12. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE INCURRED TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
13. DEMOLITION AND REMOVAL OF UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, AND FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES SHALL BE REMOVED AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF SUPPLY LINES AND APPURTENANCES AND REMOVE PER REQUIREMENTS. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
14. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION OF MATERIALS ALONG PROPERTY LINES.

GRADING NOTES:

3. IN GENERAL, EXISTING FILL IS TO REMOVED, AND RE-PLACED PER THE GEOTECHNICAL MANUAL, THESE PLANS, PROJECT SPECIFICATIONS AND APPLICABLE REGULATIONS. THE SITE SHALL BE THOROUGHLY CLEARED AND GRUBBED.
2. REFER TO PROJECT GEOTECHNICAL MANUAL AND THE RECOMMENDATIONS THEREIN.
3. REFER TO CITY OF BENTONVILLE REQUIREMENTS & NOTES AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.
4. A STATE LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. REFER TO AND CONFORM TO APPROVED PERMIT, SITE SWPPP AND RELATED DOCUMENTS.
5. PROPOSED CONTOURS ARE AT FINISHED GRADE.
6. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
7. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
8. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5FT FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
9. OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
10. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
11. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
12. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
13. ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.
14. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
15. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
17. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
19. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
20. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE INSTALLED CONCURRENT WITH REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
21. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ON SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.
22. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
23. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
24. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
25. ALL DRAINAGE STRUCTURES SHALL MEET H2O LOADING WHEN IN PAVED TRAFFIC AREAS AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
26. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
27. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
28. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
29. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4FT OF DEPTH AND GREATER. CENTERLINE OF MANHOLE LID SHALL BE 2FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE.
30. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
31. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

UTILITY NOTES:

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES, AND THE OWNER AND CONTRACTOR HAVE BEEN NOTIFIED BY ODYSSEY ENGINEERING, LLC.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE AHJ. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ODYSSEY ENGINEERING, LLC AND THE OWNER ARE TO BE HELD HARMLESS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
5. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
6. ALL DESIGNS ARE SUBJECT TO THE AHJ'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
7. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE AHJ'S STANDARD REQUIREMENTS. THESE WILL BE PAID FOR BY THE OWNER.
8. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
9. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.
11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING.
12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING.
13. TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE.
14. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE HIGH-QUALITY GRANULAR BASE COURSE BACKFILL FULL DEPTH
15. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS.
16. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND RETURNED TO THE APPROPRIATE AUTHORITY.
17. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
18. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
19. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE INVOLVED UTILITIES.
20. THE CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
21. THE GOVERNING AHJ SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TRENCH SHALL BE COORDINATED WITH THE AHJ BY THE ENGINEER OF RECORD AS REQUIRED.
22. CONTRACTOR TO CONFIRM ALL CLEARANCE HEIGHTS OF OVERHEAD UTILITIES. IF FINISHED ELEVATION OF GRADING REDUCES CLEARANCE OF LOWEST LINE TO LESS THAN 16.5', CONTRACTOR SHALL CONTACT UTILITY, OWNER, AND ENGINEER. ODYSSEY ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.
23. UNLESS OTHERWISE SHOWN, ALL WATER LINES SHALL BE PVC AWWA C-900 DR-14 WITH 4" MINIMUM COVER ABOVE THE TOP OF THE PIPE.
24. UNLESS OTHERWISE SHOWN, ALL SEWER LINES SHALL BE ASTM-D3034 SDR-26 WITH 3" MINIMUM COVER.
25. CONTRACTOR TO FOLLOW THE CITY OF BENTONVILLE "WATER UTILITIES DEPARTMENT SPECIFICATIONS" DATED OCTOBER 23, 2024.

PROFESSIONAL SEAL:

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

[illegible]

**ODYSSEY
ENGINEERING**

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 41188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

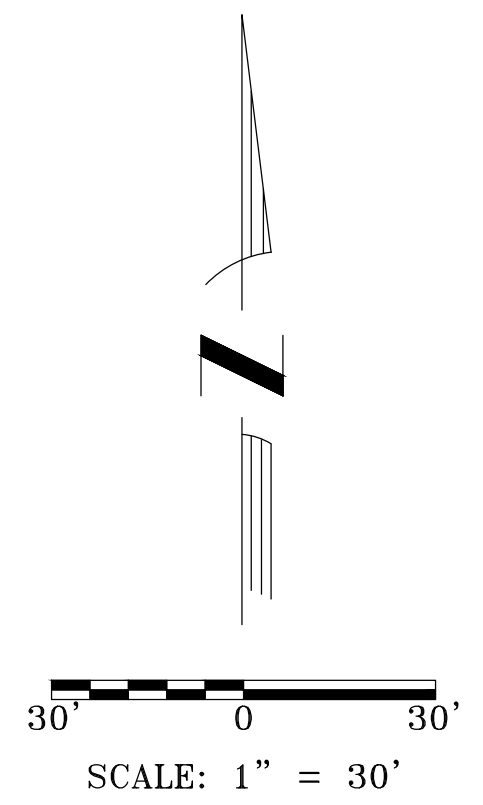
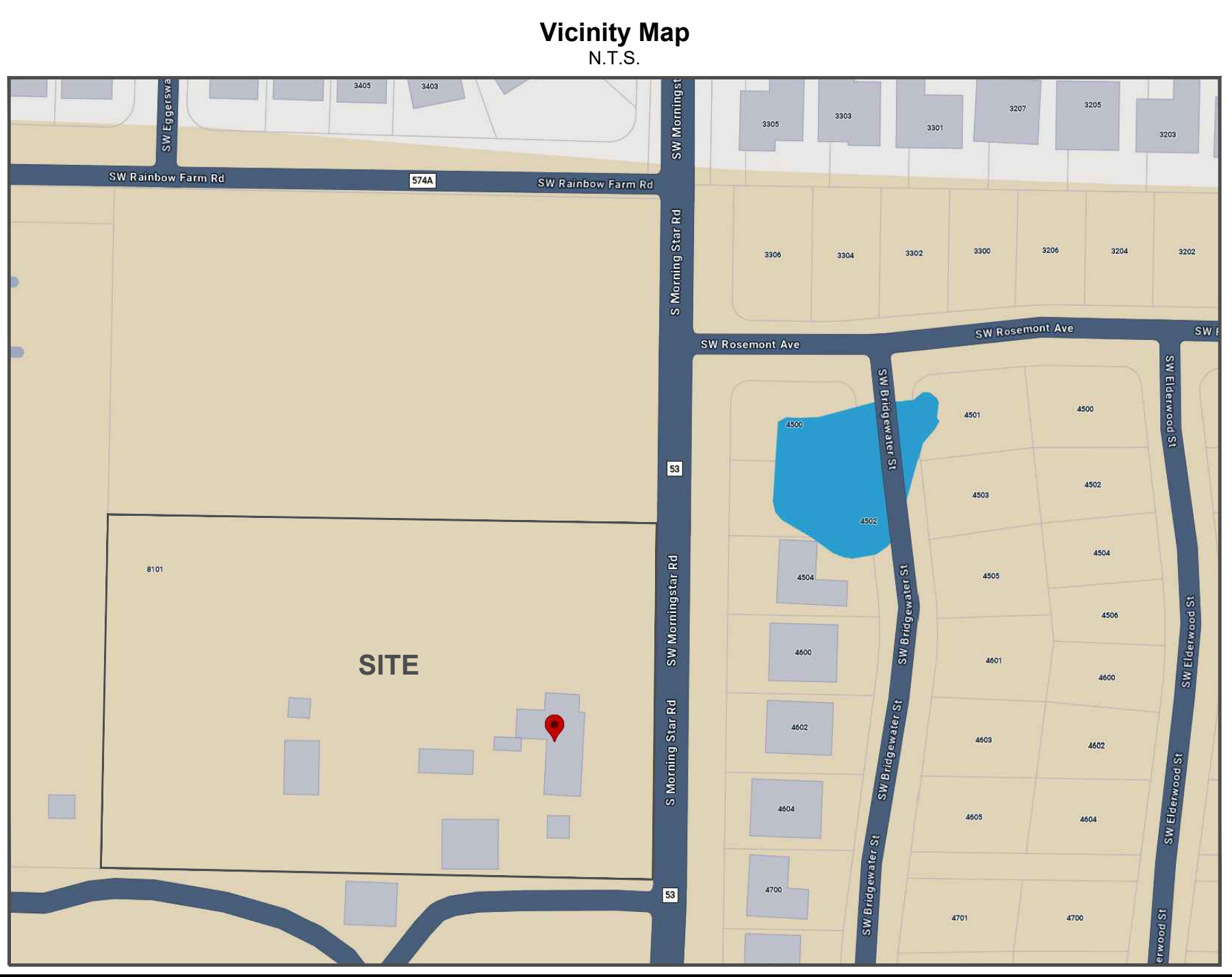
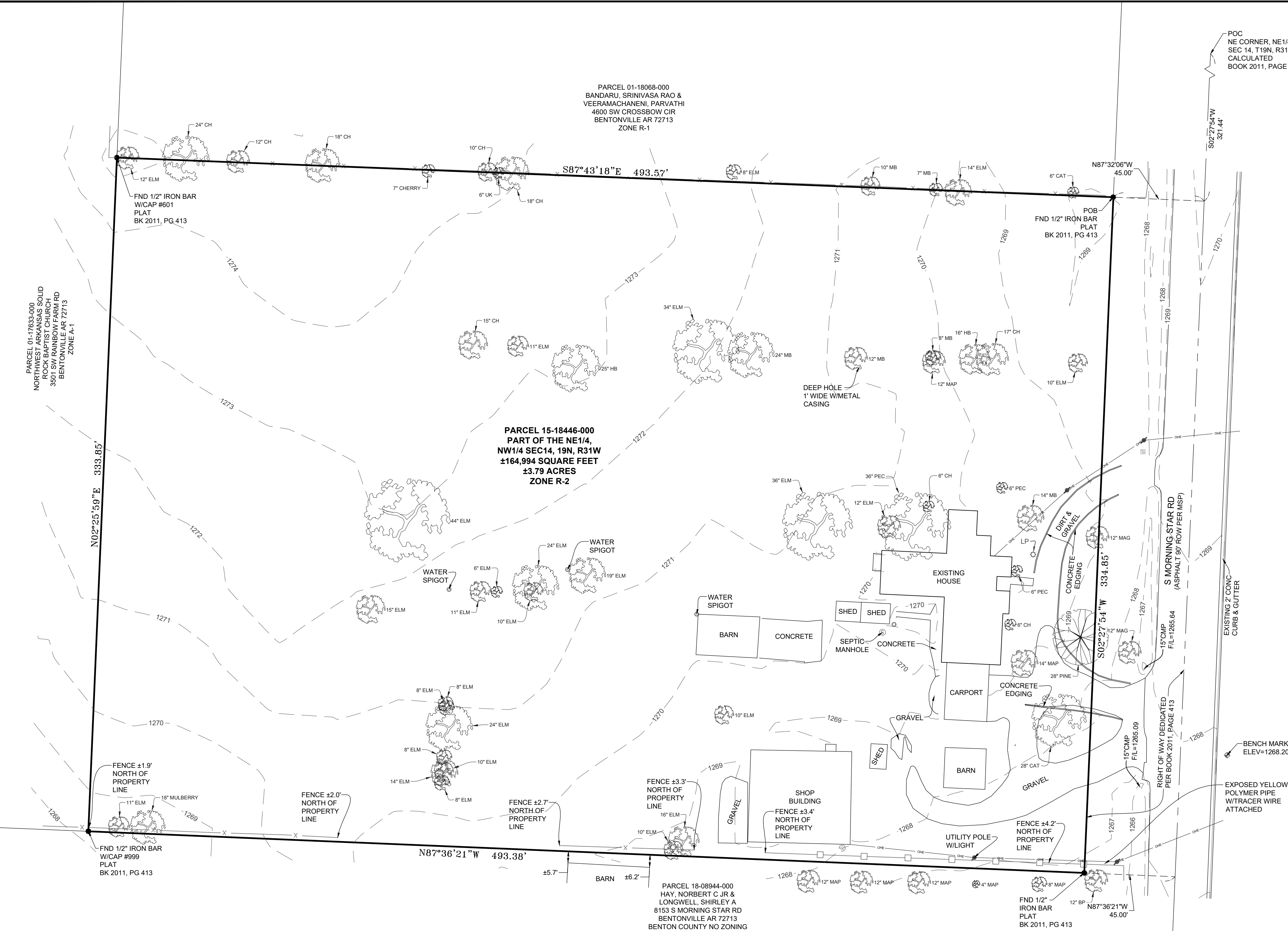
SHEET NAME:

NOTES

SHEET NO.

C0.1
PP25-0004





DEED DESCRIPTION L202440287:
A part of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 19 North, Range 31 West of Benton County, Arkansas, being more particularly described as follows: Commence at the Northeast corner of said Northeast 1/4 of said Section 14, thence S02°57'54\"/>

SURVEY DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST SITUATED IN BENTONVILLE, BENTON COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 02°27'54\"/>

- 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.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
 - This plat represents a boundary survey of the parcel recorded in Deed Records, Document Number L202410287 at the Office of the Circuit Clerk Benton County, Arkansas.
 - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
 - Basis of Bearings: Arkansas State Plane System North Zone (NAD83)
 - Basis of Elevation: NAVD88
 - Site Bench Mark: Set 5/8\"/>
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
 - No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. 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.
 - This property is zoned R-2.
 - For the latest building setback check with the City of Bentonville Planning Department at 479-271-3122 or at <http://bentonvillear.com/195/Current-Planning>.
 - 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.
 - Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - 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.
 - (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 05007C0235K and 05007C0255K. Revised date June 5, 2012.

TREE SPECIES LEGEND

BP	BRADFORD PEAR TREE
MAP	MAPLE TREE
PINE	PINE TREE
ELM	ELM TREE
HB	HACKBERRY TREE
SG	SWEETGUM TREE
CE	CEDAR TREE
HIC	HICKORY TREE
MAG	MAGNOLIA TREE
BJO	BLACKJACK OAK TREE
RB	REDBUD TREE
WO	WHITE OAK TREE
PO	POST OAK TREE
HY	HOLLY TREE
UK	UNKNOWN SPECIES
RO	RED OAK TREE
MB	MULBERRY TREE
BE	BOX ELDER TREE
SYC	SYCAMORE TREE
CH	CHERRY TREE
CAT	CATALPA TREE
PEC	PECAN TREE

ABBREVIATION LEGEND

CB	CHORD BEARING
CL	CHORD LENGTH
R	ARC RADIUS
L	ARC LENGTH
FND	FOUND
U.E	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT
B.S.	BUILDING SETBACK
FFE	FINISH FLOOR ELEVATION
ROW	RIGHT OF WAY



State Filing Code:
500-19N-31W-0-14-410-04-1845

Boundary/Topographic Survey for:
Odyssey Engineering, LLC

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED
STATE OF ARKANSAS
NO. 1845
PROFESSIONAL LAND SURVEYOR
SIGNATURE
11/19/24
MATTHEW D. JAMES

Recording Information

Job Number: 24-277

Field Work: AS
Drawn By: JWS/JR
Checked By: MJ

Certificate of Authorization
Arkansas Land Surveyor
No. 2389

Date: 11/18/2024
Scale: 1"=30'

Basis of Bearings: (NAD83)
Arkansas State Plane
North Zone

LEGEND

● MONUMENT FOUND (AS NOTED)
○ MONUMENT SET (AS NOTED)
▲ AHTD R-O-W MONUMENT
BENCHMARK
• GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER
ELECTRICAL RISER

CABLE RISER
LIGHT POLE
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
GAS METER
DRAINAGE MANHOLE

RECORD DISTANCE
RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE

TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
TELEPHONE LINE
EXISTING WATER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE

GAS LINE
TELEVISION CABLE
PROPERTY LINES
BUILDING SETBACK
UTILITY POLE (WITH GUY WIRE)

SHEET NO.
1 OF 1

This is a detailed site plan for a property, likely a residential or commercial development. The plan includes the following information:

- Lot Information:** There are 14 lots shown, each with a number, area, and dimensions.
 - Lot 1: 5,012 SF, 0.12 AC
 - Lot 2: 5,094 SF, 0.12 AC
 - Lot 3: 6,183 SF, 0.14 AC
 - Lot 4: 10,996 SF, 0.25 AC
 - Lot 5: 8,022 SF, 0.18 AC
 - Lot 6: 11,864 SF, 0.27 AC
 - Lot 7: 11,172 SF, 0.26 AC
 - Lot 8: 11,632 SF, 0.27 AC
 - Lot 9: 8,164 SF, 0.19 AC
 - Lot 10: 8,099 SF, 0.19 AC
 - Lot 11: 8,774 SF, 0.20 AC
 - Lot 12: 7,285 SF, 0.17 AC
 - Lot 13: 6,720 SF, 0.15 AC
 - Lot 14: 11,917 SF, 0.27 AC (Detention Lot)
- Detention Pond:** A large pond is located in the lower right portion of the plan, labeled "14 DETENTION LOT". It includes a note: "ENTIRE DETENTION LOT TO BE DEDICATED AS A DRAINAGE EASEMENT".
- Roads:** The plan shows "SW SYMPHONY AVE" and "S MORNING STAR RD (ASPHALT 90' ROW PER MSP)".
- Engineering Notes:**
 - "20' U.E. PER THIS PLAT" (Utility Easement) is noted in several areas.
 - "PROP D.E. PER THIS PLAT" (Proposed Drainage Easement) is noted near Lot 3.
 - "LIMITS OF TOP OF POND" is noted near Lot 14.
 - "100-YR WSE = 1268.94'" is noted near Lot 14.
- Property Corners:** The plan identifies several property corners with their coordinates and bearings, such as "NW PROPERTY CORNER N 733665.72 E 649124.18" and "SE PROPERTY CORNER N 733311.56 E 649602.95".
- Other Features:** The plan includes various other features like "SW GATHER RD", "SW SYMPHONY AVE", and "S MORNING STAR RD".

PRELIMINARY PLAT NOTES:

1. NO NEW FREESTANDING SIGNAGE IS PROPOSED WITH THIS PRELIMINARY PLAT. ALL NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. NO NEW FENCING IS PROPOSED WITH THIS PRELIMINARY PLAT. NEW FENCING WILL REQUIRE A SEPARATE PERMIT.
3. ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE MOWING, AND THERE MAY BE NO GATE IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNERS ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.
4. NO OBJECT BETWEEN 3' AND 8' SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES SHOWN ON THE PRELIMINARY PLAT.
5. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
6. 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.
7. SIDEWALKS ADJACENT TO BUILDABLE LOTS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
8. SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED WITH SUBDIVISION.
9. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
10. BUILDING SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

LOT COUNT:
BUILDABLE: 13 LOTS
NON-BUILDABLE: 1 LOTS (DETENTION LOT 14)
TOTAL: 14 LOTS

DEED DESCRIPTION L202440287

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE S02°57'54" N 321.29' TO THE POINT OF BEGINNING, THENCE S02°27'54" N 334.94', THENCE N87°36'21" W 538.38', THENCE N02°25'59" E 333.85', THENCE S87°43'18" E 538.57' TO THE POINT OF BEGINNING, CONTAINING 4.13 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.

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K & #05007C0235K. DATED 06/05/2012)

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE (NAD83)
HORIZONTAL DATUM

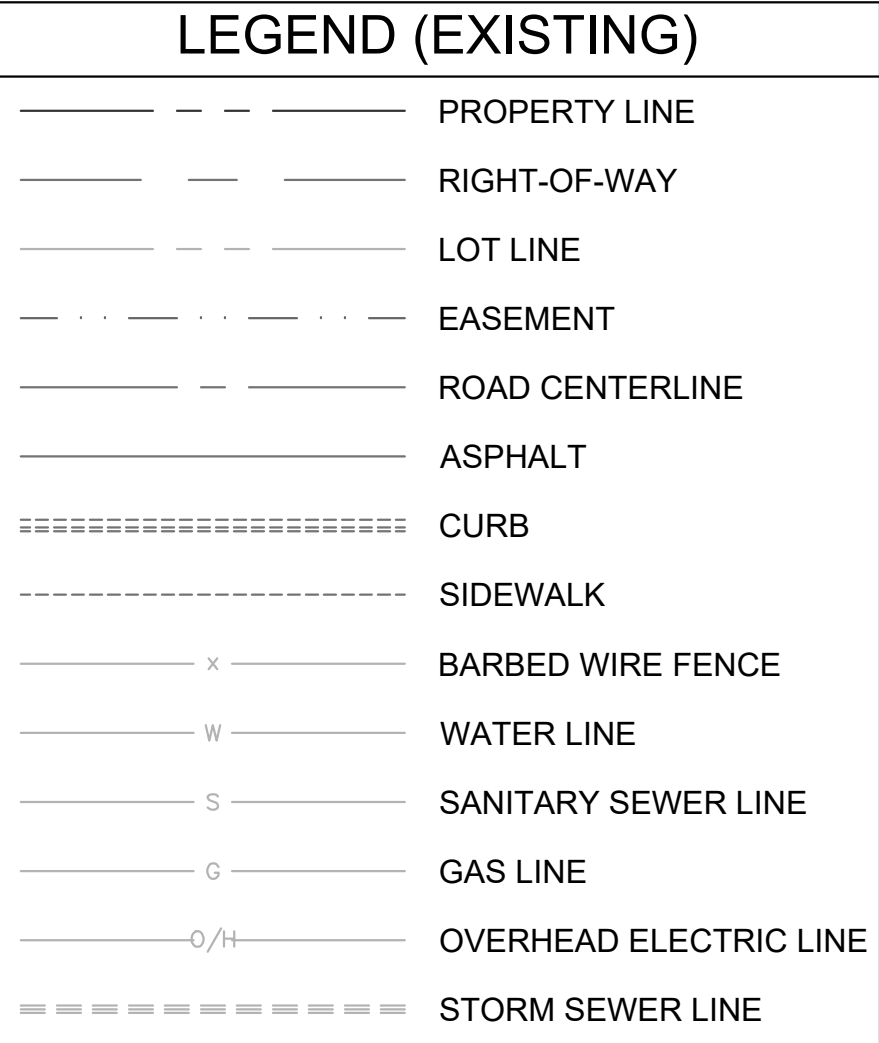




Know what's below.
 Call before you dig.

PP25-0004

SHEET NO.



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPED THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST.
4. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
5. REFER TO ARKANSAS WATER WELL CONSTRUCTION COMMISSION RULES AND REGULATIONS FOR ACCEPTABLE METHODS OF PLUGGING OR ABANDONING WELLS IF FOUND ON SITE.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNER PRIOR TO THE DISCONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
9. ALL TREES AND BRUSH TO BE COMPLETELY REMOVED INCLUDING STUMPS IN ACCORDANCE WITH THE CITY OF BENTONVILLE DISPOSAL REGULATIONS.

D1 REMOVE EXISTING FENCE LINE AND GATES.

D2 REMOVE EXISTING GRAVEL.

D3 REMOVE EXISTING BUILDING. REMOVAL INCLUDES COMPLETE REMOVAL OF STRUCTURE FOUNDATIONS, UTILITIES, ETC. DISPOSAL SHALL MEET CITY OF BENTONVILLE STANDARDS.

D4 REMOVE EXISTING POWER POLES AND LIGHTS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION WITH ELECTRIC COMPANY.

D5 REMOVE EXISTING STORM WATER PIPE PRIOR TO CONSTRUCTION.

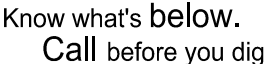
D6 FIELD LOCATE AND REMOVE EXISTING SEPTIC SYSTEM PER CITY AND STATE REQUIREMENTS.

D7 REMOVE EXISTING WATER UTILITIES PRIOR TO CONSTRUCTION.

D8 SAWCUT & REMOVE EXISTING ROAD FOR PROPOSED WIDENING IMPROVEMENTS.

D9 REMOVE EXISTING TREE.

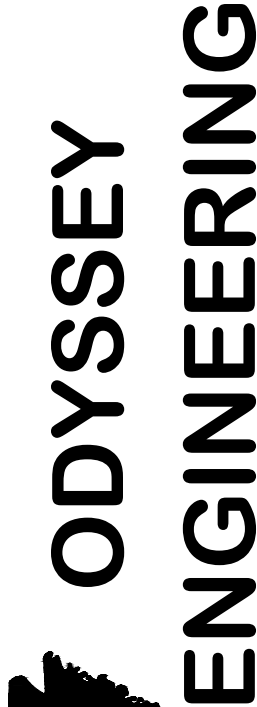
D10 REMOVED CONCRETE EDGING.



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
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[illegible]

**124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188**

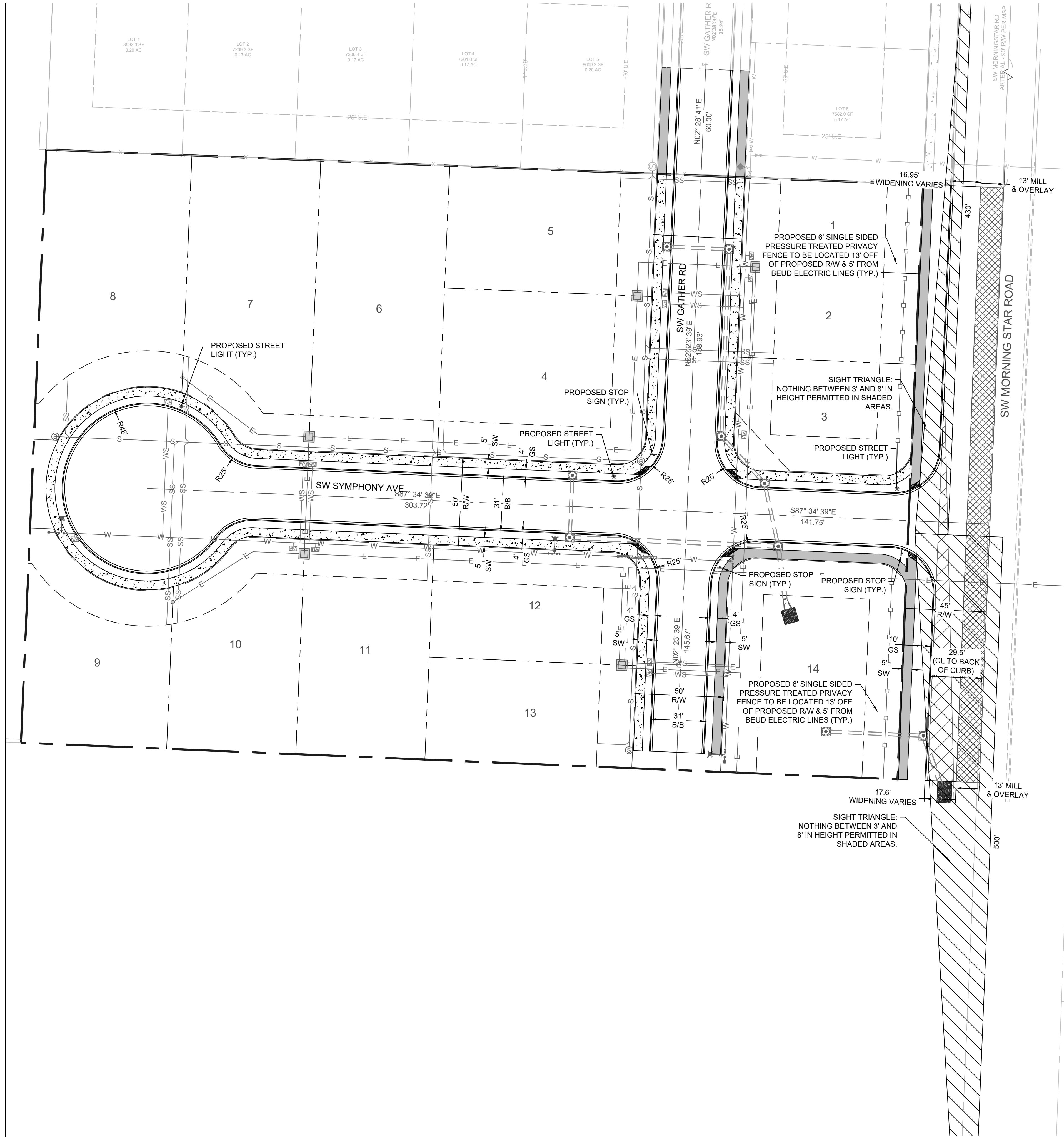
HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

DEMO PLAN

C1.0

PP25-0004



SIGNAGE NOTE:
NO KNOWN SIGNAGE PROPOSED WITH PRELIMINARY PLAT.
ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

LIGHTING NOTE:
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.

AIRPORT ZONE NOTE:
SUBDIVISION IS LOCATED INSIDE AIRPORT ZONE C & D.
PROPOSED DEVELOPMENT MEETS ALL REQUIREMENTS FOR BOTH ZONES.

UTILITY PLACEMENT:
ALL UTILITIES SHALL BE PLACED PER THE CITY OF BENTONVILLE SUBDIVISION UTILITY PLACEMENT SPECIFICATIONS.

SIDEWALK NOTE:
ALL SIDEWALKS SHALL BE IN COMPLIANCE WITH ALL ADA REGULATIONS AND GUIDELINES.

SIDEWALK NOTE:
5' WIDE SIDEWALK SHALL BE CONSTRUCTED 4' BEHIND BACK OF CURB. REFER TO DETAIL & BENTONVILLE STANDARDS.

SIDEWALK NOTE:
ALL HANDICAP RAMPS WILL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE IMPROVEMENTS. ALL OTHER SIDEWALKS TO BE INSTALLED WITH THE CONSTRUCTION OF EACH INDIVIDUAL HOME.

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

ALL WORK, MATERIALS, AND DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BENTONVILLE STANDARD SPECIFICATIONS. A COPY OF THE SPECIFICATIONS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION FOR REFERENCE.

BEUD STANDARD 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.

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

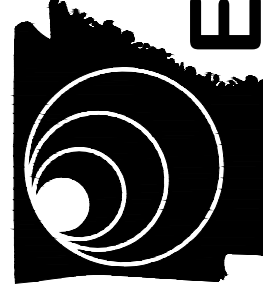
LEGEND (EXISTING)	
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	FENCE

LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	WOODEN FENCE
	SAWCUT LINE
	SIGN
	UNDERGROUND STORM DRAINAGE SYSTEM
	STORM STRUCTURE
	WATER LINE
	WATER SERVICE LINE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	WATER VALVE
	AIR RELEASE VALVE
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	RIP-RAP PAD
	CONCRETE SIDEWALK (TO BE CONSTRUCTED BY DEVELOPER)
	CONCRETE SIDEWALK (TO BE CONSTRUCTED BY BUILDER)
	MILL AND OVERLAY
	SIGHT TRIANGLES

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION



ODYSSEY

ENGINEERING

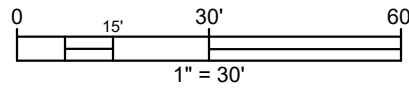
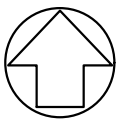
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:
SITE PLAN

SHEET NO.:
C1.1
PP25-0004





LEGEND (EXISTING)	
	PROPERTY LINE
	CONTOURS
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	GAS LINE
	GAS METER
	SEWER LINE
	SANITARY SEWER MANHOLE
	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	STORM SEWER LINE
	OVERHEAD ELECTRIC LINE
	ELECTRIC POLE

LEGEND (PROPOSED)	
	CONTOURS

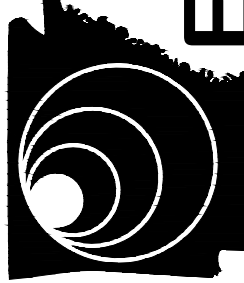
DRAINAGE/LOT GRADING NOTE:
ELIMINATE ALL CROSS LOT DRAINAGE.



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION



**ODYSSEY
ENGINEERING**

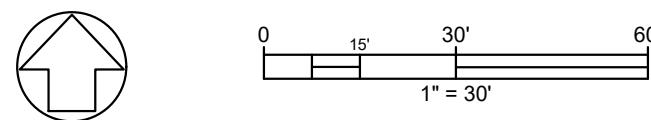
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:
GRADING PLAN

SHEET NO.:
C1.2
PP25-0004



LEGEND (EXISTING)		
	PROPERTY LINE	
	CONTOURS	
	RIGHT-OF-WAY	
	LOT LINE	
	EASEMENT	
	ROAD CENTERLINE	
	ASPHALT	
	CURB & GUTTER	
	SIDEWALK	
	BARBED WIRE FENCE	
	WOODEN FENCE	
	CHAIN LINK FENCE	
	GAS LINE	
	GAS METER	
	SEWER LINE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	FIRE HYDRANT	
	WATER VALVE	
	STORM SEWER LINE	
	OVERHEAD ELECTRIC LINE	
	ELECTRIC POLE	

LEGEND (PROPOSED)	
	CONTOURS
	SILT FENCE/SOCK
	CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	SCOURSTOP MAT
	INLET PROTECTION
	SWPPP MAILBOX

EROSION CONTROL KEY NOTES:	
E1	INSTALL SILT SOCK / SILT FENCE. FIELD ADJUST LOCATION AS NECESSARY TO PREVENT SEDIMENT TRACKOUT.
E2	INSTALL CONSTRUCTION ENTRANCE. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
E3	INSTALL CONCRETE WASHOUT. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
E4	INSTALL INLET PROTECTION.
E5	SOIL STOCKPILE TO BE SURROUNDED BY SILT SOCK / SILT FENCE. CONTRACTOR TO FIELD ADJUST STOCKPILE AS NECESSARY.
E6	SWPPP MAILBOX. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
E7	INSTALL 8' X 8' SCOURSTOP MAT OR APPROVED EQUAL.
E8	PROPOSED DETENTION POND TO BE GRADED AT START OF SITE GRADING TO TEMPORARILY ACT AS SEDIMENT POND. POND SHALL BE CLEANED OF SEDIMENT AS NEEDED AND UPON FINAL STABILIZATION. PROVIDE ROCK FILTER AROUND OUTLET PIPES IN POND.
E9	INSTALL 8' X 12' SCOURSTOP MAT OR APPROVED EQUAL.

LOT GRADING NOTE:
ELIMINATE ALL CROSS LOT DRAINAGE.

SWPPP NOTE:
TOTAL SITE = 3.78 ACRES
LIMITS OF DISTURBANCE = 3.78 ACRES



PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION

**ODYSSEY
ENGINEERING**

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

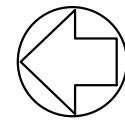
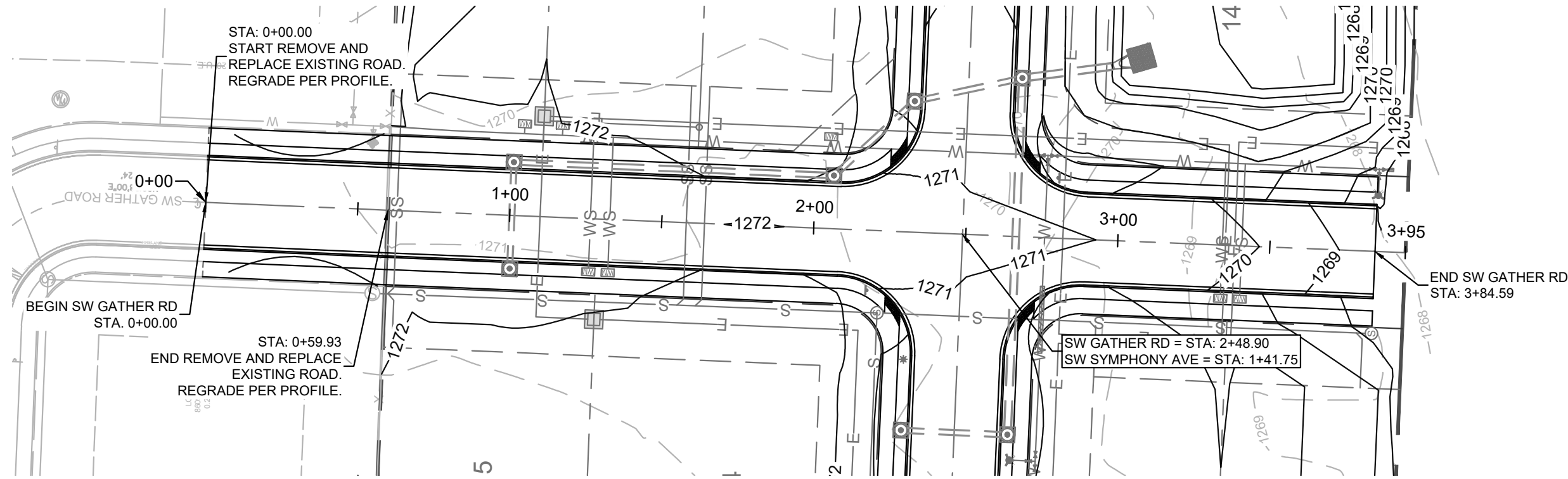
HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR

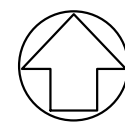
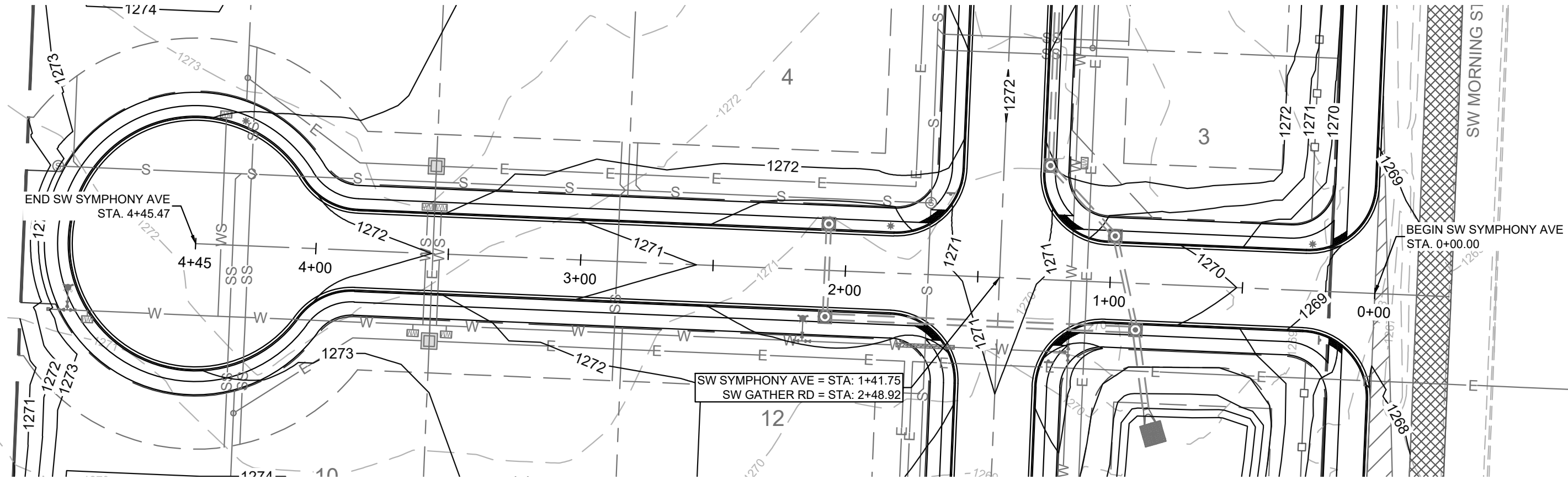
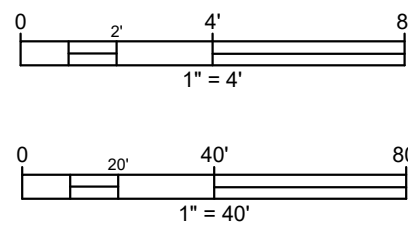
PLAN DATE: 10.06.2025

SHEET NAME:
EROSION CONTROL PLAN

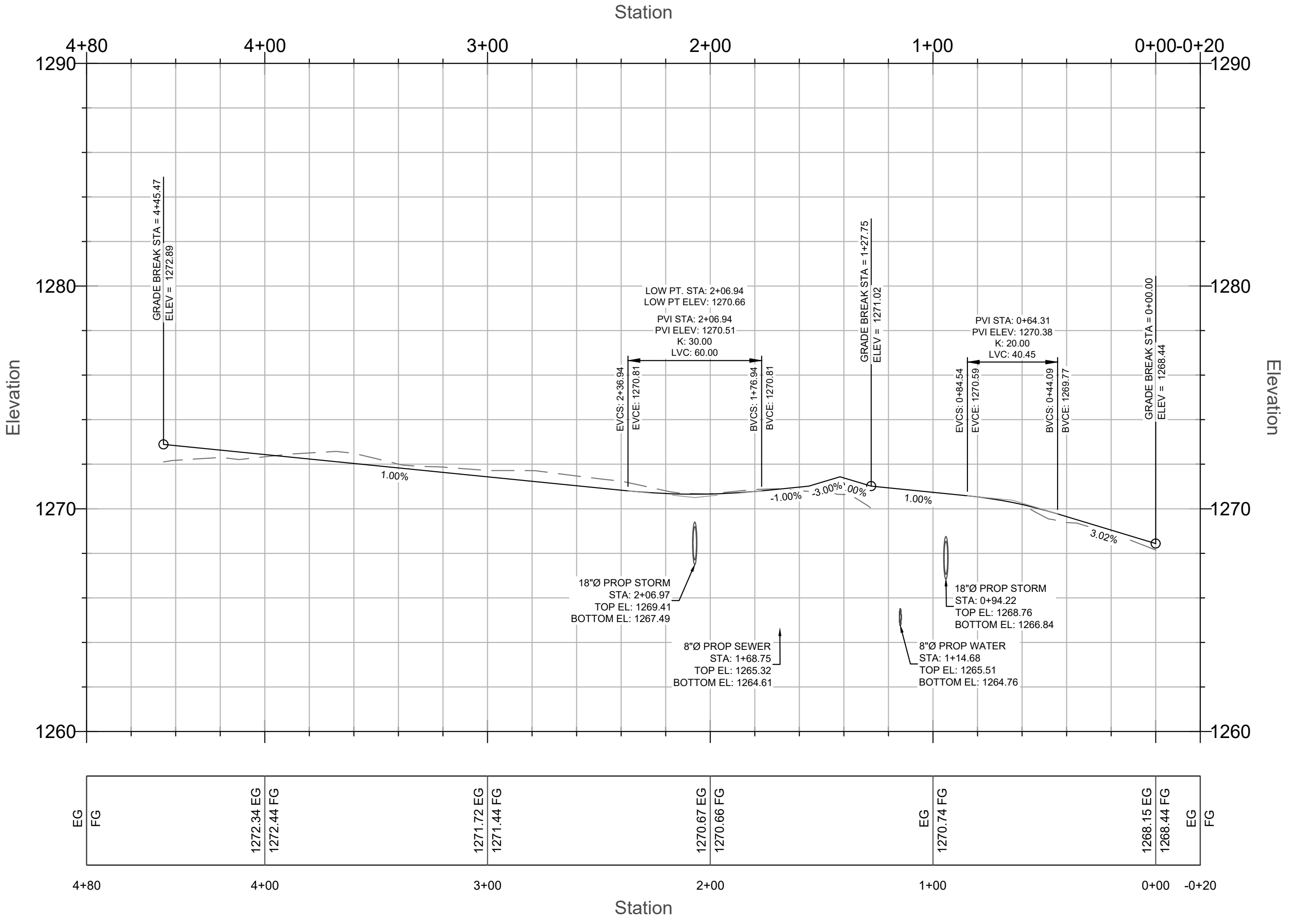
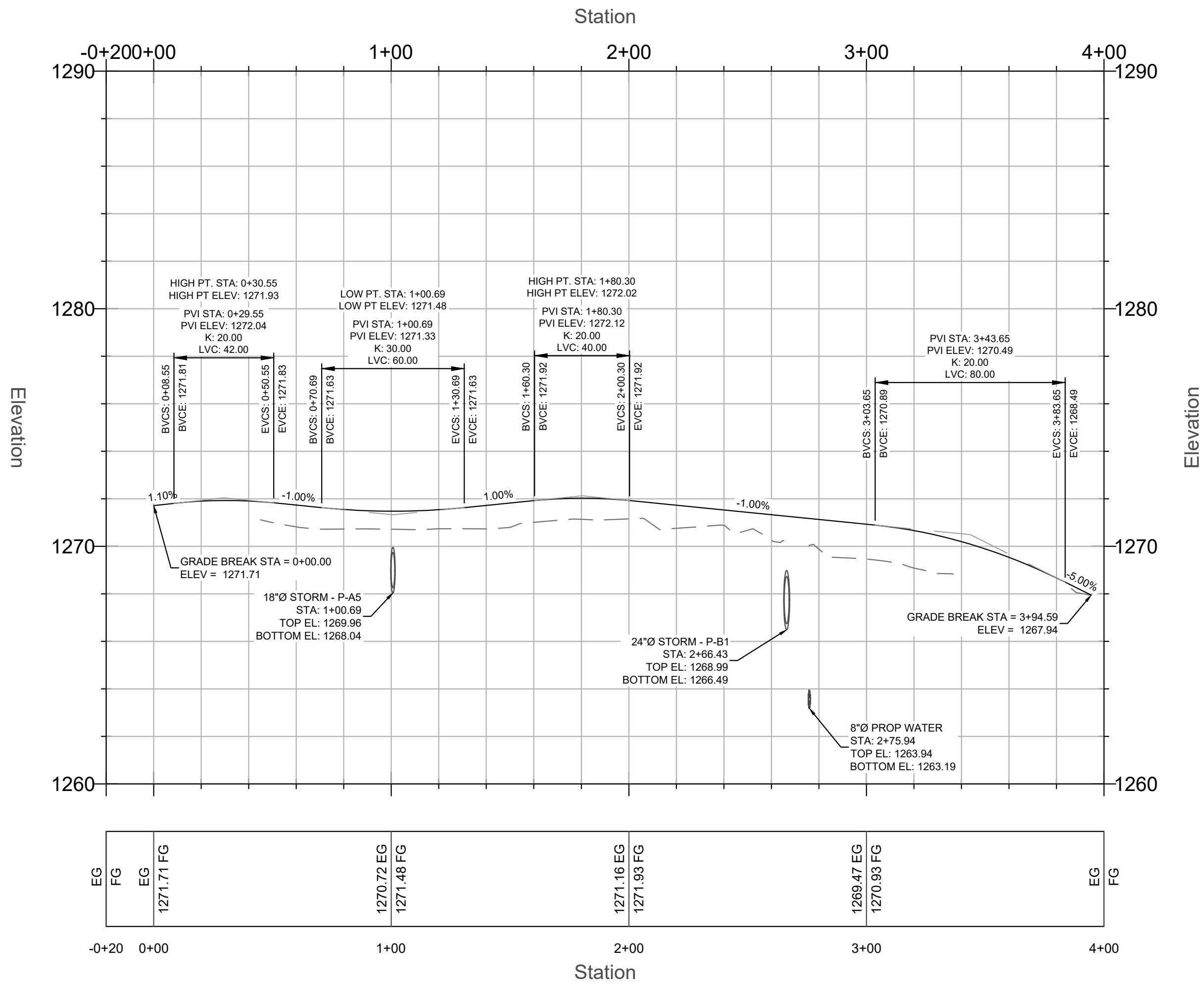
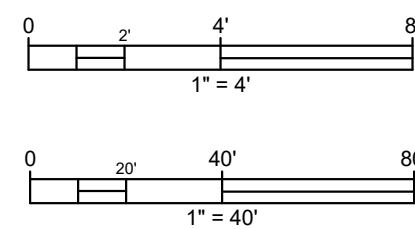
SHEET NO.:
C1.3
PP25-0004



GATHER ROAD
PLAN & PROFILE



SW SYMPHONY AVE
PLAN & PROFILE



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS		REVISION
NO.	DATE	

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

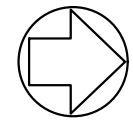
HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR

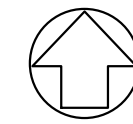
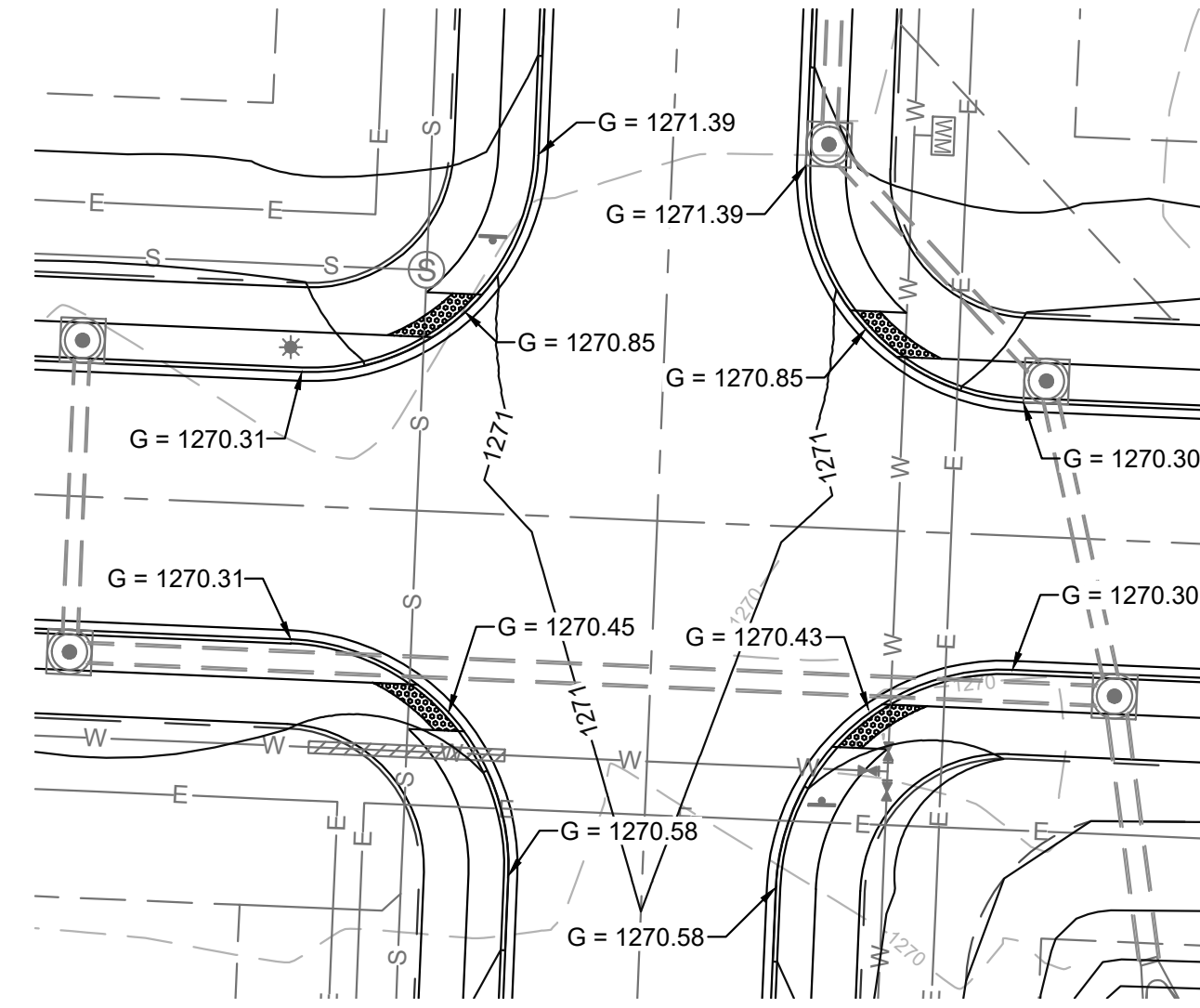
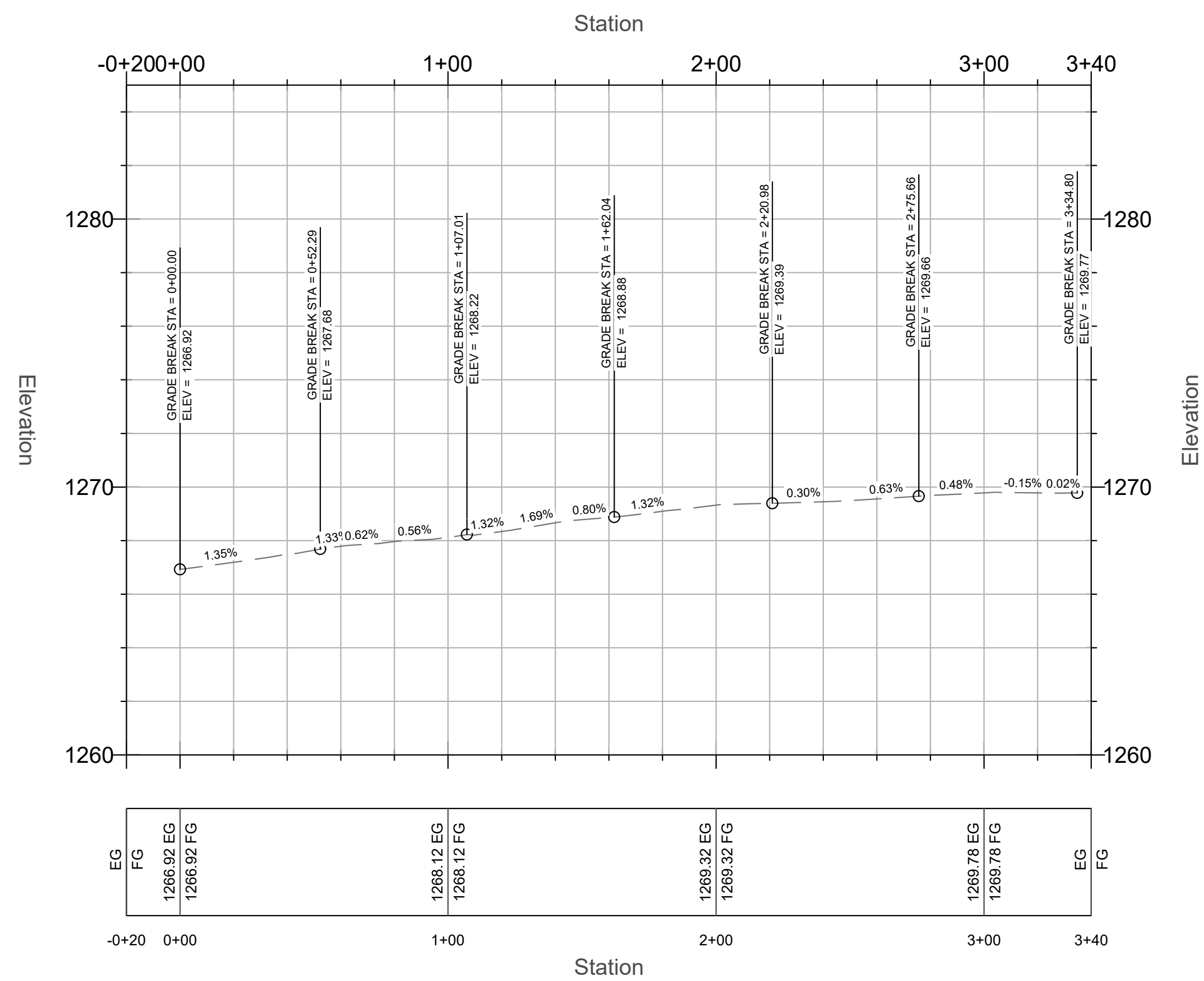
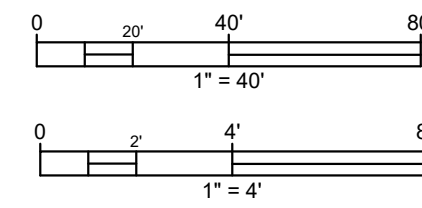
PLAN DATE: 10.06.2025

SHEET NAME:
GATHER & SYMPHONY
PLAN & PROFILES

SHEET NO.:
C1.4
PP25-0004

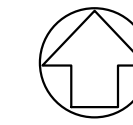
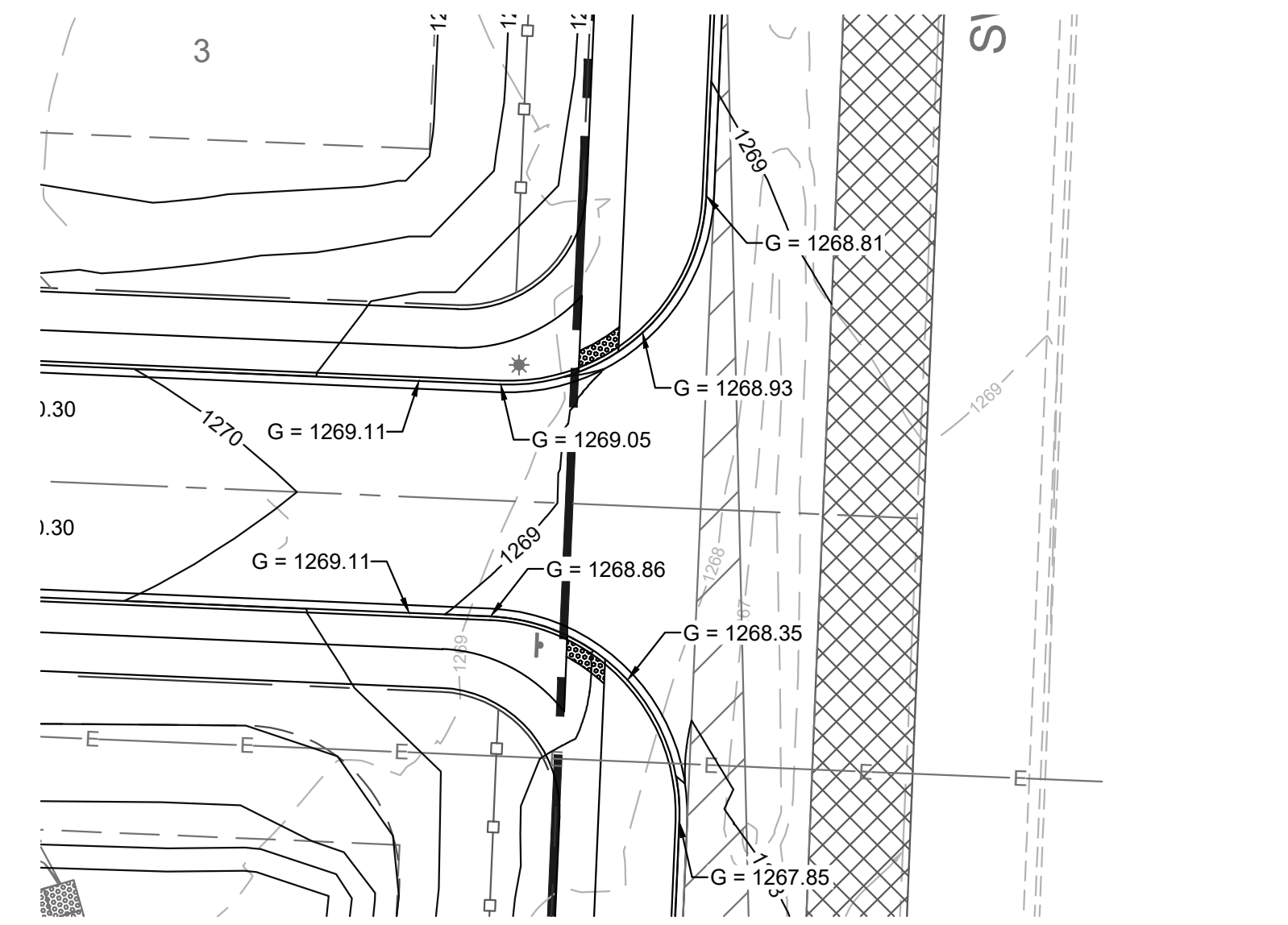
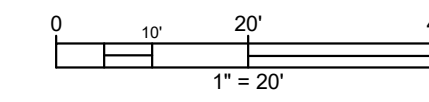


MORNING STAR ROAD
PLAN & PROFILE



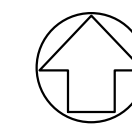
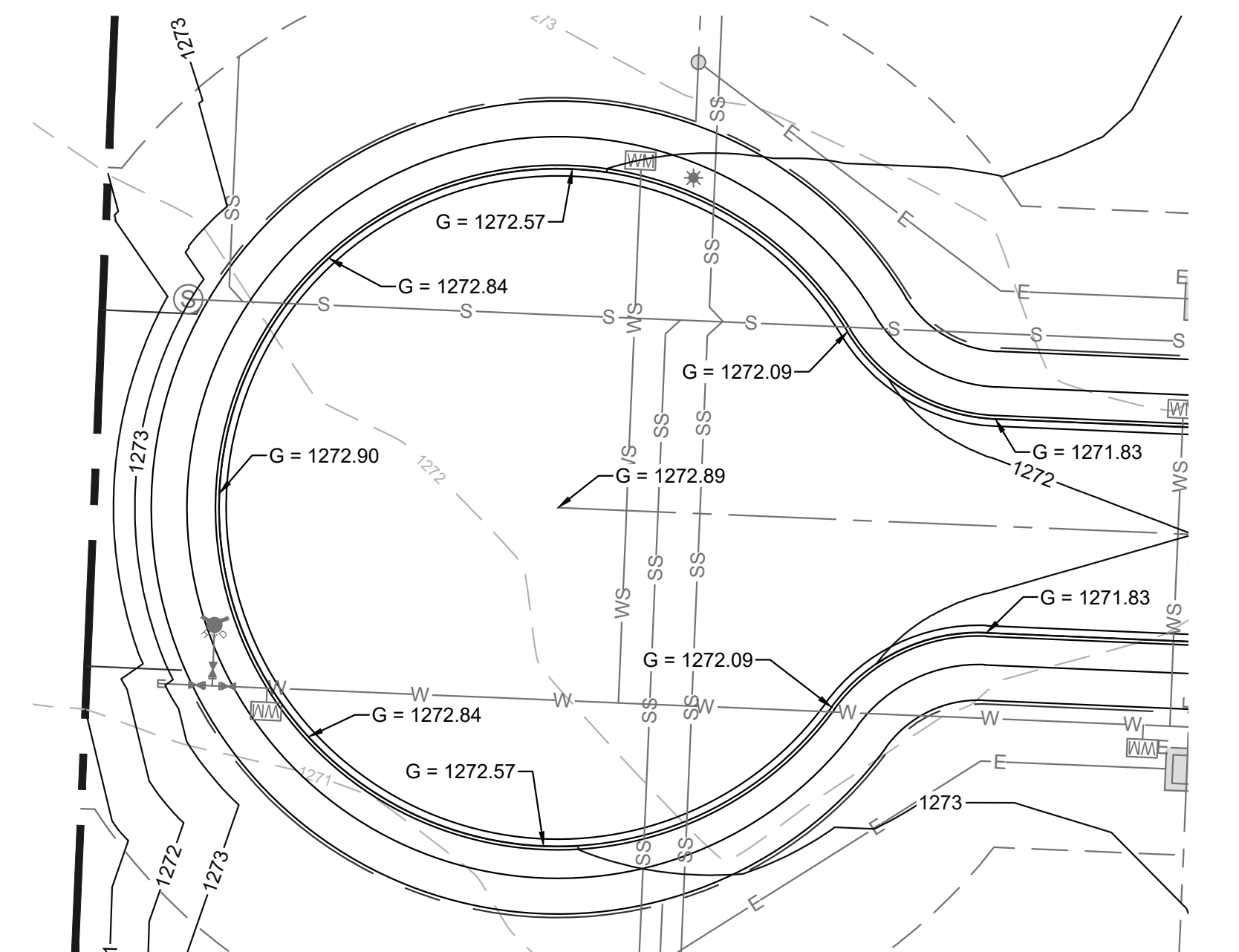
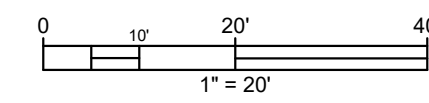
INTERSECTION DETAILS

GATHER RD & SYMPHONY AVE

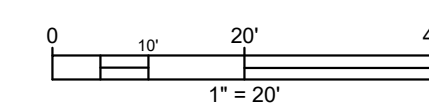


INTERSECTION DETAILS

SYMPHONY AVE & MORNINGSTAR RD



SYMPHONY AVE CUL-DE-SAC

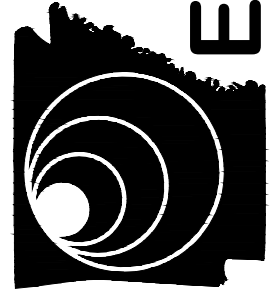


Know what's **below**.
Call before you dig.

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ODYSSEY ENGINEERING

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LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

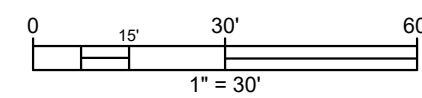
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:

MORNING STAR RD
PLAN & PROFILE

SHEET NO.:

C1.5
PP25-0004



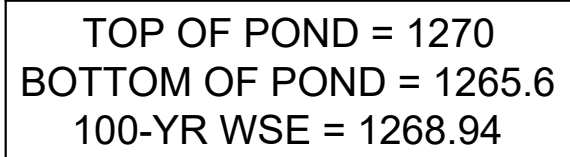
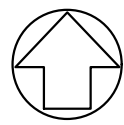


Figure 1 shows a horizontal scale bar with markings at 0, 5, 10, and 20 feet. Below the scale, it is noted that 1 inch equals 10 feet.



CONTRACTOR TO REGRADE
EXISTING DITCH TO PROVIDE
POSITIVE DRAINAGE TO SOUTH.



EXISTING LEGEND	
— — — — —	PROPERTY LINE
— 1280 —	EXISTING CONTOURS
— — — — —	EXISTING EASEMENT
—————	EXISTING PAVEMENT
— — — — —	EXISTING OVERHEAD ELECTRIC LINE
— — — — —	EXISTING UNDERGROUND ELECTRIC
⊙	EXISTING ELECTRIC POLE
— — — — —	EXISTING WATER LINE
⊙	EXISTING HYDRANT
⋈	EXISTING VALVE
=====	EXISTING STORM SEWER
PROPOSED LEGEND	
— 1280 —	PROPOSED CONTOURS
=====	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE
GD = 1280.58 ↗	PROPOSED SPOT ELEVATION: GD = PROPOSED GRADE



1. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
2. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT THE CORNERS OF THE INLET.
3. ALL REINFORCING BARS TO BE GRADE 60.
4. PROPOSED DETENTION POND TO BE GRADED AT START OF SITE GRADING TO TEMPORARILY ACT AS SEDIMENT POND. POND SHALL BE CLEANED OF SEDIMENT AS NEEDED AND UPON FINAL STABILIZATION. PROVIDE ROCK FILTER AROUND OUTLET PIPES IN POND.



DETENTION OUTLET STRUCTURE DETAIL

PROFESSIONAL SEAL

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HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:

DETENTION POND PLAN

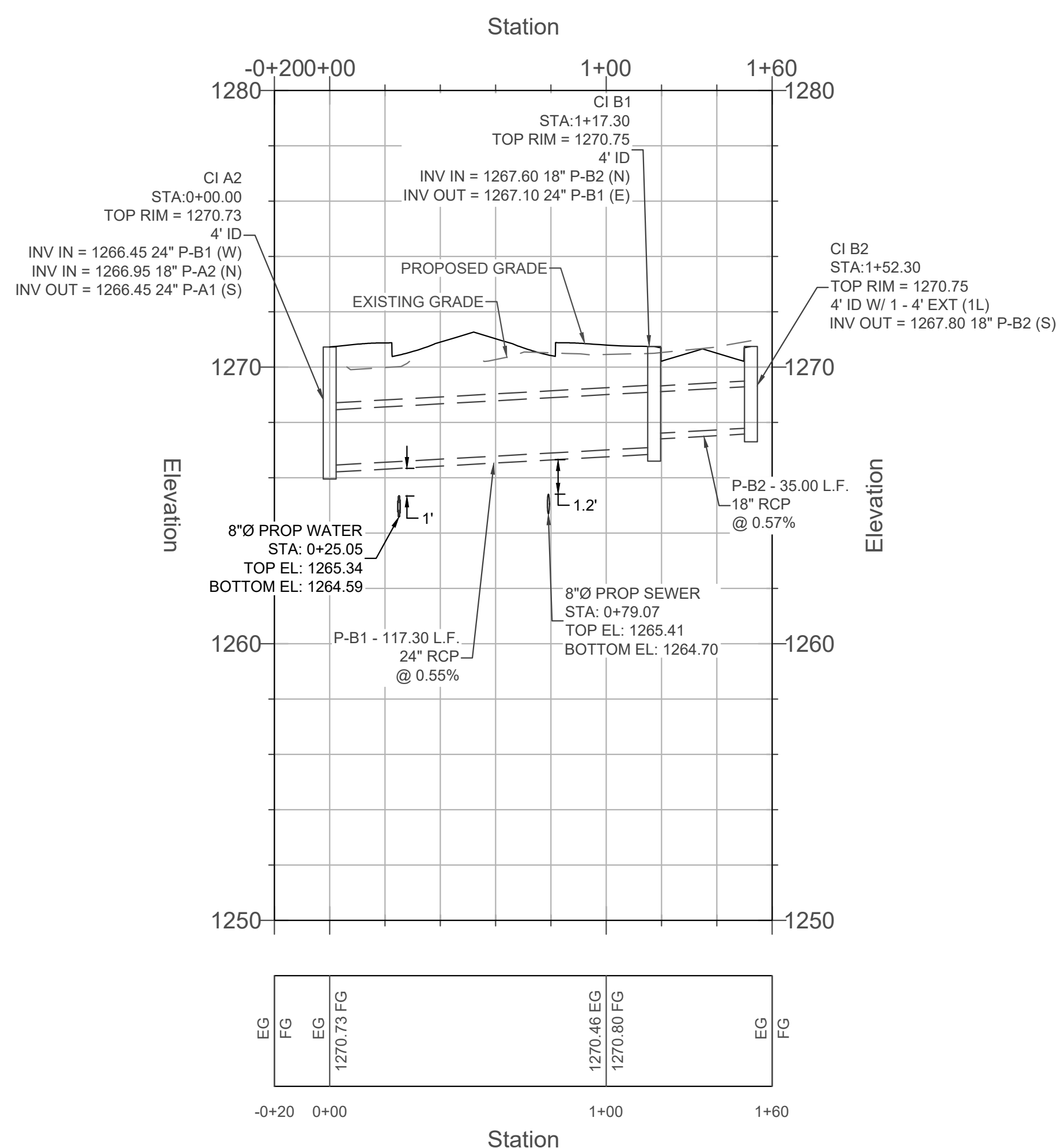
SHEET NO.

C2.1

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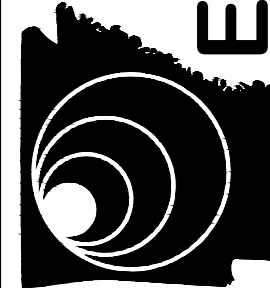


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PROFESSIONAL SEAL:

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ENGINEERING**

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(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:

STORM PLAN & PROFILE

SHEET NO.:

C2.2

PP25-0004



PROPOSED PROJECT SEWER DESIGN FLOWS:	
PROPOSED SINGLE FAMILY LOTS	13
ASSUMED POPULATION PER LOT	2.64
TOTAL POPULATION	34.32
SEWER FLOW PER PERSON	100 GPD
AVERAGE DESIGN FLOW	3,432 GPD
	2.4 GPM
PEAKING FACTOR	4.35
PEAK DESIGN FLOW	14,912 GPD
	10.4 GPM

ALL WORK SHALL CONFORM TO THE CITY OF BENTONVILLE "WATER UTILITIES DEPARTMENT SPECIFICATIONS" DATED OCTOBER 23, 2024.

SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES.

SEWER LATERAL NOTE:
SEWER LATERAL TAPS TO BE DONE AS NEAR TO THE 7' SETBACK AS POSSIBLE TO ALLOW THE CONSTRUCTION OF ELECTRICAL SERVICES.

CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND MANHOLES. FIELD ADJUST PROPOSED SANITARY LINES TO ACCOMMODATE ACTUAL CONDITIONS. ALL LINES TO BE SLOPED AT 0.4% MINIMUM.

ADH WATER & SEWER MAIN CROSSING NOTE:
WATER MAINS CROSSING SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

ALL TREES TO MAINTAIN 5' SEPARATION FROM ALL PUBLIC UTILITIES.

BEUD STANDARD 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.

LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	SIGN
	UNDERGROUND STORM DRAINAGE SYSTEM
	STORM STRUCTURE
	WATER LINE
	WATER SERVICE LINE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	WATER VALVE
	AIR RELEASE VALVE
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	RIP-RAP PAD

LEGEND (EXISTING)	
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE

PROFESSIONAL SEAL:

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REVISIONS		
NO.	DATE	REVISION

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

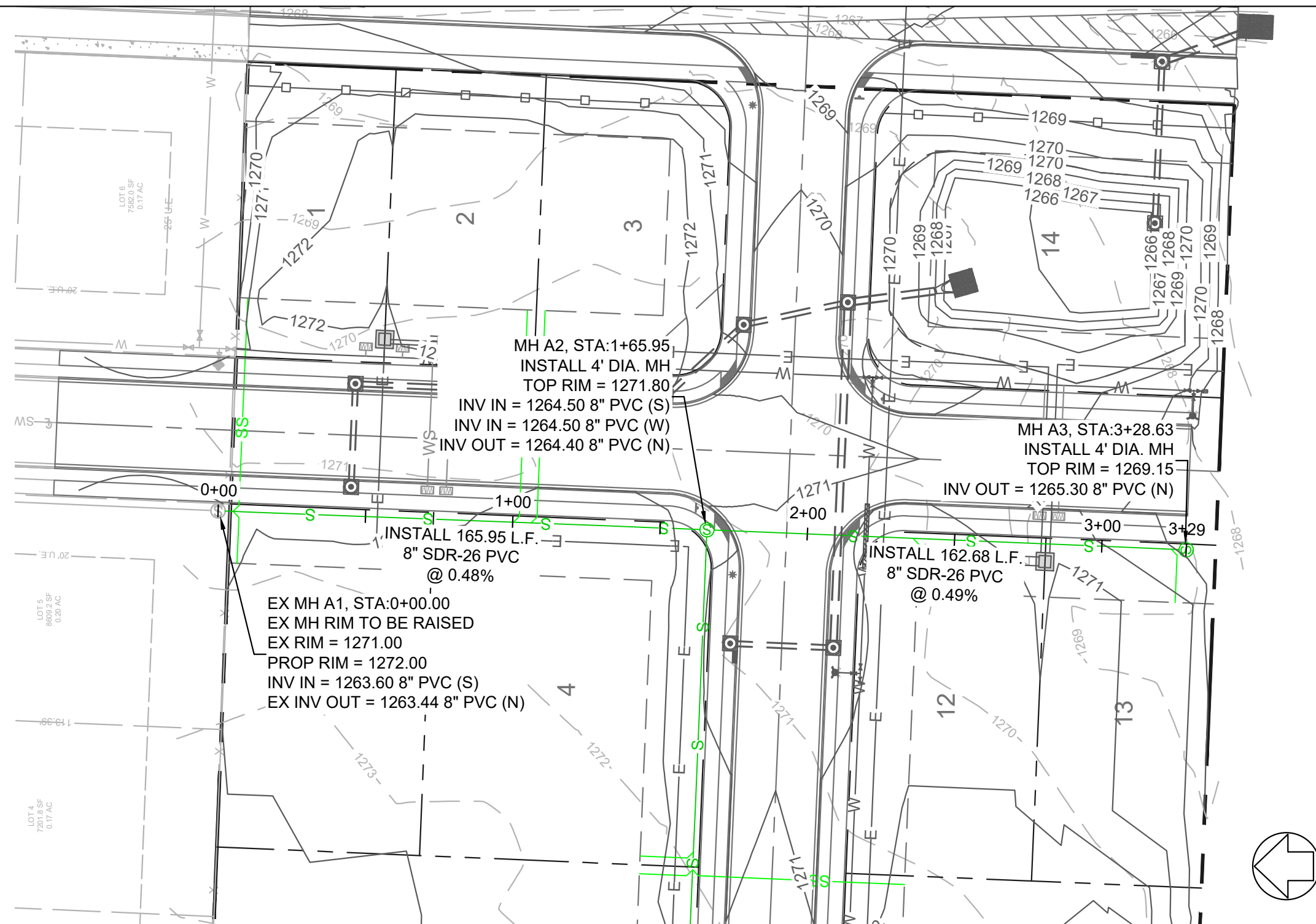
HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

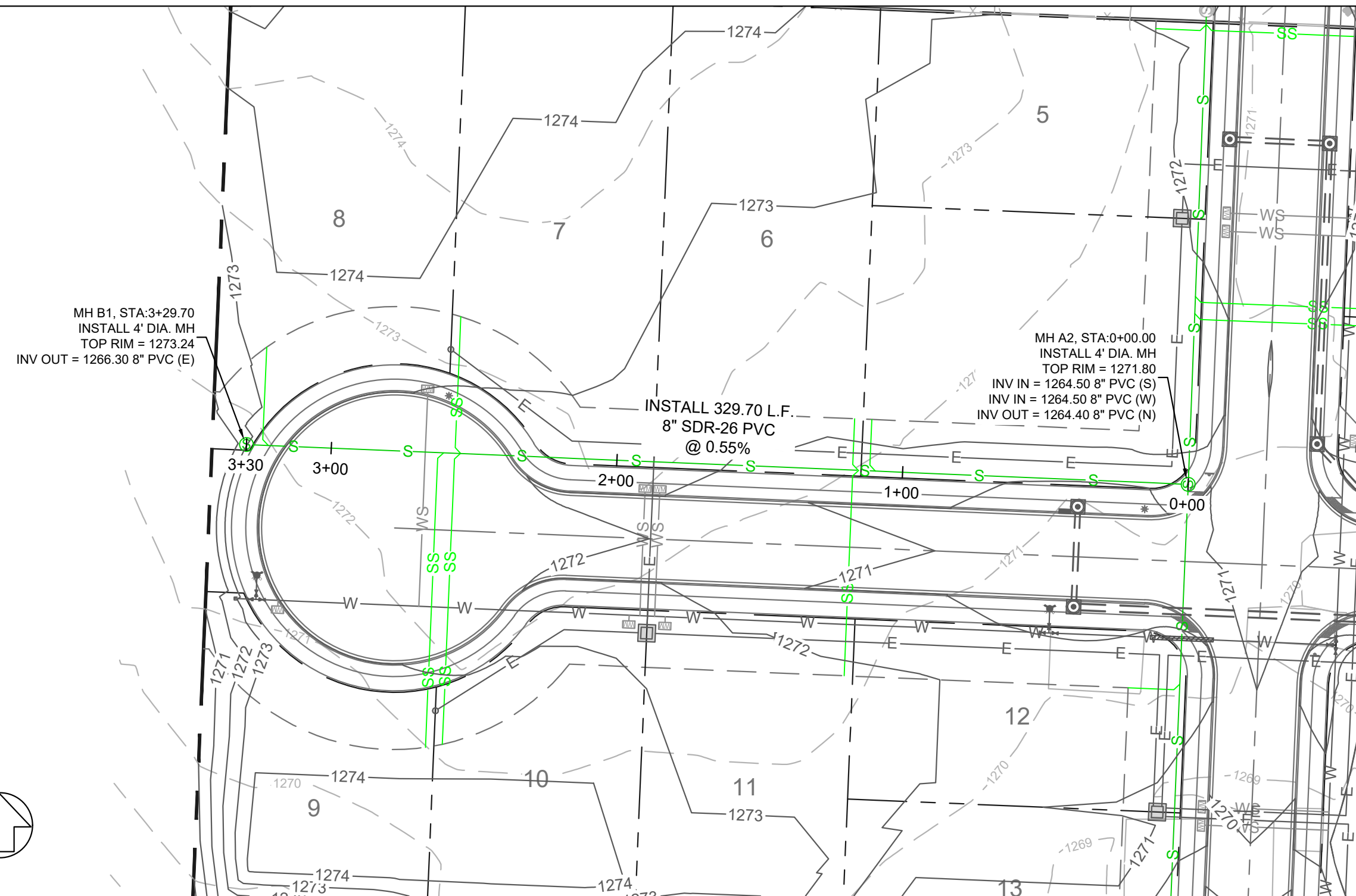
SHEET NAME:
SEWER OVERVIEW

SHEET NO.:
C3.0
PP25-0004

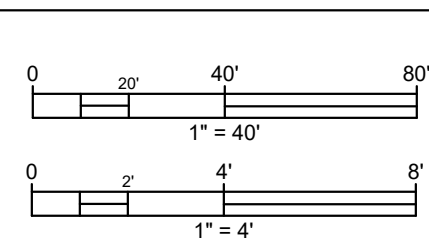
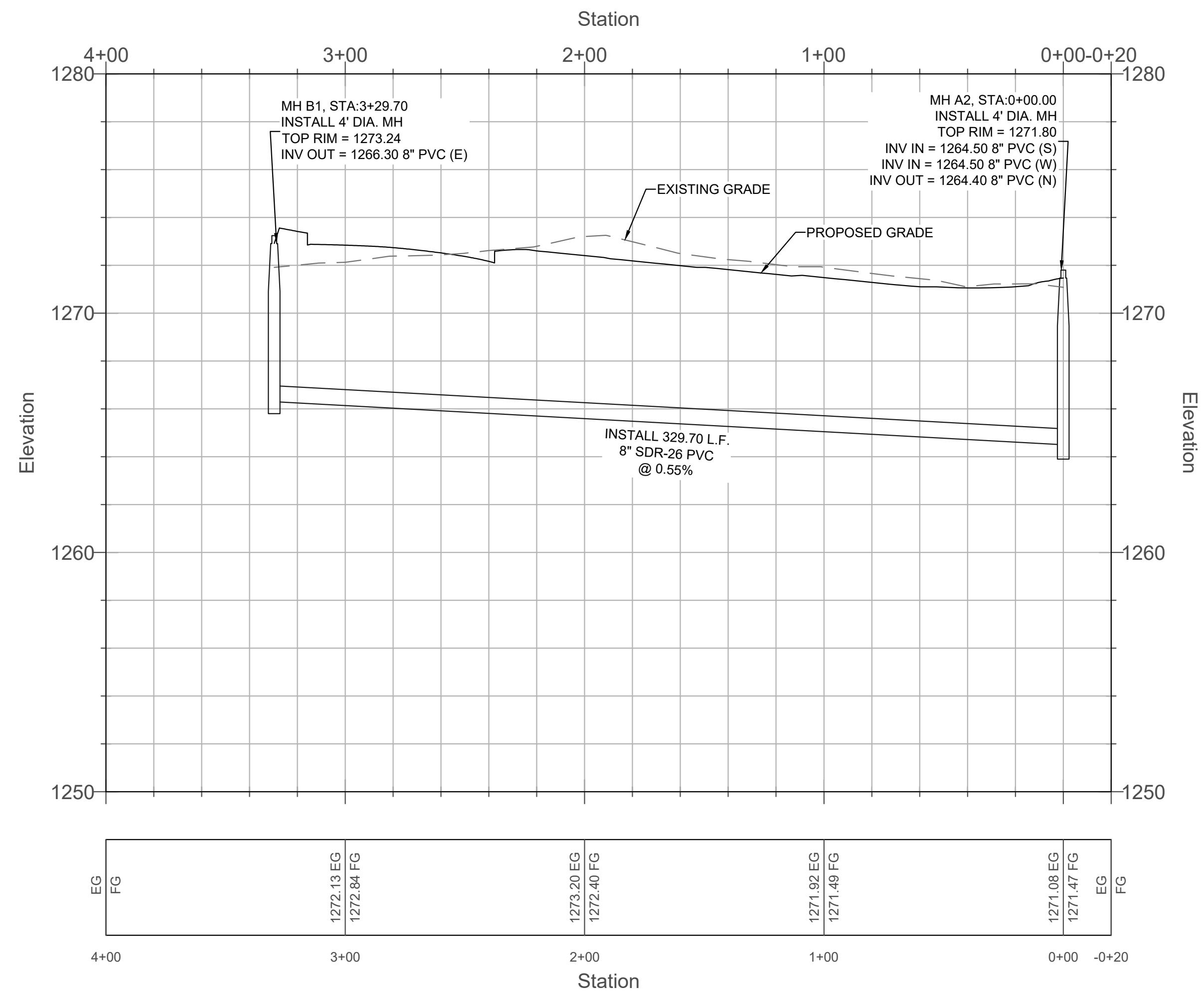
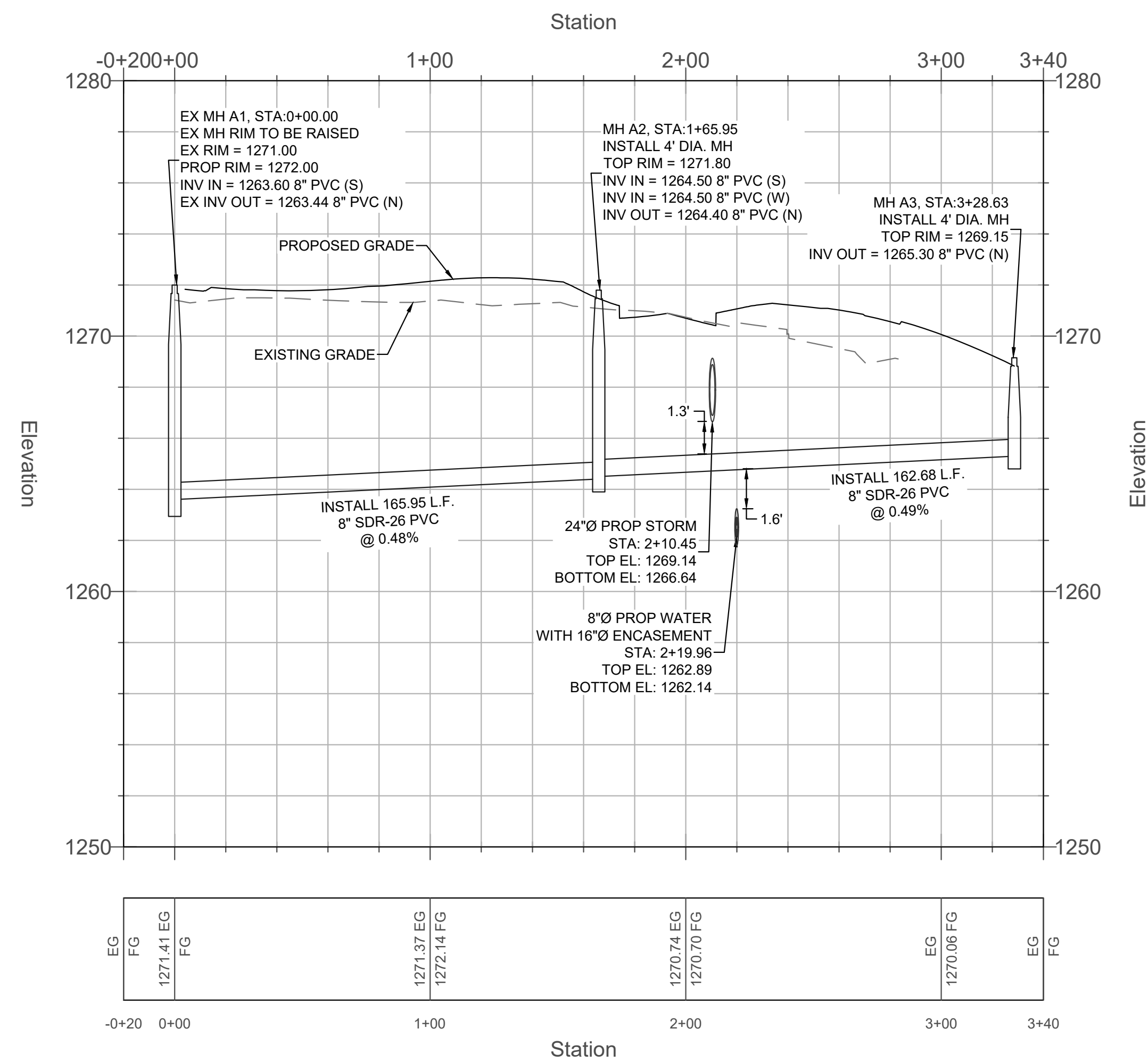




SEWER LINE A
PLAN & PROFILE



SEWER LINE B
PLAN & PROFILE



PROFESSIONAL SEAL:

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REVISIONS		
NO.	DATE	REVISION

ODYSSEY ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

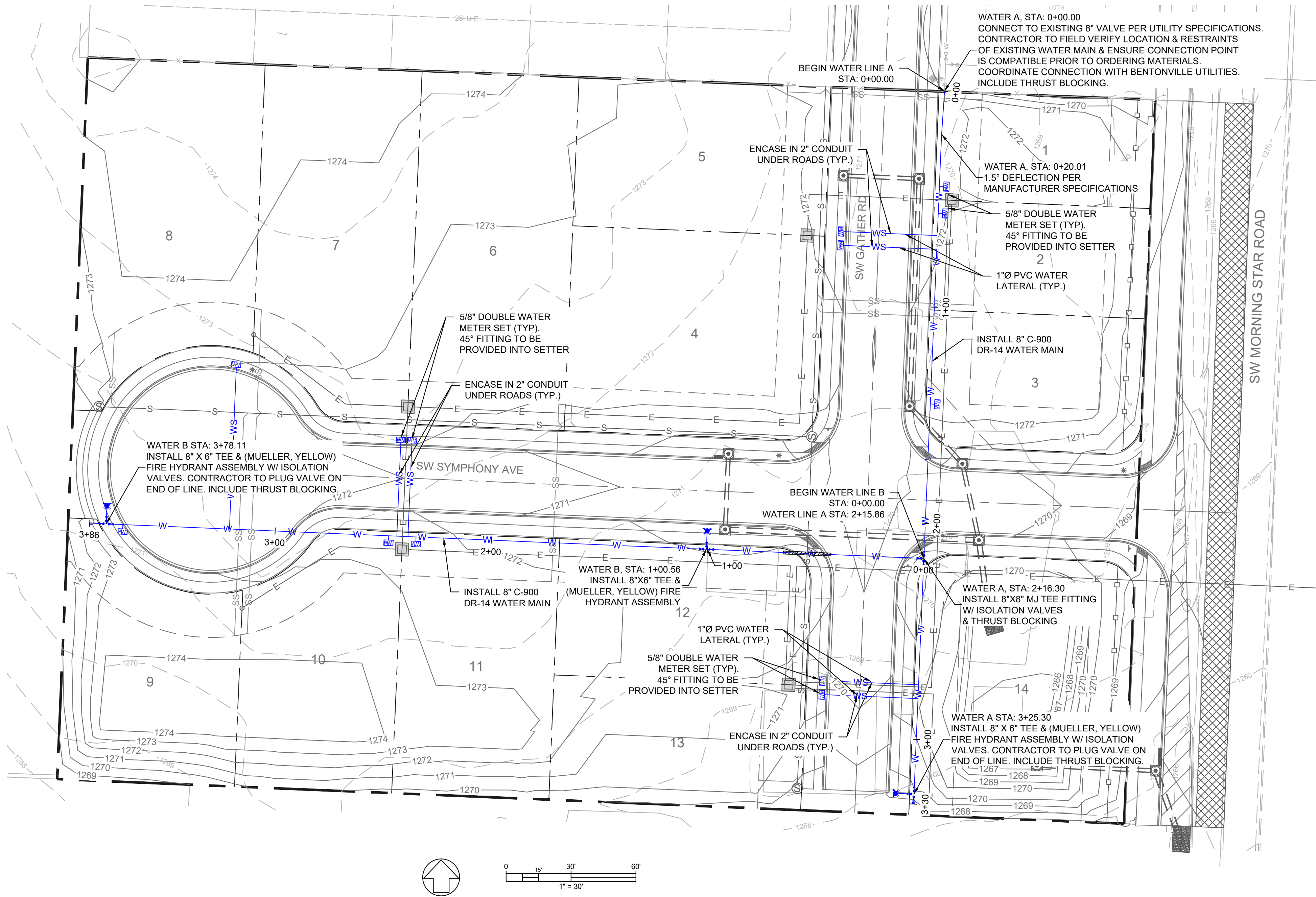
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR

PLAN DATE: 10.06.2025

SHEET NAME:
SEWER PLAN & PROFILE

SHEET NO.:
C3.1
PP25-0004





ALL WORK SHALL CONFORM TO THE CITY OF BENTONVILLE
"WATER UTILITIES DEPARTMENT SPECIFICATIONS" DATED
OCTOBER 23, 2024.

SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY
CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS
WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY
UTILITY COMPANIES.

SPECIAL NOTE:
1" WATER SERVICE LINES PROPOSED ACROSS
STREETS REQUIRE 2" CONDUIT TO BE INSTALLED
FROM 1 FOOT BACK OF CURB TO 1 FOOT BACK OF
CURB ON OPPOSITE SIDE OF STREET.

SPECIAL NOTE:
CONTRACTOR TO VERIFY ALL VALVES INSTALLED IN
THE SIDEWALK DO NOT EXCEED 0.25 INCH LIP PER
ADA REQUIREMENTS.

ADH WATER & SEWER MAIN CROSSING NOTE:
WATER MAINS CROSSING SEWERS MUST BE PLACED SO
THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST
18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS
HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE
REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE
ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT
ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE
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THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE
PRECEDING ENCASEMENT REQUIREMENT.

ALL TREES TO MAINTAIN 5' SEPARATION FROM ALL PUBLIC
UTILITIES.

BEUD STANDARD 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.

LEGEND (PROPOSED)

- RIGHT-OF-WAY
- CURB & GUTTER
- LOT LINE
- EASEMENT
- ROAD CENTERLINE
- SIGN
- UNDERGROUND STORM DRAINAGE SYSTEM
- STORM STRUCTURE
- WATER LINE
- WATER SERVICE LINE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- AIR RELEASE VALVE
- SEWER LINE
- SEWER SERVICE LINE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- RIP-RAP PAD

LEGEND (EXISTING)

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- ROAD CENTERLINE
- ASPHALT
- CURB & GUTTER
- SIDEWALK
- BARBED WIRE FENCE
- WOODEN FENCE
- CHAIN LINK FENCE

PROFESSIONAL SEAL:

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NO.	DATE	REVISION

ODYSSEY ENGINEERING
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LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:
WATER OVERVIEW

SHEET NO.:
C4.0
PP25-0004

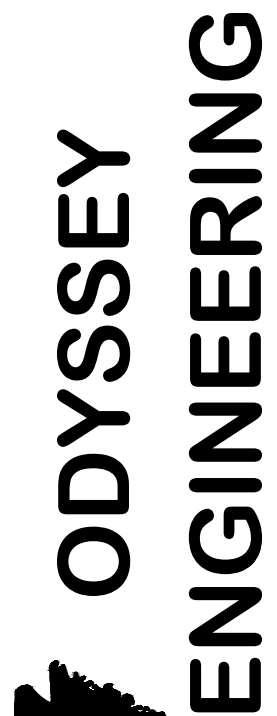




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AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

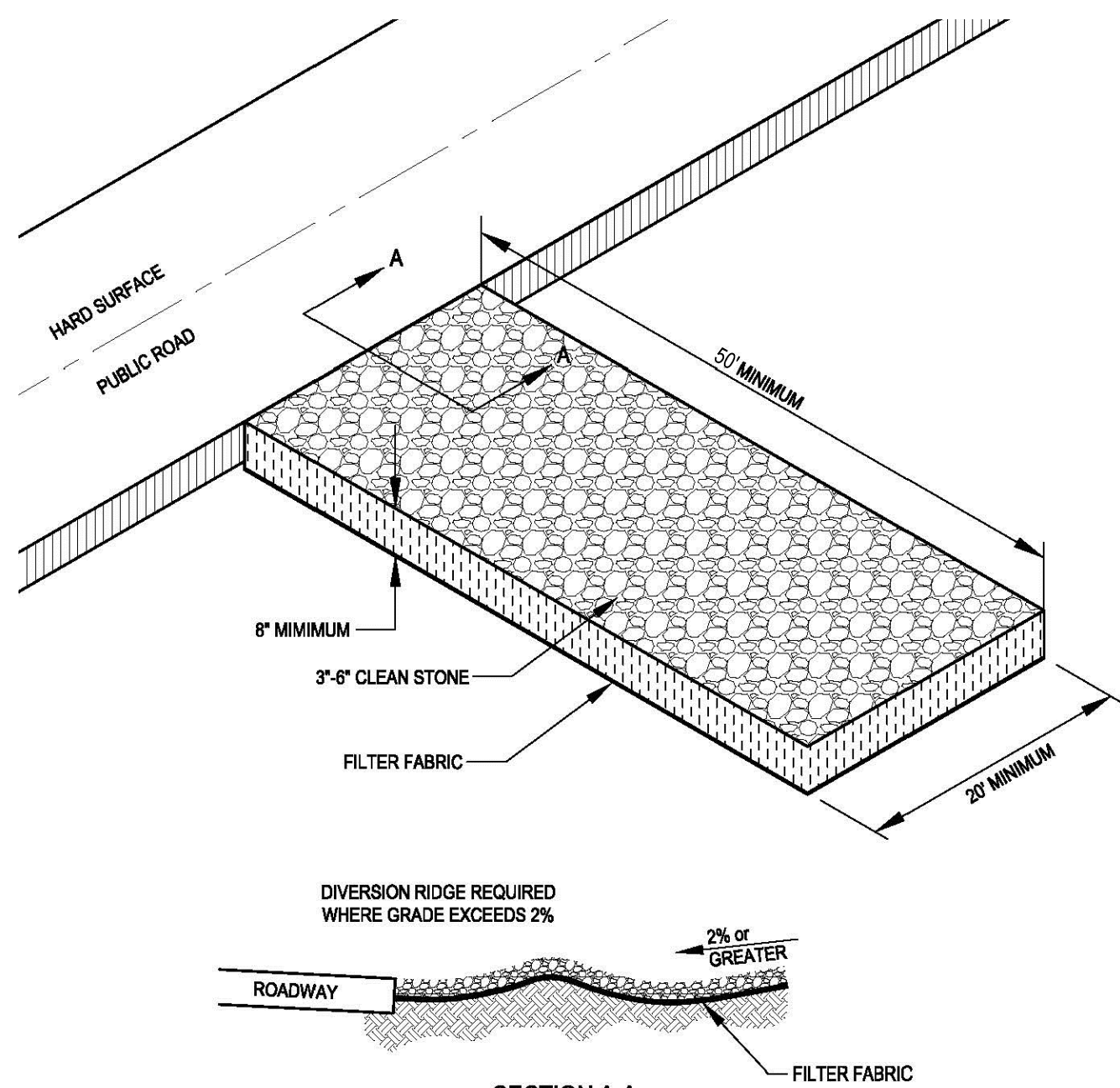
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	MR
PLAN DATE:	10.06.2025	

SHEET NAME:

STREET DETAILS

SHEET NO.:

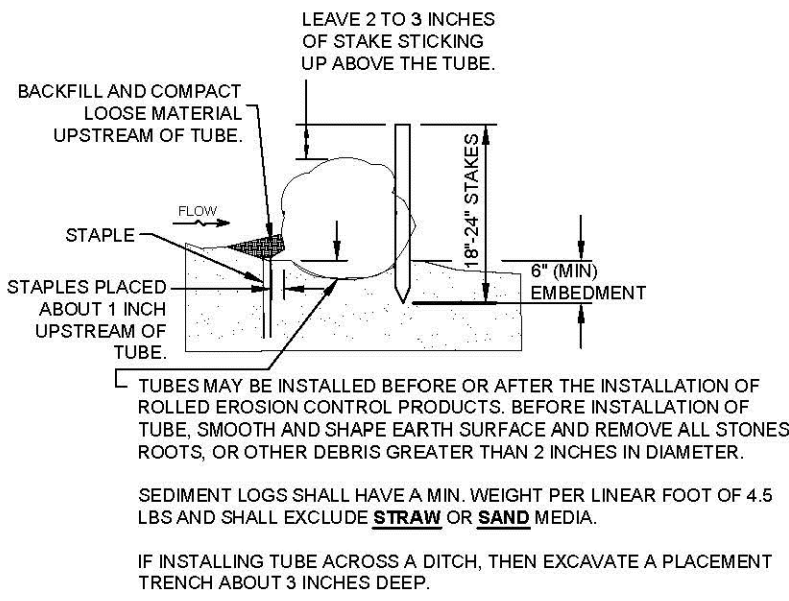
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PP25-0004



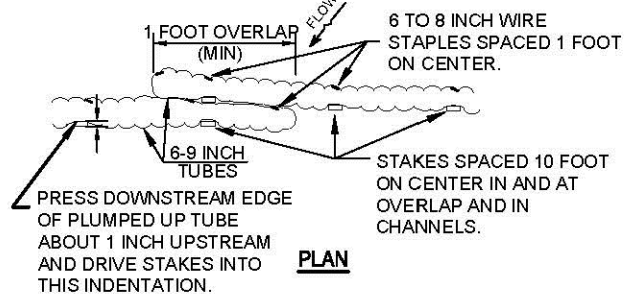
NOTES:

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS
2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
4. IF WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION EGRESS



SECTION



GENERAL REQUIREMENTS FOR SEDIMENT LOGS	
SEDIMENT LOG TYPE	MINIMUM TUBE INTERVAL
1. SILT SOCK	25 FEET
2. BIG RED	25 FEET
3. EROSION EEL	25 FEET

EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

1. SILT SOCK
2. BIG RED
3. EROSION EEL

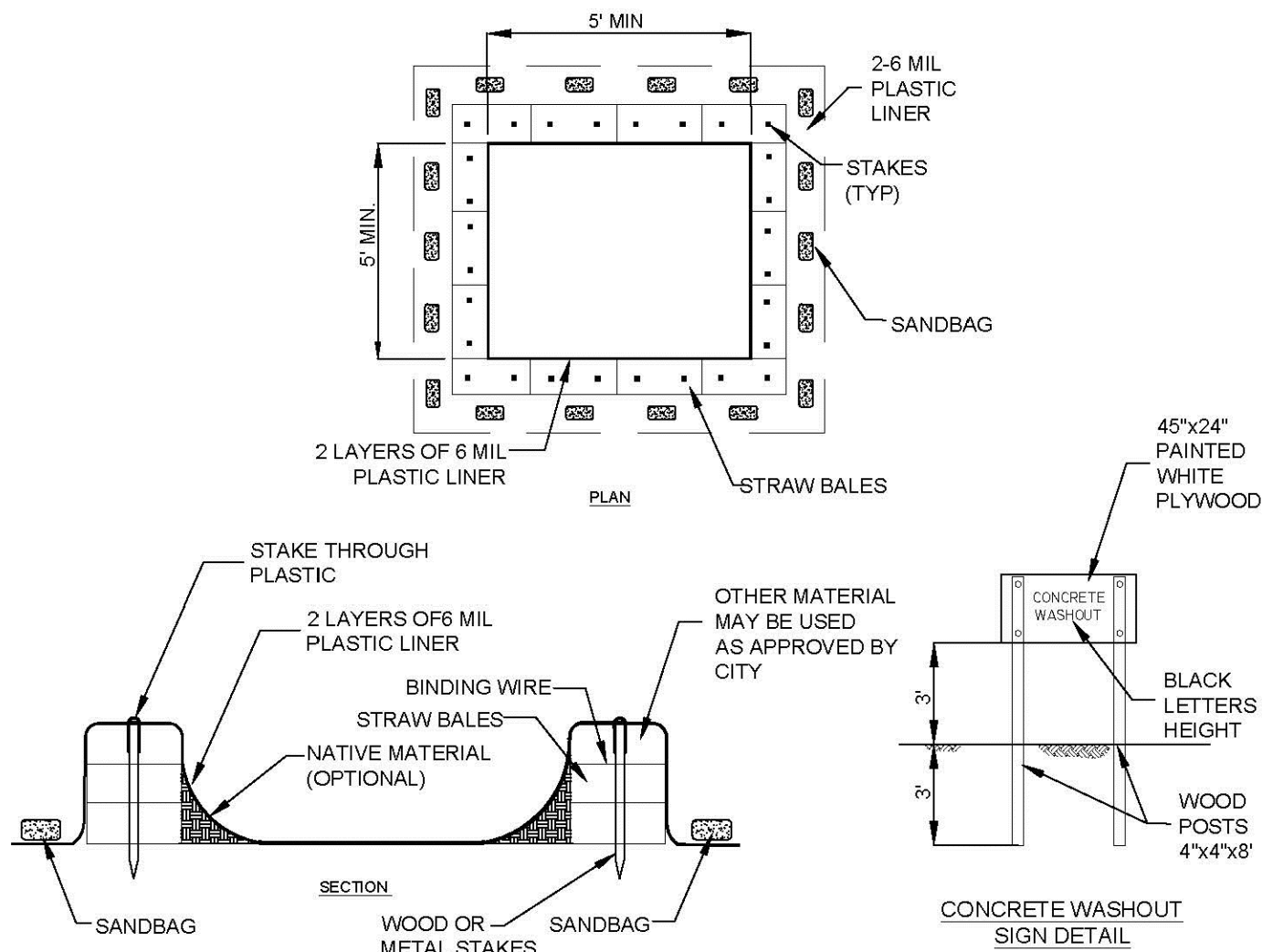
SEDIMENT LOG MAINTENANCE AND INSTALLATION NOTES:

1. SEDIMENT LOGS SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG. MAINTENANCE/CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG.
2. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SEDIMENT LOG HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
3. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF A SEDIMENT LOG, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPs TO PREVENT EXCESSIVE BUILDUP ON SEDIMENT LOG.
4. SEDIMENT LOG SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED (RUN OVER OR FLATTENED).

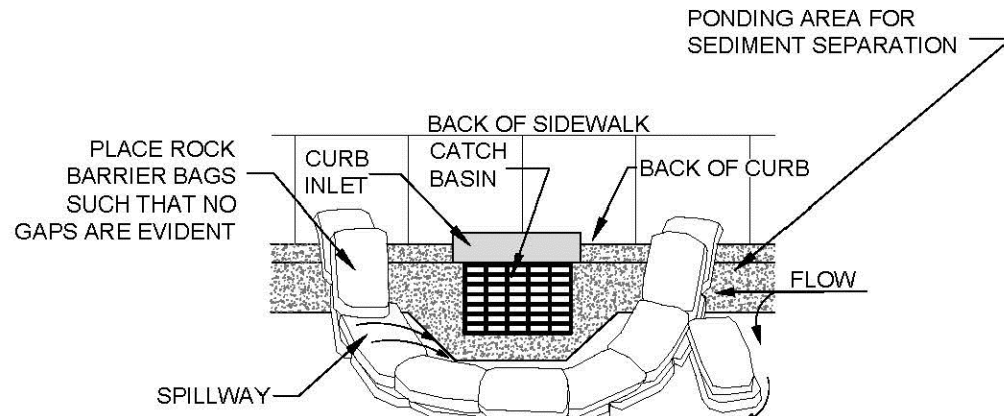
SEDIMENT LOG

NOTES:

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS SHALL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES SHALL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL SHALL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY (i.e. PERMITTED FACILITY OR RECYCLED).



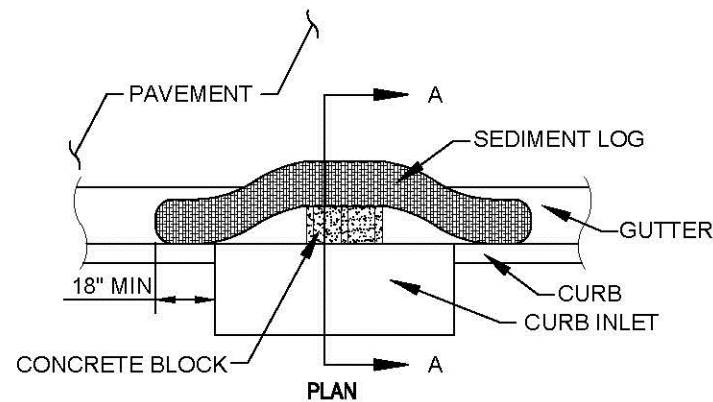
CONCRETE WASHOUT



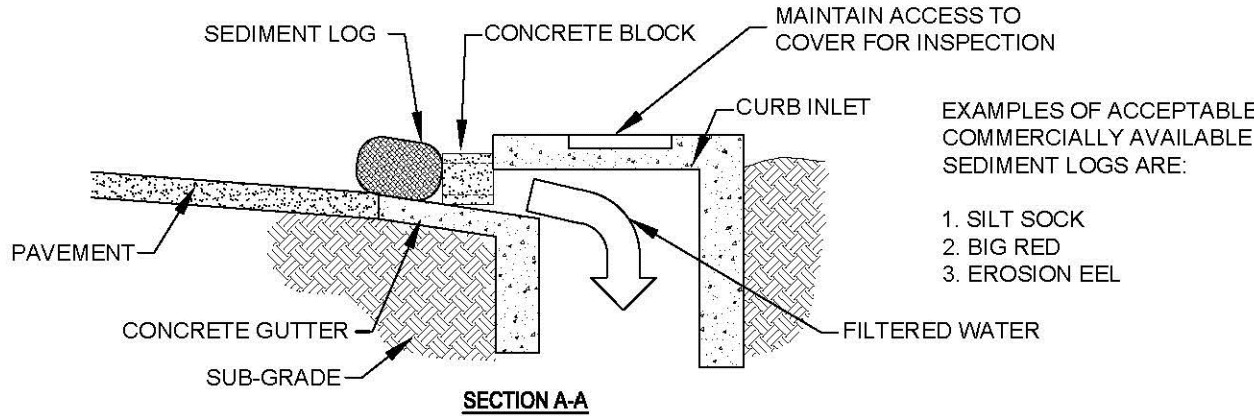
NOTES:

1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH 1/4\"/>
2. LEAVE ONE ROCK BARRIER BAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL LOCATED IN THE TRAVELED WAY MUST BE REMOVED IMMEDIATELY.
4. APPLICATION OF THE DEVICE MUST BE APPROVED BY THE CITY BEFORE USE IN AREAS OPEN TO THE MOTORING PUBLIC.

INLET PROTECTION (SUMP)



SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.



NOTES:

1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12\"/>
2. PLACEMENT OF DEVICES SHALL EXTEND 12\"/>
3. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH CITY OF FAYETTEVILLE ENGINEERING DIVISION.

MAINTENANCE NOTES:

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

INLET PROTECTION (ON GRADE)



PROFESSIONAL SEAL:

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REVISIONS

NO. DATE REVISION

ODYSSEY ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO. DESIGNED BY REVIEWED BY

ODY0067 KS MR

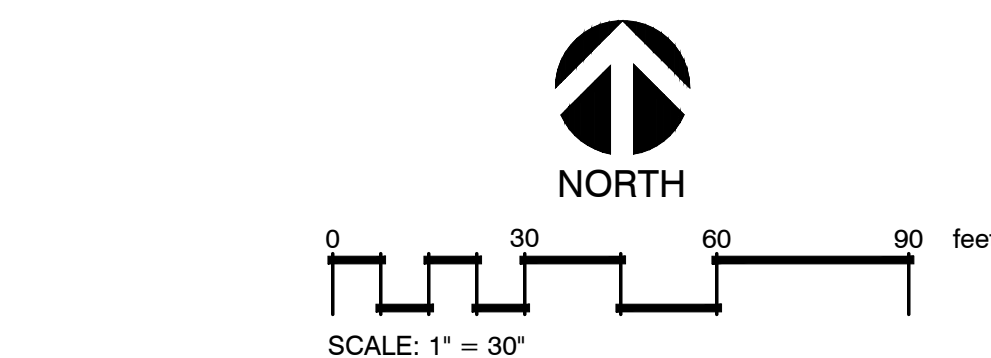
PLAN DATE: 10.06.2025

SHEET NAME:

EROSION CONTROL
DETAILS

SHEET NO.:

C5.2
PP25-0004



STREET FRONTAGE BUFFER 1 TREE PER 20 FT S MORNING STAR DR 301 LF	15 TREES REQUIRED	15 TREES PROPOSED
RESIDENTIAL TREE PLANTING 1 TREE PER LOT 1 TREE PER LOT IN ROW	13 TREES REQUIRED 13 TREES REQUIRED	13 TREES PROPOSED 13 TREES PROPOSED
SCREENING N/A		

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDERGROUND UTILITIES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPE AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUODA GRASS SEED AT A RATE OF .50" PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL UTILITIES SHOWN ON THESE PLANS, BEFORE PRECIPITATION THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12'-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIALS AND DEBRIS I.E. GREL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM - HOSE BIBBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
20. ALL MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIROPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE SITE TRIANGLES SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 5' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
25. PLANS SHALL SPECIFY THAT INTERIOR PARKING GREENSPACE REQUIREMENT ARE 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL, FOR PARKING ISLANDS.
26. SEE SCHEDULE SECTION 1400.10 OF THE LAND DEVELOPMENT CODE FOR TREE PLANTING REQUIREMENTS FOR PERIMETER BORDER ROADWAYS.

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CALIPER</u>	<u>ROOT</u>	<u>HEIGHT</u>	<u>QTY</u>
<u>SHADE TREES</u>						
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	8' min.	13
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	13
<u>STREET TREES</u>						
	QP	Quercus phellos / Willow Oak	4" Cal.	B&B or Cont.	10' min.	15
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>				
<u>SOD/SEED</u>						
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass				9,238 sf
	HM	Hydromulch / Grass Seed Mix				122,650 sf

10/6/2025

LANDTEK STUDIOS

2903 SWEETBRIAR DR.
MAYETTEVILLE, AR 72703

PH# 479.283.9721

[illegible]

**ODYSSEY
ENGINEERING**

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HARMONY HILLS SUBDIVISION
8117 MORNING STAR ROAD
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	JWG	MR
PLAN DATE:	04.14.2025	

SHEET NAME:

LANDSCAPE PLAN

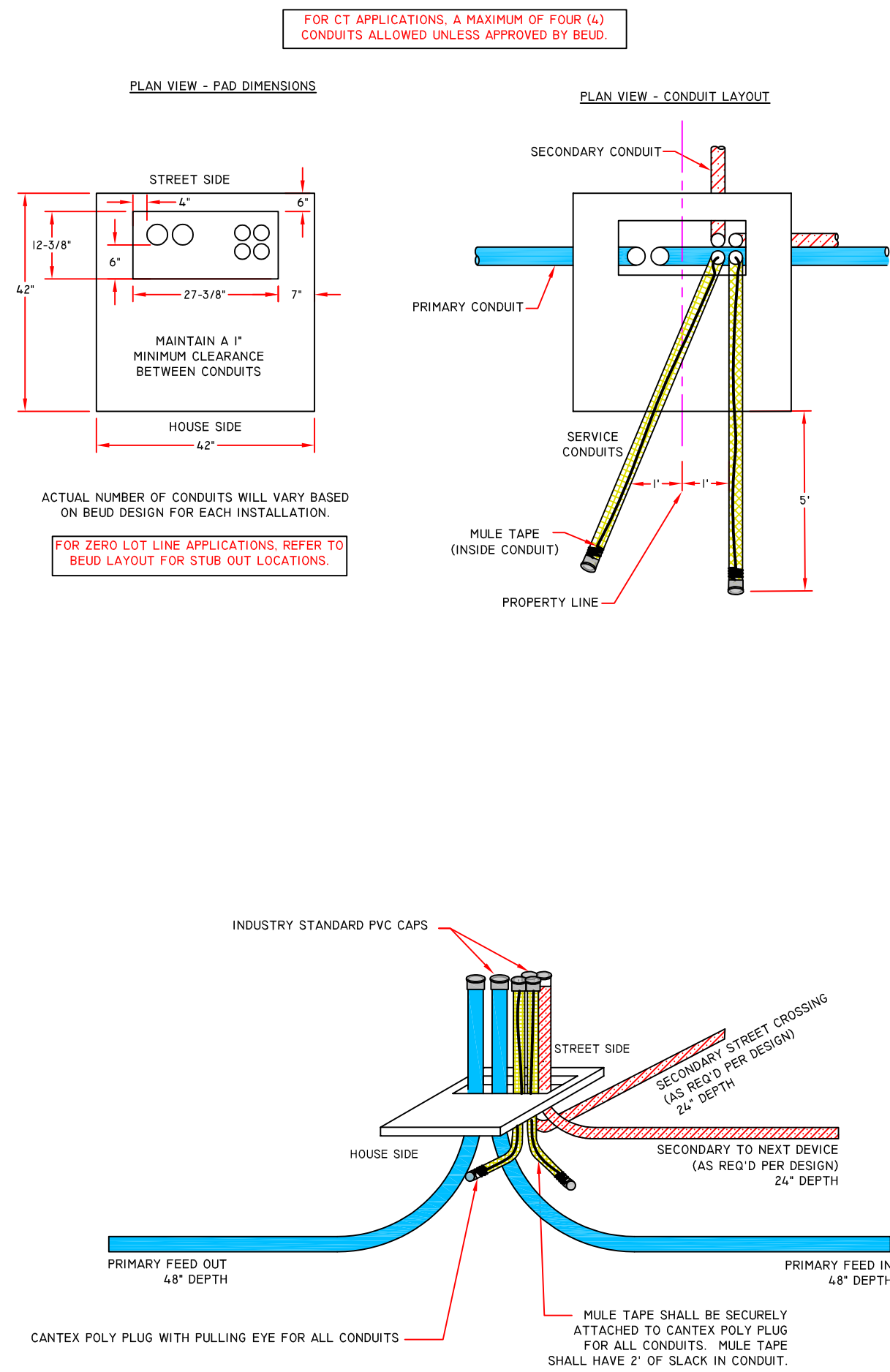
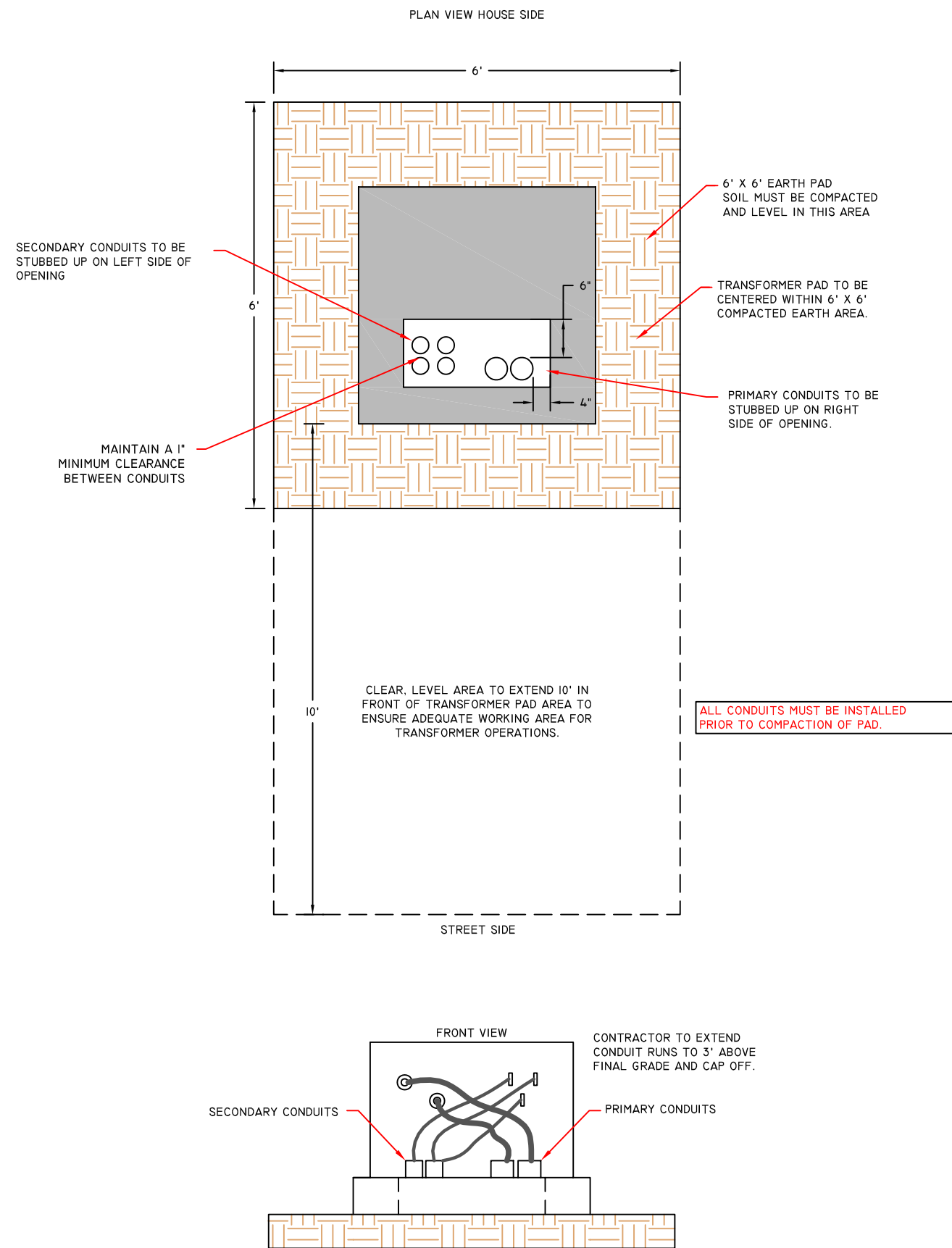
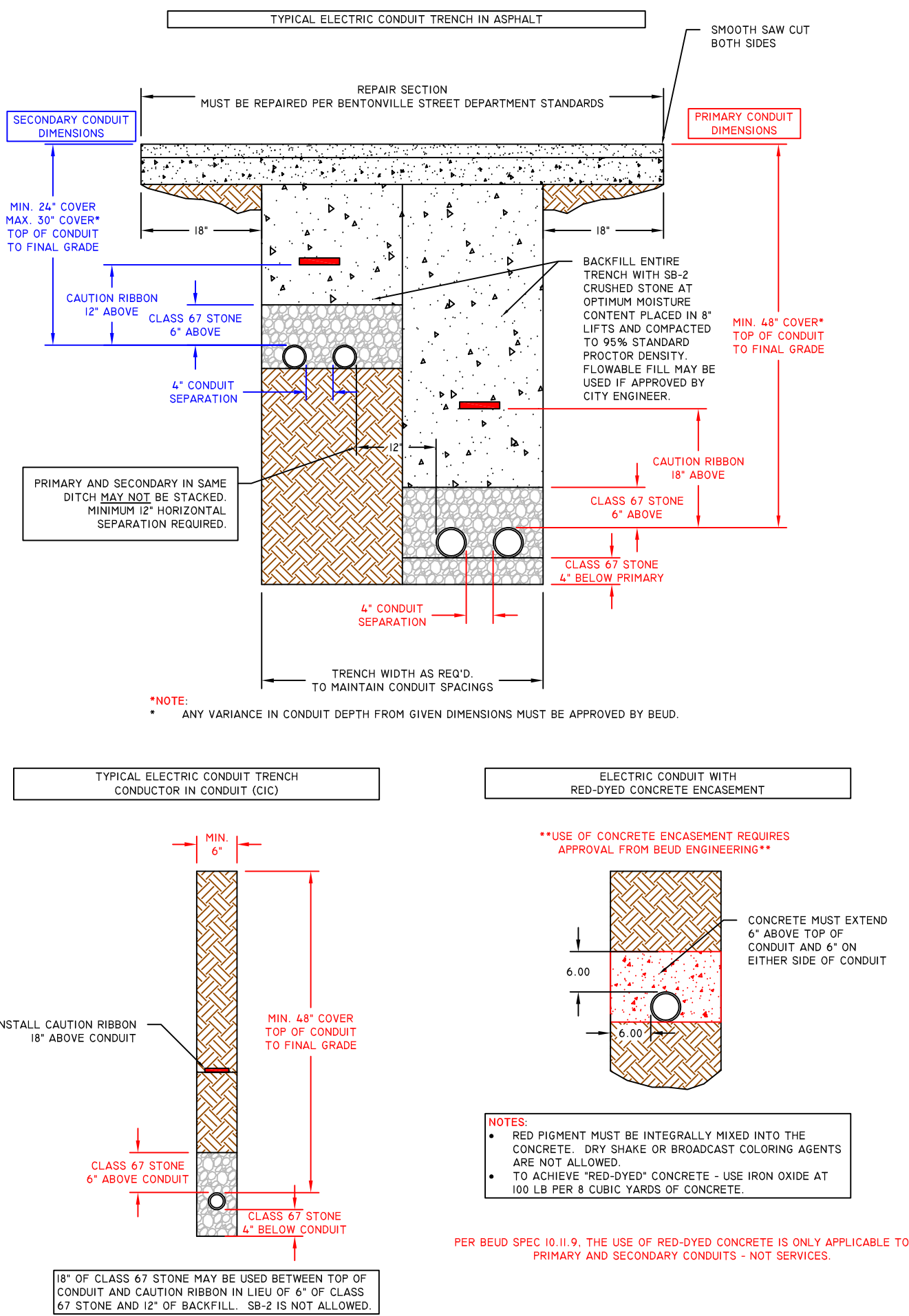
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L1.00

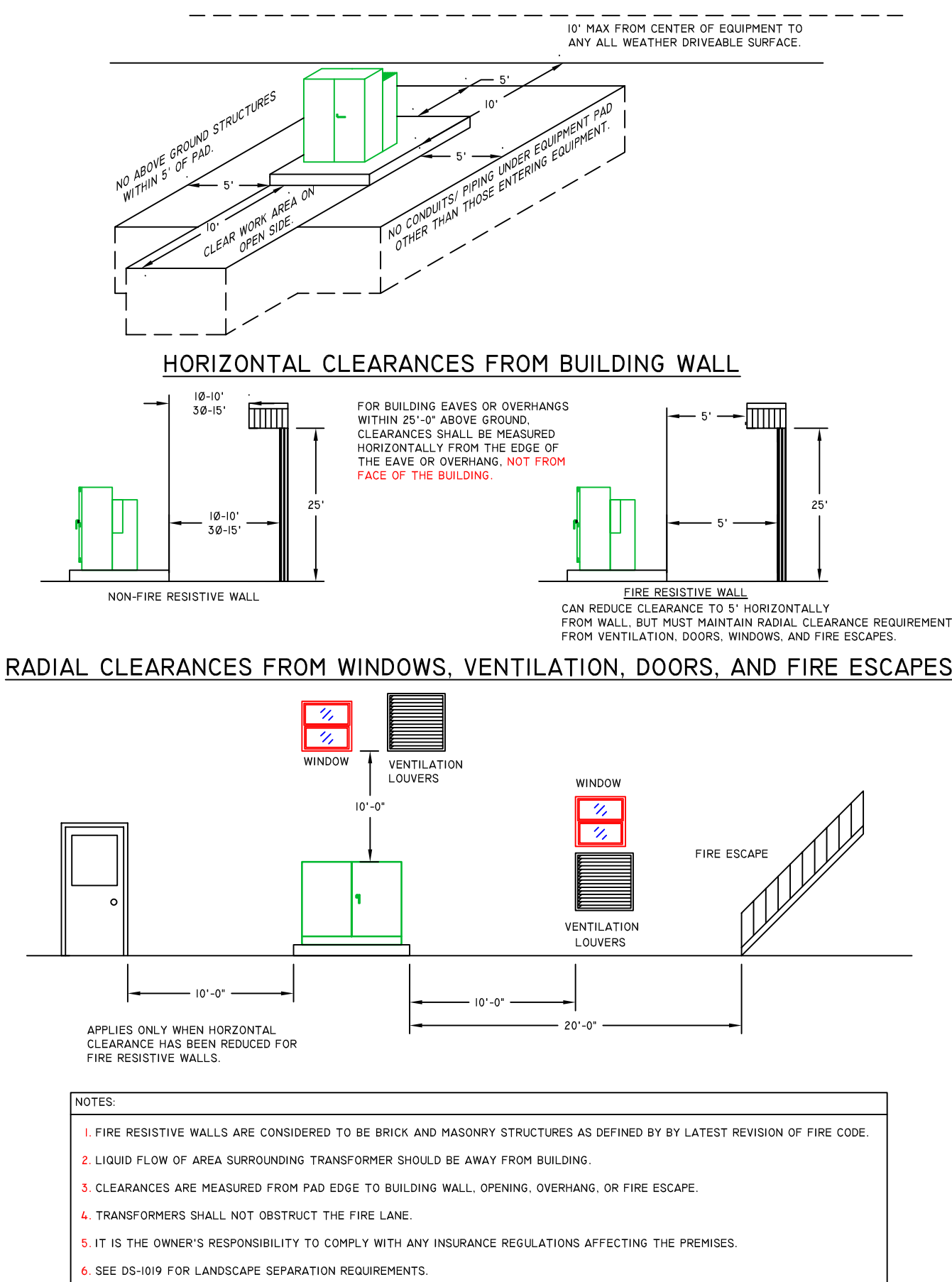
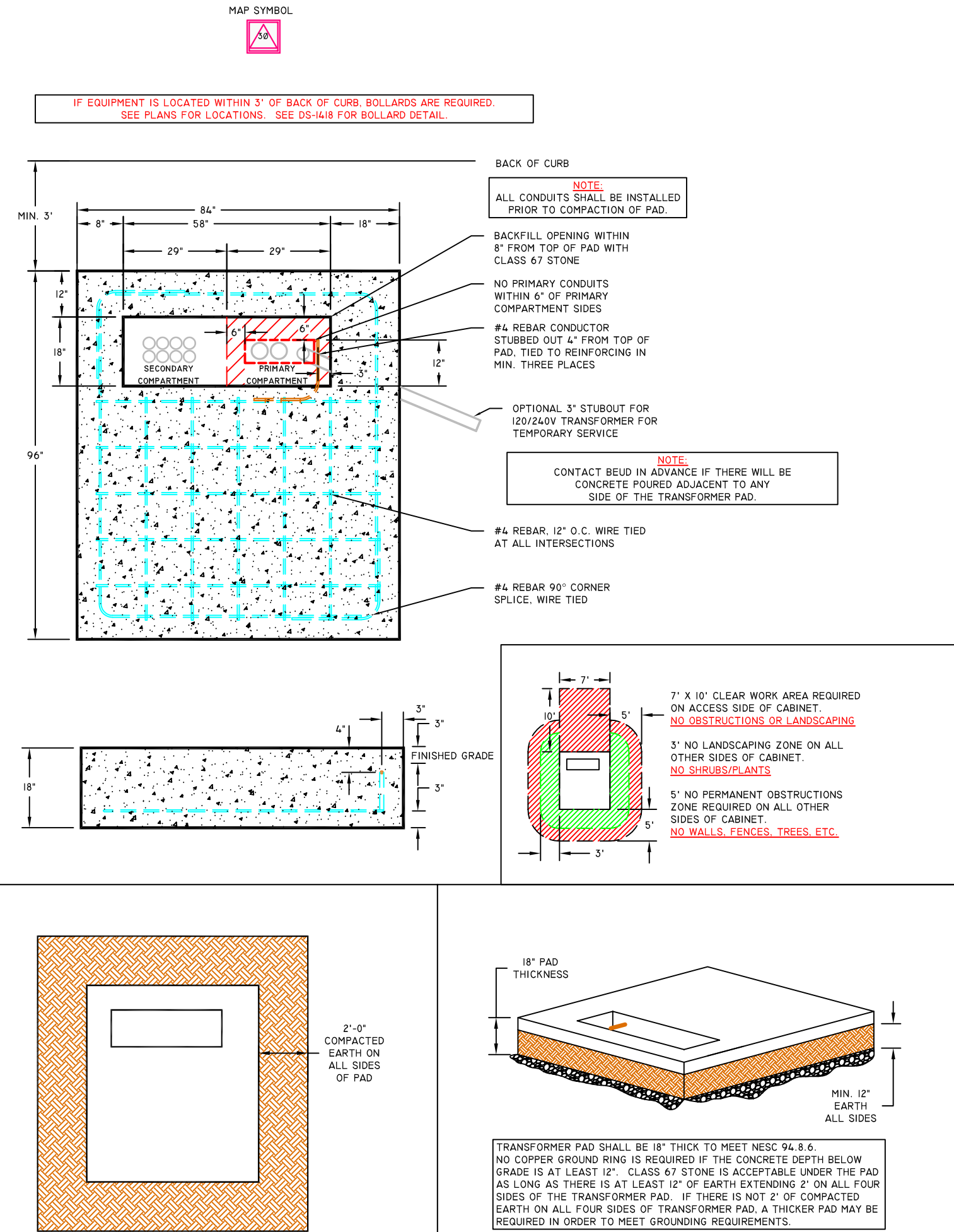
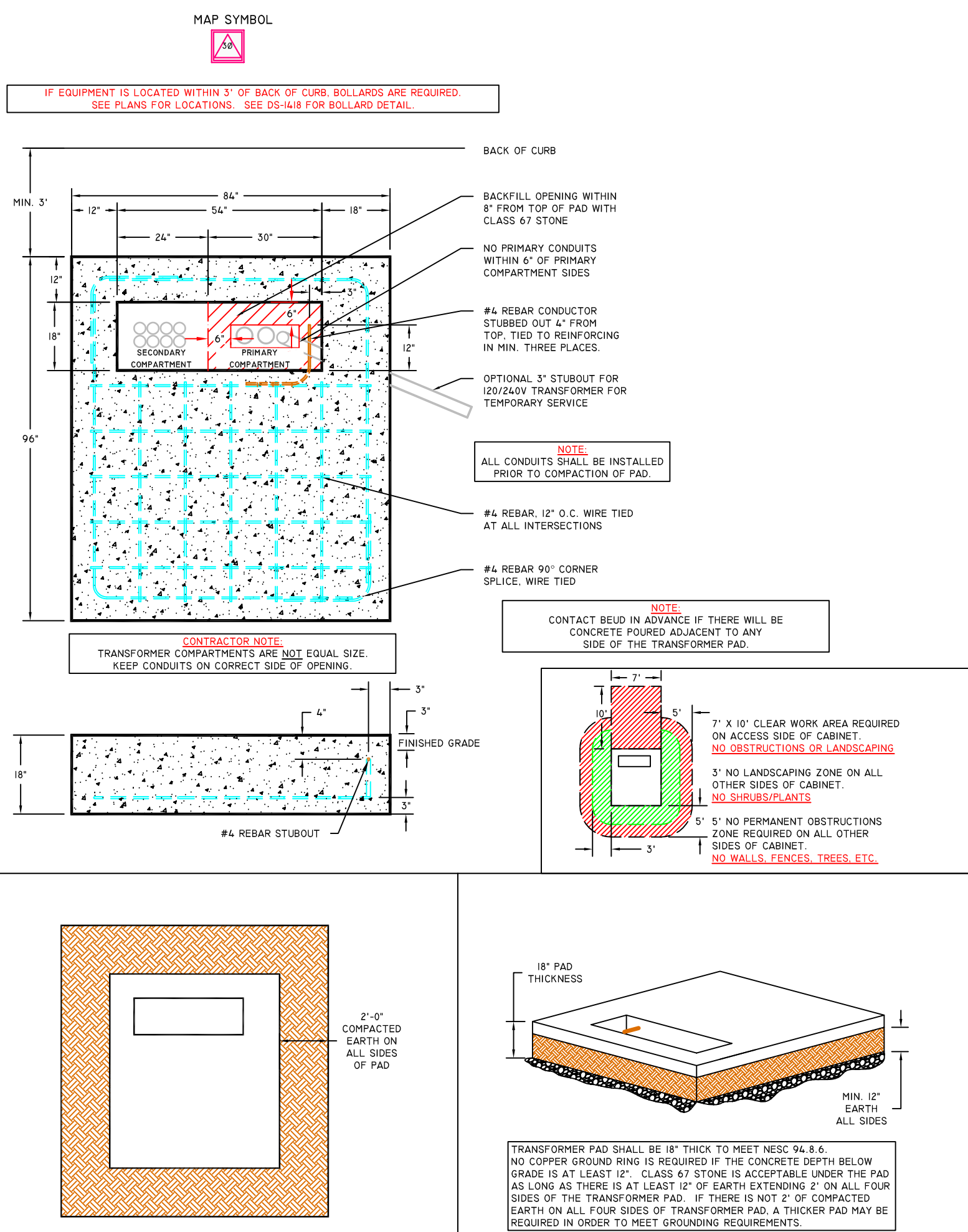
PP25-XXXX



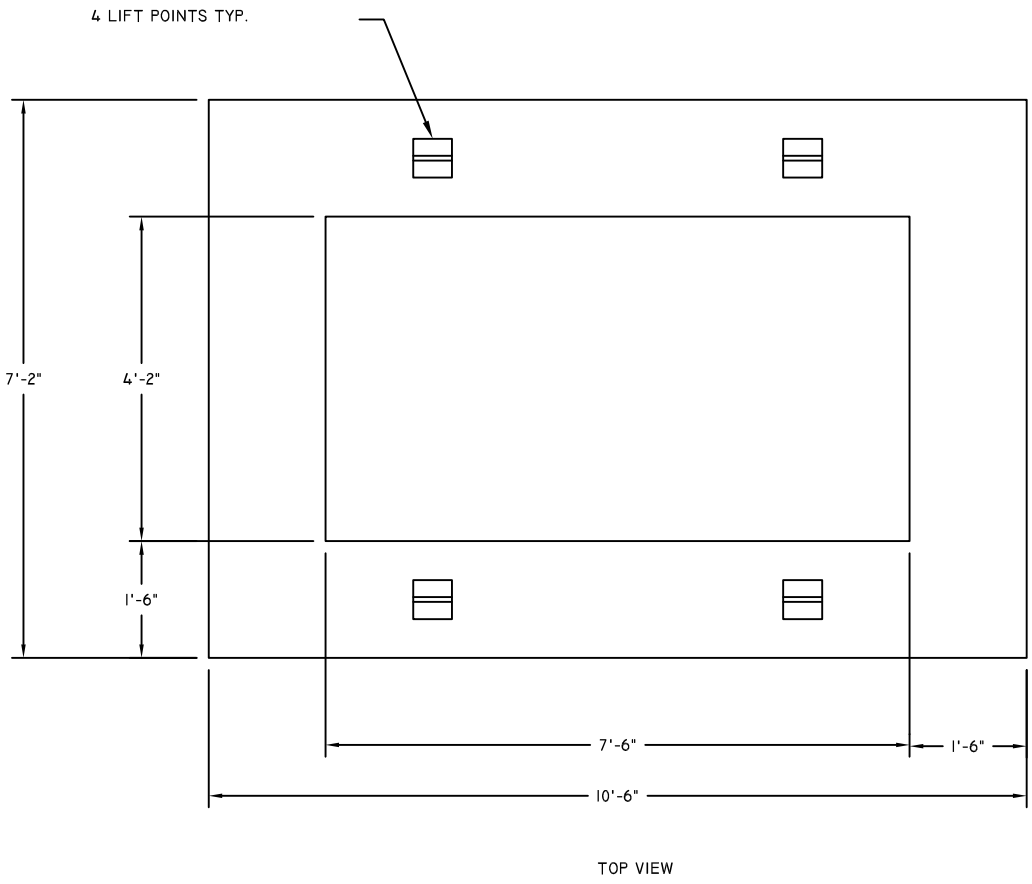
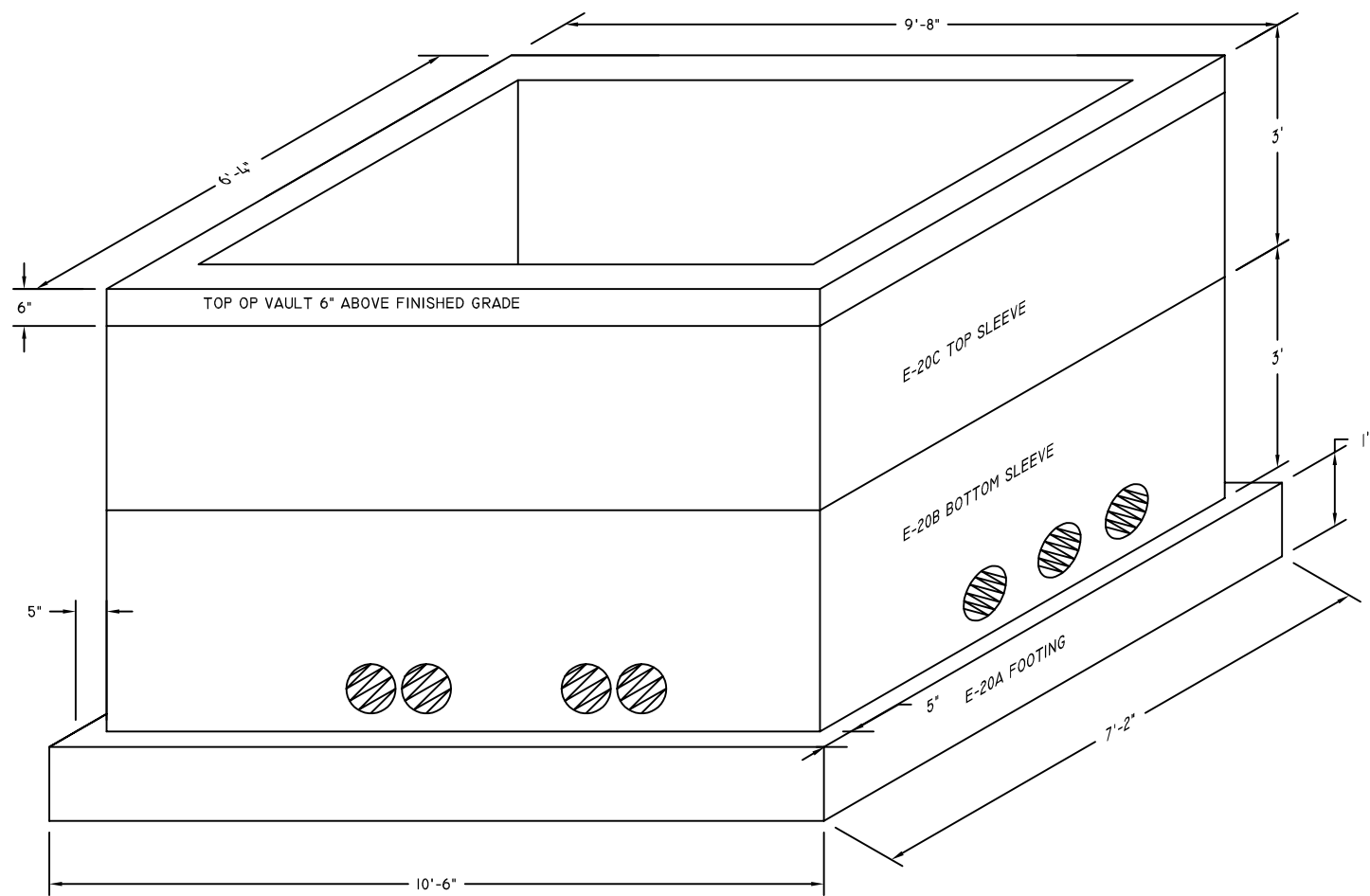
Know what's below.
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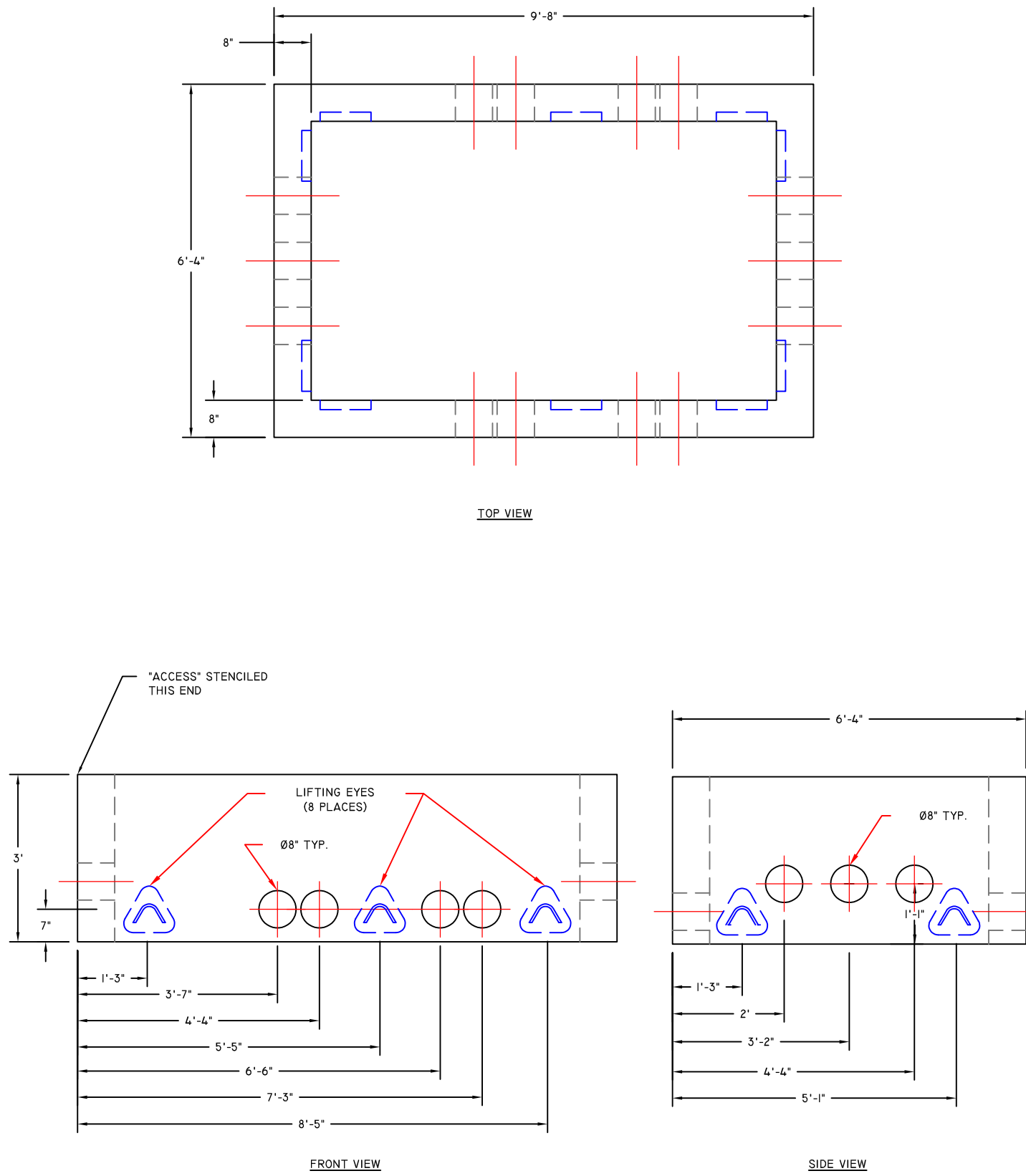
DS-I406 SINGLE PHASE TRANSFORMER PAD
SMALLER THAN 100 kVA



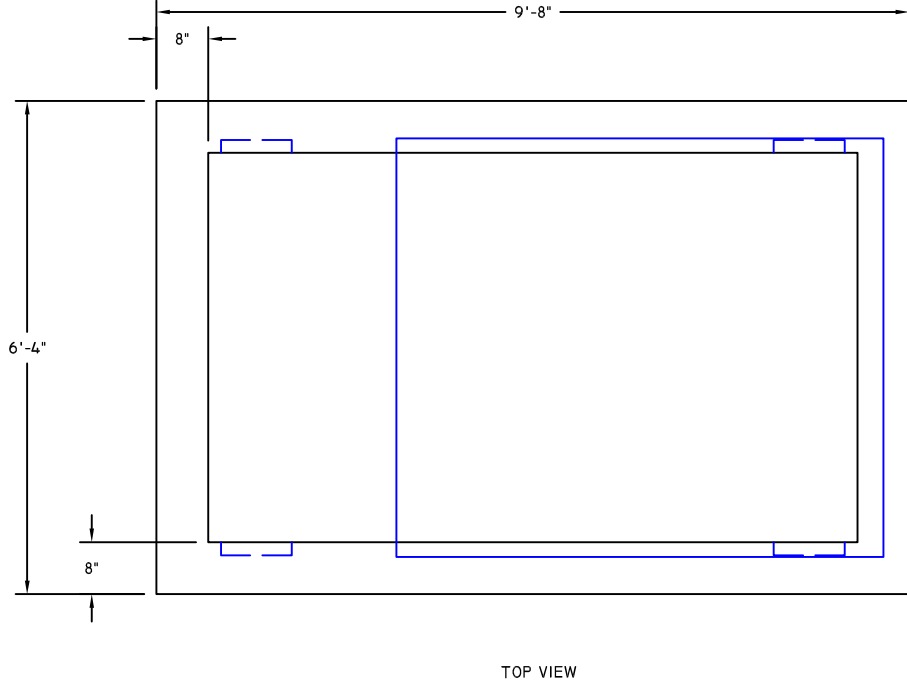
DS-1410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT



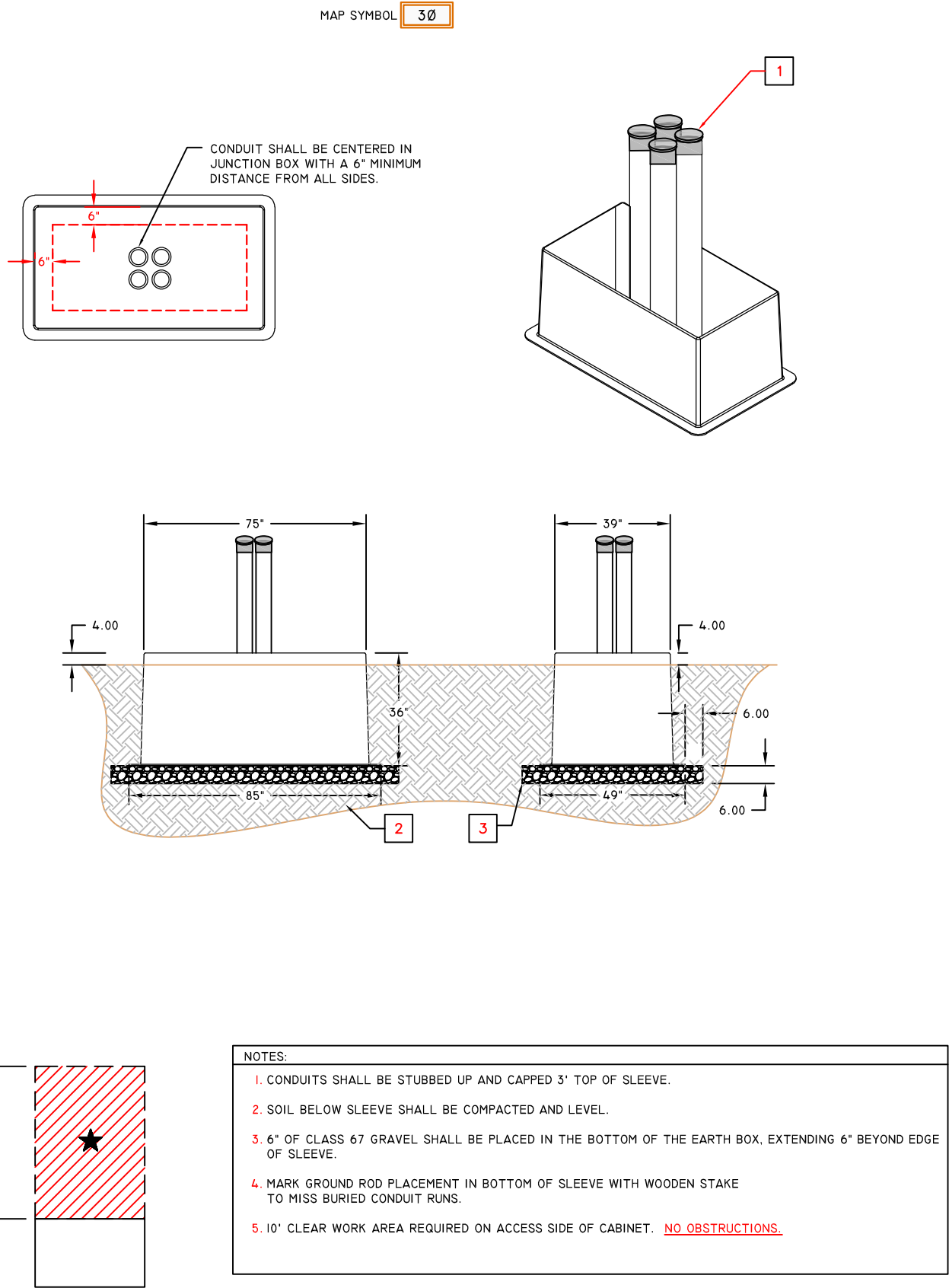
DS-I420A PADMOUNT SWITCHGEAR VAULT FOOTER



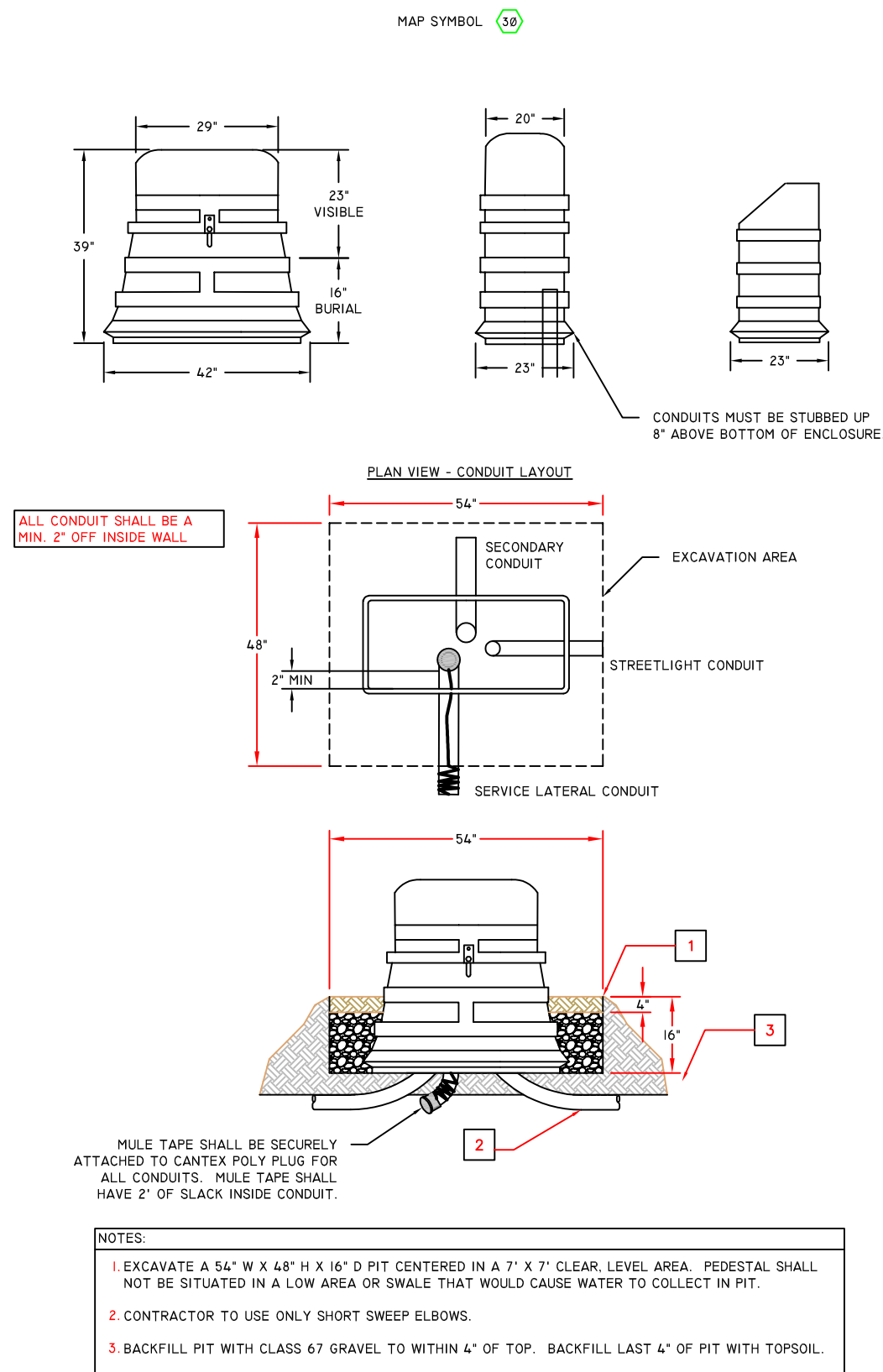
DS-I420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE



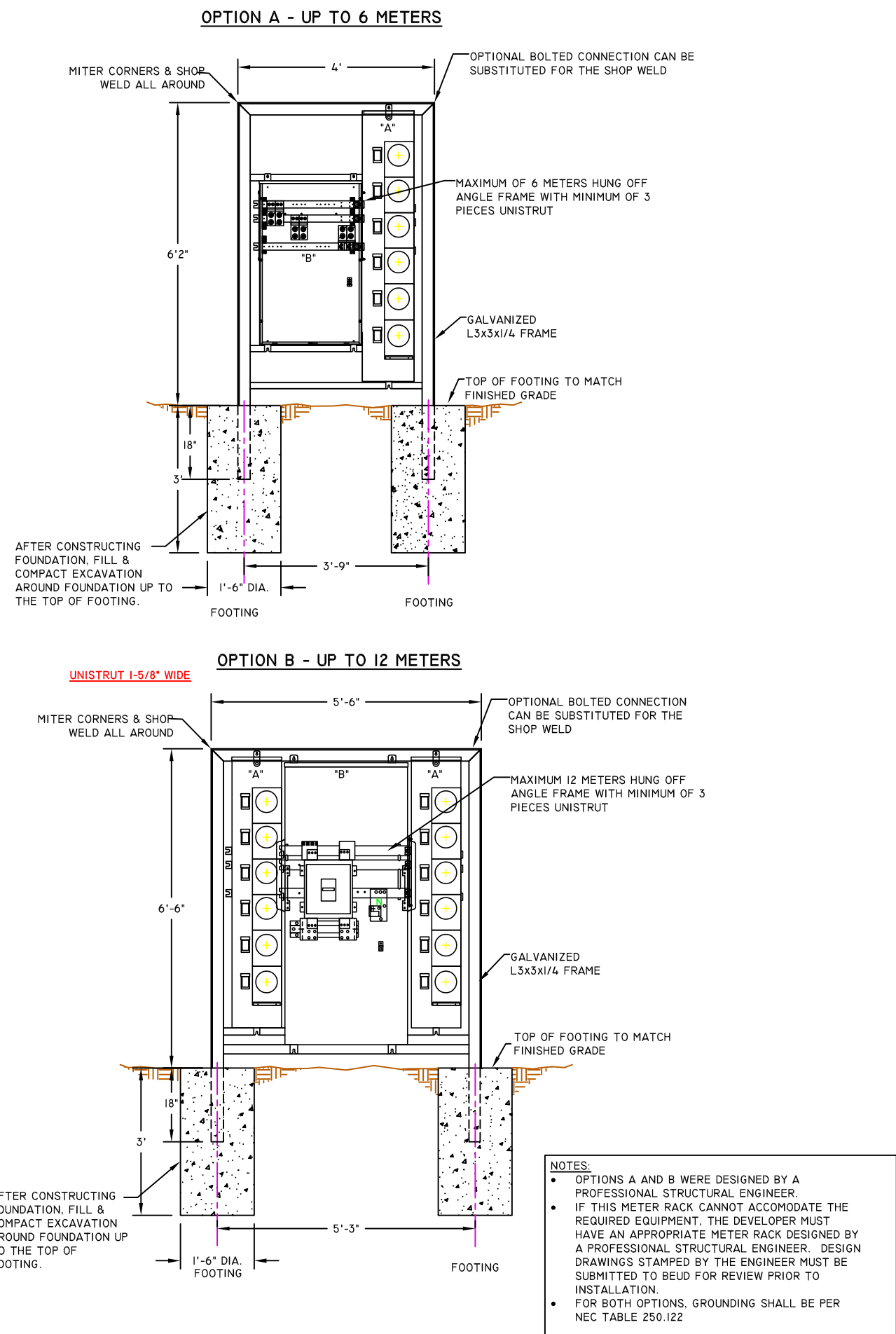
DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE



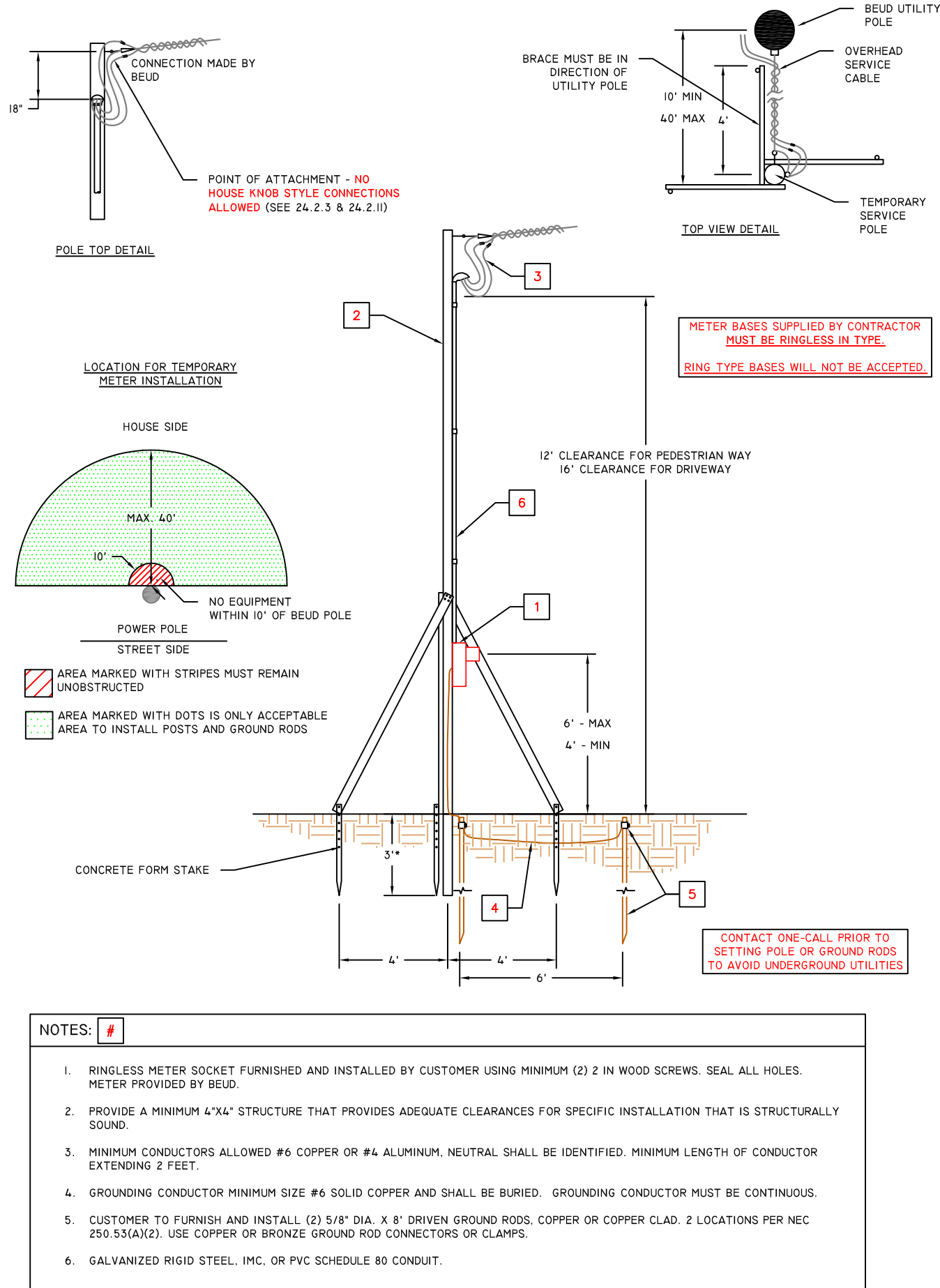
DS-I4I3 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE



DS-I4I4-I THREE PHASE SECONDARY JUNCTION BOX



DS-I024 SINGLE PHASE FREE STANDING METER RACK

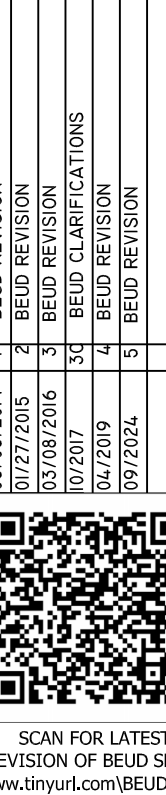


DS-I00I BRACED TEMPORARY SERVICE POLE



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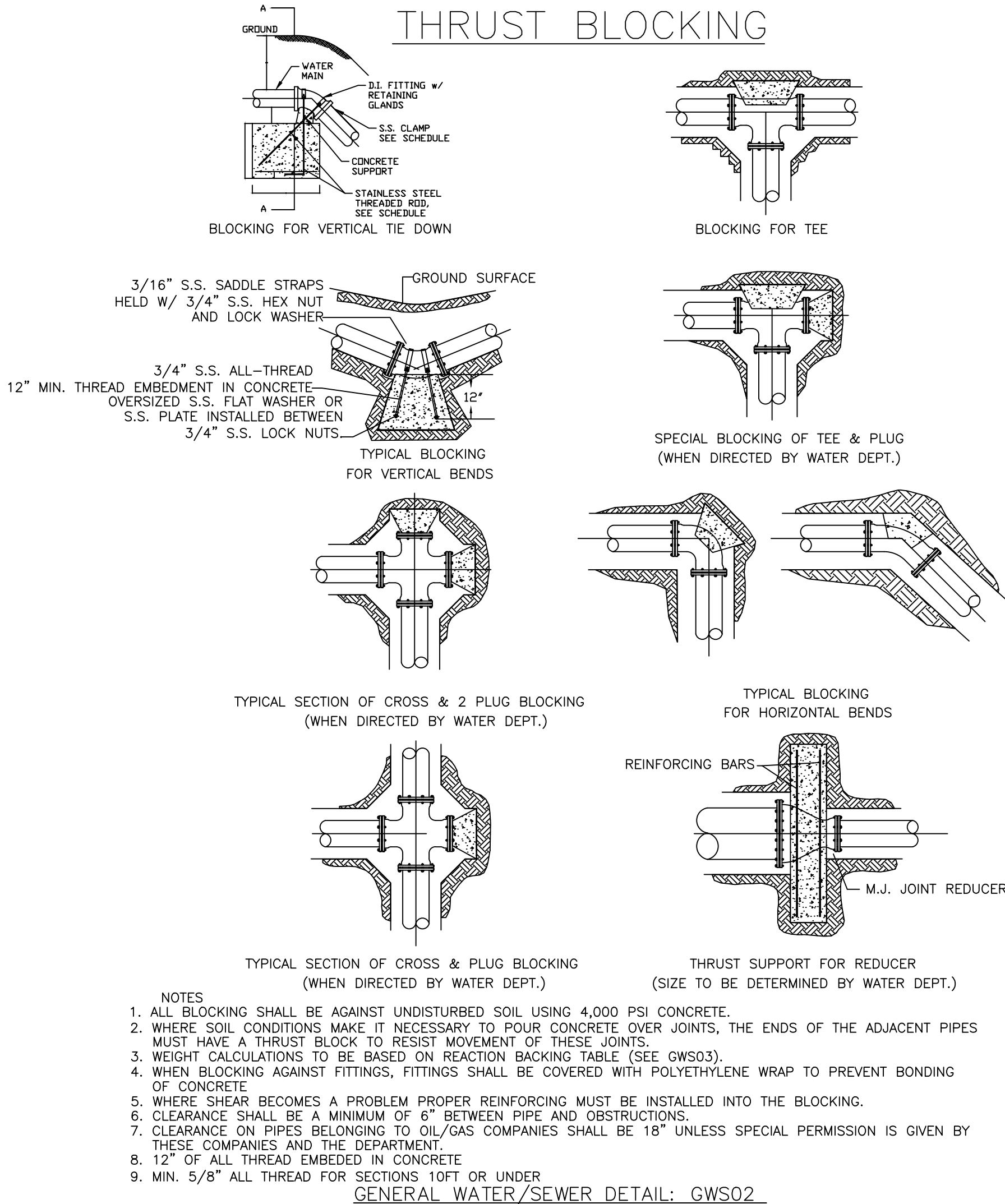
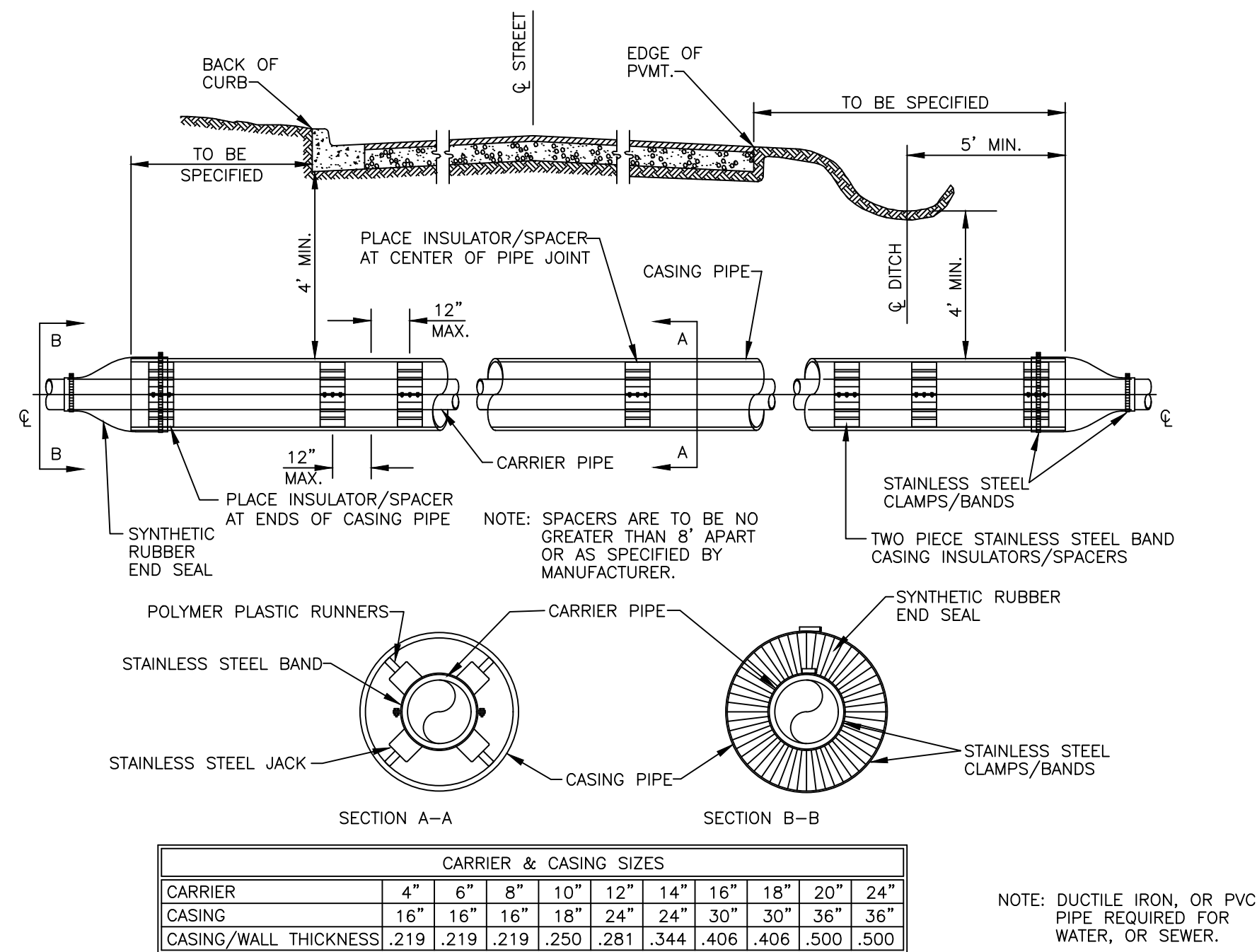
ELECTRIC
LAYOUT



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DRAWN: A.J.H. 09/2024
CHECKED: W.D.T. REV 5
SHEET: 31 OF 175

ENCASEMENT DETAIL



REACTION BACKING TABLE

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

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

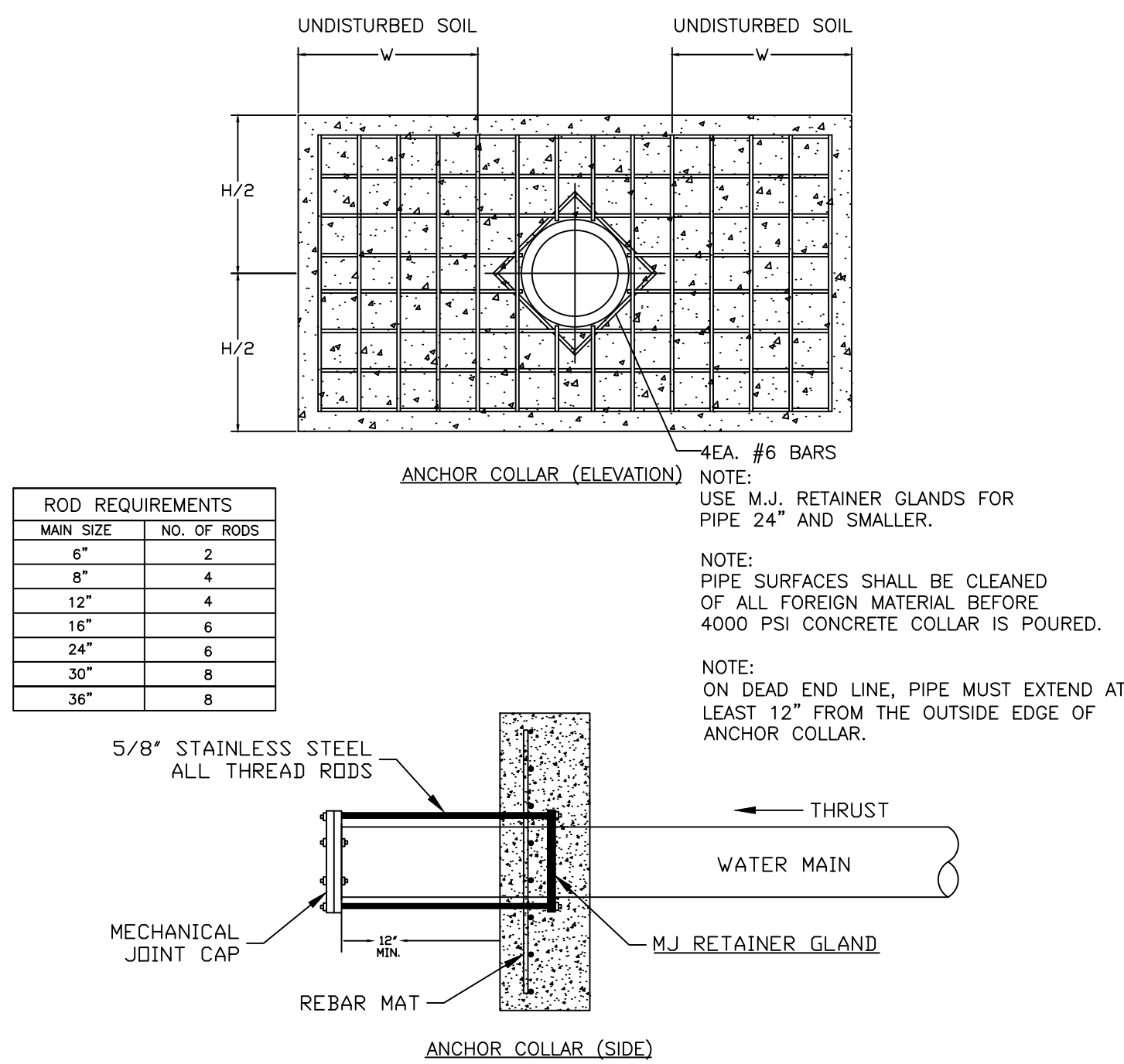
GENERAL WATER/SEWER DETAIL: GWS01

GENERAL WATER/SEWER DETAIL: GWS02

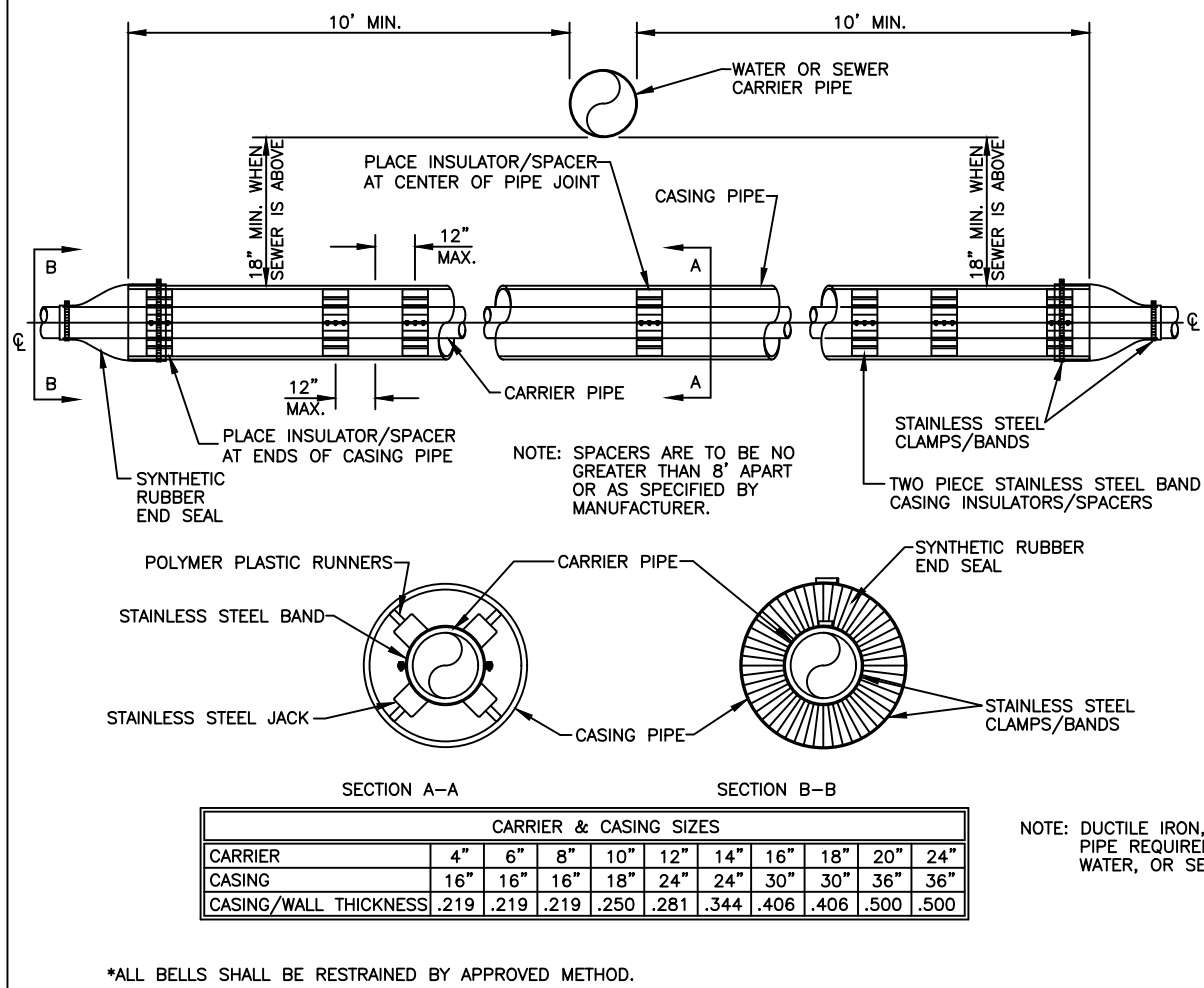
GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

PIPE SIZE	ANCHOR COLLAR SCHEDULE					REINFORCING BARS	
	W	H	T	M		"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"	#6@6"
18"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"	#7@10"

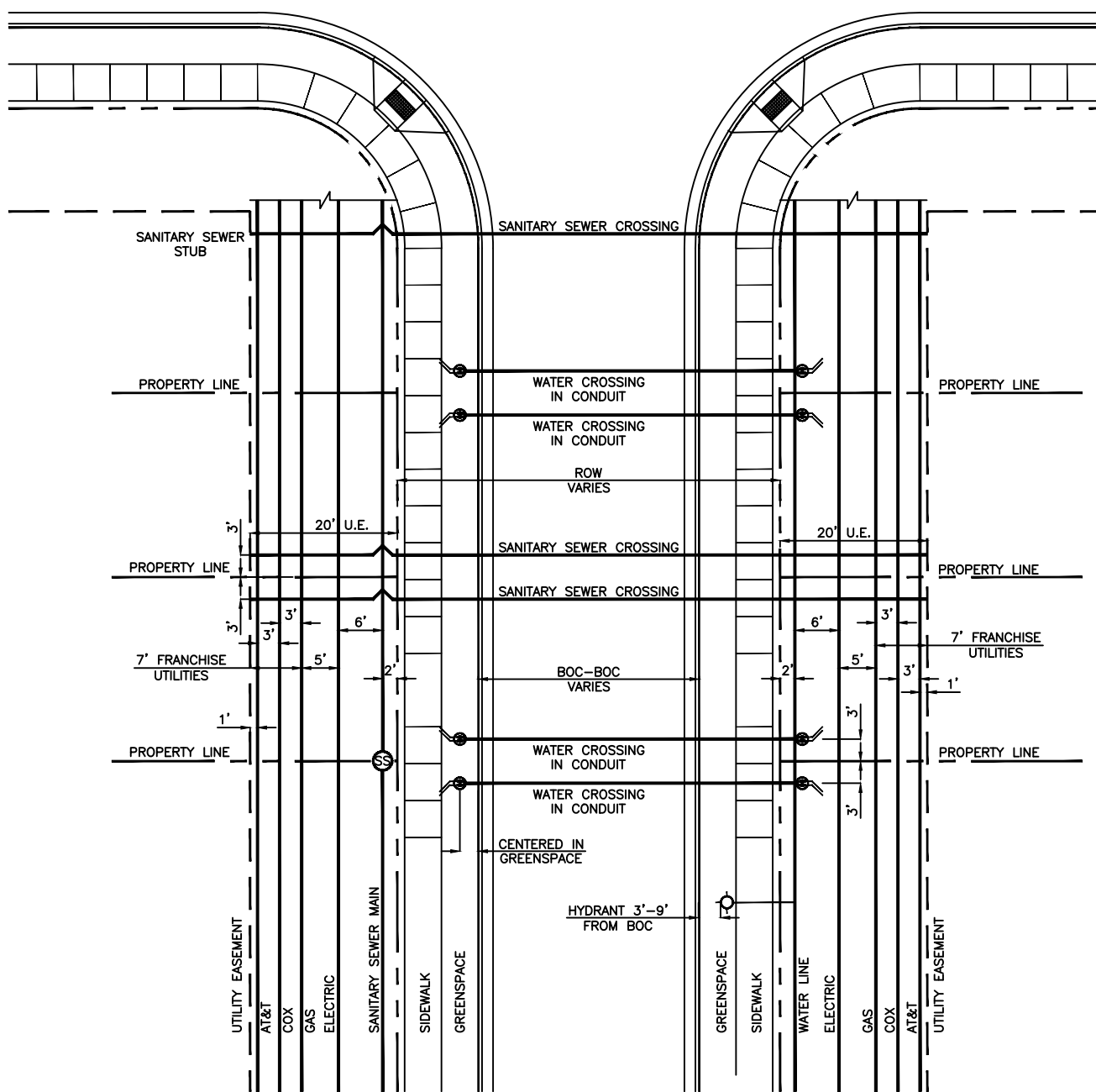


ENCASEMENT CROSSING DETAIL



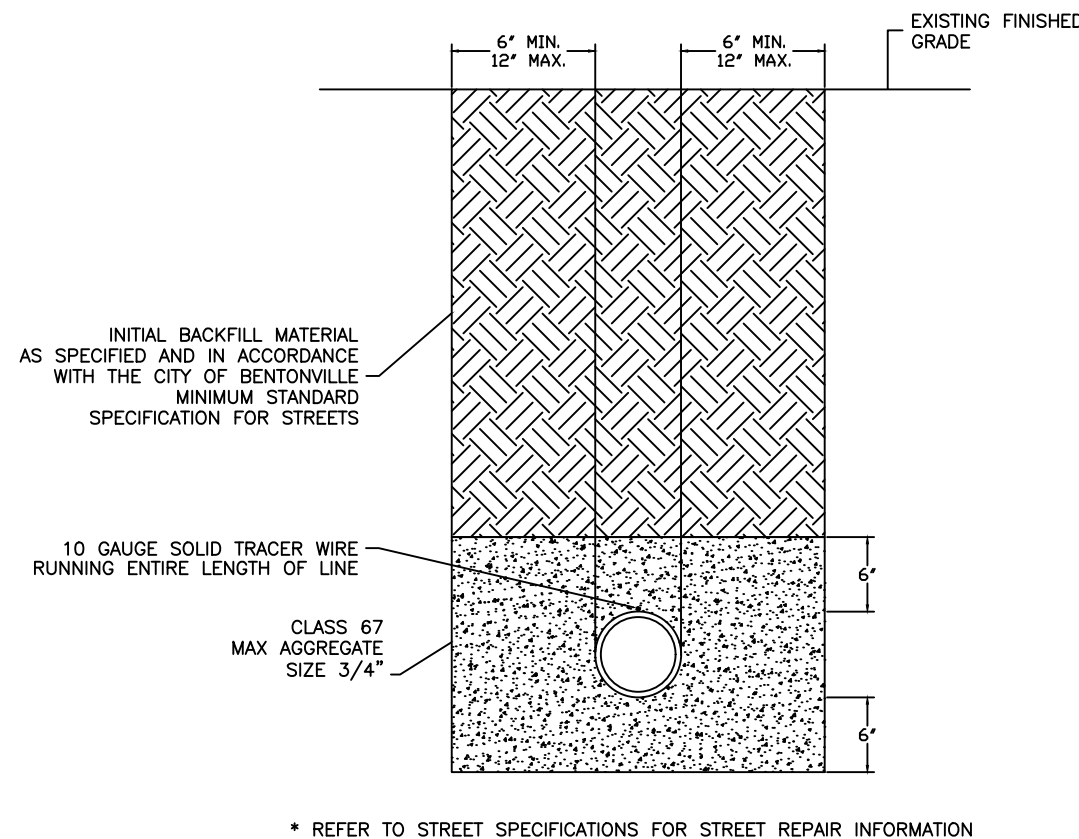
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT

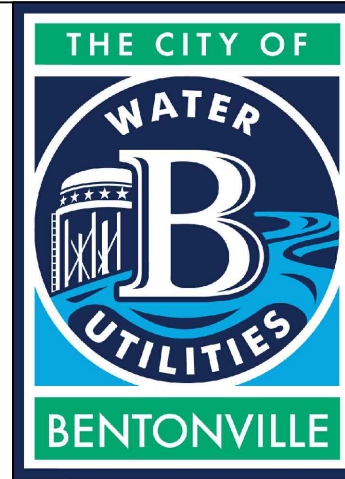


GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL

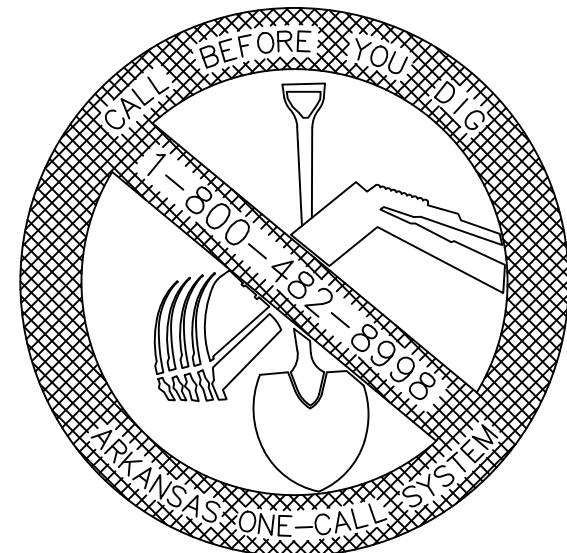


GENERAL WATER/SEWER DETAIL: GWS07



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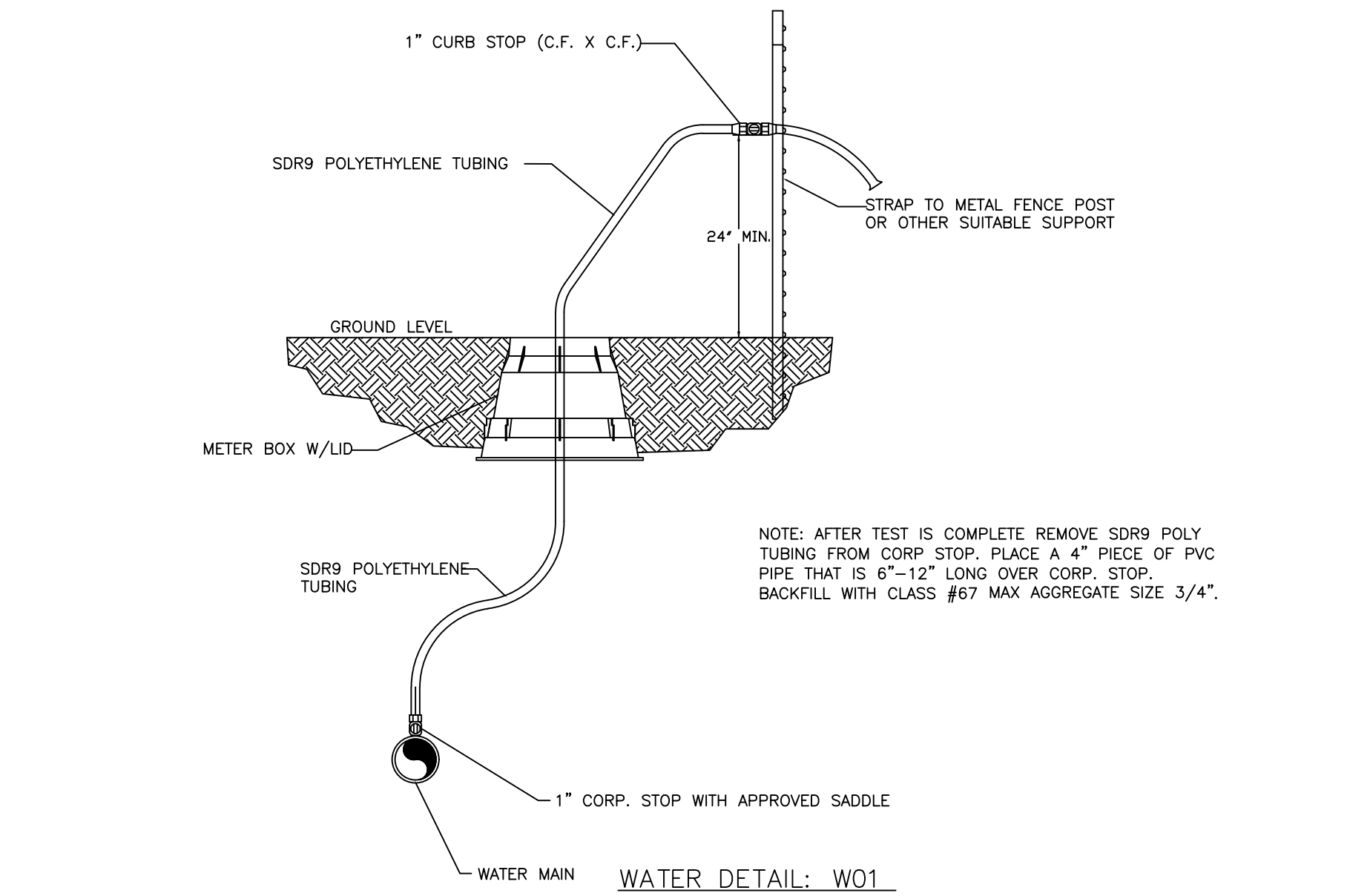
WATER/SEWER DETAILS



REVISION:
2024

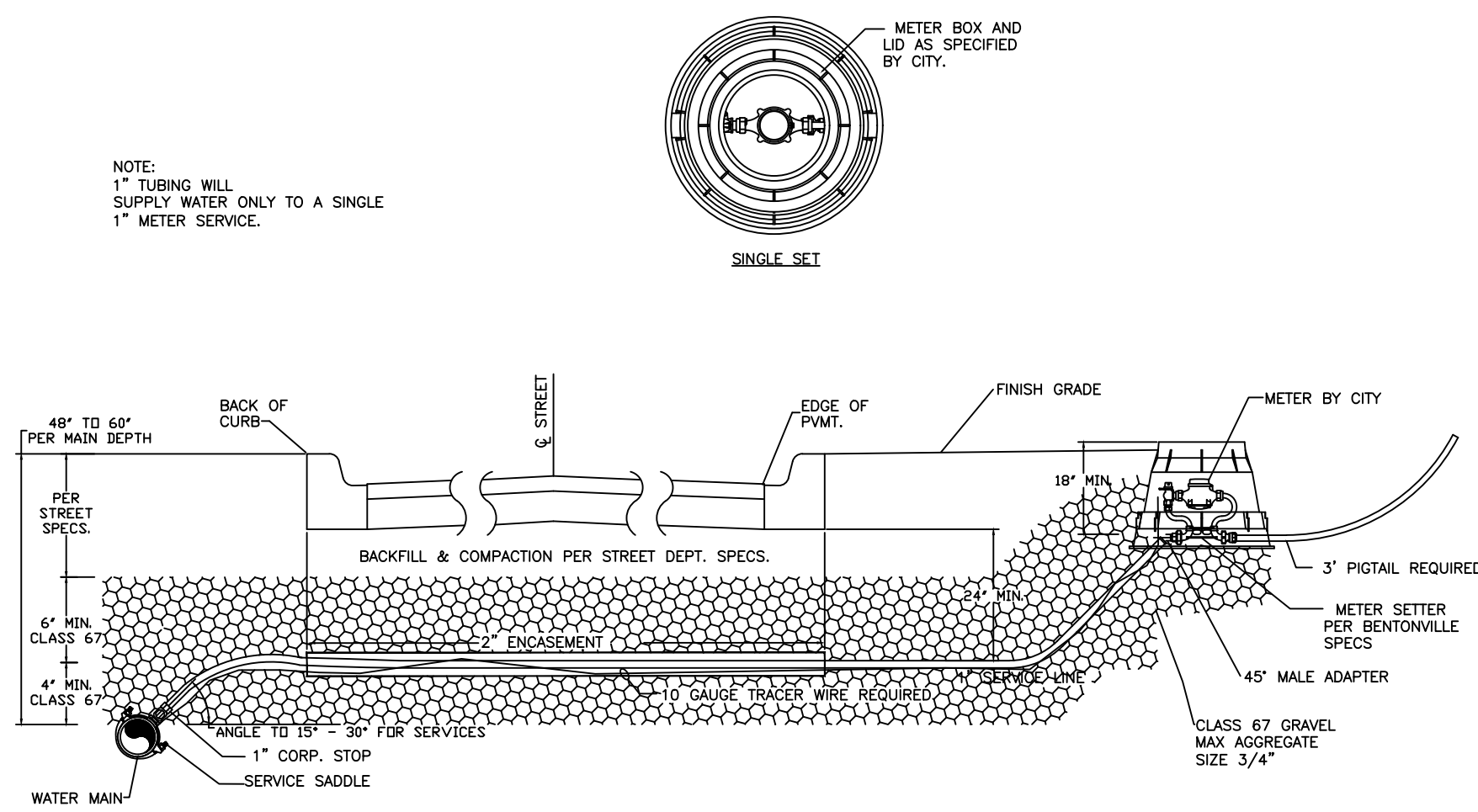
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 1	OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



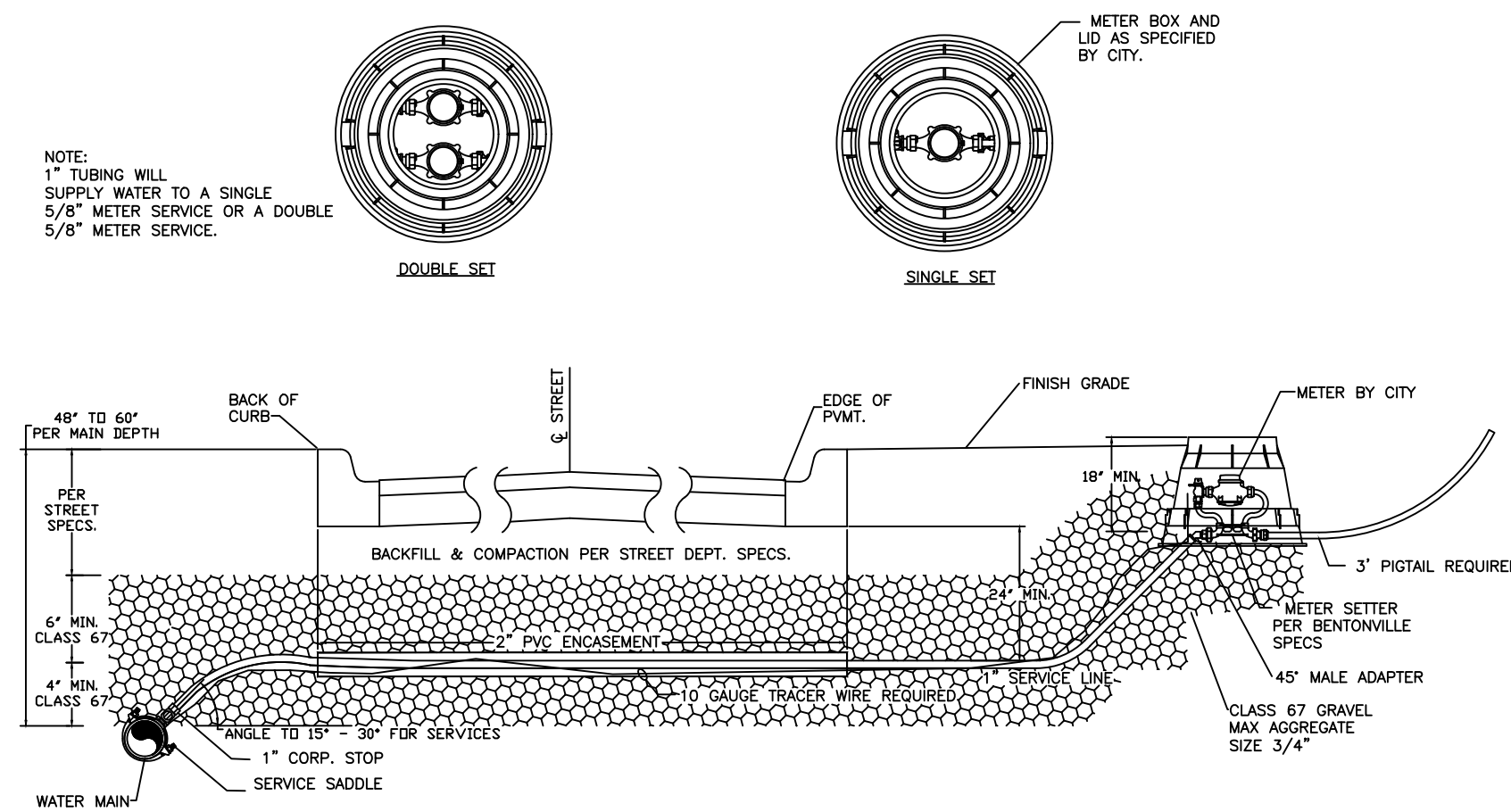
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



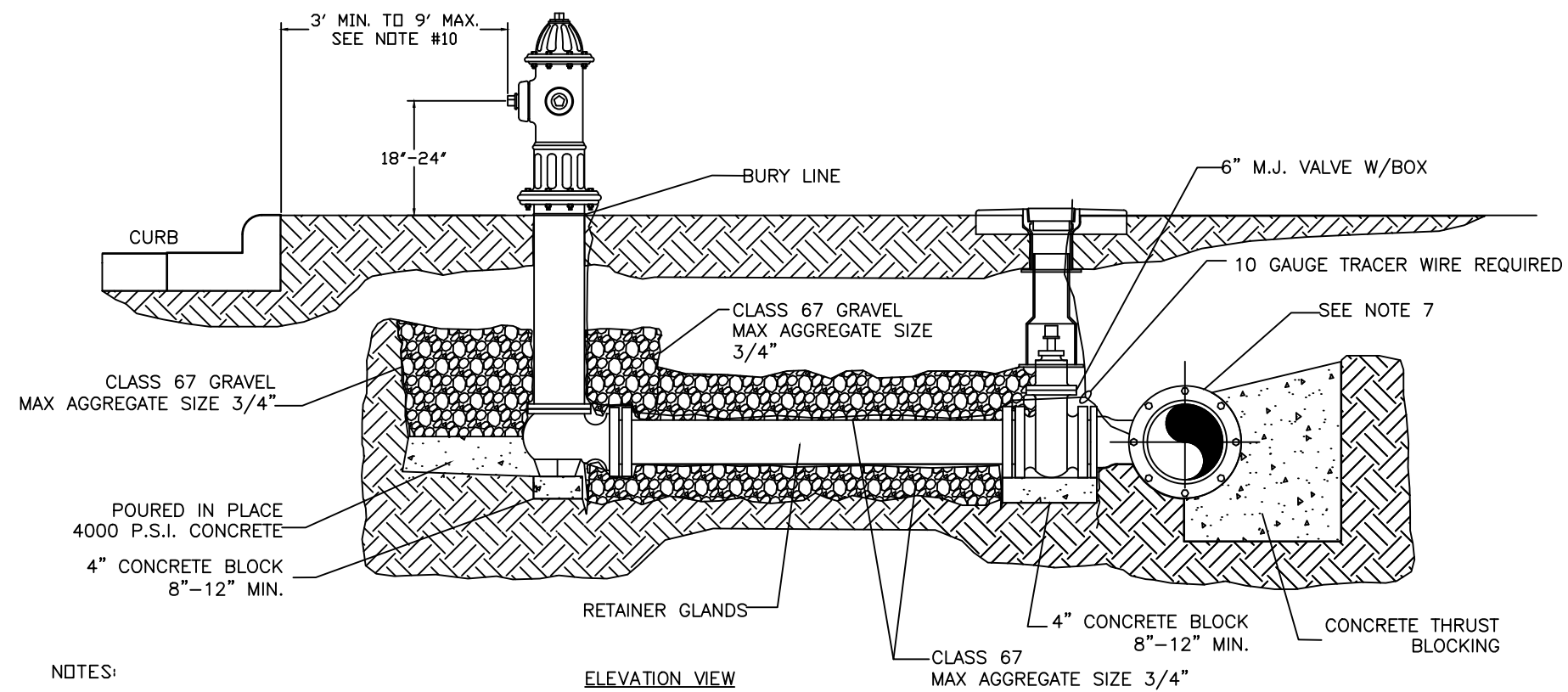
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



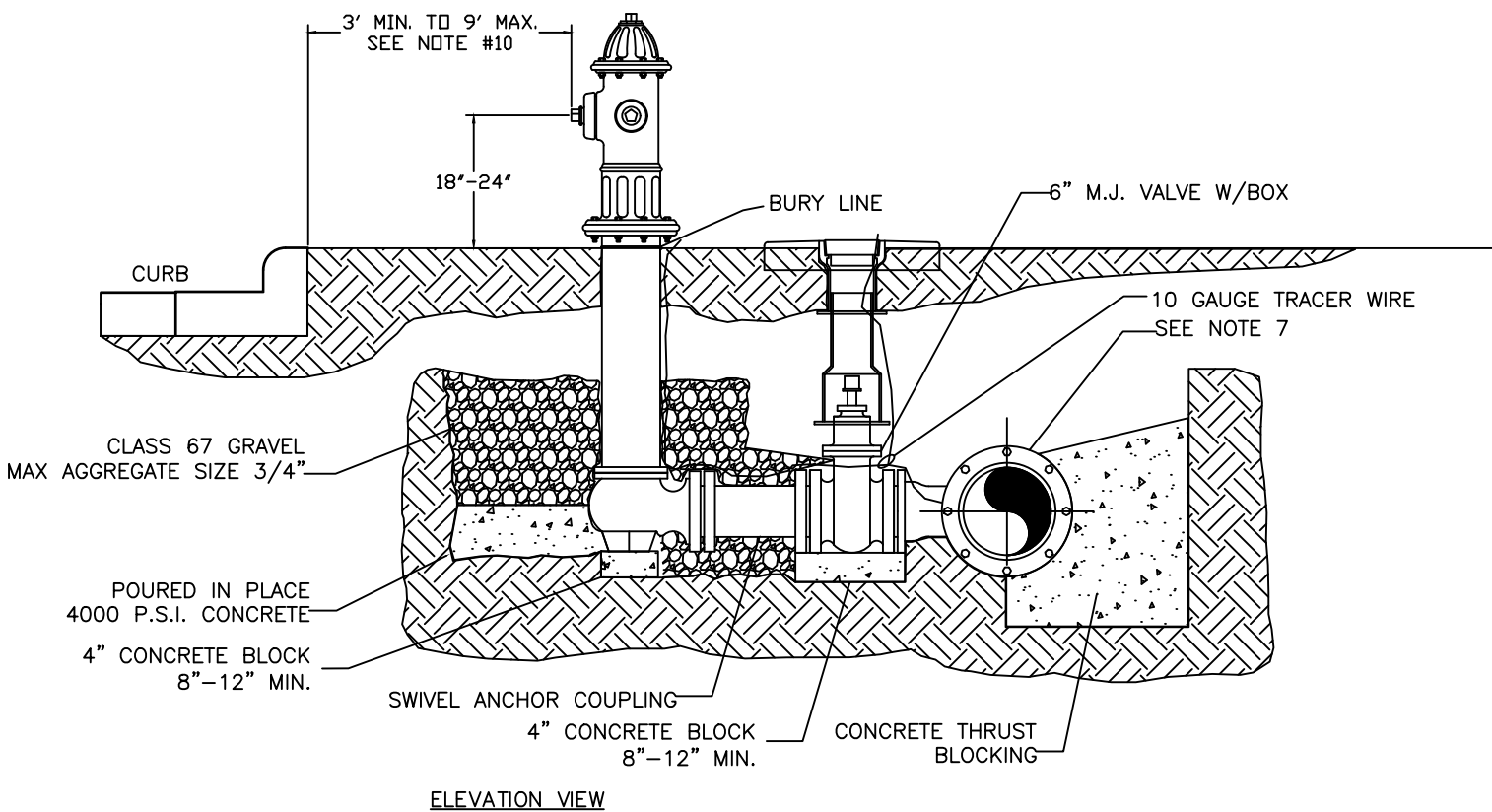
WATER DETAIL: W03

FIRE HYDRANT DETAIL W/
RETAINER GLANDS



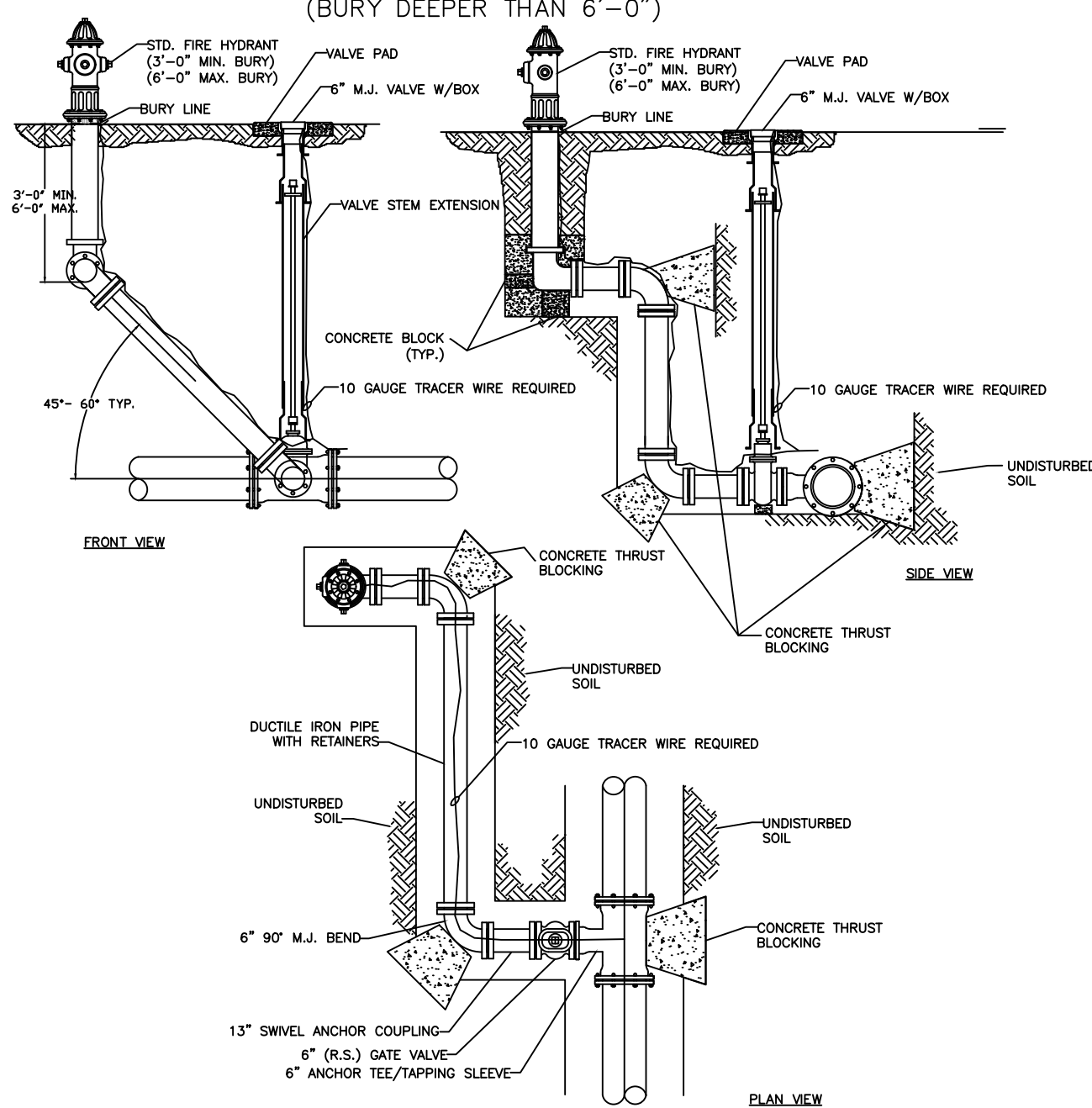
WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



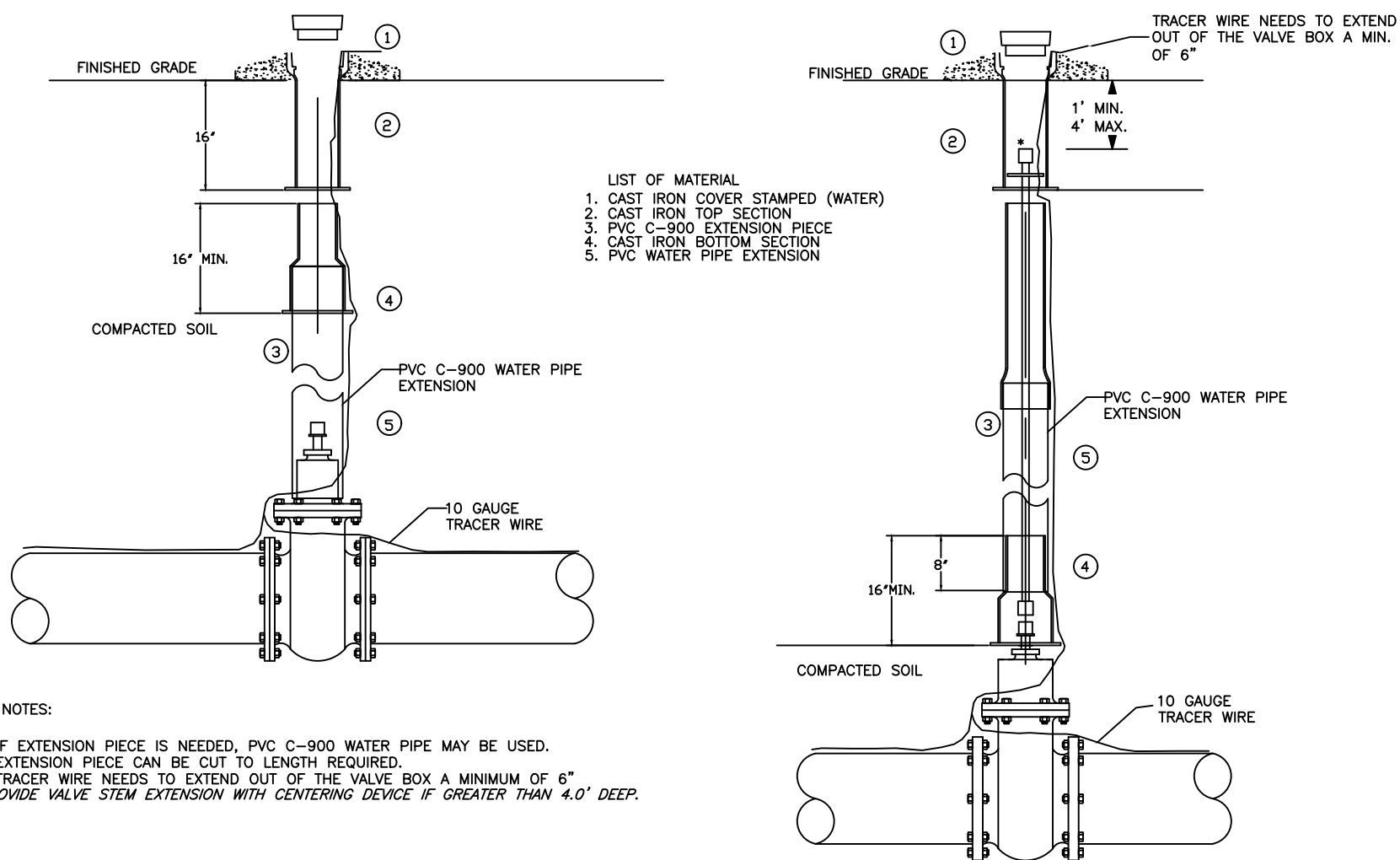
WATER DETAIL: W05

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



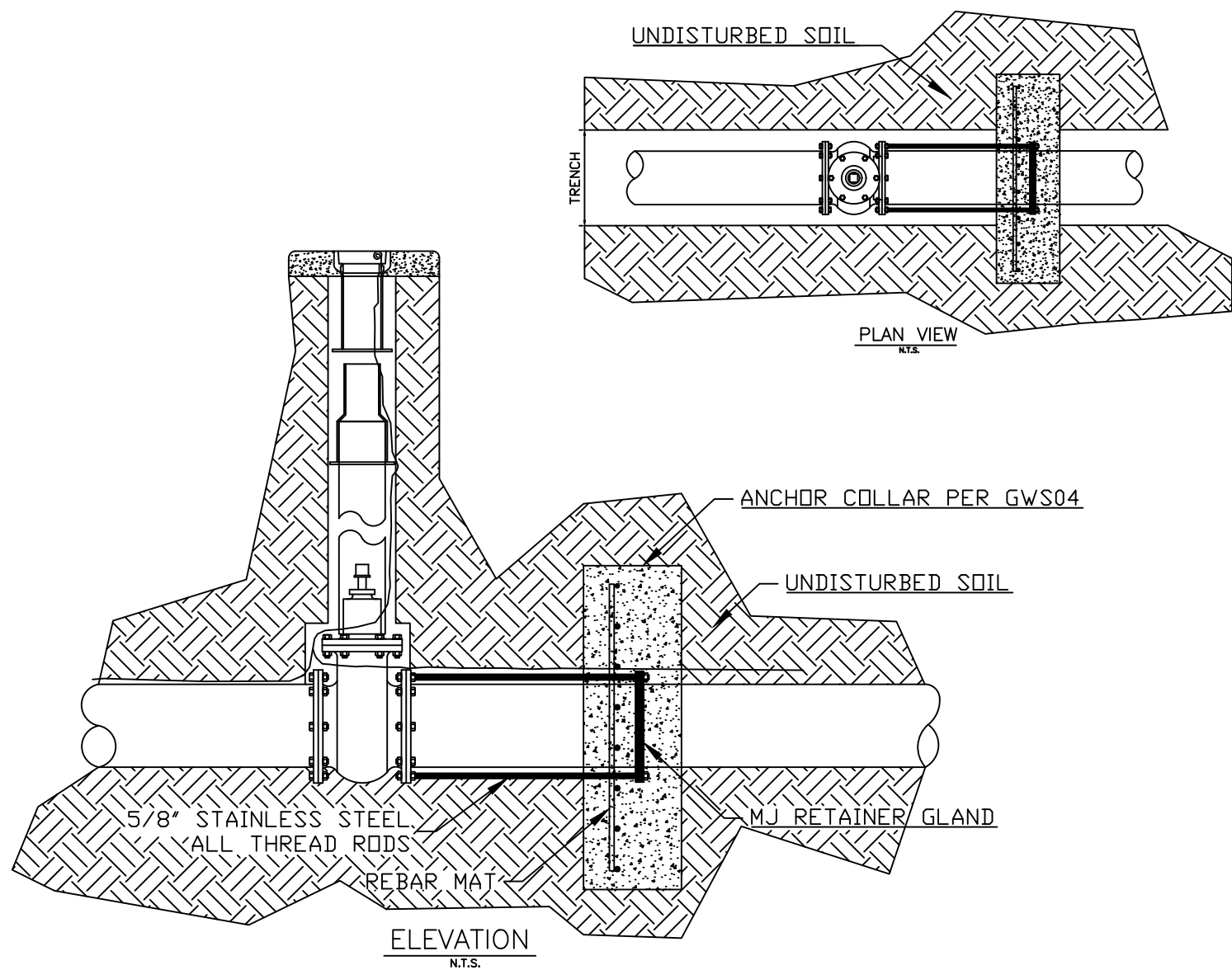
WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



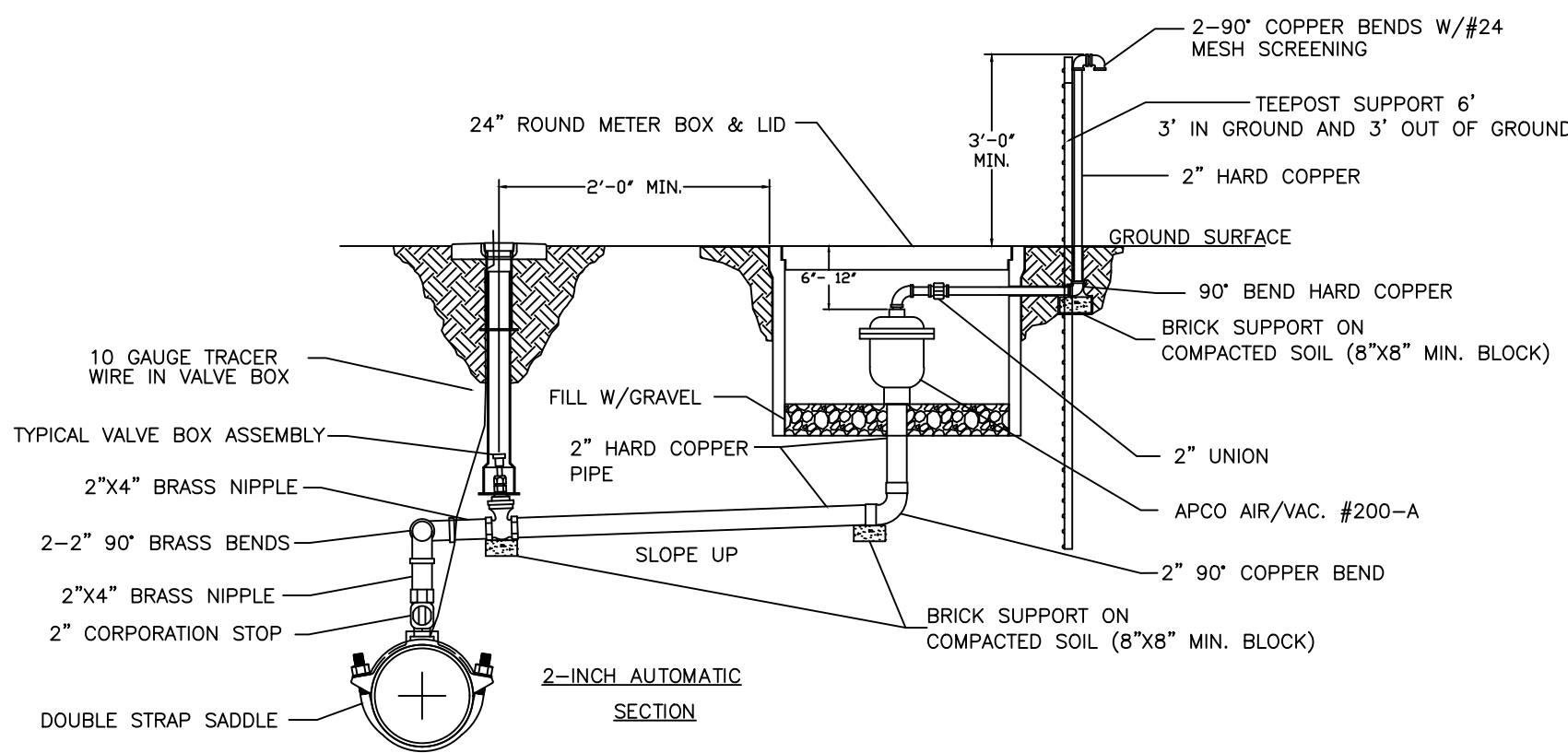
WATER DETAIL: W07

RESTRAINED GATE VALVE

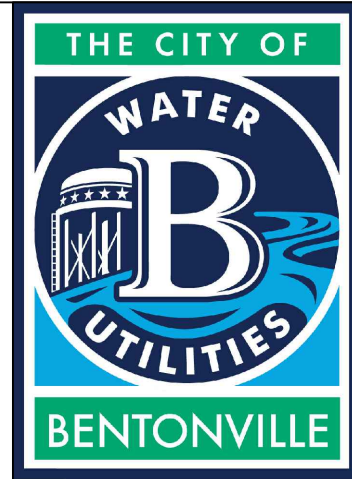


WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL

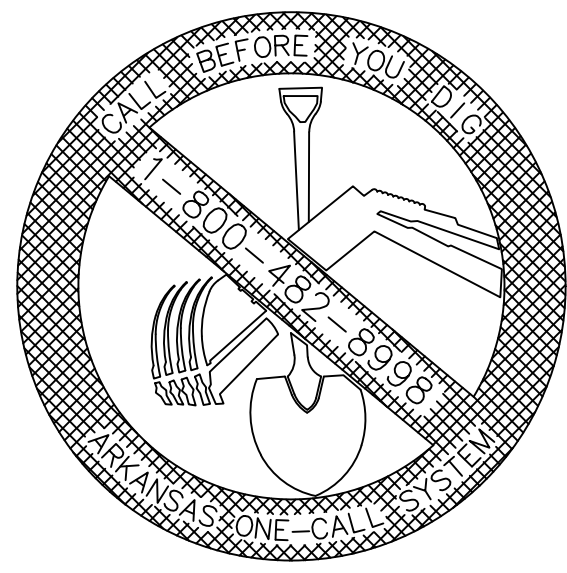


WATER DETAIL: W09



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WATER
DETAILS

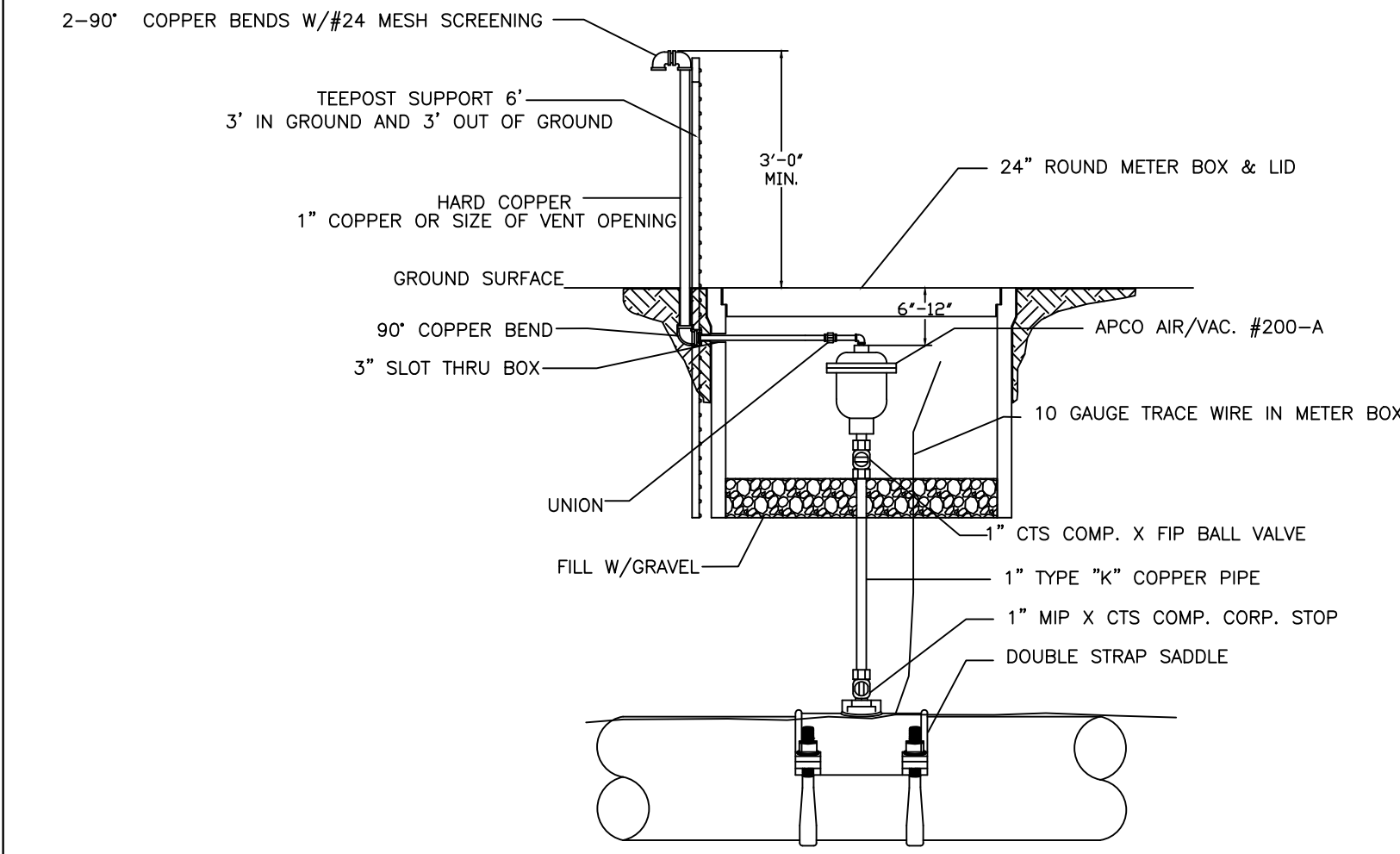


REVISION:
2024

NOTES:

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

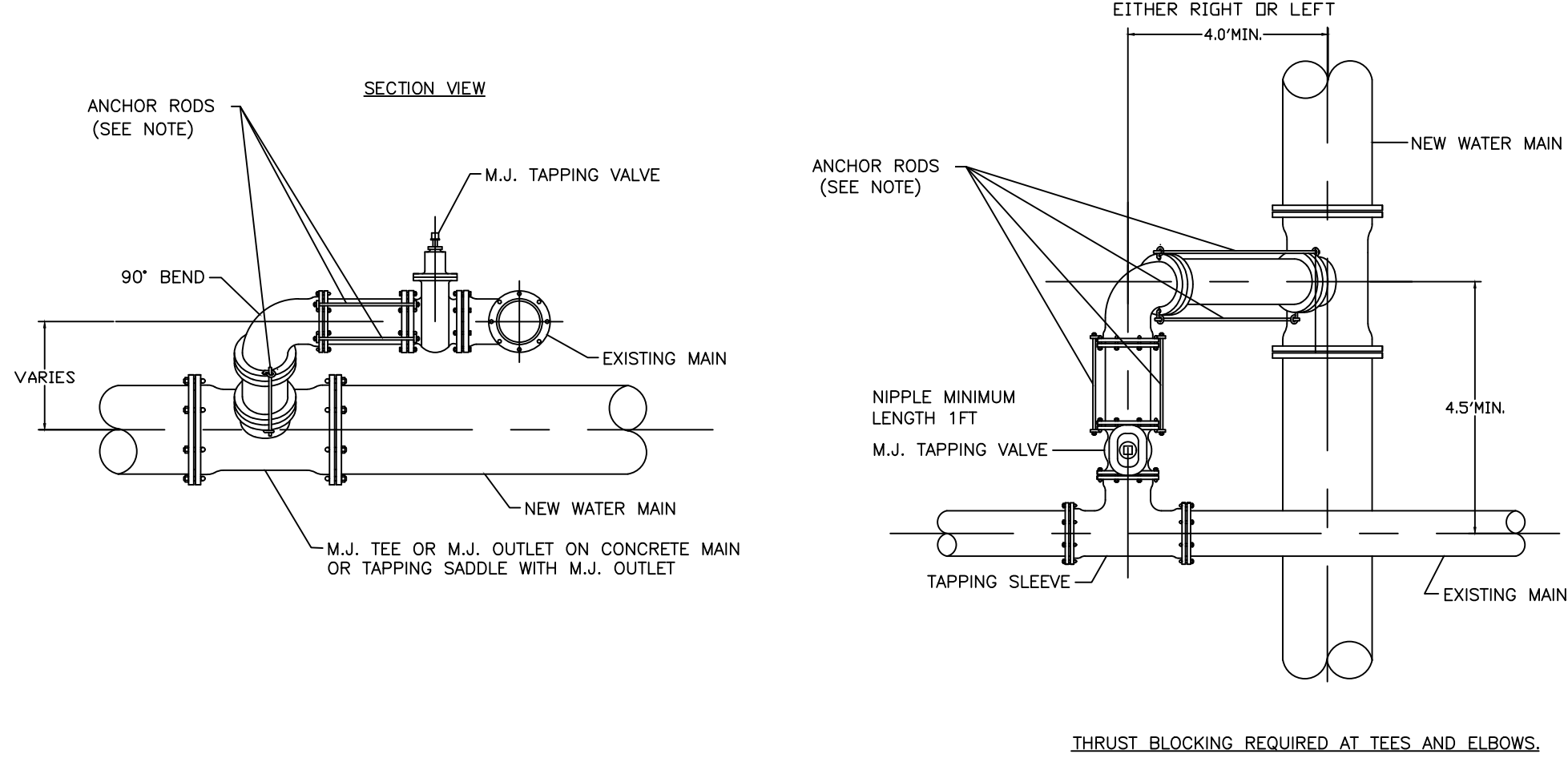
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN

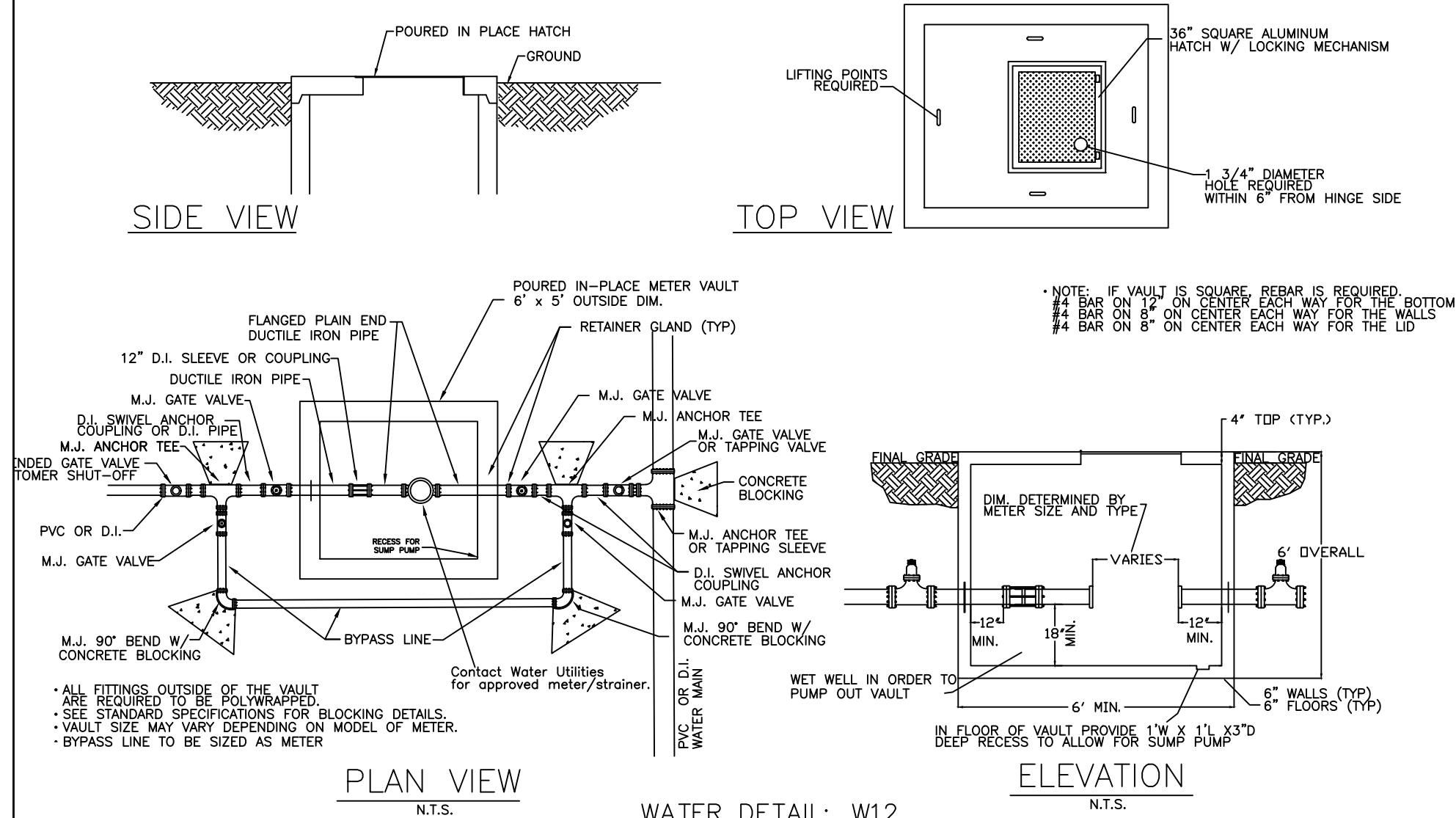


- NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
 2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED.)
 3. PROVIDE STAINLESS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

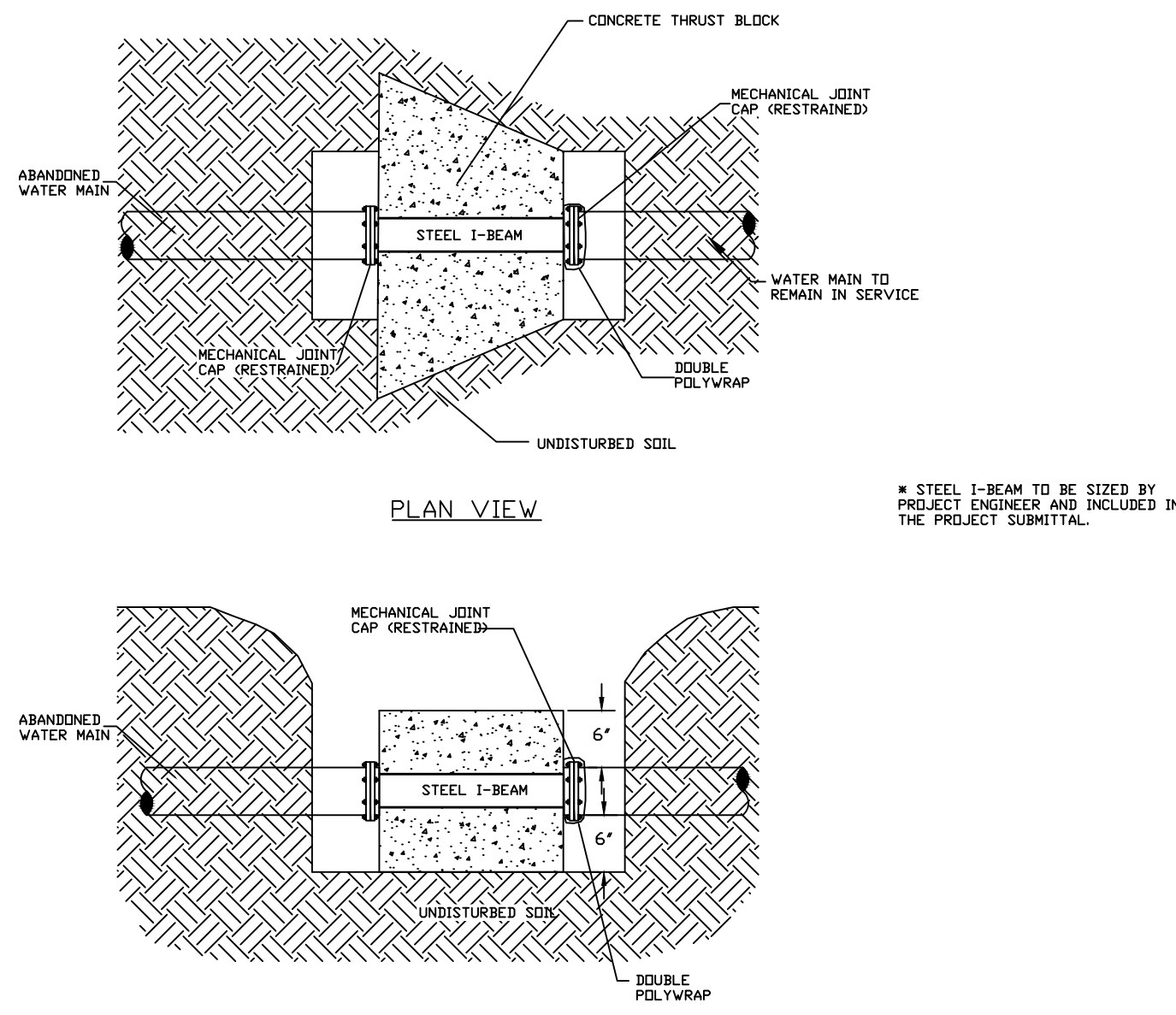
WATER DETAIL: W11

METER VAULT DETAIL FOR 4" – 8" METERS (TYPICAL)

(DIMENSIONS MAY VARY FOR METER SIZES)

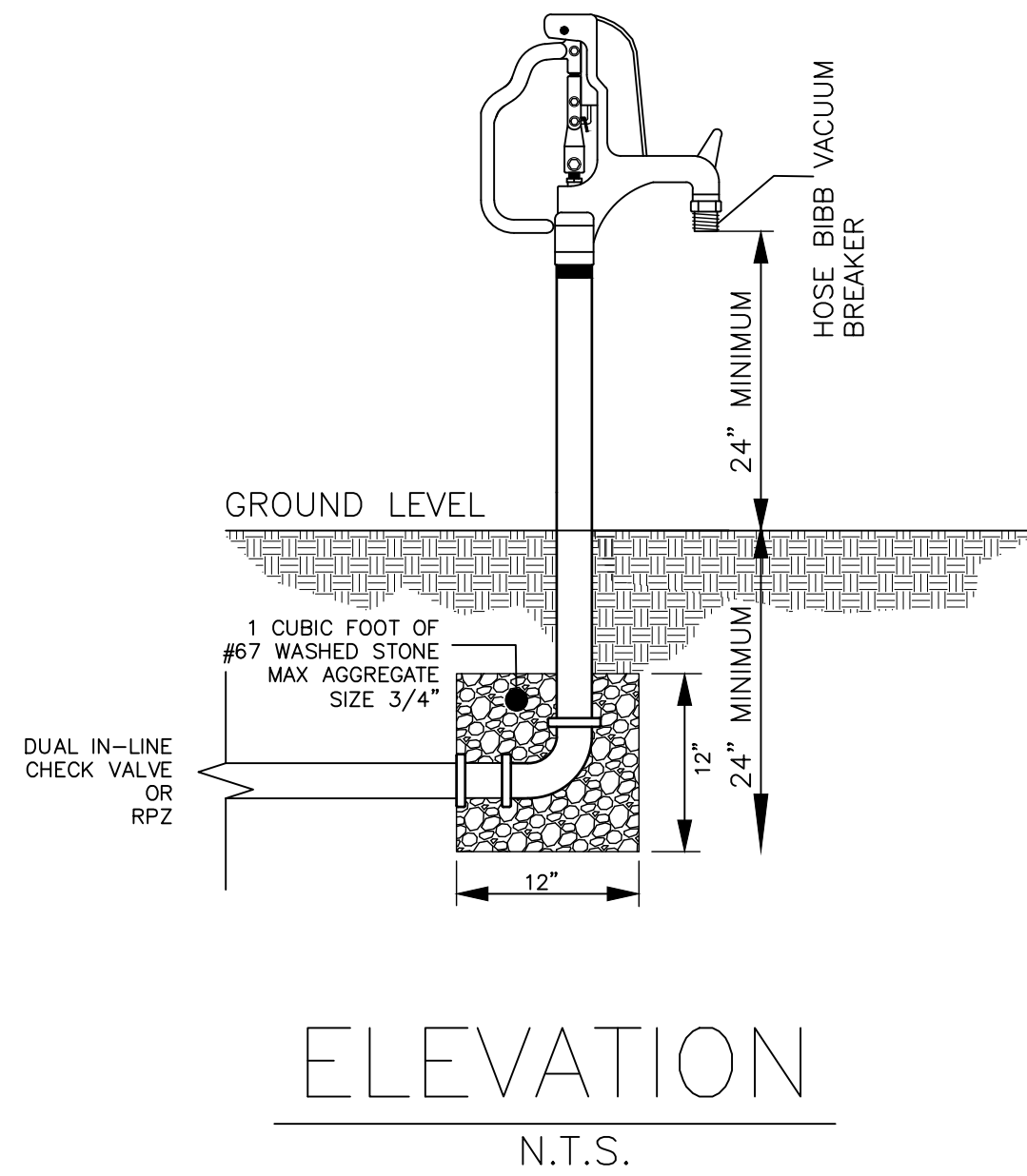


CUT/CAP DETAIL



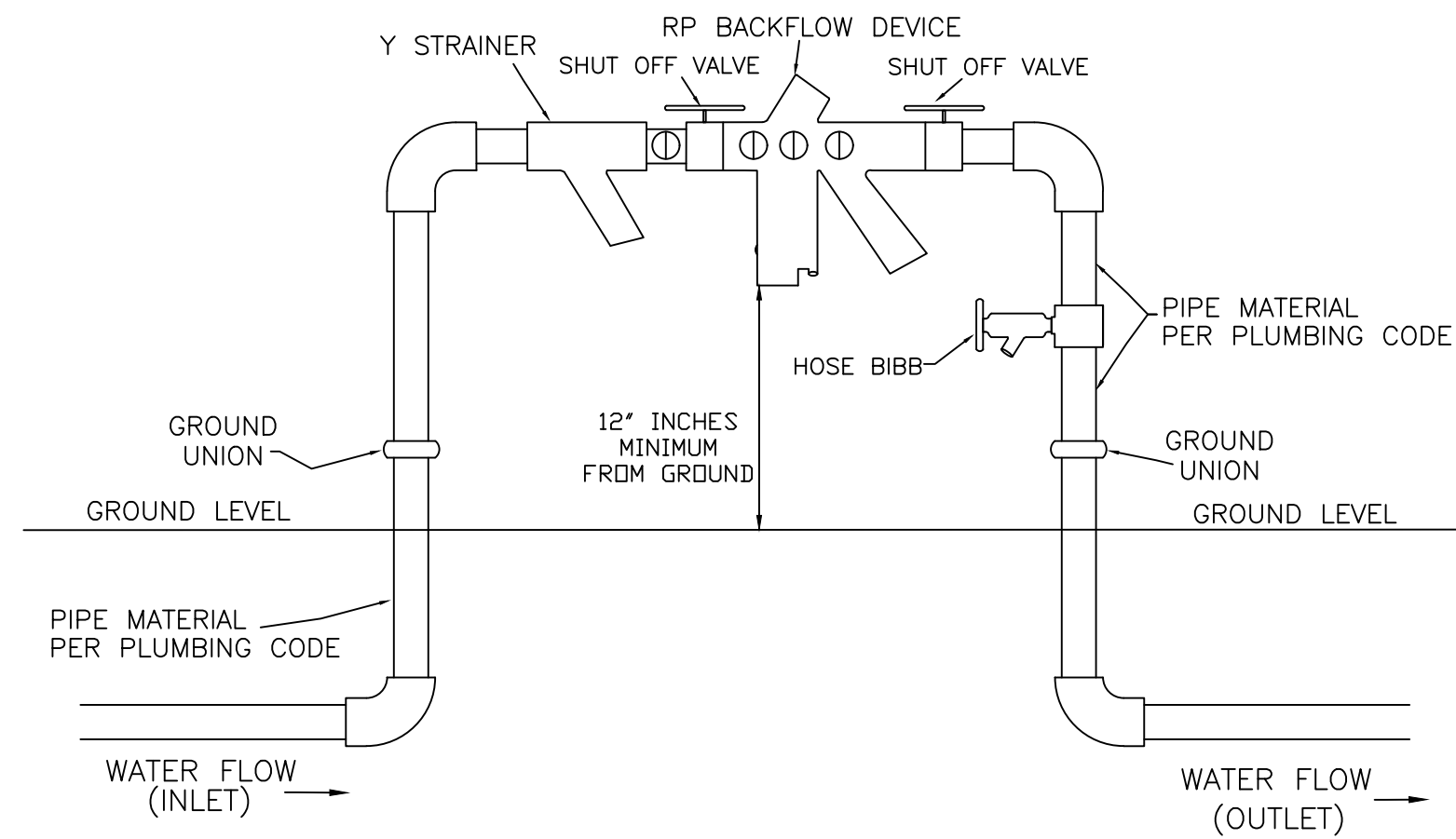
WATER DETAIL: W13

FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



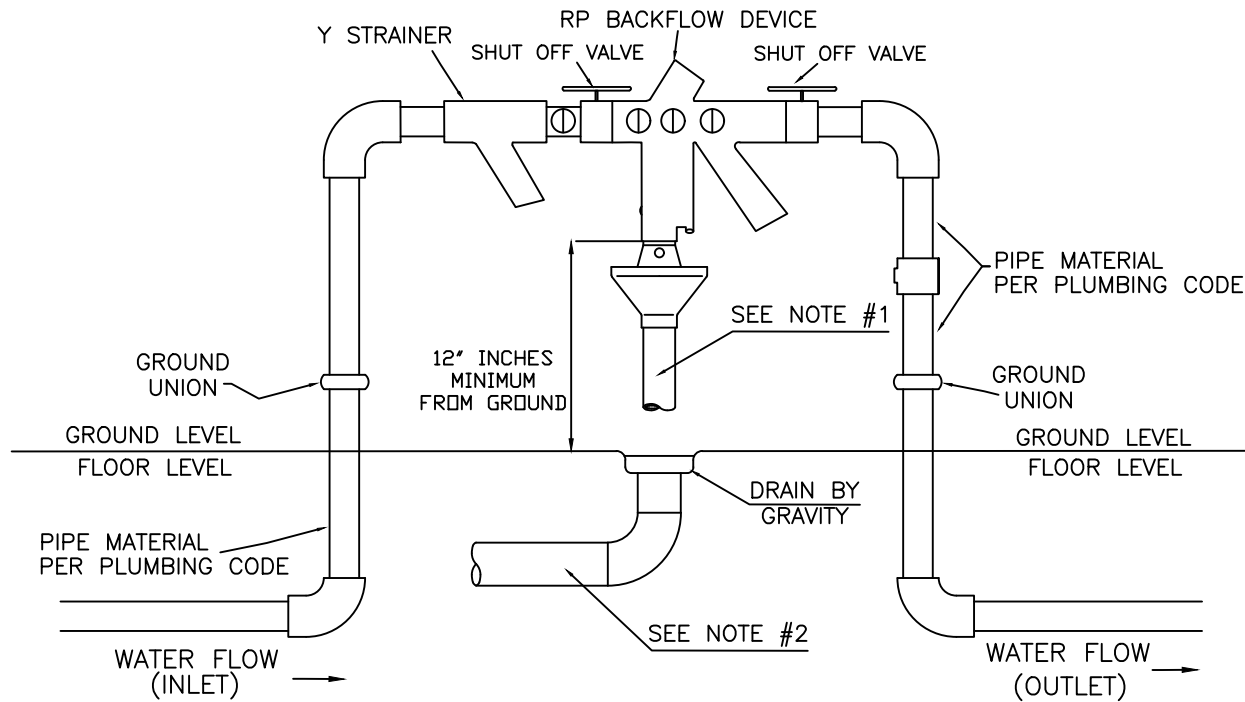
WATER DETAIL: W14

REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

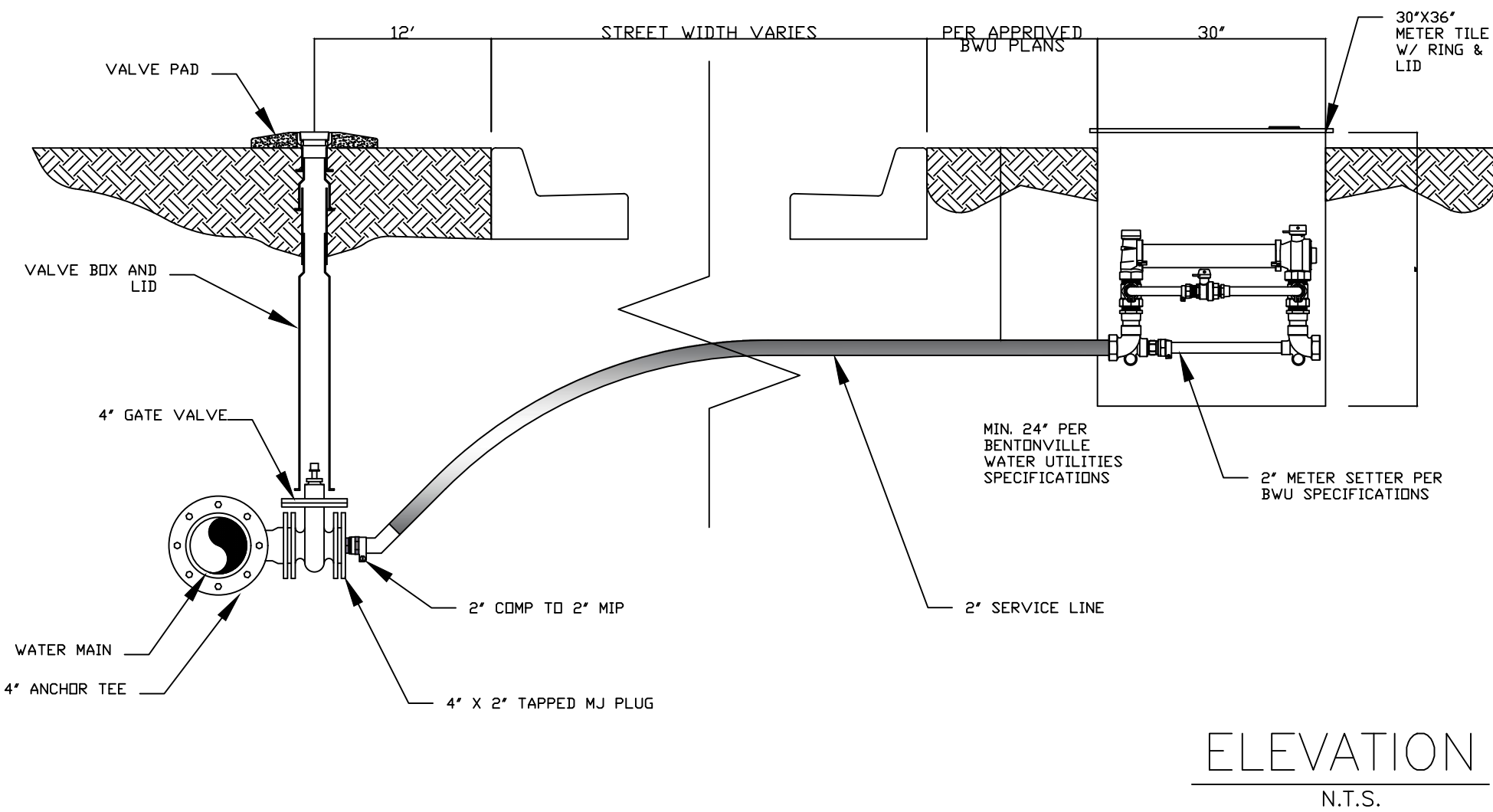


INDOOR APPLICATION ONLY NOTES:

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

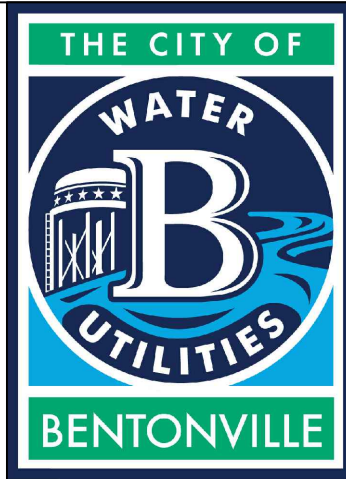
WATER DETAIL: W16

WATER SERVICE DETAIL 2"



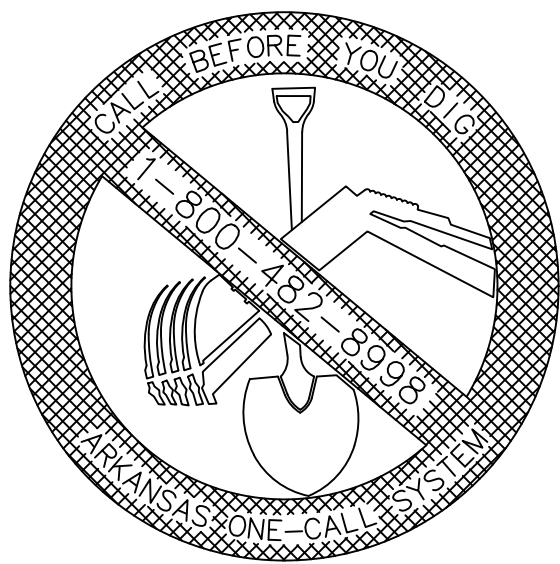
*ALL FITTINGS W/O PART NUMBER SHALL BE PER SPECIFICATIONS
*ALL FITTINGS MUST BE ANCHORED TO VALVE OR METER SETTER. NO IN-LINE FITTINGS WILL BE PERMITTED.

WATER DETAIL: W18



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

WATER DETAILS

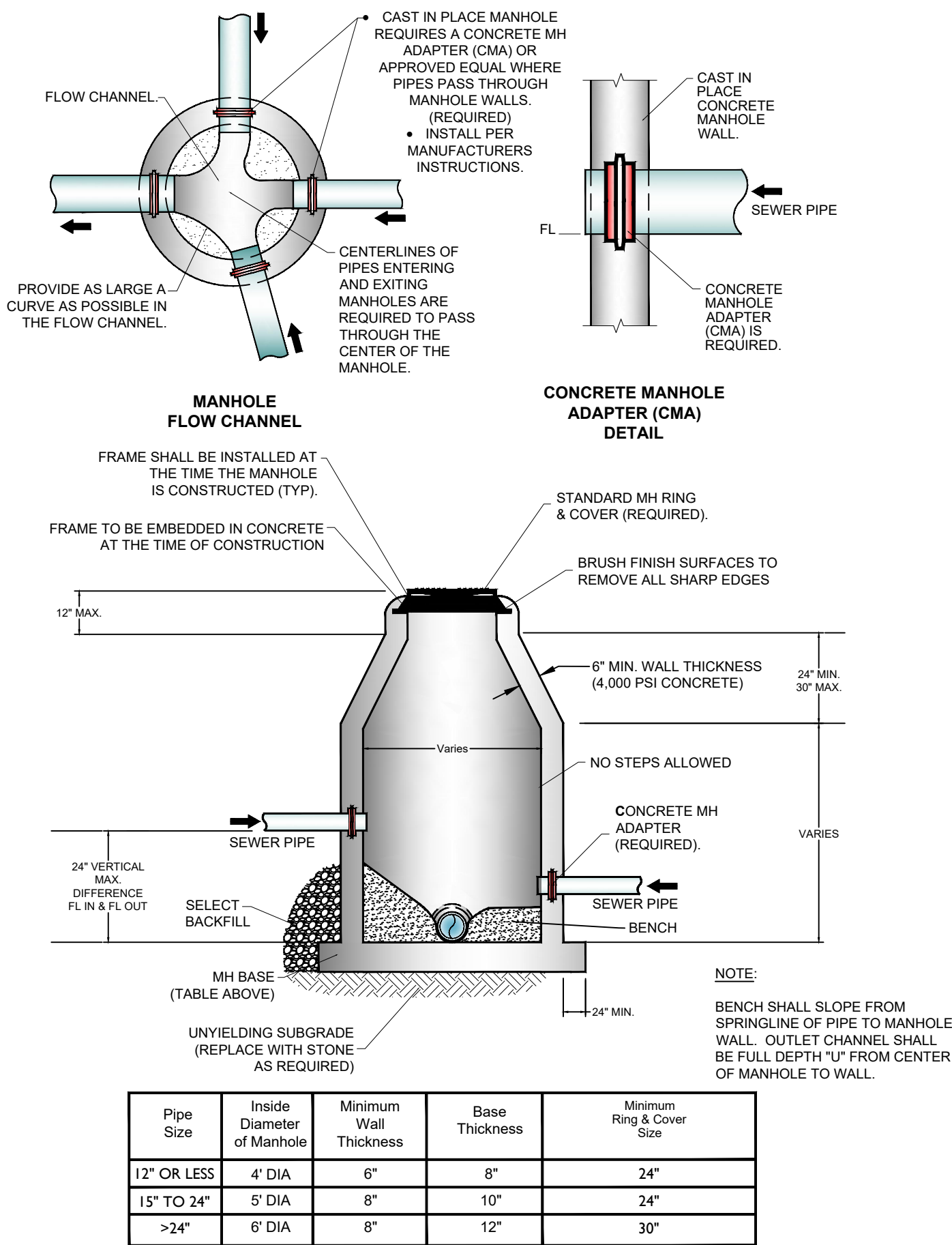


REVISION:
2024

NOTES:

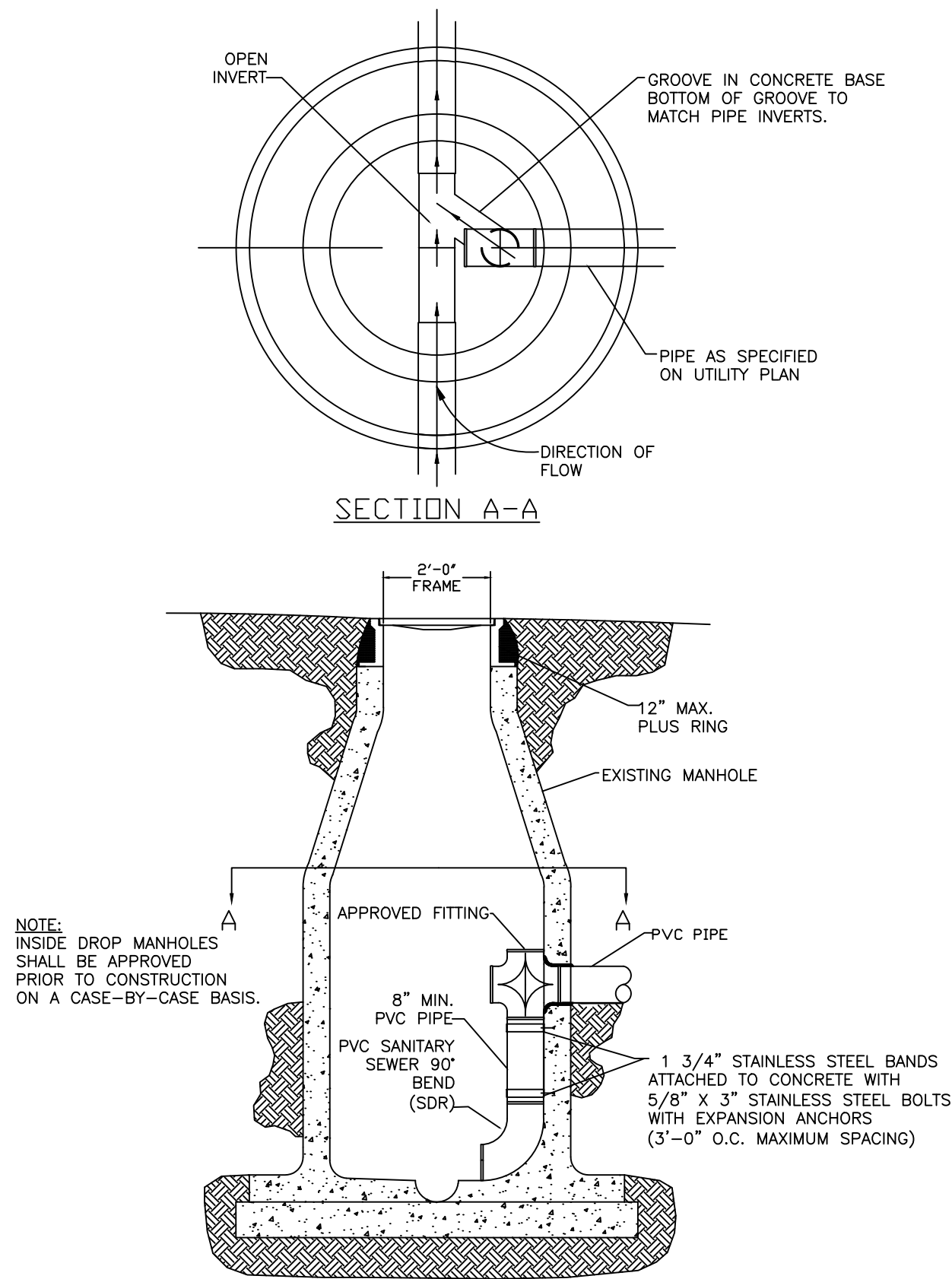
DRAWN BY: JS DATE: 08/27/2024
APPROVED BY: AW DATE: 08/27/2024
SHEET NUMBER: 2 OF 2

SANITARY SEWER
CAST IN PLACE MANHOLE



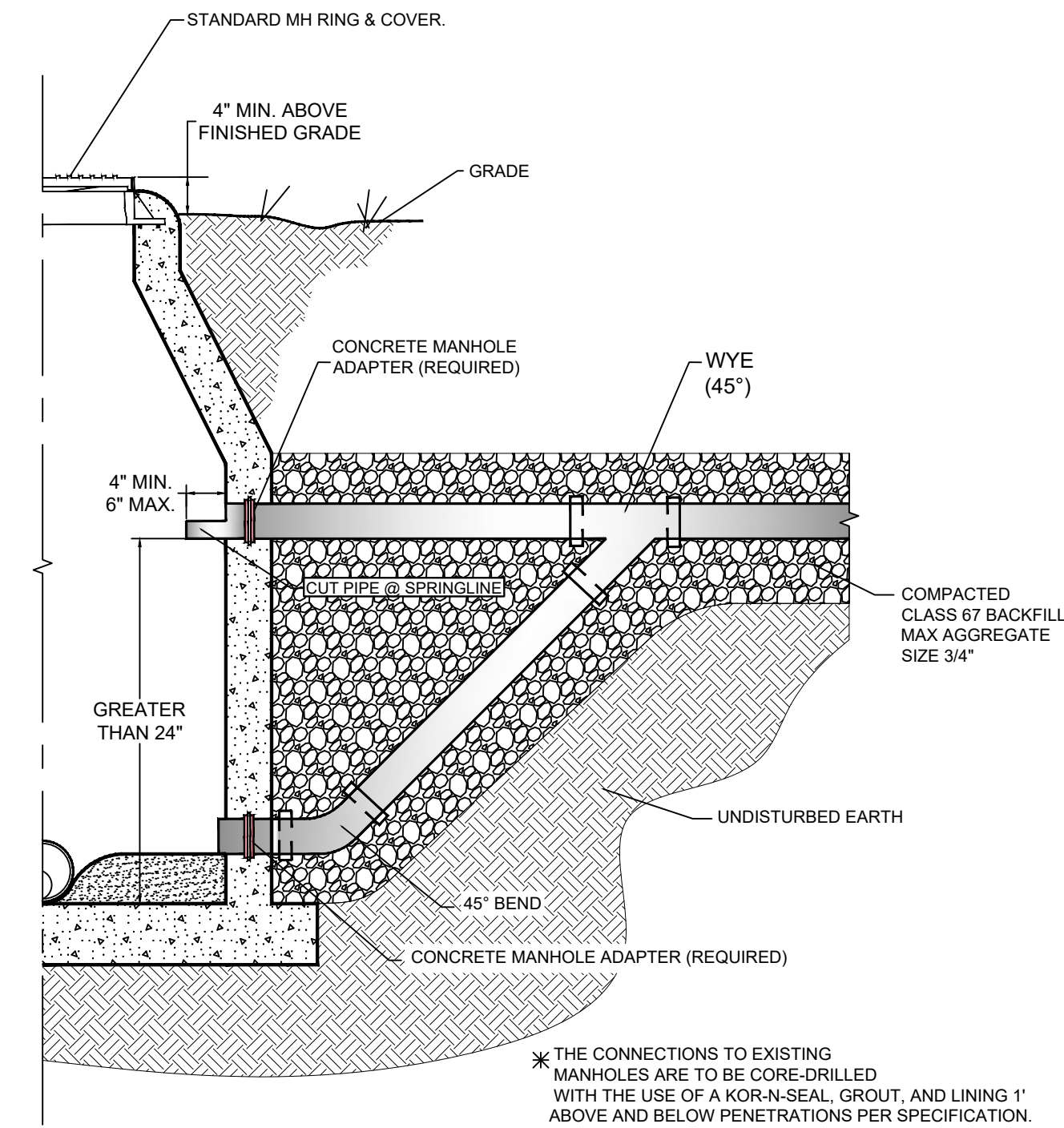
MANHOLE INFORMATION TABLE
SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



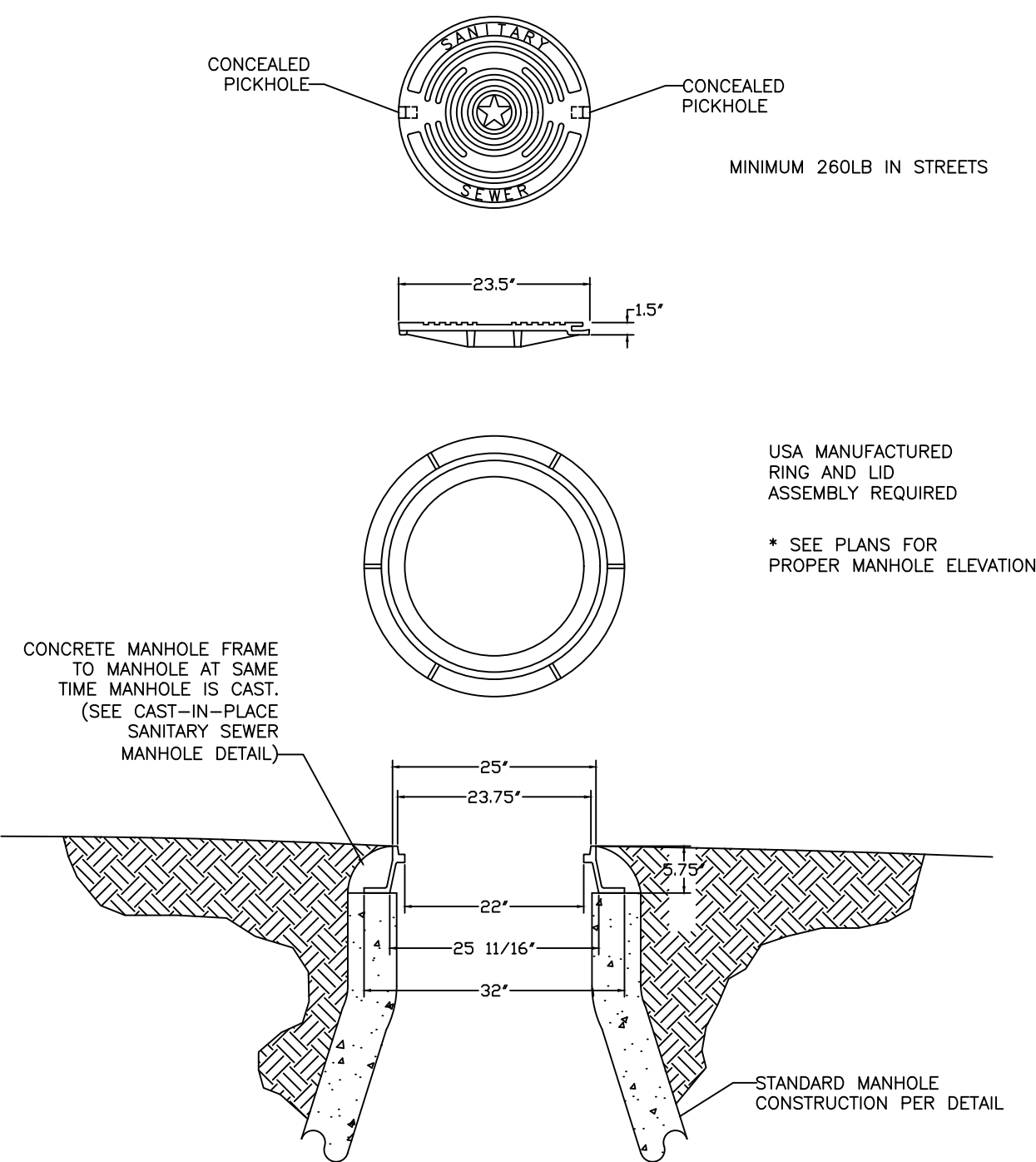
SANITARY SEWER DETAIL: SS02

SANITARY SEWER
EXTERIOR DROP MANHOLE



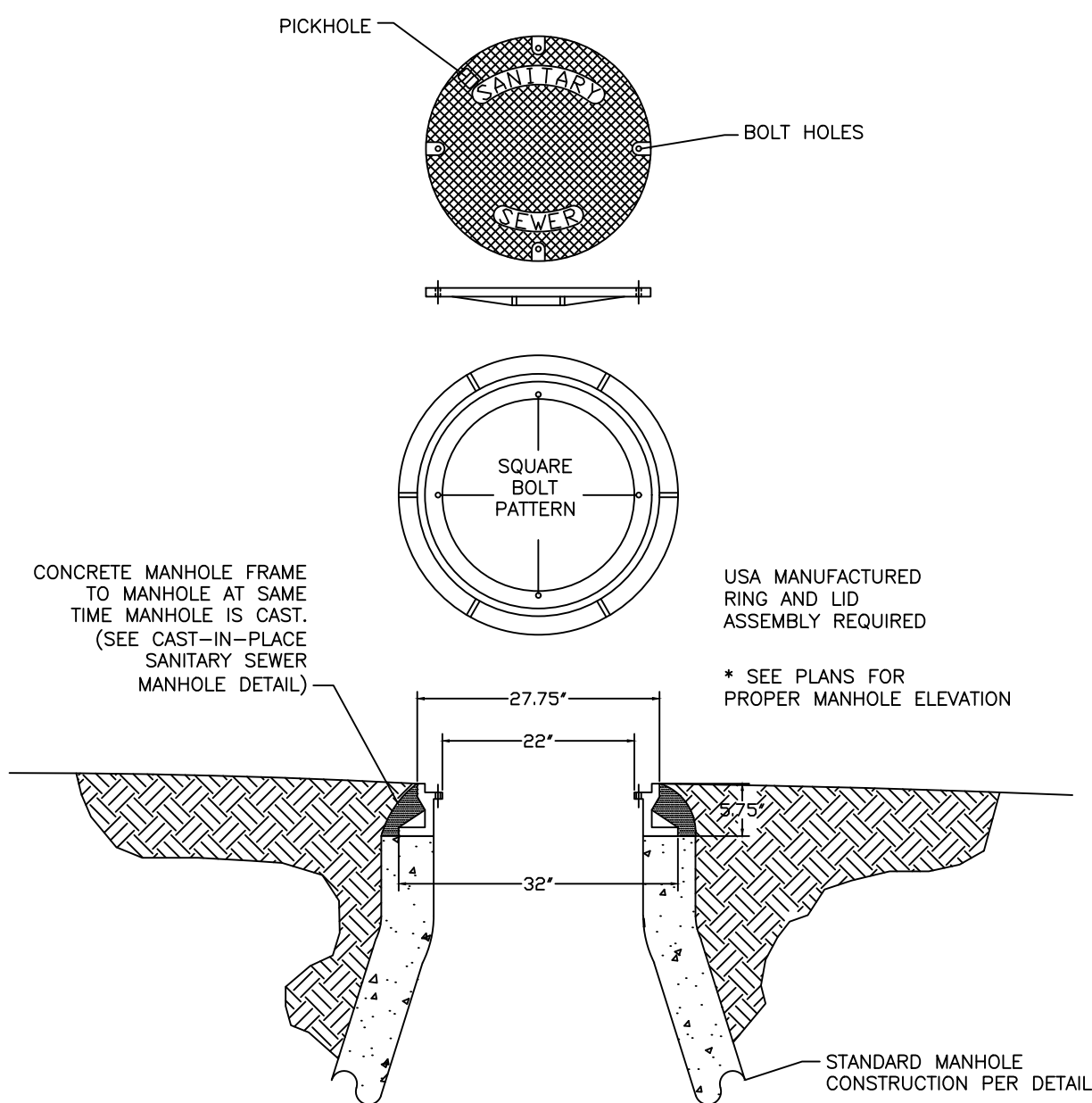
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME



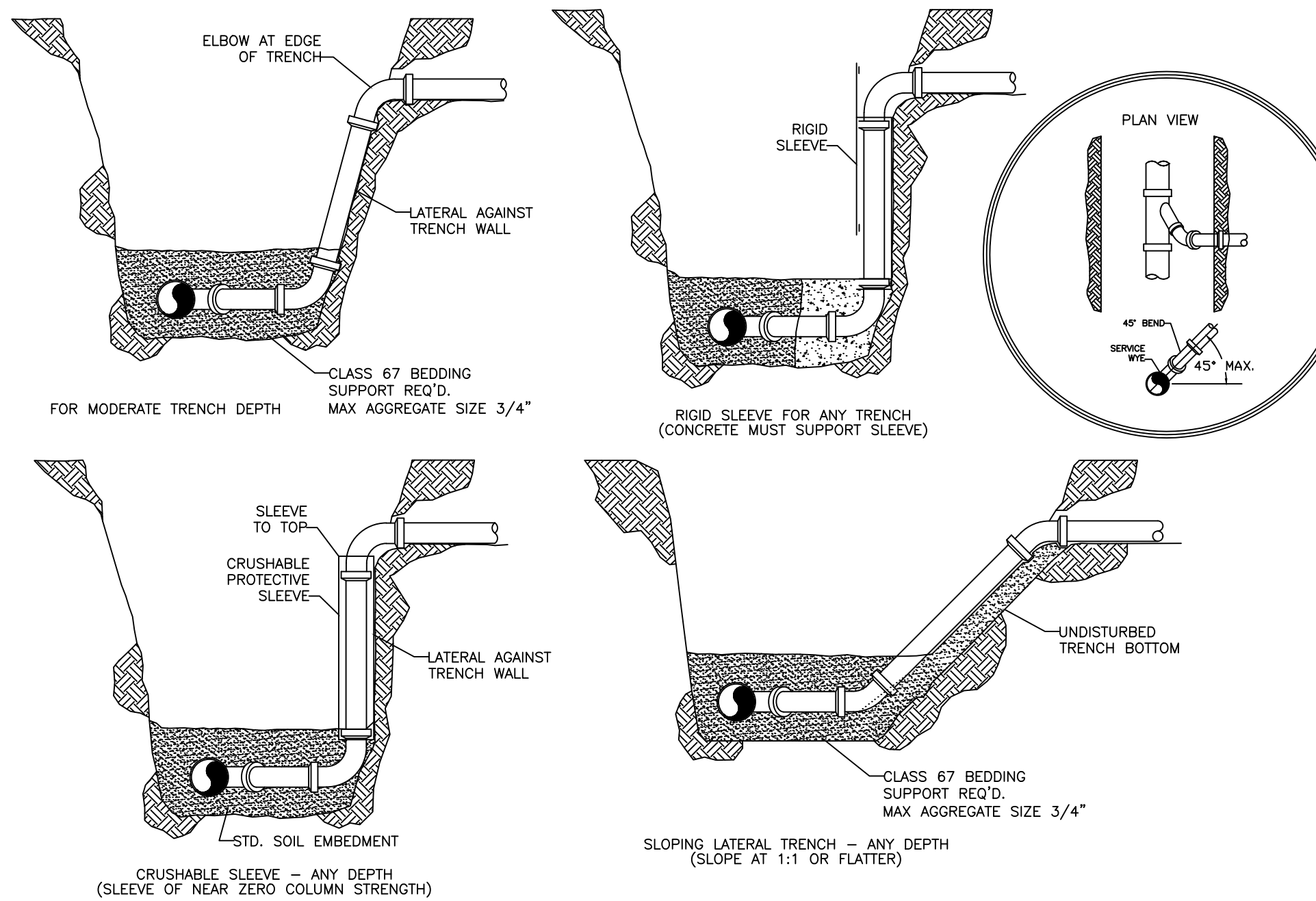
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME

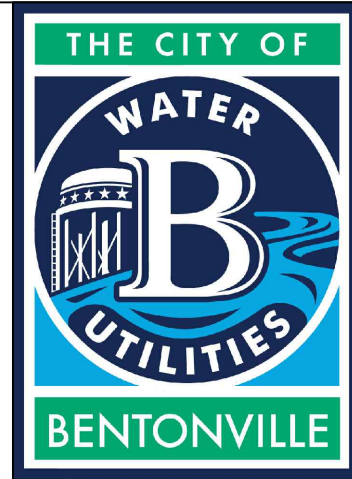


SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE

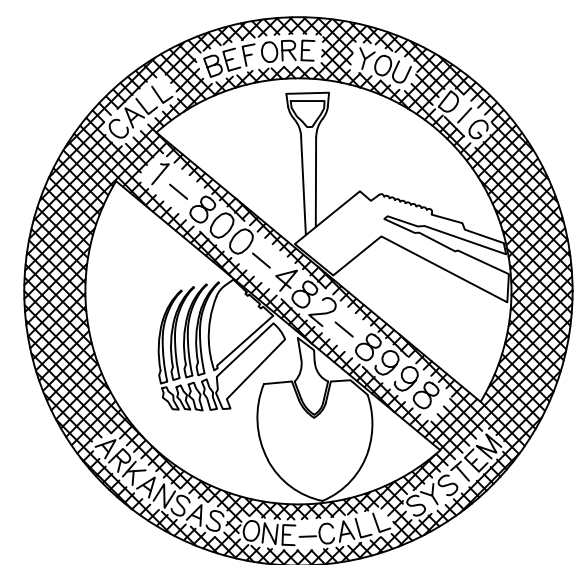


SANITARY SEWER DETAIL: SS06



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

SAN. SEWER
DETAILS



REVISION:
2024

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

REMOVE MH RING & COVER, CONE AND/OR BARREL TO A MIN. OF 2'-0" BELOW EXISTING GRADE ELEVATION.

GRADE

2'-0"

CLASS 67 GRAVEL ONLY
MAX AGGREGATE SIZE 3/4"
(NO SAND)

ABANDONED SS

PLUG LINES
CONSTRUCT CONCRETE PLUG FROM INSIDE OF THE EXISTING MANHOLE. FILL BOTTOM OF MANHOLE WITH 4,000 PSI CONCRETE TO 6" ABOVE THE CROWN OF ALL PIPES. NO EXCAVATION IS REQUIRED.

ABANDONED SS

GRADE

GRADE

BACKFILL, REPAVE or RESURFACE
BACKFILL ABANDONMENT IN PAVED AREAS, AND PERFORM PAVEMENT REPAIR AS PER STANDARD STREET DEPARTMENT SPECIFICATIONS.
BACKFILL ABANDONMENT IN NONPAVED AREAS WITH SELECT NATIVE MATERIAL, AND RESURFACE WITH APPROPRIATE MATERIALS.

CLASS 67 GRAVEL ONLY,
MAX AGGREGATE SIZE 3/4"
(NO SAND)

ABANDONED SS

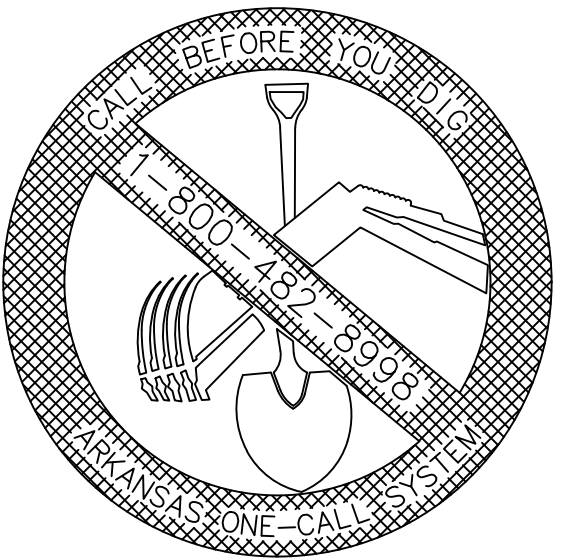
ABANDONED SS

Technical drawings of the lock assembly:

- Top View:** A circular cover with a central star emblem. The text "PRIVATE" is at the top and "SANITARY SEWER" is at the bottom, separated by a circular band containing the text "LOCK COVER RING HANDLE". Two closed pickholes are indicated by arrows and labeled "(2) CLOSED PICKHOLES". The overall diameter is 23.5". A dimension of 1.5" is shown for the thickness of the cover.
- Bottom View:** A circular view showing the internal structure of the lock, including a central hub and five radial spokes. The text "LOCK" is on the left and "DO NOT REMOVE" is on the right.
- Cover Section:** A cross-sectional view of the cover, showing its thickness of 1.5" and a diameter of 23.5".
- Pickhole Detail:** A detailed view of the pickhole, showing a rectangular opening with a width of 1 3/8" and a height of 2 1/4". The distance from the center of the opening to the edge of the cover is 7/16". The thickness of the cover is 1.5".

The logo for the City of Bentonville Water Utilities. It features a circular emblem with a blue background. Inside the circle, there is a white stylized 'B' with a water tower and pipes integrated into its left side. The word 'WATER' is written in white above the 'B', and 'UTILITIES' is written in white below it. The entire emblem is set against a green background with a white border. The text 'THE CITY OF' is at the top and 'BENTONVILLE' is at the bottom, both in white on a green background.

SAN. SEWER DETAILS



DRAWN BY:	JS	DATE:	08/27/2024
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APPROVED BY: AW	DATE: 08/27/2024
------------------------	-------------------------

SHEET NUMBER: 2	OF 2
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	Deming's 2nd Addition, Block 16, Lots 18-21
	300, 302, 308, and 310 Northwest 5th Street
	PC Date: 10/21/2025

Staff Report Details	
Project Number	LS24-0033
Applicant / Current Owner	Blaine Atchley at Bates & Associates / NFD LLC, Mark Haney
Site Area	+/- [0.26] Acres
Current Zoning	DN-2 Downtown Medium Density Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LS24-0033 approved by PC on 10/15/2024 but has since been updated

Property Description
Lot Split: Lots 15 & 16 of Deming's 2nd Addition Block 16, Creating Lots 18, 19, 20, and 21 of Deming's 2nd Addition Block 16. 300, 310, 308, and 310 Northwest 5th Street, DN-2, Downtown Medium Density Residential, LS24-0033. A Lot Split of Lots 15 and 16 in Block 16 of Deming's 2nd Addition, Creating Lots 18, 19, 20, and 21 in Block 16 of Deming's 2nd Addition. The plat is dedicating 99.33 square feet of right-of-way along Northwest B Street. There is an existing duplex addressed 310 and 308 Northwest 5th Street on Lots 18 and 19, respectively, and another existing duplex addressed 302 and 300 Northwest 5th Street on Lots 20 and 21, respectively.

Project Details

Relationship to the Community Plan

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details

This lot split was approved by Planning Commission on October 15th, 2024 and approved by City Council on October 22nd, 2024. However, the plat was never filed. The plat was resubmitted by a new applicant with updated formatting, though ownership and lot lines have not changed.

 **PENDING PC Items**

NW 6TH ST

NW C ST

NW B ST

**Lots 15 & 16
Demings 2nd
Addition**

NW 5TH ST



LS24-0033
Lots 15 & 16 Block 16 Demings 2nd Addition
Lot Split



RECORDING NUMBER/DATE	
SUBMITTAL	DATE
SUBMITTAL #1	08/22/25
SUBMITTAL #2	10/06/25

[illegible]

BOUNDARY LINE (MEASURED)	BOUNDARY LINE (EXISTING)	FORTY-ONE/41 LINE	CENTERLINE OF ROAD	RIGHT-OF-WAY	FENCE	INGRESS & EGRESS EASEMENT	BUILDING SETBACK
—	- - -	- - -	- - -	- - -	×	- - -	- - -
					×	- - -	- - -

-  GAS METER
-  SANITARY SEWER MH
-  GRATED INLET
-  WATER METER
-  IRRIG. CONT. VALVE
-  BACKFLOW PREVENTER
-  ADJ. LAND OWNER

LEGEND:

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

FOR USE AND BENEFIT OF		 SOUTHERN RIGHTS, LLC	
ADDRESS: 809 W. N. W. NORTHWEST CITY STREET BENTONVILLE, ARKANSAS		 BATES Engineers & Surveyors	
DATE: 10/09/26	SCALE: 1" = 20'	NUTLEY & ASSOCIATES, INC. Copyright 2016 This survey was prepared for the purpose of providing information only. The user of this survey is responsible for its use. The user of this survey is responsible for its use. The user of this survey is responsible for its use.	
SHEET: 16	SURVEYED: WA	THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.	
LOT 15 & 16	REMARKS: WA	THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.	
BLOCK 16	REMARKS: DT	THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.	
SECTION 2ND	ADDITION	THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.	
CON. #1335		THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.	



Deming's Addition, Block 6, Lots 37-42

431, 433, 441, 443, 451, & 453 Northwest Loblolly Lane

PC Date: 10/21/2025

Staff Report Details

Project Number	LS25-0035
Applicant / Current Owner	Blaine Atchley at Bates & Associates / Mark Haney
Site Area	+/- [0.38] Acres
Current Zoning	DN-3 Downtown High Density Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LS24-0018

Property Description

Lot Split: Lots 31, 32, & 33 of Deming's Addition Block 6, Creating Lots 37, 38, 39, 40, 41, & 42 of Deming's Addition Block 6. 431, 433, 441, 443, 451, & 453 Northwest Loblolly Lane, DN-3, Downtown High Density Residential, LS25-0035.

A Lot Split of Lots 31, 32, & 33 in Block 6 of Deming's Addition, Creating Lots 37, 38, 39, 40, 41, & 42 in Block 6 of Deming's Addition. The lots have direct access to Northwest Loblolly Lane, an 18-foot-wide alley. No dedications were made per this plat.

Project Details

Relationship to the Community Plan

Public Comment

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

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



Pending PC Item

NW 5TH ST

NW D ST

LOBLOLLY LN

NW C ST

*Creating Lots
37-42 Block 6
Deming's Addt.*

DICKSON

NW 4TH ST

JACKSON
ST



LS25-0035

*Creating Lots 37-42 Block 6 Deming's Addt
431 NW 5th St*



9) BURNETT, DEREK
404 NW D ST A-D
BENTONVILLE, AR
LOT 9, BLOCK 6 DEMING'S ADDITION
PARCEL #01-02140-000
ZONED: R-3

361



FOR USE AND BENEFIT OF:

MARK HANEY

ADDRESS:
**431, 433, 441, 443, 451 & 453 NORTHWEST 5TH STREET
 BENTONVILLE, ARKANSAS**

1"=20'

DATE: 10/06/25	SCALE:	SURVEYED:	BY:
LOCATION: LOTS 31, 32 & 33 SECTION 6		DRAFTED:	JOH
DEMING'S ADDITION		REVIEWED:	DT
		COA #1335	

DRAWING #23-061
SPLIT 2025 EAST



Deming's Addition, Block 6, Lots 43-48

430, 432, 440, 442, 450, & 452 Northwest Loblolly Lane

PC Date: 10/21/2025

Staff Report Details

Project Number	LS25-0036
Applicant / Current Owner	Blaine Atchley at Bates & Associates / Mark Haney
Site Area	+/- [0.38] Acres
Current Zoning	DN-3 Downtown High Density Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LS24-0019

Property Description

Lot Split: Lots 34, 35, & 36 of Deming's Addition Block 6, Creating Lots 43, 44, 45, 46, 47, & 48 of Deming's Addition Block 6. 430, 432, 440, 442, 450, & 452 Northwest Loblolly Lane, DN-3, Downtown High Density Residential, LS25-0036.

A Lot Split of Lots 34, 35, & 36 in Block 6 of Deming's Addition, Creating Lots 43, 44, 45, 46, 47, & 48 in Block 6 of Deming's Addition. The lots have direct access to Northwest Loblolly Lane, an 18-foot-wide alley. No dedications were made per this plat.

Project Details

Relationship to the Community Plan

Public Comment

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

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



Pending PC Item

NW 5TH ST

NW D ST

NW LOBLOLLY LN

Creating Lots
43-48 Block 6
Deming's Addt.

NW C ST

DICKSON

NW 4TH ST

JACKSON
ST



LS25-0036

Creating Lots 43-48 Block 6 Deming's Addt
409 NW 5TH ST





Lot 2 of Calvary Tabernacle Addition & Lot 3 of Dean Addition

2610 East Central Avenue & 2906 Blueberry Lane

PC Date: 10/21/2025

Staff Report Details

Project Number	PLA25-0024
Applicant / Current Owner	Halff Associates / Calvary Church UPC
Site Area	+/- [5.27] Acres
Current Zoning	R-1 Low Density Single Family Residential & R-O Residential Office
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	LSD25-0027

Property Description

Property Line Adjustment: Lot 1 Calvary Tabernacle Addition and Lot 1 Dean Addition, Creating Lot 2 of Calvary Tabernacle Addition and Lot 3 of Dean Addition. 2610 East Central Avenue, R-O, Residential Office, & 2906 Blueberry Lane, R-1, Low Density Single Family Residential, PLA25-0024.

A Property Line Adjustment of Lot 1 of Calvary Tabernacle Addition and Lot 1 of Dean Addition, Creating Lot 2 of Calvary Tabernacle Addition and Lot 3 of Dean Addition. The plat is dedicating a variable width utility easement along a portion of the southern property line of Lot 2 of Calvary Tabernacle Addition. The plat is dedicating another variable width utility easement along an existing 15-foot-wide gas easement running along Blueberry Lane in part of Lot 2 of Calvary Tabernacle Addition and Lot 3 of Dean Addition. Another variable width utility easement is being dedicated that runs along the western property line of Lot 3 in Dean Addition. The plat is also dedicating a variable width pedestrian easement along a portion of Blueberry Lane in Lot 2 of Calvary Tabernacle Addition. This Property Line Adjustment is associated with the Large Scale Development project LSD25-0027 Calvary Church Addition which was approved by Planning Commission on 9/2/2025. The buildings shown on the plat will be demolished according to the Demo Plan in LSD25-0027.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



Pending PC Item

E CENTRAL AVE

BLUEBERRY LN

NE COBBLESTONE LN

LEVI LN

JORDAN LN

NE CHITORY LN

NE WILD INDIGO WAY



PLA25-0024

***Creating Lot 2 Calvary Tabernacle Addition & Lot 3 Dean Addition
2610 E Central Ave***



PARENT TRACT DESCRIPTION:

BEING ALL OF LOT 1 OF CALVARY TABERNACLE ADDITION IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 2008 AT PAGE 47 IN THE RECORDS OF BENTON COUNTY, ARKANSAS.

BEING ALL OF LOT 1 OF DEAN ADDITION IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK P1 AT PAGE 883 IN THE RECORDS OF BENTON COUNTY, ARKANSAS.

LOT 2 SURVEY DESCRIPTION

BEING ALL OF LOT 1 OF CALVARY TABERNACLE ADDITION IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 2008 AT PAGE 47 IN THE RECORDS OF BENTON COUNTY, ARKANSAS ALSO BEING A PART OF LOT 1 OF DEAN ADDITION IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK P1 AT PAGE 883 IN THE RECORDS OF BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF CALVARY TABERNACLE ADDITION BEING A FOUND 5/8" REBAR; THENCE NORTH 87°25'05" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 1 CALVARY TABERNACLE ADDITION, A DISTANCE OF 668.94 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913" BEING ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 72 FROM WHICH A FOUND 5/8" REBAR BEARS NORTH 85°18'46" WEST A DISTANCE OF 3.61 FEET AND A FOUND 5/8" REBAR WITH CAP EMBOSSED "PS #1759" BEARS SOUTH 42°35'52" WEST A DISTANCE OF 3.73 FEET ALONG SAID RIGHT-OF-WAY; THENCE ALONG SAID EAST RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) CALLS:

- 1) DEPARTING SAID SOUTH BOUNDARY, NORTH 41°50'08" EAST A DISTANCE OF 176.79 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913" AT THE BEGINNING ON A TANGENT CURVE TO THE LEFT;
- 2) 172.45 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 612.96 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 33°46'32" EAST A DISTANCE OF 171.89 FEET TO A 2" ALUMINUM MONUMENT EMBOSSED "PS #406";
- 3) NORTH 59°20'54" EAST A DISTANCE OF 96.72 FEET TO A POINT FROM WHICH A FOUND BENT 5/8" REBAR BEARS NORTH 79°00'42" WEST A DISTANCE OF 1.78 FEET;
- 4) NORTH 28°38'14" WEST A DISTANCE OF 5.01 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 72 AND SOUTH RIGHT-OF-WAY OF BLUEBERRY LANE FROM WHICH A DISTURBED 5/8" REBAR BEARS NORTH 74°13'09" WEST A DISTANCE OF 1.58 FEET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF BLUEBERRY LANE FOR THE FOLLOWING THREE (3) CALLS:

- 1) DEPARTING SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 72, NORTH 60°16'53" EAST A DISTANCE OF 131.21 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913";
- 2) NORTH 59°12'21" EAST A DISTANCE OF 148.91 FEET TO A FOUND 5/8" REBAR;
- 3) SOUTH 00°29'52" WEST A DISTANCE OF 2.10 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913";

THENCE ALONG THE HEREIN DESCRIBED EAST BOUNDARY OF LOT 2 FOR THE FOLLOWING FOUR (4) CALLS:

- 1) DEPARTING SAID SOUTH RIGHT-OF-WAY OF BLUEBERRY LANE AND CONTINUING SOUTH 00°29'52" WEST ALONG THE WEST BOUNDARY OF AFOREMENTIONED LOT 1 OF DEAN ADDITION, A DISTANCE OF 115.43 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913";
- 2) DEPARTING SAID WEST BOUNDARY, SOUTH 20°27'27" EAST A DISTANCE OF 112.19 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913" BEING ON THE SOUTH BOUNDARY OF SAID LOT 1 OF DEAN ADDITION;
- 3) SOUTH 87°37'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 103.24 FEET TO FOUND 5/8" REBAR;
- 4) DEPARTING SAID SOUTH BOUNDARY, SOUTH 01°56'14" WEST ALONG THE EAST BOUNDARY OF AFOREMENTIONED LOT 1 OF TABERNACLE ADDITION, A DISTANCE OF 272.95 FEET

TO THE POINT OF BEGINNING CONTAINING 4.42 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LOT 3 SURVEY DESCRIPTION:

BEING A PART OF LOT 1 OF DEAN ADDITION IN THE CITY OF BENTONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK P1 AT PAGE 883 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

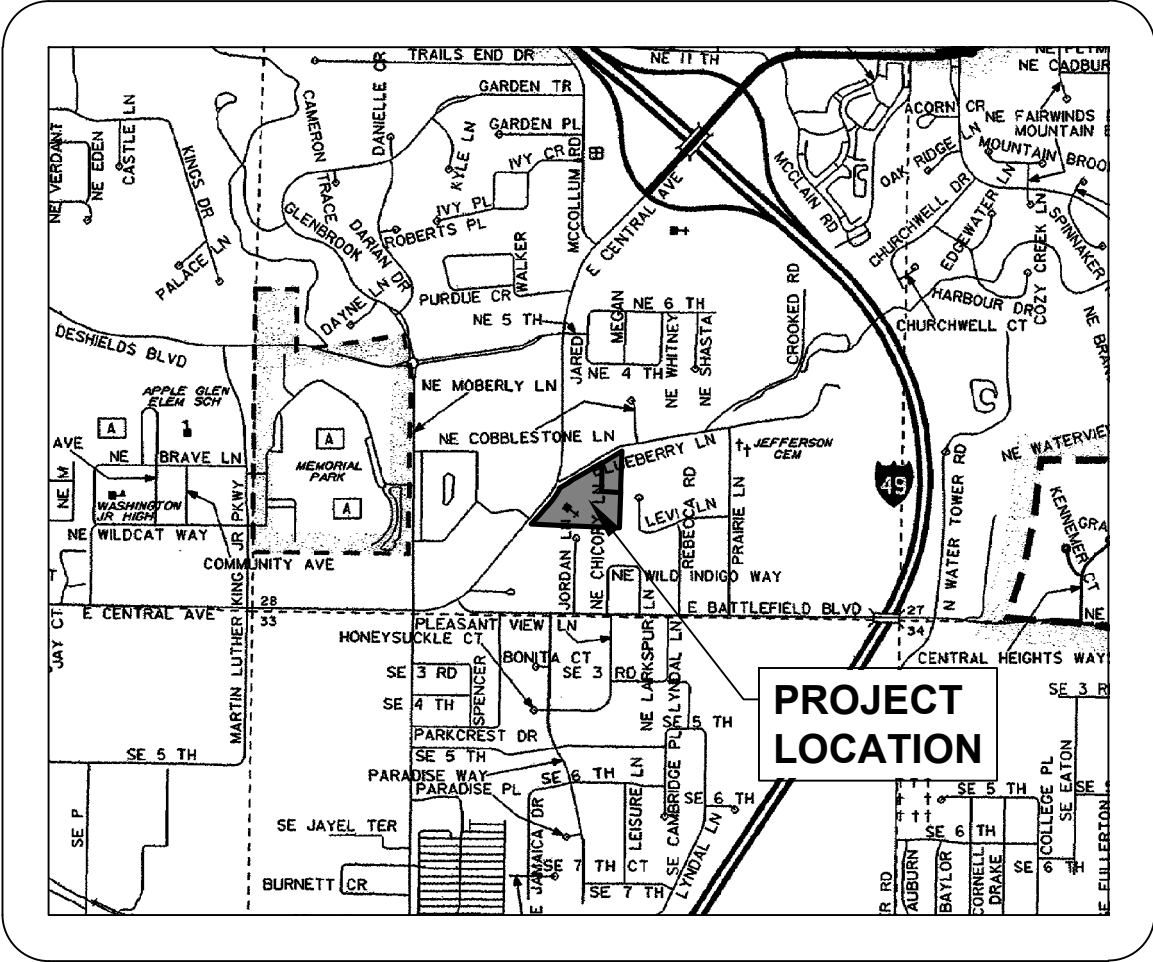
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF DEAN ADDITION BEING A FOUND 5/8" REBAR; THENCE NORTH 87°37'39" WEST A DISTANCE OF 103.24 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913"; THENCE ALONG THE HEREIN DESCRIBED WEST BOUNDARY OF LOT 3 FOR THE FOLLOWING TWO (2) CALLS:

- 1) DEPARTING SAID SOUTH BOUNDARY, NORTH 20°27'27" WEST A DISTANCE OF 112.19 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913" BEING ON THE WEST BOUNDARY OF SAID LOT 1 OF DEAN ADDITION;
- 2) NORTH 00°29'52" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 115.43 FEET TO A SET 5/8" REBAR WITH CAP EMBOSSED "PS #1913" BEING ON THE SOUTH RIGHT-OF-WAY OF BLUEBERRY LANE;

THENCE DEPARTING SAID HEREIN DESCRIBED WEST BOUNDARY, NORTH 59°01'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 177.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BEING MARKED BY A SET MAG NAIL AND WASHER EMBOSSED "PS #1913"; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, SOUTH 01°56'14" WEST A DISTANCE OF 316.24 FEET TO THE POINT OF BEGINNING CONTAINING 0.85 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

REFERENCED DOCUMENTS:

- 1. SURVEY BY THOMAS COPELIN PS 944 PLAT BOOK P1 PAGE 883
- 2. SURVEY BY THOMAS COPELIN PS 944 PLAT BOOK 2008 PAGE 47
- 3. WARRANTY DEED BOOK 525 PAGE 800
- 4. QUIT CLAIM DEED 547 PAGE 680
- 5. WARRANTY DEED BOOK 1997 PAGE 039476
- 6. SURVEY BY NIKOLAY NEDKOV PS 1759 STATE PLAT 20250314014609
- 7. SURVEY BY JAMES THOMPSON PS 406 STATE PLAT 202101080072
- 8. ARDOT RIGHT-OF-WAY MAP JOB 090718
- 9. BENTON COUNTY COURT ORDER STATE HIGHWAY COMMISSION OF THE STATE OF ARKANSAS JOB NO. 9147



LOCATION MAP
NOT TO SCALE

NOTES:

- 1. BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM (GEOID 18) ORTHOMETRIC HEIGHTS AND CONTOURS ARE DERIVED FROM TERRESTRIAL AND RTK GNSS OBSERVATIONS ALSO BASED ON POST-PROCESSED SOLUTION. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, TO CONVERT BEARINGS TO GEODETIC ROTATE BY THE CONVERGENCE ANGLE, TO CONVERT DISTANCES TO GROUND DIVIDE BY THE COMBINED SCALE FACTOR.
 - CONVERGENCE ANGLE: -01°16'01.4"
 - COMBINED SCALE FACTOR: 0.9999733866
 - VALUES CALCULATED AT: THE SOUTHEAST CORNER OF LOT 2 BEING A FOUND 5/8" REBAR.
 - N: 749773.7 E: 671301.5 Z: 1291.8'
- 2. ACCORDING TO THE COMMUNITY PANEL NO. 0260K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED 06/05/2012. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X DEFINED AS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3. 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/](http://www.bentonvilleplanning.com/) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- 4. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- 5. 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
- 6. 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.
- 7. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- 8. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE
- 9. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 10. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS
- 11. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 12. THE SOUTHWEST CORNER OF LOT 1, DEAN'S ADDITION WILL STILL BE R1. THE PROPERTY LINE ADJUSTMENT DOES NOT ADJUST THE BOUNDARIES OF THE ZONE.
- 13. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED FROM A SURVEY CONDUCTED UNDER THE DIRECTION OF ANOTHER SURVEYOR IN MARCH 2021 FOR DESIGN PURPOSES ONLY. ACTUAL SITE CONDITIONS MAY VARY FROM THOSE DEPICTED. THIS SURVEYOR MAKES NO CERTIFICATION AS TO THE CURRENT ACCURACY OR COMPLETENESS OF SAID TOPOGRAPHIC INFORMATION.
- 14. MONUMENTS LABELED "BENT" WERE FOUND LEANING BUT INTACT. THESE WERE EXCAVATED UNTIL THE UNDISTURBED PORTION WAS EXPOSED AND MEASURED FROM THAT POINT. MONUMENTS LABELED "DISTURBED" WERE FOUND UNRELIABLE AND WERE NOT ACCEPTED FOR BOUNDARY CONTROL.

OWNER
CALVARY CHURCH UPC
2612 E. CENTRAL AVENUE
BENTONVILLE, AR 72712
TEL. 479-633-1627

SURVEYOR
HALFF
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
CONTACT: JOSHUA BEMBENEK, PS
EMAIL: JBEMBENEK@HALFF.COM
TEL: 479.579.3982

OWNER
DEAN, JOHN M & DEBORAH D
PO BOX 93
BENTONVILLE, AR 72712

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.

OWNER 1:

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

OWNER 2:

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, JOSHUA BEMBENEK, 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 PLATS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
PROFESSIONAL SURVEYOR
NO. 1913
STATE OF ARKANSAS

CITY PROJECT NUMBER: PLA25-0024

ARKANSAS PLAT CODE: 500-20N-30W-0-28-203-04-1913

REVISION		
NO.	DATE	DESCRIPTION
1	10.1.2025	REVISED PER CITY COMMENTS



PRELIMINARY FOR INTERIM REVIEW ONLY	
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:	
JOSHUA BEMBENEK	1913
NAME	LICENSE NO.
10/3/2025	
DATE	
#####	AR
FIRM / BUSINESS NO.	STATE



PROPERTY LINE ADJUSTMENT
OF LOT 1 CALVARY TABERNACLE ADDITION AND LOT 1 DEAN ADDITION
CREATING LOT 2 CALVARY TABERNACLE ADDITION & LOT 3 DEAN ADDITION

SITUATED IN THE S. 1/2 OF SECTION 28
SECTION 28, T-20-N, R-30-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

PROJECT NO.:57802.001
ISSUED: 10/3/2025
DRAWN BY: JDS
CHECKED BY: JB
SCALE: N/A
SHEET TITLE: PROPERTY LINE ADJUSTMENT

FILE NAME: A:\57000s\57802\001\SURV\CADD\Sheets\PLA-57802.001.dwg DATE: October 3, 2025, TIME: 9:18 AM, USER: ah5165

LEGEND:

SECTION LINE

ADJACENT BOUNDARY LINE

RIGHT-OF-WAY LINE

ROAD CENTERLINE

EASEMENT LINE

DEDICATED EASEMENT PER THIS PLAT

WATER METER

FIRE HYDRANT

WATER SPIGOT

WATER VALVE

FIRE DEPARTMENT CONNECTION

SEWER MANHOLE

POWER POLE

ELECTRIC METER SIGN

AIR CONDITIONER

TRANSFORMER

GAS METER

TELEPHONE PEDESTAL

CLEAN-OUT

STRUCTURE

COTTON SPINDLE, AS NOTED

FOUND REBAR, AS NOTED

FOUND NAIL, AS NOTED

FOUND MONUMENT, AS NOTED

SET 5/8" REBAR W/ PS 1913 CAP

SET MAG NAIL W/ PS 1913 WASHER

POB POINT OF BEGINNING

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	016°07'12"	612.96'	N 33°46'32" E	171.89'	172.45'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 00°29'52" W	15.45'
L2	N 00°29'52" E	2.13'
L3	S 59°01'57" W	132.45'
L4	N 31°32'10" W	3.71'
L5	N 58°27'50" E	133.79'
L6	N 01°56'18" W	92.11'
L7	N 21°47'15" W	186.54'
L8	N 67°04'31" E	20.00'
L9	S 21°47'15" E	190.44'
L10	S 01°56'18" E	84.25'
L11	N 58°27'50" E	24.08'
L12	S 30°41'01" E	7.47'
L13	S 59°12'21" W	49.46'
L14	N 59°20'54" E	44.13'
L15	N 59°20'54" E	52.59'
L16	N 28°38'14" W	5.01'
L17	N 60°16'53" E	131.21'
L18	N 59°12'21" E	8.75'
L19	S 30°41'02" E	9.36'
L20	S 41°41'58" W	35.33'
L21	S 61°53'07" W	135.49'
L22	S 84°36'40" W	26.18'
L23	N 41°50'08" E	15.14'
L24	S 87°26'59" E	368.53'
L25	N 02°49'58" E	14.85'
L26	S 87°10'02" E	27.00'
L27	S 02°49'58" W	13.47'
L28	S 87°27'03" E	41.38'
L29	S 02°33'01" W	13.22'
L30	N 87°25'05" W	446.51'

CITY PROJECT NUMBER: PLA25-0024

REVISION		
NO.	DATE	DESCRIPTION
1	10.1.2025	REVISED PER CITY COMMENTS

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
JOSHUA BEMBENEK
NAME
10/3/2025
DATE

FIRM / BUSINESS NO.

1913
LICENSE NO.
AR
STATE

halff

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

PROPERTY LINE ADJUSTMENT

OF LOT 1 CALVARY TABERNACLE ADDITION AND LOT 1 DEAN ADDITION

CREATING LOT 2 CALVARY TABERNACLE ADDITION & LOT 3 DEAN ADDITION

SITUATED IN THE S. 1/2 OF SECTION 28

SECTION 28, T-20-N, R-30-W

BENTONVILLE, BENTON COUNTY, ARKANSAS

PROJECT NO.: 57802.001
ISSUED: 10/3/2025
DRAWN BY: JDS
CHECKED BY: JB
SCALE: 1" = 50'
SHEET TITLE: PROPERTY LINE ADJUSTMENT
PAGE 2 OF 2

Page 53 of 175



McDonald's

3704 Southwest Regional Airport Boulevard

PC Date: 10/21/2025

Staff Report Details

Project Number	LSD25-0011
Applicant / Current Owner	Olsson/McDonald's
Site Area	+/- 1.17 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Commercial Restaurant
Related projects	PLA25-0022

Property Description

The property is located at 3704 SW Regional Airport Blvd. It is currently zoned C-2, General Commercial with a Future Land Use classification of Walkable Corridor. Surrounding districts include PRD, Planned Residential Development, R-1, Low-density single family residential, and C-2, General Commercial. The property has direct access from SW Regional Airport Blvd.

Project Details

The proposed project is for a McDonald's restaurant. The applicant states the proposed building is 3,694 square feet. The use requires a minimum of 25 spaces, the applicant is proposing 35 spaces, and 2 ADA spaces. Landscaping is provided per the Land Development Code. The applicant will be installing a 12-foot sidepath, as is required by the Master Street Plan, and placing a public bench along the sidepath as a site amenity. The dumpster has been located at the rear of the property along with a storage shed.

The project makes use of 3 Primary Materials: with an average from all facades of 58.45% Brick, 10.88% Limestone, and 11.31% Glass (Special Use Materials are less than 25%).

Relationship to the Community Plan

The land use for this site is Walkable Corridor. The facility is appropriate within the surrounding context. Additionally, this development meets the large-scale development standards and codes including landscaping, public amenity requirements, and installing sidewalks required per the Master Street Plan.

Public Comment

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

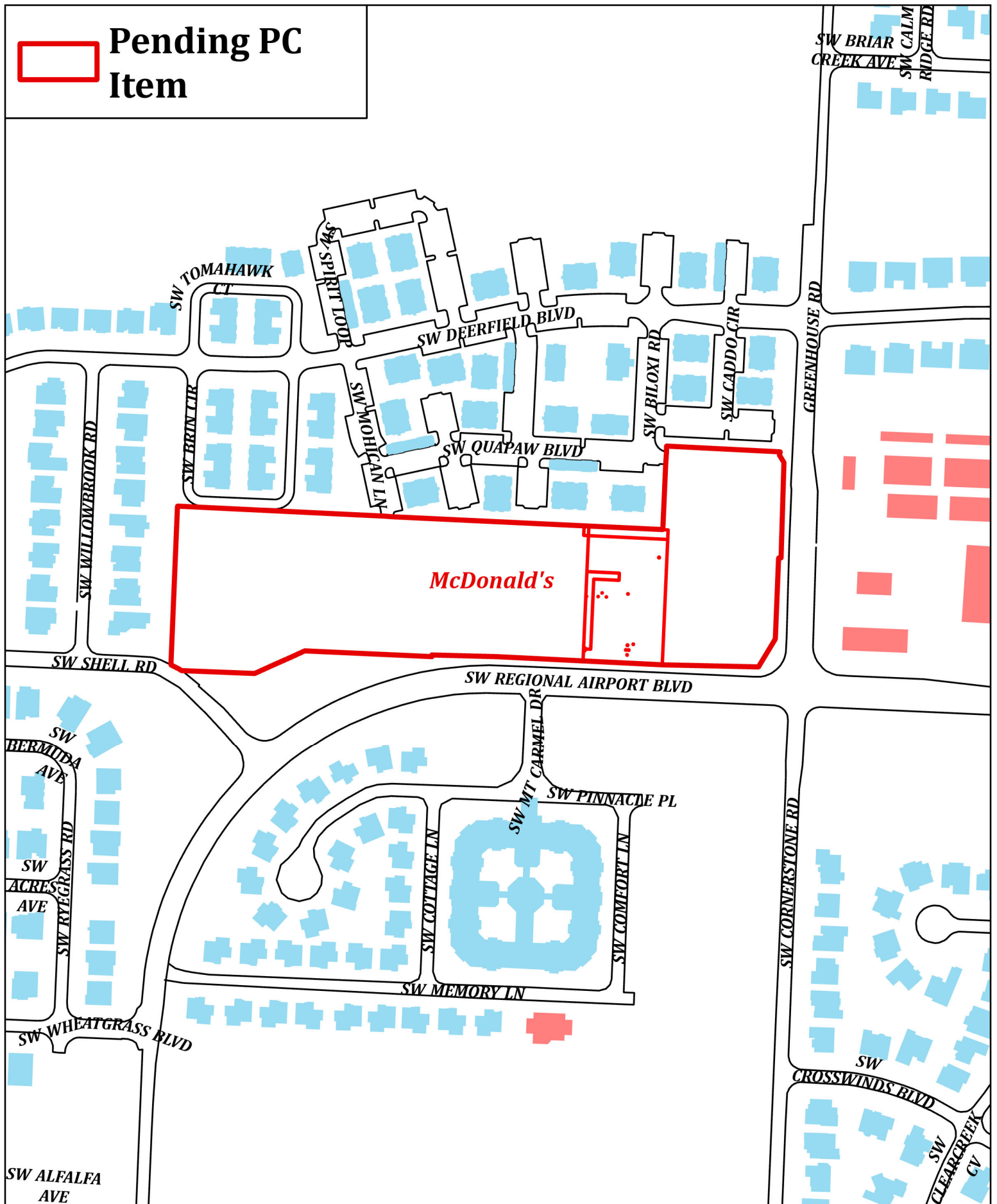
Analysis / Waivers

Conclusion

Additional Details



**Pending PC
Item**



**LSD25-0011
McDonald's
SW Regional Airport Blvd**



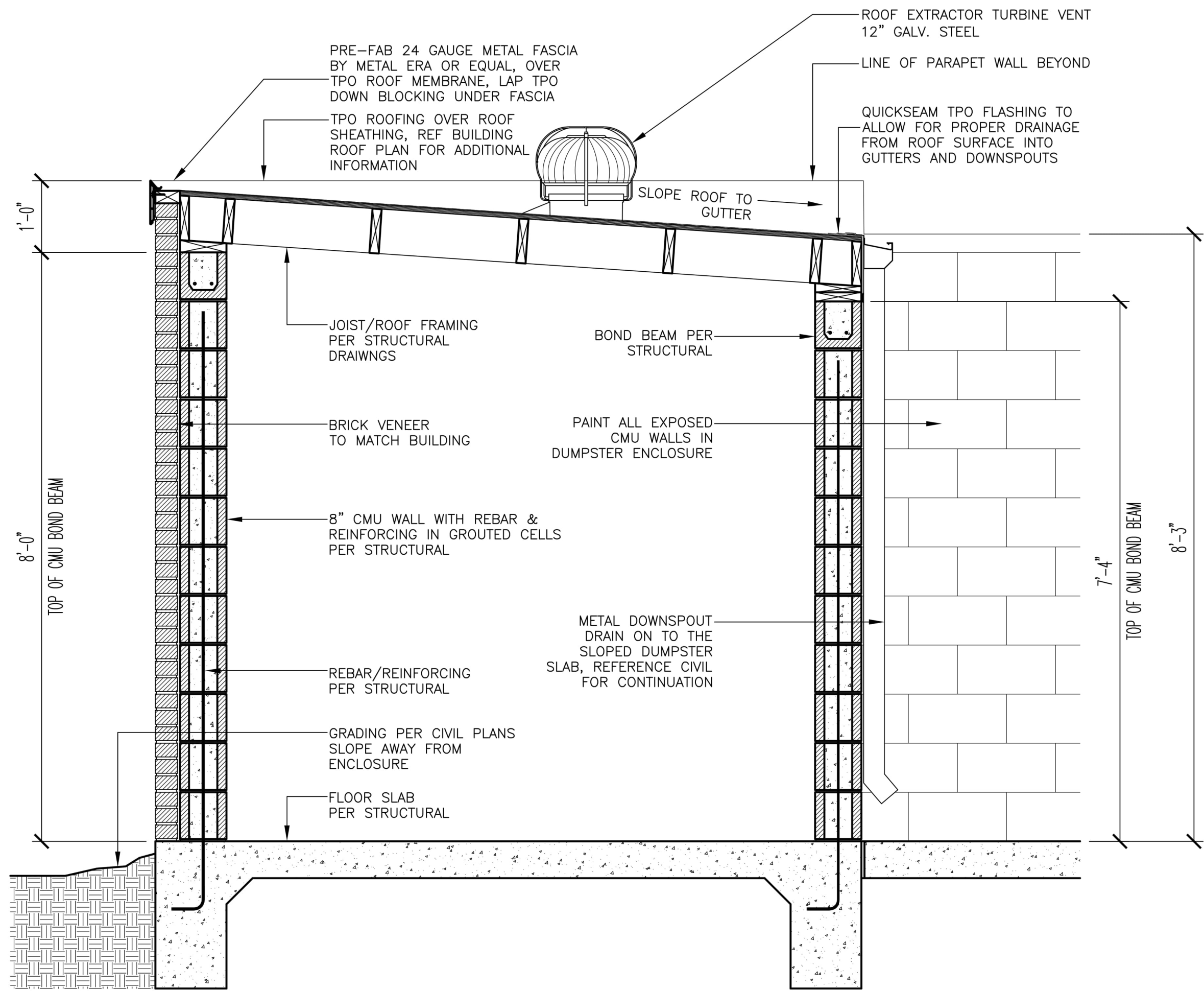
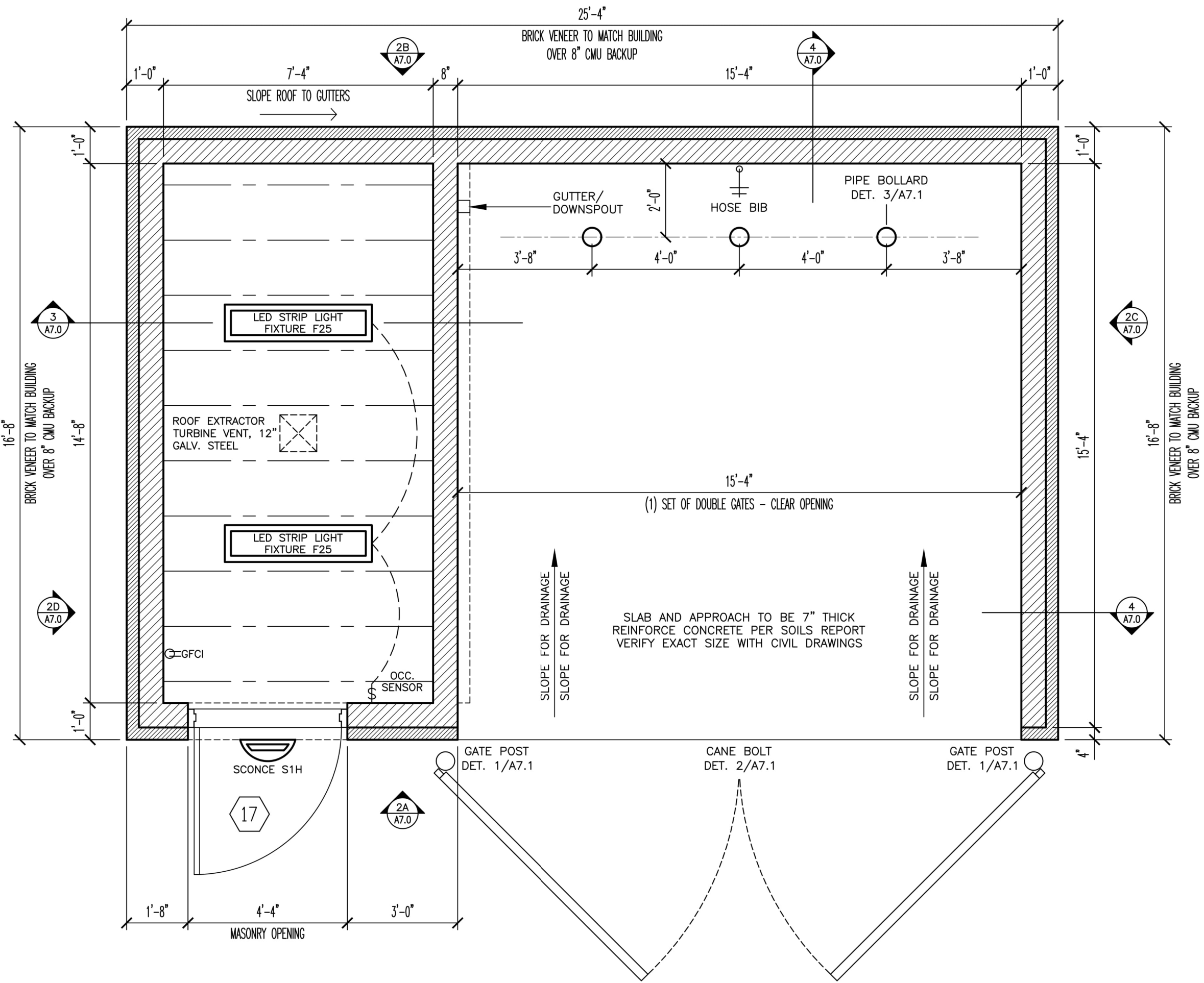
Page 57 of 175



REAR ELEVATION

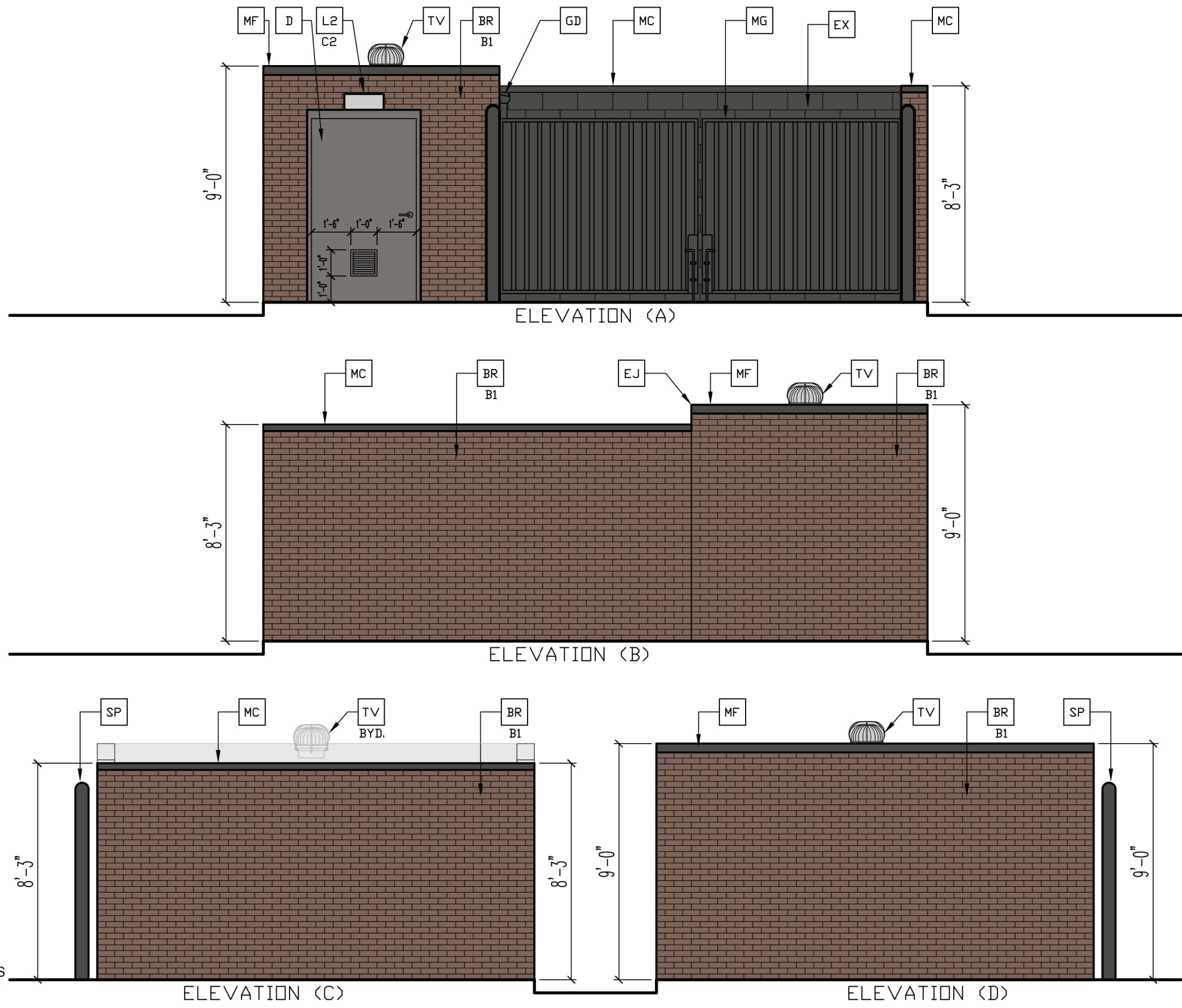
$$\frac{1}{4}'' = 1'-0''$$

Page 58 of 175

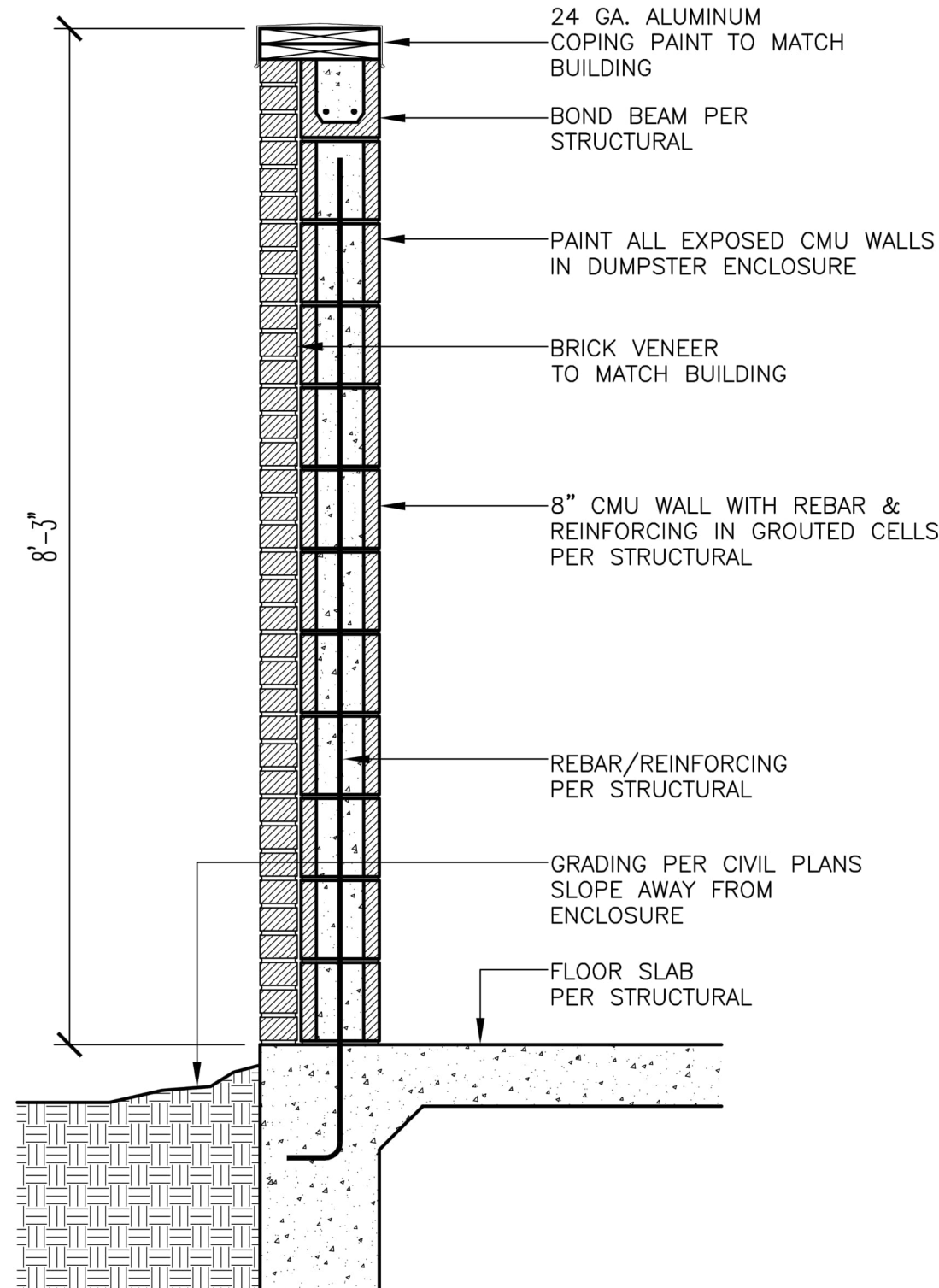


1 DUMPSTER ENCLOSURE PLAN SCALE 3/8"=1'-0"

3 WALL SECTION DETAIL SCALE 3/4"=1'-0"



2 DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

- BR MODULAR FACE BRICK
B1 - COLOR:
B1 = "BROOKSHIRE" BY ACME BRICK COMPANY
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- MF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA
COLOR: RAL 7022
- MC 24 GAUGE ALUMINUM COPING OVER CMU
ENCLOSURE WALLS COLOR TO MATCH "MF"
- SP STEEL CONCRETE FILLED POST - PAINT TO MATCH
BUILDING TRIM COLOR RAL 7022
- MG METAL DUMPSTER ENCLOSURE ENTRY GATES, REF
DETAILS AND NOTES (COLOR RAL 7022)
- GD METAL GUTTERS AND DOWNSPOUT - DRAIN INTO
DUMPSTER ENCLOSURE DRAIN COLOR TO MATCH "MF"
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER
- GC GC TO PAINT EXPOSED CMU BLOCK (INSIDE
ENCLOSURE) TO MATCH RAL 7022

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK S SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"x12" LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

THE MINIMUM INSIDE DIMENSIONS OF DUMPSTER ENCLOSURE SHALL BE 9' IN DEPTH AND 11' IN WIDTH.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 - 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-792-3387
Email: jeremy@jaw-arch.com

REGISTERED ARCHITECT
Arkansas
No. 4777

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McDonald's USA, LLC
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PREPARED FOR:
McDonald's USA, LLC
2024 STANDARD BUILDING - BB20
4584-WOOD/WOOD
DESCRIPTION
WOOD BEARING WALLS WITH HARDIE SIDING
WOOD ROOF TRUSS FRAMING
EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES
SITE ID
003-0385 3704 SW REGIONAL AIRPORT BLVD, BENTONVILLE AR

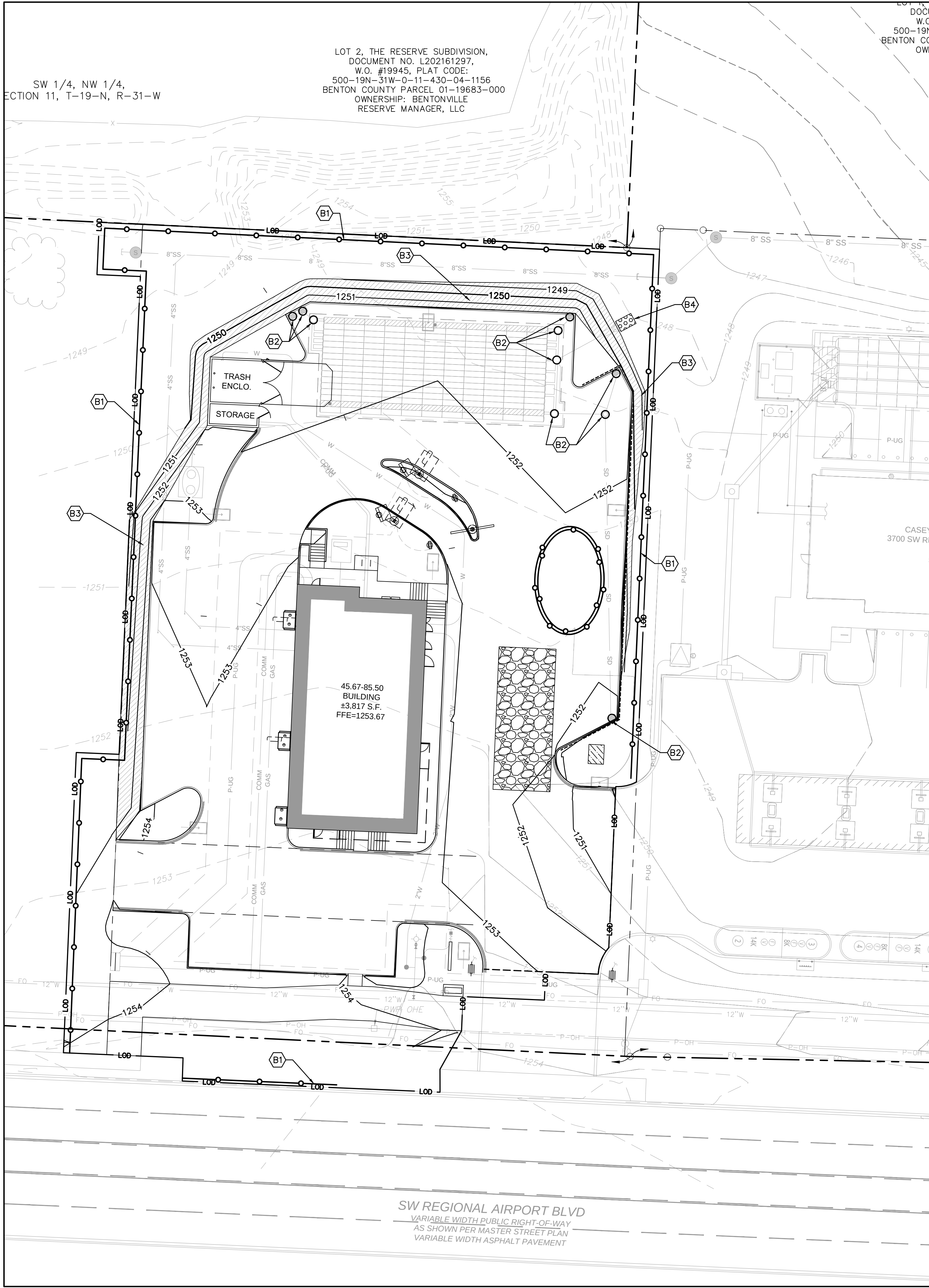
DRAWN BY
JAW
STD ISSUE DATE
2024
REVIEWED BY
JAW
DATE ISSUED
12/06/2024

TITLE
2024 STANDARD BUILDING - BB20
4584-WOOD/WOOD
DESCRIPTION
WOOD BEARING WALLS WITH HARDIE SIDING
WOOD ROOF TRUSS FRAMING
EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES
SITE ID
003-0385 3704 SW REGIONAL AIRPORT BLVD, BENTONVILLE AR

SHEET NO.
A7.0

DEVELOPMENT STANDARDS REVISION, CITY COMMENTS, AND MAG QC COMMENTS
1
03/07/2025
REV
DATE
DESCRIPTION
BY

DWG: F:\2024\202001-025000\024-02080\40-Design\AutoCAD\Final Plans\Sheets\SDWG_ERC02_02402080.dwg USER: dannerh1t
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DEMOLITION-CONSTRUCTION PHASE NOTES:

- EROSION CONTROL DEVICES INSTALLED IN THE CONSTRUCTION PHASE SHALL BE INSTALLED BY THE CONTRACTOR ACCORDING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR MAY MODIFY PLANS OR CONSTRUCTION SEQUENCE; ANY SUCH MODIFICATIONS SHALL REQUIRE THE APPROVAL OF THE PERMITTING AUTHORITY.
- AREAS WHICH WILL BE INACTIVE FOR 14 DAYS SHALL BE TEMPORARILY SEEDED WITH ANNUAL FAST GROWING VEGETATION. STRAW MULCH SHALL BE APPLIED AND MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - STEEP SLOPES (ABOVE 15%) SHALL BE SEEDED WITH AN EROSION CONTROL BLANKET INSTALLED IN PLACE OF MULCH.
 - IF AT THE END OF DAILY OPERATION THE LOCAL FORECAST CALLS FOR RAIN WITHIN 24 HOURS OR IF GRADING OPERATIONS WILL BE SUSPENDED FOR LONGER THEN 24 HOURS, THEN INSTALL A TEMPORARY TOP OF SLOPE DIVERSION AT ALL STEEP SLOPES.
 - INSTALL INTERMITTENT FILTER SOCK DOWN HILL OF LOCALIZED ON SITE GRADING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL.
 - MUD AND DEBRIS SHALL BE CLEANED FROM THE STREET AT THE CONCLUSION OF EACH WORKING DAY.
 - KEEP WEEDS AND GRASSES IN CONTROL EVERY 14 DAYS WITHIN THE PROJECT SITE AND ALONG ALL SIDES OF PROJECT FENCE AND SILT FENCE.
 - INSPECT THE EROSION CONTROL MEASURES AT A MINIMUM OF ONCE EVERY TWO WEEKS AND WITH THE EXCEPTION OF SATURDAYS, SUNDAYS, AND ESTABLISHED FEDERAL HOLIDAYS BY THE END OF THE NEXT DAY FOLLOWING A RAINFALL EVENT OF 0.50" OR GREATER AND KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF VEGETATION.

TEMPORARY & PERMANENT VEGETATION REQUIREMENTS:

- CONTRACTOR SHALL REFER TO THE NWA 2014 STORMWATER BMP MANUAL - BMP 220: TEMPORARY AND PERMANENT SEEDING, BMP: 221: MULCHING, & BMP 230: NETS AND BLANKETS FOR TEMPORARY & PERMANENT VEGETATION REQUIREMENTS.

GENERAL EROSION CONTROL NOTES:

- ALL TEMPORARY BMPS SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. ONCE STABILIZATION IS ACHIEVED, CONTRACTOR IS TO REMOVE TEMPORARY BMPS AND EROSION CONTROL BLANKETS.
- STORMWATER RUNOFF IS ANTICIPATED TO LEAVE THE SITE VIA. SHEET FLOW, SHOULD CONCENTRATED OUTFLOWS OCCUR DURING CONSTRUCTION THE CONTRACTOR WILL UPDATE THE MAP WITH OUTFALL LOCATIONS AND EMPLOY THE NECESSARY BMPS TO MINIMIZE SEDIMENT DISCHARGE.

EROSION CONTROL PHASING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	C	INSTALL AS INDICATED ON PLANS. SEE DETAIL SHEET C3.3
	A2	TEMPORARY STAGING/STOCKPILE AREA	B	INSTALL AS INDICATED ON PLANS. SEE DETAIL SHEET C3.3
	A3	TEMPORARY CONCRETE WASHOUT	B	INSTALL AS INDICATED ON PLANS. SEE DETAIL SHEET C3.3
	A4	TEMPORARY FILTER SOCK	C	INSTALL AS INDICATED. SEE DETAIL SHEET C3.3
B - SITE CONSTRUCTION	B1	MAINTAIN FILTER SOCK	C	CONTRACTOR SHALL MAINTAIN FILTER SOCK & FILTER SOCK SLOPE INTERRUPTERS THROUGHOUT CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C3.3.
	B2	SEDIMENT LOG DROP INLET PROTECTION	C	INSTALL AS INDICATED. SEE DETAIL SHEET C3.3
	B3	INSTALL TEMPORARY EROSION CONTROL BLANKET	C	INSTALL AS INDICATED. SEE DETAIL SHEET C3.3
	B4	3'X5' TYPE "L" RIPRAP OUTLET PROTECTION	N/A	INSTALL AS INDICATED. SEE DETAIL SHEET C3.3
C - POST CONSTRUCTION: FINAL STABILIZATION	C1	REPLACE TOP SOIL, SEED MULCH, SOD	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 80% DENSITY OVER 100% OF DISTURBED AREA.

1250

1250

100

PROPERTY LINE

EXIST. CONTOUR

FINISH GRADE CONTOUR

LIMITS OF DISTURBANCE

INSTALL COMPOST FILTER SOCK OR APPROVED EQUAL

INSTALL GRAVEL CONSTRUCTION ENTRANCE/EXIT

INSTALL CONCRETE WASHOUT

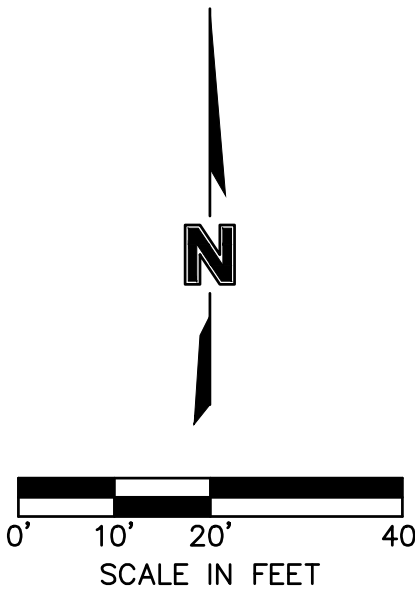
APPROX. STOCKPILE LOCATION

COMPOST FILTER SOCK INLET PROTECTION

INSTALL EROSION CONTROL BLANKET

INSTALL RIPRAP APRON, SEE SHEET C3.3 FOR DETAILS

LAND DISTURBANCE:
TOTAL SITE AREA: ±1.17 AC (51,219 SF)
TOTAL AREA DISTURBED: ±1.22 AC (53,018 SF)



TITLE
EROSION CONTROL PLAN PHASE II

DESCRIPTION
2023 PROTOTYPE 45'X94'
LARGE SCALE DEVELOPMENT PLANS

SITE ID
030-0385

DRAWN BY
CLL

STD ISSUE DATE
01-17-2025

REVIEWED BY
MKL

DATE ISSUED
01-24-2025

PREPARED FOR:
McDonald's USA, LLC

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SHEET NO.
C3.1

DATE
09/13/2025

REV

DESCRIPTION

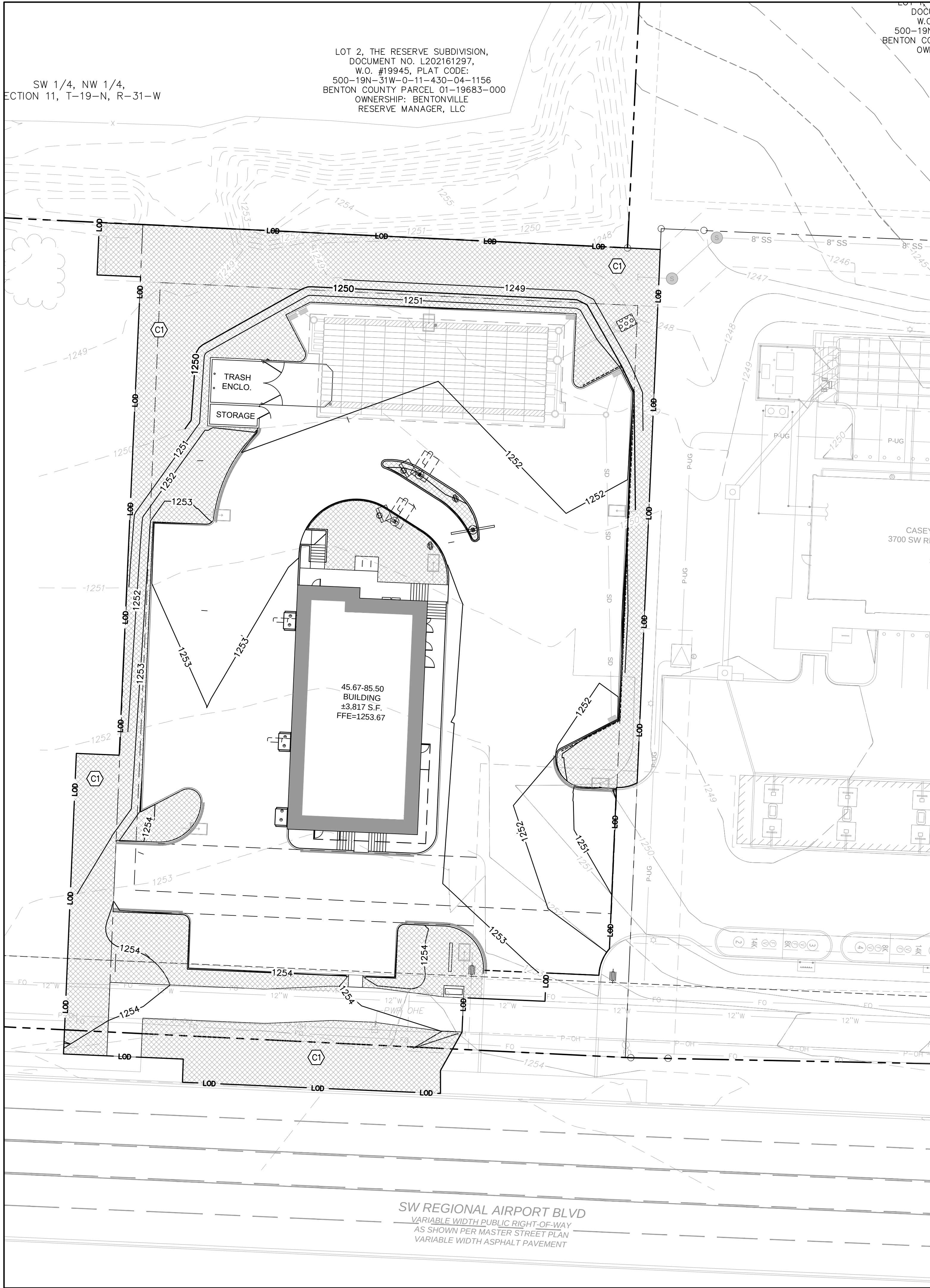
BY

Olsson
3537 North Steele
Boulevard, Suite 310
Fayetteville, AR 72703
TEL 479.443.3404 www.olsson.com

LSD25-0011

Page 62 of 175

DWG: F:\2024\202001-025000\024-02080\40-Design\AutoCAD\Final Plans\Sheets\SDMG_ERC03_02402080.dwg USER: demmerhht
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GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT AND ON THE ADJACENT PUBLIC AND PRIVATE STREETS. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES AT A MINIMUM OF ONCE EVERY TWO WEEKS AND WITH THE EXCEPTION OF SATURDAYS, SUNDAYS, AND ESTABLISHED FEDERAL HOLIDAYS BY THE END OF THE NEXT DAY FOLLOWING A RAINFALL EVENT OF 0.50" OR GREATER AND KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES.
2. FAILURE TO FLOW THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND AUTHORIZATION TO DISCHARGE WILL SUBJECT THE CONTRACTORS TO THE PENALTIES PROVIDED THEREIN. ANY AND ALL FINES ASSOCIATED WITH VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING ANY COMPLAINTS DUE TO DAMAGES OCCURRING ADJACENT TO, OR DOWNSTREAM FROM, PROPERTY BY SEDIMENT AS A RESULT OF INADEQUATE EROSION CONTROL PRACTICES.
4. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE AT ALL TIMES.
5. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES TO THOSE LISTED AND/OR SHOWN AND ENSURE THAT SILT WILL NOT LEAVE THE PROJECT LIMITS.
6. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE GOVERNING BODY AND THE STATE DEPARTMENT OF HEALTH & ENVIRONMENT, WATER POLLUTION CONTROL DIVISION, MOST CURRENT EDITIONS.
7. AT ANY TIME DURING CONSTRUCTION THE GOVERNING AUTHORITY MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED IN ORDER TO ADDRESS PROBLEM SITUATIONS OBSERVED ON THE SITE. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF THE CITY ENGINEER'S VERBAL OR WRITTEN ORDER.

PRE-CONSTRUCTION PHASE NOTES:

ALL EROSION CONTROL DEVICES SHOWN IN THE PRE-CONSTRUCTION PHASE MUST BE IN PLACE PRIOR TO DISTURBING ONSITE SOIL. DISTURBANCE NECESSARY TO PRE-CONSTRUCTION EROSION CONTROL SHALL BE MINIMAL AND ONLY THAT REQUIRED FOR INSTALLATION. COORDINATE NECESSARY CLEARING WITH LOCAL WEATHER FORECAST SO THAT CLEARING AND PLACEMENT TAKE PLACE DURING A DRY PERIOD.

1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE.
2. INSTALL FILTER SOCK AT THE DOWN HILL GRADING EXTENTS.
3. INSTALL STRUCTURAL EROSION CONTROL DEVICES AS INDICATED ON PLANS.

TEMPORARY & PERMANENT VEGETATION REQUIREMENTS:

CONTRACTOR SHALL REFER TO THE NWA 2014 STORMWATER BMP MANUAL - BMP 220: TEMPORARY AND PERMANENT SEEDING, BMP: 221 MULCHING, & BMP 230: NETS AND BLANKETS FOR TEMPORARY & PERMANENT VEGETATION REQUIREMENTS.

LEGEND

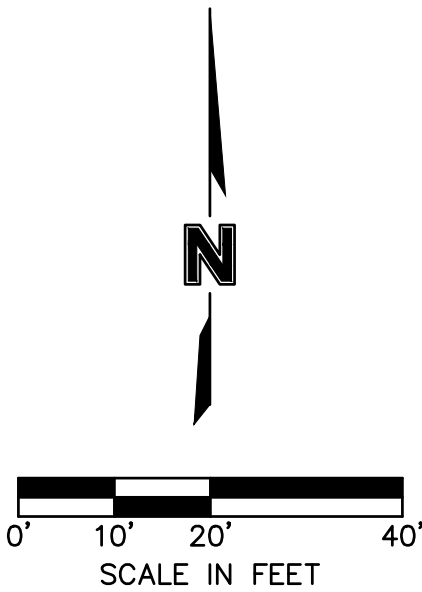
- PROPERTY LINE
- EXIST. CONTOUR
- FINISH GRADE CONTOUR
- LIMITS OF DISTURBANCE
- INSTALL COMPOST FILTER SOCK OR APPROVED EQUAL
- INSTALL GRAVEL CONSTRUCTION ENTRANCE/EXIT
- INSTALL CONCRETE WASHOUT
- APPROX. STOCKPILE LOCATION
- INSTALL INLET PROTECTION
- INSTALL RIPRAP APRON, SEE SHEET C3.3 FOR DETAILS
- PERMANENT SEEDING & MULCHING/SOD

LAND DISTURBANCE:
TOTAL SITE AREA: ±1.17 AC (51,219 SF)
TOTAL AREA DISTURBED: ±1.22 AC (53,018 SF)

EROSION CONTROL PHASING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
A - PRE-CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	C	INSTALL AS INDICATED ON PLANS, SEE DETAIL, SHEET C3.3
	A2	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	B	INSTALL AS INDICATED ON PLANS, SEE DETAIL, SHEET C3.3
	A3	TEMPORARY CONCRETE WASHOUT	B	INSTALL AS INDICATED ON PLANS, SEE DETAIL, SHEET C3.3
	A4	TEMPORARY FILTER SOCK	C	INSTALL AS INDICATED, SEE DETAIL, SHEET C3.3
	A5	SEDIMENT LOG DROP INLET PROTECTION	C	INSTALL AS INDICATED, SEE DETAIL, SHEET C3.3
B - SITE CONSTRUCTION	A6	TEMPORARY SWPPP INFORMATION MAILBOX	C	INSTALL AS INDICATED, SEE DETAIL, SHEET C3.3
	B1	MAINTAIN FILTER SOCK	C	CONTRACTOR SHALL MAINTAIN FILTER SOCK & FILTER SOCK SLOPE UNINTERRUPTED THROUGHOUT CONSTRUCTION ACTIVITIES, SEE DETAIL, SHEET C3.3
	B2	SEDIMENT LOG DROP INLET PROTECTION	C	INSTALL AS INDICATED, SEE DETAIL, SHEET C3.3
	B3	INSTALL TEMPORARY EROSION CONTROL BLANKET	C	INSTALL AS INDICATED, SEE DETAIL, SHEET C3.3
C - POST CONSTRUCTION FINAL STABILIZATION	B4	REPAIR OUTLET PROTECTION	NA	INSTALL AS INDICATED, SEE DETAIL, SHEET C3.3
	C1	REPLACE TOP SOIL, SEED MULCH, SOD	NA	ESTABLISH PERENNIAL VEGETATION WITH A BORN, PERENNIAL, GRASS, AND/OR MULCH, SEE DETAIL, SHEET C3.3

NOTE:
ALL TEMPORARY BMPS SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. ONCE STABILIZATION IS ACHIEVED, CONTRACTOR TO REMOVE TEMPORARY BMPS AND EROSION CONTROL BLANKETS.

NOTE:
STORMWATER RUNOFF IS ANTICIPATED TO LEAVE THE SITE VIA SHEET FLOW. SHOULD CONCENTRATED OUTFLOWS OCCUR DURING CONSTRUCTION THE CONTRACTOR WILL UPDATE THE MAP WITH OUTFALL LOCATION AND EMPLOY NECESSARY BMPS TO MINIMIZE SEDIMENT DISCHARGE.

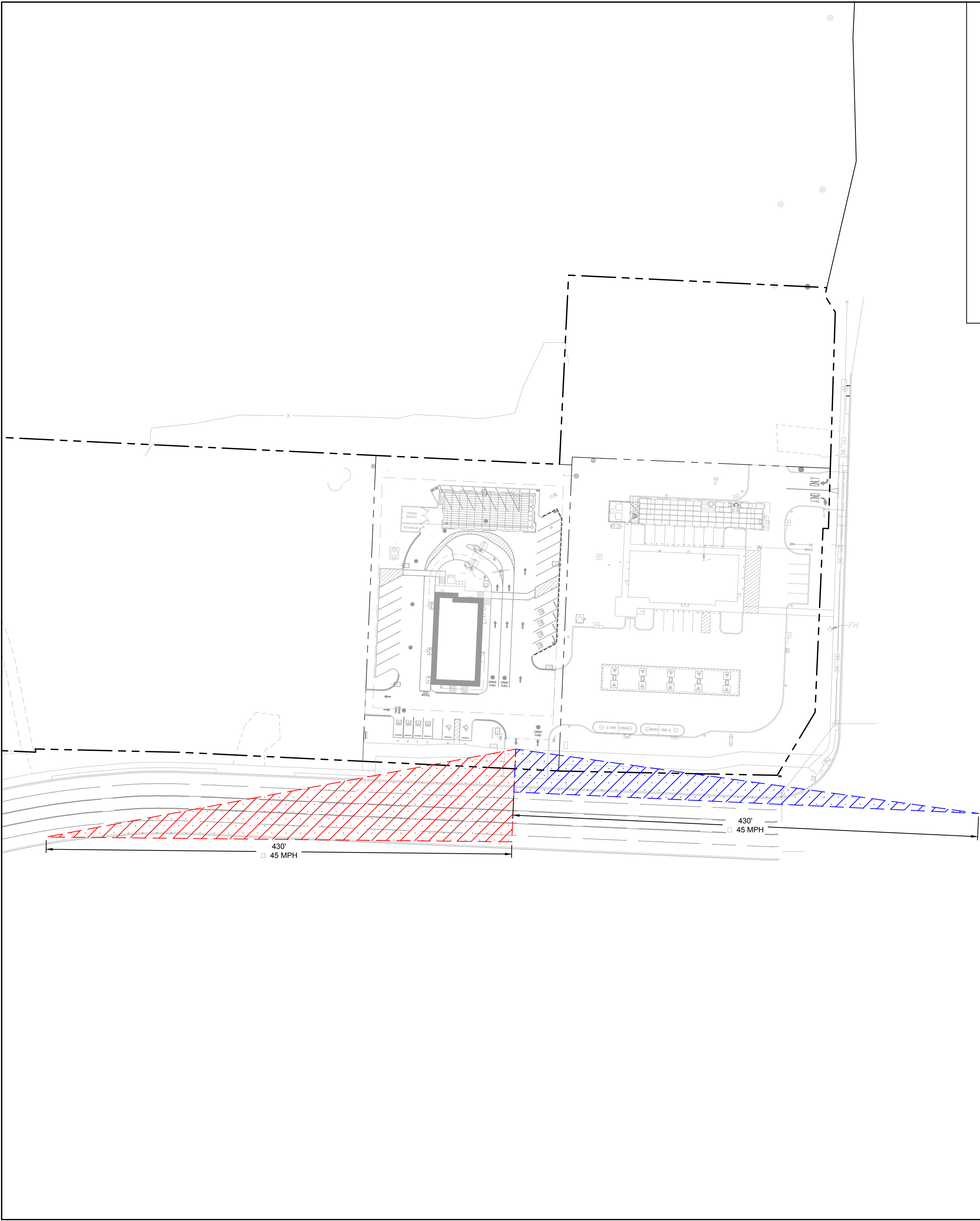


SHEET NO.	TITLE	DRAWN BY CLL	STD ISSUE DATE 01-17-2025	REVIEWED BY MKL	DATE ISSUED 01-24-2025	PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.	DESCRIPTION 2023 PROTOTYPE 45'X94' LARGE SCALE DEVELOPMENT PLANS	SITE ID 030-0385	SITE ADDRESS SW REGIONAL AIRPORT BLVD BENTONVILLE, AR 72712	DATE	REV	DESCRIPTION	BY	
C3.2	EROSION CONTROL PLAN PHASE III													

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McDonald's USA, LLC
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TEL 479.443.3404 www.olsson.com

olsson
ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. OLSSON
09/13/2025

DWG: F:\2024\02001-02500\024-02000\40-Design\AutoCAD\Final Plans\Sheet\SDMG_SIT01_02402000.dwg USER: dnmehrid DATE: Sep 19, 2025 11:07am XREFS: C:\FBLK_02402000 V_X\TOP_02402000 C_PBASE_02402000 V_XBNDY_02402000 C_DBASE_02402000 C_PUTIL_02402000



SITE PLAN NOTES

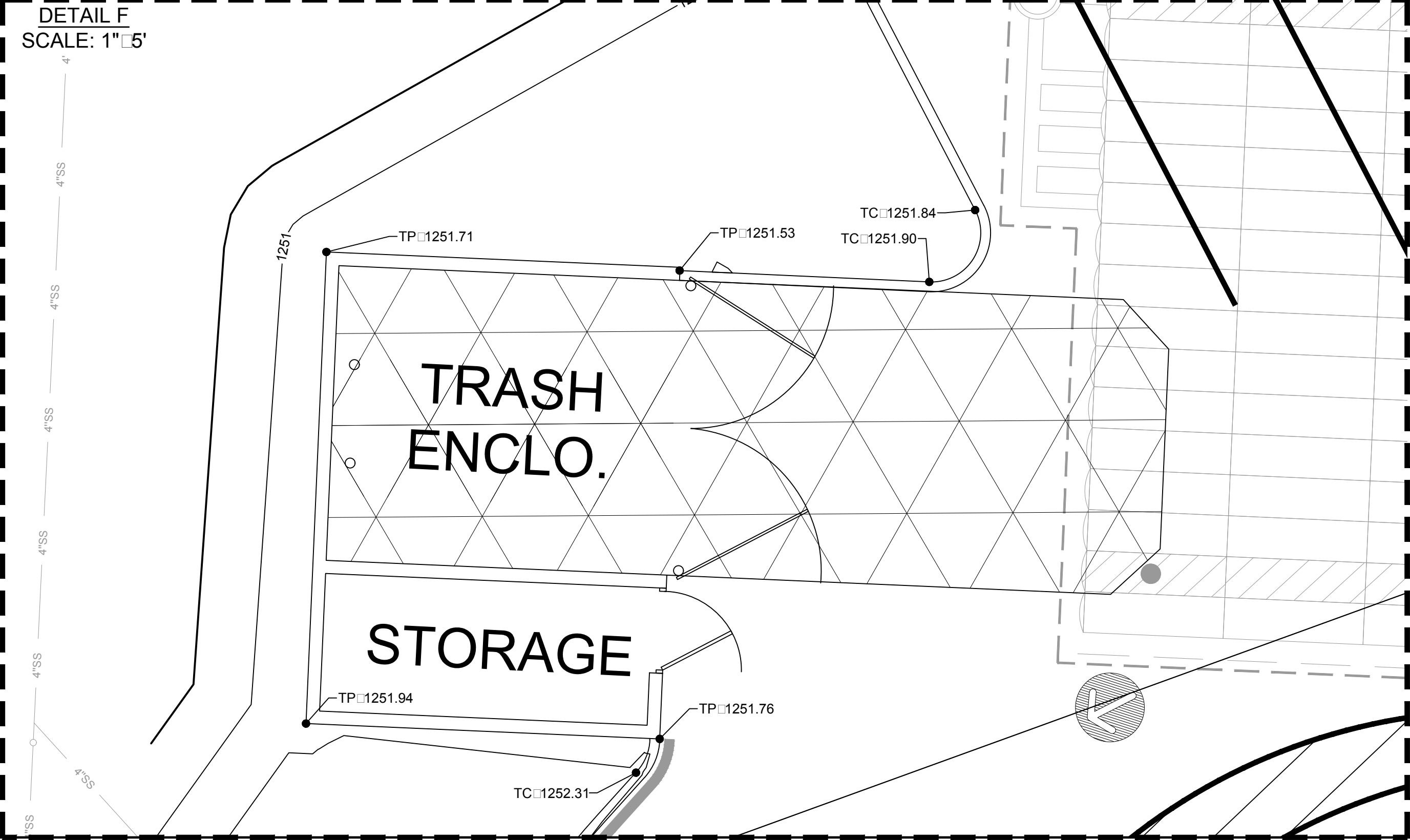
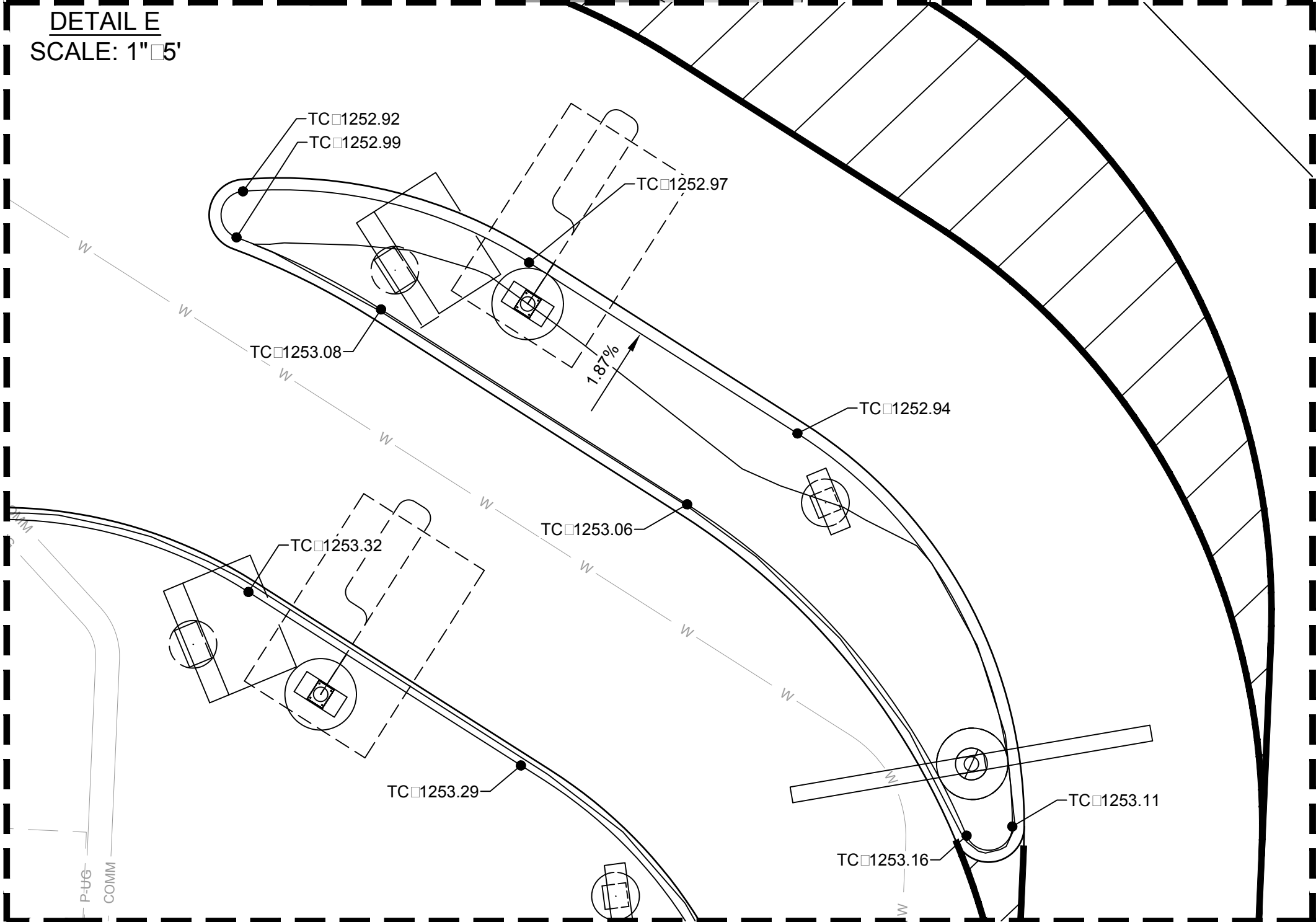
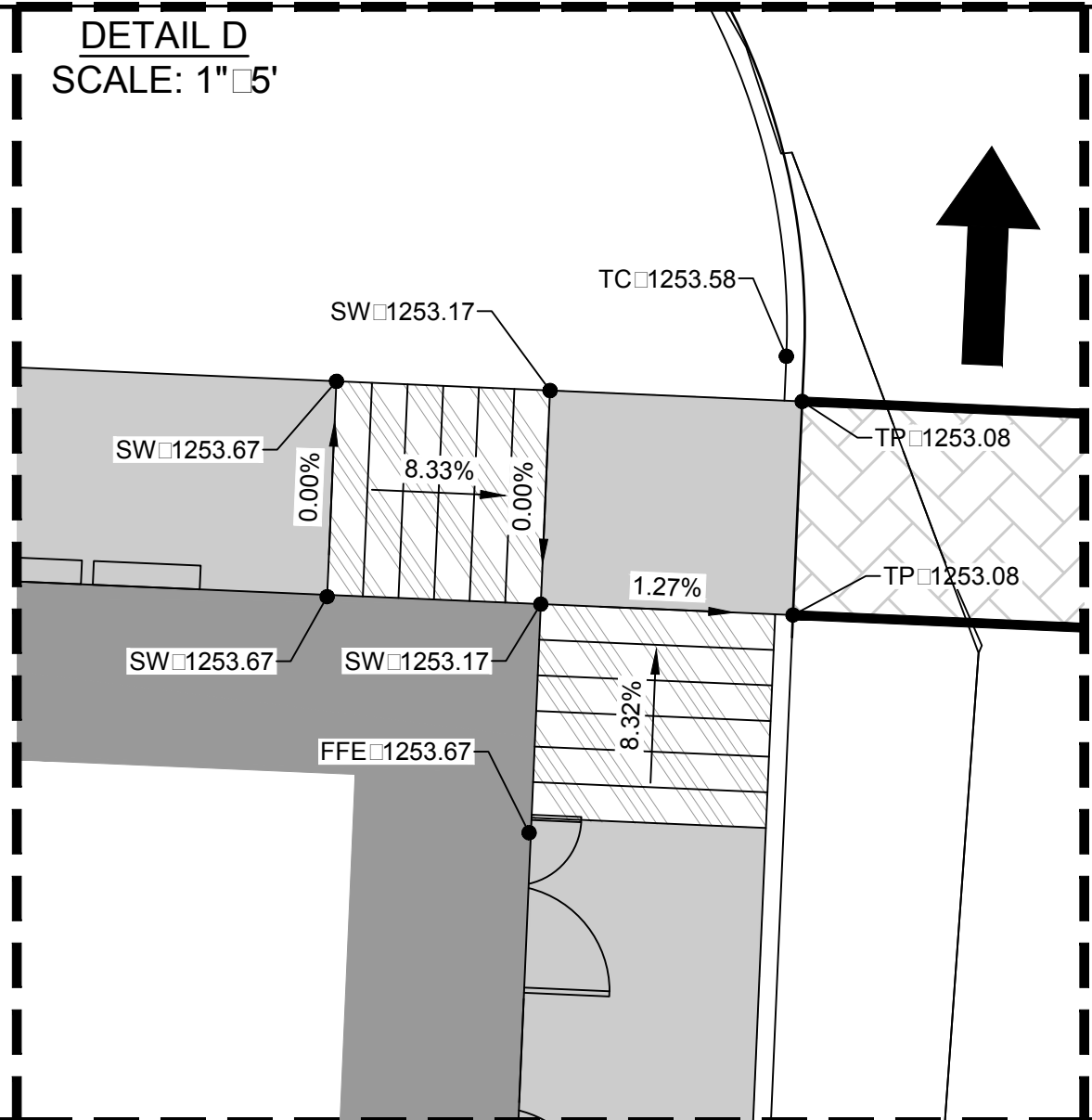
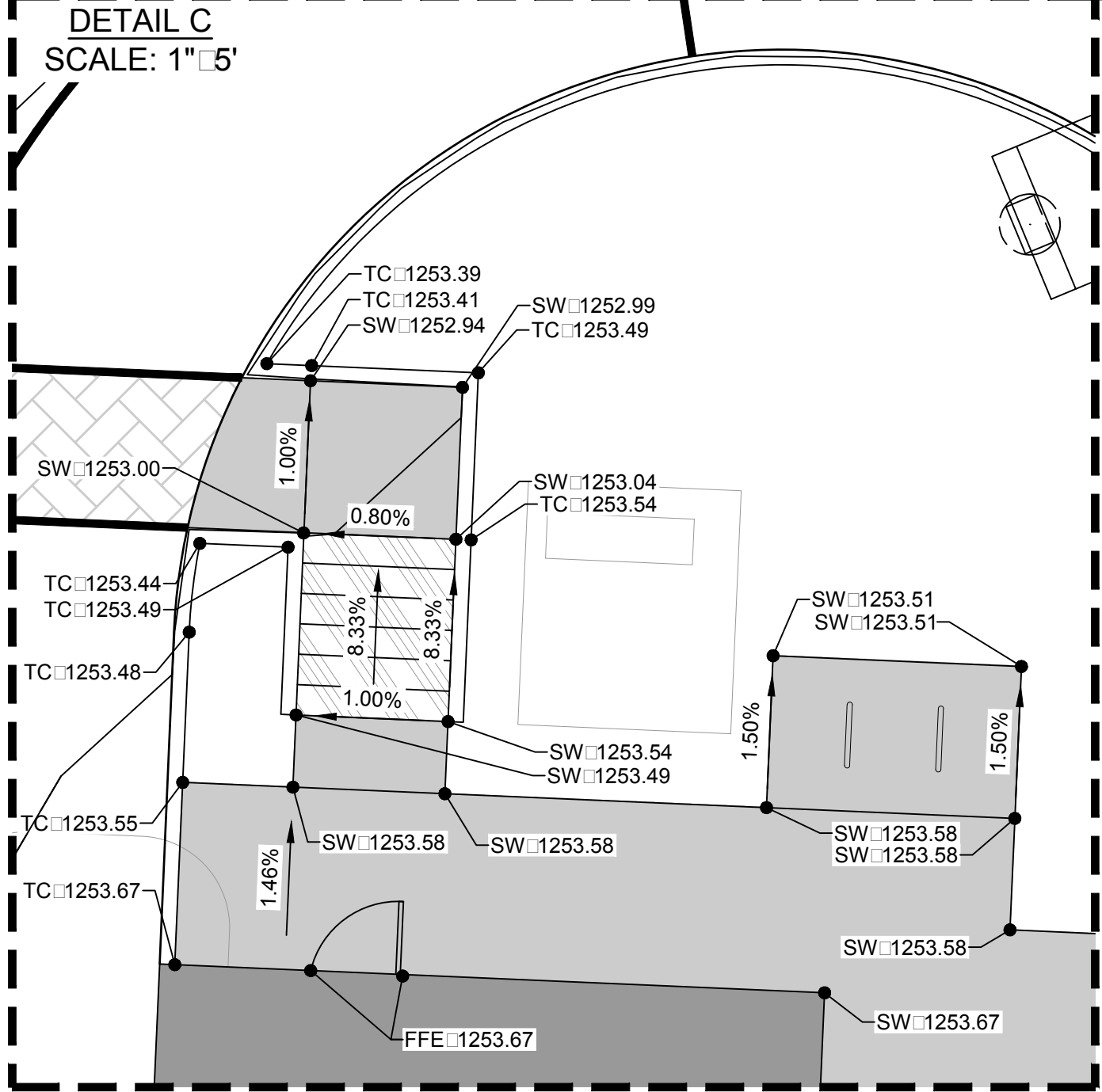
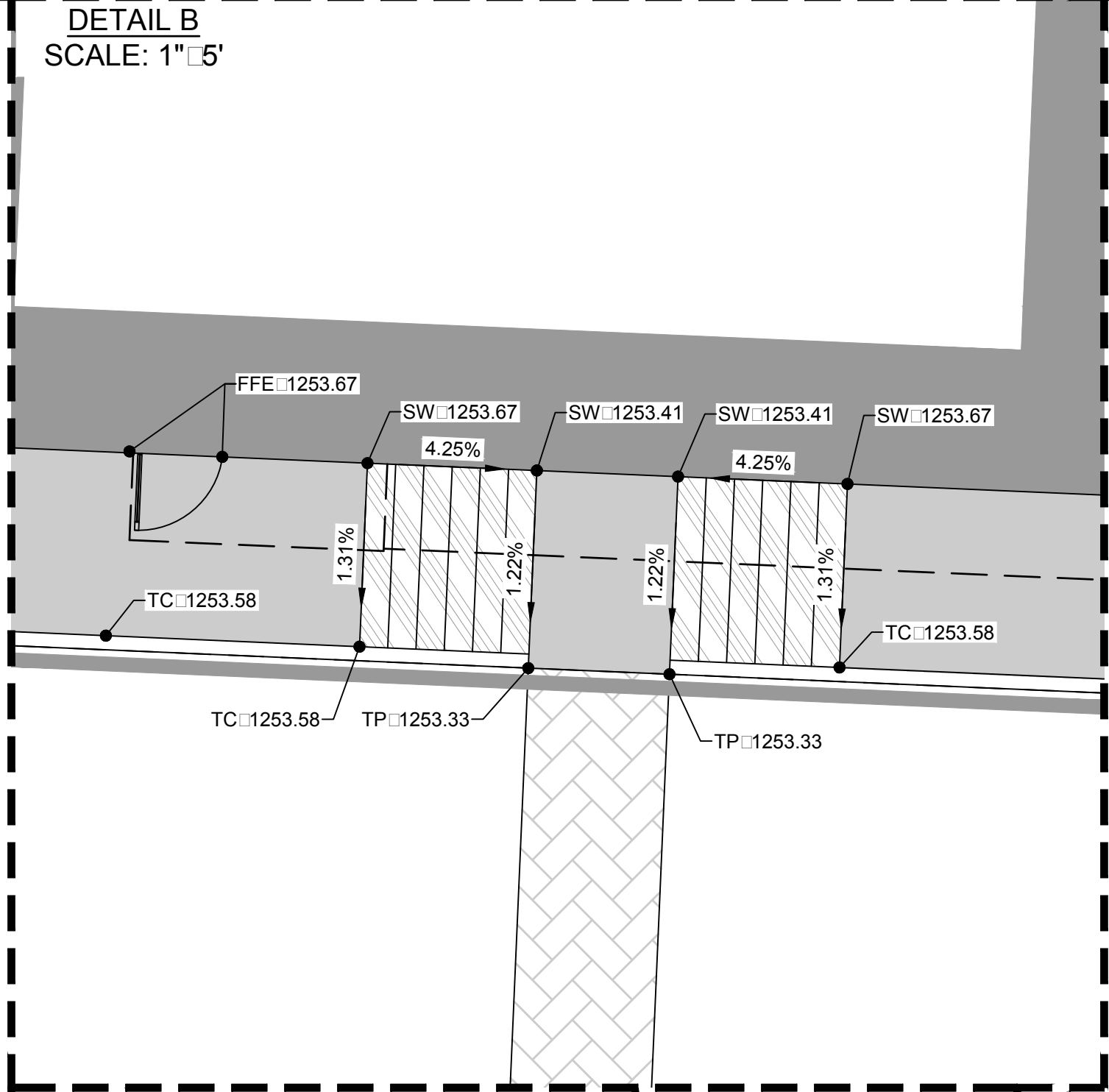
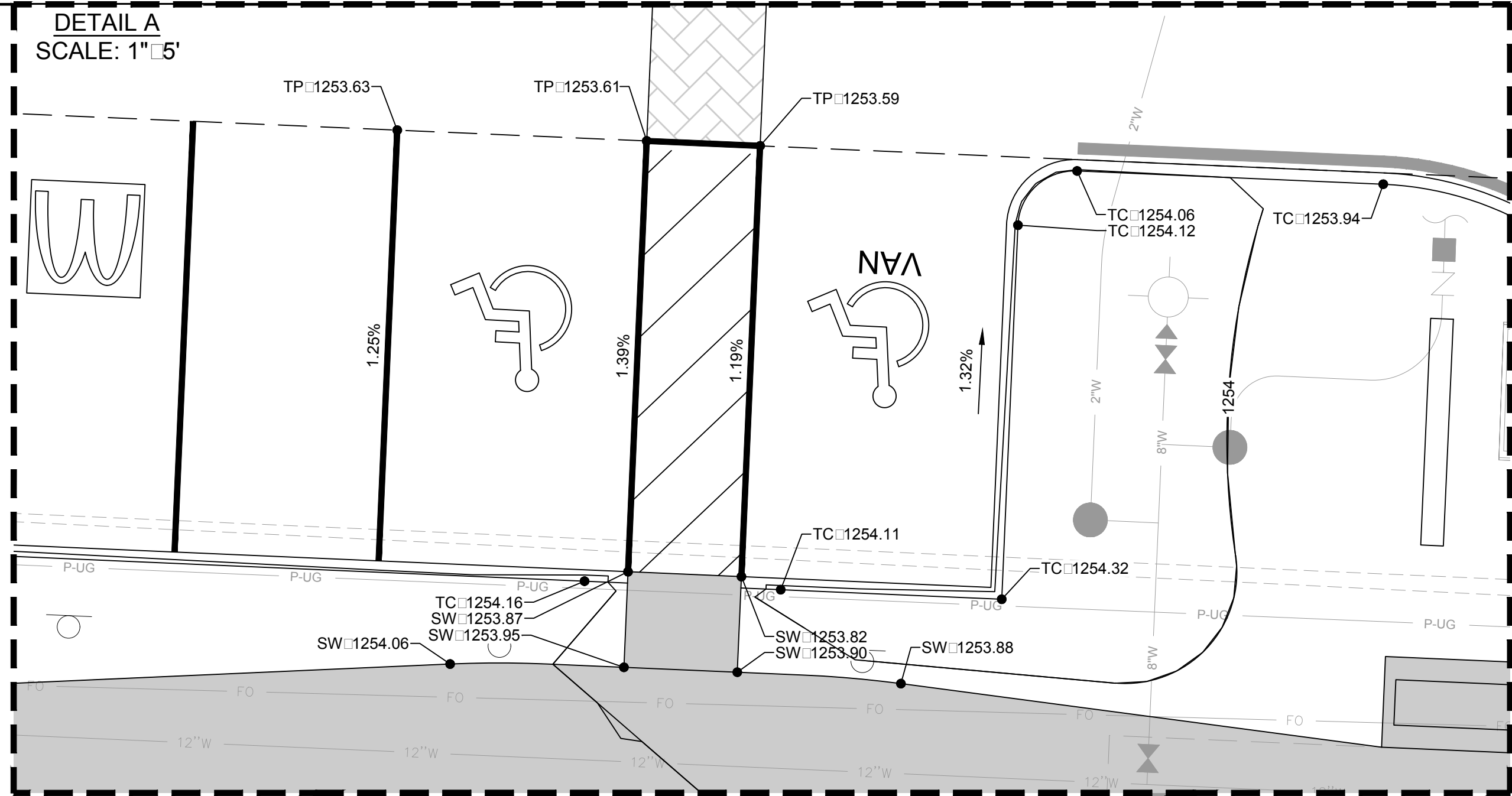
1. PROPOSED SITE IMPROVEMENTS THAT ARE BETWEEN 3' AND 8' IN HEIGHT CANNOT BELOCATED WITHIN SHADED SIGHT TRIANGLE AREAS SHOWN IN PLAN.

LEGEND

	PROPERTY LINE
	PROP. BUILDING SETBACK
	EXIST. UTILITY EASEMENT
	FIRE LANE STRIPING
	BENCHMARK
	EXIST. LIGHT POLE
	EXIST. TRANSFORMER
	EXIST. WATER METER
	EXIST. GRATE INLET
	EXIST. POWER POLE
	EXIST. POWER POLE W/ LIGHT
	EXIST. STEEL POST
	EXIST. WATER VALVE
	LEFT-TURN SIGHT TRIANGLE
	RIGHT-TURN SIGHT TRIANGLE

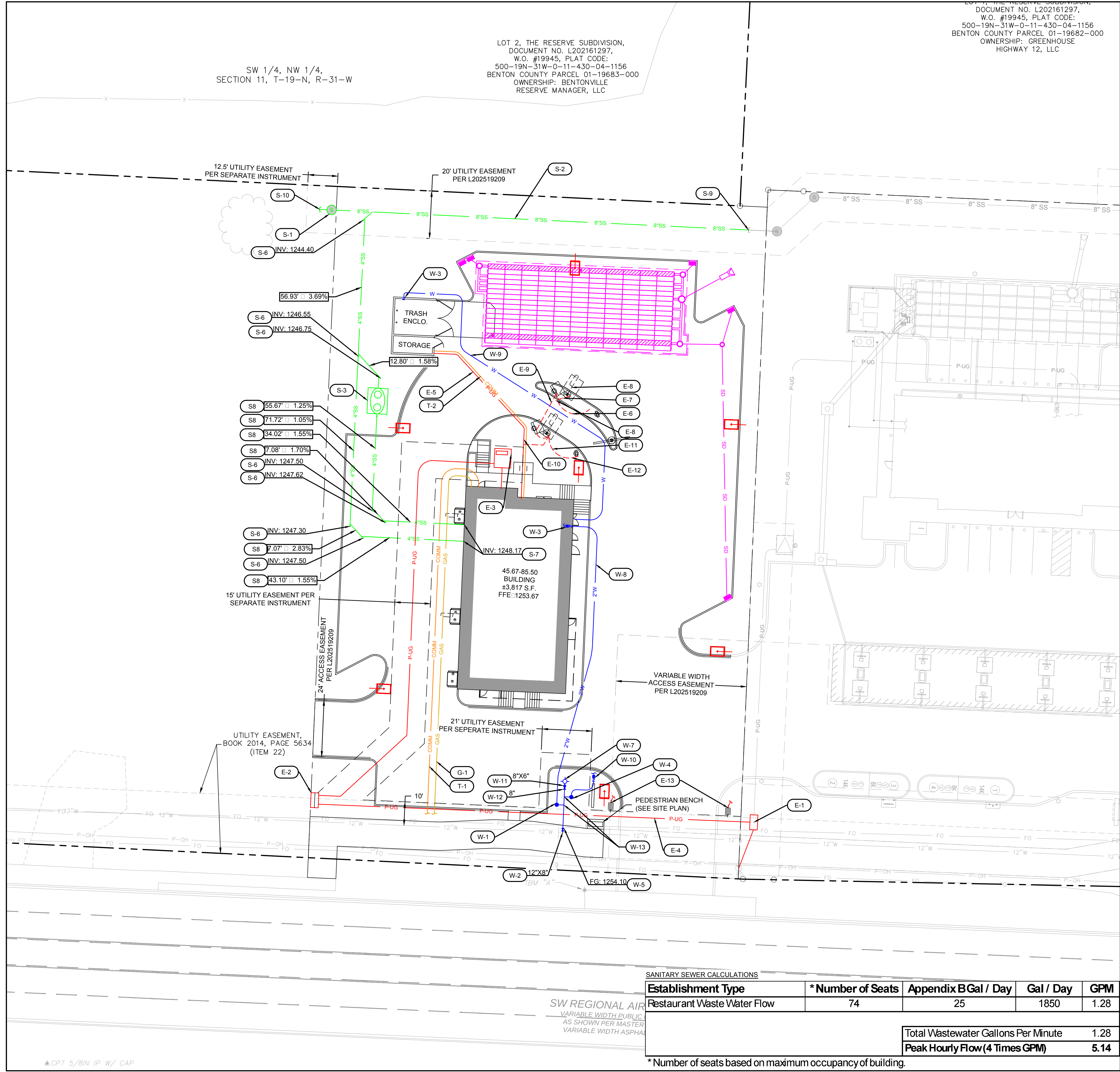
SHEET NO.	TITLE	DRAWN BY CLL	STD ISSUE DATE 01-17-2025	REVIEWED BY MKL	DATE ISSUED 01-24-2025	PREPARED FOR: McDonald's USA, LLC © 2022 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used on a different site or at a different time. Use of these drawings for any other purpose without the written consent of the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.	SITE ADDRESS 030-0385 SW REGIONAL AIRPORT BLVD BENTONVILLE AR 72712	SITE ID 030-0385	DESCRIPTION 2023 PROTOTYPE 45'X94' LARGE SCALE DEVELOPMENT PLANS	DATE	REV	BY
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C4.3												

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SHEET NO.		TITLE		DRAWN BY		PREPARED FOR:		BY	
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LARGE SCALE DEVELOPMENT PLANS		REVIEWED BY		01-17-2025		© 2022 McDonald's USA, LLC		DATE	
SITE ADDRESS		DATE ISSUED		MKL		Matthew K. Olsson		REV	
030-0385 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR 72712		01-24-2025				Arkansas LICENSED PROFESSIONAL ENGINEER No. 19979 MATTHEW K. OLSSON 09/19/2025		DATE	
						olsson		BY	
						3537 North Steele Boulevard, Suite 310 Fayetteville, AR 72703 TEL 479.443.3404 www.olsson.com		DESCRIPTION	

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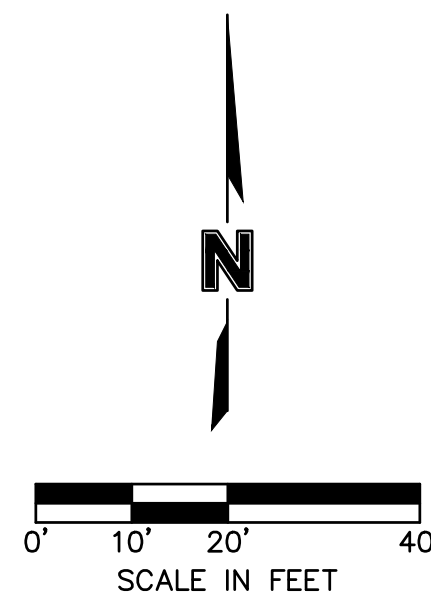
LEGEND

---	PROPERTY LINE
---	EXIST. UTILITY EASEMENT
X"W	EXIST. WATER LINE
X"W	PROP. WATER LINE
SS	PROP. SANITARY SEWER LINE
UGE	PROP. UNDERGROUND ELECTRIC LINE
GAS	PROP. GAS LINE
COMM	PROP. COMMUNICATION LINE
SD	PROP. STORM SEWER LINE

- UTILITY LEGEND**
- G-1** CONTRACTOR TO COORDINATE GAS SERVICE INSTALLATION WITH BLACK HILLS ENERGY
 - E-1** CONTRACTOR TO INSTALL ELECTRICAL JUNCTION BOX AND PRIMARY WIRE FROM TO EXISTING OVERHEAD ELECTRIC POLE.
 - E-2** INSTALL THREE PHASE 200A JUNCTION BOX. PAD TO BE INSTALLED PER BEUD SPECIFICATIONS.
 - E-3** INSTALL PAD MOUNTED TRANSFORMER. PAD TO BE INSTALLED PER BEUD SPECIFICATIONS. REFER TO MEP PLANS FOR SI. E.
 - E-4** INSTALL 164 LF 4" CONDUIT WITH PULL STRING PER BEUD SPECIFICATIONS. REFER TO BEUD LAYOUT PLANS FOR FINAL ROUTING.
 - E-5** INSTALL 81 LF 4" CONDUIT WITH PULL STRING FOR ELECTRIC SERVICE TO SHED/TRASH ENCLOSURE. REFER TO MEP PLANS FOR FINAL ROUTING.
 - E-6** (1) 1" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING)
(1) 3/4" PVC CONDUIT FROM MENU BOARD 2 TO PRE-BROWSE BOARD 2
 - E-7** (2) 1-1/2" PVC CONDUITS (ONE EACH FOR COD 2 DATA AND LOOP DETECTOR)
(2) 1/2" STEEL CONDUIT (FROM PANEL CP AND PANEL LP TO COD2)
 - E-8** 1-1/2" SLEEVE FOR VEHICLE LOOP DETECTOR
 - E-9** (1) 1-1/4" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND
(1) 3/4" PVC CONDUIT FROM MENU BOARD 1 TO MENU BOARD 2
 - E-10** (1) 2" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND
(1) 3/4" PVC CONDUIT FROM PANEL CP TO MENU BOARD 1
 - E-11** (2) 1-1/2" PVC CONDUITS (ONE EACH FOR COD1 DATA AND LOOP DETECTOR), AND
(1) 1/2" STEEL CONDUIT (FROM PANEL CP AND PANEL LP TO COD1)
 - E-12** (1) 1" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND
(1) 3/4" PVC CONDUIT FROM MENU BOARD 1 TO PRE-BROWSE BOARD 1
 - E-13** 1/2" CONDUIT WITH WIRE TO DIRECTIONAL SIGN
 - T-1** INSTALL 164 LF 4" CONDUIT WITH PULL STRING FOR PHONE SERVICE. COORDINATE CONNECTION WITH PHONE SERVICE PROVIDER
 - T-2** INSTALL 83 LF 2" CONDUIT WITH PULL STRING FOR SECURITY CABLE. REFER TO ARCH PLANS
 - W-1** INSTALL 1" DOMESTIC WATER METER PER CITY OF BENTONVILLE DETAILS. CONTRACTOR TO SET THE SADDLE, SERVICE LINES AND SETTER. TAP AND METER INSTALLATION TO BE DONE BY BWU ONCE SITE IS COMPLETE.
 - W-2** INSTALL M.J. TAPPING SLEEVE WITH GATE VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SITES THIS SHEET). TAP TO BE COMPLETED BY THE CITY OF BENTONVILLE AT OWNER'S EXPENSE.
 - W-3** INTERIOR RP-TYPE BACKFLOW PREVENTER (REFER TO MEP. PLANS)
 - W-4** INSTALL 1" IRRIGATION WATER METER AND RP-TYPE BACKFLOW PREVENTER PER CITY OF BENTONVILLE DETAILS. CONTRACTOR TO SET THE SADDLE, SERVICE LINES AND SETTER. TAP AND METER INSTALLATION TO BE DONE BY BWU ONCE SITE IS COMPLETE.
 - W-5** CONTRACTOR TO INSTALL VALVE FLUSH WITH SIDEWALK AT PROVIDED FINISHED GRADE ELEVATION.
 - W-6** NOT USED.
 - W-7** INSTALL FIRE HYDRANT ASSEMBLY TO MEET CITY OF BENTONVILLE HYDRANT-CURB SPACING OF 3'-9" FROM BACK OF CURB.
 - W-8** INSTALL 142 LF, 2", TYPE K COPPER WATERLINE.
 - W-9** INSTALL 3/4" WATER SERVICE TO TRASH ENCLOSURE FOR HOSE BIB
 - W-10** IRRIGATION BACKFLOW PREVENTER (REFER TO IRRIGATION PLANS)
 - W-11** M.J. REDUCER TO BE ANCHORED TO GATE VALVE (SEE SITES THIS SHEET)
 - W-12** M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SITES THIS SHEET).
 - W-13** M.J. TAPPING SADDLE WITH PLUG FOR 1" WATER SERVICE.
 - S-1** INSTALL SANITARY SEWER MANHOLE PER CITY OF BENTONVILLE DETAILS. RIM OF MANHOLE TO BE SET 4" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS. (REFER TO SHEET C6.1 FOR RIM AND INVERT ELEVATION).
 - S-2** INSTALL 8" PVC SDR-26 SANITARY SEWER MAIN PER CITY OF BENTONVILLE DETAILS (REFER TO SHEET C6.1 FOR INVERT AND SLOPE INFORMATION).
 - S-3** INSTALL GB-1000 SCHIER GREASE TRAP WITH TRAFFIC RATED LIDS PER MANUFACTURER SPECIFICATIONS. REFER TO MEP PLANS AND SPECIFICATIONS AND DETAILS.
 - S-4** INSTALL 4", SCH-40, PVC PIPE, ALL PIPES, SEGMENT LENGTHS SHOWN ON PLAN.
 - S-5** INSTALL 4", SCH-40, PVC WYE, INVERT ELEVATIONS SHOWN ON PLAN.
 - S-6** INSTALL 4", SCH-40, PVC WYE WITH ONE-WAY CLEANOUT, INVERT ELEVATIONS SHOWN ON PLAN.
 - S-7** INSTALL 4", SCH-40, 2-WAY CLEANOUT 2' FROM BUILDING WALL, INVERT ELEVATIONS SHOWN ON PLAN.
 - S-8** INSTALL 4", SCH-40, PVC PIPE, ALL PIPES, SEGMENT LENGTHS SHOWN ON PLAN.
 - S-9** CONNECTION TO EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO REMOVE EXISTING PLUG AND EXTEND FROM STUB PROVIDED.
 - S-10** CONTRACTOR TO PROVIDE 5' SANITARY SEWER STUB FOR FUTURE EXTENSION

NOTE:

- CONSTRUCTION SHALL BE WITHIN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS OF THE CITY OF BENTONVILLE DATED 10-22-2024
- ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES



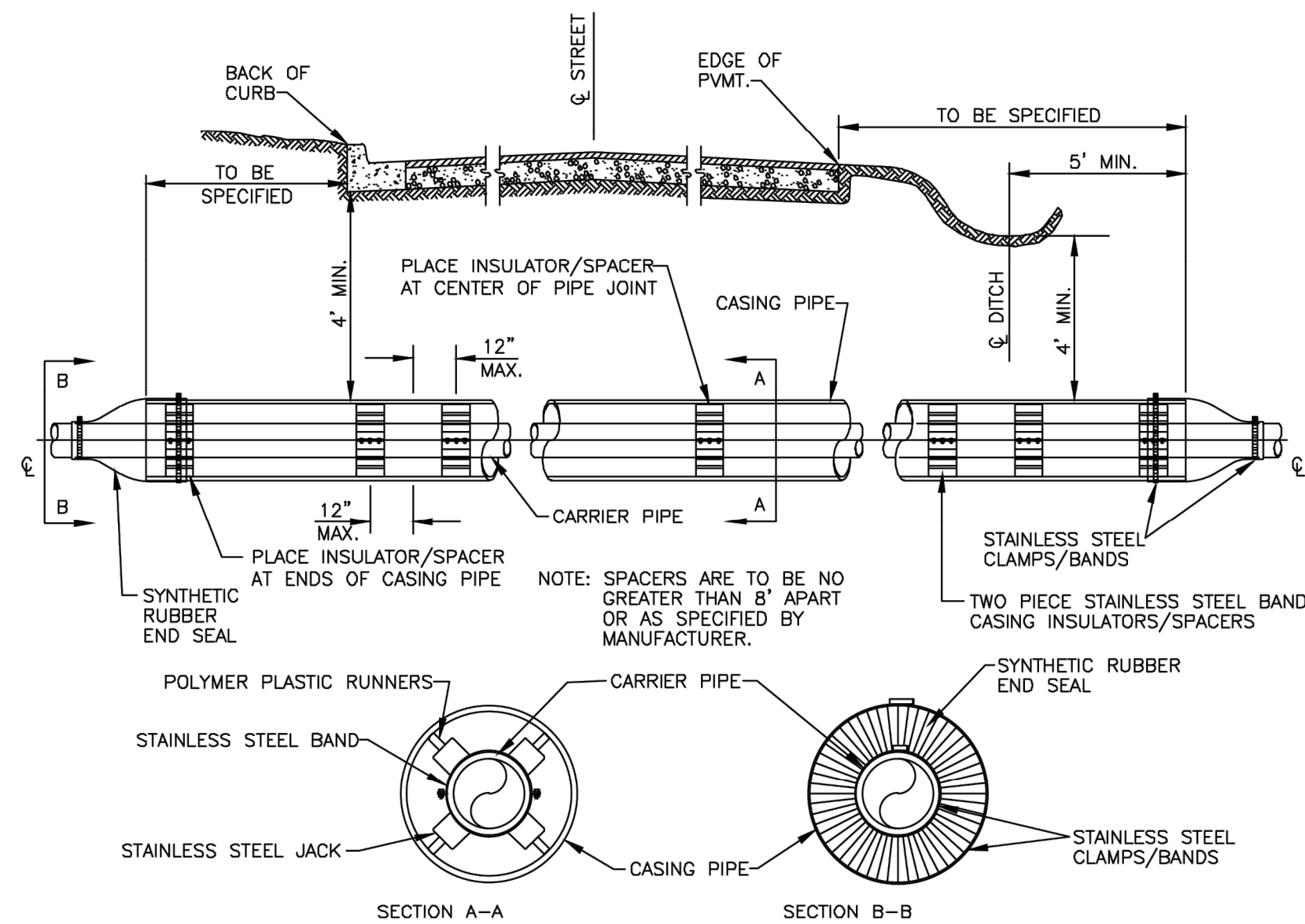
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SHEET NO.		C6.0		LSD25-0011		Page 67 of 175							

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Arkansas Professional Engineer
No. 19979
Matthew K. Steele
09/19/2025

ENCASEMENT DETAIL



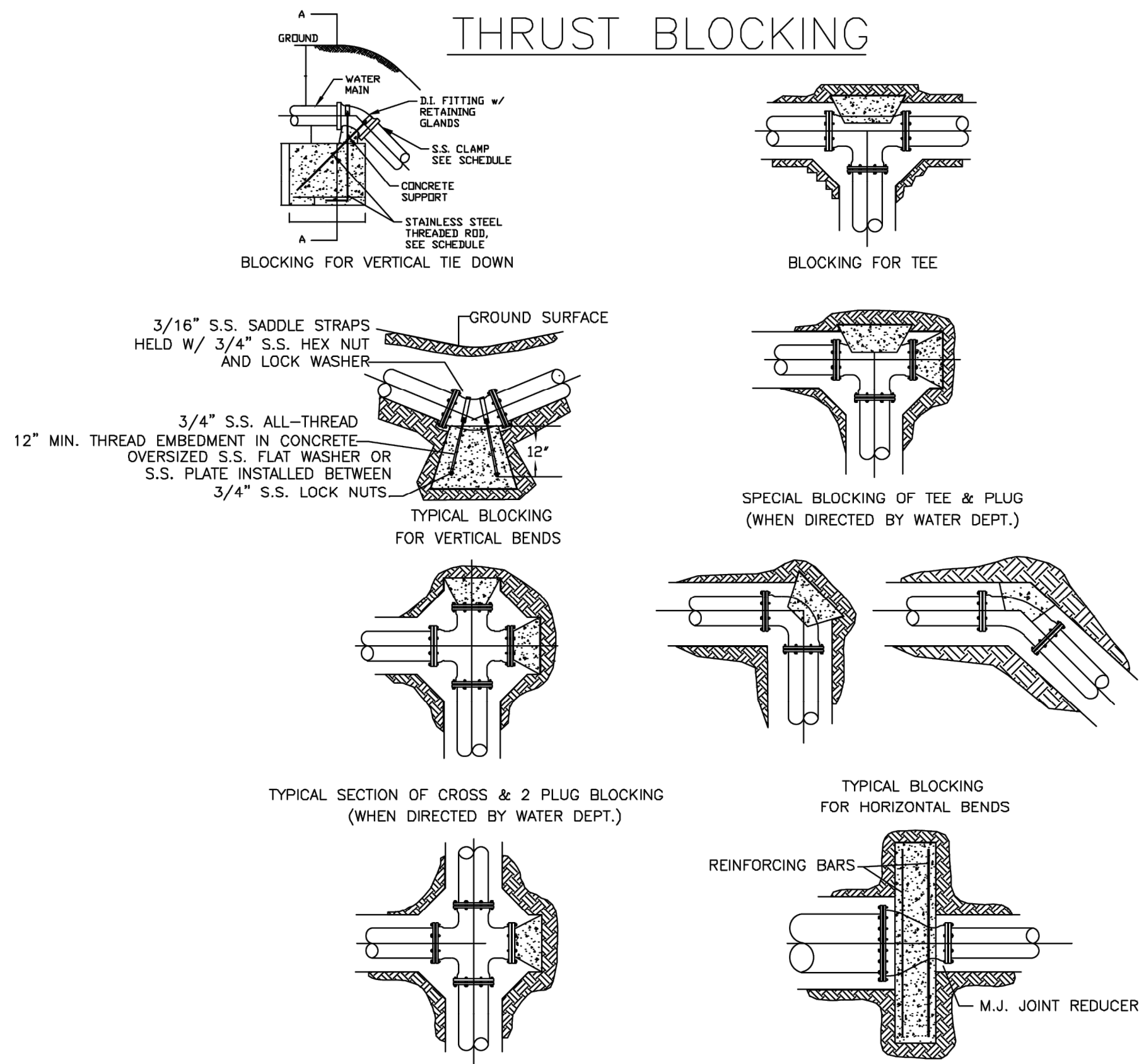
PIPE SIZE	W	H	T	M	"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"

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

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

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



- NOTES:
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 4,000 PSI CONCRETE.
 2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
 3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS03).
 4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE WRAP TO PREVENT BONDING OF CONCRETE.
 5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
 6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
 7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES AND THE DEPARTMENT.
 8. 12" OF ALL THREAD EMBEDDED IN CONCRETE
 9. MIN. 5/8" ALL THREAD FOR SECTIONS 10' FT OR UNDER

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

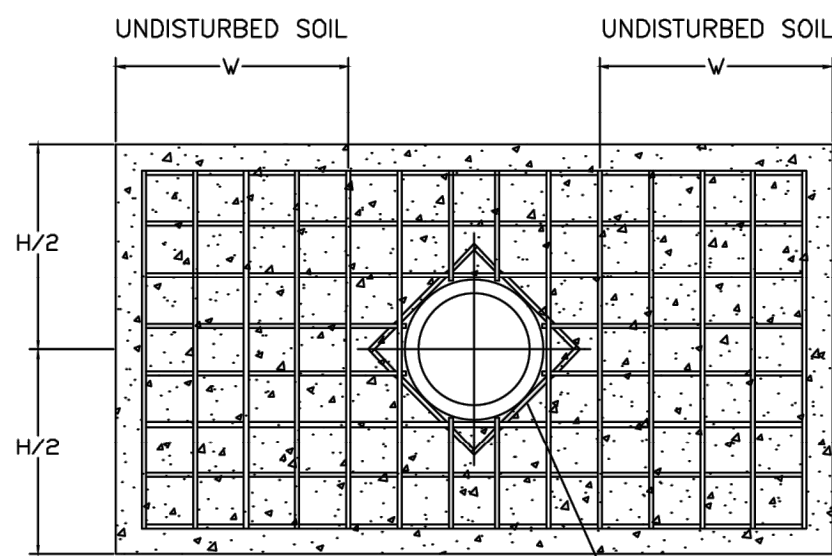
PIPE SIZE		45'	22 1/2'	11 1/4'	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'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

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

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

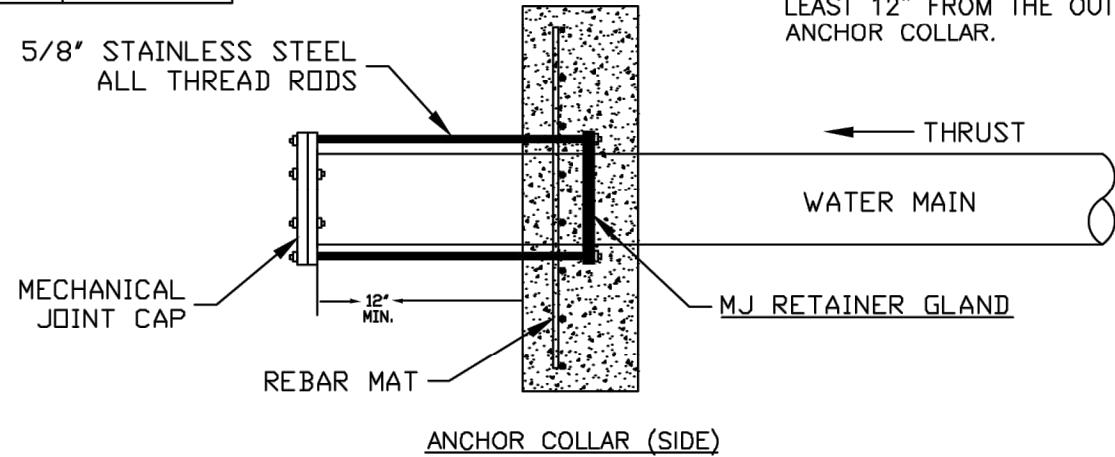
PIPE SIZE	W	H	T	M	"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
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12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"



MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

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

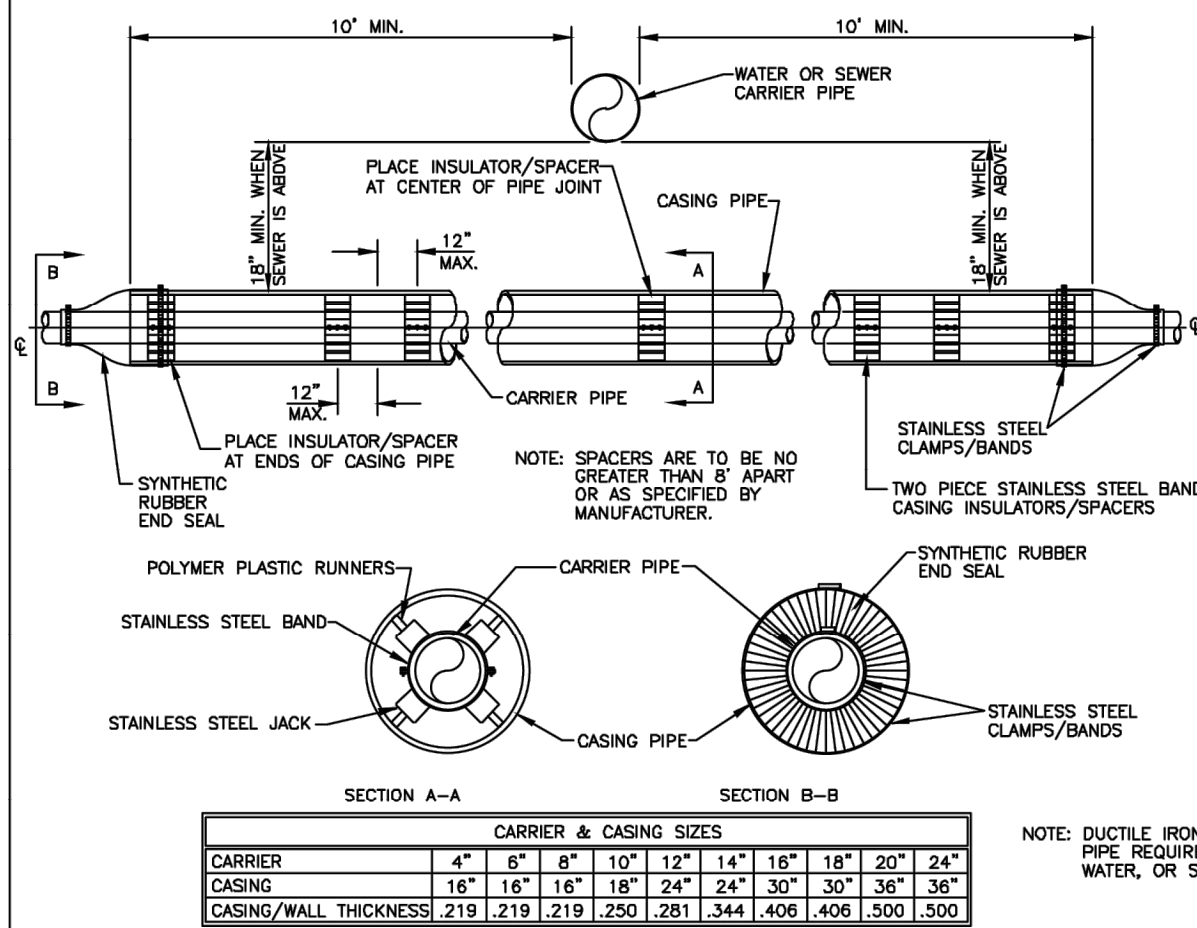
NOTE: ON DEAD END LINE, PIPE MUST EXTEND AT LEAST 12" FROM THE OUTSIDE EDGE OF ANCHOR COLLAR.



NOTE: ALL-THREAD STEEL RODS SHALL BE 5/8" STAINLESS STEEL WITH STAINLESS STEEL HARDWARE.

GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL

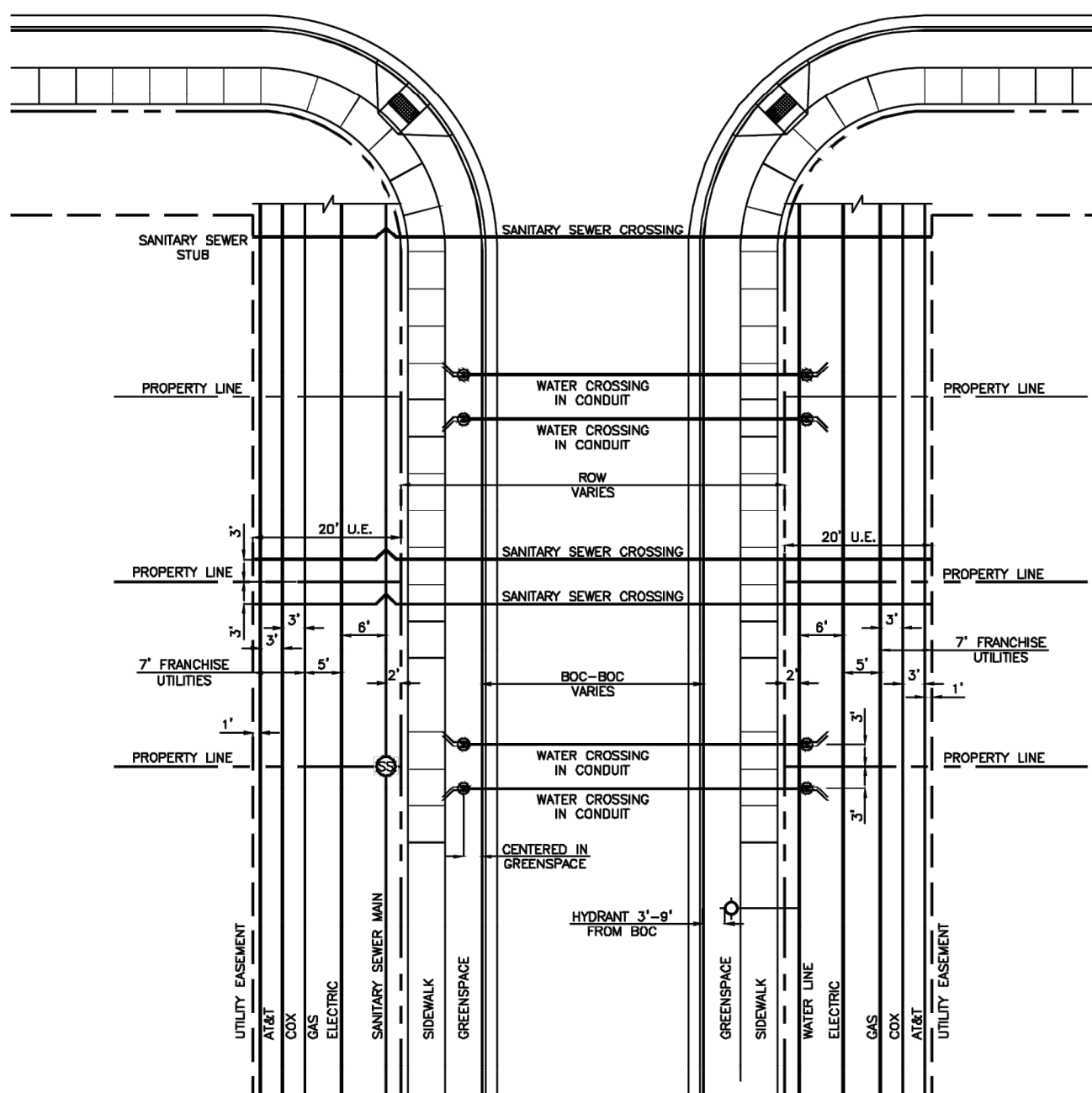


PIPE SIZE	W	H	T	M	"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"

*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

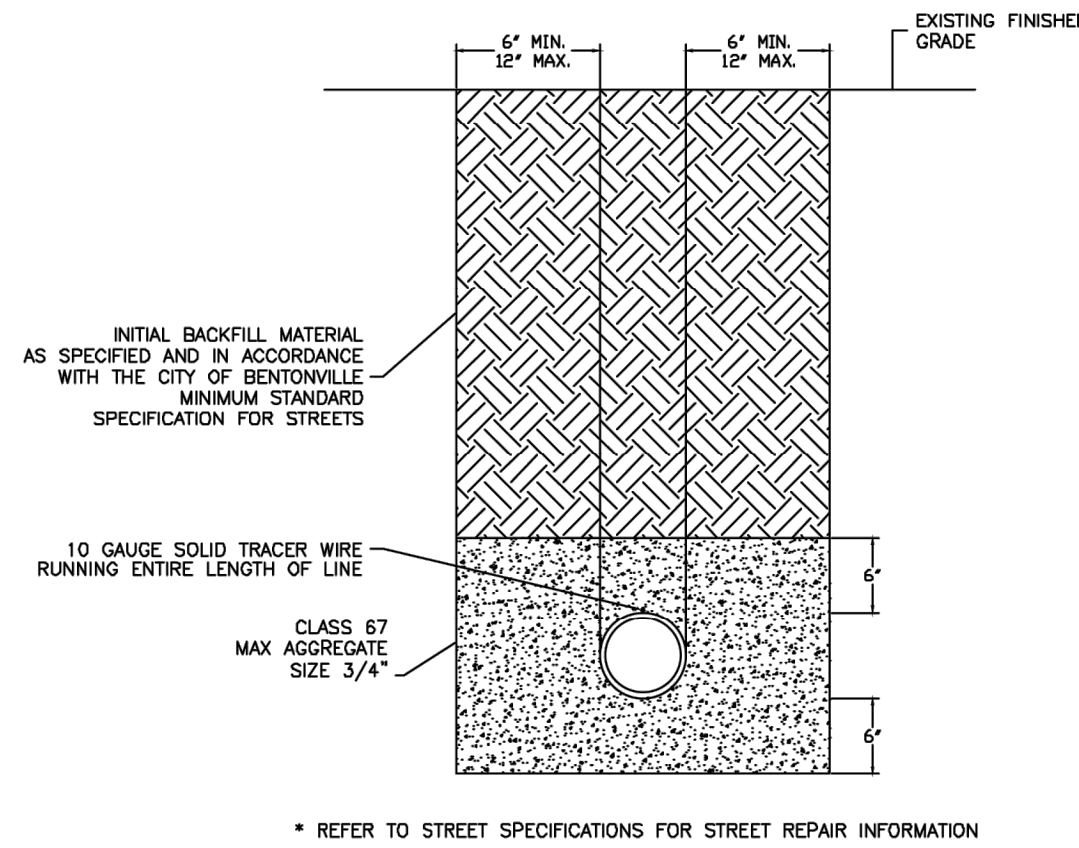
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



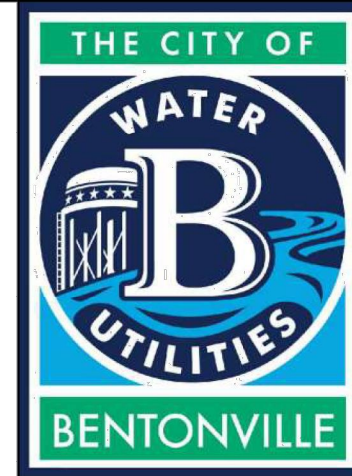
GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



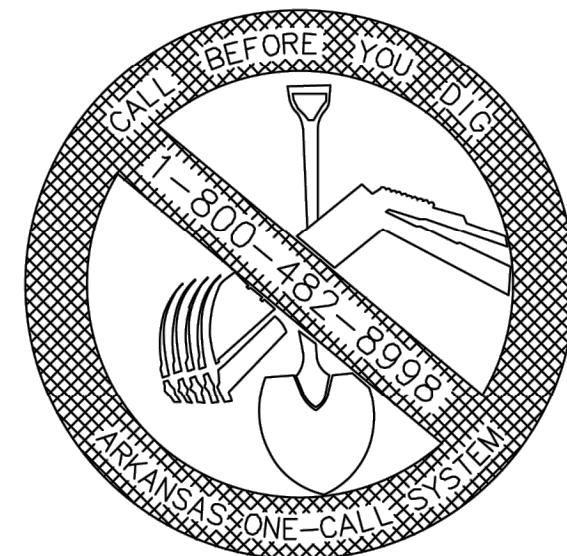
* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07



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WATER/SEWER DETAILS



REVISION:
2024

DRAWN BY: JS DATE: 08/27/2024

APPROVED BY: AW DATE: 08/27/2024

SHEET NUMBER: 1 OF 1

The technical drawing consists of two parts: a plan view at the top and a cross-section view at the bottom.

Plan View (Top): Shows a top-down view of the meter assembly. It includes a circular meter box with a central meter and a lid. The lid is labeled "METER BOX AND LID AS SPECIFIED BY CITY." The entire assembly is labeled "SINGLE SET".

Cross-Section View (Bottom): Shows a side view of the installation. Key components and labels include:

- Water Main:** The main supply line on the left, with a "1" CORP. STOP" and "SERVICE SADDLE".
- Service Line:** The line connecting the water main to the meter, labeled "SERVICE LINE".
- Engagement:** The point where the service line enters the meter box.
- Backfill & Compaction:** The material surrounding the service line and meter box, labeled "BACKFILL & COMPACTION PER STREET DEPT. SPECS.".
- Street & Pavement:** The "EDGE OF P.W.M.T." (Pavement) and "FINISH GRADE" are indicated. The "BACK OF CURB" is also shown.
- Gravel:** A layer of "CLASS 67 GRAVEL MAX. AGGREGATE SIZE 3/4"
- Adapter & Meter:** The "48" MALE ADAPTER" connects the service line to the "METER SETTER PER BENTONVILLE SPECS". The meter itself is labeled "METER BY CITY".
- Dimensions & Slopes:**
 - "48" TO 60" PER MAIN DEPTH" for the water main.
 - "6" MIN. CLASS 67" for the gravel layer.
 - "18" MIN. 1:1" for the gravel slope.
 - "3" DIGITAL REQUIRE" for the meter.
 - "ANGLE TO 15" - 20" FOR SERVICES" for the service line.
 - "10 GAUGE TRACER WIRE REQUIRED" for the service line.

3' MIN. TO 9' MAX.
SEE NOTE #10

18"-24"

CURB

BURY LINE

6" M.J. VALVE W/BOX

10 GAUGE TRACER WIRE REQUIRED

SEE NOTE 7

CLASS 67 GRAVEL
MAX AGGREGATE SIZE 3/4"

POURED IN PLACE
4000 P.S.I. CONCRETE

4" CONCRETE BLOCK
8"-12" MIN.

RETAINER GLANDS

CLASS 67
MAX AGGREGATE SIZE 3/4"

4" CONCRETE BLOCK
8"-12" MIN.

CONCRETE THRUST
BLOCKING

NOTES:

ELEVATION VIEW

3' MIN. TO 9' MAX.
SEE NOTE #10

18'-24"

CURB

CLASS 67 GRAVEL
MAX AGGREGATE SIZE 3/4"

POURED IN PLACE
4000 P.S.I. CONCRETE

4" CONCRETE BLOCK
8"-12" MIN.

BURY LINE

6" M.J. VALVE W/BOX

10 GAUGE TRACER WIRE
SEE NOTE 7

SWIVEL ANCHOR COUPLING

4" CONCRETE BLOCK
8"-12" MIN.

CONCRETE THRUST
BLOCKING

ELEVATION VIEW

The image contains three technical drawings of a 6-inch gate valve assembly, labeled FRONT VIEW, SIDE VIEW, and PLAN VIEW.

FRONT VIEW: This view shows the valve assembly from the front. It includes a 6" 90° M.J. BEND at the bottom, connected to a 13" SWIVEL ANCHOR COUPLING. Above this is a 6" (R.S.) GATE VALVE, which is secured with an 8" ANCHOR TIE/CLIPPING SLEEVE. The valve is surrounded by CONCRETE THRUST BLOCKING. A 10 GAUGE TRACER WIRE REQUIRED is shown running vertically through the center. The assembly is supported by a DUCTILE IRON PIPE WITH RETAINERS, which is also surrounded by UNDISTURBED SOIL. A VALVE STEM EXTENSION is shown at the top, connected to a VALVE PAD. The VALVE PAD is secured with a 6" M.J. VALVE W/BOX, which is also surrounded by UNDISTURBED SOIL. A STD. FIRE HYDRANT (3"-0" MIN. BURY) (8"-0" MAX. BURY) is shown at the top, connected to a BURRY LINE. A 3"-0" MIN. 6"-0" MAX. dimension is indicated for the fire hydrant connection.

SIDE VIEW: This view shows the valve assembly from the side. It includes a 6" 90° M.J. BEND at the bottom, connected to a 13" SWIVEL ANCHOR COUPLING. Above this is a 6" (R.S.) GATE VALVE, which is secured with an 8" ANCHOR TIE/CLIPPING SLEEVE. The valve is surrounded by CONCRETE THRUST BLOCKING. A 10 GAUGE TRACER WIRE REQUIRED is shown running vertically through the center. The assembly is supported by a DUCTILE IRON PIPE WITH RETAINERS, which is also surrounded by UNDISTURBED SOIL. A VALVE STEM EXTENSION is shown at the top, connected to a VALVE PAD. The VALVE PAD is secured with a 6" M.J. VALVE W/BOX, which is also surrounded by UNDISTURBED SOIL. A STD. FIRE HYDRANT (3"-0" MIN. BURY) (8"-0" MAX. BURY) is shown at the top, connected to a BURRY LINE. A 3"-0" MIN. 6"-0" MAX. dimension is indicated for the fire hydrant connection.

PLAN VIEW: This view shows the valve assembly from the top. It includes a 6" 90° M.J. BEND at the bottom, connected to a 13" SWIVEL ANCHOR COUPLING. Above this is a 6" (R.S.) GATE VALVE, which is secured with an 8" ANCHOR TIE/CLIPPING SLEEVE. The valve is surrounded by CONCRETE THRUST BLOCKING. A 10 GAUGE TRACER WIRE REQUIRED is shown running vertically through the center. The assembly is supported by a DUCTILE IRON PIPE WITH RETAINERS, which is also surrounded by UNDISTURBED SOIL. A VALVE STEM EXTENSION is shown at the top, connected to a VALVE PAD. The VALVE PAD is secured with a 6" M.J. VALVE W/BOX, which is also surrounded by UNDISTURBED SOIL. A STD. FIRE HYDRANT (3"-0" MIN. BURY) (8"-0" MAX. BURY) is shown at the top, connected to a BURRY LINE. A 3"-0" MIN. 6"-0" MAX. dimension is indicated for the fire hydrant connection.

LIST OF MATERIAL

1. CAST IRON COVER STAMPED (WATER)
2. CAST IRON TOP SECTION
3. PVC C-900 EXTENSION PIECE
4. CAST IRON BOTTOM SECTION
5. PVC WATER PIPE EXTENSION

NOTES:

EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.

EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.

TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6" IF VALVE STEM EXTENSION WITH CENTERING DEVICE IS GREATER THAN 4.0" DEEP.

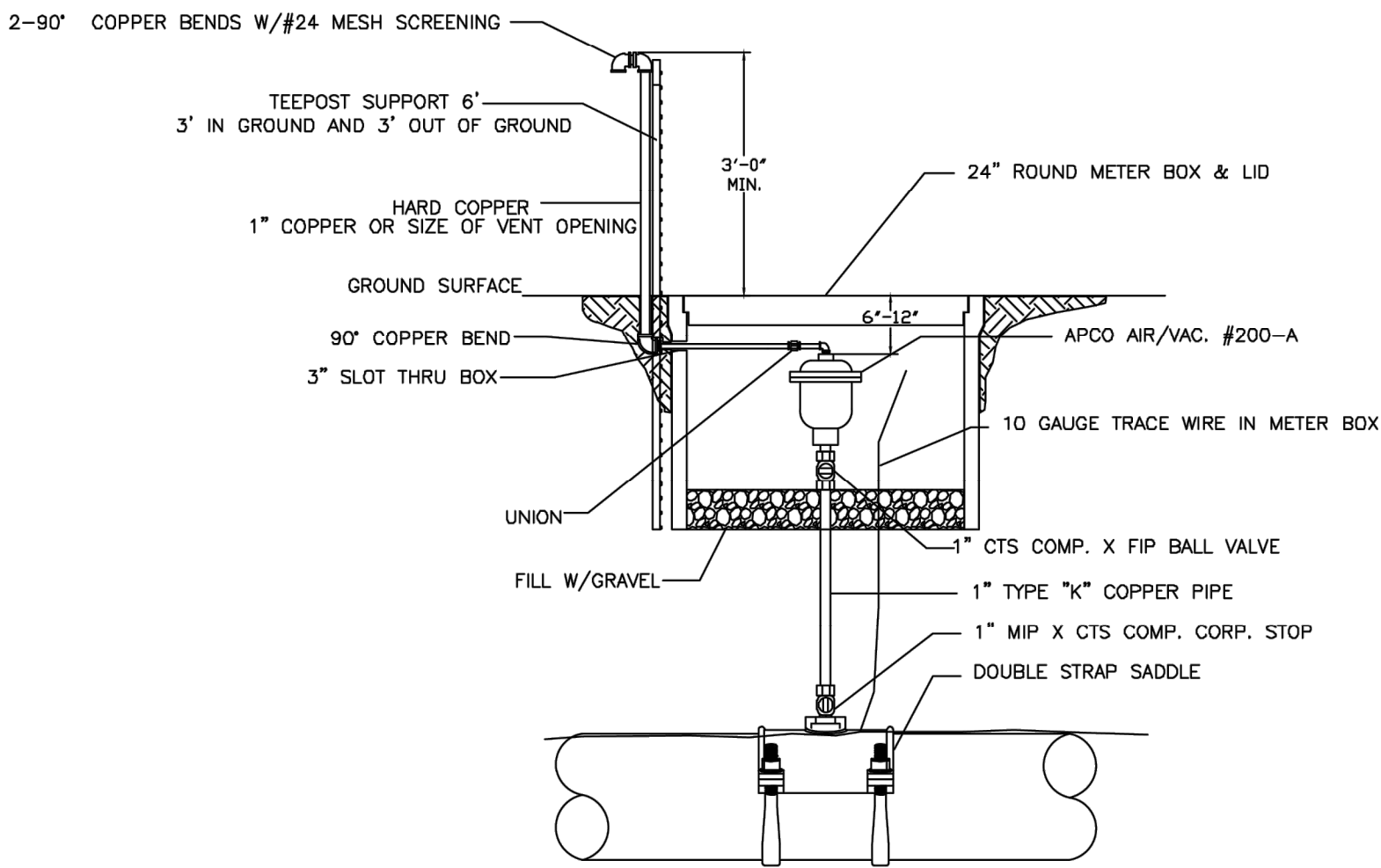
Diagram illustrating the assembly of a 2-inch automatic section, showing the connection between a valve box and a meter box.

Components and Labels:

- 24" ROUND METER BOX & LID
- 2"-0" MIN.
- 3'-0" MIN.
- 2-90° COPPER BENDS W/ #24 MESH SCREENING
- TEEPOST SUPPORT 6' 3" IN GROUND AND 3" OUT OF GROUND
- 2" HARD COPPER
- GROUND SURFACE
- 90° BEND HARD COPPER
- BRICK SUPPORT ON COMPACTED SOIL (8"X8" MIN. BLOCK)
- 2" UNION
- APCO AIR/VAC. #200-A
- 2" 90° COPPER BEND
- BRICK SUPPORT ON COMPACTED SOIL (8"X8" MIN. BLOCK)
- SLOPE UP
- 2" HARD COPPER PIPE
- FILL W/ GRAVEL
- 10 GAUGE TRACER WIRE IN VALVE BOX
- TYPICAL VALVE BOX ASSEMBLY
- 2"x4" BRASS NIPPLE
- 2-2" 90° BRASS BENDS
- 2"x4" BRASS NIPPLE
- 2" CORPORATION STOP
- DOUBLE STRAP SADDLE
- 2-INCH AUTOMATIC SECTION

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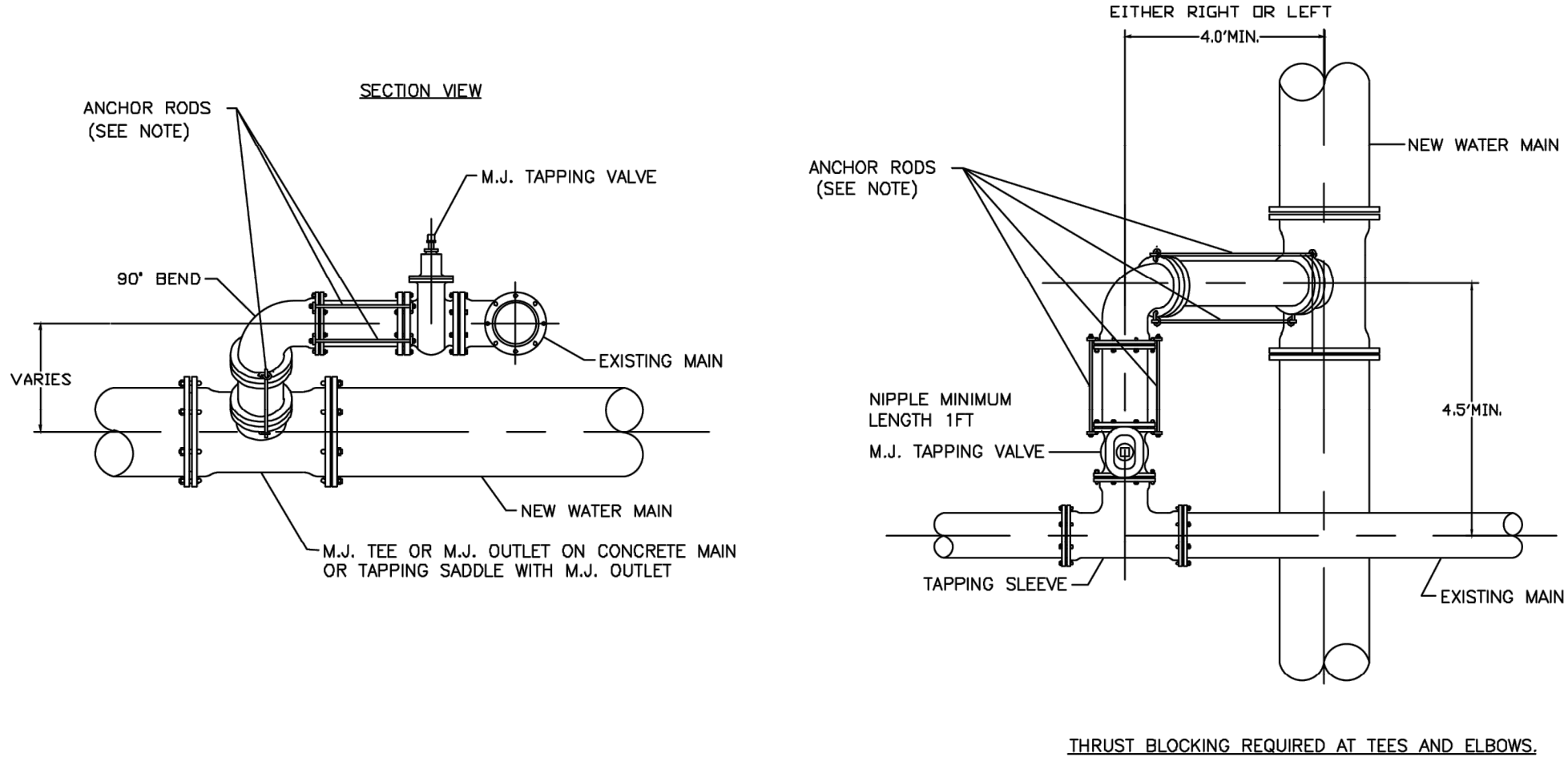
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN

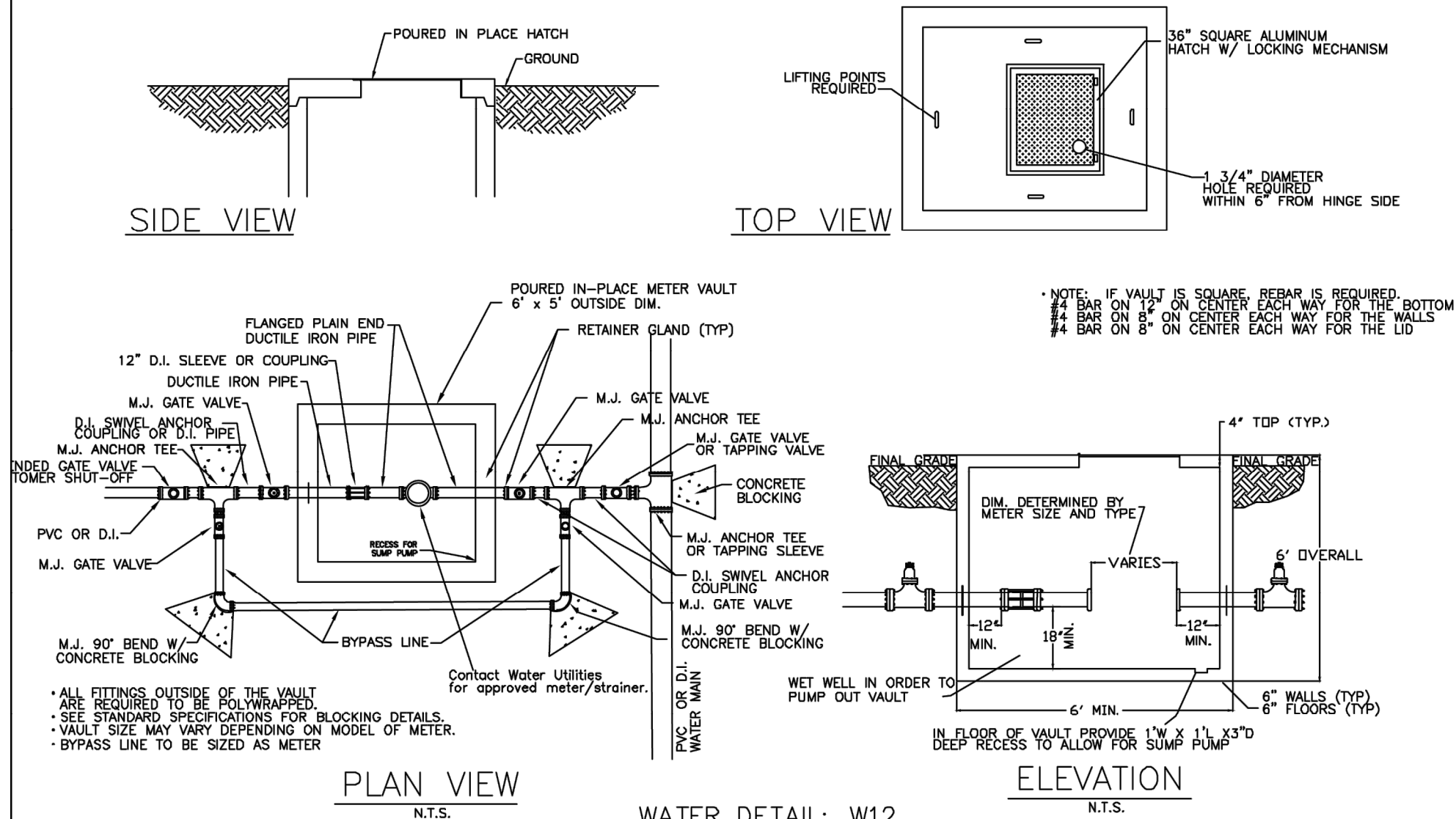


- NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
 2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED)
 3. PROVIDE STAINLESS STEEL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

WATER DETAIL: W11

METER VAULT DETAIL FOR 4" – 8" METERS (TYPICAL)

(DIMENSIONS MAY VARY FOR METER SIZES)



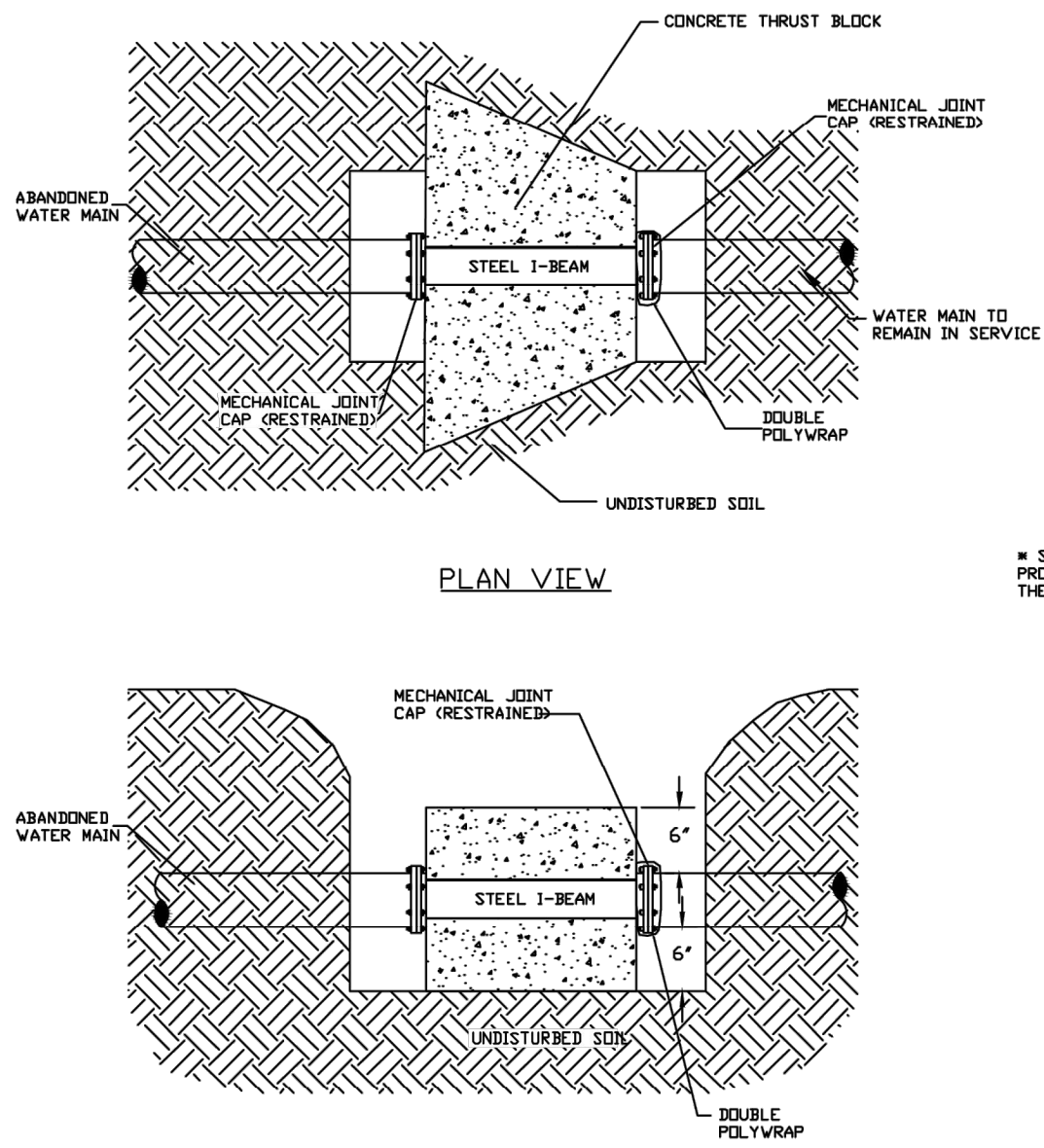
- *NOTE: IF VAULT IS SQUARE, REBAR IS REQUIRED:
#4 BAR ON 12" ON CENTER EACH WAY FOR THE BOTTOM
#4 BAR ON 8" ON CENTER EACH WAY FOR THE WALLS
#4 BAR ON 8" ON CENTER EACH WAY FOR THE LID

PLAN VIEW
N.T.S.

WATER DETAIL: W12

ELEVATION
N.T.S.

CUT/CAP DETAIL

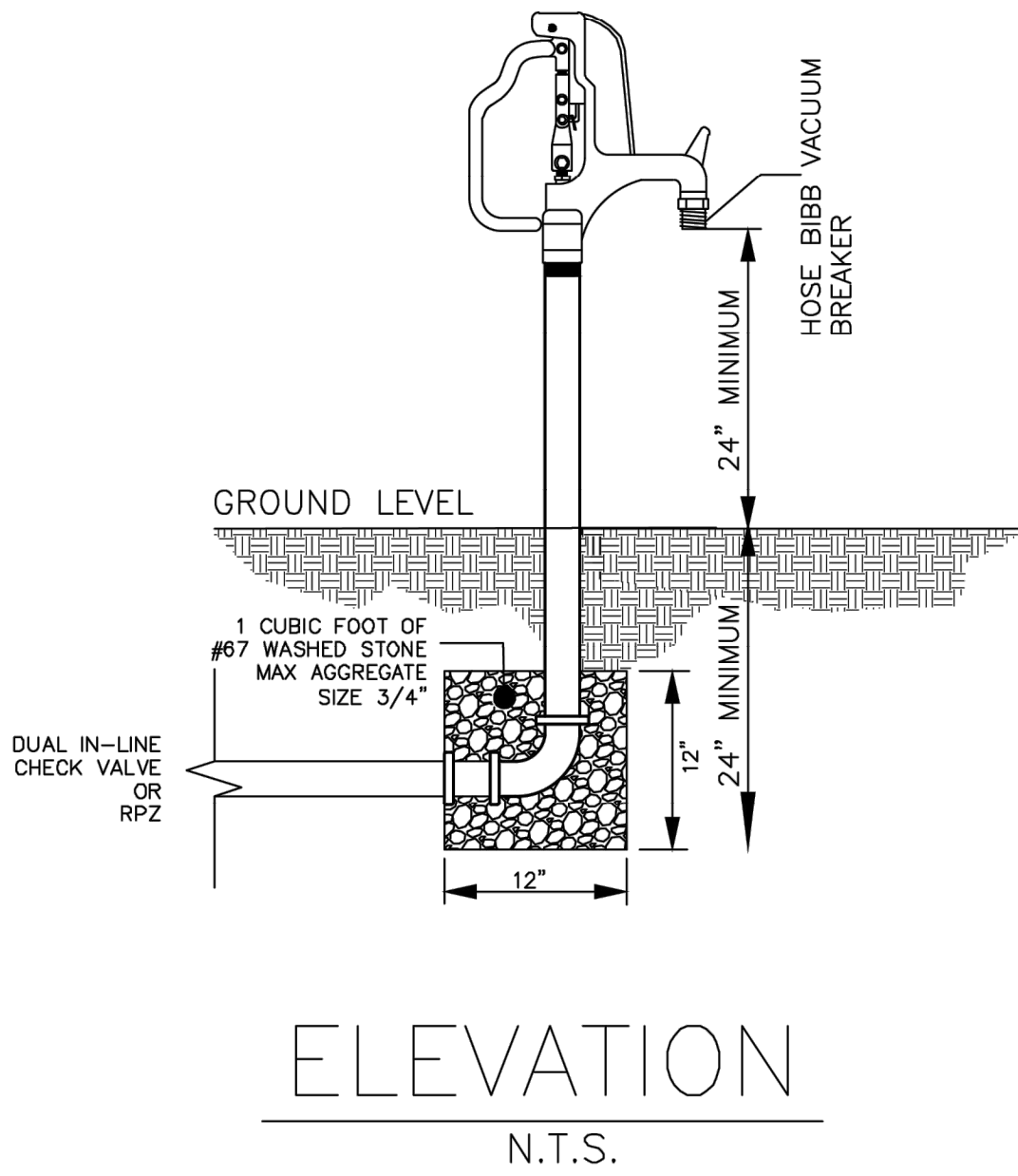


- * STEEL I-BEAM TO BE SIZED BY PROJECT ENGINEER AND INCLUDED IN THE PROJECT SUBMITTAL.

PROFILE VIEW

WATER DETAIL: W13

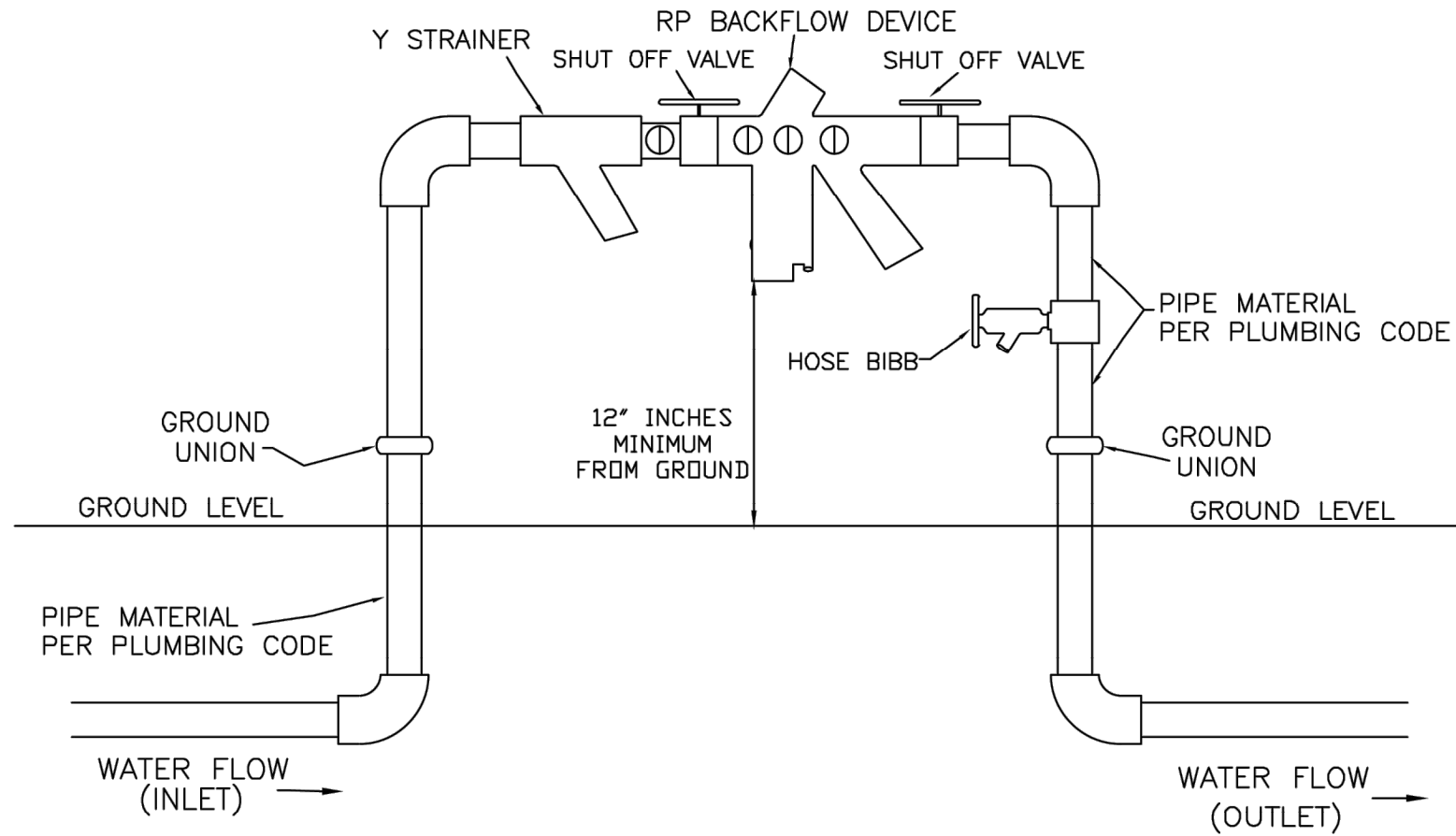
FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



N.T.S.

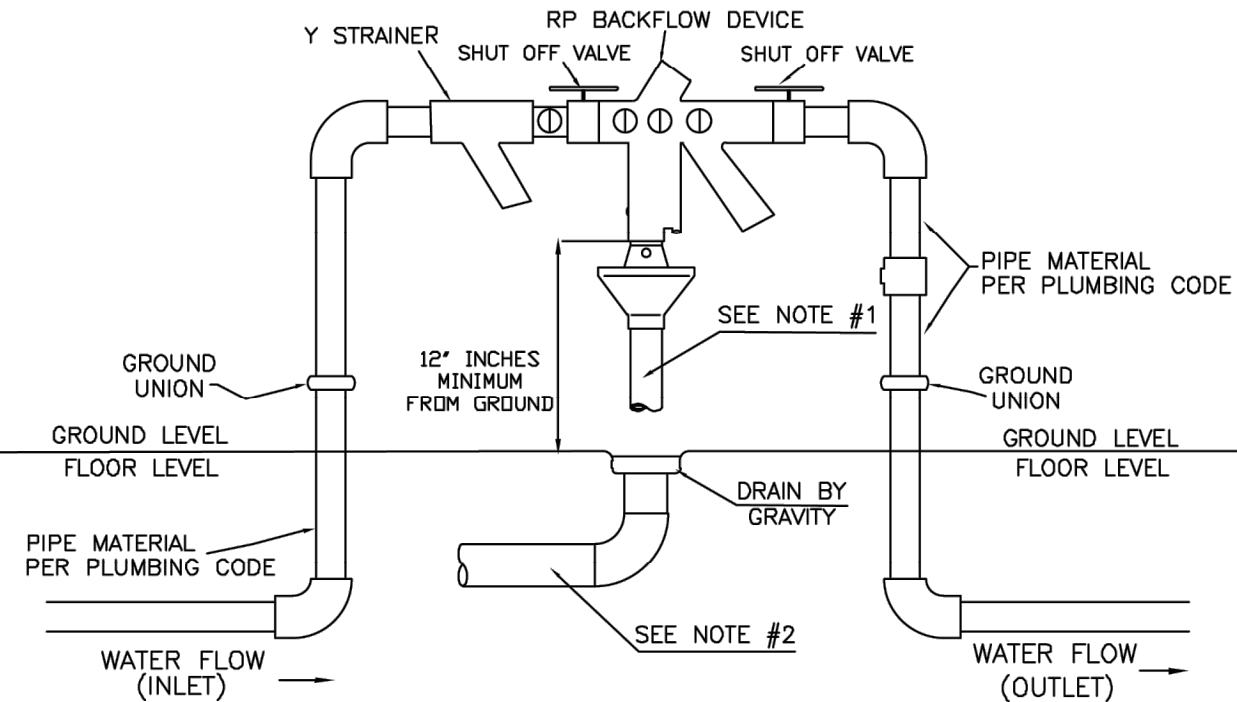
WATER DETAIL: W14

REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

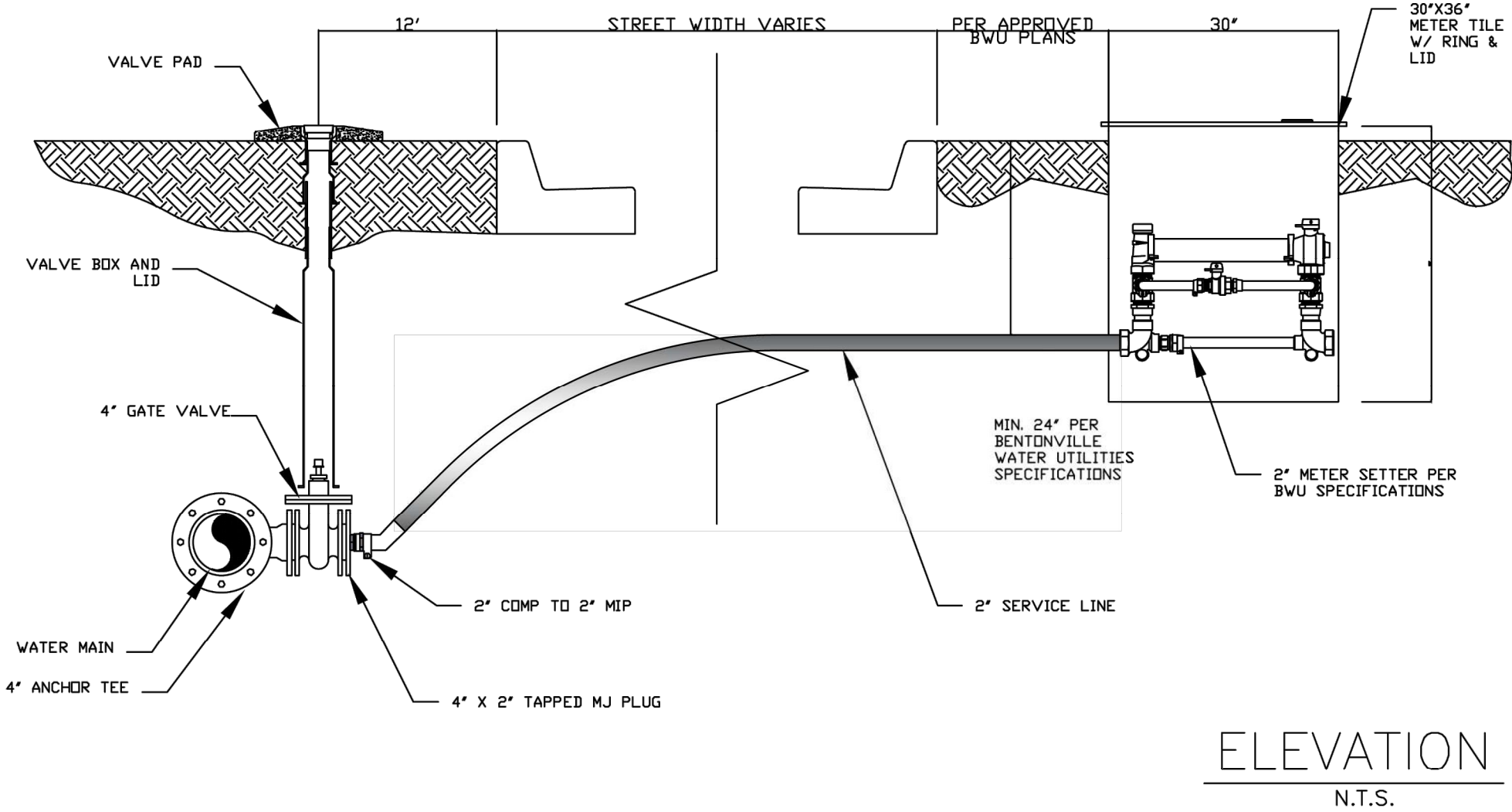


INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

WATER SERVICE DETAIL 2"

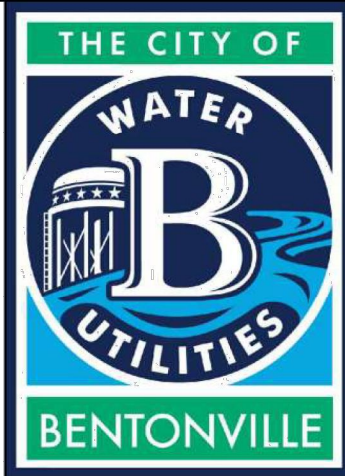


ELEVATION

N.T.S.

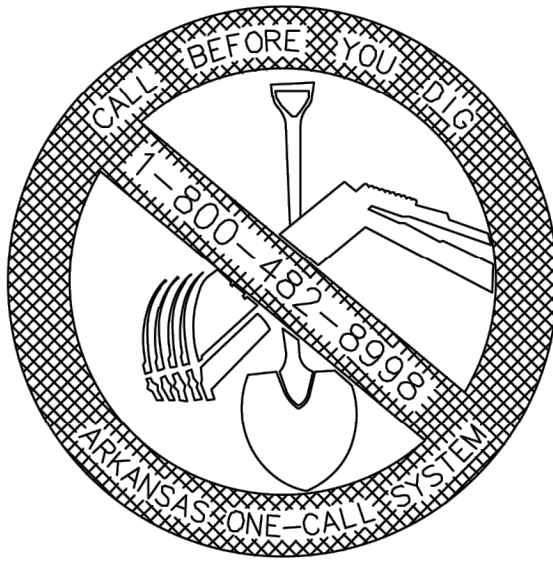
- *ALL FITTINGS W/O PART NUMBER SHALL BE PER SPECIFICATIONS
*ALL FITTINGS MUST BE ANCHORED TO VALVE OR METER SETTER. NO IN-LINE FITTINGS WILL BE PERMITTED.

WATER DETAIL: W18



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WATER DETAILS



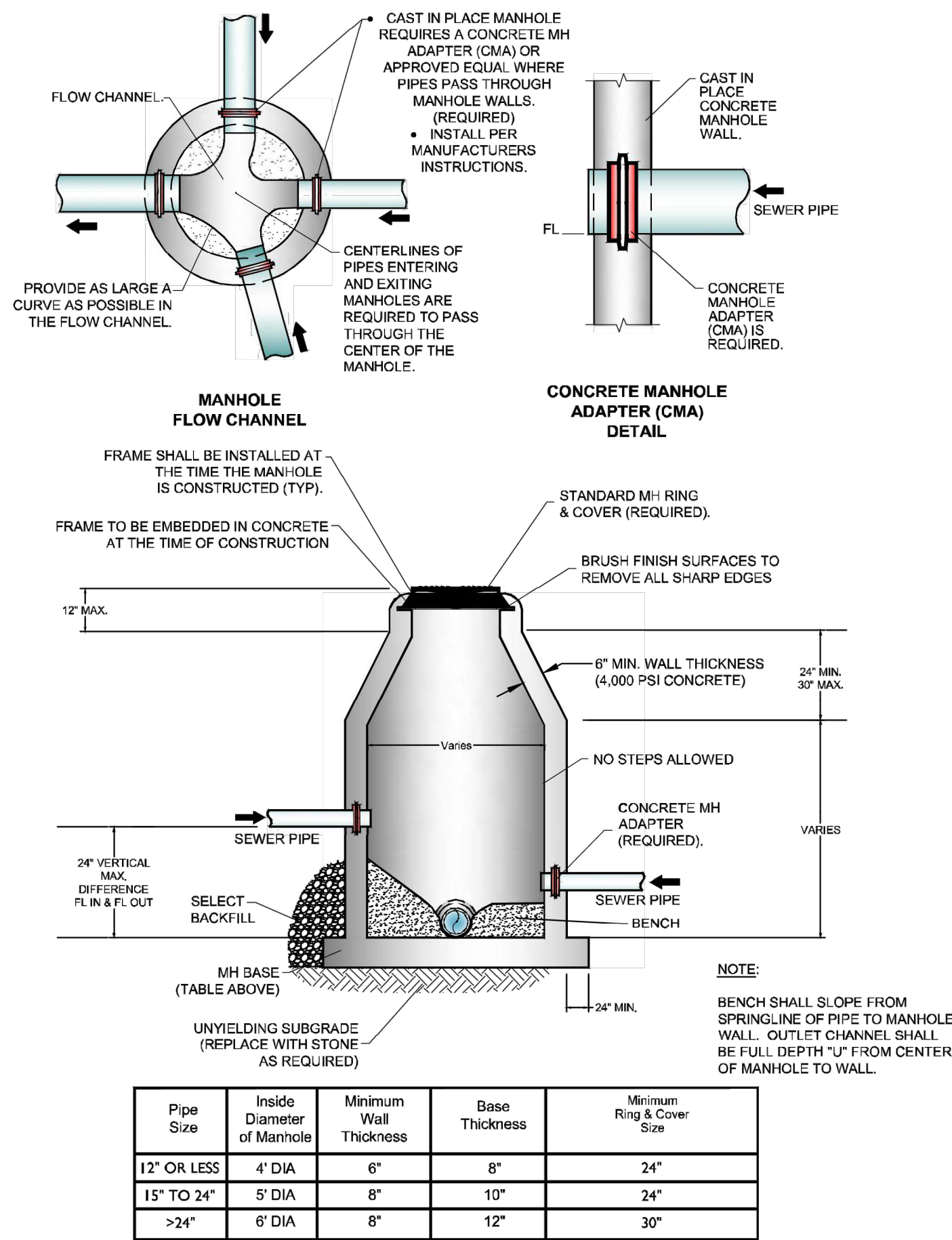
REVISION:
2024

NOTES:

DRAWN BY: JS DATE: 08/27/2024
APPROVED BY: AW DATE: 08/27/2024

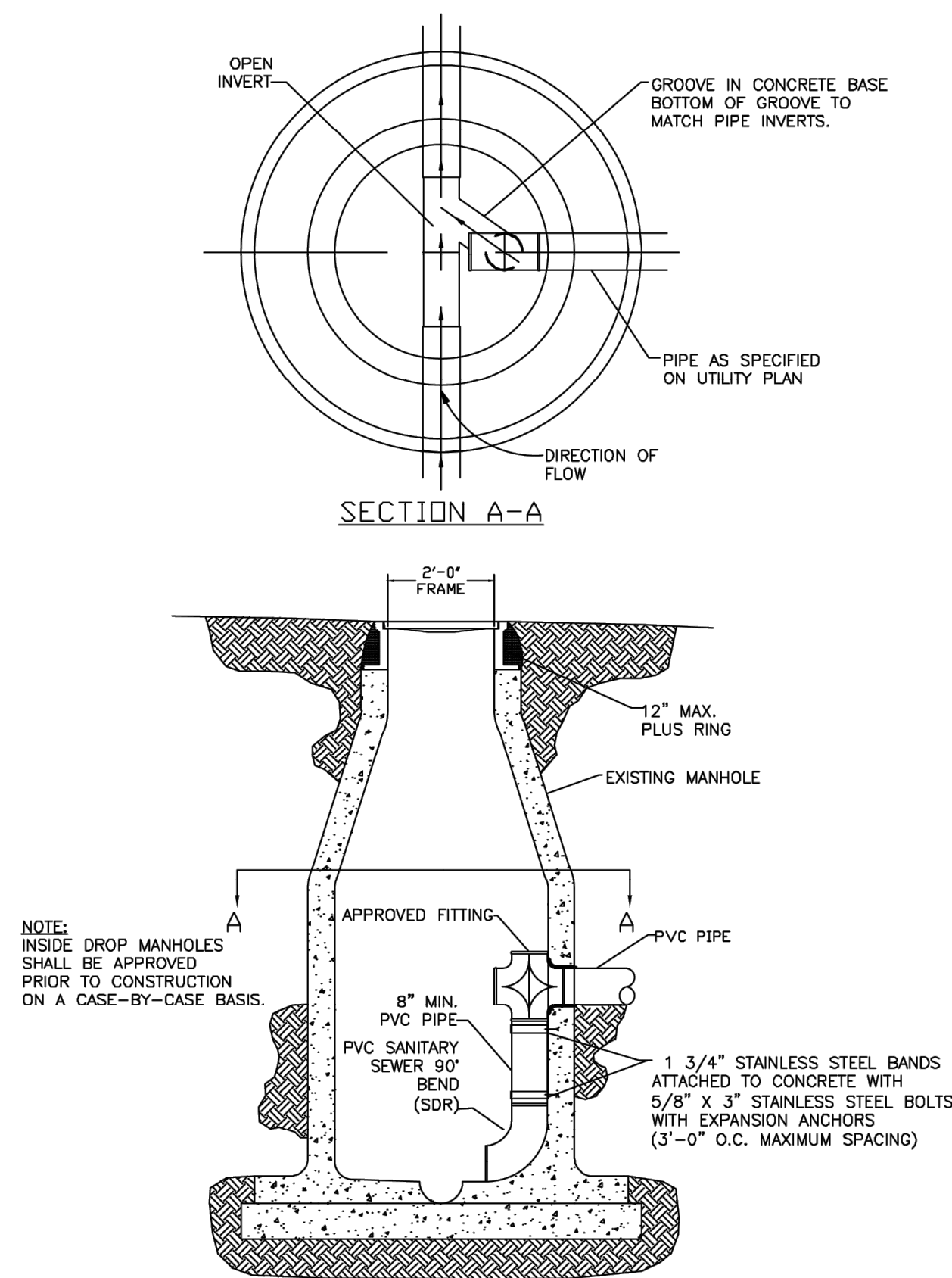
SHEET NUMBER: 2 OF 2

SANITARY SEWER
CAST IN PLACE MANHOLE



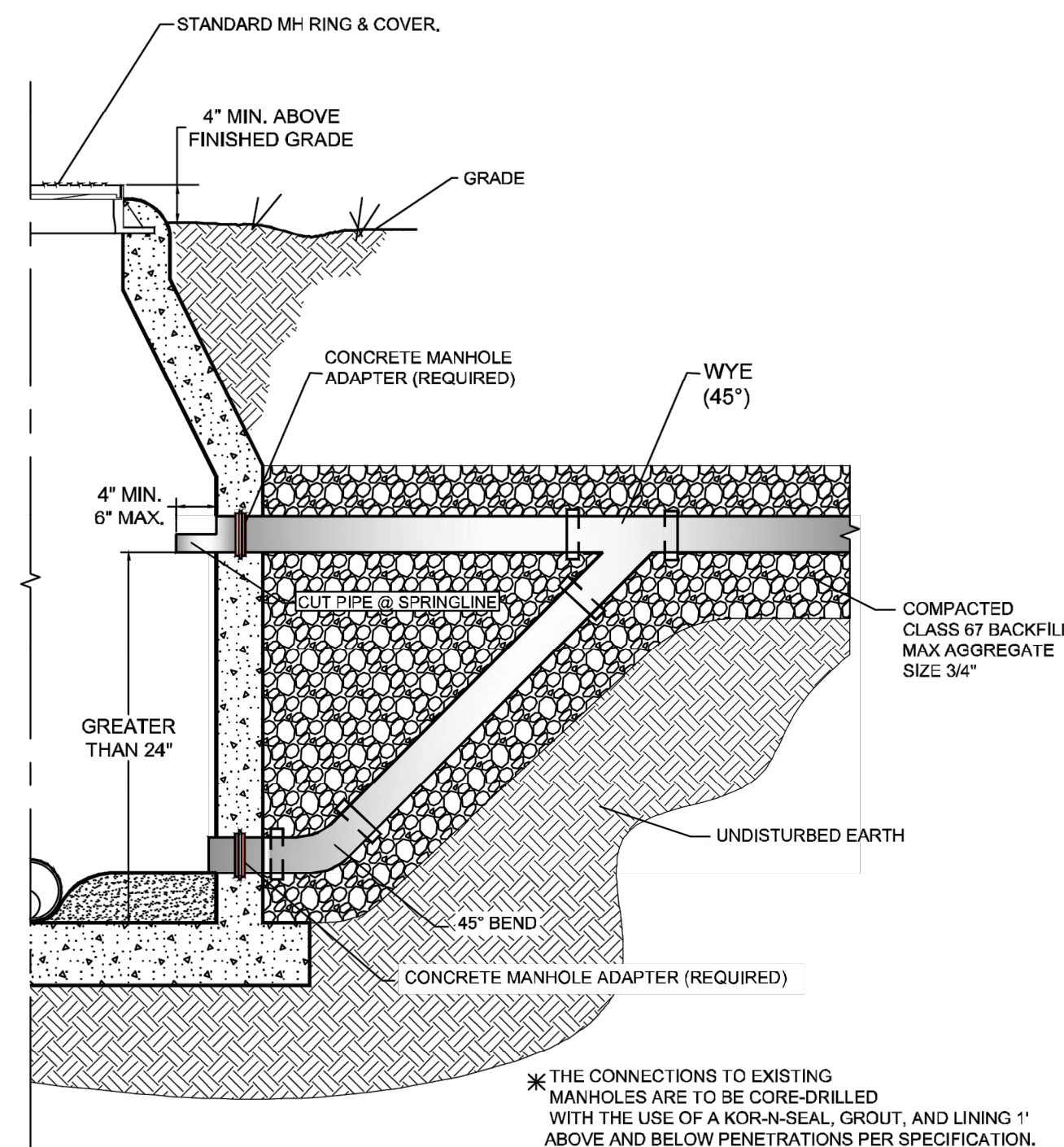
MANHOLE INFORMATION TABLE
SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



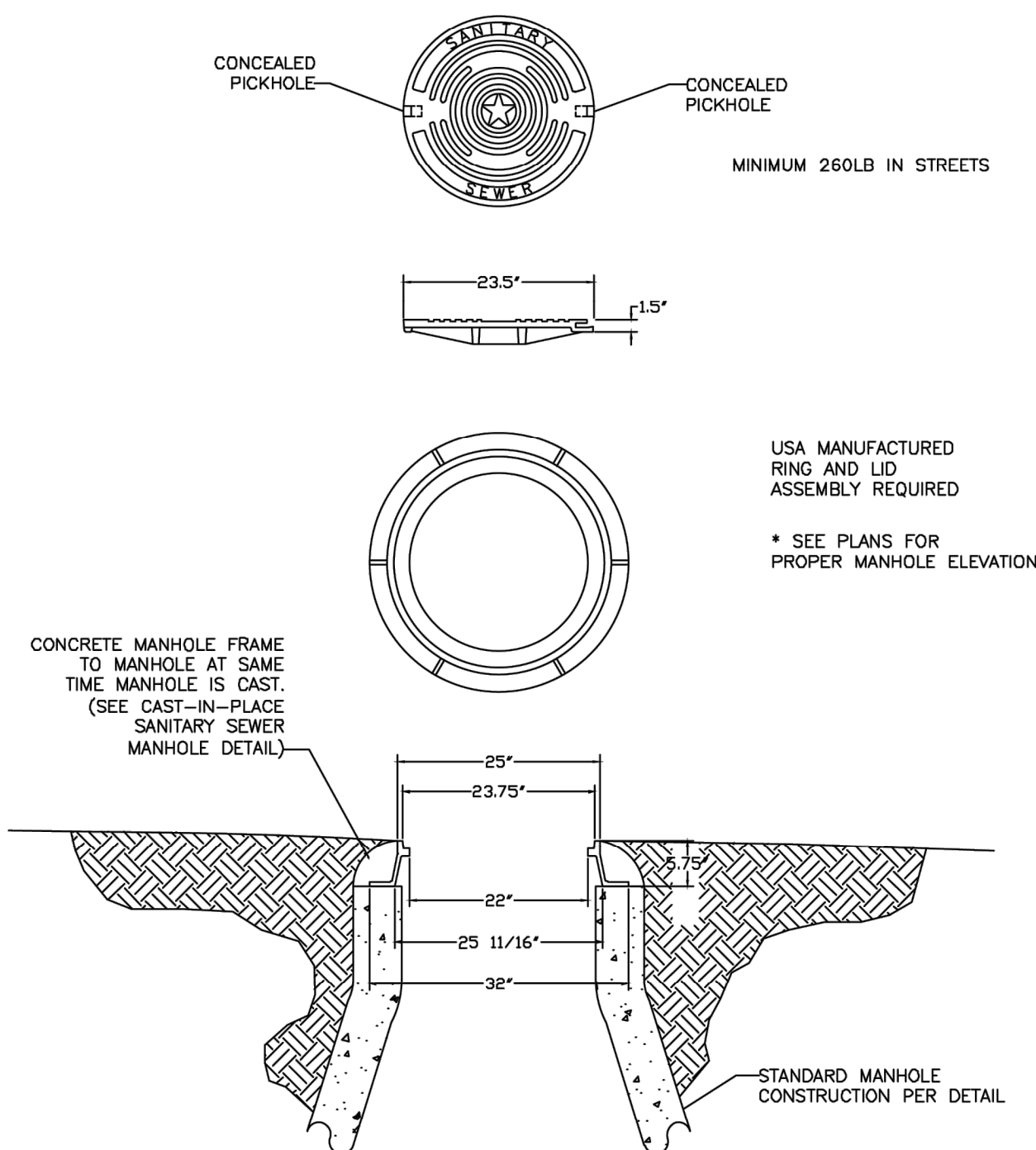
SANITARY SEWER DETAIL: SS02

SANITARY SEWER
EXTERIOR DROP MANHOLE



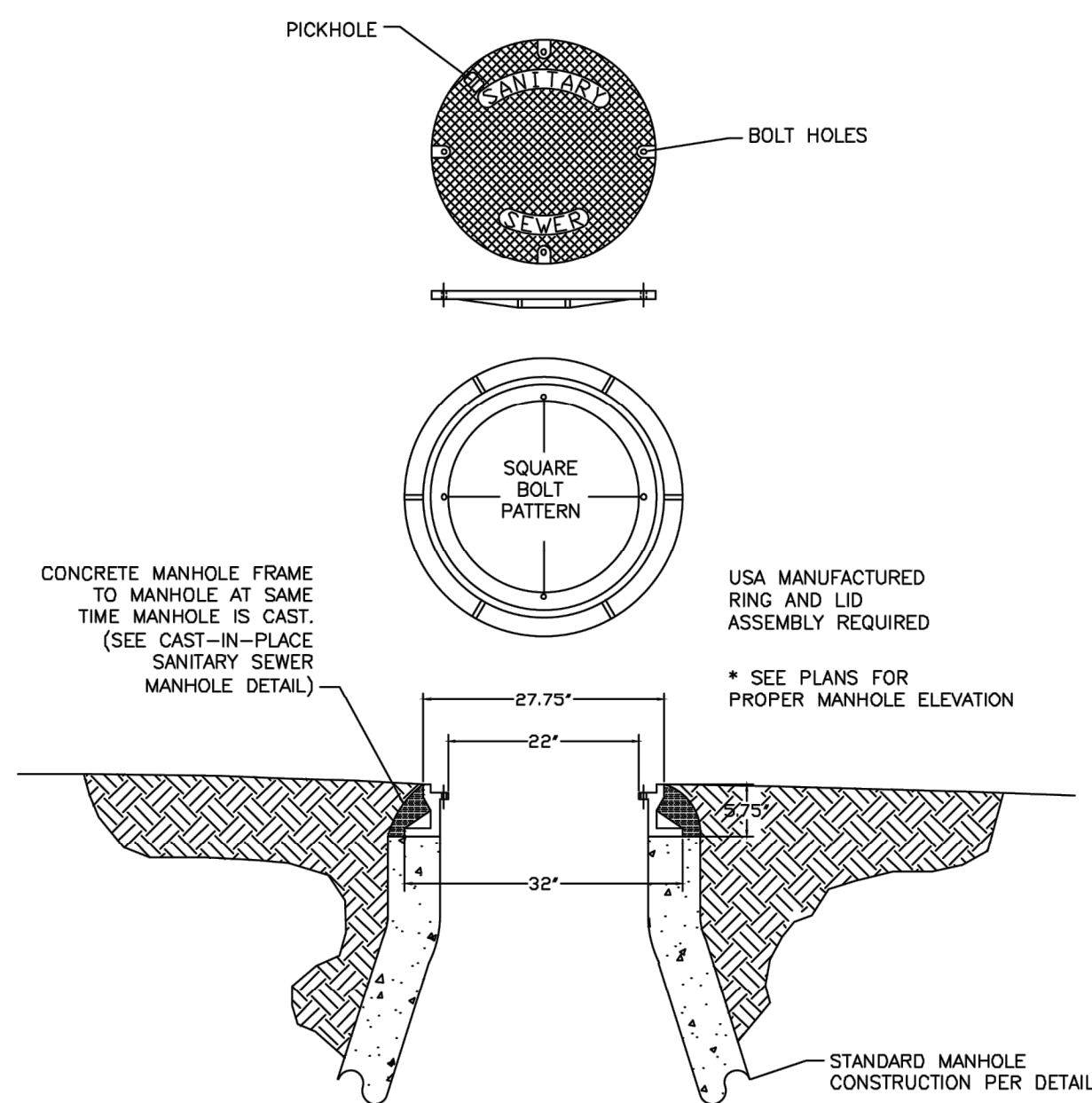
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME



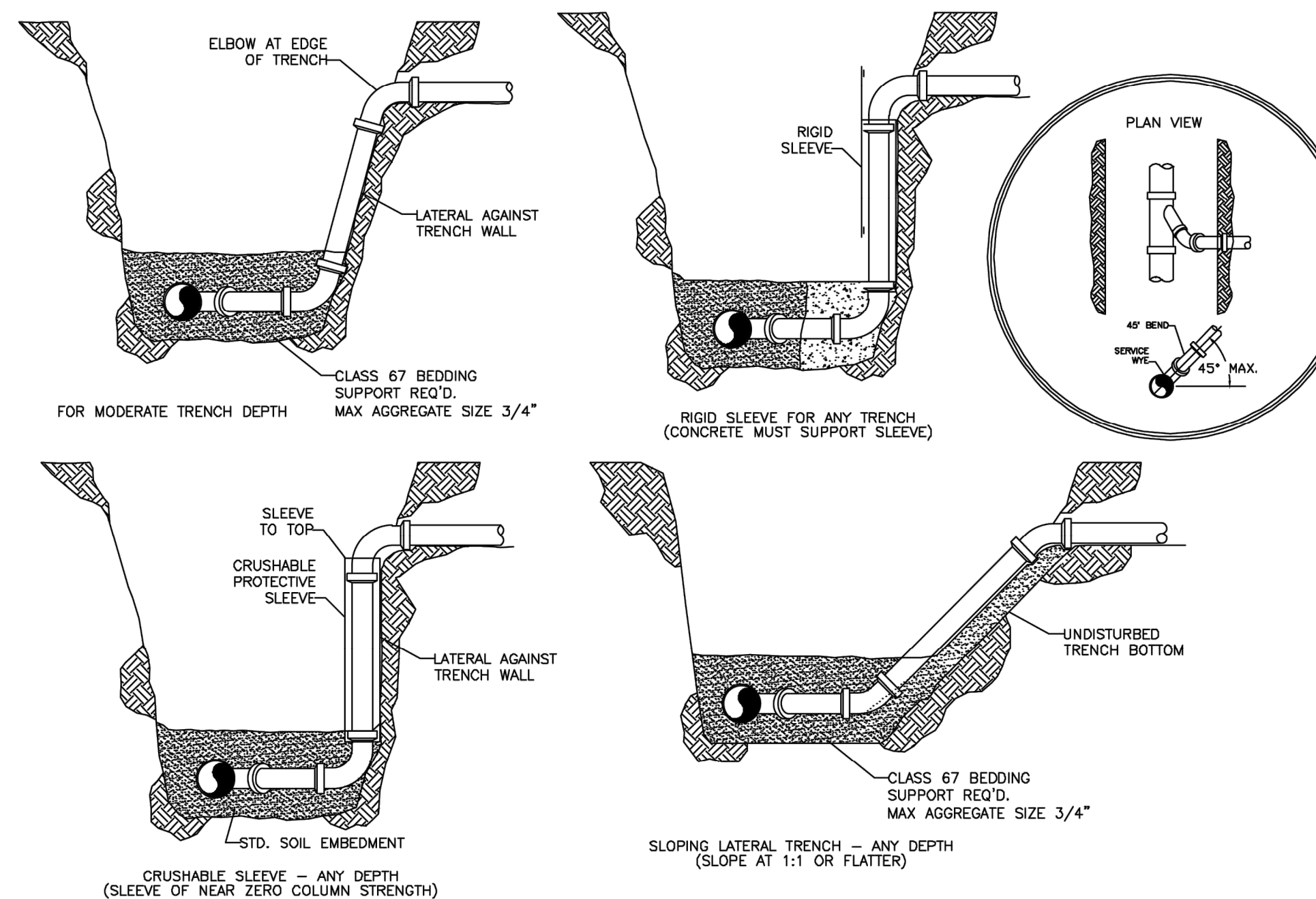
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME

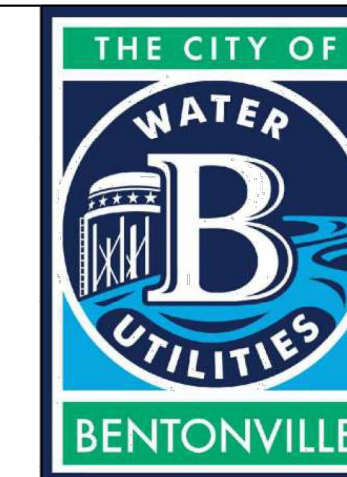


SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE

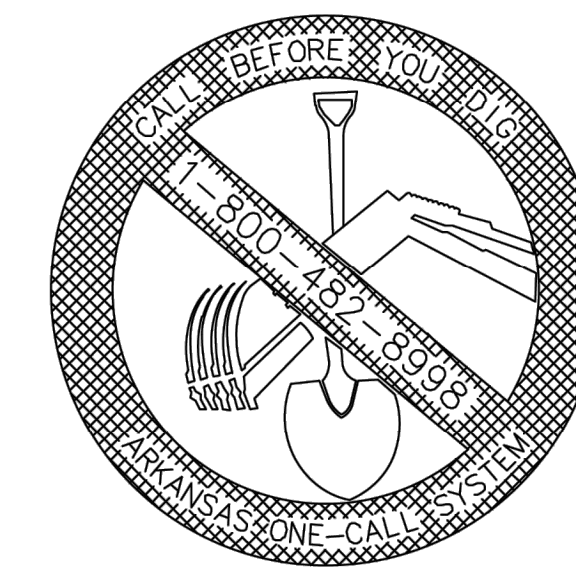


SANITARY SEWER DETAIL: SS06



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SAN. SEWER
DETAILS



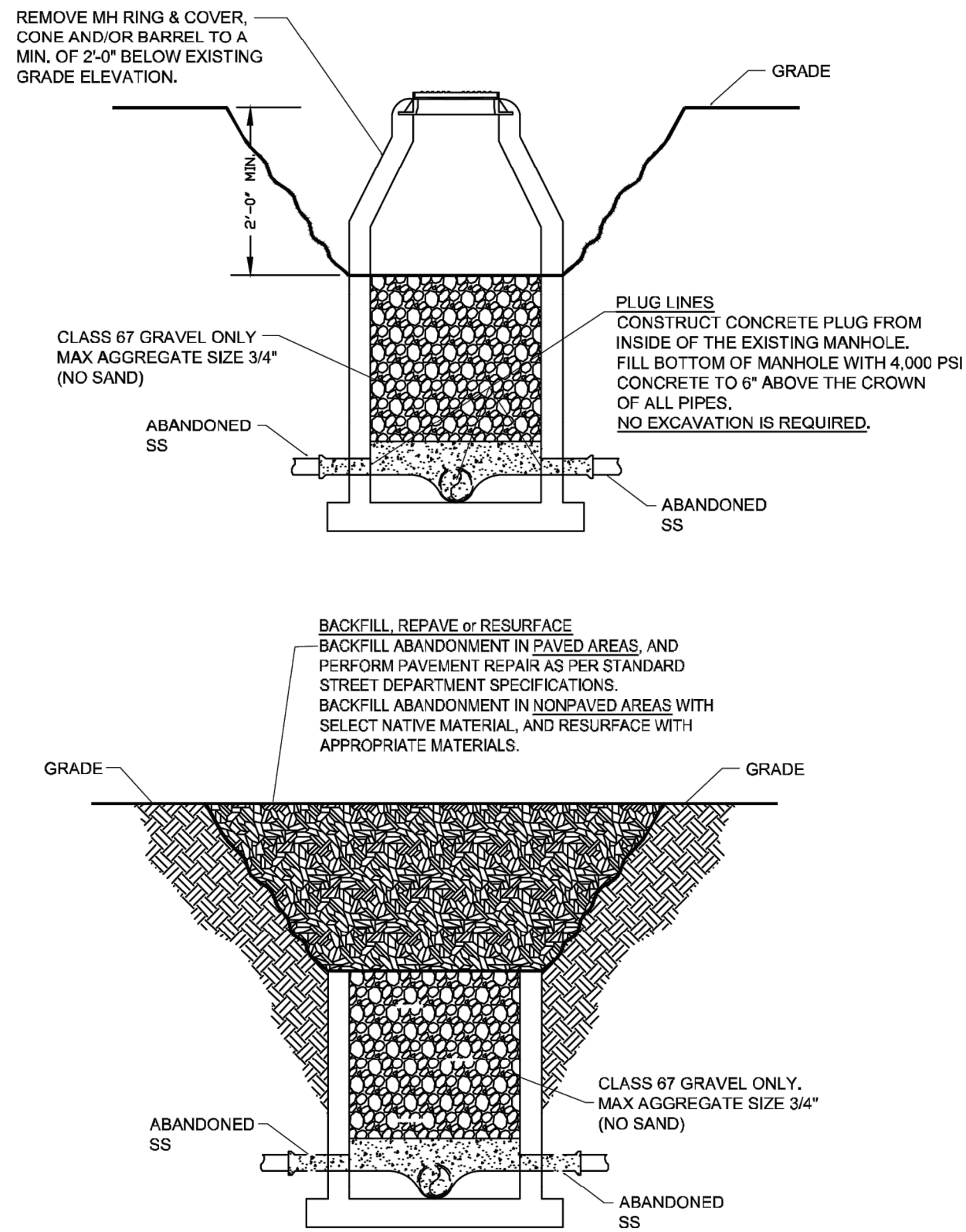
REVISION:
2024

DRAWN BY: JS DATE: 08/27/2024

APPROVED BY: AW DATE: 08/27/2024

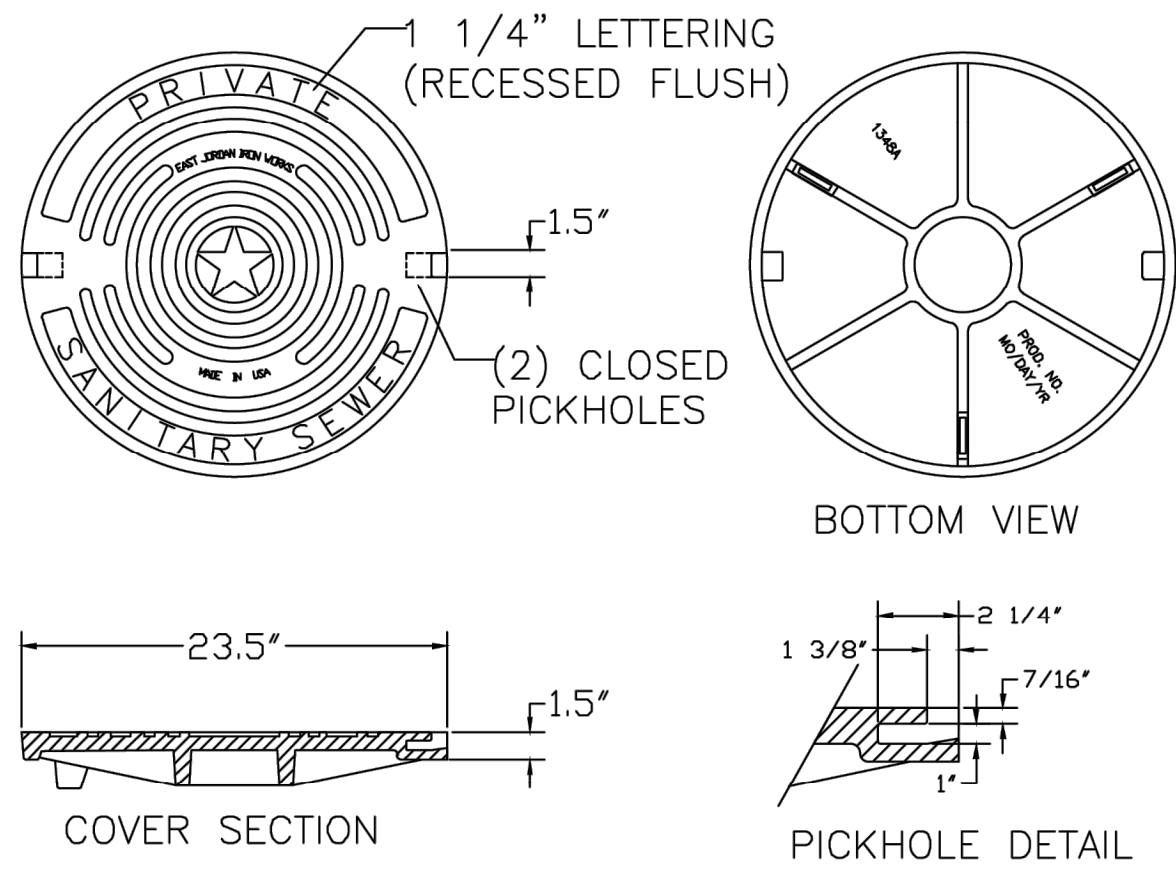
SHEET NUMBER: 1 OF 2

SANITARY SEWER MANHOLE
ABANDONMENT



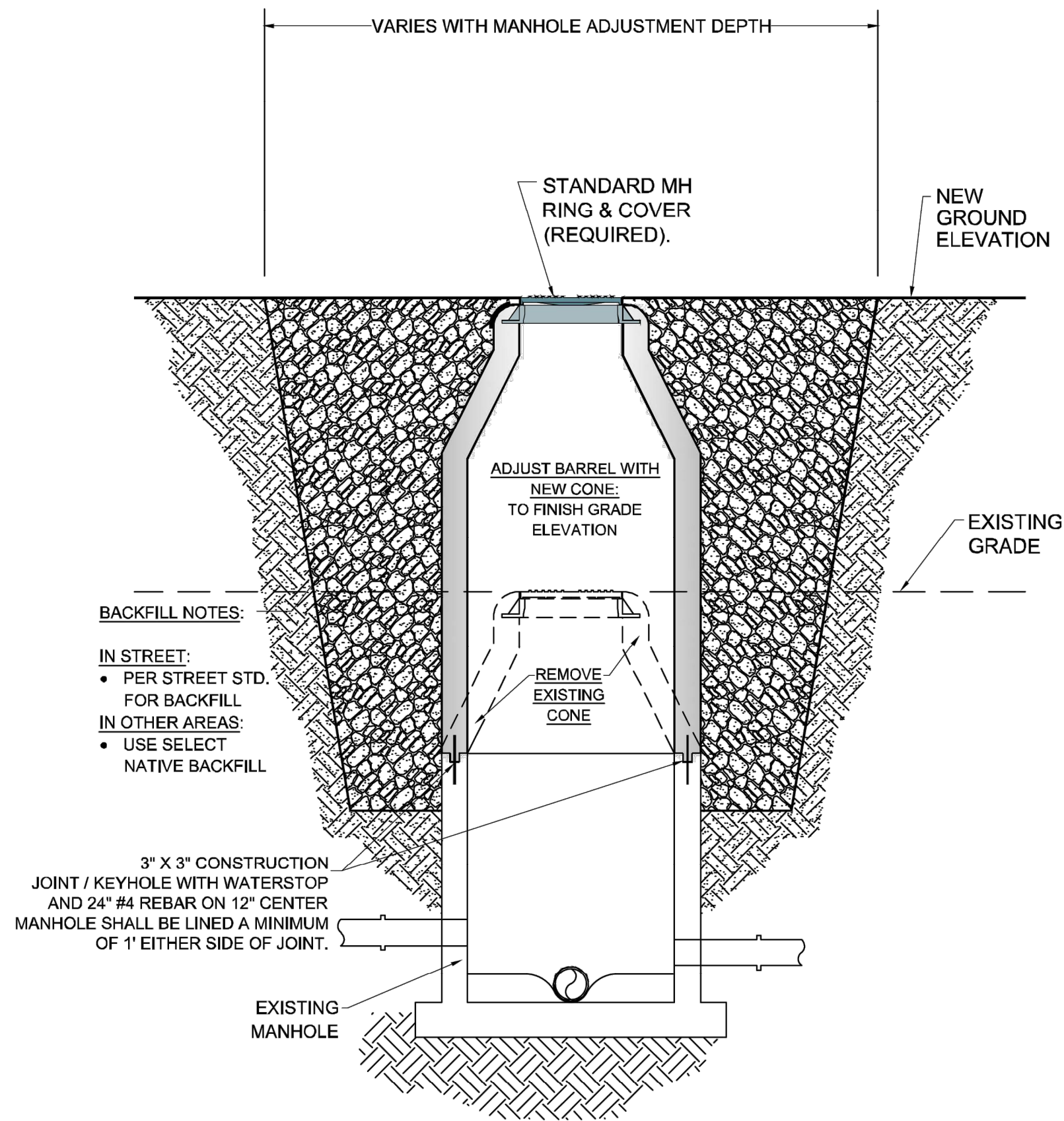
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE
RING AND LID

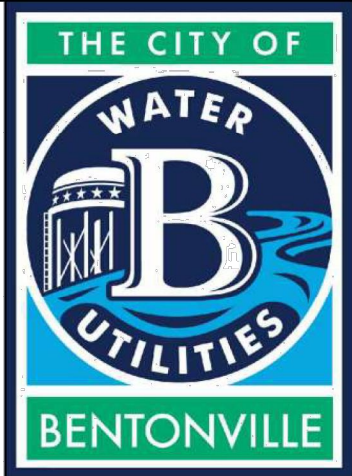


SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE
ADJUST TO GRADE

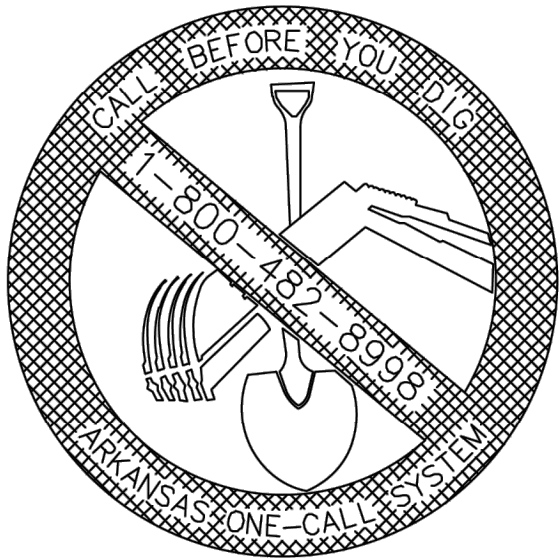


SANITARY SEWER DETAILS: SS09



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SAN. SEWER
DETAILS

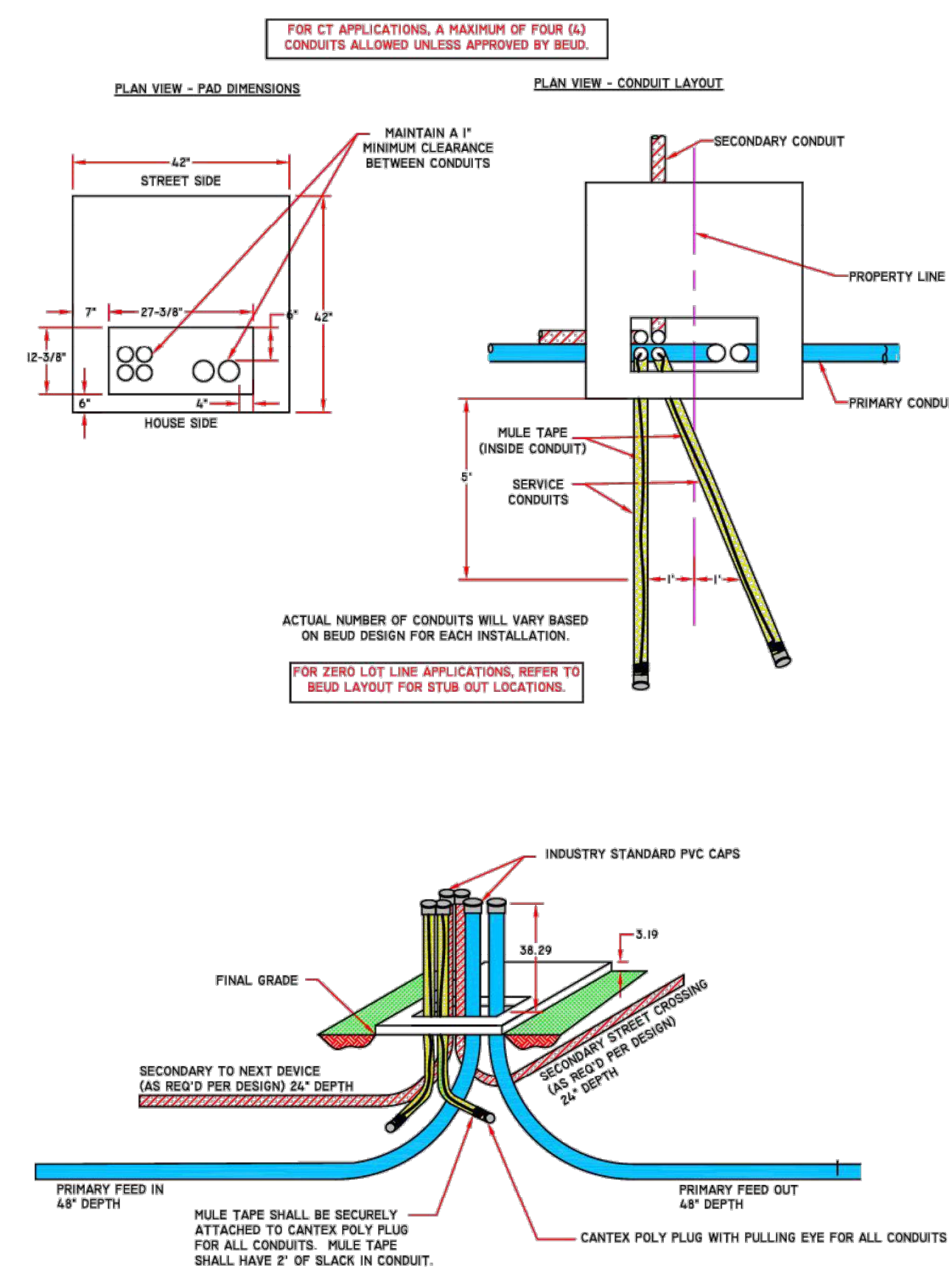
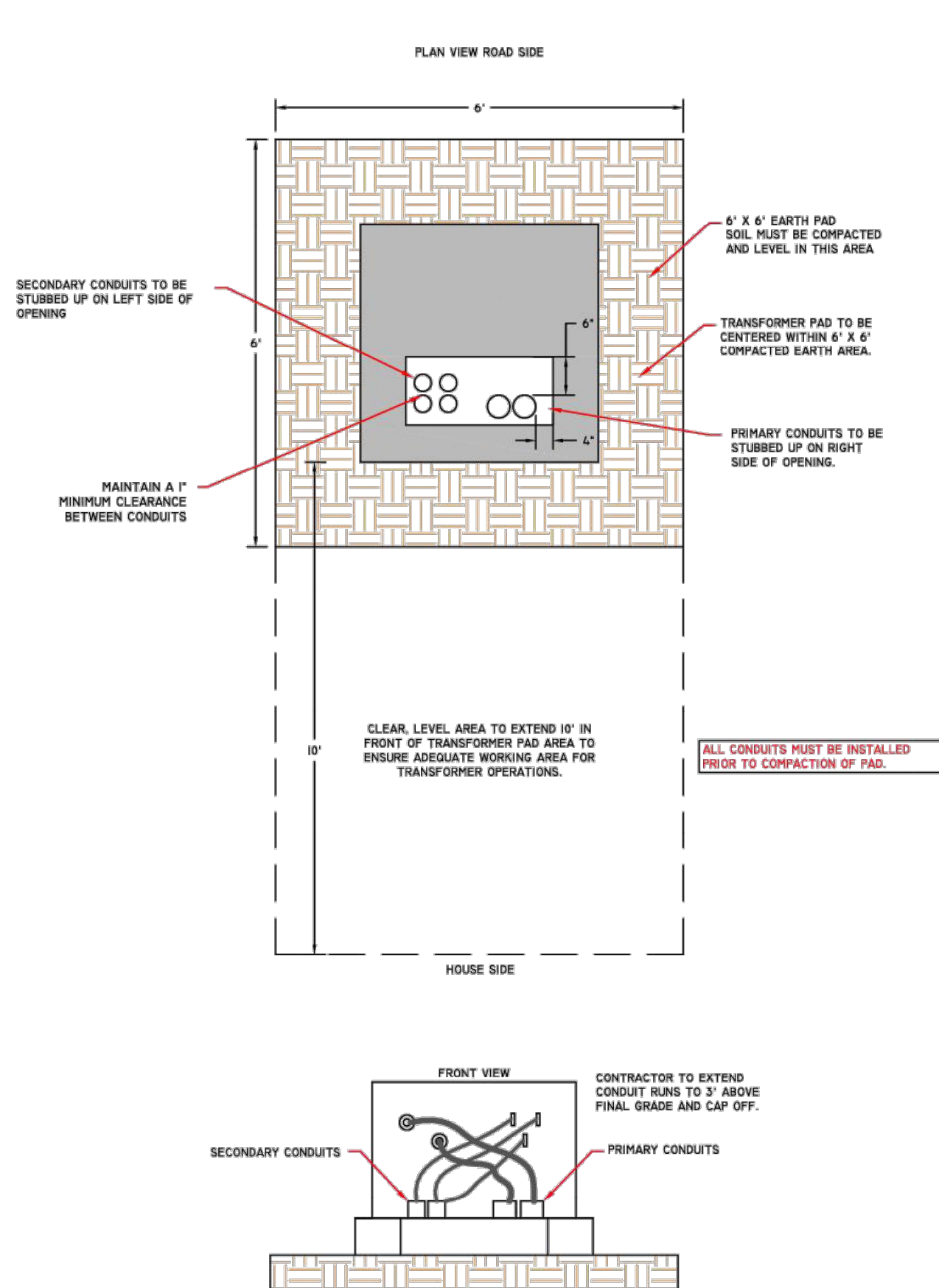
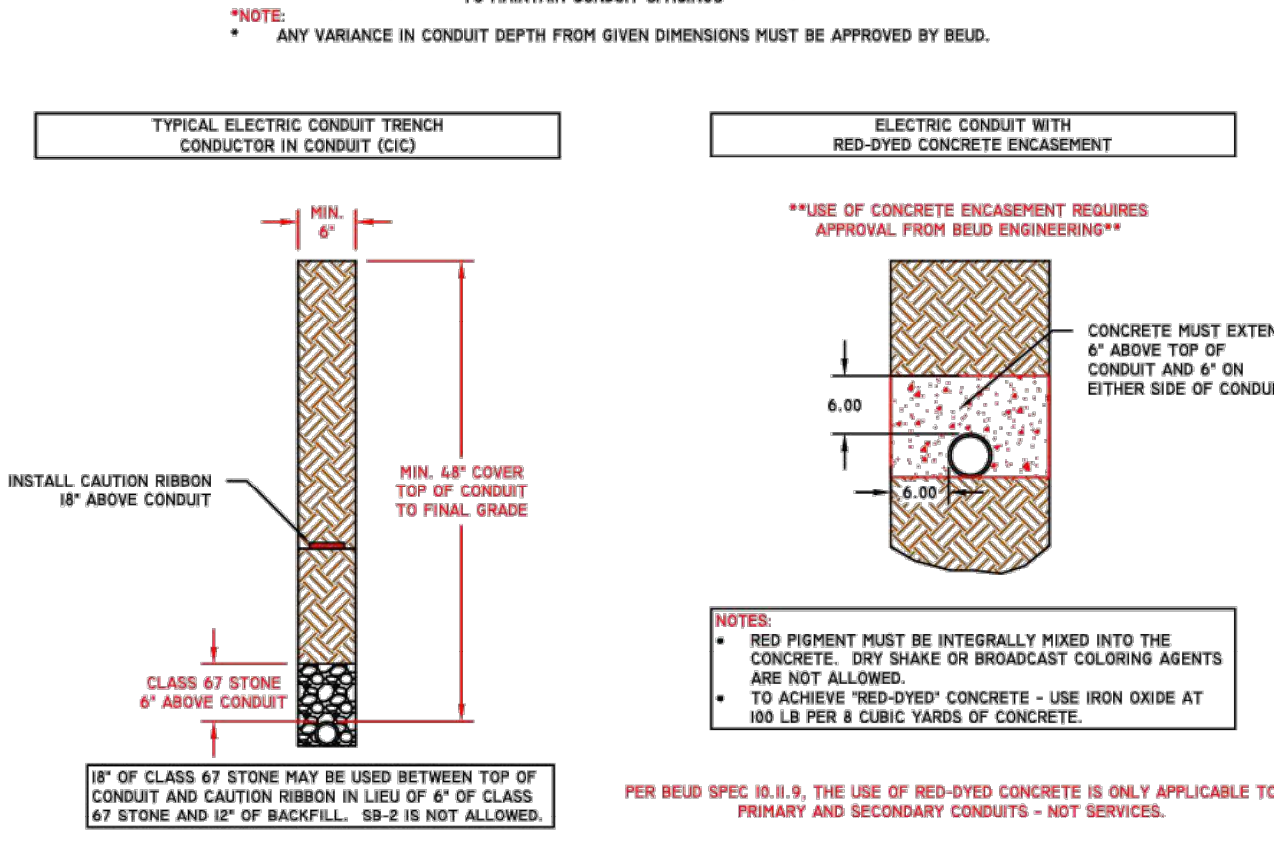
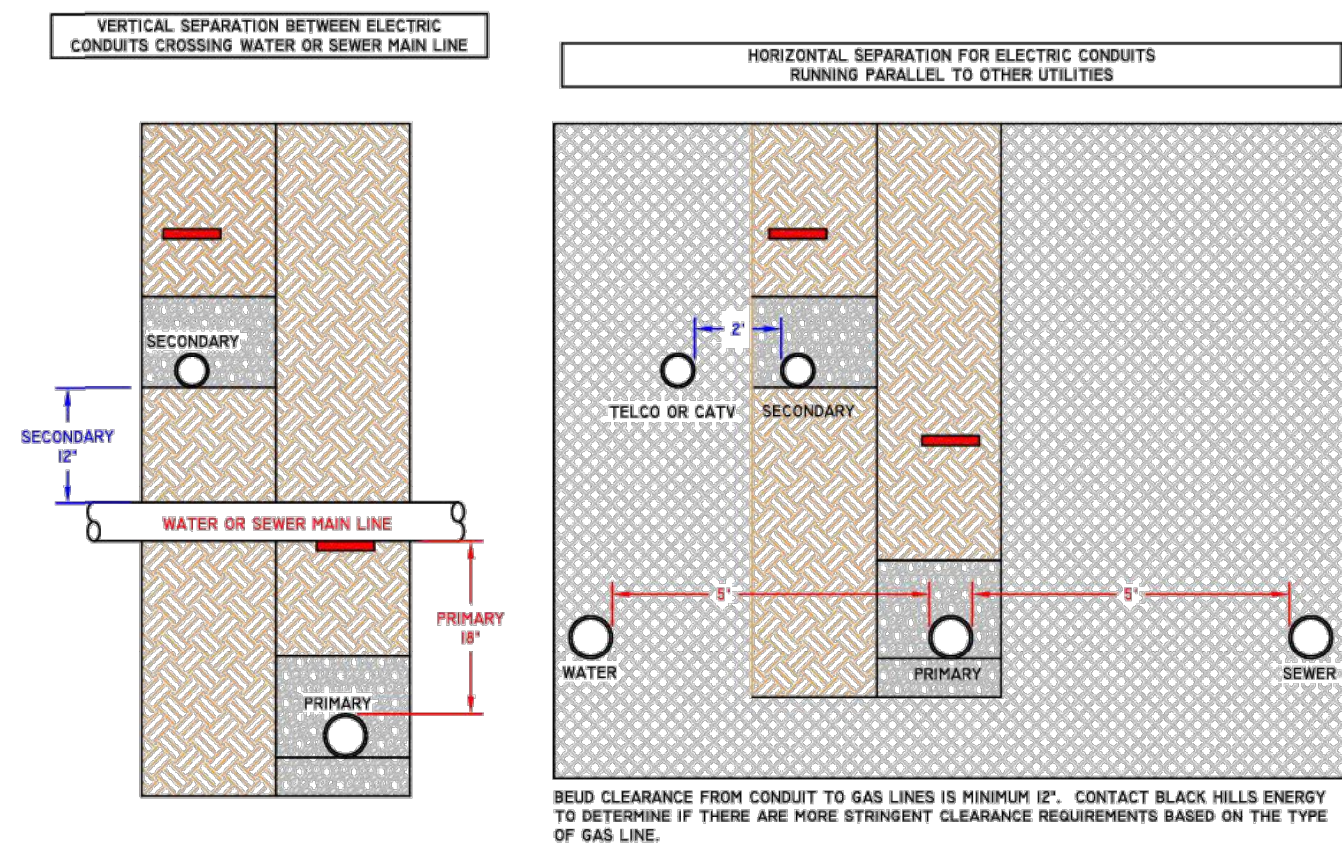
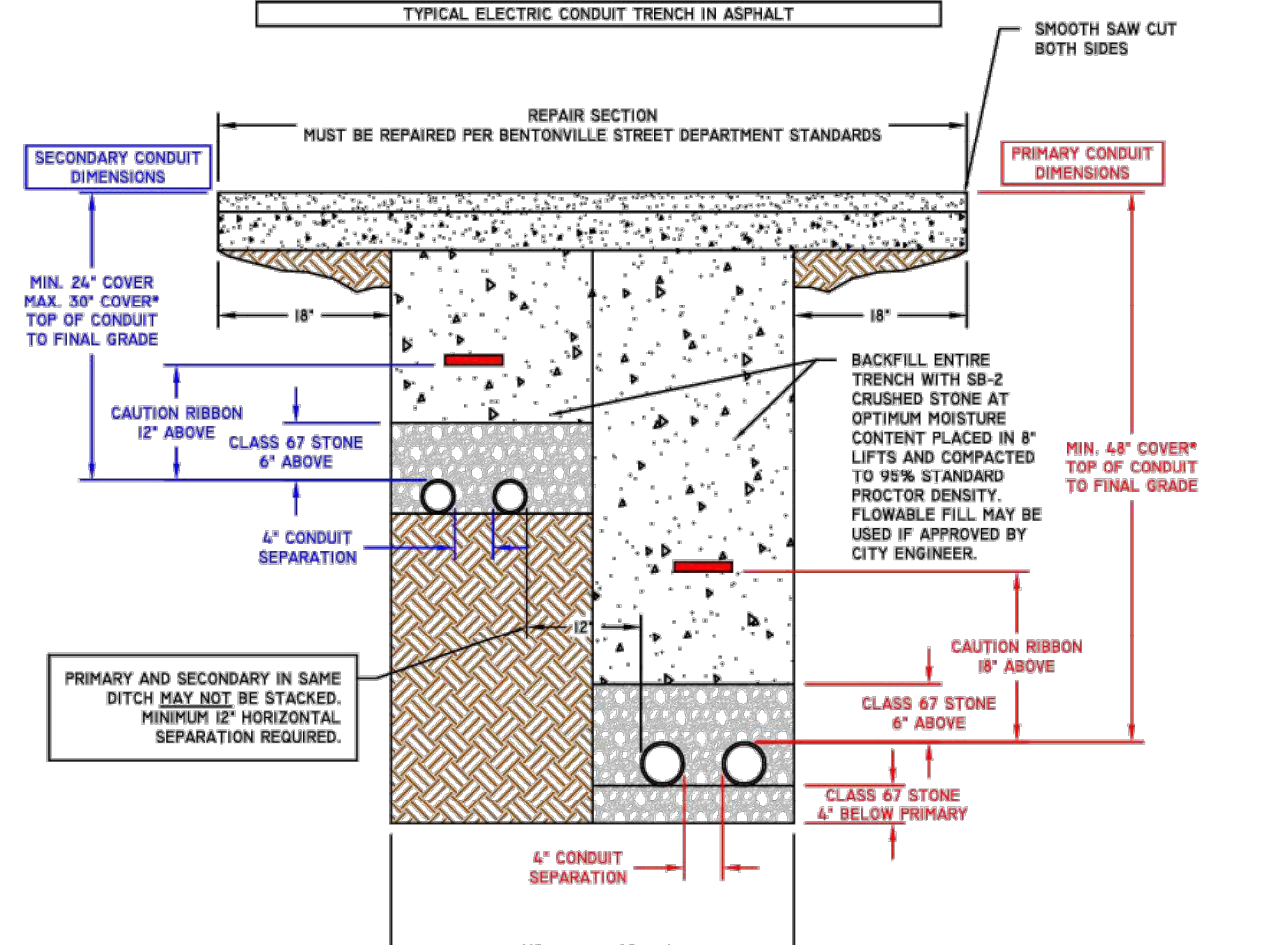
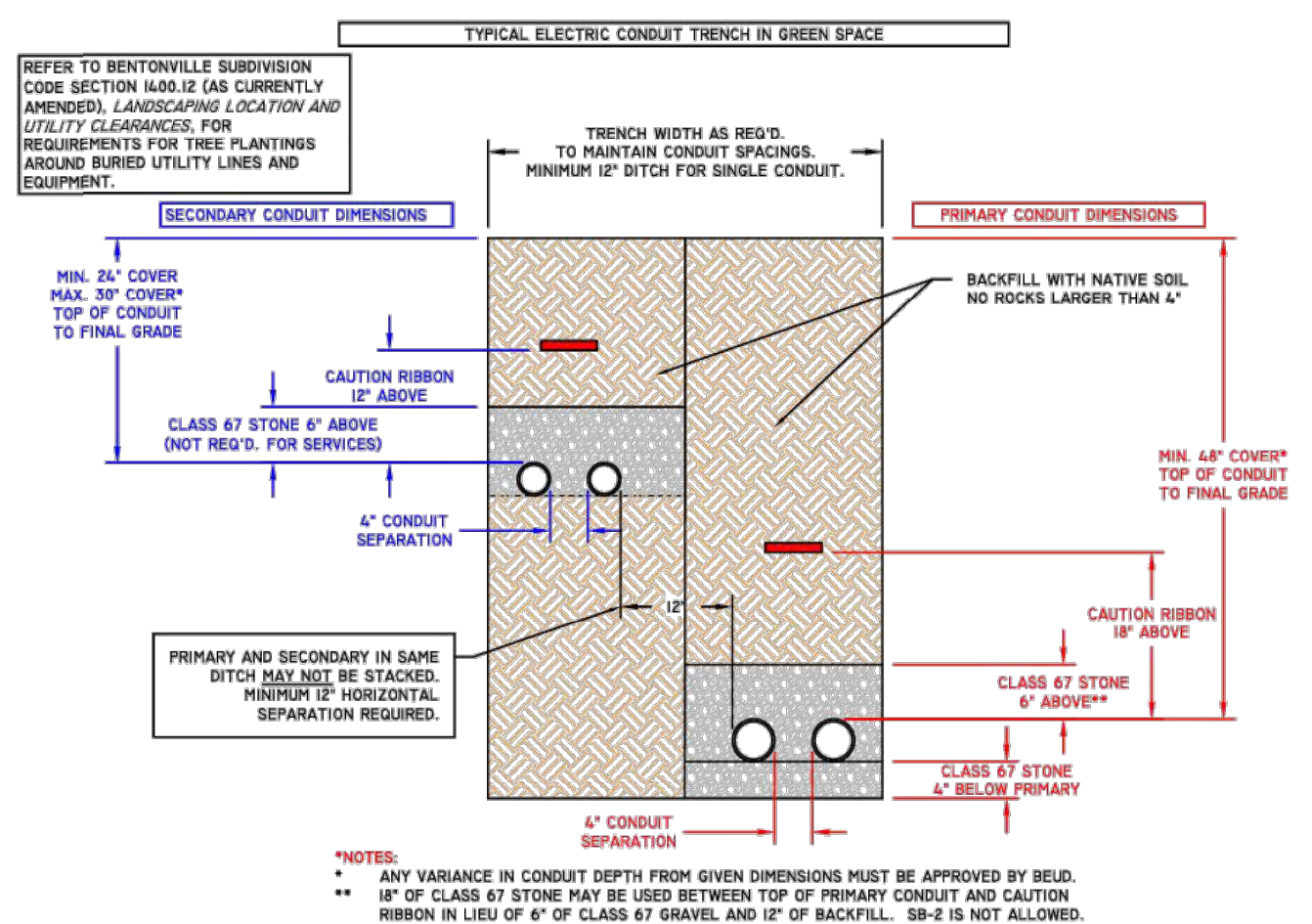


REVISION:
2024

NOTES:

DRAWN BY: JS DATE: 08/27/2024
APPROVED BY: AW DATE: 08/27/2024

SHEET NUMBER: 2 OF 2

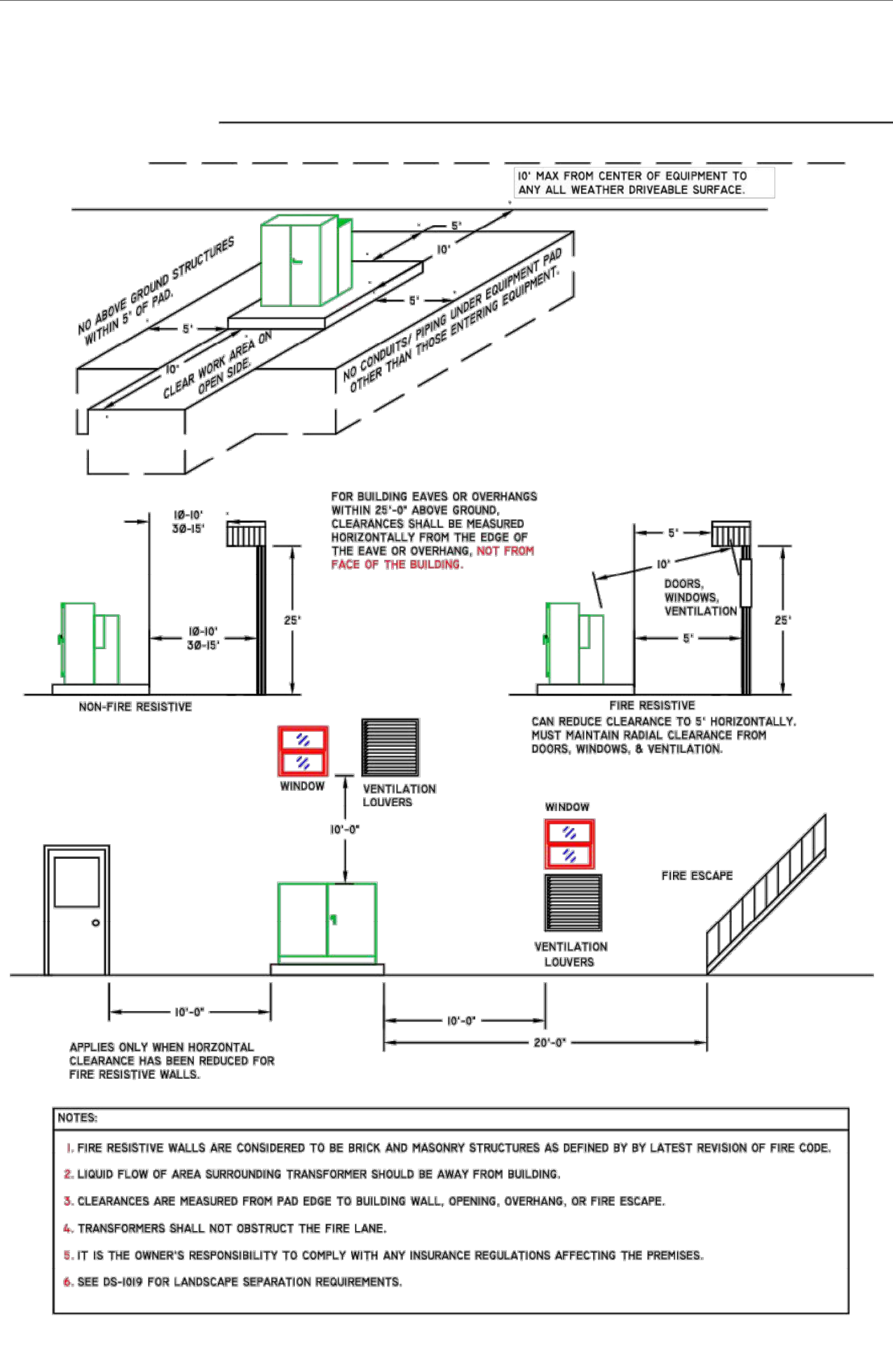
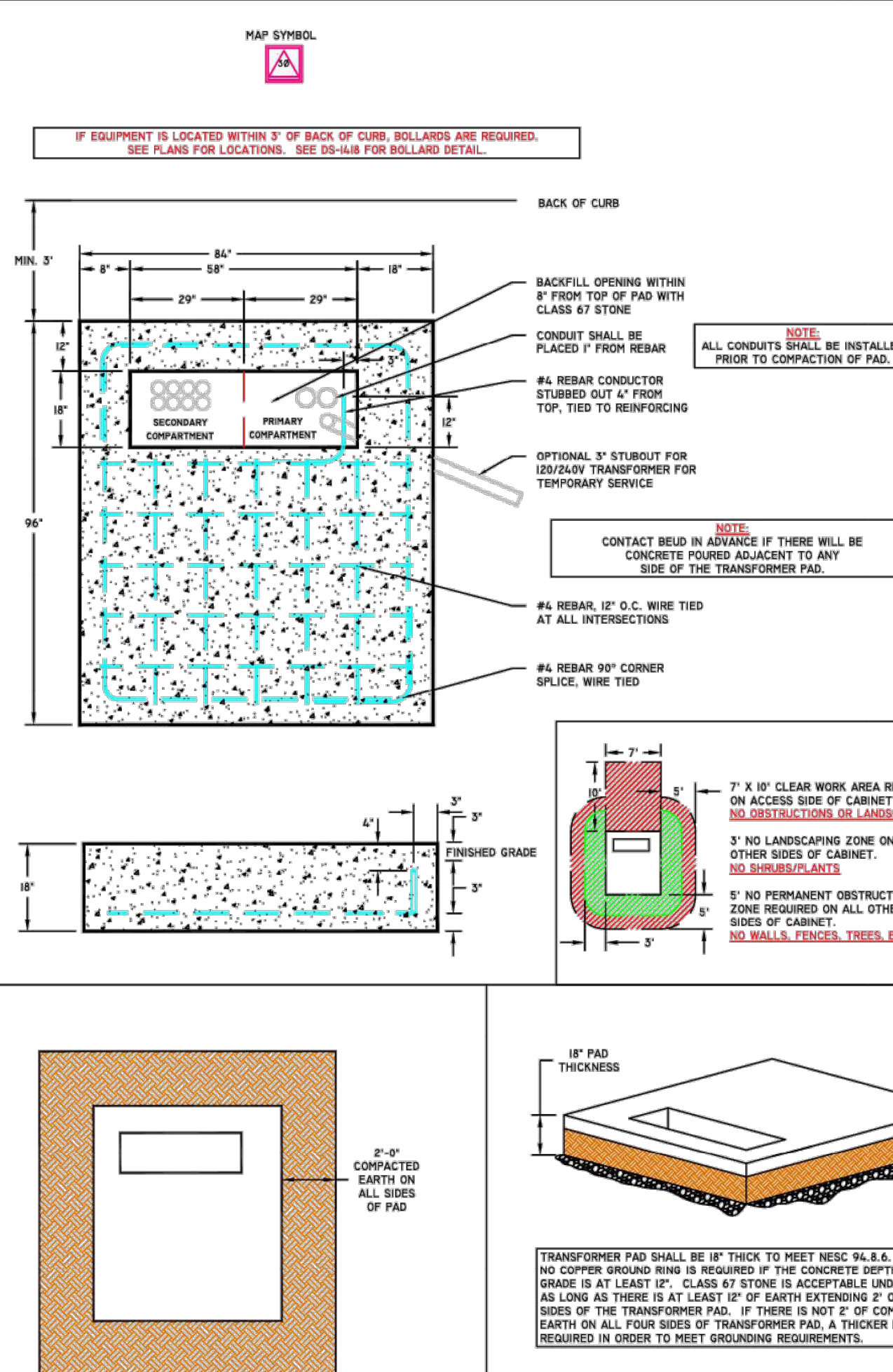
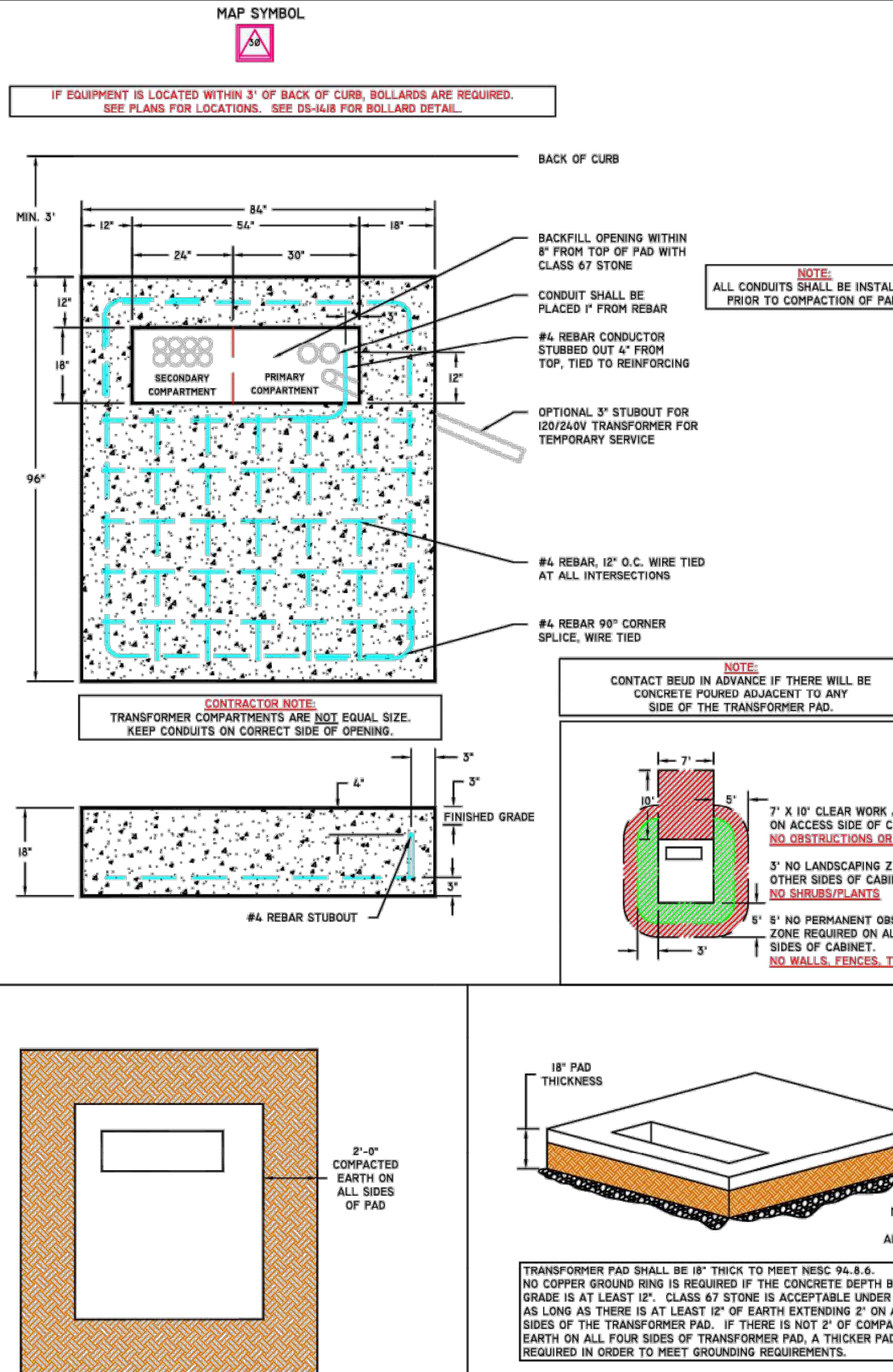
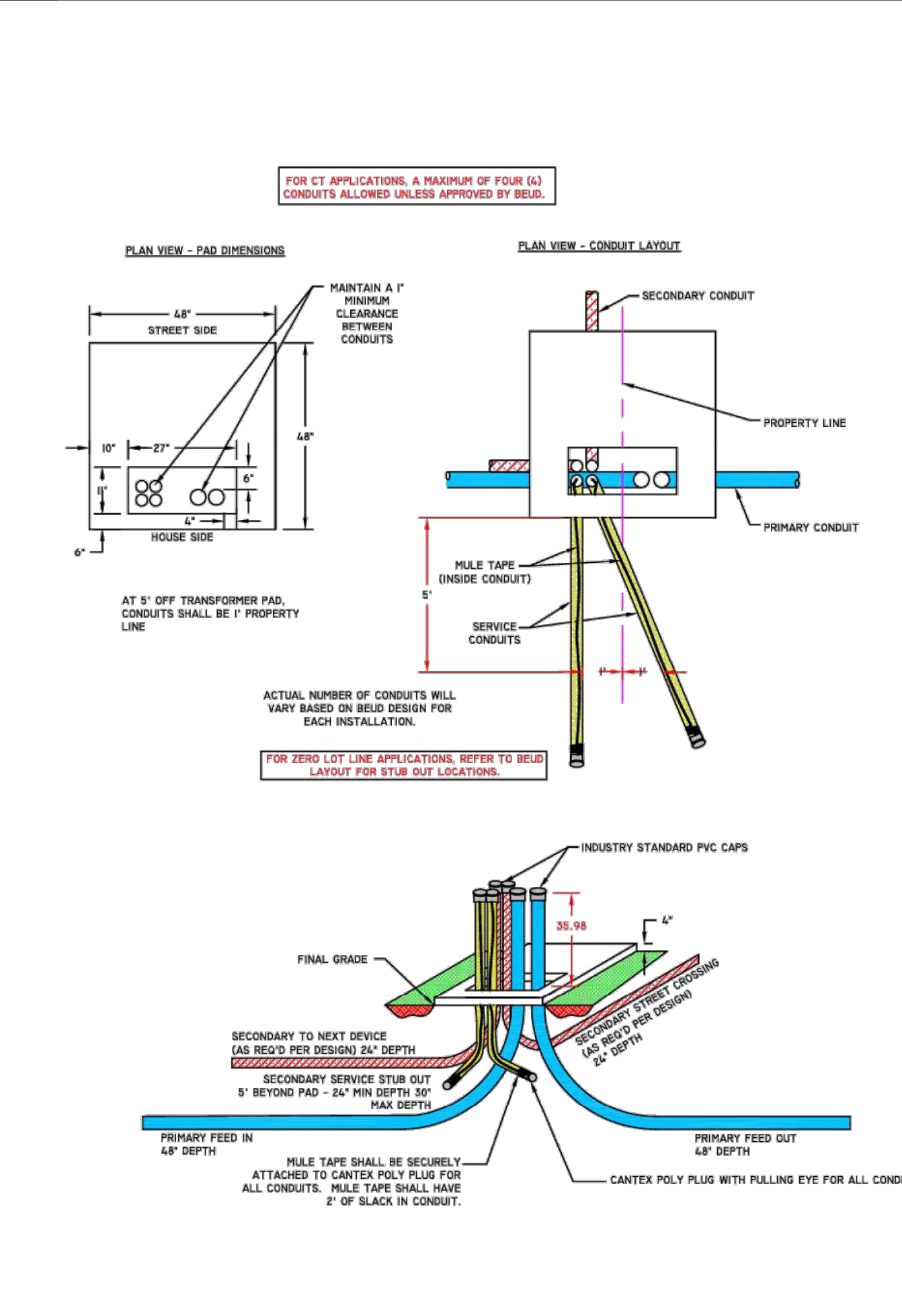


DS-I403 ELECTRIC TRENCH DETAILS SHEET I

DS-I404 ELECTRIC TRENCH DETAILS SHEET 2

DS-I405 SINGLE PHASE TRANSFORMER
SITE REQUIREMENTS

DS-I406 SINGLE PHASE TRANSFORMER PAD
SMALLER THAN 100 kVA



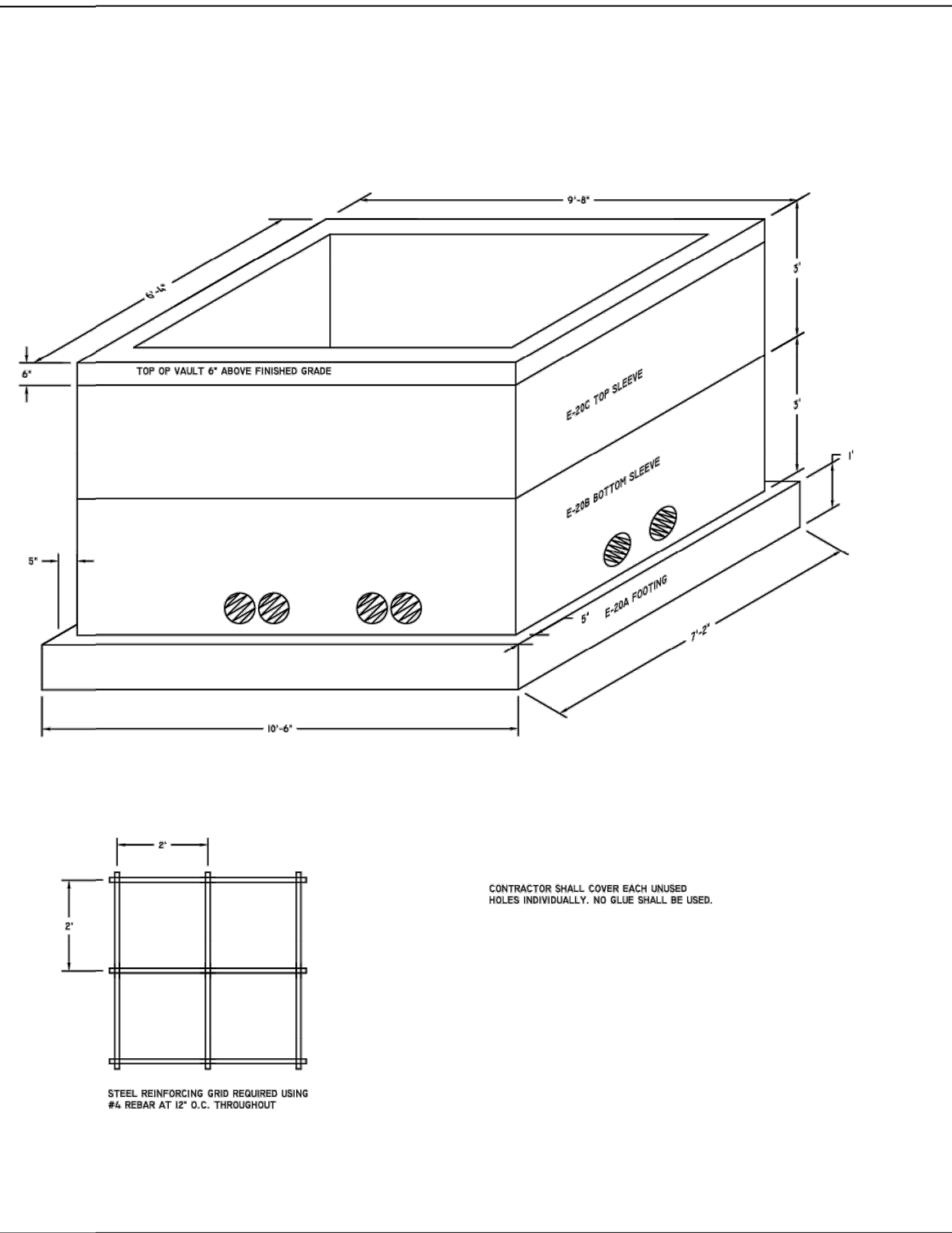
DS-I407 SINGLE PHASE TRANSFORMER PAD
100 kVA AND LARGER

DS-I408 THREE PHASE TRANSFORMER PAD
45-1000 kVA

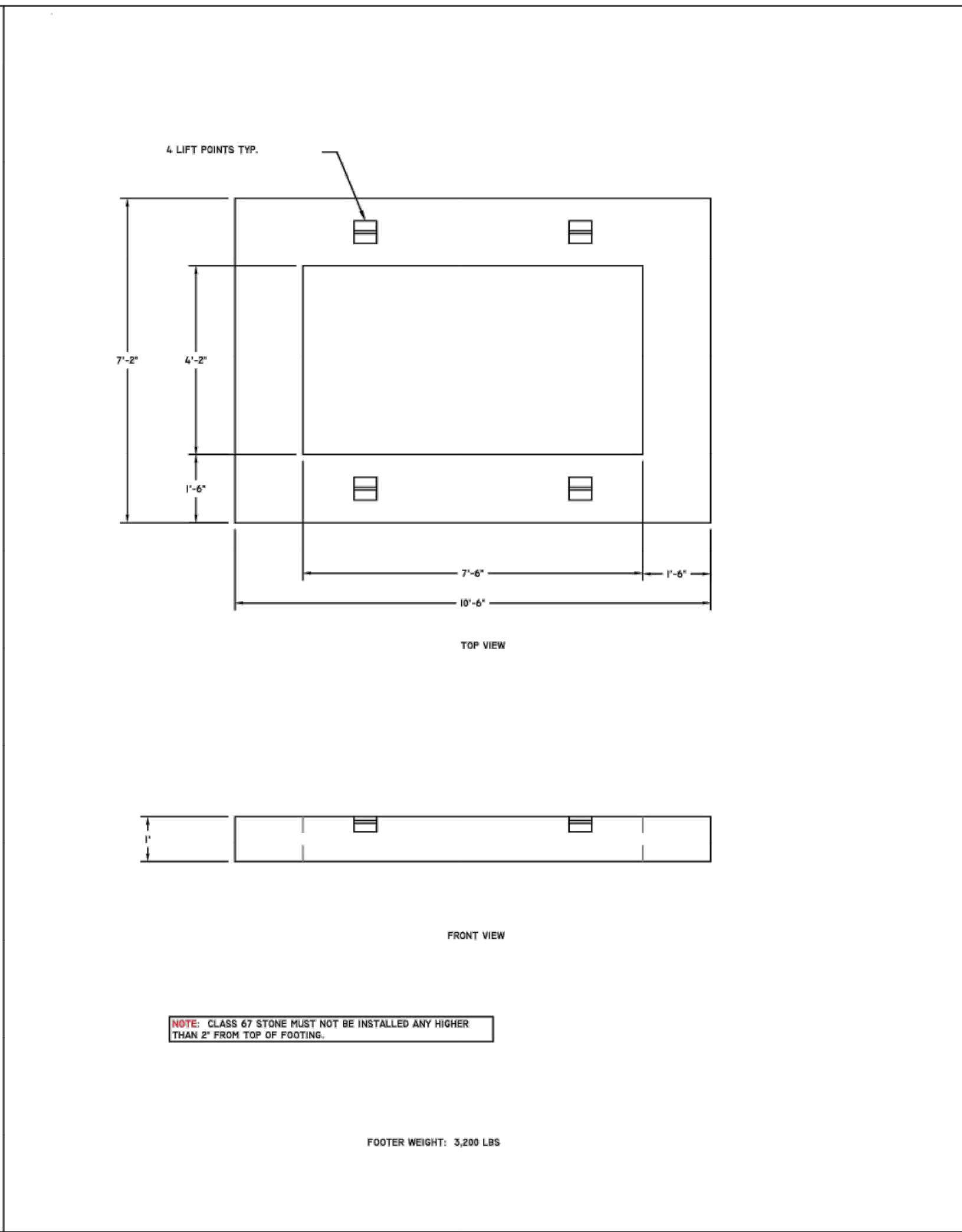
DS-I409 THREE PHASE TRANSFORMER PAD
1500-2500 kVA

DS-I410 CLEARANCE SPECIFICATIONS
FOR PADMOUNTED EQUIPMENT

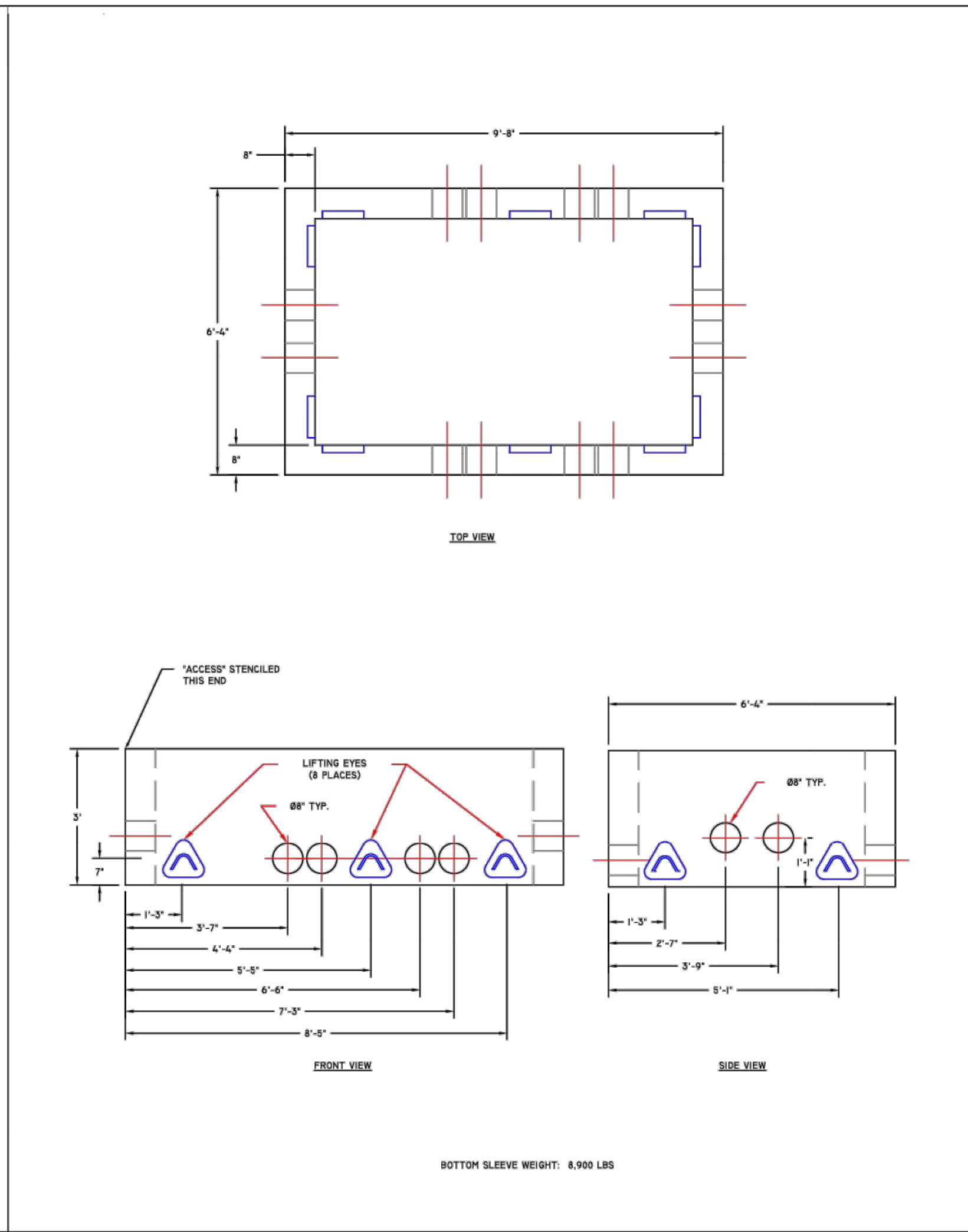
REVISION	DATE	BY	CHKD	APP'D
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4	01/07/2014	BELO		



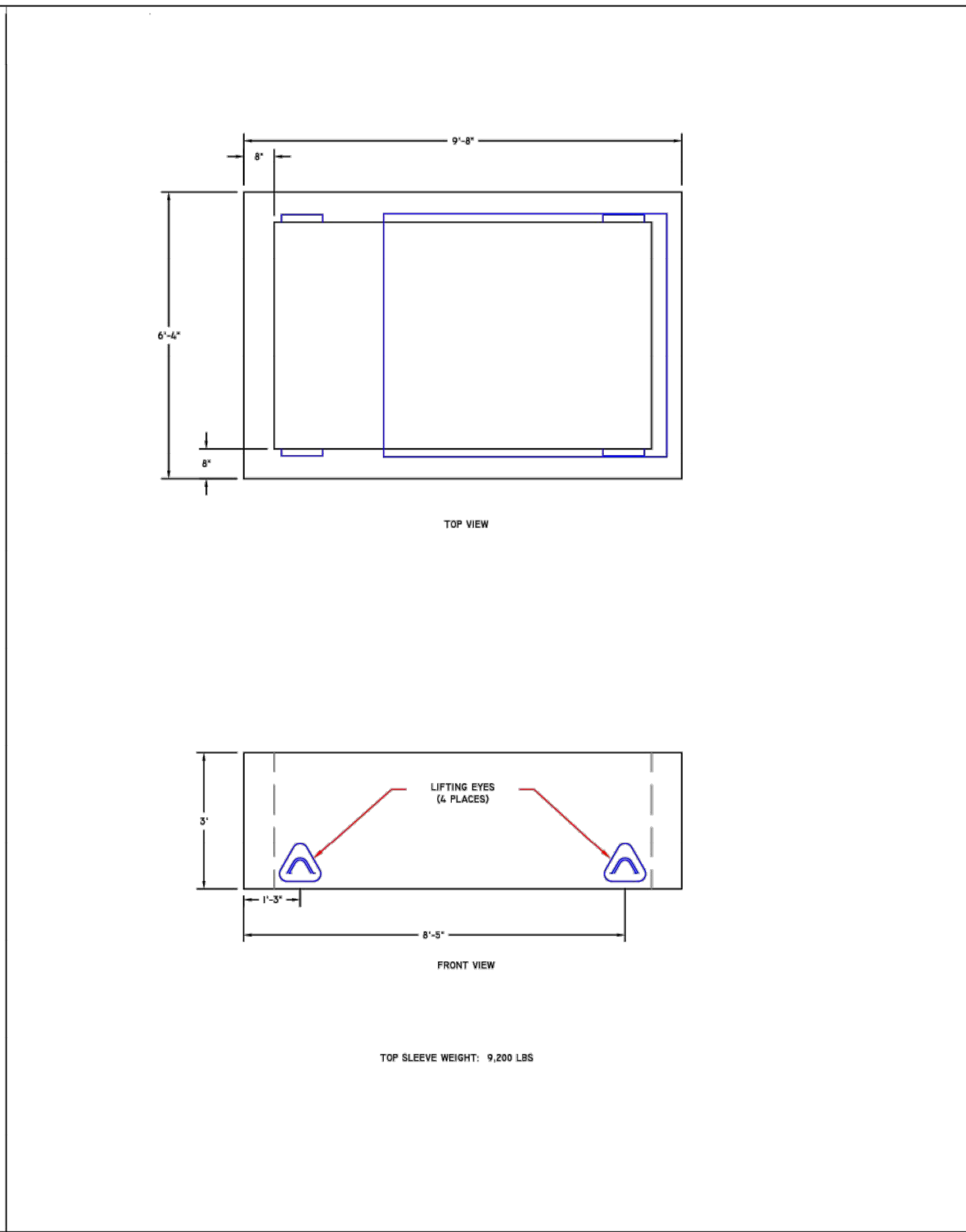
DS-I420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY



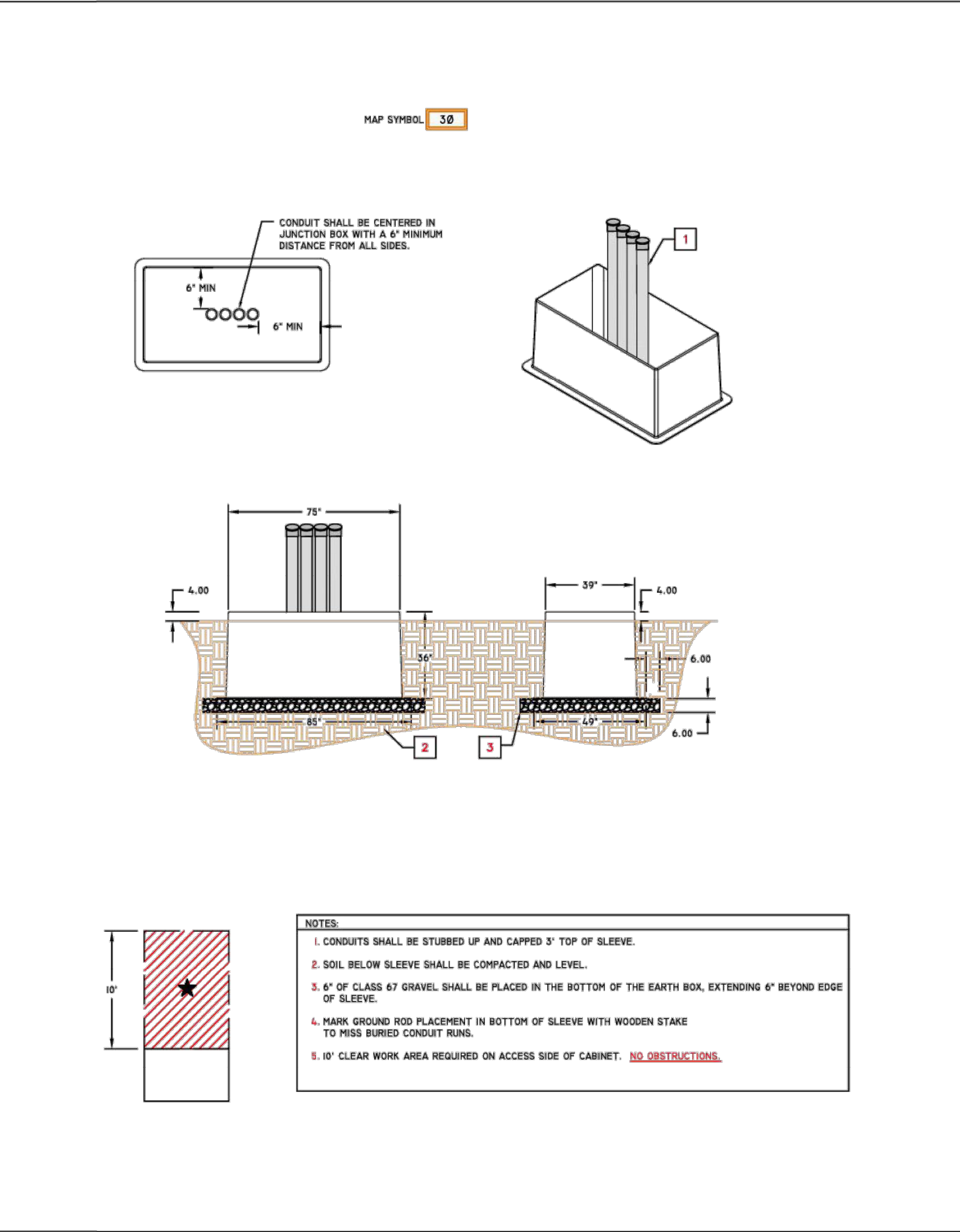
DS-I420A PADMOUNT SWITCHGEAR VAULT FOOTER



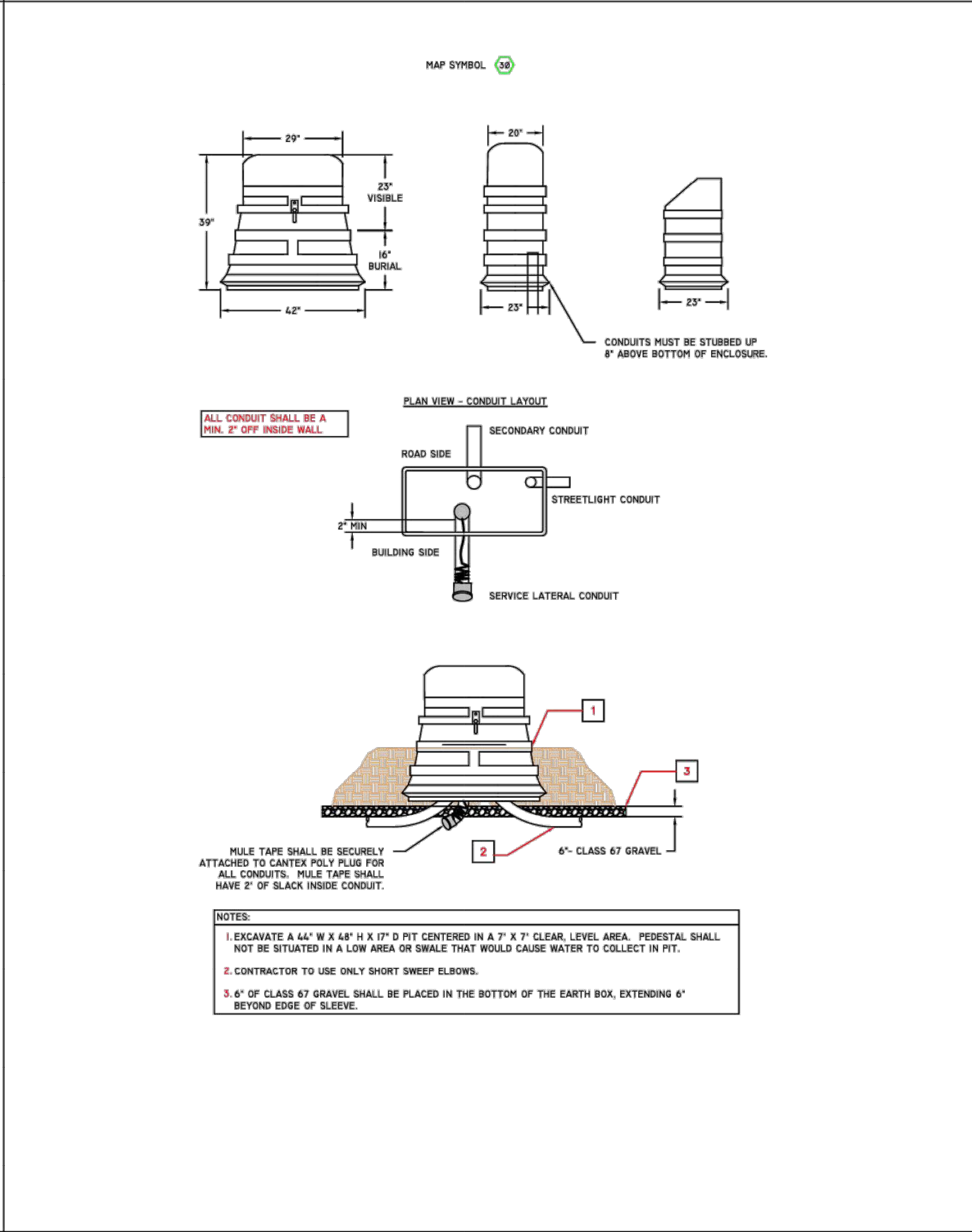
DS-I420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE



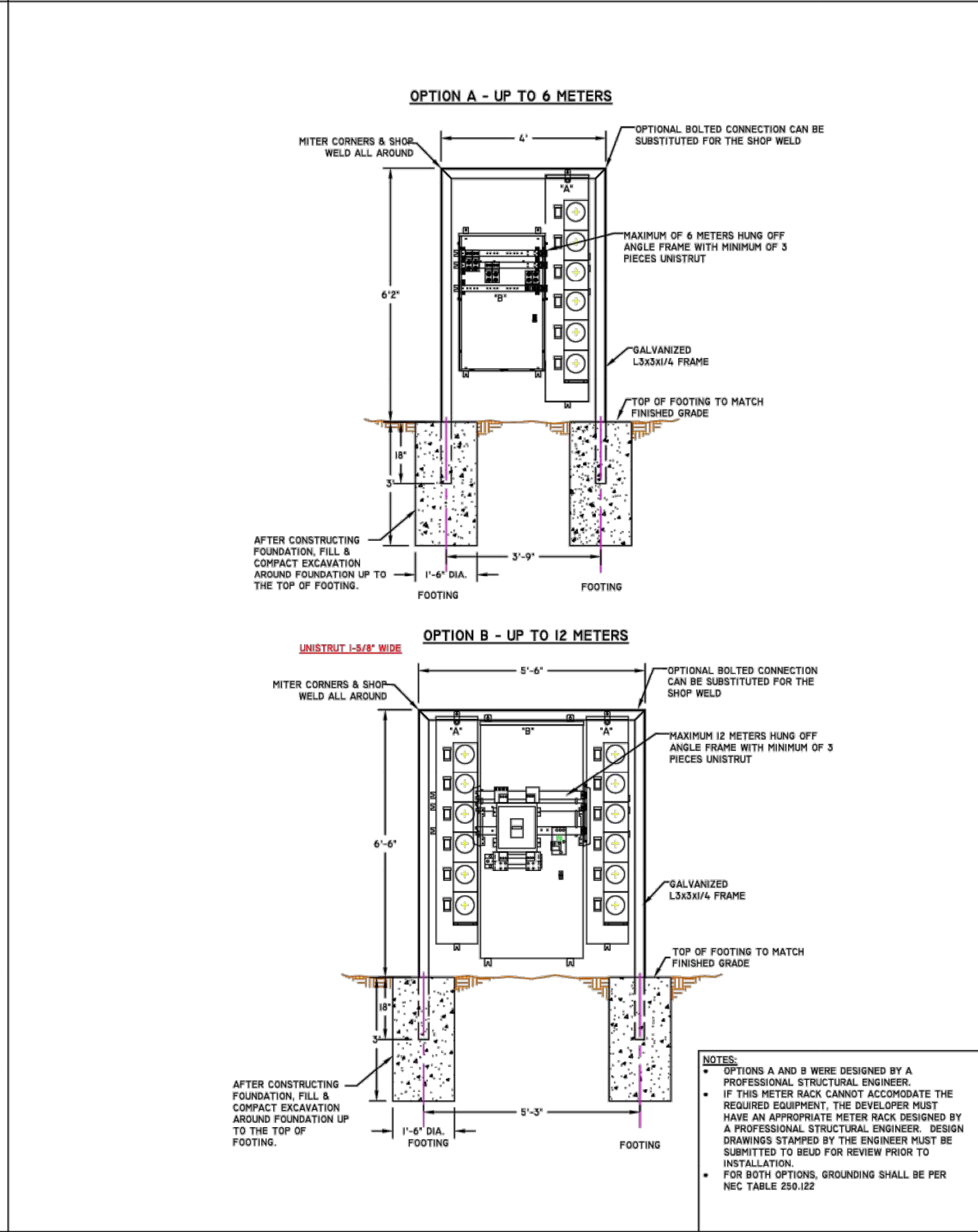
DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE



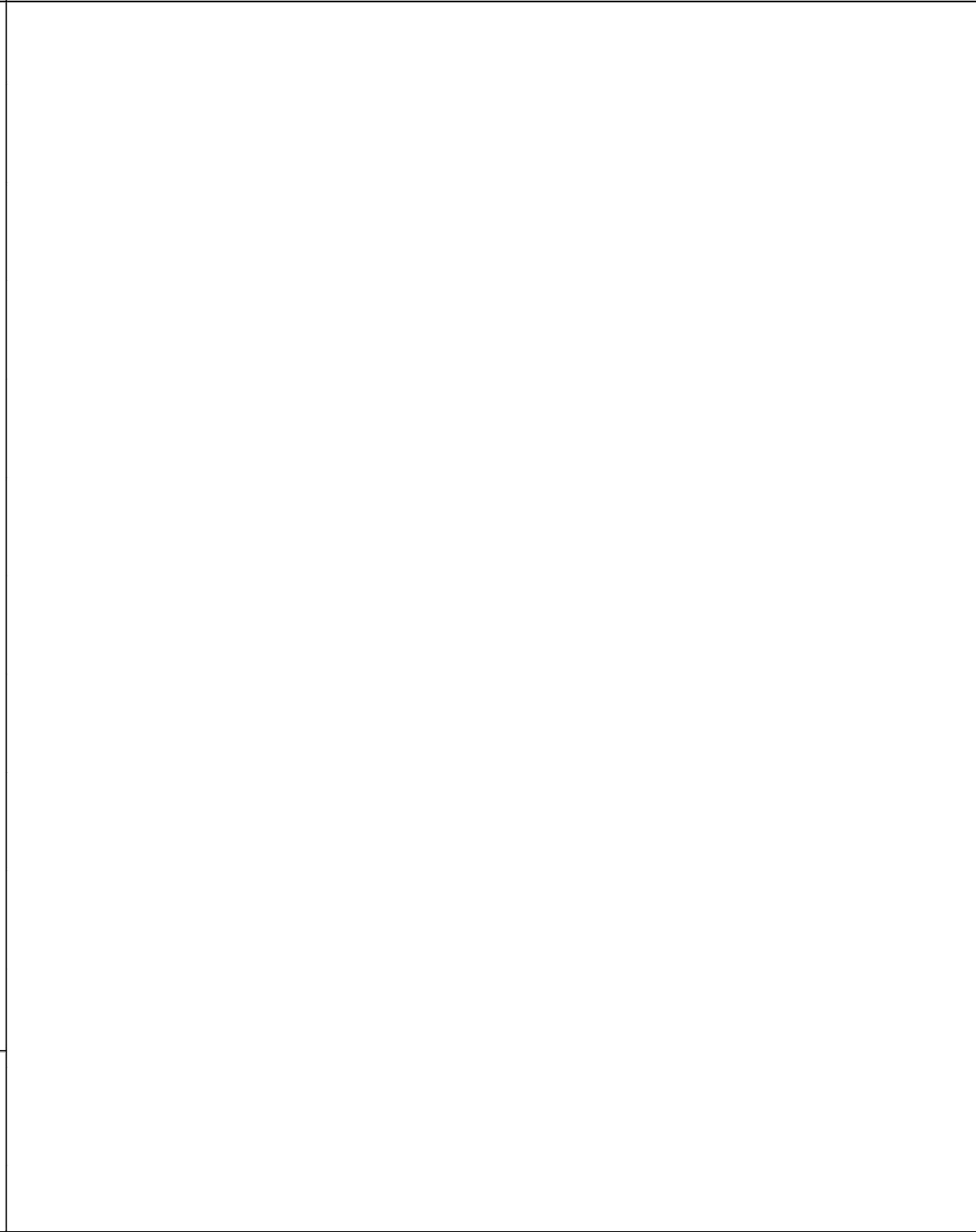
DS-I413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE



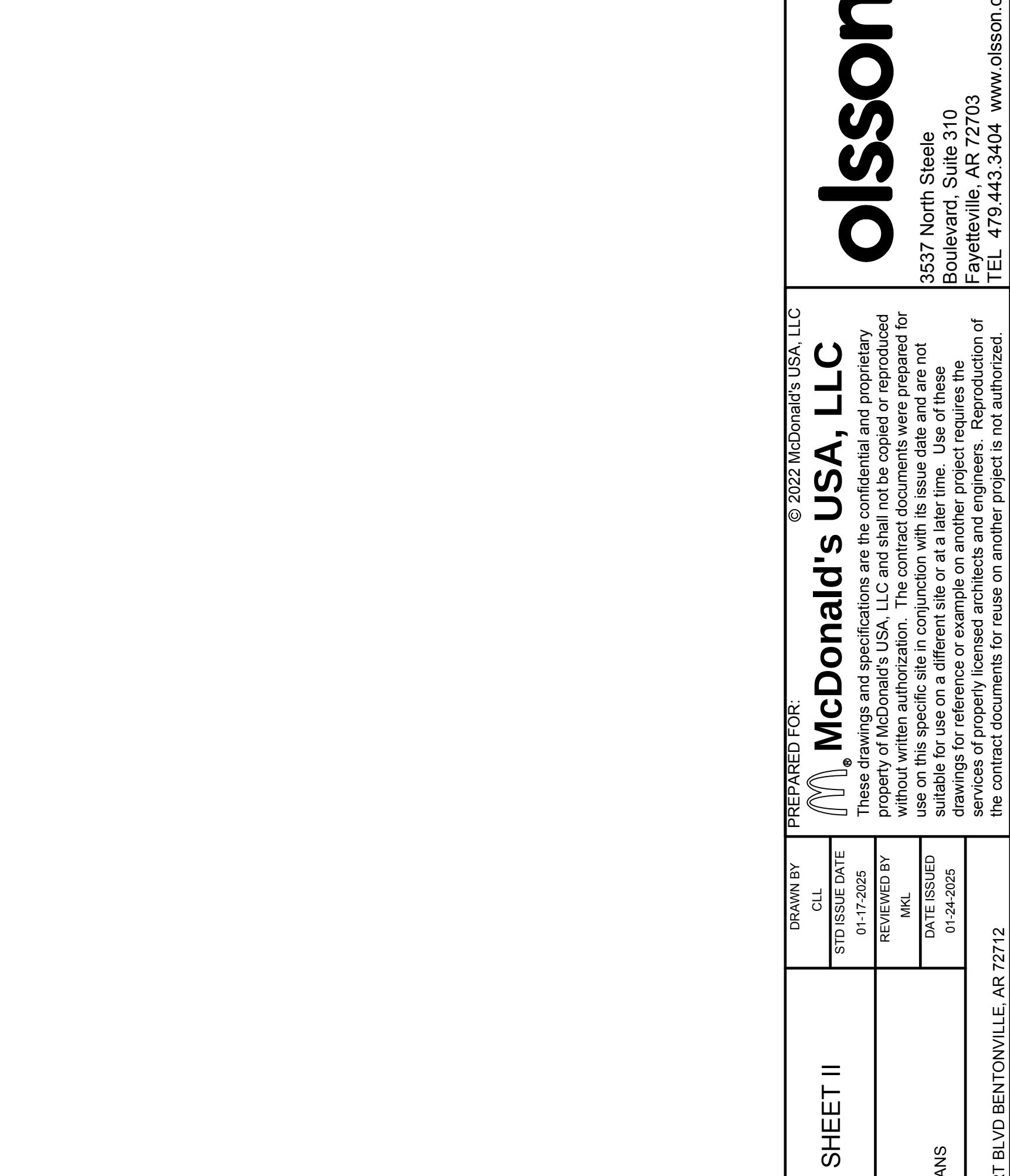
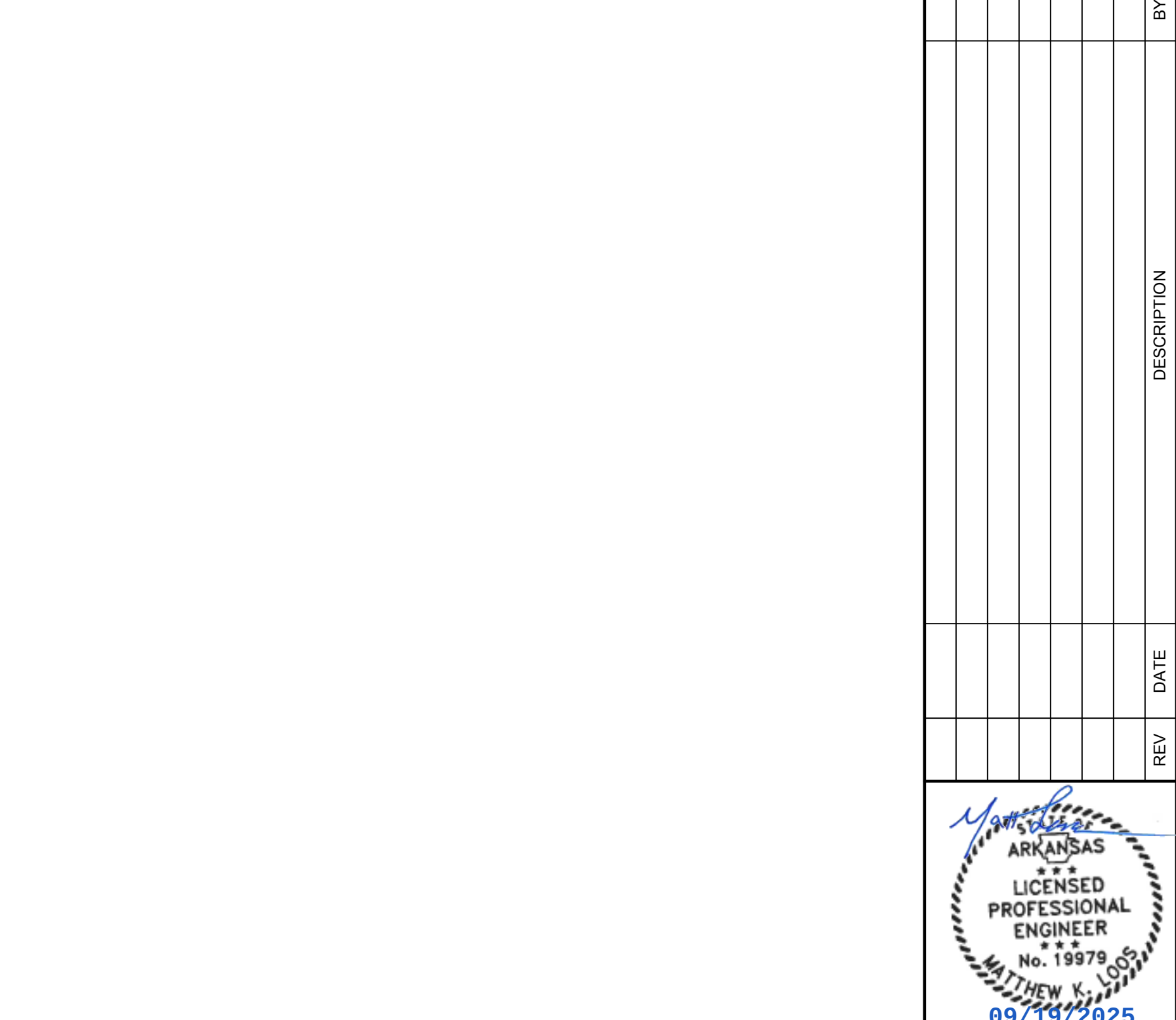
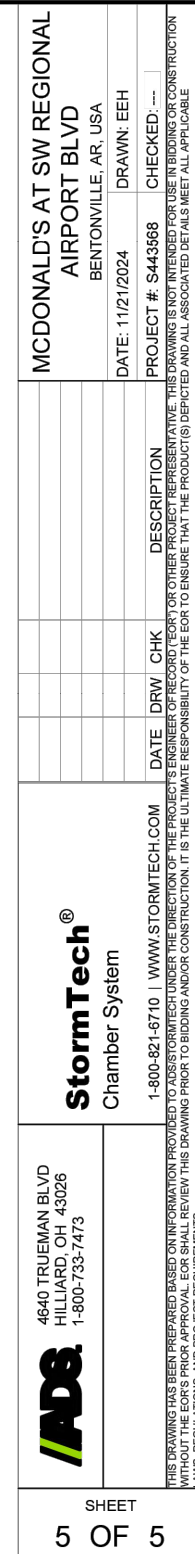
DS-I414-I THREE PHASE SECONDARY JUNCTION BOX

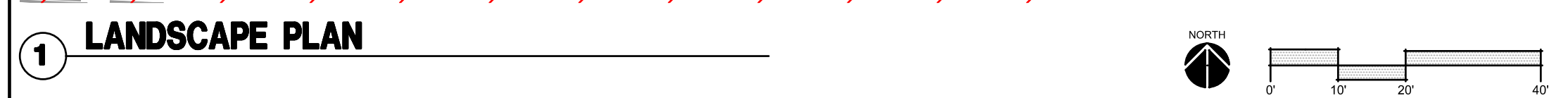


DS-I024 SINGLE PHASE FREE STANDING METER RACK



DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE





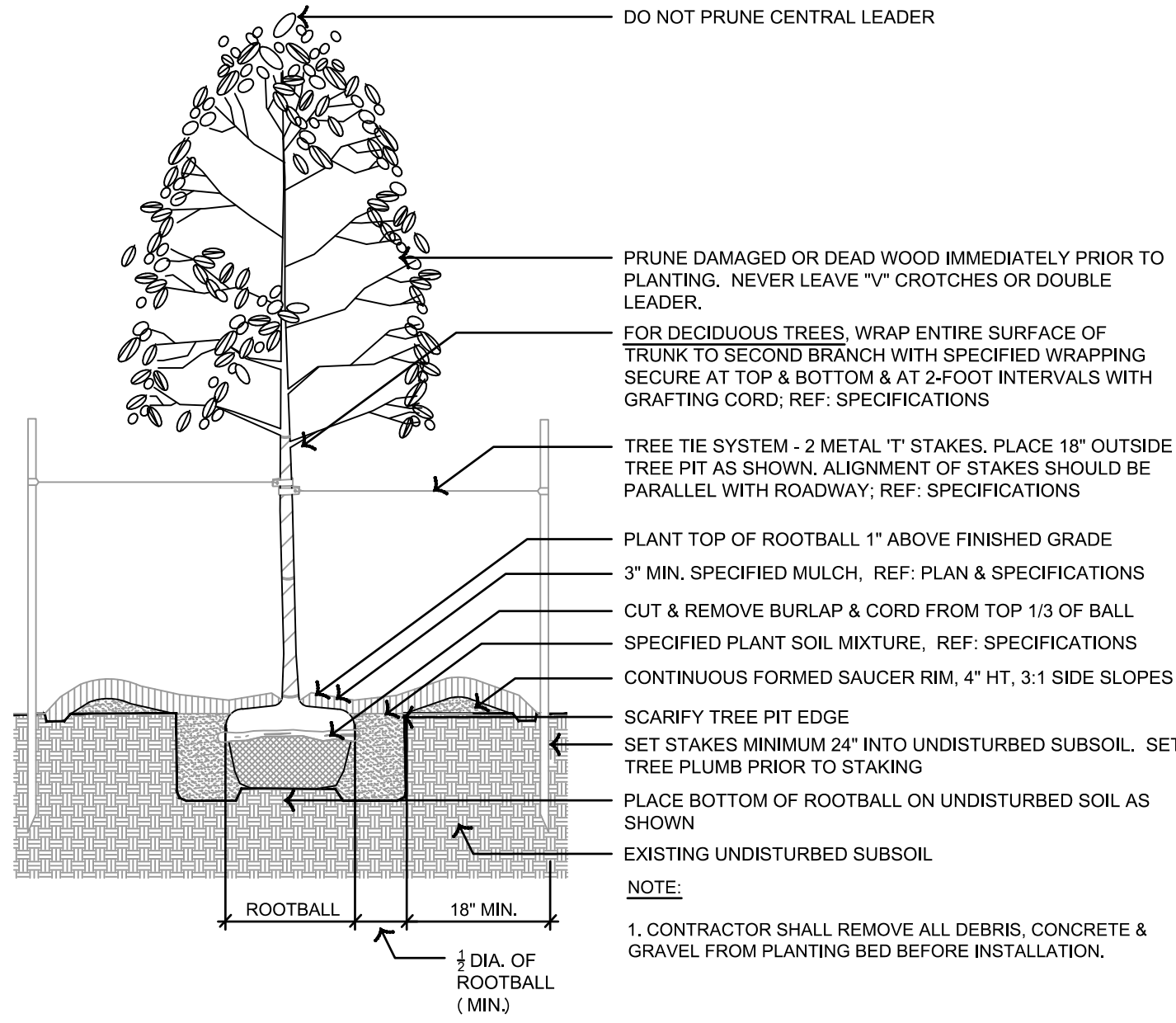
- ① LANDSCAPE BED WITH HARDWOOD MULCH:
REF: LANDSCAPE GENERAL NOTES, DETAILS, AND SPECIFICATIONS.
- ② AREA TO BE ROCK MULCH; REF: 5/L.1.1
- ③ AREA TO BE SODDED WITH TURF TYPE FESCUE SOD: REF: SPECIFICATIONS.
- ④ INSTALL STEEL BED EDGE; REF: 4/L.1.1
- ⑤ MONUMENT SIGN; REF: ARCHITECTURAL PLANS
- ⑥ SIGHT TRIANGLE; REF: C4.3

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEC. 1400.05B)
2. 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. 1400.05B)
3. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC. 1400.08C)
4. WHERE POTENTIAL UTILITY CONFLICTS WITHIN LANDSCAPING UTILITY LOCATIONS SHALL BE VERIFIED.
5. WILL PROVIDE INTERIOR PARKING GREEN SPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

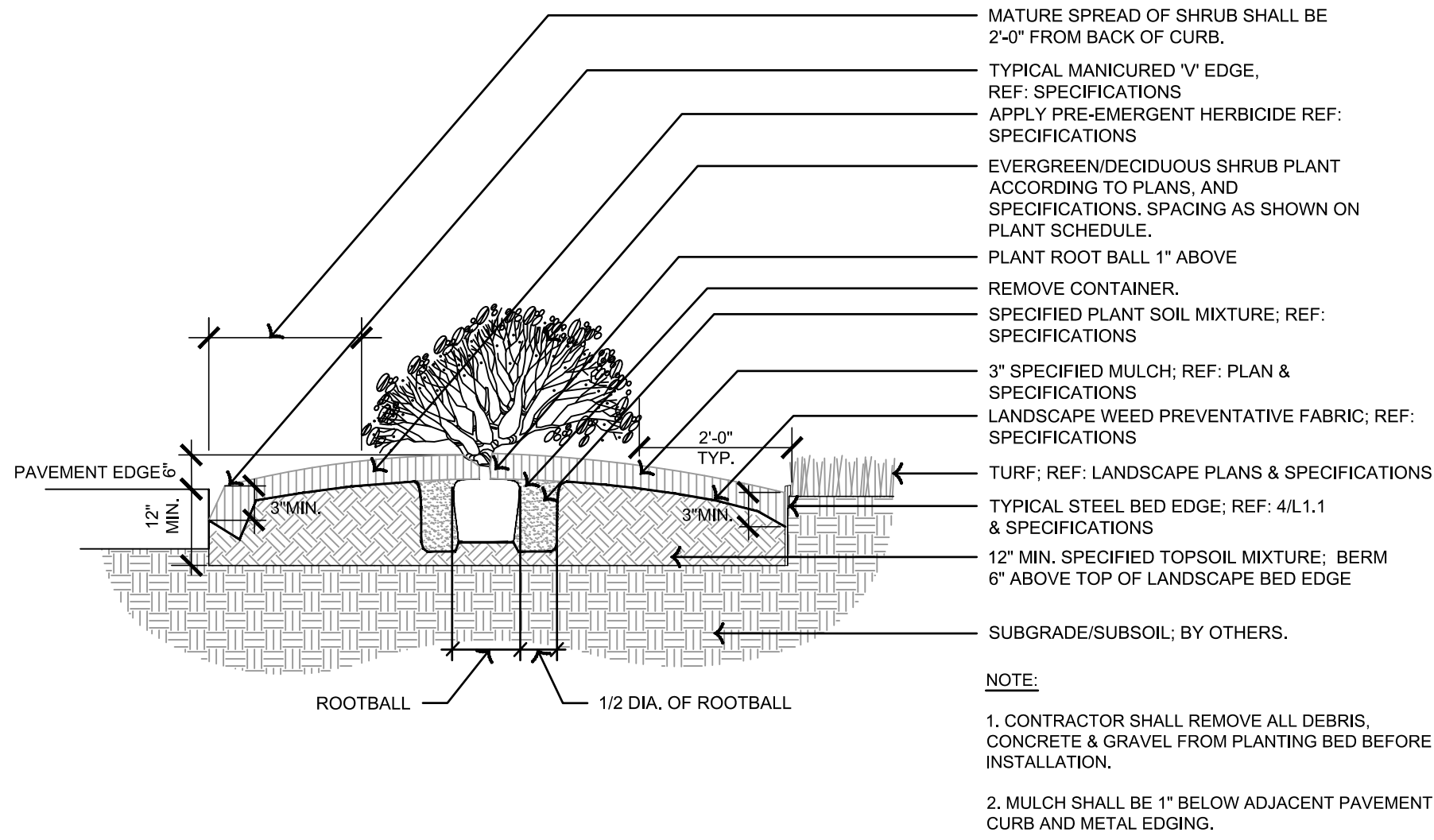
PLANT SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.	QTY
EVERGREEN TREES						
T1	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' MIN. HT.	B&B		8
ORNAMENTAL TREES						
BB	BETULANGIA 'SULLY'	HERITAGE RIVER BIRCH MULTI-TRUNK	3 CANES		10'-12' MIN. HT.	1
CO	CERCIS CANADENSIS 'TEXENSIS' OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2" CAL	B&B		4
MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	B&B		2
SHADE TREES						
AT	ACER TRUNCATUM	SHANTUNG MAPLE	2.5" CAL	B&B		3
NH	NYSSA SYLVATICA 'HAYMANRED'	RED RAGGED TUPELO	2.5" CAL	B&B		4
QO	QUERCUS X (BML)ANDORUM 'CRIMSCHMIDT'	CRIMSON SPREE OAK	2.5" CAL	B&B		3
UC	ULMUS X FRONTIER	FRONTIER ELM	2.5" CAL	B&B		5
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.	QTY
DECIDUOUS SHRUBS						
OK2	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL	CONT.	18" MIN. HT.	48
EVERGREEN SHRUBS						
IN	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	3 GAL	CONT.	18" MIN. HT.	6
JL	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	LIMEGLOW CREEPING JUNIPER	3 GAL	CONT.		28
GRASSES						
OK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	CONT.		17
PN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	3 GAL	CONT.		7
ST	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	3 GAL	CONT.		52
PERENNIALS						
NW	HEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	CONT.		45
RG	RUBROECIA FULGIDA SULLIVANTII 'GOLDSTURN'	GOLDSTURN CONEFLOWER	1 GAL	CONT.		45
SD	SALVIA YANGII 'DENIM N LACE'	DENIM N LACE RUSSIAN SAGE	1 GAL	CONT.		20

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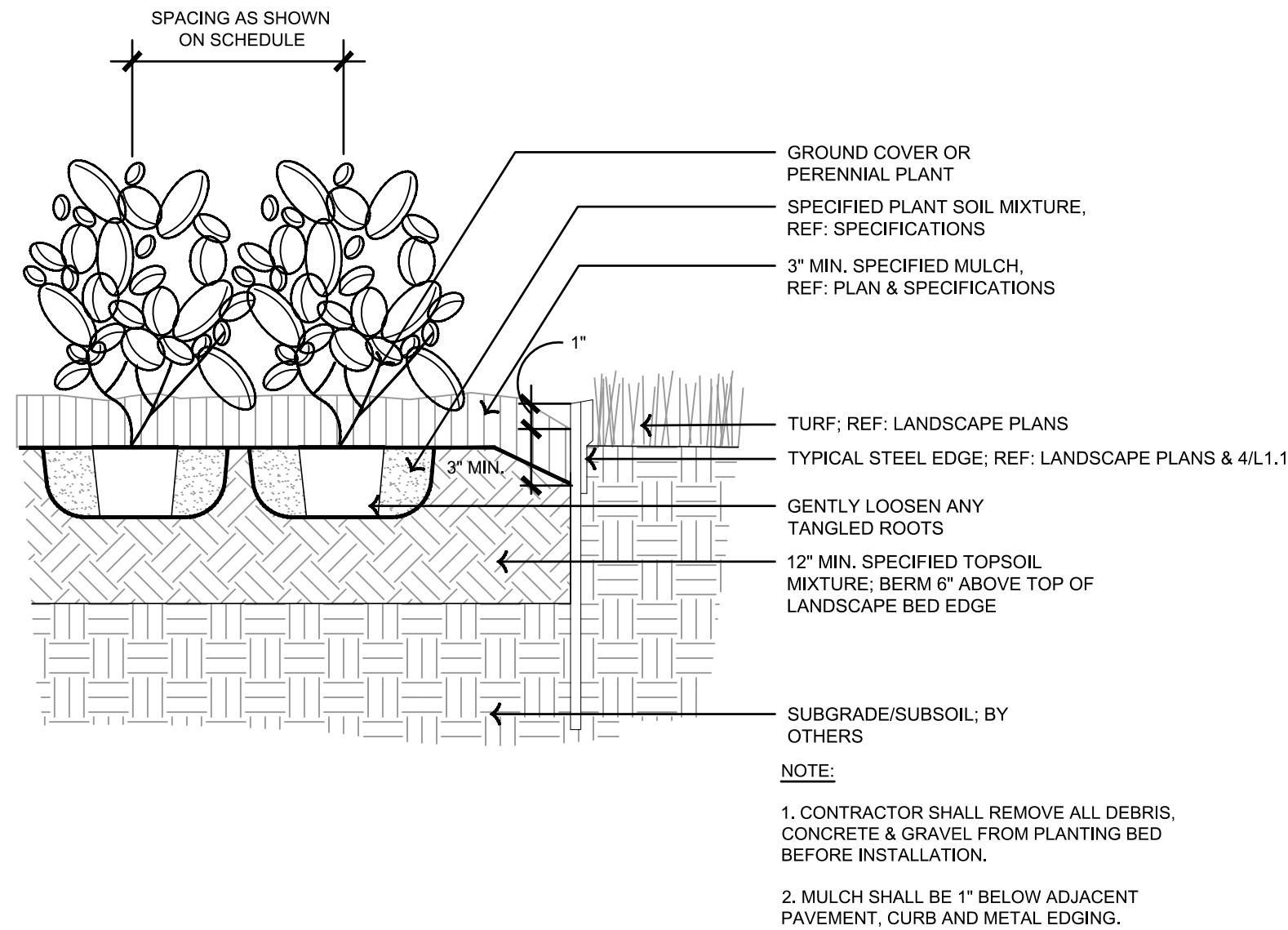
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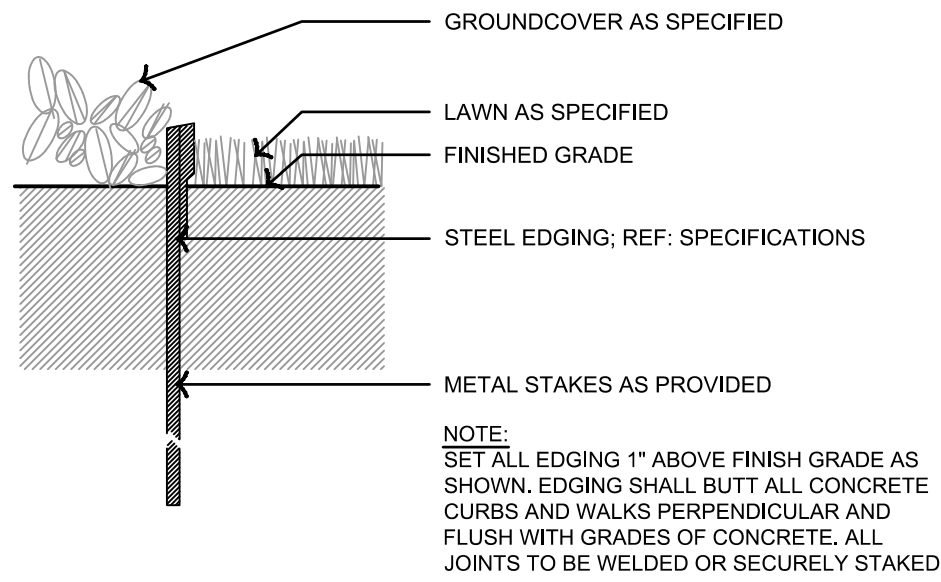
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL



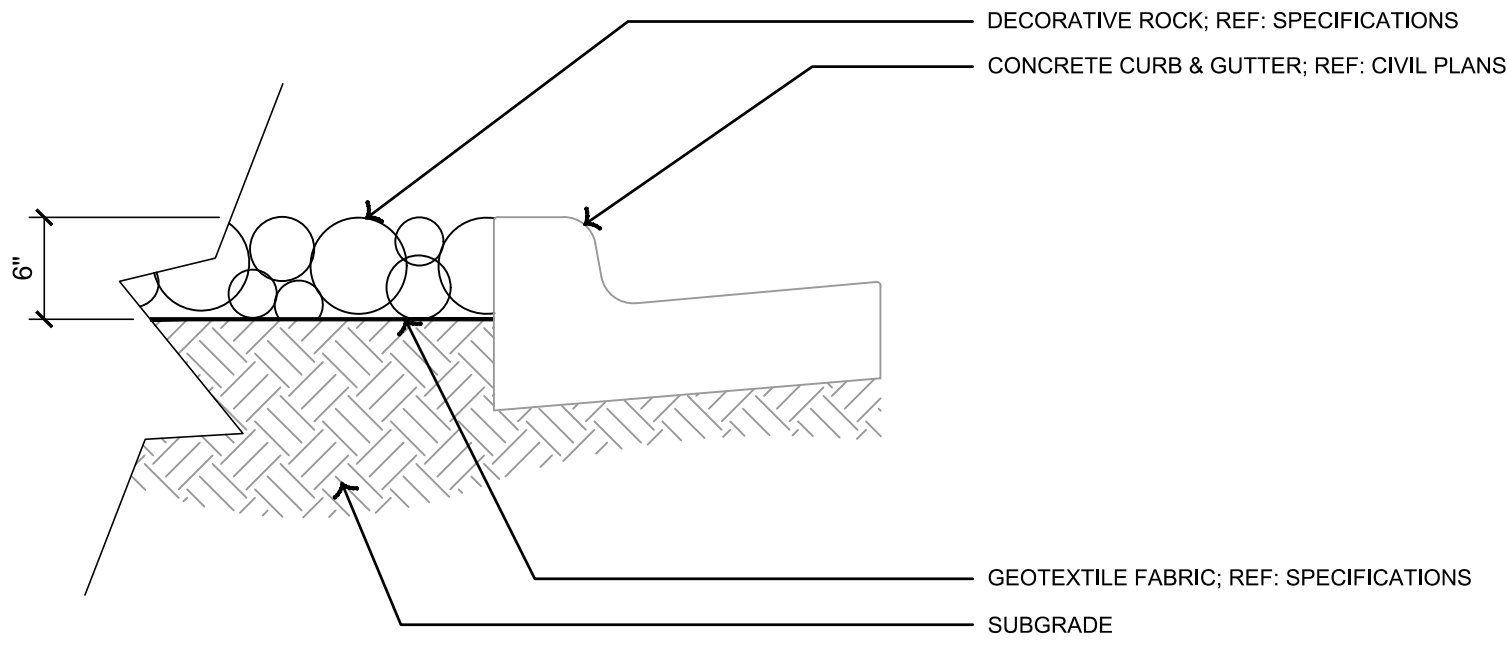
2 TYPICAL SHRUB PLANTING DETAIL



3 TYPICAL PERENNIAL PLANTING



4 TYPICAL STEEL BED EDGE



5 TYPICAL ROCK MULCH

SHEET NO.	TITLE	LANDSCAPE DETAILS	DRAWN BY	CFG	STD ISSUE DATE	01-17-2025	REVIEWED BY	BM	DATE ISSUED	01-24-2025	SW REGIONAL AIRPORT BLVD BENTONVILLE, AR 72712
			DESCRIPTION		2023 PROTOTYPE 45"x94"		LARGE SCALE DEVELOPMENT PLANS				
			SITE ID		030-0385		SITE ADDRESS		SW REGIONAL AIRPORT BLVD BENTONVILLE, AR 72712		
L1.1											
PREPARED FOR: McDonald's USA, LLC © 2022 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings and specifications for any other project is unauthorized. The contract documents for reuse on another project is not authorized.											
olsson 3537 North Steele Boulevard, Suite 310 Fayetteville, AR 72703 TEL 479.443.3404 www.olsson.com											
REGISTERED LANDSCAPE ARCHITECT BRANDON D MCBRIDE License Number 712075 STATE OF ARKANSAS 01/16/2025											
DESCRIPTION											
DATE											
BY											

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SECTION 329200 - TURF AND GRASSES																			
PART 1 - GENERAL																			
1.1 RELATED DOCUMENTS																			
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.																			
1.2 SUMMARY																			
A. Section Includes:																			
1. Sodding.																			
1.3 RELATED SECTIONS																			
A. Section 328400 - Planting Irrigation																			
B. Section 329300 - Plants																			
1.4 DEFINITIONS																			
A. Finish Grade: Elevation of finished surface of planting soil.																			
B. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.																			
C. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See drawing designations for planting soils.																			
D. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.																			
1.5 INFORMATIONAL SUBMITTALS																			
A. Prior to delivery to the job site, contractor shall submit to the Landscape Architect the source and supplier of all grass sod, seed, fertilizer, and other materials along with the type of equipment to be used on this project. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.																			
B. Certification of each seed mixture for turfgrass sod.																			
C. Product Certificates.																			
1.6 CLOSEOUT SUBMITTALS																			
A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year. Submit before expiration of required maintenance periods.																			
1.7 QUALITY ASSURANCE																			
A. Regulatory Requirements																			
1. Comply with applicable requirements of Federal, State, and Local laws, regulations and codes having jurisdiction at the project site.																			
2. Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.																			
B. Reference Standards																			
1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.																			
2. American National Standards Institute (ANSI); Publication 60.1																			
C. Coordination																			
1. Work in conjunction with other trades as directed, taking all reasonable precautions to avoid disturbance or interference with any other operation or installation on the site. Contractors shall be responsible for the cost of replacing any material damaged as a result of his/her negligence.																			
D. Installer Qualifications: A qualified landscape installer whose work has resulted in successful turf establishment.																			
1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.																			
2. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the National Association of Landscape Professionals:																			
a. Landscape Industry Certified Technician - Exterior.																			
b. Landscape Industry Certified Lawn Care Manager.																			
c. Landscape Industry Certified Lawn Care Technician.																			
3. Pesticide Applicator: State licensed, commercial.																			
1.8 DELIVERY, STORAGE, AND HANDLING																			
A. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.																			
B. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod within 24 hours of harvesting and in time for planting promptly. Protect sod from breakage and drying.																			
C. Bulk Materials:																			
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.																			
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.																			
3. Accompany each delivery of bulk materials with appropriate certificates.																			
1.9 JOB CONDITIONS																			
A. Examination of Site:																			
1. The bidder must acknowledge that he has examined the site, Drawings and Specifications and the submission of a quotation shall be considered evidence that examinations have been made.																			
B. Field Conditions:																			
1. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Landscape Architect all conditions which prevent proper execution of this work.																			
C. The Contractor shall determine the exact location of all existing utilities, structures, and geogrid reinforcement before commencing work. The Contractor shall conduct his work so as to prevent interruption of service or damage to them. The Contractor agrees to be fully responsible for any and all damage which might be occasioned by the Contractor's failure to exactly locate and preserve and all utilities, structures, and geogrid reinforcement.																			
SEQUENCING AND SCHEDULING																			
A. Planting Restrictions: Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required. Seeding and sodding shall only occur when the ground is not frozen, snow covered, or in an otherwise unsuitable condition for the work. Recommended dates for seeding and sodding:																			
1. Spring Planting: April 1 - June 15																			
2. Fall Planting: September 1 - December 15																			
B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.																			
MATERIALS CLEAN-UP																			
A. The Contractor shall keep the premises free from rubbish and all debris associated with their work at all times, and all unused materials and debris shall be removed the site and disposed of in a legal manner.																			
WARRANTY																			
A. All plant material (lawns) shall be warranted for a period of not less than one (1) year from the date of issuance of the letter of Substantial Completion.																			
B. All replacement stock shall be subject to the same warranty requirements as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made jointly by the Owner, Landscape Architect, and Contractor. All lawn areas not in healthy growing condition shall be removed and replaced with grasses of like kind and size before the close of the next planting season and before issuance of the letter of Final Completion.																			
PART 2 - PRODUCTS																			
2.1 TURFGRASS SOD																			
A. Turfgrass Sod: Certified Approved Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.																			
B. Turf Type Bermuda Grass Sod - Sod shall be Bermuda Grass (Cynodon dactylon (L.) Pers.) Tex-Tuf 10 Bermuda Grass or approved equal. Sod shall be well rooted, 2 year old stock, 3/4" thick, harvested in rolls, and fertilized 2-3 weeks prior to cutting. The sod shall be top quality certified sod, free of weeds, undesirable native grasses, insects and diseases. All sod shall be machine cut and vigorously growing (not dormant). Maximum time from stripping to planting shall be 24 hours.																			
C. Provide sod of uniform pad sizes with maximum 5 percent deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10 percent of pad will be rejected.																			
2.2 FERTILI ERS																			
A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:																			
1. Composition:																			
a. Not less than 13% phosphoric acid and not less than 13% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1,000 sq. ft. of lawn area or as recommended by the County Extension Agent based on soil test results. Provide nitrogen in a form that will be available to lawn during period of growth.																			
2.3 PESTICIDES																			
A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.																			
B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.																			
C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.																			
PART 3 - EXECUTION																			
3.1 EXAMINATION																			
A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.																			
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.																			
2. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.																			
3. Uniformly moisten excessively dry soil that is not workable or which is dusty.																			
B. Proceed with installation only after unsatisfactory conditions have been corrected.																			
C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect/Engineer and replace with new planting soil.																			
3.2 PREPARATION																			
A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.																			
1. Protect grade stakes set by others until directed to remove them.																			
B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.																			
C. Before planting, obtain Landscape Architect's acceptance of finish grading, restore planting areas if eroded or otherwise disturbed after finish grading.																			
3.3 TURF AREA PREPARATION																			
A. General:																			
1. Clearing																			
a. All areas of turf establishment are to be cleared by the Contractor.																			
b. Clearing shall consist of the satisfactory removal and disposal of brush, rubbish, and other vegetative growth occurring within all proposed turf areas unless turf is being overseeded. All debris associated with this work shall be gathered and removed from the Project by the Contractor.																			
2. Preparation of Planting Mixture																			
a. Mix recommended soil amendments and fertilizers with topsoil at rates recommended by the soil test results. Delay addition of fertilizer if planting mixture will not be used within two (2) days.																			
3. Protection of Existing Vegetation																			
a. All areas under drip lines of existing trees shall be kept free of construction equipment, trailers, material storage, and vehicles.																			
b. Exercise extreme care when working around existing trees to remain. No soil scarification or compaction from construction vehicles shall occur under any existing tree dripline.																			
c. In areas of established turf, the surrounding turf area shall be covered in a manner that will provide protection before excavations begin for sodded turf.																			
B. Reduce elevation of planting soil to allow for soil thickness of sod.																			
C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.																			
3.4 SODDING																			
A. All sod areas indicated on the plans shall have temporary cover removed, fine graded and sodded as specified herein and in strict accordance with standard horticultural practices.																			
B. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.																			
C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.																			
1. Lay sod across slopes exceeding 1:3.																			
2. Anchor sod on slopes exceeding 1:6 with wood pegs or steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.																			
D. As sodding is completed in any one section, the entire area shall be rolled or tamped to insure solid contact of roots with the soil surface. Sod shall be watered immediately after rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly moistened. The operations of laying, tamping and watering for any piece of sod shall be completed within eight (8) hours.																			
E. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.																			
3.5 TURF MAINTENANCE																			
A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.																			
1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.																			
Retain first subparagraph below if mulching is required.																			
2. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.																			
3. Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.																			
B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches.																			
1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.																			
2. Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate.																			
C. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:																			
1. Mow turf-type tall fescue to a height of 2 to 3 inches.																			
D. Turf Postfertilization: Apply commercial fertilizer slow-release fertilizer after initial mowing and when grass is dry.																			
1. Use fertilizer that provides actual nitrogen of at least 1 lb/1000 sq. ft. to turf area.																			
3.6 SATISFACTORY TURF																			
A. Turf installations shall meet the following criteria as determined by Architect/Engineer:																			
1. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.																			
2. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.																			
B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.																			
3.7 PESTICIDE APPLICATION																			
A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.																			
B. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.																			
3.8 CLEANUP AND PROTECTION																			
A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.																			
B. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.																			
C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.																			
D. Remove nondegradable erosion-control measures after grass establishment period.																			
3.9 MAINTENANCE																			
A. The Contractor shall maintain sod and seed areas by weeding and mowing as required for healthy growth until issuance of the letter of Substantial Completion for the entire site and scope of work.																			
END OF SECTION																			

SECTION 329300 - PLANTS

PART 1 - GENERAL

1.1 WORK INCLUDED

The Contractor shall furnish all labor, materials, tools, equipment, supervision, and services necessary to install plant material, preparation of soil, fine grading, planting, mulching, guying, pruning, watering, and the proper disposal of any excess earth or debris, all in accordance with the accompanying Drawings and these Specifications.

1.2 SUMMARY

A. Section Includes:

1. Plants.

2. Mulches.

3. Tree stabilization.

4. Tree-watering devices.

5. Landscape edgings.

1.3 RELATED SECTIONS

A. Section 329200 - Turf and Grasses

1.4 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant. Some sources classify herbicides separately from pesticides.

C. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

D. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.

1.5 COORDINATION

A. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.

1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.6 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples of each type of mulch.

1.7 INFORMATIONAL SUBMITTALS

A. Product Certificates

B. Sample Warranty

1.8 CLOSEOUT SUBMITTALS

A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of plants during a calendar year.

1.9 QUALITY ASSURANCE

A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State, and Local laws, regulations and codes having jurisdiction at the project site.

2. Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

B. Reference Standards

1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.

2. "American Standard of Nursery Stock" by the American Association of Nurseryman.

3. American National Standards Institute (ANSI); Publication 60.1.

C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by Owner or Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Owner and Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve the Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

D. Condition and Source of Plants

1. Plants shall be subject to review and approval by the Owner or Landscape Architect upon delivery for conformity to Specifications. Such approvals shall not impair the right of review and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected.

E. Coordination

1. Work in conjunction with other trades as directed, taking all reasonable precautions to avoid disturbance or interference with any other operation or installation on the site. Contractors shall be responsible for the cost of replacing any material damaged as a result of his/her negligence.

F. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.

1. Pesticide Applicator: State licensed, commercial.

G. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI 60.1.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Storage of Materials

1. All materials delivered to the job shall be stored so as to keep them in new condition and free from deterioration. Peat moss, fertilizer, etc., shall be stored in temporary sheds off-site at Contractor's expense.

B. Packaged Materials

1. Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws if applicable.

C. Plant Material

1. Plants shall not be delivered to the site until the corresponding beds are fully prepared. All shipments of nursery materials shall be thoroughly protected from the sun and from drying

winds during transit. All plants which cannot be planted at once after delivery to the site of the work shall be well protected against the possibility of drying by wind and sun. Balls of earth on B&B plants shall be kept covered with soil or other acceptable material. All materials heeled_in on the property shall be adequately watered.

2. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.

3. Handle planting stock by root ball.

4. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

5. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.

6. Do not remove container-grown stock from containers before time of planting.

7. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly wet condition.

1.11 JOB CONDITIONS

A. Examination of Site:

1. The bidder must acknowledge that he has examined the site, Drawings and Specifications and the submission of a quotation shall be considered evidence that examinations have been made.

B. Field Conditions: The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Landscape Architect all conditions which prevent proper execution of this work.

C. The Contractor shall determine the exact location of all existing utilities, structures, and geogrid reinforcement before commencing work. The Contractor shall conduct his work so as to prevent interruption of service or damage to them. The Contractor agrees to be fully responsible for any and all damage which may be occasioned by the Contractor's failure to exactly locate and preserve any and all utilities, structures, and geogrid reinforcement.

1.12 SEQUENCING AND SCHEDULING

A. Planting Time: Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required.

B. Planting Dates:

1. Trees, shrubs, and perennials shall be planted only when the ground is not frozen, snow covered, or in an otherwise unsuitable condition for planting. Spring planting shall generally occur between Feb 15 and May 31, and fall planting shall generally occur between September 1 and Dec 15.

1.13 MATERIALS CLEAN-UP

A. The Contractor shall keep the premises free from rubbish and all debris associated with their work at all times and all unused materials and debris shall be removed from the site.

1.14 WARRANTY

A. All plant material (trees, shrubs, etc.) and planting supplies (bark mulch, etc.) shall be warranted for a period of not less than one (1) year from the date of issuance of the letter of Substantial Completion.

B. All replacement stock shall be subject to the same warranty requirements as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made jointly by the Owner, Landscape Architect, and Contractor. All plants not in a healthy growing condition shall be removed and replaced with plants of a like kind and size before the close of the next planting season and before issuance of the letter of Final Completion.

C. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.

b. Structural failures including plantings falling or blowing over.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Topsoil shall be fertile, natural topsoil, typical of the locality. Stockpiled topsoil may be used. It shall be free of subsoil, slag, clay, stones, lumps, sticks, plants or their roots, toxic substances or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance. Topsoil pH range shall be 6.0 to 7.0.

B. Soil Testing:

1. Onsite Topsoil - The Contractor shall be responsible for having onsite topsoil tested by the Local County Extension Office to determine the amounts of amendments needed to meet the desired pH, nutritional organic levels determined to be adequate for the area by the County Extension Agent. The Contractor shall submit topsoil tests to the Landscape Architect.

2. Offsite Topsoil - The Contractor shall be responsible for having offsite imported topsoil tested by the Local County Extension Office to determine the amounts of amendments needed to meet the desired pH, nutritional organic levels determined to be adequate for the area by the County Extension Agent. The Contractor shall submit topsoil tests to the Landscape Architect.

C. Soil Conditioners and Amendments:

1. Aluminum sulfate shall be horticultural grade.

2. Peat shall be a natural product of sphagnum peat (peat moss), derived from a fresh-water site conforming to ASTM D 2607 except as otherwise specified. Peat shall be shredded and conditioned in storage piles for at least 6 months after excavation.

3. Sand shall be clean and free of toxic materials.

4. Vermiculite shall be horticultural grade and free of any toxic materials.

5. Rotted manure shall be unleached stable or cattle manure not less than 8 months or more than 2 years old, containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; and containing no chemicals or ingredients harmful to plants. The manure shall be heat treated to kill weed seeds.

6. Rotted sawdust shall have 7.5 pounds of nitrogen added uniformly to each cubic yard and shall be free of chips, stones, sticks, soil, and toxic substances.

7. Gypsum shall be 90 percent pure, free of any toxic materials, and at least 95 percent by weight shall pass a 4-mesh sieve.

8. Other amendments as recommended by County Extension Agent.

D. Treatment of Saline Soil: Saline soil shall be leached out by a controlled amount of water sufficient enough to leach the salts to a level below the root zone. Water used for this purpose shall have a low salt content.

2.2 PLANTING SOIL MIXTURE

A. The "topsoil mixture" shall be composed of on-site or off-site topsoil and additional soil amendments appropriate for the location and plantings based on the soil test provided in the appendix.

B. The "planting soil mixture" for all planting pits shall be 80% topsoil mixture, 10% peatmoss, and 10% well composted manure. Mix thoroughly for uniformity of texture and distribution before placing in pit.

C. The "planter soil mixture" for all planters shall be 60% topsoil mixture, 10% peatmoss, 10% well composted manure and 20% clean sand. Mix thoroughly for uniformity of texture and distribution before placing in planter.

2.3 PLANT MATERIAL

A. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards of Nursery Stock sponsored by the American Association for Nurserymen, Inc.

B. Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI 60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

C. Provide plants of sizes, grades, and ball or container sizes complying with ANSI 60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Architect, with a proportionate increase in size of roots or balls.

D. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which begins at root flare according to ANSI 60.1. Root flare shall be visible before planting.

E. Species and variety as specified on the Drawings and delivered to the site shall be certified true to their genus, species and variety and as defined within the current edition of "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.

F. The Contractor shall facilitate inspection and identification by labeling of trees, shrubs, and perennials with a durable waterproof label and weather-resistant ink. Labels shall state the correct plant name and size as specified in the plant list of required plants. Labels shall be securely attached to plants and shall be legible for 60 days after delivery to the planting site. Wire identification tags shall not be used. Plants not labeled will be rejected. The Contractor shall remove all tags after the Landscape Architect's acceptance of the installation.

G. Plants shall be nursery grown and shall be of varieties specified in the plant list bearing botanical names.

H. Planting stock shall be well-branched and well formed, sound, vigorous, healthy, free from disease, sun-scale, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, of uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Evergreen trees and shrubs shall not be sheared. Plants shall have been grown under climatic conditions similar to those in the locality of the project. Deciduous plants shall be dug in a dormant stage only.

I. Stock Sizes: All stock measurements-caliper, height, branching level, number of canes, ball sizes shall be in strict accordance with the latest edition of the American Standard for Nursery Stock, unless otherwise noted on the plans. Plants used on the project shall meet or exceed all minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets.

J. All stock shall be balled and burlapped or container grown stock. Bareroot stock of any kind is unacceptable.

2.4 FERTILI ERS

A. All fertilizers shall be horticultural grade complete formula fertilizers and shall conform to the applicable State Fertilizer Laws.

B. Plant Stock: Fertilizer shall be "AGRIFORM" slow release fertilizer tablets. To be applied per manufacturer's specifications. Perennials areas: Fertilizer shall be applied at the same rate as the lawn areas.

2.5 MYCORRHIZ AL

A. Mycorrhizal Fungi: Dry, granular inoculant containing at least 5300 spores per lb of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.

B. All mycorrhizal shall be horticultural grade complete formula mycorrhizal and shall conform to the applicable State Mycorrhizal Laws.

C. MYKE Pro Landscape Granular Mycorrhizal Inoculant

1. Distributor: Subject to compliance with requirements, provide products by the following:

2. Arbor Valley Nursery, Brighton, CO, (303) 654-1682, ArborValleyNursery.com

3. For approved equal, reference specific written instructions from manufacturer

2.6 MULCHES FOR PLANTINGS

A. Hardwood Mulch: Mulch in all open planting beds labeled as hardwood mulch shall be shredded double ground oak or dark hardwood mulch of its natural color. Cypress, or dyed or colored mulch is unacceptable. Bark shall be of a relative uniform particle size with a median size of one and one-half inches (1-1/2") and shall be free of sticks, stones, leaves and any other debris.

B. Rock Mulch: River Rock as supplied by Creeks Nursery 8542 W McNelly Rd, Bentonville AR, or approved equal. Contact: 479.553.7393

2.7 GEOTEXTILE FILTER FABRIC

A. Woven Geotextile Filter Fabric: Polypropylene fabric, 3.5 oz to 4.0 oz./sq. yd. minimum, composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological degradation and resist naturally encountered chemicals, alkalis, and acids.

2.8 PESTICIDES

A. General: Pesticide registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

2.9 TREE-STABILI ATION MATERIALS

A. Trunk-Stabilization Materials:

1. Steel "T" bar fence post, 8' long, painted dark green with the top 6" painted white

B. Tree tie systems shall be easily adjustable, strong in all weather, and easily attached and removed. Hose and wire are not acceptable for staked trees. Tree tie systems shall be the following or approved equal:

1. Cinch Ties, J. Lichtenthaler
P.O. Box 938
Cerritos, CA 90701

2. Adj-A-Type

Heavyweight only, plastic chain twist tie

3. A.M. Leonard and Sons
Piqua, Ohio 43356
Plastic Binder Tye, tie with tapered beads that snap lock

2.10 EDGING

A. Shrub bed edge adjacent to turf areas shall be black powder coat steel 3/16" x 4"x 16" edging as manufactured by Sure-Loc Edging. or approved equal. 1.800.787.3562

B. Bed edging adjacent to concrete curb, pavement and sidewalk shall be manicured "V" edge per details.

2.11 WATER

A. Water shall not contain elements toxic to plant life. It shall be the Contractor's responsibility to obtain water to be used for watering of plant material.

2.12 TREE-WATERING DEVICES

A. Slow-Release Watering Device: Standard product manufactured for drip irrigation of plants and emptying its water contents over an extended time period; manufactured from UV-light-stabilized nylon-reinforced polyethylene sheet, PVC, or HDPE plastic.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. BIO-PLEX, Water-It-Well 18 Gal.

b. Spectrum Products, Inc., Treegator Original Slow Release Watering Bag

2. Color: Green

2.13 MISCELLANEOUS PRODUCTS

A. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.

B. Burlap: Non-synthetic, biodegradable.

C. Trunk Wrapping Material: Tree wrap products shall be two thicknesses of crinkled paper cemented together with a layer of bituminous material. Wrapping material shall be a minimum of 4" inches in width and have a stretch factor of 33 1/3 percent. Twine for tying shall be a grafting cord.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive plants, with Installer present, for compliance with requirements and conditions affecting installation and performance of the Work.

1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.

2. Verify that plants and vehicles loaded with plants can travel to planting locations with adequate overhead clearance.

3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.

4. Uniformly moisten excessively dry soil that is not workable or which is dusty.

B. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 GENERAL PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, adjust locations when requested, and obtain Architect's acceptance of layout before excavating or planting. Make minor adjustments as required.

D. Lay out plants at locations directed by Architect. Stake locations of individual trees and shrubs and outline areas for multiple plantings.

E. Preparation of Planting Soil Mixture

1. Mix recommended soil amendments and fertilizers with topsoil at rates recommended by the soil test results. Delay addition of fertilizer if planting mixture will not be used within two (2) days.

F. Protection of Existing Vegetation

1. All areas under drip lines of existing trees shall be kept free of construction equipment, trailers, material storage, and vehicles.

2. Exercise extreme care when working around existing trees to remain. No soil scarification or compaction from construction vehicles shall occur under any existing tree dripline.

3. In areas of established turf, the surrounding turf area shall be covered in a manner that will provide protection before excavations begin.

3.3 PLANTING AREA ESTABLISHMENT

A. General: Prepare planting area for soil placement and mix planting soil Coordinate

B. Placing Planting Soil: Place manufactured planting soil over exposed subgrade.

C. Before planting, restore planting areas if eroded or otherwise disturbed after finish grading.

D. Application of Mycorrhizal Fungi: At time of planting, apply dry product uniformly over prepared soil at application rate according to manufacturer's written recommendations.

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SECTION 328400 - PLANTING IRRIGATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes furnishing all labor, materials, accessories and equipment, and performing all operations necessary for the complete installation of the landscape irrigation system, permits and including items listed below:

1. Piping.

2. Manual valves.

3. Automatic control valves.

4. Automatic drain valves.

5. Spray and rotor heads.

6. Driplines

7. Quick couplers.

8. Controller and control features.

9. Boxes for automatic control valves.

B. All bids should reflect a total "turn-key" installation for the site. This would include all equipment necessary to install satellite controller, including necessary wiring, communications equipment, electrical service, water supply and lines needed to communicate with the irrigation control system. Each bid shall include all equipment and labor necessary to provide a "turn-key" installation.

C. Each proposal shall include the cost to install a combination flow meter and master valve as indicated on the design drawings. This meter and valve shall be connected just past the water meter or pump connection at each site. This meter and valve shall be capable of relaying this information to the irrigation controller to provide flow information of each valve as it waters. It shall also be capable of detecting any flow that is occurring when no valves are operating, such as a broken main line would create. This flow sensor should then be capable of sending a signal to the irrigation controller that will then in turn close the master valve. The bid for each flow meter and valve shall include the meter/valve and any other items needed for a "turn-key" installation. The bid price for this meter and valve shall be shown as a separate bid item for this site.

D. The contractor shall include a projected time frame for installing the system. It should reflect, in calendar days, the anticipated time required from the day of the award to completion of the system in a fully operational mode. This schedule should reflect anticipated time for ordering and receiving all components, starting and ending times for installation, starting and ending times for training, system start-up, etc.

1.2 PERFORMANCE REQUIREMENTS

A. Irrigation zone control shall be irrigation control system with automatic operation with controller and automatic control valves.

B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas indicated.

C. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties unless otherwise indicated:

1. Irrigation Main Piping: 120 psi

2. Circuit Piping: 60psi

1.3 SEQUENCING/SCHEDULING

A. Obtain information pertaining to the location of all existing utility lines and equipment prior to irrigation installation.

B. Install sleeves for all mainline, laterals, and wire that cross roadways, drives, sidewalks, and all other paving surfaces prior to placement of paving. It is the responsibility of the Irrigation Contractor to coordinate timing of sleeve installation and construction procedure with Paving Contractor to ensure proper sequencing.

C. Give at least seven (7) days notice to the Landscape Architect or his representative prior to all required site visits as indicated herein.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories. Only materials and items of equipment so approved shall be used.

B. Wiring Diagrams: For power, signal, and control wiring.

C. Approvals: Submit documentation of all approvals required by local, municipal, and state jurisdictions.

D. Grounding and Line Surge Protection Verification: The Irrigation Contractor is to provide written documentation and verification that each grounding device meets the manufacturer's specified requirements for grounding and line surge protection. The tests shall be completed using an approved ground resistance tester.

1.5 INFORMATIONAL SUBMITTALS

A. Controller Timing Schedule: Indicate timing settings for each automatic controller zone.

B. Field quality-control reports.

1.6 CLOSEOUT SUBMITTALS

A. Operational and Maintenance Data: Submit manufacturer's data in a three-ring binder, labeled and indexed

B. Record Drawings: Irrigation Contractor shall record and submit an "As-Built Drawing" which records actual installed conditions. The As-Built Drawing shall be submitted in an electronic format. Irrigation Contractor shall submit the As-Built Drawing to the Landscape Architect before work under this contract will be considered for Acceptance.

1.7 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Manufacturing Qualifications: Provide landscape irrigation system as a complete unit produced by acceptable manufacturers for all portions of work, including heads, valves, piping, controllers, and accessories.

C. Installer qualification: Contractor shall be a firm specializing in irrigation work with a minimum of 10 years' experience in work of this type. The irrigation contractor shall provide written proof of attendance at a manufacture's supported training program regarding the installation, programming and trouble-shooting for a Rain Bird IQ v4.0 decoder based irrigation control system. These qualifications must be present prior to any work beginning on this project.

D. Referenced Standards: American Society for Testing and Materials, Annual Book of ASTM Standards, latest edition.

E. Codes and Standards: Irrigation installation shall comply with all applicable federal, state and local governing agency requirements and to industry standards. Notify Landscape Architect immediately in writing of any discrepancies, inconsistencies, or contradictory requirements.

F. Workmanship: Install materials and equipment in a neat and professional manner following manufacturer's recommendations.

2.18 FEES AND PERMITS

A. Work under this Section shall include all fees, permits, licenses, and required inspections by concerned governing agencies.

2.19 DELIVERY, STORAGE AND HANDLING

A. Deliver materials and equipment in such a manner as not to damage the parts or decrease the useful life of equipment.

B. Store materials away from detrimental elements. Coordinate with Owner's Representative, General Contractor, or Landscape Contractor, as appropriate, to secure a safe staging area.

C. Handle, load, unload, stack, and transport materials carefully to avoid damage. Handle pipe in accordance with manufacturer's recommendations.

2.10 JOB CONDITIONS

A. Prior to commencing any work required under the Contract, the Contractor shall locate all utilities, subsurface drainage, and underground construction so that proper precautions may be taken not to disturb or damage any subsurface improvements. Damage to any of the above mentioned items or other shall be promptly repaired by the contractor at no additional cost to the owner.

B. Water service and electric service will be supplied by the General Contractor as indicated on the plans for the purpose of the automatic irrigation system.

C. Irrigation System is to operate under the water pressure and flow rates prevailing at the project site. Irrigation Contractor shall be responsible for determining these parameters, and shall design the irrigation system in accordance with the existing or anticipated conditions.

D. Insurance on irrigation materials or equipment stored or installed is the responsibility of the Irrigation Contractor. Such insurance shall cover fire, theft, and vandalism. Should the Irrigation Contractor elect not to provide such insurance the Owner shall in no way be responsible for any losses incurred by the aforementioned acts. The Irrigation Contractor is responsible for all costs incurred in replacing damaged or stolen materials or equipment prior to Substantial Completion of the Work.

E. Obtain all required permits and pay all required fees at no additional cost to the Owner. Any penalties imposed due to failure to obtain permits or pay fees are the responsibility of the Irrigation Contractor.

F. Provide and maintain all passageways, guard fences, warning lights, and other protection devices required by local authorities or others having jurisdiction.

G. Irrigation Contractor shall adequately protect adjacent property as provided by law and the Contract Documents.

H. Existing Site Improvements: Perform Work in a manner that avoids damage to existing site improvements. The Irrigation Contractor is responsible for any damage of mechanical nature as well as damage resulting from leaks in the irrigation system whether due to negligence or otherwise.

I. Test water conditions: Irrigation System is to operate under the water pressure and flow indicated on the irrigation plan. It shall be the responsibility of the Irrigation Contractor to measure or analyze the existing or anticipated water supply at the tap. Notify the Landscape Architect if conditions vary from plans.

2.11 WARRANTY AND SUBSTANTIAL COMPLETION

A. Substantial Completion

1. At the completion of the installation of the irrigation system components, and at the direction of the Owner, the Landscape Architect shall observe the conditions of the project for the purpose of verifying compliance with plans, details and specifications. A written report will be provided to the Owner listing any deviations or omissions. These issues will be resolved and verified by the Landscape Architect prior to the issuance of a Letter of Substantial Completion.

2. All irrigation equipment including controller(s), control valves, sprinklers, rotors, and accessories shall have a five (5) year manufacturer's warranty. All other irrigation equipment, workmanship, and supplies shall be warranted for one (1) year from date of issuance of the letter of substantial completion. All warranties shall be turned over to the Owner.

2.12 TRAINING

A. A minimum of 1 hour of training, as determined by Rain Bird, for up to two (2) users determined by Owner and Landscape Architect shall be conducted by the Contractor on site, with installed system, after completion of project. The contractor is to schedule, coordinate, and attend the training session. Training shall include an overview of system operations as well as detailed one-on-one training for selected individuals for controller operation.

B. The control system manufacturer is to provide toll-free phone-in support to the Owner at no cost for a period of one (1) year within the initial purchase price of the system.

PART 2 - PRODUCTS

2.1 GENERAL

A. Specific requirements concerning the various materials and the arrangements in which they are to be installed are outlined in this Specification.

B. Quality and Size

1. Material specified by name and / or model number in the Specifications, on the site, or detailed drawings are used for the purpose of identification of materials and to ensure specific use of that material in the construction of the system. No substitutions will be permitted without approval.

2. All materials used in the system must be new and without flaws or defects of any type and be the best quality available.

2.2 ACCEPTABLE MANUFACTURERS

A. Manufacturer: Contractor materials shall comply with all requirements and provide irrigation equipment products from only the following:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products not listed within this section may be incorporated into the Work.

2. Irrigation equipment including spray heads, rotors, nozzles, control valves, quick couplers, master valves, irrigation controller, rain sensors, low volume irrigation equipment, drip tubing and drip fittings including pressure regulators, filters, air relief valves, tree root watering devices, pipe fittings including swing assemblies, swing joints, barbed fittings, swing pipe and compression fittings shall be manufactured by the Rain Bird Corporation.

a. Or approved equal

3. Wire connectors shall be manufactured by 3M Corporation.

a. Or approved equal

2.3 DELIVERY, STORAGE AND HANDLING

A. Manufactured materials shall be delivered in original containers with brand and maker's names marked thereon. Materials in broken containers or showing evidence of damage will be rejected and must be immediately removed from the work.

B. Store plastic pipe on flat pallets and protect from sunlight.

2.4 PIPES, TUBES, AND FITTINGS

A. Main Irrigation supply line for potable water. PVC plastic pipe, ASTM D 2241 Class 200 SDR 21.

1. All PVC pipe from sizes three (3) inches and above shall, unplasticized rigid polyvinylchloride (PVC) pipe with integral bell and rubber ring gasket unless otherwise specified.

2. All PVC pipe from sizes two and one - half (2 1/2) to one (1) inch shall be Class 200, solvent weld PVC pipe.

3. All pipe shall be supplied in standard twenty (20) foot lengths.

4. Polyethylene pipe will not be accepted unless prior written approval is obtained by the landscape architect.

B. Circuit Pipe for potable water (downstream from circuit valves): PVC plastic pipe, ASTM D 2241 Class 200 SDR 21.

1. All PVC pipe from sizes three (3) inches and above shall, unplasticized rigid polyvinylchloride (PVC) pipe with integral bell and rubber ring gasket unless otherwise specified.

2. All PVC pipe from sizes two and one - half (2 1/2) to one (1) inch shall be Class 200, solvent weld PVC pipe.

3. All pipe shall be supplied in standard twenty (20) foot lengths.

4. Polyethylene pipe will not be accepted unless prior written approval is obtained by the landscape architect.

C. All pipe that is exposed or not below grade shall be Schedule 80 PVC or HDPE.Seamless Copper Pipe: ASTM B88, Type M, drawn temper.

D. Sleeving Pipe for Potable Water Irrigation Supply Line: PVC plastic pipe, Schedule 40, ASTM D 1785 and D 1784, PS 21_70.

E. Fittings:

1. For PVC plastic pipe,

a. All pipe fittings size four (4) inches and greater shall be ductile iron.

b. 3" fittings shall be bell and rubber gasket.

2. Fittings 2-1/2" and under shall be Schedule 40 solvent weld PVC. ASTM D 2466 socket fittings with ASTM A 2564 solvent cement.

2. Metallic: Cast bronze with standard iron pipe thread; 125 bl. class rating in conformance with ANSI B16.15.

3. Copper: ANSI B16.22 wrought copper or cast brass, recessed solder joint type fittings.

F. Nipples:

1. Metallic: Schedule 40 red brass (35% copper, 15% zinc) pipe: threaded both ends. Pipe shall be in accordance with ASTM B43.

2. Plastic: Factory_threaded Schedule 80, Type 1, Grade 1 polyvinyl chloride (PVC) pipe, threaded both ends. Pipe shall be in conformance with ASTM D1784 and D1785. Color: grey.

G. Pipe Connection Materials: Solvent, primer and lubricants as recommended by the manufacturer.

1. Joint compound for threaded connections is Teflon or approved equal tape; UL listed.

2. No thinning of solvent or primer is allowed in any manner whatsoever.

2.5 WATER METER

A. Water meter shall be sized as needed, and shall be provided per City specifications. Water meter size and location shall be shown on the drawings; Ref: Civil plans

2.6 BACKFLOW PREVENTER

A. Back Backflow preventer shall be of the type required by the local water supplier and local codes. Backflow preventer shall be sized to meet flow and pressure requirements of the plans; Ref: Civil plans

2.7 IRRIGATION CONTROL SYSTEM SLEEVING

A. Install separate sleeve beneath paved areas to route control wiring. Any existing sleeving is not to be used without the consent of the owner's representative.

B. Sleeving material beneath pedestrian pavements shall be PVC Class 200 pipe with solvent welded joints.

C. Sleeving beneath drives and streets shall be PVC Schedule 40 pipe with solvent welded joints.

D. Sleeving diameter shall be equal to twice the diameter of the wiring bundle.

2.8 VALVES

A. Manufacturer's Standard, of type and size required, and as follows:

B. Furnish valves with plastic bodies, glass filled nylon or red brass, unless otherwise indicated.

C. Pressure Reducing Valve: If required, standard capacity water pressure reducing valve with integral strainer, Watts U5 series or equal.

D. Master Valve.

1. Globe valve shall be normally closed 24 VAC 50/60 cycle solenoid actuated with a pressure rating of not less than 200 psi.

2. The valve body and bonnet shall be constructed of heavy cast red brass; diaphragm shall be of nylon reinforced nitrile rubber. All other internal parts shall be made of bronze, brass and stainless steel.

3. The valve shall have both internal and external manual open/close control to manual open and close the valve without electrically energizing the solenoid. The valve shall house a fully-encapsulated one piece solenoid.

4. The valve shall have a stainless steel flow control stem and cross handle for regulating or shutting off flow of water. The valve must open or close in less than one minute at 200psi.

5. The valve shall be sized to meet flow requirements shown on plans.

a. Potable irrigation system: Rain Bird EFB-CP Series 2" valve

E. one Control Valves for potable irrigation system.

1. Globe valve shall be normally closed 24 VAC 50/60 cycle solenoid actuated with a pressure rating of not less than 200 psi.

2. The valve body and bonnet shall be constructed of heavy duty glass filled UV-resistant nylon and have stainless steel studs and flange nuts with a nylon reinforced nitrile rubber diaphragm.

3. The valve shall have both internal and external manual open/close control to manual open and close the valve without electrically energizing the solenoid. The valve shall house a fully-encapsulated one piece solenoid.

4. The valve shall have a brass flow control stem for accurate manual regulation and/or shut off of outlet flow.

5. The valves shall be sized to meet flow requirements shown on plans.

a. Potable irrigation system: Rain Bird PEB series valves

F. Drip one Control Valve.

1. Preassembled one Control Valve Assembly designed specifically for drip irrigation applications. The one Control Kit shall consist of a valve, ball valve, pressure regulator and 200 mesh filter.

2. Globe configuration valve shall be normally closed 24 VAC 50/60 cycle solenoid actuated with a pressure rating of not less than 150 psi.

3. The valve body and bonnet shall be constructed of high impact, weather resistant plastic,

stainless steel and other chemical / UV resistant materials.

4. The valve shall have a one unit diaphragm constructed of durable Buna-N rubber material with a clog resistant metering orifice and a double knife seal. The valve shall have one 90 mesh pilot filter attached to the diaphragm.

5. The valve shall have one fully encapsulated solenoid with captured plunger. The valve shall have one 90-mesh filter attached to the solenoid base.

6. The valve shall be capable of on/off control by turning the solenoid turn. The valve shall provide a flush mode that is manually activated by ½ turn of the bleed screw where external port is permissible.

7. The pressure regulating filter body shall be constructed of heavy duty, glass filled, UV resistant plastic material with a pressure rating of not less than 150 psi. The filter element shall be constructed of a durable polyester fabric attached to a propylene frame and shall be serviceable for cleaning by unscrewing the cap from the body.

8. The pressure regulator shall have a preset outlet pressure of approximately 40 psi in the 1" size and will accommodate an inlet pressure of not less than 150psi.

9. The valves shall be sized to meet flow requirements shown on plans.

a. Potable irrigation system (low flow conditions): Rain Bird XC -LF-100-PRF

G. Pressure Regulating Module for regulating outlet pressure at control valve from 15 - 100 psi.

1. The pressure regulating module shall be a two piece devise consisting of a glass filled UV resistant nylon housing and dial cartridge. The regulator shall have visible pressure indication scale ranging from 0-100psi and an adjustable knob to provide fine tune adjustments in 1/3 psi increments.

2. The regulator shall have a Schrader valve to accommodate a pressure hose gauge. The regulator shall be water proof and provide regulation if the valve is manually internal bled or electronically activated.

3. The Pressure Regulating Module shall be Rain Bird PRS-D.

H. Quick Coupling Valve: Brass, Single piece construction, one inch female iron pipe size connection; vinyl covered brass hinged locking cover.

1. Potable irrigation system: Yellow cap Rain Bird 44RC

I. Manual Gate Valves (isolation Valves): Non_rising stem, 125 lbs. brass body and parts with wedge disc filled for key operation, as supplied by Crane or equal.

J. Pressure Relief Valves: As manufactured by Waterman, or equal.

K. Valve Box Cover and Frame:

1. Manufactures:

a. Rain Bird VB Series, manufactured by Rain Bird Corporation

a. Ametek plastic valve boxes, manufactured by Plymouth Products

c. or equal.

2. Potable water irrigation system:

a. Turf Areas: Green Cover

b. Landscape Beds: Black Cover/Brown Cover

3. Sizes:

a. 12" Standard; Rain Bird PVBSTD

b. 10" Round; Rain Bird PVB10RND

L. Drainage Pit Backfill: Cleaned gravel or crushed stone, graded from 2" maximum to 3/4" minimum. AB3 or equivalent is not acceptable backfill material.

2.9 AUTOMATIC DRAIN VALVES

A. Description: Spring-loaded-ball type of corrosion-resistant construction and designed to open for drainage if line pressure drops below 2-1/2 to 3 psig.

2.10 SPRINKLER HEADS

A. Manufacturer's standard unit designed to provide uniform coverage over entire area of spray shown on drawings at available water pressure.

1. Pop-up spray heads, 6" for turf: Rain Bird 1800 Series with plastic body, co-molded wiper seal, precision controlled flush at pop-down, built-in pressure regulator (PRS) built in the stem to maintain constant outlet pressure of 30 psi, designed for use with Rain Bird matched precipitation rate (MPR) plastic nozzles and high efficiency variable arc nozzles (HEVAN) in odd angle locations, installed using Rain Bird SA series swing assemblies. All pop-up spray heads are to have the built-in Seal-A-Matic (SAM) check valve.

2.11 TURF ROTORS

A. Manufacturer's standard unit to provide uniform coverage over entire area of spray shown on drawings at designated water pressure.

1. 6" Pop-up gear driven turf rotor: Rain Bird 5000 plus seies with flow shut off device, an integral pressure regulator to reduce operating pressure to 45PSI and top arc adjustment using flat bladed screwdriver of 40-360 degrees, pressure activated multifunctional wiper seal, designed for use with the MPR nozzle set providing matched precipitation from 25' to 35' using Rain Curtain technology installed using Rain Bird TSJ series swing joints. Rotors located in low elevation areas and will be susceptible to lateral pipe drain down as designated by Landscape Architect are to have a spring loaded Seal-A-Matic (SAM) device in the base of the scale.

2.12 LANDSCAPE DRIPLINE

A. Flexible In-Line Drip Tubing

1. Polyethylene tubing with factory installed, pressure compensating emitters with a spacing and consistent flow as listed on the plans.

2. Pressure compensation will be accomplished through effective lengthening of the emitter flow path resulting with superior clog resistance.

3. In-line emitter drip line shall have dual outlet ports to ensure direct contact with the ground.

4. All drip tube to be staked in place using 12 gauge galvanized steel staples at 24"-36" OC.

5. Rain Bird Easy Fit Compression Fitting System shall be used to connecting all drip tubing.

6. In-line drip tubing shall be Rain Bird Landscape Dripline.

a. Potable water irrigation system XFD-06-18 in shrub beds

2.13 AUTOMATIC CONTROL SYSTEM

A. The irrigation controller shall be a Rain Bird ESP-LXME2 PRO controller.

1. The controller shall be housed in a wall-mountable, plastic locking cabinet suitable for either indoor or outdoor installation. The controller shall be capable of supporting up to 12 stations and shall have a maximum capacity of up to 48 stations. Surge suppression and grounding should follow the manufacturer's recommendation. The controller shall have 40 independent programs with 10 start times each.

2. The controller shall incorporate a FiOManager feature that shall provide real-time flow, power, and station management. FiOWatch shall compare the current real-time flow rate to the learned rates and take user defined actions if problem is detected. FiOWatch shall automatically determine the location of the flow problem and isolate the problem by turning off the affected station or master valve.

3. The controller shall be compatible with the IQ v4.0 Central Control System utilizing IQ-NCC Network Communication Cartridges providing remote computer control of the controller via a variety of communication options (Direct Connect Cable, Phone, GPRS/Cellular, Ethernet, WiFi, Radio, and IQNet Communication Cable).

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4. Shall have the dimensions of: a. Width: 14.32 in. (36.4 cm) b. Height: 12.69 in. (32.2 cm) c. Depth: 5.50 in. (14.0 cm)			D. Quick Coupler Valves: Locate quick coupler valves on mainline runs only, near pavement surfaces, and adjacent to annual planting beds. Space quick coupler valves at maximum 100' intervals near parking lots, islands, building entries, sidewalks, entry monuments, and annual planting beds. Space quick coupler valves at maximum 200' interval for large turf areas.			D. After the system is installed and approved, instruct the Owner or Owner's representative as to the complete operation and maintenance.		
B. Modules: 1. Pro Smart Module Rain Bird PSMXLXME2 2. Station Module Rain Bird ESPLXMSM12: One (1) 12-station module shall be provided increasing capacity of controller to 24 zones.			2.3 PROTECTION A. The Contractor shall be responsible for storage of materials and any damage to the work covered by these Specifications before the final acceptance of the work. B. Protect work and materials from damage during construction. Storage of polyvinyl chloride (PVC) pipe and fittings shall be protected from direct sunlight. Beds on which materials are stored must be the full length of the pipe to avoid damage. Any pipe that has been damaged or dented shall not be used in the work. C. Any existing structures, equipment, utilities, pavement, landscaping, etc., damaged by Irrigation Contractor during the course of the work, including any damage caused by leakage or settling of piping systems being or having been installed by them, shall be restored at Contractor's expense and to the Owner's satisfaction. D. Securely cover openings into the system and cover apparatus, equipment, and appliances, both before and after being set in place, to prevent obstruction in the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliances.			END OF SECTION 328400		
2.14 ELECTRIC WIRING A. 120 Volt AC Wiring: 120 volt service to controller shall consist of three wires: one black, one white, and one ground. Electrical service is to be provided by the General Contractor unless otherwise directed by Owner's Representative. B. Provide junction box, flush-mounted and gasketed per code as required. C. Control Wiring shall be dual core, tin-coated, double insulated special irrigation control wire. Minimum wire size shall be fourteen (14) gauge. Wire to be Maxi-cable as manufactured by Rain Bird® Corporation, Azusa, California or approved equal. D. Splices in controller wiring shall be waterproof direct bury application. Use Rain Bird-DBY T or R wire connectors. No substitutions will be allowed.			2.3 LAYOUT AND VERIFICATION A. The Contractor shall stakeout the locations of all piping, quick coupling valves, spray heads, rotors, and emitters in accordance with the irrigation design drawings. The Contractor shall check and verify dimensions of layout and report variations to the Landscape Architect before proceeding. Layout work as accurately as possible to the drawings. B. Minor changes in locations to the above from locations shown shall be made as necessary to avoid existing or proposed planting, piping, utilities, structures, etc., at the Contractor's expense, or when directed by the Landscape Architect, providing such change is ordered before such items or work directly connected to same are installed, and providing no additional materials are required. C. The Contractor will be held responsible for the relocating of any items without first obtaining the Landscape Architect's approval. The Contractor shall remove and relocate such items, at his expense; if so directed by the Landscape Architect. D. Before starting work on irrigation system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths. The Contractor shall be aware of the fact that the drawings are horizontal dimensions. Actual measurements taken along the slope of a bank will differ from those shown on the drawings. E. No fittings shall be installed on pipe underneath pavement or walls except where noted on the irrigation drawings. If such a need should occur, the Contractor shall bring it to the attention of the Landscape Architect. F. Exact sprinkler head placement is based on and shall be coordinated with actual planting layout and shall be verified by the Landscape Architect. G. All changes shall be recorded daily on the Record Drawings.			3.10 SPRINKLER AND ROTOR HEADS A. Flush circuit lines with full head of water and install heads after hydrostatic test is completed. B. All sprinkler heads shall be set plumb at the elevation to be flush with finish grade. C. Contractor shall adjust, if necessary, the elevation of the sprinkler heads after finish grade and landscape plantings are complete. D. Install all sprinkler heads with pre-assembled swing-joints or swing-assemblies. Funny pipe will not be accepted for installation of any kind.		
2.15 FLOW SENSOR A. The flow sensor shall be an in-line type with a nonmagnetic, spinning impeller (paddle wheel) as the only moving part. The electronics housing shall have two, ethylene-propylene O-Rings and shall be easily removed from the meter body. The sensor electronics will be potted in an epoxy compound designed for prolonged immersion. Electrical connections shall be 2 single conductor 18 AWG leads 48 inches (1.2 meters) long. Insulation shall be direct burial "UF" type colored red for the positive lead and black for the negative lead. The sensor shall be capable of operating in line pressures up to 400 psi (27.5 bars) and liquid temperatures up to 220° F, and operating in flows of ½ foot per second to 15 feet per second with linearity of ±1% and repeatability of ±1%. The meter body shall be cast 85-5-5-5 bronze, in 1" and 1½", female iron pipe thread sizes. This flow sensor shall be Rain Bird Model FS200P. B. Specifications for underground wiring of Rain Bird Flow Sensor products: 1. Cable: a. Rain Bird Series sensors may be located up to 2000' from Rain Bird transmitters or displays. b. All data communications wire connecting flow, wind, and rain sensors to the electronics that are buried below grade, with or without conduit, shall be constructed to direct burial specifications similar to Telecommunications Exchange Cable (REA PE-89). c. The cable shall be constructed of 20 AWG, or larger, copper conductors twisted into pairs of varying lengths to prevent cross talk. Conductors shall be insulated with polyethylene or propylene with a suggested working voltage of 350 volts. The cable shall feature an aluminum-polyester shield and be finished with a black high-density polyethylene jacket. Cable should be equivalent to AT&T PE-39 or PE-89. 2. Splices: a. Splices in wire will not be allowed. Cable runs must be continuous with no splices between equipment. C. Specifications for Surge Protection Devices for Rain Bird Flow Sensor products: 1. Surge Protection for Sensors: a. The flow meter surge protection devices shall be the Rain Bird FSSURGEKIT surge suppressor kit that are hybrid devices employing gas-filled surge voltage protectors to handle large surge currents, and avalanche type silicon devices for extremely rapid response. The FSSURGE shall be capable of outdoor installation where exposure to standing water, rain, or spray is expected. The suppressor shall protect against surges categorized by IEEE Specification 587, Category B (short branch circuits). b. Electrical Specifications: 1) Clamping Voltage: 15V 2) Series Resistance: 2.4 Ohms 3) The Surge Suppressor shall be Rain Bird Model FSSURGEKIT			3.3 TRENCHING AND BACKFILLING A. Provide a minimum of 24" cover over top of PVC main line for potable irrigation systems, or per city code. B. Provide a minimum of 12" cover over top of PVC lateral piping for potable irrigation systems, or per city code. C. Backfill for irrigation lateral lines shall be with clean material from excavation. Remove organic material as well as rock and debris larger than 1" diameter. Irrigation piping shall have no rock or debris touching at any point along its length. A minimum of 6" clearance is required around all piping from all immovable obstructions. Place acceptable backfill material in 6" lifts, compacting each lift. Compact within 90% of the maximum density of the material used as determined by ASTM D-698 (Standard). D. Backfill trench to within 6" of finished grade. Continue fill with acceptable topsoil and compact to bring even with existing grade. Thorough compaction at each sprinkler head, valve, and piping will be required. Repair all settled areas. 1. Under pavement areas contractor shall meet compaction requirements of pavement section plans and geotechnical report. Include flowable fill as required. E. Boring underneath existing pavement may be required. PVC sleeving for irrigation main line shall be installed underneath all pavements. F. Unless otherwise indicated, comply with requirements of the Uniform Plumbing code, city specifications, and all state or local codes.			3.11 LANDSCAPE DRIPLINE A. Final installation of drip irrigation to occur after the trees, shrubs and other plant material has been installed. B. Flexible inline tubing or point source emitter tubing shall be used. C. Layout drip and distribution tubing as detailed on the plans to place drip tubing near root zone of the plantings. Install drip tubing at or near the surface of planting soil. D. Stake all drip tubing with steel stakes so that no movement of the pipe exists. E. Pressurize, flush and cap drip tubing. F. Cover drip tubing with specified depth of mulch.		
2.17 RAIN SENSOR A. Provide and install a wireless Rain Bird Rain Sensor (WR2-RFC) capable of turning off the irrigation system if adequate rainfall is received. B. Contractor shall provide pole and footing for sensor installed per Rain Bird's recommendations and specifications. Location approved by Landscape Architect. C. Rain sensor shall employ an electro-mechanical actuating mechanism designed to cause a circuit interrupt if programmable low temperature or rainfall set points are satisfied. D. The device shall be used with 24VAC controllers and shall be of sufficient capacity to be used with a maximum of six 24VAC 7VA solenoids plus an additional master valve or pump start that does not exceed 53VA. E. The wireless rain sensor shall incorporate a provision that allows the installer to select from several rainfall or low temperature settings that can be programmed through the use of icons on a controller interface. F. A sensor LED shall communicate signal strength during the installation process.			3.4 TAPPING AND SUPPLY A. Verify meter and backflow preventer have been installed at domestic tap. B. Install irrigation mainline tap at backflow preventer. Coordinate with site contractor.			3.12 CONTROLLER A. Controller shall be installed in permanent location as shown on plan and verified by Landscape Architect. B. Contractor shall properly programmed controllers for this particular job prior to substantial completion of this project. C. Control wire of system shall be 14 gauge, specifically designed for direct burial use. A minimum of 4 extra wires shall be pulled from each controller to the last valve operated by that controller. A minimum loop of 24" shall be left at each valve, at each change in direction, at every 500 feet of straight run, and at each controller for expansion and/or servicing. D. Wire shall be placed consistently along one side of the pipe in the trench. Splices and connections shall be watertight and leak proof, use Pin-Tight connections. Multiple wires in the trenches shall be banded together at 20-foot intervals for protection. Wire not along mainline pipe shall be placed within an electrical conduit. E. Install monitoring equipment including modules, Rain/freeze Sensor, Flow Meter, and Soil Moisture Sensor. Electrical connections between controller and monitoring equipment shall be installed by contractor per manufacturer's recommendations. F. Install electrical connections to controller per manufacturer's recommendations.		
2.19 EQUIPMENT A. The following list of items shall be submitted to the Owner prior to the final inspection of the irrigation system. 1. 2 quick coupler valve keys, Rain Bird 44-K 2. 2 hose swivel (1" x 3/4"), Rain Bird SH-2 3. 2 gate valve keys (48")			3.5 MASTER VALVE AND FLOW SENSOR A. Install master valve, flow sensor and pulse transmitter as per manufacturer's directions. B. Master valve and flow meter shall be installed in locking valve box per specification on detail sheets.			3.13 HYDROSTATIC TESTING A. Contact the Landscape Architect, while the necessary piping system components are exposed. If it is determined to be necessary, all mainline piping is to be subjected to a hydrostatic test. Subcontractor is to supply all testing equipment including all caps and gauges as required. B. Pressure gauges shall be read in PSI. Calibration shall be such that accurate determination of potential pressure loss can be ascertained. Test supply line at a pressure of 120 PSI for minimum of one hour with an allowable loss of 5 PSI. C. Re-test as required until the system meets the requirements. During the tests, regardless of the amount of leakage, all detectable leaks are to be stopped and all defects corrected.		
PART 3 - EXECUTION 3.1 GENERAL A. The Contractor shall install all irrigation system components in accordance with the Irrigation and Landscape Plans, Details and these Specifications. B. Schedule of Work: The Irrigation Contractor shall be responsible for the installation of the piping and equipment in a manner that will effect the earliest completion of the work in conformance with the construction progress schedules of other Contractors and Trades, and these Specifications. C. Observations: In addition to normal progress inspection, the Contractor shall give at least 48 hours notice to the Landscape Architect for inspection as follows: 1. Layout of the system. 2. Pressure tests. 3. Coverage adjustment; Automatic operation. 4. Punch list inspection.			3.6 SLEEVING AND BORING A. Install sleeving at a depth which permits the encased wiring to remain at the specified depth. B. Extend the sleeve ends 6" beyond the edge of the paved surface. Cover pipe ends and mark with stakes. C. Install separate sleeve beneath paved areas to route each run of wiring. Any existing sleeving is not to be used without the consent of the Owner's Representative. D. Sleeving material beneath pedestrian pavements shall be PVC Class 200 pipe with solvent welded joints. E. Sleeving beneath drives and streets shall be PVC Sch. 40 pipe with solvent welded joints. F. Sleeving diameter shall be equal to twice the diameter of the wiring bundle.			3.14 ADJUSTING THE SYSTEM A. Adjust alignment and coverage of all sprinklers and rotors if it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage. Make all necessary changes or make arrangements as directed by Landscape Architect. These changes or adjustments shall be made without additional cost.		
			3.7 RECORD DRAWINGS A. Indicate actual location of all valves and controls including piping. Show dimensions from easily identifiable existing features such as walls, curbs, fences, buildings, or walks. Submit diagram to the Landscape Architect for approval. B. Maintain progress drawings on the construction site at all times during installation of the irrigation system. Make a daily record of all work installed each day until completion of the work. C. Submit to Owner ½ size reduction of the irrigation record drawing, laminated both sides, for inclusion into the inside of the controller door. D. Submit to Owner (2) full size plan sets of the irrigation record drawings.			3.16 GUARANTEE AND MAINTENANCE INSTRUCTIONS A. The Contractor shall fill and repair all depressions and replace all necessary lawn and planting due to the settlement of irrigation trenches for one year following the completing and acceptance of the job. B. The Contractor shall also guarantee all materials, equipment and workmanship furnished by him to be free of all defects of workmanship and materials, and shall agree to replace at his expense, at any time within one year after installation is accepted, any and all defective parts that may be found. Contractor shall transfer all manufacturer material warranties to the Owner. All manufacturer warranties shall be in effect for the period outlined in the manufacturer literature from the date of installation. Contractor shall detail these warranties and provide all necessary information regarding them to the Owner in the record drawing submittals. C. The Contractor shall drain the irrigation system in the fall of the first year, and provide start up in the following spring.		



Applejack II Townhomes

904 Southeast Residents Way

PC Date: 10/21/2025

Staff Report Details

Project Number	PP25-0005
Applicant / Current Owner	Applejack II LLC
Site Area	+/- 2.43 Acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family Residential
Related projects	LSD25-0026, PRD25-0001

Property Description

Preliminary Plat: Applejack II Townhomes, Applejack II LLC, 904 SE Residents Way, PRD, Planned Residential Development, PP25-0005

This project is zoned PRD, Planned Residential Development. The development consists of 41 single-family units total; 25 two-bed, 6 three-bed and 10 four-bed units. Easements are dedicated throughout for utility services and access. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development code.

Project Details

Relationship to the Community Plan

Public Comment

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

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



Pending PC Item
Item

NE H ST

NE I ST

E CENTRAL AVE

*Applejack II
Townhomes*

SE H ST

SE RESIDENTS WAY

SE BRICK AVE

SE H ST

SE I ST

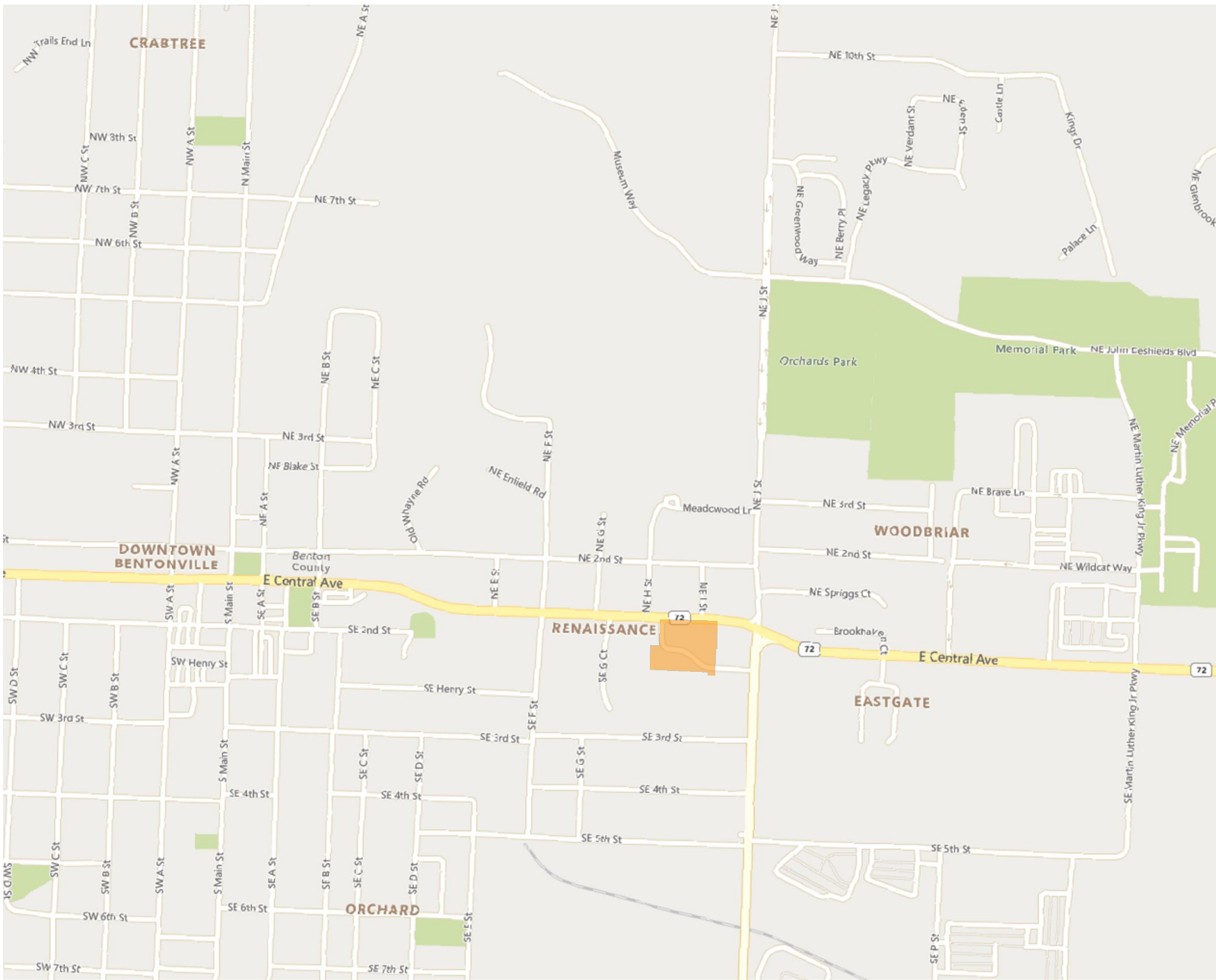


PP25-0005
Applejack II Townhomes
904 SE RESIDENTS WAY



APPLEJACK II TOWNHOMES
PRELIMINARY PLAT(PLP25-0005)

ADDRESS: 904 SE RESIDENTS WAY, BENTONVILLE, AR 72712
PHASE: 100% CONSTRUCTION DOCUMENTS
DATE: SEPTEMBER 26, 2025



VICINITY MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE

OWNER/DEVELOPER

APPLEJACK II LLC
15 N CHURCH AVE STE 103
FAYETTEVILLE AR 72701
CORY@SPECIALIZEDREG.COM
479.439.8650

ARCHITECT

JEFFERSON BROWNE
ARCHITECTURE INC.
PAUL GRESHAM, NCARB, AIA, WELLAP
150 HUDDLESTON RD, SUITE 1000,
PEACHTREE CITY, GA 30269
PAUL@JEFFERSONARCHITECTURE.COM
770.632.9545

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

BATES & ASSOCIATES, INC.
DERRICK L. THOMAS
7230 S PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
DERRICK@BATESNWA.COM
479.442.9350

UTILITY AND CITY CONTACTS

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

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

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

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

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

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

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

WASTEWATER DEPT.: CITY OF BENTONVILLE, CHRIS EARL, 1901 NE A STREET, BENTONVILLE, AR, (479)-271-3108

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

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

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

PROJECT NOTES

- 1. THE CITY OF BENTONVILLE STREET STANDARDS (2024), DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- 2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- 3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- 4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
- 5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD AND AASHTO TRAIL GUIDELINES.
- 6. THERE ARE NOT WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- 7. ACCESS EASEMENT VACATION #VAC25-0021
- 8. UTILITY EASEMENT VACATION #VAC25-0022
- 9. THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY FOR THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

PROPERTY DESCRIPTION

LOTS 1 AND 2 OF ANGEL FLORO SUBDIVISION AS SHOWN ON PLAT RECORD BOOK 2003 AT PAGE 130 AND ALSO LOTS 12 AND 13 OF HOWARD'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 2 OF ANGEL FLORO SUBDIVISION AND RUNNING THENCE N87°28'46"W 39.56' TO AN EXISTING REBAR, THENCE N02°40'14"E 18.34' TO AN EXISTING REBAR, THEN N87°40'14"W 336.76' TO AN EXISTING REBAR, THENCE N02°14'40"E 140.58', THENCE S87°20'30"E 52.00', THENCE N01°30'18"E 153.82' TO THE SOUTH RIGHT-OF-WAY OF EAST CENTRAL AVENUE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°22'18"E 98.82' TO AN EXISTING REBAR, N01°28'50"E 11.00', S87°22'22"E 230.90', THENCE LEAVING SAID RIGHT-OF-WAY S01°25'42"W 165.00' TO AN EXISTING REBAR, THENCE N87°20'30"W 5.25' TO AN EXISTING REBAR, THENCE S02°25'42"W 156.89' TO THE POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION SOUTHEAST RESIDENTS WAY MASTER STREET PLAN RIGHT-OF-WAY ON HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD DATA

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

Table with 2 columns: SHEET NUMBER, SHEET TITLE. Lists sheets C0.00 to L1.11 including COVER SHEET, GENERAL NOTES AND LEGENDS, DEMOLITION PLAN, TREE PRESERVATION DETAILS & NOTES, SITE PLAN, SITE LAYOUT PLAN, UTILITY PLAN, WATER MAIN PLAN & PROFILE, SEWER MAIN PLAN & PROFILE, GRADING AND DRAINAGE PLAN, SPOT GRADE PLAN, PUBLIC ALLEYWAY PLAN & PROFILE, EROSION CONTROL PLAN, EROSION CONTROL DETAILS, SITE DETAILS, CITY DETAILS, LANDSCAPE PLAN, LANDSCAPE NOTES AND DETAILS, LANDSCAPE LIGHTING PLAN, LANDSCAPE LIGHTING PHOTOMETRICS.

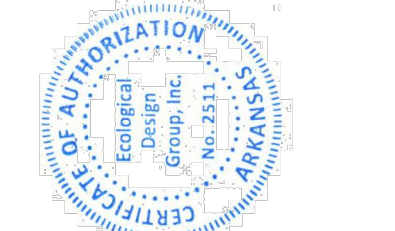
Table with 2 columns: DRAWING LIST, SHEET TITLE. Lists supplemental sheets SHEET 1 OF 1 to SHEET 3 OF 3 including SURVEY, WATER/SEWER DETAILS, WATER DETAILS, BEUD DETAILS.

Table with 10 columns: Building Type, ITE Land Use Code, Approximate Gross Floor Area, Per Day, Per Peak Hour of Adjacent Street Traffic, Average AM Peak Hour Directional Distribution, Average PM Peak Hour Directional Distribution, Average PM Peak Hour Directional Distribution, Average PM Peak Hour Directional Distribution, Average PM Peak Hour Directional Distribution. Data for Single-Family Attached Housing.

* Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

Table with 2 columns: SITE SUMMARY, ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD). Includes USE: SINGLE FAMILY (25) 2-BED UNITS, (6) 3-BED UNITS, (10) 4-BED UNITS, TOTAL: 41 UNITS, AREA: 2.43 AC.

Table with 2 columns: ZONING SUMMARY, LOT AND AREA STANDARDS. Includes LOT AREA MIN, MIN LAND AREA / DWELLING UNIT, LOT WIDTH MIN, LOT WIDTH MAX, LOT COVERAGE MAX, SETBACK STANDARDS, FRONT YARD, SIDE YARD NON-RESIDENTIAL, REAR YARD NON-RESIDENTIAL.



APPLEJACK II TOWNHOMES
Bentonville, Arkansas
(# PP25-0005)

EDG PROJECT NO. 24-050
DATE 2025.09.26

Table with 3 columns: Mark, Date, Description. Revisions section.

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE COVER SHEET

SHEET NO. C0.00
PP25-0005



Now what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#PP25-0005)

EDG PROJECT NO. 24-050

DATE 2025.09.26

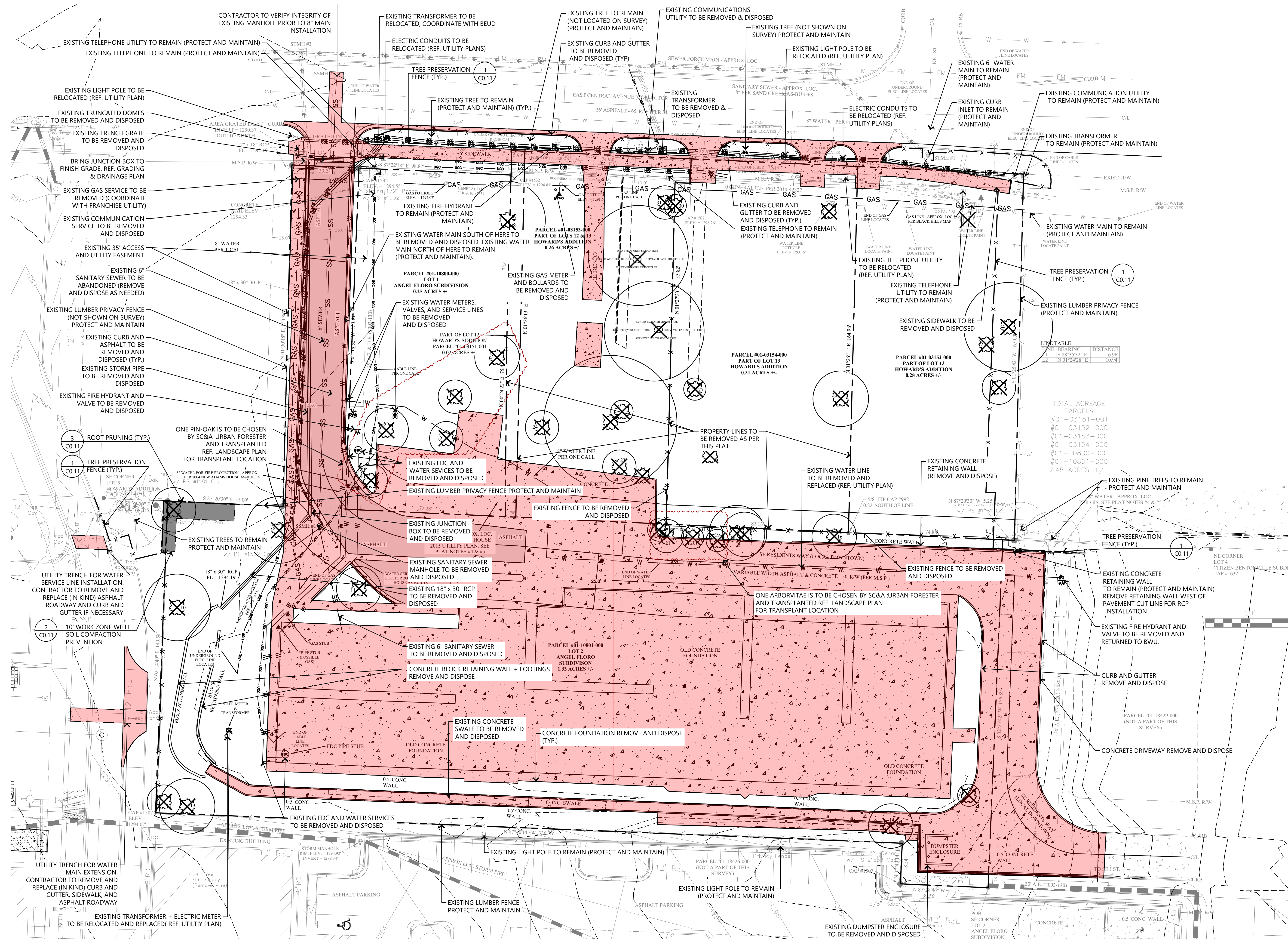
REVISIONS

Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE DEMOLITION PLAN

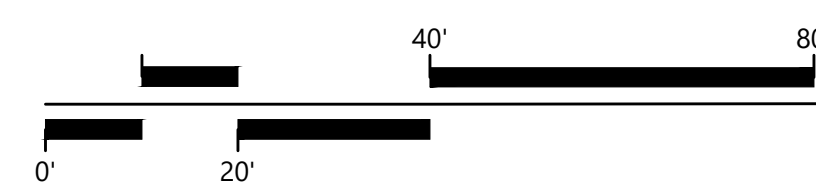
SHEET NO. **C0.10**
PP25-0005



1

DEMOLITION PLAN

SCALE: 1" = 20'-0"



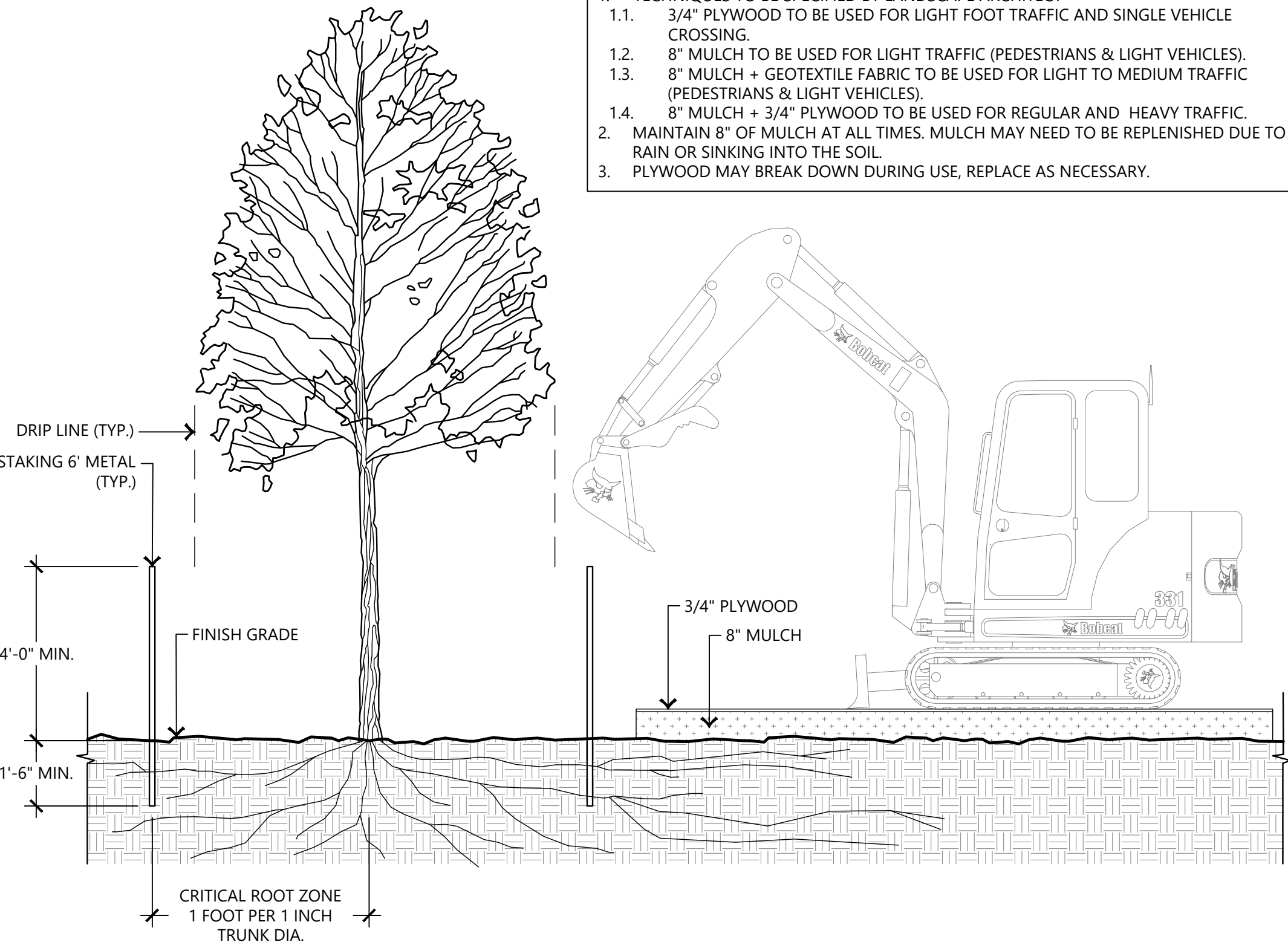
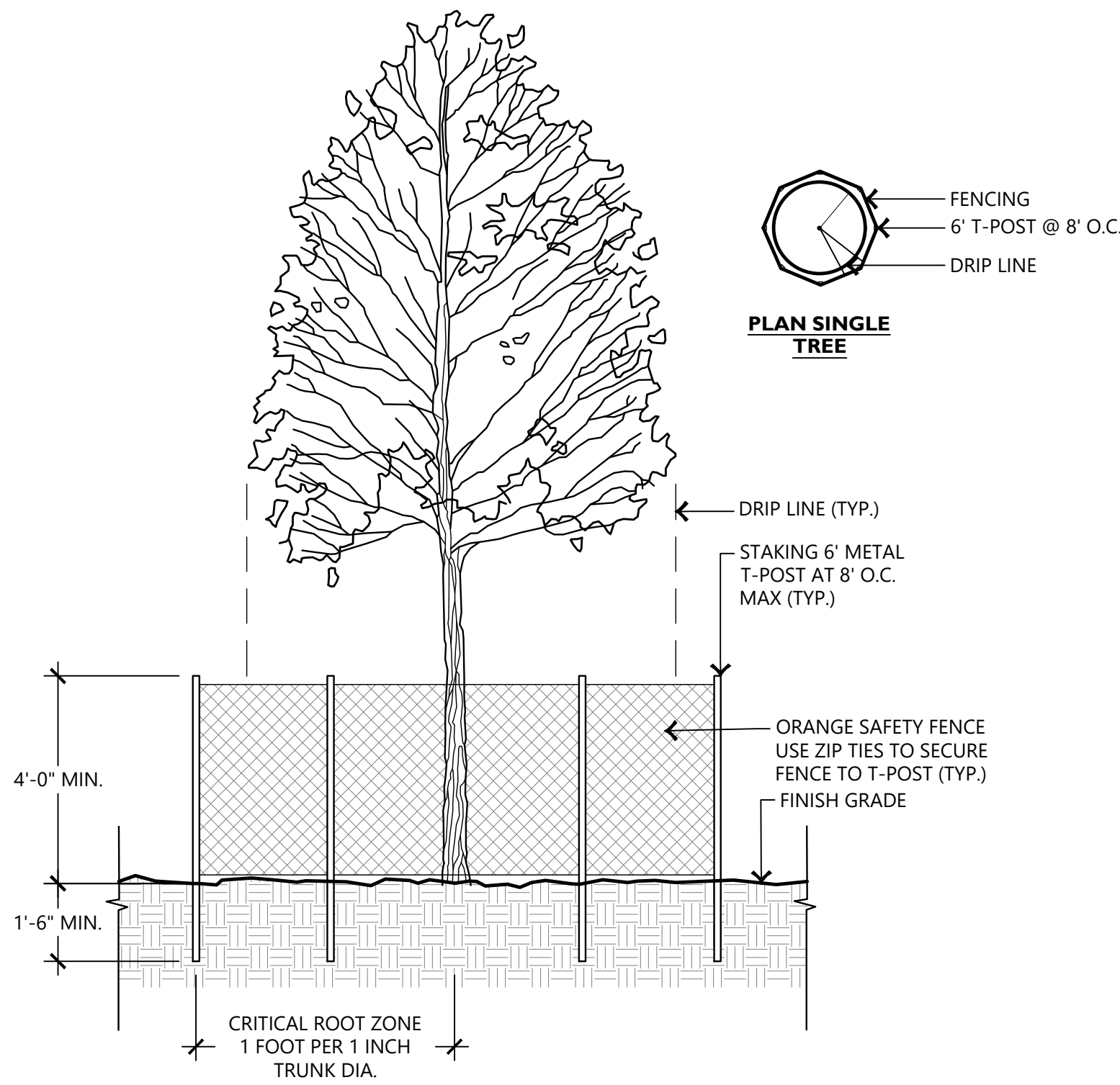
TREE PROTECTION NOTES:

1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITH TREE DRIPLINES.
4. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE. FOR NATURAL AREAS PROTECTIVE FENCES SHALL FOLLOW THE LIMITS OF CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
 - 4.A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
 - 4.B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
 - 4.C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
 - 4.D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
5. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - 5.A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE , IMPERMEABLE PAVING SURFACED, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT
 - 5.B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THE AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE.
 - 5.C. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE.
 - 5.D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
7. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
10. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
11. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
12. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER).

1

TREE PRESERVATION FENCING INSTALLATION DETAIL

SCALE: N.T.S.



2

SOIL COMPACTION PREVENTION DETAIL

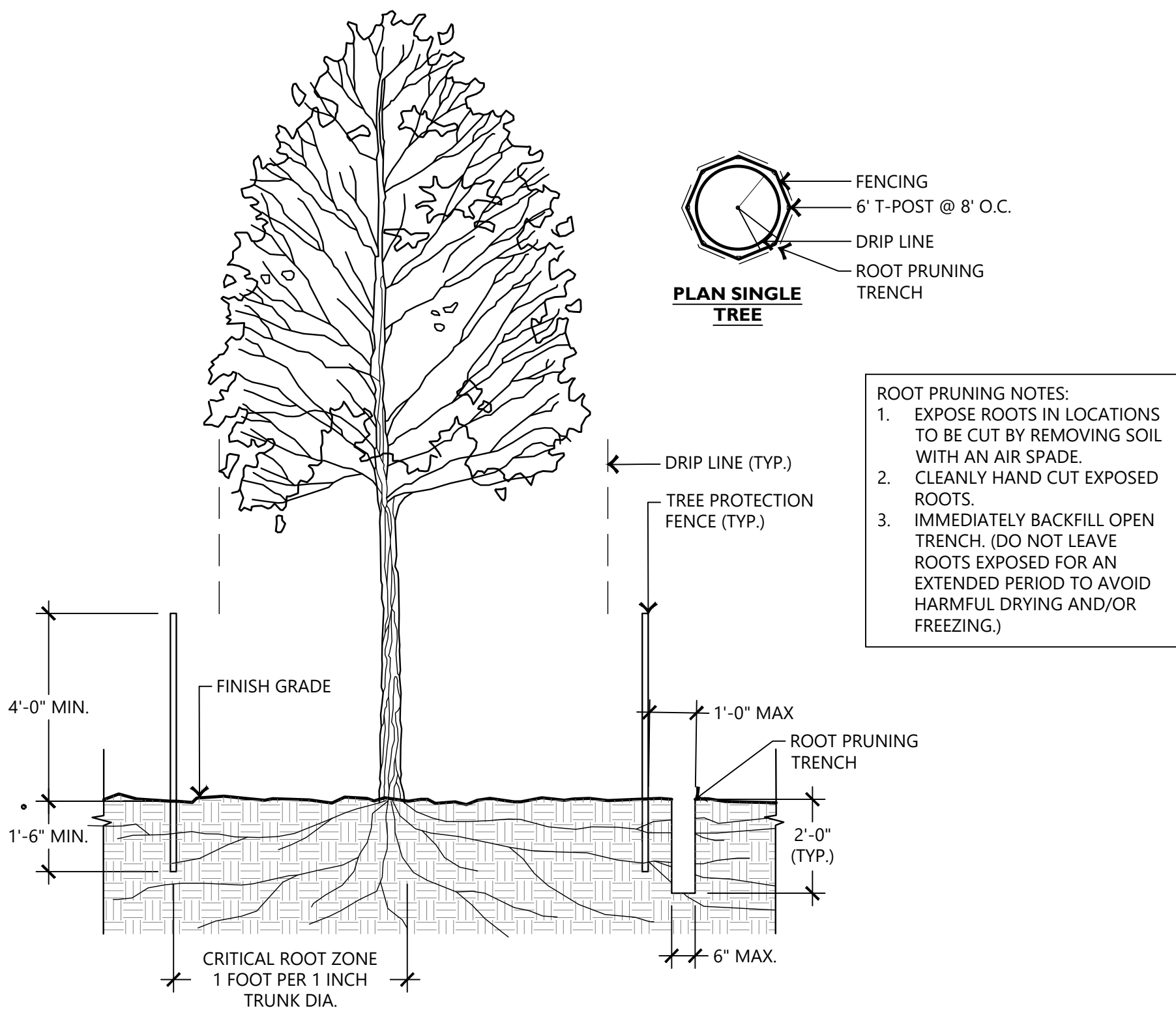
SCALE: N.T.S.

- SOIL COMPACTION PREVENTION NOTES:
1. TECHNIQUES TO BE SPECIFIED BY LANDSCAPE ARCHITECT
 - 1.1. 3/4" PLYWOOD TO BE USED FOR LIGHT FOOT TRAFFIC AND SINGLE VEHICLE CROSSING.
 - 1.2. 8" MULCH TO BE USED FOR LIGHT TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
 - 1.3. 8" MULCH + GEOTEXTILE FABRIC TO BE USED FOR LIGHT TO MEDIUM TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
 - 1.4. 8" MULCH + 3/4" PLYWOOD TO BE USED FOR REGULAR AND HEAVY TRAFFIC.
 2. MAINTAIN 8" OF MULCH AT ALL TIMES. MULCH MAY NEED TO BE REPLENISHED DUE TO RAIN OR SINKING INTO THE SOIL.
 3. PLYWOOD MAY BREAK DOWN DURING USE, REPLACE AS NECESSARY.

3

ROOT PRUNING DETAIL

SCALE: N.T.S.



- ROOT PRUNING NOTES:
1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
 2. CLEANLY HAND CUT EXPOSED ROOTS.
 3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.)

E | D | G

Ecological Design Group

www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE



APPLEJACK II TOWNHOMES
Bentonville, Arkansas
(#PP25-0005)

EDG PROJECT NO.		24-050
DATE		2025.09.26
REVISIONS		
Mark	Date	Description
PHASE 100% CONSTRUCTION DOCUMENTS		
TITLE TREE PRESERVATION DETAILS + NOTES		
SHEET NO.		C0.11 PP25-0005

Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

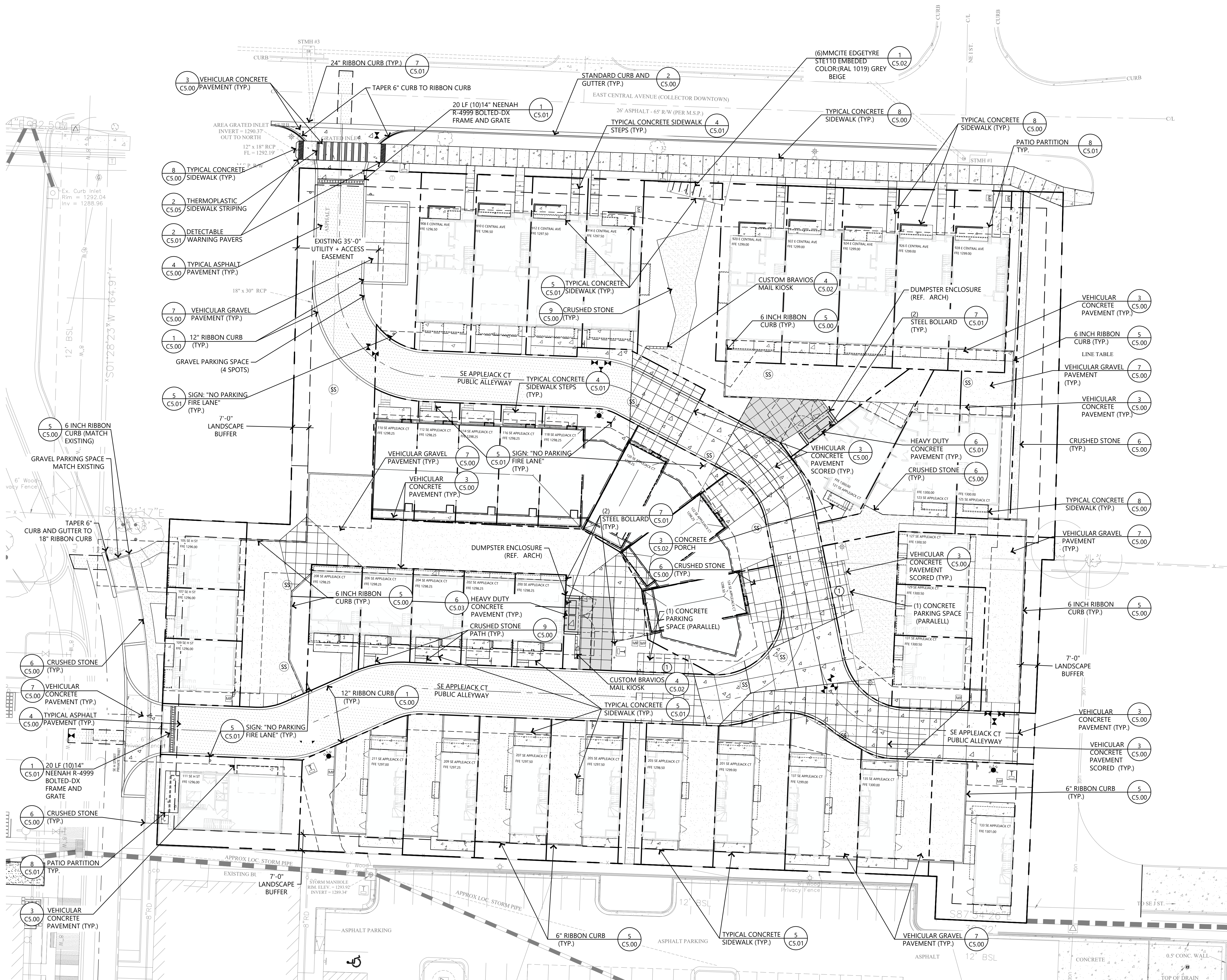
(#PP25-0005)

PLANNING NOTES:

- COORDINATE WORK ON NEIGHBORING DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
- NO FENCES ARE PROPOSED AT THIS TIME. SEPARATE PERMIT REQUIRED FOR THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM HOMEOWNERS'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATIONS AND NOT BY INDIVIDUAL HOMEOWNERS.
- THIS PROJECT IS WITHIN MUNICIPAL AIRPORT ZONE C(3), (OS2) AND IS TO BE COMPLIANT WITH SEC. 401.12.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIATION EASEMENTS OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- 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. THE ALLEY SHALL BE RECIPROCAL TO EACH OF THE NEW LOTS CREATED.
- 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.

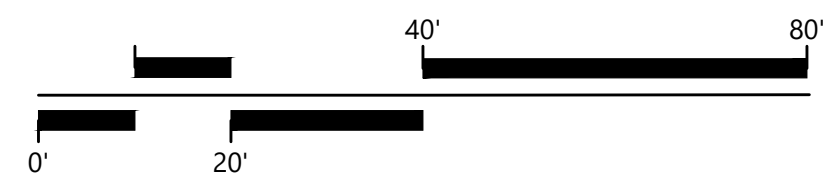
PLANNING NOTES:

- "OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICES."
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME IF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE ELEMENTS.



1 SITE PLAN

SCALE: 1" = 20'-0"



EDG PROJECT NO. 24-050

DATE 2025.09.26

REVISIONS

Mark Date Description

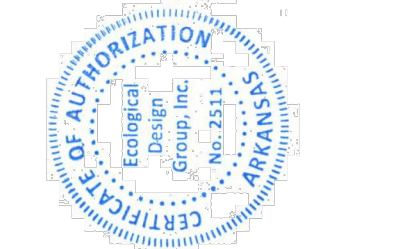
PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SITE PLAN

SHEET NO.

C1.00

PP25-0005

Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#PP25-0005)

EDG PROJECT NO. 24-050

DATE 2025.09.26

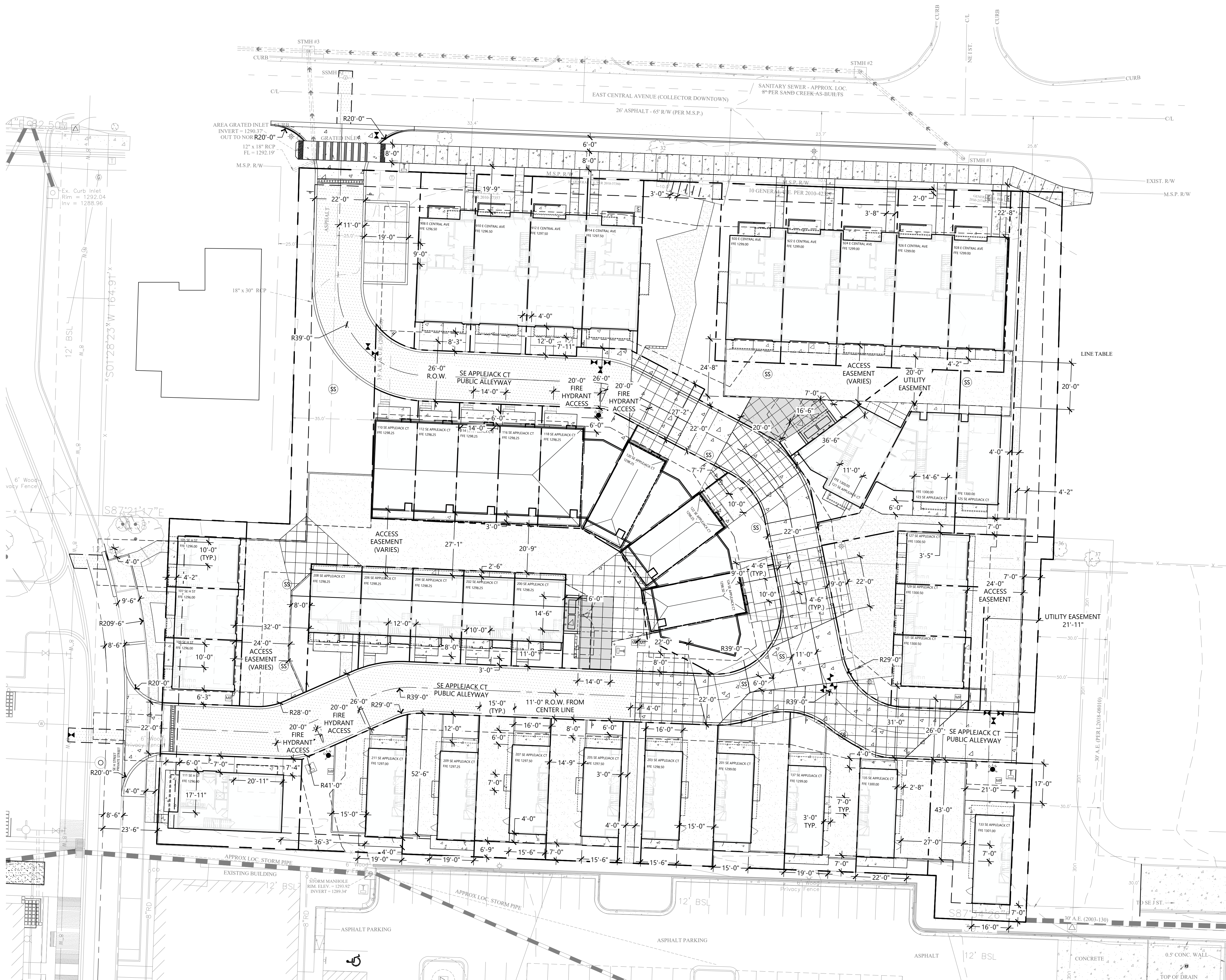
REVISIONS

Mark Date Description

PHASE 100% CONSTRUCTION DOCUMENTS

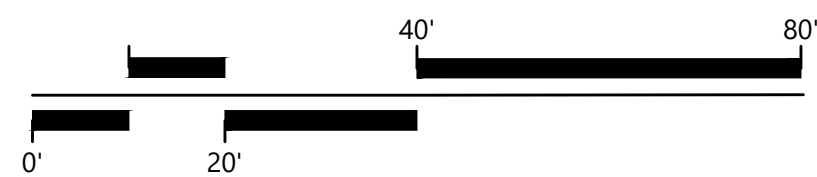
TITLE SITE LAYOUT PLAN

SHEET NO.

C1.01
PP25-0005

1 SITE LAYOUT PLAN

SCALE: 1\" = 20'-0"



Bentonville, Arkansas
(#PP25-0005)

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

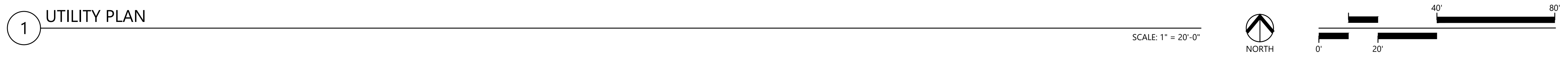
	WATER LINE
	WATER METER
	WATER VALVE
	FDC
	FIRE HYDRANT
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	UNDERGROUND ELECTRIC LINES/CONDUIT
	OVERHEAD ELECTRIC
	TRANSFORMER AND CONCRETE PAD
	FIBER LINE
	COMMUNICATION LINE
	GAS LINE
	GAS METER

42 SINGLE FAMILY HOMES @ 100 GPD/P (2.64 PERSONS/UNIT)

POPULATION = 111 PEOPLE
PEAKING FACTOR = 4.23

PROPOSED AVERAGE SEWER DESIGN FLOW: 7.70 GPM
PROPOSED PEAK SEWER DESIGN FLOW: 32.57 GPM

1. ALL LONG SIDE WATER SERVICES SHALL BE INSTALLED IN CONDUIT SLEEVES





now what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#PP25-0005)

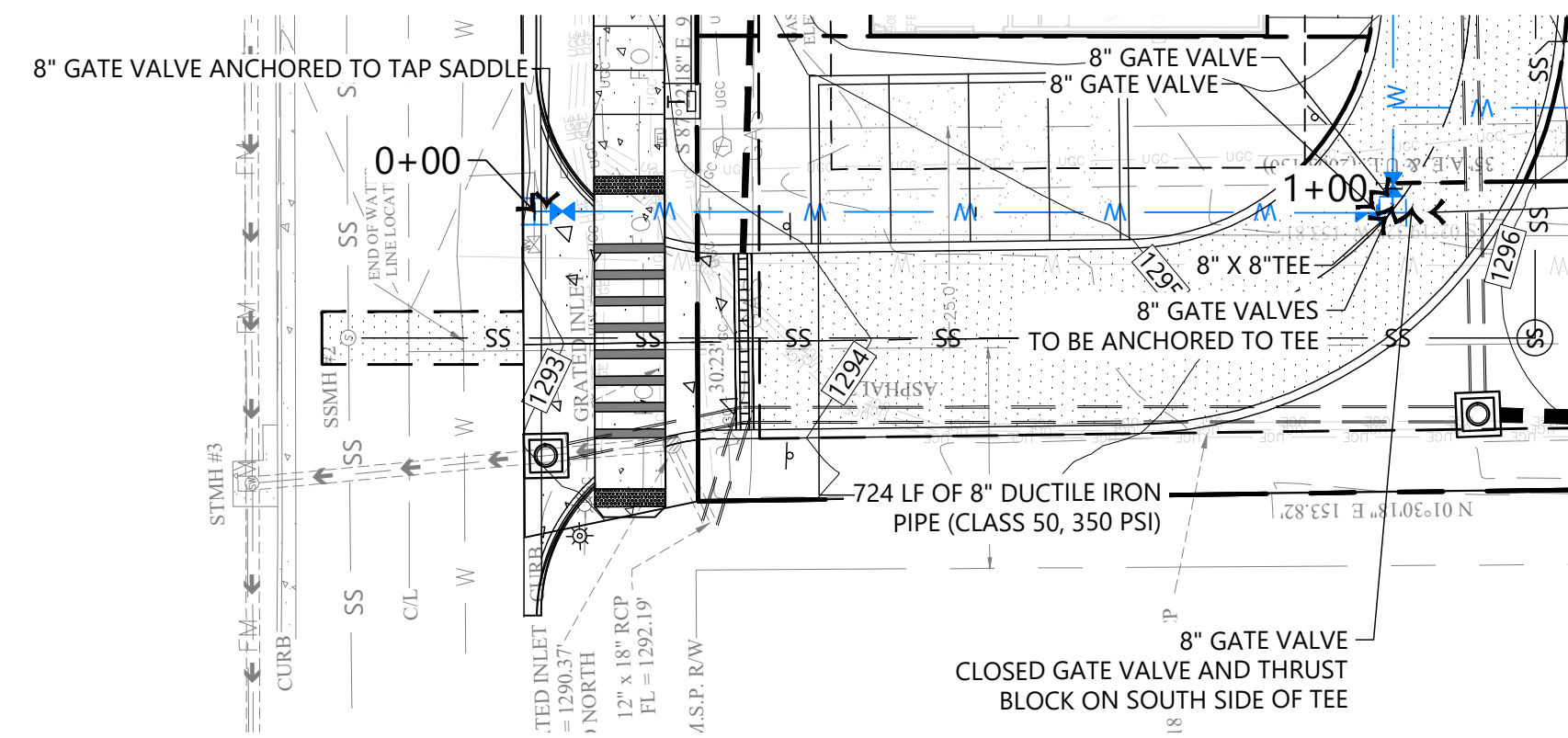
EDG PROJECT NO. 24-050
DATE 2025.09.26

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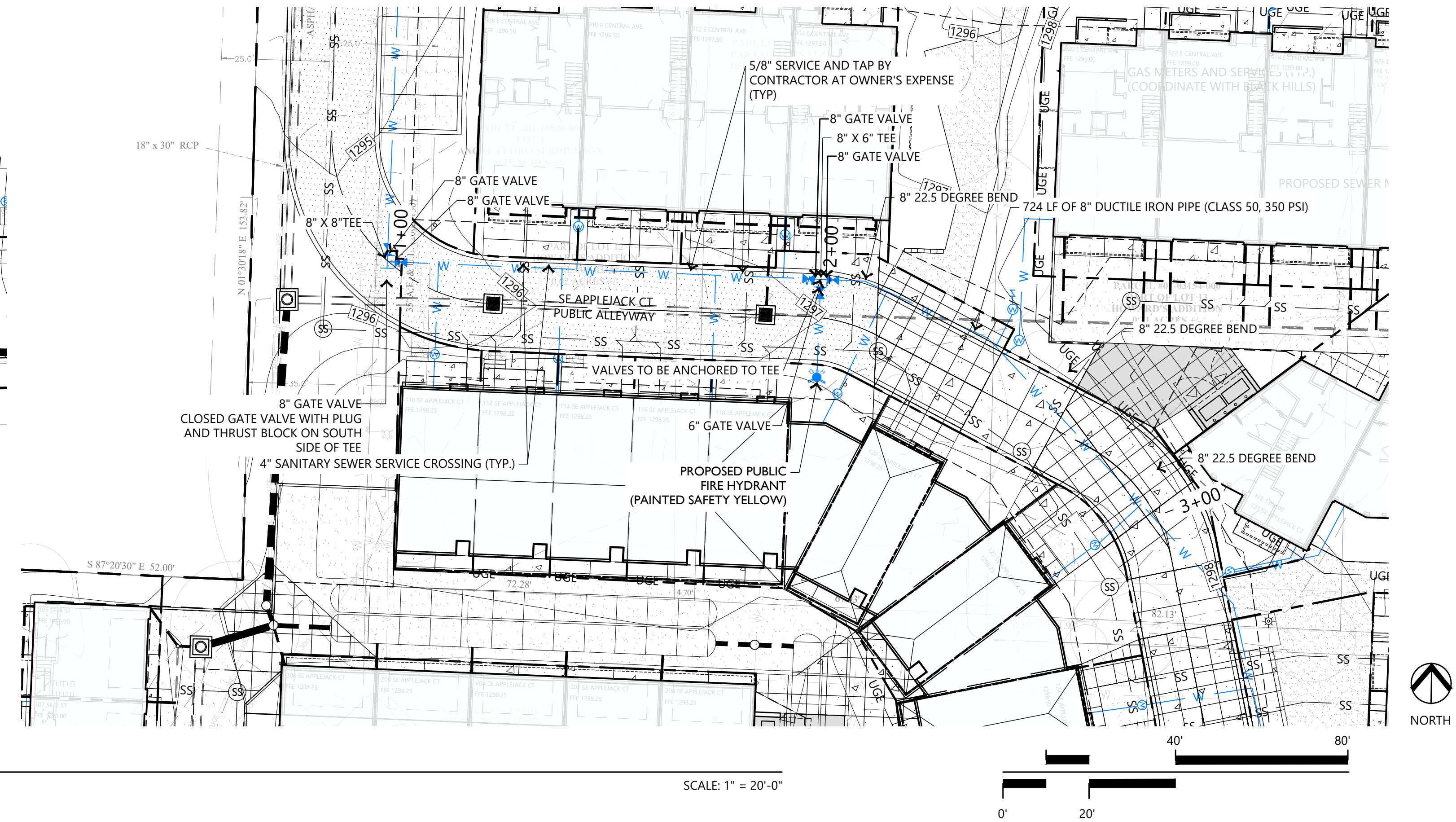
PHASE 100% CONSTRUCTION DOCUMENTS

TITLE WATER MAIN PLAN
AND PROFILE

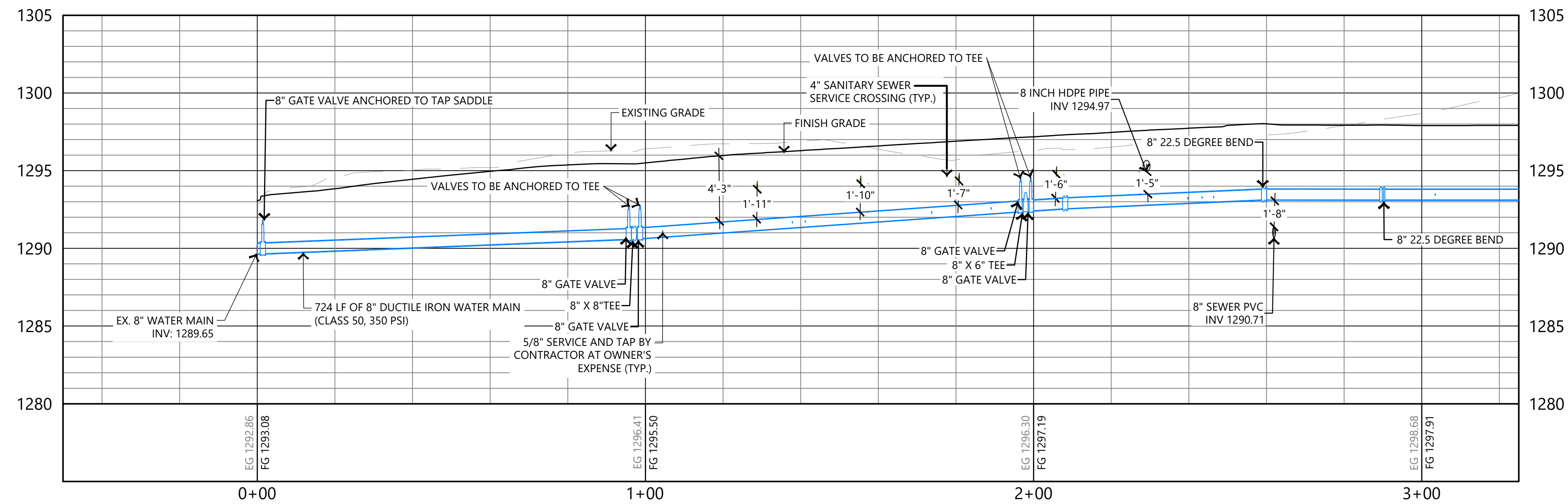
SHEET NO. **C2.10**
PP25-0005



1 PUBLIC WATER MAIN PLAN STA 0+00 TO STA 3+00



SE APPLEJACK CT WATER MAIN PROFILE



2 PUBLIC WATER MAIN PROFILE STA 0+00 TO STA 3+00

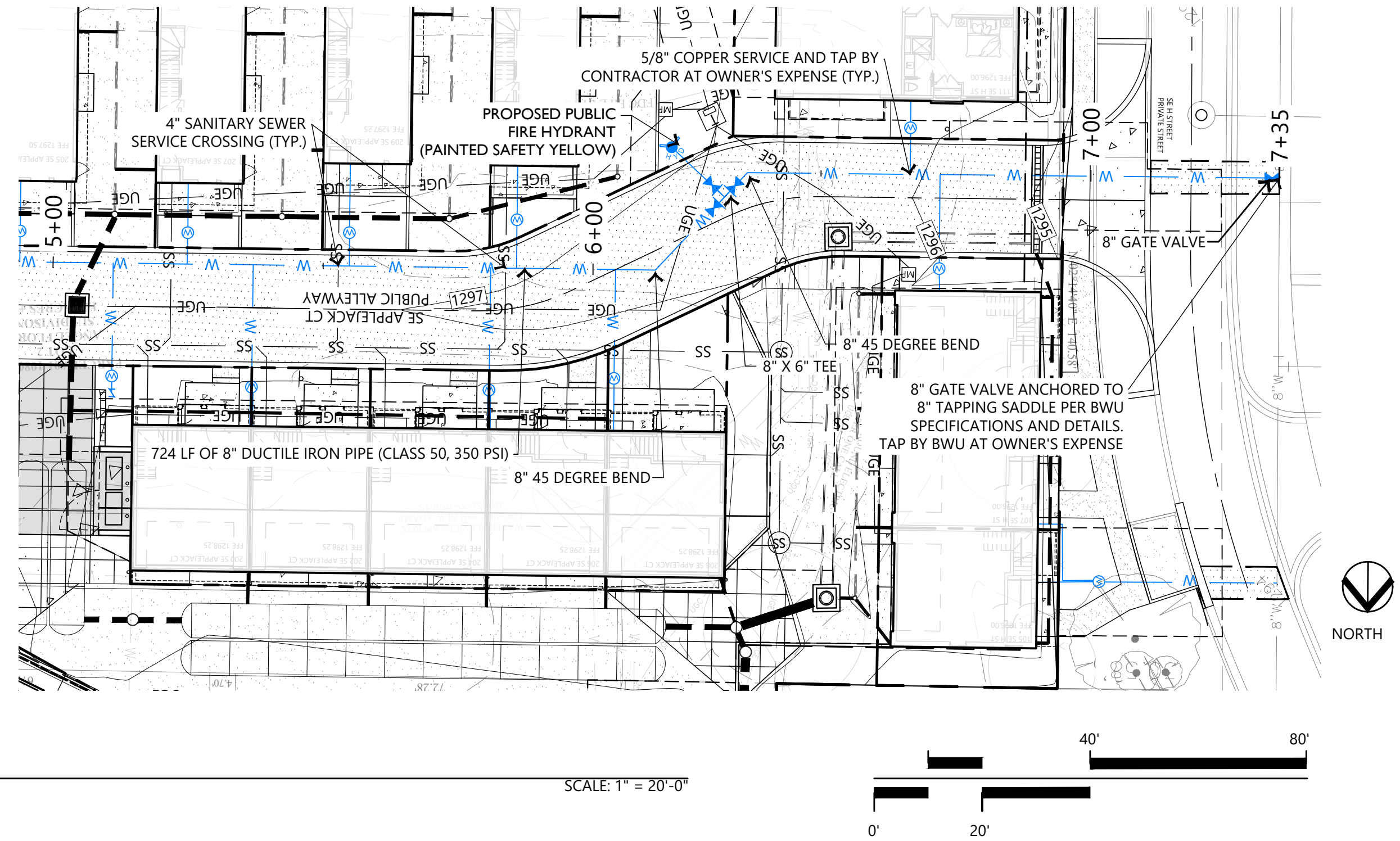
HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"



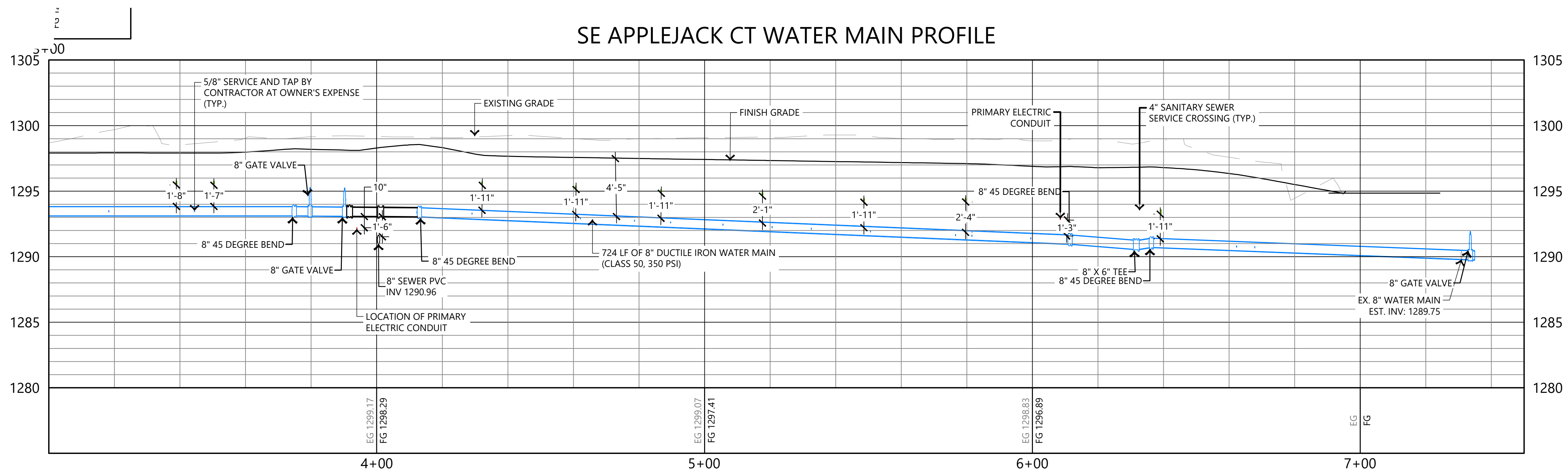
Now what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

BEILBOVINE, ALKALISAS
(# PP25-0005)

[illegible]

1 PUBLIC WATER MAIN PLAN
STA 3+00 TO STA 7+24.23



2 WATER MAIN PLAN AND PROFILE STA 3+00 TO STA 7+24.23

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"



Now what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#P25-0005)

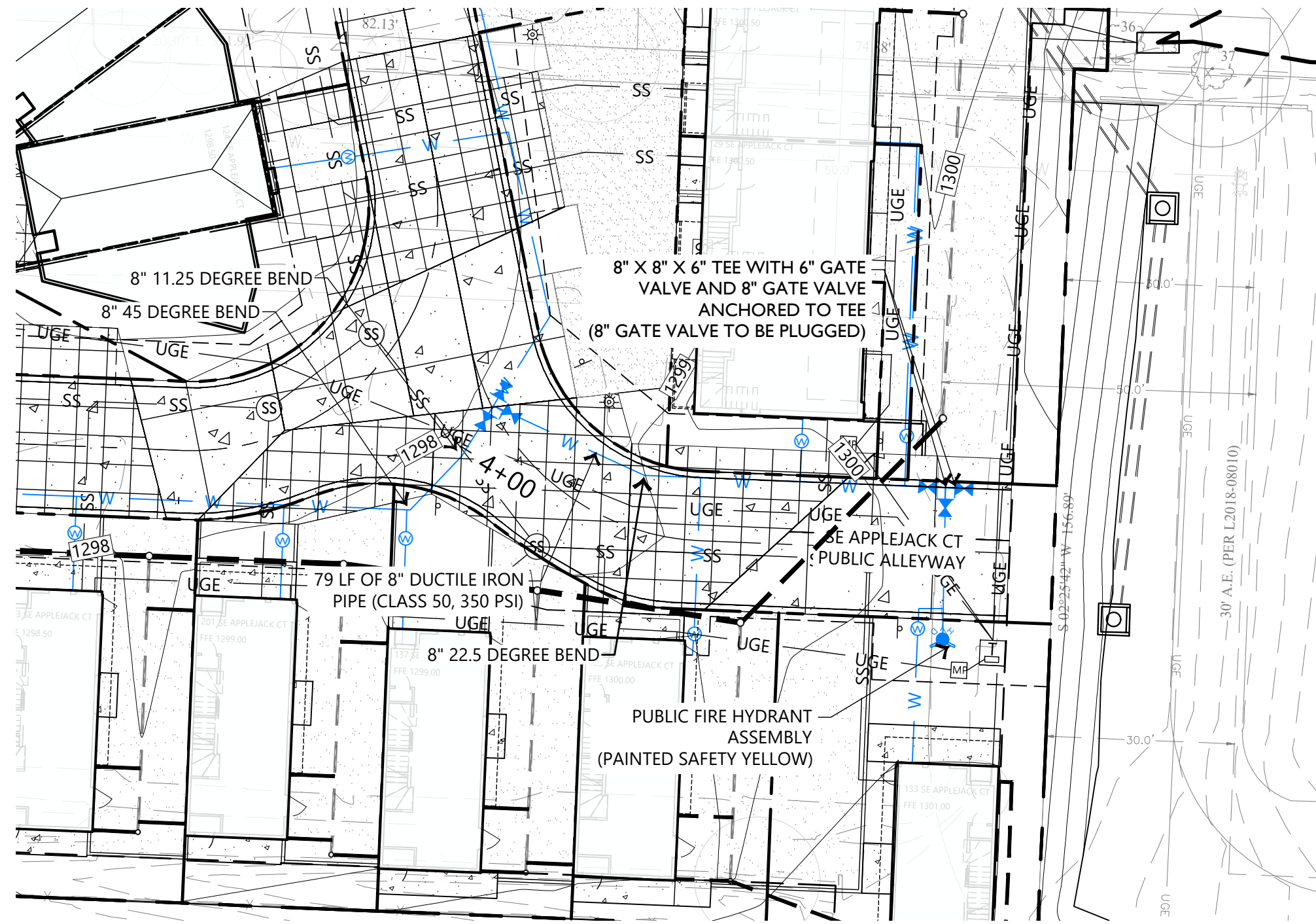
DG PROJECT NO. 24-050
DATE 2025.09.26

[illegible]

PHASE	100% CONSTRUCTION DOCUMENTS
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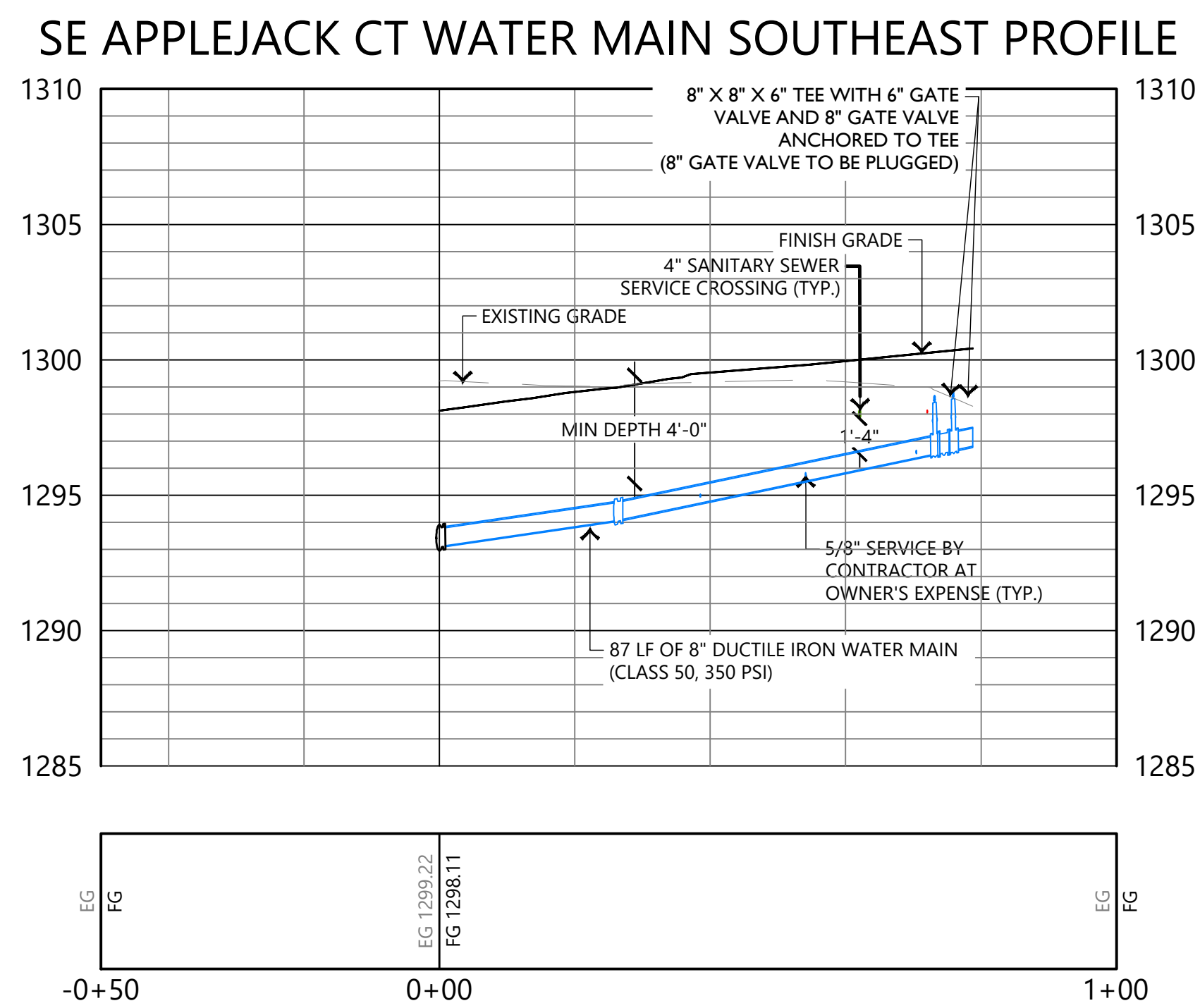
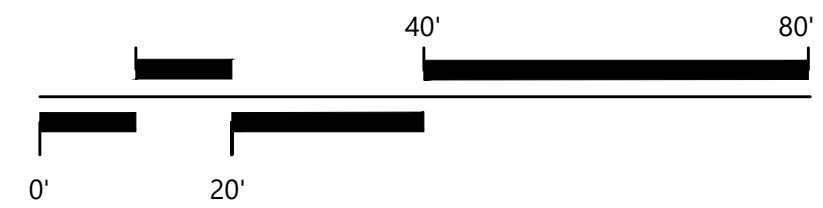
TITLE WATER MAIN PLAN
AND PROFILE

SHEET NO. **C2.12**
PP25-0005



1 PUBLIC WATER MAIN PLAN
STA 0+00 TO STA 0+86.92

SCALE: 1" = 20'-0"



2 PUBLIC WATER MAIN PROFILE STA 0+00 TO STA 0+86.92

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"



now what's below.
Call before you dig.

APPLEJACK II TOWNHOMES
Bentonville, Arkansas
(#PP25-0005)

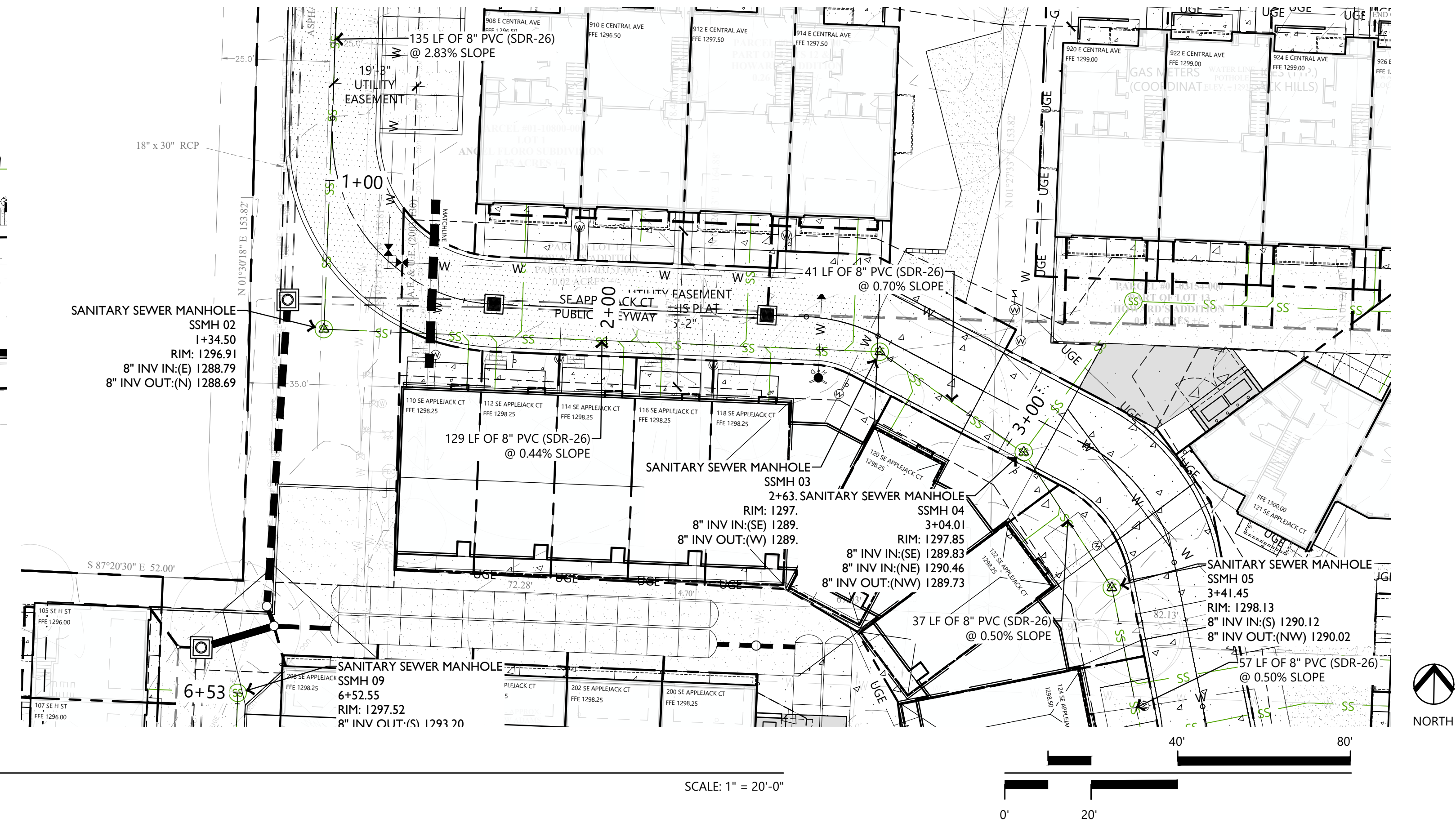
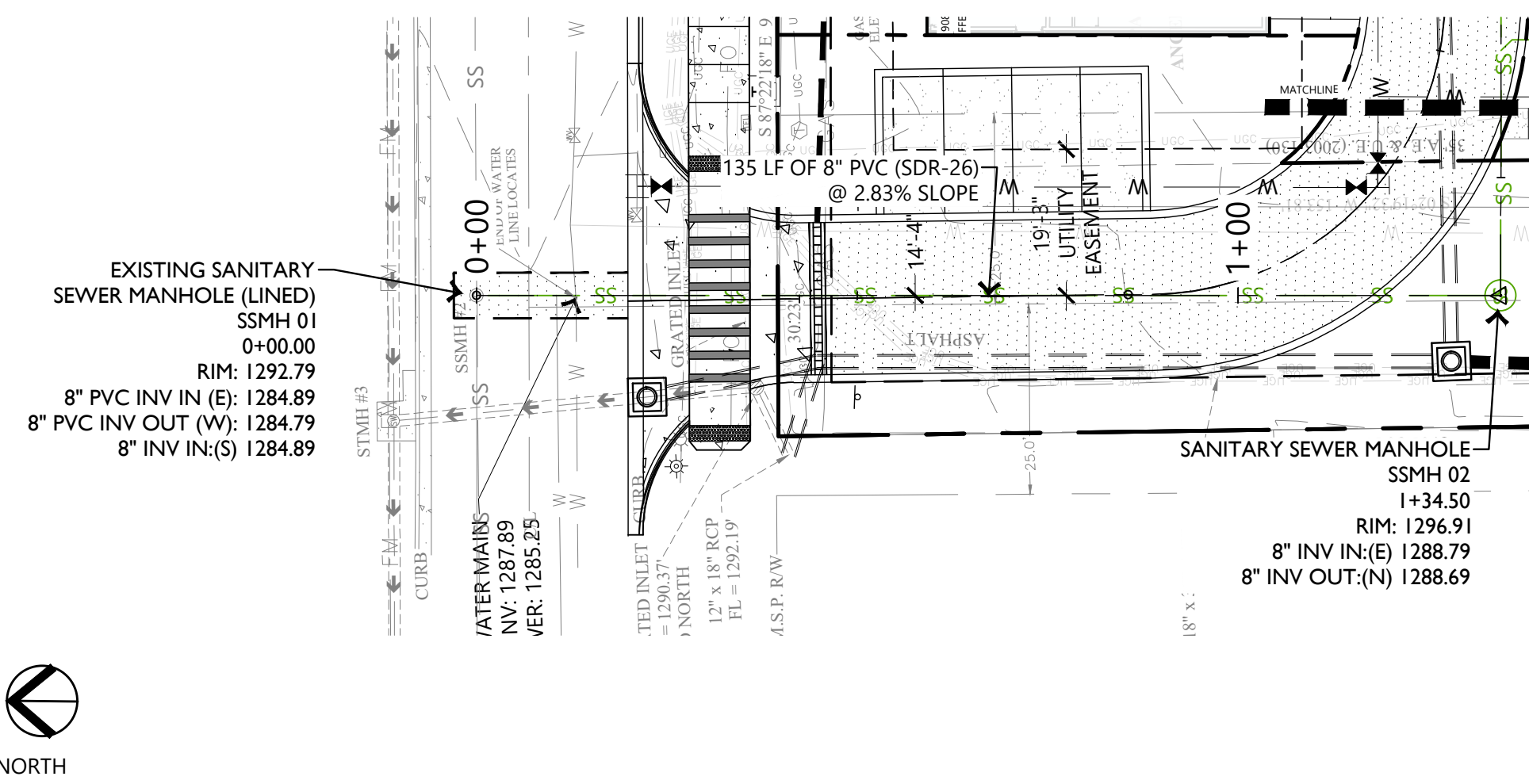
EDG PROJECT NO. DATE	24-050 2025.09.26
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REVISONS		
Mark	Date	Description

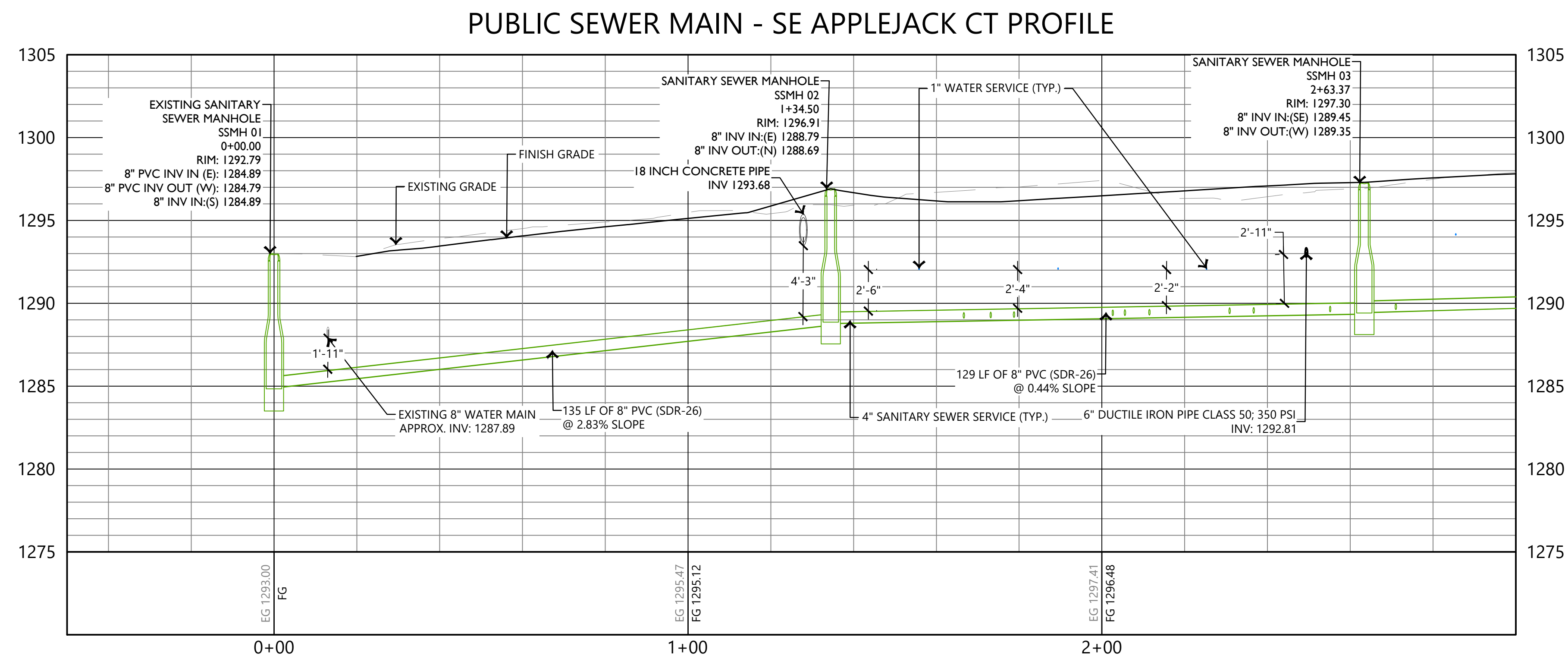
PHASE	100% CONSTRUCTION DOCUMENTS
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TITLE	PUBLIC SEWER PLAN & PROFILE
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SHEET NO.	C2.20 PP25-0005
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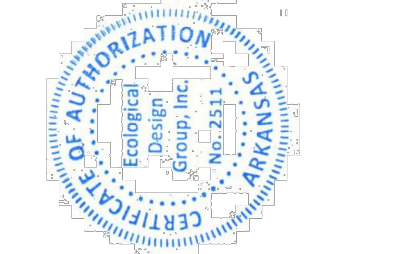
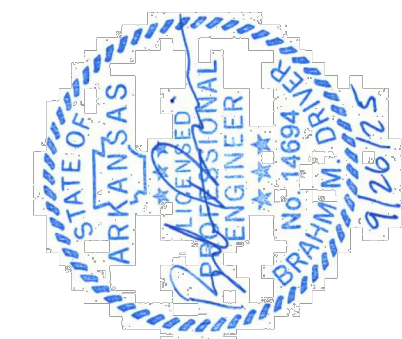


1 PUBLIC SEWER MAIN PLAN
STA 0+00 TO STA 3+00



2 PUBLIC SEWER MAIN PROFILE
STA 0+00 TO STA 3+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

Know what's below.
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APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#PP25-0005)

EDG PROJECT NO. 24-050

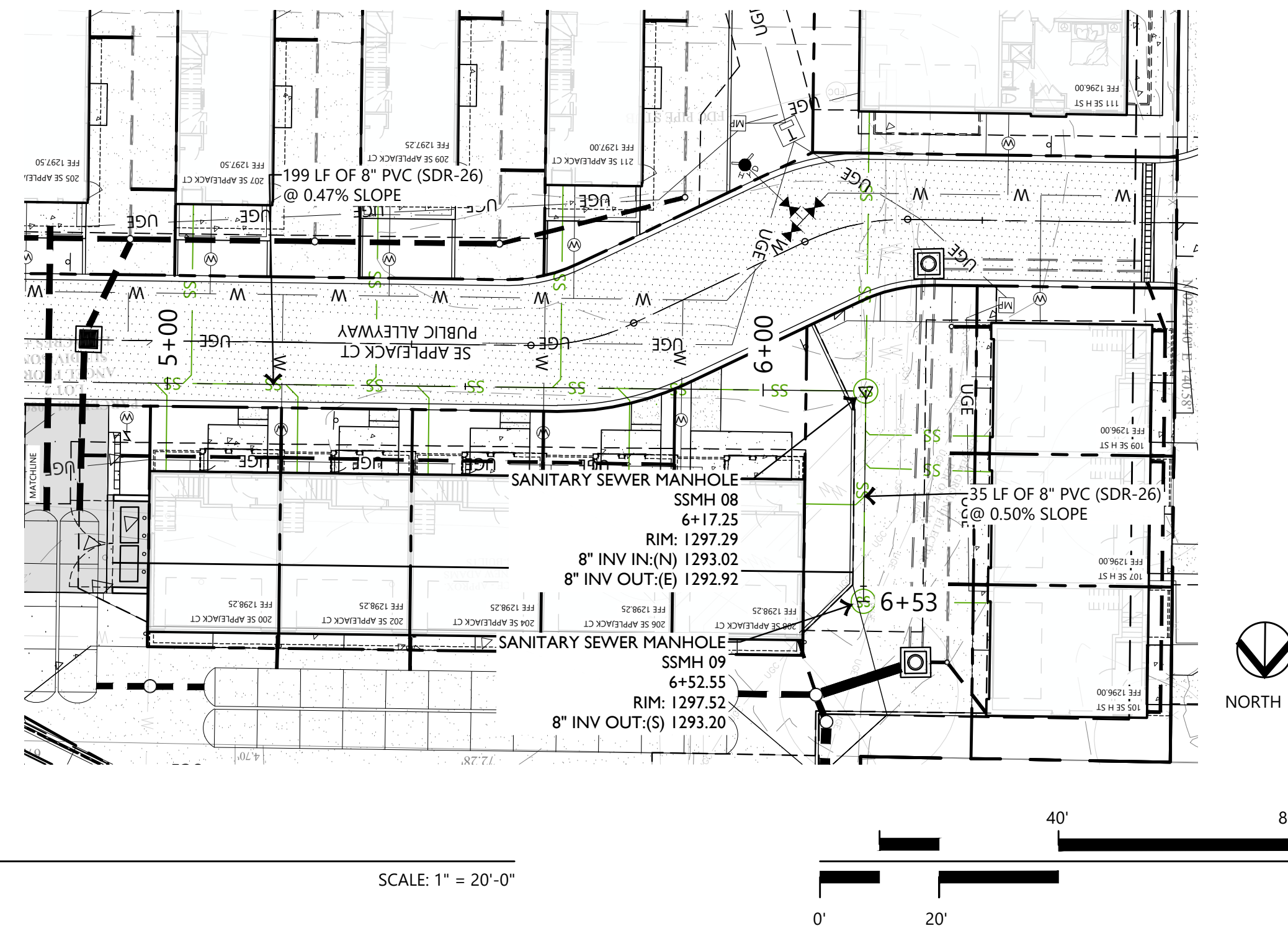
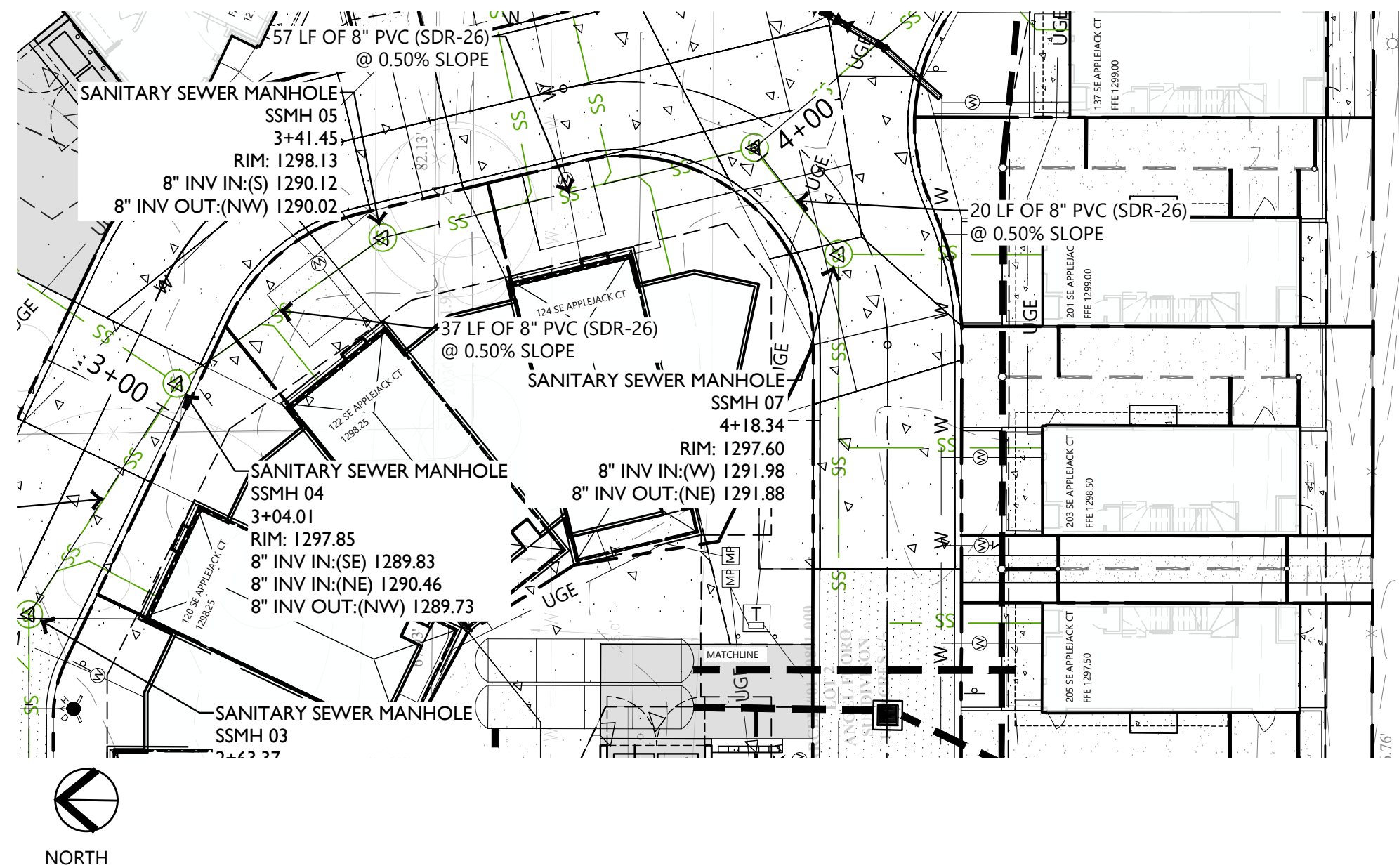
DATE 2025.09.26

REVISIONS

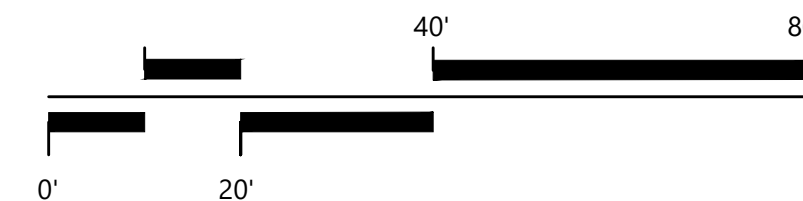
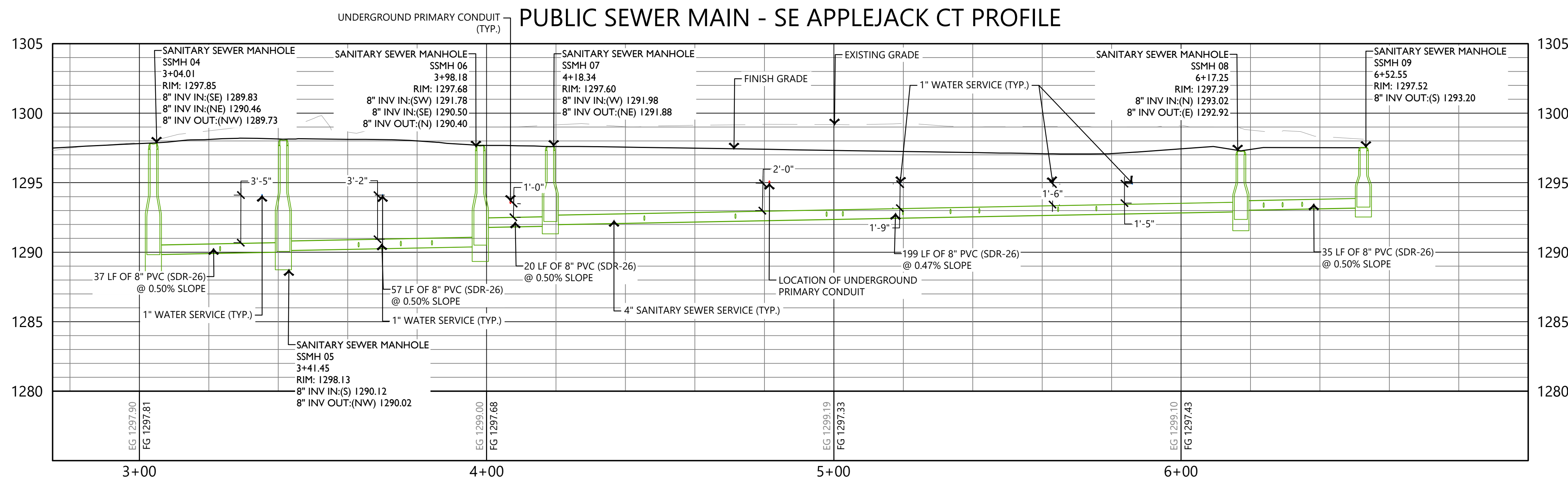
Mark Date Description

PHASE 100% CONSTRUCTION
DOCUMENTSTITLE PUBLIC SEWER
PLAN & PROFILE

SHEET NO.

C2.21
PP25-0005

SCALE: 1" = 20'-0"

1 PUBLIC SEWER MAIN PLAN
STA 3+00 TO STA 6+852 PUBLIC SEWER MAIN PROFILE
STA 3+00 TO STA 6+85HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

Know what's below.
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APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#PP25-0005)EDG PROJECT NO. 24-050
DATE 2025.09.26

REVISIONS

Mark Date Description

PHASE 100% CONSTRUCTION

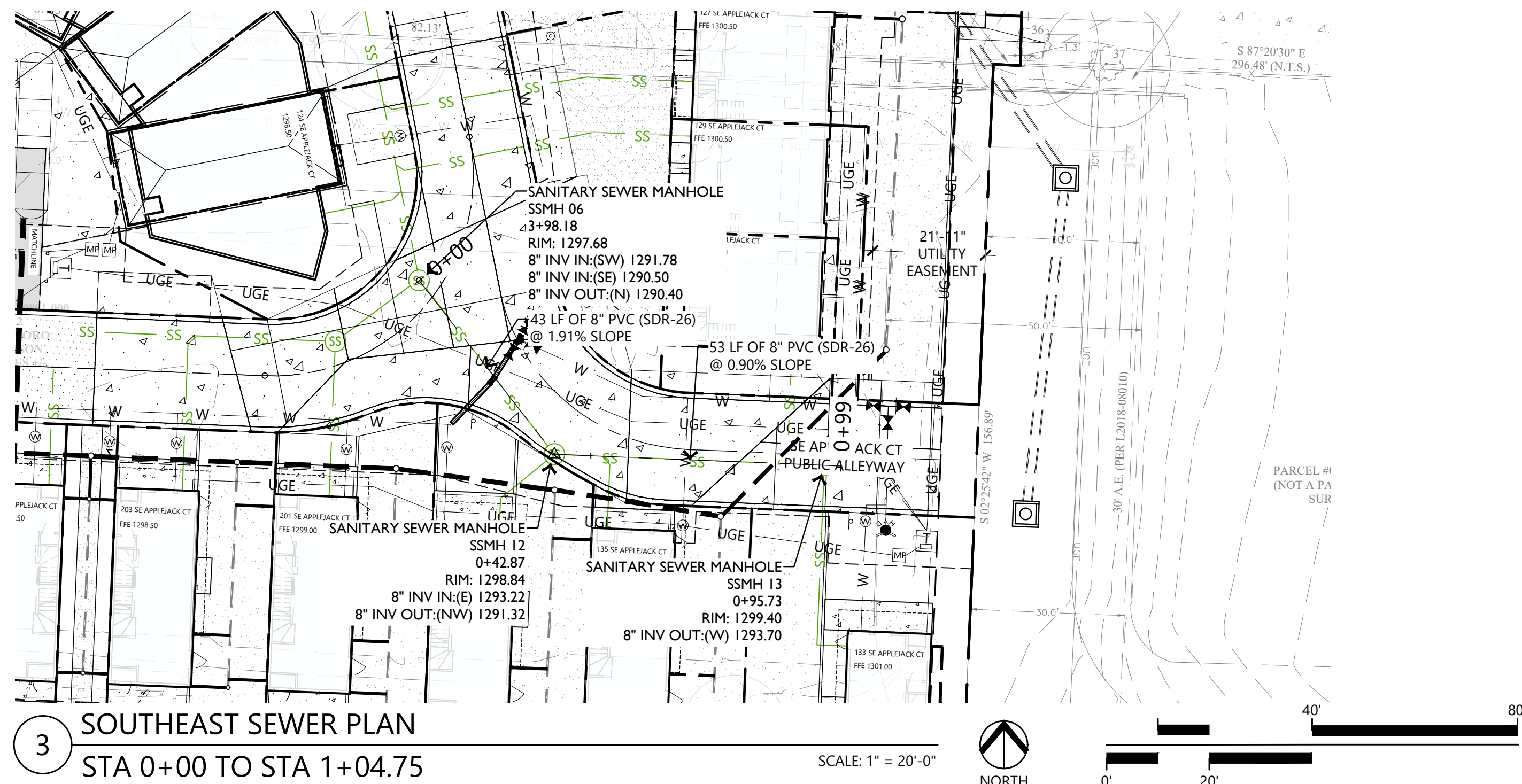
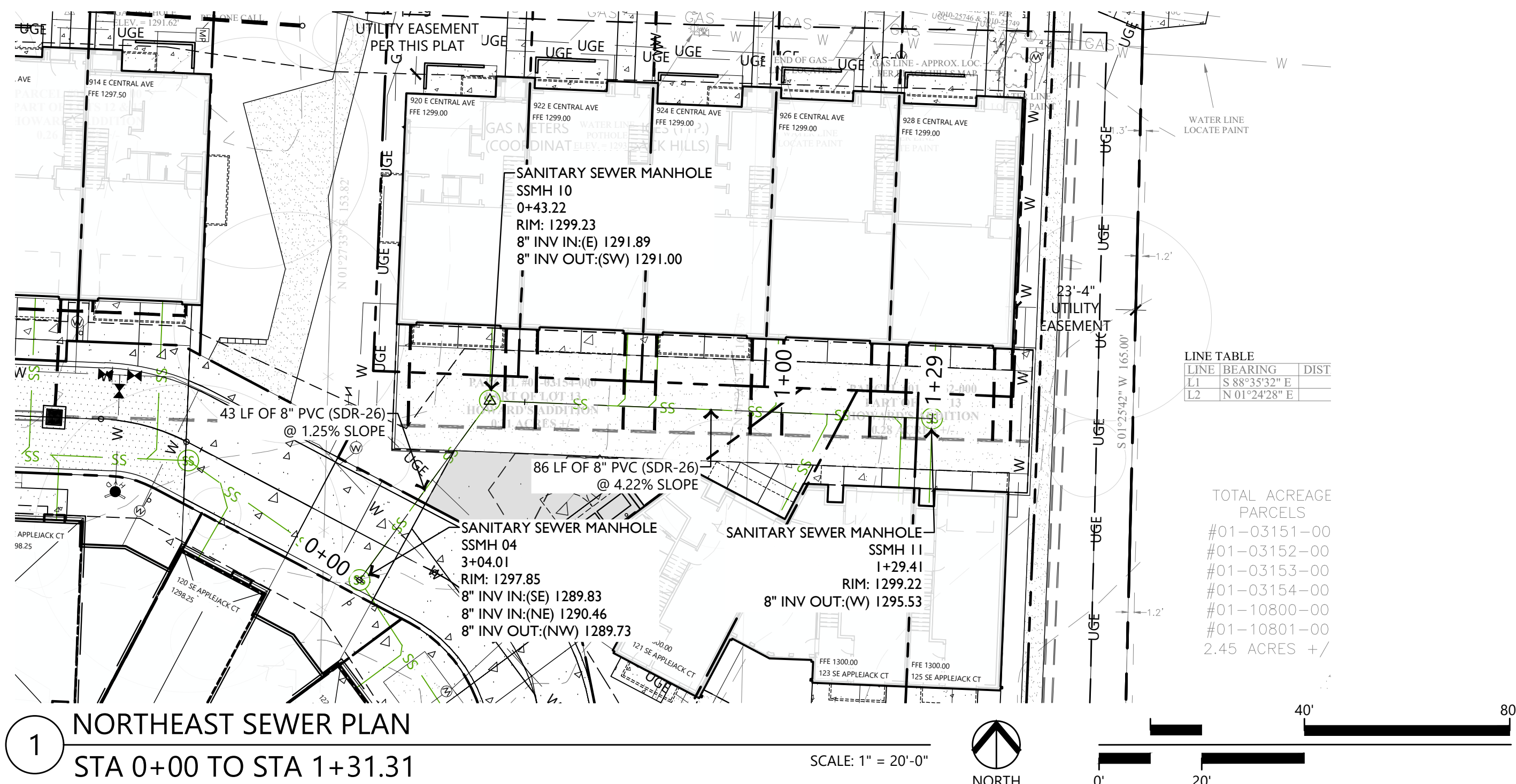
DOCUMENTS

TITLE PUBLIC SEWER

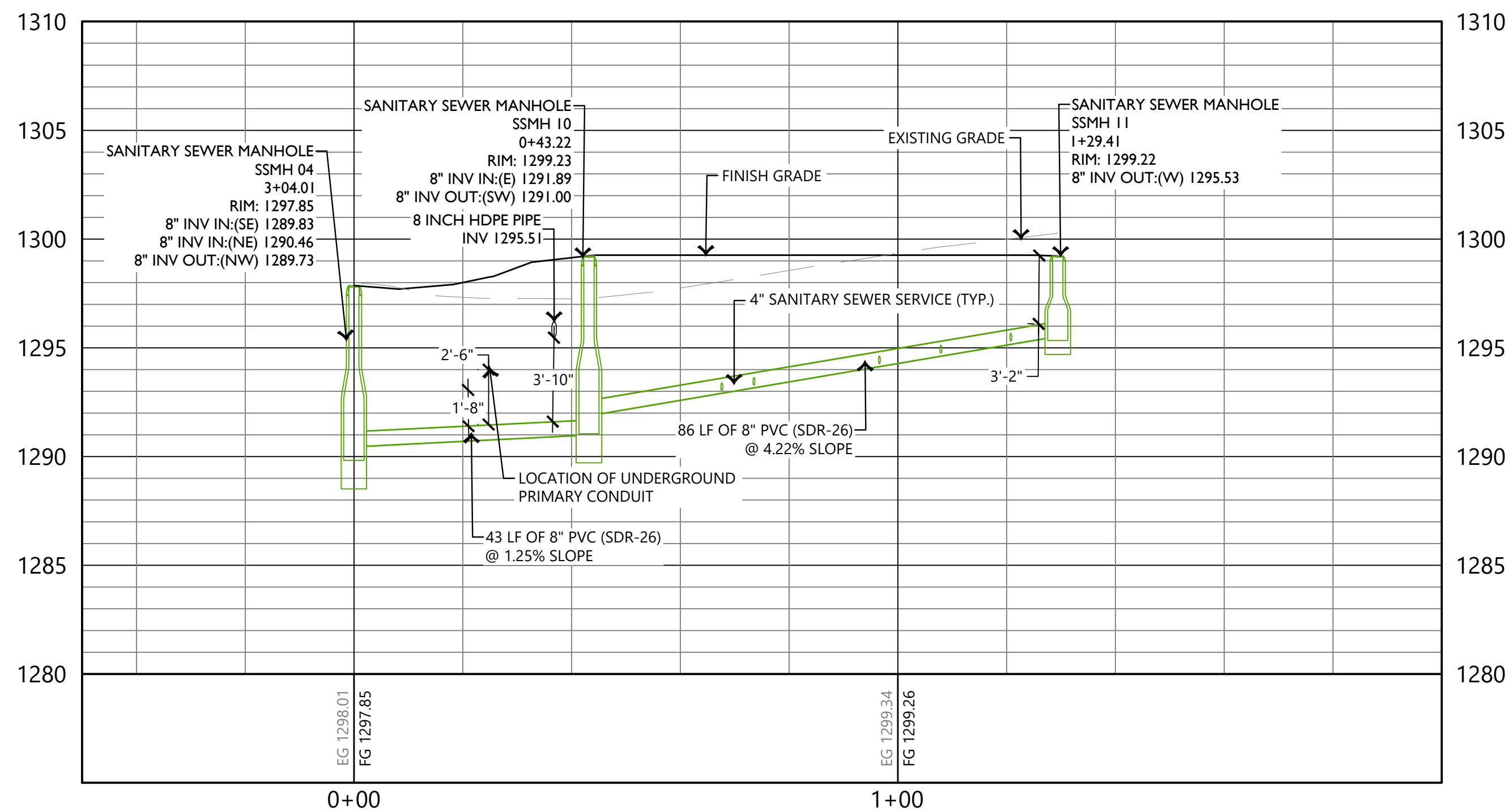
PLAN & PROFILE

SHEET NO. C2.22

PP25-0005



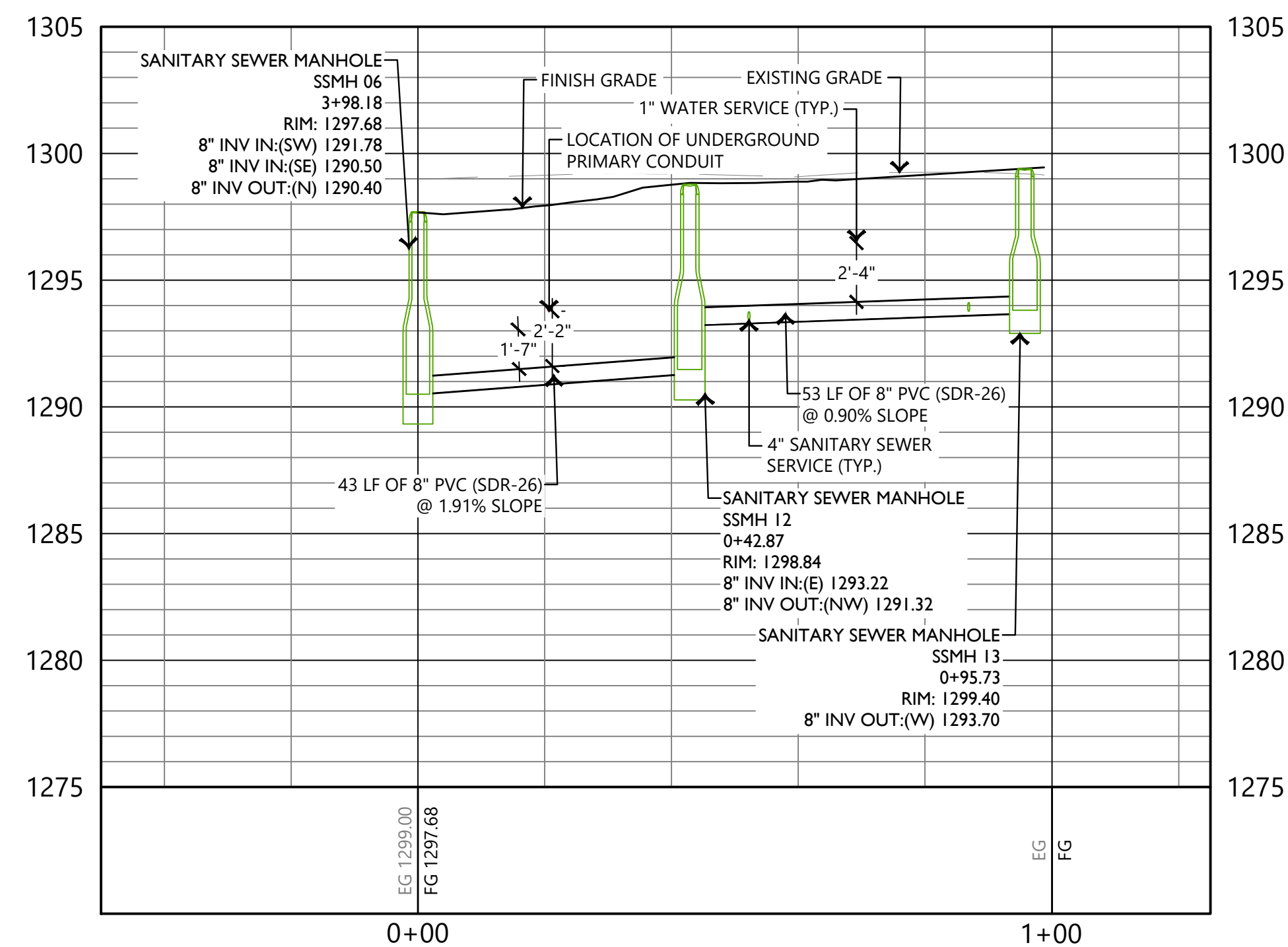
NORTHEAST SEWER MAIN PROFILE



2 NORTHEAST SEWER PLAN AND PROFILE
STA 0+00 TO STA 1+31.31

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

SOUTHEAST SEWER MAIN PROFILE



4 SOUTHEAST SEWER PLAN AND PROFILE
STA 0+00 TO STA 1+04.75

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#PP25-0005)

EDG PROJECT NO. 24-050

DATE 2025.09.26

REVISIONS

Mark Date Description

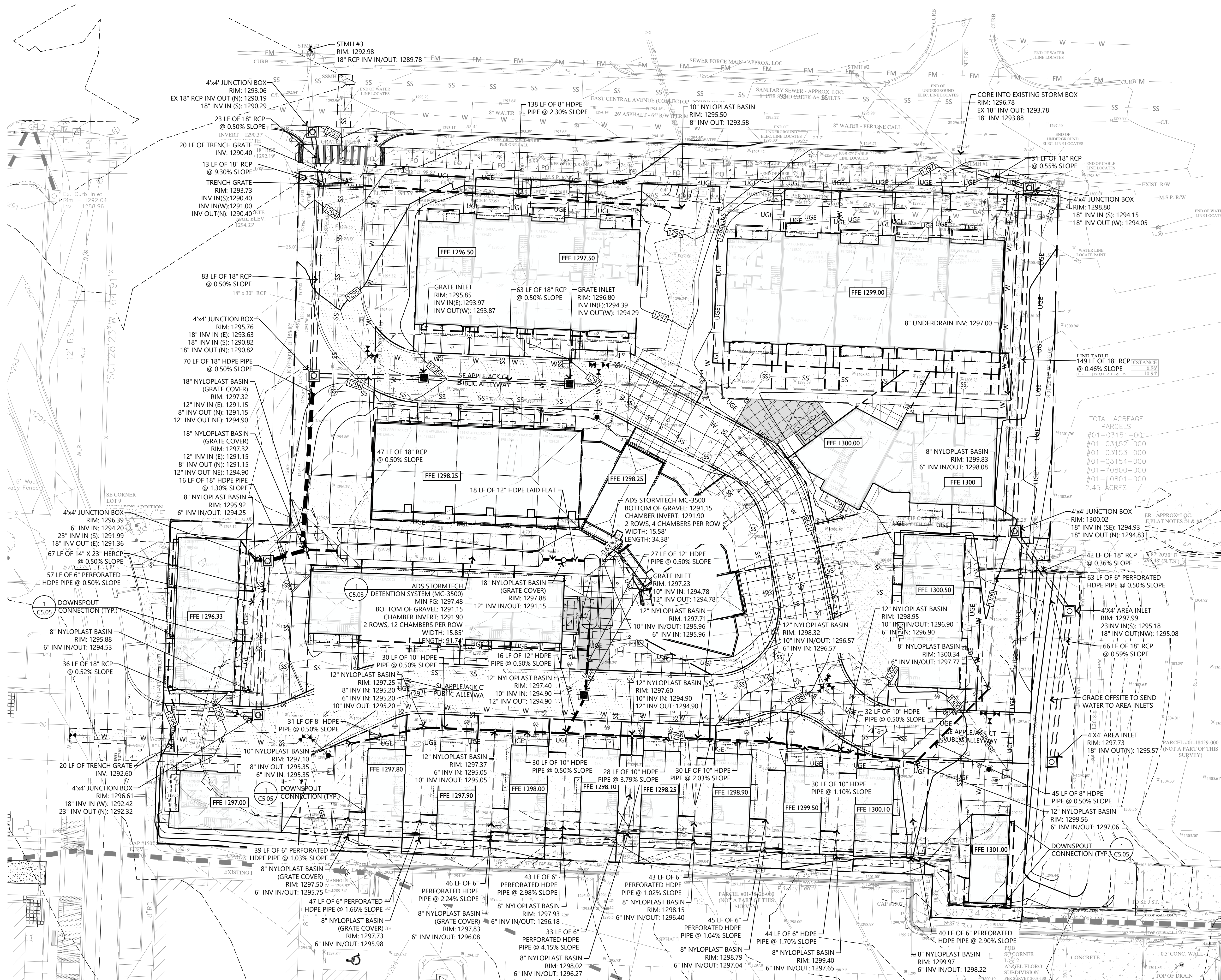
PHASE 100% CONSTRUCTION DOCUMENTS

TITLE GRADING & DRAINAGE PLAN

SHEET NO. C3.00

PP25-0005

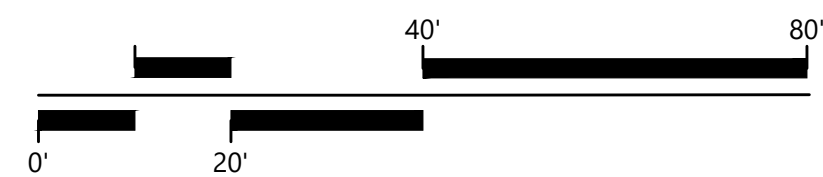
Page 99 of 175

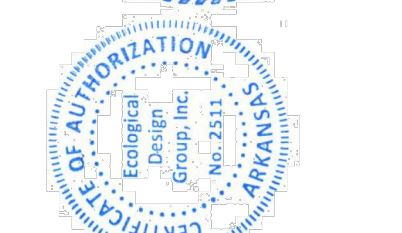


1

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#PP25-0005)

EDG PROJECT NO. 24-050

DATE 2025.09.26

REVISIONS

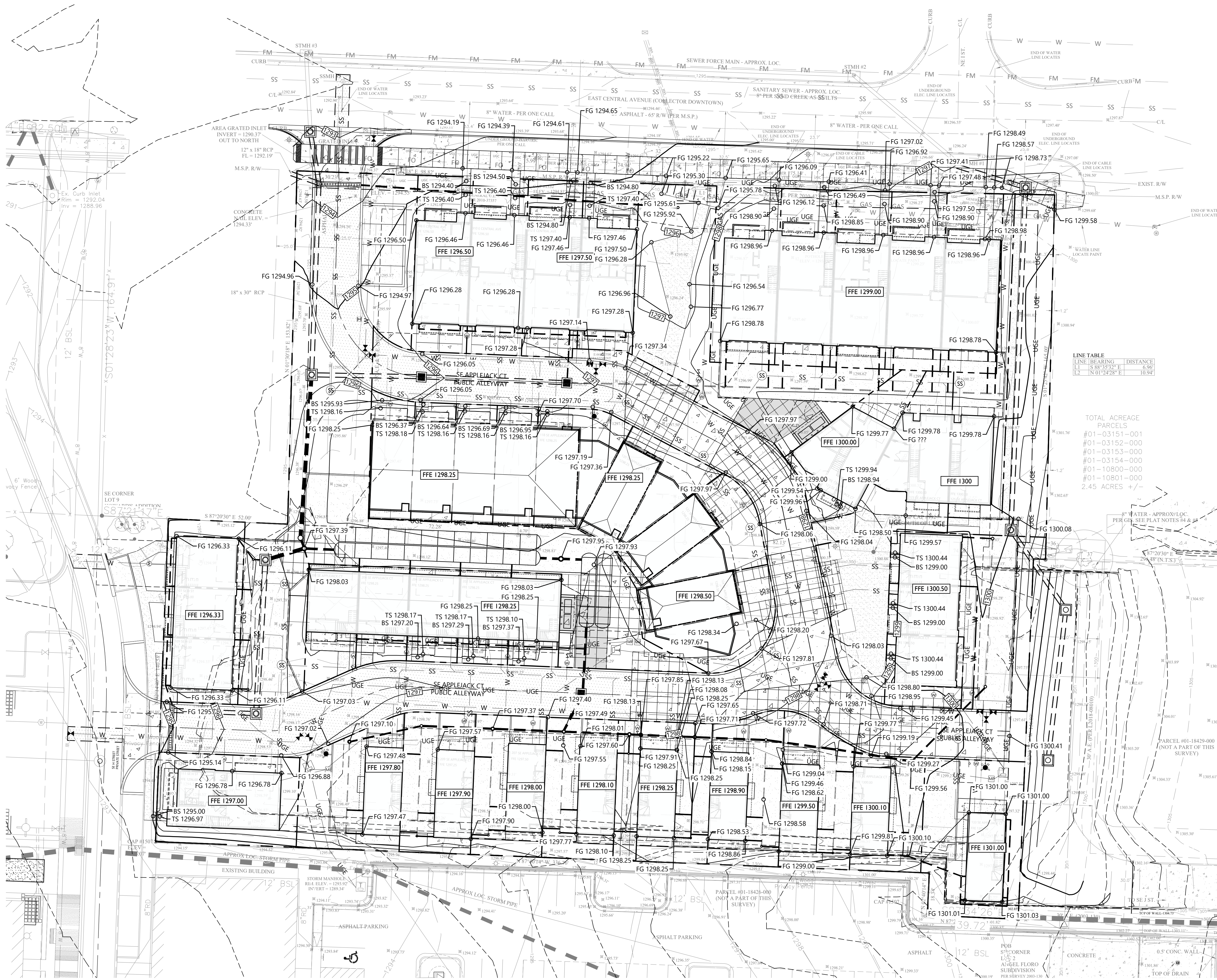
Mark Date Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SPOT GRADE PLAN

SHEET NO. C3.01

PP25-0005



LINE	BEARING	DISTANCE
1	S 88° 33' 00\"	6.90'
2	N 01° 24' 00\"	10.94'

TOTAL ACREAGE

PARCELS

#01-03151-001

#01-03152-000

#01-03153-000

#01-03154-000

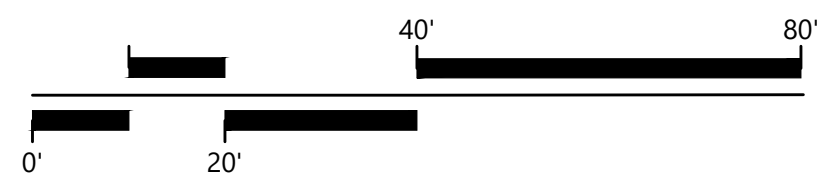
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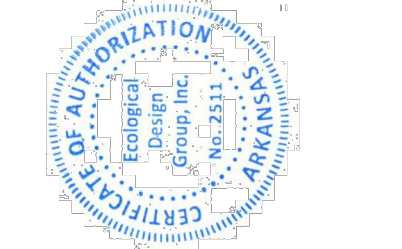
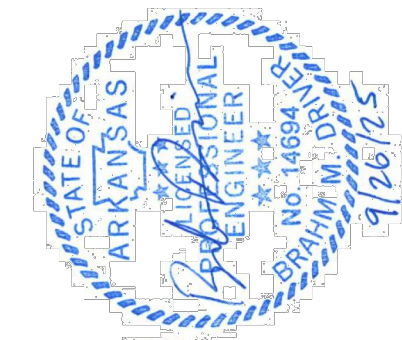
#01-10801-000

2.45 ACRES +/-

1 SPOT GRADE PLAN

SCALE: 1\" = 20'-0\"





Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#PP25-0005)

EDG PROJECT NO. 24-050

DATE 2025.09.26

REVISIONS

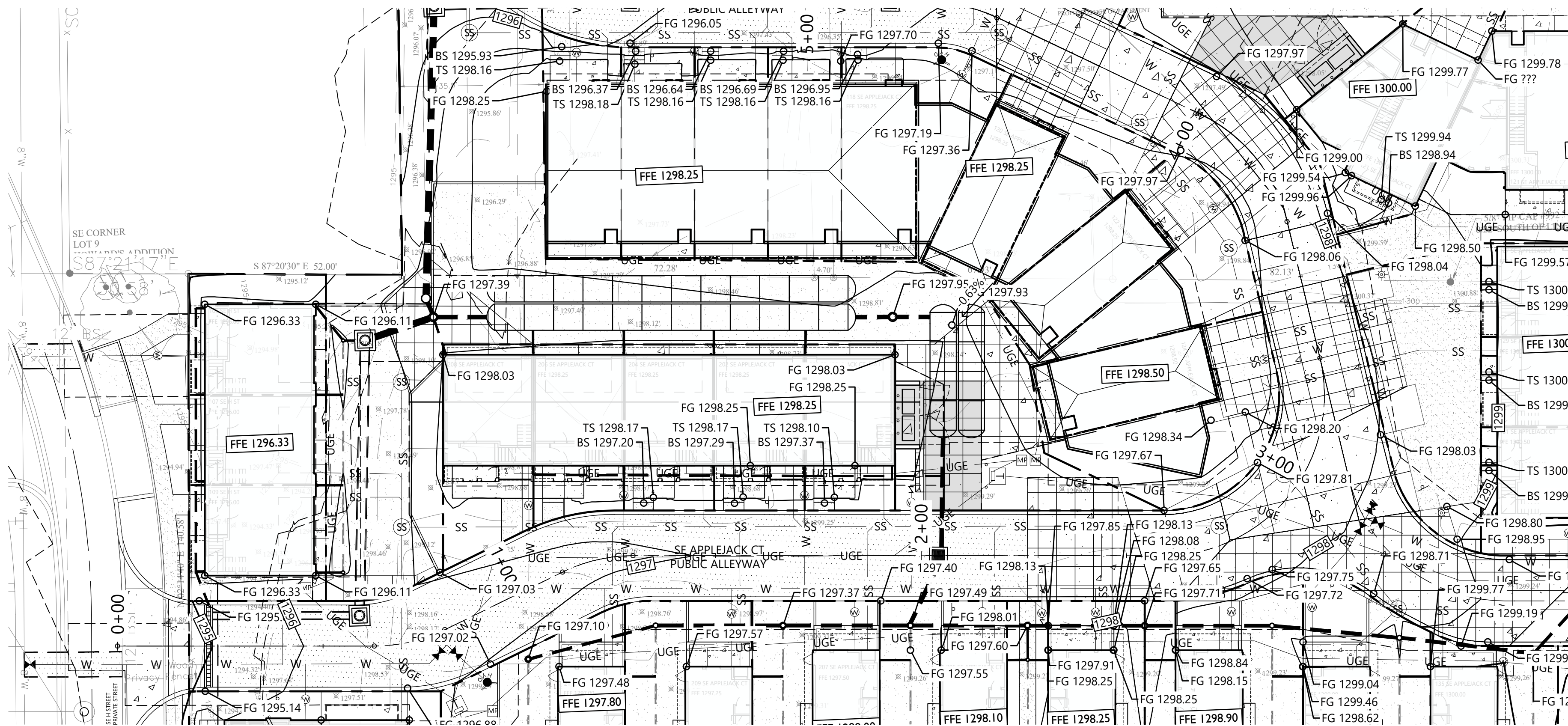
Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE PUBLIC ALLEYWAY PLAN & PROFILE

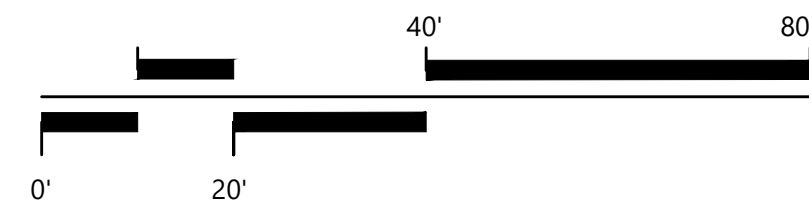
SHEET NO. C3.10

PP25-0005

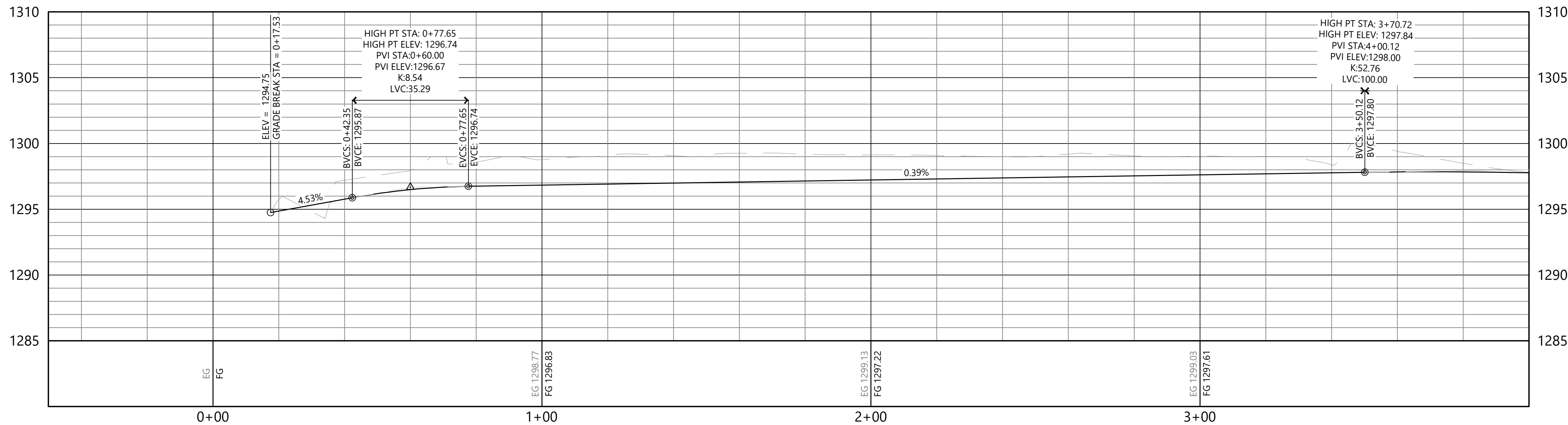


1 PUBLIC ALLEYWAY PLAN
STA 0+00 TO STA 4+00

SCALE: 1" = 20'-0"



ALLEYWAY PROFILE



2 PUBLIC ALLEYWAY PROFILE
STA 0+00 TO STA 4+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"



now what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(#PP25-0005)

(#PP25-0005)

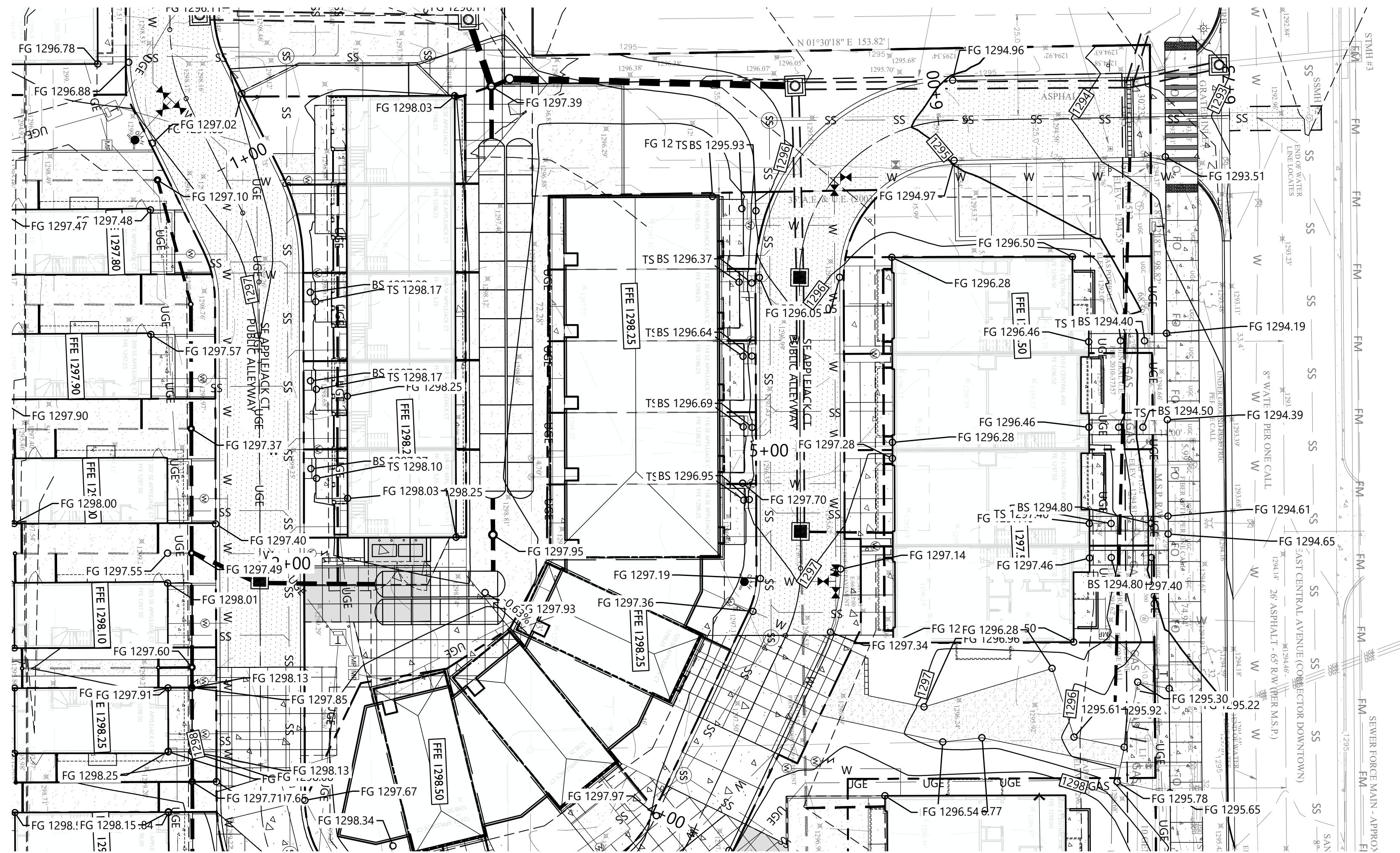
EDGE PROJECT NO.		24-050.
DATE		2025.09.26

REVISONS		
Mark	Date	Description

PHASE	100% CONSTRUCTION DOCUMENTS
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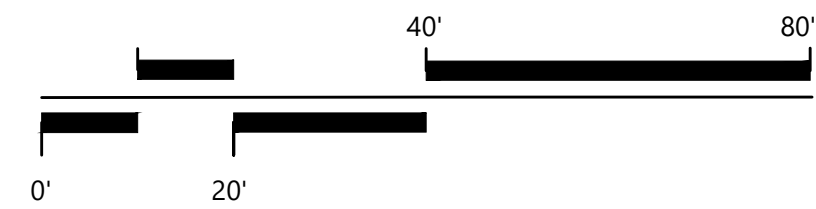
TITLE	PUBLIC ALLEYWAY PLAN & PROFILE
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SHEET NO.	C3.11 PP25-0005
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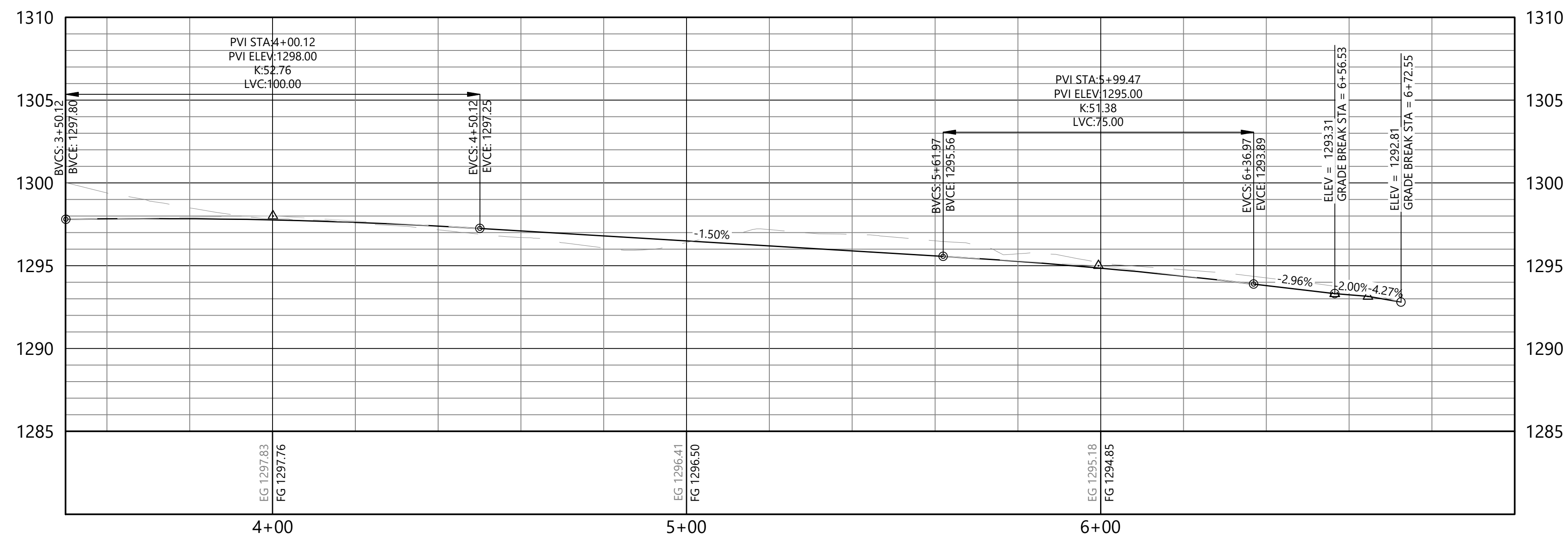


1 PUBLIC ALLEYWAY PLAN STA 4+00 TO STA 6+70

SCALE: 1" = 20'-0"

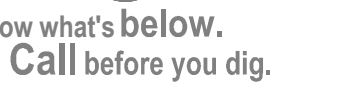
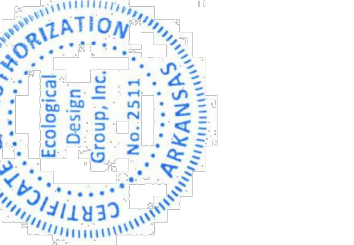


ALLEYWAY PROFILE



2 PUBLIC ALLEYWAY PROFILE
STA 4+00 TO STA 6+70

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"



Bentonville, Arkansas
(#PP25-0005)

[illegible]

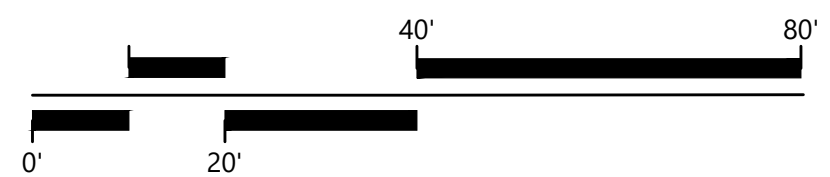
C4.00
PP25-0005

- SET 5/8" REBAR/CAP
- FOUND 5/8" REBAR
- ⊕ FOUND 1/2" REBAR
- ⊕ FOUND MAG NAIL
- ⊕ FOUND CONCRETE NAIL
- ⊗ SET CHISELED "X" IN CONC.
- ⊗ COMPUTED POINT
- ⊕ WATER METER
- ⊗ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊗ FIRE DEPT. CONNECTION
- ⊗ SANITARY SEWER MH
- ⊕ WATERS INLET
- ⊗ STORM SEWER MH
- ⊕ TELEPHONE PEDestal
- ⊕ TELEPHONE VAULT
- ⊕ WARE DEPOSIT
- ⊕ ELECTRICAL BOX
- ⊕ ELECTRICAL METER
- ☆ LIGHT
- ⊕ BOLLARD
- ⊕ TREE
- SIGN
- ⊗ SPOT ELEVATION
- ⊕ GAS METER
- ⊕ MAILBOX
- BOUNDARY LINE
- BOUNDARY LINE (MEASURED)
- THE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- UTILITY EASEMENT
- INGRESS / EGRESS EASEMENT
- FM SEWER FORCE MAIN
- SS SEWER LINE
- W WATER LINE
- WS WATER SERVICE LINE
- GS GAS LINE
- FLOW LINE
- STORM PIPE

	CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	WIRE REINFORCED SILT FENCE
	GRATE INLET PROTECTION
	LIMITS OF DISTURBANCE
	FLOW ARROW



SCALE: 1" = 20'-0"





APPLEJACK II TOWNHOMES
Bentonville, Arkansas
(#PP25-0005)

EDG PROJECT NO.	24-050
DATE	2025.09.26

REVISIONS		
Mark	Date	Description

PHASE	100% CONSTRUCTION DOCUMENTS
TITLE	EROSION CONTROL DETAILS
SHEET NO.	C4.10 PP25-0005



1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

1 CONSTRUCTION ENTRANCE

SCALE: N.T.S.



SCALE: N.T.S.



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

3 DROP INLET PROTECTION

SCALE: N.T.S.

4 WIRE-REINFORCED SILT FENCE

SCALE: N.T.S.

Know what's below.
Call before you dig.

APPLEJACK II TOWNHOMES

Bentonville, Arkansas

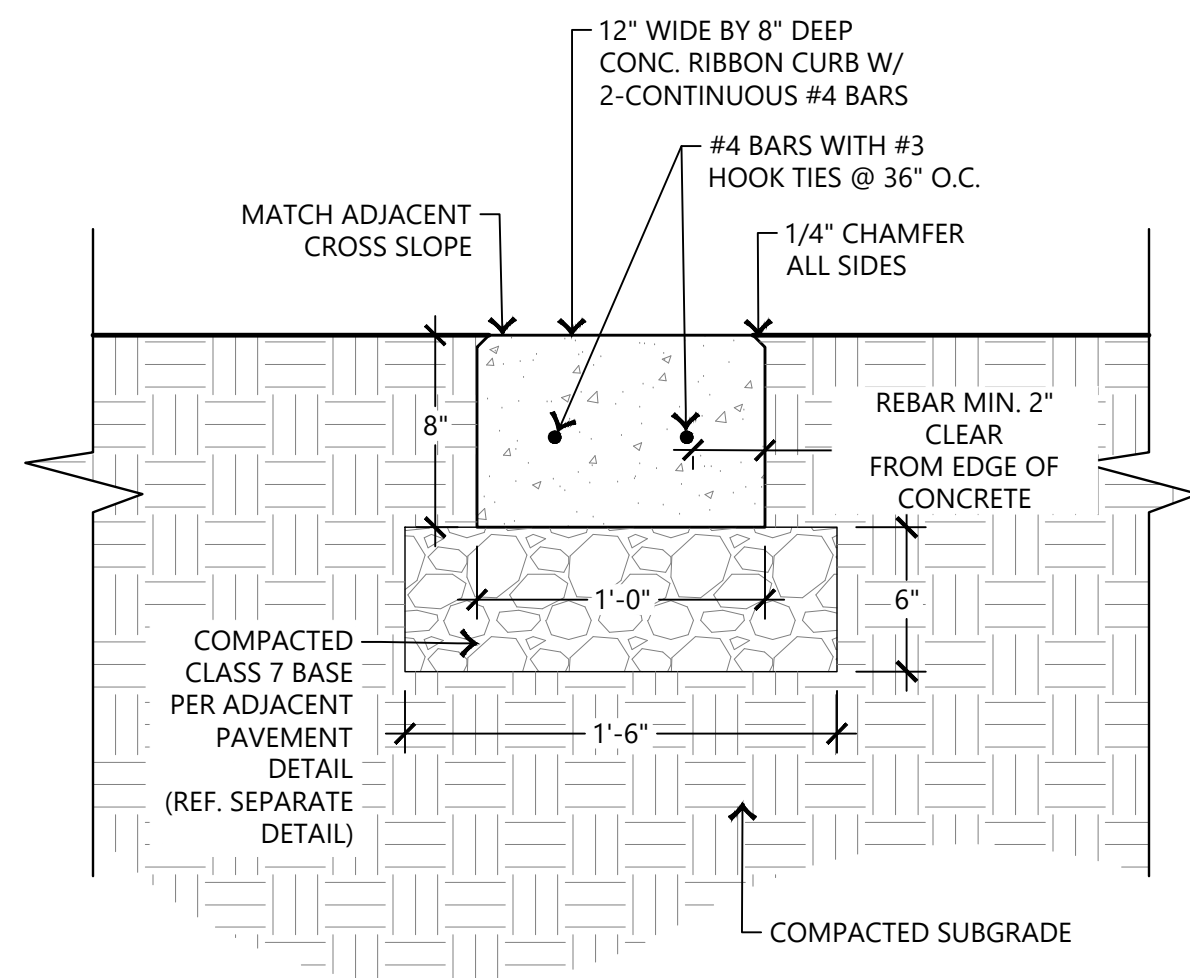
(#PP25-0005)

EDG PROJECT NO. 24-050
DATE 2025.09.26

REVISIONS		
Mark	Date	Description

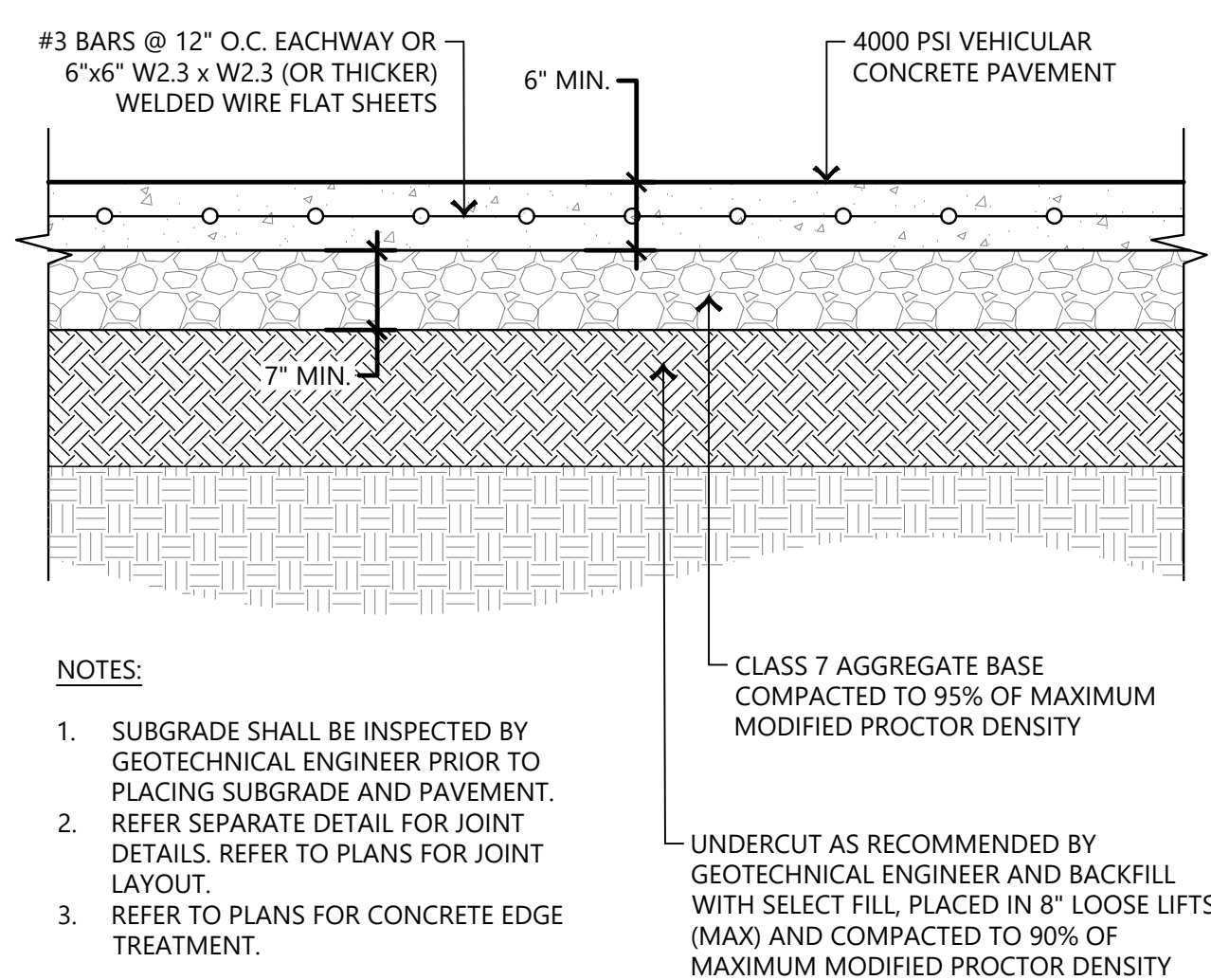
PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SITE DETAILS

SHEET NO. C5.00
PP25-0005

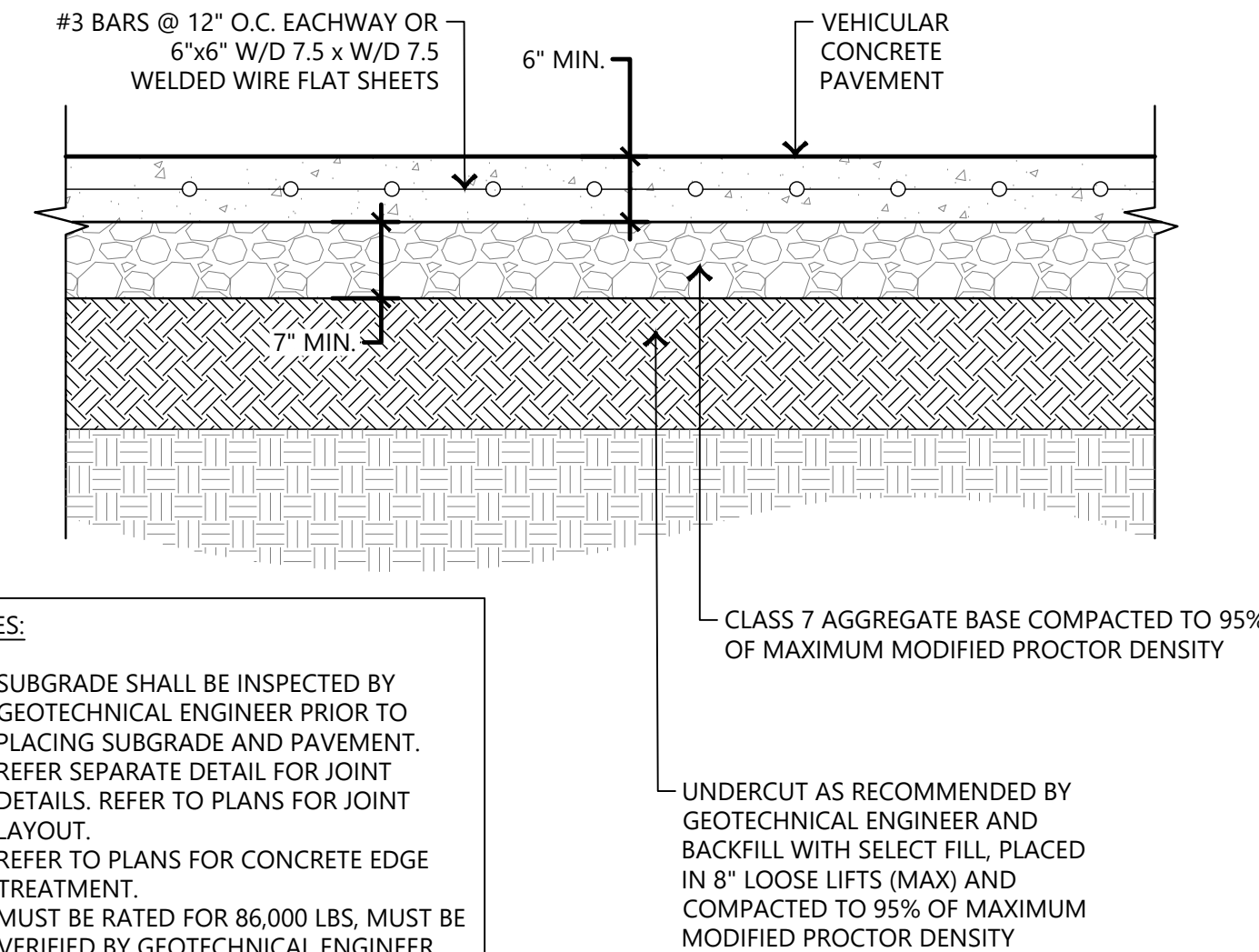
1 12" RIBBON CURB

SCALE: N.T.S.



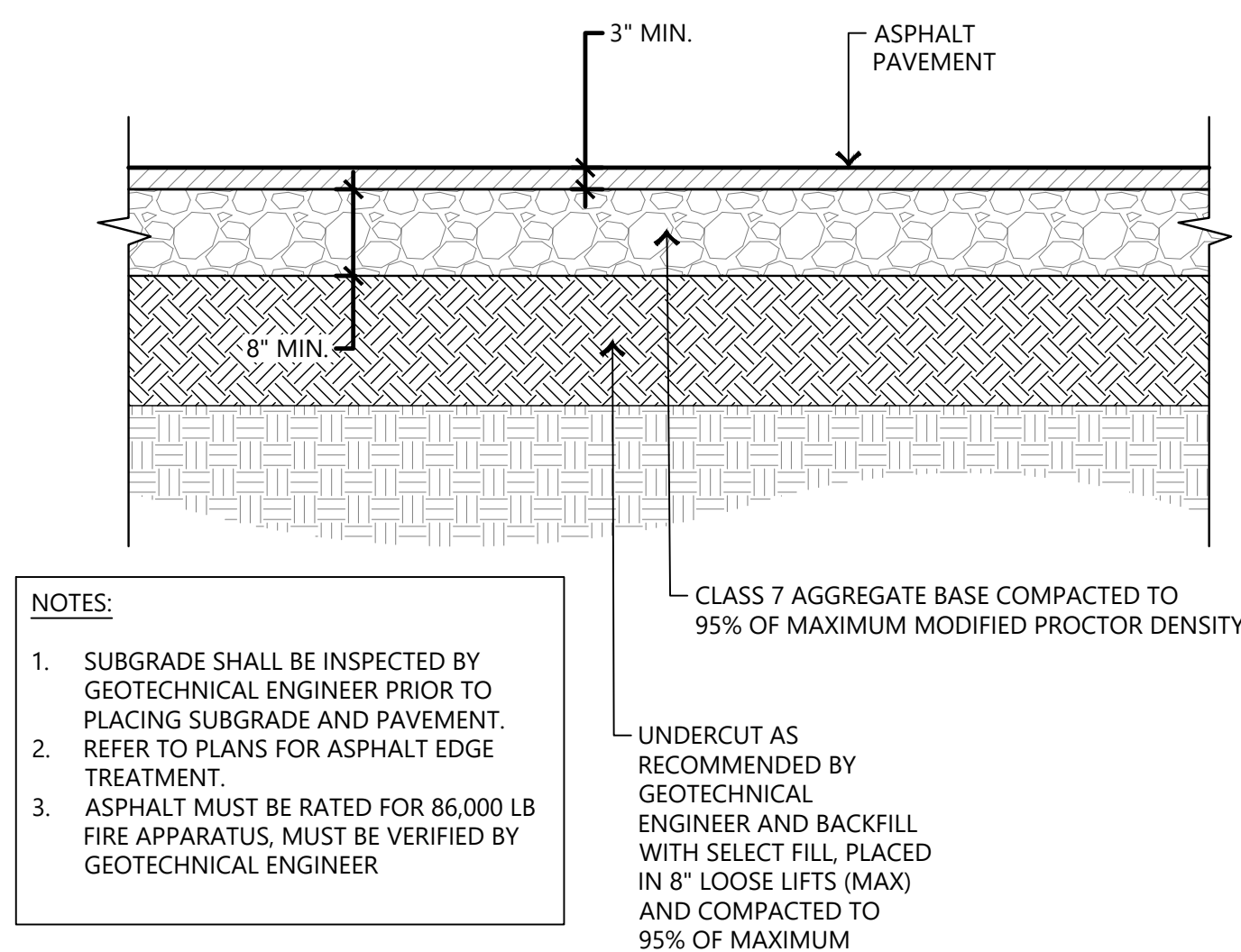
2 STANDARD DUTY CONCRETE PAVEMENT

SCALE: N.T.S.



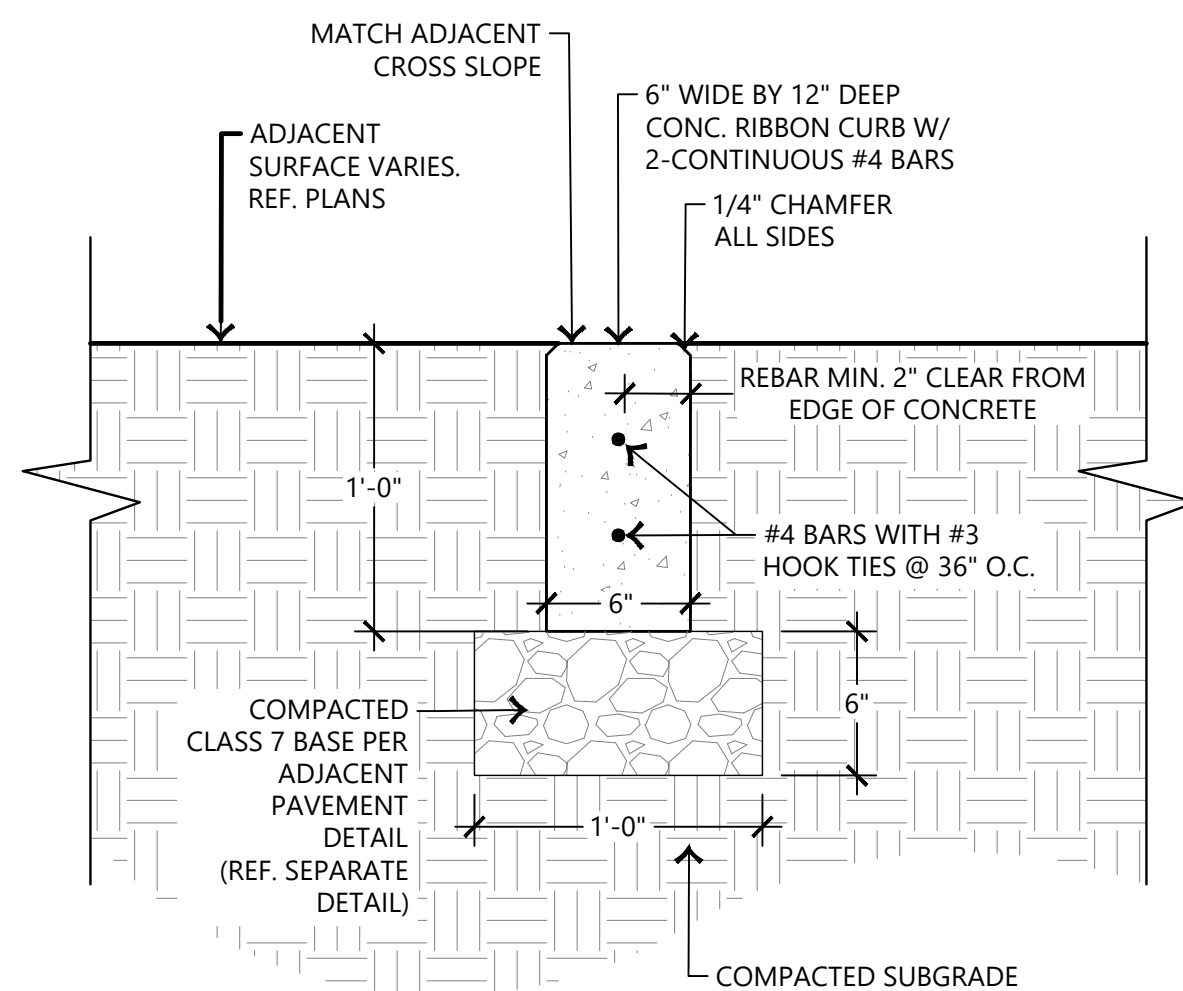
3 VEHICULAR CONCRETE PAVEMENT

SCALE: N.T.S.



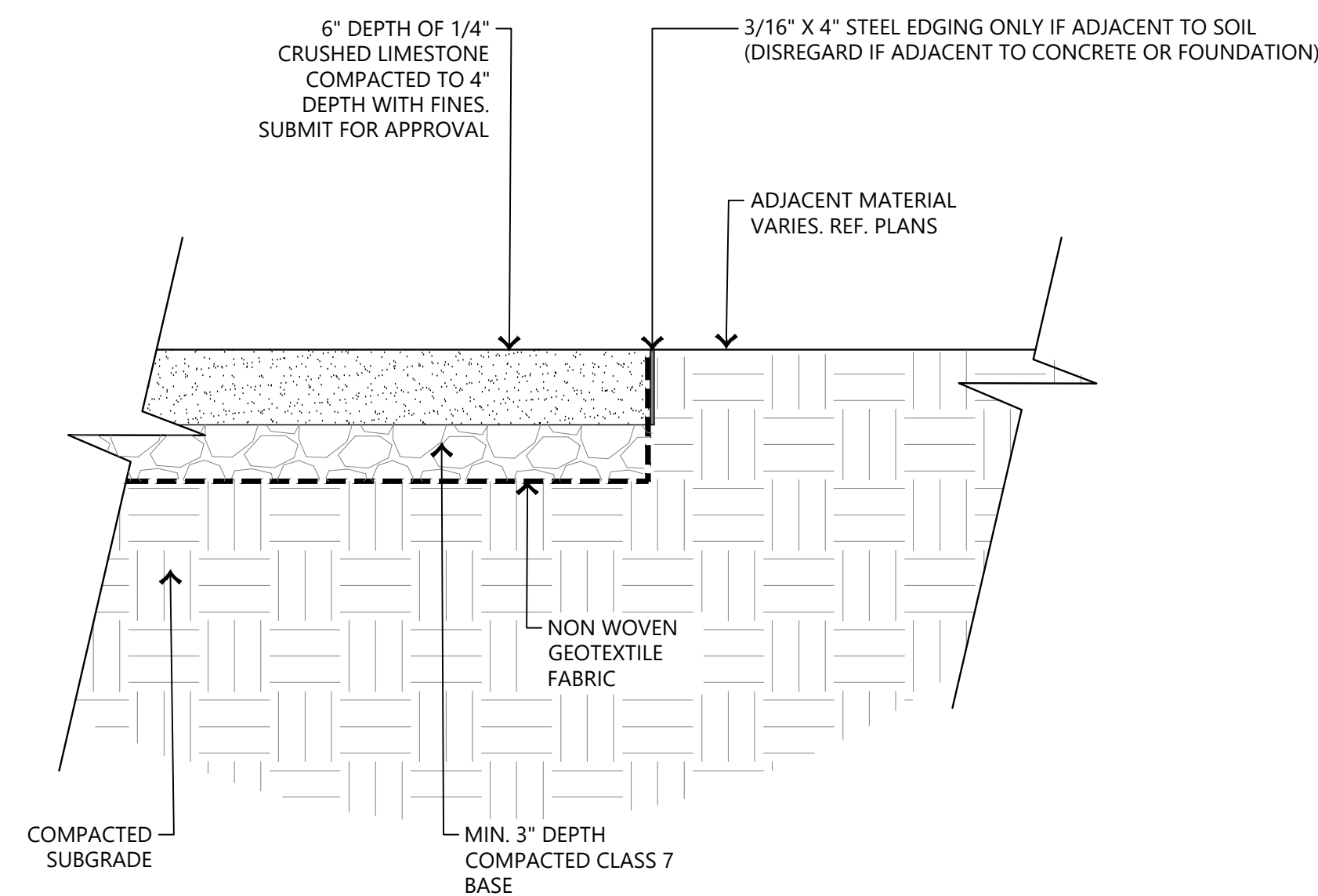
4 TYPICAL ASPHALT PAVEMENT

SCALE: N.T.S.



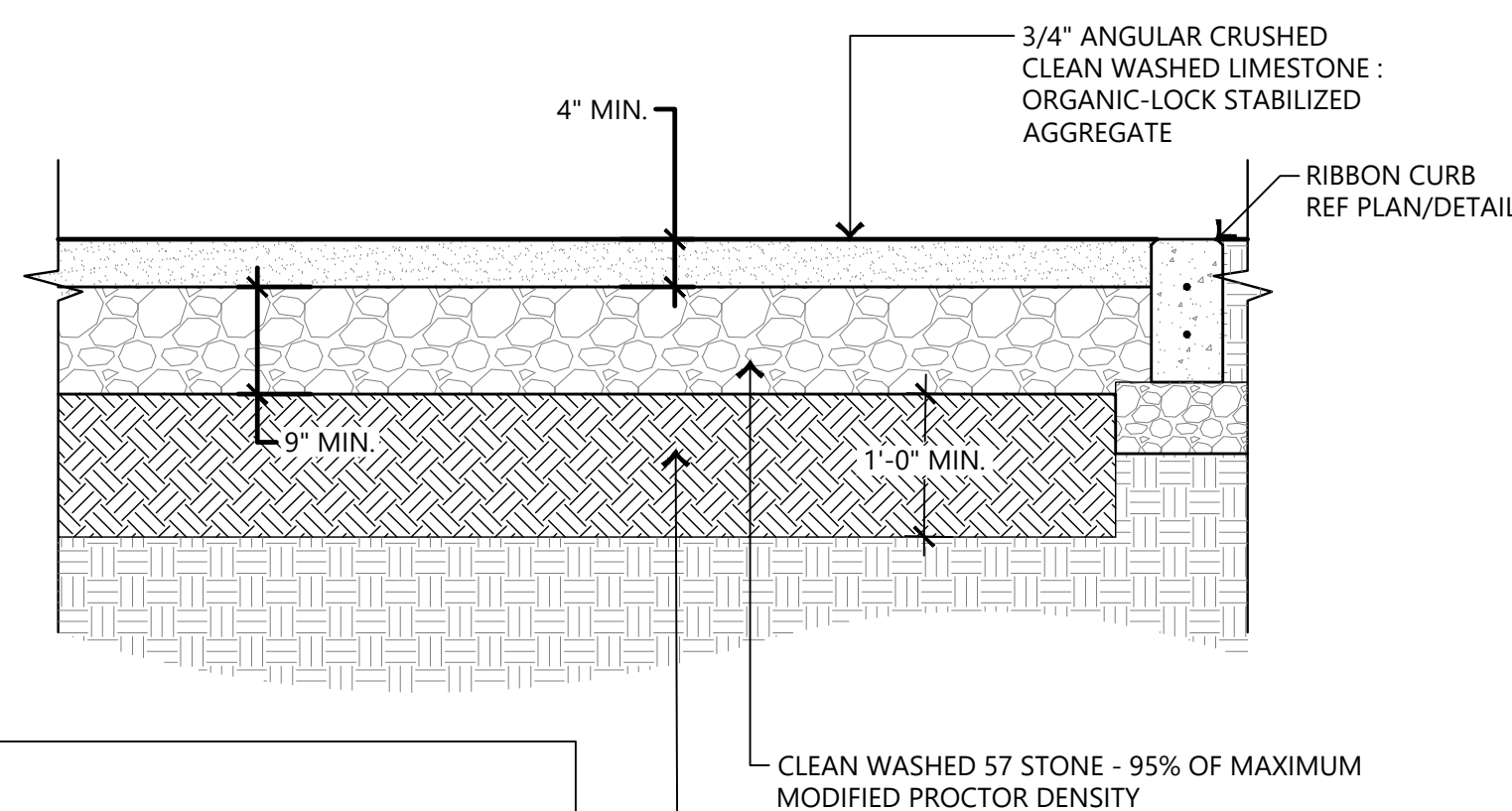
5 6" RIBBON CURB

SCALE: N.T.S.



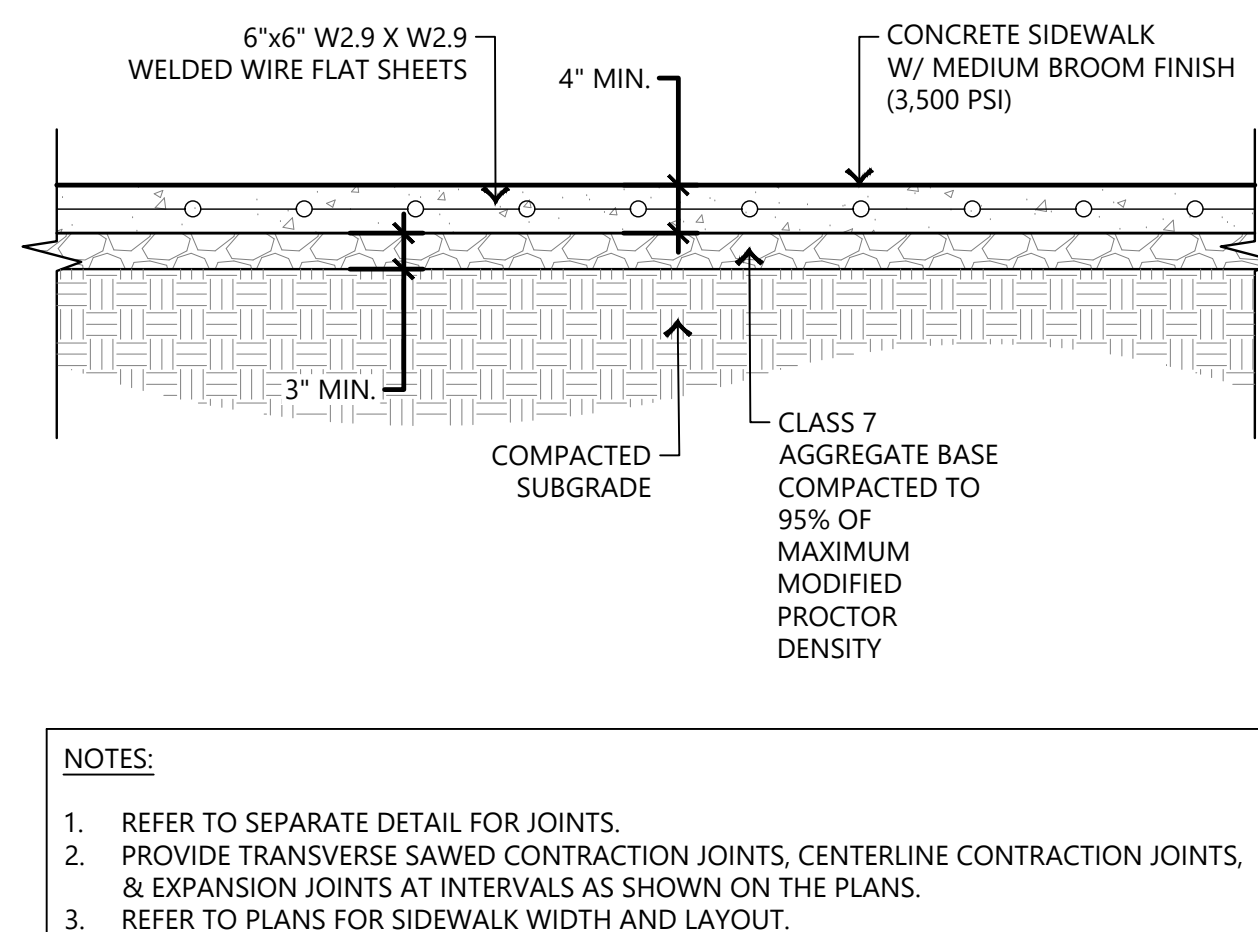
6 CRUSHED STONE

SCALE: N.T.S.



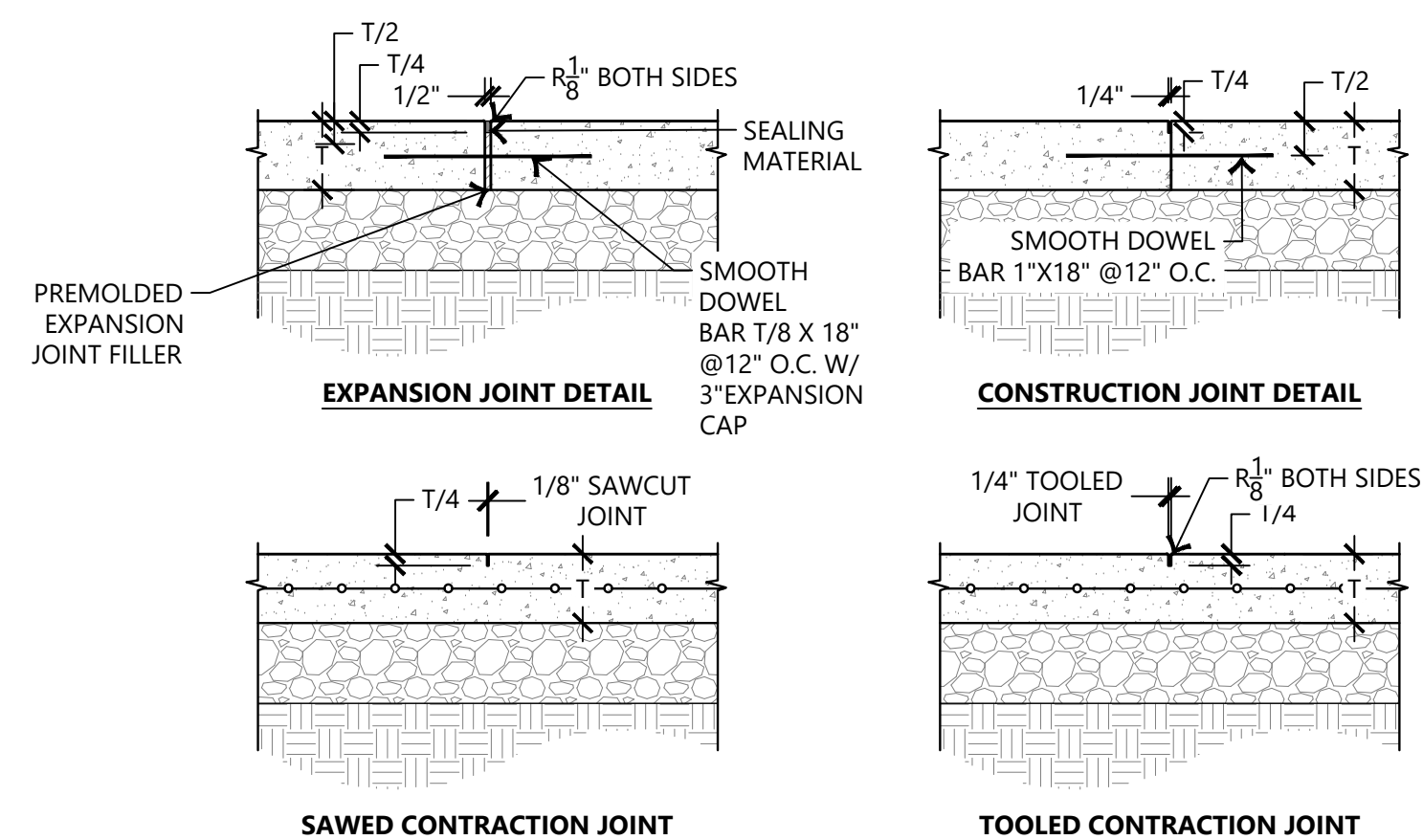
7 VEHICULAR GRAVEL PAVEMENT

SCALE: N.T.S.



8 TYPICAL CONCRETE SIDEWALK

SCALE: N.T.S.

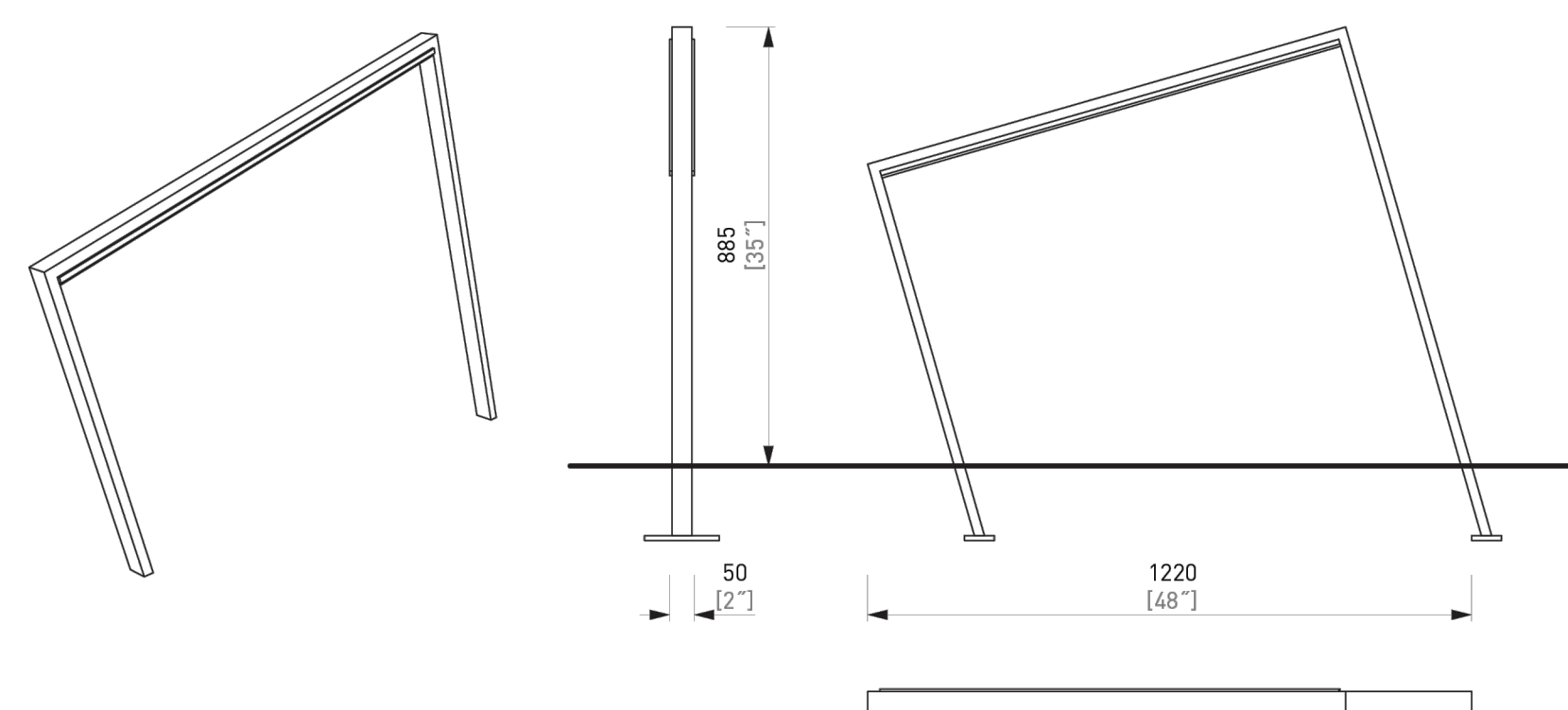
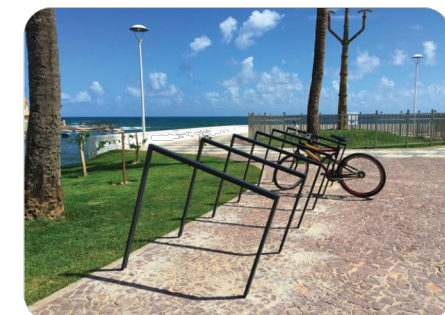


9 CONCRETE JOINT DETAIL

SCALE: N.T.S.

Page 106 of 175

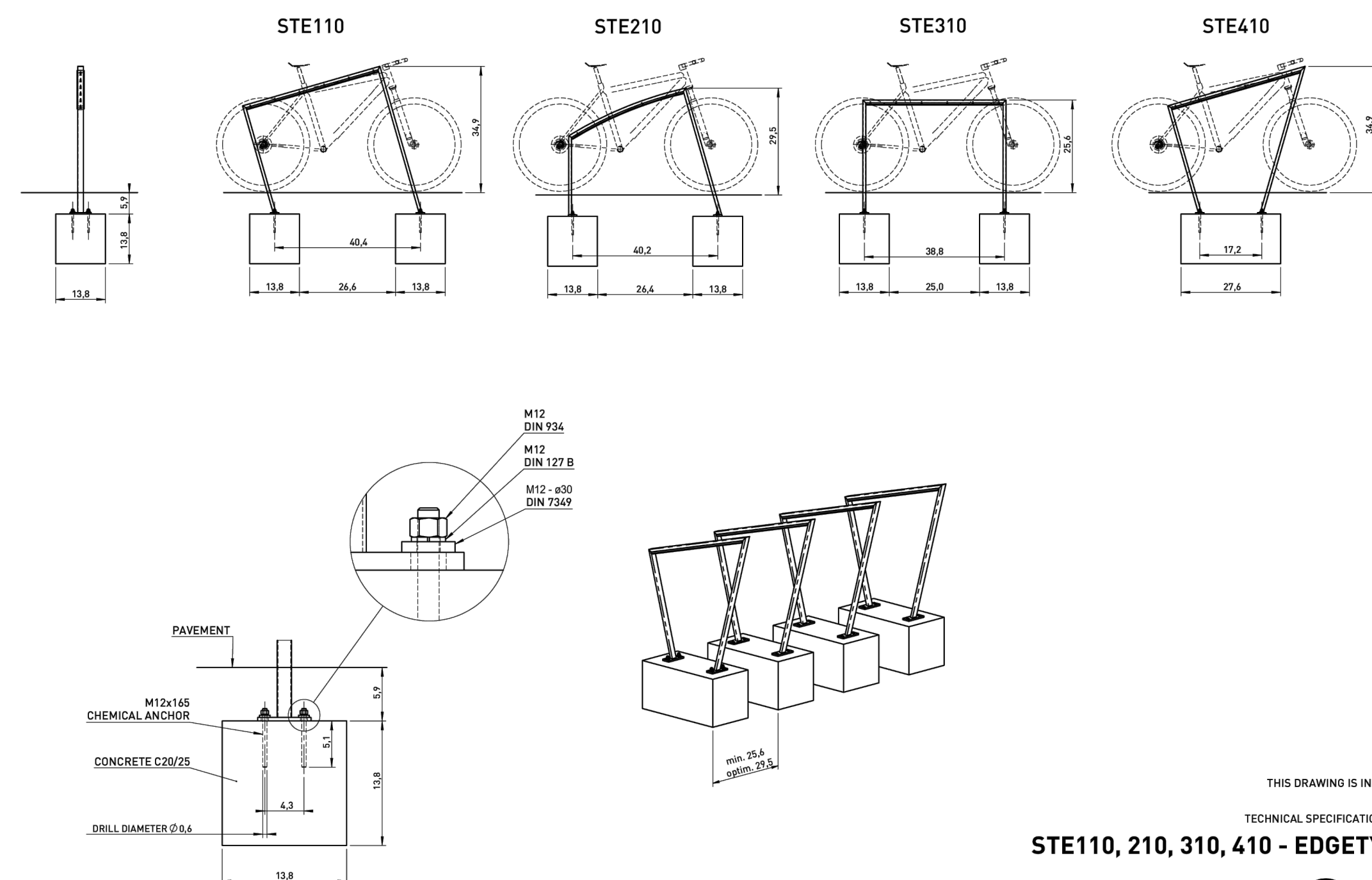
NOTES:
1. INSTALL PER MANUFACTURER'S RECOMENDATIONS. SUBMIT FOR APPROVAL



DATE: 29.09.2021 Y: 02

dimensions in mm [inch]
STE110 - EDGETYRE
All rights reserved. Protection of industrial design.

Realizovaný výrobok je akurátny. Výrobok je vyrobený podľa na zmluvu technické špecifikácie bez zhrubého usúdiť. Rozsahy súvisia s úlohou a splnajú požiadavky jeho záznamu. Kvalitné kvality realizujú podľa náležitých daných daných výrobkov.
 The product of the production is accurate. The product is produced according to the technical specifications of the contract without rough assessment. The scope is related to the task and meets the requirements of its record. Quality qualities are realized according to the proper given products.
 Das Produkt ist genau. Das Produkt wird nach den technischen Spezifikationen der Vertragsvereinbarung ohne grobe Beurteilung hergestellt. Der Umfang ist mit der Aufgabe verbunden und erfüllt die Anforderungen der Aufzeichnung. Die Qualitätsmerkmale werden entsprechend der gegebenen Produkte verwirklichtet.
 Die Dimensjonen des produktet er akkurat. Produktet er produsert etter kontraktens tekniske spesifikasjoner uten grovt vurdering. Omfanget er knyttet til oppgaven og oppfyller kravene i opplysningene. Kvalitetsmerkene realiseres etter de gitte produktets dimensjoner.



THIS DRAWING IS IN INCHES

TECHNICAL SPECIFICATIONS 3/5

STE110, 210, 310, 410 - EDGETYRE

mm
cité 1
mmcite.com

All product sizes have an informative character. The Producer reserves the right to amend the technical specification at any time without previous warning. The size of foundation baseplate and the method of mounting of the product are imperative. Anchor spacing measure out by measurements of supplied product.

MMCITE EDGETYRE STE110 EMBEDDED COLOR:(RAL 1019) GREY BEIGE

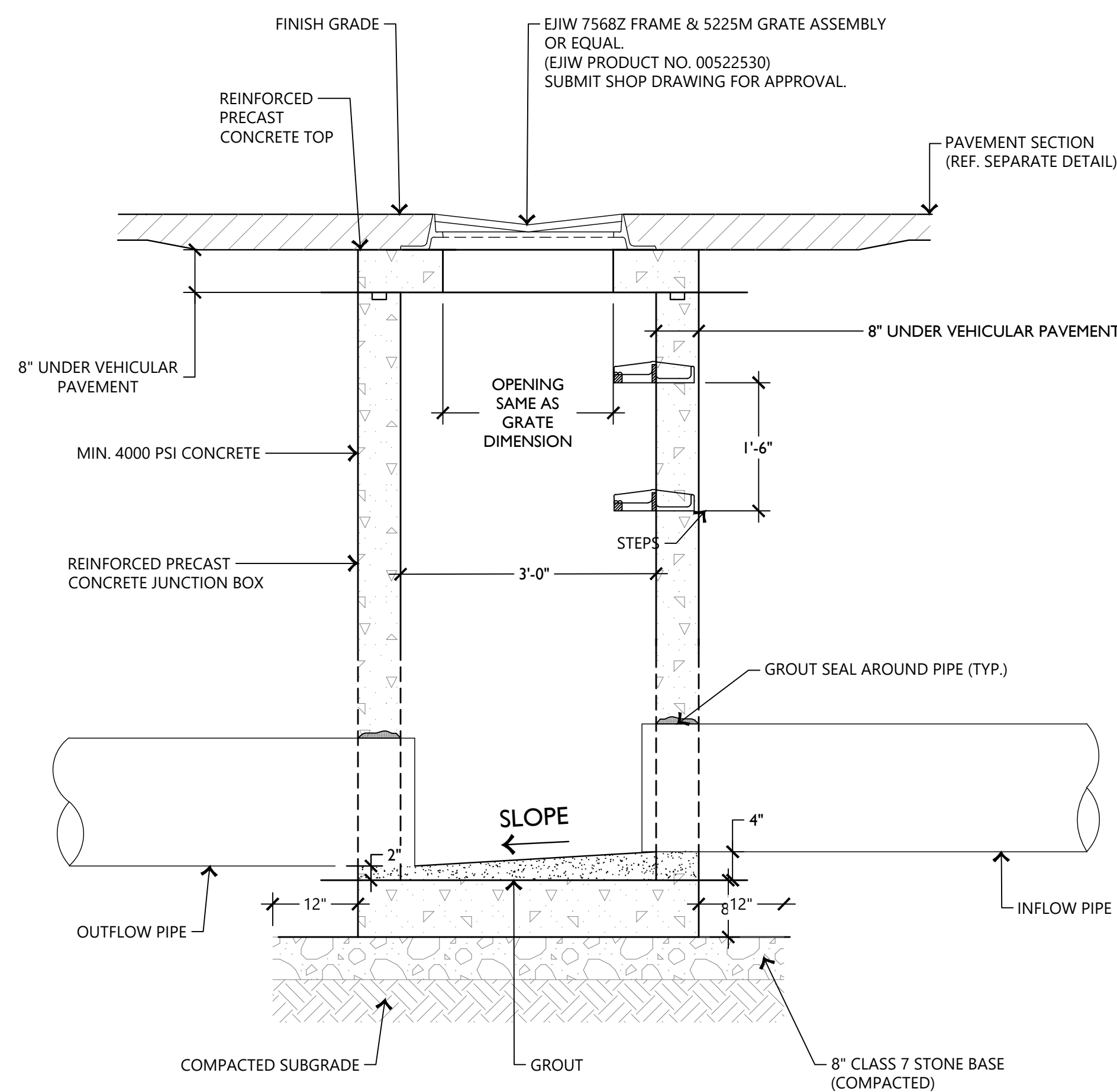
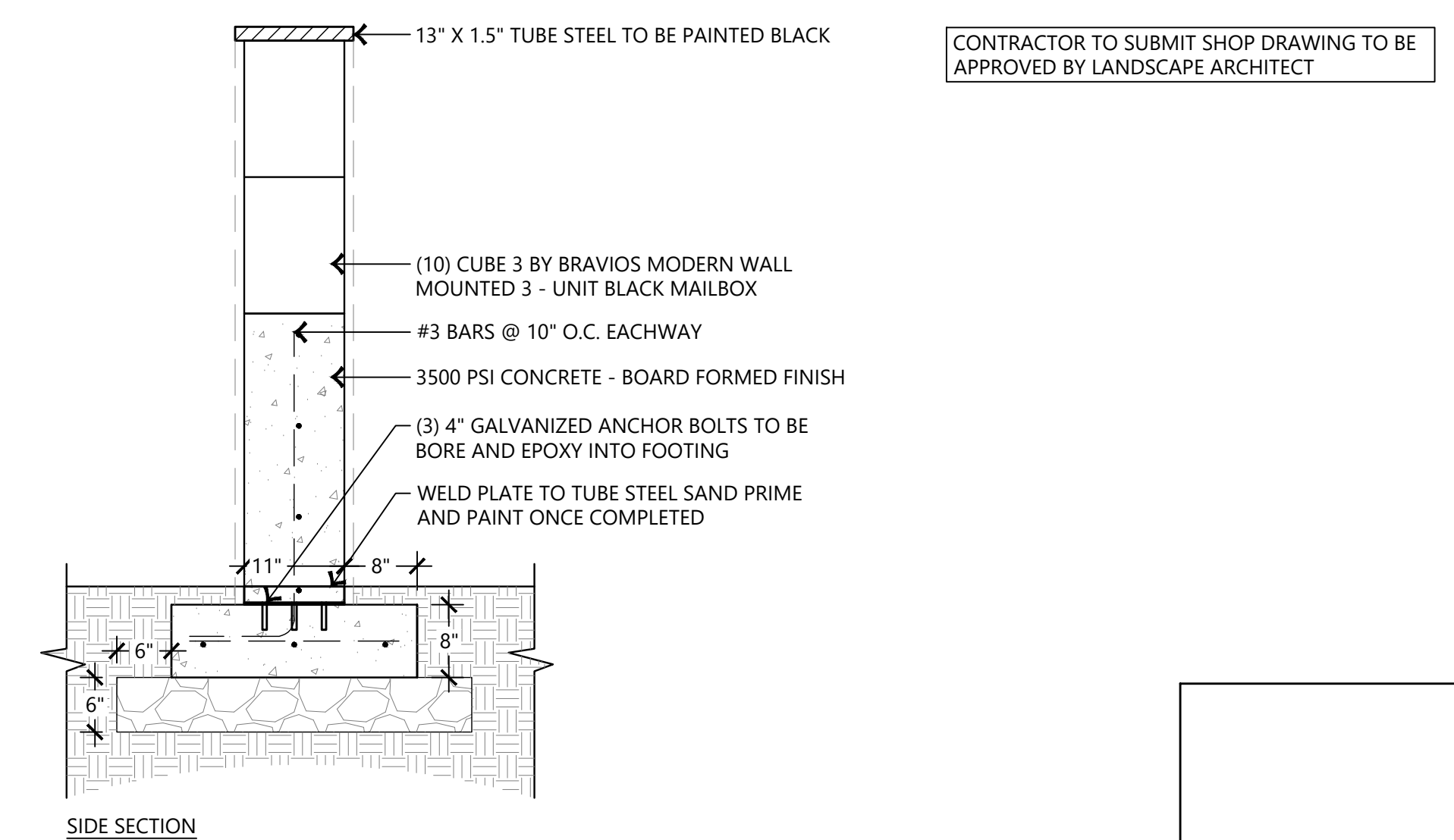
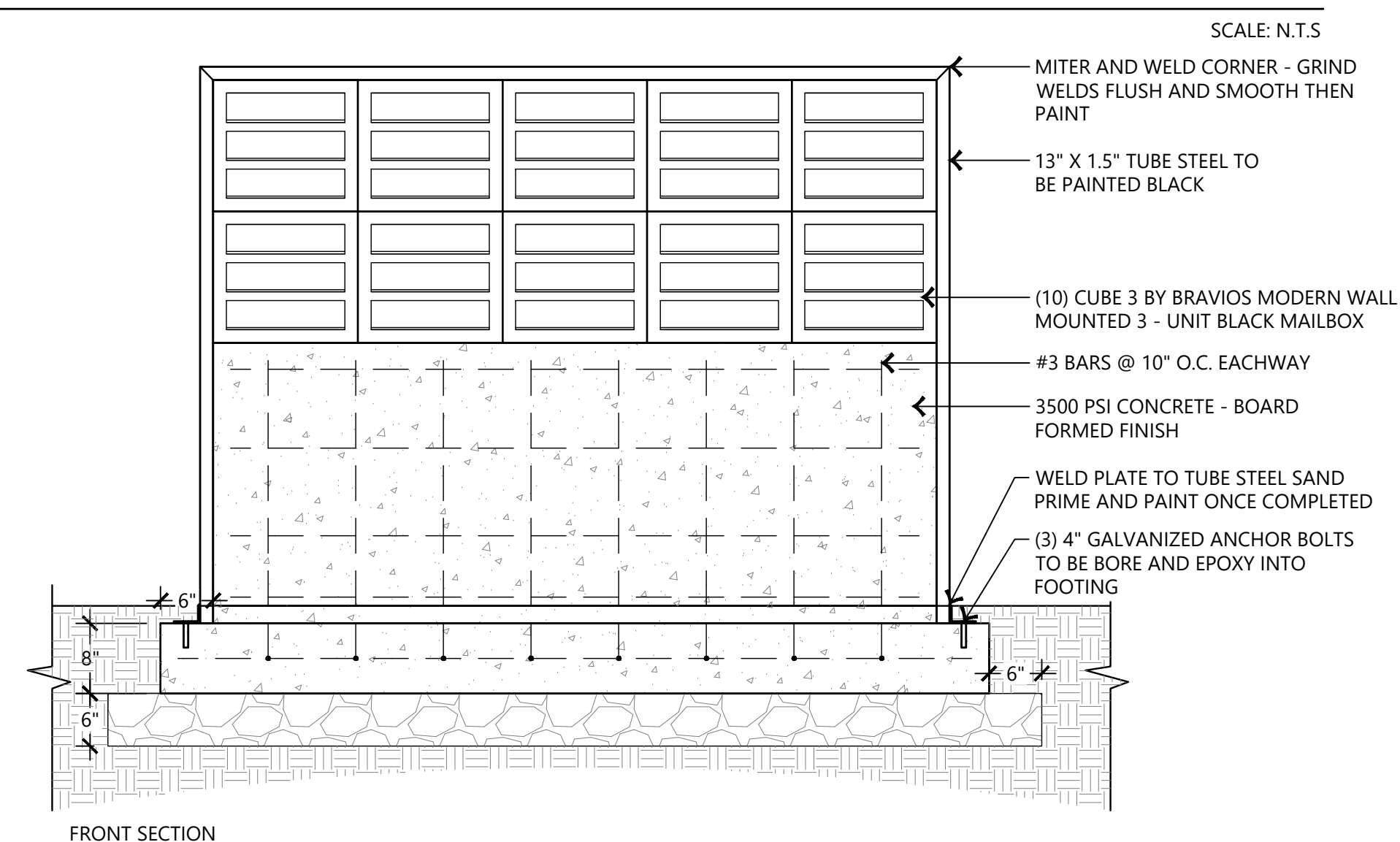
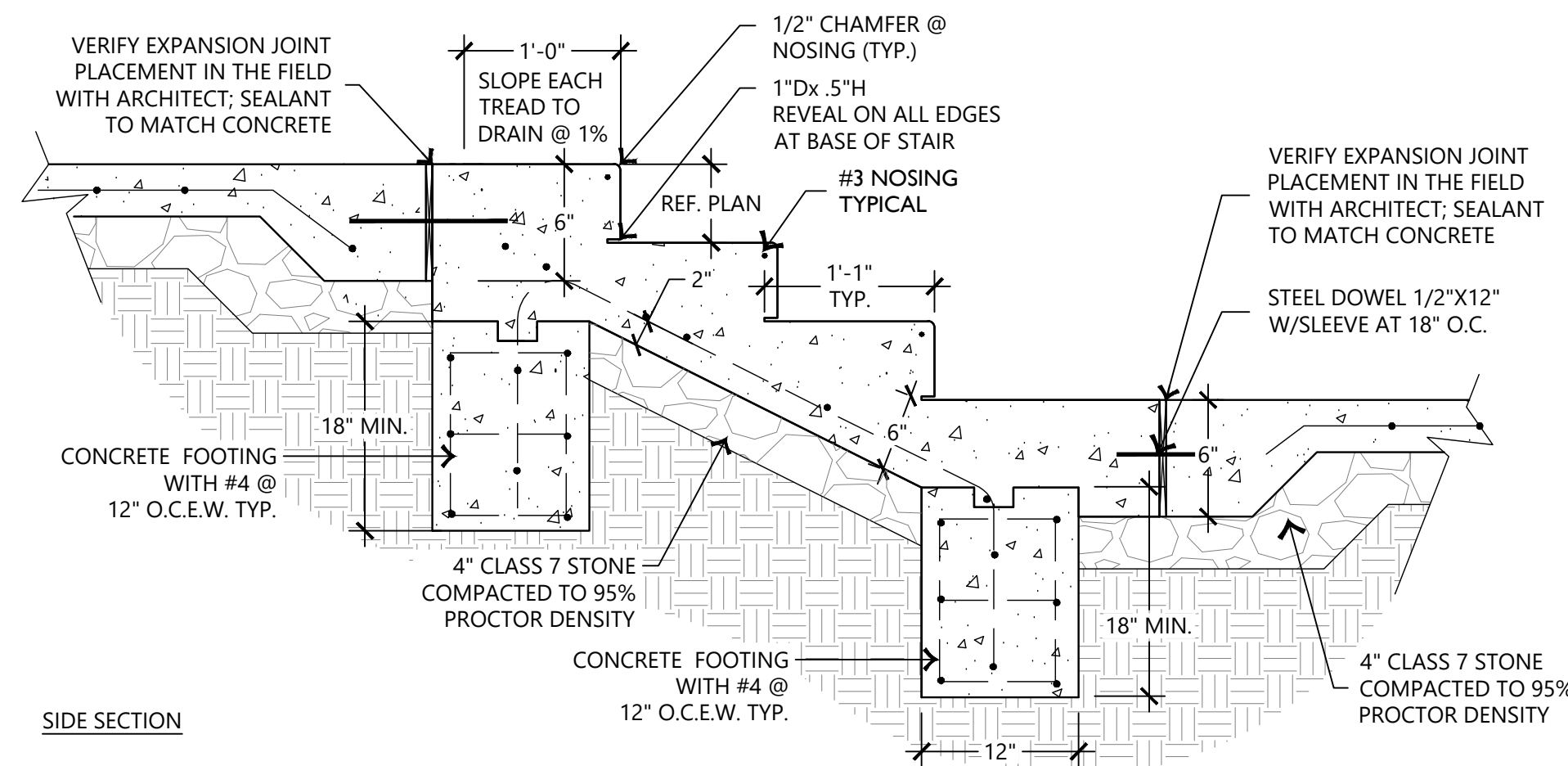


Diagram illustrating the front section detail of a concrete sidewalk and curb assembly. The assembly consists of the following layers and components:

- PROPOSED BUILDING**: Indicated by a dashed line above the sidewalk.
- CLASS 7 BASE TO BE COMPACTED TO 95% PROCTOR DENSITY**: The base layer beneath the sidewalk.
- TYPICAL CONCRETE SIDEWALK**: The main sidewalk slab.
- SMOOTH MORTAR FINISH**: The top surface of the sidewalk.
- 8X8 CMU BLOCK FILLED WITH CONCRETE**: The curb structure.
- GROUT BETWEEN BLOCKS**: The material filling the joints between the curb blocks.
- VARISE - SEE GRADING PLAN**: The vertical face of the curb.
- #4 @ 12" O.C.E.W. TYP.**: Reinforcement bars (rebar) spaced at 12 inches on center, extending into the curb.
- COMPACTED SUBGRADE**: The ground beneath the base layer.

The diagram shows the sidewalk and curb assembly resting on a compacted subgrade. The curb is constructed from 8x8 CMU blocks filled with concrete, with grout between the blocks. Reinforcement bars (#4) are placed at 12 inches on center within the curb. The sidewalk is a typical concrete slab with a smooth mortar finish. The base layer is Class 7 base, to be compacted to 95% Proctor density. The proposed building is shown above the sidewalk.



CONTRACTOR TO SUBMIT SHOP DRAWING TO BE
APPROVED BY LANDSCAPE ARCHITECT

3' GRATE INLET

SCALE: N.T.S

CONCRETE PORCH

SCALE: N.T.S

CUSTOM BRAVIOS KIOSK

SCALE: N.T.S.



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APPLEJACK II TOWNHOMES
Bentonville, Arkansas
(#PP25-0005)

EDG PROJECT NO.

DATE

24-05

2025.09.24

REVISIONS

Mark	Date	Description

PHASE

100% CONSTRUCTION DOCUMENTS

TITLE

SITE DETAILS

SHEET NO.

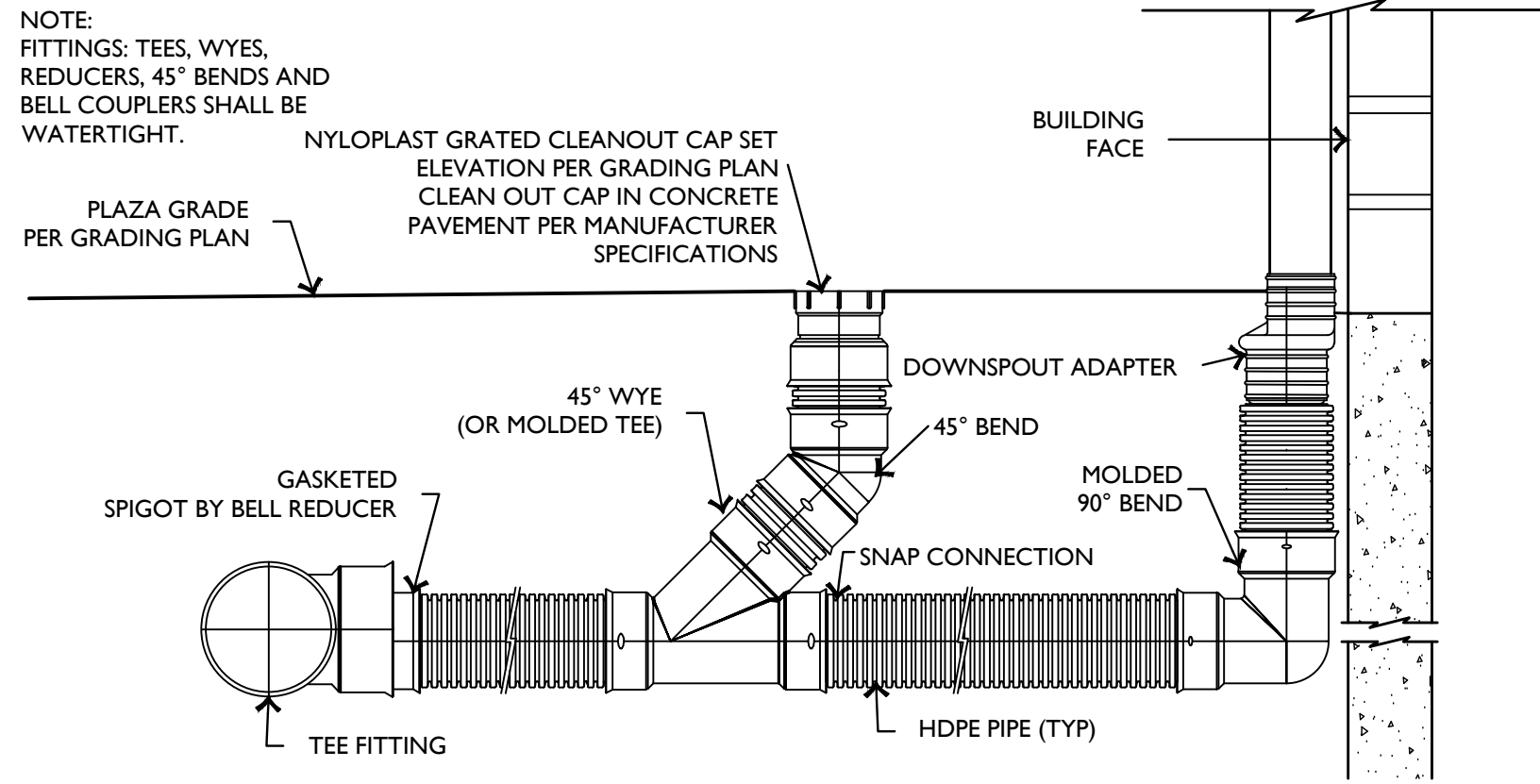
C5.02

PP25-0001



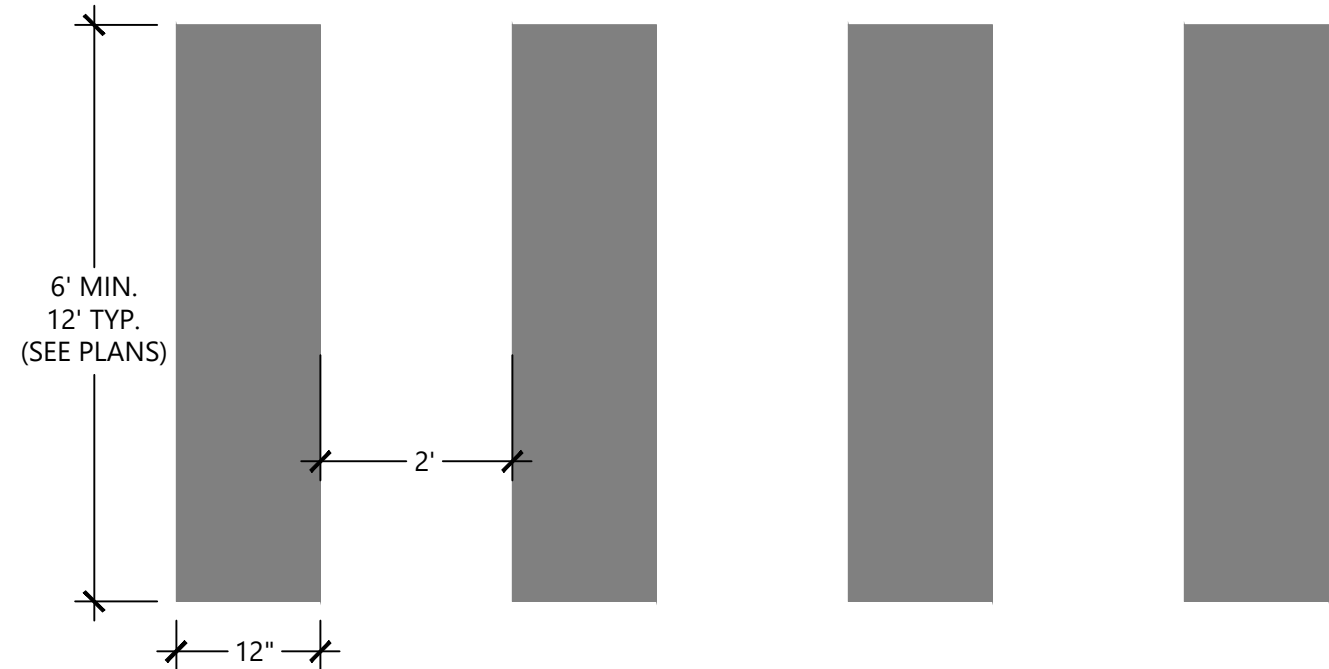
EDG PROJECT NO.		24-05
DATE		2025.09.2
REVISIONS		
Mark	Date	Description
PHASE	100% CONSTRUCTION DOCUMENTS	
TITLE	SITE DETAILS	
SHEET NO.	65 OF 75	





1 DOWNSPOUT CONNECTION

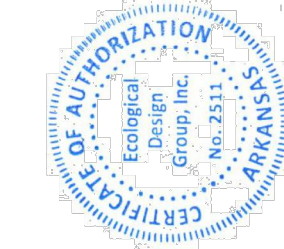
SCALE: N.T.S



- NOTE:
- 1) THE CROSSWALK SHALL BE A THERMOPLASTIC WHITE MATERIAL.
 - 2) LENGTH AS REQUIRED TO CROSS ENTIRE STREET WIDTH.

2 THERMOPLASTIC CROSSWALK STRIPING

SCALE: N.T.S



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APPLEJACK II TOWNHOMES

Bentonville, Arkansas
(# PP25-0005)

EDG PROJECT NO. 24-050
DATE 2025.09.26

REVISIONS

Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SITE DETAILS

SHEET NO.

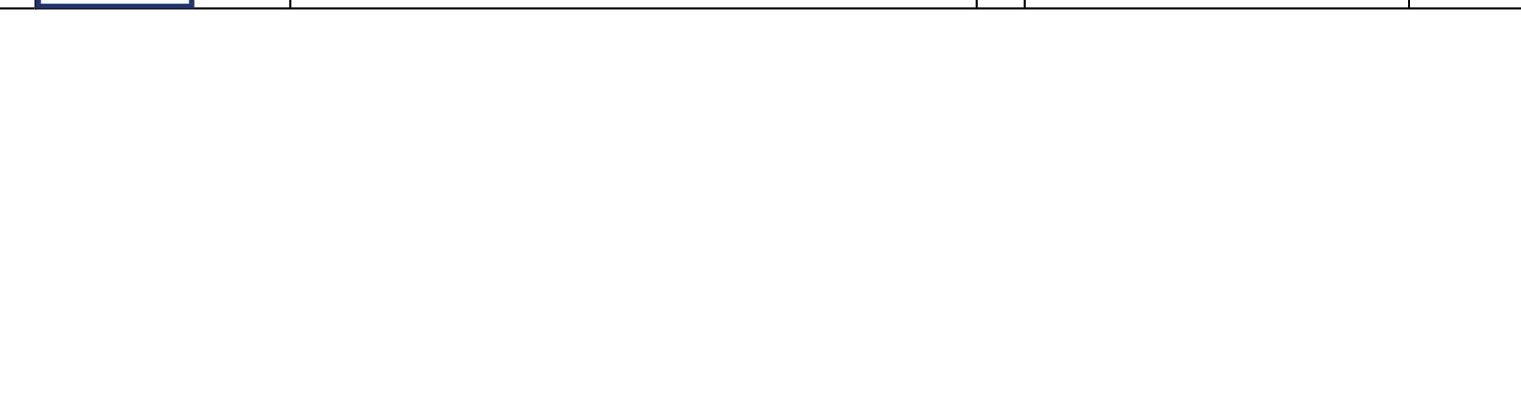
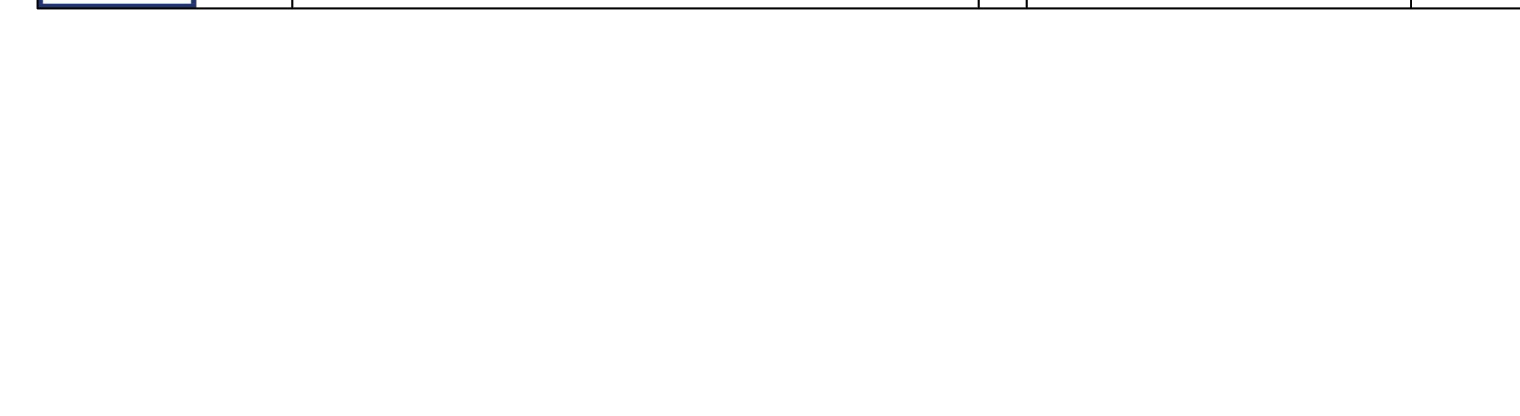
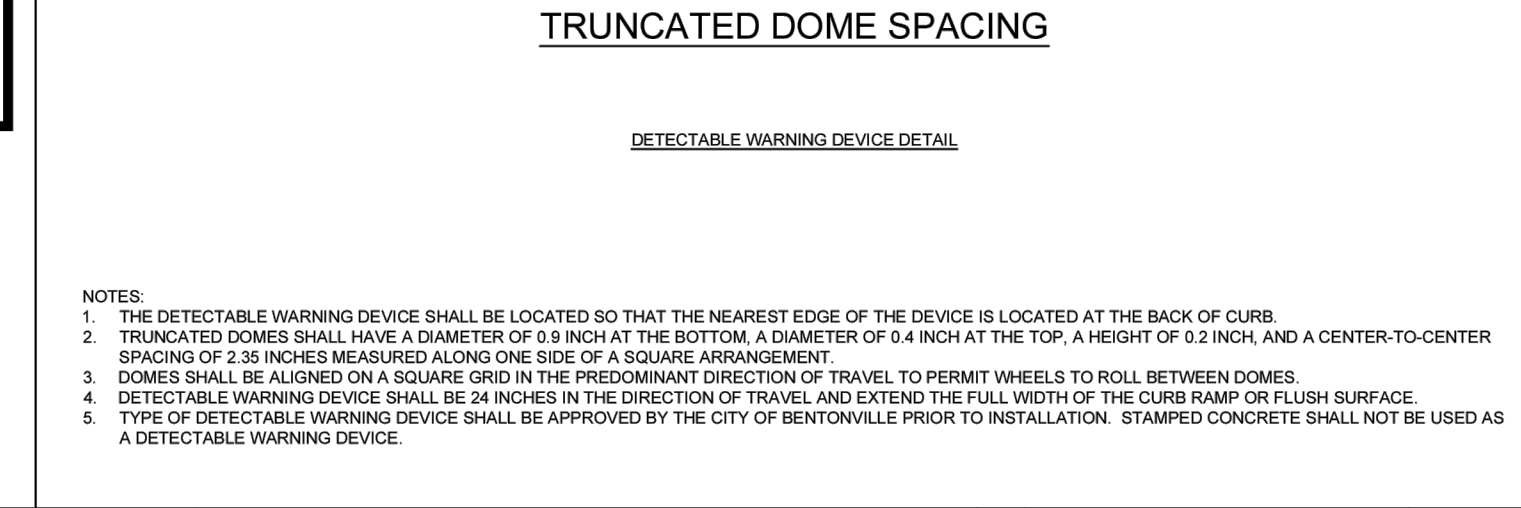
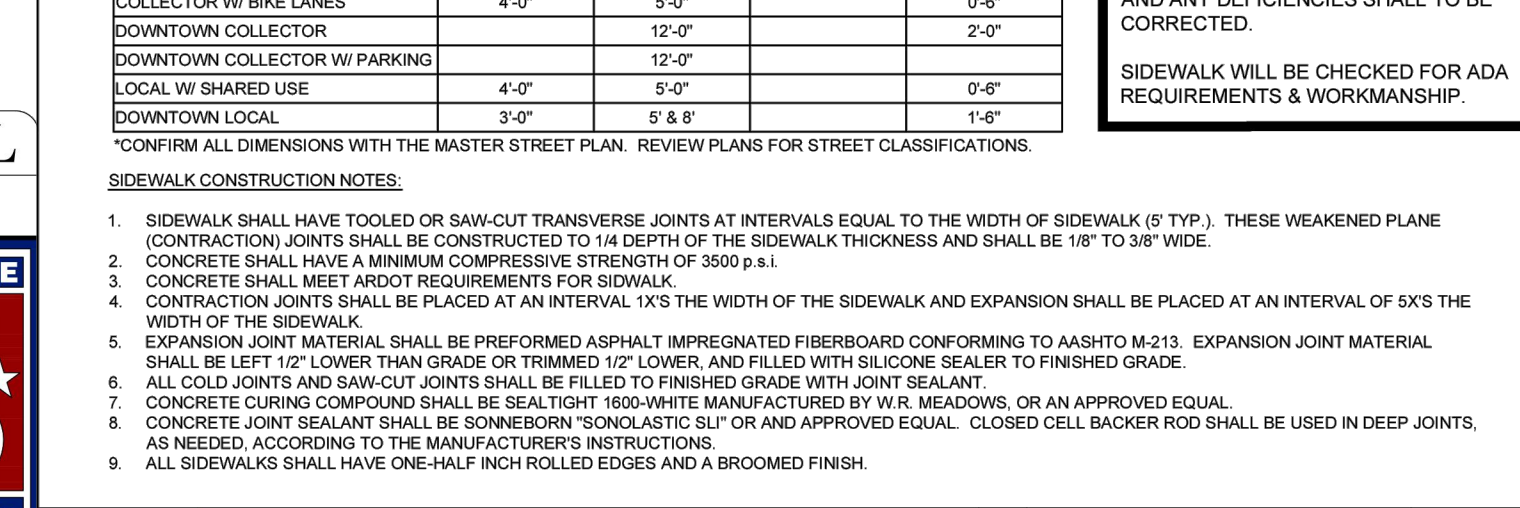
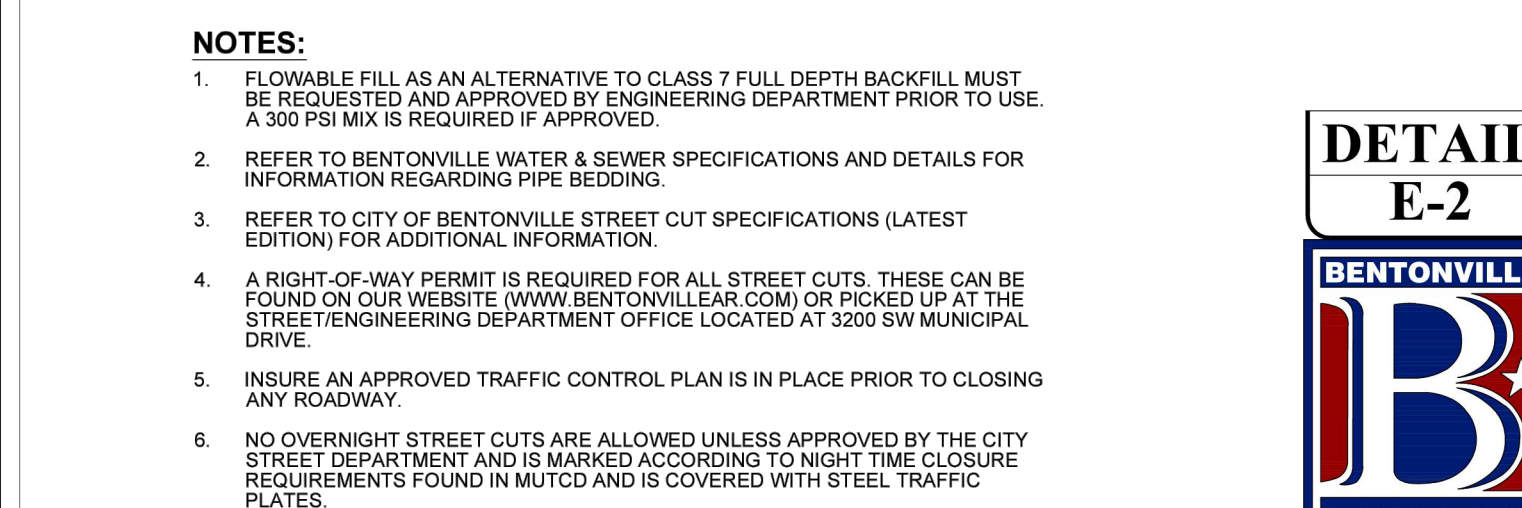
C5.05
PP25-0005



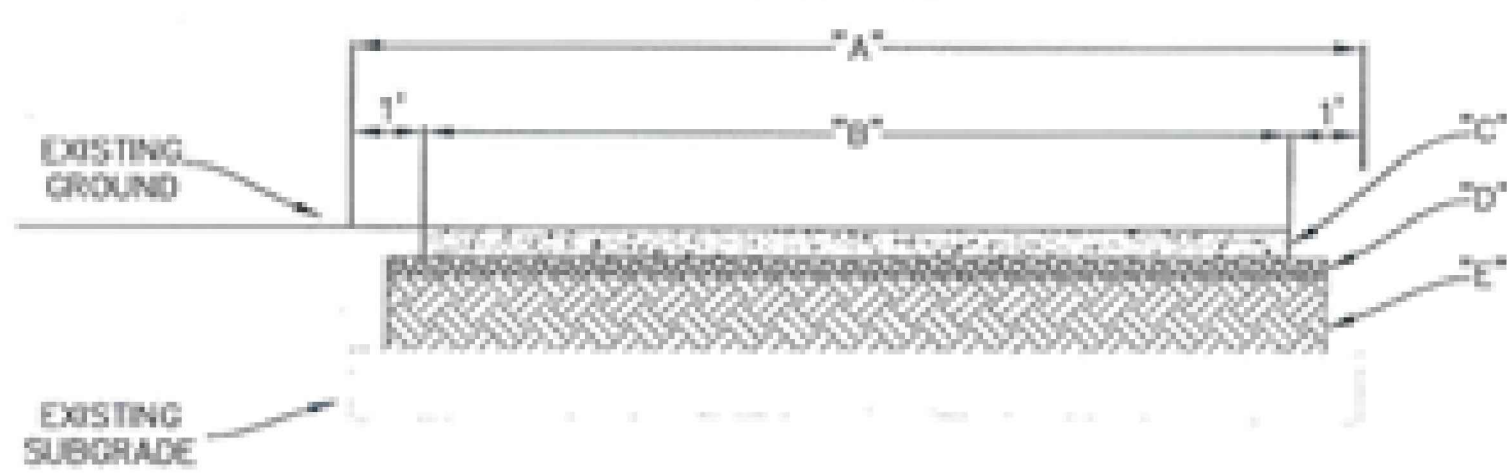
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(#PP25-0005)

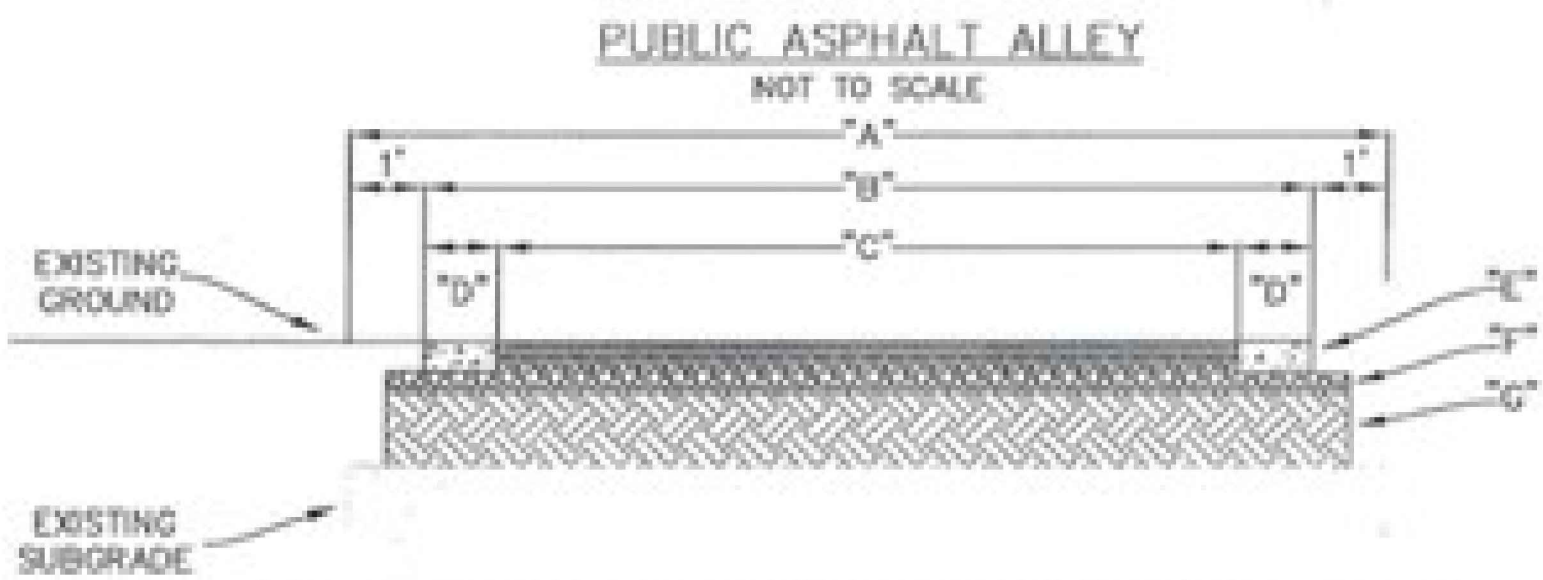
PP25-0005



PUBLIC CONCRETE ALLEY
NOT TO SCALE



"A"	"B"	"C"	"D"	"E"
MIN. R.O.W.	PAVEMENT WIDTH	CONCRETE DEPTH	CLASS 67 DEPTH	SUBGRA. THICK.
14' ALLEY	12'-0"	0'-5"	0'-3"	1'-0"
18' ALLEY	16'-0"	0'-5"	0'-3"	1'-0"
32' ALLEY	20'-0"	0'-6"	0'-3"	1'-0"
28' ALLEY	26'-0"	0'-6"	0'-3"	2'-0"



"A" MIN. ROW WIDTH	"B" TOTAL WET HEIGHT	"C" ASPHALT WET THK.	"D" CONCRETE WET THK.	"E" ASPHALT DEPTH	"F" SUB DEPTH	"G" SELECT FILL
14' ALLEY	12'-0"	10'-0"	1" x 6"	0'-2"	0'-5"	1'-0"
16' ALLEY	16'-0"	14'-0"	1" x 6"	0'-2"	0'-8"	1'-0"
22' ALLEY	20'-0"	18'-0"	1" x 6"	0'-3"	0'-6"	1'-0"
28' ALLEY	26'-0"	24'-0"	1" x 6"	0'-3"	0'-6"	2'-0"

GENERAL CONCEPT NOTES FOR PUBLIC ALLEYS IN THE DOWNTOWN AREA AND NEW SUBDIVISIONS THROUGHOUT BENTONVILLE.

0. ALLEY DESIGNS MUST FOLLOW EXISTING GRADE AND NOT CHANGE EXISTING DRAINAGE PATTERNS.
1. GRAVEL ALLEY DESIGN IS INTENDED AS AN OPTION FOR THE OLD DOWNTOWN AREA AND DOES NOT SUPPORT TRASH OR FIRE SERVICE. THE GRAVEL ALLEY IS DESIGNED FOR ONE WAY TRAFFIC OF AUTOMOBILES. EXISTING RIGHT OF WAY WIDTHS VARY IN THE OLD DOWNTOWN AREA. NEW, PROPOSED, AND DEDICATED PUBLIC ALLEY RIGHT OF WAY WIDTHS TO BE DETERMINED BY PLANNING COMMISSION IN THE OLD DOWNTOWN AREA.
2. ALLEY DESIGN, CONSTRUCTION, MATERIALS, AND TESTING SHALL COMPLY WITH THE CITY OF BENTONVILLE STREET STANDARDS AND STORMWATER MANAGEMENT AND DRAINAGE MANUAL.
3. ALLEY RIGHT OF WAY WIDTH IS DESIGNATED FOR THE ALLEY AND MOVEMENT OF VEHICLES. ADDITIONAL RIGHT OF WAY OR UTILITY EASEMENTS MAY BE REQUESTED AND DEDICATED, PARALLEL THE ALLEY, FOR THE INSTALLATION OF PUBLIC UTILITIES.
4. ALLEYS PROVIDING TRASH OR FIRE ACCESS SHALL PROVIDE A MINIMUM OF 20' OF PAVEMENT WIDTH. MINIMUM 26' PAVEMENT WIDTH ALLEY REQUIRED FOR FIRE DEPARTMENT AERIAL ACCESS, CONTACT BENTONVILLE FIRE DEPARTMENT.
5. NO PARKING IN ALLEYS.
6. CONTACT STREET DEPARTMENT FOR REQUIRED ALLEY STREET CUT PERMITS AND SIGNAGE.
7. DESIGN SPEEDS FOR ALLEYS IS 5-10 MPH.
9. ALL WORK IN THE CITY RIGHT OF WAY REQUIRES CONSTRUCTION PLANS TO BE SUBMITTED, REVIEWED, AND APPROVED BY CITY OF BENTONVILLE ENGINEERING DEPARTMENT.
10. PRIVATE OR PUBLIC ALLEY INTERSECTIONS WITH PUBLIC ROADS SHALL BE CONCRETE THROUGH THE PUBLIC ROAD RIGHT OF WAY. FIFTEEN FOOT MINIMUM TURNING RADIUS SHALL BE PROVIDED AT ALLEY INTERSECTIONS. SIDEWALKS SHALL EXTEND THROUGH THE ALLEY AND TRUNCATED DOMES SHALL BE PROVIDED. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.



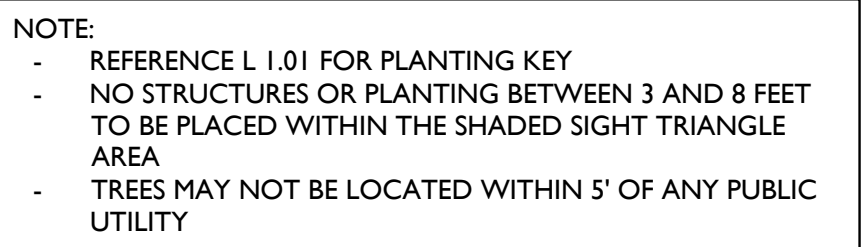
Now what's below.
Call before you dig.

Bentonville, Arkansas
(#PP25-0005)

Mark	Date	Description
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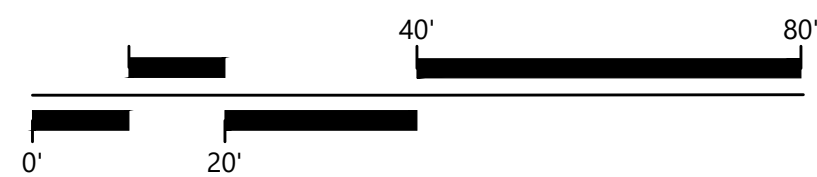
LANDSCAPE PLAN

HEET NO. **L1.00**
PP25-0005



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING	HEIGHT X SPREAD	REMARKS
TREES								
	11	ACER TRUNCATUM	SHANTUNG MAPLE	2" CAL	45 GAL	AS SHOWN	8' X 5' MIN	
	19	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	30 GAL	AS SHOWN	8' X 5' MIN	SINGLE TRUNK
	8	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	45 GAL	AS SHOWN	8' X 5' MIN	SINGLE TRUNK
	21	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	4" CAL	45 GAL	AS SHOWN	8' X 5' MIN	
	11	PINUS TAEDA	LOBLOLLY PINE	4" CAL	45 GAL	AS SHOWN	8' X 5' MIN	
	2	QUERCUS PALUSTRIS	PIN OAK	---		AS SHOWN		ON SITE TRANSPLANT
	4	QUERCUS PALUSTRIS	PIN OAK	4" CAL	45 GAL	AS SHOWN	8' X 5' MIN	
	1	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	10' HT		AS SHOWN		ON SITE TRANSPLANT
SHRUBS								
	42	CORNUS SERICEA	RED TWIG DOGWOOD	---	10 GAL	AS SHOWN		
	110	ILEX GLABRA	INKBERRY HOLLY	---	5 GAL	AS SHOWN		
	13	VIBURNUM RUFI-DULUM	SOUTHERN RUSTY BLACKHAW	2" CAL	30 GAL	AS SHOWN	4' X 4'	MULTI-TRUNK
SHRUB AREAS								
	1,200	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	---	1 GAL	18" O.C.		
	197	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	---	1 GAL	12" O.C.		
	697	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	---	1 GAL	18" O.C.		
	363	EQUISETUM FLUVIALE	HORSETAIL REED GRASS	---	1 GAL	24" O.C.		
	663	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	---	3 GAL	30" O.C.		
	192	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	---	1 QUART		30"X18"	
GROUND COVERS								
	6,854 SF	CYNODON DACTYLON	BERMUDAGRASS	---	SOLID SOD, CERTIFIED WEED FREE, REFER TO SPECIFICATIONS FOR TOPSOIL DEPTHS			SOLID SOD, CERTIFIED WEED FREE, REFER TO SPECIFICATIONS FOR TOPSOIL DEPTHS
	317	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	---	3 GAL	36" O.C.		
	341	PHLOX STOLONIFERA	CREEPING PHLOX	---			12" H.T.	

MISCELLANEOUS			
	QTY	DESCRIPTION	REMARKS
	REF. PLAN	STEEL EDGING	3 / 16" x 4" , COLOR: RAW. SUBMIT FOR APPROVAL
	REF. PLAN	PLANTING MIX	REFER TO SPECIFICATIONS FOR DEPTHS AND COMPOSITION.
	REF. PLAN	BIODEGRADEABLE EROSION CONTROL BLANKETS	BioD-Mat® 40 - Rolanka International, Inc OR APPROVED EQUAL. SUBMIT FOR APPROVAL

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

E | D | G

Ecological Design Group

www.ecologicaldg.com

phone: 501 378 0200

LITTLE ROCK | ROGERS | WYNNE

811

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APPLEJACK II TOWNHOMES

Bentonville, Arkansas

(#PP25-0005)

EDG PROJECT NO. 24-050

DATE 2025.09.26

REVISIONS

Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE LANDSCAPE NOTES AND DETAILS

SHEET NO. L1.02

PP25-0005

Know what's below.
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APPLEJACK II TOWNHOMES

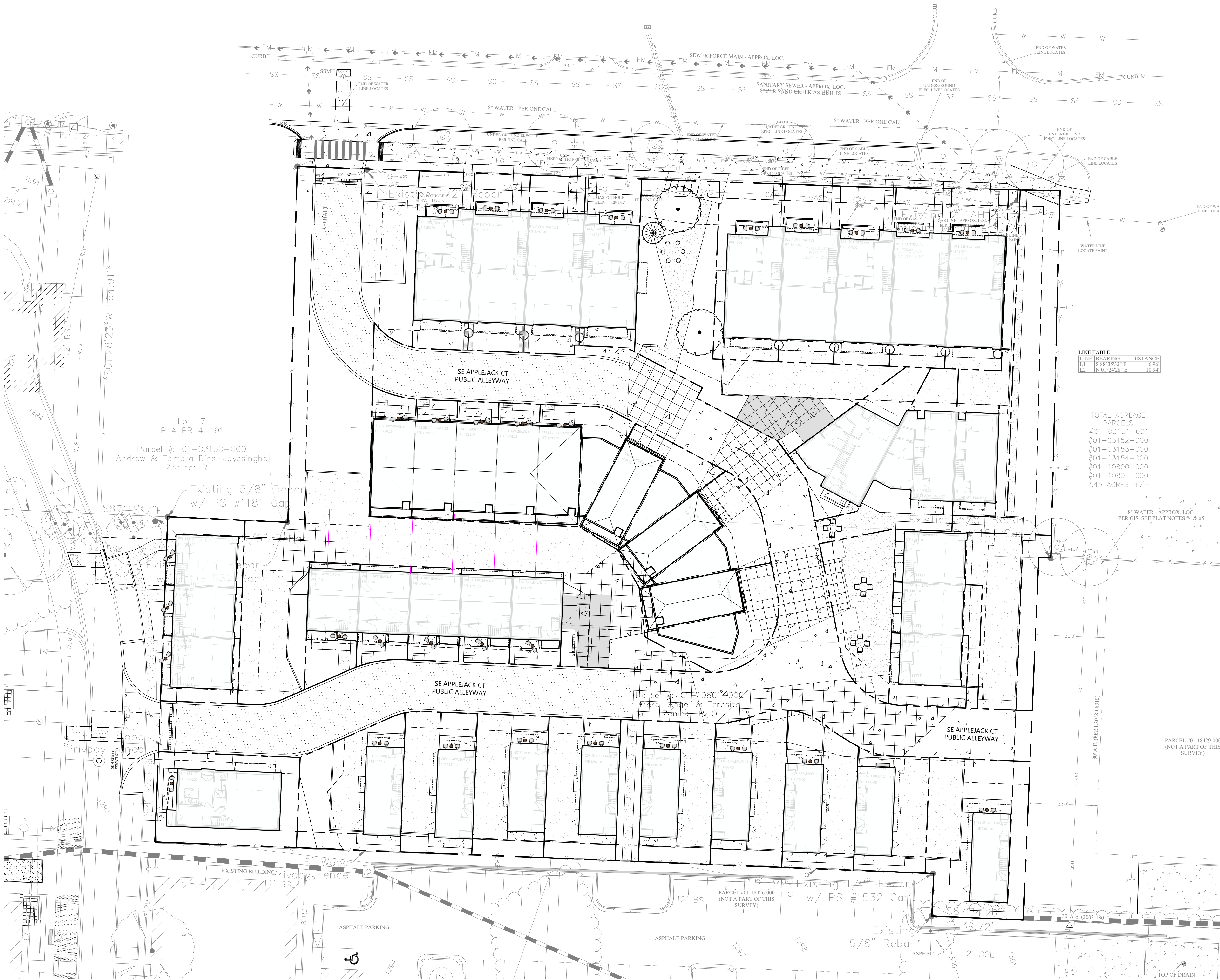
Bentonville, Arkansas
(#PP25-0005)

LIGHTING LEGEND

- GARDEN BOLLARD (BEGA 77 265) (38) (REF. L1.03)
- STREET LAMP (BEGA 84 221 - DIRECT BURIAL) (17)(REF. L1.03)
- CATENARY LIGHT AND CABLE (BEGA 99 458) (13)(REF. L1.03)
- GARDEN FLOOD LIGHT (BEGA 84 067) (78) (REF. L1.03)

LINE	BEARING	DISTANCE
1.1	S 88° 15' 00" E	6.90'
1.2	N 01° 24' 28" E	10.94'

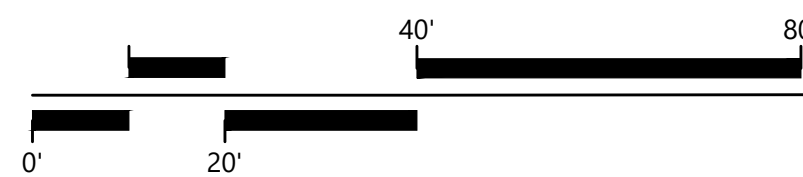
TOTAL ACREAGE
PARCELS
#01-03151-001
#01-03152-000
#01-03153-000
#01-03154-000
#01-10800-000
#01-10801-000
2.45 ACRES +/-



1

LANDSCAPE LIGHTING PLAN

SCALE: 1" = 20'-0"



EDG PROJECT NO. 24-050

DATE 2025.09.26

REVISIONS

Mark Date Description

Mark	Date	Description

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE LANDSCAPE LIGHTING PLAN

SHEET NO.

L2.00
PP25-0005

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY

FIELD WORK:
AUGUST 27, 28 & 29, 2024
SEPTEMBER 3, 4, 5 & 30, 2024

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

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAD83 VERTICAL DATUM

CONTOUR INTERVAL:
1 FOOT

PROPERTY ZONED:
PARCELS #01-10800-000, #01-03151-001 & #01-03153-000:
R-(LOW DENSITY SINGLE FAMILY RESIDENTIAL)

PARCELS #01-03154-000 & #01-03152-000:
D-E (DOWNTOWN EDGE)

PARCEL #01-10801-000:
R-0 (RESIDENTIAL OFFICE)

BUILDING SETBACKS (PER R-0 ZONING):
FRONT 20' (SINGLE & TWO FAMILY)
FRONT 50' (OFFICE WITH PARKING IN FRONT)
FRONT 30' (OFFICE WITHOUT PARKING IN FRONT)
SIDE 0' (INTERIOR (SINGLE FAMILY))
SIDE 10' (INTERIOR (TWO FAMILY, OFFICE WITH PARKING IN FRONT & OFFICE WITHOUT PARKING IN FRONT))
SIDE 20' (EXTERIOR (SINGLE FAMILY, TWO FAMILY & OFFICE WITHOUT PARKING IN FRONT))
REAR 25' (EXTERIOR OFFICE WITH PARKING IN FRONT)

*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30' FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20' FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20' FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):
DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE 0' (INTERIOR)
REAR 0' (EXTERIOR)

*ON CORNER LOTS, STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

BUILDING SETBACKS (PER R-1 ZONING):
FRONT 20'
SIDE 0' (INTERIOR)
SIDE 20' (EXTERIOR)
REAR 25'

*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30' FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20' FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20' FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):
DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE 0' (INTERIOR)
REAR 0' (EXTERIOR)

*ON CORNER LOTS, STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

BUILDING SETBACKS (PER D-E ZONING):
RESIDENTIAL:
FRONT NONE - MIN / 20' MAX
SIDE 7' MIN / NONE - MAX
REAR - ADJACENT 12' MIN / NONE - MAX
TO RESIDENTIAL

REAR - ADJACENT 7' MIN / NONE - MAX
TO NON-RESIDENTIAL

NON-RESIDENTIAL:
FRONT NONE - MIN / 0' MAX
SIDE 7' MIN / NONE - MAX
REAR - ADJACENT 12' MIN / NONE - MAX
TO RESIDENTIAL

REAR - ADJACENT 7' MIN / NONE - MAX
TO NON-RESIDENTIAL

ENCROACHMENT STANDARDS:
- MIN. HEIGHT CLEARANCE 8'

- MIN. SETBACK ADJACENT TO AN ARTERIAL OR COLLECTOR STREET 48'

- MIN. SETBACK ADJACENT TO A DOWNTOWN RESIDENTIAL STREET 6'

*APPLIES TO ENCROACHMENTS SUCH AS CANOPIES, AWNINGS AND BALCONIES

BUILDING SETBACK NOTES:
1. 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 @ 479-271-1122.

2. DUE TO THE MULTIPLE ZONINGS AND VARIOUS BUILDING TYPES AND USES THAT ARE ALLOWED, BUILDING SETBACKS ARE LISTED ON THIS PLAT BUT NOT SHOWN ON THE PARCELS. VERIFY PROPOSED USE AND SETBACKS WITH BENTONVILLE PLANNING PRIOR TO ANY DEVELOPMENT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL 05070C0255K. DATED 06/05/2012)

PLAT NOTES:
1) THE TREE SPECIES LISTED ON THIS PLAT WERE DETERMINED TO THE BEST OF OUR KNOWLEDGE AND ABILITY. SOME TREES ON THIS PLAT MAY NOT BE THE EXACT SPECIES LISTED. PLEASE CONSULT A LICENSED ARBORIST IF EXACT TREE SPECIES ARE NEEDED.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, THE NEW ADAMS HOUSE AS-BUILT PLANS AVAILABLE ON BENTONVILLE GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

4) THE LOCATION OF AN 8" WATER LINE VARIES BETWEEN THE LOCATION SHOWN ON BENTONVILLE GIS AND THE LOCATION SHOWN ON A 20' WIDE UTILITY PLAN FROM A LARGE SCALE DEVELOPMENT BY BLEW & ASSOCIATES, FOR VISUAL REFERENCE THE LOCATION PER GIS IS SHOWN. VERIFY WATER LINE LOCATION AND THE LOCATION OF OTHER BURIED UTILITIES PRIOR TO DEVELOPMENT. UNDERGROUND UTILITY LOCATION WAS NOT PERFORMED WITH THIS SURVEY.

5) THERE MAY BE UTILITY EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. A 20' WIDE UTILITY EASEMENT FOR THE 8" WATER LINE IS SHOWN ON THE 2015 LARGE SCALE PLAN BY BLEW & ASSOCIATES BUT THERE IS NO KNOWN FILED EASEMENT. UTILITY EASEMENTS THAT AFFECT THIS PROPERTY WILL NEED TO BE VERIFIED PRIOR TO DEVELOPMENT.

SANITARY SEWER INVERT INFO:

SSMH #1:
RIM ELEVATION -1297.17'
6" PVC IN FROM (S) -1291.56'
6" PVC OUT TO (N) -1291.56'

SSMH #2:
RIM ELEVATION -1292.79'
8" PVC IN FROM (E) -1284.89'
8" PVC IN FROM (S) -1284.94'
6" PVC IN FROM (S) -1289.59'
8" PVC OUT TO (W) -1284.79'

SANITARY STORM INVERT INFO:

STMH #1:
RIM ELEVATION -1296.78'
18" RCP OUT TO (N) -1293.78'

STMH #2:
RIM ELEVATION -1296.37'
18" RCP IN FROM (SE) -1292.42'
18" RCP OUT TO (W) -1292.42'

STMH #3:
RIM ELEVATION -1292.98'
18" RCP IN FROM (E) -1289.78'
18" RCP OUT TO (W) -1289.78'

BUILDING SETBACKS (PER R-0 ZONING):

FRONT 20' (SINGLE & TWO FAMILY)
FRONT 50' (OFFICE WITH PARKING IN FRONT)
FRONT 30' (OFFICE WITHOUT PARKING IN FRONT)
SIDE 0' (INTERIOR (SINGLE FAMILY))
SIDE 10' (INTERIOR (TWO FAMILY, OFFICE WITH PARKING IN FRONT & OFFICE WITHOUT PARKING IN FRONT))
SIDE 20' (EXTERIOR (SINGLE FAMILY, TWO FAMILY & OFFICE WITHOUT PARKING IN FRONT))
REAR 25' (EXTERIOR OFFICE WITH PARKING IN FRONT)

*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30' FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20' FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20' FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):
DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE 0' (INTERIOR)
REAR 0' (EXTERIOR)

*ON CORNER LOTS, STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

BUILDING SETBACKS (PER R-1 ZONING):
FRONT 20'
SIDE 0' (INTERIOR)
SIDE 20' (EXTERIOR)
REAR 25'

*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30' FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20' FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20' FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):
DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE 0' (INTERIOR)
REAR 0' (EXTERIOR)

*ON CORNER LOTS, STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

BUILDING SETBACKS (PER D-E ZONING):
RESIDENTIAL:
FRONT NONE - MIN / 20' MAX
SIDE 7' MIN / NONE - MAX
REAR - ADJACENT 12' MIN / NONE - MAX
TO RESIDENTIAL

REAR - ADJACENT 7' MIN / NONE - MAX
TO NON-RESIDENTIAL

NON-RESIDENTIAL:
FRONT NONE - MIN / 0' MAX
SIDE 7' MIN / NONE - MAX
REAR - ADJACENT 12' MIN / NONE - MAX
TO RESIDENTIAL

REAR - ADJACENT 7' MIN / NONE - MAX
TO NON-RESIDENTIAL

ENCROACHMENT STANDARDS:
- MIN. HEIGHT CLEARANCE 8'

- MIN. SETBACK ADJACENT TO AN ARTERIAL OR COLLECTOR STREET 48'

- MIN. SETBACK ADJACENT TO A DOWNTOWN RESIDENTIAL STREET 6'

*APPLIES TO ENCROACHMENTS SUCH AS CANOPIES, AWNINGS AND BALCONIES

BUILDING SETBACK NOTES:
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NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL 05070C0255K. DATED 06/05/2012)

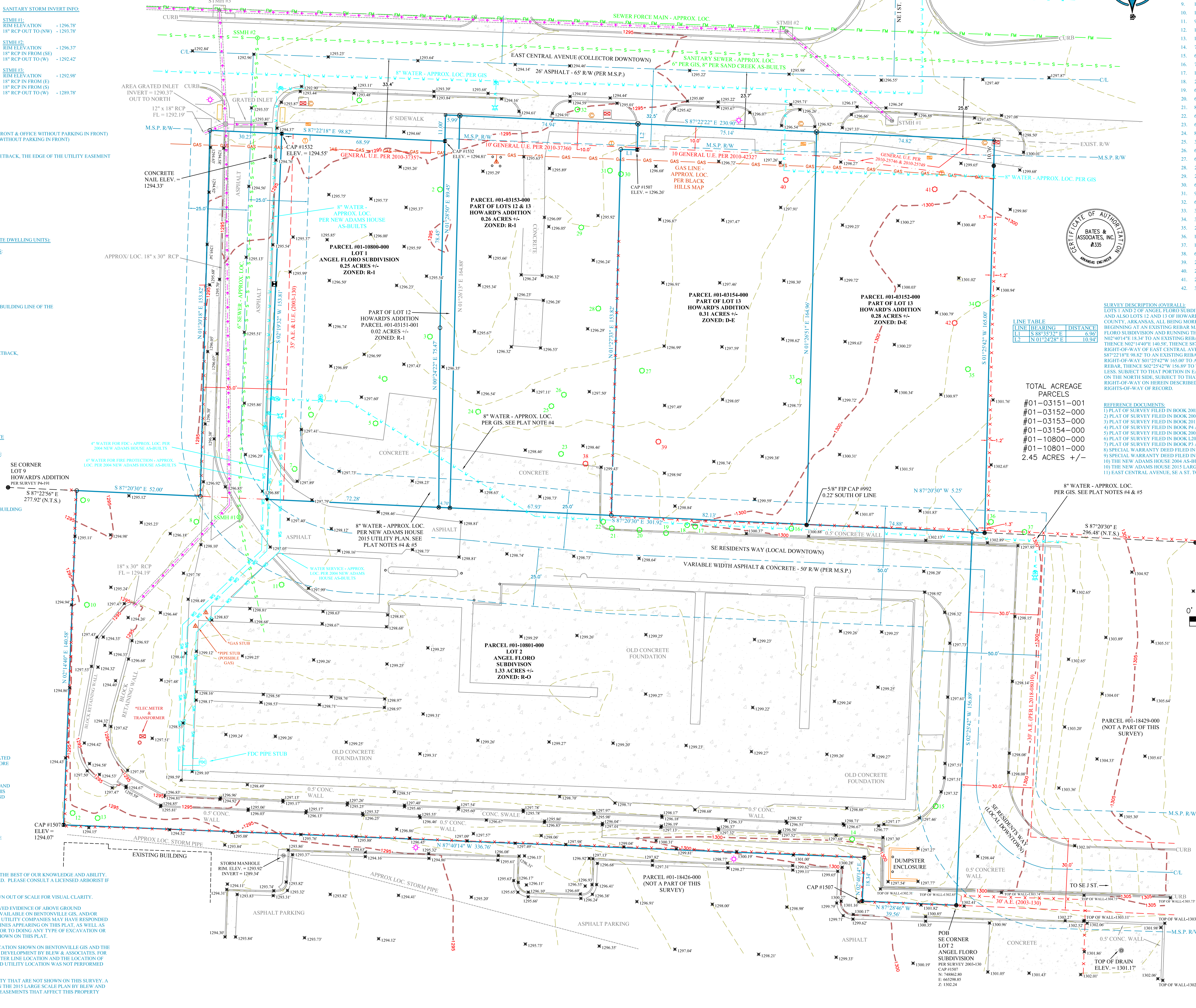
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5) THERE MAY BE UTILITY EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. A 20' WIDE UTILITY EASEMENT FOR THE 8" WATER LINE IS SHOWN ON THE 2015 LARGE SCALE PLAN BY BLEW & ASSOCIATES BUT THERE IS NO KNOWN FILED EASEMENT. UTILITY EASEMENTS THAT AFFECT THIS PROPERTY WILL NEED TO BE VERIFIED PRIOR TO DEVELOPMENT.



TOTAL ACRES
#01-03151-001
#01-03152-000
#01-03153-000
#01-03154-000
#01-10800-000
#01-10801-000
2.45 ACRES +/-

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2002 AT PAGE 304
2) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 130
3) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 62
4) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 191
5) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 1198
6) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 08010
7) PLAT OF SURVEY FILED IN BOOK 21 AT PAGE 602
8) SPECIAL WARRANTY DEED FILED IN BOOK 12021 AT PAGE 18037
9) SPECIAL WARRANTY DEED FILED IN BOOK 12021 AT PAGE 74050
10) THE NEW ADAMS HOUSE 2004 AS-BUILT PLANS AVAILABLE ON BENTONVILLE GIS
11) THE NEW ADAMS HOUSE 2015 LARGE SCALE DEVELOPMENT PLANS AVAILABLE ON BENTONVILLE GIS
11) EAST CENTRAL AVENUE, SE AT SE J. ST IMPROVEMENTS AS-BUILT PLANS

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

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THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

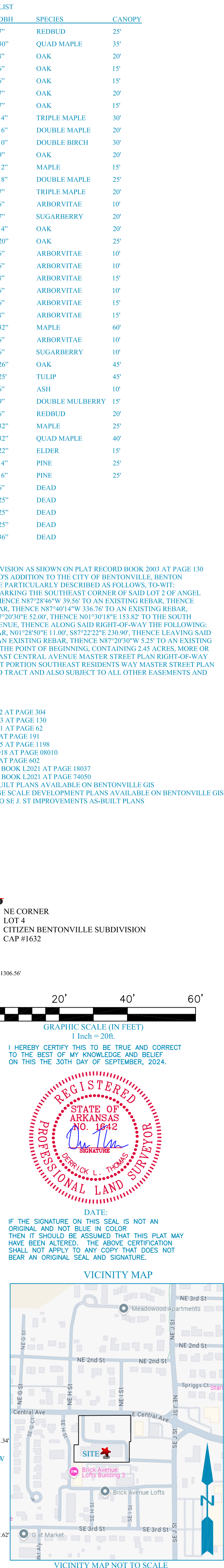
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RECORDING NUMBER/DATE

DATE: 10/17/24
SCALE: 1"=20'
DRAWN BY: J. A. 2
CHECKED BY: J. A. 2
REVIEWED BY: J. A. 2
COX #3355

FOR USE AND BENEFIT OF:
APPLEJACK II LLC.
2208 E Pleasant Ridge Dr., Fayetteville, Arkansas 72704-4742 9359
BATES & ASSOCIATES, INC., Registered Professional Land Surveyor
1000 N. Bentonville Blvd., Bentonville, Arkansas 72716-4444 9359
I HEREBY CERTIFY THAT THE SIGNATURE OF THE SURVEYOR IS NOT AN ORIGINAL AND NOT BLUE IN COLOR. IF THE SIGNATURE OF THE SURVEYOR 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.

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PRELIMINARY PLAT OF APPLEJACK II TOWNHOMES (PAGE 1 OF 2)

CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

LAST SITE VISIT:
MAY 13, 2025

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

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

PROPERTY ZONED:
PRD - PLANNED RESIDENTIAL DEVELOPMENT

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

REFERENCE DOCUMENTS:
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2) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 130
3) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 62
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6) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 08010
7) PLAT OF SURVEY FILED IN BOOK P3 AT PAGE 602
8) SPECIAL WARRANTY DEED FILED IN BOOK L2021 AT PAGE 18037
9) SPECIAL WARRANTY DEED FILED IN BOOK L2021 AT PAGE 74050
10) THE NEW ADAMS HOUSE 2004 AS-BUILT PLANS AVAILABLE ON BENTONVILLE GIS
10) THE NEW ADAMS HOUSE 2015 LARGE SCALE DEVELOPMENT PLANS AVAILABLE ON BENTONVILLE GIS
11) EAST CENTRAL AVENUE, SE A ST. TO SE J. ST IMPROVEMENTS AS-BUILT PLANS

SURVEY DESCRIPTIONS:

APPLEJACKS II TOWNHOMES:
LOTS 1 AND 2 OF ANGEL FLORO SUBDIVISION AS SHOWN ON PLAT RECORD BOOK 2003 AT PAGE 130 AND ALSO A PART OF LOTS 12 AND 13
OF HOWARD'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 2 OF ANGEL FLORO SUBDIVISION
AND RUNNING THENCE N87°28'46"W 39.56' TO AN EXISTING REBAR, THENCE N02°40'14"E 18.34' TO AN EXISTING REBAR, THENCE N87°40'14"W
336.76' TO AN EXISTING REBAR, THENCE N02°14'40"E 140.58', THENCE S87°20'30"E 52.00', THENCE N01°30'18"E 153.82' TO THE SOUTH MASTER
STREET PLAN RIGHT-OF-WAY OF EAST CENTRAL AVENUE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°22'18"E 98.82' TO AN
EXISTING REBAR, N01°28'50"E 0.95', S87°55'14"E 120.88', S87°55'10"E 23.84', S88°54'15"E 86.14', THENCE LEAVING SAID RIGHT-OF-WAY
S01°25'42"W 158.64' TO AN EXISTING REBAR, THENCE N87°20'30"W 5.25', THENCE S02°25'42"W 156.89' TO THE POINT OF BEGINNING,
CONTAINING 2.40 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION:

A PART OF LOTS 12 AND 13 OF HOWARD'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 2
OF ANGEL FLORO SUBDIVISION AS SHOWN ON PLAT RECORD BOOK 2003 AT PAGE 130 AND RUNNING THENCE N02°25'42"E 156.89', THENCE
S87°20'30"E 5.25' TO AN EXISTING REBAR, THENCE N01°25'42"E 158.64' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF EAST
CENTRAL AVENUE MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING:
N88°54'15"W 86.14', N87°55'10"W 23.84', N87°55'14"W 120.88', THENCE LEAVING SAID RIGHT-OF-WAY N01°28'50"E 10.05' TO AN EXISTING NAIL IN
CONCRETE, THENCE S87°22'22"E 230.90', THENCE S01°25'42"W 6.36' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:

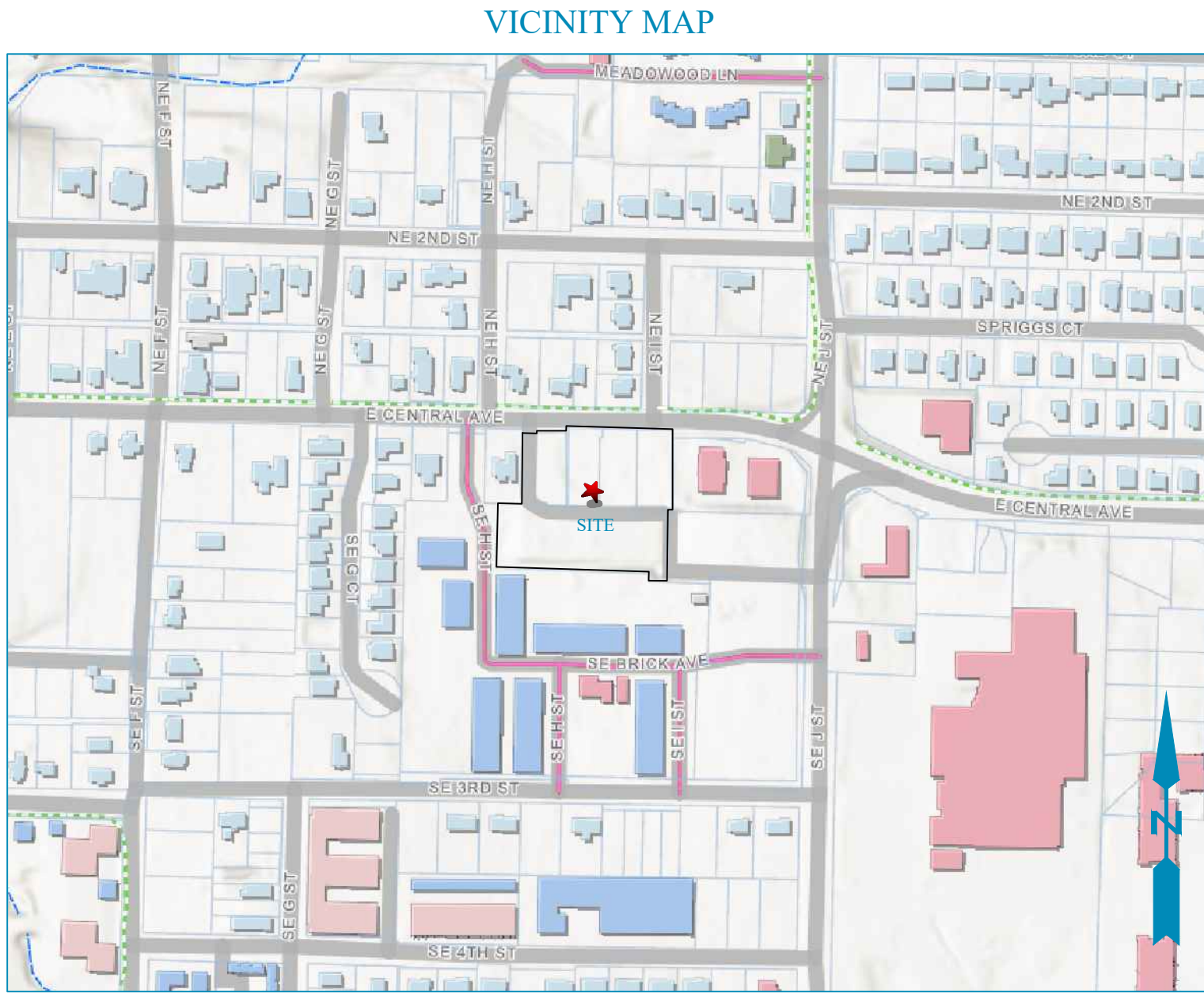
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A"
OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE
PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY,
ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

BEUD NOTES:

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

PLAT NOTES:

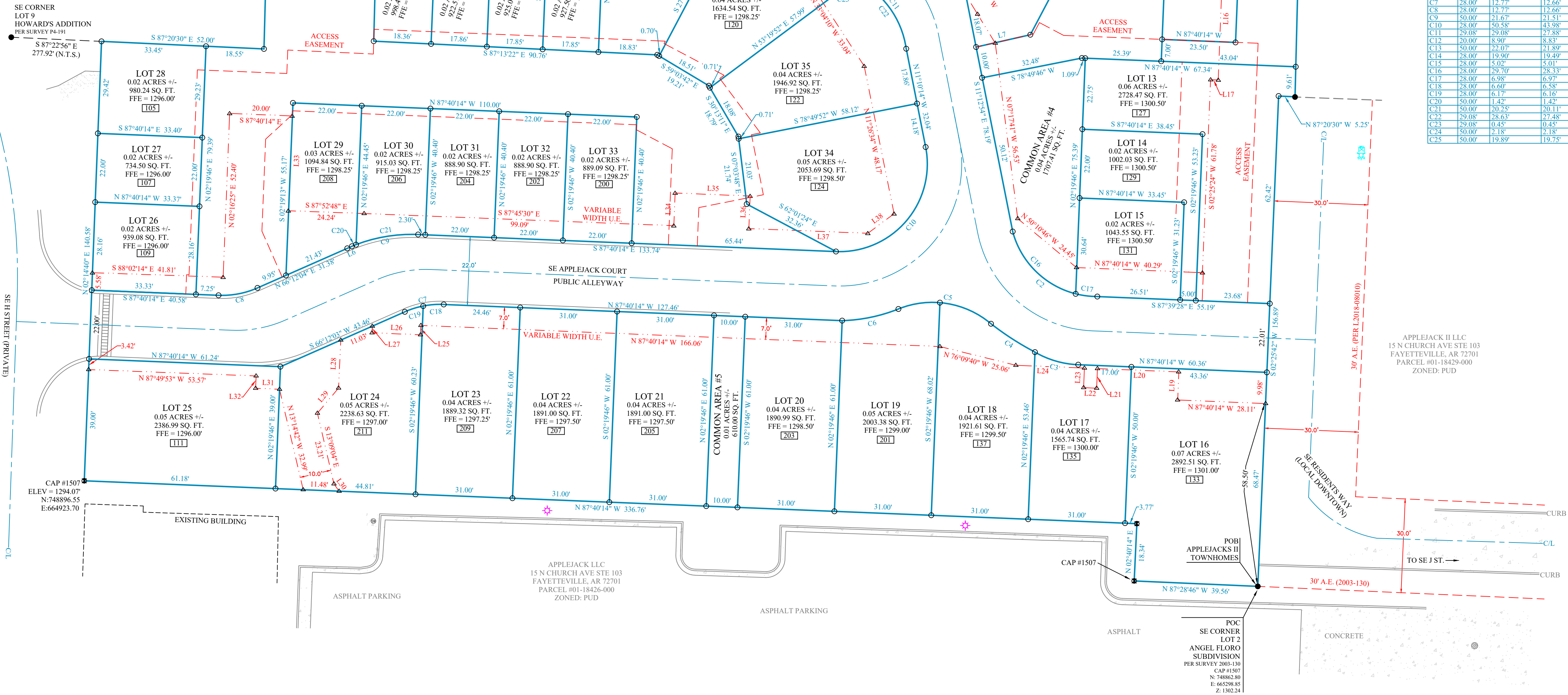
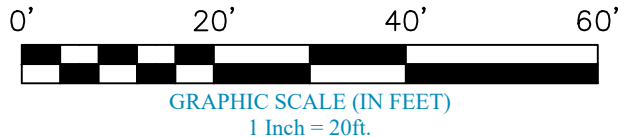
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DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE
NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF
BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT
EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY
DRAINAGE EASEMENTS.
6. THERE ARE NO EXISTING WETLANDS ON SITE.



PRELIMINARY PLAT FOR APPLEJACK II TOWNHOMES (PAGE 2 OF 2)

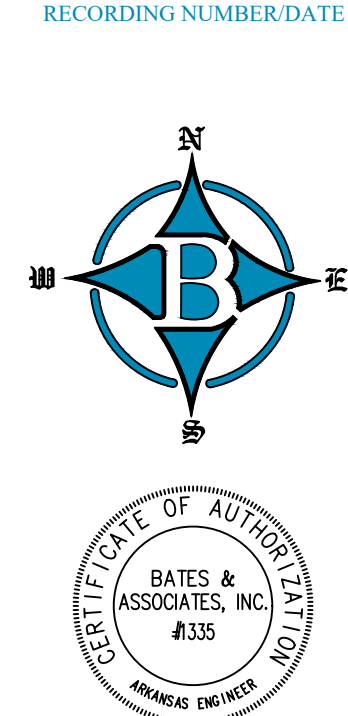
LINE TABLE

LINE	BEARING	DISTANCE
1.1	N 01°28'50" E	10.95
1.2	N 01°28'50" E	10.05
1.3	S 01°25'52" W	6.35
1.4	N 02°19'46" E	4.00
1.5	S 27°49'46" W	5.13
1.6	N 66°39'10" E	1.61
1.7	N 77°14'21" E	17.72
1.8	S 36°01'12" W	19.26
1.9	N 87°40'14" W	18.80
1.10	N 02°19'46" E	3.75
1.11	N 87°40'14" W	4.00
1.12	S 02°19'46" W	3.75
1.13	N 02°19'46" E	3.83
1.14	N 87°40'14" W	4.00
1.15	S 02°19'46" W	3.83
1.16	S 02°14'33" W	33.63
1.17	N 87°13'07" W	2.44
1.18	N 36°01'12" E	8.80
1.19	N 02°16'00" E	8.98
1.20	N 87°40'14" W	26.04
1.21	S 02°19'46" W	6.25
1.22	N 87°40'14" W	4.10
1.23	S 02°19'46" E	6.25
1.24	N 87°40'14" W	21.85
1.25	S 02°19'46" W	3.00
1.26	N 87°40'14" W	15.50
1.27	N 02°19'46" E	2.13
1.28	S 02°36'33" W	15.34
1.29	N 40°06'57" W	10.49
1.30	S 35°03'54" E	2.85
1.31	N 87°40'14" W	7.63
1.32	S 87°40'14" E	24.00
1.33	S 02°19'46" W	30.33
1.34	N 02°19'46" E	10.45
1.35	S 87°40'14" E	24.00
1.36	S 02°19'46" W	10.42
1.37	S 87°45'30" E	38.05
1.38	N 53°17'43" E	10.40
1.39	N 87°40'14" W	18.09
1.40	N 02°19'46" E	1.60



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	28.00	64.59	34.11	S 52°10'07" E	51°19'01" E	13.36
C2	28.00	66.68	34.11	S 52°28'11" E	75°03'39" E	21.51
C3	30.00	14.61	14.47	N 73°43'04" W	27°54'19" W	7.45
C4	92.33	16.67	16.65	N 57°10'24" W	10°20'48" W	8.36
C5	29.01	31.50	29.98	N 80°55'41" W	62°12'43" W	17.50
C6	52.43	18.48	18.38	S 78°17'38" W	20°11'25" E	9.33
C7	18.00	12.77	12.66	S 91°55'54" W	36°07'44" W	6.50
C8	28.00	12.77	12.66	N 79°15'54" E	26°07'44" E	6.50
C9	50.00	21.67	21.51	N 79°54'40" E	24°50'13" E	11.01
C10	28.00	60.58	43.98	N 49°54'46" E	103°30'00" E	35.53
C11	29.08	29.08	27.88	N 36°40'14" W	57°17'23" W	15.89
C12	20.00	8.90	8.83	N 74°51'14" W	25°30'00" W	4.53
C13	50.00	27.07	21.89	N 75°01'15" W	55°17'24" W	11.22
C14	28.00	19.90	19.49	S 77°01'51" E	40°43'44" E	10.39
C15	28.00	5.02	5.01	S 82°31'59" E	10°16'31" E	2.24
C16	28.00	29.70	28.33	S 45°19'24" E	60°46'1" E	16.42
C17	28.00	6.98	6.97	S 82°51'17" E	14°17'23" E	3.51
C18	28.00	6.60	6.58	S 85°43'49" W	13°30'15" W	2.52
C19	28.00	6.19	6.16	S 72°30'47" W	12°37'28" W	3.10
C20	50.00	1.42	1.42	N 68°18'26" E	1°37'46" E	0.71
C21	50.00	20.28	20.11	N 80°43'33" E	23°17'23" E	10.27
C22	29.08	28.63	27.48	N 36°13'26" W	56°34'48" W	15.59
C23	29.08	0.45	0.45	N 64°32'08" W	0°53'35" W	0.23
C24	50.00	2.18	2.18	N 86°35'08" W	2°30'12" W	1.09
C25	50.00	19.89	19.75	N 73°46'28" W	22°47'13" W	10.08



LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

BATES
Engineers - Surveyors

7220 E Pleasant Ridge Dr • Fayetteville, Arkansas 72704 • 479.442.8500

FOR USE AND BENEFIT OF:
APPLEJACK II LLC.

DATE: 10/10/2020
SCALE: 1"=20'
LOTTING: 1 & 2
SUBDIVISION: 12 & 13
HOWARD'S ADDITION

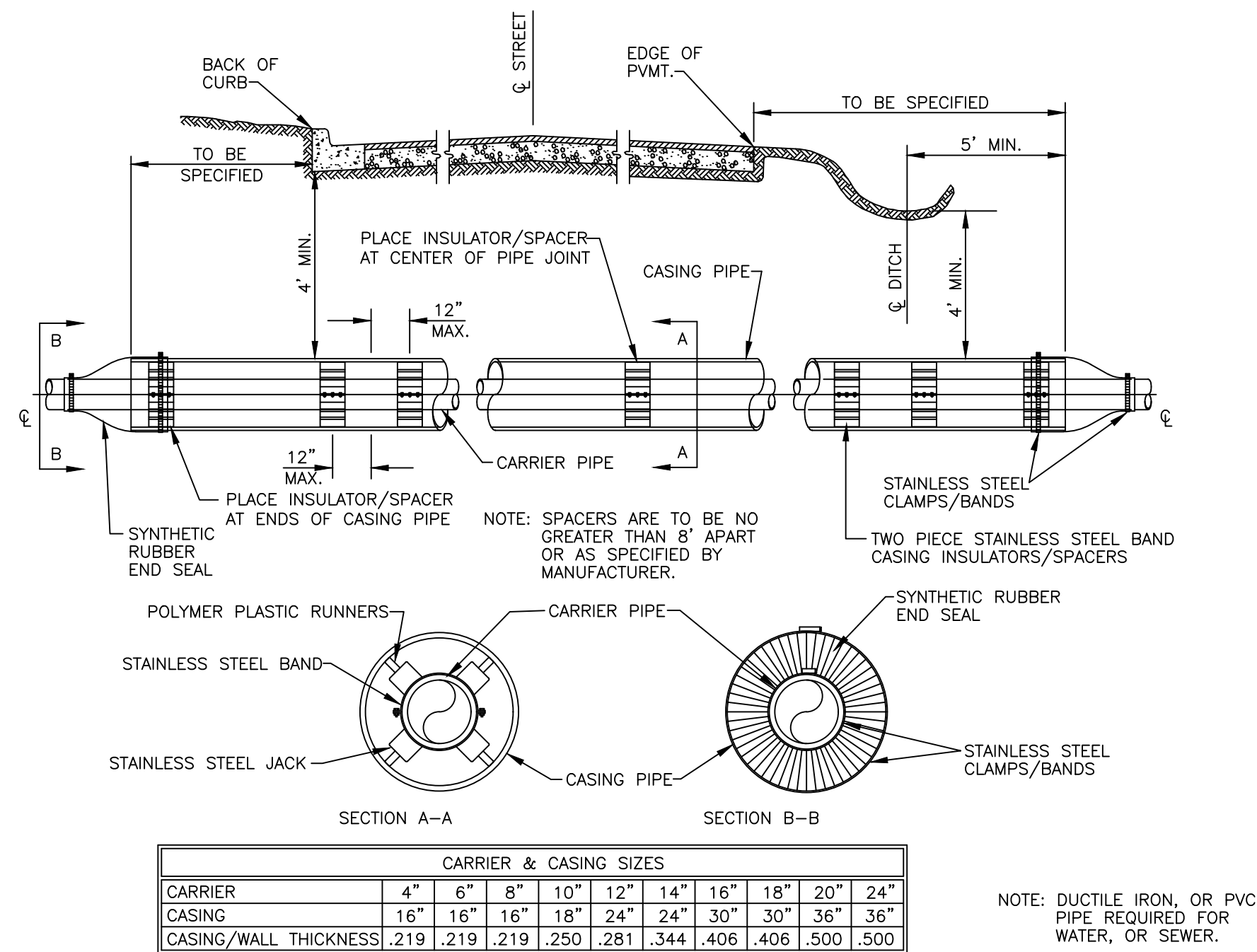
DRAWING #24-226
PREPLAT V.3

FOR USE AND BENEFIT OF:
APPLEJACK II LLC.

DATE: 10/10/2020
SCALE: 1"=20'
LOTTING: 1 & 2
SUBDIVISION: 12 & 13
HOWARD'S ADDITION

DRAWING #24-226
PREPLAT V.3

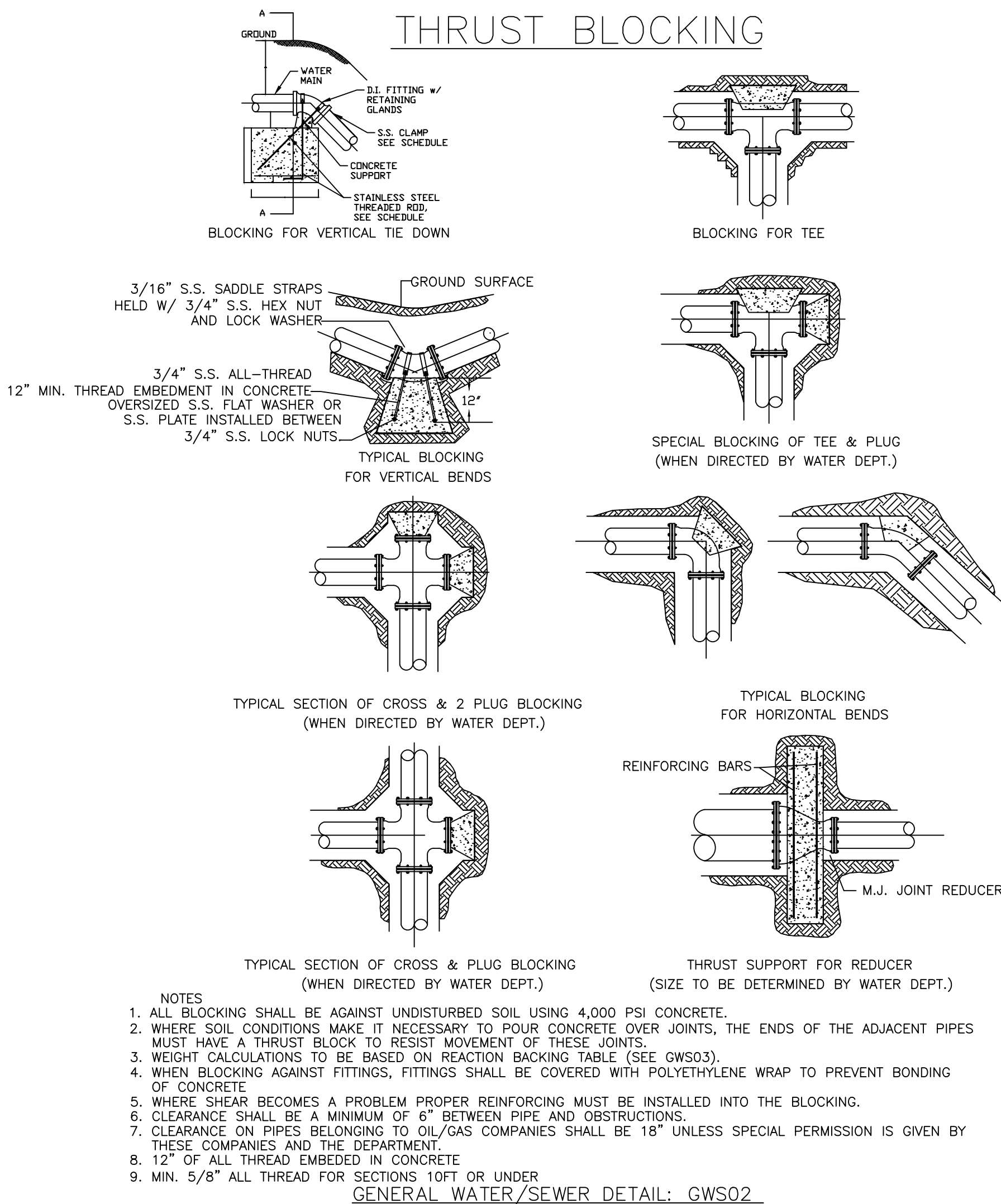
ENCASEMENT DETAIL



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

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



- NOTES
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 4,000 PSI CONCRETE.
 2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
 3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS03).
 4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE WRAP TO PREVENT BONDING OF CONCRETE
 5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
 6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
 7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES AND THE DEPARTMENT.
 8. 12" OF ALL THREAD EMBEDDED IN CONCRETE
 9. MIN. 5/8" ALL THREAD FOR SECTIONS 10FT OR UNDER
- GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

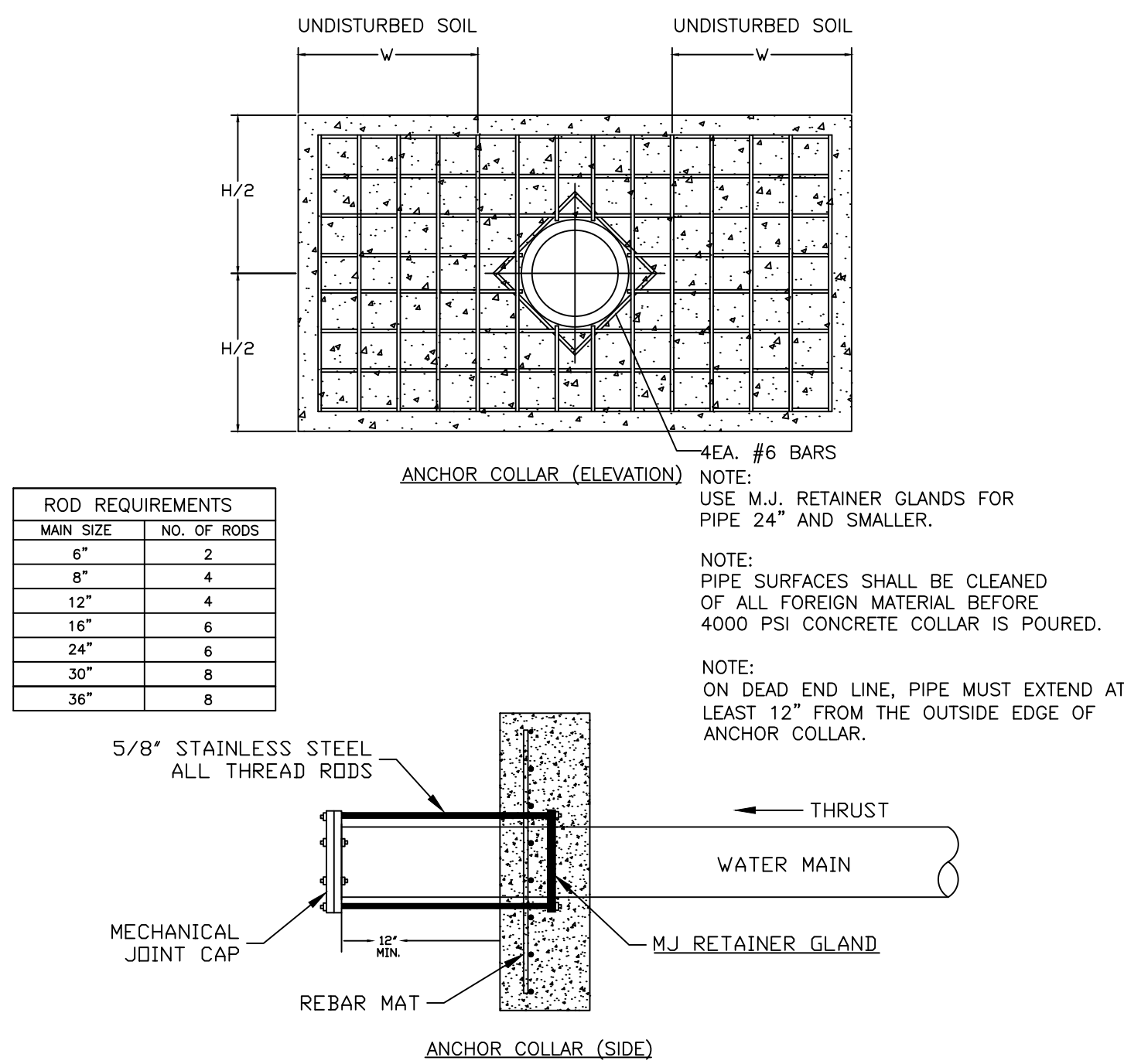
BLOCKING SCHEDULE						
PIPE SIZE		BENDS			ROD DIA.	
		45°	22 1/2°	11 1/4°		
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.	
	A (FT.)	5.00'	4.00'	3.00'		
	B (FT.)	4.00'	3.20'	2.80'		
	C (FT.)	5.00'	4.00'	3.00'		
		MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4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

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

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

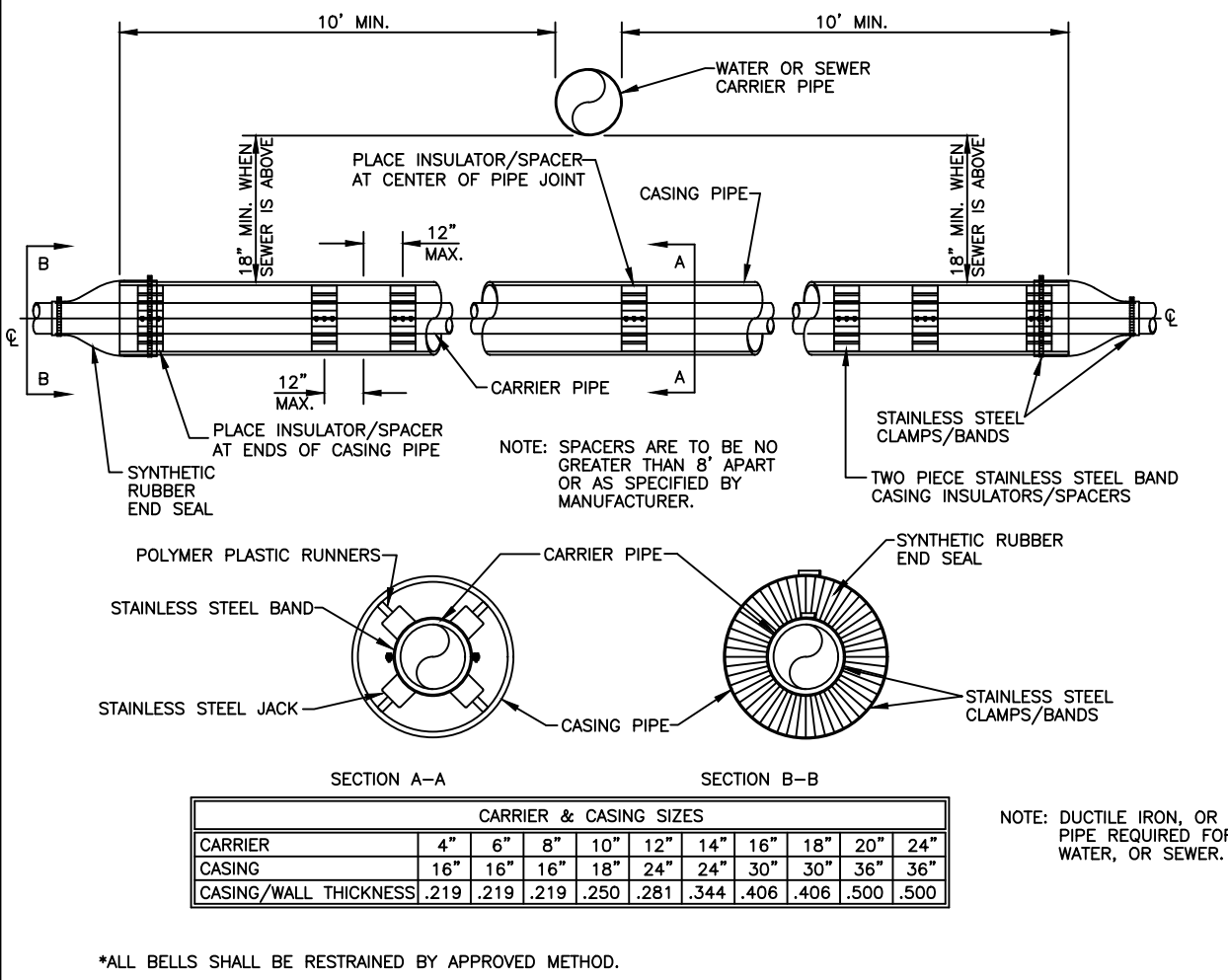
PIPE SIZE	ANCHOR COLLAR SCHEDULE					REINFORCING BARS	
	W	H	T	M		"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND		#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND		#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND		#6@6"	#6@6"
18"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND		#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND		#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND		#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"		#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"		#8@6"	#7@10"



NOTE:
ALL-THREAD STEEL RODS SHALL BE 5/8" STAINLESS STEEL WITH STAINLESS STEEL HARDWARE.

GENERAL WATER/SEWER DETAIL: GWS04

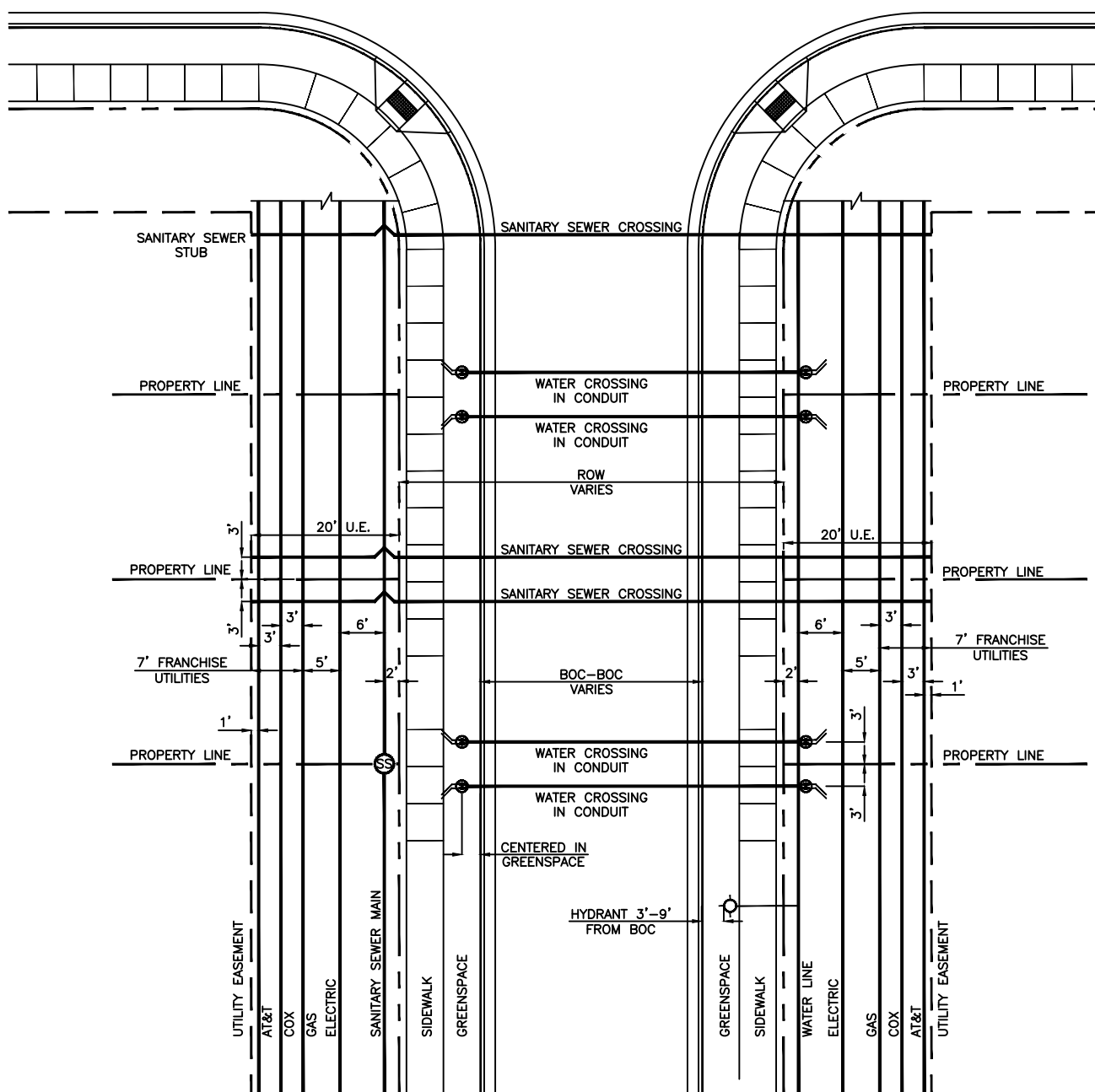
ENCASEMENT CROSSING DETAIL



*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

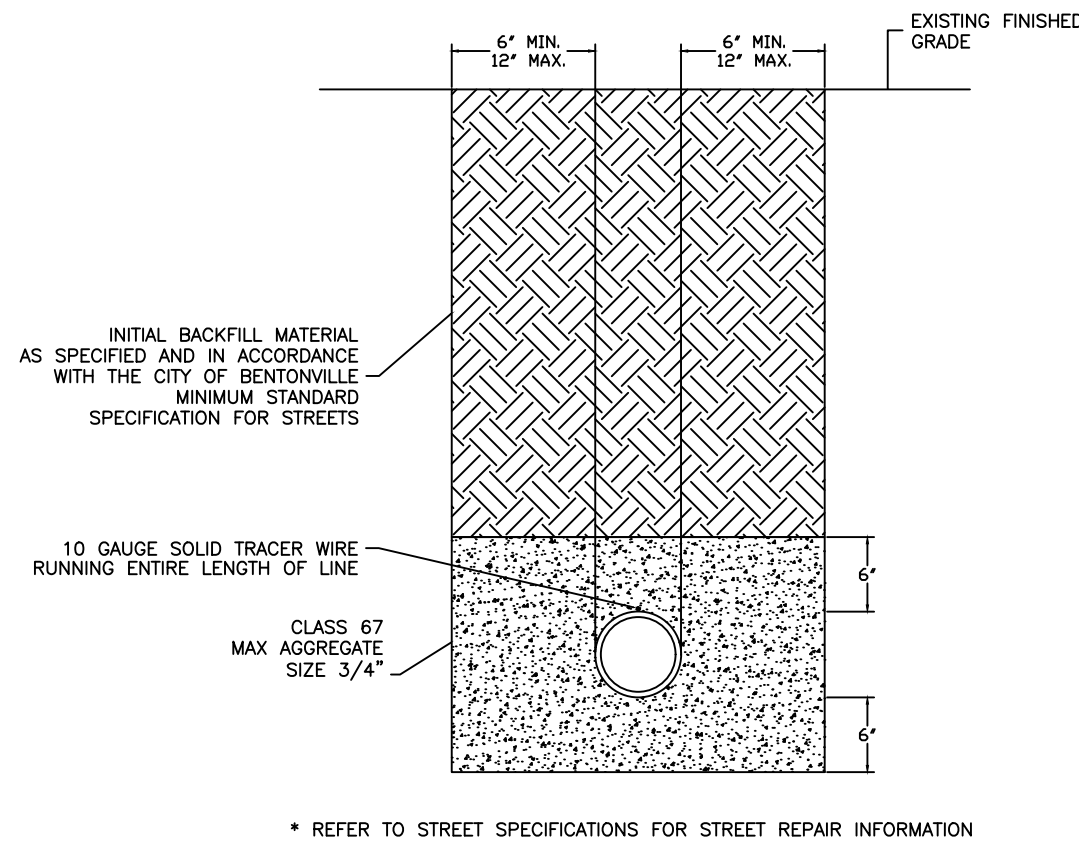
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



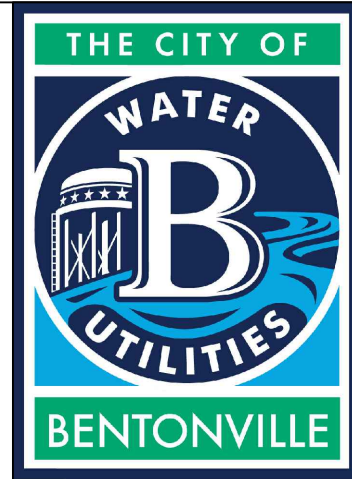
GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



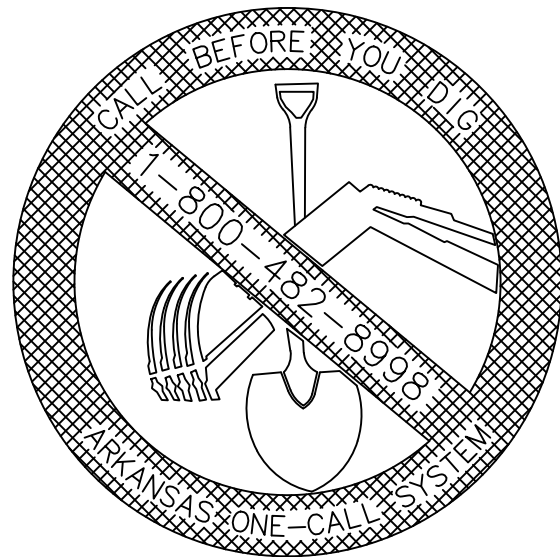
* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07



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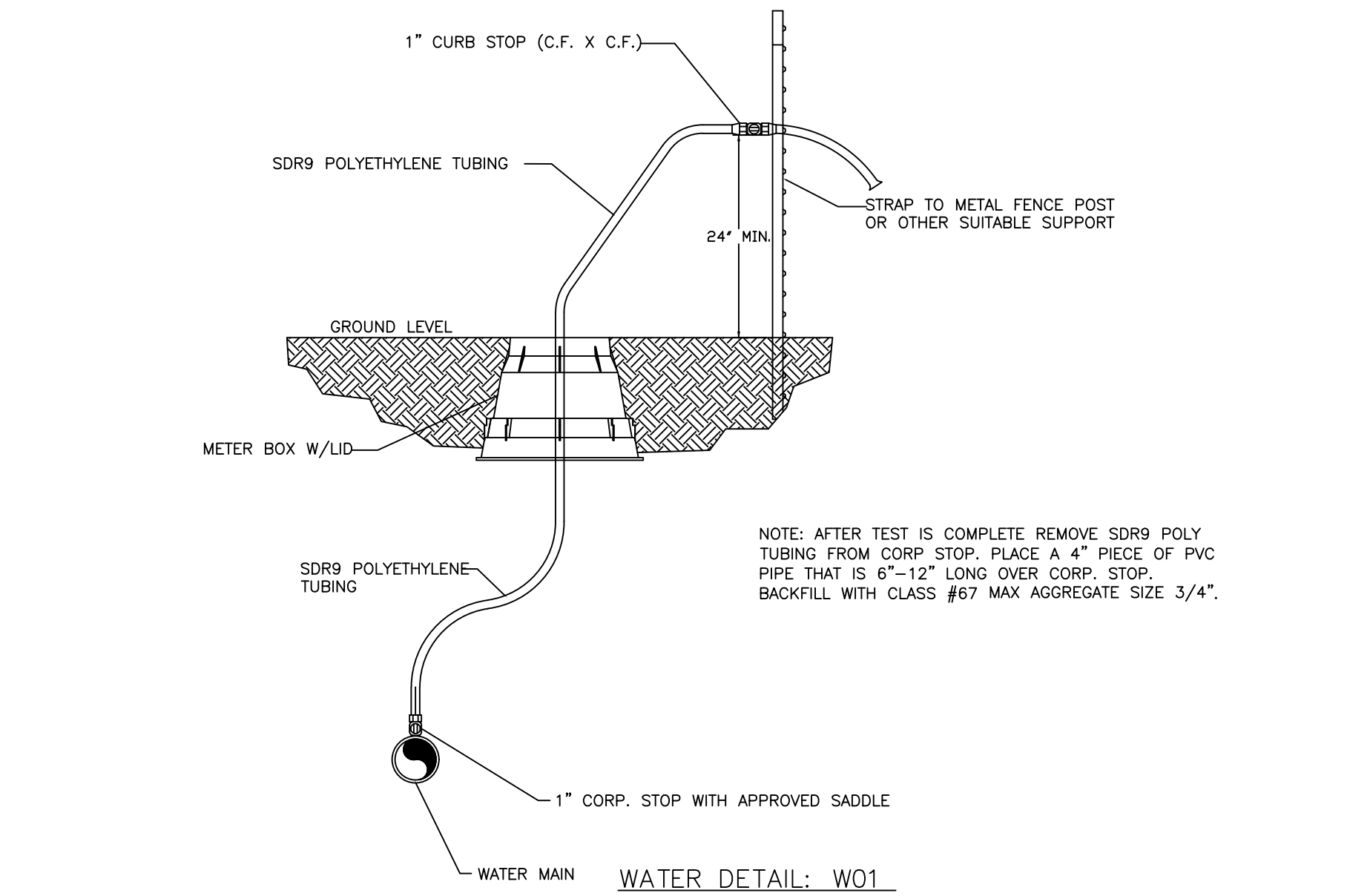
WATER/SEWER DETAILS



REVISION:
2024

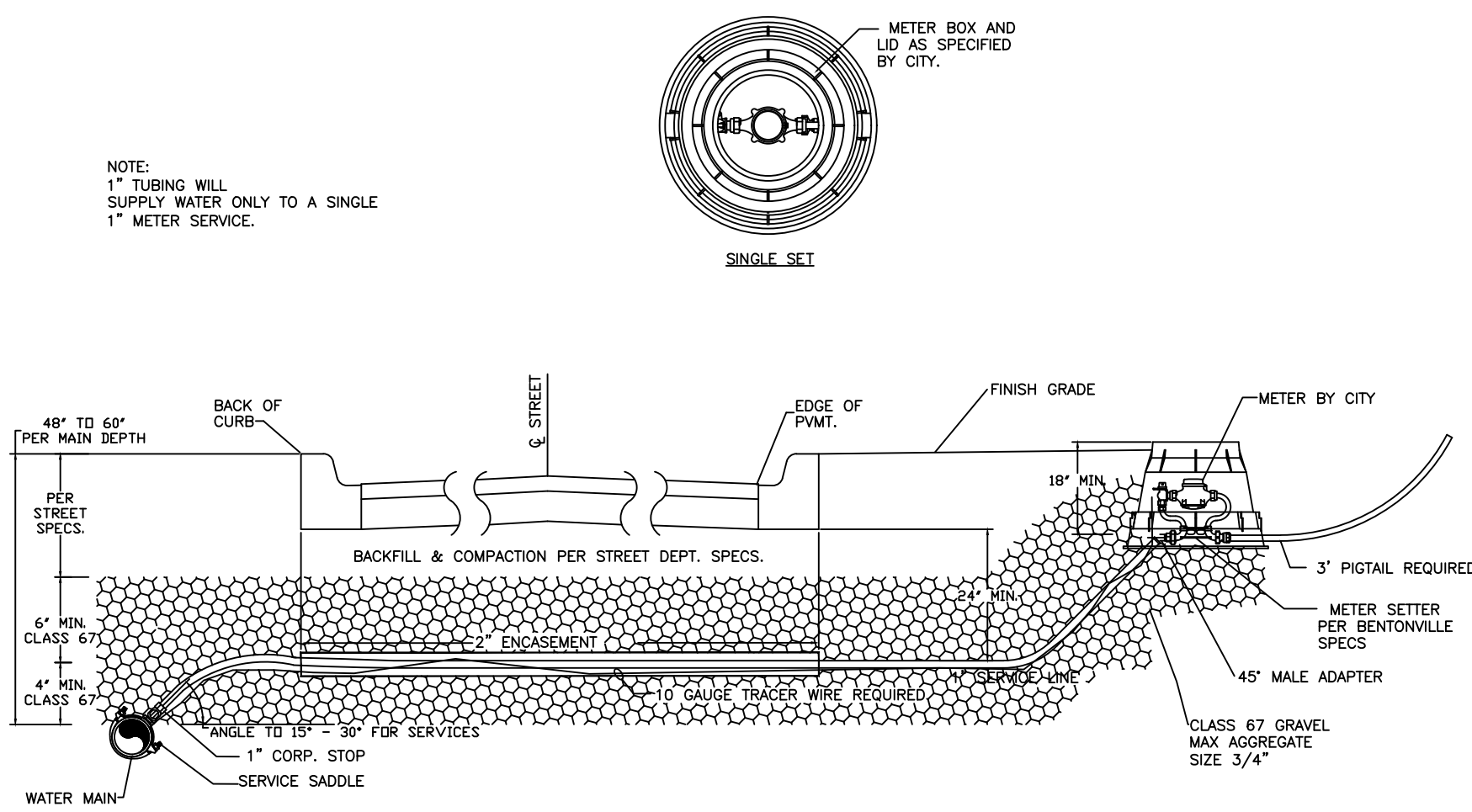
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 1	OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



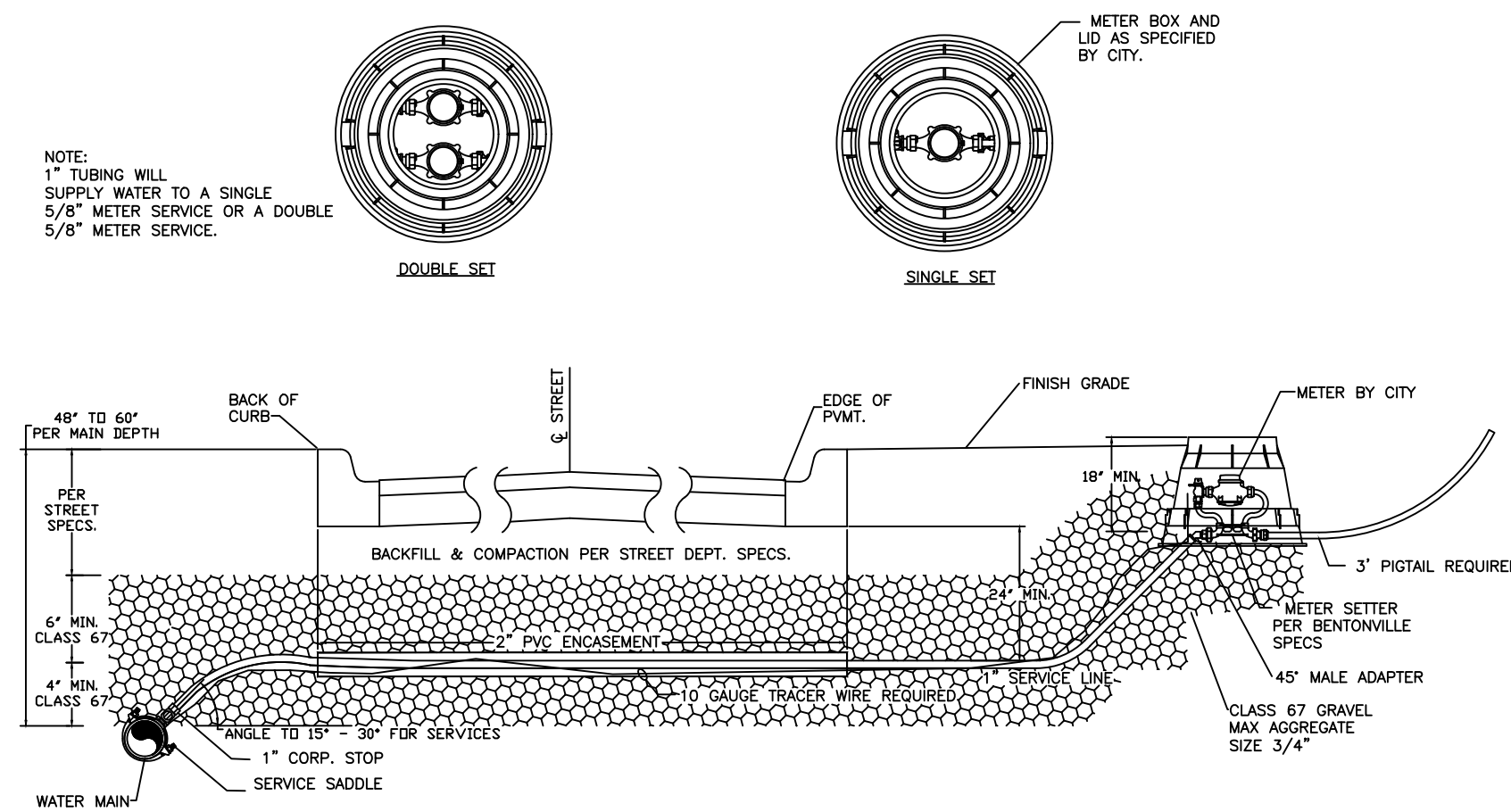
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



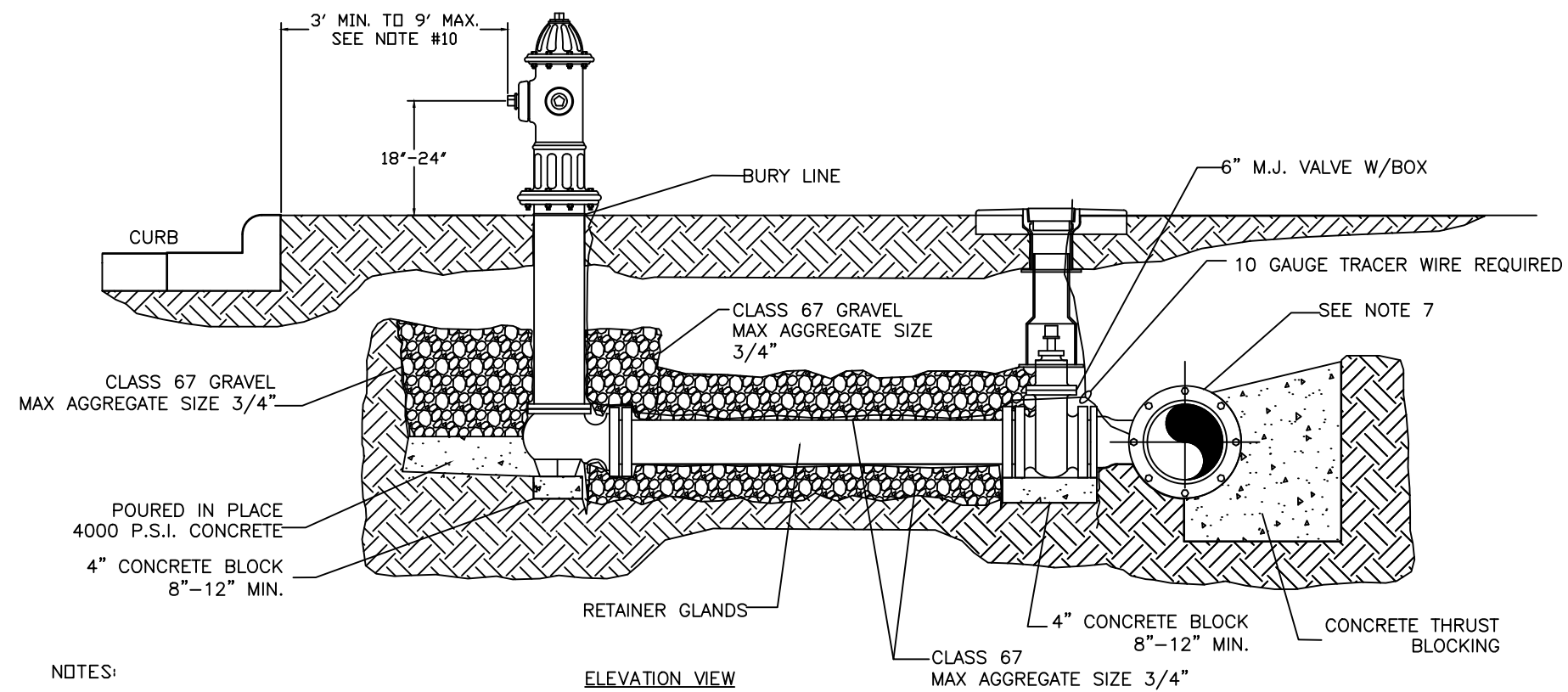
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



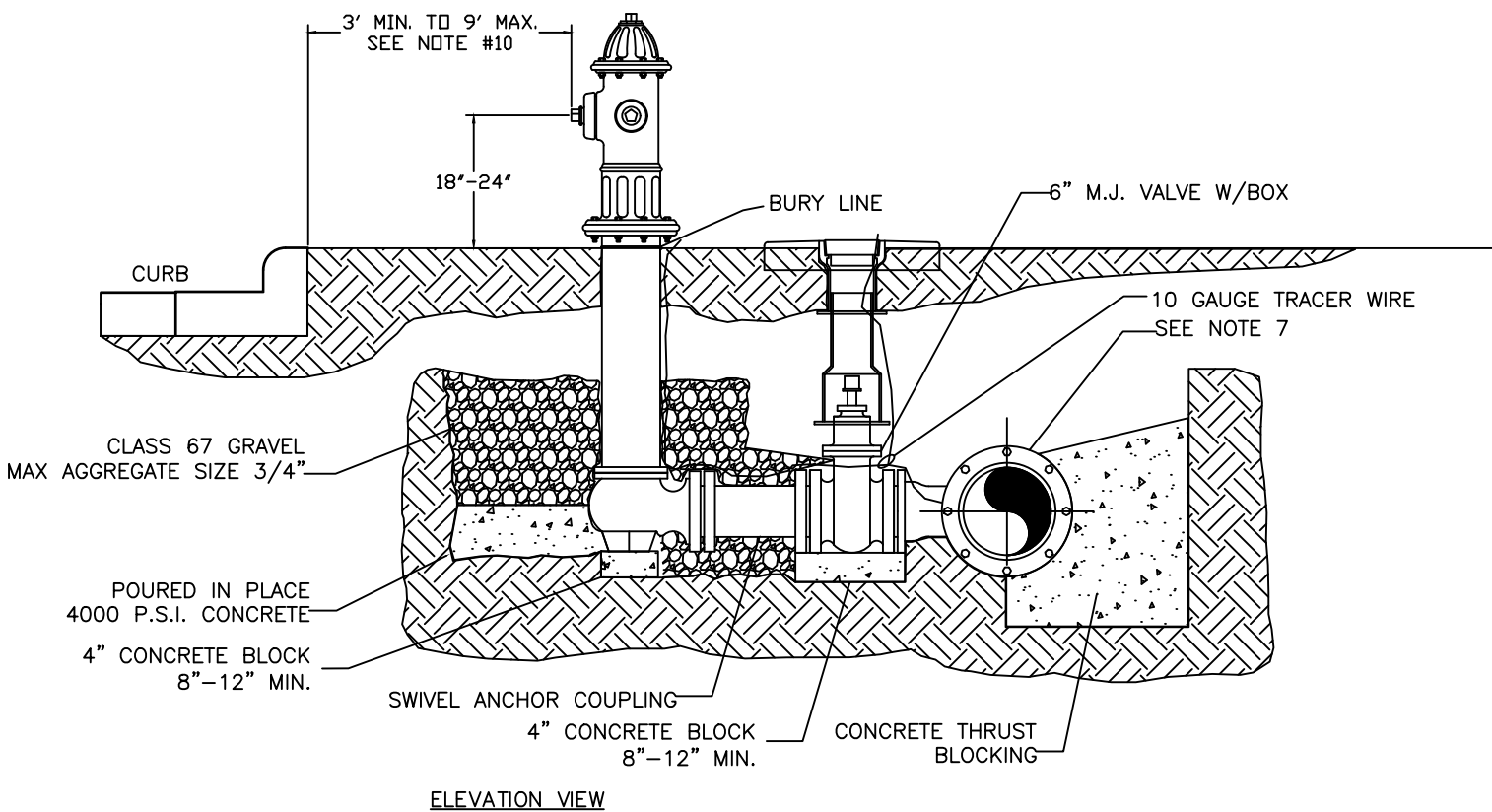
WATER DETAIL: W03

FIRE HYDRANT DETAIL W/
RETAINER GLANDS



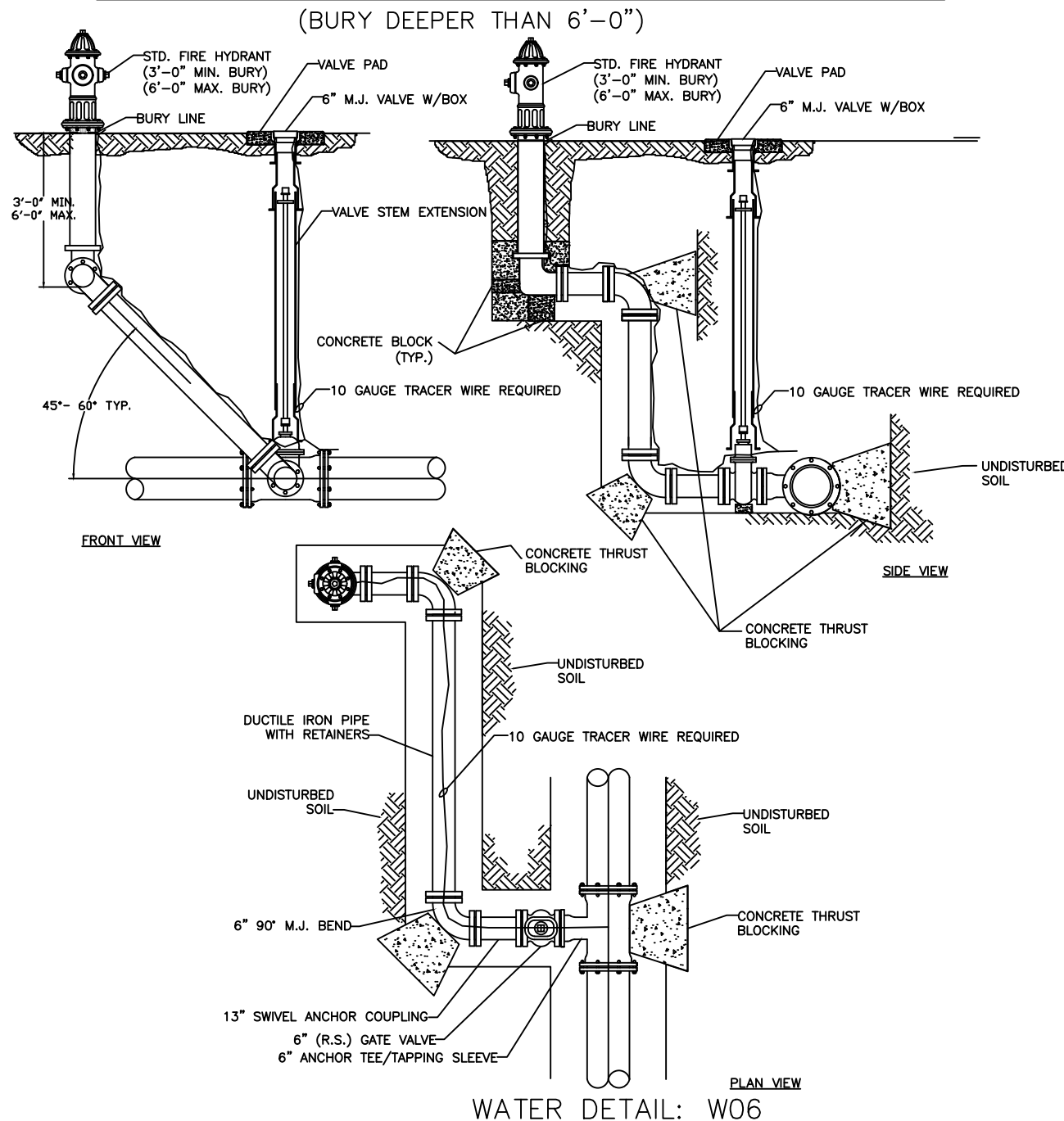
WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



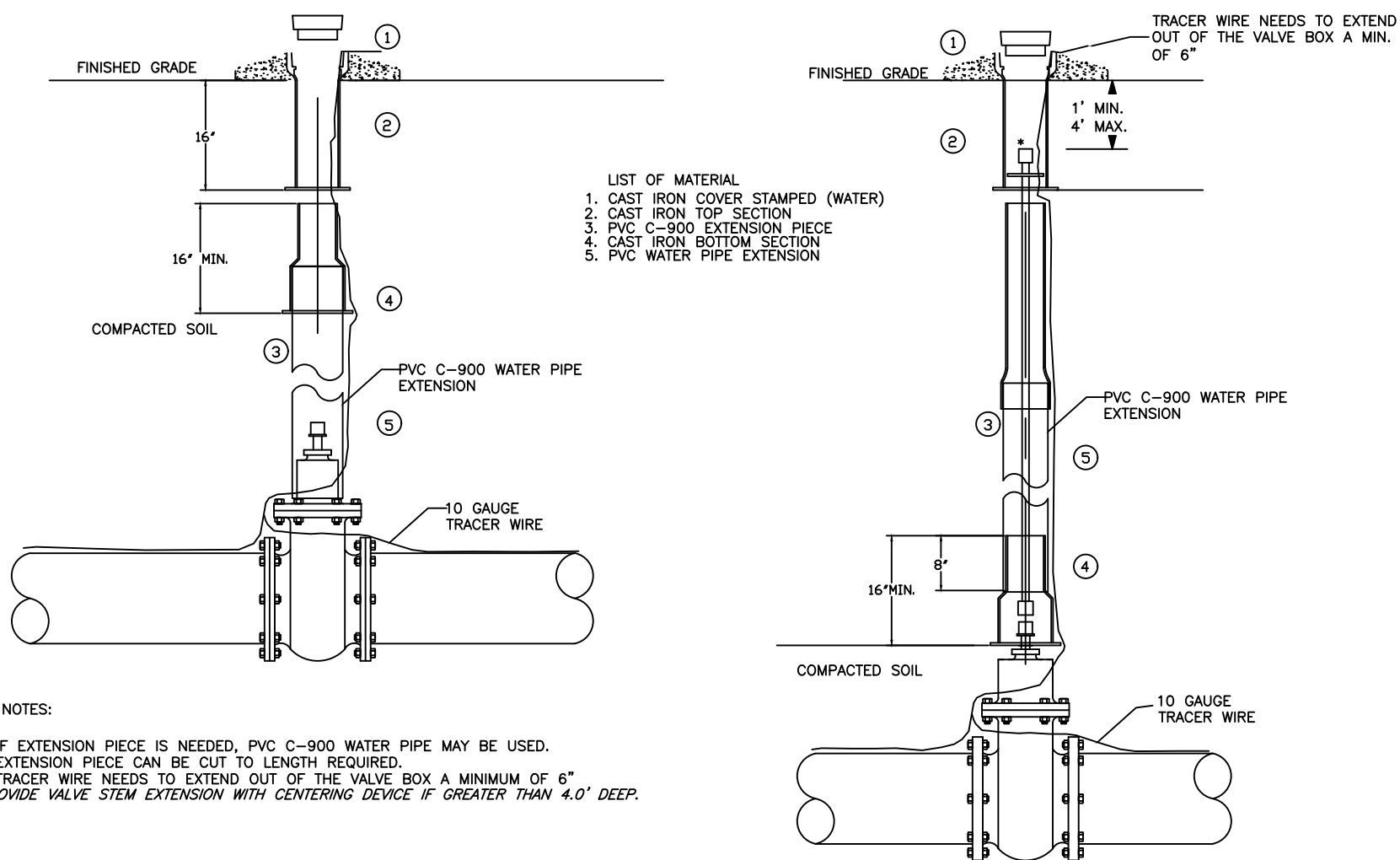
WATER DETAIL: W05

DEEP BURY FIRE HYDRANTS



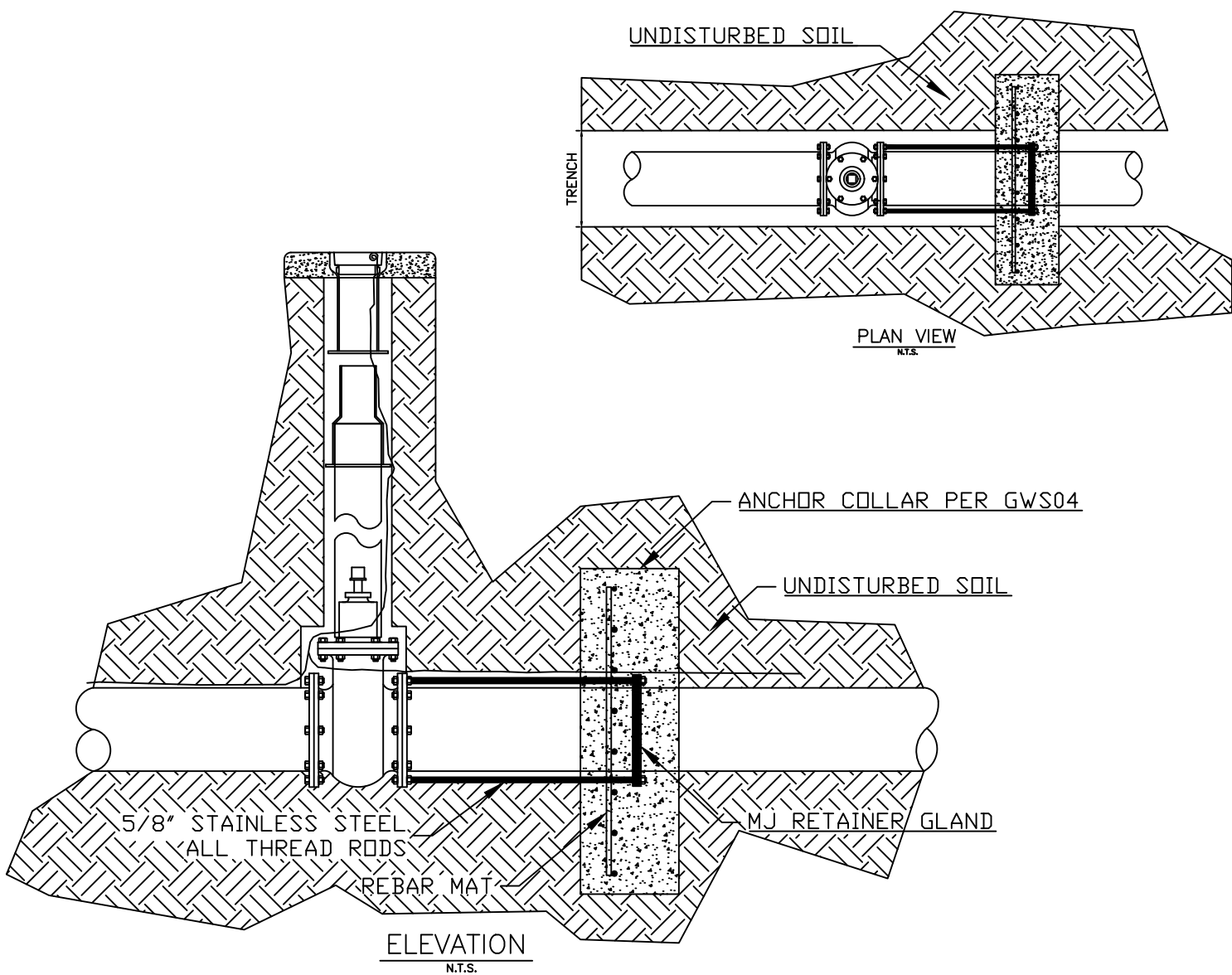
WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



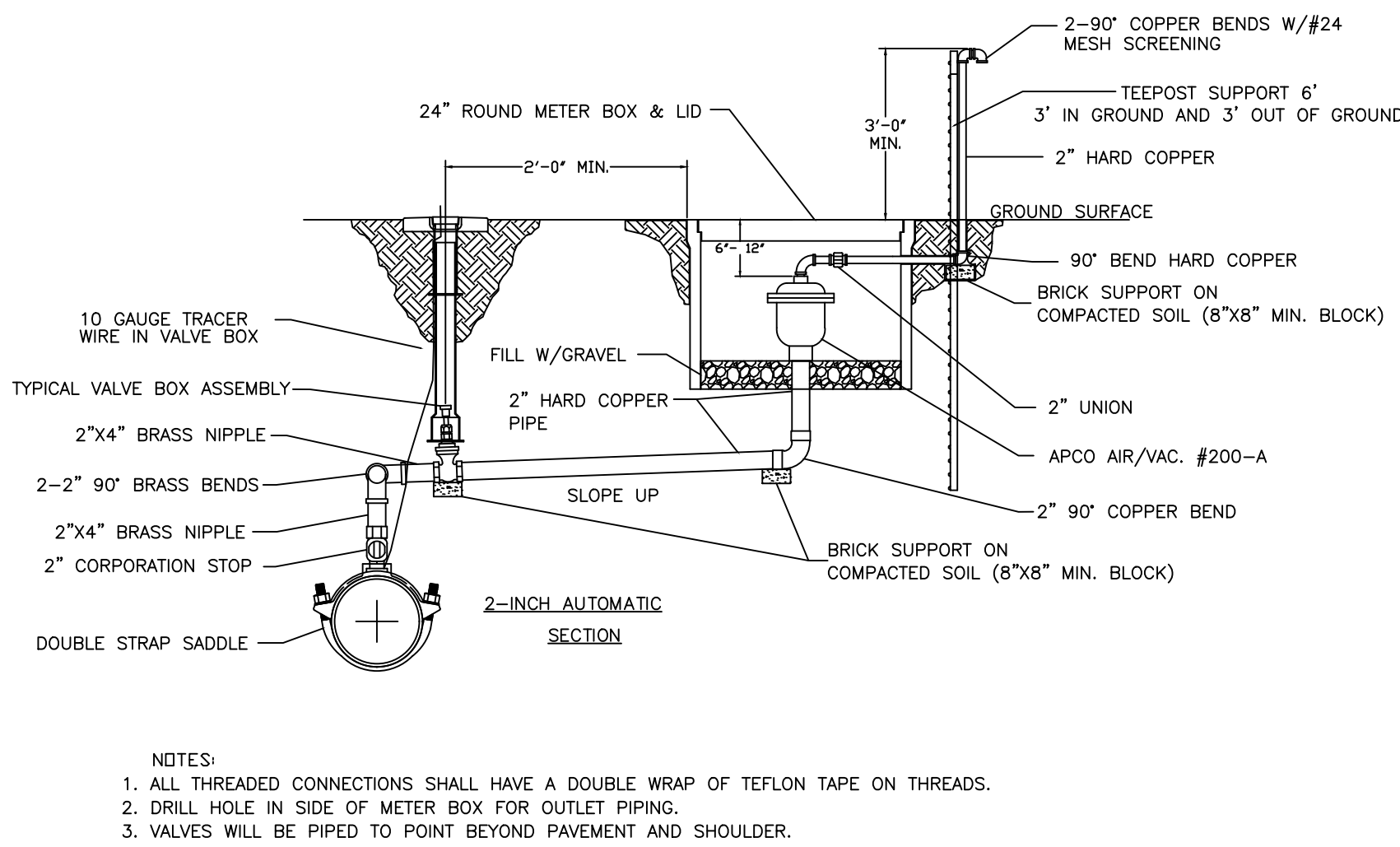
WATER DETAIL: W07

RESTRAINED GATE VALVE

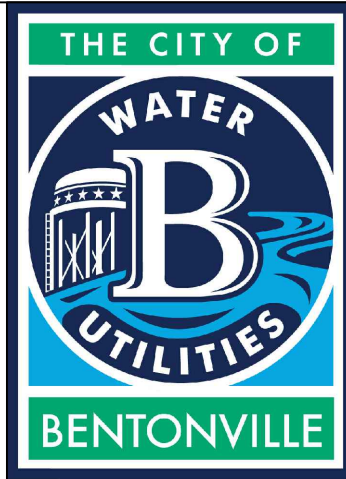


WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL

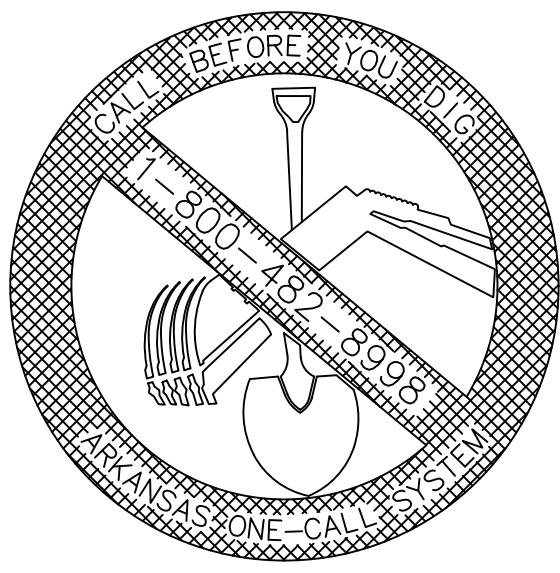


WATER DETAIL: W09



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WATER
DETAILS

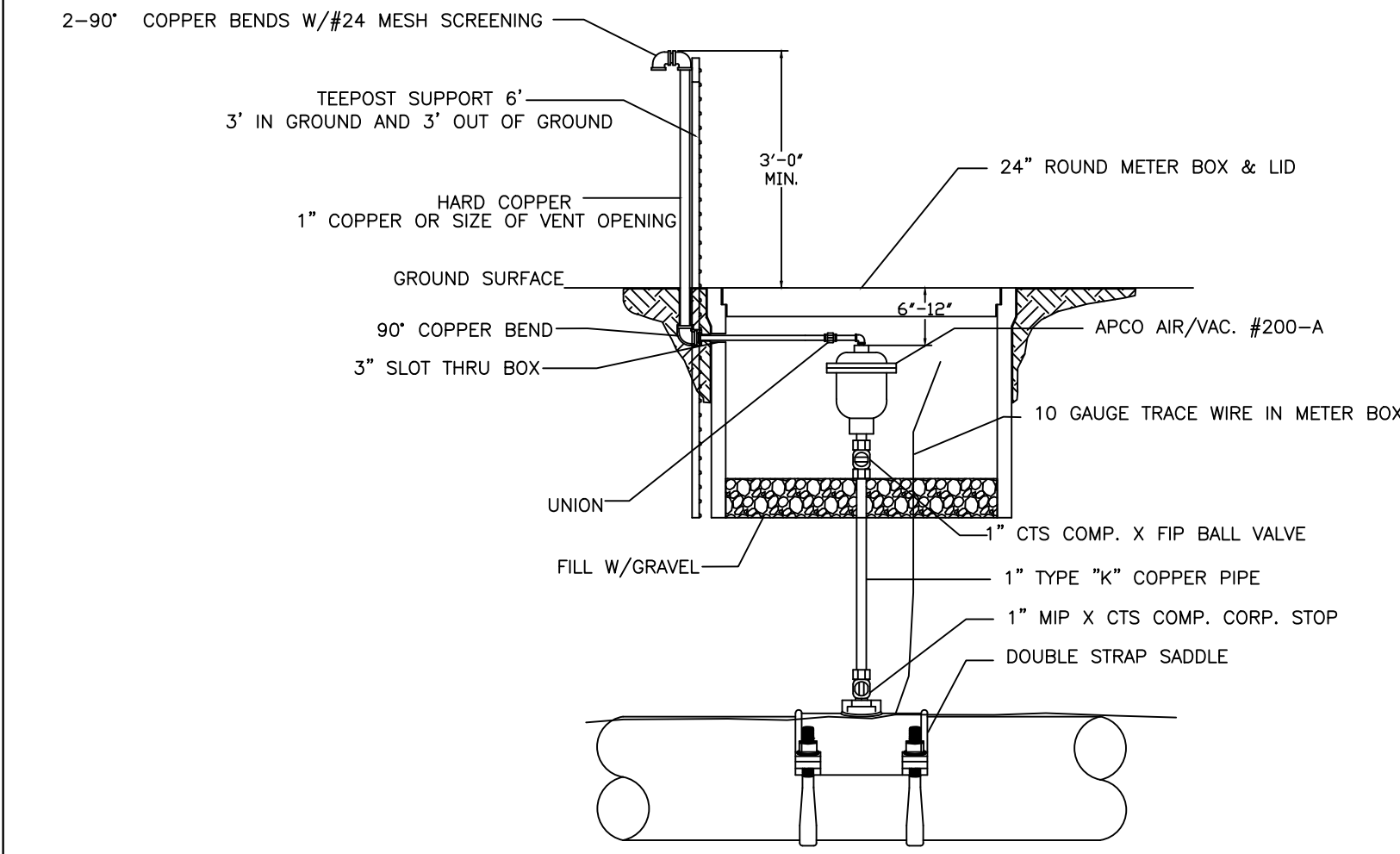


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NOTES:

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

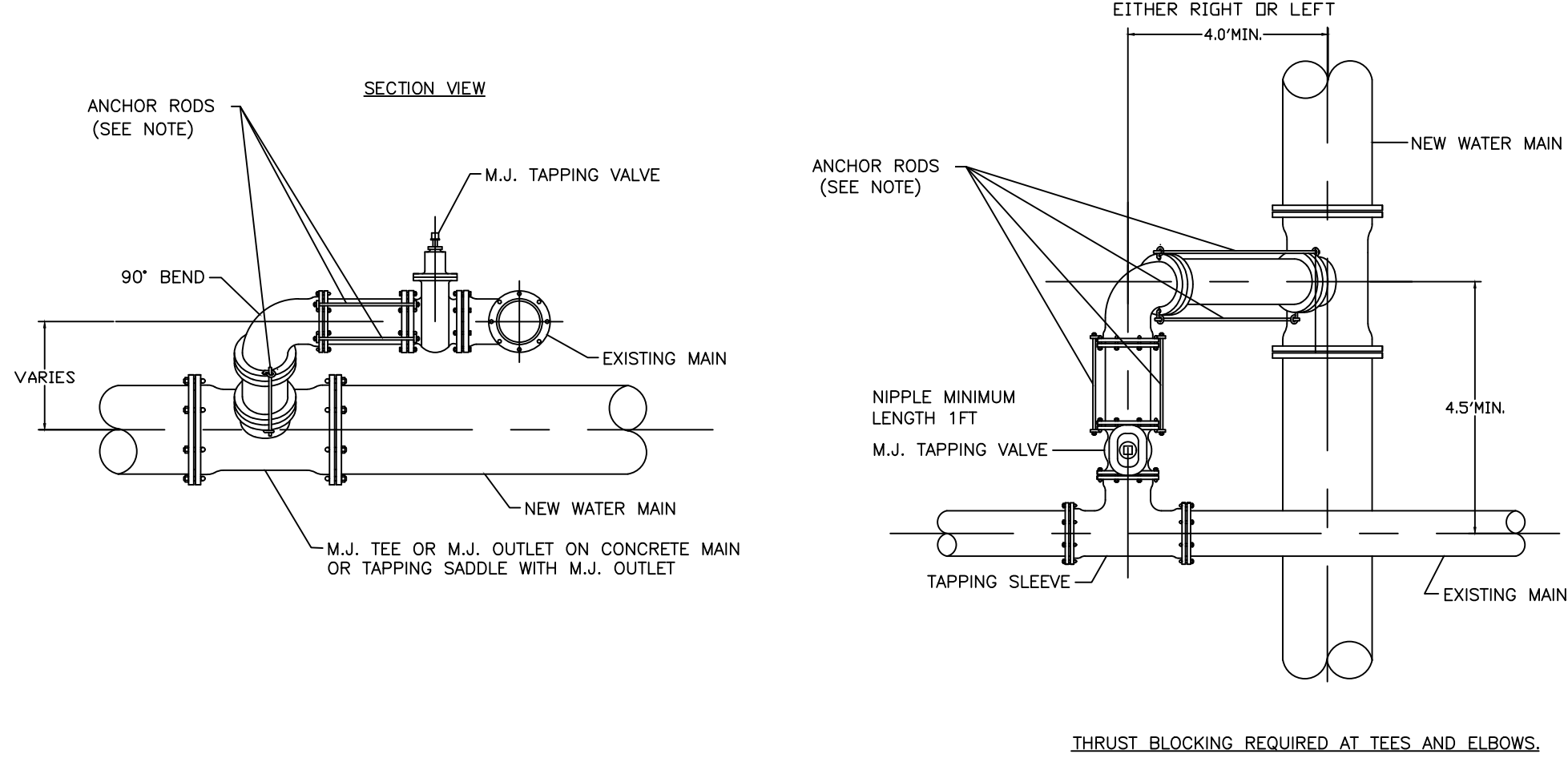
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN



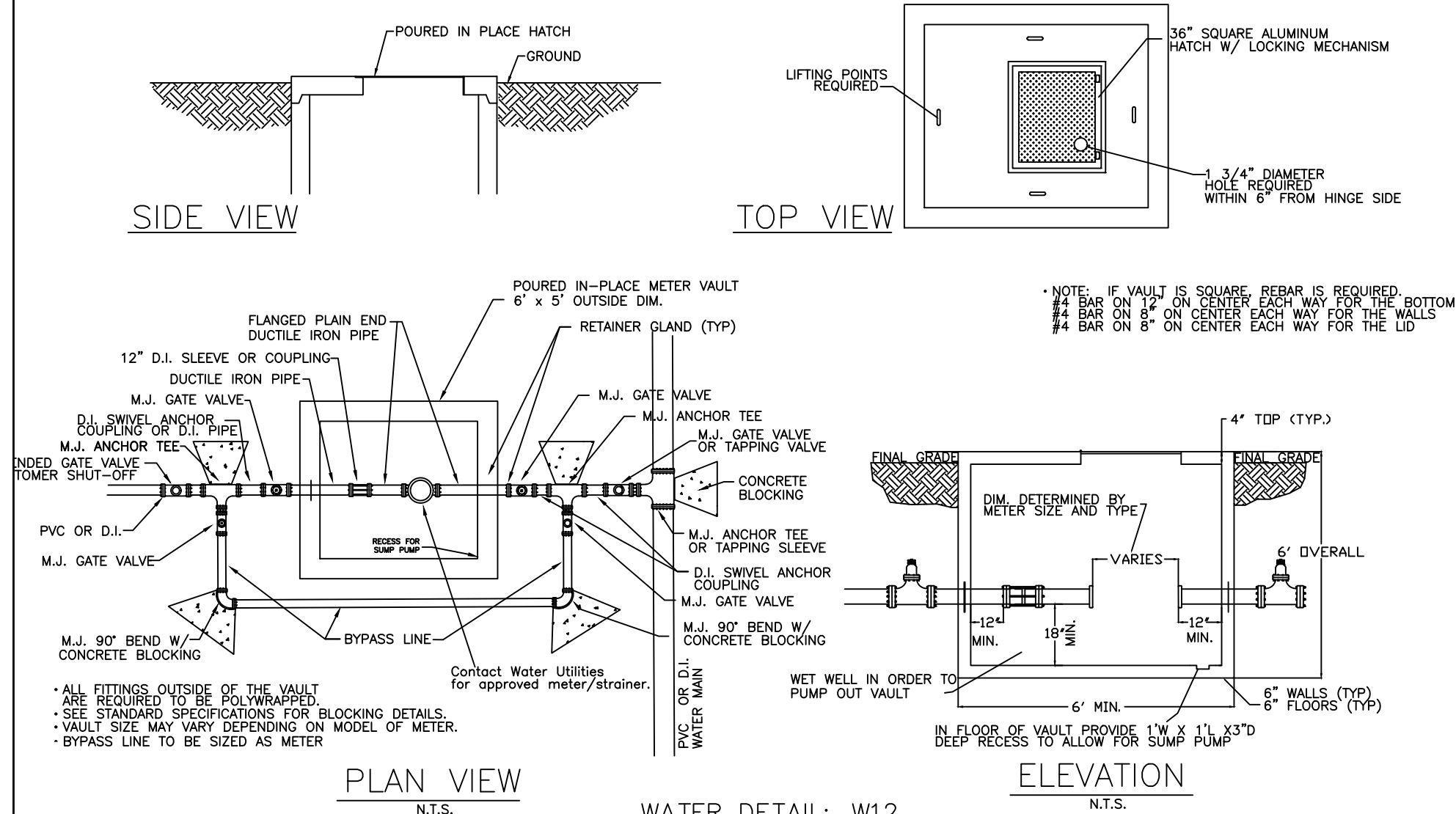
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

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

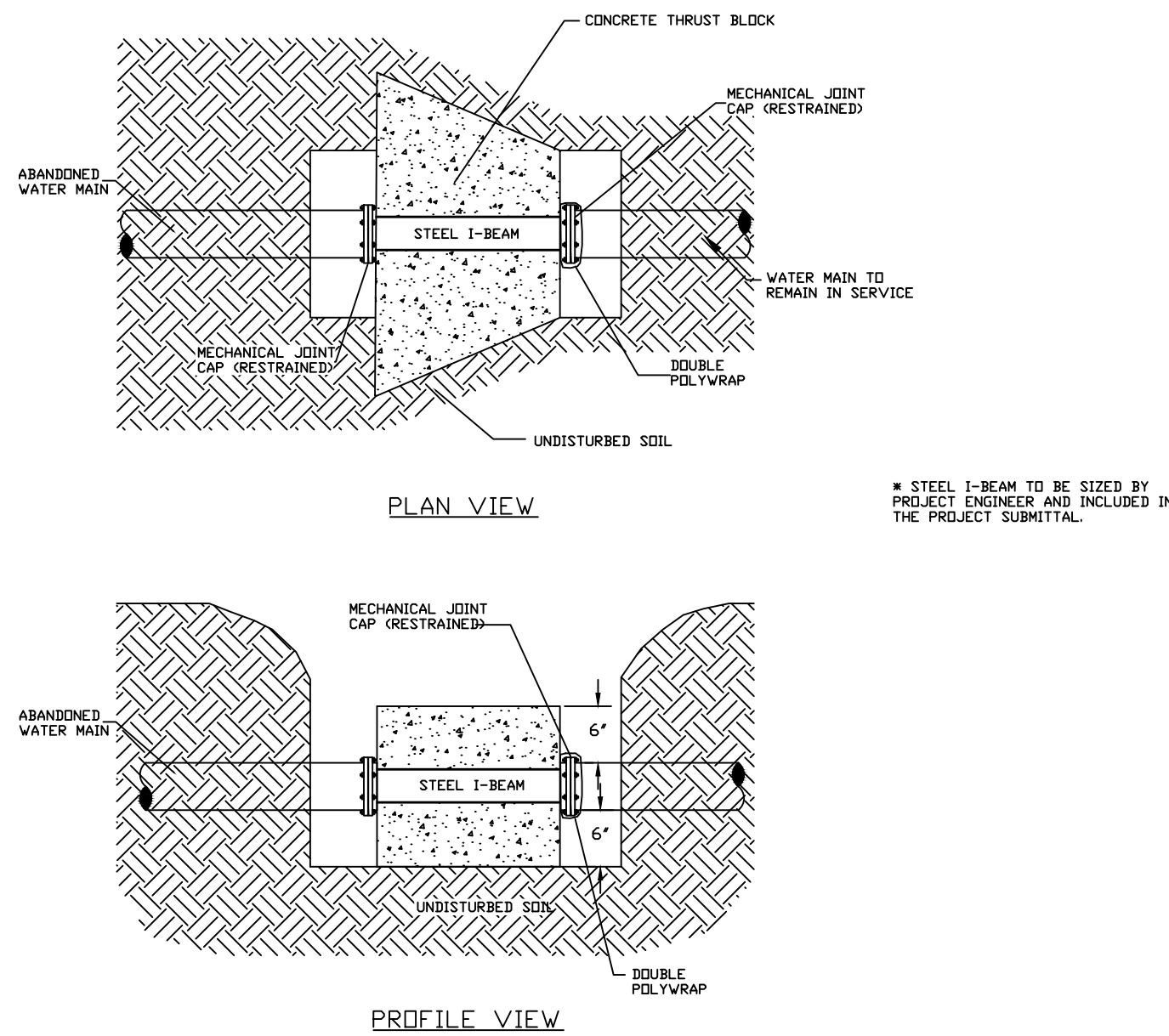
WATER DETAIL: W11

METER VAULT DETAIL FOR 4" – 8" METERS (TYPICAL)

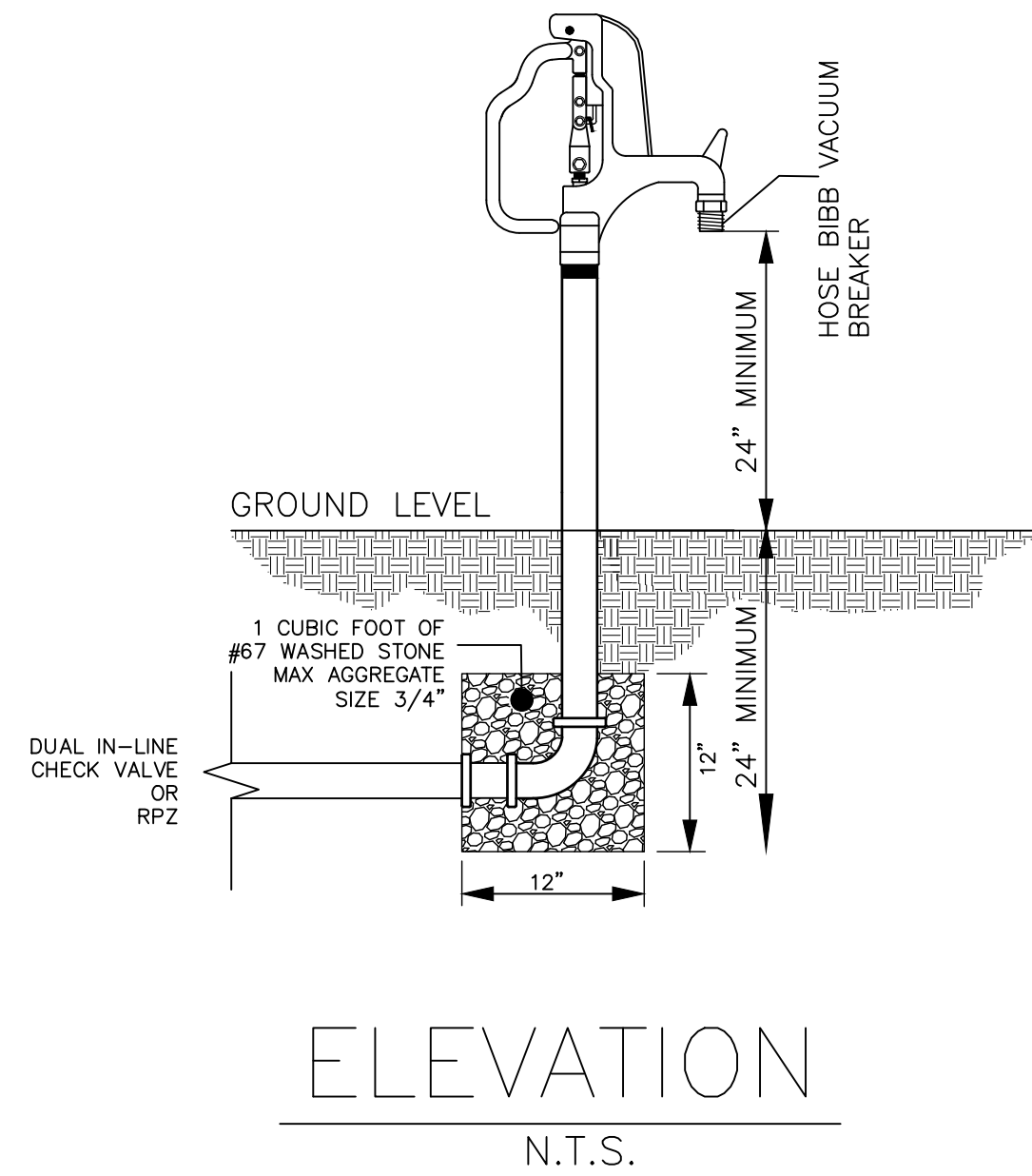
(DIMENSIONS MAY VARY FOR METER SIZES)



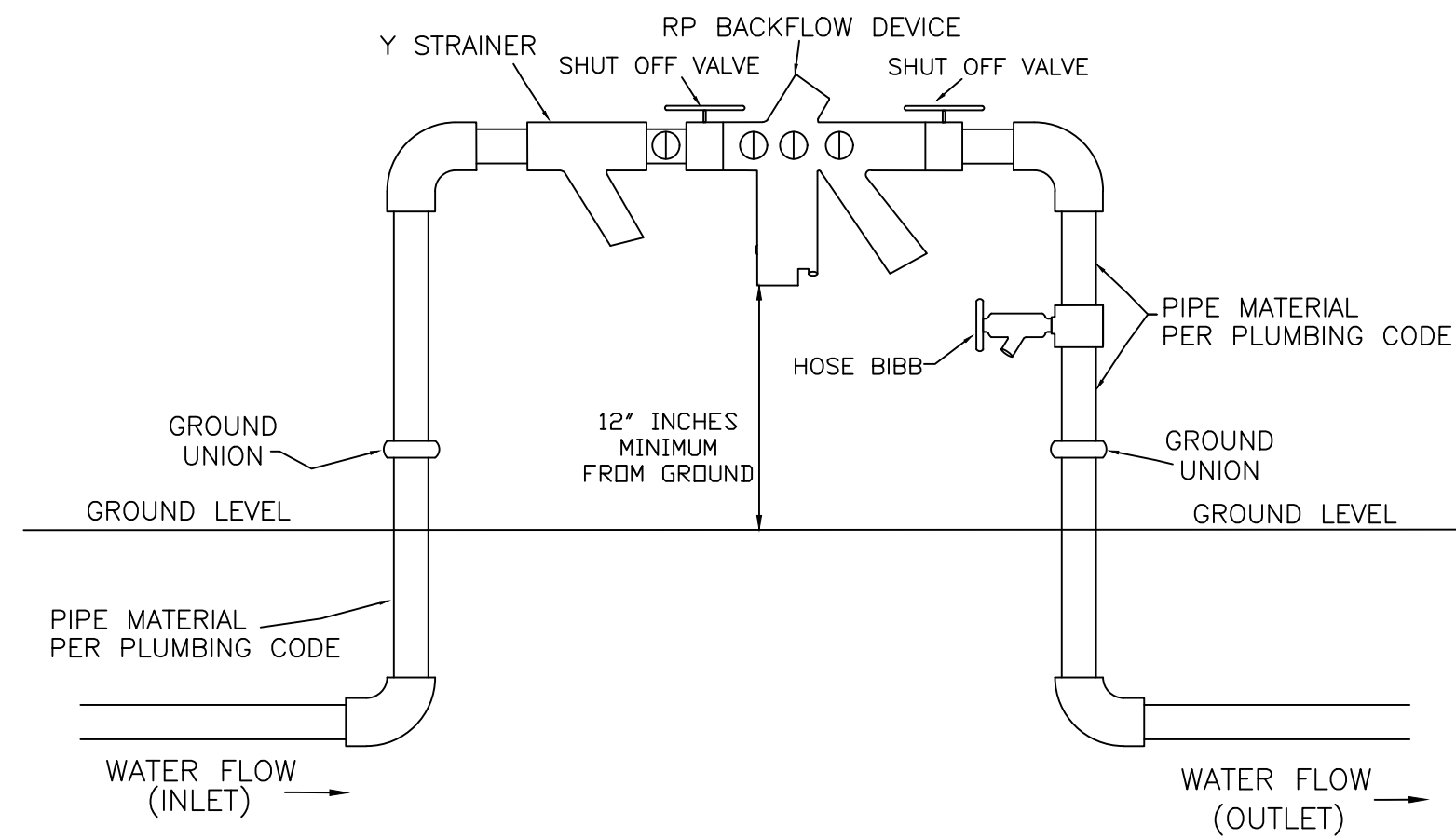
CUT/CAP DETAIL



FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION

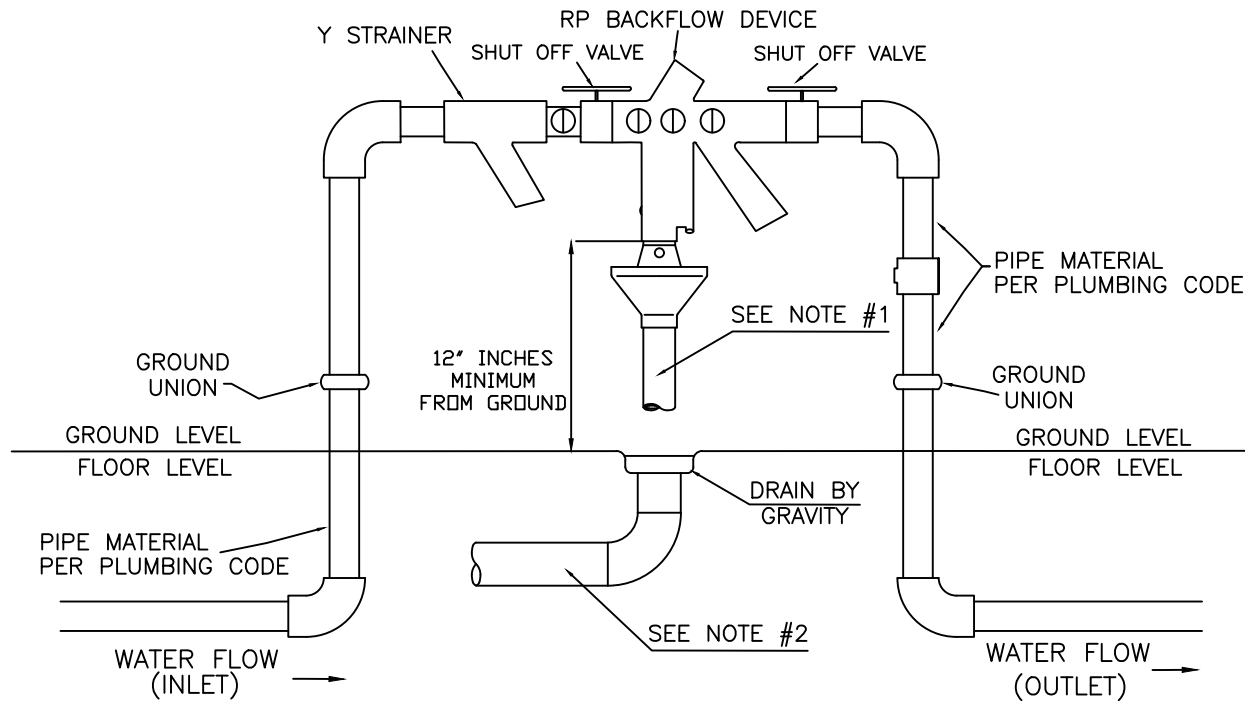


REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

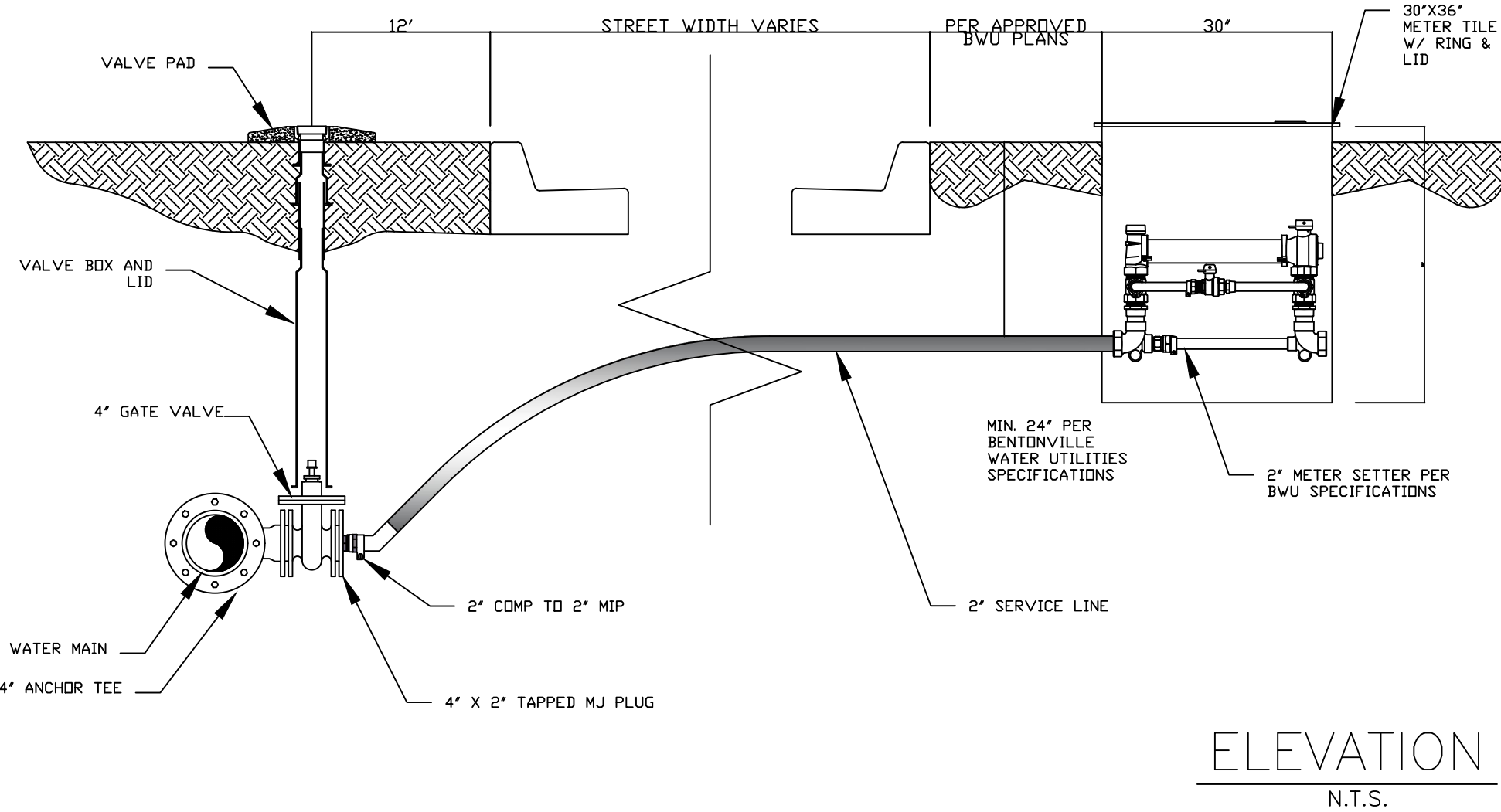


INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

WATER SERVICE DETAIL 2"



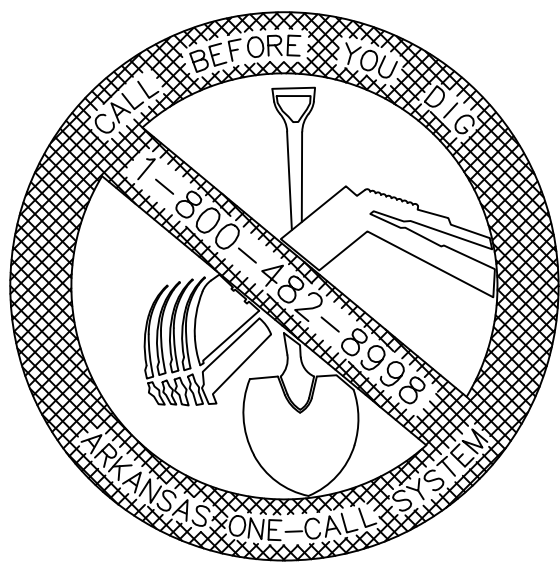
*ALL FITTINGS W/O PART NUMBER SHALL BE PER SPECIFICATIONS
*ALL FITTINGS MUST BE ANCHORED TO VALVE OR METER SETTER. NO IN-LINE FITTINGS WILL BE PERMITTED.

WATER DETAIL: W18



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WATER DETAILS

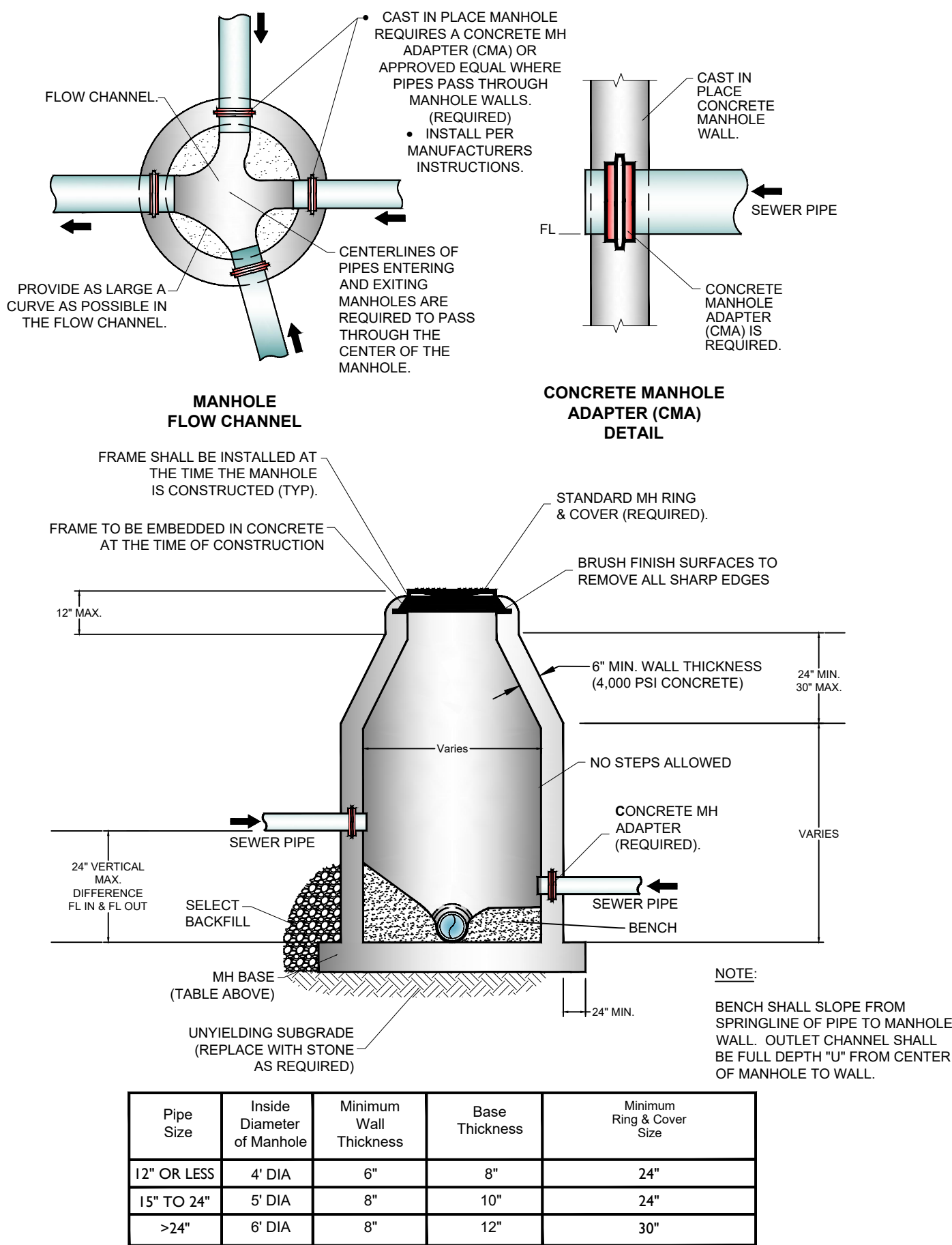


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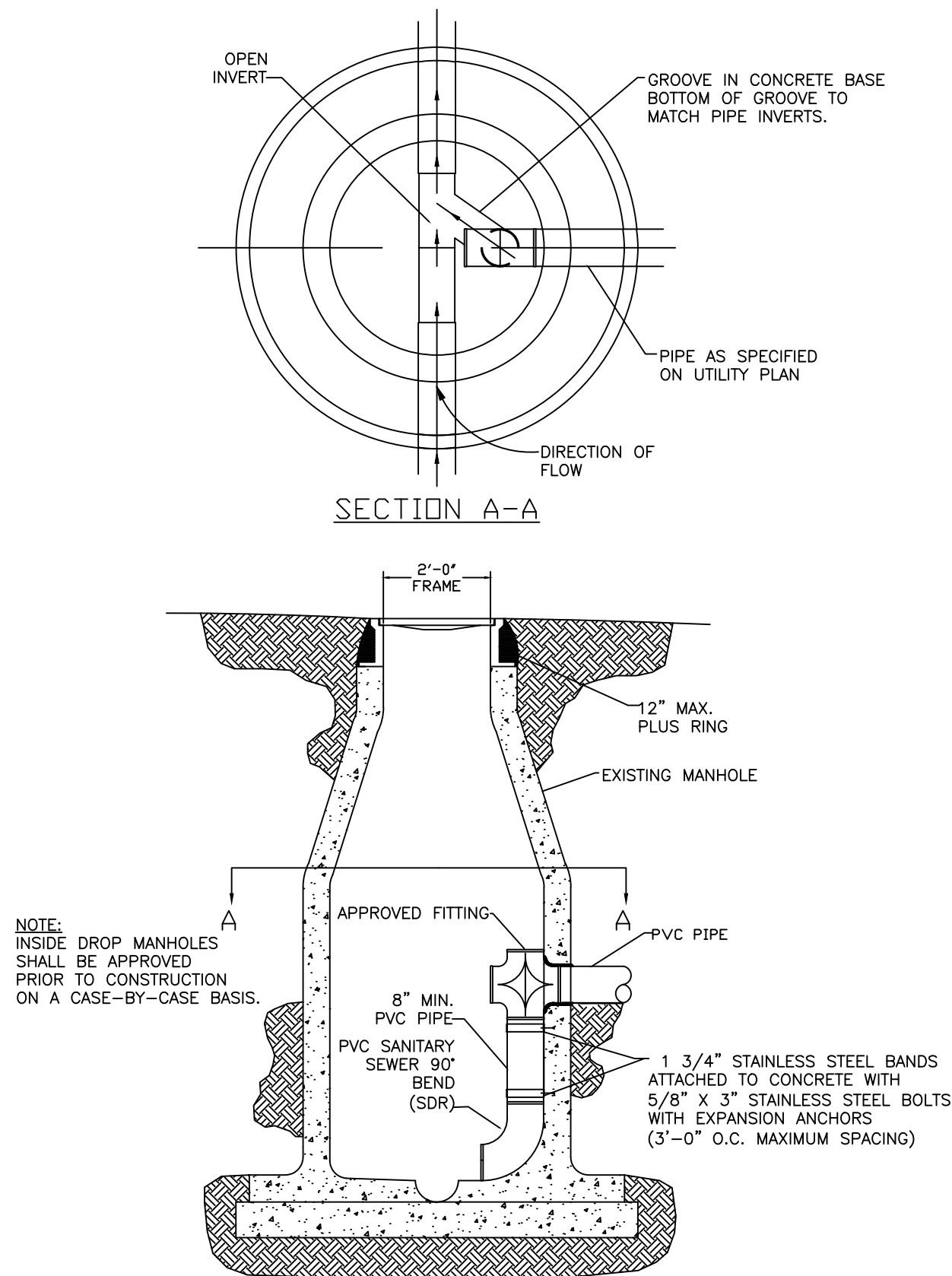
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 2	OF 2

SANITARY SEWER
CAST IN PLACE MANHOLE



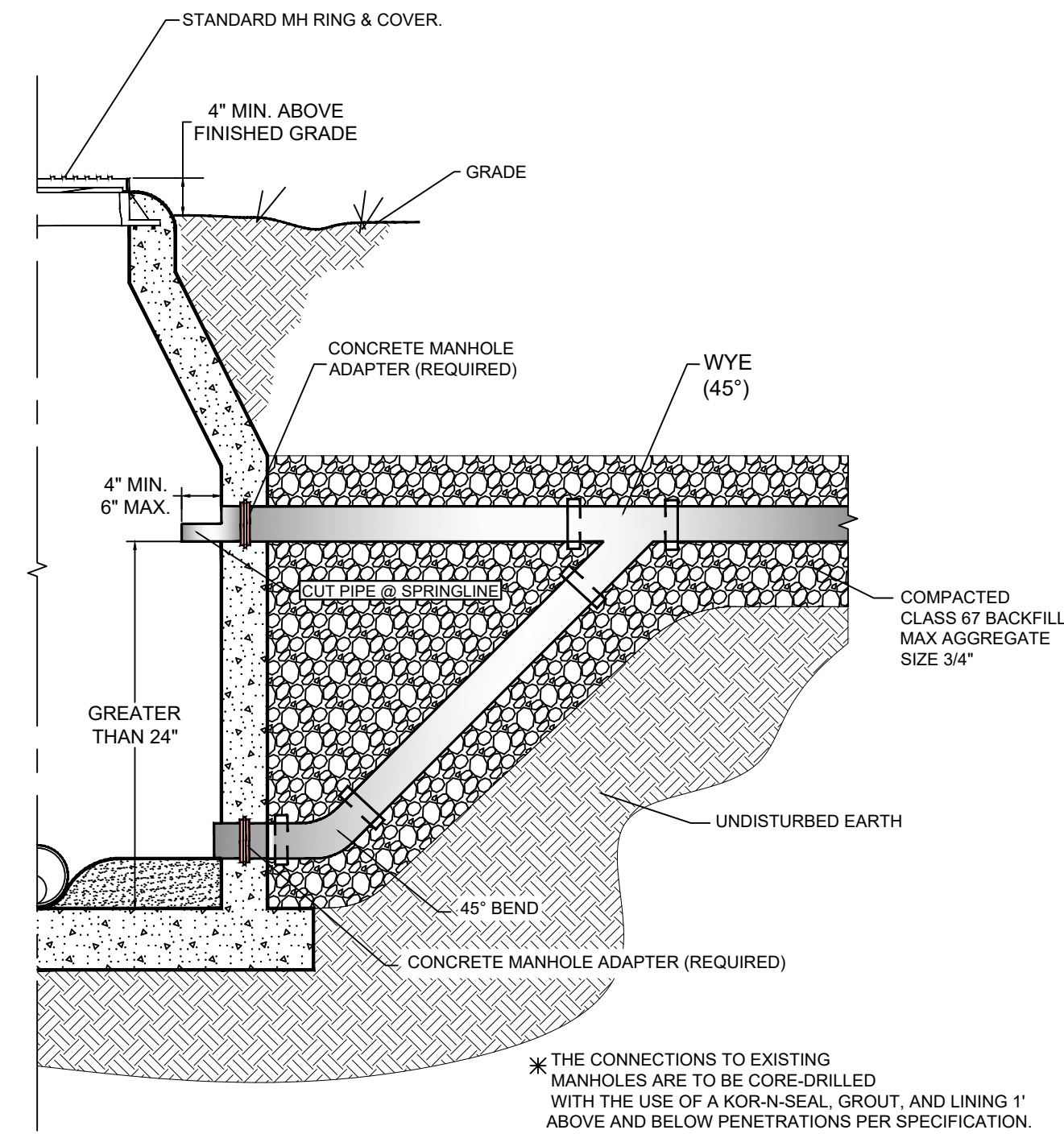
MANHOLE INFORMATION TABLE
SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



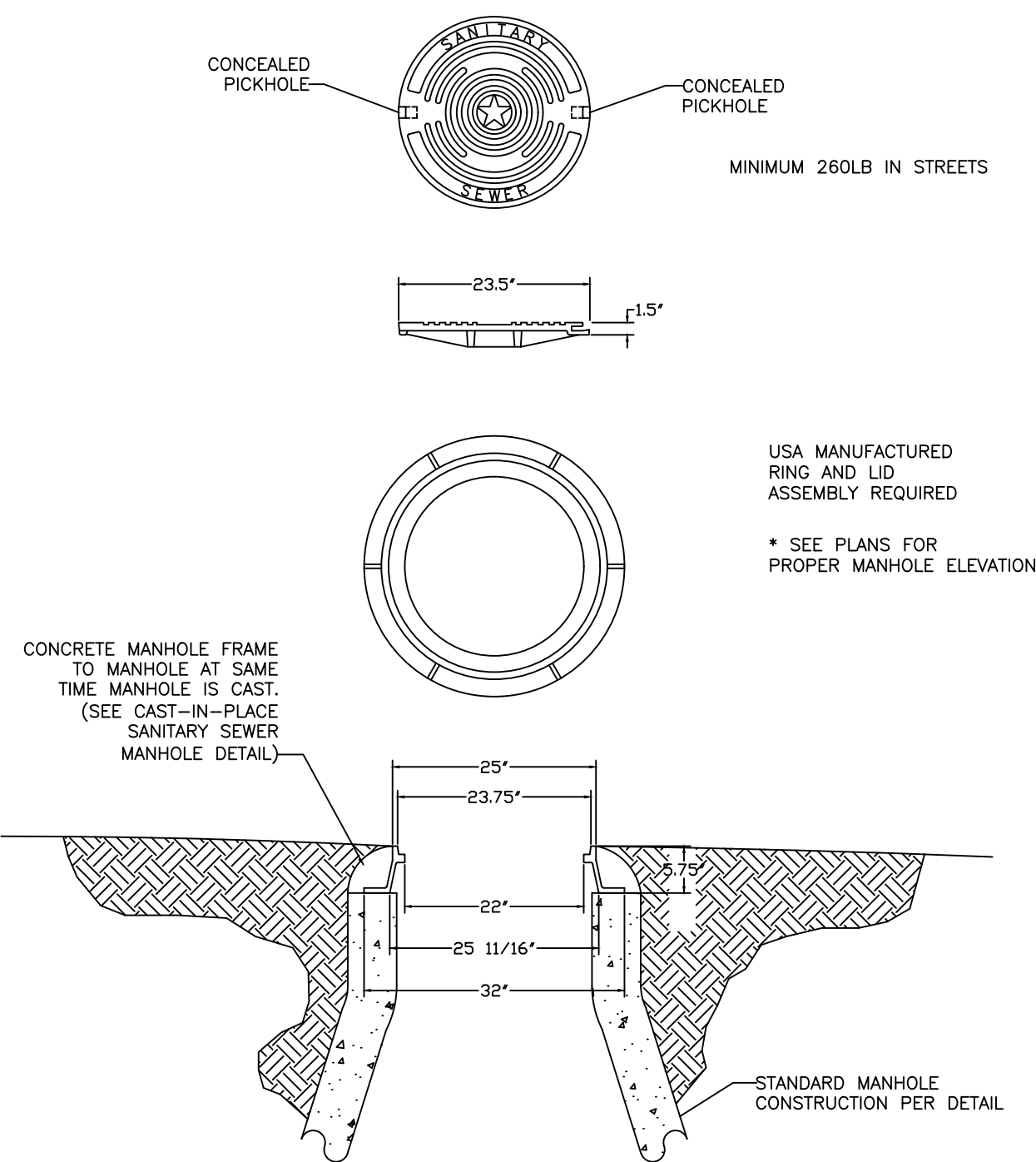
SANITARY SEWER DETAIL: SS02

SANITARY SEWER
EXTERIOR DROP MANHOLE



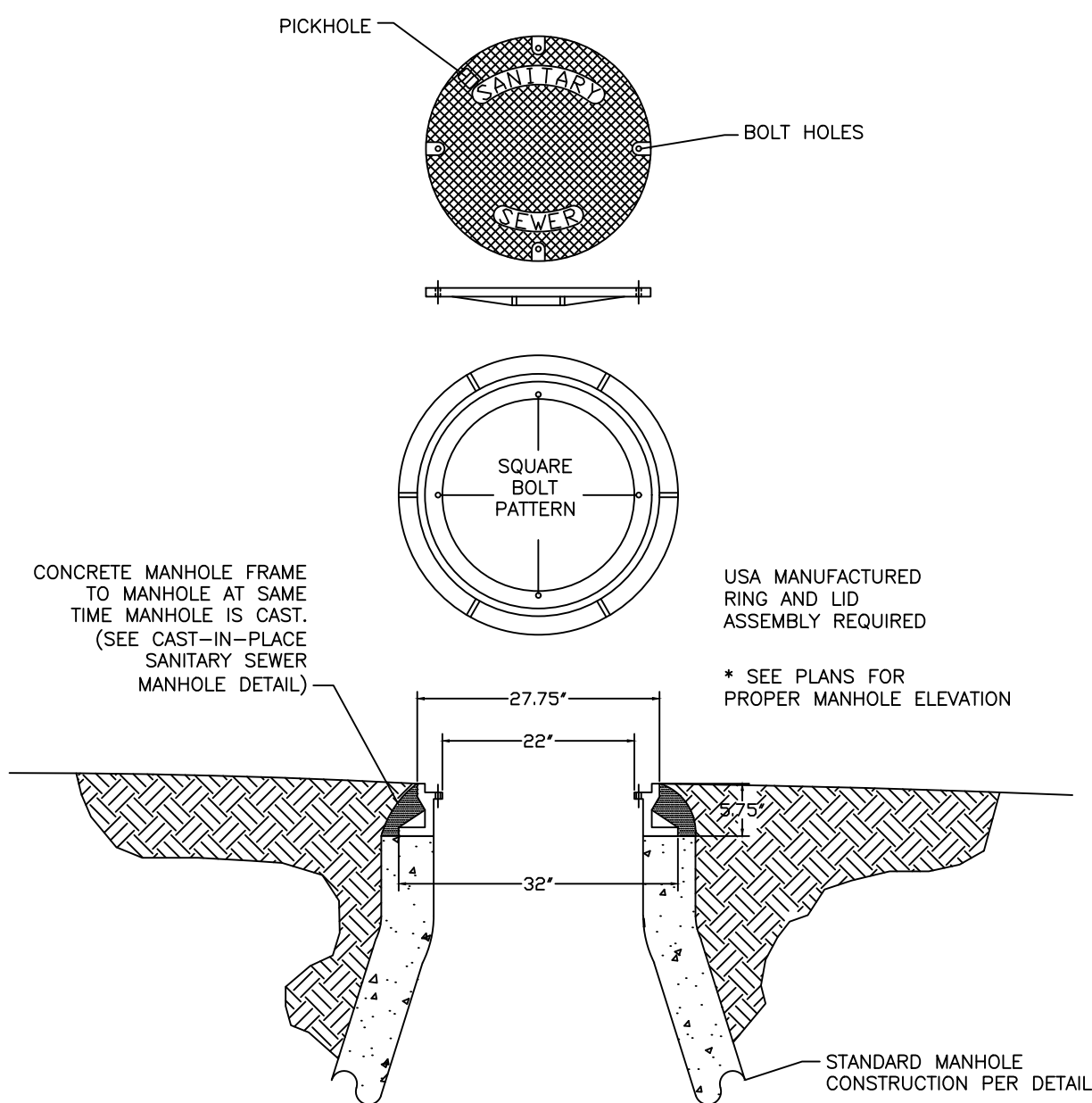
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME



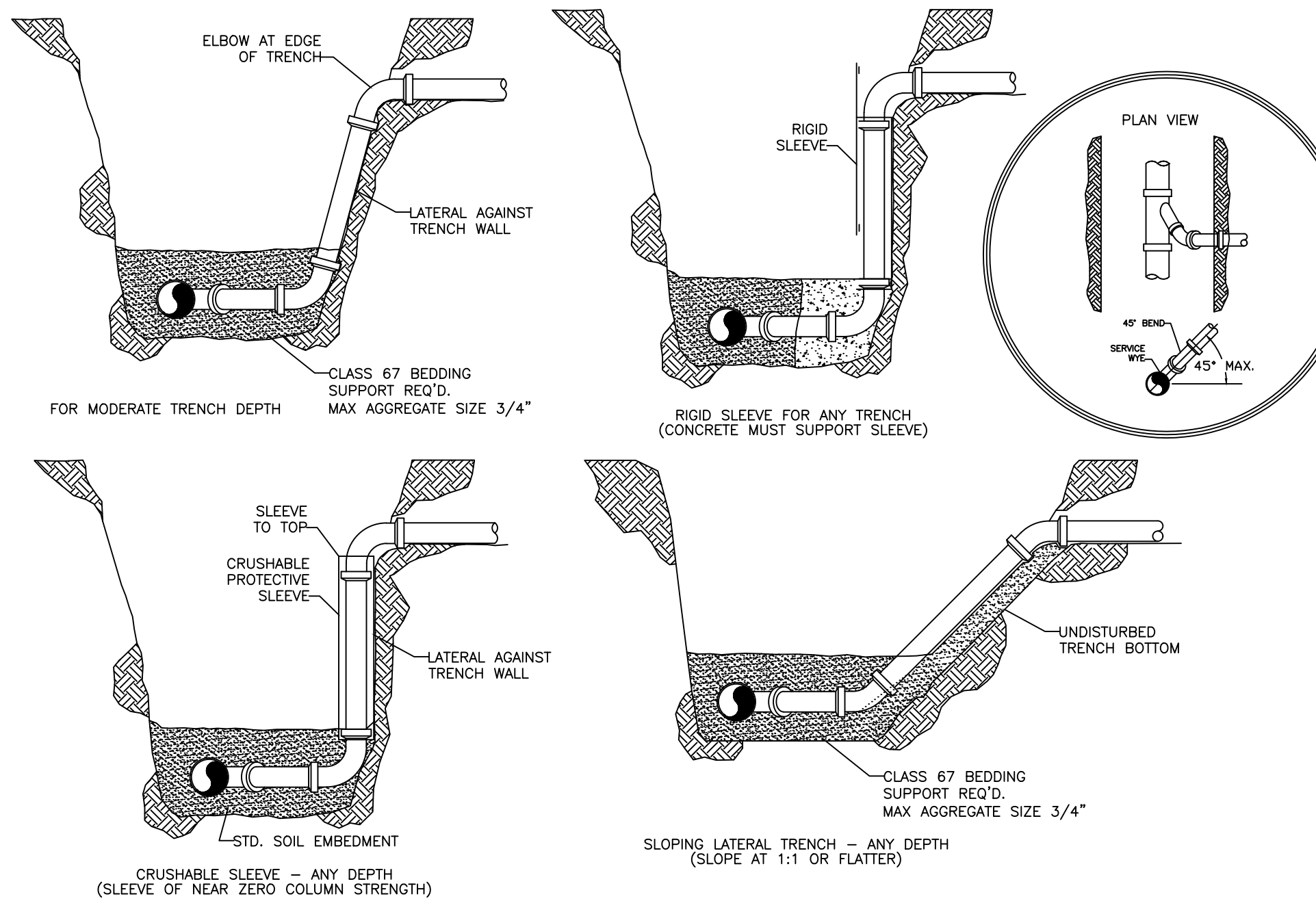
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME

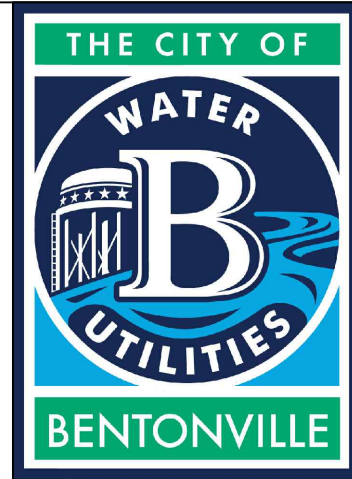


SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE

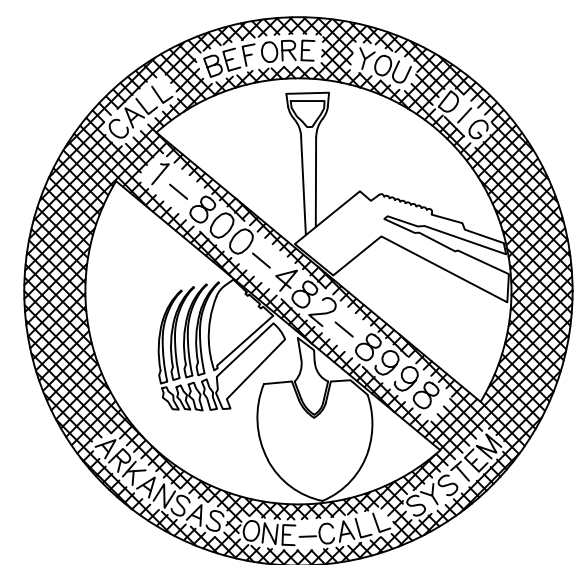


SANITARY SEWER DETAIL: SS06



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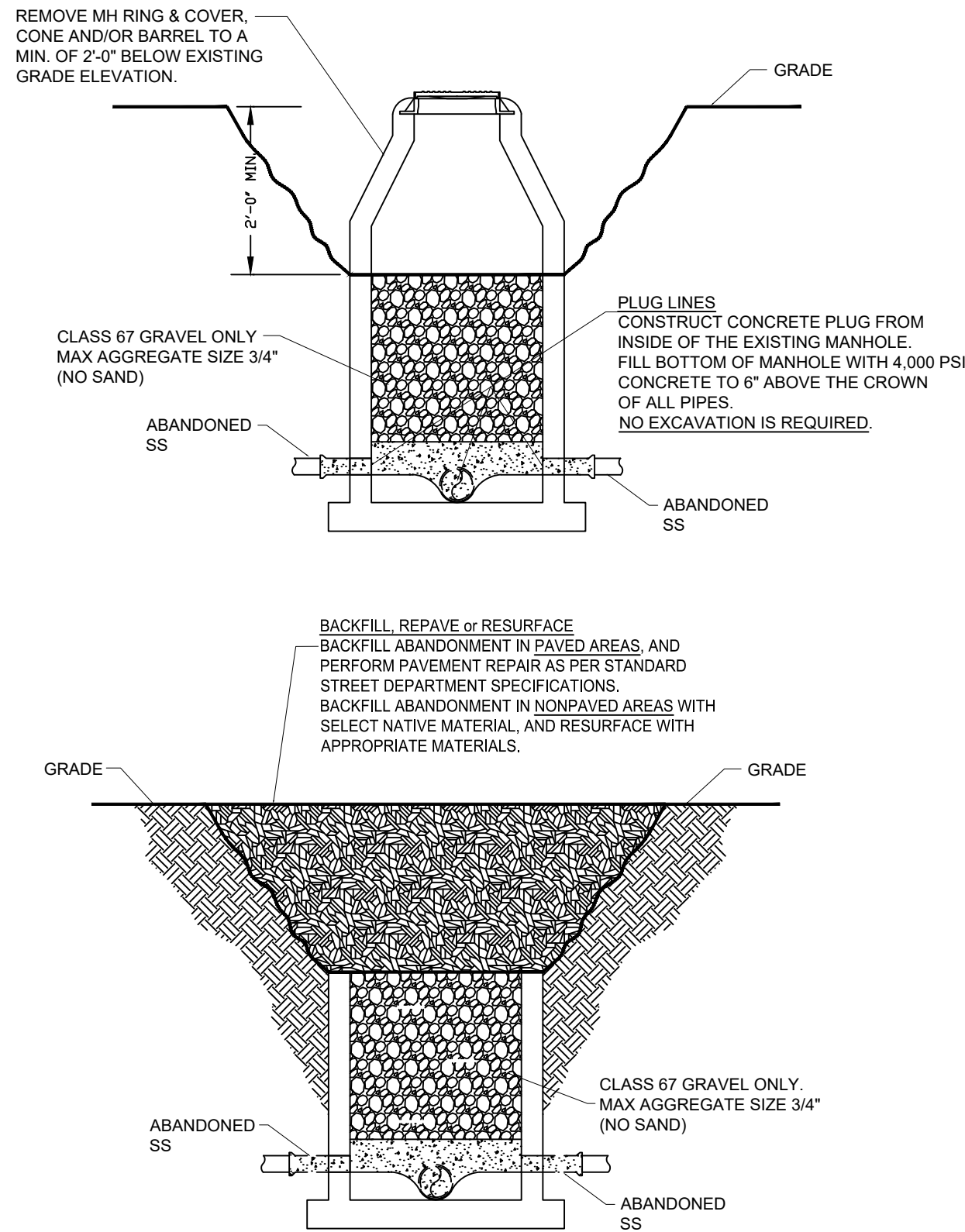
SAN. SEWER
DETAILS



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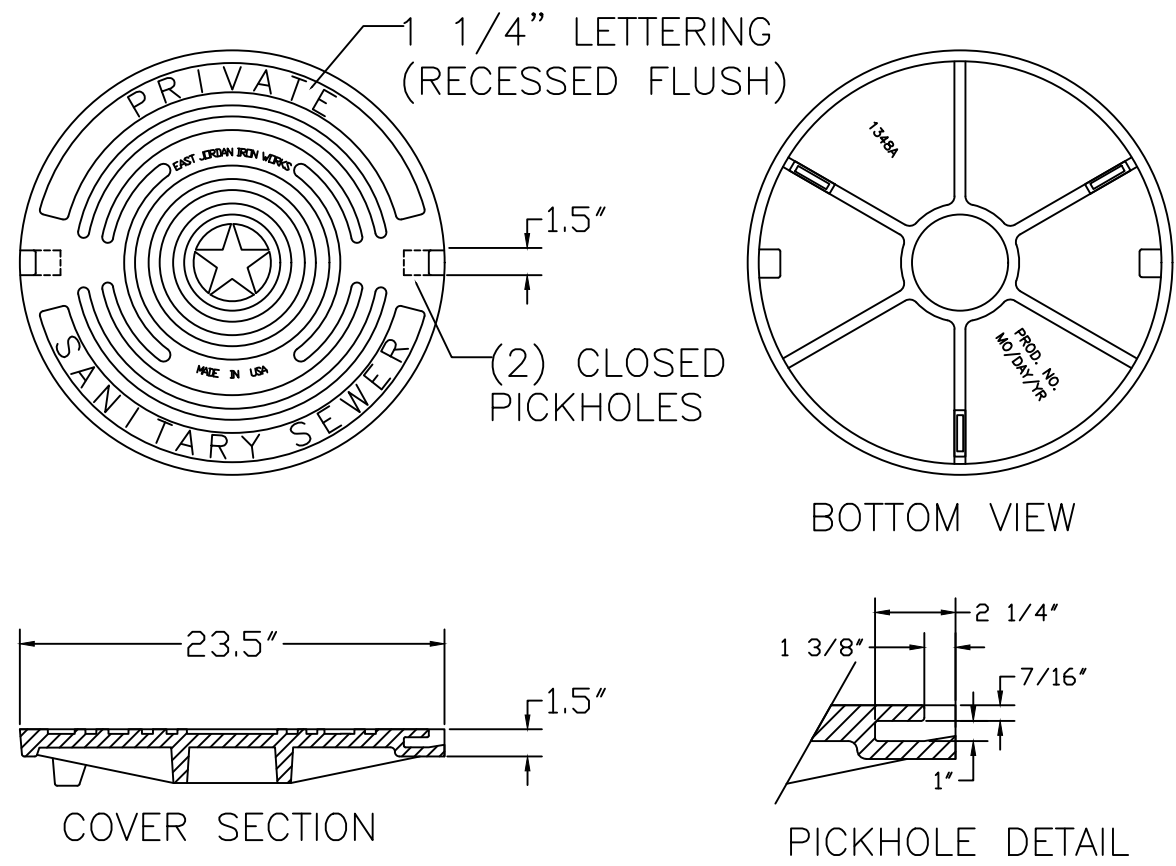
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

SANITARY SEWER MANHOLE
ABANDONMENT



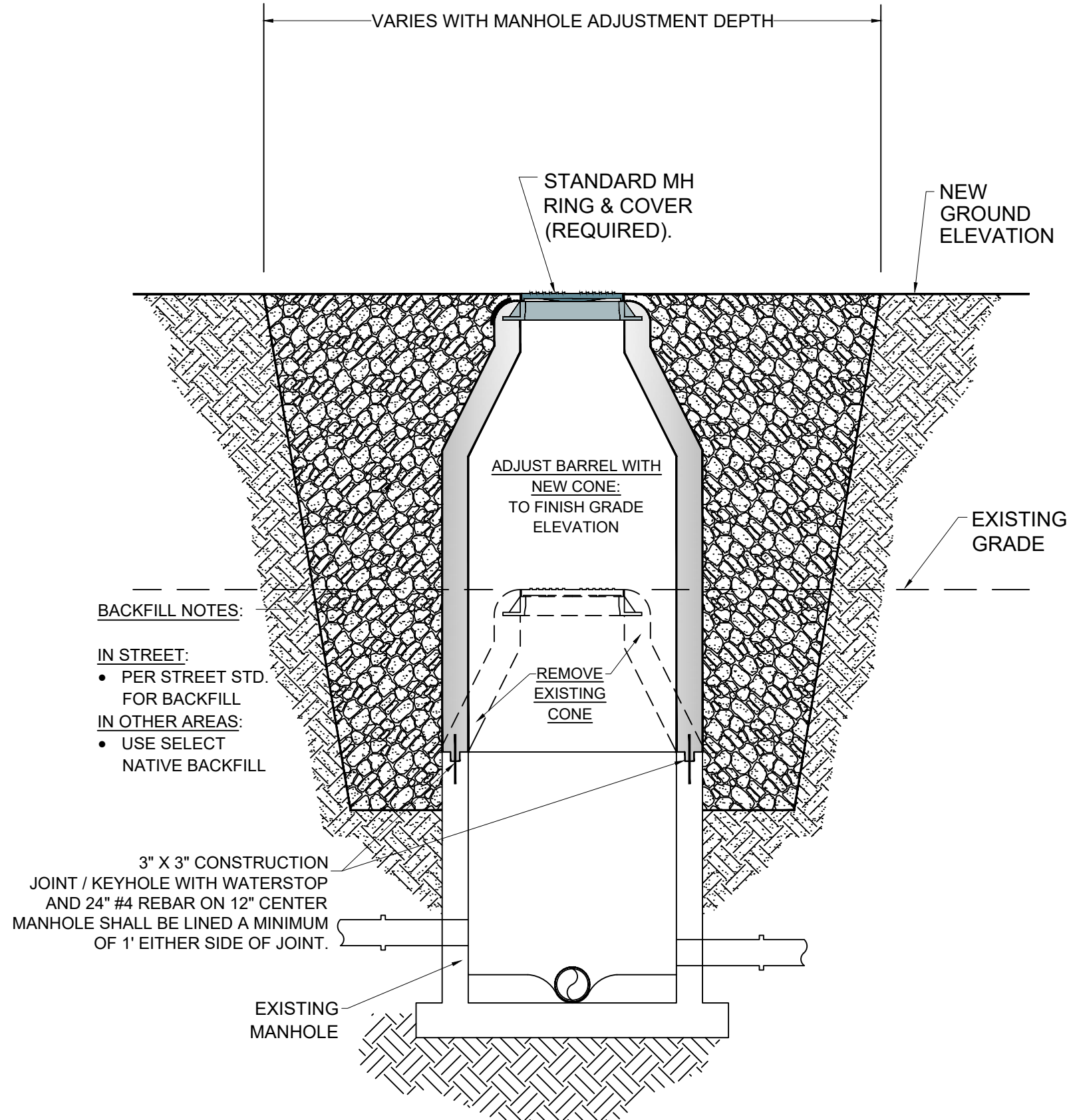
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE
RING AND LID

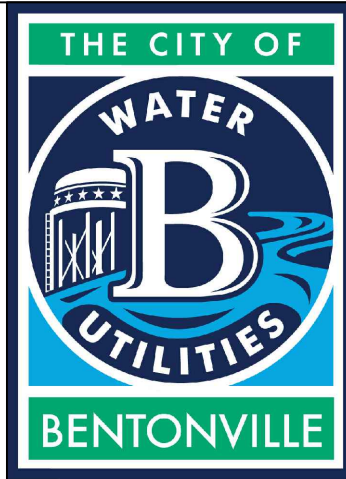


SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE
ADJUST TO GRADE

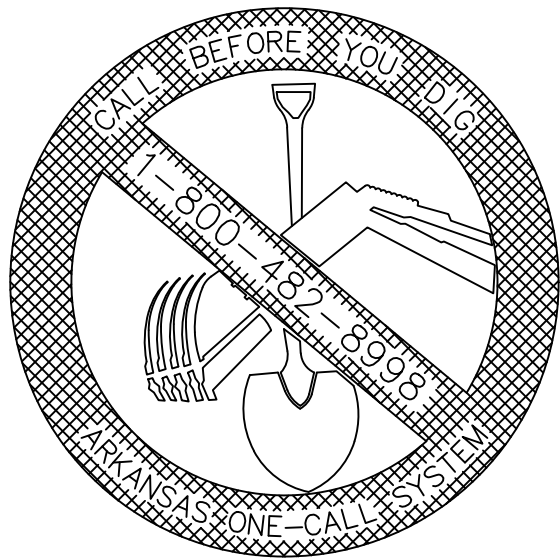


SANITARY SEWER DETAILS: SS09



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SAN. SEWER
DETAILS

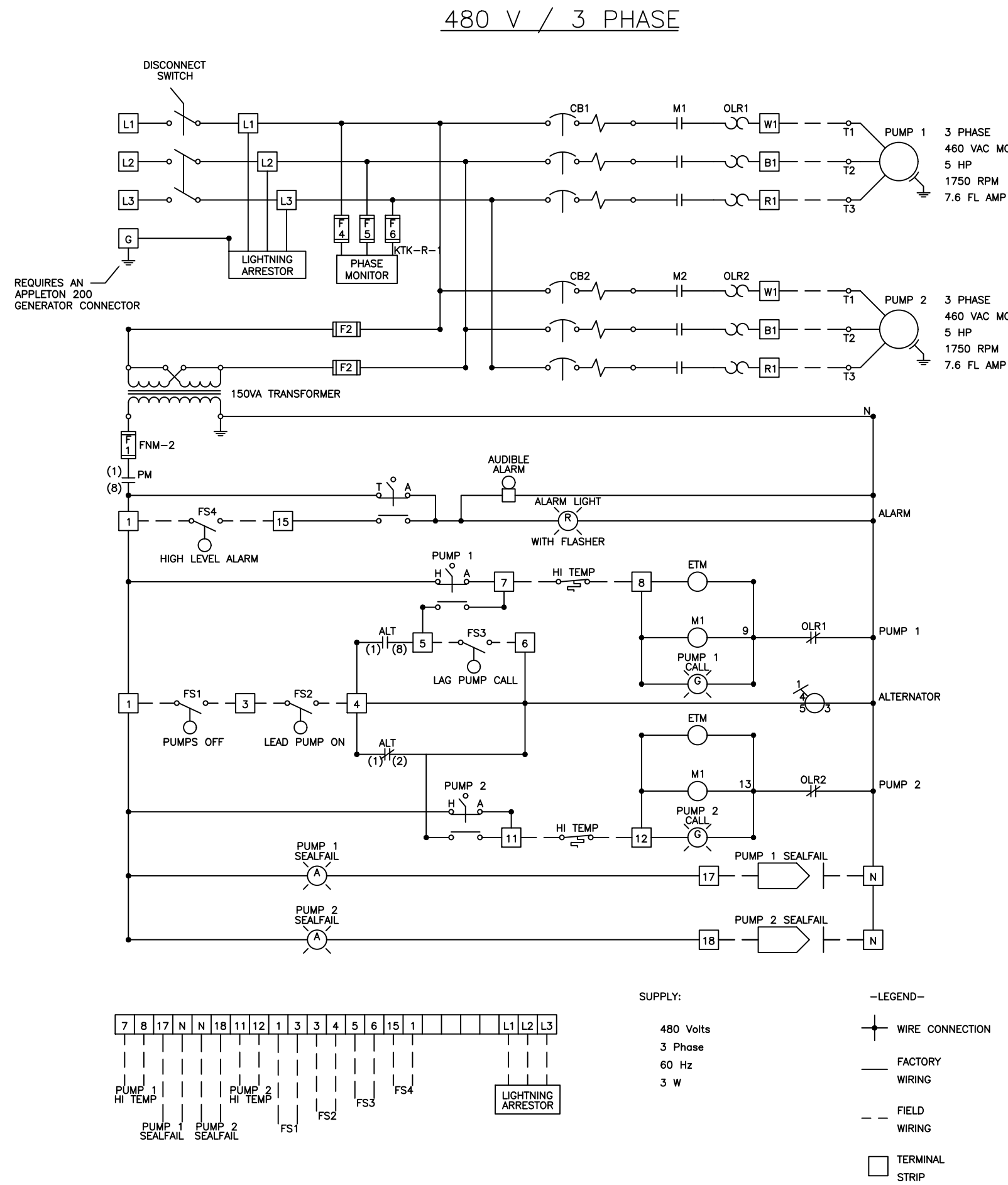


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NOTES:

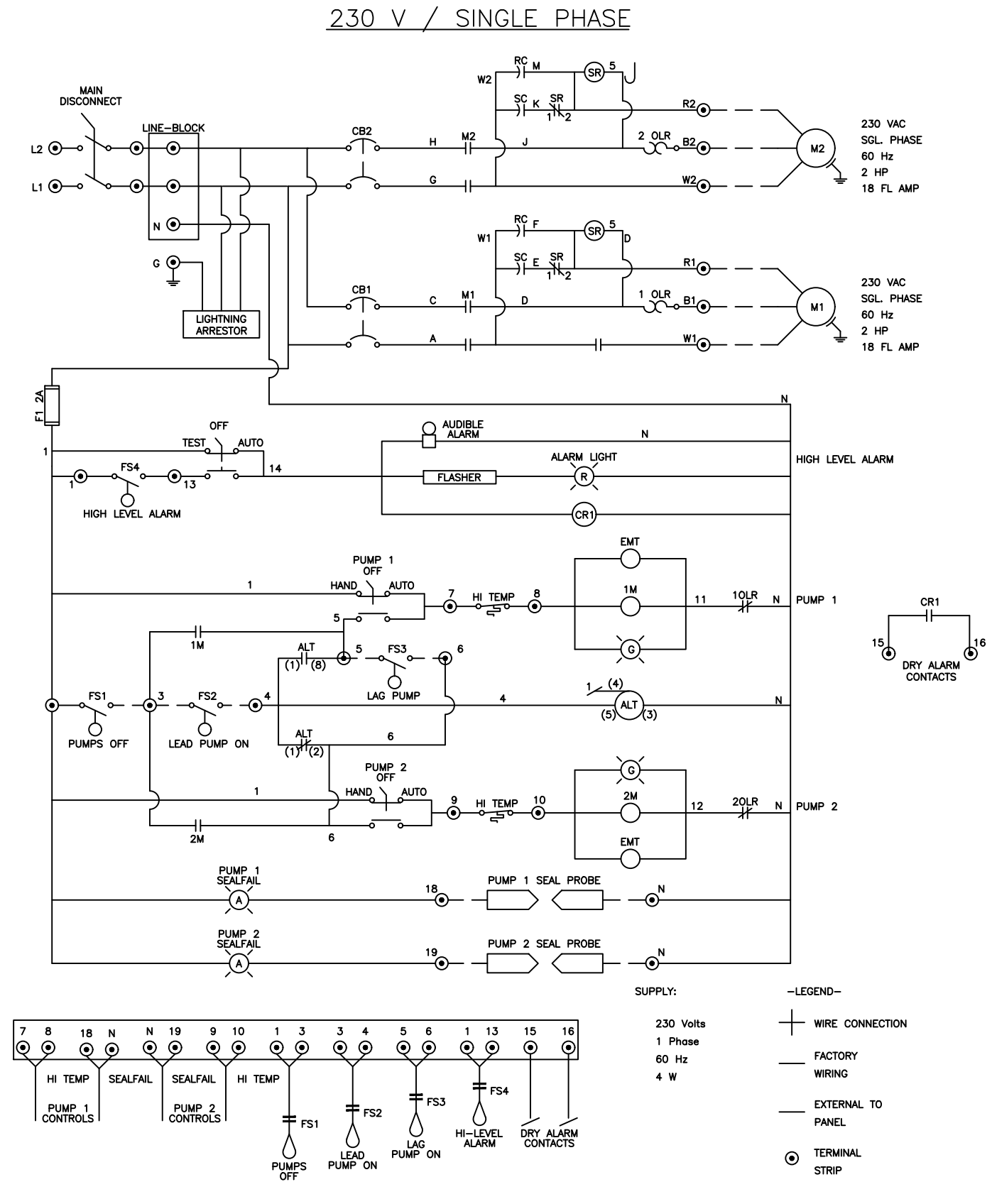
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	2	OF	2

DUPLEX PUMP CONTROL PANEL



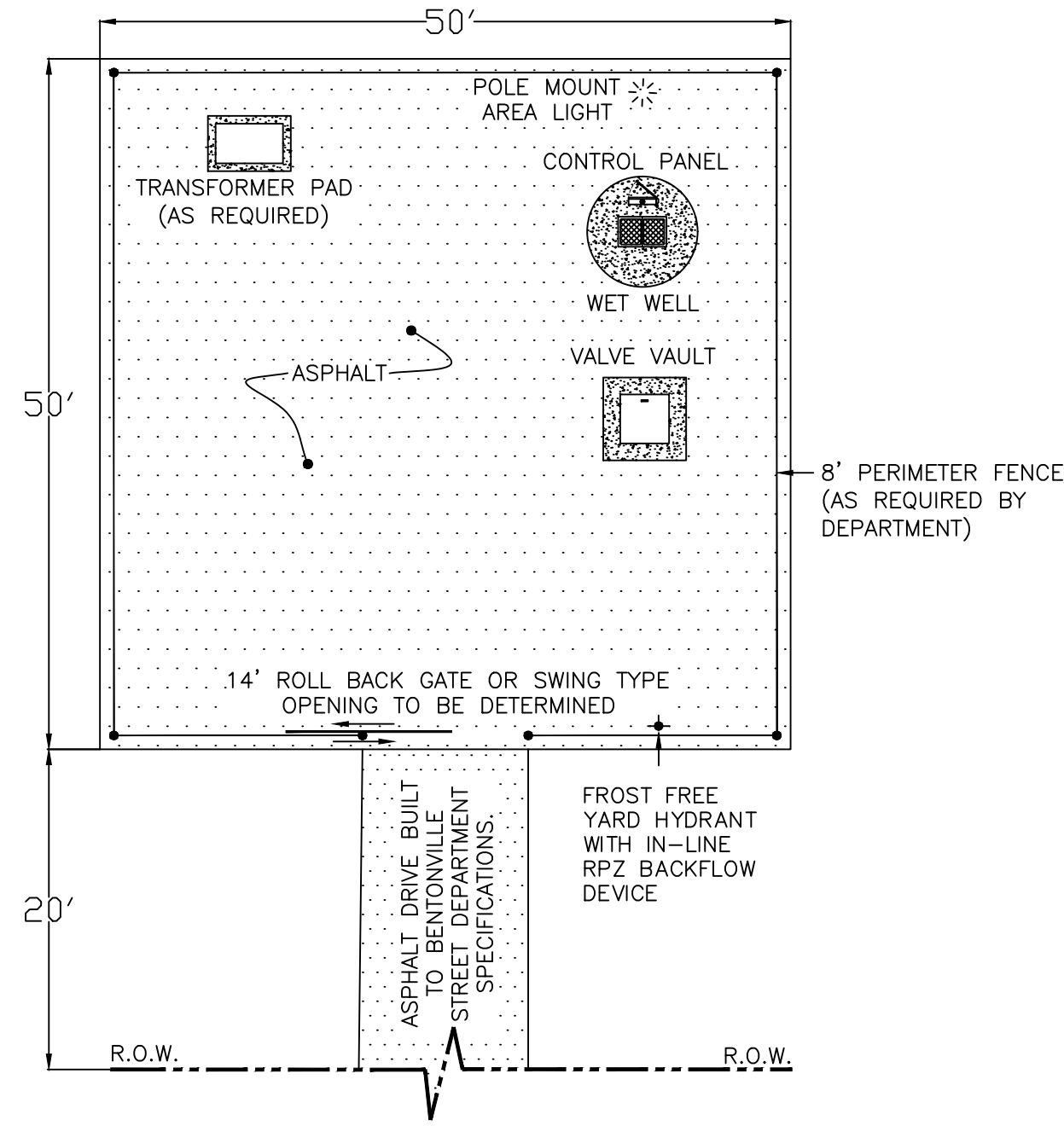
LIFT STATION DETAILS: LS01

DUPLEX PUMP CONTROL PANEL



LIFT STATION DETAILS: LS02

LIFT STATION SITE DETAIL



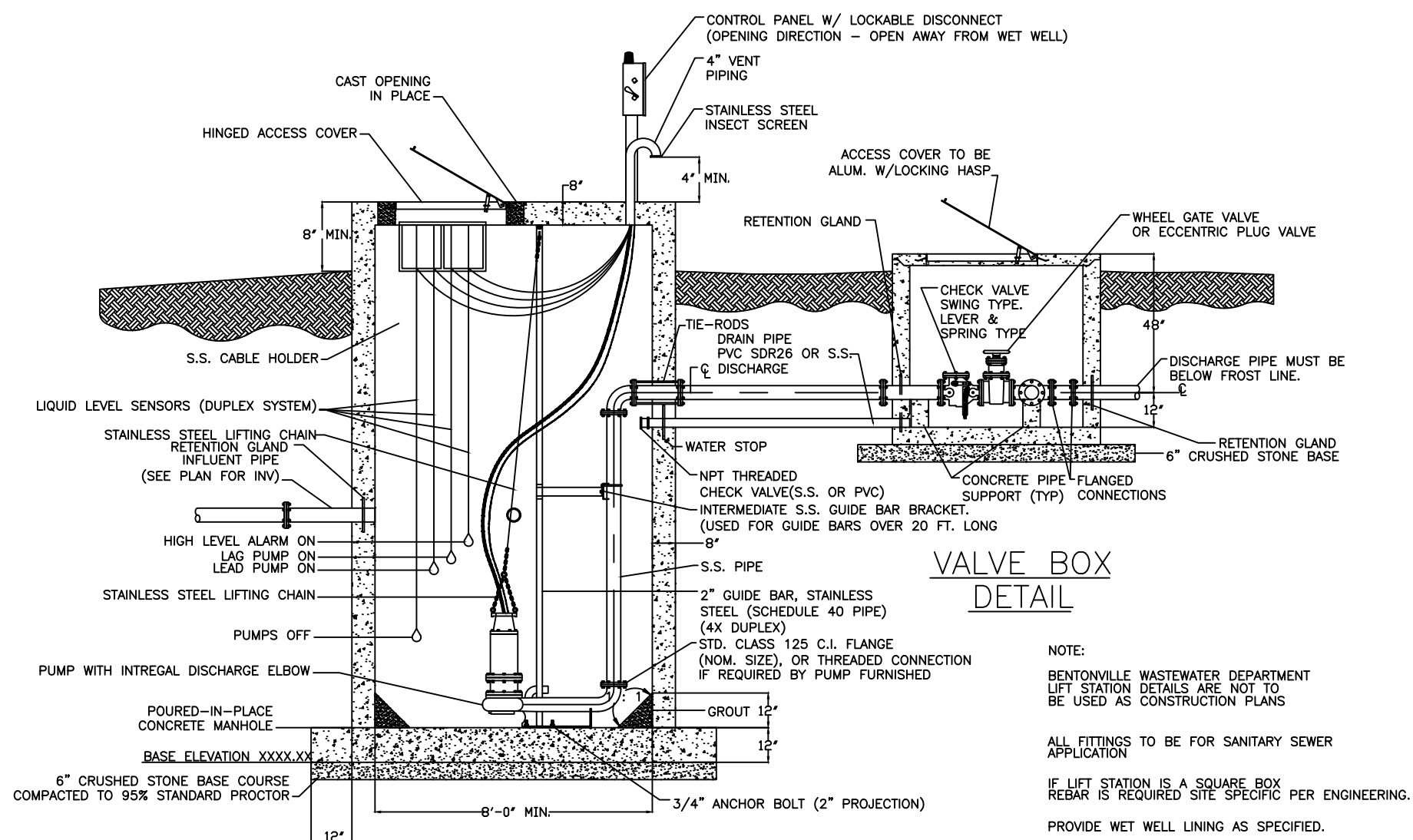
*ACTUAL SITE LAYOUT MAY VARY

BENTONVILLE WASTEWATER DEPARTMENT
LIFT STATION DETAILS ARE NOT TO
BE USED AS CONSTRUCTION PLANS

LIFT STATION DETAILS: LS03

LIFT STATION DETAIL

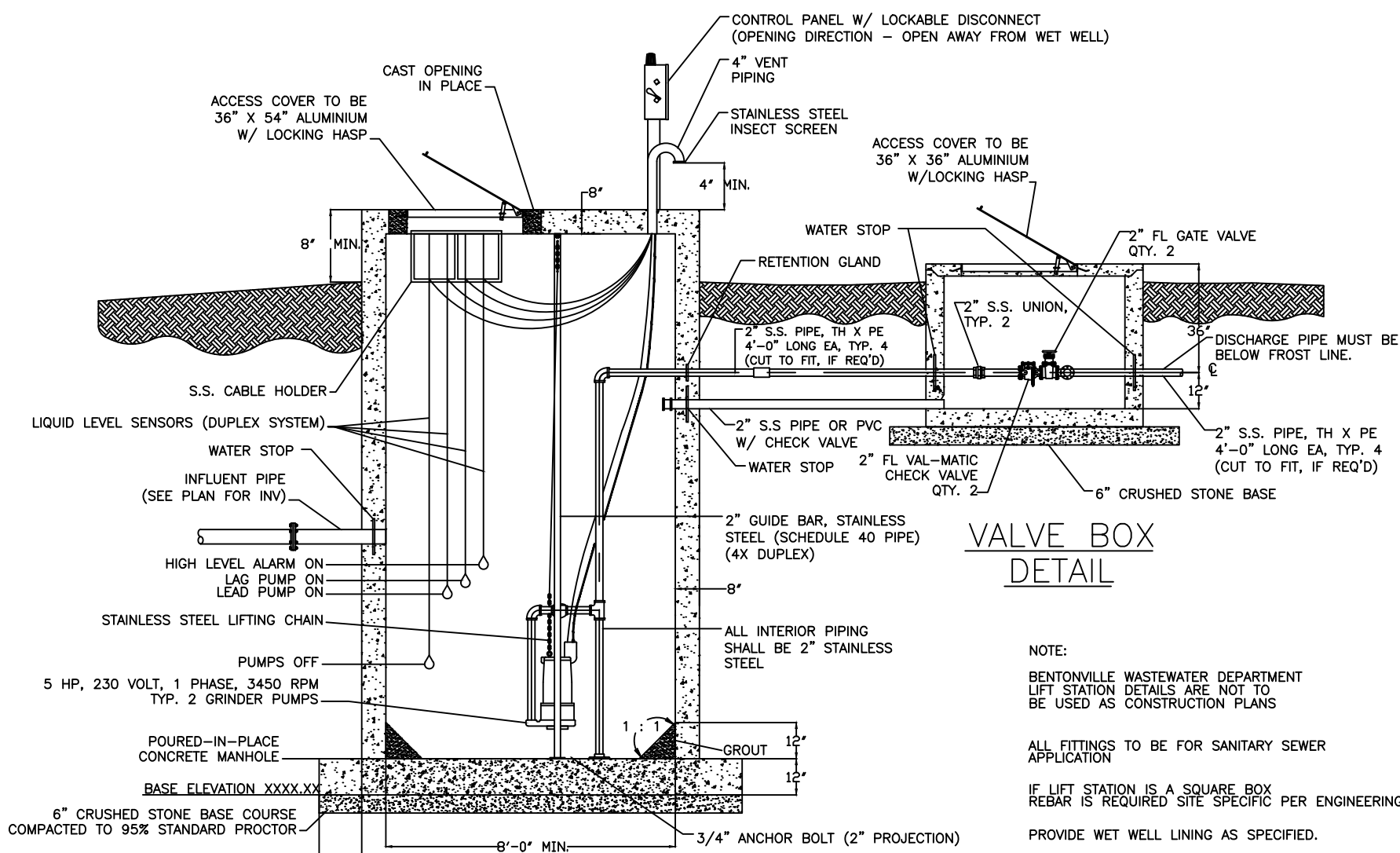
NON-CLOG PUMPS 5 HP AND UP



LIFT STATION DETAILS: LS04

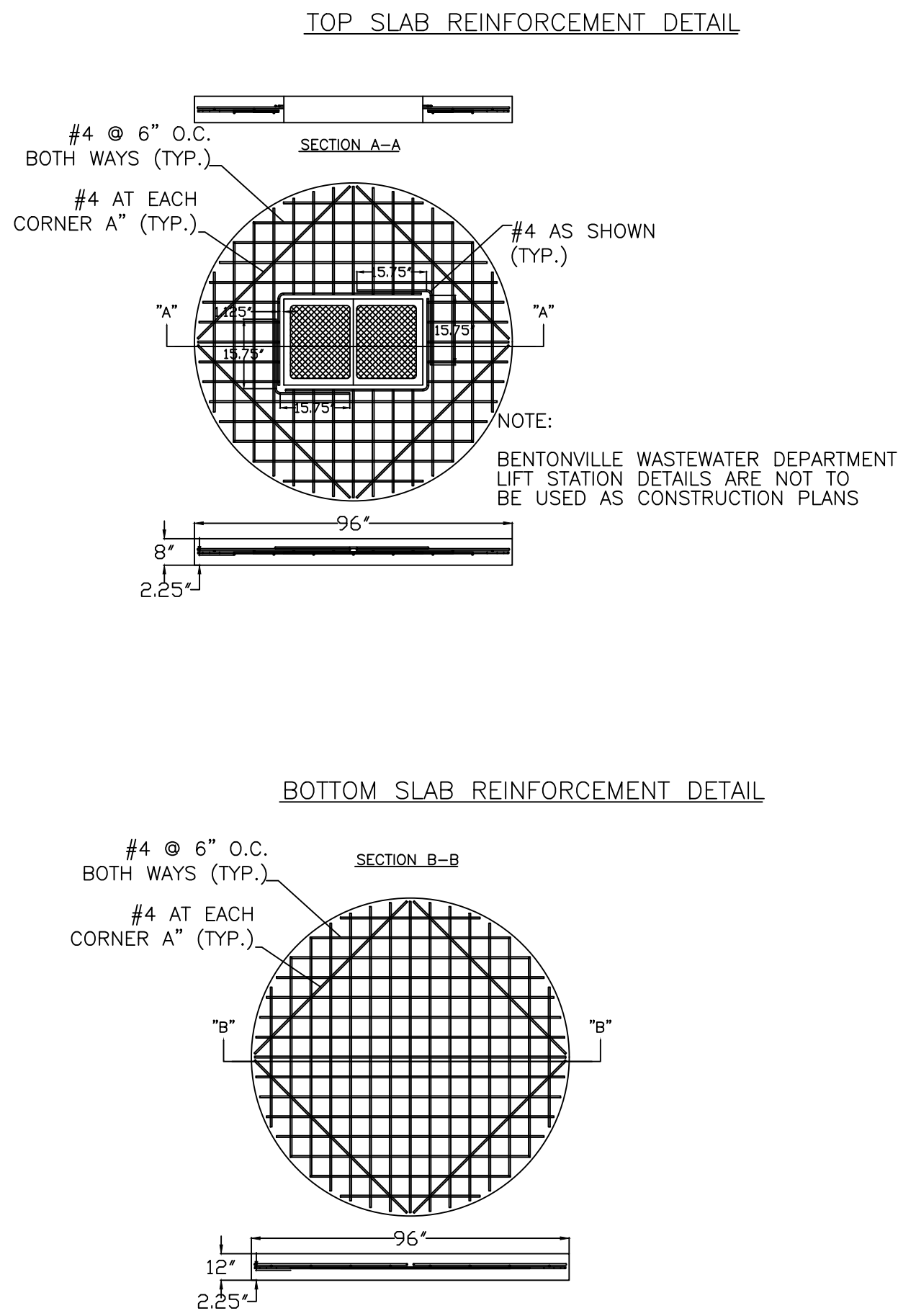
LIFT STATION DETAIL

GRINDER PUMPS 5 HP AND LESS



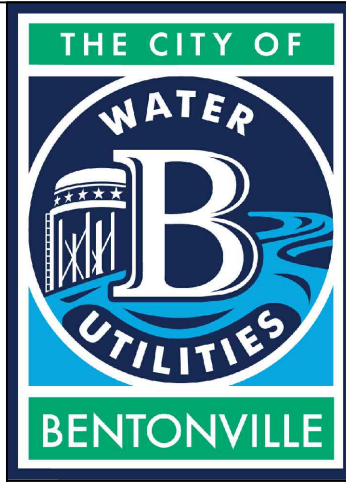
LIFT STATION DETAILS: LS05

WET WELL AND VALVE VAULT



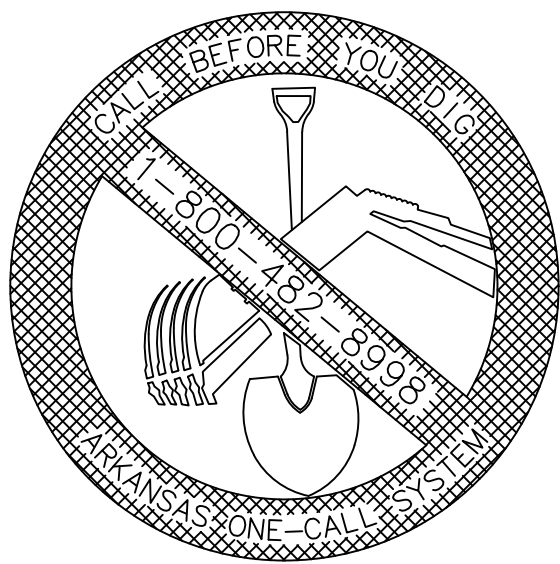
BOTTOM SLAB REINFORCEMENT DETAIL

LIFT STATION DETAILS: LS06



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

LIFT STATION
DETAILS

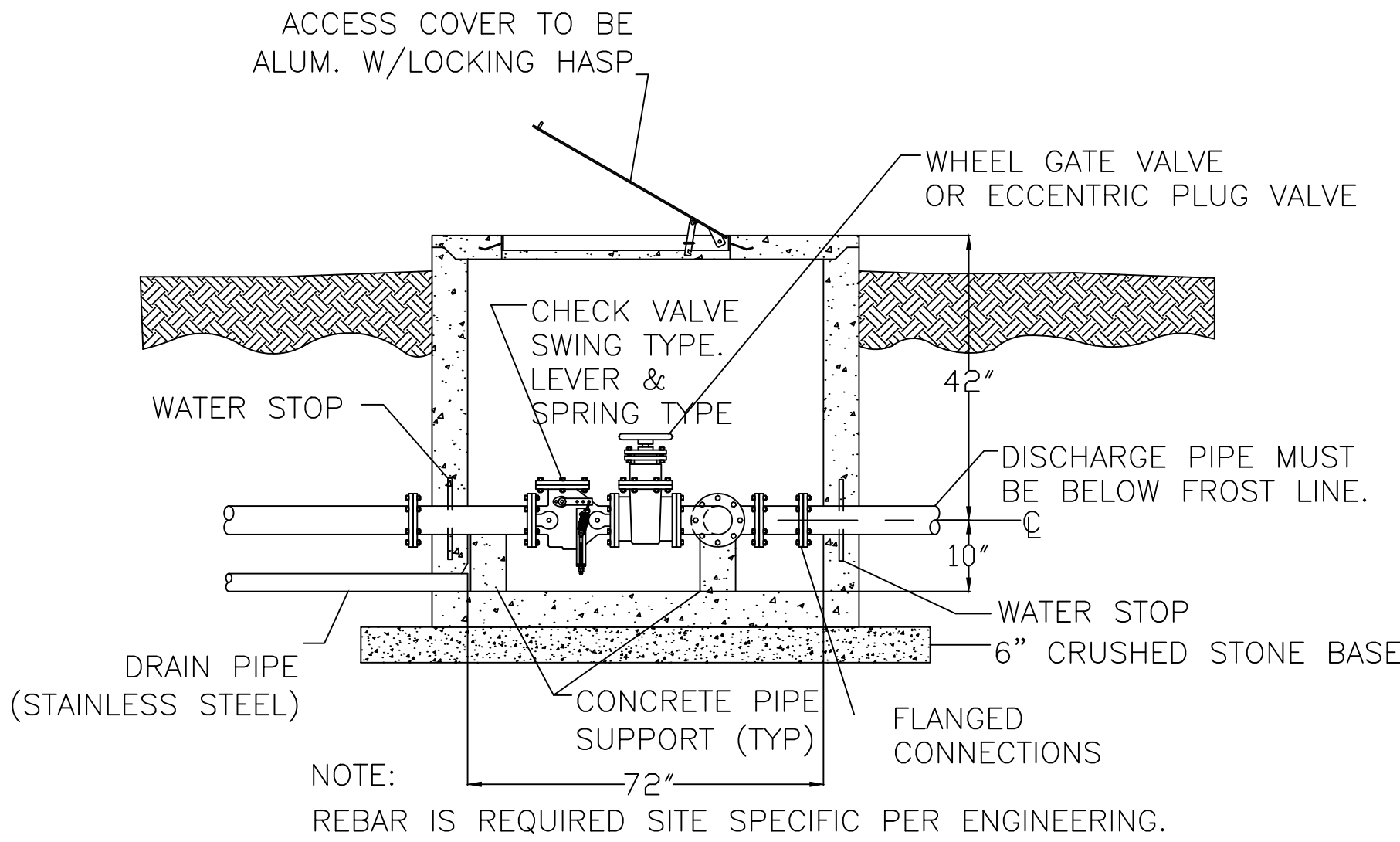


REVISION:
2024

NOTES:

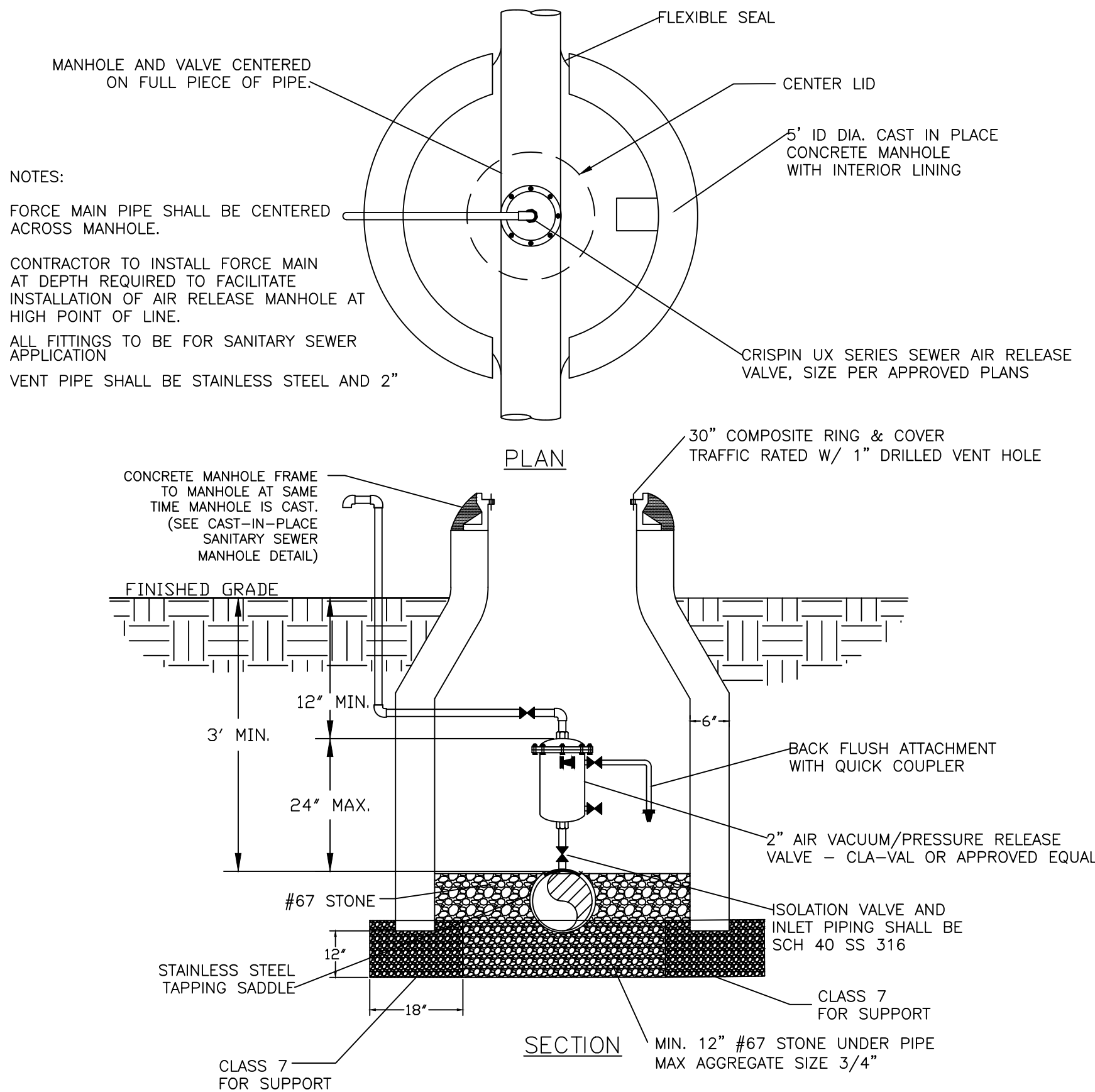
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

LIFT STATION VALVE VAULT DETAIL



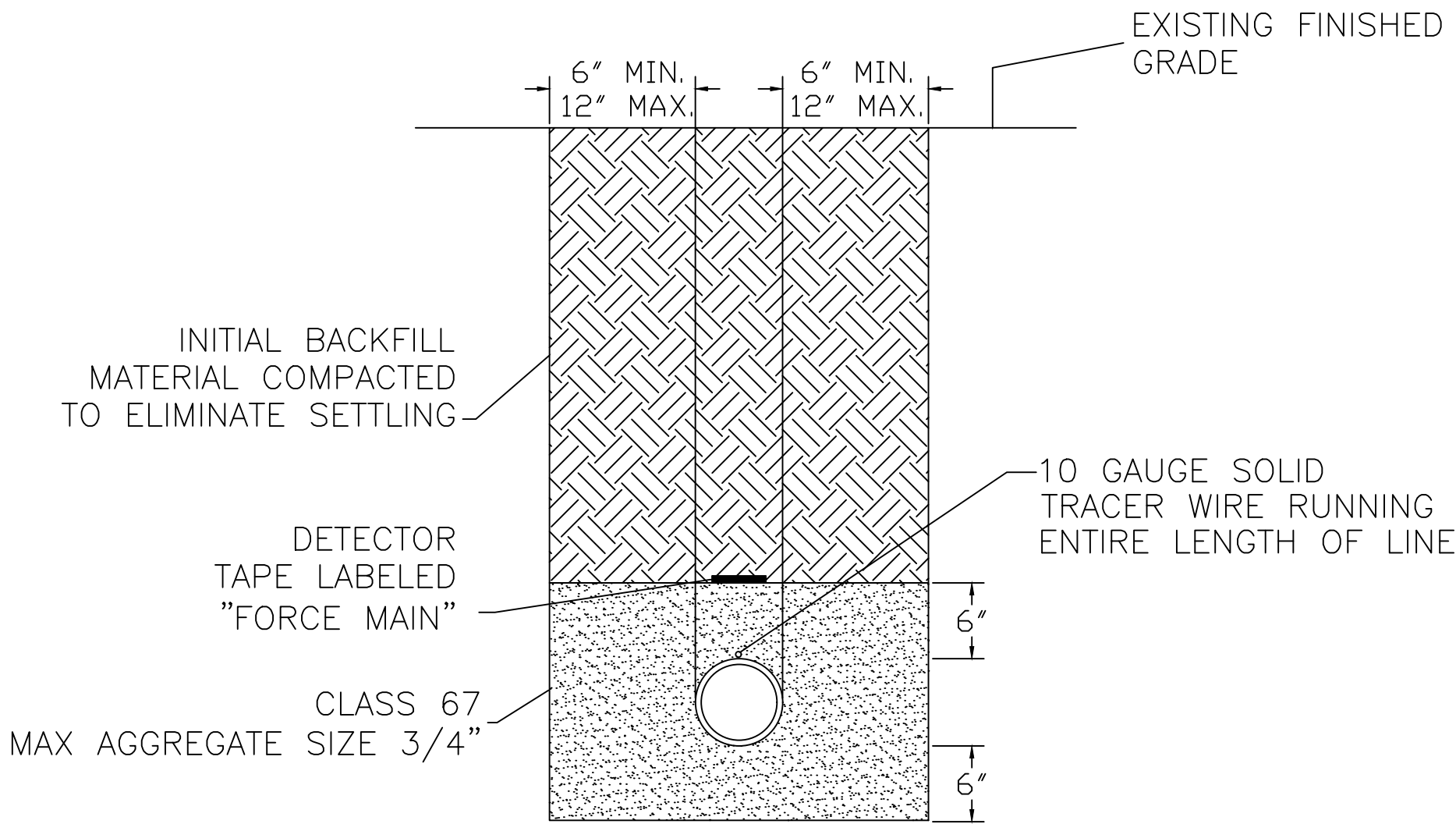
LIFT STATION DETAILS: LS07

AIR VACUUM/RELEASE
MANHOLE FOR FORCE MAIN



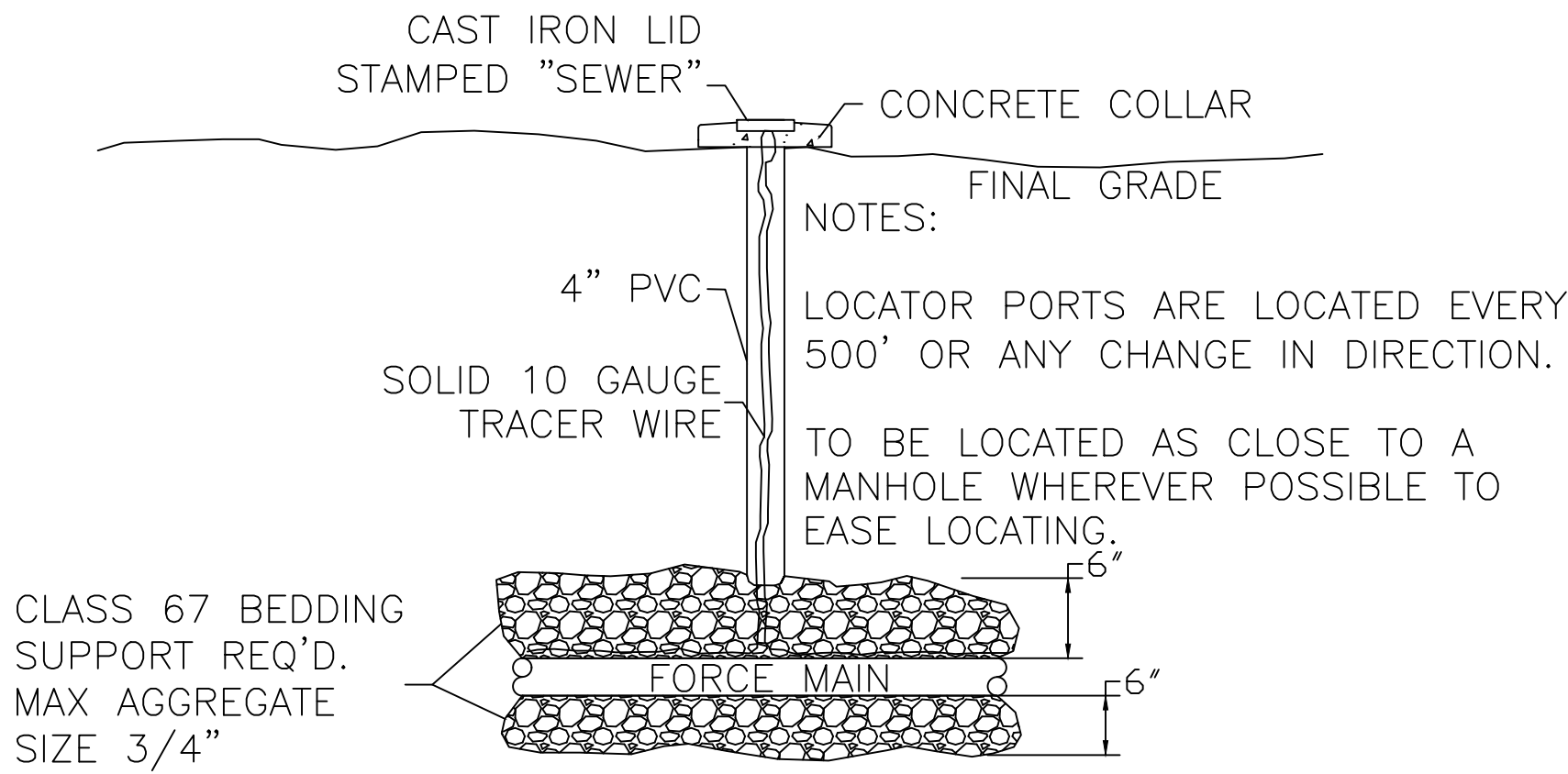
LIFT STATION DETAILS: LS08

TYPICAL BEDDING DETAIL
FOR FORCE MAIN



LIFT STATION DETAILS: LS09

TRACER WIRE PORT

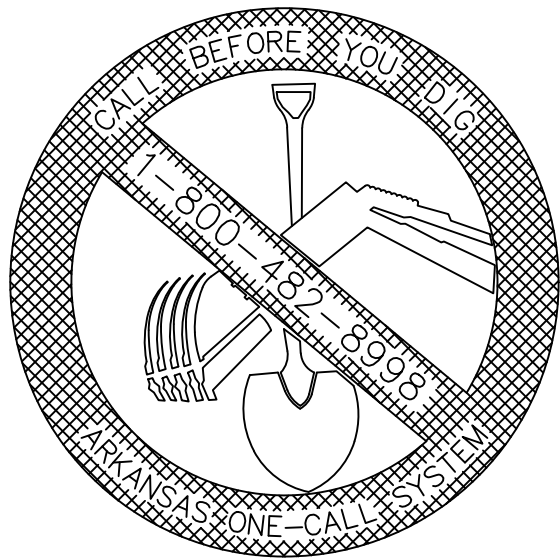


LIFT STATION DETAILS: LS10



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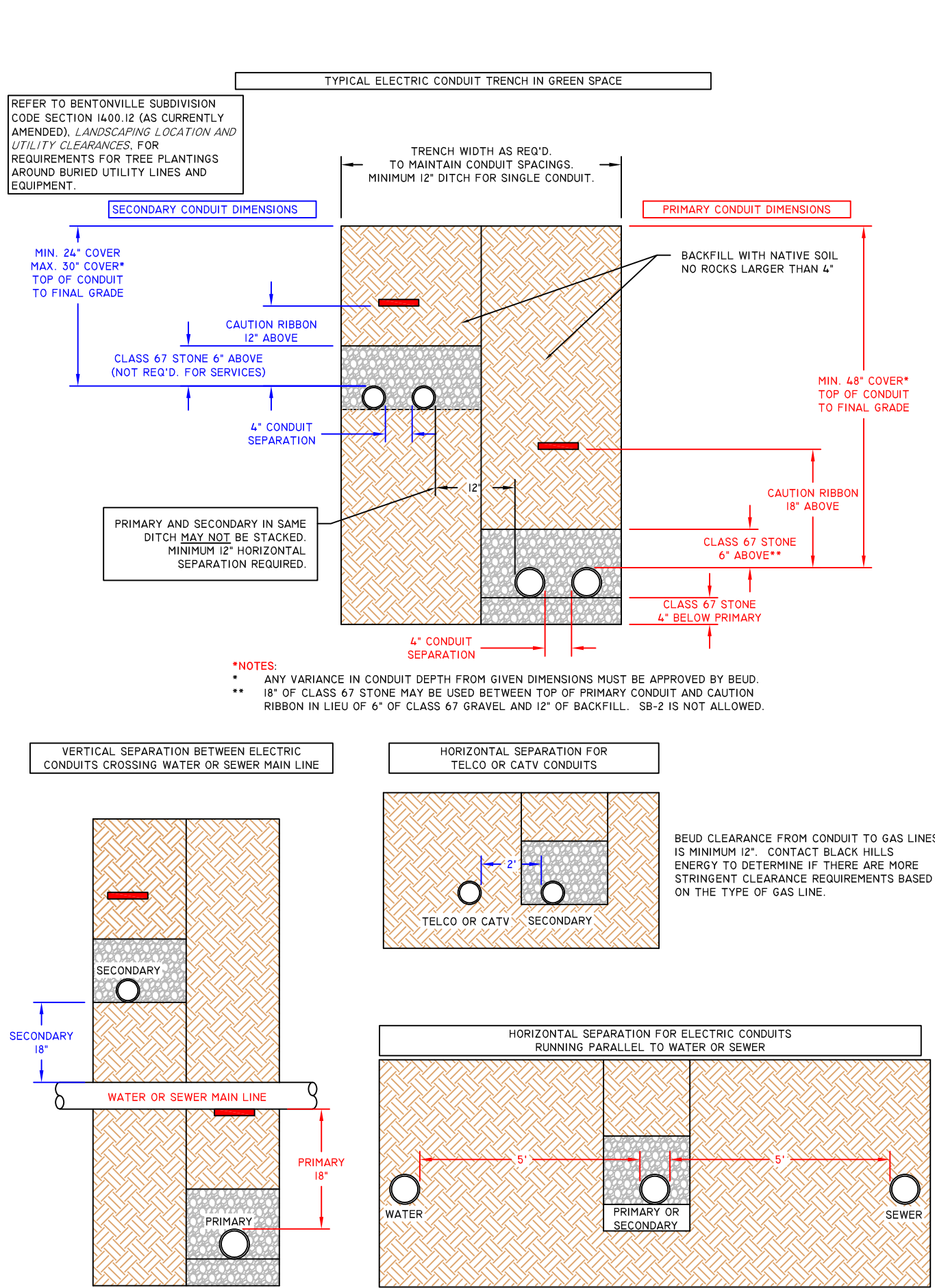
LIFT STATION
DETAILS



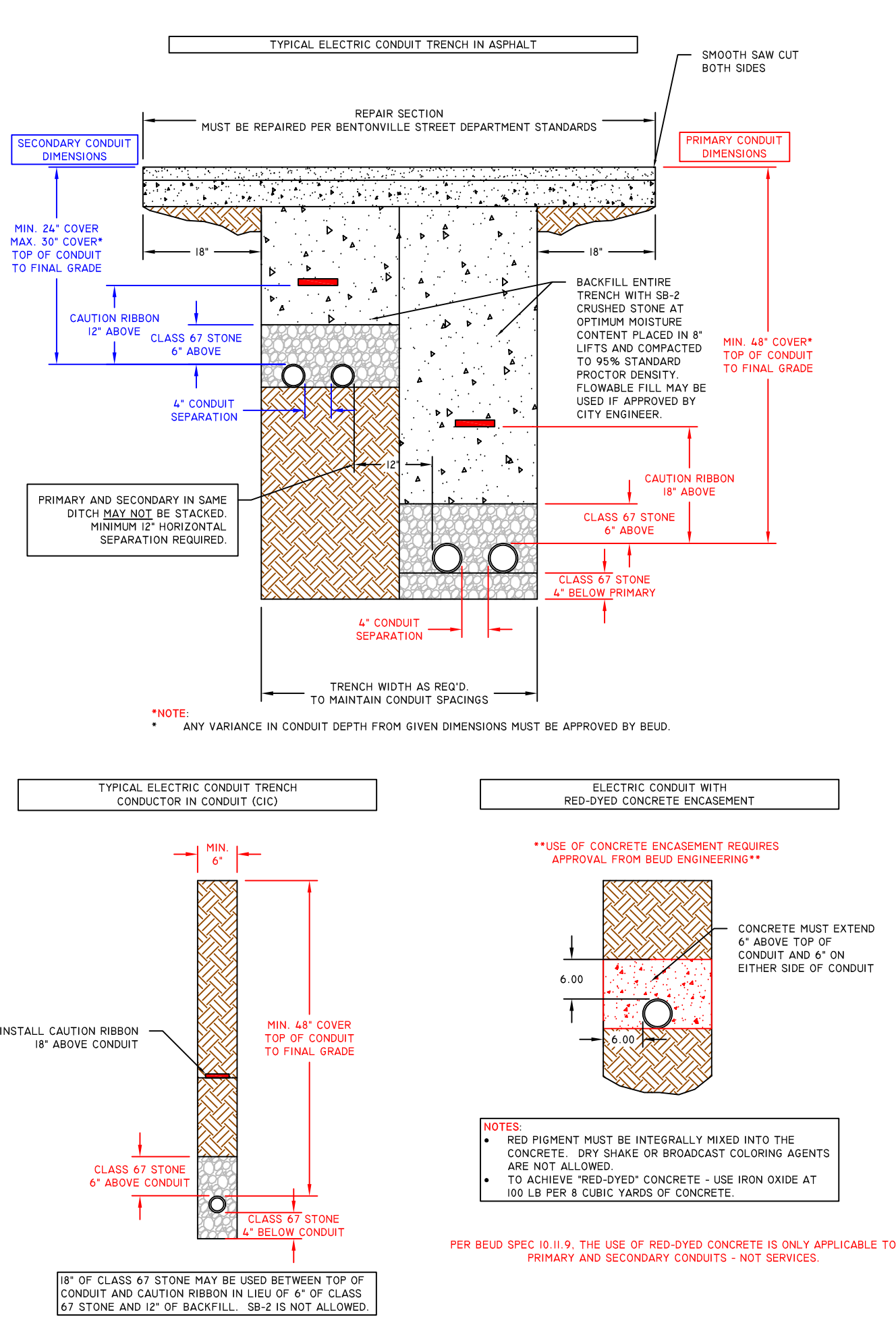
REVISION:
2024

NOTES:

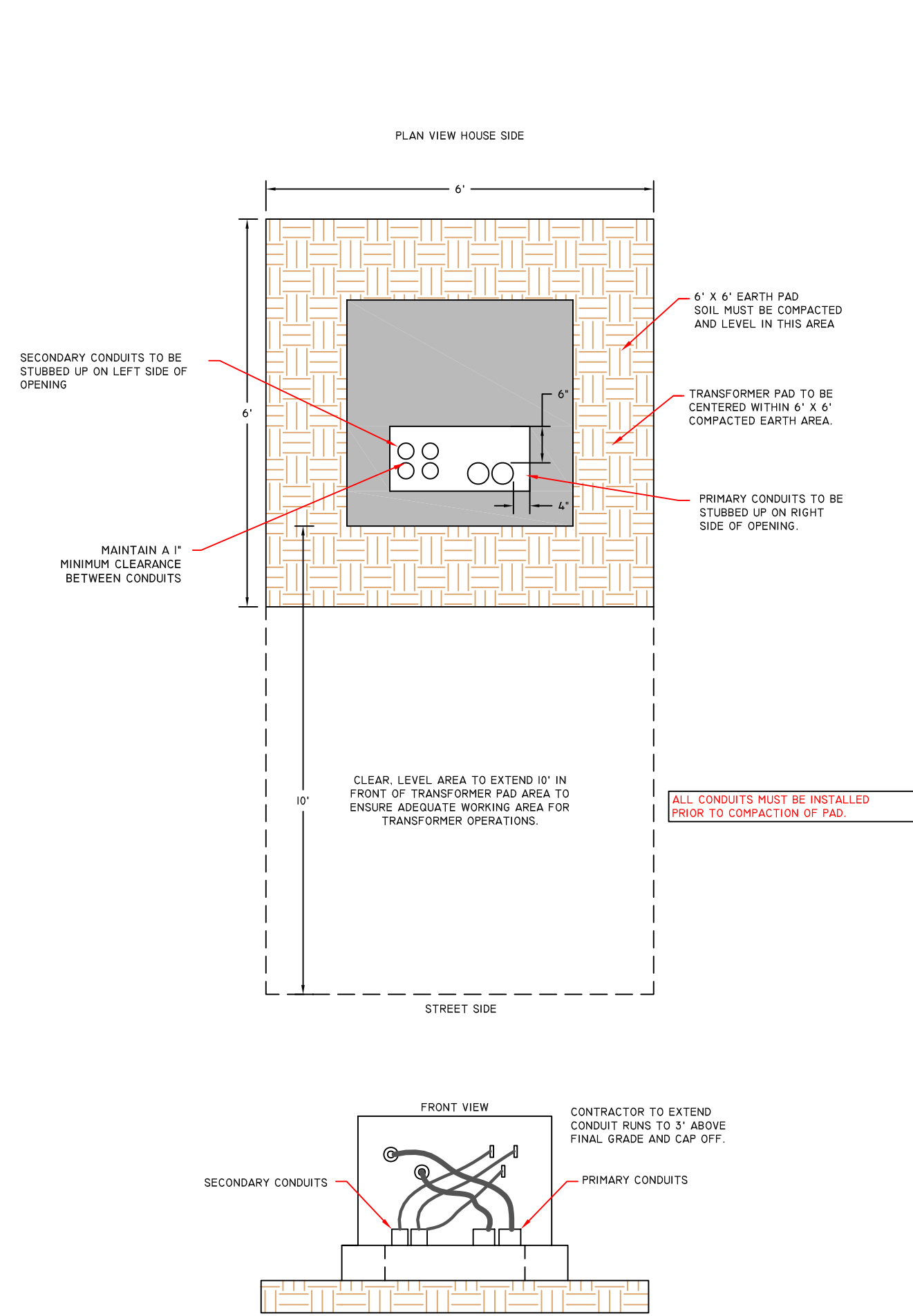
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	2	OF	2



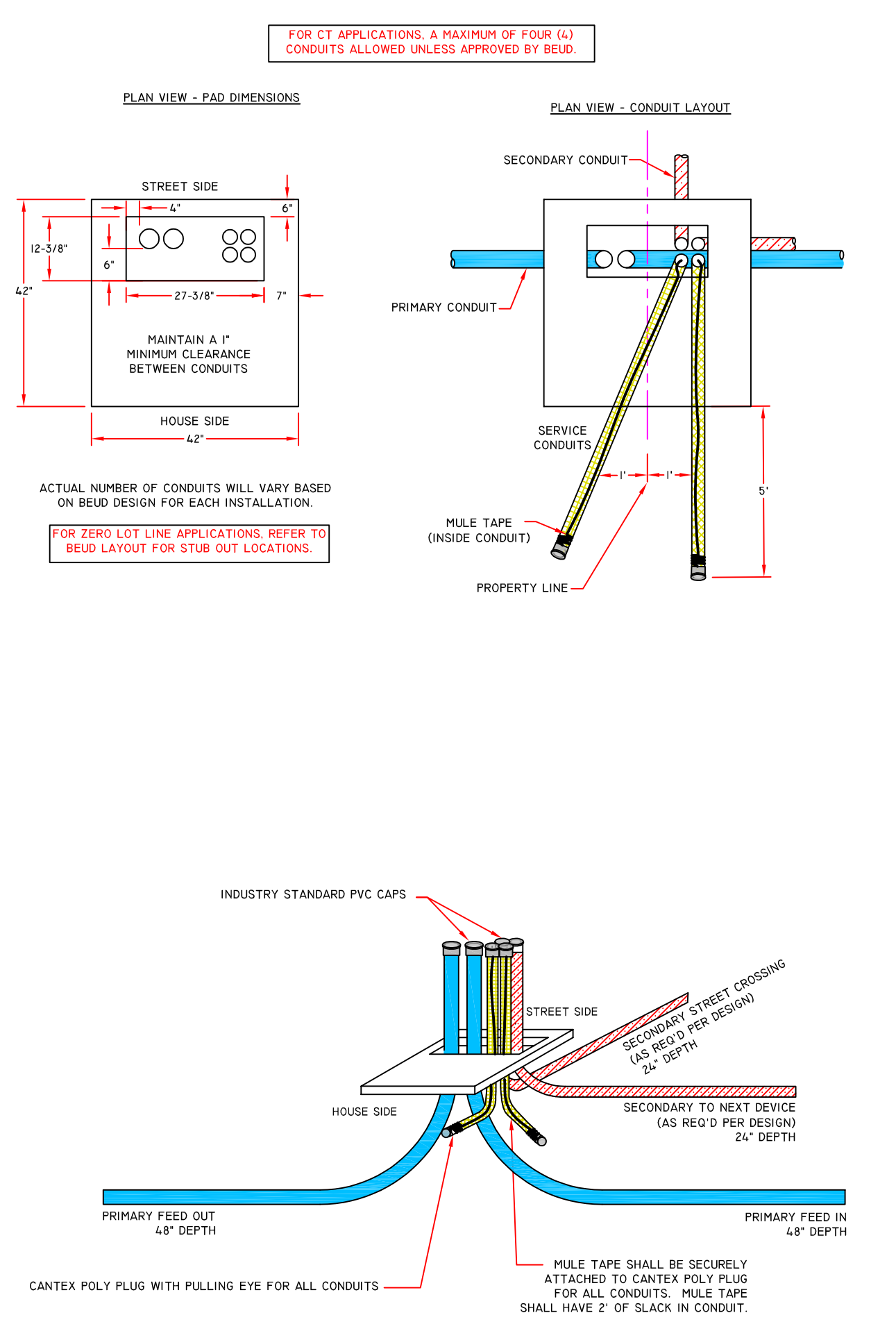
DS-1403 ELECTRIC TRENCH DETAILS SHEET 1



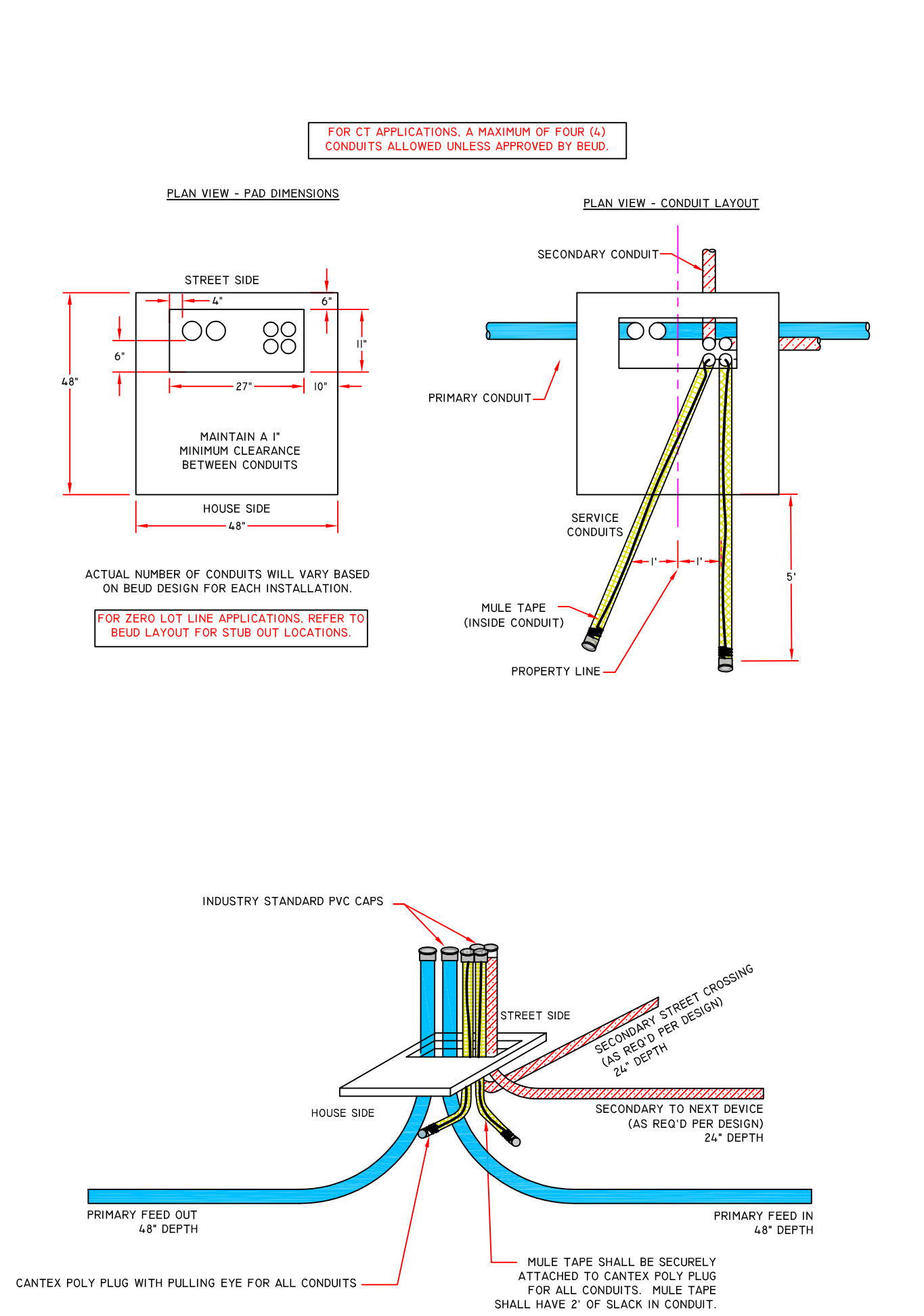
DS-1404 ELECTRIC TRENCH DETAILS SHEET 2



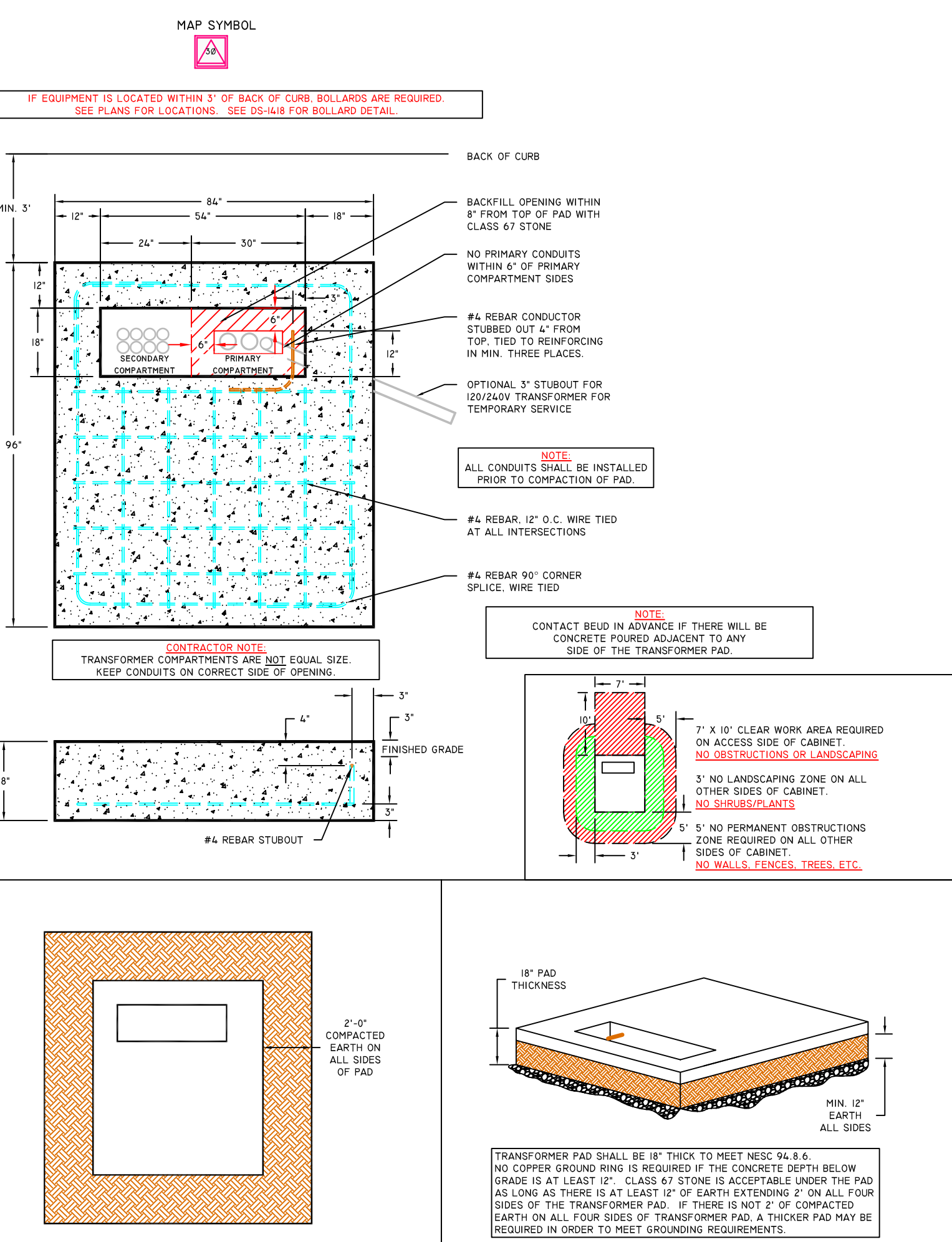
DS-1405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS



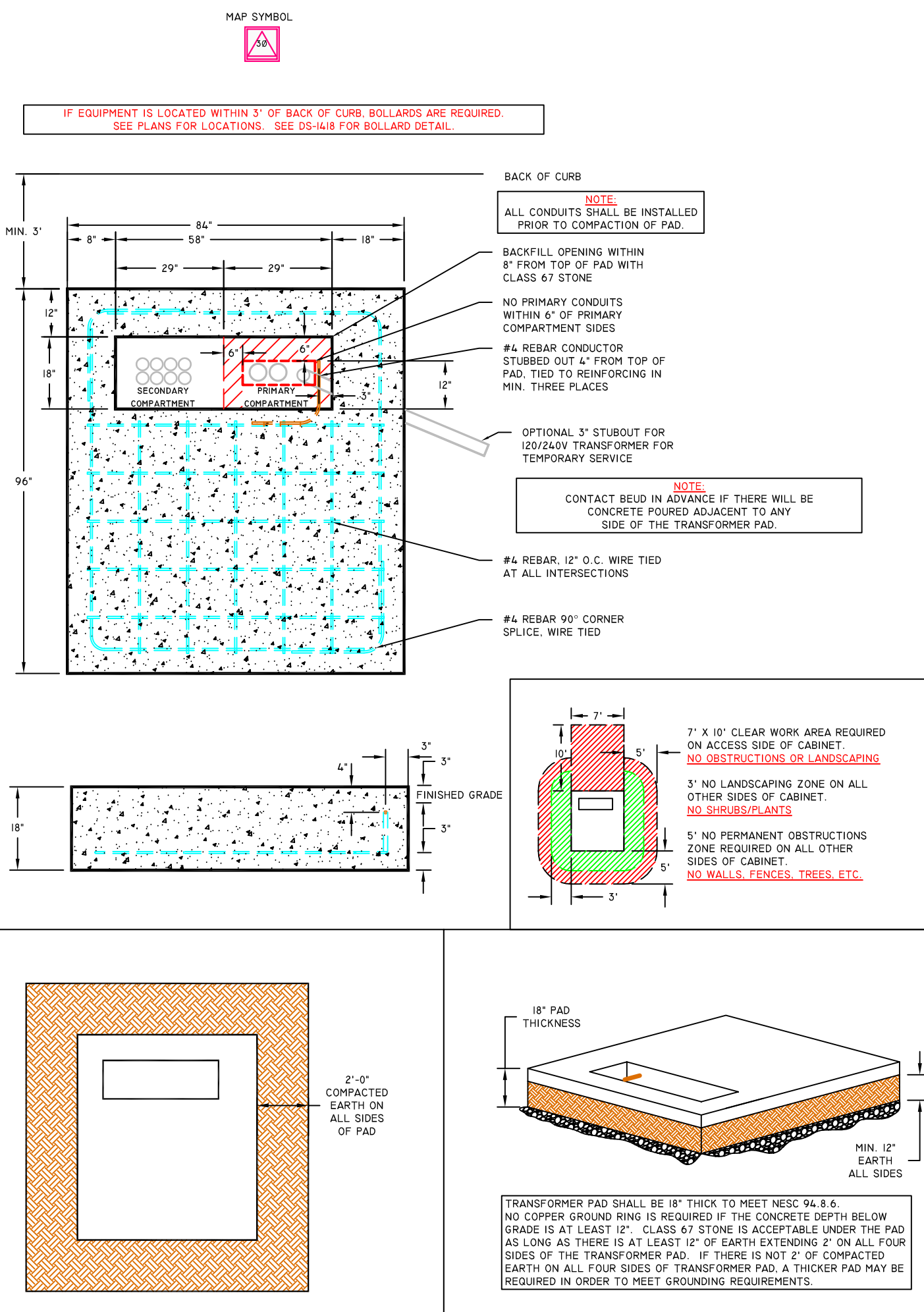
DS-1406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA



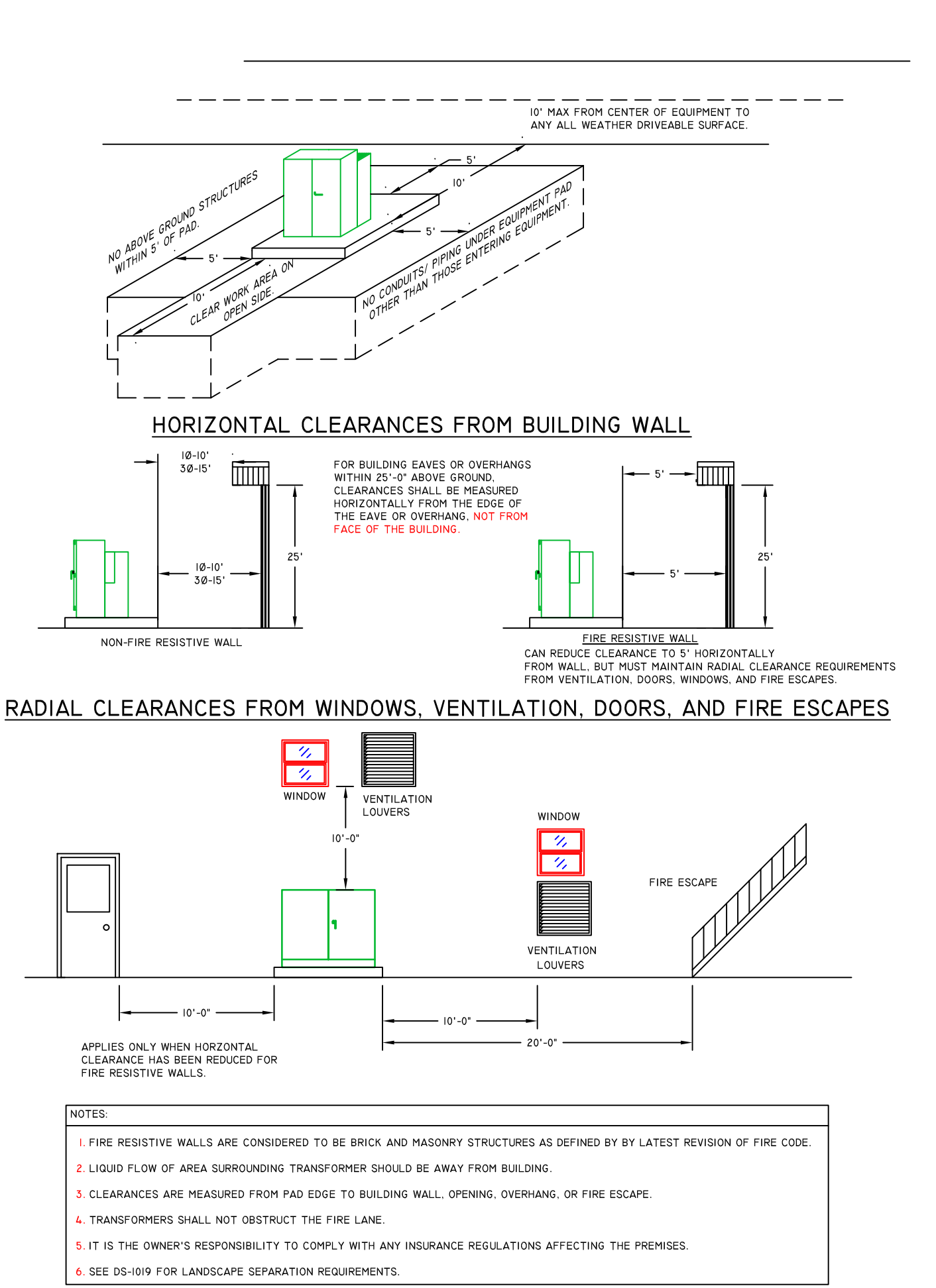
DS-1407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER



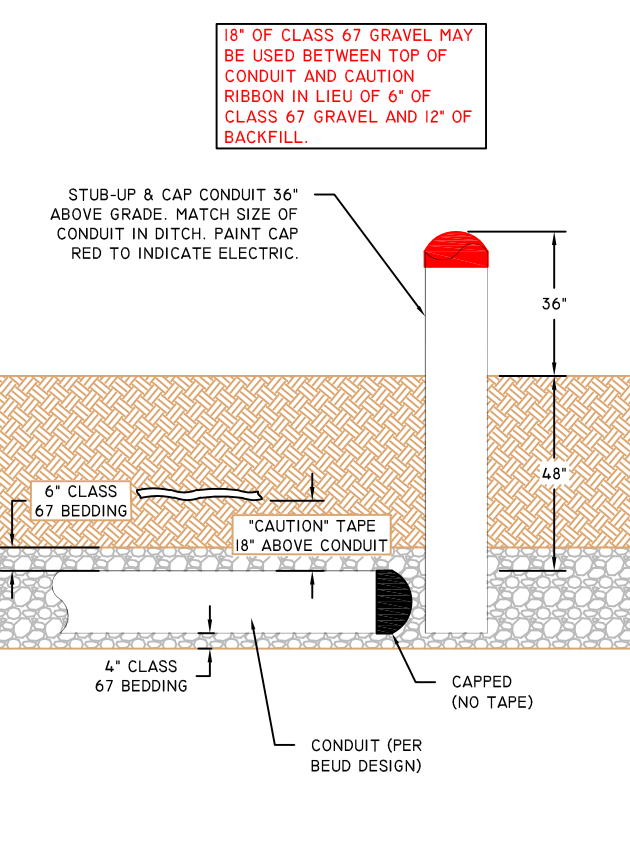
DS-1408 THREE PHASE TRANSFORMER PAD 45-1000 kVA

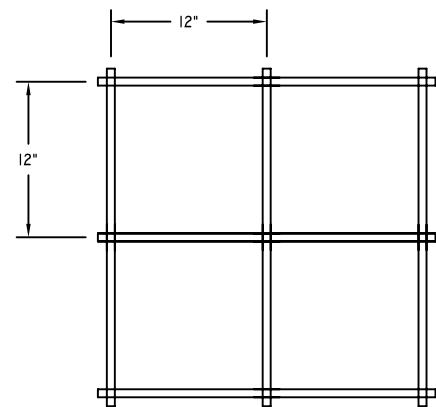
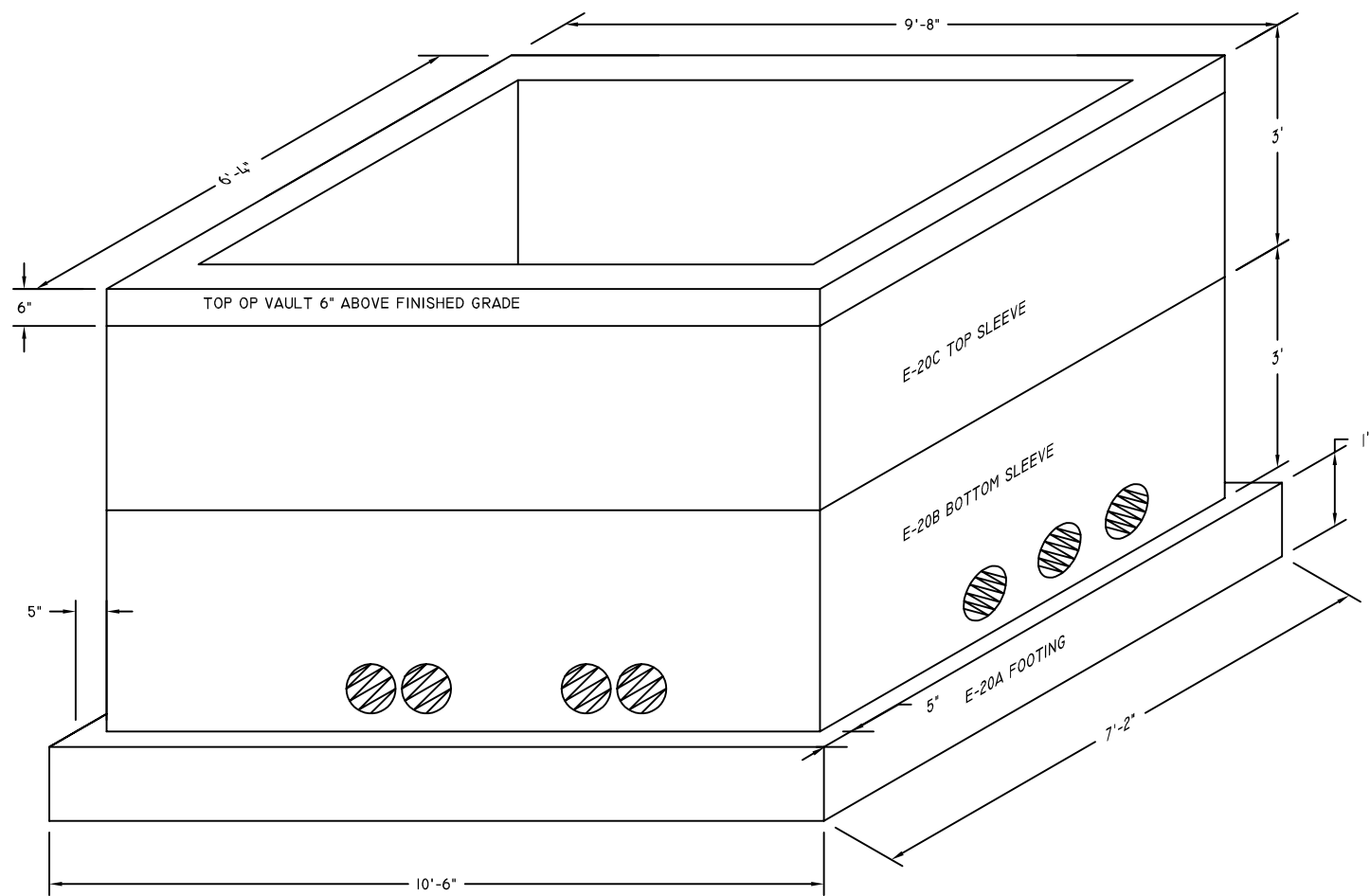


DS-1409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA



DS-1410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT

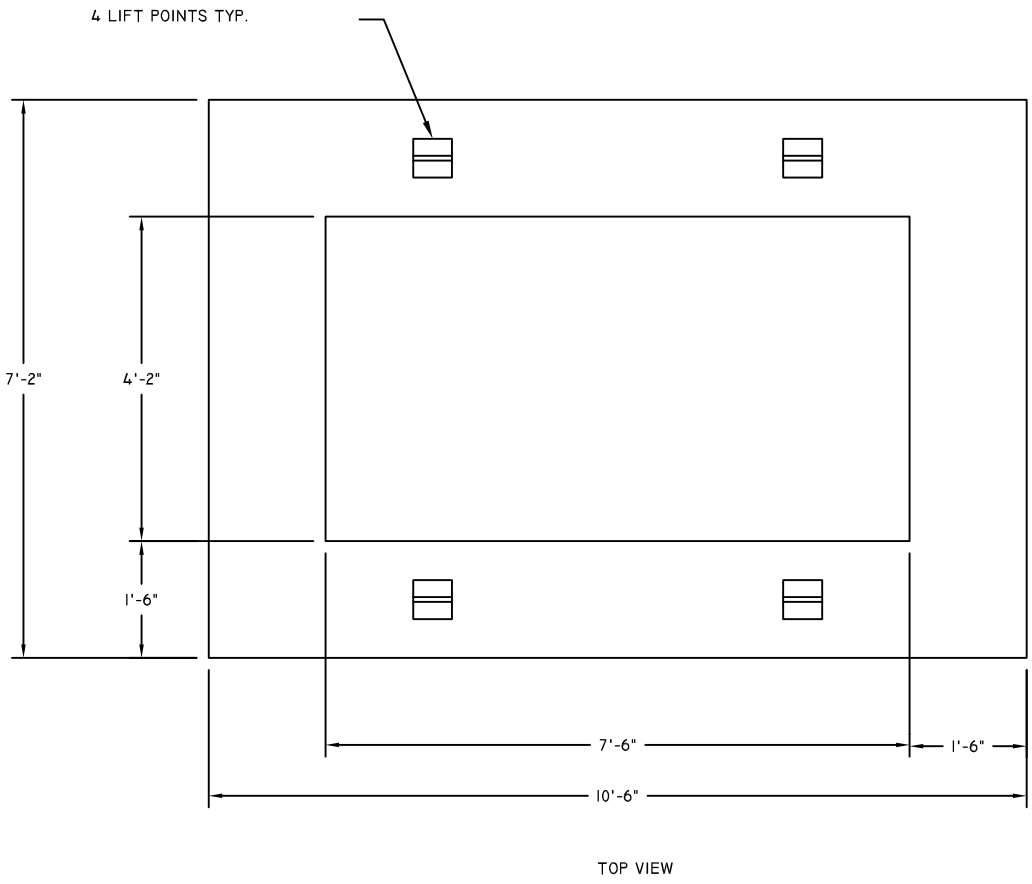




CONTRACTOR SHALL COVER EACH UNBRED HOLES INDIVIDUALLY. NO GUE SHALL BE USED.

STEEL REINFORCING GRID REQUIRED USING #4 REBAR AT 12" O.C. THROUGHOUT

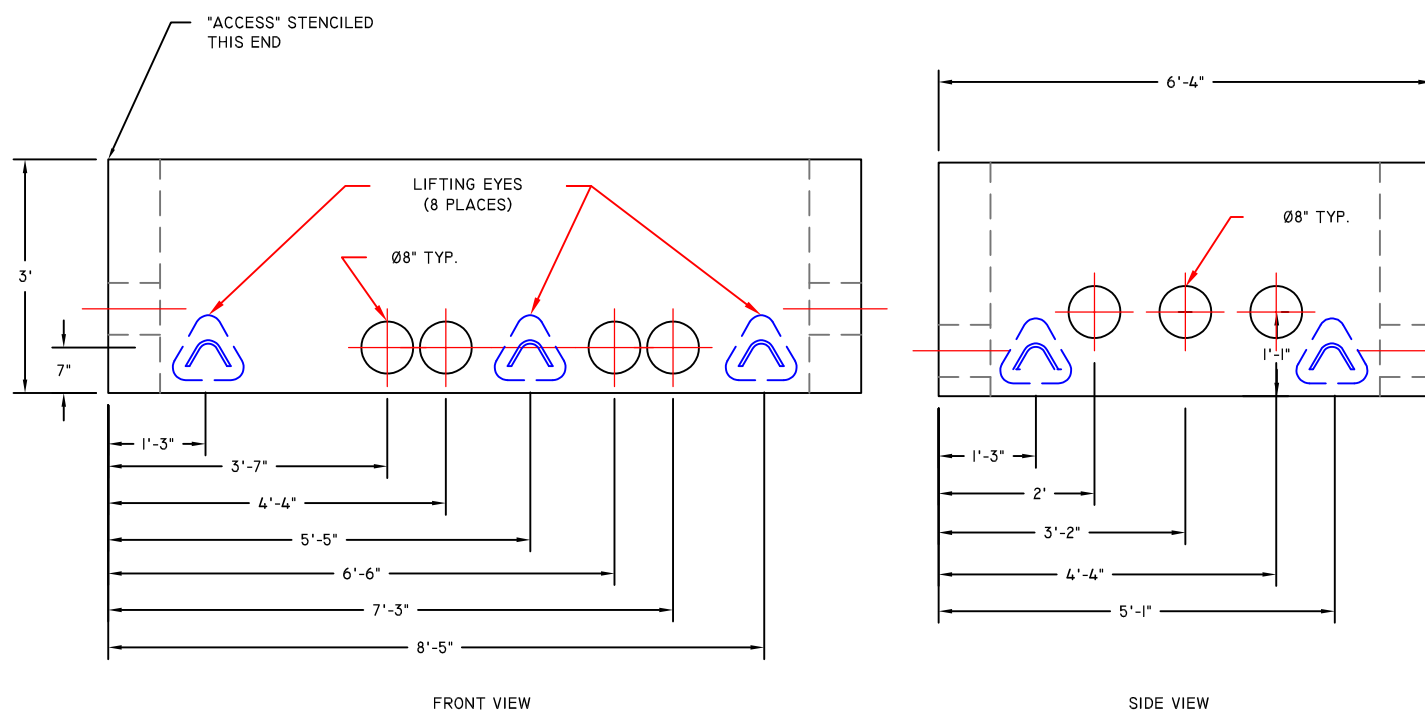
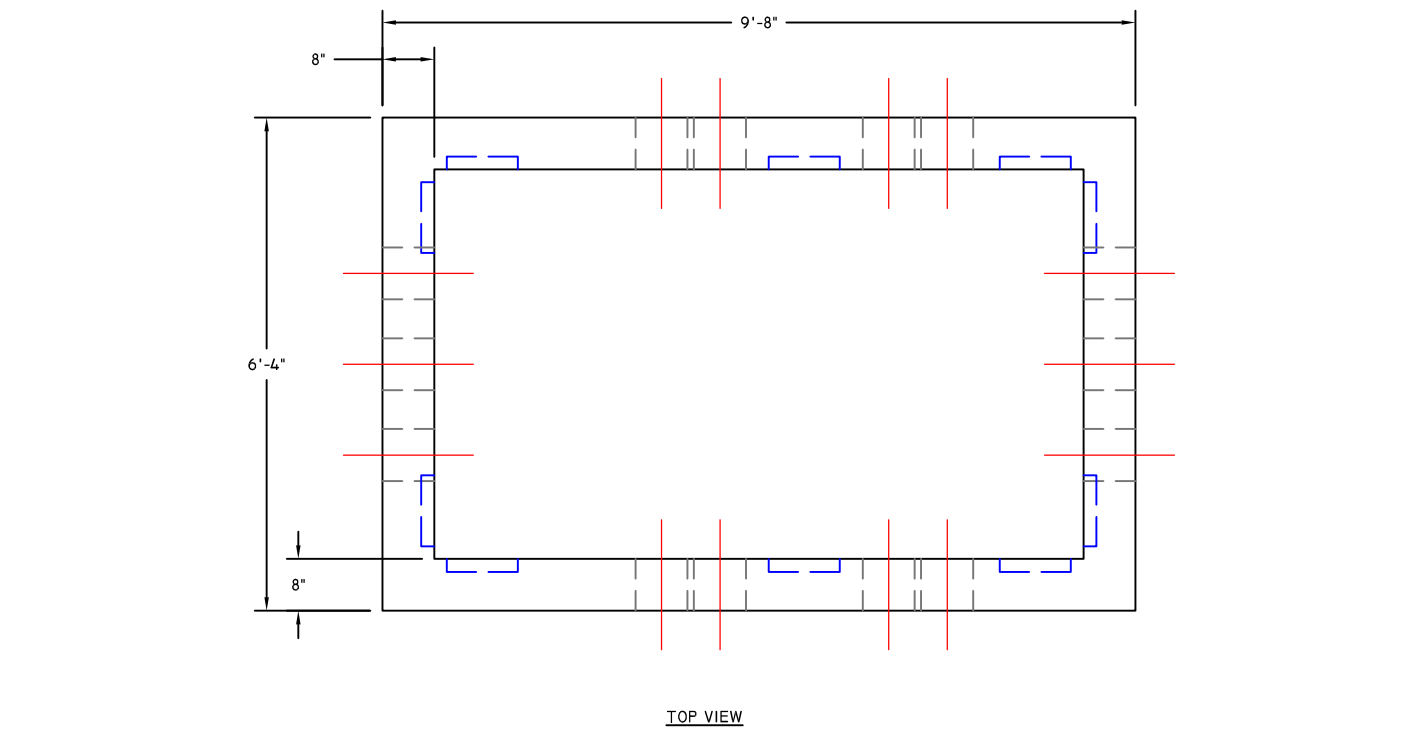
DS-I420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY



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

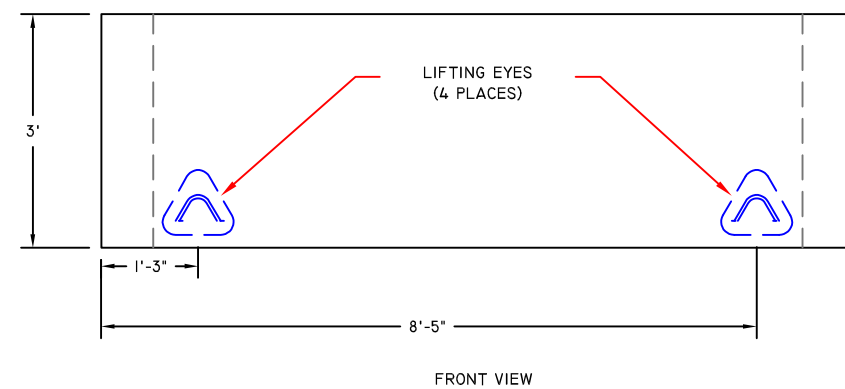
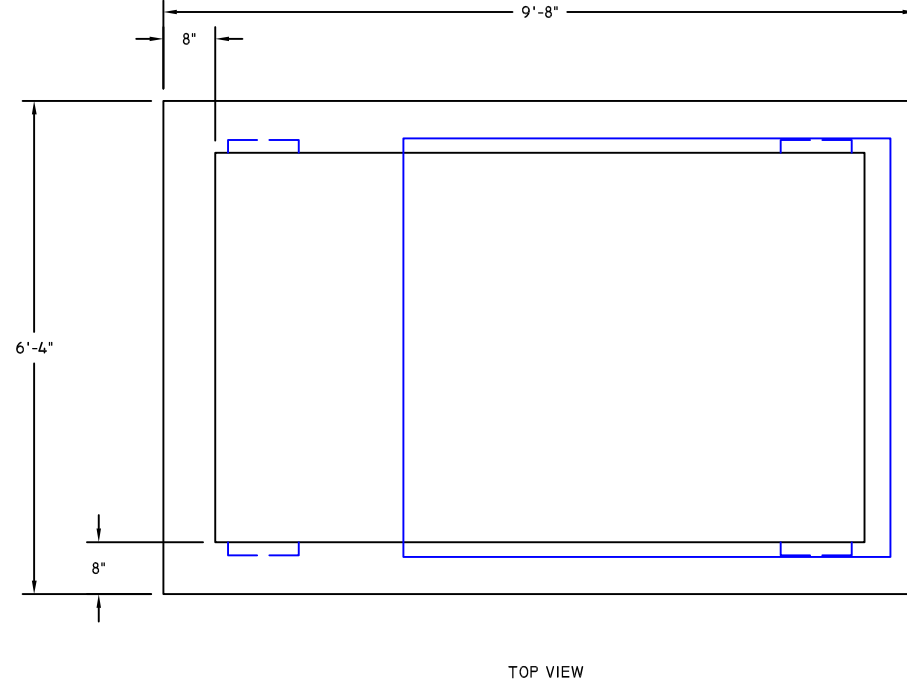
FOOTER WEIGHT: 3,200 LBS

DS-I420A PADMOUNT SWITCHGEAR VAULT FOOTER



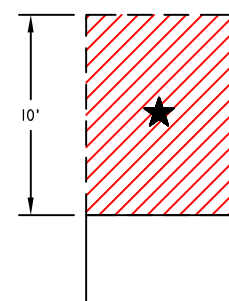
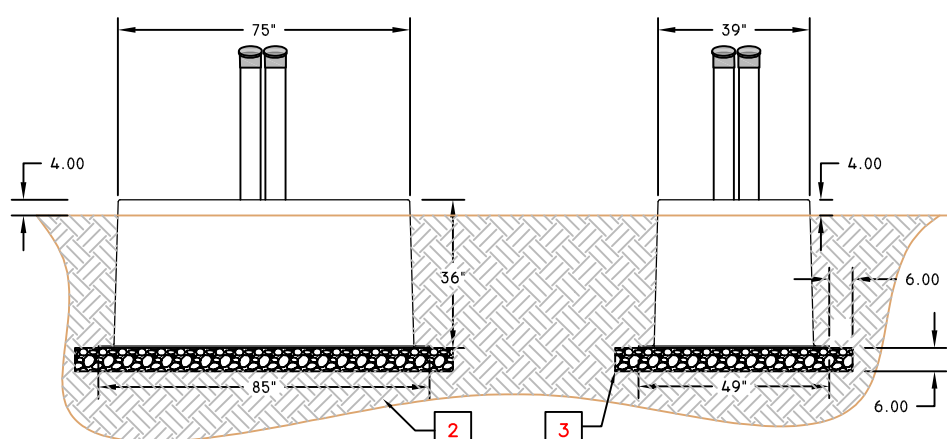
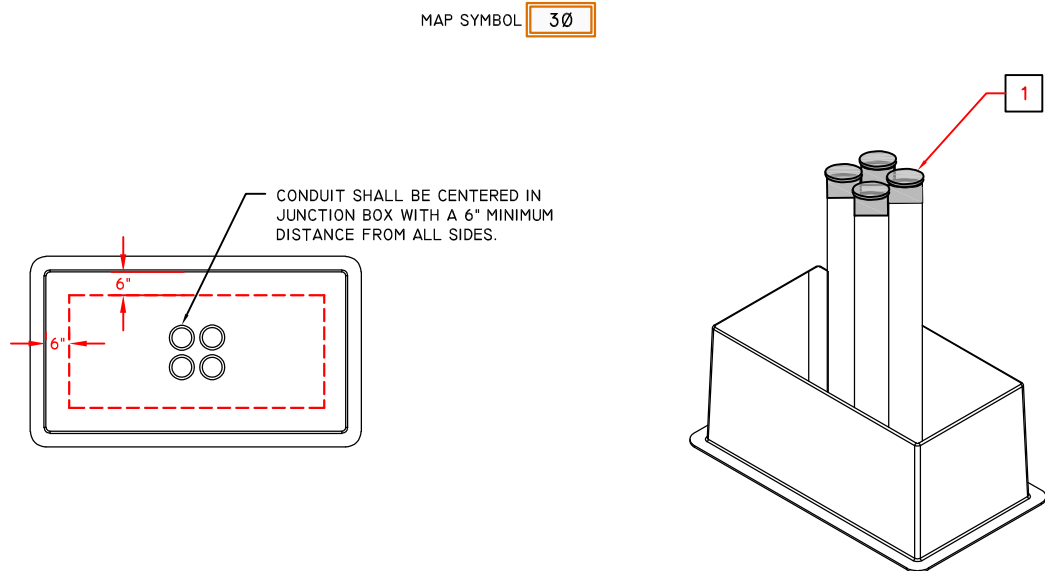
BOTTOM SLEEVE WEIGHT: 8,900 LBS

DS-I420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE



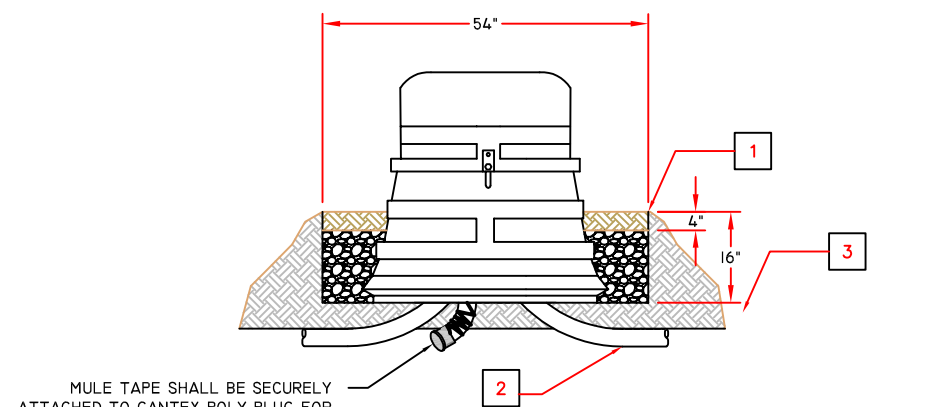
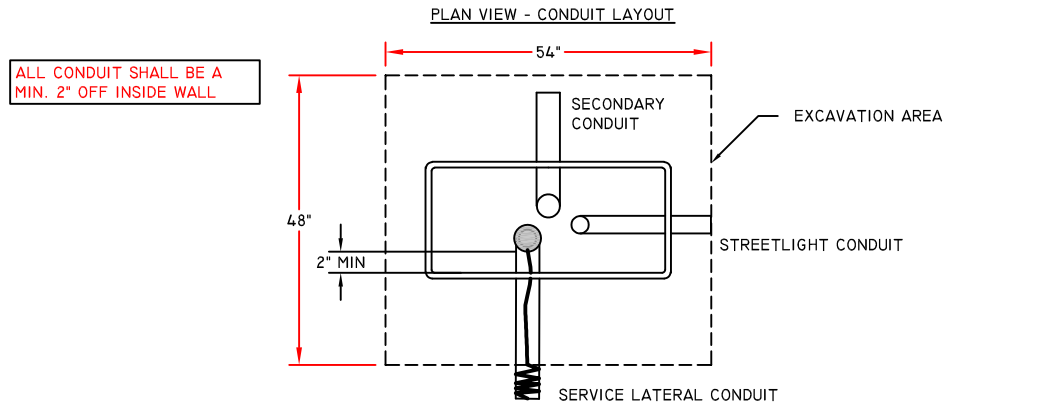
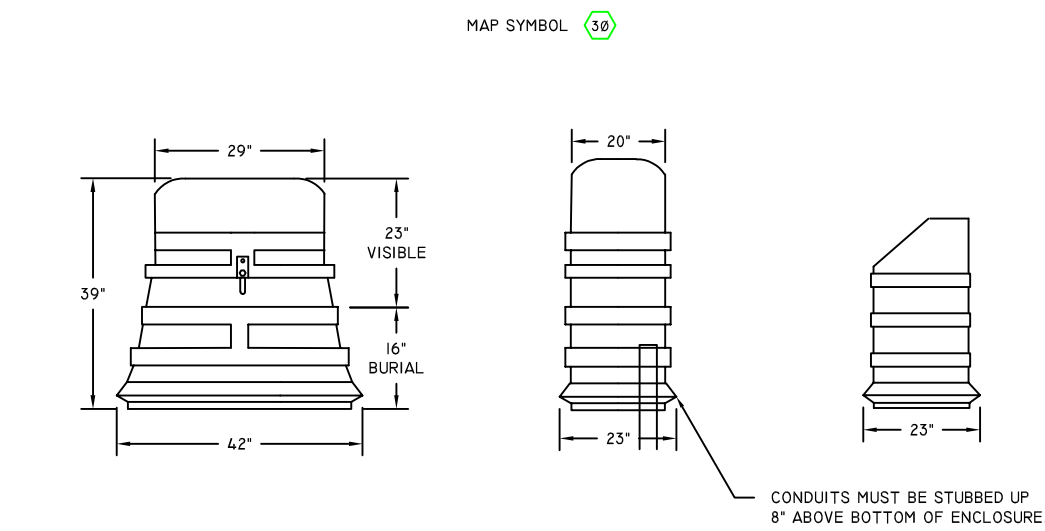
TOP SLEEVE WEIGHT: 9,200 LBS

DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE



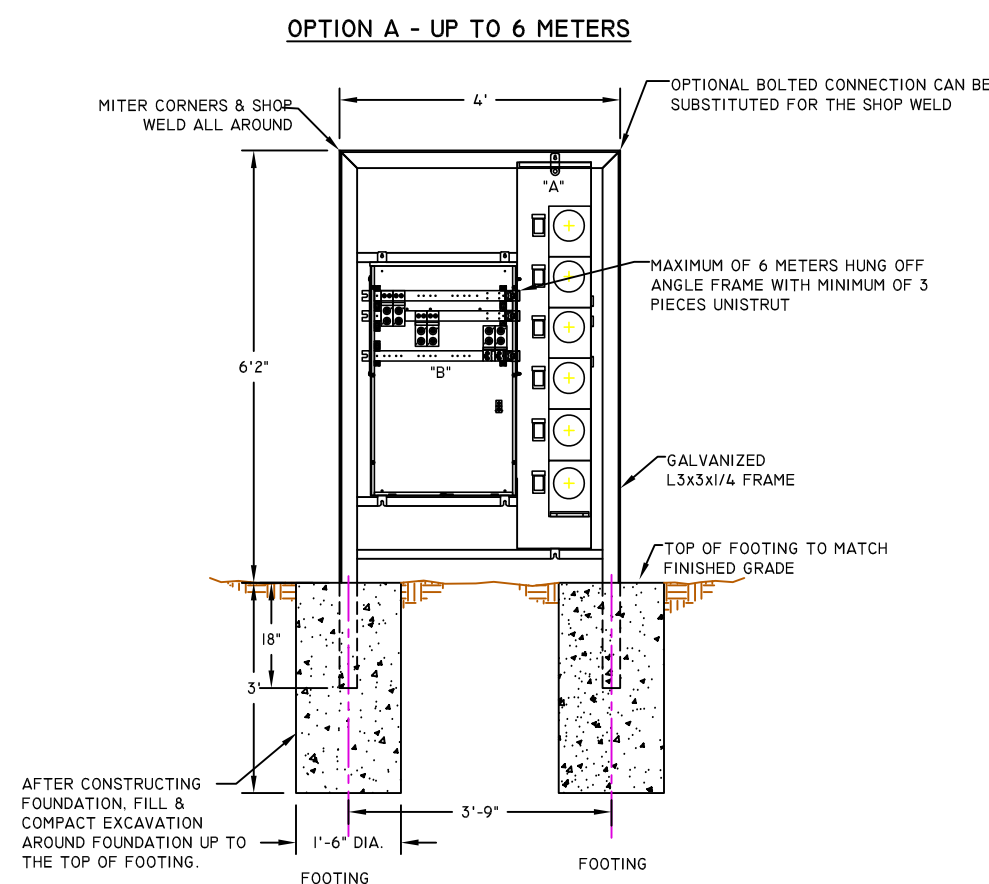
NOTES:
1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3" TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS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

DS-I413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE

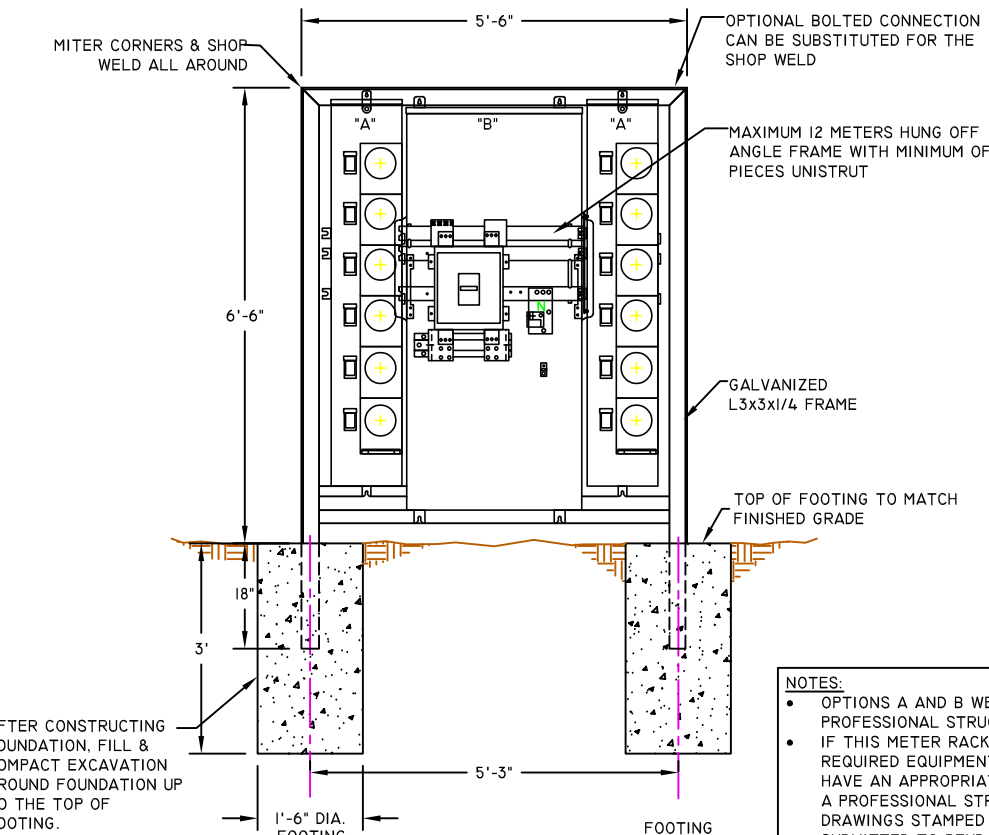


NOTES:
1. EXCAVATE A 54" W X 48" H X 10" D PIT CENTERED IN A 7' X 7' CLEAR LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. BACKFILL PIT WITH CLASS 67 GRAVEL TO WITHIN 4" OF TOP. BACKFILL LAST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

DS-I414-I THREE PHASE SECONDARY JUNCTION BOX

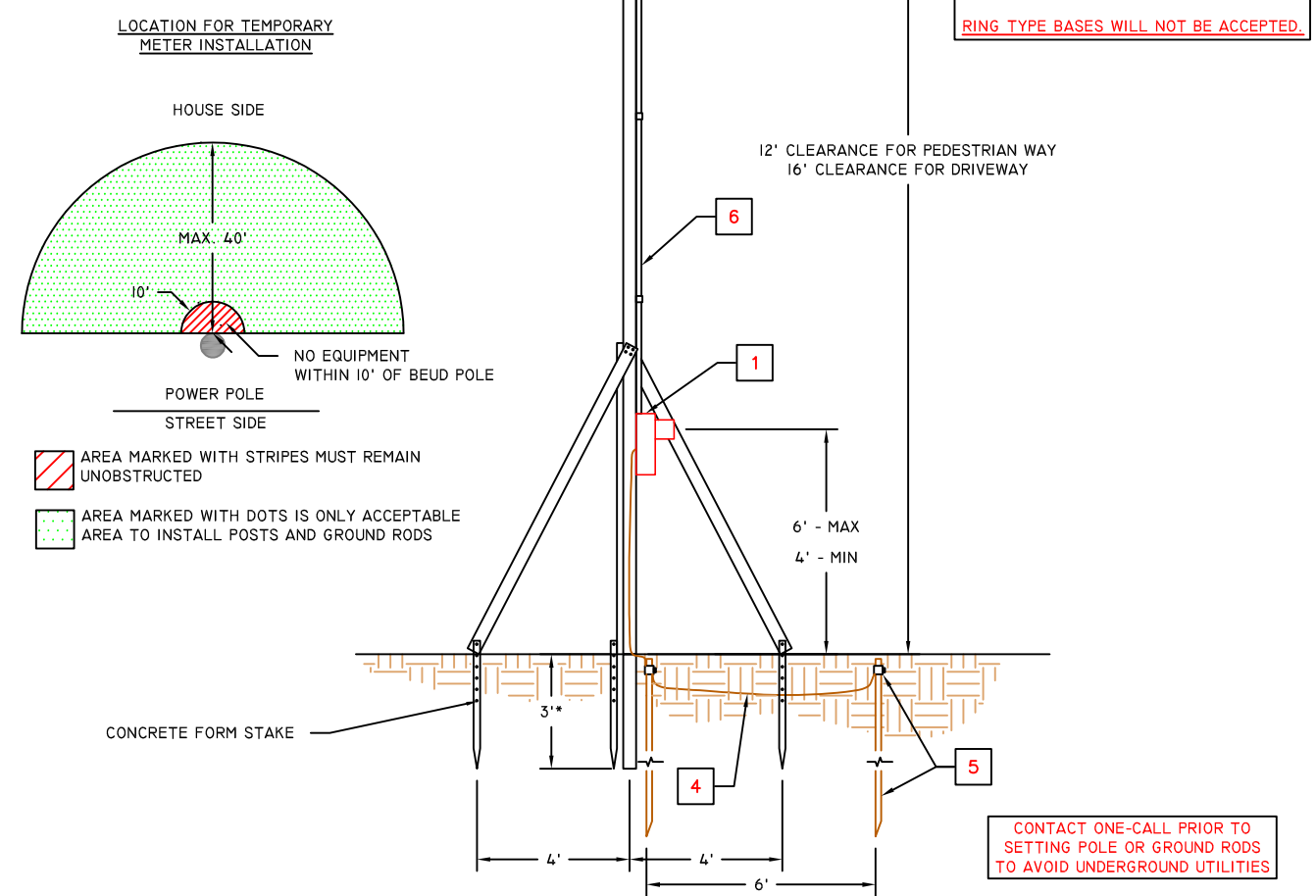
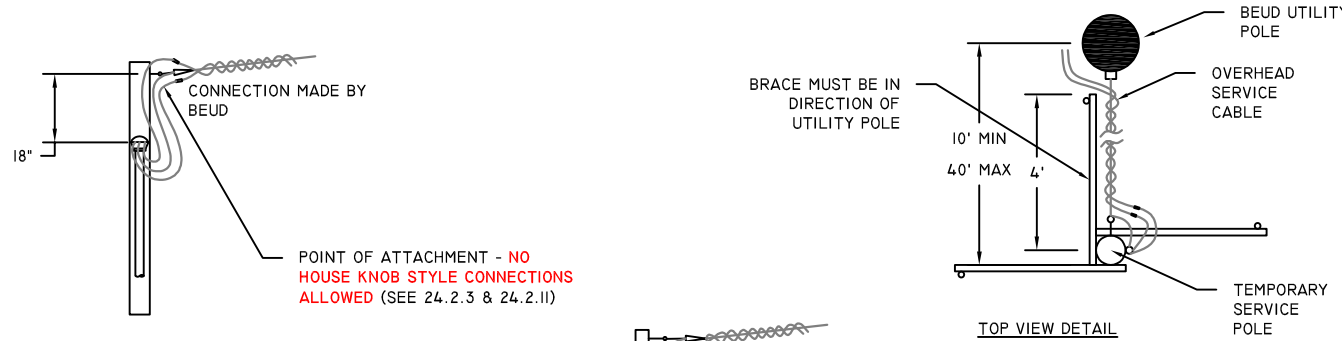


OPTION B - UP TO 12 METERS



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

DS-I024 SINGLE PHASE FREE STANDING METER RACK



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

DS-I001 BRACED TEMPORARY SERVICE POLE



608 SE 3rd Street
Bentonville, AR 72712
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www.bentonvillear.com

ELECTRIC LAYOUT

REVISION	DATE	BY	DESCRIPTION
1	05/05/2014	BEUD	REVISION
2	07/27/2015	BEUD	REVISION
3	07/27/2015	BEUD	REVISION
4	07/27/2015	BEUD	REVISION
5	07/27/2015	BEUD	REVISION



SCAN FOR LATEST REVISION OF BEUD SPECS
www.linurl.com/BEUDSpecs

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

DRAWN: A.J.H. 09/2024
CHECKED: W.D.T. REV 5
PAGE 130 OF 175



Curtis Heights, Lots 18 & 19

810 Northwest 13th Street

PC Date: 10/21/2025

Staff Report Details

Project Number	LS25-0028
Applicant / Current Owner	Jennifer Watkins / John & Johnna Goins
Site Area	+/- [0.18] Acres
Current Zoning	R-2 Medium Density Two Family and Townhome Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	Single-family attached residential
Related projects	RZ25-0033

Property Description

Lot Split: Lot 13 Curtis Heights, Creating Lots 18 & 19 Curtis Heights. 810 Northwest 13th Street, R-2 Medium Density Two Family and Townhome Residential, LS25-0028.

A Lot Split of Lot 13 in Curtis Heights, Creating Lots 18 & 19 in Curtis Heights. Five feet of right-of-way is being dedicated along Northwest 13th Street in both lots. There is also a 15-foot-wide utility easement being dedicated per this plat.

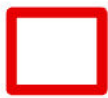
Project Details

Relationship to the Community Plan

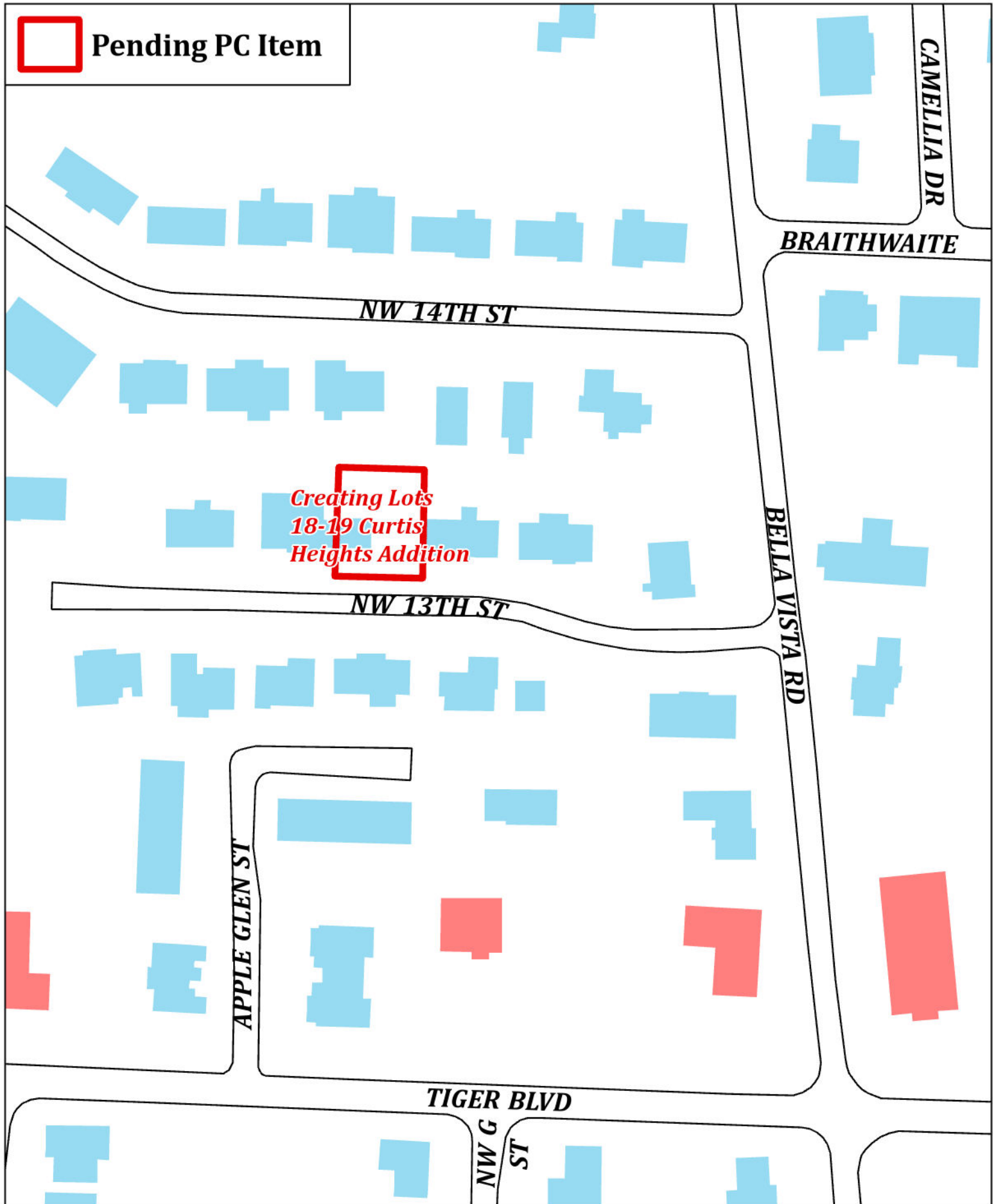
Public Comment

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

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



Pending PC Item

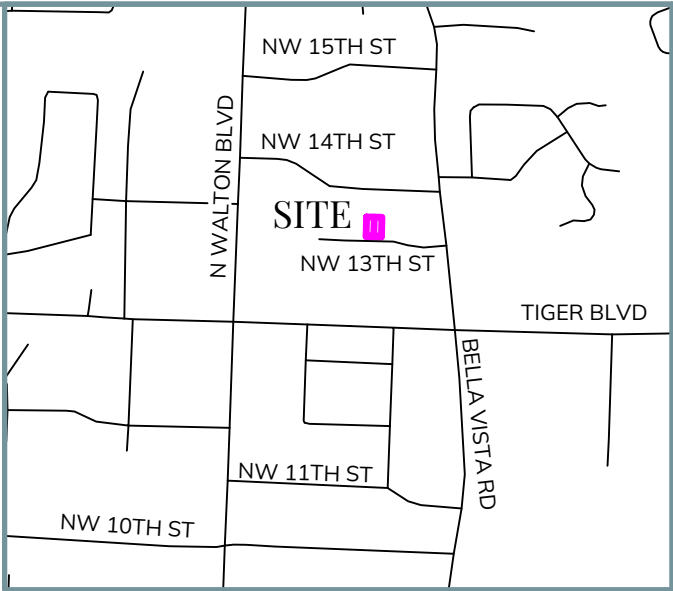


LS25-0028

Creating Lots 18-19 Curtis Heights Addition
804 NW 13TH ST



LOT SPLIT OF EXISTING LOT 13 CREATING NEW LOT 18 AND LOT 19 CURTIS HEIGHTS, AN ADDITION TO THE CITY OF BENTONVILLE



SURVEY DESCRIPTION OF PUBLIC R/W

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 : _____
JOHN GOINS DATE

SIGNED : _____
JOHNNA GOINS DATE

OWNERS ADDRESS: _____

SOURCE OF TITLE: INSTR. L202443057

STATE OF: _____

COUNTY OF: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEY DESCRIPTION OF PUBLIC R/W

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 _____
BENTONVILLE MAYOR

SIGNED _____
BENTONVILLE CITY CLERK

LEGAL DESCRIPTION EXISTING LOT 13

ALL OF LOT 13, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION OF NEW LOT 18

PART OF LOT 13, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE WEST LINE OF SAID LOT 13, N01°14'09"E 5.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE N01°14'09"E, CROSSING A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 AT A DISTANCE OF, 96.71 FEET AND CONTINUING FOR A TOATAL DISTANCE OF 97.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, S88°45'51"E 40.00 FEET; THENCE DEPARTING SAID NORTH LINE, S01°14'09"W, CROSSING A SET PIN WITH CAP PLS 1759 AT A DISTANCE OF 1.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 97.71 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N88°45'51"W 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.908 SQUARE FEET OR 0.090 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF NEW LOT 19

PART OF LOT 13, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE WEST LINE OF SAID LOT 13, N01°14'09"E 5.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; S88°45'51"E 40.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS1759 FOR THE POINT OF BEGINNING;

THENCE N01°14'09"E CROSSING A SET 5/8-INCH REBAR WITH CAP OLS 1759 AT A DISTANCE OF 96.71 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 97.71 FEET TO THE NORTH LINE OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, S88°45'51"E 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE EAST LINE OF SAID LOT 13, S01°14'09"W CROSSING A FOUND PIN WITH CAP PLS 1759 AT A DISTANCE OF 1.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 97.71 FEET; THENCE N88°45'51"W 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.908 SQUARE FEET OR 0.090 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PUBLIC R/W

PART OF LOT 13, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT FOUND 5/8-INCH REBAR WITH CAP PLS1759 AT THE SOUTHWEST CORNER OF SAID LOT 13, THENCE ALONG THE WEST LINE OF SAID LOT 13, N01°14'09"E 5.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S88°45'51"E 80.00 FEET TO A SET 5/8-INCH REBAR ON THE EAST LINE OF SAID LOT 13; THENCE ALONG SAID EAST LINE, S01°14'09"W 5.00 FEET; THENCE N88°45'51"W 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 400 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

SURVEY NOTES

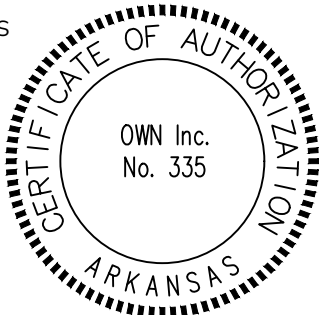
- THIS PLAT REPRESENTS A LOT SPLIT OF LOT 13, CURTIS HEIGHTS PER PLAT BK. H, PG 38.
- NO TITLE REPORT, TITLE RESEARCH OR TITLE COMMITMENT WERE PROVIDED TO SURVEYOR AT THE TIME OF SURVEY.
- THIS SURVEY MEETS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR PROPERTY CLASS A (URBAN AREA DESIGNATION).
- BASIS OF BEARINGS: NAD83 STATE PLANE COORDINATE SYSTEM, NORTH ZONE ESTABLISHED BY OPUS.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR 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.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 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.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS IN GETTING ELECTRIC SERVICE.
- ALL STRUCTURES MUST MAINTAIN A 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.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR (479) 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- 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.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

LEGAL DESCRIPTION EXISTING LOT 13

I, NIKOLAY NEDKOV, 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: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1759
STATE OF ARKANSAS



ATLAS PAGE : 319

STATE PLAT CODE: 500-20N-30W-0-19-330-04-1759

CITY OF BENTONVILLE PROJECT # LS25-0028

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05007C0090J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL ANNUAL CHANCE FLOOD HAZARD. THE SUBJECT TRACT NOT WITHIN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

LAND SURVEYOR:
OWN, INC.
ADDRESS: 5311 VILLAGE PKWY
ROGERS, AR 72758
PHONE: (479) 286-8181

OWNER:
JOHN & JOHNNA GOINS
ADDRESS: 810 NW 13TH
BENTONVILLE, AR 72712
PHONE: (417) 437-5921



Engineering beyond.™

5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com

FORMERLY ANDERSON ENGINEERING

REVISIONS

NO.	DESCRIPTION	DATE
1	1ST SUB COMMENTS	10/9/25

DRAWING INFORMATION

PROJECT NO: 25RO20028

DRAWN BY: NKN

CHECK BY: NKN

ISSUED DATE: 05/25/2025

DRAWING NO: NWA-100-0XXX

LOT SPLIT PLAT

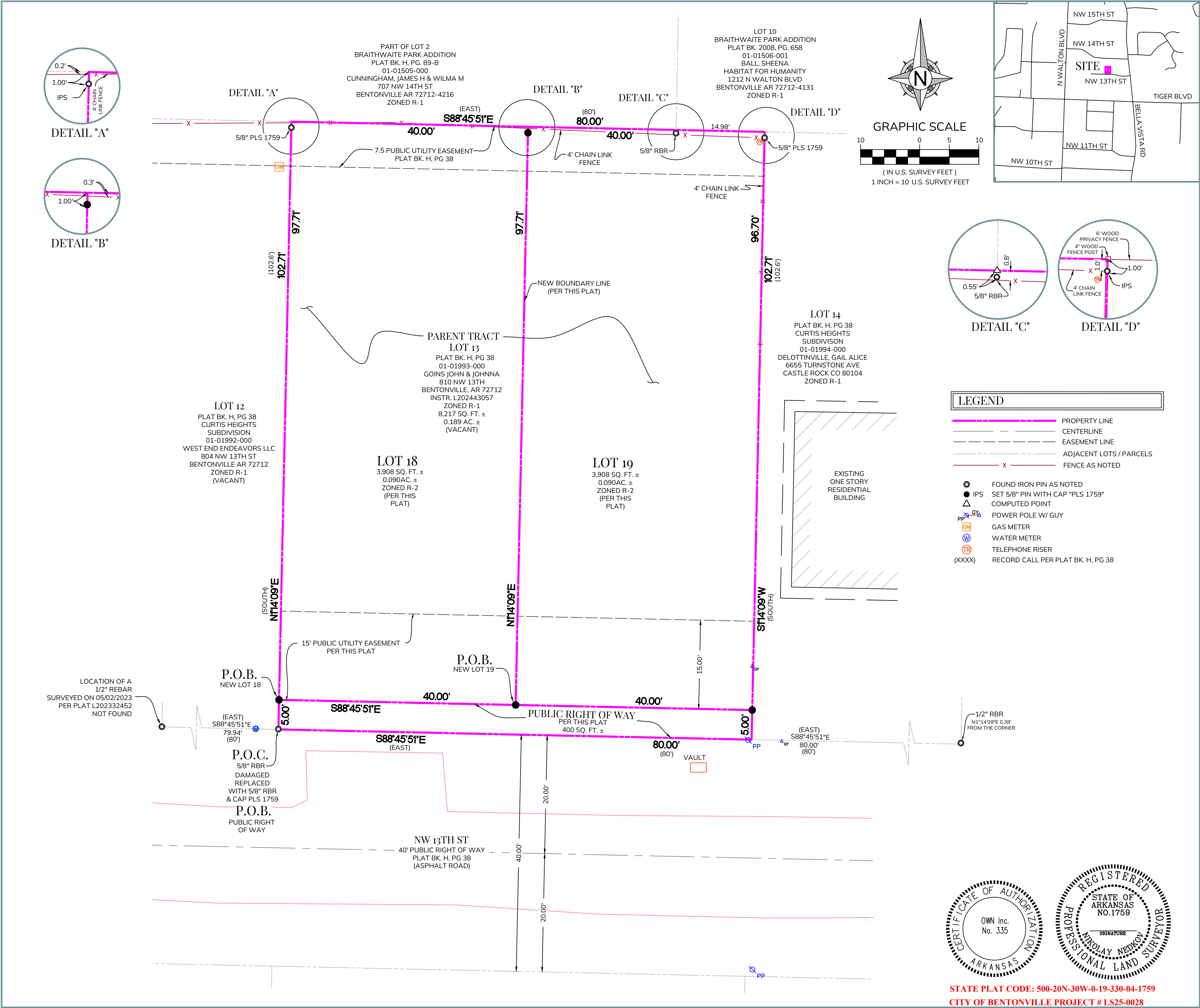
LOT 13, CURTIS HEIGHTS
ADDITION CREATING NEW
LOT 18 AND LOT 19

SE1/4, NE1/4
SECTION 31, T18N, R33W
CITY OF BENTONVILLE
BENTON COUNTY
ARKANSAS

SHEET NUMBER

1

OF 2



5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com

FORMERLY ANDERSON ENGINEERING

REVISIONS		
NO.	DESCRIPTION	DATE
1	1ST SUB COMMENTS	10/9/25

DRAWING INFORMATION

PROJECT NO: 25RO20028

DRAWN BY: NKN

CHECK BY: NKN

ISSUED DATE: 05/25/2025

DRAWING NO: NWA-100-0XXX

LOT SPLIT PLAT

LOT 13, CURTIS HEIGHTS ADDITION CREATING NEW LOT 18 AND LOT 19

SE1/4, NE1/4
SECTION 31, T18N, R33W
CITY OF BENTONVILLE
BENTON COUNTY
ARKANSAS

SHEET NUMBER

2

OF 2



Tusk & Trotter Roof Replacement

110 Southeast A Street

PC Date: 10/21/2025

Staff Report Details

Project Number	(CU25-0030)
Applicant / Current Owner	Tusk Building LLC
Site Area	0.08 Acres
Current Zoning	DC, Downtown Core
Requested Zoning	
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	
Development Type / Use	Roof replacement
Related projects	

Property Description

The subject property is located at 110 SE A St. The property is zoned DC, Downtown Core, with a Future Land Use Map designation of City Center. In order to perform construction work that violates Section 58-V Noise, a conditional use permit must be obtained.

Project Details

The applicant requests a conditional use permit to allow for early morning and late-night construction activity in order to replace the existing roof of the Tusk & Trotter Restaurant building. Per Section 58-111, a conditional use permit is required to conduct activities that might otherwise violate Article 58-V Noise: "Monday through Saturday between the hours of 6:00 p.m. and 6:00 a.m. during the remainder months of the year. Construction work shall be subject to the maximum noise level limitations specified for industrial zones in section 58-109." The applicant states that the project's duration will be 5 days, November 2nd to November 7th, with street closure beginning at 9:30 PM and re-opening at 6:30 AM. The applicant states that no utility work is being done and that a traffic control plan has been completed and submitted by Lane X Traffic Control.

Relationship to the Community Plan

The proposed night work will effect vehicular and bike-pedestrian traffic; SW 2nd and SE A St are the primary roads that will be affected. See Traffic Control Plans.

Public Comment

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

Analysis / Waivers

Conclusion

In addition to any conditions that Planning Commission requires, staff recommends the following conditions of approval:

1. The conditional use shall be limited to the hours of 6:00 pm to 6:00 am from Sunday, November 2nd until Friday, November 7th.
2. Construction work shall be subject to the maximum noise level limitations specified for industrial zones in section 58-109.
3. Applicant shall receive ROW permit approval prior to construction.
4. The applicant shall coordinate with Bentonville Building and Fire Safety Department for any additional permitting requirements.
5. 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



PC Items

W CENTRAL AVE

E CENTRAL AVE

NE A ST

SE A ST

S MAIN ST

SW 2ND ST

SE 2ND ST

SE MOORES PL

SW HENRY ST



CU25-0030

Tusk & Trotter American Brasserie Roof Replace

119 SE F ST





Tusk & Trotter Roof Replacement

Proposed Start Date: November 2, 2025

Proposed End Date: November 7, 2025

Street Closure Time: 9:30PM

Street Re-opening Time: 6:30AM

This project is replacing the existing roof covering on the Tusk & Trotter Restaurant building, 110 SE A Steet, Bentonville, AR. The work time frame is 5 days. The street will be closed each night at 9:30pm and reopened at 6:30am each morning.

The Traffic Control Plan that was submitted was completed by Lane X Traffic Control.

Onsite Contactor Contact:

Bobby Miller

479-208-8423

No utility work is being done. This is a roof replacement.



JP Springdale, LLC & JP Enterprises, LLC

2005 East Central Avenue

PC Date: 10/21/2025

Staff Report Details

Project Number	(RZ25-0040)
Applicant / Current Owner	Expedient Civil Engineering, PLLC / JP Springdale, LLC & JP Enterprises, LLC
Site Area	+/- [2.79] Acres
Current Zoning	C-2, General Commercial
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Multi-Family Residential
Related projects	

Property Description

The subject property is an undeveloped lot located at 2005 East Central Avenue. The property is presently zoned C-2, General Commercial with a land use designation of Walkable Corridor. The property currently has direct access to East Central Avenue, located south of Memorial Park and about 200 feet to the east of Northeast Martin Luther Junior Parkway. Surrounding districts include C-2, General Commercial, I-2, Heavy Industrial, and A-1, Agriculture. The Master Street Plan classifies East Central Avenue as an Arterial Road with a Sidepath. Heritage Trail runs along the property's street frontage on Central Avenue, and to the north of the property runs Memorial Park Fitness Trail, which is part of Memorial Park.

Project Details

The applicant has requested a rezoning of the property from C-2, General Commercial to C-3, Mixed-Use Commercial, which would bring the property into compliance with the Zoning Alignment Policy under enhanced review, given that C-2, General Commercial is not an allowable place type in Walkable Corridor. C-3, Mixed-Use Commercial, meets the intention and character of the Walkable Corridor place type more than C-2, General Commercial, given that C-3 encourages mixed development allowing residents to live within walking and biking distance of commercial development.

Relationship to the Community Plan

The zoning request supports the goals of the Bentonville Community Plan by prioritizing mixed-use development along large arterial roadways so that considerable housing can be provided in close proximity to existing infrastructure to minimize congestion and encourage alternative modes of transportation such as walking or biking. The application is consistent with the Community Plan.

Public Comment

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

Analysis / Waivers

The applicant states in their narrative that they are requesting the rezoning to increase the allowable lot coverage and height restrictions with plans to build multifamily residential housing, which is a use that is allowed by right in both the C-2 General Commercial and C-3 Mixed-Use Commercial districts. The proposed redevelopment is not the subject of this rezone request and would need to meet the sewer availability, parking requirements, and all other code requirements for the proposed use. Within the adjacent properties with a Walkable Corridor place type, zoning districts include C-2, General Commercial (west, south, southeast, and east) and I-2 Heavy Industrial (southwest). Neither C-2 or I-2 align with the Zoning Districts Alignment Policy for Walkable Corridor. Memorial Park is located to the north of the subject property with a zoning district of A-1, Agriculture, which aligns with its place type of Recreation Parks and Public Space.

Enhanced Review Criteria

The proposed rezone is likely to implement the place type envisioned by the Future Land Use Map because the current zoning district does not align with the policy (C-2, General Commercial), while the requested zoning district falls under enhanced review within the alignment policy (C-3, Mixed-Use Commercial). Furthermore, the property is located along East Central Avenue, which is a four-laned arterial with a turn lane and a bike path known as Heritage Trail. The property also has access to Memorial Park Fitness Trail. The trails available to the property will support alternative modes of transportation, such as biking or walking. The property is also located within 1 mile of much of Walmart's Campus. These factors will support sustainable growth and reduce strain on infrastructure, especially on Bentonville's road network. The rezone further advances the goals of the Community Plan for a Walkable Corridor place type because it shifts the area away from a purely auto-oriented commercial strip towards more of a human-scaled, mixed-use corridor area that supports more pedestrian activity.

Consistency

The proposed rezone is consistent with the adopted Future Land Use Map under Enhanced Review and consistent with the Community Plan's guiding principle of thoughtful growth. The Community Plan suggests that Walkable Corridors should consist of mixed-uses, apartments, and townhomes on unbuilt properties along arterial roadways, which is consistent with the applicant's narrative to build a multifamily development on the empty lot. Neither C-2 or I-2 align with the Zoning Districts Alignment Policy for Walkable Corridor. Given that all properties surrounding the subject property are not in alignment with the Zoning Alignment Policy other than the property to the north, Memorial Park, this rezone will help to bring the area into consistency with the goals of the Future Land Use Map and the Community Plan.

Impact

The impact of this rezone on the community, if developed under the proposed C-3 zone instead of C-2, is smaller setbacks and larger allowable lot coverage. This could allow for slightly higher density housing than

Analysis / Waivers

if the property was developed under the C-2 zoning restrictions, causing a potential increase in infrastructure impacts, including traffic. The applicant states that there will most likely be a significant increase in traffic if the property is developed as planned. Given the trails located to the north and south of the property, development of this property could encourage more use of alternative modes of transportation such as biking or walking. According to the municipal code, the purpose of the C-3 district is to provide people to live, work, meet, shop, and utilize services within the vicinity of their residences, while encouraging physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Compatibility

Multifamily residential development is compatible with recent development within half a mile of the area. For example, nearby Crystal Flats is a multifamily housing complex that was approved by ordinance in early 2018. The Reserve on Central is also nearby and consists of townhomes, while Waterside Apartments, which is located to the east of Memorial Park, has multifamily dwellings. While the applicants are planning residential development and the directly adjacent properties are commercial, the intention of Walkable Corridor is to support businesses and residents in close proximity, according to the Community Plan.

Intensity

This strip of East Central Avenue currently consists of low-density commercial and unbuilt lots, which is not similar in intensity with the proposed plan of a multifamily complex. However, this parcel is located within the Walkable Corridor place type, and the Community Plan states that the Walkable Corridor place type often consists of mixed-use developments, apartments, and townhomes on unbuilt properties along arterial roadways. Furthermore, the plan describes Walkable Corridor as areas where transformed arterial roadways support a mix of housing and business in a pedestrian-friendly environment. C-3 is the highest intensity zoning district that is allowed in the Walkable Corridor place type.

Orderly Transition

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

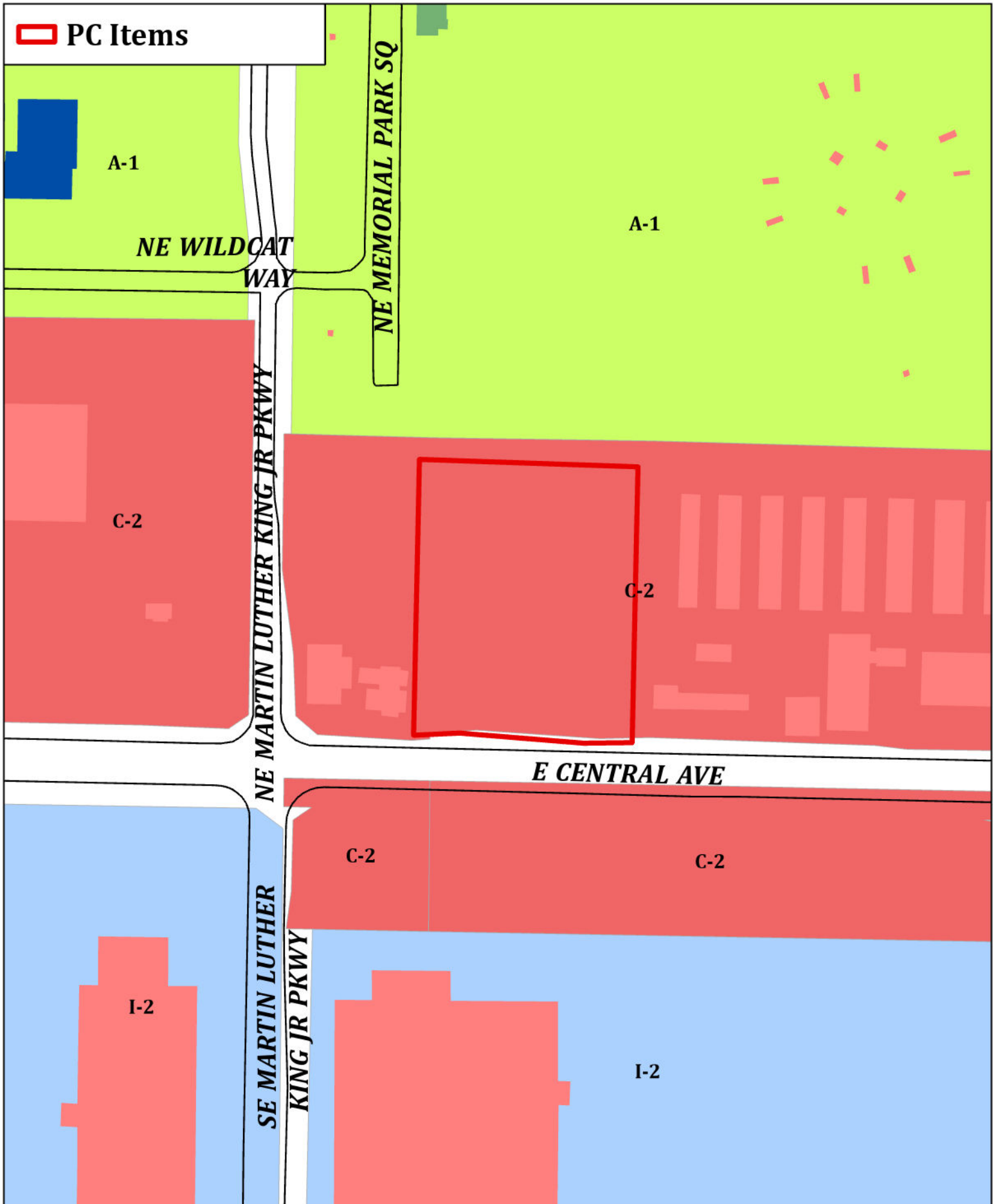
Conclusion

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

Additional Details

Sewer / Water Department Comments: As stated in the narrative, this parcel is located within the Shewmaker basin that is currently at capacity. No proposed project can be approved unless the downstream capacity issues are resolved. BWU will evaluate the impact to public utilities at the time of plan submission. Due to the anticipated size of this project, a sewer capacity study will likely be required at that time. It will be the responsibility of the developer to ensure there are no downstream capacity concerns and resolve any if found.

 PC Items



RZ25-0040
JP Springdale, LLC & JPKS Enterprises, LLC Rezone
2005 E. Central Ave





Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

August 25, 2025

City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: CENTRAL AVENUE APARTMENTS TAX PARCEL #01-00276-000
REZONE
ECE PROJECT NO. 25-1017**

Dear Sirs:

The property located approximately 200' east of the intersection of Central Avenue and NE Martin Luther King Jr. Parkway at 2005 E Central Avenue. It is currently zoned as C-2, General Commercial. The proposed zoning is C-3, Mixed Use Commercial. The request is being made to allow buildings to be more than 5 stories tall and to increase allowable lot coverage. In addition, the future land use map depicts the property as Corridor Walkable. Due to the development, there will most likely be a significant increase in traffic. There is an existing 8" water main located on the south side of E Central Avenue. In addition, there is an existing 6" sewer main located along the south property line. The sanitary sewer connects to the Shewmaker Basin which is above capacity currently. We understand the City is working on upgrades to the system and are currently in design for those improvements. Most likely any signage for the site will be on the building and understand that those will require a separate permit. Building will be 5-6 stories tall with a 4-story parking garage.

We look forward to working with you and to your approval of this rezone.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: JP Springdale, LLC & JPKS Enterprises, LLC



Christ the King Lutheran Church

406 West Central Avenue

PC Date: 10/21/2025

Staff Report Details

Project Number	(RZ25-0041)
Applicant / Current Owner	Christ the King Lutheran/Sun Group LLC
Site Area	+/- [0.68] Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Residential
Related projects	

Property Description

The subject property is located at 406 West Central Avenue. The property is presently zoned R-1, Low Density Single Family Residential with a future land use map designation of Traditional Neighborhood.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential, to DN-2, Downtown Medium Density Residential. The applicant states that the purpose of this request is to allow for more future usage options for the property that are also aligned with the future land use map. The applicant also states that a church currently resides on the property, but has plans to be relocated after a period of time; the property will need a new function. Surrounding districts include R-3, Medium-High Density Multifamily Residential, and D-C Downtown Core.

Enhanced Review Criteria

The proposed rezone constitutes enhanced review criteria because the applicant is seeking a zone that could increase density in a traditional neighborhood place type. The Future Land Use Map policy amendment requires that the applicability of set criteria, in its totality, must be considered to determine the appropriateness of the proposed Zoning District. The applicant confirms that the applicable criteria

Project Details

includes the following: the property is within 1/4 of transit, is trail proximate, and additional mobility needs could be absorbed by the existing infrastructure, the property is within one mile of a job center, the property is adjacent to undeveloped land which sets the stage for future development of a similar character, the rezone request is consistent with the development pattern in the downtown area, and the proposed rezone further advances the goals stated in the Comprehensive Plan.

Consistency

This proposed rezone is consistent with the adopted Future Land Use Map under Enhanced Review and consistent with the vision of the Community Plan.

Impact

The parcel is located within the Traditional Neighborhood place type. The impact of this proposed rezone on the community, if developed under the proposed DN-2 zone, is a mild increase in density while providing the sidewalk widening requirements of the municipal code. The applicant writes that the church will remain in operation for a period of time so the traffic will remain the same. The applicant further states that any future land usage permitted under DN-2 will likely result in less traffic than that of the current church.

Compatibility

This rezone would be compatible with recent development activity in the surrounding area. The applicant states that any future usage will maintain an elegant and timeless appearance consistent with the surrounding neighborhood.

Intensity

The parcel is located within the Traditional Neighborhood place type which includes low and medium intensity neighborhood place types. This rezone request is one of a higher intensity allowable within the place type, but not as intense as allowable zones in the neighboring place type, City Center.

Orderly Transition

A rezoning would allow for a more orderly transition between the Traditional Neighborhood and City Center place types. The intention of the place types is to ensure there are not jumps in density, instead, having a gradient of zoning types from the R-1 homes within the Traditional Neighborhood to the City Center.

Relationship to the Community Plan

This property is presently designated as Traditional Neighborhood and surrounded by City Center, Civic and Institutional, and Walkable Neighborhood.

Rezoning this property to DN-2 would align them with the Future Land Use Map under the Enhanced Review process. This rezoning, along with future development, would help act as a gradient zoning type between the Traditional Neighborhood and City Center place types.

The zoning request for 406 W Central Ave aligns with the Future Land Use Map under enhanced review.

Public Comment

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

Analysis / Waivers**Conclusion**

Given this property's location within the Traditional Neighborhood place type and it's proximity to the City Center place type, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details

 PC Items

R-1

NW 2ND ST

R-3

R-1

W CENTRAL AVE

R-1

SW D ST

R-1



RZ25-0041
Sun Group- Alexandra Tirado
406 W CENTRAL AVE



September 15, 2025

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

Rezoning Narrative

Current Zoning Designation: R-1

Proposed Zoning Designation: DN-2

Explanation: Sun Group LLC proposes to rezone the property at 406 W CENTRAL AVE BENTONVILLE AR 72712-5245, Bentonville AR 72712 (01-01101-000, 01-01098-000) from R-1 to DN2

Reason to Rezone: Currently a church exists on the property and plans to relocate after a period of time. Once the church relocates, the property will need a new function. A zoning of DN2 would allow for more future usage options for the property that are also aligned with the future land use map.

Change of Future Land Use Map: DN2 is aligned with the future land use map in this area.

Statement of how the property will relate to surrounding properties: Other surrounding properties adjacent and nearby are a mix of R3 multifamily, single family homes, as well as another church and school.

Use: The church would like to remain in operation for a period of time under a conditional permit. The rezone to DN2 will allow for future usage options consistent with the future land use plan once the property is eventually repurposed.

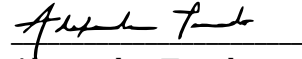
Traffic: The church will remain in operation for a period of time so traffic will remain the same. Any future land usage permitted under DN2 will likely result in less traffic than that of the current church.

Signage: None proposed at this time.

Appearance: Any future usage will maintain an elegant and timeless appearance consistent with the surrounding neighborhood.

Utilities: Electricity is available at the site. An 8" water line is available on W Central and an 8" water line is available on NW 2nd, sewer is located on NW 2nd St and is 8".

Respectfully,

A handwritten signature in black ink, appearing to read "Alexandra Tirado", is positioned above a horizontal line.

Alexandra Tirado

President/COO

Sun Group LLC

479-367-1634

	Darling
	119 Southeast F Street
	PC Date: 10/21/2025

Staff Report Details	
Project Number	(RZ25-0042)
Applicant / Current Owner	Gretchen Wear / Joel Darling & Anna Kathryn Darling
Site Area	+/- [0.30] Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	DN-4 Downtown Mixed-Use Residential
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Downtown Mixed-Use Residential
Related projects	RZ22-0015 (Tabled 4/5/22)

Property Description
The subject property is located at 119 Southeast F Street. The property is presently zoned R-1 Low Density Single Family Residential with a land use designation of Urban Neighborhood. The property is located at the northeast corner of Southeast F Street and Southeast 3rd Street, with the lot currently having direct access to Southeast 3rd Street. Surrounding districts include R-1, Low Density Single Family Residential, DN-4, Downtown Mixed-Use Residential, R-3, Medium Density Two Family and Townhome Residential, and the Planned Residential Development for the Town Branch Apartments with heights of up to 68 feet tall. The Master Street Plan classifies Southeast F Street as a Local Downtown Street (50' of right of way with 8 and 5-foot sidewalks on either side of the street). Southeast 3rd Street is classified as a Downtown Collector Street (65' of right of way with 12-foot-wide sidewalks on both sides of the street). Any shortages in either right of way or needed public improvements are not the subject of this rezone request and would be a condition of any Large Scale Development.

Project Details
The applicant has requested a rezoning of the property from R-1 Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential, which would bring the property into compliance with the Zoning Alignment Policy under standard review. A previous rezone application for DN-4 was tabled on April 5,

Project Details

2022 (see minutes and staff report attached). Since the previous request, the Future Land Use Map has been revised this year and, for this area, an **Urban Neighborhood** Place Type has been designated. The DN-4 zoning district is the highest density zoning district that falls under standard review. However, higher densities can be requested in the place type under Enhanced Review, including D-E, Downtown Edge, and C-3, Mixed-Use Commercial.

Relationship to the Community Plan

The Community Plan calls for sustainable growth by prioritizing high-intensity development within urban neighborhoods so that considerable housing can be provided in a relatively small footprint and transportation alternatives such as walking or biking can become more viable. The application is consistent with the Community Plan. The zoning request supports the goals of the Bentonville Community Plan in allocating future growth near jobs and existing infrastructure to minimize congestion.

Public Comment

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

Analysis / Waivers

The applicant states in their narrative that they are requesting the rezoning to sell the property to a buyer who will develop a future project in compliance with the DN-4 development standards. The proposed redevelopment is not the subject of this rezone request and would need to meet the sewer availability, parking requirements and all other code requirements for the proposed use.

All properties surrounding the property have a designated land use place type of Urban Neighborhood. The adjacent properties with a zoning classification of R-1, Low-Density Single-Family Residential to the west, northwest, north, northeast, and east of the property are not currently in alignment with the Future Land Uses Map and Zoning Districts Alignment Policy, and all allowable zoning districts in this place type are higher in density than R-1, Low-Density Single-Family Residential.

Consistency

The proposed DN-4 zoning district is consistent with the adopted Future Land Use Map under **Standard Review** and is consistent with the Community Plan's guiding principle of thoughtful growth.

Impact

The impact of this rezone on the community, if developed under the proposed DN-4 zone, is an increase in housing density in the downtown neighborhood while providing the sidewalks and street widening requirements of the Master Street Plan. Development of this rezoned property could encourage more workers to live near their jobs, with more use of alternative modes of transportation such as biking or walking, and less congestion and impacts on road infrastructure.

Compatibility

This would not be the first rezone on Southeast 3rd Street or Southeast F Street in this neighborhood. One

Analysis / Waivers

of the recent rezones includes the property directly across the street on Southeast 3rd Street, which was rezoned from R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential in 2022. There are existing R-1 zones to the west, northwest, north, northeast, and east of the subject property, but R-1 is not allowable under the alignment policy, and all allowable zoning districts in the Urban Neighborhood place type are higher in density than R-1. The Town Branch Apartments PRD to the southeast of the property has building heights of up to 68' (higher than potential 50' building heights for a DN-4 zoning district). The subject property is less than 1000 ft from The Momentary, less than a mile from Walmart Campus, and within walking or biking distance from several trails, including Town Branch Trail, which runs through Town Branch Apartments, and Heritage Trail, which runs on the north side of East Central Avenue. Finally, the design guidelines for the residential downtown districts (Development Code 1100.22), by which DN-4 is regulated, are more robust than the current R-1 zoning, requiring rear loading, and exterior materials to be "consistent with the character of the surrounding context".

Intensity

The parcel is located within the Urban Neighborhood place type which includes the city's highest intensity neighborhoods. A DN-4 zoning district allows for single family, and for increased neighborhood density with multi-family, townhomes and mixed-use developments which would help to anchor the corner.

Orderly Transition

The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations. This rezone request provides an orderly transition between the parcel to the east, currently being used as a gas utility yard, the PRD's to the southwest, and the single-family detached neighborhood to the north.

Conclusion

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

Additional Details

Sewer / Water Department Comments: The property is located within the Townbranch Sewer Basin and there are currently multiple sections of downstream sewer main that are at capacity. A further split of this property cannot be permitted until all downstream sewer capacity issues have been resolved. Sewer capacity will be evaluated at the time when development plans are submitted for any future use. Depending on the density and impact of any proposed development, a downstream sewer capacity study could be required. If there is a net increase in sewer flow, the developer will be responsible for any downstream sewer improvements that are present at that time.



PC Items

R-1

SE HENRY

R-1

R-1

SE F ST

R-1

SE 3RD ST

PRD

DN-4

R-3

RC-2

DN-4

DN-3

SE G ST

DN-4

SE 4TH ST



RZ25-0042
Darling
119 SE F ST



119 SE F St Narrative

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN4- Downtown Mixed Use Residential

Explanation: The current owners, Joel and Anna Kathryn Darling, propose to rezone the property located at 119 SE F Street (parcel ID 01-03846-000) from R1 to DN4, with the hope of securing a developer who will develop a future project in compliance with the DN4 development standards of the Bentonville Zoning Code. The parcel is currently on the market at the R1 zoning.

Reason to Rezone: The rezone from R1 to DN4 would allow for a future development consistent with Downtown Mixed-Use Residential development standards. The rezone would also align the property zoning with the future land use plan, which designates this parcel's future land use as place type of Urban Neighborhood.

Statement of how the property will relate to surrounding properties: Zoning designations of surrounding properties in the neighborhood include: R1, DN1, DN2, DN4, DN3 and PUD, PRD's. The rezone to DN4 aligns with the Future Land Use Plan in this area of Urban Neighborhood. Due to the location of this parcel fronting SE F Street as well as its proximity to the Momentary, 8th Street Market, the Greenway, and future developments in the Market District, we feel the intent of the DN4 district aligns best with this parcel.

“The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand”.

Lastly, any mixed-use development along F Street and the surrounding area is compatible with and will complement current developments on both SE F Street and SE G Streets, for example, the Town Branch apartments.

Use: The parcel will be used for a future development project that will align with the DN4 zoning and development code, the future land use plan, and Priority Area 1 -Downtown Intensification- of the City Council adopted Bentonville Community Plan.

Traffic: While there are no current development plans for this site, additional residential and or commercial units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville.

Signage: None proposed at this time.

Appearance: While no future development is in process, our understanding is that any future development will follow that same standard and be thoughtfully designed to offer similar aesthetics, quality and community feel comparable to the area.

Water/ Sewer/ Electric: On-site.

REZONING STAFF REPORT



Crystal Lara Murphy

119 SE F Street

PC Date: 4/5/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0016
Applicant / Current Owner	Crystal Lara Murphy
Site Area	+/- 0.3 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High-Density Residential (HDR)

<https://arcg.is/v8HvK8>

Location Map



Property Description

This property is located at 119 SE F Street. The property is surrounded by R-1, Low Density Single Family Residential to the north, south, east, and west. The parcel to the south is RZ22-0015 on this agenda and also requests a rezone to DN-4.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

Public Comment

At the time of writing this staff report, staff has not received public comment on this item.

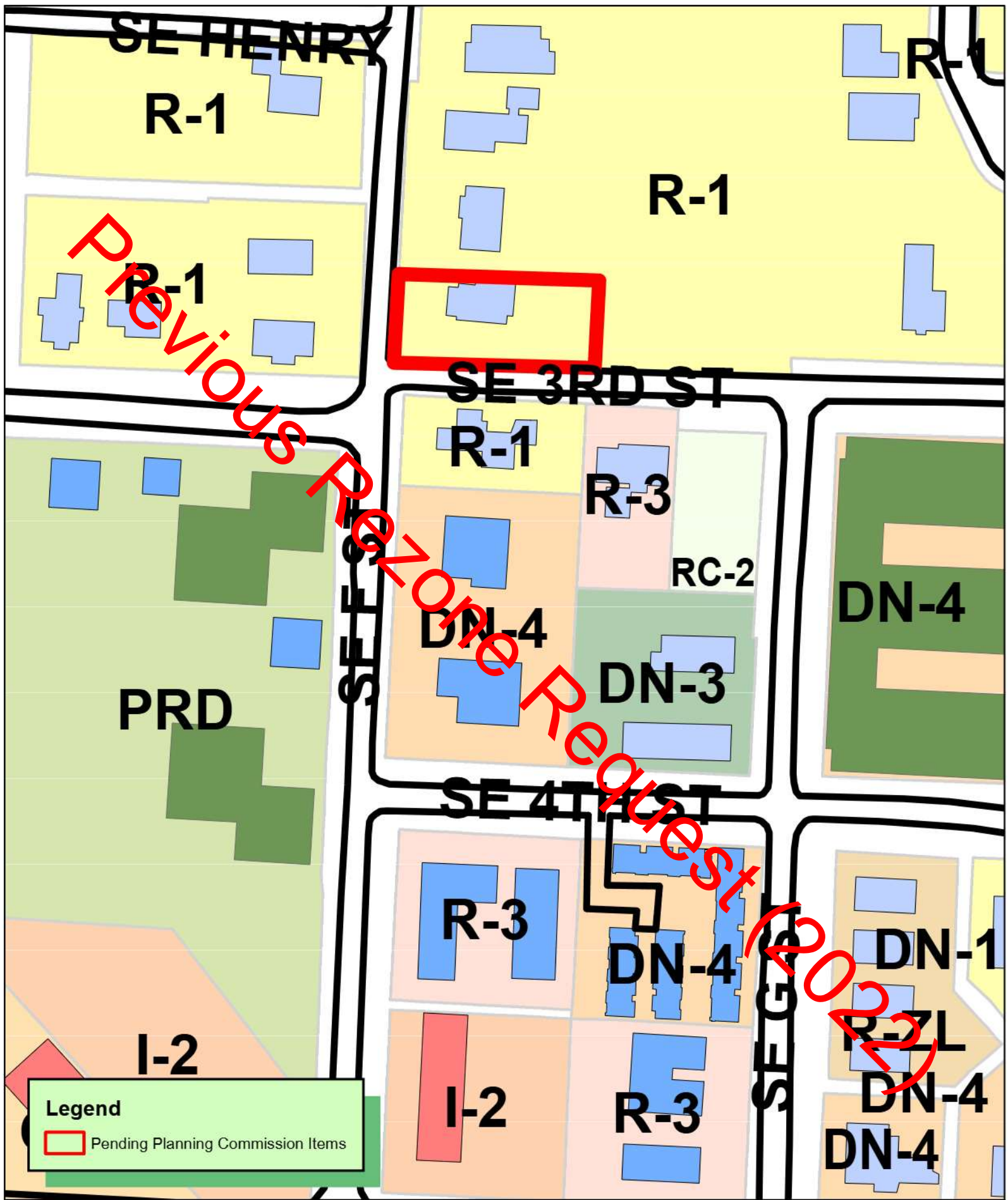
Analysis

The DN-4 district intends to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-4 zoning districts in the immediate area.

Conclusion

This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.



119 SE F Street Rezone Narrative

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN4- Downtown Mixed Use Residential

Explanation: Newell Development proposes to rezone the property located at 119 SE F Street (parcel ID 01-03846-000) from R1 to DN4, to develop a future project in compliance with the DN4 development standards of the Bentonville Zoning Code. The current owner is Murphy Family Trust, Lara Crystal (119 SE F Street, Bentonville, AR 72712) who endeavors to sell the property to B Street Development, LLC. Newell Development will serve as the developer.

Reason to Rezone: The rezone from R1 to DN4 would allow for a future development consistent with Downtown Mixed Use Residential development standards. The rezone would also align the property zoning with the future land use plan, which designates this parcel's future land use as High Density Residential.

Statement of how the property will relate to surrounding properties: Zoning designations of surrounding properties in the neighborhood include: R1, RC2, DN4, DN3 and PUD's. The rezone to DN4 aligns with the Future Land Use Plan in this area of High Density Residential. Due to the location of this parcel fronting SE F Street as well as its proximity to the Momentary, 8th Street Market and future developments in the Market District, we feel the intent of the DN4 district aligns best with this parcel.

"The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand".

Lastly, any mixed-use development along F Street and the surrounding area is compatible with and will complement current developments on both SE F Street and SE G Streets.

Use: The parcel will be used for a future development project that will align with the DN4 zoning and development code, the future land use plan, and Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan*.

Traffic: While there are no current development plans for this site, additional residential and or commercial units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville.

Signage: None proposed at this time.

Appearance: Newell Development uses modern design standards in compliance with the City of Bentonville development code to positively improve the character of existing neighborhoods and increase attainable infill housing options around Bentonville. This future development will follow that same standard and be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-site.



**Planning Commission
Meeting Minutes
April 05, 2022**

Meeting Recording:

<https://us06web.zoom.us/rec/share/AQDO96cRPTc67UjM8VUNoGAuzDTv3R-9yuRXU02wReYR-OuYnVUJ-SQbNh625ZP.heOnqNUZ1K2uRZaM>

I. Call to Order- Mr. Sanders calls the meeting to order at 4:00pm

Attendees: Sanders, Hipp, Wright, Kerr, Haynie, Davis

Absent: Binns

II. Approval of the March 15 Meeting Minutes

- Motion by Davis to make a few changes to the meeting minutes.
- Seconded by Wright
- Approved 6-0 to be amended

III. Consent Agenda

- 1. Lots 26, 27, and 28, Happy Home Subdivision** **Lot Split**
NW 10th Street and Bella Vista Road ([LS22-0008](#))
- 2. Lot 1 and 2 of Bentonville Southeast Subdivision** **Lot Split**
311 SE Henry Street ([LS22-0011](#))
- 3. Whataburger** **Large Scale Development**
1404 S Walton Blvd ([LSD22-0008](#))
- 4. Bentonville Plaza Addition, Phase 2 Lots 1-4** **Final Plat**
1005 S Walton Blvd ([FP22-0002](#))
 - Tyler reads a quick overview of consent agenda
 - Approved 6-0

IV. New Business

- 1. Future Land Use Plan Amendments** **General Plan Amendment**
 - Shelli reads staff report
 - One objection to the Future Land Use Plan that was sent to Shelli
 - Public hearing opened
 - Public hearing closed
 - Discussion amongst staff and commissioners

Motion to remove 210 SW 10th Street from Future Land Use Map

- Motioned by Davis, Seconded by Hipp
- Approved 6-0

2. Floodplain Parking Lot Regulation Amendments

Ordinance*

- Dan from Engineering read the ordinance staff report
- Dan read emails from several engineers
- Witt Monigue (Engineering supervisor for the Flood Plan Commission for the State of Arkansas) recommended the amendment.
- Public hearing opened
- Nate Bachelor (CEI) had a few questions and inquiries
- Dan from Engineering helped clarify questions from Nate
- Tim Storey (Sand Creek Engineering) also needed clarification
- Dan from Engineering helped clarify questions from Tim
- Public hearing closed
- Discussion amongst commissioners and staff
- Motion by Davis, seconded by Kerr to approve the Flood Amendment
- Approved 6-0

3. Bandaru

Future Land Use Map Amendment*

3a. Residential Estate to Low Density Residential

SW Rainbow Farm Road and SW Morning Star Road ([RZ22-0013](#))

- Tyler reads staff report
- Public hearing open
- Public hearing closed
- Discussion staff and commissioners
- Approved 6-0

3b. A-1, Agricultural to R-1, Low Density Single Family Residential

Rezoning*

SW Rainbow Farm Road and SW Morning Star Road ([RZ22-0013](#))

- Approved 6-0

4. Johnson

Rezoning*

R-1, Single Family Residential to

DN-2, Downtown Medium Density Residential

402 SW D Street ([RZ22-0014](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

5. NFD, LLC

Rezoning*

R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential

301 SE F Street ([RZ22-0015](#))

- Tyler reads staff report

- Public hearing opened
- Seth Van Russel, 118 SW G Court, spoke of concerns on this project
- Tyler cleared up Seth's concern
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

6. Crystal Lara Murphy **Rezoning***
R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential

119 SE F Street ([RZ22-0016](#))

- Tyler reads staff report
- Public hearing open
- Seth Van Russel, 118 SW G Court, spoke of concerns on this project
- Public hearing closed
- Discussion amongst staff and commissioners
- Motion to table the item by Hipp, seconded by Kerr
- Tabled 6-0

7. Bergen **Rezoning***
R-1, Single Family Residential to DN-2, Downtown Medium Density Residential

809 NE A Street ([RZ22-0017](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

8. NWA Multiplex Investors, LLC **Rezoning***
R-2, Medium Density Two Family and Townhome to R-3, Medium-High Density Multifamily Residential

SW Featherston Road ([RZ22-0019](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Dirk with Morrison Shipley speaks
- Davis motioned to table, no one second
- Approved 5-1
- Denied by Davis

9. City of Bentonville (Fire Training Facility) **Conditional Use***
Public Safety Services
 2405 SW Aviation Street ([CU22-0006](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

10. 1019 SE 8th Street

Conditional Use*

Temporary Gravel Lot

1019 E 8th Street ([CU22-0008](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

11. Shelley Parson Insurance Building

Large-Scale Development

2001 SE J Street ([LSD22-0002](#))

- Tyler reads staff report
- Public hearing opened
- Shelley Parson (Owner) spoke on the item
- Candice Anderson (CEI Engineer) spoke to the item

WAIVER 2:

- Davis makes a motion not to approve the second waiver and require the dedication of the initial right of way.
- Seconded by Wright
- Approved 6-0 to dedicate the right of way

WAIVER 1:

- Davis motions to approve the waiver, seconded by Hipp
- Approved 6-0

WAIVER 3:

- Davis made a motion to approve the waiver, seconded by Haynie
- Approved 6-0

Large Scale:

- Approved 6-0

12. Bentonville Fire Training Facility

Large-Scale Development

2405 SW Aviation Street ([LSD22-0010](#))

- Tyler reads staff report

WAIVER 1:

- Motion by Haynie to approve the waiver, seconded by Wright
- Approved 6-0

WAIVER 2:

- Motioned by Kerr to approve the waiver, seconded by Hipp

WAIVER 3:

- Side amenities
- Motion by Davis, seconded by Haynie to approve the waiver
- Approved 5-0

Large Scale:

- Approved 6-0

Meeting Adjourned

Jana Snyder

Community Development Coordinator

NOTICE OF INTENT TO REZONE

Joel Darling and Anna Kathryn Darling has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Low Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential

The legal description of the property is as follows:

Part of Lot 4, Block 15, Railroad Addition, Bentonville, Benton County, Arkansas, described as beginning at the SW corner of said Lot 4; thence North 80 feet; thence North 88°10'39"; East 165 feet; thence South 80 feet; thence South 88°10'39"; West 165 feet to the place of beginning. Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

The common description of the property is: 119 SE F ST

The public hearing will be held October 21, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- ☒ I / we have no objections to the rezoning.
☐ I / we object to the rezoning because:

CJ Cook

Signature and Physical Address

Senior Right of Way
Agent - Black Hills Energy

655 Millsap Rd, Fayetteville
AR 72703

Signature and Physical Address

Property Address: 709 SE 3rd
Parcel: 01-03418-000



Roy Sidewalk Waiver

300 NE M Street

PC Date: 10/21/2025

Staff Report Details

Project Number	WAV25-0017
Applicant / Current Owner	Bryant Flink Architecture and Design / Seth and Debra Roy
Site Area	+/- [.32] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residential
Related projects	RADD25-0067

Property Description

The subject property is located at 300 NE M Street, which is a Local street per the Master Street Plan, and the applicant is requesting a waiver from section 1100.15(b)(2) of the development code requiring property owners to install sidewalk when building an addition 50% or more than the existing square footage of the home (RADD25-0067). The existing house is 2,576 SF and will increase to 5,076 SF.

Project Details

The property owner requests a waiver for constructing the required 5ft sidewalk per the Master Street Plan for the following reasons:

- 1. Consistency with Existing Conditions** — There are currently no sidewalks installed at adjacent properties on NE M Street or within this residential loop. Omitting the sidewalk at this location would maintain the consistent right-of-way condition along this portion of the street. However, this neighborhood has a planned sidewalk installation project in the near future (TIP24-0006).
- 2. Street Character and Traffic** — NE M Street is not a through street and experiences minimal local traffic. However, the installation of a sidewalk along this frontage could improve pedestrian circulation and safety along the street.

Project Details

3. No Adverse Effect on Future Subdivision — Granting this waiver will not prevent or adversely impact the orderly subdivision or development of other land in the area in accordance with applicable regulations.

4. Alignment with Bentonville Municipal Code Waiver Requests — While sidewalk installation would typically be out of character within the surrounding street environment, the upcoming sidewalk installation through TIP24-0006 will change the character of the neighborhood. This request is consistent with Bentonville Municipal Code Section 1100.15 Sidewalk Requirements (e)(3)(e), which provides consideration for the existence (or lack) of a sidewalk network in the area.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The original subdivision was built without sidewalk. The current owner is putting an addition on the house and Section 1100.15(b)(2) of the development code requires residential additions greater than 50% of the gross square footage of the existing structure to install sidewalk in accordance with the Master Street Plan requirements. The Master Street plan calls out NE M Street as a Local Street which requires a 5' sidewalk.

Waiver Review Criteria pursuant to Section 1100.15(e)(3)

- **Current or proposed zoning:** The existing zone is R-1, there is no proposed zone change.
- **Proposed land use:** The existing land use is Suburban Neighborhood, there is no proposed land use change.
- **Location of property in an urban or suburban setting.** The location is in a suburban setting.
- **Pedestrian traffic generators such as parks and schools in the area.** The pedestrian generators in the area are single-family detached residential residences and Washington Jr. High School but the pedestrian connection between the school and neighborhood is to the south on NE 2nd Street.
- **The existence of a sidewalk network in the area.** There are currently no sidewalks in the area except along the south side of NE 2nd Street, and a sidewalk waiver was approved in 2020 for 1305 NE 2nd St, however with TIP24-0006, in the near future there will be neighborhood-wide installation of sidewalk.
- **Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which drainage ditches, trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.** A planter along the road would need to be removed if the sidewalk was installed.
- **The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.** The subdivision was designed such that there is no through traffic, meaning there is less citywide demand for the sidewalk as there would be on a downtown city block. NE M Street dead ends at Orchards Park (see picture) and there is no pedestrian access.
- **The overall need for a sidewalk to be constructed on the lot.** This neighborhood is adjacent to Washington Junior High School, and Apple Glen Elementary School. Given the proximity to the

Analysis / Waivers

schools, it makes sense to increase safety for students walking to class by providing sidewalks.

Conclusion

Planning recommends disapproval of the waiver given the upcoming sidewalk project in this neighborhood happening under the Trail Improvement Project (TIP24-0006). Given the near future installment of sidewalk in this neighborhood, staff recommends that the property owner construct the sidewalk, or alternatively the city can explore a fee-in-lieu to be applied at the time of the TIP project.

Engineering staff recommends disapproval of the waiver.

Additional Details

The Institute of Transportation Engineers *"Designing Walkable Urban Thoroughfares: A Context Sensitive Approach"* page 31, recommends that pedestrian networks directly connect pedestrian generators and attractors.



BRYANT FLINK ARCHITECTURE & DESIGN

September 19, 2025

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

Re: Request for Waiver of Sidewalk Installation at 300 NE M Street, Bentonville, AR 72712

To whom it may concern,

This letter is a formal request to waive the requirement for sidewalk installation at the property located at 300 NE M Street, Bentonville, AR 72712. We respectfully submit the following reasons in support of this request:

1. Consistency with Existing Conditions - There are currently no sidewalks installed at adjacent properties on NE M Street or within this residential loop. Forgoing the sidewalk at this location would maintain the consistent right-of-way condition along this portion of the street.
2. Street Character and Traffic - NE M Street is not a through street and experiences minimal local traffic. The installation of a sidewalk along this frontage would not significantly improve pedestrian circulation or safety along the street within this context.
3. No Adverse Effect on Future Subdivision
Granting this waiver will not prevent or adversely impact the orderly subdivision or development of other land in the area in accordance with applicable regulations.
4. Alignment with Bentonville Municipal Code Waiver Requests
We believe that, in this instance, sidewalk installation would be out of character with the surrounding street environment. This request is consistent with Bentonville Municipal Code Section 1100.15 Sidewalk Requirements (e)(3)(e), which provides consideration for the existence (or lack) of a sidewalk network in the area.

Based on the above, we respectfully request approval of this waiver. Please let us know if additional documentation or discussion is required.

Sincerely,

Bryant Flink Architecture and Design
Paul E Bryant, AIA, NCARB
Partner

1. UNDERGROUND UTILITY LOCATIONS TO REMAIN, U.N.O.
2. EXISTING VEGETATION TO REMAIN AND BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
3. DIMENSIONS PROVIDED ARE BASED THE PDF SURVEY PROVIDED TO THE ARCHITECT AND AS-BUILT MEASUREMENTS OF THE EXISTING STRUCTURE. VERIFY ALL MEASUREMENTS IN FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. COORDINATE ALL LANDSCAPING AND SITE FLATWORK WITH OWNER
5. COORDINATE ALL SITE LIGHTING WITH OWNER
6. COORDINATE ALL UTILITY LOCATIONS, CLEANOUTS, AND HOSE BIBBS WITH OWNER
7. AT ALL OUTDOOR PLUMBING LOCATIONS, INCLUDING HOSE BIBBS AND OUTDOOR SHOWERS, PROVIDE FROST PROTECTION, SHUT OFF VALVE, AND DRAIN
8. CONTRACTOR SHALL INSTALL A PERIMETER DRAIN AT BUILDING PERIMETER
9. CONTRACTOR SHALL CONNECT DOWNSPOUTS TO A BURIED PVC DRAIN PIPE WITH OUTLET AT THE STREET, COORDINATE WITH OWNER.

LOT AREA	13,776.32 SF
MAX LOT COVERAGE %	40%
MAX LOT COVERAGE SF	5,510.53 SF
PROPOSED LOT COVERAGE %	37.2%
PROPOSED LOT COVERAGE SF	5,127.35

Low impact development practices Approved on 2020-12-08.
Click the link above for documentation.

Rainfall mitigation worksheet
Fill the highlighted cells, as in the example below:

Address: 300 NE M ST., BENTONVILLE AR.
Parcel Number: 01-04006-000

Impervious areas are parts of the property where water cannot soak into the ground. These areas are typically roofs, concrete, or asphalt.

Pre-existing impervious area		Notes	Proposed impervious area		Notes
House:	3,776	HOUSE + RF OHNG	House:	5,954	HOUSE + RF OHNG
Garage:	263	CARPORT	Garage:		N/A; ATTACHED GAR
Driveway:	613	PAVED	Driveway:	1,104	CONCRETE
Sidewalk:	-	UNDER ROOF OHNG	Sidewalk:	152	POROUS PAVK WALKWAY
Other:	754	REAR PATIO, SHED, AND PAD	Other:		
Total:	5,406		Total:	7,210	

Increase = 1,804 Sq. feet

Mitigation required: 0.2 cubic feet of storage for each square feet of impervious area.
361 cubic feet.
2,699 gallons. (Cubic feet = 7.48052 gallons.)

Mitigation credits:		Credit:		Cubic ft per sq. foot		
Reducted downspouts:	Roof area 54' x 54' = 2,924 sq. feet	0.05	sq. feet			298 cubic feet credit.
Rain barrels:	Size _____ gallons.			Credit:		
Cistern:	Size _____ cubic feet.			Credit:	100%	_____ cubic feet credit.
Permeable (Dimensions in ft.):	Length _____ Width _____ Height _____	Volume _____		Credit:	100%	_____ cubic feet credit.
Permeable pavements:	Size _____ sq. feet.	Thickness of rock _____ 5" inches		Credit:	~ 20%	_____ cubic feet credit.
Green roofs:	Size _____ sq. feet.	_____ 2.00 cubic feet per sq. ft. of roof.		Credit:		_____ cubic feet credit.
Terrestrial landscape:	Length _____ Width _____ Height _____	Volume _____		Credit:		
(Dimensions in ft.):	16' x 6' x 1' = 96 cubic feet	1	47	40%		29 cubic feet credit.
Terrestrial landscape:	Length _____ Width _____ Height _____	Volume _____		Credit:		
(Dimensions in ft.):	6' x 3' x 1' = 18 cubic feet	18	40%			7 cubic feet credit.
Terrestrial landscape:	Length _____ Width _____ Height _____	Volume _____		Credit:	40%	_____ cubic feet credit.
(Dimensions in ft.):	Length _____ Width _____ Height _____	Volume _____		Credit:	~ 40%	_____ cubic feet credit.
Terrestrial landscape:	Length _____ Width _____ Height _____	Volume _____		Credit:	40%	_____ cubic feet credit.
(Dimensions in ft.):	Length _____ Width _____ Height _____	Volume _____		Credit:	40%	_____ cubic feet credit.
Total credits:	362 cubic feet.					
Congratulations						

Credit for porous pavers is 40% of volume of rock, plus 0.10 cubic ft. per square ft. of pavers.

[illegible]

PROJECT NO. 0000

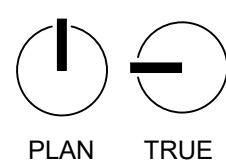
DATE: 09/19/25

Roy Residence

AS1.01

DRAWING TITLE:

SITE PLAN



Roy Residence
300 NE M STREET
BENTONVILLE, AR 72712

PERMIT SUBMITTAL
09/19/25

Owner
Seth and Debbie Roy
300 NE M Street
Bentonville, AR 72712
408.332.3228
seth_roy@hotmail.com

Architect
Bryant Flink A & D
2700 S Broadway
Englewood, Colorado 80113
303.209.0073
www.bryantflink.com
Point of Contact: Callan Meek
cmeek@bryantflink.com

Contractor
Seth Roy
300 NE M Street
Bentonville, AR 72712
408.332.32280
Point of Contact: Seth Roy
seth_roy@hotmail.com



SHEET INDEX
LEGEND
Sheet Number
Sheet Name
GENERAL
G0.00 COVER SHEET / SHEET INDEX
ARCHITECTURAL SITE
A1.00 SURVEY
A1.01 SITE PLAN
ARCHITECTURAL
A1.00 LEVEL 01 FOUNDATION PLAN
A1.01 LEVEL 01 FLOOR PLAN
A1.02 LEVEL 02 FLOOR PLAN
A1.03 ROOF PLAN
A3.10 OVERALL BUILDING ELEVATIONS
A3.11 OVERALL BUILDING ELEVATIONS
A4.10 OVERALL BUILDING SECTIONS
A4.30 STAIR PLANS, SECTIONS, AND DETAILS
A7.02 DOOR SCHEDULE, DOOR FRAMES & TYPES
A7.03 WINDOW SCHEDULE & WINDOW TYPES
DEMOLITION
D1.01 DEMOLITION LEVEL 01 FLOOR PLAN
D1.02 DEMOLITION ROOF PLAN
D3.10 DEMOLITION OVERALL BUILDING ELEVATIONS

AREA SCHEDULE
EXISTING
2,576 SF FINISHED
374 SF UNFINISHED
2,950 SF TOTAL
PROPOSED (OVERVIEW)
5,076 SF FINISHED
1,324 SF UNFINISHED
6,400 SF TOTAL
PROPOSED (DETAILED)
250 SF L1 CONVERSION UNFINISHED TO FINISHED SPACE
582 SF L1 REAR ADDITION, FINISHED INTERIOR SPACE
291 SF L1 FRONT ADDITION, FINISHED INTERIOR SPACE
470 SF L1 SIDE ADDITION, HEATED AND COOLED GARAGE
741 SF L1 SIDE ADDITION, UNINSULATED GARAGE
1,366 SF L2 ADDITION, FINISHED INTERIOR SPACE

CODE ANALYSIS
01 - JURISDICTION
BENTONVILLE, AR
02 - APPLICABLE CODES
2021 ARKANSAS FIRE PREVENTION CODE (AFPC) - BASED ON 2021 IRC
2020 ARKANSAS NATIONAL ELECTRICAL CODE
2018 ARKANSAS PLUMBING CODE, 9TH EDITION
2018 ARKANSAS FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2014 ARKANSAS ENERGY CODE FOR NEW BUILDING CONSTRUCTION
SUPPLEMENTS AND AMENDMENTS - BASED ON 2009 ICC W/ ARKANSAS AMENDMENTS
03 - PROJECT NARRATIVE
RENOVATION OF AND ADDITION TO EXISTING RESIDENCE; APPLICABLE DEMOLITION PERMITS TO BE ACQUIRED BY CONTRACTOR
04 - CLIMATIC & GEOGRAPHIC DESIGN CRITERIA: ZONE 4
GROUND SNOW LOAD: 15 PSF
WIND DESIGN SPEED: 105 MPH
TOPOGRAPHIC FACTOR: NO
SEISMIC DESIGN CATEGORY: CAT. B
WEATHERING: NO
FROST DEPTH: 1'-0"

2021 AFPC / IRC TABLE R301.7 - DEFLECTION
TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS
STRUCTURAL MEMBER
ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters
L/180
Interior walls and partitions
H/180
Floors
L/360
Ceilings with brittle finishes (including plaster and stucco)
L/240
Ceilings with flexible finishes (including gypsum board)
L/240
All other structural members
L/240
Exterior walls—wind loads* with plaster or stucco finish
H/360
Exterior walls—wind loads* with other brittle finishes
H/240
Exterior walls—wind loads* with flexible finishes
H/120†
Lintels supporting masonry veneer walls‡
L/600

ARCHITECTURAL SYMBOLS
X GRID LINE AND IDENTIFICATION
LEVEL 01
100'-0"
ELEVATION MARK
XX'-XX" SPOT ELEVATION MARK
NORTH DIRECTION MARK
TRUE PLAN
ROOM NAME TAG
ROOM NAME
101
BLACK RECTANGLE INDICATES UNIT IS USED FOR ENLARGED UNIT PLANS
DRAWING NUMBER
SHEET NUMBER
A3.01
EXTERIOR ELEVATION MARK
INTERIOR ELEVATION MARK
A6.01
SECTION MARK
SIM
A1.01
SHEET NUMBER
A1.01
REVISION TAG
CEILING HEIGHT TAG
CASEWORK TAG
EXTERIOR WALL TAG
INTERIOR PARTITION TAG
LOUVER TAG
DOOR NUMBER TAG
KEYNOTE TAG
WINDOW TAG

ARCHITECTURAL ABBREVIATIONS
& AND
@ AT
AD AREA DRAIN
ADJ ADJACENT
AFF ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
ANOD ANODIZED
AP ACCESS PANEL
ARCH ARCHITECTURAL
ASI ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASPH ASPHALT
AT ACOUSTICAL TREATMENT
BA BATH ACCESSORY
BIT BITUMINOUS
BLDG BUILDING
BLKG BLOCKING
BM BEAM
BO BOTTOM OF
BOT BOTTOM
BR BRICK
BRG BEARING
BTWN BETWEEN
C CONCRETE
CATV CABLE TELEVISION
CB CEMENT BOARD
CCD CONSTRUCTION CHANGE DIRECTIVE
CCTV CLOSED CIRCUIT TELEVISION
CG CORNER GUARD
CIP CAST IN PLACE
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CLAY MASONRY UNIT
CO CHANGE ORDER
COL COLUMN
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACT (OR)
CORR CORRIDOR
CPT CARPET PAD
CPT CARPET
CS CONCRETE STAINING
CW CASEWORK
CWS CURTAIN WALL SYSTEM
DBL DOUBLE
DEPT DEPARTMENT
DF DRINKING FOUNTAIN
DIA DIAMETER
DIM DIMENSION
DN DOWN
DS DOWNSPOUT
DWG DRAWING
(E) EXISTING
EA EACH
EF EXHAUST FAN
EJ EXPANSION JOINT
ELEC ELECTRICAL
ELEV ELEVATION
ENT ENTRANCE SYSTEMS
EP EPOXY PAINT
EQ EQUAL
EQUIP EQUIPMENT
EWC ELECTRIC WATER COOLER
EWS EXTERIOR WALL SYSTEM
EXP EXPOSED
EXT EXTERIOR
FAB FLUID APPLIED FLOORING
FBO FURNISHED BY OWNER
FCU FAN COIL UNIT
FD FLOOR DRAIN
FDN FOUNDATION
FF FINISH FLOOR
FH FIRE HYDRANT
FIKT FIXTURE
FO FACE OF
FRL FIBER REINFORCED LAMINATE
FRP FIBERGLASS REINFORCED PANEL
FRT FIRE RETARDANT TREATED
FS PLASTER
FT FEET
FTG FOOTING
GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACTOR
GL GLASS
GWB GYPSUM WALLBOARD
GYP GYPSUM
HM HOLLOW METAL
HORIZ HORIZONTAL
HP HIGH POINT
HR HOUR
HT HEIGHT
HVAC HEATING, VENTILATION AND AIR CONDITIONING
HW HARDWARE
IBC INTERNATIONAL BUILDING CODE
ID INSIDE DIAMETER
IIC IMPACT ISOLATION CLASS
INFO INFORMATION
INSUL INSULATION or INSULATED
INT INTERIOR
JT JOINT
LAB LABORATORY
LAM LAMINATE
LAV LAVATORY
LF LINEAR FEET
LP LOW POINT
MAX MAXIMUM
MECH MECHANICAL
MEP MECHANICAL, ELECTRICAL AND PLUMBING
MEZZ MEZZANINE
MF MASONRY FLOORING
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MR MIRROR
MTD MOUNT (ED)
MTL METAL
MULL MULLION
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
OA OUTSIDE AIR
OC ON CENTER
OD OUTSIDE DIAMETER
OFCI OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI OWNER FURNISHED, OWNER INSTALLED
OPNG OPENING
OPP OPPOSITE
ORD OVERFLOW ROOF DRAIN
PC PRECAST CONCRETE
PL PROPERTY LINE; PLASTIC LAMINATE
PLBG PLUMBING
PLYWOOD
PR PAIR
PREFAB PREFABRICATED
PRHT PARTIAL HEIGHT
PROJ PROJECT
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PAINT
PTD PAINTED
QT QUARRY TILE
QZ QUARTZ
R RISER
RB RESILIENT BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RE REFER TO or REFERENCE
REC RECESS(ED)
REFR REFRIGERATOR or REFRIGERATED
REIN REINFORCED
REO REQUIRED
REV REVISE, REVISED or REVISION
RF RESILIENT FLOORING
RFG ROOFING
RO ROUGH OPENING
RR RESTROOM
RV REVEAL
SCHD SCHEDULE
SECT SECTION
SF SQUARE FEET; STONE FACING
SHTG SHEATHING
SIM SIMILAR
SOG SLAB ON GRADE
SPEC SPECIFICATION(S)
SQ SQUARE
SS SOLID SURFACE
ST STONE
STC SOUND TRANSMISSION CLASS
STD STANDARD
STG STORAGE
STL STEEL
STN STONE SLAB
STRUCT STRUCTURE or STRUCTURAL
SUSP SUSPEND(ED)
SYS SYSTEM
T TREAD, TILE
T&G TONGUE AND GROOVE
TA TOILET ACCESSORY
TB TILE BASE
TEL TELEPHONE
THR THRESHOLD
TO TOP OF
TOC TOP OF CONCRETE
TOS TOP OF STEEL
TOW TOP OF WALL
TR TRIM
TYP TYPICAL
TZ TERRAZZO
UL UNDERWRITER'S LABORATORY
UNFIN UNFINISHED
UNO UNLESS NOTED OTHERWISE
UP UPHOLSTERY
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VTR VENT THRU ROOF
w/ WITH
wo WITHOUT
WB WOOD BASE
WC WATER CLOSET; WALL COVERING
WD WOOD
WDV WOOD VENEER
WF WIDE FLANGE; WOOD FLOORING
WOM WALK OFF MAT
WP WORKING POINT
WS WINDOW SHADES
WT WALL TILE
WWF WELDED WIRE FABRIC
SEMI-RIGID INSULATION
ALUMINUM
STEEL
PLASTIC
PLYWOOD
EARTH
SOLID SURFACE MATERIAL
FINISH-GRADE WOOD
GRAVEL

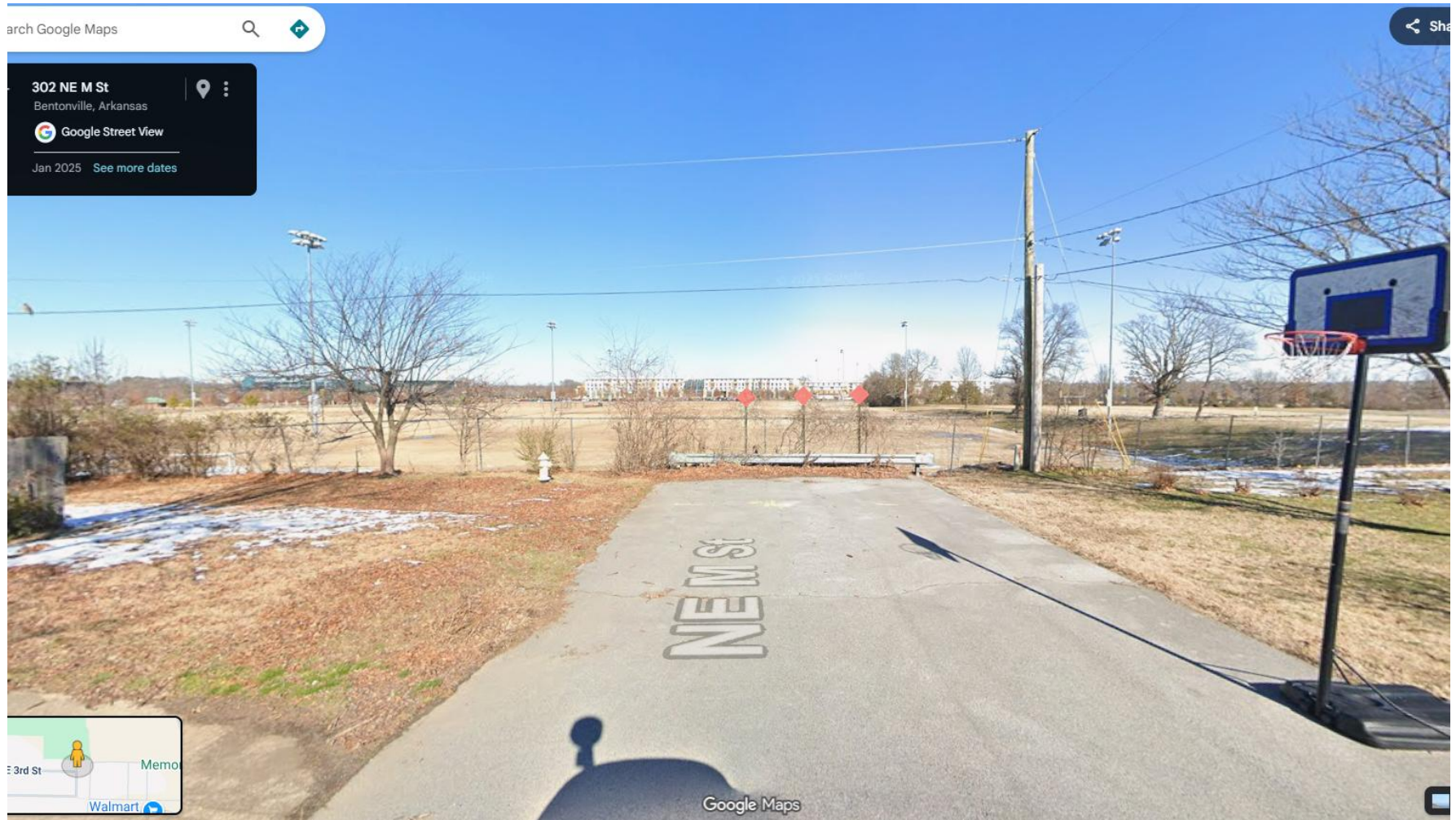
MATERIAL LEGEND
CONCRETE
BRICK
CMU
STONE
GYPSUM BD / PLASTER
CEMENTITIOUS FIREPROOFING
FIRESAFING
RIGID INSULATION
SEMI-RIGID INSULATION
ALUMINUM
STEEL
PLASTIC
PLYWOOD
EARTH
SOLID SURFACE MATERIAL
FINISH-GRADE WOOD
GRAVEL



PERMIT SUBMITTAL

09/19/25

Roy Residence
300 NE M STREET
BENTONVILLE, AR 72712



No pedestrian access to Memorial Park from NE M Street.





Plan Bentonville Update

PC Date:

Staff Report Details

Project Number	
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**

Analysis / Waivers

Conclusion

Additional Details