



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

Registration Link: <https://us02web.zoom.us/j/83686146867>

I. Call to Order

II. Approval of Minutes

1. **October 21st Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Autumn Hills Subdivision, Lots 60 & 61** **Property Line Adjustment**
407 & 409 Southwest Autumn Hills Road ([PLA25-0029](#))
2. **Medlin Meadows Subdivision, Phase 2, Lot 1** **Easement Plat**
2303 Medlin Lane ([LS25-0029](#))
3. **Eversole Addition, Lot 26** **Easement Plat**
751 Southwest 41st Street ([LSD22-0066](#))
4. **C-Street Townhomes** **Large Scale Development**
404 Southeast 8th Street ([LSD25-0039](#))
5. **SW Regional Commercial** **Large Scale Development Extension**
1261 & 1263 Southwest Regional Airport ([LSD24-0026](#))

IV. New Business

1. **Binkleman Property, Lots 4-7** **Lot Split**
800 & 802 Northwest D Street ([LS25-0031](#))
2. **Phillips Valley Addition, Lots 5-8** **Lot Split**
515 Northwest D Street ([LS25-0033](#))
3. **Armstrong Subdivision, Block 2, Lots 20-25** **Lot Split**
345, 347, 349, 351, 353, & 355 Southeast 4th Street ([LS25-0034](#))
4. **Vaughn Self Storage** **Large Scale Development**

6601 Southwest Equine Road ([LSD25-0040](#))

5. **CD NWA Workforce Housing** **Large Scale Development**
606 NE A St ([LSD25-0037](#))

6. **Rescue Heroes LLC** **Waiver**
West side of SE S Street, north of SE 28th St (01-08559-006) ([WAV25-0015](#))
Waiver from Section 1100.16 Street Standards

Advertised Public Hearings

1. **14th St Tunnel Night Work** **Conditional Use Permit***
SE 14th Street ([CU25-0033](#))

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville Update (Tech Review Only)** **Informational**

2. **A Street Promenade Grand Opening Saturday, Nov 15 9am-7pm** **Informational**

VIII. Adjournment



**Planning Commission
Meeting Minutes
October 21st, 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: Dana Davis (Vice Chairman), Elaine Kerr, Ifeoma Ibekwe, Danny Bennett, Doug Bryant, Eric Hipp

Commissioners Absent: Reginald Wright (Chairman)

Staff Present: Tyler Overstreet, Dan Weese, Bonnie Bridges, Nathan Izard, Casey Hackler, Braedyn McBroom

I. Call to Order

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

II. Approval of Minutes

1. October 7th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Bryant, second by Ibekwe.
- Minutes are approved unanimously on a voice vote.

III. Consent Agenda

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

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

IV. Old Business

V. 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

- Mr. Izard provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- There are no comments from the public.
- Commissioner Davis closes the public hearing.
- Commissioner Davis opens discussion among commissioners.
- Conditional use permit, with conditions as stated in the staff report, is approved 6-0.

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)

- Mr. Izard provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- Jason Ingalls, the applicant, is present to address any questions. No questions heard.
- Commissioner Davis closes the public hearing.
- Commissioner Davis opens discussion among commissioners.
- Rezoning is approved 6-0.

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)

- Mr. Izard provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- Alexandra Tirado, the applicant, is present to address any questions.
- Three members of the public express support for the rezoning.
- Commissioner Davis closes the public hearing.
- Commissioner Davis opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.

- Rezoning is approved 6-0.

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)

- Mr. Izard provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- Joel Darling, the applicant, is present to address any questions.
- One member of the public spoke in opposition to the rezone.
- Mr. Darling addresses questions.
- Commissioner Davis closes the public hearing.
- Commissioner Davis opens discussion among commissioners.
- Rezone is approved 5-1, with Commissioner Davis voting no.

VI. Other New Business

1. **Roy Sidewalk Waiver**

Waiver

300 NE M Street ([WAV25-0017](#))

Waiver from Section 1100.15(b)(2) Sidewalk Requirements

- Mr. Izard provides an overview of the staff report.
- Seth Roy, the applicant, expresses his concerns for a timely decision.
- Commissioner Davis opens discussion among commissioners.
- Planning Commission and staff discuss the waiver, the impending sidewalk improvements, and the possibility of requesting the applicant to participate in a fee in-lieu for the sidewalk, which would require tabling the item.
- Motion by Bennet to approve the waiver, second by Bryant.
- Waiver is approved 4-2, with Commissioners Ibekwe and Kerr voting no.

VII. Other Business

1. **Plan Bentonville Update**

Informational

- During tech review, Mr. Overstreet provided a code review update, including an overview of the public feedback received, highlighting common themes and methods of engagement including social media. Mr. Overstreet also discussed public input on the draft zoning map.
- Planning Commission and staff discussed focus items for Plan Bentonville to be addressed in upcoming Planning Commission meetings.

VIII. Adjournment

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



Consent Agenda Item [PLA25-0029](#)

For the Planning Commission meeting on November 4, 2025

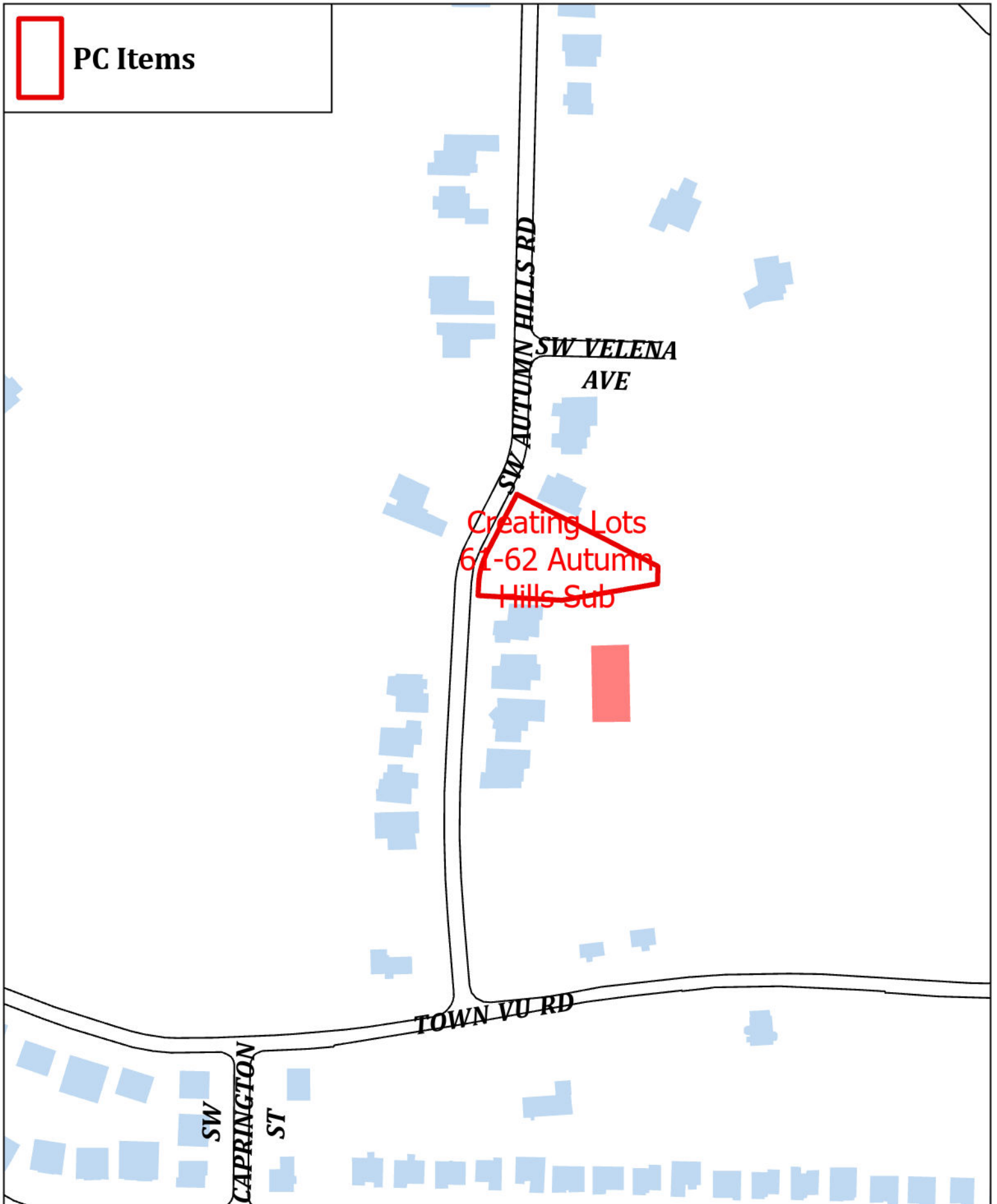
Details

Property Line Adjustment: Lots 58, 59, & 60 of Autumn Hills Subdivision, Creating Lots 61 & 62 of Autumn Hills Subdivision. 407 & 409 Southwest Autumn Hills Road, R-1, Low Density Single Family Residential, PLA25-0029.

A Property Line Adjustment of Lots 58, 59, & 60 of Autumn Hills Subdivision, Creating Lots 61 & 62 of Autumn Hills Subdivision. No dedications are being made per this plat. The lots are undeveloped and have street frontage along Southwest Autumn Hills Road. This reverts back a previous Lot Split (LS25-0017) since the POA board did not approve the split.



PC Items



TOWN VU RD

SW VELEMA
AVE

Creating Lots
61-62 Autumn
Hills Sub

SW
CAPRINGTON
ST

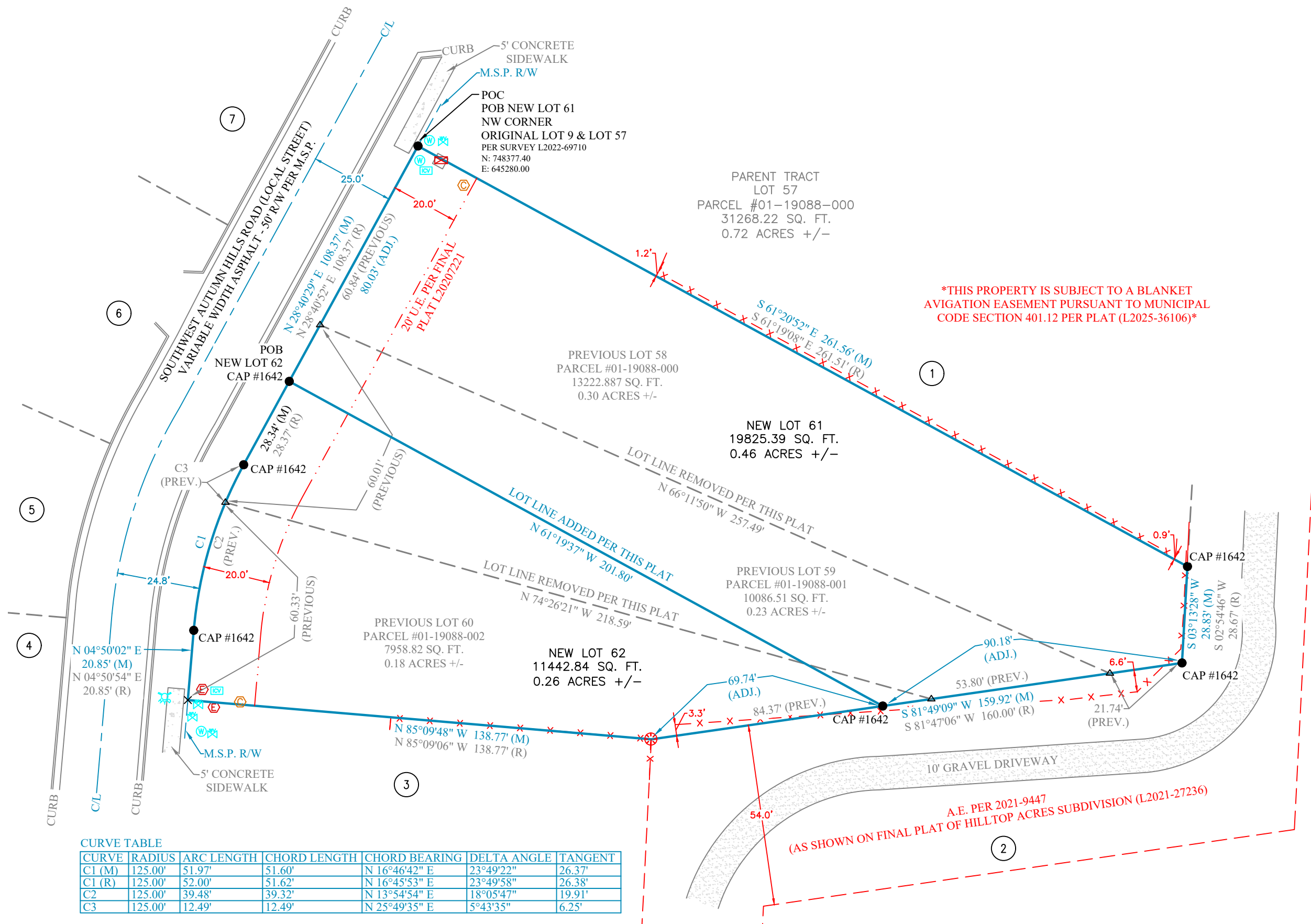


PLA25-0029

Creating Lots 61-62 Autumn Hill Sub
407 SW AUTUMN HILLS RD



PROPERTY LINE ADJUSTMENT OF LOTS 58, 59 & 60
AUTUMN HILLS SUBDIVISION CREATING NEW LOTS 61 & 62



FIELD WORK:
JULY 21, 2025

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED
WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD
INSURANCE PROGRAM FLOOD INSURANCE
RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #00507C0235K, DATED 6/5/2012)

ADJACENT LAND OWNERS
1) OWENS, AMANDA IRENE & ALED EMYR
405 SW AUTUMN HILLS RD
BENTONVILLE, AR
LOT 10, AUTUMN HILLS
PARCEL #01-19088-000
ZONED: R-1

2) KIRKPATRICK, LARRY & ELISE
47004 SW VELENA AVE
BENTONVILLE, AR
LOT 3, AUTUMN HILLS
PARCEL #01-19268-000
ZONED: R-1

3) BARTON, KEVIN & SARAH
501 SW AUTUMN HILLS RD
BENTONVILLE, AR
LOT 7, HILLTOP ACRES
PARCEL #01-19086-000
ZONED: R-1

4) DELAGE, THIBAUT & ADRIANE
500 SW AUTUMN HILLS RD
BENTONVILLE, AR
LOT 45, AUTUMN HILLS
PARCEL #01-19124-000
ZONED: R-1

PROPERTY ZONED:
R-1
COB AIRPORT ZONE - NOTICE TO
CONSTRUCT SURFACE

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

5) DELAGE, THIBAUT & ADRIANE
408 SW AUTUMN HILLS RD
BENTONVILLE, AR
LOT 44, AUTUMN HILLS
PARCEL #01-19123-000
ZONED: R-1

6) MAYER, DREW M & LESLIE SUZANNE
406 SW AUTUMN HILLS RD
BENTONVILLE, AR
LOT 43, AUTUMN HILLS
PARCEL #01-19122-000
ZONED: R-1

7) SNOOK, TODD L & AMANDA L
402 SW AUTUMN HILLS RD
BENTONVILLE, AR
LOT 55, AUTUMN HILLS
PARCEL #01-19120-000
ZONED: R-1

REFERENCE DOCUMENTS:
1) FINAL PLAT OF AUTUMN HILLS SUBDIVISION FILED IN BOOK L2020 AT PAGE 71439
2) FINAL PLAT OF AUTUMN HILLS SUBDIVISION FILED IN BOOK L2020 AT PAGE 72221
3) FINAL PLAT OF HILLTOP ACRES SUBDIVISION FILED IN BOOK L2021 AT PAGE 27236
4) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 41261
5) PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 1113
6) PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 69710
7) PLAT OF SURVEY DATED 05/10/24, PREPARED BY BATES AND ASSOCIATES FOR JIM MALEIC, JOB #24-004
8) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 57878
9) PLAT OF SURVEY FILED IN BOOK L2025 AT PAGE 36106

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER SURVEY L2022-69710.
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
APURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY
COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES
APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO
DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON
THIS PLAT.
4) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER,
SEWER AND ELECTRIC SERVICE.
5) 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.
6) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
7) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
8) 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.
9) THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.
10) ALL HOUSES ON LOTS 15-35 OF THE AUTUMN HILLS SUBDIVISION ARE TO BE EQUIPPED WITH NFPA 13D FIRE
SUPPRESSION SYSTEMS DUE TO THERE BEING ONLY ONE ENTRANCE/EXIT TO THE SUBDIVISION.

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. BEUDS 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

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

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 -
STATE OF ARKANSAS

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

SRIVIDYA RAMASUBRAMANIAN
301 NW LASALLE DR
BENTONVILLE, AR 72712

SOURCE OF TITLE: W.D. L202457878
DATE OF EXECUTION: _____

PRINTED: _____ SIGNED: _____

PROPERTY OWNER/DEVELOPER:
SRIVIDYA RAMASUBRAMANIAN
301 NW LASALLE DR
BENTONVILLE, AR 72712

CONTACT INFO:
srividayarams@yahoo.com
(479)-442-9350

ATLAS PAGE:
400

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

NOTARY PUBLIC _____

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

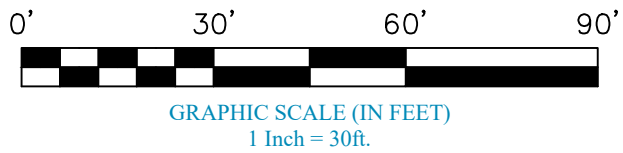
SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

SURVEY DESCRIPTIONS:

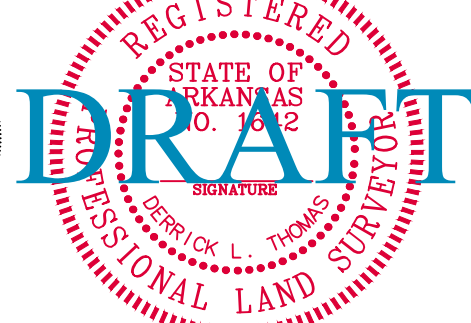
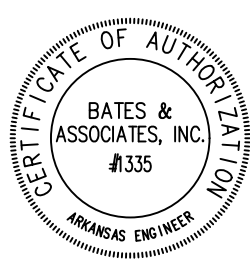
PARENT TRACT PARCEL #01-19088-000 EXISTING WARRANTY DEED DESCRIPTION (B. L2024, P. 57878):
LOT 57 BEING A PROPERTY LINE ADJUSTMENT OF LOTS 8 AND 9, AUTUMN HILLS SUBDIVISION, BENTONVILLE, BENTON COUNTY,
ARKANSAS AS SHOWN ON PLAT DOCUMENT NO. L202269710. SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, AND OTHER RESTRICTIONS OF
RECORD, IF ANY.

NEW LOT 61:
A PART OF LOT 57 BEING A PROPERTY LINE ADJUSTMENT OF LOTS 8 AND 9, AUTUMN HILLS SUBDIVISION, BENTONVILLE, BENTON COUNTY,
ARKANSAS AS SHOWN ON PLAT DOCUMENT NO. L202269710 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT
AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 57 AND ORIGINAL LOT 9 THENCE S61°20'52"E 261.56' (M), THENCE
S01°32'28"W 28.83' TO AN EXISTING REBAR, THENCE S81°49'09"W 90.18' TO AN EXISTING REBAR, THENCE N61°19'37"W 201.80' TO AN EXISTING
REBAR IN THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST AUTUMN HILLS ROAD, THENCE ALONG SAID RIGHT-OF-WAY
N28°40'29"E 80.03' TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND
RIGHTS-OF-WAY OF RECORD.

NEW LOT 62:
A PART OF LOT 57 BEING A PROPERTY LINE ADJUSTMENT OF LOTS 8 AND 9, AUTUMN HILLS SUBDIVISION, BENTONVILLE, BENTON COUNTY,
ARKANSAS AS SHOWN ON PLAT DOCUMENT NO. L202269710 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT
AN EXISTING REBAR ON THE EAST MASTER STREET PLAN RIGHT-OF-WAY IN SOUTHWEST AUTUMN HILLS ROAD WHICH S28°40'29"W 80.03'
FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 57 AND ORIGINAL LOT 9 AND RUNNING THENCE S61°19'37"E
201.80' TO AN EXISTING REBAR, THENCE S81°49'09"W 69.74' TO AN EXISTING FENCE CORNER POST, THENCE N85°09'48"W 138.77' TO AN
EXISTING CHISELED "X" IN CONCRETE ON THE EAST MASTER STREET PLAN RIGHT-OF-WAY IN SOUTHWEST AUTUMN HILLS ROAD, THENCE
ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N04°50'02"E 20.85' TO AN EXISTING REBAR, THENCE ALONG A CURVE TO THE RIGHT HAVING
A RADIUS OF 125.00' FOR A CHORD BEARING AND DISTANCE OF N16°46'42"E 51.60' TO AN EXISTING REBAR, N28°40'29"E 28.34' TO THE POINT
OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

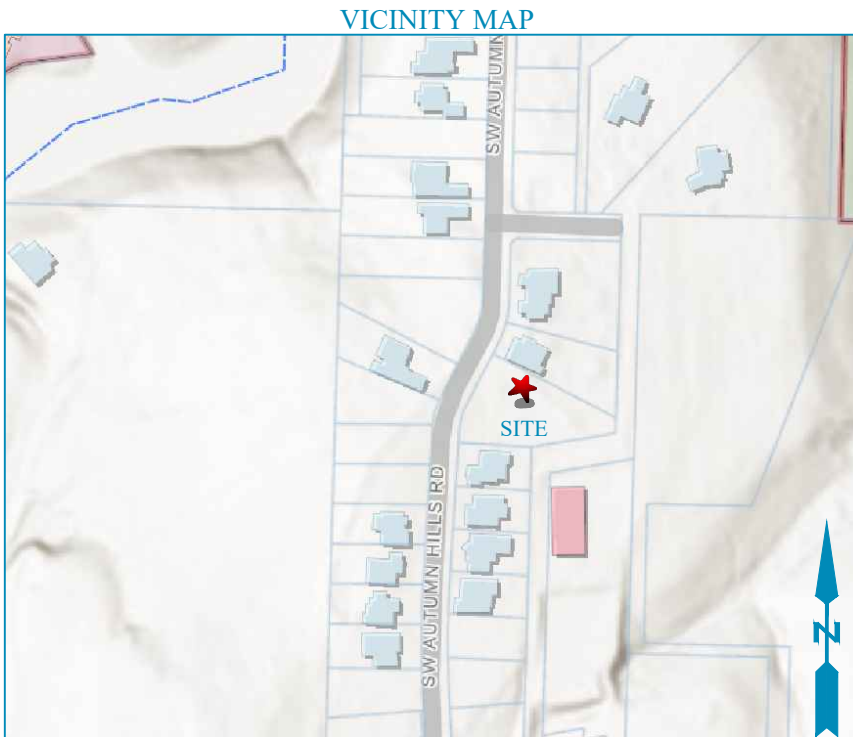


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 21ST DAY OF JULY, 2025.



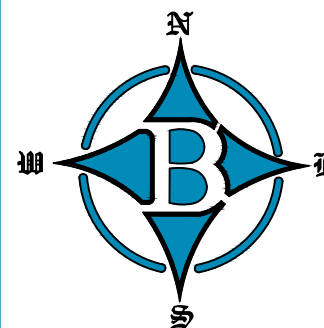
DATE: 6/11/25

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



VICINITY MAP NOT TO SCALE
BENTONVILLE PROJECT #PLA25-0029

RECORDING NUMBER/DATE		
DATE	10/02/2025	10/16/2025
SUBMITTAL	SUBMITTAL #1	SUBMITTAL #2



PROPOSED FIRE RATED WATER METER	BOUNDARY LINE (EXISTING)
FIRE HYDRANT	CENTERLINE OF ROAD
WATER VALVE	RIGHT-OF-WAY
IRREG. CONT. VALVE	FENCE
BOUNDARY LINE (MEASURED)	UTILITY EASEMENT
BOUNDARY LINE (EXISTING)	RIGHT-OF-WAY
CENTERLINE OF ROAD	UTILITY EASEMENT
RIGHT-OF-WAY	BUILDING SETBACK
FENCE	UTILITY EASEMENT
UTILITY EASEMENT	BUILDING SETBACK
RIGHT-OF-WAY	UTILITY EASEMENT
BUILDING SETBACK	UTILITY EASEMENT

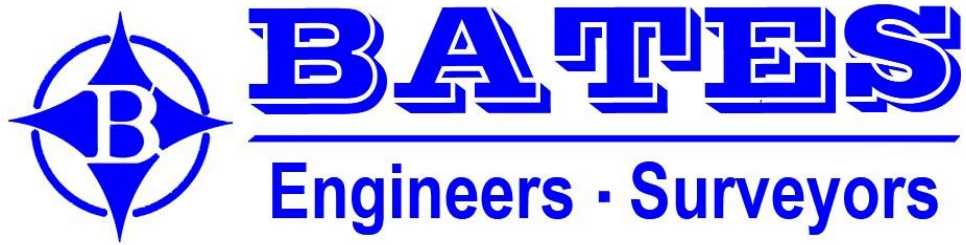
LEGEND:	FOUND 5/8" REBAR
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.	FENCE CORNER POST
(R) RECORD BEARING & DISTANCE	ADD LAND OWNER
(M) MEASURED BEARING & DISTANCE	CABLE PEDESTAL
FOUND 5/8" REBAR	ELECTRIC PEDESTAL
FENCE CORNER POST	ELECTRIC BOX
ADD LAND OWNER	WATER METER
CABLE PEDESTAL	
ELECTRIC PEDESTAL	
ELECTRIC BOX	
WATER METER	

BATES
Engineers - Surveyors
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350

FOR USE AND BENEFIT OF:
SRIVIDYA RAMASUBRAMANIAN
ADDRESS:
407 SOUTHWEST AUTUMN HILLS ROAD
BENTONVILLE, ARKANSAS

DATE: 10/16/25
SCALE: 1"=80'
SURVEYED/ DRAFTED:
BY: RICH
DRAWN: DT
CHECKED: DT
REVIEWED: DT
COA: #1335

DRAWING #25-022



7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

October 2, 2025

To the City of Bentonville Planning Staff,

Our client, Srividya Ramasubramanian, is requesting a property line adjustment on her property located at 407 SW Autumn Hills Road. This is an adjustment from the previously recorded split; Bentonville Project #LS25-0017. After the approval of this previous lot split, the Autumn Hills Subdivision POA did not approve of 3 lots, so the request is to revert to 2 lots. New lot 61 will contain 0.46 acres and new lot 62 will contain 0.26 acres.

Please feel free to reach out with any questions or concerns.

Sincerely,

Blaine Atchley – Project Manager
Bates & Associates
blaine@batesnwa.com
479-442-9350



Medlin Meadows Subdivision, Phase 2, Lot 1

2303 Medlin Lane

PC Date: 11/4/2025

Staff Report Details

Project Number	LS25-0029
Applicant / Current Owner	Rob Caster / Burckart Construction INC
Site Area	+/- [6.38] Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Multi-Family/Condo
Related projects	LSD24-0008 (Status: Approved Pre-Con)

Property Description

Easement Plat: Lot 1 of Medlin Meadows Subdivision, Phase 2. 2303 Medlin Ln, C-2, General Commercial, LS25-0029.

An easement plat of Lot 1 of Medlin Meadows Subdivision, Phase 2. The plat is dedicating two variable width utility easements and a 7.5-foot-wide pedestrian easement along the northern property line.

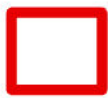
Project Details

Relationship to the Community Plan

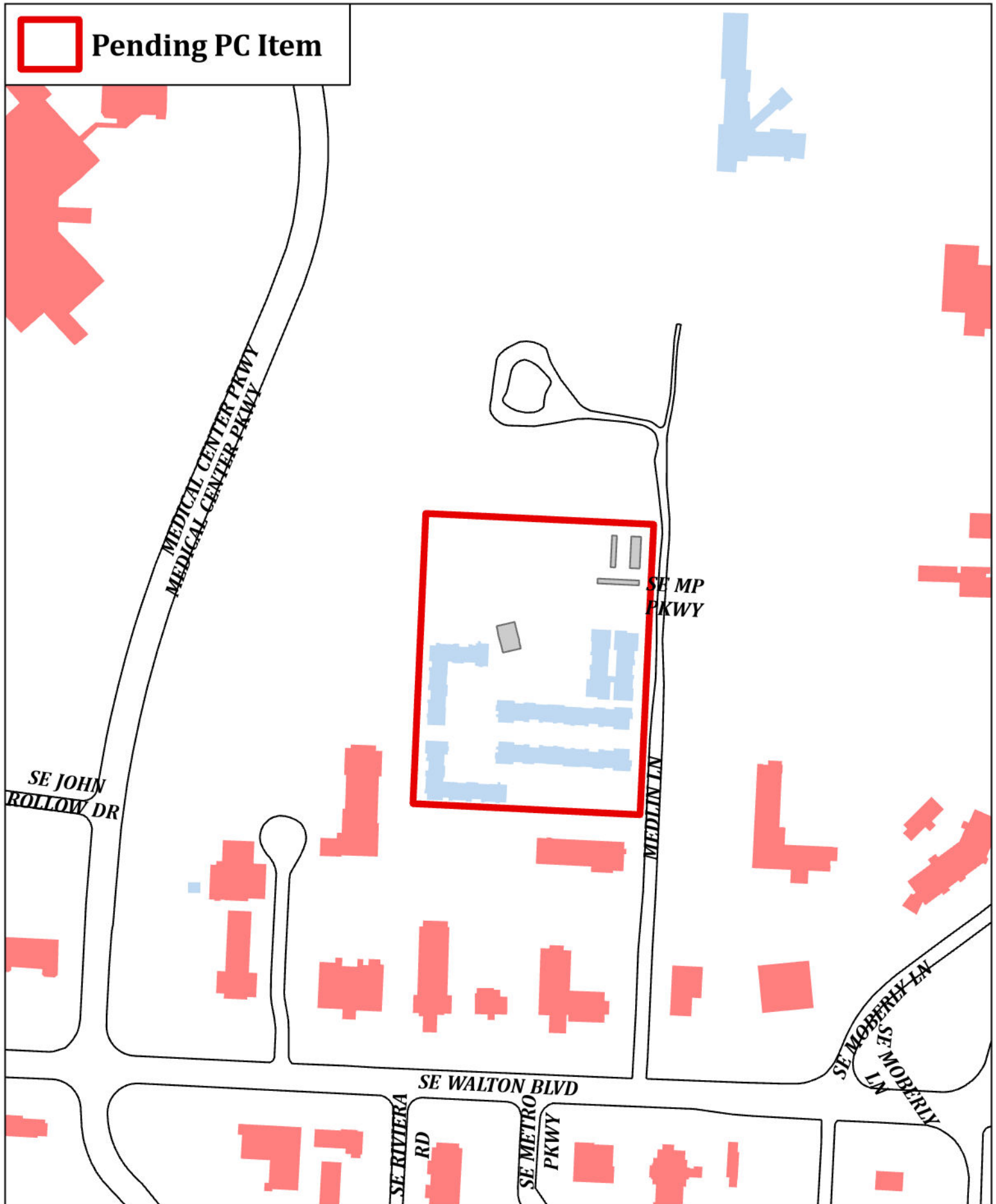
Public Comment

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

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



Pending PC Item

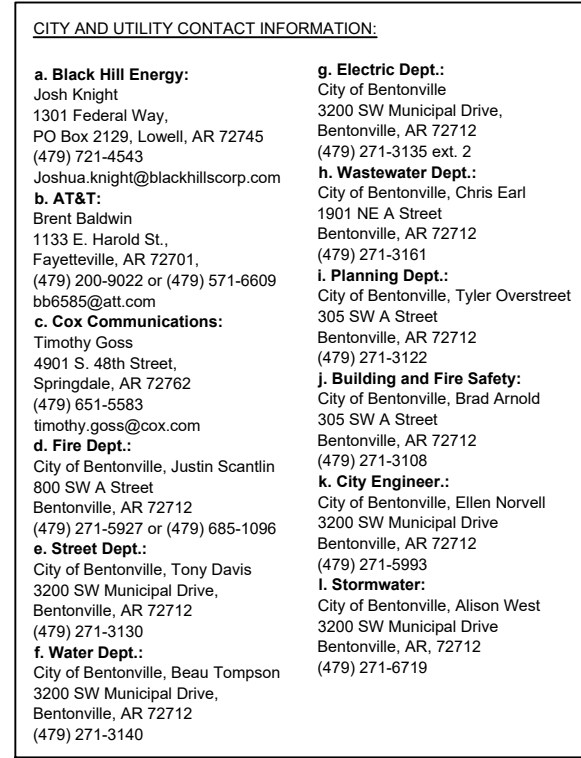


LS25-0029

Medlin Meadows Lot Split & Easement Plat

2303 MEDLIN LN





CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL #s: 05007C0255K & 05007C0260K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN, AND PART LIES IN ZONE "X", AN AREA WITHIN THE B.L.E. FLOOD PLAIN, AND PART LIES IN DESIGNATED RIVERINE R4SBC PER N.W.I. WETLANDS 2023.

Page 13 of 172



Eversole Addition, Lot 26

751 Southwest 41st Street

PC Date: 11/4/2025

Staff Report Details

Project Number	LSD22-0066
Applicant / Current Owner	Evan McMahon at Crafton Tull / Excellerate Housing LLC
Site Area	+/- [11.46] Acres
Current Zoning	R-3 Medium-High Density Multifamily Residential
Requested Zoning	
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Multi-Family
Related projects	LSD22-0066 (Status: Approved Pre-Con)

Property Description

Easement Plat: Eversole Addition, Lot 26. R-3 Medium-High Density Multifamily Residential, LSD22-0066.

An easement plat of Eversole Addition, Lot 26. The plat is dedicating a variable width utility easement, a variable width drainage easement, a variable width access easement, and nine separate variable width electric easements per this plat.

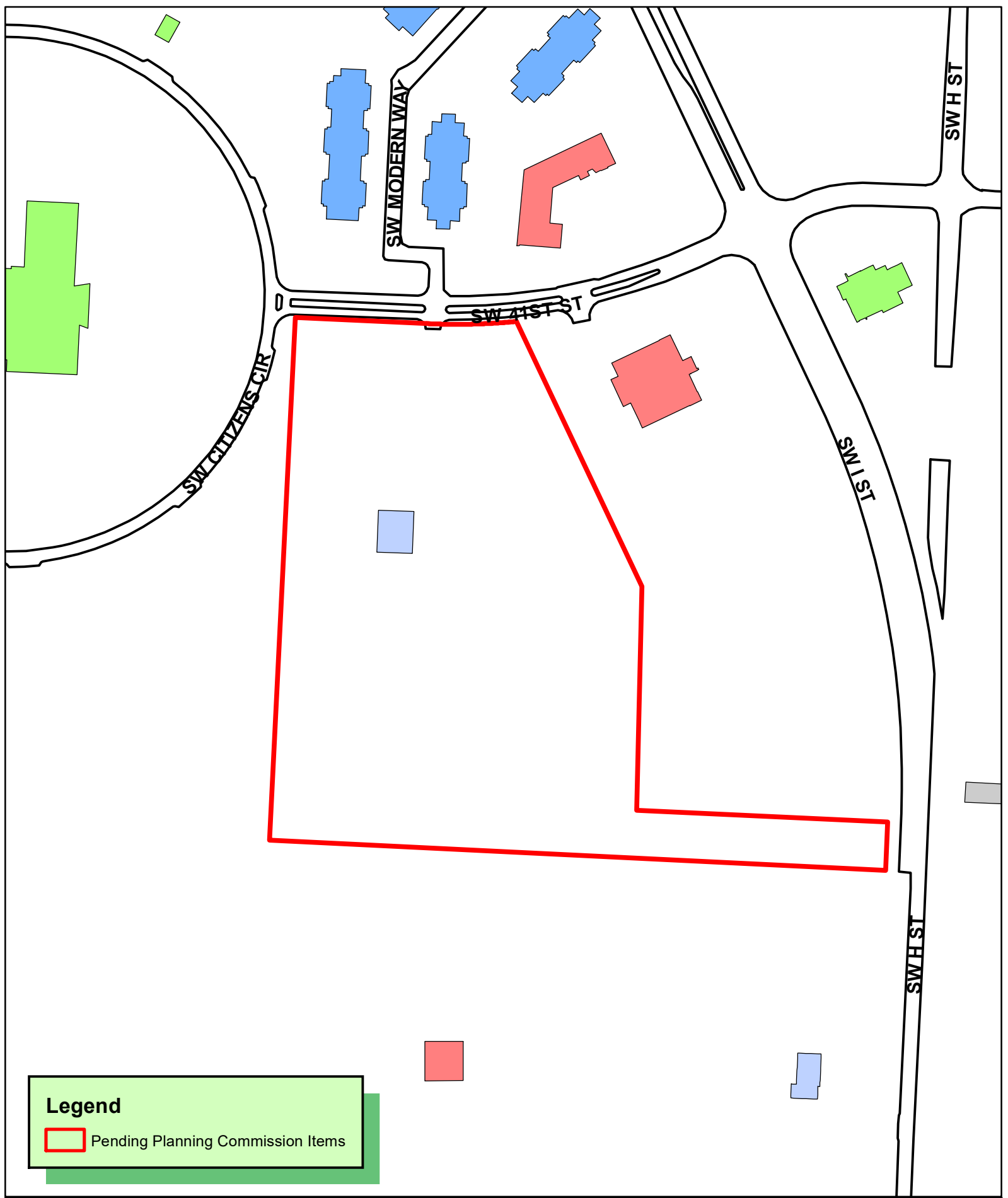
Project Details

Relationship to the Community Plan

Public Comment

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

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



Legend

 Pending Planning Commission Items

 1 inch = 200 feet

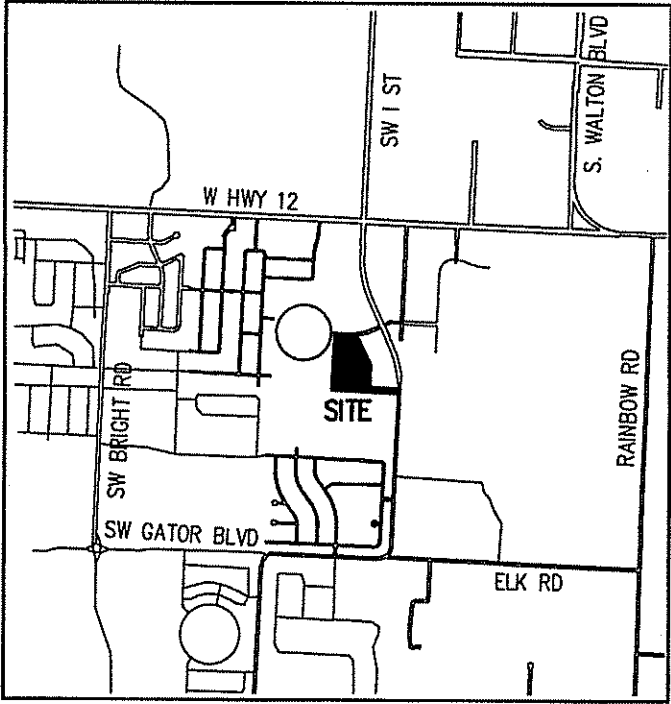
LSD22-0066 1/17/23
LARGE SCALE DEVELOPMENT
MCAULEY PLACE APARTMENTS


Page 10 of 12

EASEMENT DEDICATION FOR LOT 26 OF EVERSOLE ADDITION

DESCRIPTION:

LOT 26 OF EVERSOLE ADDITION, AS PER PLAT RECORD L202241028 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.



VICINITY MAP NTS

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, LOT 26 IS ZONED R-3.

THE MSP RIGHT OF WAY WIDTH SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL STREETS AND LOCAL STREETS AND IS SHOWN FOR INFORMATION ONLY. NO STREET RIGHT OF WAY IS DEDICATED BY THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD 2017-1243, PLAT RECORDS 2011-120, 2016-611, 2017-475, AND L202241028.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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

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

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

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

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.

BUILDING SETBACK NOTE:

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.

EASEMENT HOLDER NOTE:

THE PURPOSE AND SIZE OF EACH EASEMENT IS SHOWN HEREON AS NOTED. THE EASEMENT HOLDERS LISTED BELOW ARE ACCORDING TO THOSE SHOWN IN THE ORIGINATING DOCUMENTS:

DR 2009-45864 - ALL EASEMENTS WERE CONVEYED TO THE CITY OF BENTONVILLE, ARKANSAS, A MUNICIPAL CORPORATION.

PR 2011-120 - ALL EASEMENTS WERE CONVEYED TO THE PUBLIC.

PR 2017-475 - ALL EASEMENTS WERE CONVEYED TO THE PUBLIC.

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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: 10/22/2025

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ATLAS PAGE: 484 & 485

CITY OF BENTONVILLE
PROJECT NUMBER:

OWNER:

EXCELLERATE HOUSING, LLC
5111 W JB HUNT DR UNIT 120
ROGERS AR 72758

CERTIFICATE OF OWNERSHIP LOT 26 / PARCEL 01-16610-001

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

DATE OF EXECUTION: 10/23/25

BY: EXCELLERATE HOUSING, LLC
Ben Sikorski
(PRINT)

SOURCE OF TITLE: DEED RECORD L202548241

STATE OF ARKANSAS } SS

COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF October 2025
MY COMMISSION EXPIRES:

NOTARY PUBLIC Patricia Ann Henry



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: DIRECTOR OF COMMUNITY DEVELOPMENT

RECORD INFORMATION

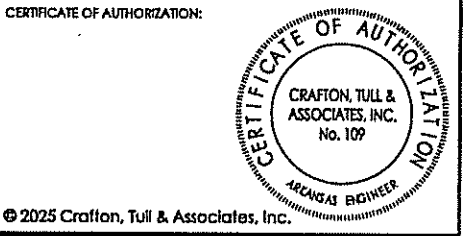
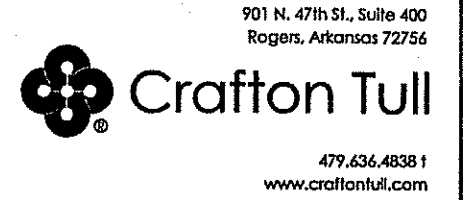
STATE PLAT CODE:
500-19N-30W-0-07-330-04-1460

SEAL

EASEMENT DEDICATION PLAT
LOT 26
EVERSOLE ADDITION
PLAT RECORD L202241028

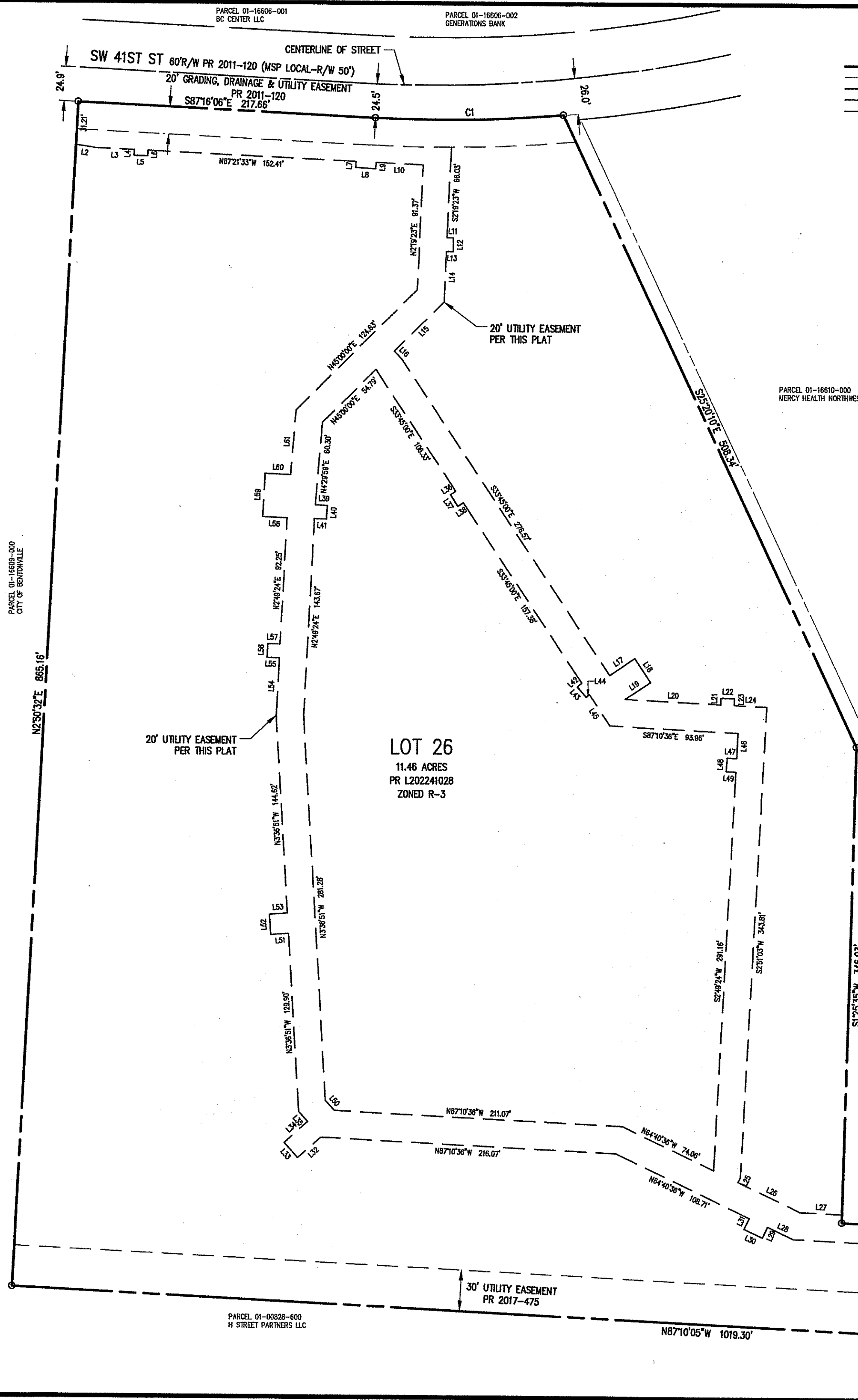
PREPARED FOR:
BUF STUDIO

DATE: 10/15/2025
PROJECT NO: 24106800
CONTACT: K MONTGOMERY



DELTA	DESCRIPTION	DATE

SHEET NO.: 1 OF 6

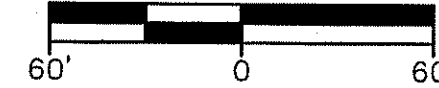


LEGEND

- FOUND IRON PIN OR PIPE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- UTILITY EASEMENT PER THIS PLAT



GRAPHIC SCALE IN FEET



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°17'31.03"
COMBINED SCALE FACTOR: 0.99995856
VALUE CALCULATED AT THE FOLLOWING POINT:
N 734385.439 E 658355.419 Z 1296.605

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	137.62'	1030.00'	7°39'20"	N88° 54' 15"E	137.52'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2° 37' 00"W	80.00'
L2	N81° 15' 21"W	14.59'
L3	N87° 21' 33"W	28.21'
L4	N2° 38' 27"E	4.09'
L5	N87° 21' 33"W	10.00'
L6	S2° 38' 27"W	4.09'
L7	N2° 56' 32"E	4.59'
L8	N87° 02' 49"W	14.80'
L9	S2° 58' 32"W	4.67'
L10	N87° 21' 33"W	34.49'
L11	S88° 53' 55"E	4.69'
L12	S1° 06' 05"W	10.00'
L13	N88° 53' 55"W	4.91'
L14	S2° 19' 23"W	36.90'
L15	S45° 00' 00"W	51.23'
L16	S45° 00' 00"E	7.56'
L17	N56° 15' 00"E	22.23'
L18	S33° 45' 00"E	20.73'
L19	S56° 15' 00"W	22.23'
L20	S87° 10' 36"E	70.03'
L21	N1° 24' 25"E	4.81'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S88° 35' 35"E	10.00'
L23	S1° 24' 25"W	5.06'
L24	S87° 10' 36"E	23.88'
L25	S25° 19' 24"W	3.83'
L26	S64° 40' 36"E	50.23'
L27	S87° 10' 12"E	30.74'
L28	N64° 40' 36"W	20.89'
L29	S25° 25' 36"W	8.77'
L30	N64° 34' 24"W	14.80'
L31	N25° 25' 36"E	8.75'
L32	S48° 19' 24"W	22.54'
L33	N41° 40' 36"W	14.80'
L34	N48° 19' 24"E	22.96'
L35	N41° 40' 36"W	10.10'
L36	S56° 39' 31"W	4.64'
L37	S33° 20' 29"E	10.00'
L38	N56° 39' 31"E	4.71'
L39	N87° 01' 22"W	8.68'
L40	N2° 58' 38"E	10.00'
L41	S87° 01' 22"E	8.84'
L42	S48° 31' 06"W	4.37'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L43	S41° 28' 54"E	10.00'
L44	N48° 31' 06"E	3.01'
L45	S33° 45' 00"E	27.29'
L46	S2° 49' 24"W	18.56'
L47	N87° 10' 40"W	6.96'
L48	S2° 49' 20"W	10.00'
L49	S87° 10' 40"E	6.96'
L50	N41° 40' 36"W	10.03'
L51	S85° 59' 53"W	13.04'
L52	N3° 36' 51"W	14.79'
L53	N85° 59' 53"E	13.04'
L54	N2° 49' 24"E	41.88'
L55	N87° 18' 06"W	8.90'
L56	N2° 41' 54"E	10.00'
L57	S87° 18' 06"E	8.92'
L58	N87° 21' 44"W	17.86'
L59	N3° 06' 15"E	31.47'
L60	S87° 26' 13"E	18.46'
L61	N4° 25' 19"E	47.30'

RECORD INFORMATION

STATE PLAT CODE:
500-19N-30W-0-07-330-04-1460

SEAL

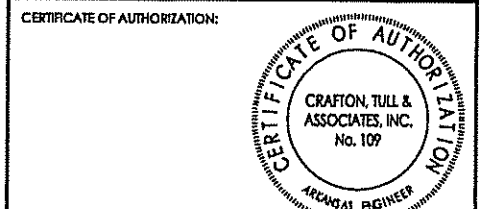


EASEMENT DEDICATION PLAT
LOT 26
EVERSOLE ADDITION
PLAT RECORD L202241028

PREPARED FOR:
BUF STUDIO

DATE: 10/15/2025
PROJECT NO: 24106800
CONTACT: K MONTGOMERY

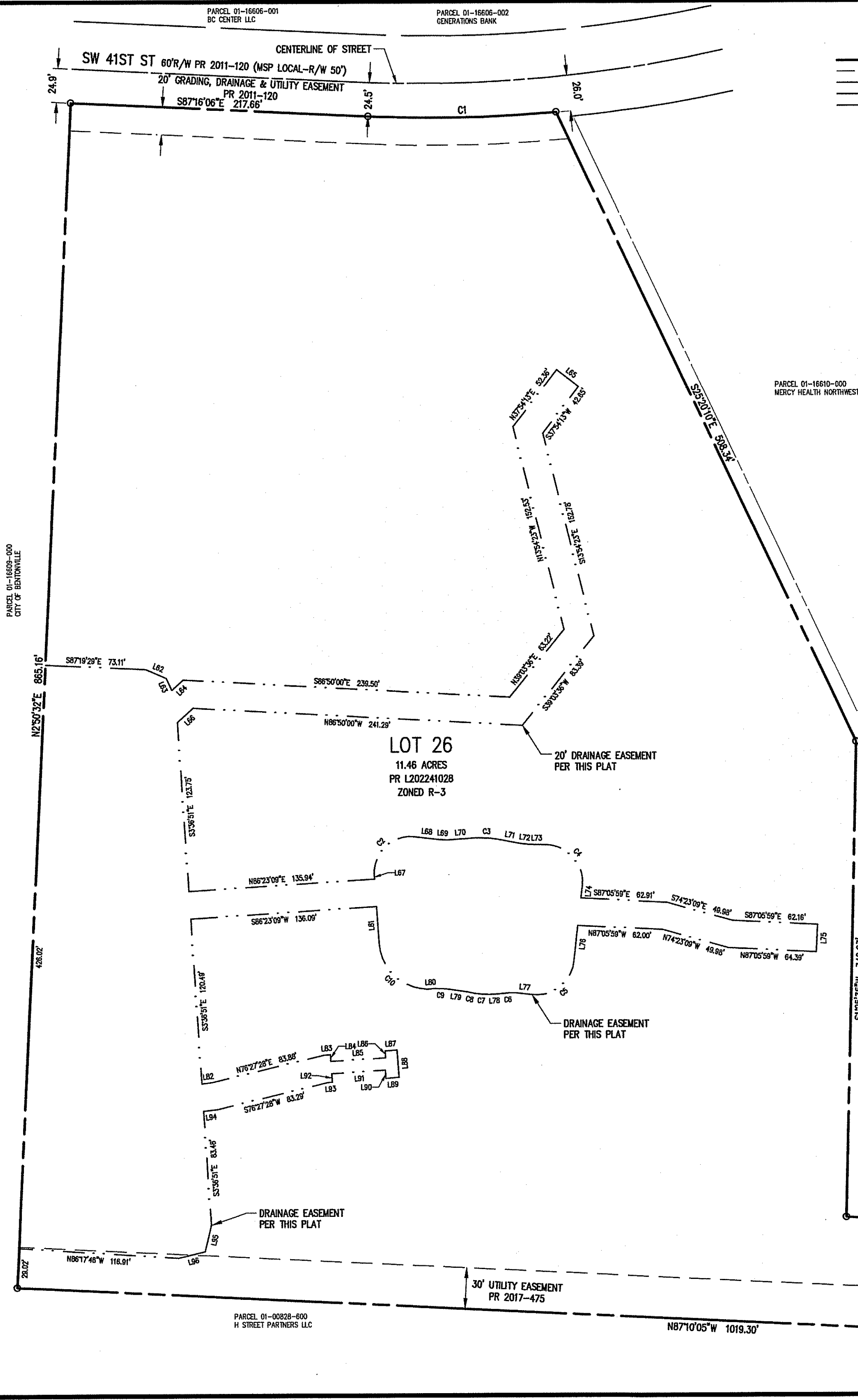
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.436.4838
www.craftontull.com



DATE	DESCRIPTION	DATE

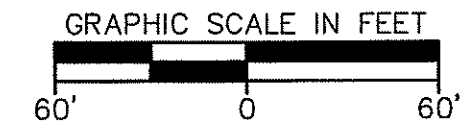
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LAST PLOTTED BY: KEVIN MONTGOMERY, 10/15/2023 2:37:44 AM (PLOTTED BY: VAUD ON HARD COPY ONLY)



LEGEND

- FOUND IRON PIN OR PIPE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- DRAINAGE EASEMENT PER THIS PLAT



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°17'31.03"
COMBINED SCALE FACTOR: 0.99995856
VALUE CALCULATED AT THE FOLLOWING POINT:
N 734385.439 E 658355.419 Z 1298.605

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	137.62'	1030.00'	7°39'20"	N88° 54' 15"E	137.52'
C2	46.70'	28.98'	99°09'13"	N46° 17' 01"E	41.09'
C3	16.83'	72.02'	13°23'13"	S86° 48' 19"E	16.79'
C4	46.17'	27.30'	96°54'01"	S41° 47' 02"E	40.86'
C5	43.47'	27.30'	91°13'54"	S52° 16' 56"W	39.02'
C6	13.08'	76.66'	9°46'26"	S86° 44' 27"W	13.06'
C7	10.71'	112.33'	5°27'47"	N88° 31' 38"W	10.71'
C8	5.90'	72.03'	4°41'45"	N78° 34' 05"W	5.90'
C9	9.06'	171.01'	3°02'03"	N88° 55' 42"W	9.05'
C10	52.69'	35.81'	84°18'05"	N46° 36' 18"W	48.06'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2° 37' 00"W	80.00'
L62	S66° 55' 48"E	16.67'
L63	S24° 16' 05"E	9.60'
L64	N47° 29' 19"E	11.02'
L65	S52° 05' 47"E	20.00'
L66	S47° 29' 19"W	15.46'
L67	N4° 02' 09"W	2.68'
L68	S83° 23' 50"E	17.35'
L69	S86° 22' 27"E	6.25'
L70	N86° 27' 10"E	20.72'
L71	S79° 26' 27"E	16.22'
L72	S82° 18' 21"E	6.62'

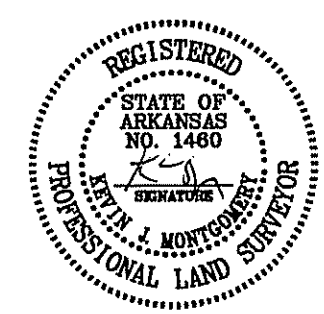
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L73	S89° 08' 16"E	11.93'
L74	S6° 39' 59"W	8.77'
L75	S2° 54' 01"W	20.00'
L76	S8° 39' 59"W	28.53'
L77	N83° 34' 33"W	11.03'
L80	S87° 16' 02"W	5.25'
L81	N4° 02' 09"W	27.17'
L82	N82° 44' 12"E	7.87'
L83	N86° 05' 25"E	4.90'
L84	S3° 36' 51"E	4.84'
L85	N86° 23' 09"E	40.08'
L86	N3° 36' 51"W	5.05'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L87	N86° 05' 25"E	8.74'
L88	S3° 54' 35"E	20.00'
L89	S86° 05' 25"W	9.59'
L90	N3° 36' 51"W	5.97'
L91	S86° 23' 09"W	39.33'
L92	S3° 36' 51"E	6.17'
L93	S86° 05' 25"W	3.11'
L94	S82° 44' 12"W	10.24'
L95	S13° 50' 31"W	19.74'
L96	S76° 13' 47"W	19.84'

RECORD INFORMATION

STATE PLAT CODE:
500-19N-30W-0-07-330-04-1460

SEAL

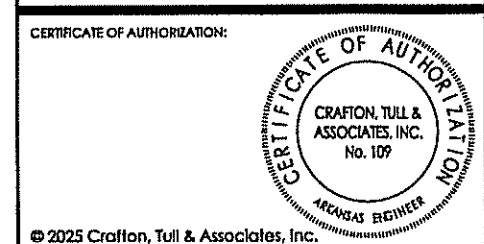


EASEMENT DEDICATION PLAT
LOT 26
EVERSOLE ADDITION
PLAT RECORD L202241028

PREPARED FOR:
BUF STUDIO

DATE: 10/15/2025
PROJECT NO: 24106800
CONTACT: K MONTGOMERY

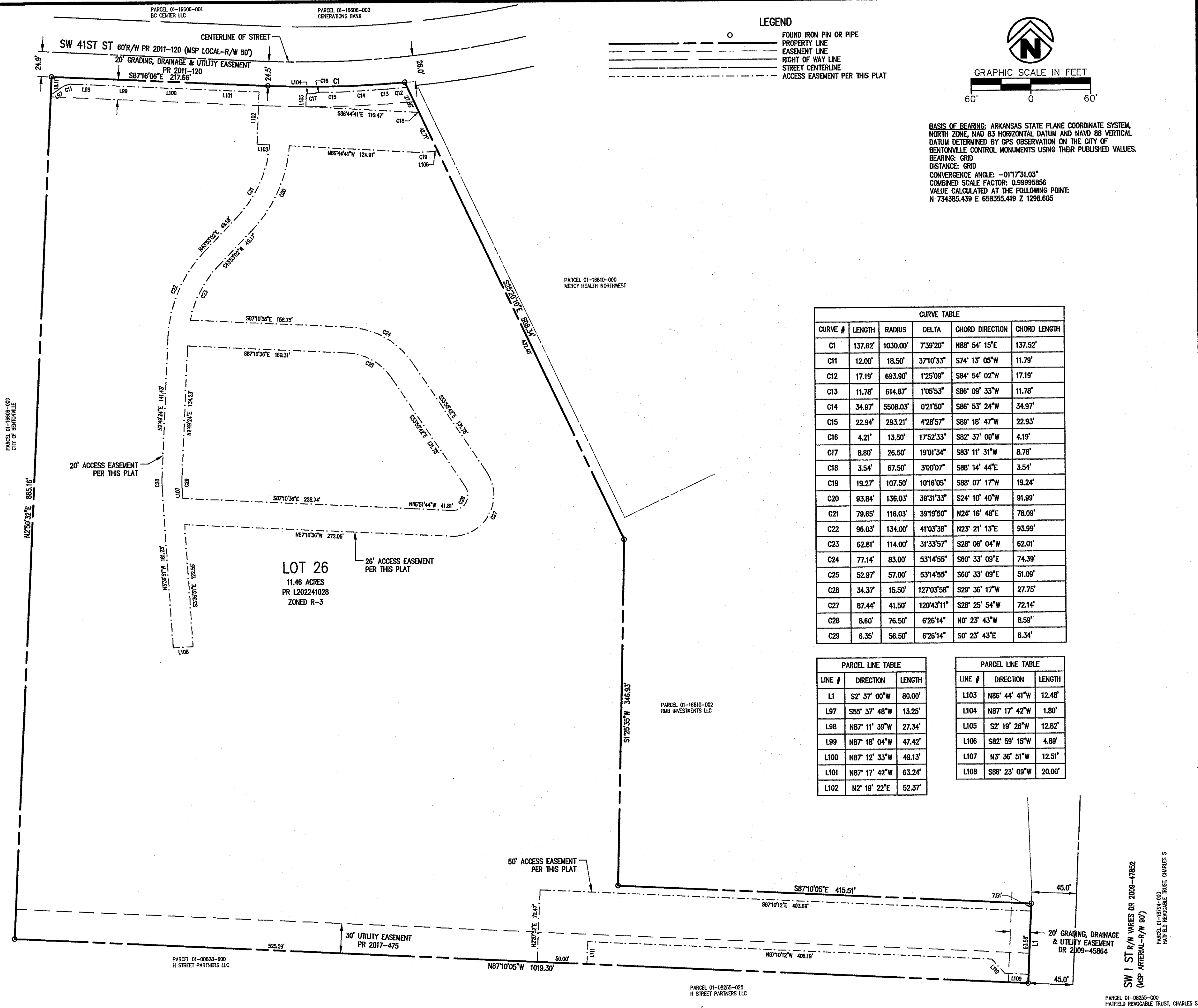
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838
www.craftontull.com



DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 6

DRAWING: G:\24106800\MCALLEN\INFRASTRUCTURE\SURVEY\DWG\24106800 EXMT - SHEET 4.DWG
LAYOUT: LAYOUT1, LAST SAVED: KM26, 7/27/2023 12:31:12 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/15/2023 10:00:07 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



LEGEND

- FOUND IRON PIN OR PIPE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- ACCESS EASEMENT PER THIS PLAT



GRAPHIC SCALE IN FEET
60' 0 60'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°17'31.03"
COMBINED SCALE FACTOR: 0.99995856
VALUE CALCULATED AT THE FOLLOWING POINT:
N 734385.439 E 658355.419 Z 1298.605

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	137.62'	1030.00'	7°39'20"	N88° 54' 15"E	137.52'
C11	12.00'	18.50'	3°10'33"	S74° 13' 05"W	11.79'
C12	17.19'	693.90'	1°25'09"	S84° 54' 02"W	17.19'
C13	11.78'	614.87'	1°05'53"	S86° 09' 33"W	11.78'
C14	34.97'	5508.03'	0°21'50"	S86° 53' 24"W	34.97'
C15	22.94'	293.21'	4°28'57"	S89° 16' 47"W	22.93'
C16	4.21'	13.50'	17°52'33"	S82° 37' 00"W	4.19'
C17	8.80'	26.50'	19°01'34"	S83° 11' 31"W	8.76'
C18	3.54'	67.50'	3°00'07"	S88° 14' 44"E	3.54'
C19	19.27'	107.50'	10°16'05"	S88° 07' 17"W	19.24'
C20	93.84'	136.03'	39°31'33"	S24° 10' 40"W	91.99'
C21	79.65'	116.03'	39°19'50"	N24° 16' 48"E	78.09'
C22	96.03'	134.00'	41°03'38"	N23° 21' 13"E	93.99'
C23	62.81'	114.00'	31°33'57"	S28° 06' 04"W	62.01'
C24	77.14'	83.00'	53°14'55"	S60° 33' 09"E	74.39'
C25	52.97'	57.00'	53°14'55"	S60° 33' 09"E	51.09'
C26	34.37'	15.50'	127°03'58"	S29° 36' 17"W	27.75'
C27	87.44'	41.50'	120°43'11"	S26° 25' 54"W	72.14'
C28	8.60'	76.50'	6°26'14"	N0° 23' 43"W	8.59'
C29	6.35'	56.50'	6°26'14"	S0° 23' 43"E	6.34'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2° 37' 00"W	80.00'
L97	S55° 37' 48"W	13.25'
L98	N87° 11' 39"W	27.34'
L99	N87° 18' 04"W	47.42'
L100	N87° 12' 33"W	49.13'
L101	N87° 17' 42"W	63.24'
L102	N2° 19' 22"E	52.37'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L103	N86° 44' 41"W	12.48'
L104	N87° 17' 42"W	1.80'
L105	S2° 19' 26"W	12.82'
L106	S82° 59' 15"W	4.89'
L107	N3° 36' 51"W	12.51'
L108	S86° 23' 09"W	20.00'

RECORD INFORMATION

STATE PLAT CODE:
500-19N-30W-0-07-330-04-1460

SEAL



EASEMENT DEDICATION PLAT
LOT 26
EVERSOLE ADDITION
PLAT RECORD L202241028

PREPARED FOR:
BUF STUDIO

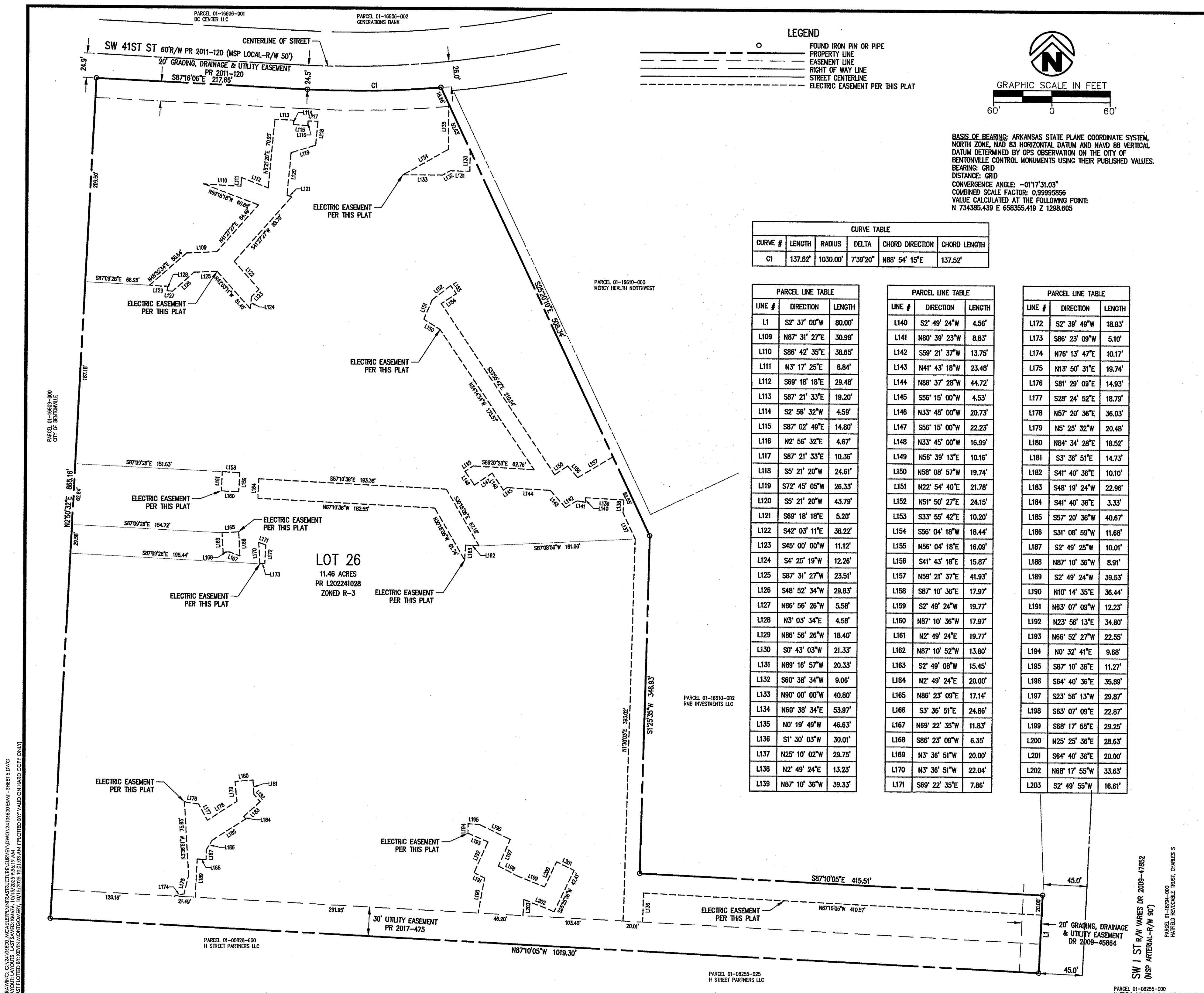
DATE: 10/15/2025
PROJECT NO: 24106800
CONTACT: K. MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 107
K. MONTGOMERY

DELTA	DESCRIPTION	DATE

SHEET NO.:
4 OF 6



LEGEND

- FOUND IRON PIN OR PIPE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- ELECTRIC EASEMENT PER THIS PLAT



GRAPHIC SCALE IN FEET



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARINGS: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°17'31.03"
COMBINED SCALE FACTOR: 0.99998856
VALUE CALCULATED AT THE FOLLOWING POINT:
N 734385.439 E 658355.419 Z 1298.605

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	137.62'	1030.00'	7°39'20"	N88° 54' 15"E	137.52'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S2° 37' 00"W	80.00'
L109	N87° 31' 27"E	30.98'
L110	S86° 42' 35"E	38.65'
L111	N3° 17' 25"E	8.84'
L112	S69° 18' 18"E	29.48'
L113	S87° 21' 33"E	19.20'
L114	S2° 56' 32"W	4.59'
L115	S87° 02' 49"E	14.80'
L116	N2° 56' 32"E	4.67'
L117	S87° 21' 33"E	10.36'
L118	S5° 21' 20"W	24.61'
L119	S72° 45' 05"W	26.33'
L120	S5° 21' 20"W	43.79'
L121	S69° 18' 18"E	5.20'
L122	S42° 03' 11"E	38.22'
L123	S45° 00' 00"W	11.12'
L124	S4° 25' 19"W	12.26'
L125	S87° 31' 27"W	23.51'
L126	S48° 52' 34"W	29.63'
L127	N86° 56' 26"W	5.58'
L128	N3° 03' 34"E	4.58'
L129	N86° 56' 26"W	18.40'
L130	S0° 43' 03"W	21.33'
L131	N89° 16' 57"W	20.33'
L132	S60° 38' 34"W	9.06'
L133	N90° 00' 00"W	40.80'
L134	N60° 38' 34"E	53.97'
L135	N0° 19' 49"W	46.63'
L136	S1° 30' 03"W	30.01'
L137	N25° 10' 02"W	29.75'
L138	N2° 49' 24"E	13.23'
L139	N87° 10' 36"W	39.33'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L140	S2° 49' 24"W	4.56'
L141	N80° 39' 23"W	8.83'
L142	S59° 21' 37"W	13.75'
L143	N41° 43' 18"W	23.48'
L144	N86° 37' 28"W	44.72'
L145	S56° 15' 00"W	4.53'
L146	N33° 45' 00"W	20.73'
L147	S56° 15' 00"W	22.23'
L148	N33° 45' 00"W	16.99'
L149	N56° 39' 13"E	10.16'
L150	N58° 08' 57"W	19.74'
L151	N22° 54' 40"E	21.78'
L152	N51° 50' 27"E	24.15'
L153	S33° 55' 42"E	10.20'
L154	S56° 04' 18"W	18.44'
L155	N56° 04' 18"E	16.09'
L156	S41° 43' 18"E	15.87'
L157	N59° 21' 37"E	41.93'
L158	S87° 10' 36"E	17.97'
L159	S2° 49' 24"W	19.77'
L160	N87° 10' 36"W	17.97'
L161	N2° 49' 24"E	19.77'
L162	N87° 10' 52"W	13.80'
L163	S2° 49' 08"W	15.45'
L164	N2° 49' 24"E	20.00'
L165	N86° 23' 09"E	17.14'
L166	S3° 36' 51"E	24.86'
L167	N69° 22' 35"W	11.83'
L168	S86° 23' 09"W	6.35'
L169	N3° 36' 51"W	20.00'
L170	N3° 36' 51"W	22.04'
L171	S69° 22' 35"E	7.86'

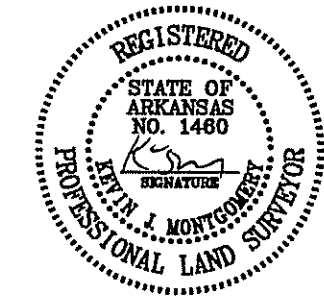
PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L172	S2° 39' 49"W	18.93'
L173	S86° 23' 09"W	5.10'
L174	N76° 13' 47"E	10.17'
L175	N13° 50' 31"E	19.74'
L176	S81° 29' 09"E	14.93'
L177	S28° 24' 52"E	18.79'
L178	N57° 20' 36"E	36.03'
L179	N5° 25' 32"W	20.48'
L180	N84° 34' 28"E	18.52'
L181	S3° 36' 51"E	14.73'
L182	S41° 40' 36"E	10.10'
L183	S48° 19' 24"W	22.96'
L184	S41° 40' 36"E	3.33'
L185	S57° 20' 36"W	40.67'
L186	S31° 08' 59"W	11.68'
L187	S2° 49' 25"W	10.01'
L188	N87° 10' 36"W	8.91'
L189	S2° 49' 24"W	39.53'
L190	N10° 14' 35"E	36.44'
L191	N63° 07' 09"W	12.23'
L192	N23° 56' 13"E	34.80'
L193	N66° 52' 27"W	22.55'
L194	N0° 32' 41"E	9.68'
L195	S87° 10' 36"E	11.27'
L196	S64° 40' 36"E	35.89'
L197	S23° 56' 13"W	29.87'
L198	S63° 07' 09"E	22.87'
L199	S68° 17' 55"E	29.25'
L200	N25° 25' 36"E	28.63'
L201	S64° 40' 36"E	20.00'
L202	N68° 17' 55"W	33.63'
L203	S2° 49' 55"W	16.61'

RECORD INFORMATION

STATE PLAT CODE:
500-19N-30W-0-07-330-04-1460

SEAL



EASEMENT DEDICATION PLAT
LOT 26
EVERSOLE ADDITION
PLAT RECORD L202241028

PREPARED FOR:
BUF STUDIO

DATE: 10/15/2025
PROJECT NO: 24106800
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Crafton Tull

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 107
AN ARKANSAS ENGINEER

DATE	DESCRIPTION	DATE

SHEET NO.:

DRAWING: G:\24106800\MCALUPT\INSTR\STRUCTURE\DWG\24106800 EBMF - SHEET 5.DWG
LAYOUT: LAYOUTS, LAST SAVED: KM/6/6, 10/15/2025 9:56:19 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/15/2025 10:01:03 AM PLOTTED BY: VALID ON HARD COPY ONLY



September 29th, 2025

The City of Bentonville Planning Department
3200 SW Municipal Drive
Bentonville, AR 72712

RE: McAuley Place
CTA Job No. 24106800
LSD22-0066

This letter accompanies the first submittal of the easement dedication plat for the McAuley Place LSD. This plat encompasses all easements being proposed in conjunction with this development.

Sincerely,
Crafton Tull & Associates

Evan McMahon, P.E.



Consent Agenda Item [LSD25-0039](#)

For the Planning Commission meeting on November 4, 2025

Details

The C-Street Townhomes project consist of 61 townhomes, located at 404 SE 8th Street. It is currently zoned D-C, Downtown Core, with a Future Land Use designation of Urban Corridor. There are four existing single-family homes which the developer plans to demo prior to the start of the project.

This project, being zoned DC and residential in use, is not subject to the requirements of the Primary Use Material specifications of Section 1100.21 of the Land Development Code. The standard for this project is given in Section 1100.22 (C)(2) (Downtown Residential Design Standards):

*Materials and design. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character **consistent with surrounding development**. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.*

The applicant has provided an analysis demonstrating consistency with the neighborhood context on sheet A200.

The project consists of 0.45 acres (17.9%) of greenspace and includes a 12-foot sidepath, per the Master Street Plan, bikes racks and internal amenities, including a dog run, and a communal gathering area. The applicant meets all code requirements including the Landscape Code 1400.

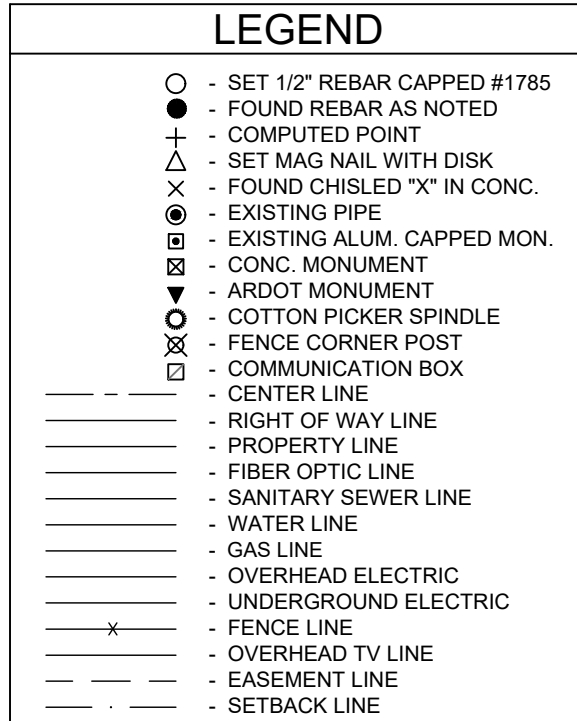


Pending PC Item



LSD25-0039
C-Street Townhomes
404 SE 8TH ST





A circular seal with a dotted border. The text "CERTIFICATE OF AUTHORIZATION" is curved along the top inner edge. "ODYSSEY SURVEYING" is curved along the bottom inner edge. In the center, "COA # 4746" is written above "ARKANSAS".



ODYSSEY
SURVEYING

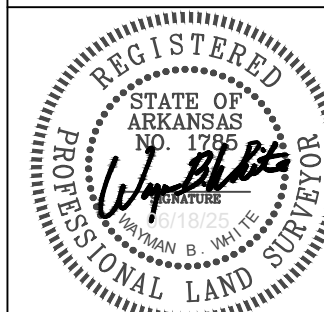
124 GRANT PLACE, STE. E
LOWELL ARKANSAS, 72745
PHONE: (479) 480-3330
EMAIL: wwhite@odysseywa.com
WEB: ODYSSEYNWA.COM

JOB # ODS-25001

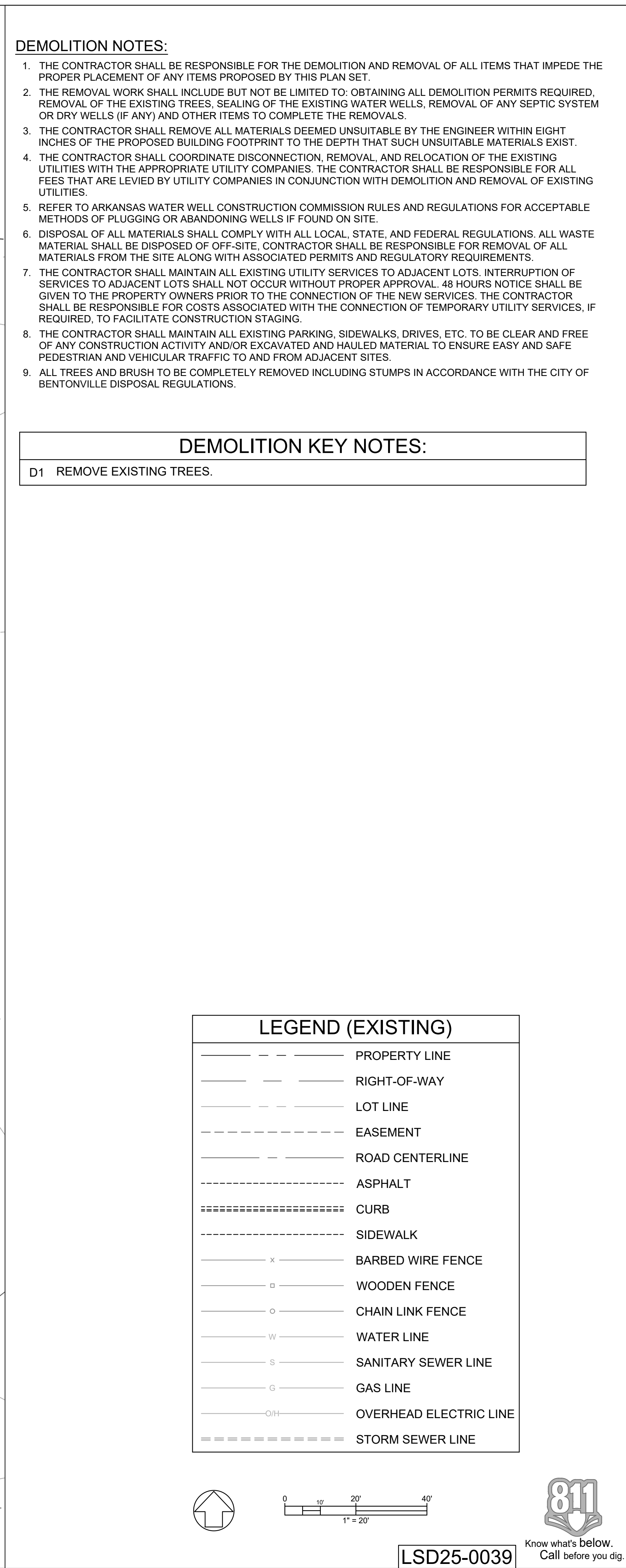
DRAWN BY: WBW
REVIEWED BY: WBW
REVISED:
REVISED:
REVISED:
REVISED:

ODYSSEY ENGINEERING

BOUNDARY SURVEY
SECTION 32, T-20-N, R-30-W
BENTONVILLE, BENTON COUNTY, AR.



PAGE 1 OF 2

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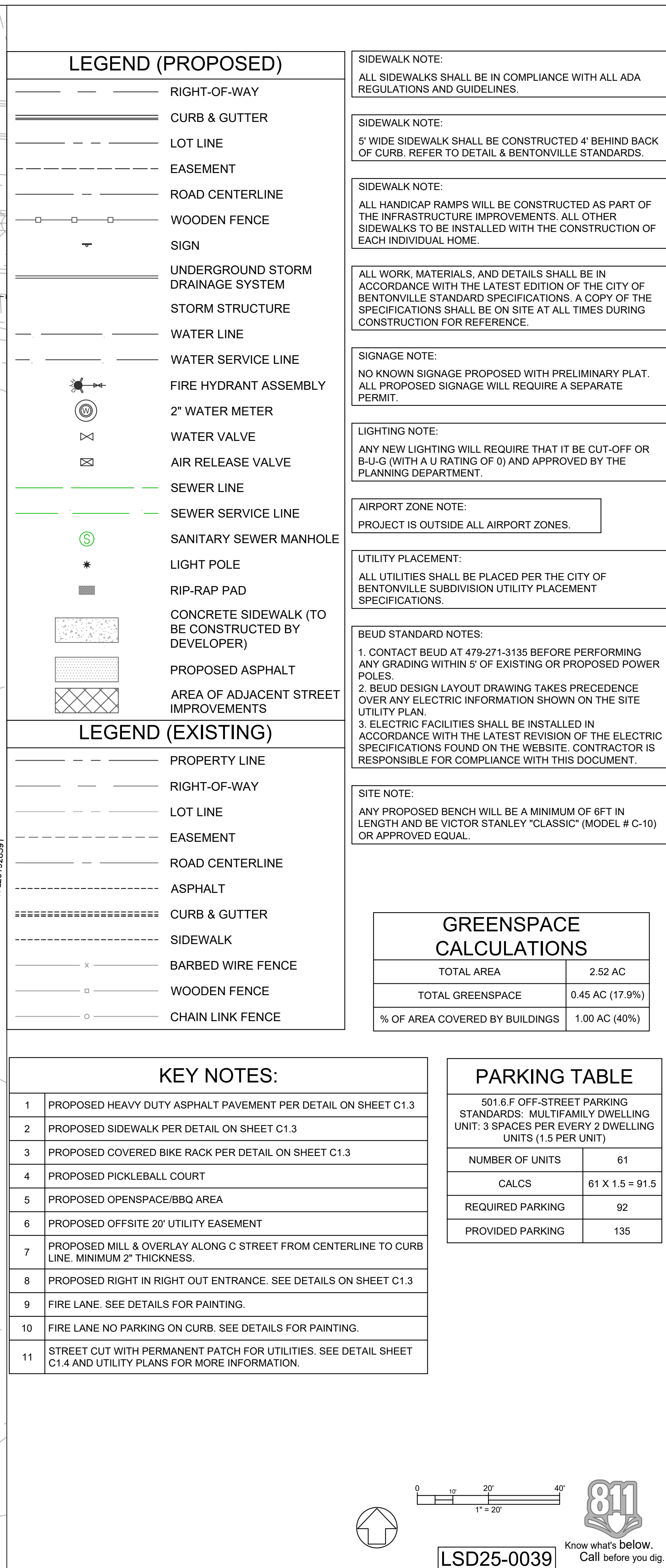
AND C ST TOWNHOMES
8TH ST
BENTONVILLE, AR 72713

SHEET NAME:

TREE DEMO PLAN

SHEET NO.:

C1.1

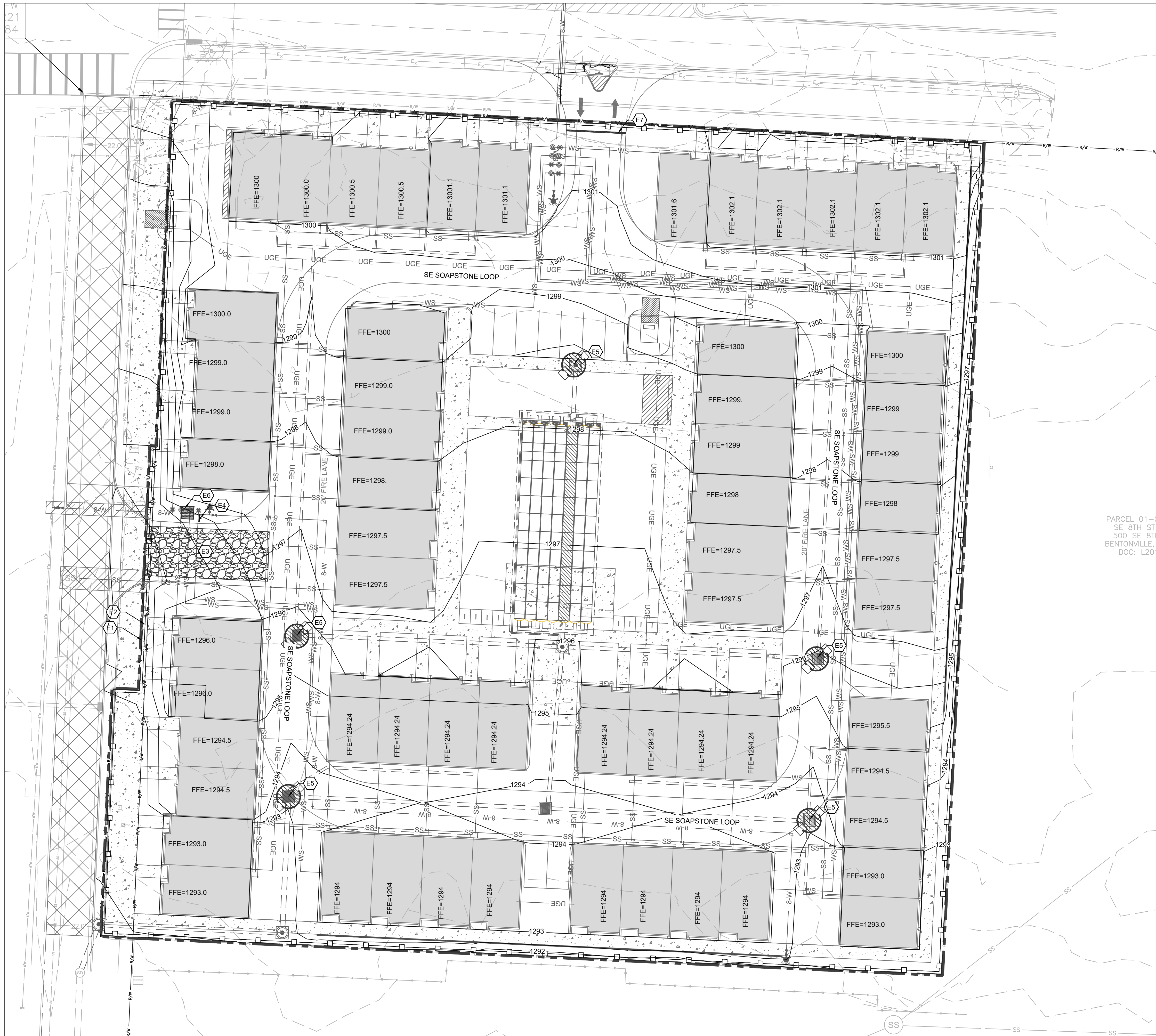


SHEET NAME:

SITE PLAN

SHEET NO.:

C1.2



PARCEL 01 -
SE 8TH ST
500' SE 8TH
BENTONVILLE,
DOC: L20

LEGEND (EXISTING)

---	PROPERTY LINE
-1217-	CONTOURS
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	ROAD CENTERLINE
----	ASPHALT
=====	CURB & GUTTER
----	SIDEWALK
x	BARBED WIRE FENCE
□	WOODEN FENCE
○	CHAIN LINK FENCE
G	GAS LINE
⌈	GAS METER
S	SEWER LINE
⊙	SANITARY SEWER MANHOLE
W	WATER LINE
⊕	FIRE HYDRANT
⊕	WATER VALVE
---	STORM SEWER LINE
---	OVERHEAD ELECTRIC LINE
⊕	ELECTRIC POLE

LEGEND (PROPOSED)

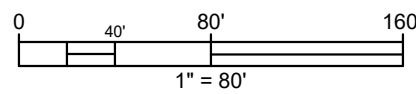
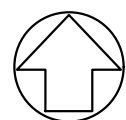
-1217-	CONTOURS
--------	----------

LOT GRADING NOTE:
ELIMINATE ALL CROSS LOT DRAINAGE.

EROSION CONTROL KEY NOTES:

E1	LIMITS OF DISTURBANCE = 2.56 ACRES
E2	INSTALL SILT FENCE OR APPROVED EQUAL. SEE SHEET C2.1 FOR DETAILS.
E3	INSTALL TEMPORARY CONSTRUCTION EGRESS. EGRESS REQUIRED AT ALL POINTS OF EGRESS FROM SITE TO PUBLIC RIGHT-OF-WAY. CONTRACTOR TO ADD ADDITIONAL EGRESS AS REQUIRED. SEE SHEET C2.1 FOR DETAILS.
E4	SWPPP MAILBOX. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
E5	INSTALL INLET PROTECTION
E6	INSTALL CONCRETE WASHOUT. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
E7	TEMPORARY BARRICADE. ENTRANCE ON C STREET IS THE ONLY PERMITTED ENTRANCE DURING CONSTRUCTION. SEE DETAILS.

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.



LSD25-0039



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

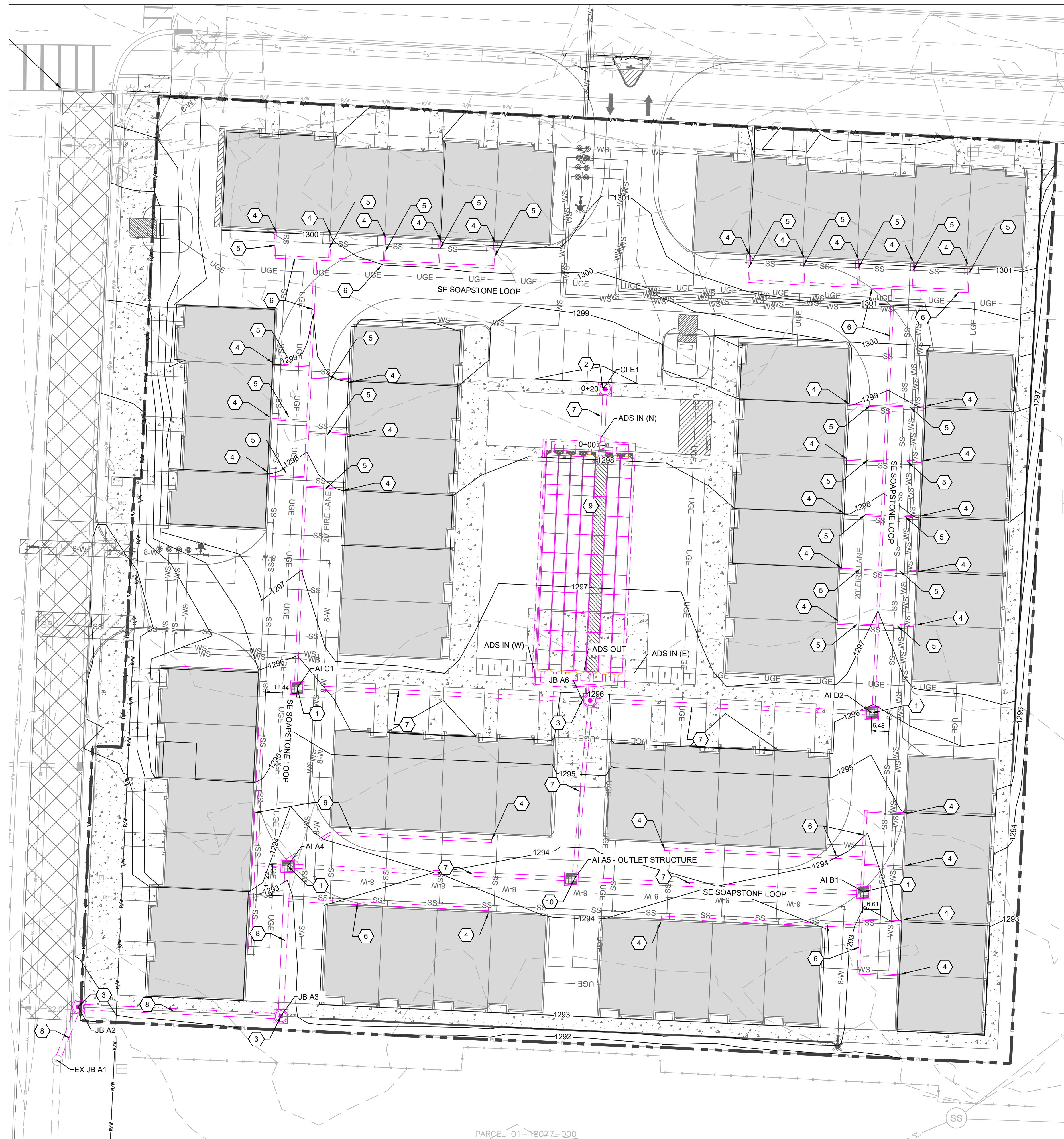
8TH AND C ST TOWNHOMES
8TH ST
BENTONVILLE, AR 72713

PROJECT NO. DESIGNED BY REVIEWED BY
ODY0096 KS JC
PLAN DATE: 10.1.25

SHEET NAME:
**GRADING &
EROSION PLAN**

SHEET NO.:

C2.0



LEGEND (PROPOSED)		LEGEND (EXISTING)	
	RIGHT-OF-WAY		PROPERTY LINE
	CURB & GUTTER		RIGHT-OF-WAY
	LOT LINE		LOT LINE
	EASEMENT		EASEMENT
	ROAD CENTERLINE		ROAD CENTERLINE
	SIGN		ASPHALT
	UNDERGROUND STORM DRAINAGE SYSTEM		CURB & GUTTER
	STORM STRUCTURE		SIDEWALK
	WATER LINE		BARBED WIRE FENCE
	WATER SERVICE LINE		WOODEN FENCE
	FIRE HYDRANT ASSEMBLY		CHAIN LINK FENCE
	2" WATER METER		
	WATER VALVE		
	SEWER LINE		
	SEWER SERVICE LINE		
	SANITARY SEWER MANHOLE		
	LIGHT POLE		

BEUD STANDARD NOTES:

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

KEY NOTES:	
1	INSTALL 4' GRATED INLET. SEE DETAILS.
2	INSTALL 4' CURB INLET
3	INSTALL 4' X 4' CONCRETE JUNCTION BOX.
4	INSTALL ROOF DRAIN
5	INSTALL 6" ROOF DRAIN CONNECTING GUTTER DOWNSPOUTS TO PRIVATE TRUNKLINE
6	INSTALL 12" UNDERDRAIN TRUNK LINE
7	INSTALL 18" RCP. SEE PROFILES FOR LINEAR FOOTAGE.
8	INSTALL 24" RCP. SEE PROFILES FOR LINEAR FOOTAGE.
9	INSTALL ADS STORMTECH UNDERGROUND STORAGE SYSTEM. SEE DETAILS.
10	INSTALL 5'X6' GRATED OUTLET STRUCTURE. SEE DETAILS

CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES ON SITE PRIOR TO ORDERING PARTS AND STARTING CONSTRUCTION. ADDITIONAL LOCATE MAY BE NEEDED TO ENSURE LOCATION OF EXISTING FIBER OPTIC.

PROFESSIONAL SEAL

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

[illegible]

**ODYSSEY
ENGINEERING**

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

8TH AND C ST TOWNHOMES
8TH ST
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0096	KS	JC
PLAN DATE:	10.1.25	

SHEET NAME:

**STORM OVERVIEW
PLAN**

SHEET NO.:

C2.2



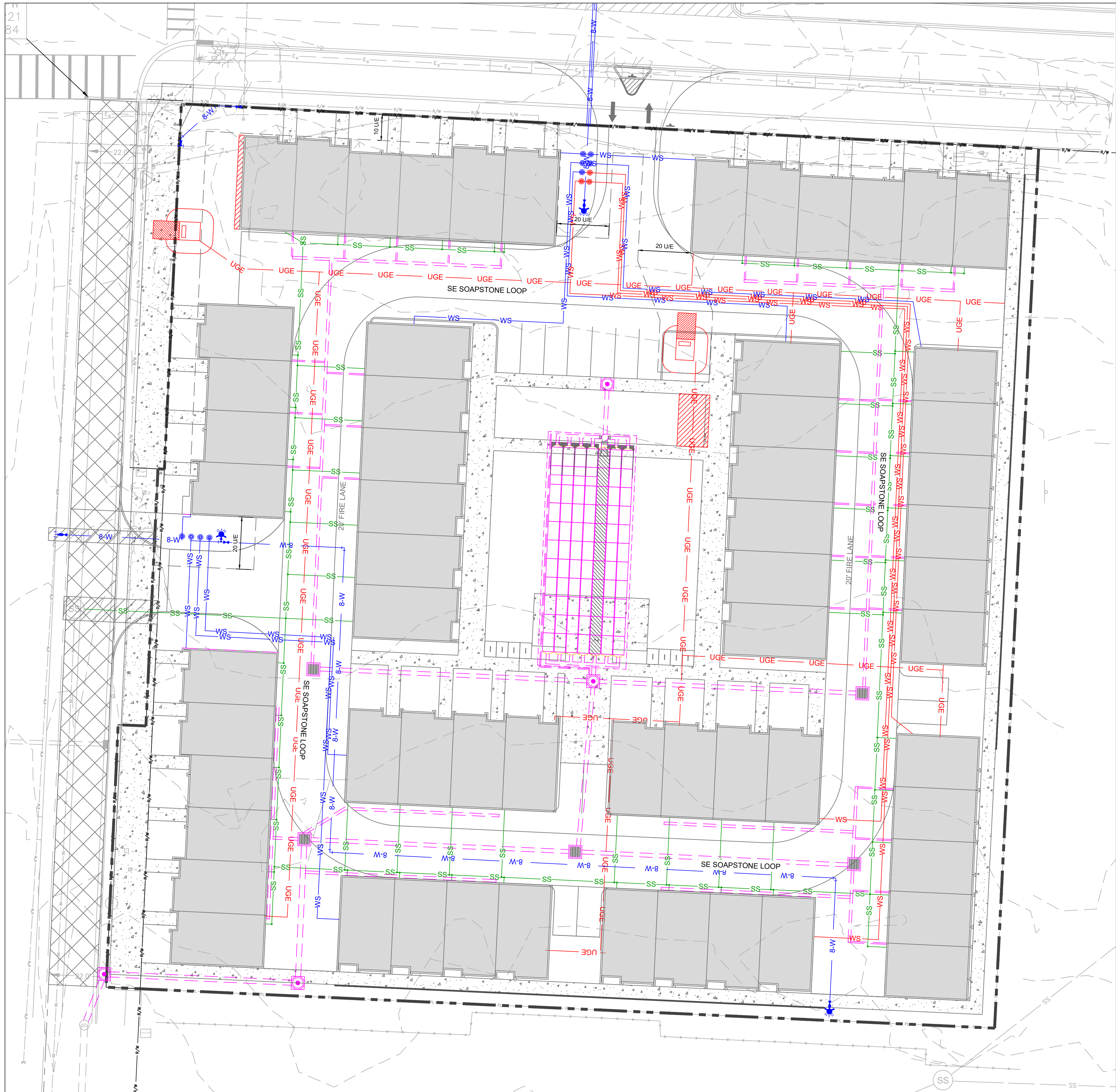
0 40' 80' 160'

4" = 80'

LSD25-00



Know what's below
Call before you dig



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

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
	1" WATER METER
	WATER VALVE
	WATER SERVICE W/ 13D
	1" WATER METER W/ 13D
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE

BEUD STANDARD NOTES:

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

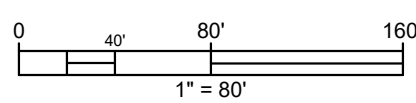
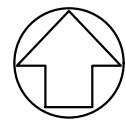
UTILITY NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024.
- ALL TREES SHALL MAINTAIN MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
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CONTRACTOR NOTE:

CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES ON SITE PRIOR TO ORDERING PARTS AND STARTING CONSTRUCTION. ADDITIONAL LOCATE MAY BE NEEDED TO ENSURE LOCATION OF EXISTING FIBER OPTIC.

KEYNOTES
1.) PROPOSED ELECTRIC METER ARRAY
2.) PROPOSED SECONDARY LINES
3.) PROPOSED THREE PHASE TRANSFORMER



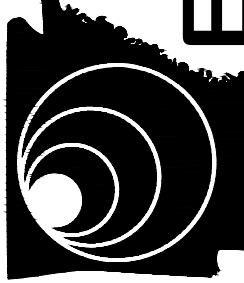
LSD25-0039



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

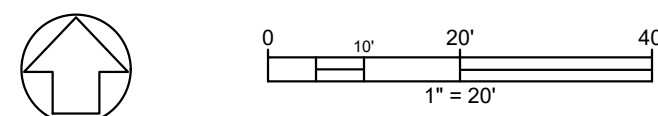
8TH AND C ST TOWNHOMES
8TH ST
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0096	KS	JC

PLAN DATE:	10.1.25
------------	---------

SHEET NAME:
UTILITY OVERVIEW
PLAN

SHEET NO.:
C3.0



UTILITY NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2012. 2. ALL TREES SHALL MAINTAIN MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES. 3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES. 4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. 5. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

PROPOSED PROJECT SEWER DESIGN FLOWS:	
PROPOSED UNITS	61
CAPACITY PER UNIT	2.64
GPD PER UNIT	100 GPD
AVERAGE DESIGN FLOW	16,104 GPD 11.18 GPM
PEAKING FACTOR	4.18
PEAK DESIGN FLOW	67314.7 GPD 46.76 GPM

CONTRACTOR NOTE:
CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES ON SITE
PRIOR TO ORDERING PARTS AND STARTING CONSTRUCTION.
ADDITIONAL LOCATE MAY BE NEEDED TO ENSURE LOCATION OF
EXISTING FIBER OPTIC.

PROFESSIONAL SEAL:

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

[illegible]

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

8TH AND C ST TOWNHOMES
8TH ST
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0096	KS	JC
PLAN DATE:	10.1.25	

SHEET NAME:

SEWER PLAN

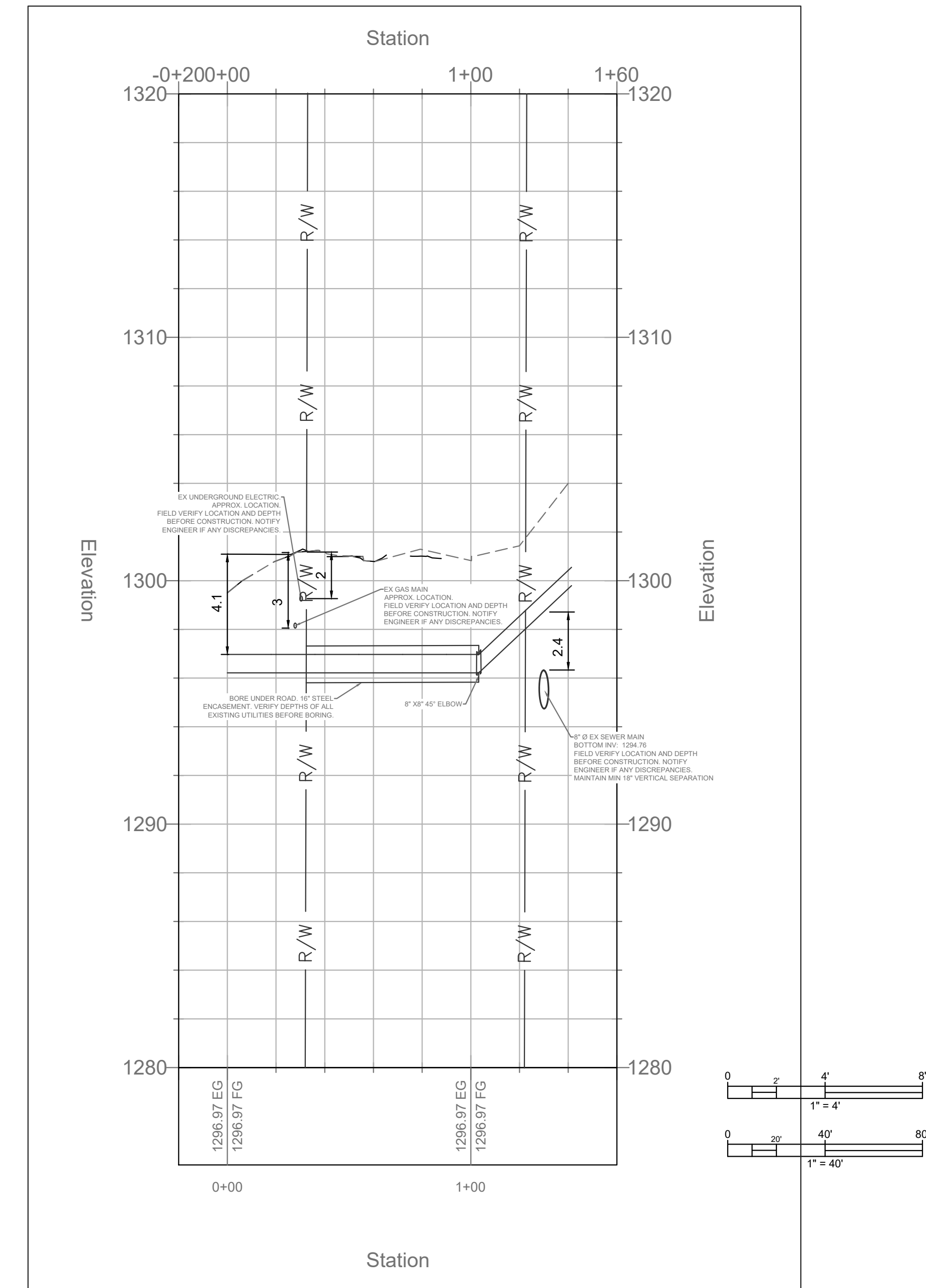
SHEET NO.:

C3.1



Know what's below.
Call before you dig.

LSD25-0039



UTILITY NOTE: CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.	UTILITY NOTES: 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024 2. ALL TREES SHALL MAINTAIN MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES 3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES 4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. 5. 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.
CONTRACTOR NOTE CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES ON SITE PRIOR TO ORDERING PARTS AND STARTING CONSTRUCTION. ADDITIONAL LOCATE MAY BE NEEDED TO ENSURE LOCATION OF EXISTING FIBER OPTIC.	

**ODYSSEY
ENGINEERING**

1224 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

8TH AND C ST TOWNHOMES
8TH ST
BENTONVILLE, AR 72713

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0096	KS	JC
PLAN DATE:	10.1.25	

SHEET NAME:

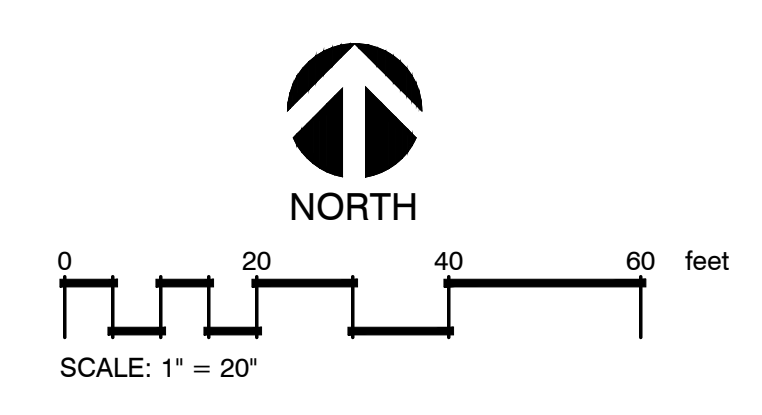
WATER PLAN

SHEET NO.:

C3.2



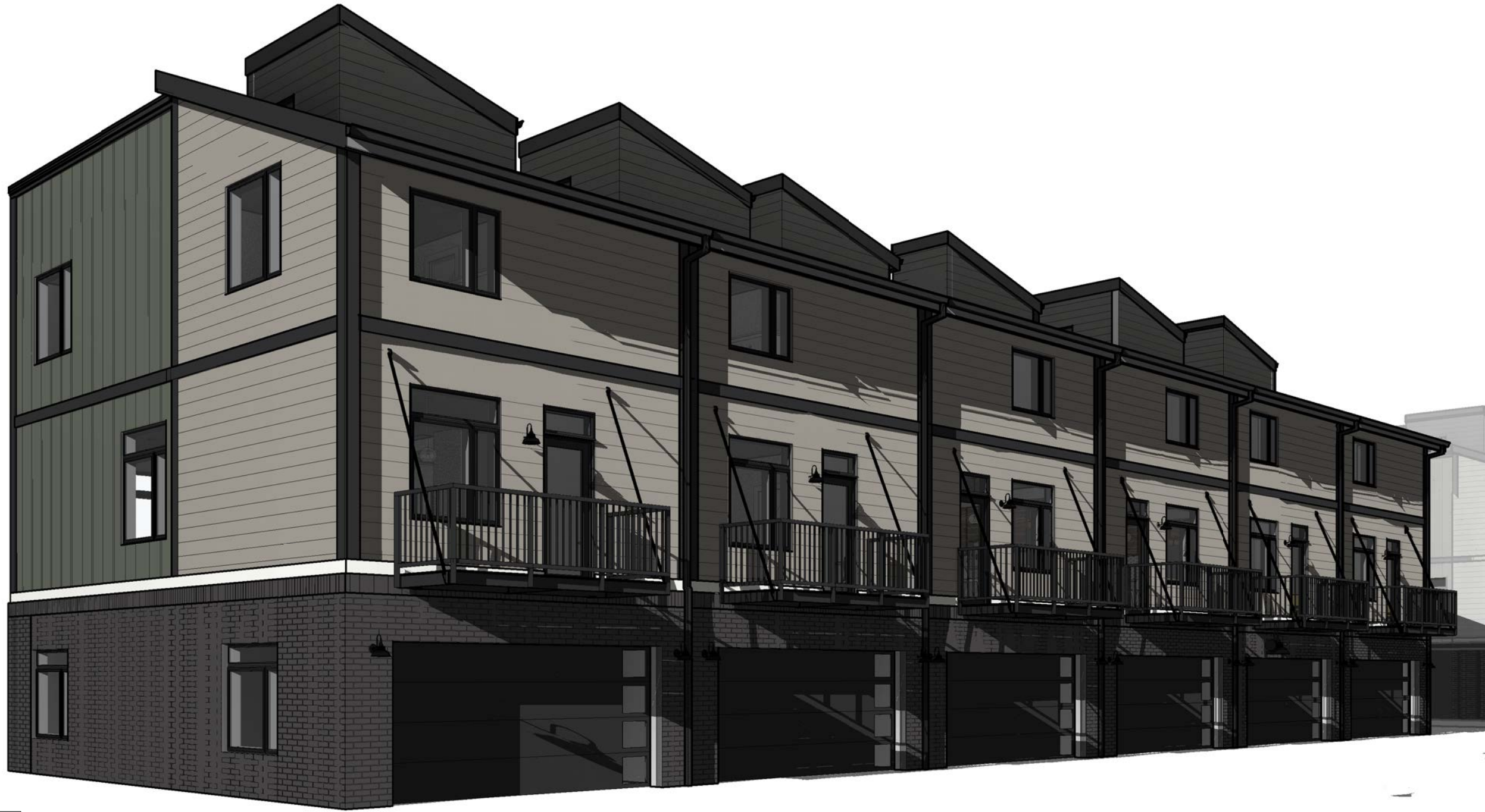
Know what's below.
Call before you dig.



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1
A200
EXTERIOR VIEW 1



2
A200
EXTERIOR VIEW 2



ASPHALT SHINGLE ROOFING



KING BRICK, COLOR 1
BASIS-OF-DESIGN: INTERSTATE BRICK,
KING BRICK, BLACK ICE



PLANK LAP SIDING
BASIS-OF-DESIGN: JAMES
HARDIE, SMOOTH,
PAINTED



PT-1E:
SHERWIN WILLIAMS,
"IRON ORE"



PT-2E:
SHERWIN WILLIAMS,
"PEWTER GREEN"



PT-3E:
SHERWIN WILLIAMS,
"MINDFUL GRAY"



PT-4E:
SHERWIN WILLIAMS,
"FOGGY DAY"



PT-5E:
SHERWIN WILLIAMS,
"ACIER"



PT-6E:
SHERWIN WILLIAMS,
"TRICORN BLACK"



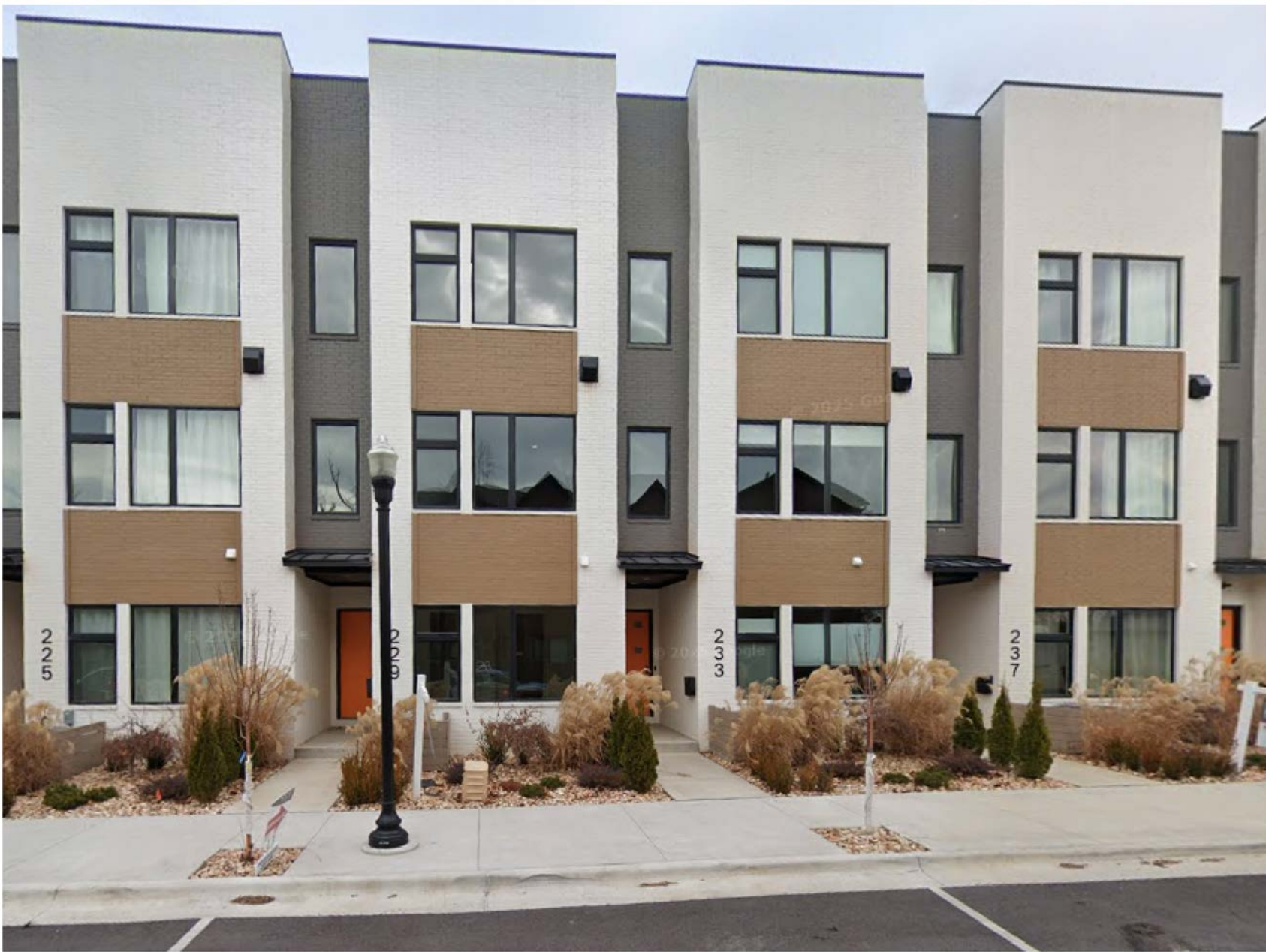
PT-7E:
SHERWIN WILLIAMS,
"HIGH REFLECTIVE WHITE"

SURROUNDING NEIGHBORHOOD CONTEXT

- USE OF A VARIETY OF MATERIALS INCLUDING BRICK, SIDING, AND METAL PANEL
 - VARIED ROOF LINES
 - EMPHASIS ON VERTICAL PLANES THAT VISUALLY BREAK UP FRONT FACADES
 - LARGE WINDOWS WITH REGULAR REPETITION PATTERN
 - USE OF MULTIPLE COLORS, VARIED MATERIALS, AND BALCONIES CREATE VISUAL INTEREST
- USE OF EARTH-TONE AND NEUTRAL COLORS COMPLIMENT SURROUNDING BUILDINGS
 - RECESSED ENTRIES
 - GROUND FLOOR DISTINGUISHED FROM UPPER FLOORS WITH MATERIAL CHANGES AND AWNINGS
 - CLEARLY DEFINED ENTRIES THROUGH RECESSES, AWNINGS, AND ACCENTED DOOR COLORS
 - USE OF TRIM DEFINES ARCHITECTURAL ELEMENTS



212 SE 7TH STREET



229 SE 7TH STREET



THADEN SCHOOL - 800 SE C STREET



THADEN SCHOOL OF PERFORMING ARTS - 805 S MAIN STREET

8TH / C STREET TOWNHOUSES
CORNER OF 8TH AND C STREET
BENTONVILLE, AR



REVISIONS		
NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	Project #: 24159
Drawn By: JMA	Checked By: TB

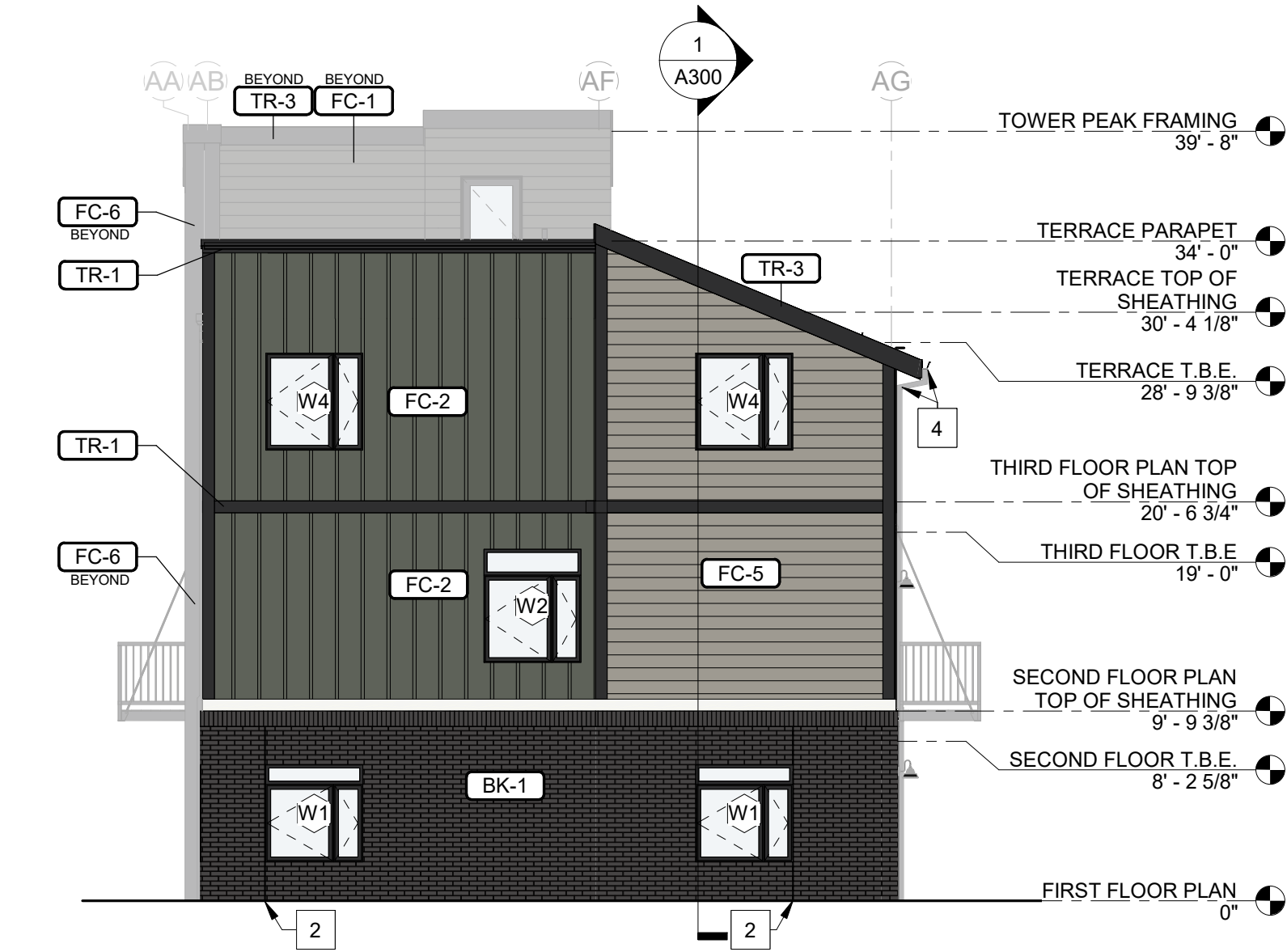
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SURROUNDING
EXAMPLES

Sheet Number:
A200

EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.

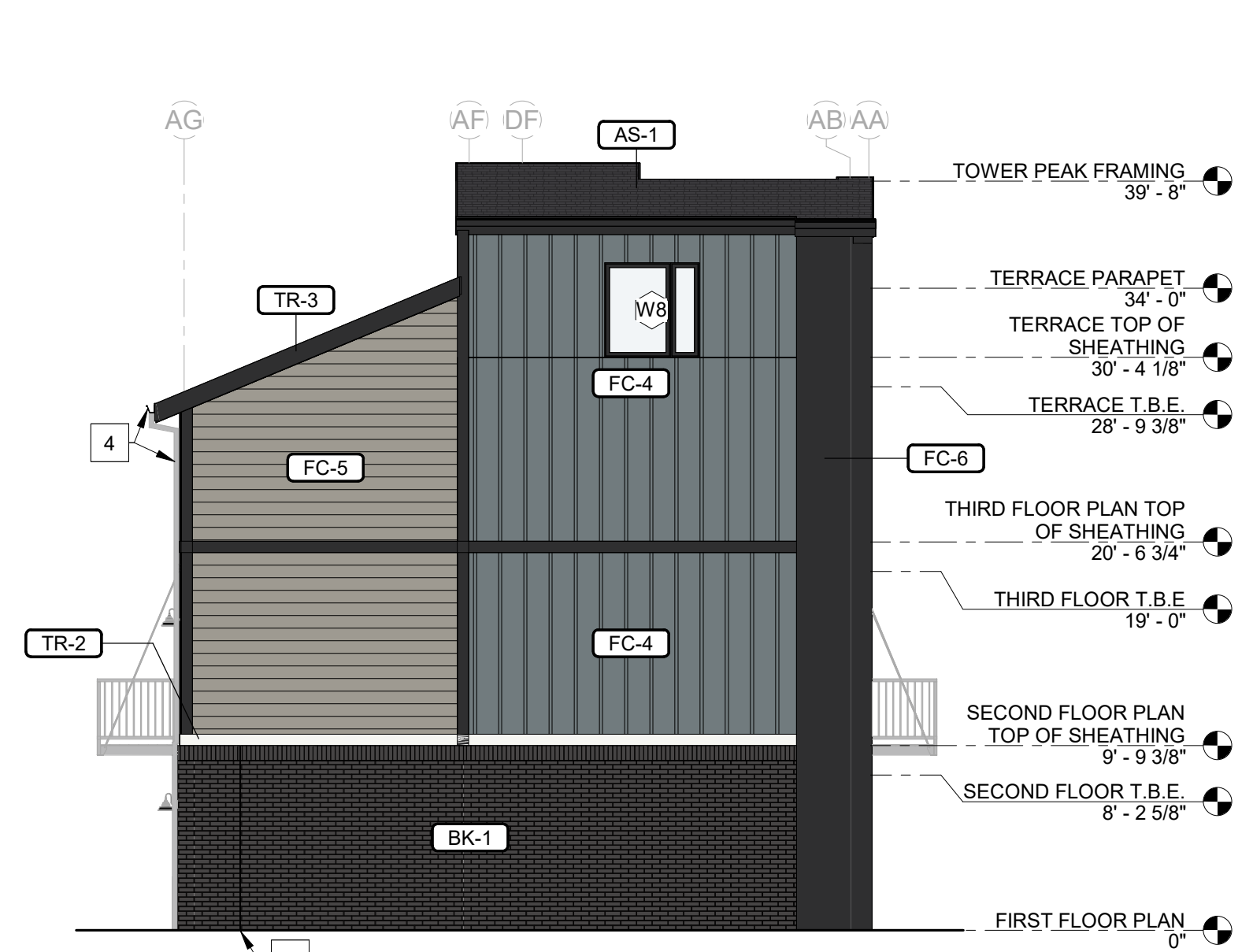
KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



4 BUILDING A1 - "RIGHT" ELEVATION
1/8" = 1'-0"



3 BUILDING A1 - "REAR" ELEVATION
1/8" = 1'-0"



2 BUILDING A1 - "LEFT" ELEVATION
1/8" = 1'-0"



1 BUILDING A1 - "FRONT" ELEVATION
1/8" = 1'-0"



10/10/2025

Architect Name - RYAN FAUST

Architect Number -4711

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REVISIONS

NO.	DATE	DESCRIPTION
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Drawing Size: 24 x 36

Project #: 24159

Drawn By: JMA

Checked By: TB

Title:

EXTERIOR ELEVATIONS
- BUILDING A1

Sheet Number:

A201

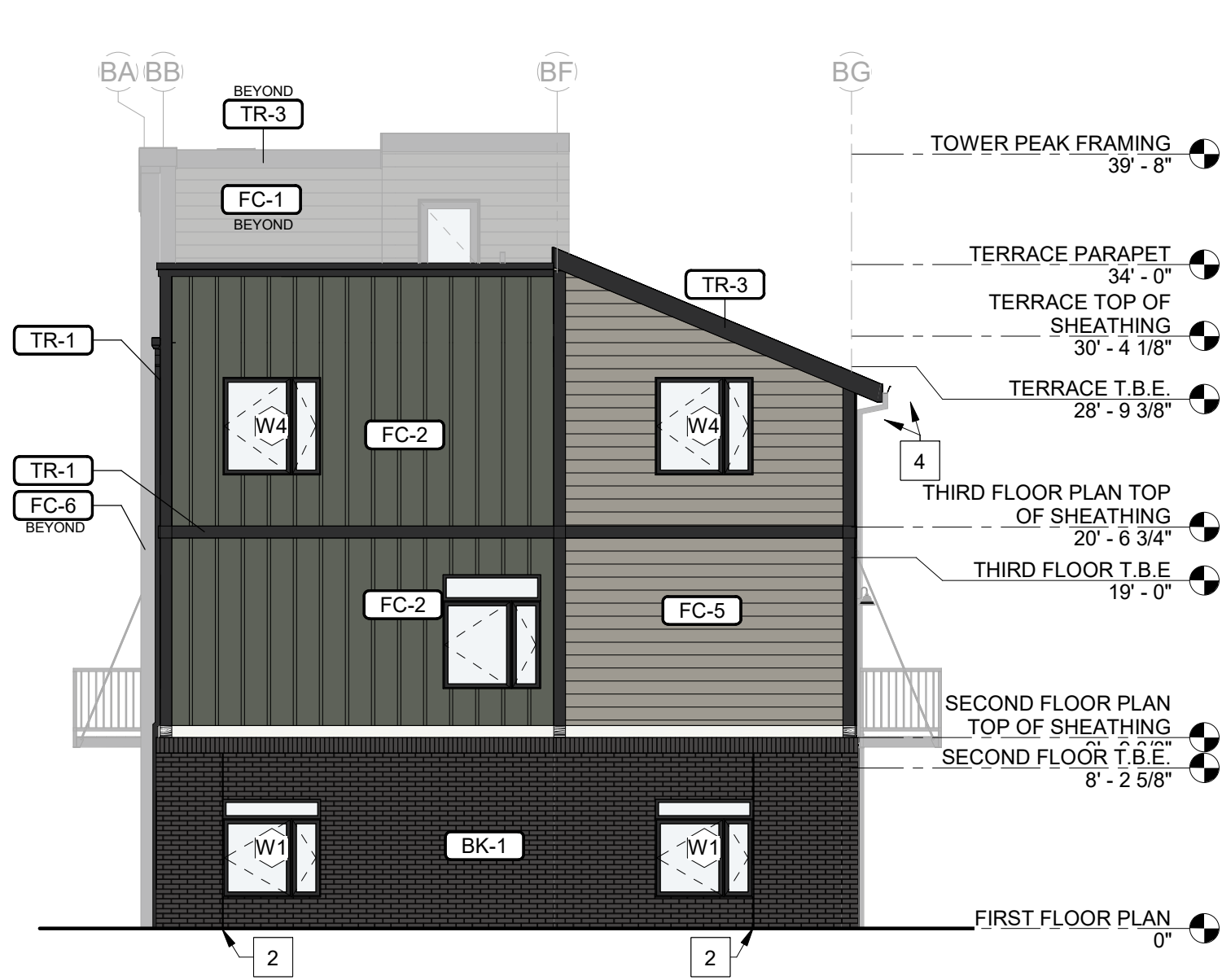
ISSUE DATE: 10/10/2025

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EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.

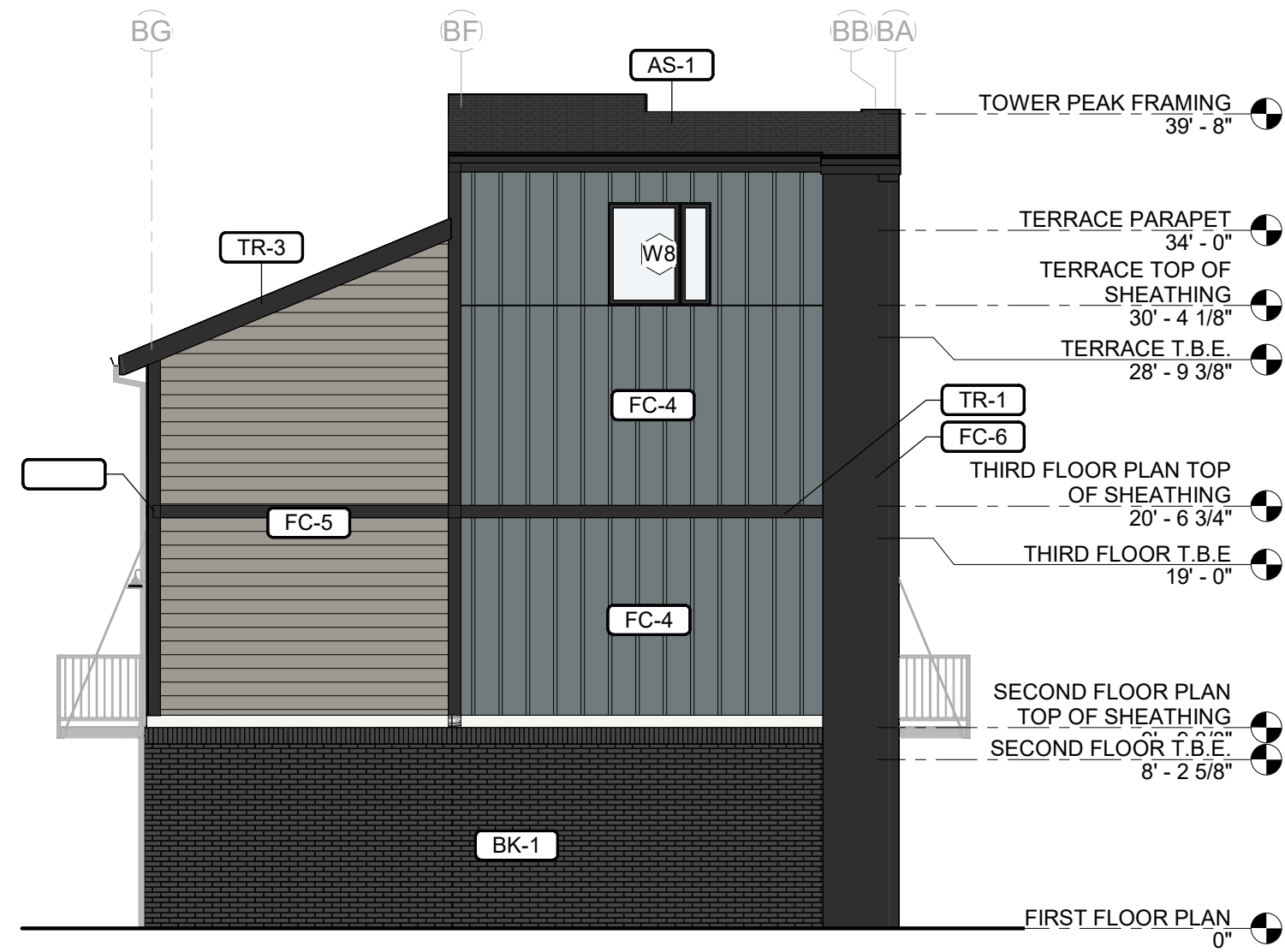
KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



4 BUILDING B1 - "RIGHT" ELEVATION
1/8" = 1'-0"



3 BUILDING B1 - "REAR" ELEVATION
1/8" = 1'-0"



2 BUILDING B1 - "LEFT" ELEVATION
1/8" = 1'-0"



1 BUILDING B1 - "FRONT" ELEVATION
1/8" = 1'-0"



10/10/2025

Architect Name - RYAN FAUST

Architect Number -4711

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REVISIONS

NO.	DATE	DESCRIPTION
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Drawn By:

JMA

Title:

EXTERIOR ELEVATIONS

- BUILDING B1

Sheet Number:

A202

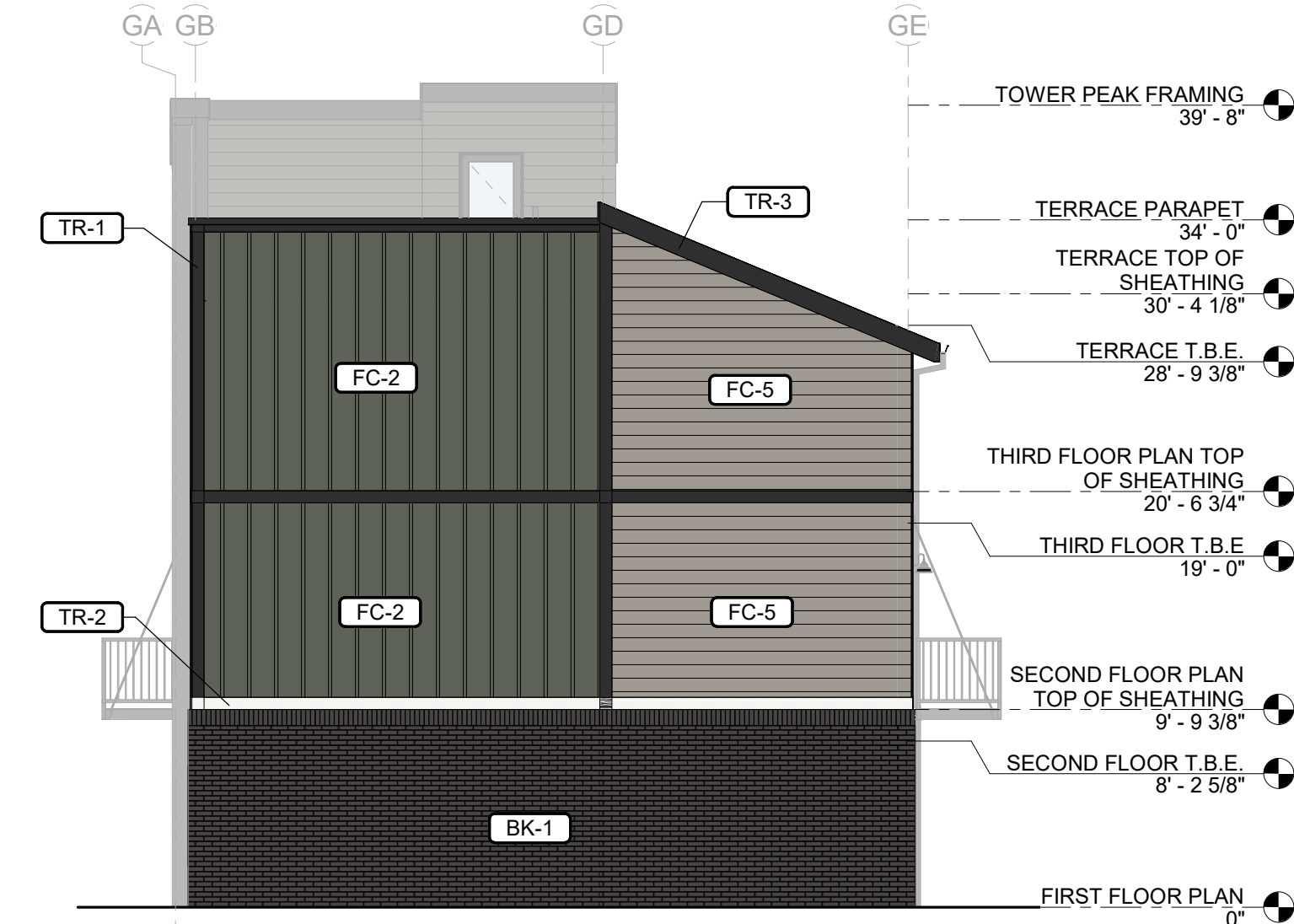
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EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.

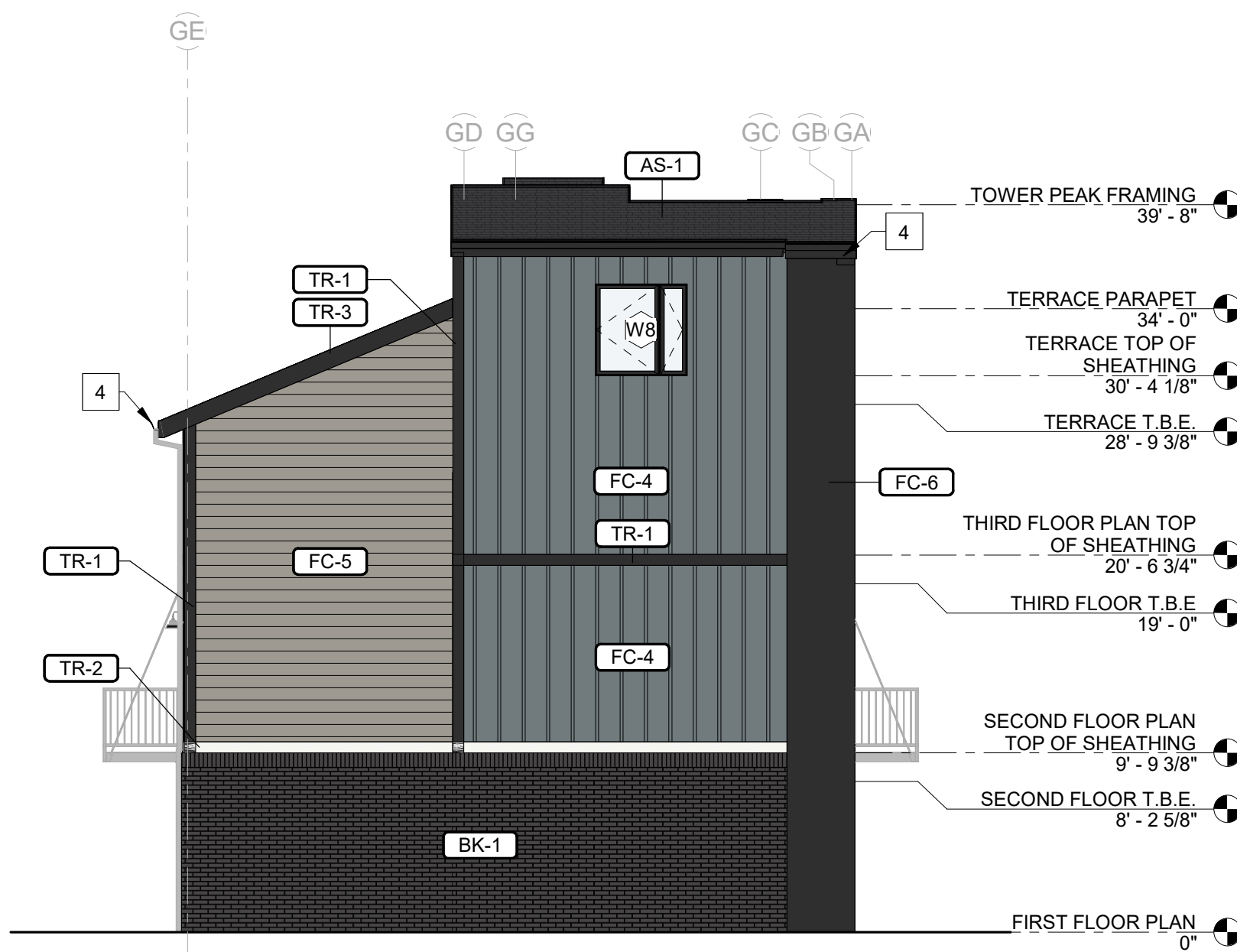
KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



4 BUILDING G1 - "LEFT" ELEVATION
1/8" = 1'-0"



3 BUILDING G1 - "REAR" ELEVATION
1/8" = 1'-0"



2 BUILDING G1 - "RIGHT" ELEVATION
1/8" = 1'-0"



1 BUILDING G1 - "FRONT" ELEVATION
1/8" = 1'-0"



10/10/2025

Architect Name - RYAN FAUST

Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION
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Project #:

24159

Drawn By:

JMA

Checked By:

TB

Title:

EXTERIOR ELEVATIONS
- BUILDING G1

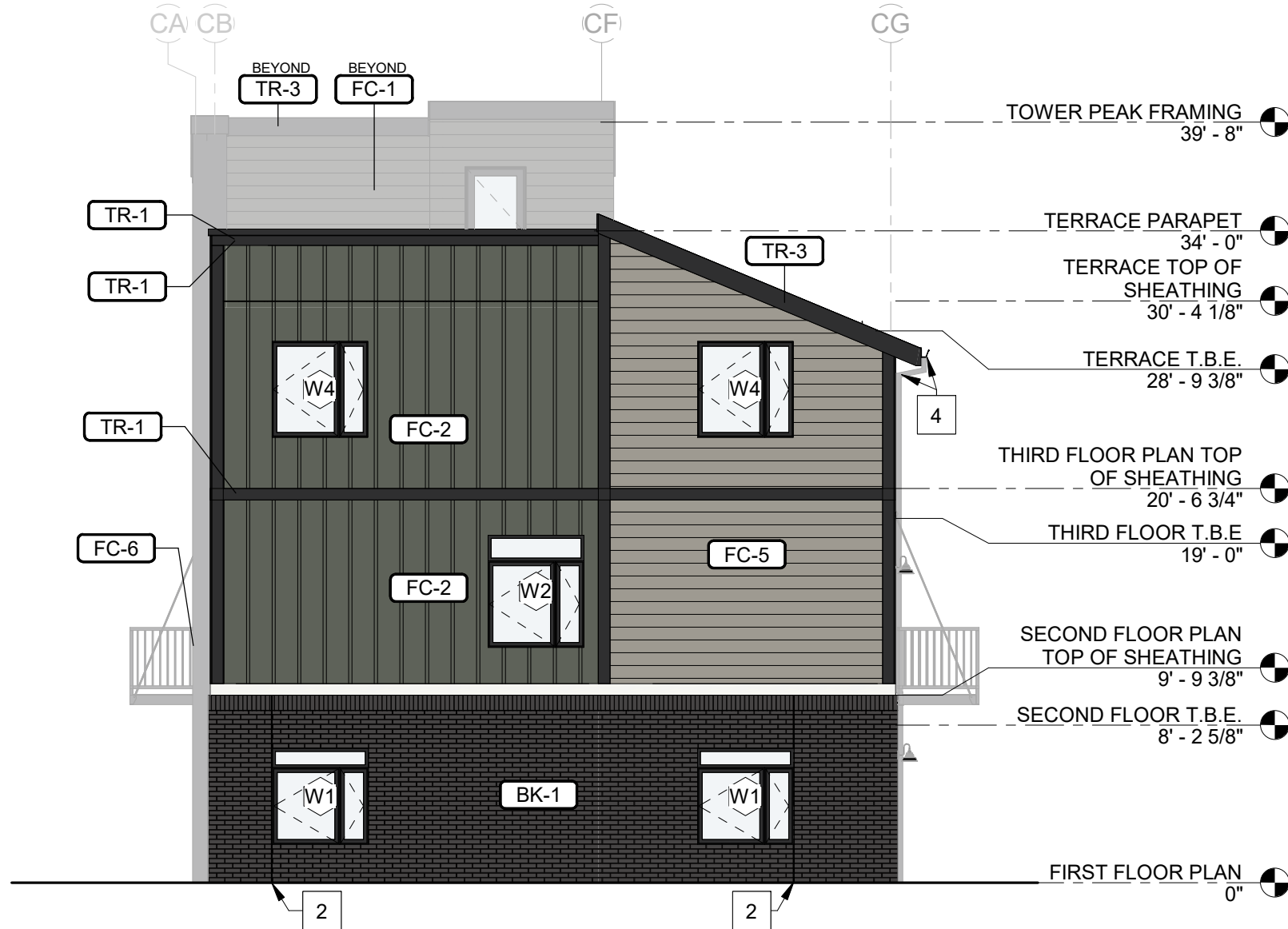
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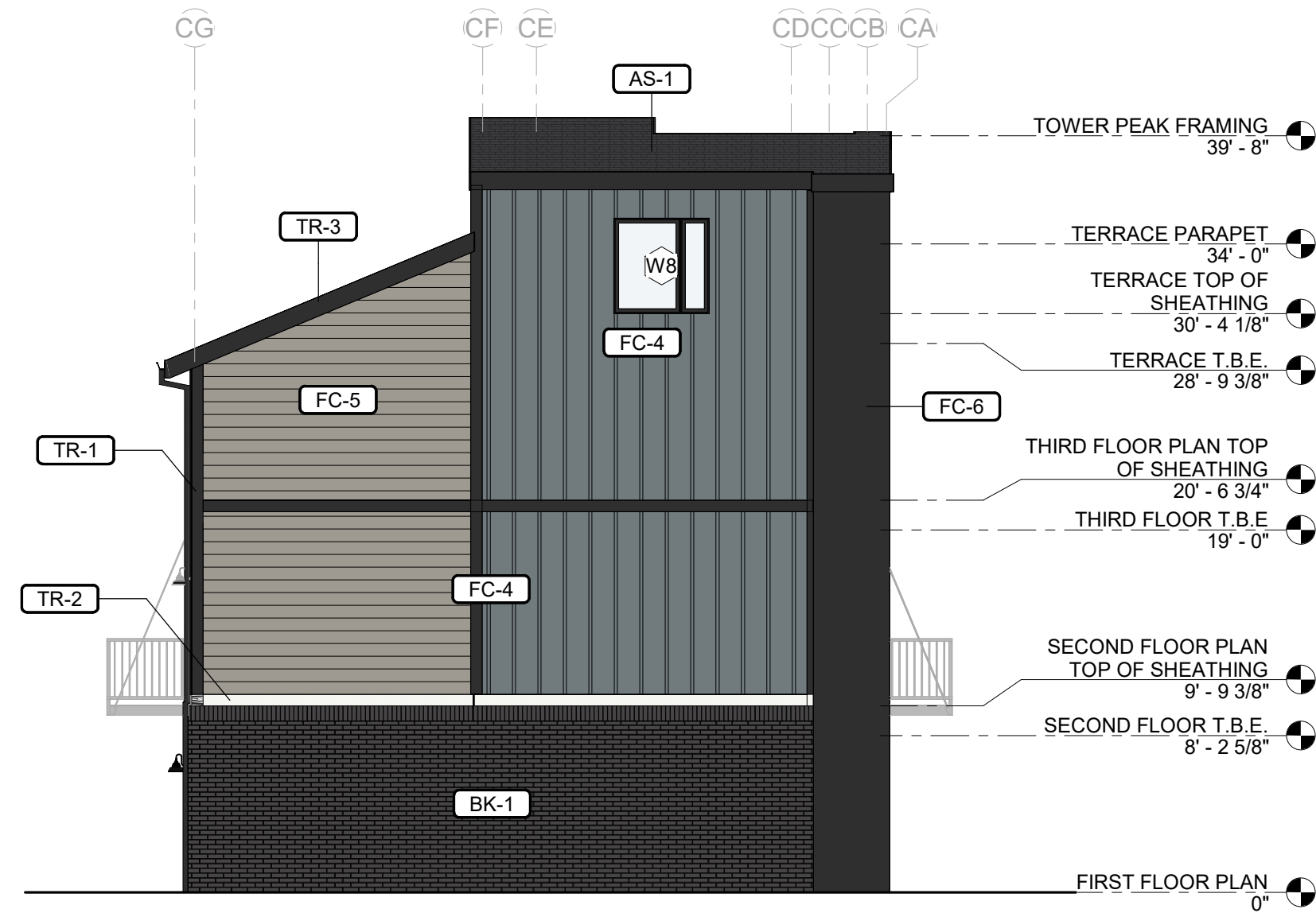
ISSUE DATE: 10/10/2025

EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.



4 BUILDING C2 - "RIGHT" ELEVATION
1/8" = 1'-0"



2 BUILDING C2 - "LEFT" ELEVATION
1/8" = 1'-0"

KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



3 BUILDING C2 - "REAR" ELEVATION
1/8" = 1'-0"



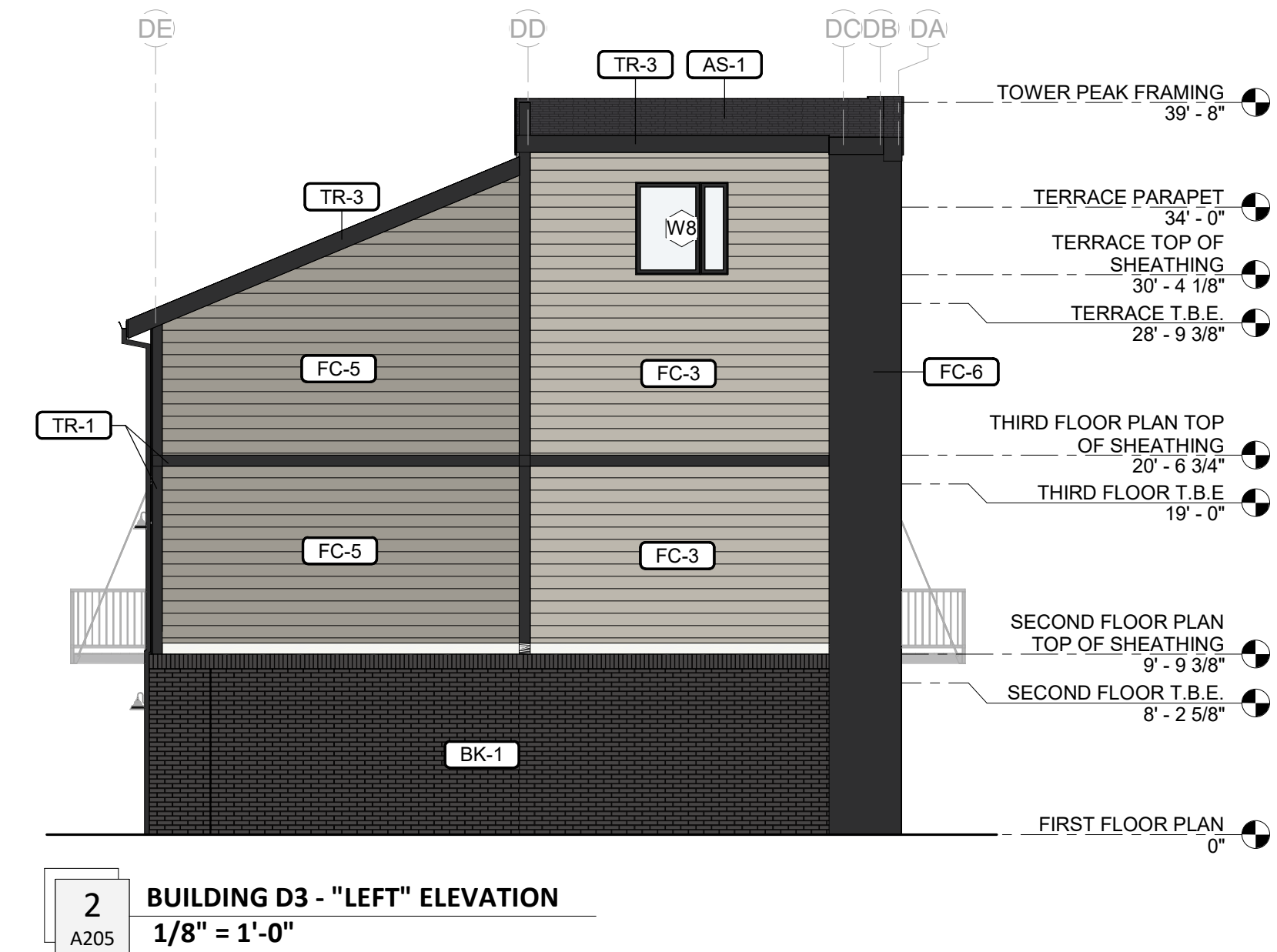
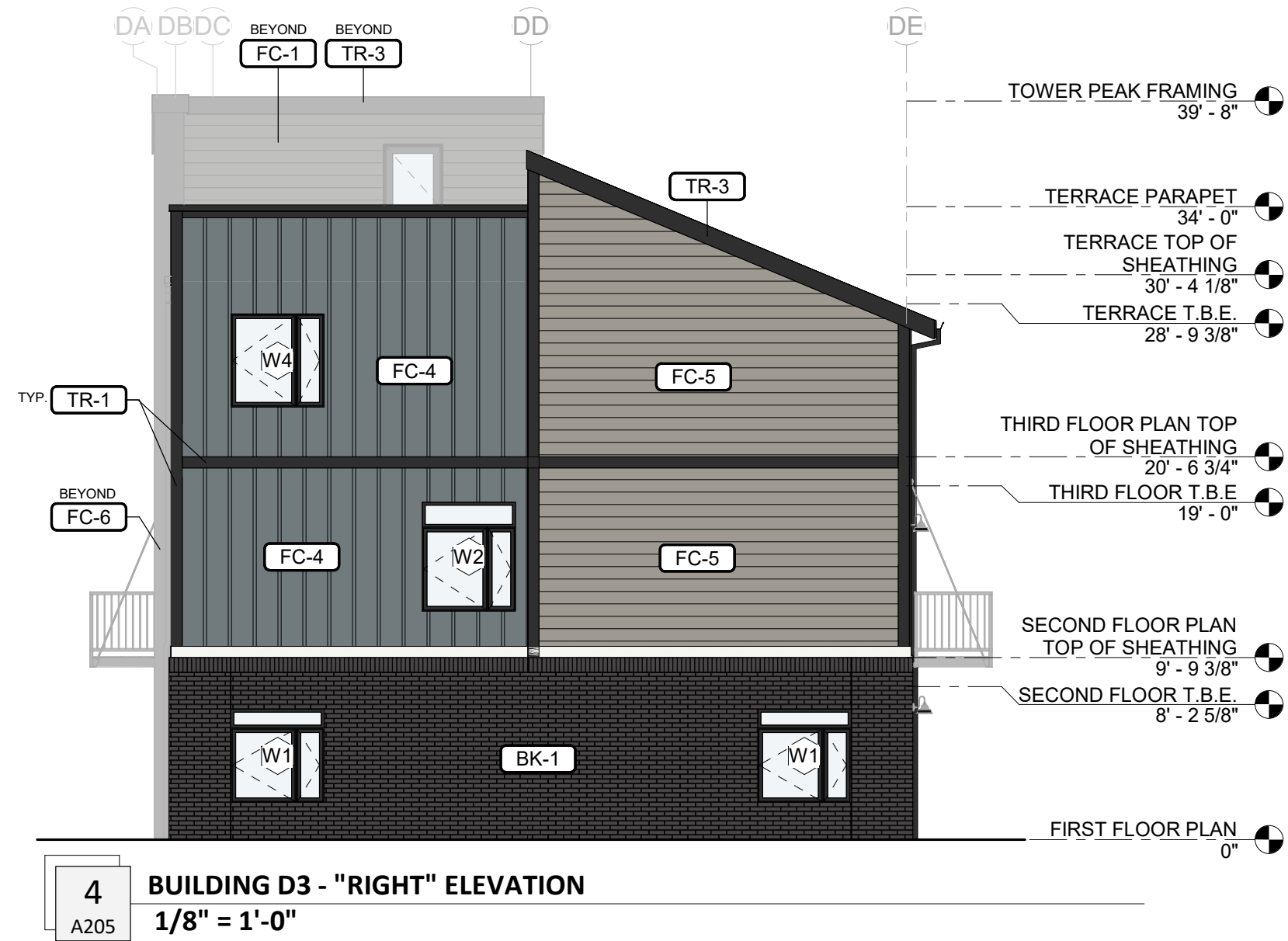
1 BUILDING C2 - "FRONT" ELEVATION
1/8" = 1'-0"

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EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
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FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
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MASONRY					
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MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
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EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
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PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.

KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



10/10/2025

Architect Name - RYAN FAUST

Architect Number -4711

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REVISIONS

NO.	DATE	DESCRIPTION
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Drawing Size:

24 x 36

Project #:

24159

Drawn By:

JMA

Checked By:

TB

Title:

EXTERIOR ELEVATIONS
- BUILDING D3

Sheet Number:

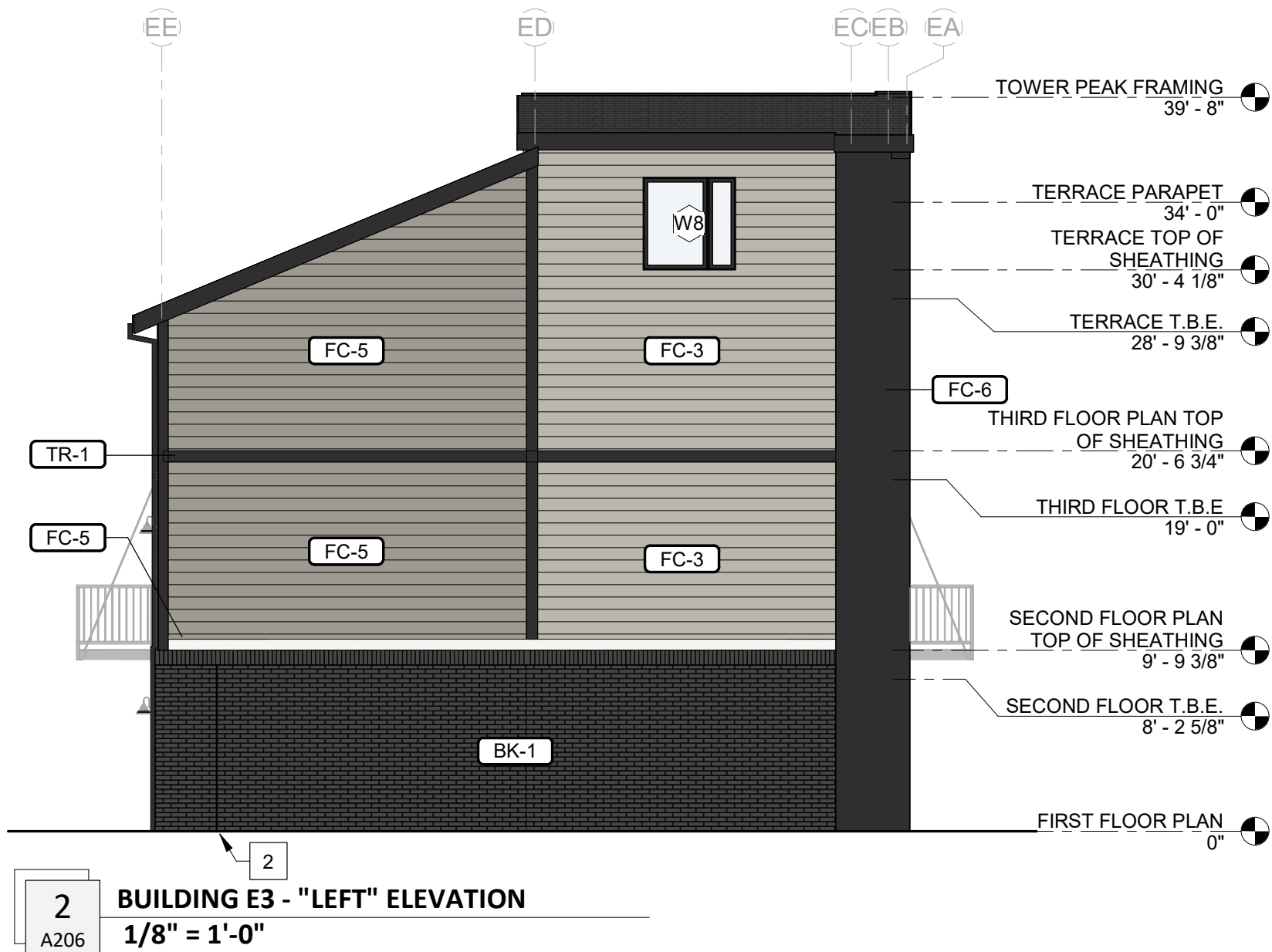
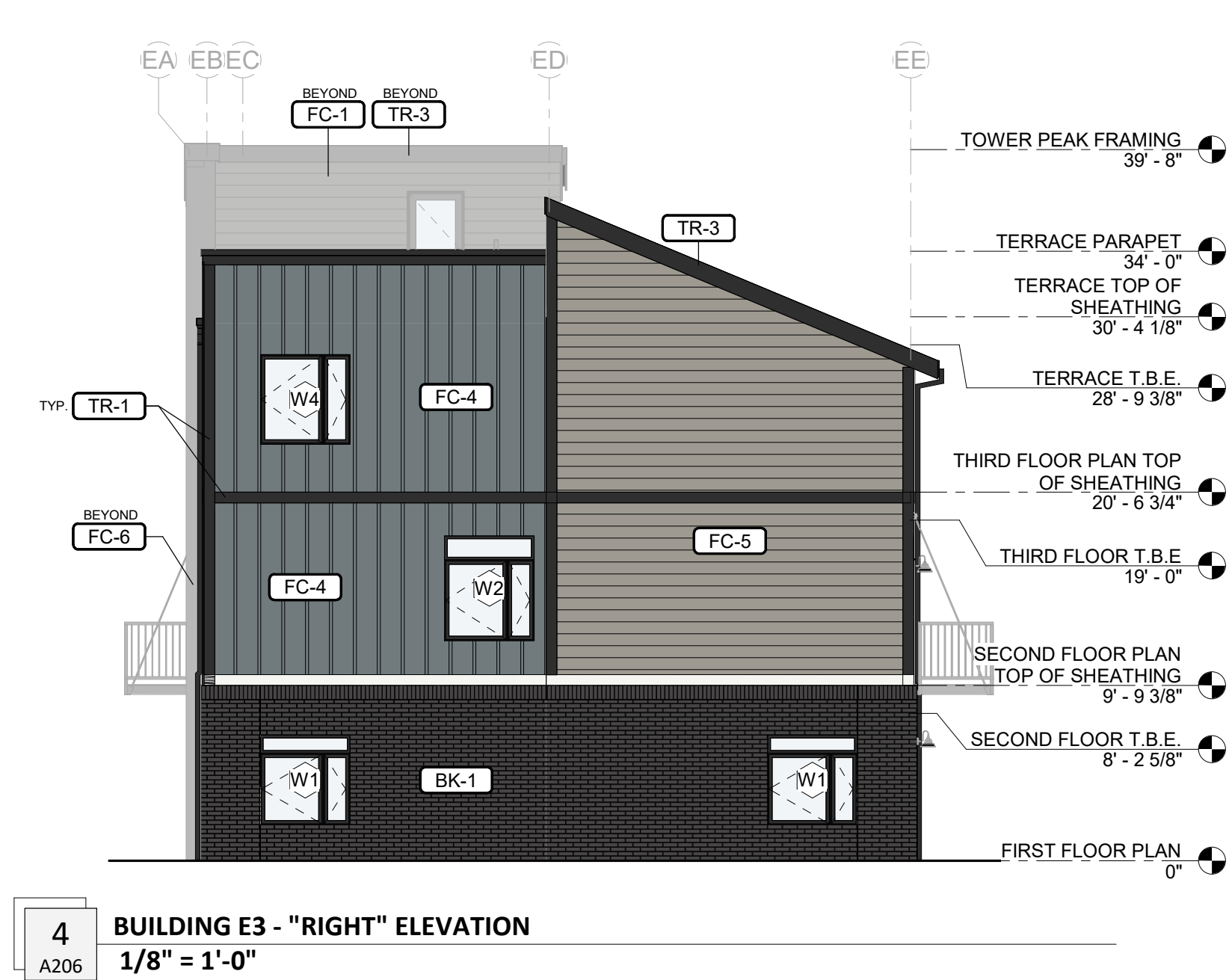
A205

ISSUE DATE: 10/10/2025

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EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF	COPING EDGE		MATCH PT-6E	
TERRACES					
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
EXTERIOR PAINT SCHEDULE					
MARK	MANUFACTURER	COLOR	FINISH	NOTES	
PT-1E	HERWYN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.	
PT-2E	HERWYN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.	
PT-3E	HERWYN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.	
PT-4E	HERWYN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.	
PT-5E	HERWYN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.	
PT-6E	HERWYN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.	
PT-7E	HERWYN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.	

KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



10/10/2025

Architect Name - RYAN FAUST

Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION
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Drawing Size:

24 x 36

Project #:

24159

Drawn By:

JMA

Checked By:

TB

Title:

EXTERIOR ELEVATIONS
- BUILDING E3

Sheet Number:

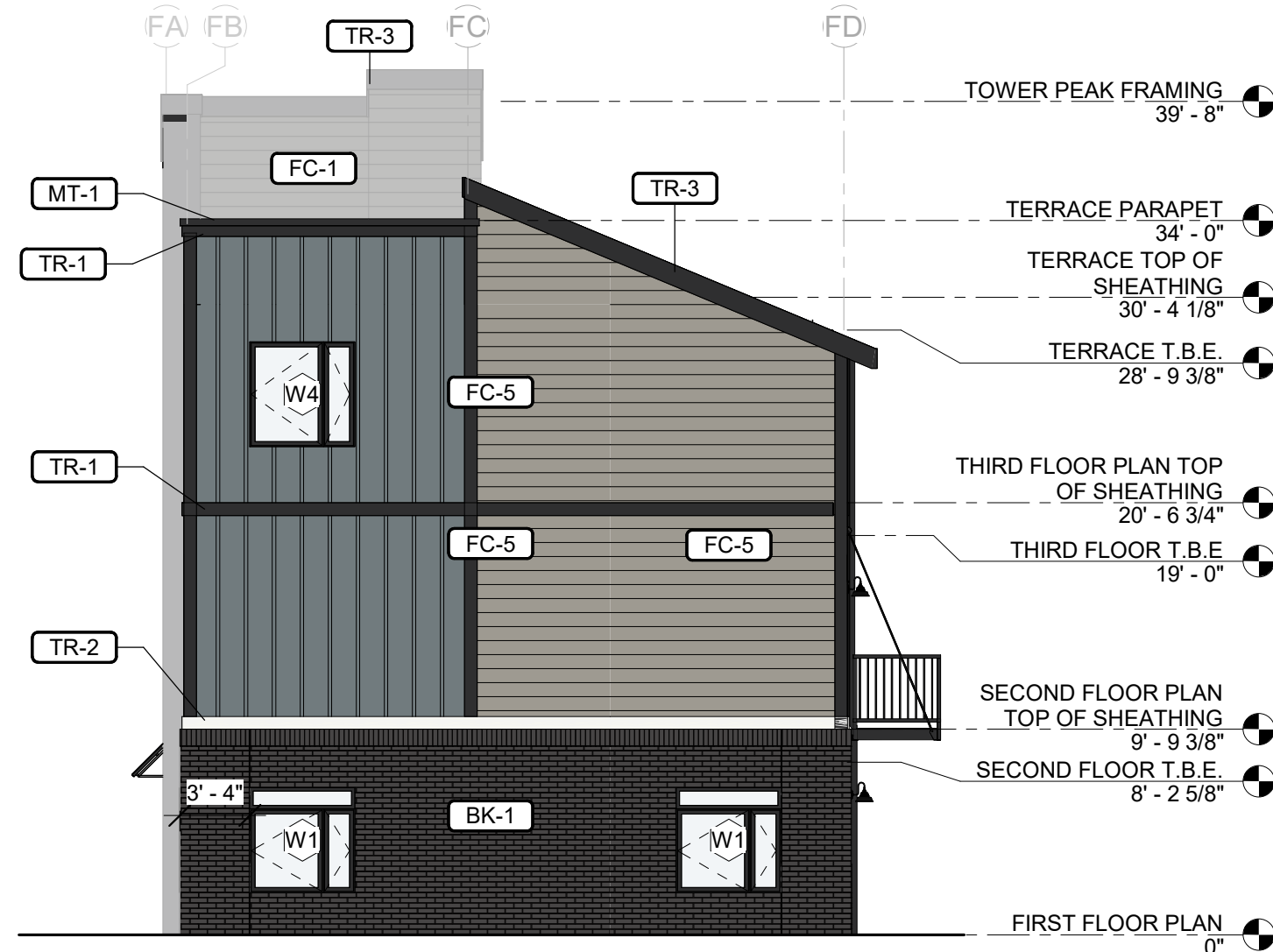
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ISSUE DATE: 10/10/2025

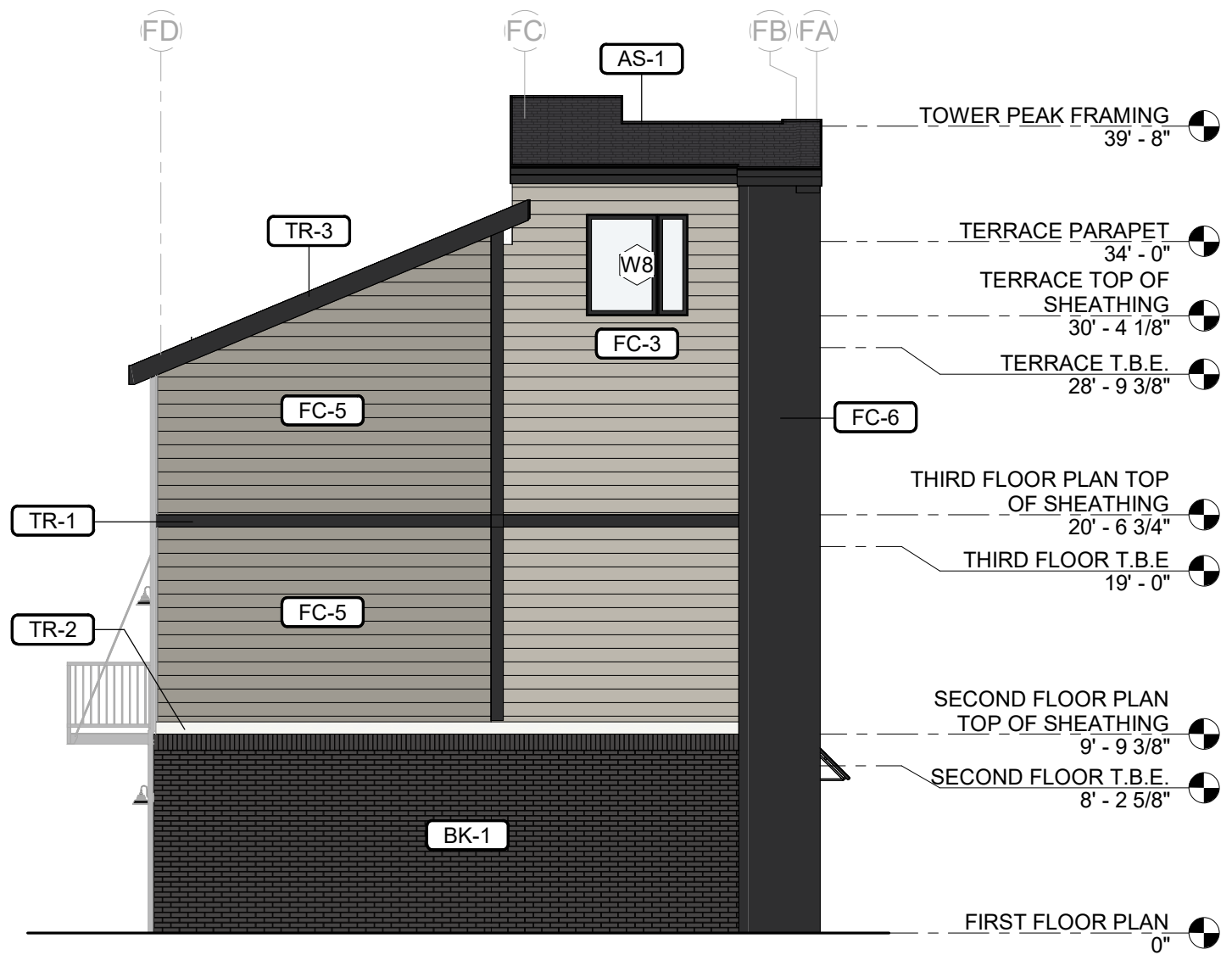
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EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
EXTERIOR DECKING					
D-1	DECKING - COMPOSITE BOARDS	SELECT	TREX	COLOR: SADDLE	
D-2	DECKING - PORCELAIN PAVERS	2CM	BISON	COLOR: AXI GREY TIMBER	
FIBER CEMENT SIDING					
FC-1	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-1E	HORIZONTAL ORIENTATION
FC-2	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-2E	2" BATTEN @ 16" O.C.
FC-3	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-3E	HORIZONTAL ORIENTATION
FC-4	EXT. WALL PRIMARY FINISH	BOARD AND BATTEN	REF. OWNER SPEC.	PAINT PT-4E	2" BATTEN @ 16" O.C.
FC-5	EXT. WALL PRIMARY FINISH	8" SMOOTH LAP SIDING	REF. OWNER SPEC.	PAINT PT-5E	HORIZONTAL ORIENTATION
FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
BK-1	EXT. WALL PRIMARY FINISH	KING BRICK			RUNNING BOND, REF. SPEC FOR MORTAR JOINT SIZING/COLOR
ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTEE	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
TR-3	FIBER CEMENT FASCIA			PAINT PT-6E	

EXTERIOR PAINT SCHEDULE				
MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
PT-1E	SHERWIN WILLIAMS	SW7069 "IRON ORE"	SATIN	REF. OWNER SPEC.
PT-2E	SHERWIN WILLIAMS	SW6208 "PEWTER GREEN"	SATIN	REF. OWNER SPEC.
PT-3E	SHERWIN WILLIAMS	SW7016 "MINDFUL GRAY"	SATIN	REF. OWNER SPEC.
PT-4E	SHERWIN WILLIAMS	SW6235 "FOGGY DAY"	SATIN	REF. OWNER SPEC.
PT-5E	SHERWIN WILLIAMS	SW9170 "ACIER"	SATIN	REF. OWNER SPEC.
PT-6E	SHERWIN WILLIAMS	SW6258 "TRICORN BLACK"	SATIN	REF. OWNER SPEC.
PT-7E	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE"	SATIN	REF. OWNER SPEC.



4 BUILDING TYPE 4 - "RIGHT" ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 4 - "LEFT" ELEVATION
1/8" = 1'-0"

KEYNOTES	
1	BRICK CONTROL JOINTS AT UNIT SEPARATION (TYP.)
2	BRICK CONTROL JOINT, ALIGN WITH BRICK COURSING AND WINDOW R.O. FIELD VERIFY
3	PRE-FAB METAL AWNING
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH ADJACENT FINISH.



3 BUILDING TYPE 4 - "REAR" ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE 4 - "FRONT" ELEVATION
1/8" = 1'-0"

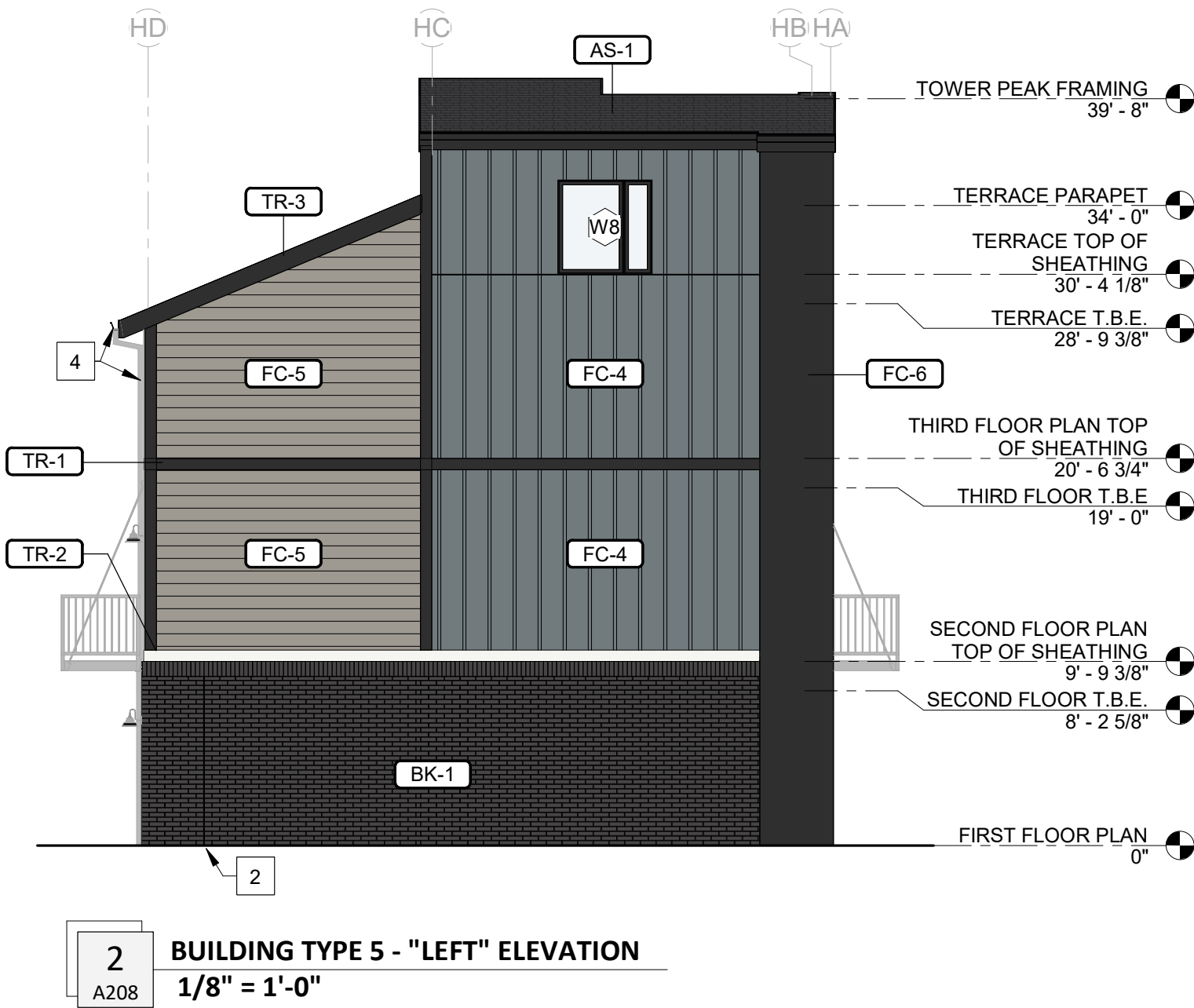
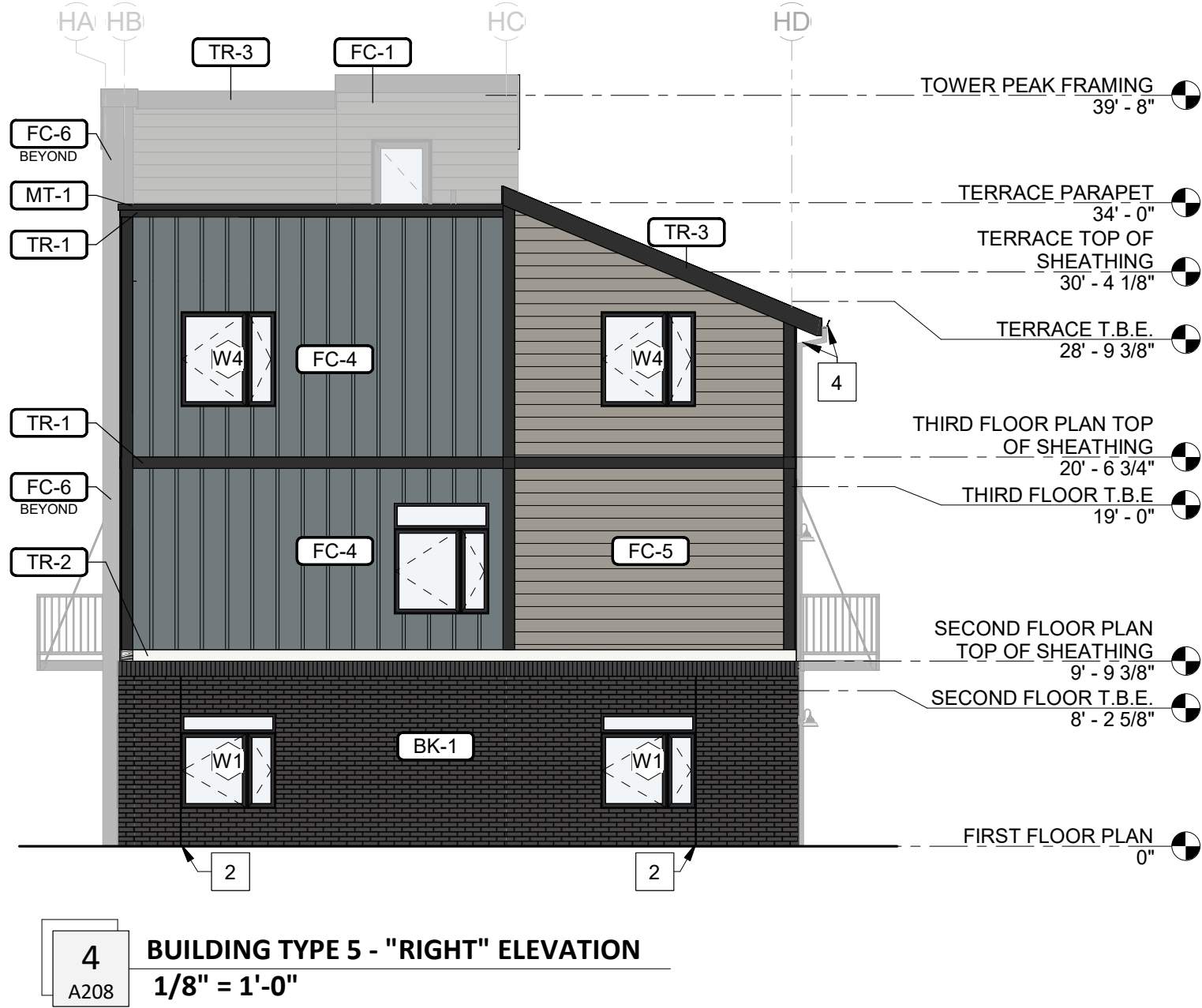


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EXTERIOR FINISH MATERIAL SCHEDULE					
MARK	DESCRIPTION	TYPE	MANUFACTURER	FINISH	NOTES
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FC-6	EXT. WALL PRIMARY FINISH	SMOOTH PANEL	REF. OWNER SPEC.	PAINT PT-6E	VERTICAL ORIENTATION
MASONRY					
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ROOFING MATERIALS					
AS-1	ARCHITECTURAL SHINGLE	LANDMARK	CERTAINTED	MOIRE BLACK	
TRIMS & EXPOSED FLASHINGS					
MT-1	PRE-FINISHED COPING EDGE @ ROOF TERRACES	COPING EDGE		MATCH PT-6E	
TR-1	FIBER CEMENT TRIM			PAINT PT-6E	
TR-2	FIBER CEMENT TRIM			PAINT PT-7E	
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MARK	MANUFACTURER	COLOR	FINISH / SHEEN	NOTES
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REVISIONS

NO.	DATE	DESCRIPTION
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Drawing Size:

24 x 36

Project #:

24159

Drawn By:

JMA

Checked By:

TB

Title:

EXTERIOR ELEVATIONS
- BUILDINGS H5, I5, K5,
L5

Sheet Number:

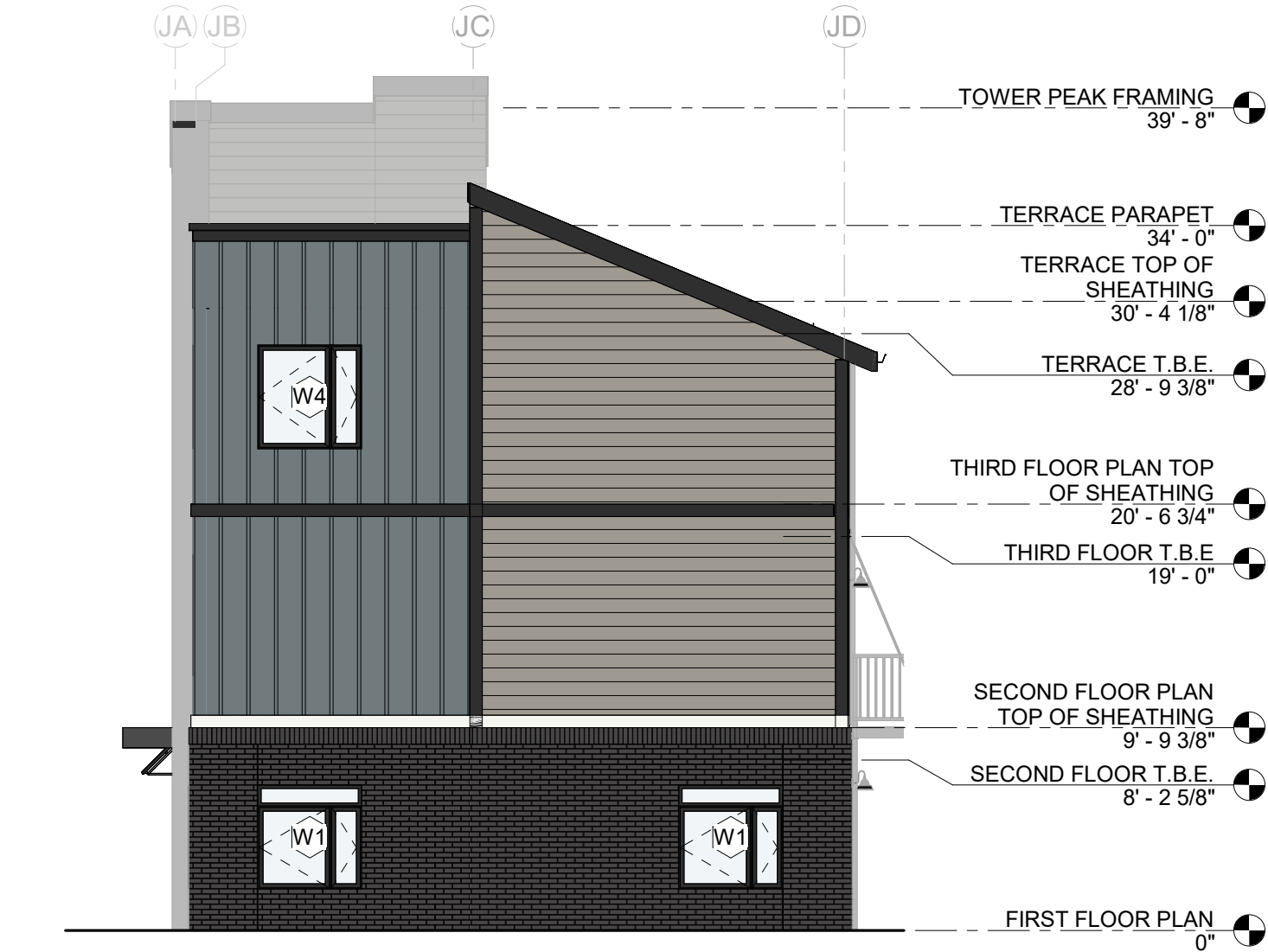
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ISSUE DATE: 10/10/2025

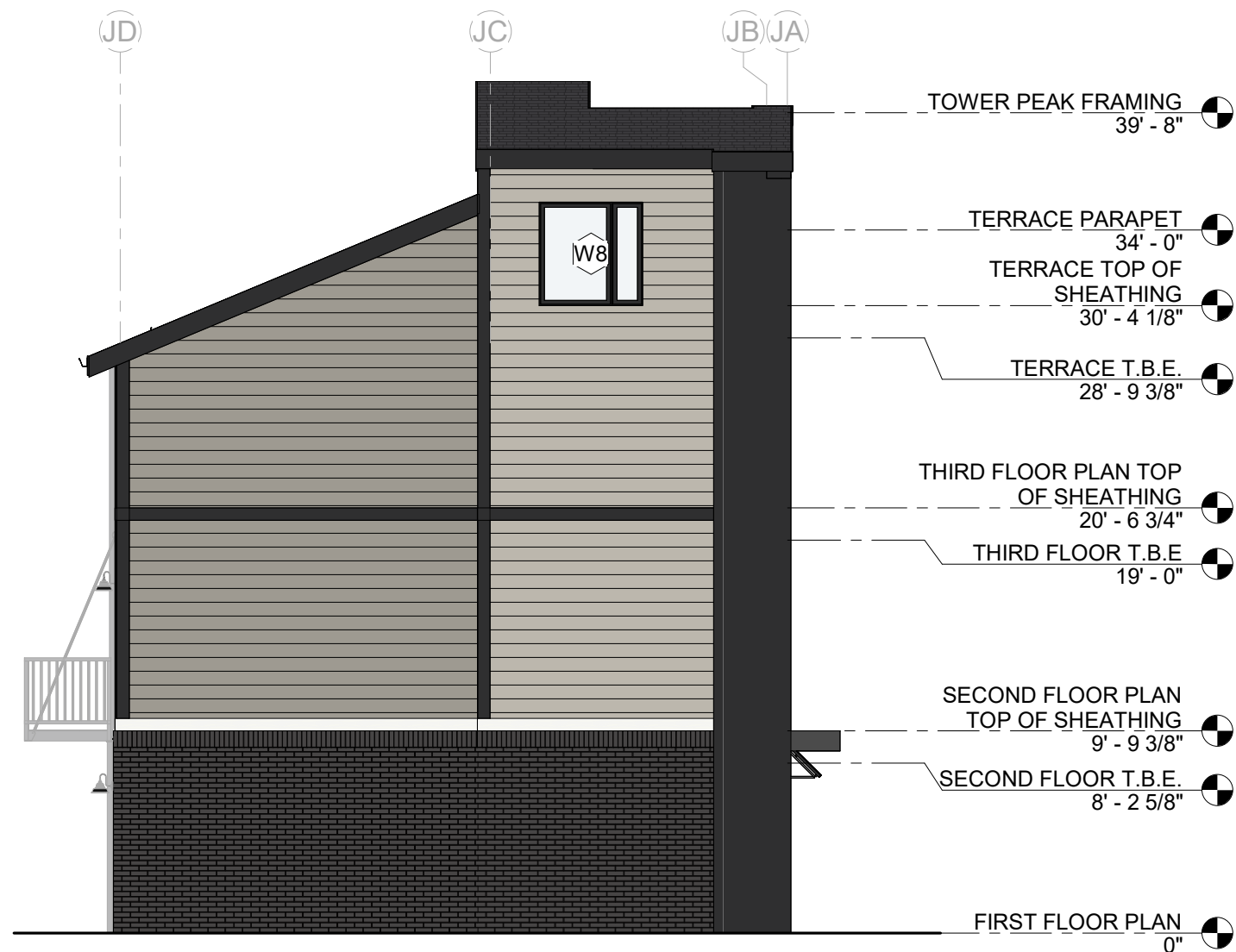
EXTERIOR FINISH MATERIAL SCHEDULE					
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4 BUILDING TYPE 6 - "RIGHT" ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 6 - "LEFT" ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE 6 - "REAR" ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE 6 - "FRONT" ELEVATION
1/8" = 1'-0"



	SW Regional Commercial
	1261 & 1263 Southwest Regional Airport
	PC Date: 11/4/2025

Staff Report Details	
Project Number	LSD24-0026
Applicant / Current Owner	Bates-Civil / Josan Gurmeet
Site Area	+/- 3.8 Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	
Current Future Land Use Map Designation	Regional Center & Suburban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Commercial
Related projects	LSD24-0026 Approved 11/5/2024

Property Description
A request to extend a previously approved (11-5-2024) LSD24-0026 (https://bentonvillear.portal.civicclerk.com/event/1571/files/report/1208), which is a large-scale development proposing the development of two commercial buildings constituting 34,400 square feet and 171 parking spaces. The approval was conditioned on the southerly screening of the southerly building and with roofline articulation provided to the satisfaction of the Planning Director. The applicant is requesting a 6-month extension. The applicant states that construction prices, interest rates, and the presidential election caused a delay in the project in its early stages. The applicant also states that the project has been bid and the contractor selection is in process, but the project expiration (11/5/2025) will occur before the contractor is selected and before the pre-construction meeting is scheduled.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

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

Additional Details

There was also a minor adjustment to building materials, which was administratively approved by the Planning Director. Each elevation still meets the minimum requirement for primary materials.



October 10th, 2025

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

RE: SW Regional Commercial (LSD24-0026)

Dear Commissioners,

Bates and Associates, on behalf of Josan Properties, LLC, is requesting a six month extension for LSD24-0026 due to unforeseen circumstances. Construction prices, interest rates and the presidential election stalled the start of the project.

The project has now been bid and the contractor selection is in process but LSD24-0026 will expire before the contractor is selected and before the pre construction meeting is scheduled.

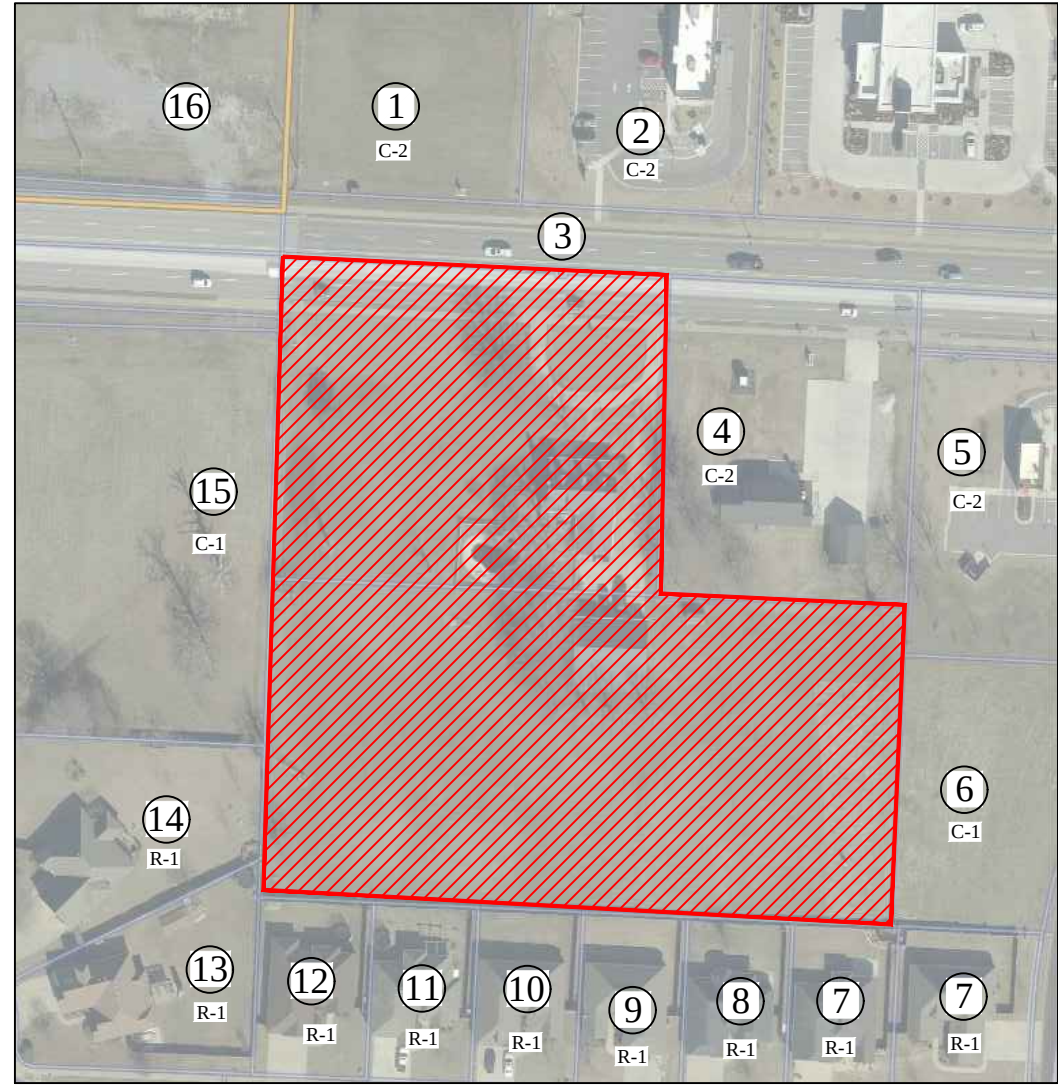
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

A handwritten signature in blue ink that reads 'Geoffrey Bates'.

Geoffrey Bates, P.E.
President of Engineering



- ADJACENT PROPERTY OWNERS
1. PARCEL # 01-15860-002
WAL-MART REAL ESTATE BUSINESS TRUST
PROPERTY TAX DIST# 4408-01 MAI
BENTONVILLE AR 72713-0050
ZONE: C-2
 2. PARCEL # 01-15860-001
909 FRANKLIN STREET LLC
209 CASA DE VEREDA
VISTA CA 92084
ZONE: C-5
 3. PARCEL # 01-15868-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712
ZONE: N/A
 4. PARCEL # 01-07948-000
ROSLI PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
ZONE: C-2
 5. PARCEL # 01-12789-000
NWA WIRELESS LLC
1688 E AR 12 HWY
ROGERS AR 72756
ZONE: C-2
 6. PARCEL # 01-12790-000
BELLA TERRA LLC
PO BOX 10018
FAYETTEVILLE AR 72703-0051
ZONE: C-1
 7. PARCEL # 01-12790-000 & 01-12793-000
DIGIACOMO, JASON R & MARY KATHRYN
1204 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 8. PARCEL # 01-12793-000
SURE, SREEDDEV & VANTERI, SRINIVASULU REDDY
1204 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 9. PARCEL # 01-12794-000
SHELTON, HEATHER HERS & MICHAEL WAYNE
1206 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
 10. PARCEL # 01-12795-000
HENNESSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
130 SW STARRY SKY BLVD
BENTONVILLE AR 72713
VISTA CA 92084
ZONE: R-1

PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIP (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF/CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°41'54"E 2176.36' FROM THE SOUTHWEST CORNER OF EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AND RUNNING THENCE N02°18'58"E 109.33' TO AN EXISTING REBAR, THENCE N02°41'54"E 352.81', THENCE S87°07'26"E 274.00', THENCE S02°42'14"W 235.00' TO AN EXISTING REBAR, THENCE S87°20'49"E 173.29' TO AN EXISTING REBAR, THENCE S02°44'33"W 227.18' TO AN EXISTING REBAR, THENCE N87°12'16"W 446.36' TO THE POINT OF BEGINNING, CONTAINING 3.81 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST REGIONAL AIRPORT BOULEVARD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

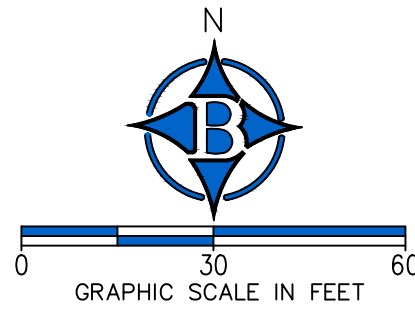
- REFERENCE DOCUMENTS:
- 1) PLAT OF SURVEY PREPARED BY JAMES LAYOUT SERVICES FOR BANK OF AMERICA, DATED APRIL 5, 2021; JOB #21-102 ALTA
 - 2) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 454
 - 3) ARDOT R/W PLANS FOR HWY 12, JOB #090251
 - 4) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 1183
 - 5) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 330
 - 6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 300
 - 7) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 922
 - 8) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 45106
 - 9) HIGHWAY 12 RIGHT-OF-WAY AGREEMENT FILED IN BOOK 279 AT PAGE 61
 - 10) WARRANTY DEED FILED IN BOOK 2009 AT PAGE 27735
 - 11) WARRANTY DEED FILED IN BOOK 98 AT PAGE 75763
 - 12) UTILITY EASEMENT & R/W GRANT FILED IN BOOK 2014 AT PAGE 20158
 - 13) CORRECTION GRADING, DRAINAGE, UTILITY, AND TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 45879
 - 14) GRADING, DRAINAGE, UTILITY, AND TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 27738
 - 15) WATER & SEWER EASEMENT FILED IN BOOK 97 AT PAGE 85899
 - 16) ASSIGNMENT OF WATER & SEWER EASEMENTS FILED IN BOOK 2001 AT PAGE 94606

EXISTING CURB CUTS THAT ARE REMOVED WILL BE REPLACED WITH CURB, GUTTER, SIDEWALK AND LANDSCAPING PER THE MASTER STREET PLAN.

- BUILDING SETBACKS:
- FRONT (PARKING IN FRONT) 50ft
 - FRONT (NO PARKING IN FRONT) 20ft
 - SIDE (ADJACENT TO NON-RESIDENTIAL) 07ft
 - SIDE (ADJACENT TO RESIDENTIAL) 15ft
 - REAR (ADJACENT TO NON-RESIDENTIAL) 20ft
 - REAR (ADJACENT TO RESIDENTIAL) 25ft

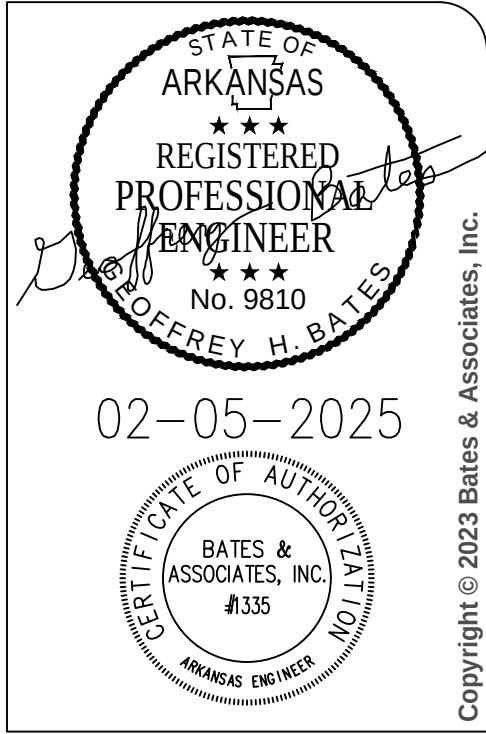
BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
LOCALIZED ON ILS CONTROL (ON UNKNOWN NAD83 ADJUSTMENT)

BASIS OF ELEVATION:
LOCALIZED ON ILS CONTROL
(NAVD88 VERTICAL DATUM)



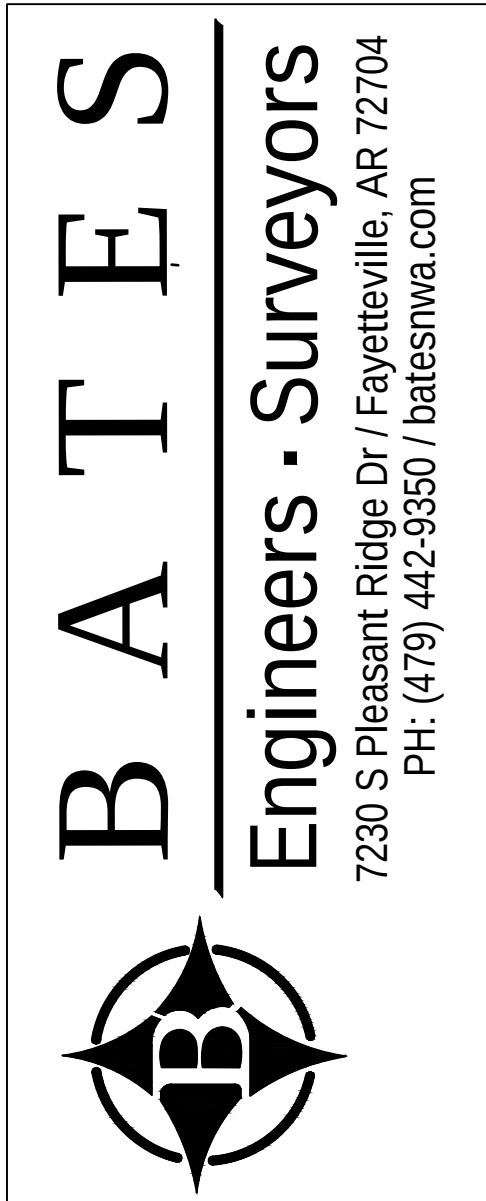
ENGINEER: G.B.

DRAWN BY: M.W.



DATE	REVISIONS
12/31/24	
2/04/24	10TH Submittal Landscape plan revisions
2/05/24	11TH Submittal

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
BOUNDARY SURVEY AND DEMO PLAN
BENTONVILLE, ARKANSAS



PROJECT NO. 22-005

DRAWING NO.

02.0

DISTRICT REGULATIONS C-1

MIN LOT AREA:	7,000 SQ.FT.
MIN LOT WIDTH:	70'
MAX LOT COVERAGE:	INTERIOR 50% EXTERIOR 50%
MAX. HEIGHT:	40'

BUILDING SETBACKS

FRONT (PARKING IN FRONT)	50FT
FRONT (NO PARKING IN FRONT)	20FT
SIDE (ADJACENT TO NON-RESIDENTIAL)	07FT
SIDE (ADJACENT TO RESIDENTIAL)	15FT
REAR (ADJACENT TO NON-RESIDENTIAL)	20FT
REAR (ADJACENT TO RESIDENTIAL)	25FT

PARKING REQUIREMENTS

1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA UP TO 10,000 SQ. FT., THE ABOVE PARKING REQUIREMENT SHALL BE PROVIDED AND THE FOLLOWING PERCENTAGE SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA.

NET FLOOR AREA: 34,400 SQ. FT.

CALCULATION $34,400/250=137.6(138)$ SPACES REQUIRED

SPACES REQUIRED:	138 SPACES
SPACES PROVIDED:	165 SPACES
ADA SPACES REQUIRED:	6 SPACES
ADA SPACES PROVIDED:	7 SPACES

TOTAL SPACES: 171 SPACES

AIRPORT ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE 3 - OUTER SAFETY ZONE. THIS DEVELOPMENT WILL COMPLY WITH ALL RESTRICTIONS SET FORTH IN SEC. 401.13

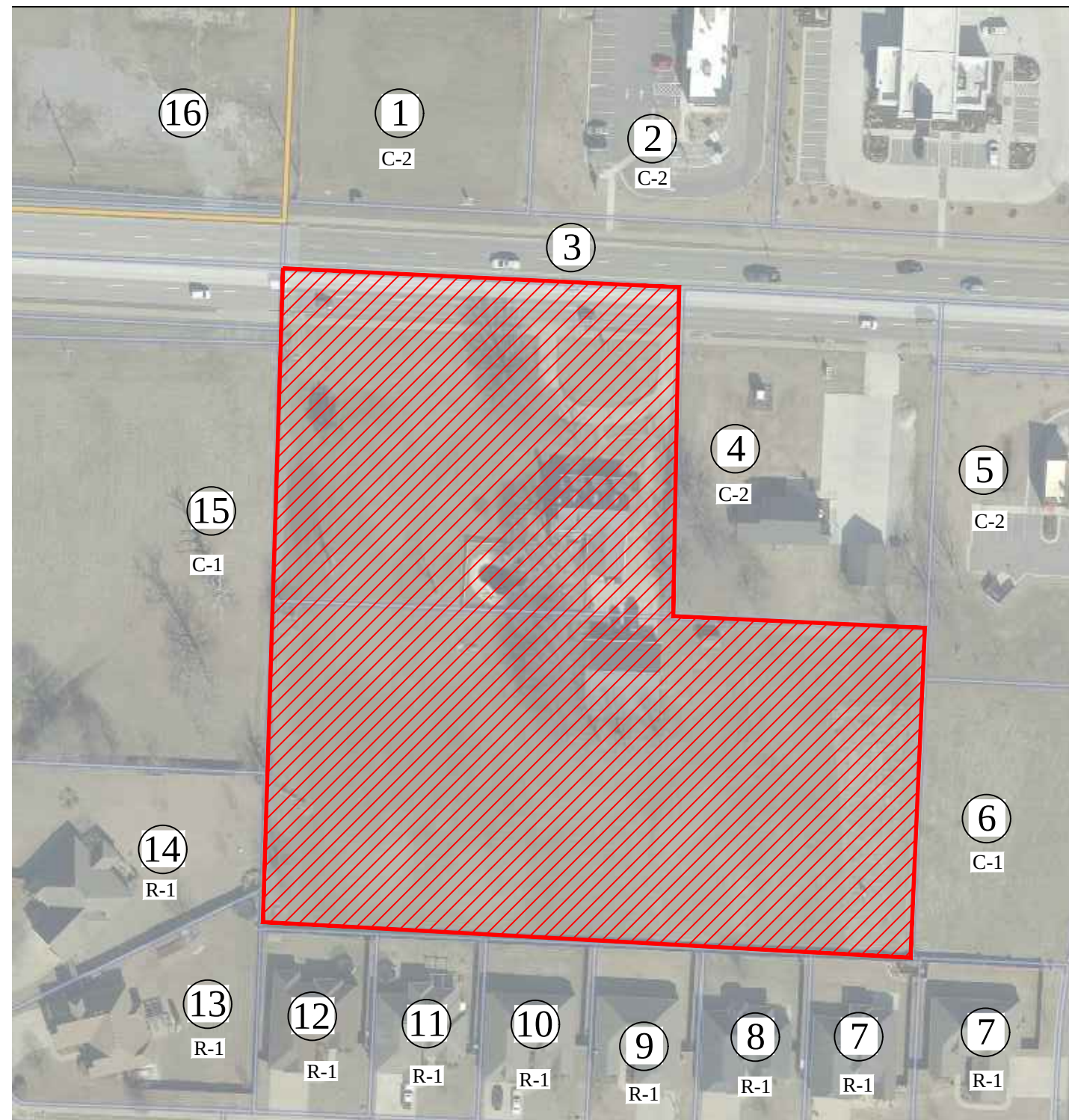
OPEN SPACE:

GROSS AREA:	165,703.43	SQ.FT.
NET AREA LESS R.O.W.:	152,174.70	SQ.FT.
R.O.W. DED.:	13,528.73	SQ.FT.
GREENSPACE:	29,089.18	SQ.FT.(18%)
IMPERVIOUS AREA:	136,614.25	SQ.FT.(82%)

DRIVE THRU NOTE:
USE OF DRIVE-THRUS WILL REQUIRE A CONDITIONAL USE PERMIT

FENCE NOTE: NO FENCING IS SHOWN ON THIS PLAN SET AT THIS TIME. FENCING WILL REQUIRE A SEPARATE PERMIT.

LIGHT DUTY ASPHALT IN PARKING AREAS
HEAVY DUTY ASPHALT IN DRIVE AISLES



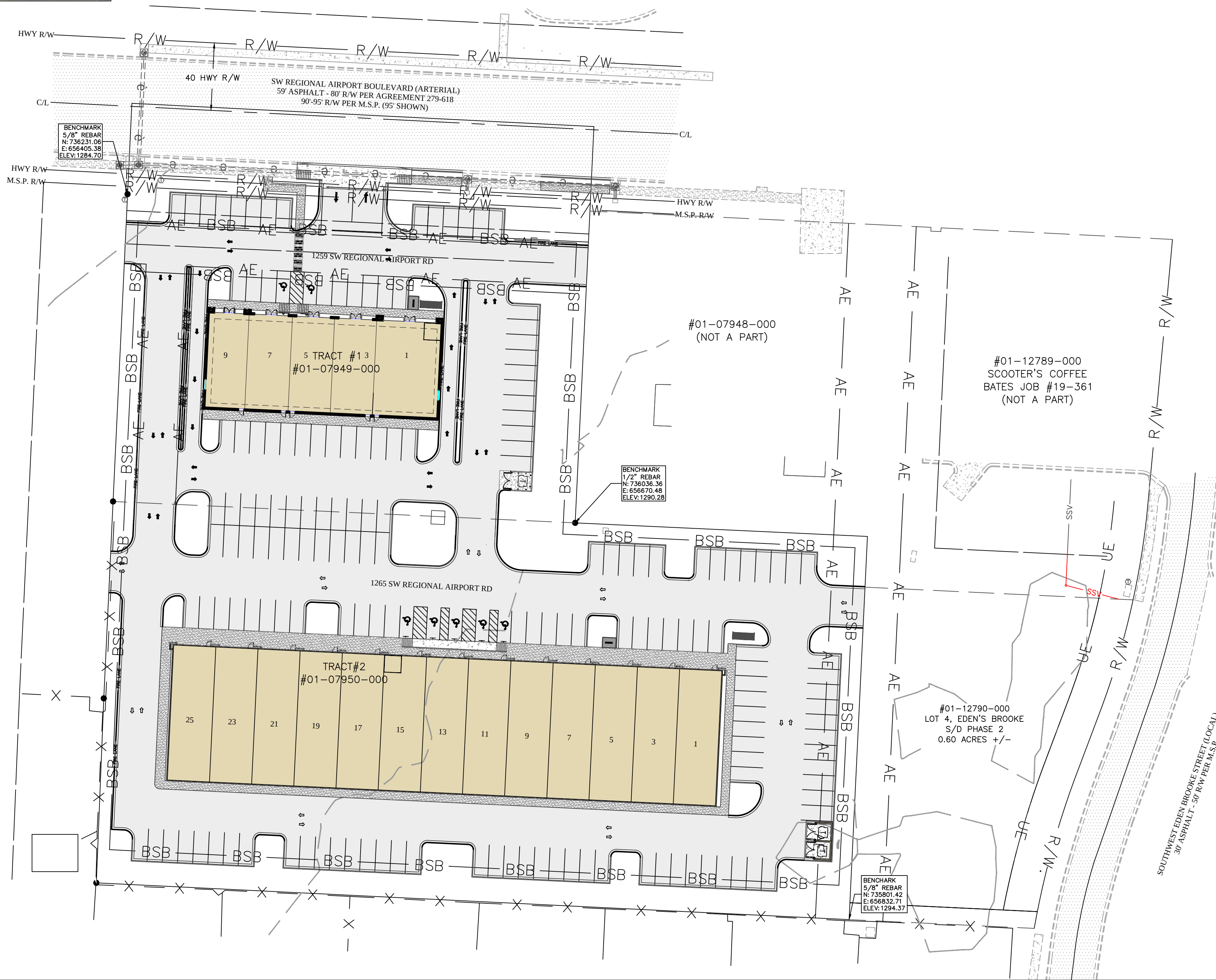
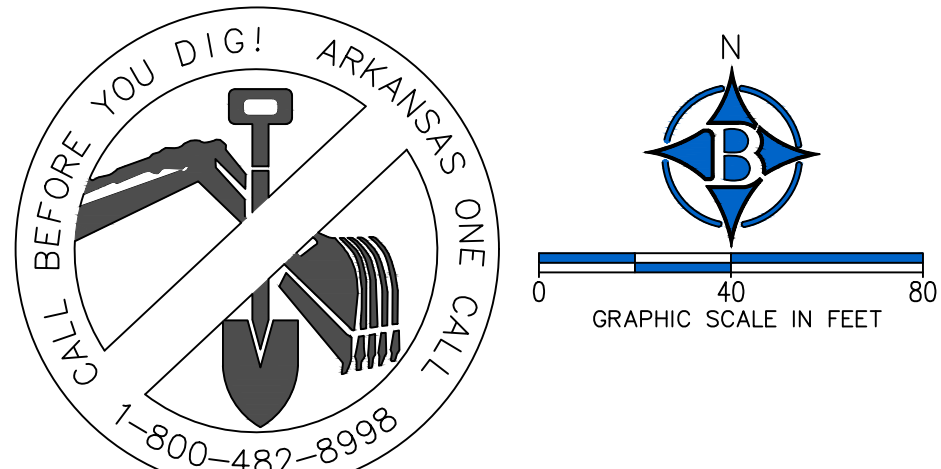
ADJACENT PROPERTY OWNERS

- | | | | |
|------|--|------|---|
| | PARCEL # 01-15860-002
WAL-MART STORES INC.
PROPERTY TAX DEPT 44660-01 MAI
BENTONVILLE AR 72712-0050
ZONE: C-2 | | LIDBERKE, MICHAEL
1400 SW SUMMERFIELD AVE
BENTONVILLE AR 72713
ZONE: R-1 |
| 2.) | PARCEL # 01-15860-001
909 FRANKLIN STREET LLC
2075 CASA DE VEREDA
VISTA CA 92084
ZONE: C-3 | 14.) | PARCEL # 01-15085-000
LAM, JACK M & CHERYL
1401 SW SUMMERFIELD AVE
BENTONVILLE AR 72713
ZONE: R-1 |
| 3.) | PARCEL # 01-15868-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712
ZONE: N/A | 15.) | PARCEL # 01-15083-000
Bella TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: C-1 |
| 4.) | PARCEL # 01-07948-000
ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
ZONE: C-2 | 16.) | PARCEL # 16-08906-000
HARMON, DENNIS D & BARBARA A
1662 SW REGIONAL AIRPORT BLVD
BENTONVILLE AR 72713
ZONE: AIRPORT |
| 5.) | PARCEL # 01-12789-000
NWA WIRED LLC
10801 E AR 12 HWY
ROCKERS AR 72756
ZONE: C-2 | | |
| 6.) | PARCEL # 01-12796-000
BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: C-1 | | |
| 7.) | PARCEL # 01-12791-000 & 01-12792-000
DIGIACOMO, JASON R & MARY KATHRYN
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1 | | |
| 8.) | PARCEL # 01-12793-000
SURE, BREEDY & VANTERU, SRINIVASULU REDDY
1204 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1 | | |
| 9.) | PARCEL # 01-12794-000
SHELTON, HEATHER HIERS & MICHAEL WAYNE
1206 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1 | | |
| 10.) | PARCEL # 01-12795-000
HENNESSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
1300 SW STARRY SKY BLVD
BENTONVILLE AR 72713
VISTA CA 92084
ZONE: R-1 | | |
| 11.) | PARCEL # 01-12796-000
ZEIDAN, KHALED RIDA ABDUL
1301 STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1 | | |
| 12.) | PARCEL # 01-12797-000
JOHN, JAMES JOHNSON
1304 SW STARRY SKY BLVD
BENTONVILLE AR 72712
ZONE: R-1 | | |

NOTE: BIKE RACK SHALL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.

SITE AND UTILITY NOTES:

- 1 THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST
- 2 BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- 3 ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- 4 ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- 5 ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5)
- 6 CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- 7 DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- 8 TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- 9 THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE
- 10 CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- 11 ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
- 12 BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
- 13 ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- 14 ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE
- 15 NOTED ON DRAWING.
- 16 ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER
- 17 AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- 18 CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 19 BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 20 ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE.
- 21 CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- 22 SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE
- 23 WITHIN 25' SIGHT TRIANGLE.
- 24 ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- 25 IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL
- 26 SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- 27 THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- 28 OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 29 SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 30 THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



PROPOSED		LEGEND	EXISTING	DESCRIPTION
AE	AE			ACCESS EASEMENT
				ASPHALT (EDGE)
				ASPHALT (SURFACE)
				BOLLARD
				BUILDING
			BSB BSB	BUILDING SETBACK LINE
			UTV	CABLE TV (UNDERGROUND)
				CENTERLINE
				CONCRETE (EDGE)
				CONCRETE (SURFACE)
				CONDUIT
				CONTOURS
				CURB & GUTTER
				DRAINAGE FLOW
				DUMPSTER
			UE	UTILITY EASEMENT
				ELECTRICAL (UNDERGROUND)
				ELECTRICAL (OVERHEAD)
				ELECT. TRANSFORMER
				EROSION CONTROL FENCE
				EROSION CONTROL RIP-RAP
				FENCE (EX. WIRE/PR. SCREENING)
				FIBER OPTIC CABLE
				FIRE HYDRANT ASSEMBLY
				FLOWLINE
				FORCE MAIN
				GAS MAIN
				GAS METER/VALVE
				GRAVEL (EDGE)
				GRAVEL (SURFACE)
				IRON PIN - (RE-BAR)
				LIGHT
				POND
				POWER POLE
				PROPERTY LINE
				RETAINING WALL
				RIGHT-OF-WAY
				SANITARY SEWER MANHOLE
				SANITARY SEWER PIPE
				SANITARY SEWER SERVICE
				SECTION/TIE LINE
				SIDEWALK
				STOP
				STOP
				SPOT ELEVATION
				STABILIZED CONSTRUCTION ENT.
				STORM SEWER INLET
				STORM SEWER PIPE
				STRIPES (PAINTED OR STICKY)
				TELEPHONE PED/MANHOLE
				TELEPHONE (UNDERGROUND)
				TREE LINE CANOPY
				TREE/TREE TO BE REMOVED
				WATER MAIN BLOWOFF VALVE
				WATER MAIN FIRE DEPT. CONN.
				WATER MAIN PIPE
				WATER MAIN REDUCER
				WATER MAIN THRUST BLOCK
				WATER METER
				WATER METER (IRRIGATION)
				WATER VALVE

ENGINEER: C.D.

DRAWN BY: M W

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 9810
JEFFREY H. BATES
02-05-2025
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

	REVISIONS	DATE
	10TH Submission	12/31/24
	Landscape plan revisions	2/04/24
	11TH Submission	12/05/24

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
SITE PLAN OVERALL
BENTONVILLE, ARKANSAS



B A T E S

Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

22-005

DRAWING NO.

03.0

MIN LOT AREA:	7,000 SQ.FT.
MIN LOT WIDTH:	70'
MAX LOT COVERAGE:	INTERIOR 50% EXTERIOR 50%
MAX. HEIGHT:	40'

FRONT (PARKING IN FRONT)	50FT
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SIDE (ADJACENT TO RESIDENTIAL)	15FT
REAR (ADJACENT TO NON-RESIDENTIAL)	20FT
REAR (ADJACENT TO RESIDENTIAL)	25FT

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CALCULATION $34,400/250=137.6(138)$ SPACES REQUIRED

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SPACES PROVIDED: 165 SPACES
ADA SPACES REQUIRED: 6 SPACES
ADA SPACES PROVIDED: 7 SPACES

TOTAL SPACES: 171 SPACES

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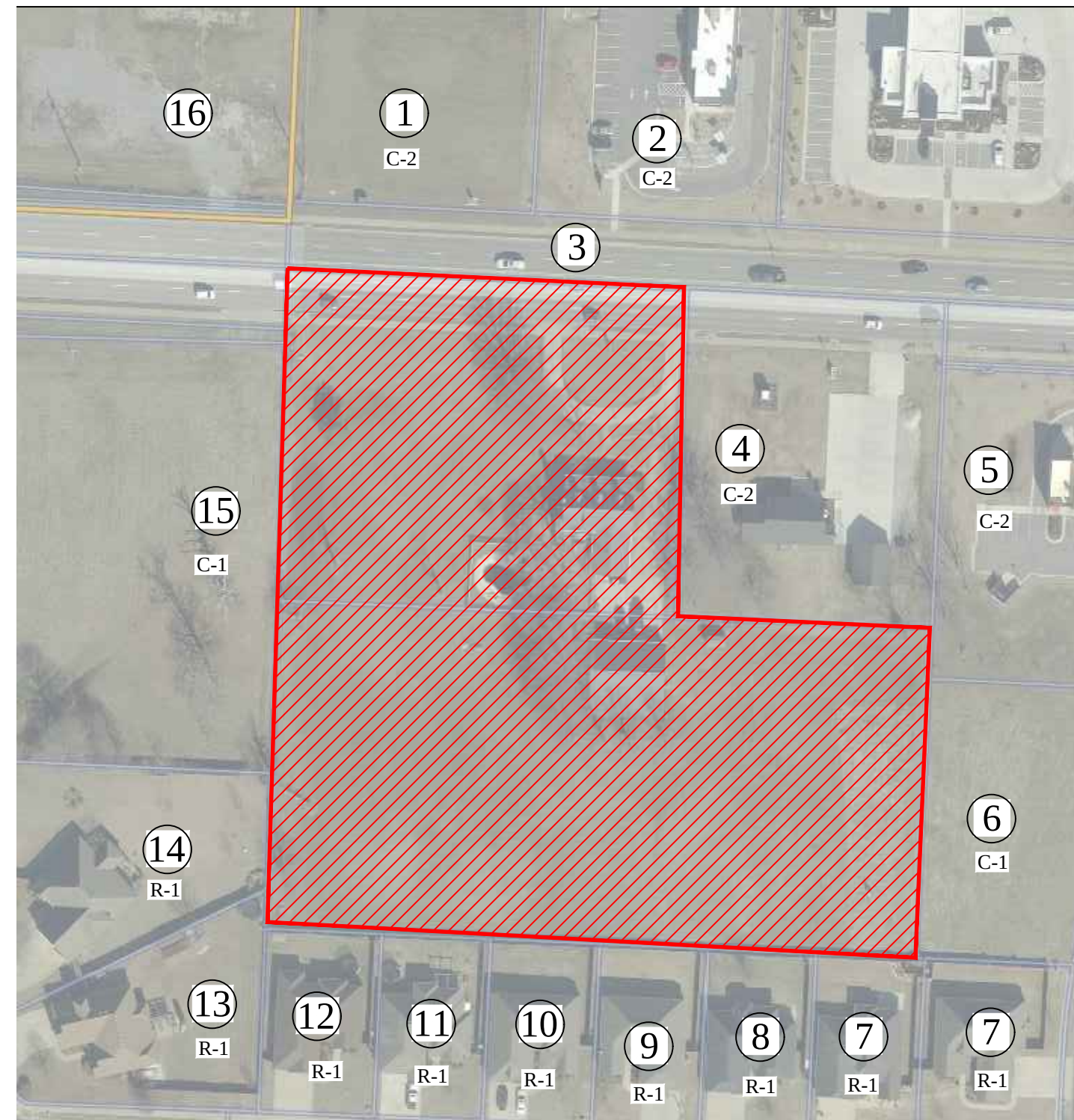
GROSS AREA:	165,703.43	SQ.FT.
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R.O.W. DED.:	13,528.73	SQ.FT.
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LIGHT DUTY ASPHALT IN PARKING AREAS
HEAVY DUTY ASPHALT IN DRIVE AISLES

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FENCE NOTE: NO FENCING IS SHOWN ON THIS PLAN SET AT THIS TIME. FENCING WILL REQUIRE A SEPARATE PERMIT.

PROPOSED		LEGEND	EXISTING	DESCRIPTION
— AE — AE —				ACCESS EASEMENT
				ASPHALT (EDGE)
				ASPHALT (SURFACE)
○			○	BOLLARD
				BUILDING
— BSB — BSB —			— BSB — BSB —	BUILDING SETBACK LINE
— CTV —			— CTV —	CABLE TV (UNDERGROUND)
				CENTERLINE
				CONCRETE (EDGE)
				CONCRETE (SURFACE)
				CONDUIT
				CONTOURS
				CURB & GUTTER
				DRAINAGE FLOW
				DUMPSTER
			— UE —	UTILITY EASEMENT
				ELECTRICAL (UNDERGROUND)
				ELECTRICAL (OVERHEAD)
				ELECT. TRANSFORMER
				EROSION CONTROL FENCE
				EROSION CONTROL RIP-RAP
				FENCE (EX. WIRE/PR. SCREENING)
				FIBER OPTIC CABLE
				FIRE HYDRANT ASSEMBLY
				FLOWLINE
				FORCE MAIN
				GAS MAIN
				GAS METER/VALVE
				GRAVEL (EDGE)
				GRAVEL (SURFACE)
				IRON PIN - (RE-BAR)
				LIGHT
				POND
				POWER POLE
				PROPERTY LINE
				RETAINING WALL
				RIGHT-OF-WAY
				SANITARY SEWER MANHOLE
				SANITARY SEWER PIPE
				SANITARY SEWER SERVICE
				SECTION/TIE LINE
				SIDEWALK
				SPOT ELEVATION
				STABILIZED CONSTRUCTION ENT.
				STORM SEWER INLET
				STORM SEWER PIPE
				STRIPES (PAINTED OR STICKY)
				TELEPHONE PED/MANHOLE
				TELEPHONE (UNDERGROUND)
				TREE LINE CANOPY
				TREE/TREE TO BE REMOVED
				WATER MAIN BLOWOFF VALVE
				WATER MAIN FIRE DEPT. CONN.
				WATER MAIN PIPE
				WATER MAIN REDUCER
				WATER MAIN THRUST BLOCK
				WATER METER
				WATER METER (IRRIGATION)
				WATER VALVE

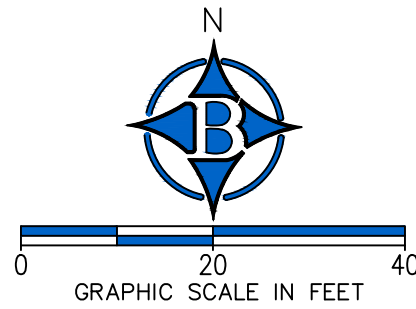


ADJACENT PROPERTY OWNERS

- 1) PARCEL #01-15860-002
WATSON TRUST ESTATE BUSINESS TRUST
WAL-MART STORES INC.
PROPERTY TAX DEPT #46860 OF MAI
BENTONVILLE IN 72712-0050
ZONE: C-2
- 2) PARCEL #01-15860-001
505 FRANKLIN STREET LLC
2075 CASA DE VEREDA
VISTA CA 92084
ZONE: C-2
- 3) PARCEL #01-15866-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712
ZONE: NA
- 4) PARCEL #01-07948-000
ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
ZONE: C-2
- 5) PARCEL #01-12789-000
NWA WIRED LLC
10801 E 12 HWY
ROCKWELL AR 72756
ZONE: C-2
- 6) PARCEL #01-12790-000
BELLA TERRA LLC
PO BOX 1019
FAVETTESVILLE AR 72703-0051
ZONE: R-1
- 7) PARCEL #01-12791-000 & 01-12792-000
DUGLOM, JASON S & MARY KATHRYN
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
- 8) PARCEL #01-12793-000
SURE, SREEDHAR & VANTERU, SRINIVASULU REDDY
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
- 9) PARCEL #01-12794-000
SHELTON, HENRY HERS & MICHAEL WAYNE
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
- 10) PARCEL #01-12795-000
HENNESSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
1200 SW STARRY SKY BLVD.
BENTONVILLE AR 72713
VISTA CA 92084
ZONE: R-1
- 11) PARCEL #01-12796-000
ZEIDAN, KHALEED RIDA ABDUL
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72713
ZONE: R-1
- 12) PARCEL #01-12797-000
JOHN, JAMES JOHNSON
1200 SW STARRY SKY BLVD
BENTONVILLE AR 72712
ZONE: R-1

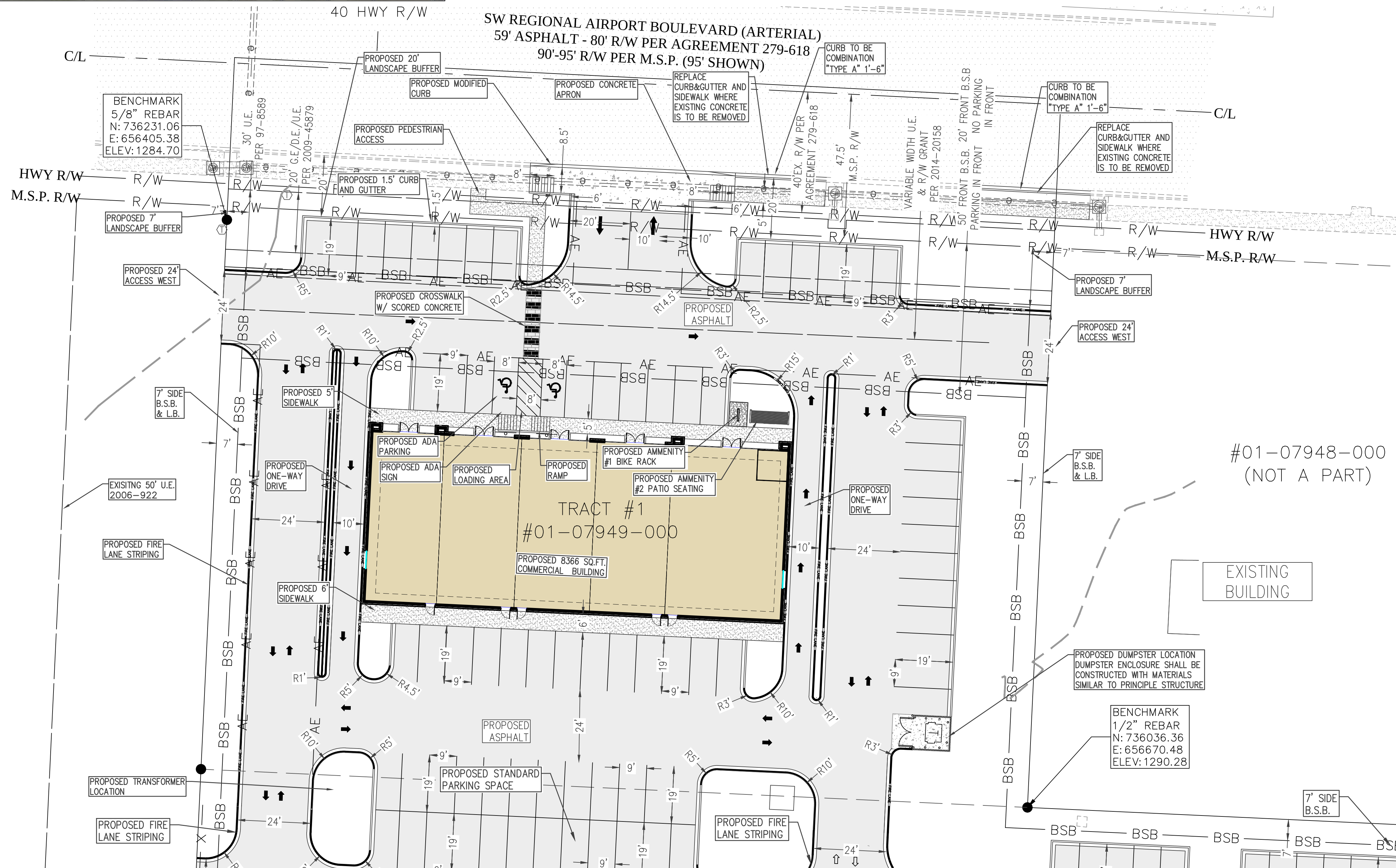
- 13.) PARCEL # 01-15086-000
LIDDEKKE, MICHAEL
1400 SW SUMMERFIELD AVE
BENTONVILLE AR 72713
ZONE: R-1
- 14.) PARCEL # 01-15085-000
LIDDEKKE, JACK M & CHERYL
1402 SW SUMMERFIELD AVE
BENTONVILLE AR 72713
ZONE: R-1
- 15.) PARCEL # 01-15083-000
BELLA TERRA LLC,
PO BOX 10918
FAYETTEVILLE AR 72703-0051
ZONE: R-1
- 16.) PARCEL # 18-08905-000
HARMON, DENNIS D & BARBARA J
1662 SW REGIONAL AIRPORT BLVD
BENTONVILLE AR 72713
ZONE: AIRPORT

NOTE: BIKE RACK SHALL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.



SITE AND UTILITY NOTES:

- 1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
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- 5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- 6) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- 7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- 8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
- 9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
- 10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- 11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
- 12) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- 13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 15) 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.
- 16) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
- 17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
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- 19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
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ENGINEER: G.B.

DRAWN BY: M.W.

REVISIONS	DATE
10th Submittal	12/31/24
Landscape plan revisions	2/04/24
11th Submittal	2/05/24

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT

SITE PLAN NORTH

BENTONVILLE, ARKANSAS

SATES

Engineers · Surveyors

230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

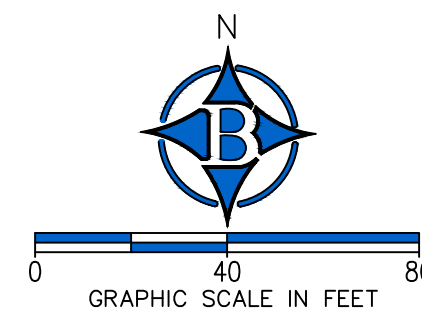
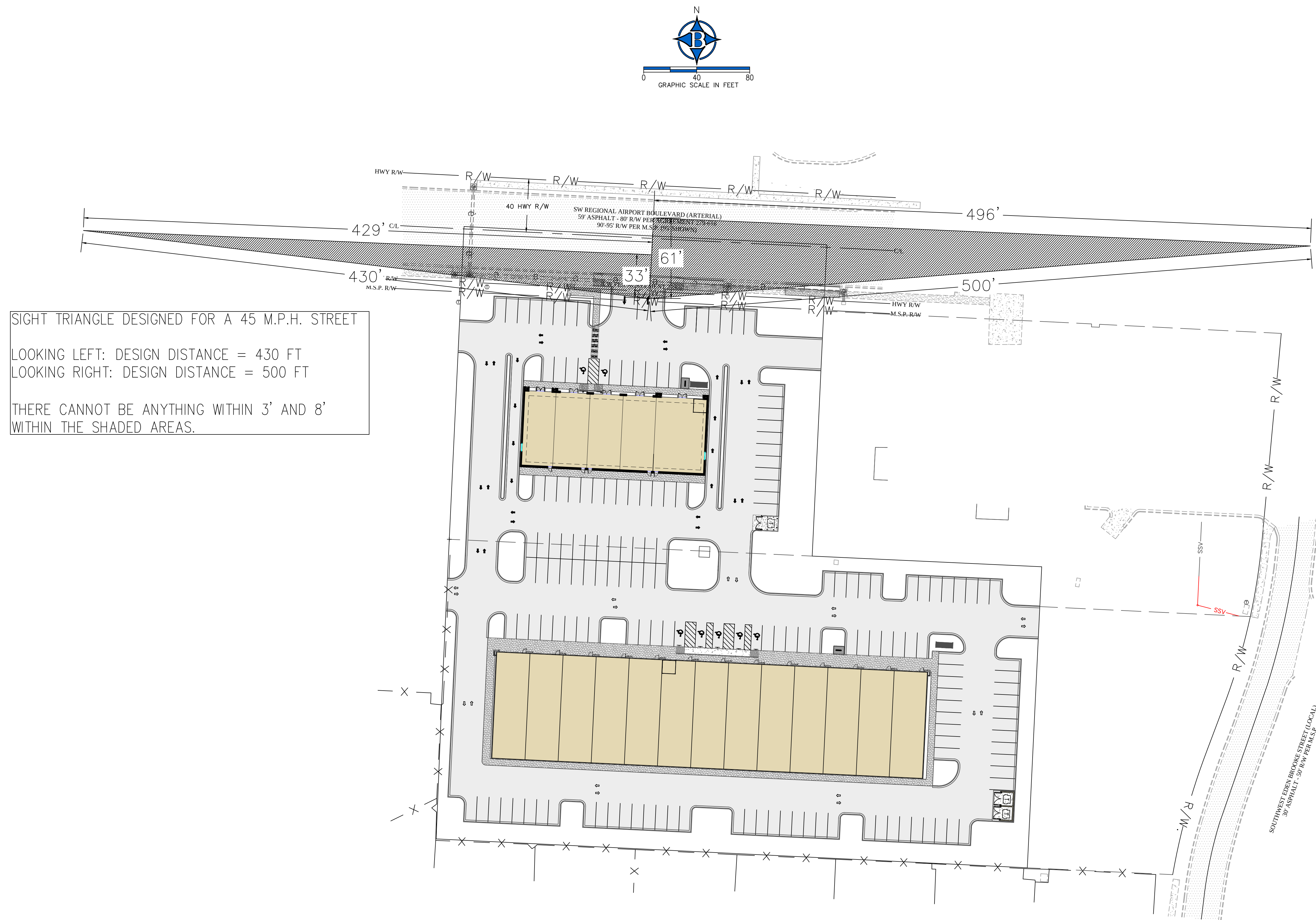
Pleasant Ridge Dr / Fayetteville, AR 72704
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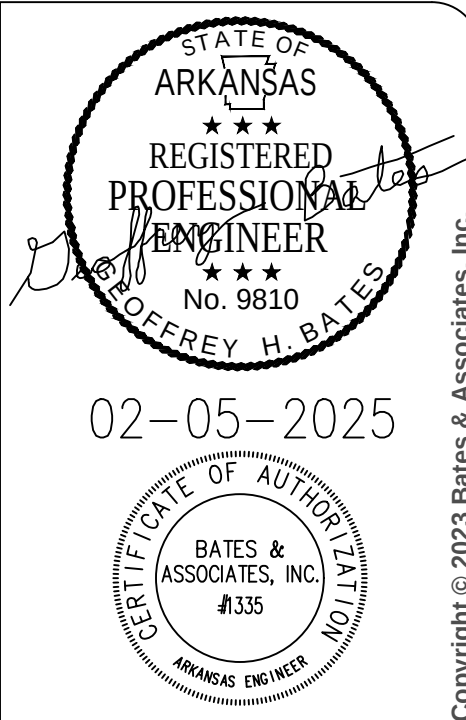
230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

22-0

03.1



ENGINEER: G.B.



DRAWN BY: M.W.

	REVISIONS	DATE
	10TH Submitted	12 / 31 / 24
	Landscape plan revisions	2 / 04 / 24
	11TH Submitted	2 / 09 / 24

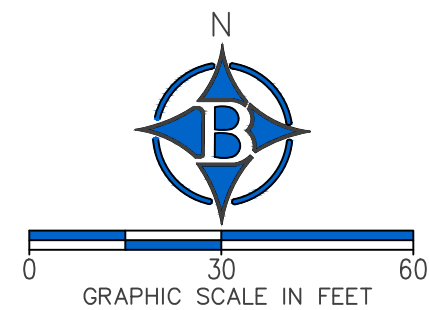
SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
SIGHT TRIANGLE
BENTONVILLE, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnva.com

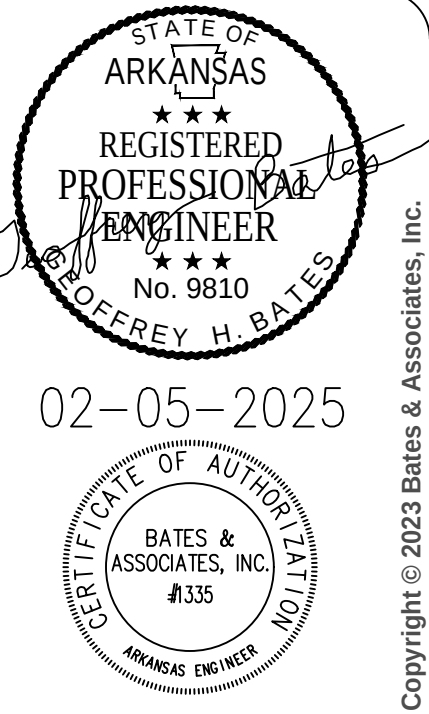
PROJECT NO. 22-005

DRAWING NO.

03.3



ENGINEER: G.B.
DRAWN BY: M.W.



02-05-2025

DATE	REVISIONS
12/31/24	10TH Submittal
2/04/24	Landscape plan revisions
2/05/24	11TH Submittal

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
UTILITY PLAN WATER
BENTONVILLE, ARKANSAS

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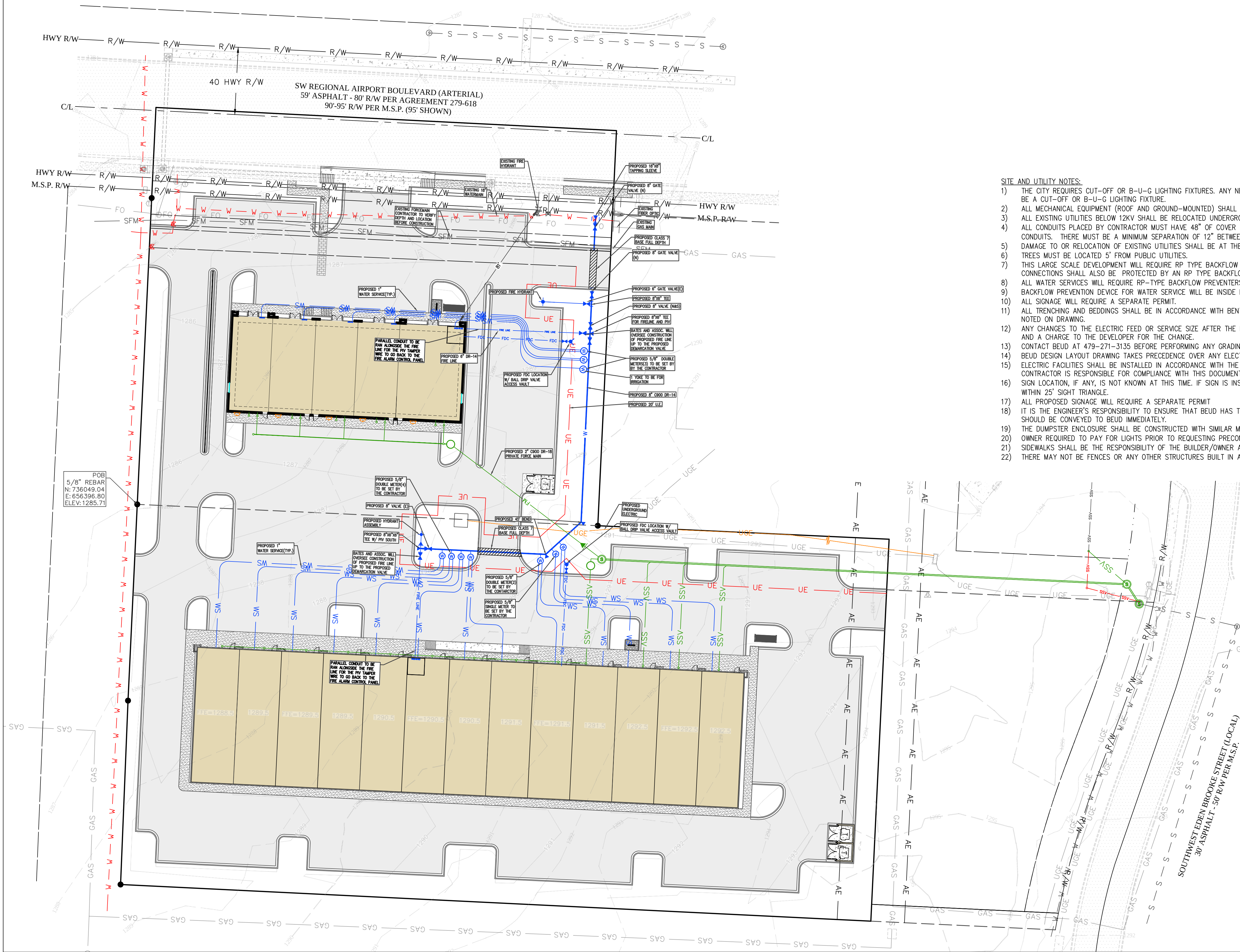
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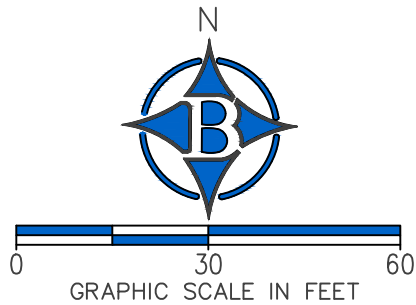
DRAWING NO.
04.0



- SITE AND UTILITY NOTES:**
- 1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
 - 2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
 - 3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
 - 4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 - 5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
 - 6) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
 - 7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
 - 8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
 - 9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
 - 10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - 11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
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PROPOSED	EXISTING	LEGEND	DESCRIPTION
			ACCESS EASEMENT
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BOLLARD
			BUILDING
			BUILDING SETBACK LINE
			CABLE TV (UNDERGROUND)
			CONCRETE (EDGE)
			CONCRETE (SURFACE)
			CONDUIT
			CONTOURS
			CURB & BUTTER
			DRAINAGE FLOW
			DUMPSTER
			UTILITY EASEMENT
			ELECTRICAL (UNDERGROUND)
			ELECTRICAL (OVERHEAD)
			ELECT. TRANSFORMER
			EROSION CONTROL FENCE
			EROSION CONTROL RIP-RAP
			FENCE (EX. WIRE/PR. SODENING)
			FIBER OPTIC CABLE
			FORCE MAIN
			FLOWLINE
			GAS MAIN
			GAS METER/VALVE
			GRAVEL (EDGE)
			GRAVEL (SURFACE)
			HIGH FIRE AL - (RE-BAR)
			LIGHT
			POND
			POWER POLE
			PROPERTY LINE
			RETAINING WALL
			RIGHT-OF-WAY
			SANITARY SEWER MANHOLE
			SANITARY SEWER PIPE
			SANITARY SEWER SERVICE
			SECTION/TIE LINE
			SEWAGE
			SIGN
			SPOT ELEVATION
			STABILIZED CONSTRUCTION ENT.
			STORM SEWER INLET
			STORM SEWER PIPE
			STRIP (PAINTED OR STICK)
			TELEPHONE (UNDERGROUND)
			TELEPHONE (SURFACE)
			TELEPHONE RED MANHOLE
			TREE LINE CANYON
			TRAIL/PAVE TO BE REMOVED
			WATER MAIN BLOWOFF VALVE
			WATER MAIN FIRE DEPT. CONN.
			WATER MAIN PIPE
			WATER MAIN REDUCER
			WATER MAIN THURST BLOCK
			WATER METER
			WATER METER (IRRIGATION)
			WATER VALVE

PROJECT NO. 22-005



ENGINEER: G.B.
DRAWN BY: M.W.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JEFFREY H. BATES
No. 9810

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

02-05-2025

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DATE	REVISIONS
12/31/24	10TH Submittal
2/04/24	Landscape plan revisions
2/05/24	11TH Submittal

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT

UTILITY PLAN WATER

BENTONVILLE, ARKANSAS

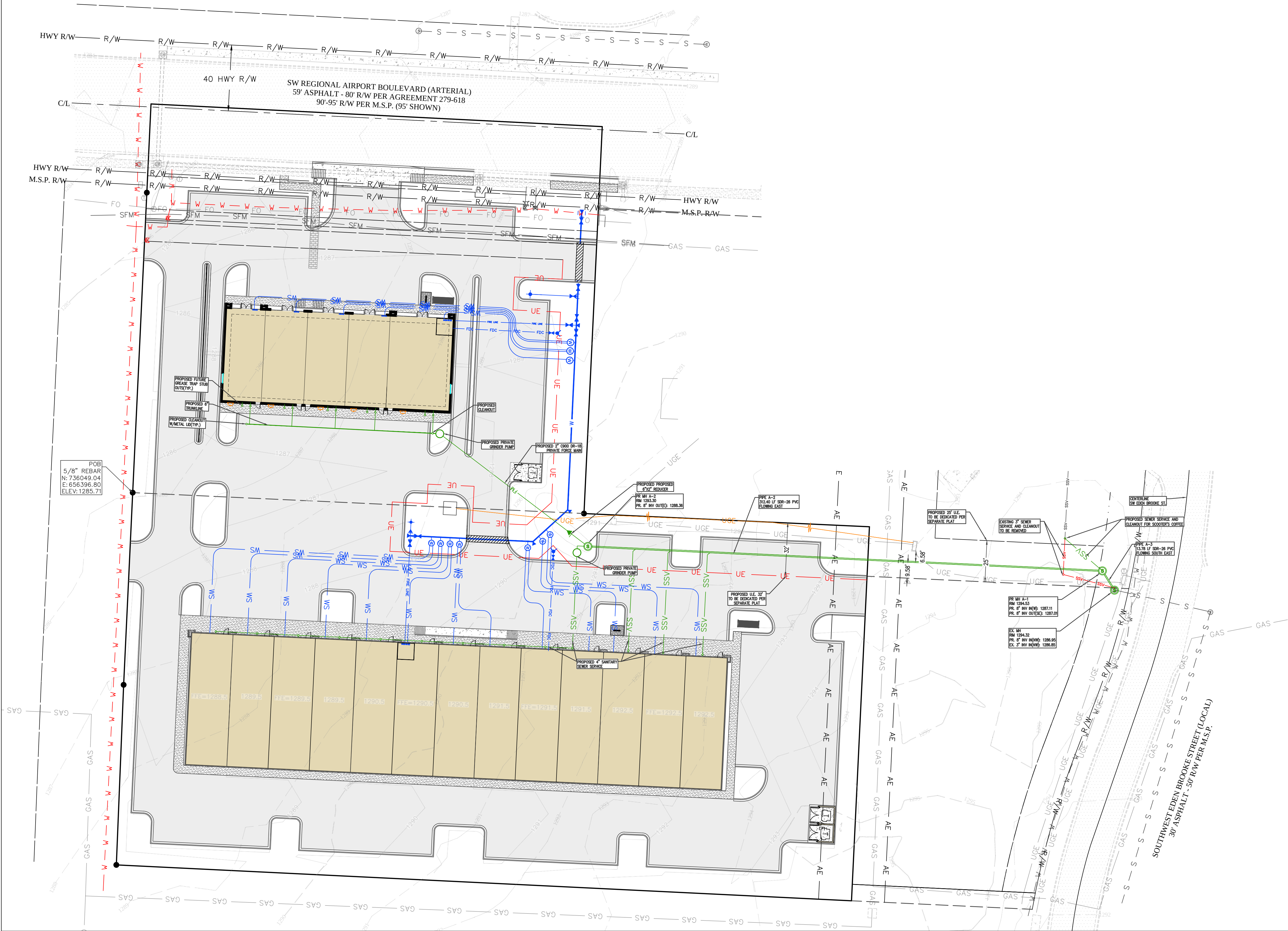
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PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 22-005

DRAWING NO. 04.2



REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND EROSION RESISTANCE MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

CONSTRUCTION NOTES:

- GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
- ALL GRADED AREAS SHALL HAVE SEED, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
- ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
- ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

SEDIMENT & EROSION CONTROL NOTES:

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF BENTONVILLE REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

ADA NOTES:

- CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
- MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%.
- INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.

ROOF DRAIN NOTES:

- IF ROOF DRAINS ARE NOT PROPOSED, PROVIDE SPLASH GUARDS BELOW ALL DOWNSPOUTS UNLESS THEY DISCHARGE ON PAVEMENT.

DEWATERING NOTES (IF REQUIRED):

- Water should not be pumped directly into slopes.
- Dewatering activities should be directed to a wooded buffer, if available.
- It is important to pay special attention and discontinue dewatering if the area shows signs of instability or erosion.
- Channels used for dewatering must be stable and better if they have been protected with grass or vegetation.
- You should avoid dewatering under heavy rains because the infiltration rate is at a minimum and water will move slower or just the dewatering process will not function.
- Never discharge water that has been contaminated with oil, grease, chemical products directly. In such instances, an oil/water separator may be necessary.
- Additional permits and requirements might be needed from the state, local, or federal agencies.
- It is important to understand the water table conditions in the area, perhaps the underground water is always near the surface, so your plan might not work.
- Sump pumps are the most common dewatering technique but it can handle only a small volume of water.

EROSION CONTROL LEGEND

	CONCRETE WASHOUT
	SWPPP POSTING & BOX
	SILT FENCE / SWPP BOUNDARY
	RIP-RAP CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE

SEEDING RATES:

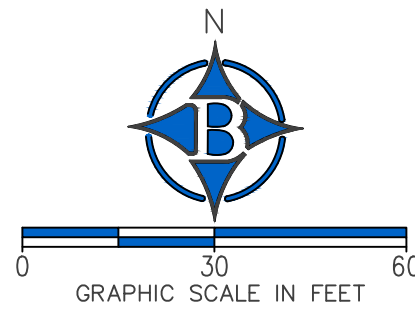
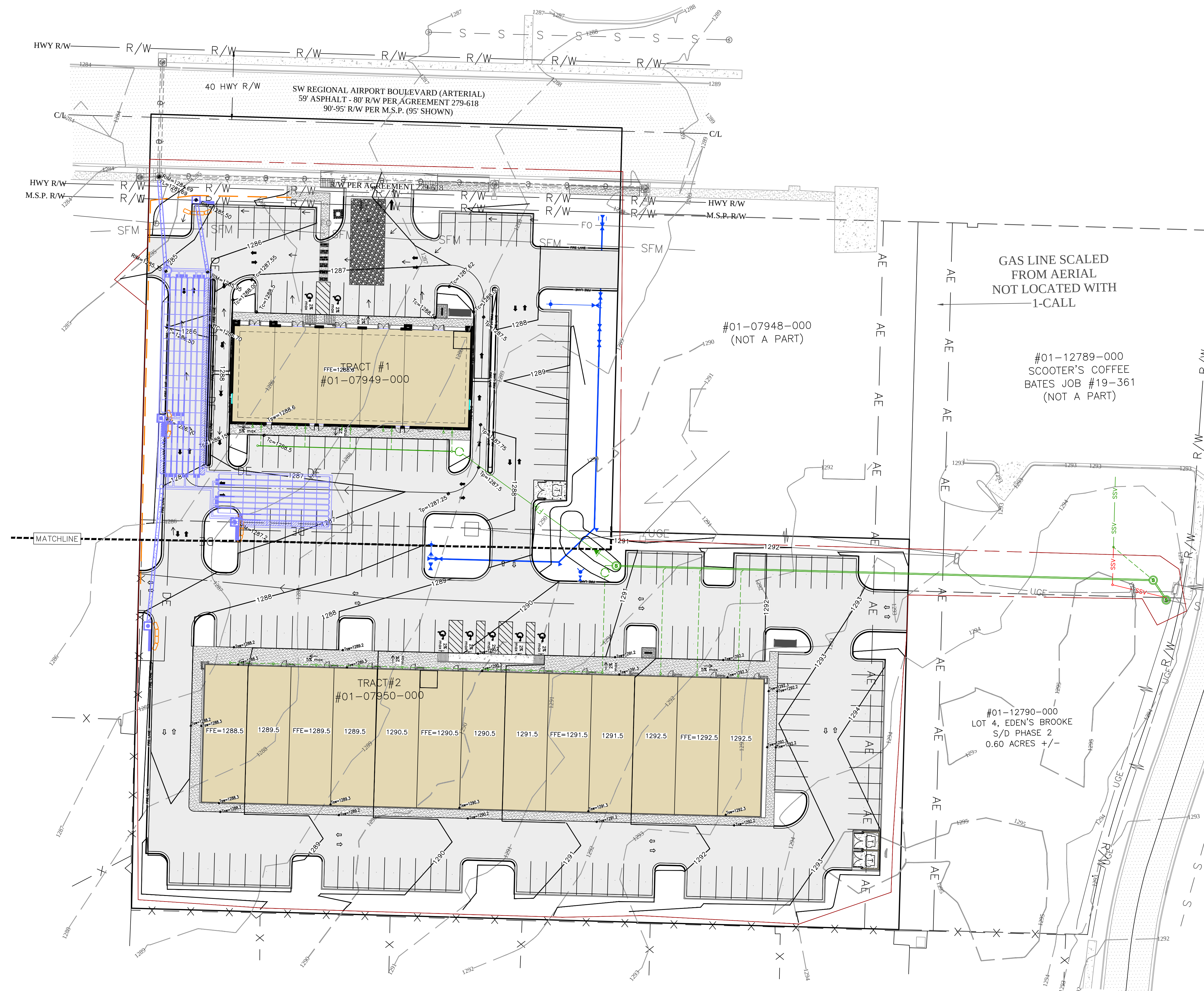
(Maximum 3:1)

Date	Type:	Planting Rate
Aug 15 - Nov 1	Tall Fescue or Hard Fescue	300 lb./acre
Nov 1 - Mar 1	Tall Fescue and Abruzzi Rye or Annual Rye	300 lb./acre
Mar 1 - Apr 15	Tall Fescue or Hard Fescue	300 lb./acre
Apr 15 - June 30	Hulled Common Bermuda grass, Weeping Love Grass	25 lb./acre
July 15 - Aug 15	Tall Fescue and ***Browntop Millet ***or Sorghum-Sudan Hybrids	35 lb./acre

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions, other seeding rate combinations are possible.

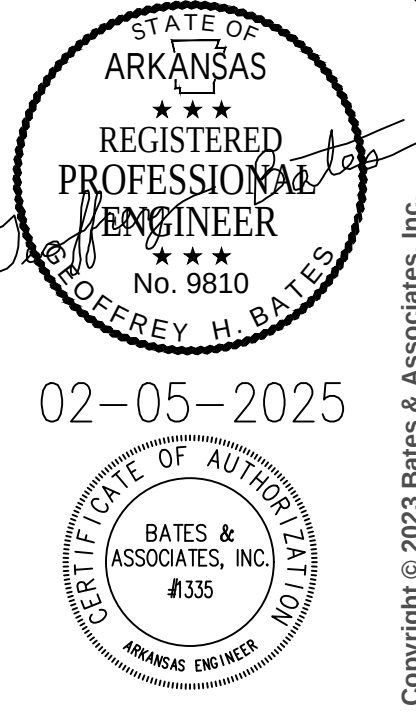
***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.

NOTE TO CONTRACTOR:
ALL UTILITIES MUST BE POTHOLED BEFORE GRADING



ENGINEER: G.B.

DRAWN BY: M.W.



DATE	REVISIONS
12/31/24	10TH Submittal
2/04/24	Landscape plan revisions
2/05/24	11TH Submittal

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
GRADING PLAN OVERALL
BENTONVILLE, ARKANSAS



PROJECT NO. 22-005

DRAWING NO.

05.0

- PERMANENT IMPROVEMENTS; PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
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	SWPPP POSTING & BOX
	SILT FENCE / SWPP BOUNDARY
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	LIMITS OF DISTURBANCE

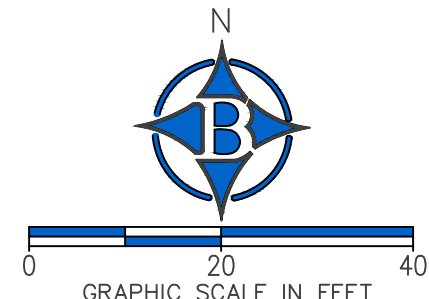
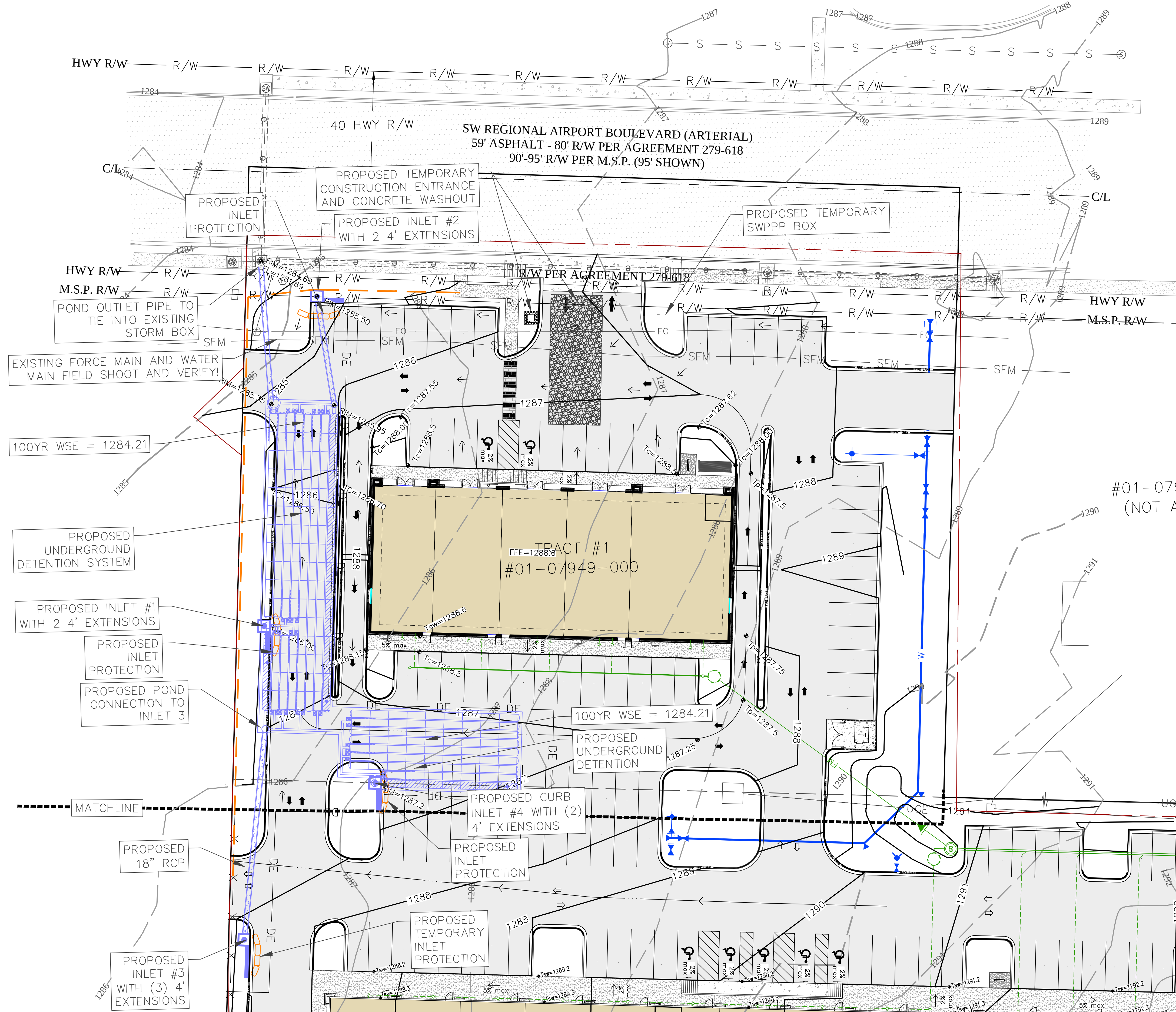
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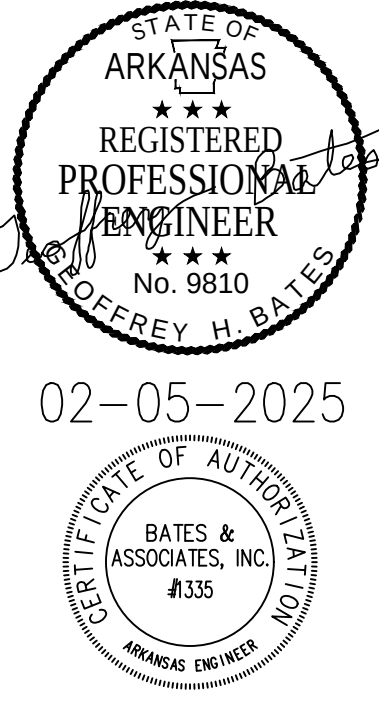
***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.

NOTE TO CONTRACTOR:
ALL UTILITIES MUST BE POTHOLED BEFORE GRADING



ENGINEER: G.B.

DRAWN BY: M.W.

[illegible]

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT

SWPPP & GRADING PLAN NORTH
BENTONVILLE, ARKANSAS



B A T E S

Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.

05.1

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

- CONSTRUCTION NOTES:
- GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
 - ALL GRADED AREAS SHALL HAVE SEED, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
 - ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
 - ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

DEWATERING NOTES (IF REQUIRED):

- Water should not be pumped directly into slopes.
- Dewatering activities should be directed to a wooded buffer, if available.
- It is important to pay special attention and discontinue dewatering if the area shows signs of instability or erosion.
- Channels used for dewatering must be stable and better if they have been protected with grass or vegetation.
- You should avoid dewatering under heavy rains because the infiltration rate is at a minimum and water will move slower or just the dewatering process will not function.
- Never discharge water that has been contaminated with oil, grease, chemical products directly. In such instances, an oil/water separator may be necessary.
- Additional permits and requirements might be needed from the state, local, or federal agencies.
- It is important to understand the water table conditions in the area, perhaps the underground water is always near the surface, so your plan might not work.
- Sump pumps are the most common dewatering technique but it can handle only a small volume of water.

SEEDING RATES:

(Maximum 3:1)

Date	Type+	Planting Rate
Aug 15 - Nov 1	Tall Fescue or Hard Fescue	300 lb./acre
Nov 1 - Mar 1	Tall Fescue and Abruzzi Rye or Annual Rye	300 lb./acre
Mar 1 - Apr 15	Tall Fescue or Hard Fescue	300 lb./acre
Apr 15 - June 30	Hulled Common Bermuda grass, Weeping Love Grass	25 lb./acre
July 15 - Aug 15	Tall Fescue and ***Browntop Millet ***or Sorghum-Sudan Hybrids	35 lb./acre

Consult City or ADEQ for additional alternatives for vegetating denuded areas. The above vegetation rates are those which do well under local conditions; other seeding rate combinations are possible.

***Temporary - Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.

SEDIMENT & EROSION CONTROL NOTES:

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF BENTONVILLE REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

ADA NOTES:

- CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
- MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%.
- INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.

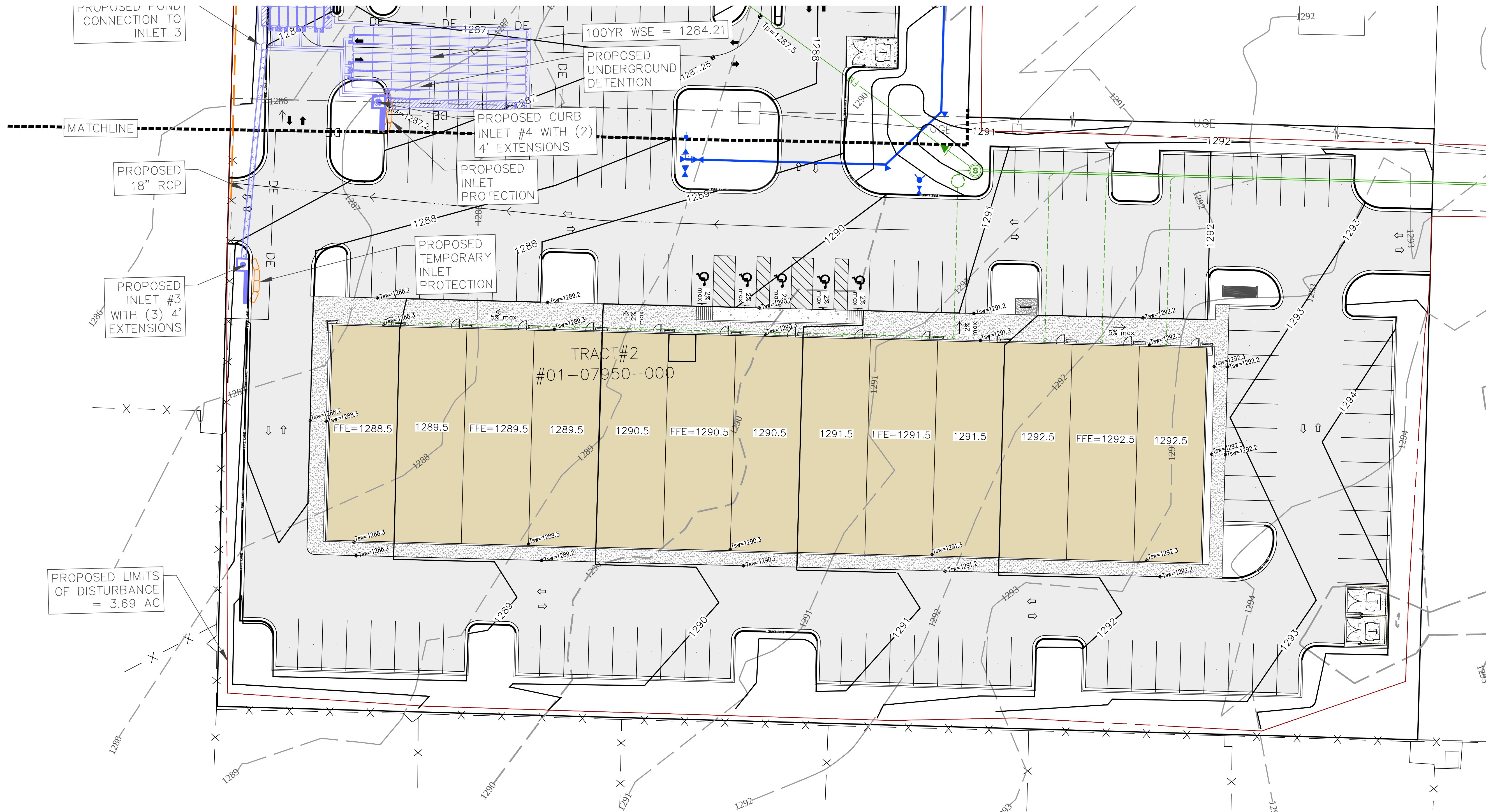
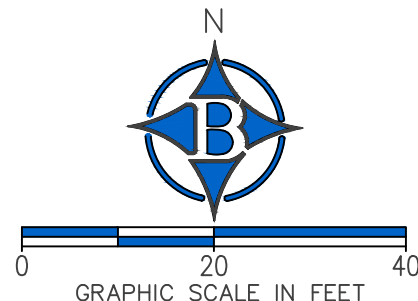
ROOF DRAIN NOTES:

- IF ROOF DRAINS ARE NOT PROPOSED, PROVIDE SPLASH GUARDS BELOW ALL DOWNSPOUTS UNLESS THEY DISCHARGE ON PAVEMENT.

EROSION CONTROL LEGEND

	CONCRETE WASHOUT
	SWPPP POSTING & BOX
	SILT FENCE / SWPP BOUNDARY
	RIP-RAP CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE

TOTAL SITE ACREAGE: 3.80 AC
LIMITS IF DISTURBANCE: 1.82 AC



ENGINEER: G.B.
DRAWN BY: M.W.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
JOSEPH H. BATES

02-05-2025

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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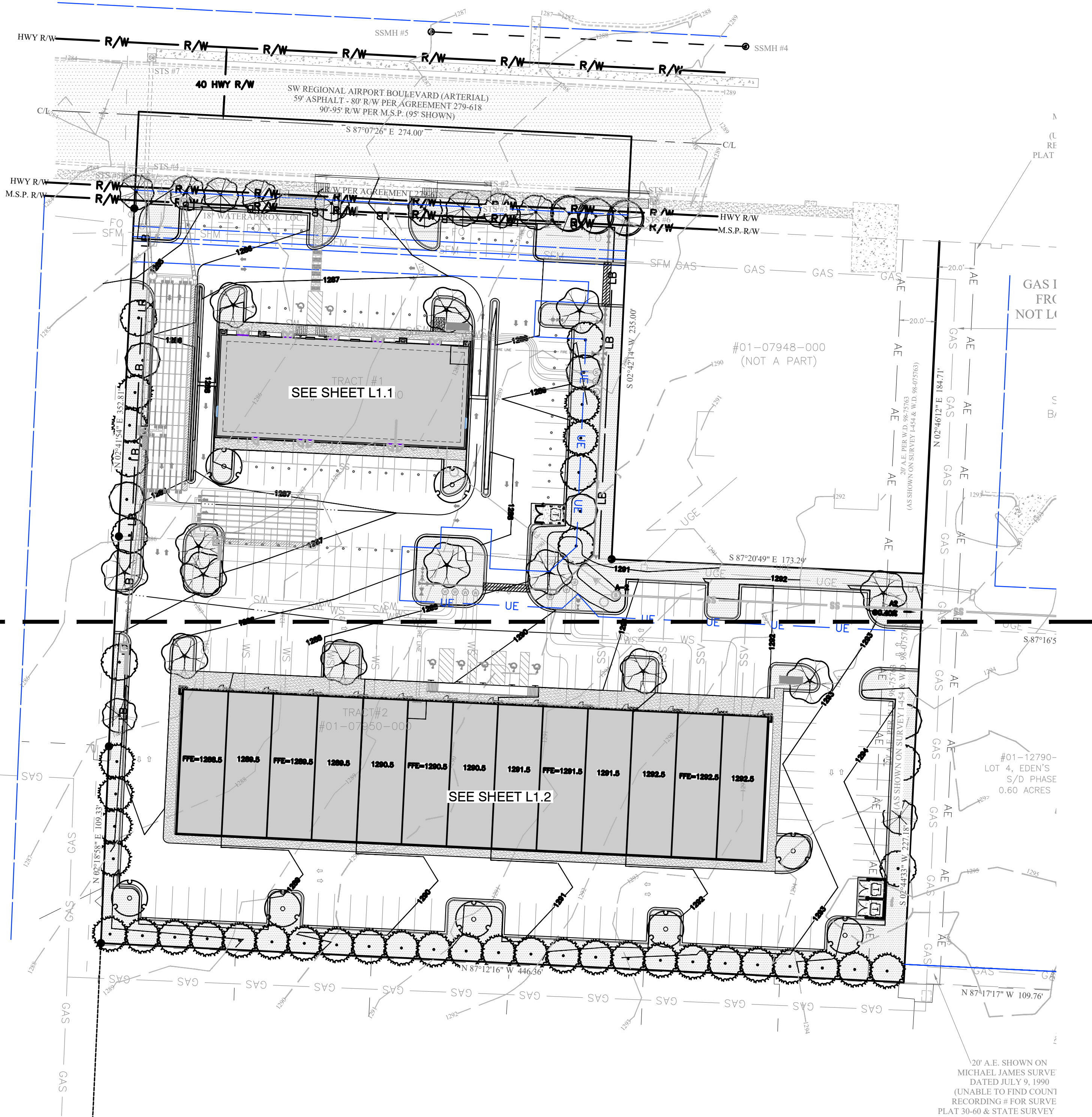
DATE	REVISIONS
12/31/24	
2/04/24	
2/05/24	
10TH Submittal	
Landscape plan revisions	
11TH Submittal	

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
SWPPP & GRADING PLAN SOUTH
BENTONVILLE, ARKANSAS

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PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
05.2

MATCHLINE
SEE SHEET L1.1
SEE SHEET L1.2



LANDSCAPE PLAN GENERAL NOTES

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. UNDER NO CIRCUMSTANCES 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 LANDSCAPED AREAS NOT DESIGNATED TO BE SOODED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING 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 MATERIAL AND DEBRIS I.E. GRAVEL 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 BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
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19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30' AND 60' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

NORTH BUILDING LANDSCAPE

STREET FRONTAGE BUFFER PRIVATE DRIVE 244 LF	12 TREES REQUIRED	0 TREES PROVIDED***
PERIMETER LANDSCAPING 1 TREE PER 50 LF EAST BOUNDARIES 352 LF WEST BOUNDARIES 352 LF SOUTH BOUNDARIES 274 LF	7 TREES REQUIRED 7 TREES REQUIRED N/A***	7 TREES PROVIDED 7 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 24,326 SF	8% GREENSPACE REQUIRED** 24,326 x .08 = 1,216 GREENSPACE REQUIRED	3,135 (12.8%) SF PROVIDED 7 TREES PROVIDED***
EXTERNAL PLANTING	11 TREES REQUIRED	
SCREENING	NORTH BOUNDARY 168 TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS
***SOUTHERN BOUNDARY IS A PHASE LINE AND IS NOT REQUIRED TO HAVE PERIMETER TREES

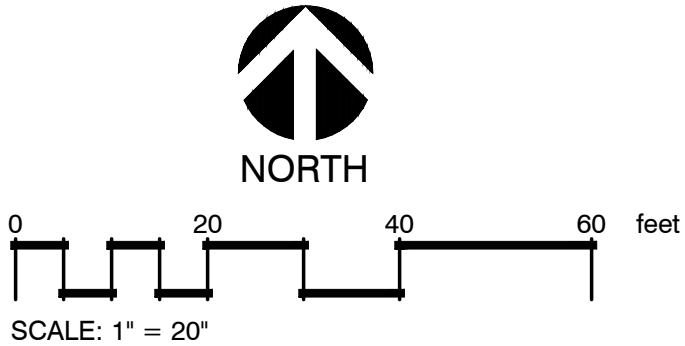
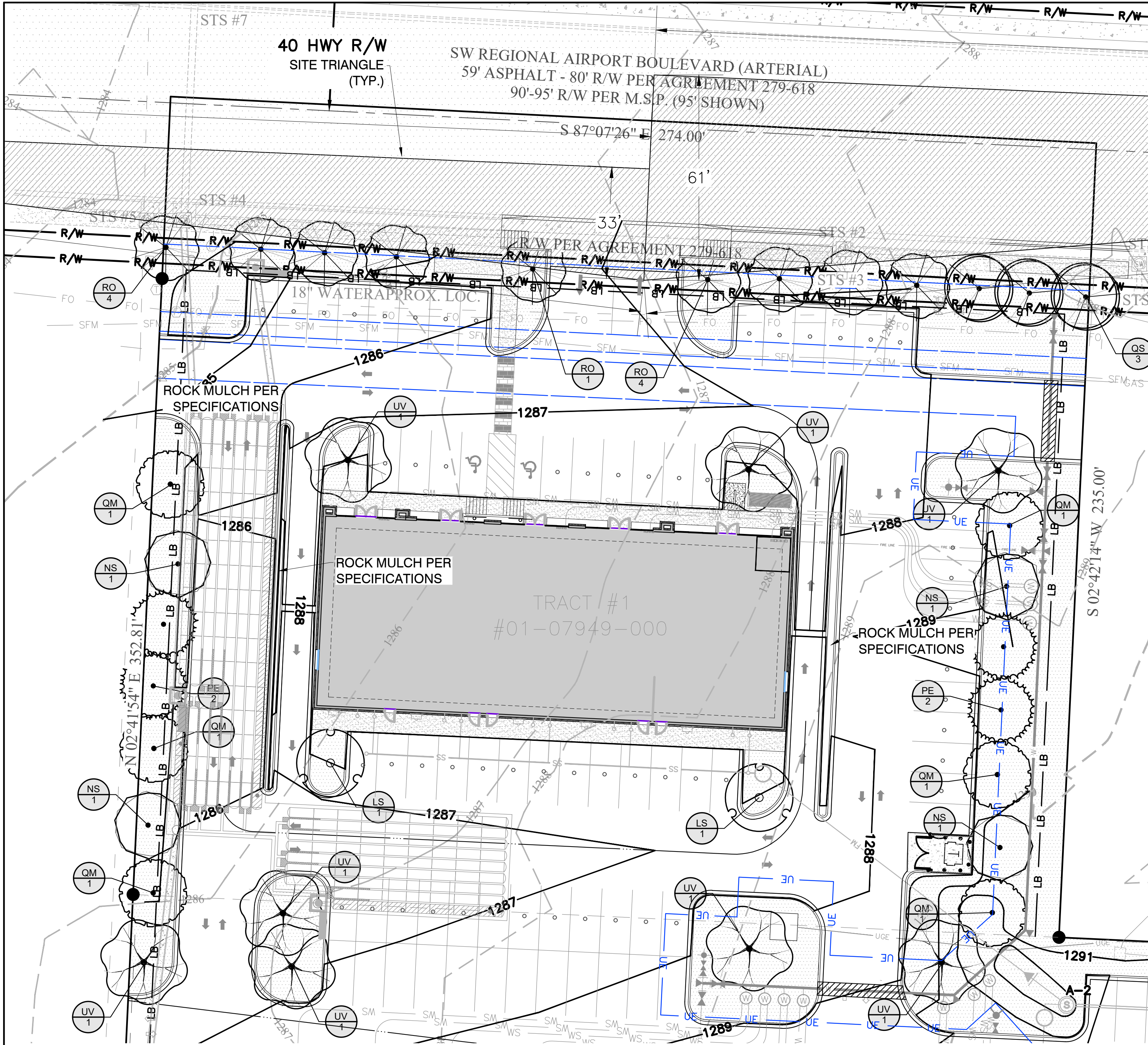
SOUTH BUILDING LANDSCAPE

STREET FRONTAGE BUFFER N/A*	0 TREES REQUIRED	0 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF EAST BOUNDARIES 213 LF WEST BOUNDARIES 213 LF	4 TREES REQUIRED 4 TREES REQUIRED	4 TREES PROVIDED 4 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 42,128 SF	8% GREENSPACE REQUIRED** 42,128 x .08 = 3,370 GREENSPACE REQUIRED	4676 (11.1%) SF PROVIDED 7 TREES PROVIDED***
EXTERNAL PLANTING	11 TREES REQUIRED	
SCREENING	SOUTH BOUNDARY 168 TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*LOT DOES NT FRONT A PUBLIC OR PRIVATE STREET
**SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES

DATE	REVISIONS
03/22/24	1ST PAC Submittal
04/08/24	2ND PAC Submittal
05/24/24	COB 1ST Submittal
06/19/24	COB 2ND Submittal
07/03/24	COB 3RD Submittal
07/19/24	COB 4TH Submittal
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08/29/24	ADH/AR/OT/DRAINAGE REVISIONS
09/25/24	7TH SUBMITAL

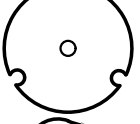
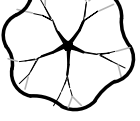
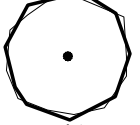
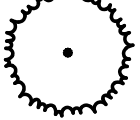
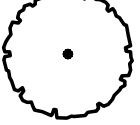
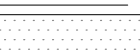
SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
OVERALL LANDSCAPE
PLAN
BENTONVILLE, ARKANSAS



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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CALIPER</u>	<u>ROOT</u>	<u>HEIGHT</u>	<u>QTY</u>	
PARKING LOT TREES							
	LS	Liquidambar rotundiloba / Sweet Gum	2.5" Cal.	B&B or Cont.	8' min.	8	
	UV	Ulmus americana `Valley Forge` / American Elm	2.5" Cal.	B&B or Cont.	8' min.	13	
PERIMETER TREES							
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	5	
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	8' min.	33	
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	8' min.	9	
STREET TREES							
	RO	Quercus rubra / Red Oak	4" Cal.	B&B	10` min.	11	
	QS	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	8' minimum	3	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>					<u>QTY</u>
SOD/SEED							
	CT3	Cynodon dactylon `Tif 419` / Bermuda Grass Sod					30,480 sf

ENGINEER: G.B.
DRAWN BY: JWC

2/3/2025
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

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DATE	REVISIONS
03/22/24	1ST PAC Submittal
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05/24/24	COB 1ST Submittal
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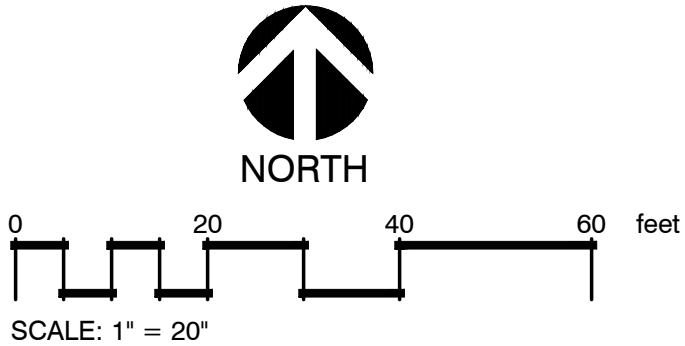
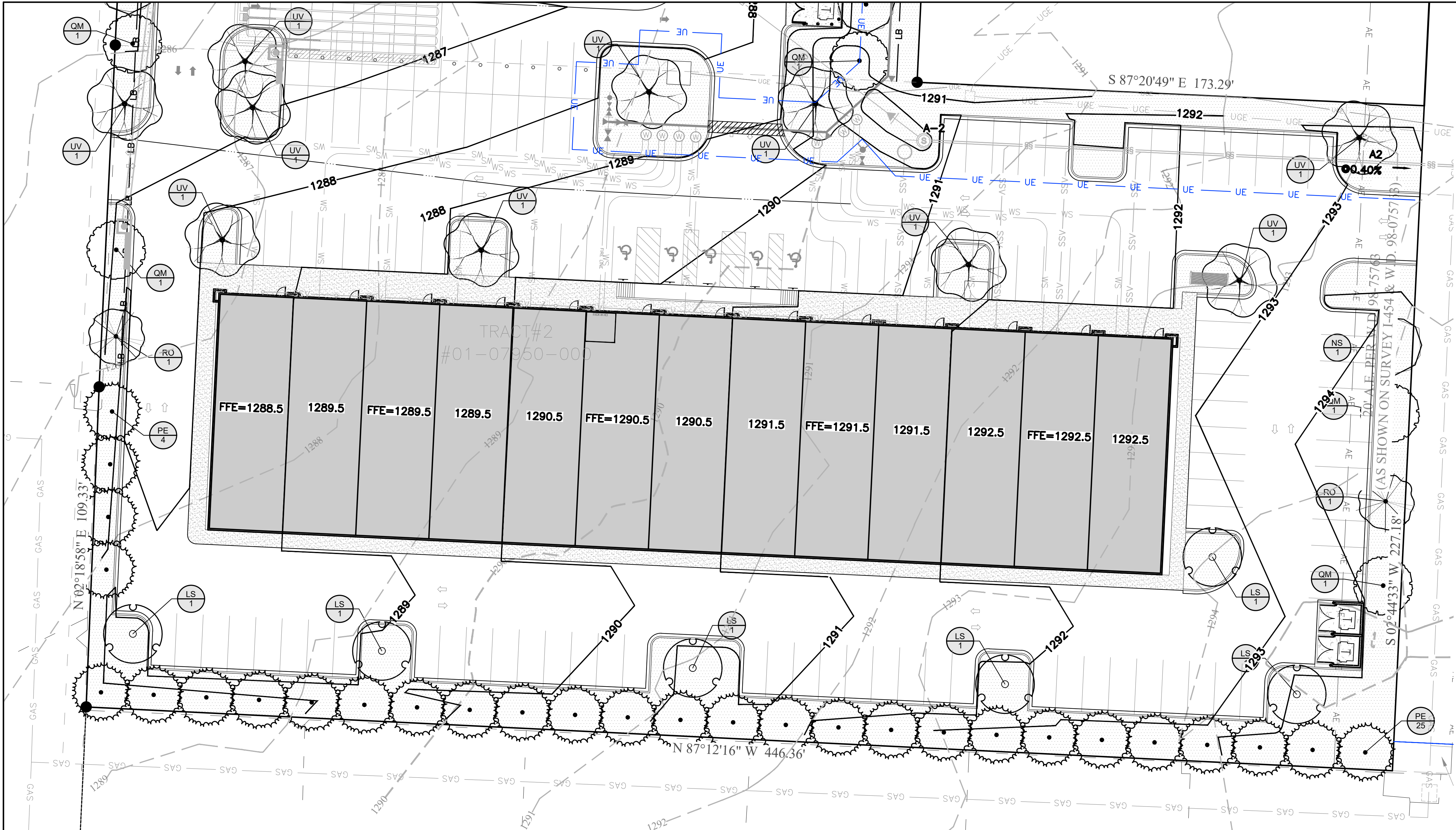
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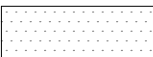
DRAWING NO.
L1.1



Know what's below.
Call before you dig.



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CALIPER</u>	<u>ROOT</u>	<u>HEIGHT</u>	<u>QTY</u>
<u>PARKING LOT TREES</u>						
	LS	Liquidambar rotundiloba / Sweet Gum	2.5" Cal.	B&B or Cont.	8' min.	8
	UV	Ulmus americana "Valley Forge" / American Elm	2.5" Cal.	B&B or Cont.	8' min.	13
<u>PERIMETER TREES</u>						
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	5
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	8' min.	33
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<u>STREET TREES</u>						
	RO	Quercus rubra / Red Oak	4" Cal.	B&B	10' min.	11
	QS	Quercus shumardii / Shumard Red Oak	B & B	2" Cal	8' minimum	3
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>				<u>QTY</u>
<u>SOD/SEED</u>						
	CT3	Cynodon dactylon "Tif 419" / Bermuda Grass Sod				30,480 sf

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- 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.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- 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.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- 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 MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- 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.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30' AND 60' IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ENGINEER: C.B.
DRAWN BY: JWC

2/3/2025
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

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REVISIONS	DATE
1ST PAC Submittal	03/22/24
2ND PAC Submittal	04/06/24
COB 1ST Submittal	05/24/24
COB 2ND Submittal	06/19/24
COB 3RD Submittal	07/03/24
COB 4TH Submittal	07/19/24
WATER/SEWER CALLOUT REVISIONS	08/02/24
ADH/ARODT/DRAINAGE REVISIONS	08/29/24
7TH SUBMITTAL	09/26/24

SW REGIONAL COMMERCIAL
LARGE SCALE DEVELOPMENT
LANDSCAPE
PLAN
BENTONVILLE, ARKANSAS

Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
L1.2

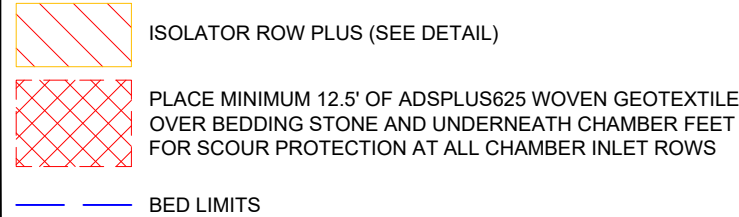


Know what's below.
Call before you dig.

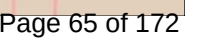
201	STORMTECH SC-310 CHAMBERS
42	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
7,275	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
5887	SYSTEM AREA (ft²)
502	SYSTEM PERIMETER (ft)

1291.83	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
1285.83	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
1285.33	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
1285.33	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
1285.33	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
1284.33	TOP OF STONE
1283.83	TOP OF SC-310 CHAMBER
1282.79	8" TOP MANIFOLD INVERT
1282.58	12" ISOLATOR ROW PLUS CONNECTION INVERT
1282.58	12" BOTTOM CONNECTION INVERT
1282.50	BOTTOM OF SC-310 CHAMBER
1282.00	UNDERDRAIN INVERT
1282.00	BOTTOM OF STONE

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.



WORK:



STANDARD INSTALLATION NOTES
TYPICAL ALL LOCATIONS

PRIMARY CONDUIT:

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

SECONDARY CONDUIT:

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

STREET LIGHTS:

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

SINGLE PHASE TRANSFORMERS:

- 11) INSTALL TRANSFORMER PADS AND CONDUITS PER BEUD SPEC DS-1405/1406.
- 12) INSTALL TRANSFORMER PADS AND CONDUITS PER BEUD SPEC DS-1405/1407.

SECONDARY JUNCTION BOXES:

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

STUB-OUTS:

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

THREE PHASE TRANSFORMERS:

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

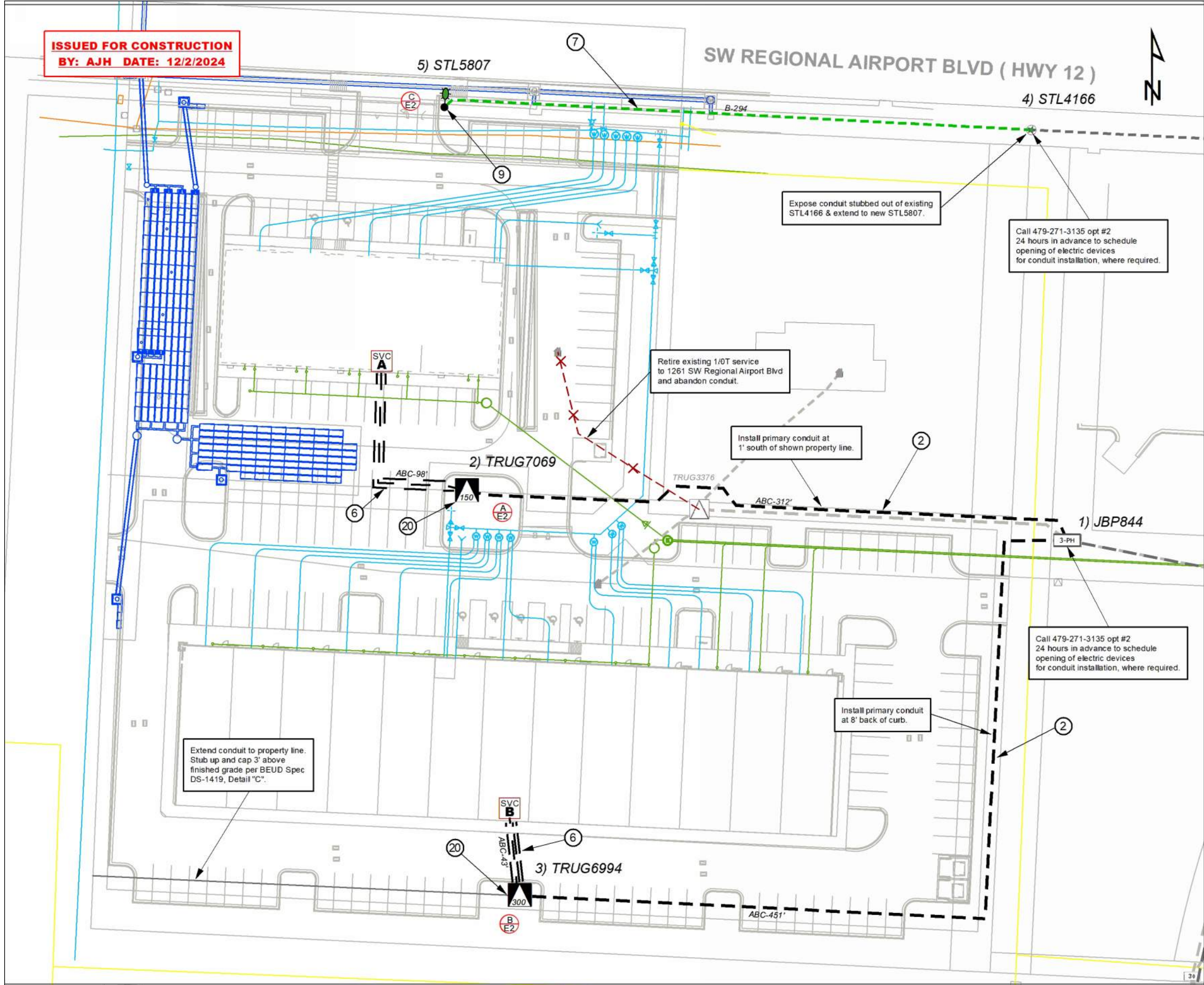
PRIMARY JUNCTION BOXES:

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

MISCELLANEOUS:

- 27) CONDUITS AND CONDUCTORS BY CONTRACTOR

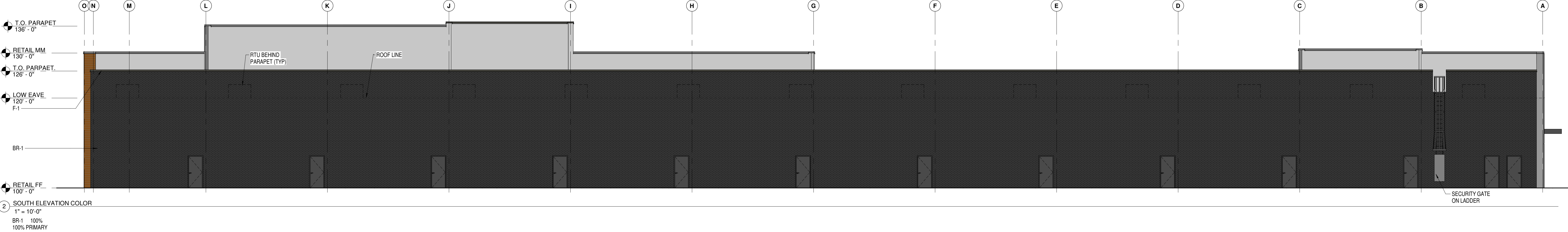
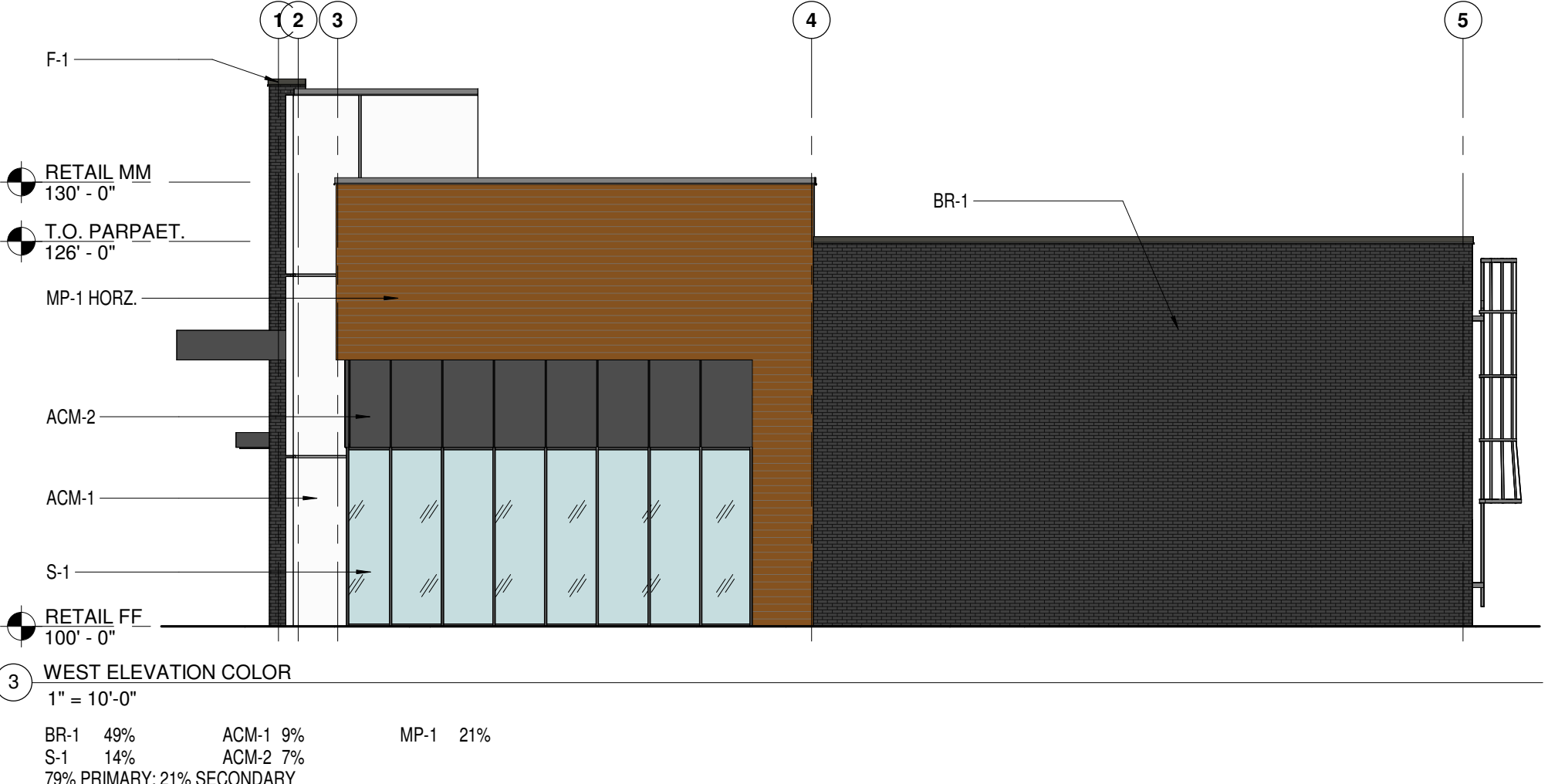
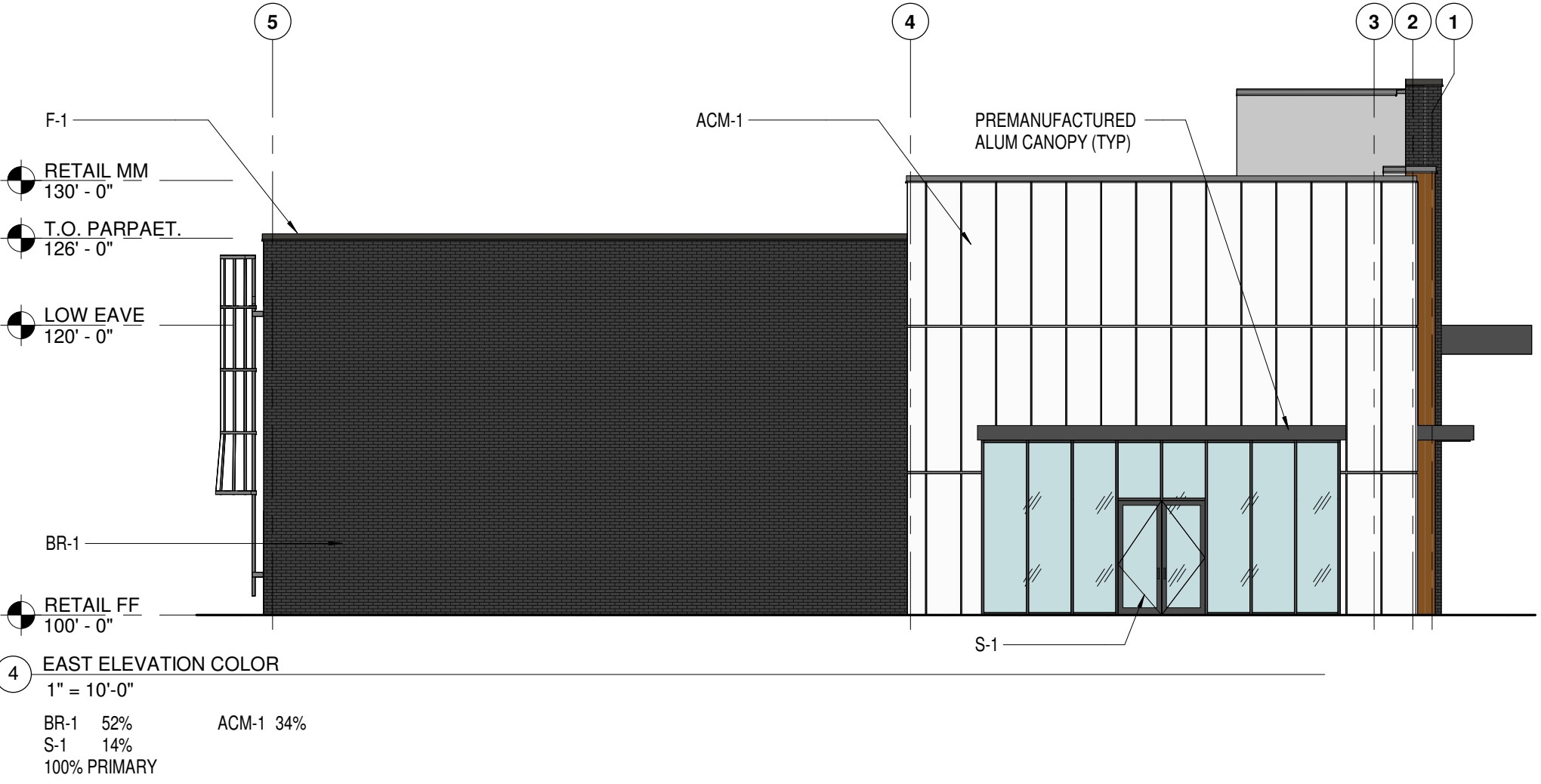
X = DETAIL LETTER
= DETAIL PAGE NUMBER



Electric
Layout

SW Regional Commercial
1261 SW Regional Airport

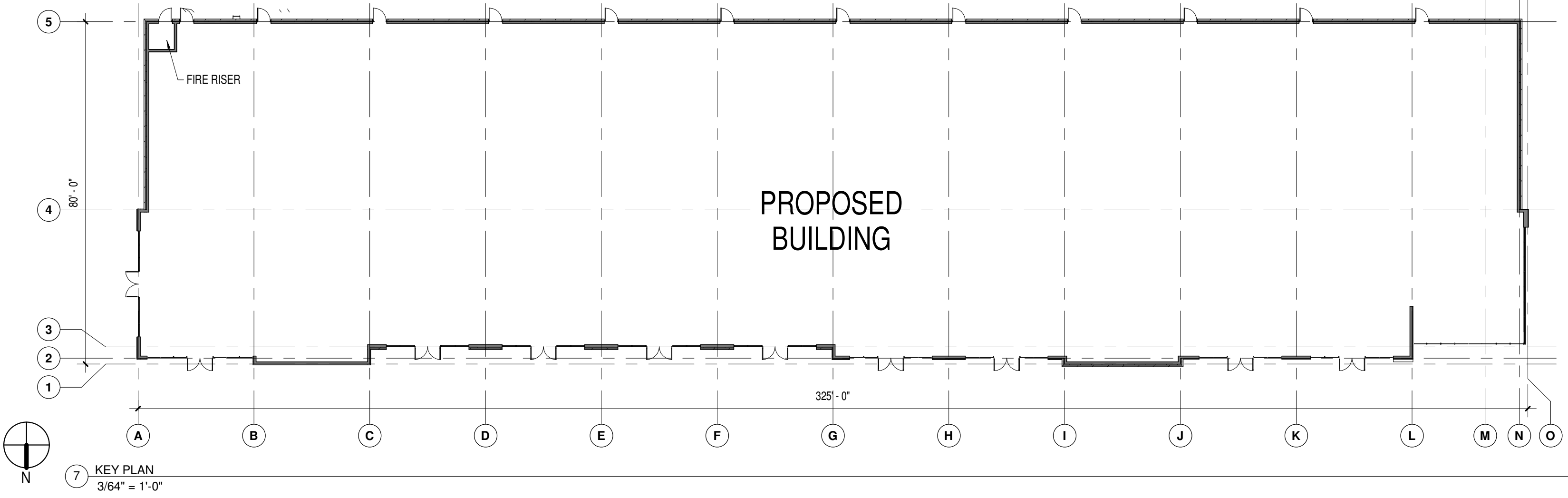
Date: 12/02/2024
W/O #: WF1144550
WO Chg:
Drawn: JDM
Checked: AJH
TRAKIT: LSD24-0026



CODE ANALYSIS:
PROJECT LOCATION: BENTONVILLE, AR
ZONING: C-1
APPLICABLE CODES:
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
BUILDING CODE
City of Bentonville Amendments to the 2021 Arkansas Fire Prevention Code Vol 1 (Fire)
2021 Arkansas Fire Prevention Code Vol I (Fire)
2021 Arkansas Fire Prevention Code Vol II (Building)
2021 Arkansas Fire Prevention Code Vol III (Residential)
PLUMBING CODE:
2018 PLUMBING CODE (APC)
FUEL GAS CODE:
2018 FUEL GAS CODE (AFGC)
MECHANICAL CODE:
2021 MECHANICAL CODE (AMC)
ELECTRICAL CODE:
2020 NATIONAL ELECTRIC CODE (NEC)
OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117.1
FIRE PROTECTION:
REQUIRED: YES
PROPOSED: YES
HISTORIC: ☐ YES
☒ NO

TYPE OF CONSTRUCTION: IIB
BUILDING OCCUPANCY TYPE: B (BUSINESS)
GENERAL BUILDING HEIGHT & AREA:
ALLOWABLE HEIGHT (FEET) 75FT
PROPOSED HEIGHT (FEET) 24FT
ALLOWABLE STORIES (FEET) 4
PROPOSED STORIES (FEET) 1
ALLOWABLE AREA PER FLOOR 92,000 SF (SM-1; MAX 1 STORY)
PROPOSED AREA PER FLOOR 26,000 SF

BR-1 BRICK MATERIAL: BRICK VENEER; COLOR: BLACK HILLS VELOUR MNF: GLEN GERY BRICK		MP-1 FOLDED METAL PANEL MATERIAL: FOLDED METAL PANEL COLOR: HEARTWOOD MNF: LUX ARCHITECTURAL PRODUCTS	
ACM-1 ACM METAL PANEL MATERIAL: ACM METAL PANEL COLOR: MARKET PEARL WHITE MICA MNF: ALLUCOBOND		F-1 DOWNSPOUT & GUTTER MATERIAL: ALUM COLOR: BLACK MNF: TBD	
ACM-2 ACM METAL PANEL MATERIAL: ACM METAL PANEL COLOR: ANTHRACITE SILVER METALIC MNF: ALLUCOBOND		S-1 STOREFRONT MATERIAL: ALUM COLOR: BLACK MNF: TBD	





Binkleman Property, Lots 4-7

800 & 802 Northwest D Street

PC Date: 11/4/2025

Staff Report Details

Project Number	LS25-0031
Applicant / Current Owner	Bates & Associates / Southern Sights LLC & Mark Haney
Site Area	+/- [1.33] 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	RZ25-0031 and RZ25-0032 (R-1 to DN-2 approved)

Property Description

Lot Split: Lots 2 & 3 of Binkleman Property, Creating Lots 4, 5, 6, & 7 of Binkleman Property. 800 & 802 Northwest D Street, DN-2, Downtown Medium Density Residential, LS25-0031.

A Lot Split of Lots 2 and 3 of Binkleman Property, Creating Lots 4, 5, 6, and 7 of Binkleman Property. A variable width access easement is being dedicated within parts of Lots 5 and 6. A 10-foot-wide utility easement is also being dedicated along the west property line of all four lots.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Lot split is currently upstream of a public sewer interceptor line that is at capacity. As such, this lot split cannot be approved by Bentonville Water Utilities until there is adequate downstream sewer capacity. Based on the review criteria in Section 600.01(c) of the Land Development Code, the City cannot approve an incidental subdivision or lot split that creates a significant increase in public service requirements or interferes with our ability to maintain existing service levels.

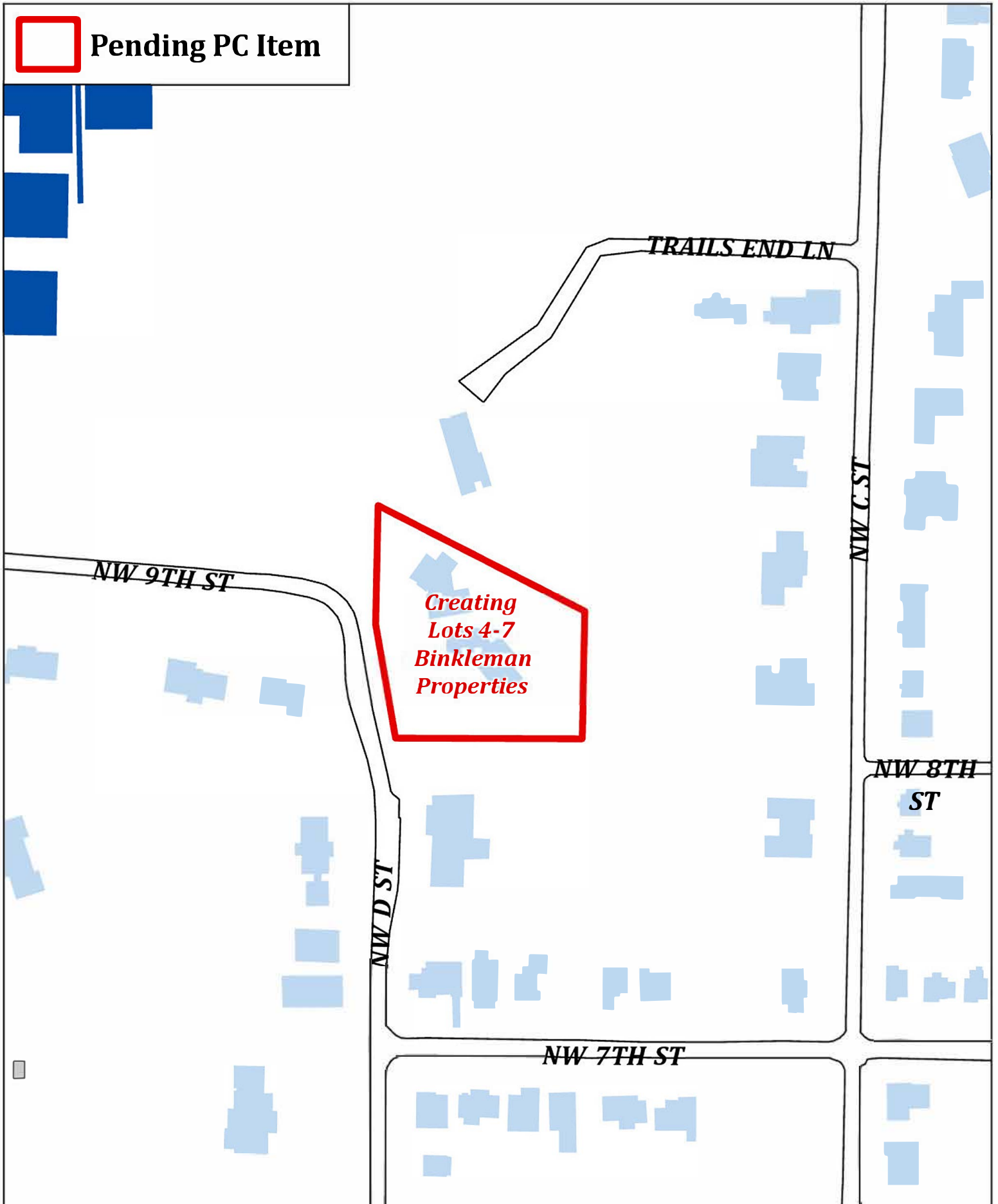
Conclusion

Due to the sewer constraints downstream, staff does not recommend approval pursuant to approval criteria of Section 600.01(c) of the Development Code: *"The proposed incidental subdivision will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels."* (See Attachment 1)

Additional Details



Pending PC Item



LS25-0031

***Creating Lots 4-7 Binkleman Property
800 & 802 NW D St***



Sec 600.01 Applicability Of Incidental Subdivision Regulations

For the purposes of these regulations, incidental subdivisions are subdivisions and plats that meet the following criteria:

- (a) No new street or alley is required or proposed. A new street or alley shall not be required when the existing street infrastructure can adequately accommodate traffic generated by the incidental subdivision.
- (b) No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- (c) The proposed incidental subdivision will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
- (d) There is adequate street right-of-way as required by these regulations and the Master Street Plan.
- (e) All easement requirements have been satisfied.
- (f) All lots created by such split or readjustment shall meet the requirements and standards of Sec. 1100.10 *Lot Standards*.
- (g) No substandard sized lots or parcels shall be created.
- (h) No waivers or variances from these regulations are requested.
- (i) All lots created by such split or readjustment shall have direct access to public water and sewer or an approved source of water and/or sewer, and electric.

Exemptions: Unplatted A-1 zoned property shall be exempt from these requirements when remaining lots are five acres or more and no new streets are required or proposed.

(Ord. No. 2019-57, § 6, 4-9-2019)

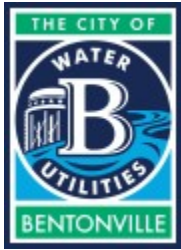
HISTORY

Amended by Ord. [2022-175](#) on 9/13/2022

Sec 600.02 Types Of Incidental Subdivisions

- (a) *Lot split.* A lot split is the platting or subdivision of a lot, tract or parcel located within the planning area that meet the following conditions:
- (1) Creates three (3) lots or less;
 - (2) Rights-of-way and/or utility easements are being dedicated to the city;
 - (3) The original lot has not been split more than three times; and
 - (4) Meets all of the applicability requirements in Section 600.01.
- (b) *Informal plat.* An informal plat is the platting or subdivision of a lot, tract, or parcel within the planning area that meet the following conditions:
- (1) Creates two or more new lots;
 - (2) Does not require dedications, vacations, reservations, changes in alignment of easements or rights-of-ways, street improvements, variances, waivers, or extensions of utilities; and
 - (3) Meets all of the applicability requirements in Section 600.01.
- (c) *Property line adjustment.* A property line adjustment in which a property line(s) is moved or relocated but does not create an additional lot. A property line adjustment may or may not dedicate right-of-way and/or utility easements.
- (d) *Correction plat.* A correction plat in which a correction to an existing plat is necessary due to an incorrect legal description or scrivener errors. The correction plat does not change the boundaries, does not change the subdivision name and does not create new lots. The correction plat may or may not create new utility easements.
- (e) *Easement Plat.* A plat in which only easements and/or dedications are established or altered.

(Ord. No. 2003-100, § 1, 6-10-2003; Ord. No. 2019-57, § 6, 4-9-2019)



Joey Ingle

Assistant Manager- Land Development
Bentonville Water Utilities
City of Bentonville
479-271-3140

From: Joey Ingle

Sent: Friday, August 15, 2025 4:05 PM

Subject: Bentonville Sewer Capacity Update – Current Data, Policies, and Project Planning

To our AEC partners in Bentonville's development community:

Several sewer basins in Bentonville are at or near capacity, which affects how and when certain projects can move forward. This update gives you the most current capacity data, development policies, and project timelines so you can plan with clarity and avoid unnecessary delays. By sharing the same capacity data and planning details the City uses, we can better align our efforts with yours. This partnership helps ensure that projects are designed with current conditions in mind, that potential challenges are identified early, and that growth moves forward in a way that works for both the development community and the residents of Bentonville.

Sewer Capacity Map – Now Available in the Public GIS Map

To provide better and more timely information to our AEC partners, the City has added a **Sewer Capacity** layer to the public GIS map. This interactive map shows the same information we use to evaluate projects, including the results of the 2024 Sewer Capacity Study with updates for 77 projects approved or completed through July 2025.

On the public GIS map, interceptor line sections in the Sewer Capacity layer are color-coded to show their current status:

- **Green** – No surcharge; the line is operating within capacity
- **Blue** – Surcharged because a downstream pipe is also surcharged, which can cause backup
- **Red** – Surcharged due to capacity limits in that section of pipe
- **Black** – Not included in the study or smaller lines feeding the main interceptors

These maps currently cover **four of the city's eight sewer basins**. Additional basins will be incorporated as studies are completed.

Because the public GIS map reflects both the study and later updates, it may differ from the static report. Data is current as of **July 29, 2025**, when the updated model was published.

Links:

- [Interactive GIS Map with Sewer Capacity Layer](#)
- [2025-08-05 Sewer Surcharge Map – PDF](#)
- [2024 Sewer Capacity Study – Full Report](#)

Unstudied lines: Black lines are either interceptor mains in unstudied basins or smaller lines feeding the interceptors. Certain projects meeting the sewer-study threshold must evaluate these segments to confirm no downstream impacts. If prior study data exists, **Bentonville Water**

Utilities (BWU) will share it. The **engineer of record** is responsible for verifying applicability and updating missing information.

Development Policy – Effective August 6, 2025

Single-family on existing platted lots – Always permitted.

Lot splits upstream of a capacity-constrained interceptor – Not permitted unless the owner or developer remediates all downstream capacity constraints. Applies to lot-split applications submitted on or after August 6, 2025.

By-right residential uses in current zoning – Permitted unless the project size triggers a large-scale development or preliminary plat. If triggered, the developer must remediate downstream constraints before approval.

Rezoning – May be approved if consistent with the master land use plan (standard or enhanced review). Staff reports will note any applicable downstream capacity issues.

Projects, Funding, and Sequencing

- **Shewmaker Basin** – Full design underway
- **Townbranch Basin** – Evaluation and preliminary design underway. Full design is in contract negotiations
- **South Basin Lift Station and Gravity Main** – Design firm interviews completed; the design fee is currently unfunded

BWU is actively pursuing funding to move basins already in design into construction and to start design on the remainder. Once funded, consultants will sequence work to deliver immediate capacity where possible.

We are also working with the **Arkansas Department of Health (ADH)** on a potential pathway for private development to proceed in parallel with public upgrades once plans are ADH-approved, a construction timeline is in place, and full funding is secured. Any such approvals would require explicit BWU and ADH case-by-case authorization and may add time to the review process.

This planning is aligned with our long-term framework for serving Bentonville’s full projected build-out based on the recently adopted **Future Land Use Map**.

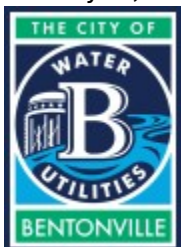
Moving Forward

The GIS layer, updated policies, and project timelines in this message are tools we can all use to keep Bentonville’s growth both responsible and predictable. When these details are built into project planning early, potential capacity concerns can be addressed before they cause delays, helping projects move forward as smoothly as possible.

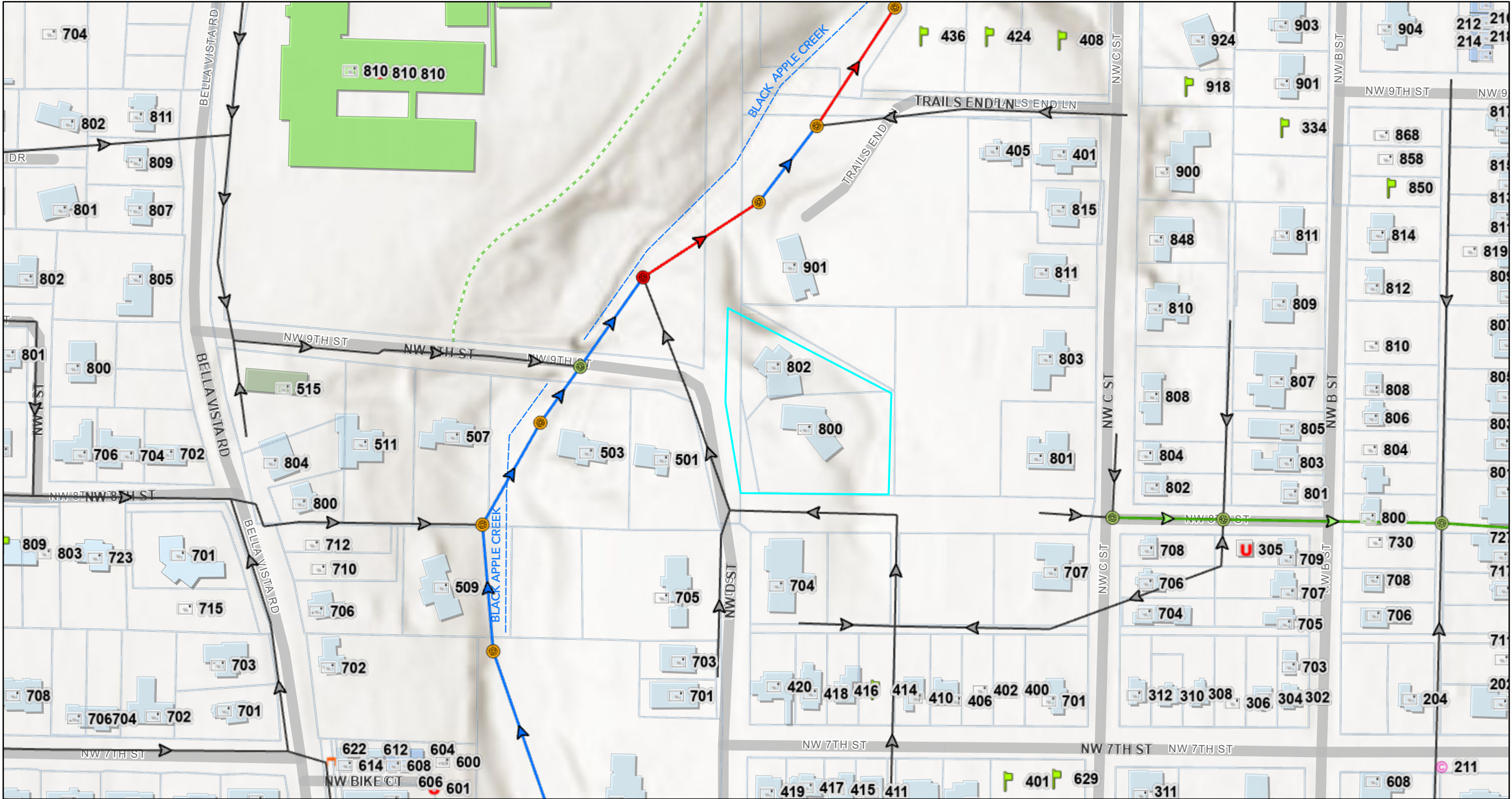
We value the expertise you bring to Bentonville’s development community. By combining your technical knowledge with the City’s long-range infrastructure planning, we can coordinate solutions that work for both individual projects and the community as a whole.

The public GIS will continue to be updated as conditions change and as additional basins are incorporated. For property-specific questions or to discuss a project in the early stages, contact **Bentonville Water Utilities (BWU)** at 479-271-3140.

Thank you,



LS25-0031



10/31/2025, 8:54:18 AM

Address

 Sign

©

Utility address

sGravityMain



No Surcharge

1

Surcharge Due To Downstream Constraint

— Surcharge Due To Capacity

— No Surcharge Data

ssManhole

Manhole at Capacity

⑤ Lest than 3 Ft

Greater than 3 Ft

New Subtype

Tax Parcels

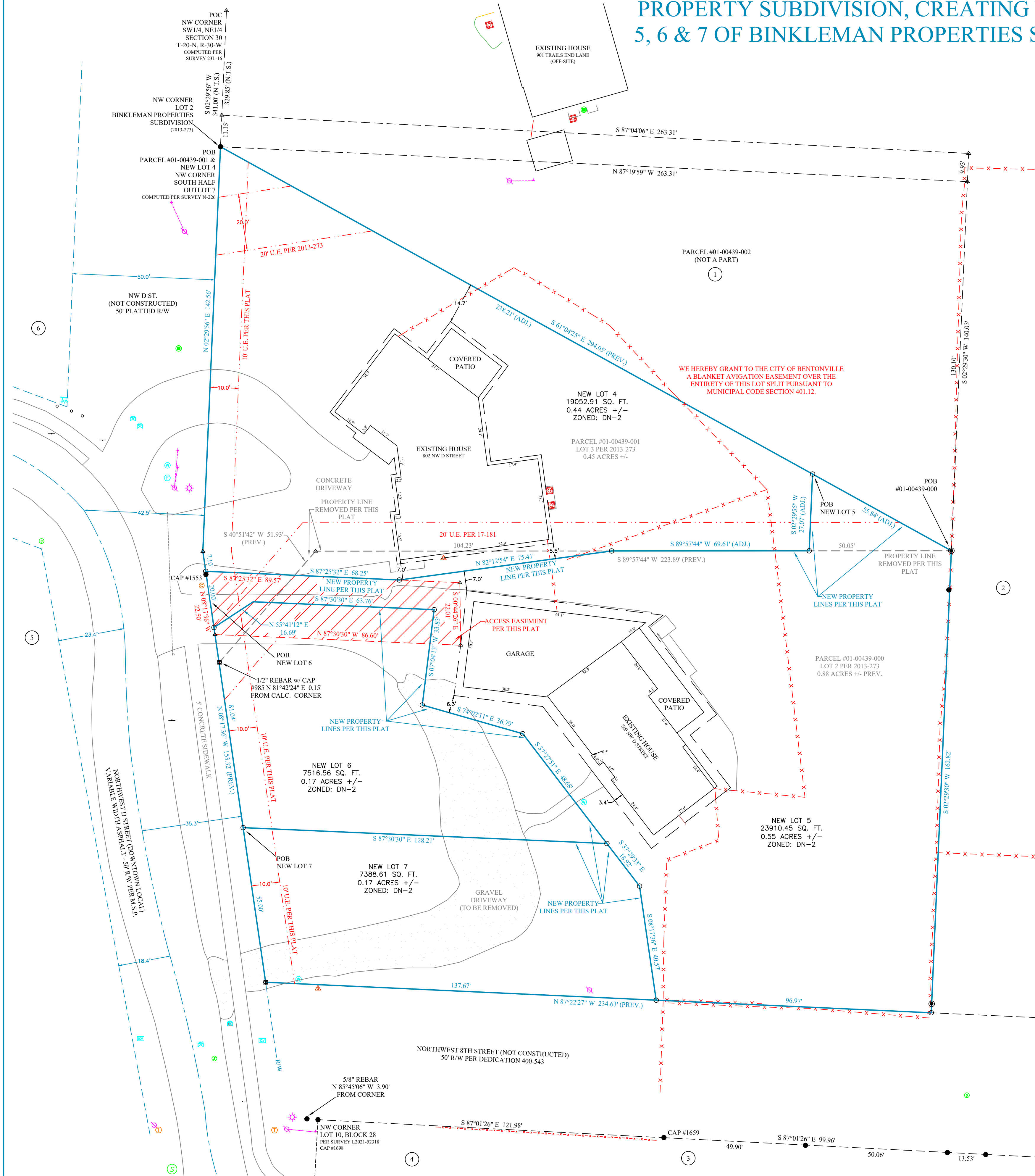
1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

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

LOT SPLIT OF LOTS 2 & 3 IN BINKLEMAN
PROPERTY SUBDIVISION, CREATING NEW LOTS 4,
5, 6 & 7 OF BINKLEMAN PROPERTIES SUBDIVISION



1) MIDDLETON REVOCABLE LIVING TRUST-ROBERT B & TRINA M
901 TRAILS END LN
BENTONVILLE, AR
PARCEL #01-00439-002
LOT A2, BINKLEMAN PROPERTY
ZONED: R-1

2) CHILDERS JOINT TRUST-NEAL G & BONNIE A
803 NW C ST
BENTONVILLE, AR 72712
PARCEL #01-00433-000
ZONED: R-1

3) CHILDERS JOINT TRUST-NEAL G & BONNIE A
OFF NW C ST
BENTONVILLE, AR
PARCEL #01-02323-000
LOTS 4, 5, 6, 7 & 8, DEMING'S 2ND ADD
ZONED: R-1

4) LOCKWOOD REVOCABLE TRUST-STEVEN A & LISA L
704 NW D ST
BENTONVILLE, AR
PARCEL #01-02324-000
LOT 21, DEMING'S 2ND ADD
ZONED: R-1

5) KNOX FAMILY TRUST-JENNIE M
501 NW 9TH ST
BENTONVILLE, AR
PARCEL #01-00461-000
ZONED: R-1

6) BENTONVILLE SCHOOL DISTRICT
1102 BELLA VISTA RD
BENTONVILLE, AR
PARCEL #01-16636-000
BENTONVILLE SCHOOL TRACT C
ZONED: R-1

- 21) FINAL PLAT OF NEALAGONY GLEN SUBDIVISION FILED IN BOOK L2024 AT PAGE 37758
- 22) FINAL PLAT OF BLACK ADDITION FILED IN BOOK 20 AT PAGE 237
- 23) FINAL PLAT OF END ADDITION FILED IN BOOK B AT PAGE 24
- 24) PLAT OF SURVEY FILED IN BOOK R AT PAGE 150
- 25) PLAT OF SURVEY FILED IN BOOK R AT PAGE 167
- 26) PLAT OF SURVEY FILED IN BOOK R AT PAGE 248
- 27) PLAT OF SURVEY FILED IN BOOK H AT PAGE 175
- 28) PLAT OF SURVEY FILED IN BOOK I31 AT PAGE 79
- 29) PLAT OF SURVEY FILED IN BOOK 16 AT PAGE 127
- 30) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 127
- 31) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 232
- 32) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 350
- 33) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 180
- 34) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 257
- 35) PLAT OF SURVEY FILED IN BOOK 17 AT PAGE 181
- 36) PLAT OF SURVEY FILED IN BOOK 23L AT PAGE 16
- 37) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 252
- 38) PLAT OF SURVEY FILED IN BOOK 2021 AT PAGE 52318
- 39) PLAT OF SURVEY FILED IN BOOK 2 AT PAGE 137
- 40) PLAT OF SURVEY FILED IN BOOK 2 AT PAGE 142
- 41) PLAT OF SURVEY FILED IN BOOK 2 AT PAGE 186
- 42) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 257
- 43) PLAT OF SURVEY FILED IN BOOK M AT PAGE 220
- 44) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 236
- 45) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 273
- 46) PLAT OF SURVEY FILED IN BOOK 22 AT PAGE 21
- 47) PLAT OF SURVEY FILED IN BOOK 24 AT PAGE 82
- 48) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 186
- 49) PLAT OF SURVEY FILED IN BOOK L2025 AT PAGE 3628008
- 50) PLAT OF SURVEY FILED IN BOOK 2 AT PAGE 142
- 51) PLAT OF SURVEY FILED IN BOOK 2 AT PAGE 186
- 52) PLAT OF SURVEY FILED AS STATE DOCUMENT #20130320007
- 53) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201703207770
- 54) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #20220224463
- 55) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #06745
- 56) PLAT OF SURVEY DEED 09/1407, PREPARED BY BATES & ASSOCIATES FOR JANET CHERRY, JOB 087-0235
- 57) PLAT OF SURVEY DEED 10/2021, PREPARED BY BATES & ASSOCIATES FOR JOHN WOLFE, JOB 421-331
- 58) PLAT OF SURVEY DEED 10/2924, PREPARED BY BATES & ASSOCIATES FOR MODUS STUDIO, JOB 624-230
- 59) WARRANTY DEED FILED IN BOOK 94 AT PAGE 53510
- 60) WARRANTY DEED FILED IN BOOK 2003 AT PAGE 127
- 61) WARRANTY DEED FILED IN BOOK 2008 AT PAGE 18742
- 62) WARRANTY DEED FILED IN BOOK 2002 AT PAGE 19973
- 63) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 56445
- 64) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 27272
- 65) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 45461
- 66) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 54444
- 67) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 80183
- 68) AFFIDAVIT FILED IN BOOK L2017 AT PAGE 60403
- 69) DECLARATION FILED IN BOOK 400 AT PAGE 5454
- 70) EASEMENT FILED IN BOOK 2009 AT PAGE 1448
- 71) OUTCLAIM DEED FILED IN BOOK 2009 AT PAGE 45116
- 72) RIGHT-OF-WAY GRANT FILED IN BOOK 516 AT PAGE 7952
- 73) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 8573
- 74) WARRANTY DEED FILED IN BOOK L2025 AT PAGE 56445

PROPERTY ZONED:
DN-2
-COB MUNICIPAL AIRPORT ZONE 4

PROPERTY ZONED:
DN-2
-COB MUNICIPAL AIRPORT ZONE 4

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE"
AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J, DATED 9/28/2007)

PREVIOUS PARCEL NO. 001-00439-001:
 LOT 3 OF THE BINKLEMAN PROPERTY SUBDIVISION AS SHOWN ON SURVEY 213-273, AND ALSO A PART OF THE SOUTH HALF OF OUT LOT 7, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID OUT LOT 7 (WHICH IS 509'57" X 141'00" FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 50 WEST AND RUNNING S89°54'22"E 122'89" TO AN EXISTING REBAR, TO S89°54'22"E 51'30" TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF BENTONVILLE D STREET, THENCE ALONG SAID RIGHT-OF-WAY N08°17'36"E 39'64", THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N02°29'56"E 142'56", TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 2 OF THE BINKLEMAN PROPERTY SUBDIVISION AS SHOWN ON SURVEY 2013-273, AND ALSO A PART OF THE SOUTH HALF OF LOT 7, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING PIPE WHICH IS S02°29'56"W 341.00' AND S61°04'25"E 294.05' FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 36N, RANGE 18E, MERIDIAN 1W, BEING THE EAST LINE OF THE WEST 1/4 OF SECTION 36, TOWNSHIP 36N, RANGE 18E, MERIDIAN 1W, BEING 234.63' TO THE EAST RIGHT-WAY OF WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-WAY N08°17'36"W 113.69', THENCE LEAVING SAID RIGHT-WAY N40°51'42"E 51.93', N89°57'44"E 223.89' TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT:

A PART OF LOTS 2 AND 3 OF THE BINKLEMAN PROPERTY SUBDIVISION AS SHOWN ON SURVEY 2013-273 AND ALSO A PART OF THE SOUTH HALF OF OUT LOT 7, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID OUT LOT 7 WHICH IS S82°29'56"W 341.00' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 30 WEST, LONGITUDE 104°04'29"E 338.31'; THENCE S02°39'56"W 17.07'; THENCE S08°54'21"W 69.01'; THENCE S82°17'29"W 75.41'; THENCE N02°03'13"W 68.23' TO THE EAST RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY N08°17'36"W 71.01'; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N02°29'56"E 142.50' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY RECORD.

NEW LOT 5:
A PART OF LOTS 2 AND 3 OF THE BINKLEMAN PROPERTY SUBDIVISION AS SHOWN ON SURVEY 2013-273, AND ALSO A PART OF THE SOUTH HALF OF LOT 1 OF TOWN OF BENTONVILLE, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT POINT WHICH IS 802°29'56" 34.00' AND 561°04'25" 238.21' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND THENCE 561°04'25" 55.84' TO AN EXISTING PIPE, THENCE S02°29'30" 162.82', THENCE N82°22'27" 96.97', THENCE S08°17'36" 40.57', THENCE S37°29'33" 18.92', THENCE S37°17'57" 57.96', THENCE N02°52'25" 36.51', THENCE N07°08'59" 32.24', THENCE S09°17'50" 57.24' TO THE EAST RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY N07°17'36" 10.18', THENCE LEAVING SAID RIGHT-OF-WAY S87°30'30" 68.23', THENCE N82°17'28" 75.41', THENCE N89°57'44" 69.61', THENCE N02°29'55" 27.07' TO THE POINT OF BEGINNING, CONTAINING 0.55 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 6:
A PART OF LOT 2 OF THE BINKLEMAN PROPERTY SUBDIVISION AS SHOWN ON SURVEY 2013-273, AND ALSO A PART OF THE SOUTH HALF OF LOT 7, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EAST-RIGHT-OF-WAY OF NORTHWEST D STREET WHICH IS 202.956'W 483.46' S 708°17'36"E 17.28' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, RANGE 30 WEST, 36TH NINE EIGHT SEVEN 573.909' S 72.24' E, THENCE S82°59'31.22" E, THENCE S82°33'17.71" E 57.86', THENCE N45°30'09" E 126.21' TO THE EAST-RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY N08°17'56" E 81.04' TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 7:
A PART OF LOT 2 OF THE BINKLEMAN PROPERTY SUBDIVISION AS SHOWN ON SURVEY 2013-273, AND ALSO A PART OF THE SOUTH HALF OF OUT LOT 7, ORIGINAL, TOWN OF BENTONVILLE, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY OF NORTHWEST D STREET WHICH IS S20°29'56"W 483.56' AND S89°17'36"W 98.32' FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, RANGE 30 WEST, THENCE S87°30'59"W 128.21', THENCE S10°19'33"W 16.92', THENCE S08°17'36"E 40.57', THENCE N87°22'27"W 15.67' TO AN EXISTING SUBJURY IN THE EAST RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S89°17'36"W \$5.09, TO THE SOUTHWEST CORNER, CONTAINING 61.7 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

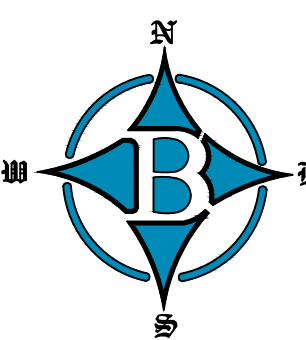
PLAT NOTES:

- 1) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- 2) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. ANY UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
- 3) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFAMES SET FORTH IN 90.08 OF THE STREET CLOSURE ORDINANCE.
- 4) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 5) 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.
- 6) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 7) THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES BEING REQUESTED WITH THIS PROJECT.
- 8) ADDITIONAL LOT SPLIT MAY BE PERMITTED SUBJECT TO A CRUIT STUDY AND TO AN EJECTMENT AGREEMENT TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR DEVELOPMENT.

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

SUBMITTAL	DATE	
SUBMITTAL #1	08/19/25	
SUBMITTAL #2	08/29/25	
SUBMITTAL #3	09/19/25	
SUBMITTAL #4	10/14/25	





Phillips Valley Addition, Lots 5-8

515 Northwest D Street

PC Date: 11/4/2025

Staff Report Details

Project Number	LS25-0033
Applicant / Current Owner	Bates & Associates / Mark Haney
Site Area	+/- [3.95] Acres
Current Zoning	DN-1, Downtown Low Density Residential
Requested Zoning	
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ25-0017 (R-E to DN-1 approved)

Property Description

Lot Split: Lot 2 of Phillips Valley Addition, Creating Lots 5, 6, 7, & 8 of Phillips Valley Addition. 515 Northwest D Street, DN-1, Downtown Low Density Residential, LS25-0033.

A Lot Split of Lot 2 of Phillips Valley Addition, Creating Lots 5, 6, 7, and 8 of Phillips Valley Addition. A 5-foot-wide private sewer easement is being dedicated per this plat within lot 6. Additionally, 1,570 square feet of right-of-way is being dedicated along Northwest D Street across the four lots.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

This lot split is currently upstream of a public sewer interceptor line that is at capacity. As such, this lot split cannot be approved by Bentonville Water Utilities until there is adequate downstream sewer capacity. Based on the review criteria in Section 600.01(c) of the Land Development Code, the City cannot approve an incidental subdivision or lot split that creates a significant increase in public service requirements or interferes with our ability to maintain existing service levels.

Conclusion

Due to the sewer constraints downstream, staff does not recommend approval pursuant to approval criteria of Section 600.01(c) of the Development Code: *"The proposed incidental subdivision will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels."* (See Attachment 1)

Additional Details



BELLA VISTA RD

**NW BIKE
CT**

**Phillips Valley
Addition
Creating
Lots 5-8**

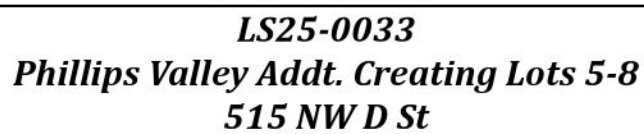
~~NW 7TH ST~~

NW 6TH ST

HOOK ST

NW 5TH ST

NW	<u>LOBLOLLY</u>	LN
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Sec 600.01 Applicability Of Incidental Subdivision Regulations

For the purposes of these regulations, incidental subdivisions are subdivisions and plats that meet the following criteria:

- (a) No new street or alley is required or proposed. A new street or alley shall not be required when the existing street infrastructure can adequately accommodate traffic generated by the incidental subdivision.
- (b) No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- (c) The proposed incidental subdivision will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
- (d) There is adequate street right-of-way as required by these regulations and the Master Street Plan.
- (e) All easement requirements have been satisfied.
- (f) All lots created by such split or readjustment shall meet the requirements and standards of Sec. 1100.10 Lot Standards.
- (g) No substandard sized lots or parcels shall be created.
- (h) No waivers or variances from these regulations are requested.
- (i) All lots created by such split or readjustment shall have direct access to public water and sewer or an approved source of water and/or sewer, and electric.

Exemptions: Unplatted A-1 zoned property shall be exempt from these requirements when remaining lots are five acres or more and no new streets are required or proposed.

(Ord. No. 2019-57, § 6, 4-9-2019)

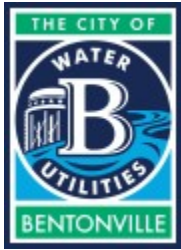
HISTORY

Amended by Ord. [2022-175](#) on 9/13/2022

Sec 600.02 Types Of Incidental Subdivisions

- (a) *Lot split*. A lot split is the platting or subdivision of a lot, tract or parcel located within the planning area that meet the following conditions:
- (1) Creates three (3) lots or less;
 - (2) Rights-of-way and/or utility easements are being dedicated to the city;
 - (3) The original lot has not been split more than three times; and
 - (4) Meets all of the applicability requirements in Section 600.01.
- (b) *Informal plat*. An informal plat is the platting or subdivision of a lot, tract, or parcel within the planning area that meet the following conditions:
- (1) Creates two or more new lots;
 - (2) Does not require dedications, vacations, reservations, changes in alignment of easements or rights-of-ways, street improvements, variances, waivers, or extensions of utilities; and
 - (3) Meets all of the applicability requirements in Section 600.01.
- (c) *Property line adjustment*. A property line adjustment in which a property line(s) is moved or relocated but does not create an additional lot. A property line adjustment may or may not dedicate right-of-way and/or utility easements.
- (d) *Correction plat*. A correction plat in which a correction to an existing plat is necessary due to an incorrect legal description or scrivener errors. The correction plat does not change the boundaries, does not change the subdivision name and does not create new lots. The correction plat may or may not create new utility easements.
- (e) *Easement Plat*. A plat in which only easements and/or dedications are established or altered.

(Ord. No. 2003-100, § 1, 6-10-2003; Ord. No. 2019-57, § 6, 4-9-2019)



Joey Ingle

Assistant Manager- Land Development
Bentonville Water Utilities
City of Bentonville
479-271-3140

From: Joey Ingle

Sent: Friday, August 15, 2025 4:05 PM

Subject: Bentonville Sewer Capacity Update – Current Data, Policies, and Project Planning

To our AEC partners in Bentonville's development community:

Several sewer basins in Bentonville are at or near capacity, which affects how and when certain projects can move forward. This update gives you the most current capacity data, development policies, and project timelines so you can plan with clarity and avoid unnecessary delays. By sharing the same capacity data and planning details the City uses, we can better align our efforts with yours. This partnership helps ensure that projects are designed with current conditions in mind, that potential challenges are identified early, and that growth moves forward in a way that works for both the development community and the residents of Bentonville.

Sewer Capacity Map – Now Available in the Public GIS Map

To provide better and more timely information to our AEC partners, the City has added a **Sewer Capacity** layer to the public GIS map. This interactive map shows the same information we use to evaluate projects, including the results of the 2024 Sewer Capacity Study with updates for 77 projects approved or completed through July 2025.

On the public GIS map, interceptor line sections in the Sewer Capacity layer are color-coded to show their current status:

- **Green** – No surcharge; the line is operating within capacity
- **Blue** – Surcharged because a downstream pipe is also surcharged, which can cause backup
- **Red** – Surcharged due to capacity limits in that section of pipe
- **Black** – Not included in the study or smaller lines feeding the main interceptors

These maps currently cover **four of the city's eight sewer basins**. Additional basins will be incorporated as studies are completed.

Because the public GIS map reflects both the study and later updates, it may differ from the static report. Data is current as of **July 29, 2025**, when the updated model was published.

Links:

- [Interactive GIS Map with Sewer Capacity Layer](#)
- [2025-08-05 Sewer Surchage Map – PDF](#)
- [2024 Sewer Capacity Study – Full Report](#)

Unstudied lines: Black lines are either interceptor mains in unstudied basins or smaller lines feeding the interceptors. Certain projects meeting the sewer-study threshold must evaluate these segments to confirm no downstream impacts. If prior study data exists, **Bentonville Water**

Utilities (BWU) will share it. The **engineer of record** is responsible for verifying applicability and updating missing information.

Development Policy – Effective August 6, 2025

Single-family on existing platted lots – Always permitted.

Lot splits upstream of a capacity-constrained interceptor – Not permitted unless the owner or developer remediates all downstream capacity constraints. Applies to lot-split applications submitted on or after August 6, 2025.

By-right residential uses in current zoning – Permitted unless the project size triggers a large-scale development or preliminary plat. If triggered, the developer must remediate downstream constraints before approval.

Rezoning – May be approved if consistent with the master land use plan (standard or enhanced review). Staff reports will note any applicable downstream capacity issues.

Projects, Funding, and Sequencing

- **Shewmaker Basin** – Full design underway
- **Townbranch Basin** – Evaluation and preliminary design underway. Full design is in contract negotiations
- **South Basin Lift Station and Gravity Main** – Design firm interviews completed; the design fee is currently unfunded

BWU is actively pursuing funding to move basins already in design into construction and to start design on the remainder. Once funded, consultants will sequence work to deliver immediate capacity where possible.

We are also working with the **Arkansas Department of Health (ADH)** on a potential pathway for private development to proceed in parallel with public upgrades once plans are ADH-approved, a construction timeline is in place, and full funding is secured. Any such approvals would require explicit BWU and ADH case-by-case authorization and may add time to the review process.

This planning is aligned with our long-term framework for serving Bentonville’s full projected build-out based on the recently adopted **Future Land Use Map**.

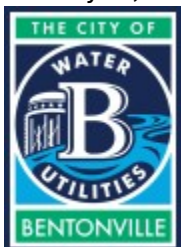
Moving Forward

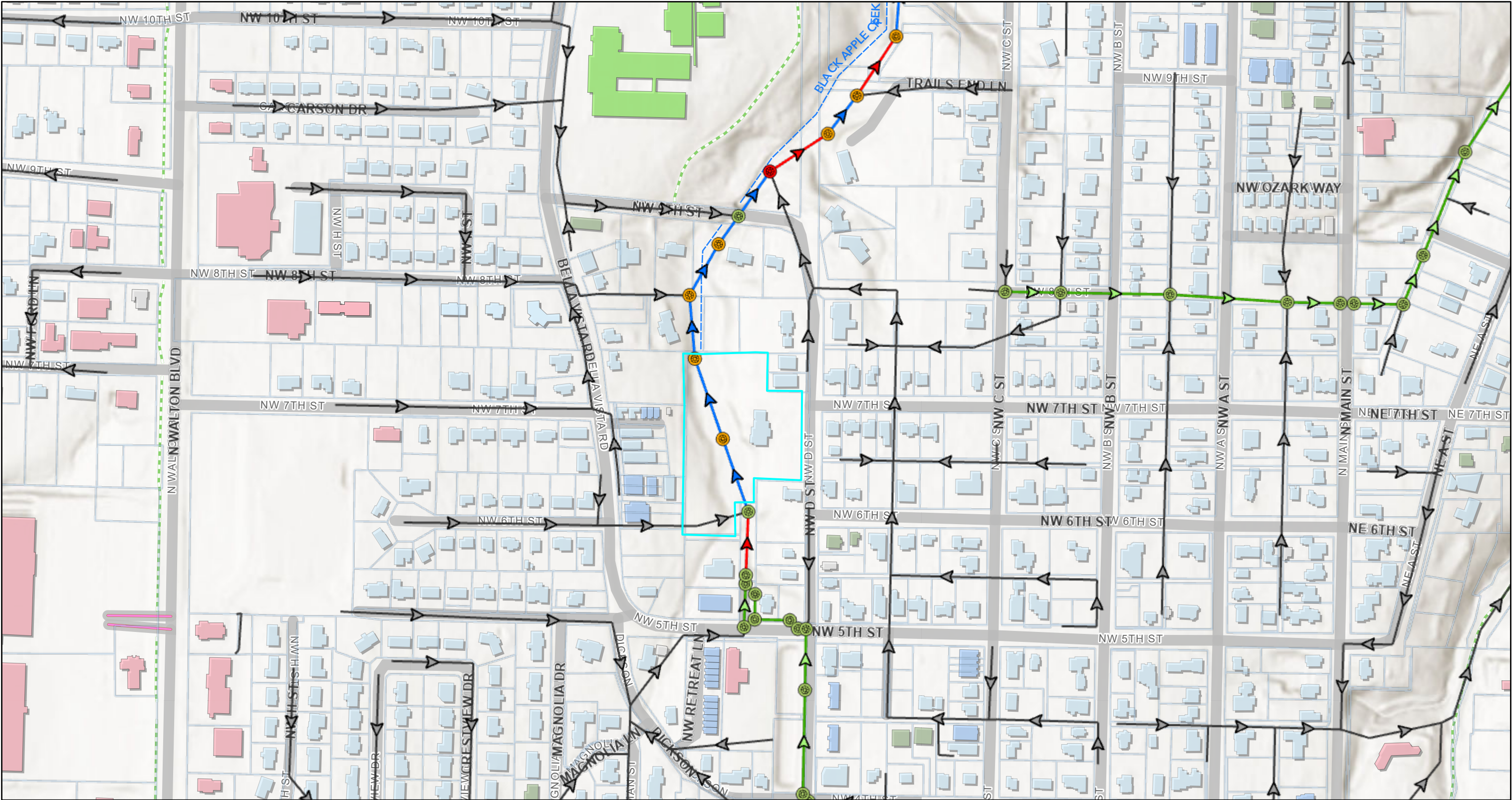
The GIS layer, updated policies, and project timelines in this message are tools we can all use to keep Bentonville’s growth both responsible and predictable. When these details are built into project planning early, potential capacity concerns can be addressed before they cause delays, helping projects move forward as smoothly as possible.

We value the expertise you bring to Bentonville’s development community. By combining your technical knowledge with the City’s long-range infrastructure planning, we can coordinate solutions that work for both individual projects and the community as a whole.

The public GIS will continue to be updated as conditions change and as additional basins are incorporated. For property-specific questions or to discuss a project in the early stages, contact **Bentonville Water Utilities (BWU)** at 479-271-3140.

Thank you,





10/31/2025, 9:24:56 AM

ssGravityMain

No Surcharge

Surcharge Due To Downstream Constraint

Surcharge Due To Capacity

No Surcharge Data

ssManhole

Manhole at Capacity

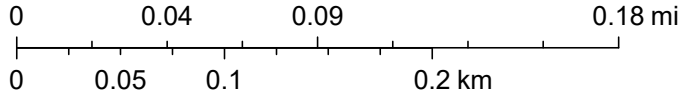
Less than 3 Ft

Greater than 3 Ft

New Subtype

Tax Parcels

1:4,514



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



Armstrong Subdivision, Block 2, Lots 20-25

345, 347, 349, 351, 353, & 355 Southeast 4th Street

PC Date: 11/4/2025

Staff Report Details

Project Number	LS25-0034
Applicant / Current Owner	Bates & Associates / Mark Haney
Site Area	+/- [0.28] Acres
Current Zoning	D-E, Downtown Edge
Requested Zoning	
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-family attached
Related projects	RZ24-0007 (R-3 to D-E approved)

Property Description

Lot Split: Lots 17, 18, & 19 of Block 2 in Armstrong Subdivision, Creating Lots 20, 21, 22, 23, 24, & 25 of Block 2 in Armstrong Subdivision. 345, 347, 349, 351, 353, & 355 Southeast 4th Street, D-E, Downtown Edge, LS25-0034.

A Lot Split of Lots 17, 18, & 19 of Block 2 in Armstrong Subdivision, Creating Lots 20, 21, 22, 23, 24, & 25 of Block 2 in Armstrong Subdivision. No dedications are being made per this plat. The lots will have access to Southeast D Street through a shared private alley running along the north side of the lots. There are three single-family attached structures being constructed on Lots 20 & 21, Lots 22 & 23, and Lots 24 & 25, respectively. (Building permits RES24-0028 thru RES24-0033 have been issued)

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

This lot split is currently upstream of a public sewer interceptor line that is at capacity. As such, this lot split cannot be approved by Bentonville Water Utilities until there is adequate downstream sewer capacity. Based on the review criteria in Section 600.01(c) of the Land Development Code, the City cannot approve an incidental subdivision or lot split that creates a significant increase in public service requirements or interferes with our ability to maintain existing service levels.

Conclusion

Due to the sewer constraints downstream, staff does not recommend approval pursuant to approval criteria of Section 600.01(c) of the Development Code: *"The proposed incidental subdivision will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels."* (See Attachment 1)

Additional Details



Pending PC Item

SE D ST

***Creating Lots
20-25 Block 2
Armstrong Sub***

SE 4TH ST



LS25-0034
Creating Lots 20-25 Block 2 Armstrong Sub
413 SE 4TH ST



Sec 600.01 Applicability Of Incidental Subdivision Regulations

For the purposes of these regulations, incidental subdivisions are subdivisions and plats that meet the following criteria:

- (a) No new street or alley is required or proposed. A new street or alley shall not be required when the existing street infrastructure can adequately accommodate traffic generated by the incidental subdivision.
- (b) No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- (c) The proposed incidental subdivision will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
- (d) There is adequate street right-of-way as required by these regulations and the Master Street Plan.
- (e) All easement requirements have been satisfied.
- (f) All lots created by such split or readjustment shall meet the requirements and standards of Sec. 1100.10 Lot Standards.
- (g) No substandard sized lots or parcels shall be created.
- (h) No waivers or variances from these regulations are requested.
- (i) All lots created by such split or readjustment shall have direct access to public water and sewer or an approved source of water and/or sewer, and electric.

Exemptions: Unplatted A-1 zoned property shall be exempt from these requirements when remaining lots are five acres or more and no new streets are required or proposed.

(Ord. No. 2019-57, § 6, 4-9-2019)

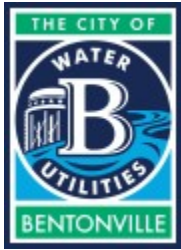
HISTORY

Amended by Ord. [2022-175](#) on 9/13/2022

Sec 600.02 Types Of Incidental Subdivisions

- (a) *Lot split*. A lot split is the platting or subdivision of a lot, tract or parcel located within the planning area that meet the following conditions:
- (1) Creates three (3) lots or less;
 - (2) Rights-of-way and/or utility easements are being dedicated to the city;
 - (3) The original lot has not been split more than three times; and
 - (4) Meets all of the applicability requirements in Section 600.01.
- (b) *Informal plat*. An informal plat is the platting or subdivision of a lot, tract, or parcel within the planning area that meet the following conditions:
- (1) Creates two or more new lots;
 - (2) Does not require dedications, vacations, reservations, changes in alignment of easements or rights-of-ways, street improvements, variances, waivers, or extensions of utilities; and
 - (3) Meets all of the applicability requirements in Section 600.01.
- (c) *Property line adjustment*. A property line adjustment in which a property line(s) is moved or relocated but does not create an additional lot. A property line adjustment may or may not dedicate right-of-way and/or utility easements.
- (d) *Correction plat*. A correction plat in which a correction to an existing plat is necessary due to an incorrect legal description or scrivener errors. The correction plat does not change the boundaries, does not change the subdivision name and does not create new lots. The correction plat may or may not create new utility easements.
- (e) *Easement Plat*. A plat in which only easements and/or dedications are established or altered.

(Ord. No. 2003-100, § 1, 6-10-2003; Ord. No. 2019-57, § 6, 4-9-2019)



Joey Ingle

Assistant Manager- Land Development
Bentonville Water Utilities
City of Bentonville
479-271-3140

From: Joey Ingle

Sent: Friday, August 15, 2025 4:05 PM

Subject: Bentonville Sewer Capacity Update – Current Data, Policies, and Project Planning

To our AEC partners in Bentonville's development community:

Several sewer basins in Bentonville are at or near capacity, which affects how and when certain projects can move forward. This update gives you the most current capacity data, development policies, and project timelines so you can plan with clarity and avoid unnecessary delays. By sharing the same capacity data and planning details the City uses, we can better align our efforts with yours. This partnership helps ensure that projects are designed with current conditions in mind, that potential challenges are identified early, and that growth moves forward in a way that works for both the development community and the residents of Bentonville.

Sewer Capacity Map – Now Available in the Public GIS Map

To provide better and more timely information to our AEC partners, the City has added a **Sewer Capacity** layer to the public GIS map. This interactive map shows the same information we use to evaluate projects, including the results of the 2024 Sewer Capacity Study with updates for 77 projects approved or completed through July 2025.

On the public GIS map, interceptor line sections in the Sewer Capacity layer are color-coded to show their current status:

- **Green** – No surcharge; the line is operating within capacity
- **Blue** – Surcharged because a downstream pipe is also surcharged, which can cause backup
- **Red** – Surcharged due to capacity limits in that section of pipe
- **Black** – Not included in the study or smaller lines feeding the main interceptors

These maps currently cover **four of the city's eight sewer basins**. Additional basins will be incorporated as studies are completed.

Because the public GIS map reflects both the study and later updates, it may differ from the static report. Data is current as of **July 29, 2025**, when the updated model was published.

Links:

- [Interactive GIS Map with Sewer Capacity Layer](#)
- [2025-08-05 Sewer Surchage Map – PDF](#)
- [2024 Sewer Capacity Study – Full Report](#)

Unstudied lines: Black lines are either interceptor mains in unstudied basins or smaller lines feeding the interceptors. Certain projects meeting the sewer-study threshold must evaluate these segments to confirm no downstream impacts. If prior study data exists, **Bentonville Water**

Utilities (BWU) will share it. The **engineer of record** is responsible for verifying applicability and updating missing information.

Development Policy – Effective August 6, 2025

Single-family on existing platted lots – Always permitted.

Lot splits upstream of a capacity-constrained interceptor – Not permitted unless the owner or developer remediates all downstream capacity constraints. Applies to lot-split applications submitted on or after August 6, 2025.

By-right residential uses in current zoning – Permitted unless the project size triggers a large-scale development or preliminary plat. If triggered, the developer must remediate downstream constraints before approval.

Rezoning – May be approved if consistent with the master land use plan (standard or enhanced review). Staff reports will note any applicable downstream capacity issues.

Projects, Funding, and Sequencing

- **Shewmaker Basin** – Full design underway
- **Townbranch Basin** – Evaluation and preliminary design underway. Full design is in contract negotiations
- **South Basin Lift Station and Gravity Main** – Design firm interviews completed; the design fee is currently unfunded

BWU is actively pursuing funding to move basins already in design into construction and to start design on the remainder. Once funded, consultants will sequence work to deliver immediate capacity where possible.

We are also working with the **Arkansas Department of Health (ADH)** on a potential pathway for private development to proceed in parallel with public upgrades once plans are ADH-approved, a construction timeline is in place, and full funding is secured. Any such approvals would require explicit BWU and ADH case-by-case authorization and may add time to the review process.

This planning is aligned with our long-term framework for serving Bentonville’s full projected build-out based on the recently adopted **Future Land Use Map**.

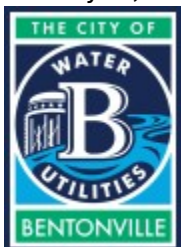
Moving Forward

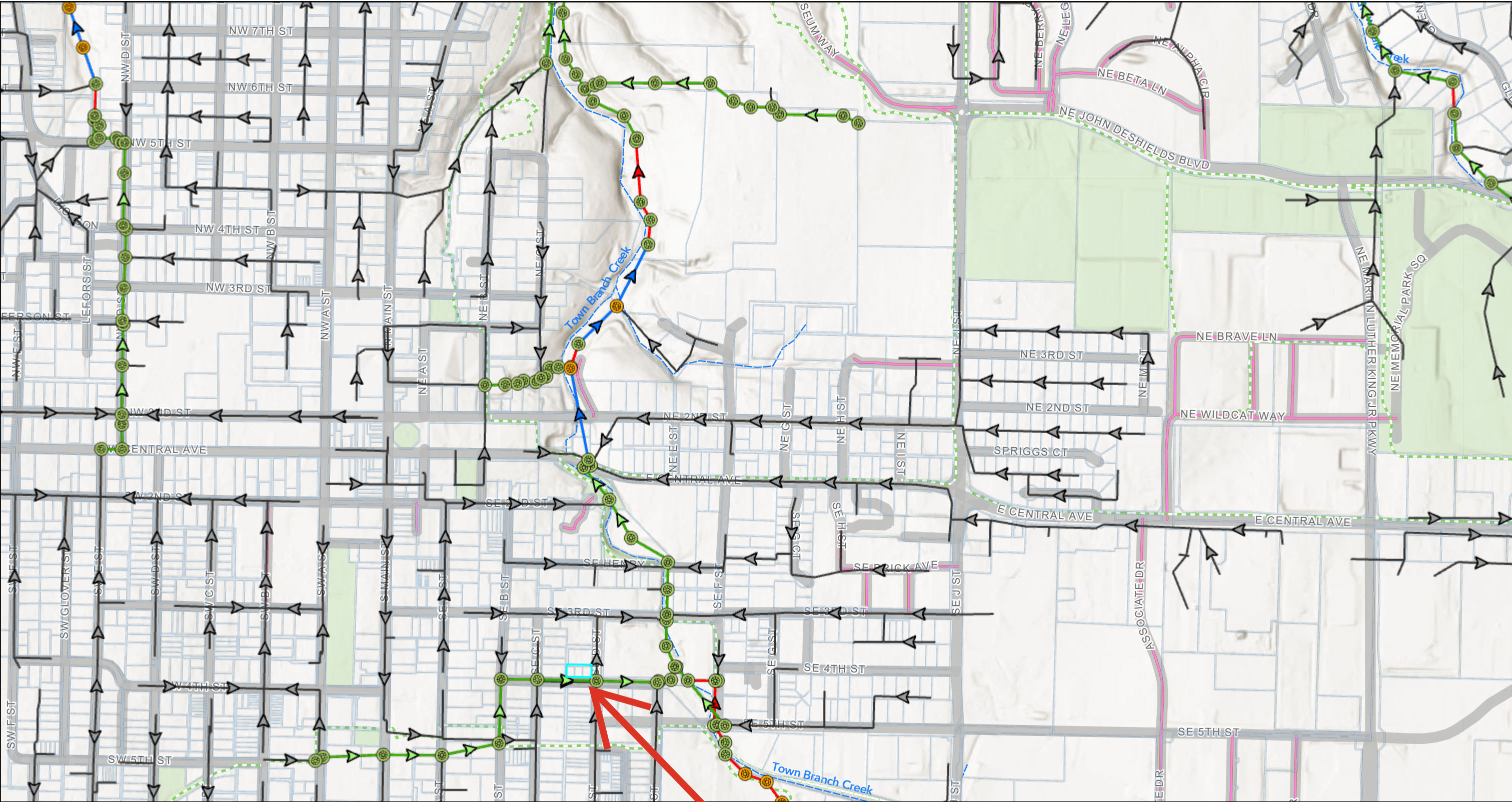
The GIS layer, updated policies, and project timelines in this message are tools we can all use to keep Bentonville’s growth both responsible and predictable. When these details are built into project planning early, potential capacity concerns can be addressed before they cause delays, helping projects move forward as smoothly as possible.

We value the expertise you bring to Bentonville’s development community. By combining your technical knowledge with the City’s long-range infrastructure planning, we can coordinate solutions that work for both individual projects and the community as a whole.

The public GIS will continue to be updated as conditions change and as additional basins are incorporated. For property-specific questions or to discuss a project in the early stages, contact **Bentonville Water Utilities (BWU)** at 479-271-3140.

Thank you,





10/31/2025, 10:03:02 AM

ssGravityMain

No Surcharge

Surcharge Due To Downstream Constraint

Surcharge Due To Capacity

No Surcharge Data

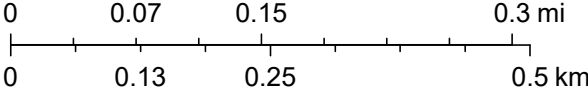
ssManhole

Least than 3 Ft

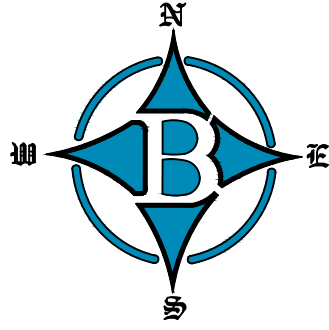
Greater than 3 Ft

Tax Parcels

1:9,028



Esri, NASA, NGA, USGS, FEMA



LOT SPLIT OF EXISTING LOT 17, 18, & 19, BLOCK 2, CREATING NEW LOTS 20, 21, 22, 23, 24 & 25, BLOCK 2 OF ARMSTRONG SUBDIVISION

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

TOTAL ACREAGE
PARENT TRACT
PARCELS
#01-01174-000 (LOT 17)
#01-01174-001 (LOT 18)
#01-01174-002 (LOT 19)
BLOCK 2, ARMSTRONG SUBDIVISION
(L2024-49433)
0.28 ACRES +/-

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

DATE OF EXECUTION:

SIGNED: REGISTERED LAND SURVEYOR NO. 1642 -
STATE OF ARKANSAS

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

PROPERTY OWNER/DEVELOPER:
ELLIOTT CORNER LLC
4848 NW C ST.
BENTONVILLE, AR 72712

SIGNED: MAYOR, CITY OF BENTONVILLE

CONTACT INFO:
479-442-9350
markhaneywa@gmail.com

SIGNED: CITY CLERK, CITY OF BENTONVILLE

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

ELLIOTT CORNER LLC
4848 NW C ST.
BENTONVILLE, AR 72712

SOURCE OF TITLE: W.D. DEED L2024-20949

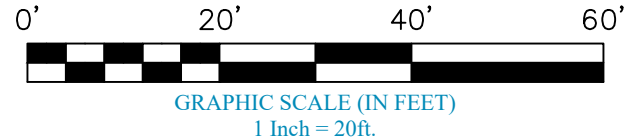
DATE OF EXECUTION:

PRINTED:

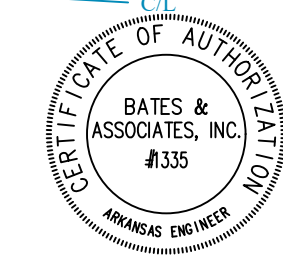
SIGNED:

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

NOTARY PUBLIC



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 27TH DAY OF AUGUST, 2025.

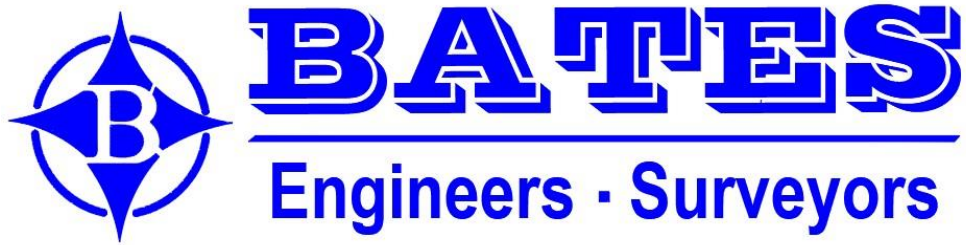


DATE: 9/11/2024

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

VICINITY MAP





7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

August 29, 2025

To the City of Bentonville Planning Staff,

Our client, Elliott Corner LLC, is requesting a lot split on their property located at 413 Southeast 4th Street. The Parcel Numbers are #01-01174-000 (3908.53 sq. ft.), #01-01174-001 (3906.39 sq. ft.) & 01-01174-002 (4571.17 sq. ft.) and are zoned D-E.

The request is to split each in-construction townhome down the middle. New Lot 20 to contain 1954.53 sq. ft., New Lot 21 to contain 1954.00 sq. ft., New Lot 22 to contain 1953.46 sq. ft., New Lot 23 to contain 1952.93 sq. ft., New Lot 24 to contain 1922.73 sq. ft., & New Lot 25 to contain 2648.45 sq. ft.

Please feel free to reach out with any questions or concerns.

Sincerely,

Blaine Atchley – Project Manager
Bates & Associates
blaine@batesnwa.com
479-442-9350



Vaughn Self Storage

6601 Southwest Equine Road

PC Date: 11/4/2025

Staff Report Details

Project Number	LSD25-0040
Applicant / Current Owner	Olsson / Vaughn LLC
Site Area	+/- 4.05 Acres
Current Zoning	C2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	
Development Type / Use	Self Storage
Related projects	LSD22-0048 Vaughn Village Storage (expired)

Property Description

The property is located at 6601 SW Equine Road. The property is presently zoned C-2, General Commercial, with a future land use designation of Regional Center. Surrounding zoning districts include A-1, Agriculture to the north and east, C-2, General Commercial property to the south, and R-4, High Density Multifamily Residential to the west. The property has direct access to Vaughn Road, SW Equine Road, and SW Regional Airport Boulevard. The original project approval included the southeast portion of the lot, which is not proposed with this project.

Project Details

The proposed project is for a self storage facility with 4 buildings totaling 76,334 SF. 7 parking spaces are required and the development is providing 10 parking spaces and 1 ADA space. Landscaping is provided per section 1400 of the Land Development Code. The minimum number of trees required for the development is provided on the site. All internal crosswalks will have stamped concrete to differentiate the pedestrian paths.

The project makes use of Special Use Primary Material of 24 Gage metal panel (see warranty and narrative) for the interior facades with the Primary Material of brick on the street facing facades in the

Project Details

following percentages:

- Building 1, South: 85% brick and 15% metal panel, East: 16% brick and 84% metal panel
- Building 2, West: 38% brick and 62% metal panel; North and South 100% brick
- Building 4, North: 80% brick and 20% metal panel; West and East: 100% brick
- Building 3, East: 48% brick and 52% metal panel

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

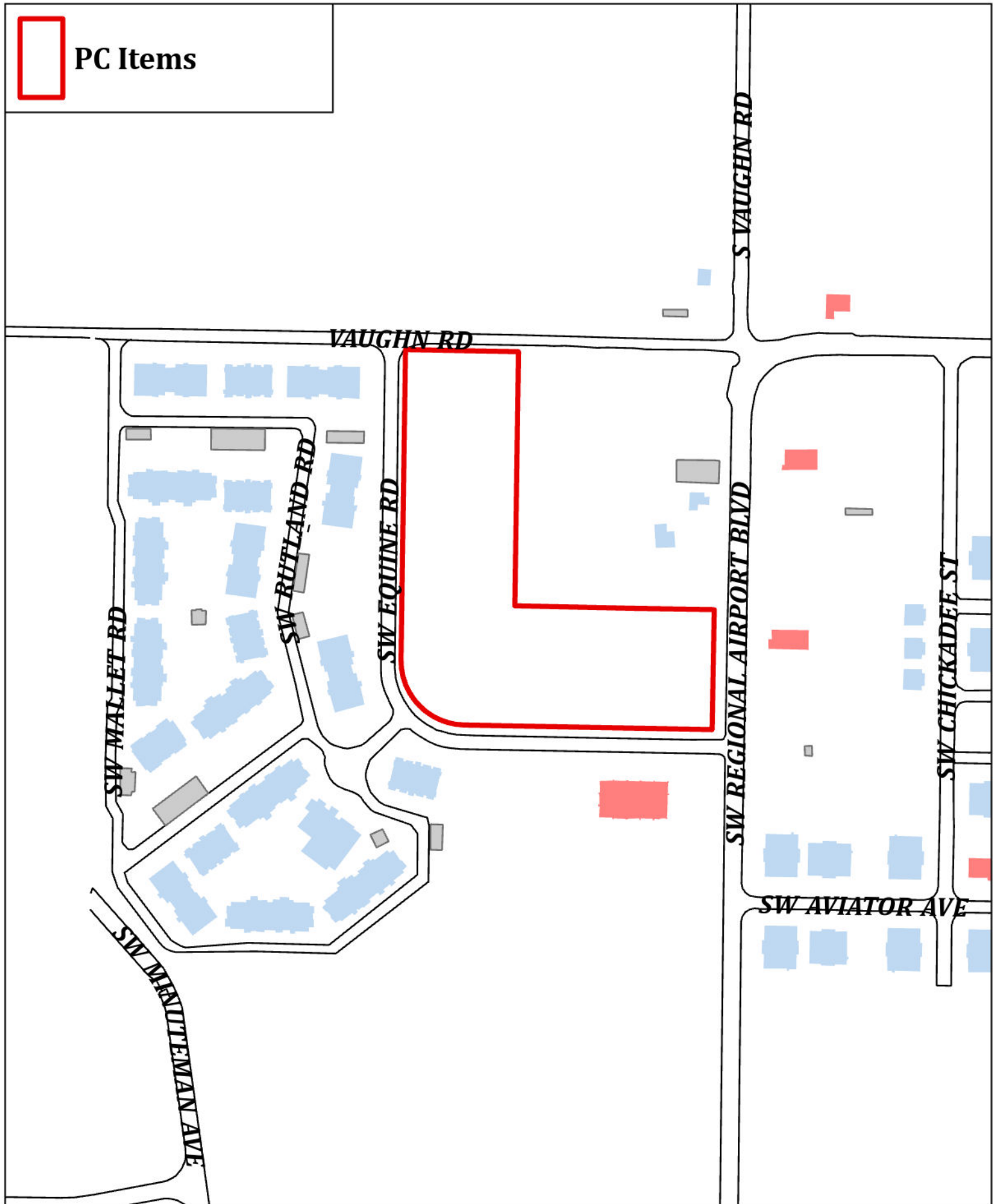
Conclusion

This development meets the large-scale development standards including proper screening, landscaping, and public amenity requirements. Staff recommends approval should the Planning Commission approve the Special Use Primary Materials.

Additional Details



PC Items



LSD25-0040
Vaughn Self Storage
6601 SW Equine Rd



LEGEND	
○ FOUND MONUMENT (AS NOTED)	← IRR GUY WIRE
● SET 1/2" REBAR W/PLASTIC CAP, "LC 366"	⊗ IRR IRRIGATION VALVE
■ SET 5/8" REBAR W/ALUMINUM CAP, "LC 366"	⊗ LPT LIGHT POLE
AC AIR CONDITIONER	⊗ M.L.B. MAIL BOX
⚓ BENCHMARK	(M) MEASURED
⚓ BOLLARD	⚓ MONITORING WELL
⚓ BREAKER BOX	(P) PLATTED
⚓ BUSH	⚓ POWER POLE
⚓ CABLE BOX	⚓ POWER POLE W/LIGHT
⚓ CABLE VAULT	⚓ RD ROOF DRAIN
⚓ CAMERA	⚓ SANITARY CLEANOUT
⚓ COLUMN	⚓ SANITARY MANHOLE
⚓ CONIFEROUS TREE	⚓ STORM MANHOLE
⚓ DECIDUOUS TREE	⚓ SIGN
(D) DEEDED	⚓ SCHEDULE B-II EXCEPTION
⚓ ELECTRIC BOX	⚓ SPRINKLER HEAD
⚓ ELECTRIC BOX	⚓ STEEL POST
⚓ ELECTRIC MANHOLE	⚓ TELEPHONE CABINET
⚓ ELECTRIC METER	⚓ TELEPHONE PEDESTAL
⚓ ELECTRICAL OUTLET	⚓ TELEPHONE RISER
⚓ ELECTRIC VAULT	⚓ TELEPHONE MANHOLE
⚓ FIRE DEPT. CONNECTION	⚓ TRAFFIC CONTROL BOX
⚓ FIRE HYDRANT	⚓ TRAFFIC SIGNAL BOX
⚓ FIBER OPTIC BOX	⚓ TRAFFIC SIGNAL POLE
⚓ FIBER OPTIC PEDESTAL	⚓ TRANSFORMER
⚓ FLARED END SECTION	⚓ VENT PIPE
⚓ GAS	⚓ WATER MANHOLE
⚓ GAS MARKER	⚓ WATER METER
⚓ GAS METER	⚓ WATER VALVE
⚓ GAS VALVE	⚓ WOOD POST
⚓ GAS VAULT	⚓ SPRINKLER CONTROL VALVE
⚓ GRATE INLET	
⚓ GREASE TRAP	
— — — — — PROPOSED CENTER LINE	
— — — — — EXISTING CENTER LINE	
— — — — — PROPERTY LINE	
— — — — — ROW PROPOSED RIGHT-OF-WAY	
— — — — — ROW EXISTING RIGHT-OF-WAY	
— — — — — PROPOSED TEMPORARY EASEMENT	
— — — — — PROPOSED PERMANENT EASEMENT	
— — — — — EXISTING EASEMENT	
— — — — — 1300 EXISTING CONTOUR	
— — — — — 1300 EXISTING CONTOUR	
— — — — — SS EXISTING SANITARY LINE	
— — — — — SD EXISTING STORM LINE	
— — — — — G EXISTING GAS LINE	
— — — — — W EXISTING WATER LINE	
— — — — — P-UG EXISTING UNDERGROUND POWER	
— — — — — TEL EXISTING UNDERGROUND TELEPHONE	
— — — — — CATV EXISTING UNDERGROUND CABLE/TV	
— — — — — FO EXISTING UNDERGROUND FIBER OPTIC	
— — — — — T EXISTING UNDERGROUND TRAFFIC	
— — — — — P-OH EXISTING OVERHEAD ELECTRIC	
— — — — — TEL-OH EXISTING OVERHEAD TELEPHONE	
— — — — — CATV-OH EXISTING OVERHEAD CABLE/TV	
— — — — — X EXISTING WOVEN WIRE FENCE	
— — — — — EXISTING CHAIN LINK FENCE	
— — — — — EXISTING WOOD FENCE	
— — — — — EXISTING TREE LINE	

SITE DATA		
PROPOSED USE		COMMERCIAL
ZONING		GENERAL COMMERCIAL (C-2)
SITE AREA (SA)		±4.05 ACRES ±176,396 SF
BUILDING HEIGHT		20'-2"
PROPOSED FLOOR AREA		76,334 SF
MINIMUM PARKING ALLOWED	ONE (1) SPACE PER 250 SF UP TO 10,000 SF OF THE TOTAL NFA; ONE (1) SPACE PER 250 SF FOR THE REST OF THE NFA WITH A 90% REDUCTION FACTOR.	
	TOTAL	7 STALLS
PROPOSED PARKING	STANDARD	10 STALLS
	ADA (<25)	1 STALLS
	TOTAL	11 STALLS
BUILDING COVERAGE		76,334 SF : 43.27% (SA)
PAVEMENT/PARKING/SIDEWALK AREA		54,499 SF : 30.90% (SA)
TOTAL IMPERVIOUS AREA		130,833 SF : 74.17 % (SA)
TOTAL PERVIOUS AREA		45,563 F : 25.83% (SA)

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

FLOOD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05007C0235K, EFFECTIVE DATE JUNE 5TH, 2012 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

ABBREVIATIONS

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

DESIGN CONTACTS

OWNER/DEVELOPER
MIKE HORN
VAUGHN STORAGE LLC
6959 LEBANON RD STE 212
FRISCO, TX 75034
PHONE: 972-679-7980
EMAIL: HORNENT6@GMAIL.COM

ARCHITECT
BURRIS ARCHITECTURE
820 TIGER BLVD,
BENTONVILLE, AR 72712-4211
CONTACT: DAVE P. BURRIS, AIA,
LEED AP
EMAIL: DAVE@BURRISARCH.COM

ENGINEER
OLSSON
3537 N STEELE BLVD, STE 310
FAYETTEVILLE, AR 72703
CONTACT: MATT LOOS, PE
PHONE: 501-733-2240
EMAIL: MLOOS@OLSSON.COM

SURVEYOR
MICHAEL D. MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: 479-571-0654

CITY / UTILITY CONTACTS

BUILDING & SAFETY
City of Bentonville
305 SW A Street
Bentonville, AR 72712
Contact: Brad Arnold
Phone: (479) 271-3108
Email: barnold@bentonvillear.com

WASTEWATER
City of Bentonville
1901 NE A Street
Bentonville, AR
Contact: Chris Earl
Phone: (479) 271-3161
Email: cearl@bentonvillear.com

WATER
City of Bentonville
3200 S.W. Municipal Drive
Bentonville, AR 72712
Contact: Beau Thompson
(Manager Technical Services)
Phone: (479)271-3140
Email: bthompson@bentonvillear.com

ELECTRIC
City of Bentonville
3200 S.W. Municipal Drive
Bentonville, AR 72712
Phone: (479)271-3155 ext. 2
Email: cbarnes@bentonvillear.com

STREET DEPARTMENT
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Tony Davis
Phone: (479)271-3130
Email: todavis@bentonvillear.com

ENGINEERING & STORMWATER
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Contact: Jarrod Brightwell
Phone: (479)418-8675
Email: jbrightwell@bentonvillear.com

TELEPHONE
AT&T
1133 E Harold St
Fayetteville, AR 72701
Contact: Brent Baldwin
Phone: (479)200-9022
or (479) 571-6609
Email: bb6585@att.com

DEPARTMENT OF HEALTH
Arkansas Department Of Health
Division of Engineer, Slot 37
4815 W. Markham
Little Rock, AR 72205
Contact: Adam Parker (District 1
Phone: (501)661-2623
Email: adam.parker@arkansas.gov

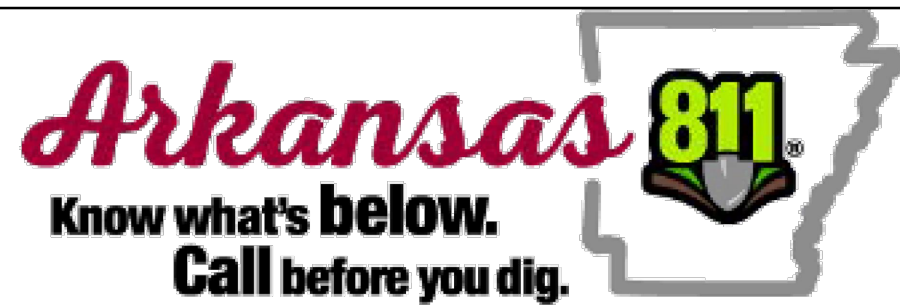
PLANNING DEPARTMENT
City of Bentonville
305 SW A Street
Bentonville, AR 72712
Contact: Tyler Overstreet
Phone: (479)271-3122
Email: toverstreet@bentonvillear.com

FIRE DEPARTMENT
City of Bentonville
800 SW A Street
Bentonville, AR 72712
Contact: Justin Scantlin, Fire Chief
Phone: (479) 271-5927/685-1096
Email: jscantlin@bentonvillear.com

NATURAL GAS
Black Hills Energy
1301 Federal Way
P.O. Box 2129
Lowell, AR 72745
Contact: Josh Knight
Phone: (479)721-4543
Email: joshua.knight@blackhillscorp.com

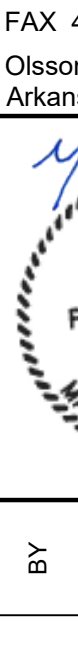
CABLE TELEVISION
COX Communications
4901 S 48th St
Springdale, AR 72762
Contact: Timothy Goss
Phone: (479) 651-5583
Email: timothy.goss@cox.com

PREPARED & SUBMITTED BY



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

SHEET INDEX	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	GENERAL NOTES
C2.00	DEMOLITION PLAN I
C2.10	DEMOLITION PLAN II
C3.00	OVERALL SITE PLAN
C3.10	SITE PLAN I
C3.20	SITE PLAN II
C3.30	DIMENSION PLAN I
C3.40	DIMENSION PLAN II
C4.00	OVERALL GRADING PLAN
C4.10	GRADING PLAN I
C4.20	GRADING PLAN II
C5.00	OVERALL STORM PLAN
C5.10	STORM PLAN AND PROFILE I
C5.20	STORM PLAN AND PROFILE II
C5.30	STORM PLAN AND PROFILE III
C5.40	STORM PLAN AND PROFILE IV
C6.00	OVERALL UTILITY PLAN
C6.10	UTILITY PLAN I
C6.20	UTILITY PLAN II
C6.30	WATER LINE PROFILES
C7.00	EROSION CONTROL PLAN PH1 I
C7.10	EROSION CONTROL PLAN PH1 II
C7.20	EROSION CONTROL PLAN PH2 I
C7.30	EROSION CONTROL PLAN PH2 II
C7.40	EROSION CONTROL PLAN PH3 I
C7.50	EROSION CONTROL PLAN PH3 II
C7.60	EROSION CONTROL DETAILS
C8.00	DETAIL SHEET I
C8.01	DETAIL SHEET II
C8.02	DETAIL SHEET III
C8.03	DETAIL SHEET IV
C8.04	COB WATER DETAIL SHEET I
C8.05	COB WATER DETAIL SHEET II
C8.06	COB SANITARY SEWER DETAIL SHEET I
C8.07	COB SANITARY SEWER DETAIL SHEET II
C8.08	COB WATER - SEWER DETAIL SHEET I
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS

		3537 North Steele Boulevard Suite 310 Fayetteville, AR 72703 olsson.com TEL 479.443.3404 FAX 479.443.4340 Olsson - Engineering Arkansas COA #1010	
		10/17/2025	
BY _____		REVISIONS	
DESCRIPTION		DATE	
REV. NO.		2025	
COVER SHEET		VAUGHN SELF STORAGE LARGE SCALE DEVELOPMENT PLANS	
BENTONVILLE, AR		2025	
drawn by: _____		TWC	
designed by: _____		TWC	
project no.: _____		I SD22-0040	
date: _____		10.17.2025	
SHEET C0.00			

VAUGHN SELF STORAGE
6601 SW EQUINE ROAD
BENTONVILLE, ARKANSAS
LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP

NOT TO SCALE

INSTRUMENT DESCRIPTION

A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN IN THE WEST RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 12; THENCE S02°29'28" 255.77 FEET ALONG THE WEST RIGHT OF WAY TO A FOUND IRON PIN; THENCE ENTERING THE NORTH RIGHT OF WAY OF SW EQUINE ROAD N87°21'13"W 513.65 FEET TO A FOUND IRON PIN; THENCE 207.84 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 132.84 FEET AND A CHORD OF N42°34'36"W 187.28 FEET TO THE EAST RIGHT OF WAY OF SW EQUINE ROAD TO A FOUND IRON PIN; THENCE ALONG THE WEST RIGHT OF WAY OF SW EQUINE ROAD N02°20'47". 641.12 FEET TO A FOUND IRON PIN; THENCE ENTERING THE SOUTH RIGHT OF WAY OF VAUGHN ROADS 87°24'10"E 233.07 FEET TO A FOUND IRON PIN; THENCE LEAVING THE SOUTH RIGHT OF WAY OF VAUGHN ROADS 602°42'22"W 517.68 FEET TO A FOUND IRON PIN; THENCE S81°18'11" 244.47 FEET TO A FOUND IRON PIN; THENCE N87°29'58"E 168.67 FEET TO THE POINT OF BEGINNING CONTAINING 6.48 ACRES MORE OR LESS AND BEING SUBJECT TO EASEMENTS, RIGHT OF WAYS AND PROTECTIVE COVENANTS AND RESTRICTIONS OF RECORD OR FACT.

GENERAL NOTES:

1. ACCORDING TO THE NATIONAL WETLANDS INVENTORY, NO WETLANDS OR AREAS OF INTEREST ARE LOCATED WITHIN THE PROJECT BOUNDARY.
2. NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROJECT SITE.
3. NO KNOWN DANGEROUS AREAS OR HAZARDS PRESENT ON PROJECT SITE.
4. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAN

CITY OF BENTONVILLE GENERAL NOTES:

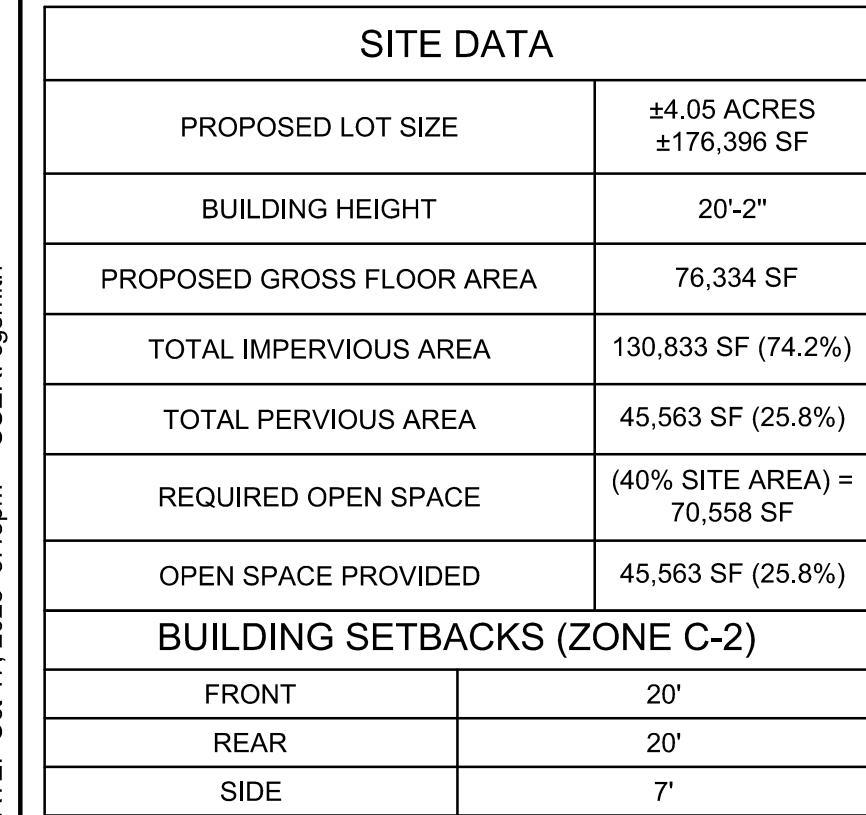
1. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS.
2. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRICAL UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE 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.
3. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479) 251-6168 BY AN ENGINEER OF RECORD 724 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
4. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
5. 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.

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF BENTONVILLE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

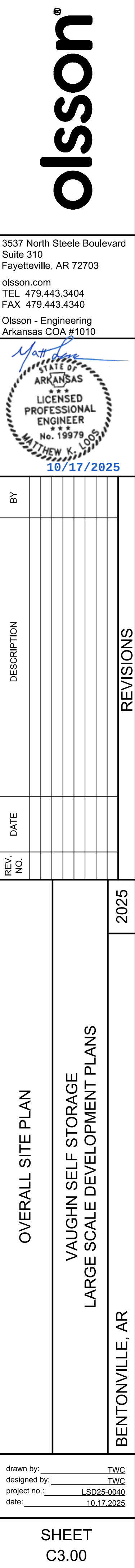
THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

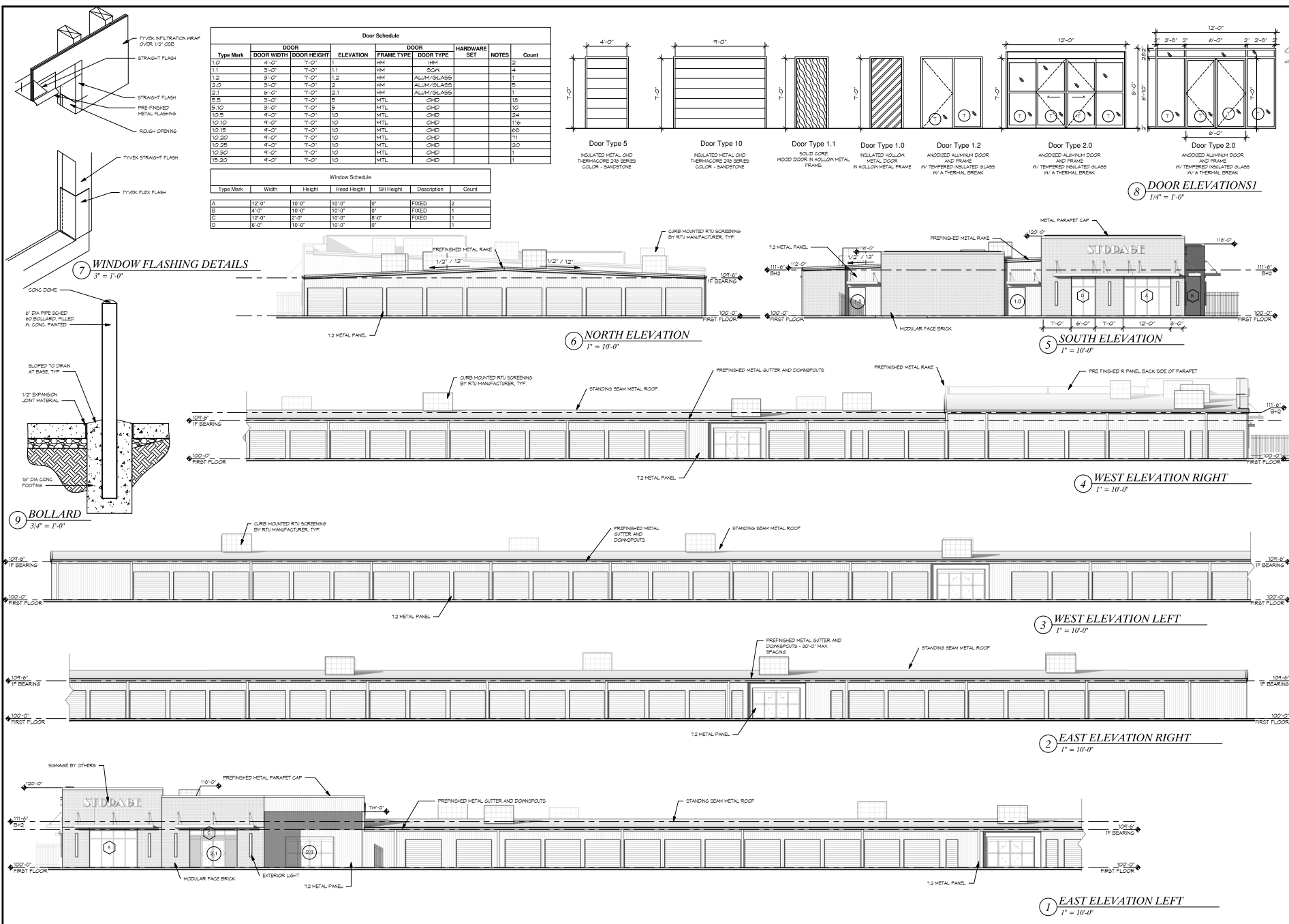
MUNICIPAL AIRPORT OVERLAY DISTRICT

ZONING DISTRICT	HEIGHT LIMITATIONS	NOISE
4-1	150' ABOVE THE AIRPORT ELEVATION	MIN. 30 DECIBEL NOISE REDUCTION FROM OUTSIDE TO INSIDE NOISE LEVELS



NOTES:	ADA PROVIDED	1
1. DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. 2. ALL MECHANICAL EQUIPMENT (ROOF & GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDINGS. TYPICAL. 3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES. 4. BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE / UTILITY PLAN. 5. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT. 6. PER CITY CODE AMENDMENT 503.3.1, FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25'. MARKINGS SHALL BE NO MORE THAN 18" FROM EACH END OF 1' CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6" WIDTH. LETTERING SHALL BE 4" IN HEIGHT WITH 1" BRUSH STROKES AND PAINTED WHITE. 7. REFER CITY AMENDMENTS TO FIRE CODE SECTIONS 506.6.1 AND 506.1.3 FOR KNOX BOX INSTALLATION. 8. ALL PROPOSED SIGNAGE TO REQUIRE SEPARATE PERMIT. 9. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT. 10. THERE SHALL BE NO CONSTRUCTION BETWEEN 30" AND 60" WITHIN THE SIGHT TRIANGLE. 11. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO A STRUCTURE MUST BE A CUT-OFF OR B.U.G. (WITH A U RATING OF 0) LIGHTING FIXTURE AND BE APPROVED BY THE PLANNING DEPARTMENT. SITE IS LOCATED IN XNA ZONE 4-1. ALL REQUIREMENTS OF ZONE TO BE MET AND MAINTAINED. 12. FOR THE RIGHT OF WAY, THE CITY ENGINEER OR CITY STAFF 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. 13. PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # G-10) OR APPROVED EQUAL.		



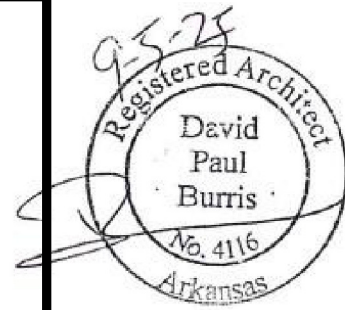


Burris Architecture
 473-319-8015
 473-319-8015

VAUGHN STORAGE BUILDING 1
 SW EQUINE ROAD
 BENTONVILLE, AR

DATE: 9-5-25
 JOB NO: 25134
 REVISIONS:

A1.2
 EXTERIOR ELEVATIONS



Burris

Architecture

8200 Tiger Blvd, Suite 4,
Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE BUILDING 3

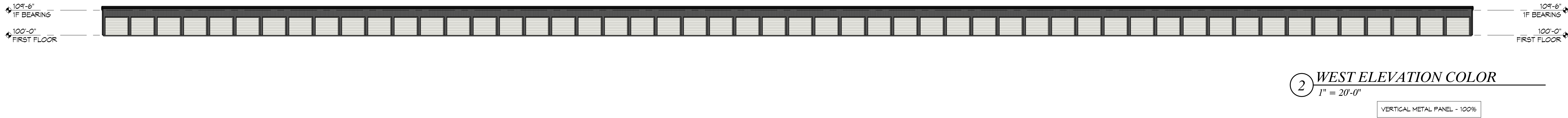
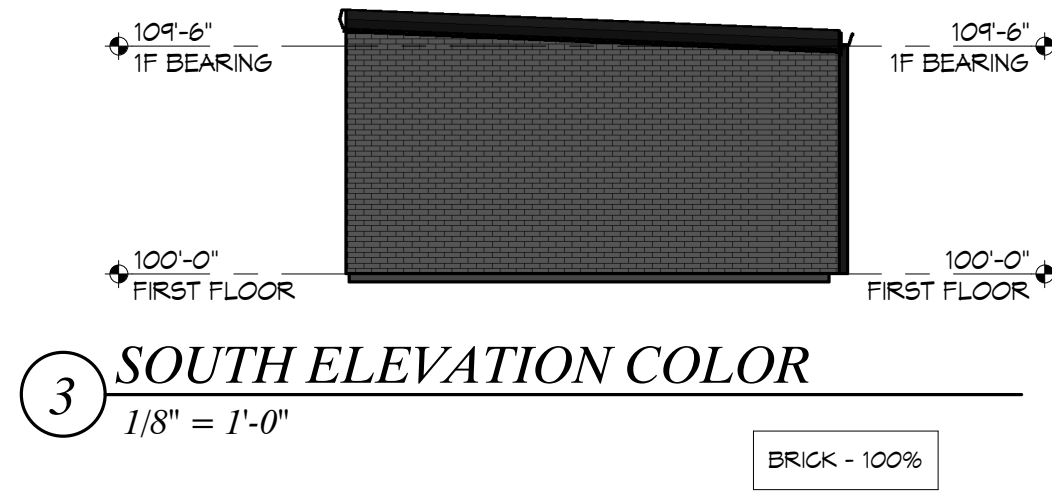
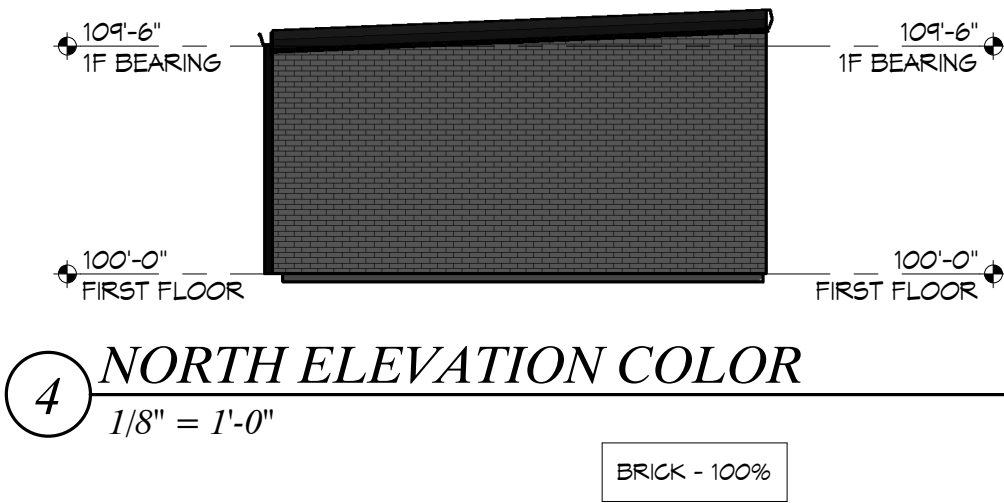
SW EQUINE ROAD
BENTONVILLE, AR

DATE	9-5-25
JOB NO.	25134
REVISIONS	

A3.1

COLOR ELEVATIONS

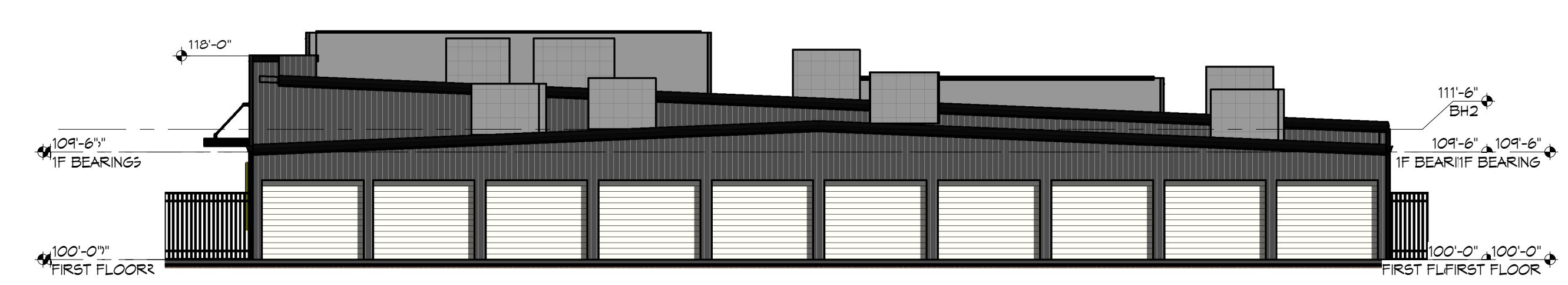
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS, NOTES, ORDERS AND AMENDMENTS ARE HEREBY REGARDED AS ONE WITH THE ORIGINAL AND SHALL BE SUBJECT TO THE FINAL AND UNREVOKED WRIT OF THE ARCHITECT. ANY REPRODUCTION, USE, OR MISUSE OF THE INFORMATION OR DRAWING CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.





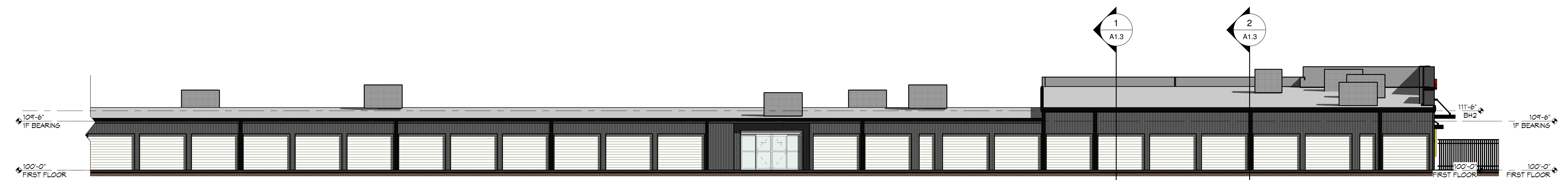
6 SOUTH ELEVATION COLOR
1" = 10'-0"

BRICK - 85%
VERTICAL METAL PANEL - 15%



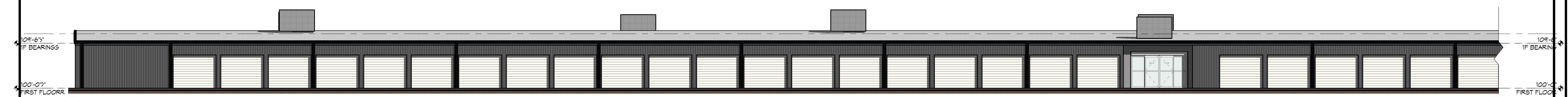
5 NORTH ELEVATION COLOR
1" = 10'-0"

VERTICAL METAL PANEL - 100%

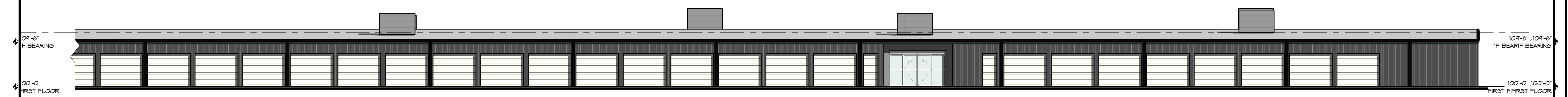


4 WEST ELEVATION COLOR RIGHT
1" = 10'-0"

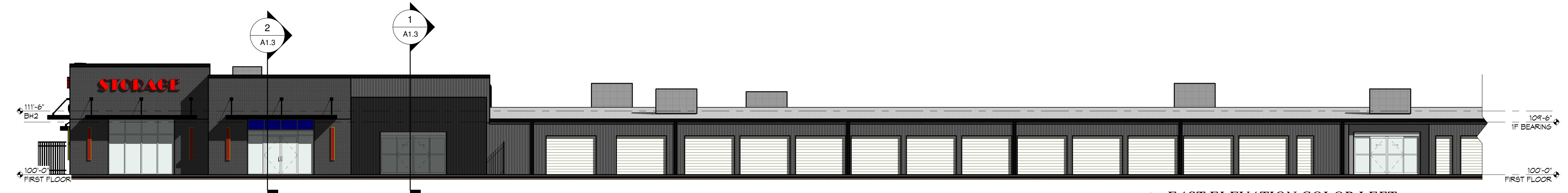
BRICK - 1%
VERTICAL METAL PANEL - 99%



3 WEST ELEVATION COLOR LEFT
1" = 10'-0"

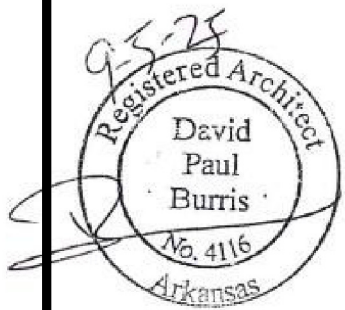


2 EAST ELEVATION COLOR RIGHT
1" = 10'-0"



1 EAST ELEVATION COLOR LEFT
1" = 10'-0"

BRICK - 16%
VERTICAL METAL PANEL - 84%



Burris

Architecture

8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE BUILDING 2

SW EQUINE ROAD

BENTONVILLE, AR

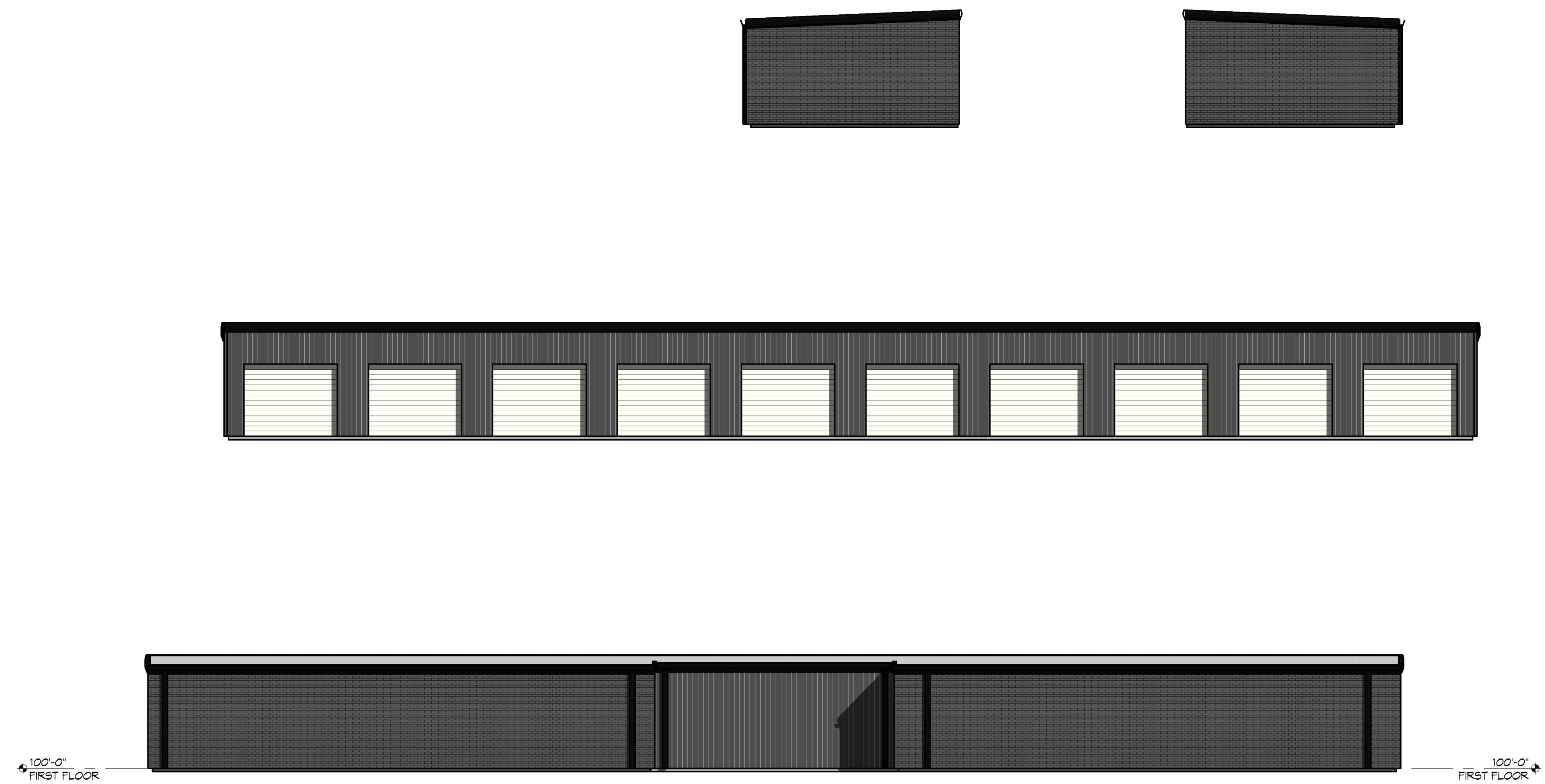
DATE	9-5-25
JOB NO.	25134
REVISIONS	

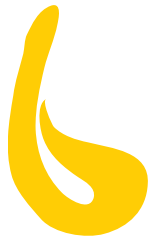
A2.1

COLOR ELEVATIONS



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM OR HER UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS, NOTES, SCHEDULES, AND APPENDICES ARE PART OF THE CONTRACT DOCUMENTS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. ANY REPRODUCTION, USE, OR MODIFICATION OF THE INFORMATION OR DRAWING CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.





Burris Architecture

820 Tiger Blvd Suite 4 Bentonville, AR 72712
479.319.6045

To: Bentonville Planning Commission

Ref: Vaughn Storage – Exterior Finish Materials

Date: October 28, 2025

The use of the building is a Mini storage with exterior access buildings and one climate control building. All exterior public facing facades have a majority of masonry, projections to create depth in the faces and accent features. The use of a charcoal 24 gage 7.2 panel is also used. For the interior facing facades, the same 24 gage 7.2 metal panel is used. Warranty information for the metal panel is attached to this document.

Sincerely,

Dave Burris







Precoated SIGNATURE® 200 Panel LIMITED WARRANTY

MBCI®, a division of NCI Group, Inc. (hereinafter referred to as "Manufacturer") warrants the panels, effective from the date of shipment, will perform in accordance to the following Signature® 200 Warranty:

PERFORMANCE SUMMARY

- A. **FILM INTEGRITY:** The paint film WILL NOT crack, check, or peel for a period of forty-five (45) years for Wall and Roof panels, except Polar White, in which case twenty-five (25) years. Cracking is defined as breaks in the flat coating as opposed to breaks in the film caused by metal forming, which is not warranted hereunder.
- B. **CHALK AND FADE:** The paint film WILL NOT;
 - (1) For a period of thirty (30) years, chalk in excess of a numerical rating of 8 for vertical panel applications or 6 for non-vertical panel applications, when measured in accordance with the standard procedures as defined by the "Standard Methods of Evaluating Degree of Chalking of Exterior Paints", ASTM D4214, except; Polar White, in which case this warranty for chalk does not apply, or
 - (2) For a period of thirty (30) years, fade or change in color in excess of 5 color difference units for vertical panel applications or 7 color difference units for non-vertical panel applications, measured in accordance with ASTM D2244 on the exposed painted surfaces which have been cleaned of external deposits and chalk and the corresponding values measured on the original (unexposed) painted surfaces, except Polar White, in which case this warranty for fade does not apply. It is understood that fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements.

TERMS AND CONDITIONS

- 1. This warranty covers the material exposed to normal atmospheric conditions (which term excludes exposure to corrosive or aggressive atmospheres such as, but not limited to, those contaminated with chemical fumes) in the continental United States, Alaska or Canada, unless Manufacturer agrees otherwise in writing. This warranty shall not apply where material failure is the result of fire, other accident or casualty, vandalism, atomic radiation, harmful fumes or foreign substances in the atmosphere, acts of God, or other such occurrences beyond Manufacturer's control. For any panel that is subject to sea spray or installed on property located 1,000 meters (3,280 feet) or fewer meters from a salt-water environment, the building owner shall perform a "sweet water" / fresh tap water rinse once a year, or more frequent, to avoid salt residue accumulation in accordance with AAMA 610.1.1979. The product must not be cleaned with abrasive chemical cleaners. The building owner shall maintain records of the maintenance.
- 2. This warranty will not extend to or cover damages to the material due to improper packaging, shipping or processing as specified in the National Coil Coaters Association Technical Bulletin No. IV- (7), improper handling (whether pre-erection or during erection), improper storage, improper erection, or improper installation (which includes failure to permit drainage of standing water.)
- 3. Microscopic crazing of the film on formed radii is considered normal and is not to be construed as film cracking.
- 4. This warranty does not apply in the event of deterioration to the panels caused directly or indirectly by panel contact with inferior fasteners. Selection of suitable long-lasting fasteners to be used with Manufacturer's extended life panels rests solely with the Purchaser.
- 5. The improper use of Manufacturer's seaming equipment or use of seaming equipment obtained from a party other than the Manufacturer may result in this and all warranties being void.
- 6. This warranty will not extend to or cover:
 - a. Damage to the coating occasioned by moisture or other contamination detrimental to the coating because of improper storage of the coated Metal prior to installation.
 - b. Water damage to any materials after they leave the possession of the Manufacturer.
 - c. Damage to the pre-painted metal caused by shipping, handling, and/or installation, storing, erecting and/or handling of the panels on the job site and/or any act or acts of negligence of the customer or any third party after the panels leave the possession of the Manufacturer.
 - d. Damage to the coated Metal as a result of standing water in non-vertical application.
 - e. Damage to the pre-painted metal caused by cascading water.
 - f. Damage to the coated Metal caused by contact with, or water run-off from, lead, copper, graphite or other dissimilar material. This includes, but is not limited to, A/C condensation and treated wood.
 - g. Damage to the coated Metal caused by contact with corrosive substances, or allowing panel cut edges to be in continual contact with water, damp insulation, soil or vegetation i.e. setting wall panels directly on the concrete sheeting notch or base trim.
 - h. Damage caused by spray foam insulation.
 - i. This warranty does not apply to products, materials, accessories, parts, or attachments which are not produced by the Manufacturer. In addition, all items not specifically listed as included are hereby excluded from this warranty.
- 7. Customer shall exercise diligence in inspection of materials as received from Manufacturer prior to use so as to mitigate expense involved to Manufacturer under this warranty.
- 8. This warranty does not apply to the interior or reverse side finish nor does it extend to pre-painted materials used in interior (not atmospherically exposed) applications.
- 9. This warranty does not apply to perforated material.
- 10. This warranty applies only to the paint film on the material and does not cover in any way any other aspect of the material.
- 11. If the panel finish fails to perform as indicated under the terms of Performance outlined above, Manufacturer shall have no liability with respect thereto except, at its sole option to repaint, replace, or restore the failed material, which shall be the purchaser's sole and exclusive remedy. When Manufacturer chooses to replace the defective coated Metal, its sole obligation is for the replacement of the material only. Manufacturer shall not be liable for any expenses connected with labor for the replacement of the defective material or any consequential damages. Repainting shall not necessarily be with Signature® 200. In no event, however, shall Manufacturer's responsibility extend to any consequential damages, or for any special, indirect, or consequential loss of profits or any other incidental, general, special, or compensatory damages to anyone because such panels may have been nonconforming. In all cases Manufacturer reserves the right to approve and negotiate the contract for such repainting or restoring. The warranty on any repainted, replaced or restored coated material supplied hereunder shall be for the unexpired portion of the warranty period applicable to the original coated material.

Precoated SIGNATURE® 200 Panel LIMITED WARRANTY

12. Claims must be reported in writing to the Manufacturer within thirty (30) days after discovery of nonconformance, and Manufacturer shall be given a reasonable opportunity (which shall not be less than thirty (30) days from the date of receipt of notification) to inspect the panels claimed to be non conforming. Adequate identification of the material involved in the claim, including date of installation, Manufacturer's order number, invoice number, and date of shipment must be established by the Buyer. A copy of this document and "sweet water" rinse maintenance log must be presented to Manufacturer at time of claim. All notices given under or pursuant to this Agreement shall be in writing and sent by registered mail, postage prepaid, return receipt requested to:

Attn: Claims Dept.
PO BOX 692055
Houston, TX 77269-2055

13. No terms or conditions other than those stated herein and no agreement or understanding, oral or written in any way purporting to modify this warranty shall be binding on Manufacturer unless made in writing and signed by the President of Manufacturer.
14. This warranty shall not become effective and Manufacturer shall not have any obligation under any warranty until all invoices issued by Manufacturer, Manufacturer's customer, and the Roofing Contractor have been paid in full, in accordance with their terms, without offset, deduction or credit and all installation deficiencies listed in any Manufacturer inspection report have been corrected and all Manufacturer procedures have been followed.
15. This warranty shall extend to the original Building Owner and is non-assignable and/or non-transferable. Should the Owner become insolvent, bankrupt, make an assignment for the benefit of its creditors, or for any reason discontinue its normal or regular business practices, this warranty shall forthwith become null and void and of no legal effect.
16. Any party seeking to enforce claims under this Warranty hereby acknowledges and agrees that (i) all matters relating to the validity, performance, interpretation, and/or enforcement of this Warranty shall be governed by and construed in accordance with the laws of the State of Texas, (ii) any and all claims, actions, proceedings or causes of action relating to the validity, performance, interpretation, and/or enforcement hereof must be submitted to a court of competent jurisdiction in Houston, Harris County, Texas, (iii) this Warranty is capable of being performed in Harris County, Texas, (iv) it irrevocably submits itself to the jurisdiction of the state and federal courts in Harris County, Texas, (v) service of process may be made upon it in any legal proceeding in connection with this Warranty or any other agreement as provided by Texas law, (vi) it irrevocably waives, to the fullest extent permitted by law, any objection that it may now or hereafter have to the laying of venue of any litigation arising out of or in connection with this Warranty or any other agreement or transaction brought in any such court, (vii) it irrevocably waives any claims that litigation brought in any such court has been brought in an inconvenient forum, and (viii) it irrevocably consents to the service of process out of any of the aforementioned courts by the mailing of copies thereof by Certified Mail, Return Receipt Requested, postage prepaid, and its address set forth herein. The scope of each of the foregoing waivers is intended to be all encompassing. Each party acknowledges that this waiver is a material inducement to the agreement of each party hereto to enter into a business relationship, and that each has already relied on this waiver in entering into this Warranty. Each party warrants and represents that it has reviewed these waivers with its legal counsel, and that it knowingly and voluntarily agrees to each such waiver following consultation therewith.
17. **FORCE MAJEURE. UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE IN ANY WAY TO THE BUILDING OWNER OR ANY OTHER PARTY FOR DELAYS, FAILURE IN PERFORMANCE, OR LOSS OR DAMAGE DUE TO FORCE MAJEURE CONDITIONS INCLUDING, WITHOUT LIMITATION: FIRE; LIGHTNING; STRIKE; EMBARGO; EXPLOSION; POWER SURGE OR FAILURE; ACTS OF GOD; WAR; LABOR OR EMPLOYMENT DISPUTES; CIVIL DISTURBANCES; ACTS OF CIVIL OR MILITARY AUTHORITY; INABILITY TO SECURE MATERIALS, FUEL, PRODUCTS OR TRANSPORTATION FACILITIES; ACTS OR OMISSIONS OF SUPPLIERS, OR ANY OTHER CAUSES BEYOND ITS REASONABLE CONTROL, WHETHER OR NOT SIMILAR TO THE FOREGOING.**
18. Notwithstanding the foregoing, the warranty coverage provided above by Manufacturer shall be expressly limited to and shall include only such warranty coverage on coatings applied to Manufacturer's panel materials by the original supplier(s) thereof. Any and all such warranty coverage available from Manufacturer shall apply only to the same extent that such warranty coverage is available from the original supplier thereof. To the extent that warranty coverage from such supplier(s) is unavailable for any reason whatsoever, Manufacturer shall not have any further liability to purchaser or any other party.

DISCLAIMER-EXCEPT AS EXPRESSLY STATED HEREIN, THE ABOVE WARRANTY PROVISIONS DO NOT COVER COATINGS, PRODUCTS, ACCESSORIES, PARTS OR ATTACHMENTS THAT ARE NOT PRODUCED BY MANUFACTURER. EXCEPT AS OTHERWISE EXPRESSLY STATED, THERE IS NO WARRANTY, REPRESENTATION OR CONDITION OF ANY KIND AND ANY WARRANTY, EXPRESS OR IMPLIED, IS HEREBY EXCLUDED AND DISCLAIMED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE. NOTWITHSTANDING ANYTHING ELSE CONTAINED HEREIN TO THE CONTRARY, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT MANUFACTURER'S LIABILITY AND PURCHASER'S SOLE REMEDY, WHETHER IN CONTRACT, UNDER ANY WARRANTY, IN TORT (INCLUDING NEGLIGENCE), IN STRICT LIABILITY OR OTHERWISE SHALL NOT EXCEED THE COST OF THE AMOUNT OF THE MATERIALS, EXPRESSLY EXCLUDING LABOR COSTS AND EXPENSES, COSTS OF RENTING REPLACEMENTS AND ANY OTHER ADDITIONAL EXPENSES. UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE FOR ANY SPECIAL, INCIDENTAL, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY, PROPERTY DAMAGE, DAMAGE TO OR LOSS OF EQUIPMENT, LOST PROFITS OR REVENUE, LABOR COSTS AND EXPENSES, COSTS OF RENTING REPLACEMENTS AND OTHER ADDITIONAL EXPENSES, EVEN IF MANUFACTURER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. MANUFACTURER WILL NOT BE LIABLE FOR ANY DAMAGES, LOSSES OR EXPENSES AS A RESULT OF PURCHASER'S (OR ANY OTHER PARTY'S) NEGLIGENCE, WHETHER DEEMED ACTIVE OR PASSIVE AND WHETHER OR NOT ANY SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH DAMAGE, LOSS OR EXPENSE. IN ADDITION, UNDER NO CIRCUMSTANCES SHALL MANUFACTURER BE LIABLE FOR ANY DAMAGES, LOSSES OR EXPENSES WHATSOEVER AS A RESULT OF ANY OTHER PARTY'S MATERIALS OR PRODUCTS WHICH CAUSE OR ALLEGEDLY CAUSE, IN WHOLE OR IN PART, DAMAGE, LOSS OR DETERIORATION TO THE MANUFACTURER'S WALL AND/OR ROOF PANELS.

Signature® is a registered trademark of NCI Group, Inc. This warranty applies to the following Signature 200 colors only: Ash Gray, Bright White, Burnished Slate, Charcoal Gray, Cobalt Blue, Coffee Brown, Deep Gray, Desert Sand, Evergreen, Hawaiian Blue, High Gloss White, Ivy Green, Light Stone, Polar White, Rustic Red, Saddle Tan, Scarlet Red, True Black, White, and Wine Red. Please contact your sales representative for any other non-standard or custom color.

Project Name

Manufacturer's Job #

Color(s)

1201229991101/RevC/MS/0524



CD NWA Workforce Housing

606 NE A St

PC Date: 11/4/2025

Staff Report Details

Project Number	(LSD25-0037)
Applicant / Current Owner	
Site Area	+/- .77 Acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	N/A
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Townhouses
Related projects	PRD24-0001

Property Description

The property is located at 606 NE A Street. It is currently zoned PRD, Planned Residential Development with a Future Land Use classification of Walkable Neighborhood. Surrounding districts include R-1, Low-density single family residential, and DN-2, Downtown Medium Density Residential. The property has direct access from NE A St and NE 7th St.

Project Details

The proposed project is for a townhouse development. The applicant states the proposed cumulative building square footage is +/- 11,297 square feet, and there are a total of 15 units. The applicant is providing 12 off-street parking spaces, and 4 on-street parking spaces (accessed from 7th Street). Landscaping is provided per the Land Development Code. The applicant is requesting a waiver to install a 6-foot sidewalk to match existing neighborhood conditions, instead of the 12 foot sidewalk as is required by the Master Street Plan. Site amenities include two community gathering spaces including seating, bike racks, and open green space. The dumpster has been located at the south end of the property.

The PRD for this project was approved by Planning Commission on April 16, 2024: <https://bentonvillear.portal.civicclerk.com/event/1285/files/attachment/3275>

Project Details

The project makes use of 2 Primary Materials, brick and glass, with an average from all facades of 85.81% (Special Use Materials are less than 25%).

Relationship to the Community Plan

The land use for this site is Walkable Neighborhood. The facility is appropriate within the surrounding context. Additionally, this development meets the large-scale development standards and codes including landscaping, and public amenity requirements. As previously stated the applicant is requesting a waiver to build a 6-foot sidewalk instead of the required 12-foot sidewalk as specified in the Master Street Plan.

Public Comment

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

Analysis / Waivers

Sidewalk Reduction Waiver Request:

Section 1100.15 Sidewalk Requirements in the Land Development Code:

"The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk according to the Master Street Plan and as set forth in the city's current adopted Standard Specifications for Streets"

NE A Street is classified as a Downtown Collector and requires a 12-foot sidewalk per the master street plan.

The applicant is requesting a 6-foot reduction in sidewalk width, going from the required 12-foot sidewalk to a proposed 6-foot sidewalk. The applicant states that the request is to match the existing sidewalk for the newly built development to the south of the property, and to be consistent with the existing streetscape along NE A Street.

Conclusion

If the Planning Commission approves the sidewalk waiver to install a 6-foot width to match the existing 6-foot sidewalk to the south, staff recommends approval of the project with the proposed phasing as shown.

As an important note, at this time, this project is currently upstream of a public sewer interceptor line that is at design capacity. As such, peak sanitary sewer flows exceeding existing use cannot be approved by Bentonville Water Utilities until there is adequate downstream sewer capacity. The phasing only allows for the project to release sewage at a rate equal to the existing peak sanitary sewer flows until the downstream capacity restraints have been resolved.

Additional Details



Pending PC Item

NE 7TH ST

NE A ST

NE 6TH ST

CD NWA
WorkForce
Housing



LSD25-0037
CD NWA WorkForce Housing
606 NE A ST





LARGE SCALE DEVELOPMENT (LSD#25-0037)

CD NWA WORKFORCE HOUSING

606 NE A Street
Bentonville, AR 72712

Community Development NWA
808 North Main Street
Bentonville, AR 72712

SPA PROJECT #: 2442

LSD SUBMISSION | 09/12/2025

REGULATORY

SCOPE OF WORK:
A new (4) building planned residential workforce housing development in the City of Bentonville.

APPLICABLE CODES:
2021 ARKANSAS FIRE PREVENTION CODE VOL. 1 (FIRE, 2021 IFC AMENDED)
2021 ARKANSAS FIRE PROTECTION CODE, VOLUME II (BUILDING, 2021 IFC AMENDED)
2021 ARKANSAS FIRE PROTECTION CODE, VOLUME III (RESIDENTIAL, 2021 IFC AMENDED)
2021 ARKANSAS MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE
2018 ARKANSAS PLUMBING CODE (2018 IPC AMENDED)
2018 ARKANSAS FUEL GAS CODE (2018 IFGC AMENDED)
2014 ARKANSAS ENERGY CODE
2012 INTERNATIONAL PROPERTY AND MAINTENANCE CODE
2009 ICC ANSI A117.1 ACCESSIBILITY CODE

BUILDING DATA:

Occupancy Classification	Gross Floor Area	Building Height
Building A (Townhouse, IRC)	1,907 GSF - 2,553 GSF Total (2 Levels)	24'-0" (at highest point)
Building B (Two-Family Dwelling, IRC)	1,240 GSF - 2,205 GSF Total (2 Levels)	24'-0" (at highest point)
Building C (Townhouse, IRC)	2,541 GSF - 4,808 GSF Total (2 Levels)	24'-0" (at highest point)
Building D (R-2 Apartment House, IRC)	1,907 GSF - 4,456 GSF Total (3 Levels)	34'-0" (at highest point)

Construction Type Fire Rating Req's:

Primary Structural Frame:	0 Hour Fire Rating
Bearing Walls (Interior):	0 Hour Fire Rating
Bearing Walls (Exterior):	0 Hour Fire Rating
Nonbearing Walls and Partitions (Interior):	0 Hour Fire Rating
Nonbearing Walls and Partitions (Exterior):	0 Hour Fire Rating
Floor Construction and secondary members:	0 Hour Fire Rating
Roof Construction and secondary members:	0 Hour Fire Rating

BUILDING A, B, C - TYPE VB (IRC):

Exterior Walls:	Building A,B,C: 0 Hour w/ X ≥ 5'-0" min. fire separation dist. (R302.1(1)).
Common Walls:	Building A, C: 2 hour rated (unsprinklered) (R302.2.2) Building B: 1 hour rated (unsprinklered) (R302.3)
Parapets:	Building A, C: (R302.2.4) *exception: parapet not required w/ Class C rated roof material and non-combustible or fire retardant roof sheathing extends 4'-0" min. from the common wall.

Fire Protection:

Sprinkler System:	Building A, C: none required/provided (R313.1) Building B: none required/provided (R313.2)
Fire Detection:	SMOKE AND HEAT DETECTION REQUIRED (R314)

BUILDING D - TYPE VB (IBC):

Max. Number of Stories ≤ 3 (w/ 13R Sprinkler)	Max. Building Height ≤ 60'-0" (w/ 13R Sprinkler)
Max. Floor Area/Floor ≤ 7,000 SF (w/ 13R Sprinkler)	
Common Walls:	1 hour rated (sprinklered)
Common Floor/Ceiling system:	1 hour rated (sprinklered)

Fire Protection:

Sprinkler System:	SPRINKLERED (13R) BUILDINGS
Fire Detection:	SMOKE DETECTION & FIRE ALARM REQUIRED (907.2.9)

Energy Code Requirements: ***All table values are for climate zone 4A except Marine***

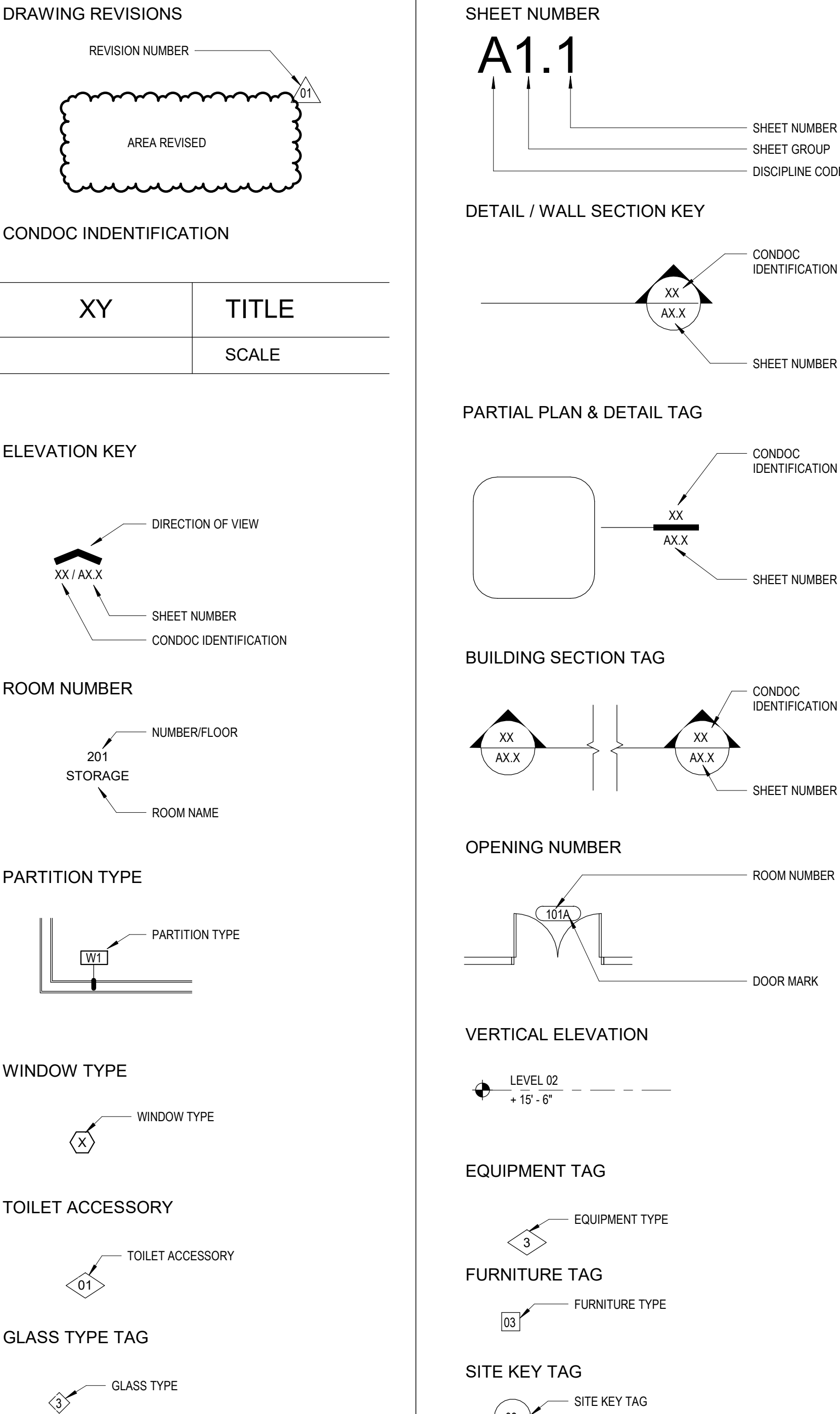
Building Component	REQUIRED	PROVIDED
Fenestration U Factor	.5	.3
Glazed Fenestration SHGC	.4	.49
Ceiling R-Value	R-30 MIN	R-49
Insulation entirely above roof deck	N/A	R-30
Wood Framed Wall R-Value	R-13	R-20 & R-Sci
Mass Wall R-Value	R-8 / I3	R-8 / I3
Floor R-Value	R-19	R-13+RSci
Basement R-Value	R-10 cont. / 13	R-10 cont. / 13
Slab R-Value & Depth	0	R-10ci, 3 ft and R-5 slab
Crawl Space Wall R-Value	R-Sci or R-13	N/A

ZONING:

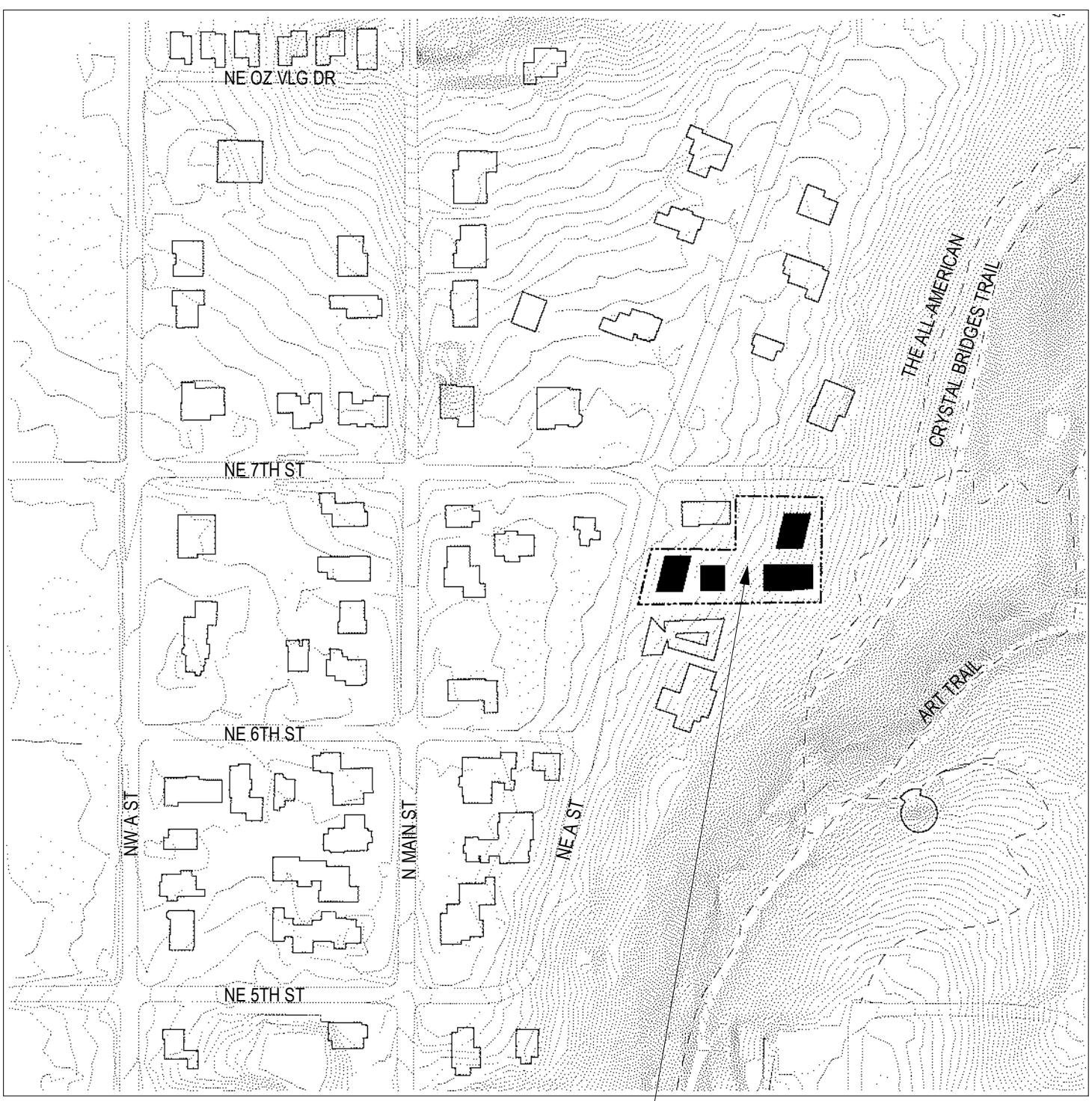
	REQUIRED	PROVIDED
PRD # PRD24-0001		
Use: Medium Density Residential (DN-2)		
Minimum Front Yard Setback:	8'-0"	8'-0"
Minimum Rear Yard Setback:	10'-0"	10'-0"
Minimum Side Yard Setback:	10'-0"	10'-0"
Minimum Distance Between Buildings:	10'-0"	10'-0"
Maximum Height:	36'-0"	27'-0"
Maximum Total Building Area:	x	x

Parking: 12 off-street parking spaces, 4 parking spaces accessed from 7th Street (on-street) = 16 parking spaces total (1.07/Unit)

DRAWING SYMBOLS



PROJECT LOCATION



PROJECT SITE

606 NE A ST
BENTONVILLE, AR 72712



TRUE NORTH
1" = 200'

WAIVERS

WAIVER REQUEST NO. 1: SIDEWALK REDUCTION WAIVER REQUEST

SUBMITTED TO CITY OF BENTONVILLE ON 8/22/25 FROM ECOLOGICAL DESIGN GROUP (THIS REQUEST IS ALSO INCLUDED IN THIS LARGE SCALE DEVELOPMENT SUBMISSION)

DRAWING LIST

CIVIL DRAWINGS	C010 DEMOLITION PLAN	A704 ENLARGED PLANS & ELEVATIONS
C100 SITE PLAN	A801 OPENING SCHEDULE	A802 FINISH SCHEDULE
C101 SITE LAYOUT PLAN	A-A100 BUILDING A - FOUNDATION PLAN	A-A101 BUILDING A - FLOOR PLANS
C200 UTILITY PLAN	A-A102 BUILDING A - ROOF PLAN	A-A201 BUILDING A - REFLECTED CEILING PLANS
C300 GRADING AND DRAINAGE PLAN	A-A202 BUILDING A - BUILDING ELEVATIONS	A-A302 BUILDING A - BUILDING ELEVATIONS
C500 SPOT GRADE PLAN	A-A401 BUILDING A - BUILDING SECTIONS	A-A402 BUILDING A - BUILDING SECTIONS
C501 SITE DETAILS	A-A501 BUILDING A - WALL SECTIONS	A-A502 BUILDING A - WALL SECTIONS
C502 SITE DETAILS	A-B100 BUILDING B - FOUNDATION PLAN	A-B101 BUILDING B - FLOOR PLANS
C503 SITE DETAILS	A-B102 BUILDING B - ROOF PLAN	A-B201 BUILDING B - REFLECTED CEILING PLANS
LANDSCAPE DRAWINGS	A-B301 BUILDING B - BUILDING ELEVATIONS	A-B302 BUILDING B - BUILDING ELEVATIONS
L100 LANDSCAPE PLAN	A-B401 BUILDING B - BUILDING SECTIONS	A-B501 BUILDING B - WALL SECTIONS
L101 LANDSCAPE DETAILS	A-C100 BUILDING C - LEVEL 01 FOUNDATION PLAN	A-C101 BUILDING C - LEVEL 01 FLOOR PLAN
LIFE SAFETY DRAWINGS	A-C102 BUILDING C - LEVEL 02 FLOOR PLAN	A-C103 BUILDING C - ROOF PLAN
LS100 LIFE SAFETY - SITE PLAN	A-C201 BUILDING C - LEVEL 01 REFLECTED CEILING PLAN	A-C202 BUILDING C - LEVEL 02 REFLECTED CEILING PLAN
LS101 LIFE SAFETY - BUILDING D, LEVELS 00, 01	A-C301 BUILDING C - BUILDING ELEVATIONS	A-C302 BUILDING C - BUILDING ELEVATIONS
LS102 LIFE SAFETY - BUILDING D, LEVEL 03	A-C401 BUILDING C - GENERAL NOTES	A-C501 BUILDING C - WALL SECTIONS
STRUCTURAL DRAWINGS	A-D100 BUILDING D - FOUNDATION PLAN	A-D101 BUILDING D - FLOOR PLANS
S101 BUILDING A PLANS	A-D102 BUILDING D - FLOOR PLAN & ROOF PLAN	A-D201 BUILDING D - REFLECTED CEILING PLANS
S102 BUILDING A PLANS	A-D202 BUILDING D - REFLECTED CEILING PLANS	A-D301 BUILDING D - BUILDING ELEVATIONS
S201 BUILDING B PLANS	A-D302 BUILDING D - BUILDING ELEVATIONS	A-D401 BUILDING D - BUILDING SECTIONS
S301 BUILDING C PLANS	A-D501 BUILDING D - WALL SECTIONS	
S302 BUILDING C PLANS		
S401 BUILDING D PLANS		
S402 BUILDING D PLANS		
S501 GENERAL NOTES		
S502 GENERAL DETAILS		
S601 DETAILS		
S602 DETAILS		
ARCHITECTURAL DRAWINGS	A-D202 BUILDING D - REFLECTED CEILING PLANS	A-D301 BUILDING D - BUILDING ELEVATIONS
A001 WALL & FLOOR TYPES SCHEDULE	A-D302 BUILDING D - BUILDING ELEVATIONS	A-D401 BUILDING D - BUILDING SECTIONS
A002 UL DETAILS	A-D501 BUILDING D - WALL SECTIONS	
A003 UL DETAILS		
A004 UL DETAILS		
A005 UL DETAILS		
A006 EXTERIOR VIEWS		
A007 EXTERIOR VIEWS		
A100 SITE PLAN		
A101 SITE DETAILS		
A102 SITE DETAILS		
A601 DETAILS		
A602 DETAILS		
A603 DETAILS		
A701 ENLARGED PLANS & ELEVATIONS		
A702 ENLARGED PLANS & ELEVATIONS		
A703 ENLARGED PLANS & ELEVATIONS		
MECHANICAL DRAWINGS	M100 MECHANICAL LEGENDS, NOTES, AND DETAILS	
M101 FLOOR PLAN - HVAC		
M102 FLOOR PLAN - ROOF		
M103 MECHANICAL SPECIFICATIONS		
MD101 DEMOLITION PLAN - HVAC		
PLUMBING DRAWINGS	P101 FLOOR PLAN - PLUMBING	
P102 PLUMBING SPECIFICATIONS		
P103 PLUMBING SPECIFICATIONS		
PD101 DEMOLITION PLAN - PLUMBING		
ELECTRICAL DRAWINGS	E001 ELECTRICAL LEGEND AND DETAILS	
E201 FLOOR PLAN - POWER		
E301 FLOOR PLAN - SYSTEMS		
E501 ELECTRICAL SPECIFICATIONS		
ED101 DEMOLITION PLAN - ELECTRICAL		
UTILITY AND CITY CONTACTS		
Black Hill Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, joshua.knight@blackhillsoop.com		
AT&T: Brent Baldwin, 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb6585@att.com		
Cox Communications: Timothy Goss, 4901 S. 48th Street, Springdale, AR 72762, (479) 651-5583, timothy.goss@cox.com		
Fire Dept.: City of Bentonville, Justin Scantlin, 800 SW A Street, Bentonville, AR 72712, (479) 271-5927 or (479) 685-1096		
Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130		
Water Dept.: City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140		
Electric Dept.: City of Bentonville, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3135 ext. 2		
Wastewater Dept.: City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161		
Planning Dept.: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR 72712, (479) 271-3122		
Bldg and Fire Safety: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR 72712, (479) 271-3108		
City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-5993		
Stormwater: City of Bentonville, Alison West, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-6719		

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C BRAHM DRIVER, P.E.
E bdriver@ecologicaldg.com

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E bpace@sanderspace.com

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GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY RAMSEY SURVEYING, INC., DATED 01/18/2023.

2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.

3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.

4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES

5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.

7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.

10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.) AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.

11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.

12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.

13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.

14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.

2. CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.

3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.

4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.

5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.

6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.

7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.

8. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.

9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.

2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.

3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.

4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.

5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKANSAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.

6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.

7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.

8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.

9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.

10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.

11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.

13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.

14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.

15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.

16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.

17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.

18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.

GENERAL EROSION CONTROL NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPs.

2. SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.

3. THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.

4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

5. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

7. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE, AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.

8. THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.

9. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.

10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

11. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

13. PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.

14. INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND FLOWING RAINFALL EVENTS OF 0.5 INCHES THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.

15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.

17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT), PROPERLY MANAGE PORTABLE SANITARY FACILITIES.

18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.

19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

20. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

22. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH ADEQ CONSTRUCTION STORMWATER PERMIT.

23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.

24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.

26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

UTILITY NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.

2. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH BENTONVILLE WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS DATED 2024, AND SHALL BE COORDINATED WITH BWUJ.

3. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL BWUJ.

4. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE BWUJ.

5. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED AS SPECIFIED AND IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARD SPECIFICATIONS FOR STREETS.

6. ALL WATER MAINS SHALL BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.

7. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.

8. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

10. 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.

ABBREVIATIONS

BC BOTTOM OF CURB

BW BOTTOM OF WALL

CL CENTERLINE

CLR CLEARANCE

CMP CORRUGATED METAL PIPE

DIA DIAMETER

DWG CAD DRAWING

E ELEVATION

ELEV EXISTING

EX EXISTING

EG EXISTING GRADE

FES FLARED END SECTION

FFE FINISH FLOOR ELEVATION

FG FINISH GRADE

FL FLOWLINE

FT FEET

GA GAUGE

GMP GAS MONITORING PROBE

HDPE HIGH DENSITY POLYETHYLENE

HORZ HORIZONTAL

ID INSIDE DIAMETER

INV INVERT

LB POUNDS

LEN LENGTH

LF LINEAR FEET

MAX MAXIMUM

MH MANHOLE

MIN MINIMUM

N NORTHING

N.T.S. NOT TO SCALE

OC ON CENTER

OCEW ON CENTER EACH WAY

OD OUTSIDE DIAMETER

PL PROPERTY LINE

PVC POLYVINYL CHLORIDE

PVT PAVEMENT

R RADIUS

RCP REINFORCED CONCRETE PIPE

ROW RIGHT-OF-WAY

SCH SCHEDULE

SS STAINLESS STEEL

SO SQUARE

STA STATION

STD STANDARD

TC TOP OF CURB

TW TOP OF WALL

TYP TYPICAL

VERT VERTICAL

ADDITIONAL NOTES:

1. THIS PROJECT IS IN AIRPORT ZONE D4, MEETING THE REQUIREMENTS, NOT EXCEEDING 50' HEIGHT STRUCTURES.

2. PLANTING AREAS REFER TO LANDSCAPE PLAN.

3. DUPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS BUILDING. REFER TO ARCHITECT PLANS.

4. BIKE RACKS WILL BE A DERO SWERVE STYLE OR APPROVED EQUAL. REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS AND PROVIDE DETAIL.

5. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

6. PROPOSED FENCING WILL REQUIRE A SEPARATE FENCE PERMIT.

7. REFER TO PLANTING PLAN FOR CODE SEC.1100.01(F) PLANTING SPECIES WITHIN THE SHADED AREA SHOULD NOT SURPASS 3' AND 8' IN HEIGHT.

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

PROPOSED DEMOLITION LEGEND

TREE TO BE REMOVED

PAVEMENT & STRUCTURE REMOVAL AREA

MILL & OVERLAY AREA

SAWCUT PAVEMENT LINE

TREE PRESERVATION FENCING

PROPOSED UTILITY LEGEND

WATER LINE

WATER METER

WATER VALVE

FDC

FIRE HYDRANT

SANITARY SEWER

UNDERGROUND ELECTRIC LINES/CONDUIT

OVERHEAD ELECTRIC

TRANSFORMER AND CONCRETE PAD

FIBER LINE

COMMUNICATION LINE

GAS LINE

GAS METER

PROPOSED EROSION CONTROL LEGEND

CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

WIRE REINFORCED SILT FENCE

GRATE INLET PROTECTION

CURB INLET PROTECTION

TEMPORARY ROCK CHECK DAM

LIMITS OF DISTURBANCE

FLOW ARROW

PROPOSED SITE PLAN LEGEND

PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)

SAWCUT PAVEMENT LINE

MILL AND OVERLAY BOUNDARY

TYPICAL CONCRETE PAVEMENT

ASPHALT PAVEMENT

PLANTING AREA

PERMEABLE PAVERS

TYPICAL CONCRETE SIDEWALK

MILL AND OVERLAY

SCORED/COLORED CONCRETE

PROPOSED GRADING & DRAINAGE LEGEND

CONCAVE GRATE INLET

JUNCTION BOX

NYLOPLAST CATCH BASIN

FLARED END SECTION

HDPE STORM PIPE

PERFORATED HDPE STORM PIPE

RCP/RCHP STORM PIPE

PROPOSED 1 FT. CONTOUR ELEVATION

PROPOSED 5 FT. CONTOUR ELEVATION

SPOT ELEVATIONS

FLOWLINE

1

GENERAL NOTES & LEGENDS

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LARGE SCALE DEVELOPMENT (LSD#25-0037): CD NWA WORKFORCE HOUSING

606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

LSD SUBMISSION
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NO. DESCRIPTION DATE

GENERAL NOTES AND LEGEND

C000

LSD#25-0037

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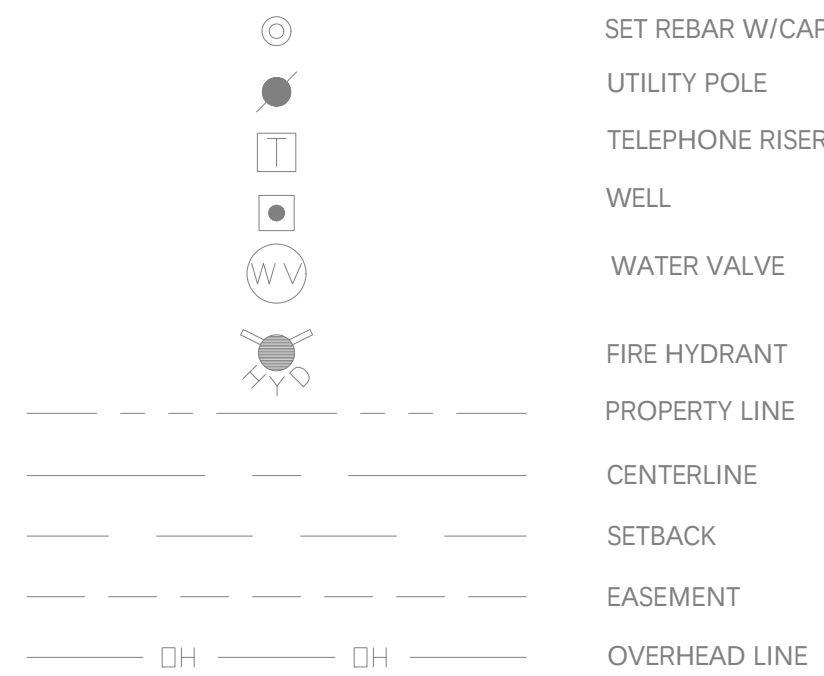
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EXISTING LEGEND

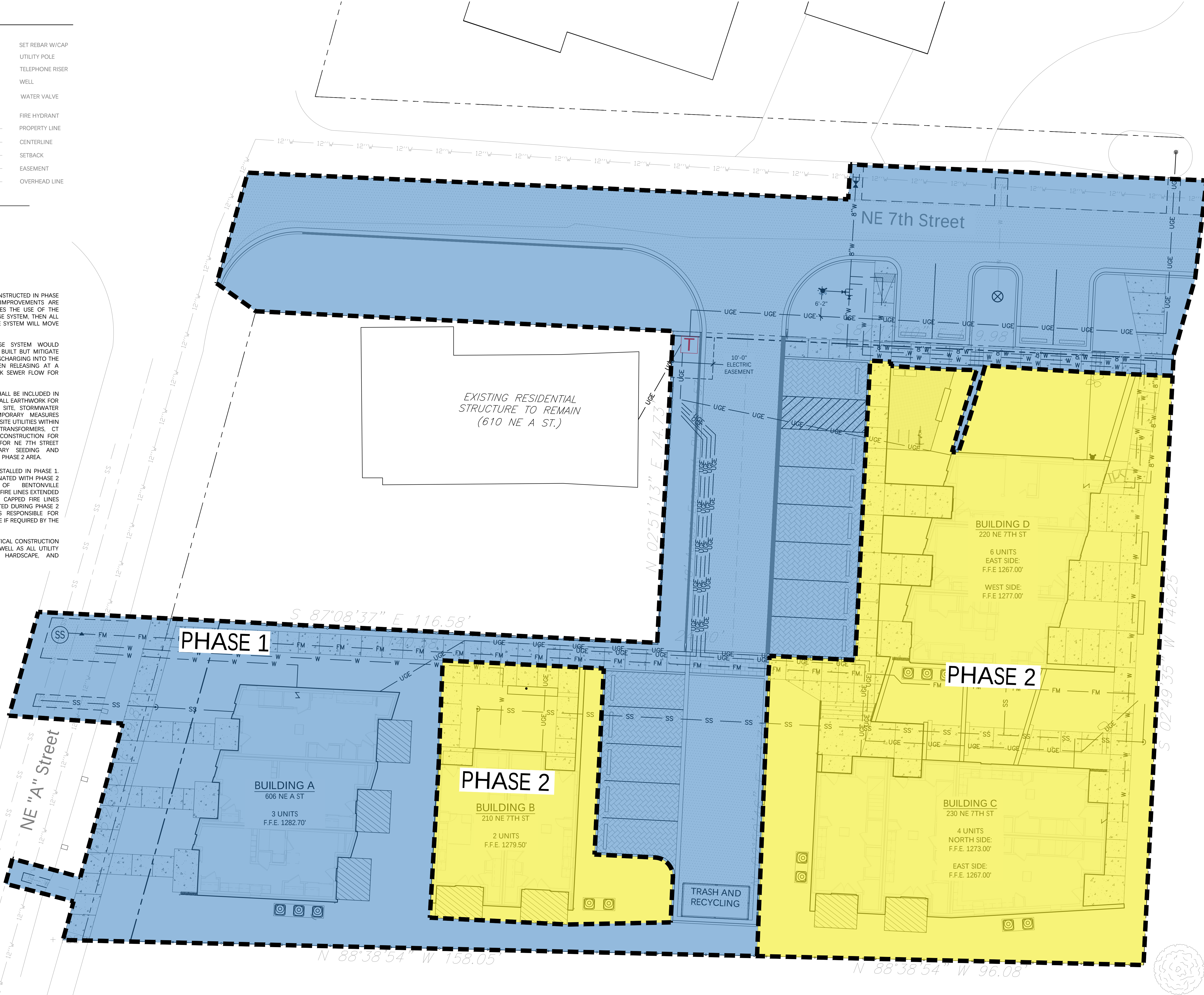


PROPOSED LEGEND



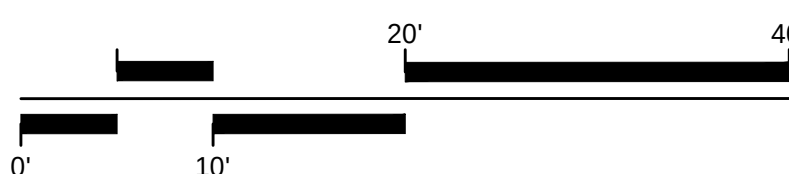
PHASING NOTES:

- BUILDING A (3 UNITS) WILL BE CONSTRUCTED IN PHASE 1. ONCE DOWNSTREAM SEWER IMPROVEMENTS ARE RESOLVED AND/OR ADH APPROVES THE USE OF THE PROPOSED ONSITE SEWER STORAGE SYSTEM, THEN ALL OF PHASE 2 AND SEWER STORAGE SYSTEM WILL MOVE FORWARD AS PART OF PHASE 1.
- THE PROPOSED SEWER STORAGE SYSTEM WOULD ALLOW FOR ALL 15 UNITS TO BE BUILT BUT MITIGATE THE INCREASE OF SEWER FLOW DISCHARGING INTO THE SEWER SYSTEM BY STORING THEN RELEASING AT A CONTROLLED RATE TO MEET PEAK SEWER FLOW FOR EXISTING 4 UNITS.
- ALL DEMOLITION FOR THE SITE SHALL BE INCLUDED IN PHASE 1. PHASE 1 SHALL INCLUDE ALL EARTHWORK FOR COMPLETE BUILDING PADS AND SITE STORMWATER SCOPE ALONG WITH ANY TEMPORARY MEASURES NEEDED FOR FUTURE PHASE 2. ALL SITE UTILITIES WITHIN 5' OF BUILDING (INCLUDING TRANSFORMERS, CT CABINETS, & METERS), VERTICAL CONSTRUCTION FOR BUILDINGS A, COMPLETE SCOPE FOR NE 7TH STREET IMPROVEMENTS, AND TEMPORARY SEEDING AND EROSION CONTROL MEASURES FOR PHASE 2 AREA.
- ALL PUBLIC UTILITIES SHALL BE INSTALLED IN PHASE 1. UTILITY SERVICES SHALL BE TERMINATED WITH PHASE 2 CONTINUANCE PER CITY OF BENTONVILLE SPECIFICATIONS AND DETAILS. ALL FIRE LINES EXTENDED FOR PHASE 2 SHALL BE CAPPED. CAPPED FIRE LINES SHALL BE TESTED AND CHLORINATED DURING PHASE 2 CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF INFRASTRUCTURE IF REQUIRED BY THE CITY OF BENTONVILLE.
- PHASE 2 SHALL INCLUDE ALL VERTICAL CONSTRUCTION FOR BUILDINGS B, C, AND D, AS WELL AS ALL UTILITY CONNECTIONS, FINAL PAVING, HARDSCAPE, AND LANDSCAPING.



1 PHASING PLAN

SCALE: 1" = 10'-0"



LARGE SCALE DEVELOPMENT (LSD#25-0037): CD NWA WORKFORCE HOUSING

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PHASING PLAN

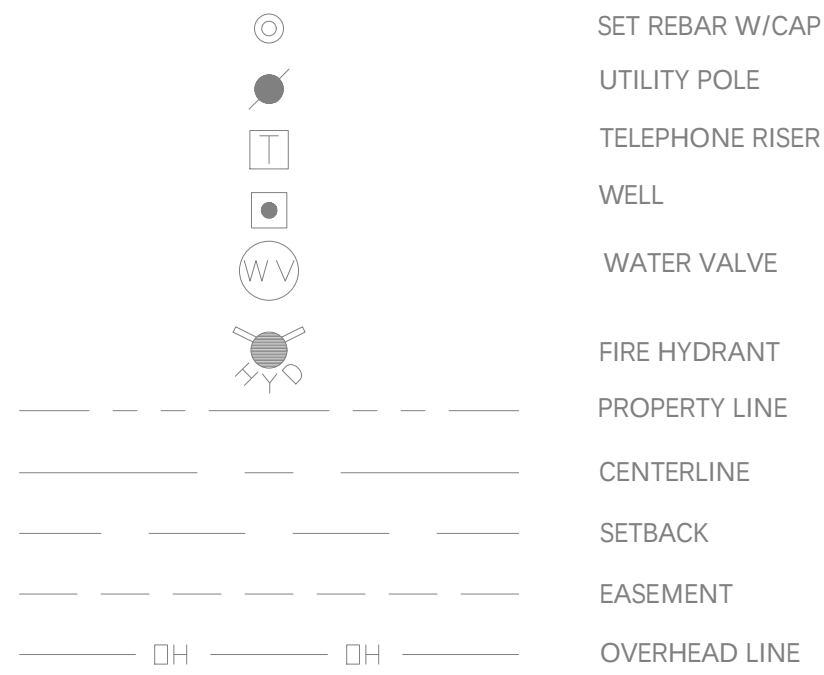
C020

LSD#25-0037

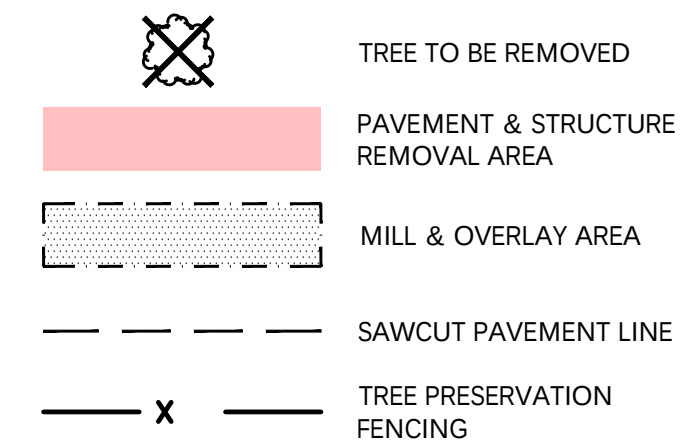
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EXISTING LEGEND



PROPOSED DEMOLITION LEGEND

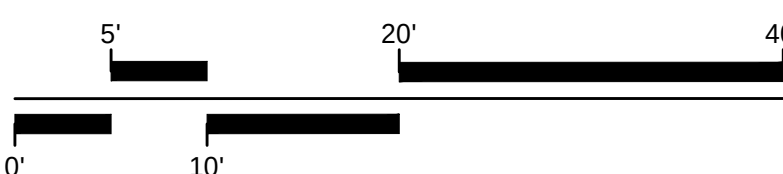


DEMOLITION PLAN

1

NOTE: ALL SERVICES TO DEMOLISHED HOUSES TO BE REMOVED AND ABANDONED

SCALE: 1" = 10'-0"



LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING

606 NE A STREET
BENTONVILLE, AR 72712
SFA PROJECT #: 2442



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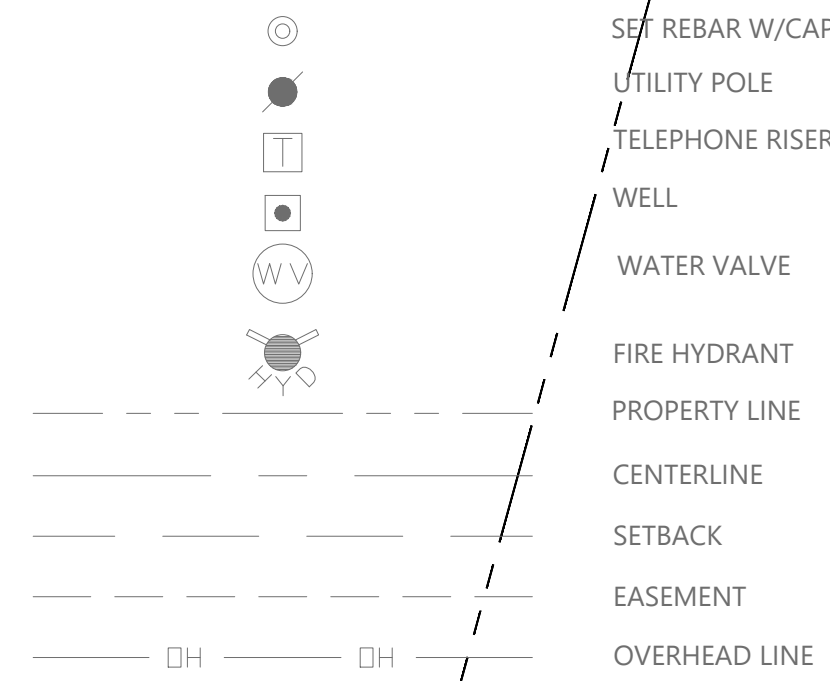
DEMOLITION PLAN

C010

LSD#25-0037

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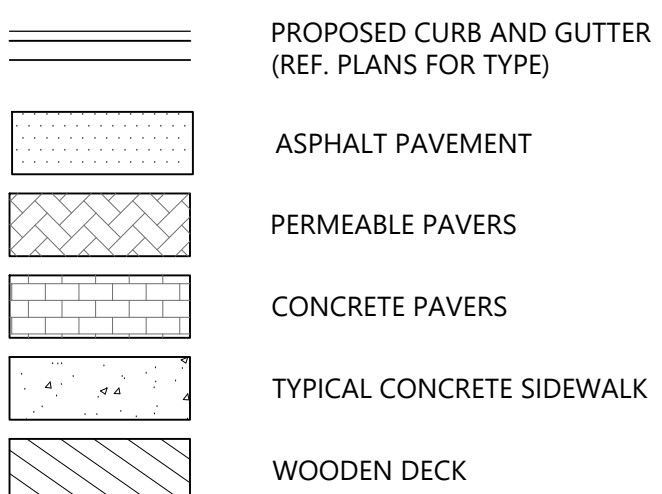
EXISTING LEGEND



PARKING COUNT

ALL SPACES ASSIGNED BY UNITS
2 - ADA ACCESSIBLE SPACES (UNITS D1 & D2)
13 - RESIDENT SPACES
2 - VISITOR PARKING
1 PARKING PER UNIT + 2 VISITOR PARKING

PROPOSED SITE PLAN LEGEND



LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING

606 NE A STREET
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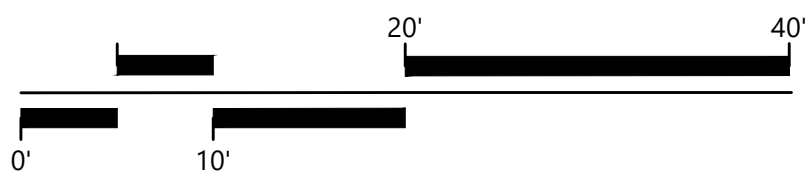
SITE PLAN

C100

LSD#25-0037

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SCALE: 1" = 10'-0"



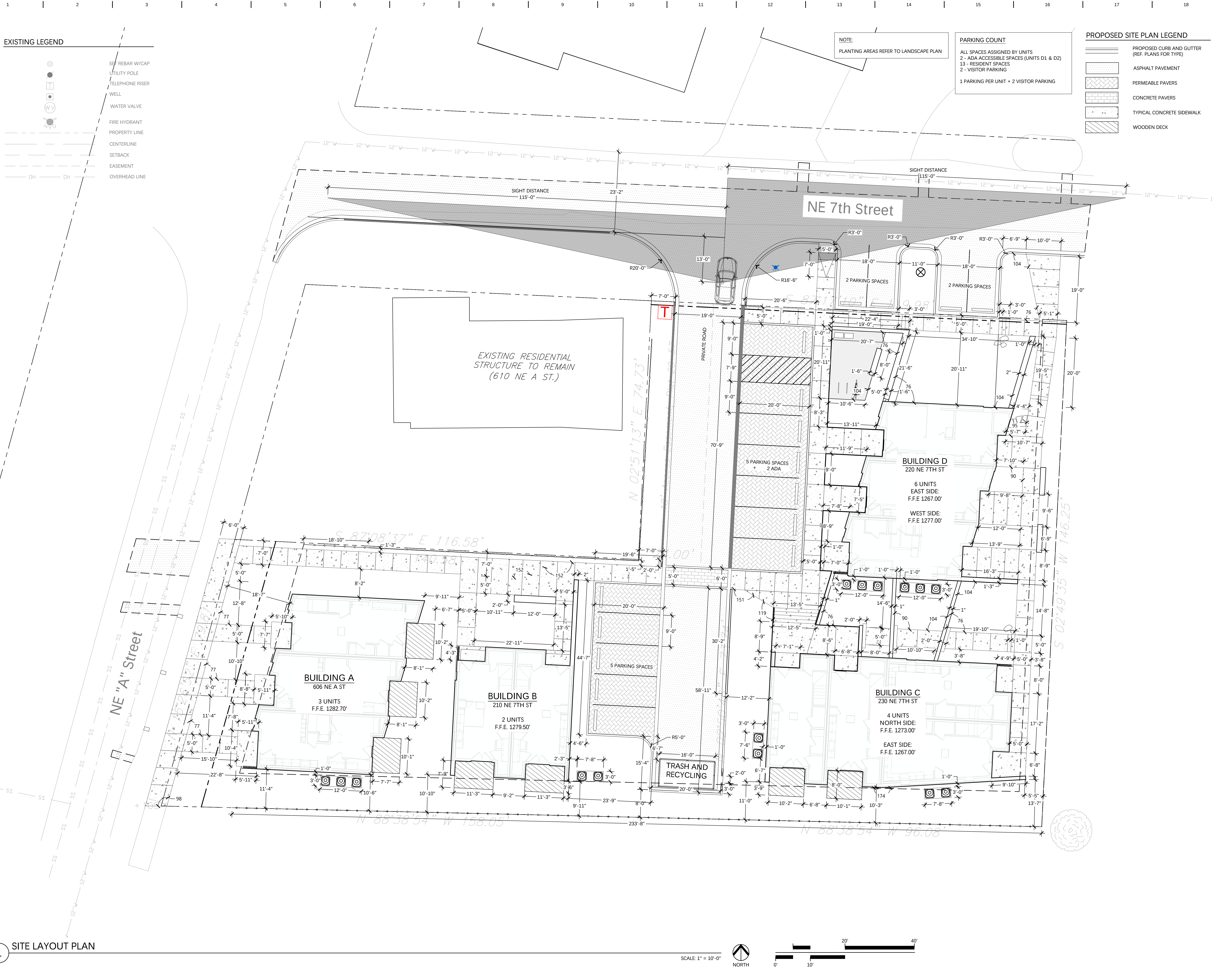
1 SITE PLAN

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EXISTING LEGEND

- SEE REBAR W/CAP
- UTILITY POLE
- TELEPHONE RISER
- WELL
- WATER VALVE
- FIRE HYDRANT
- PROPERTY LINE
- CENTERLINE
- SETBACK
- EASEMENT
- OVERHEAD LINE

1 SITE LAYOUT PLAN



NOTE:

PLANTING AREAS REFER TO LANDSCAPE PLAN

PARKING COUNT

ALL SPACES ASSIGNED BY UNITS
2 - ADA ACCESSIBLE SPACES (UNITS D1 & D2)
13 - RESIDENT SPACES
2 - VISITOR PARKING
1 PARKING PER UNIT + 2 VISITOR PARKING

PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- ASPHALT PAVEMENT
- PERMEABLE PAVERS
- CONCRETE PAVERS
- TYPICAL CONCRETE SIDEWALK
- WOODEN DECK

LARGE SCALE DEVELOPMENT

(LSD#25-0037): CD NWA

WORKFORCE HOUSING

606 NE A STREET

BENTONVILLE, AR 72712

SFA PROJECT #: 2442

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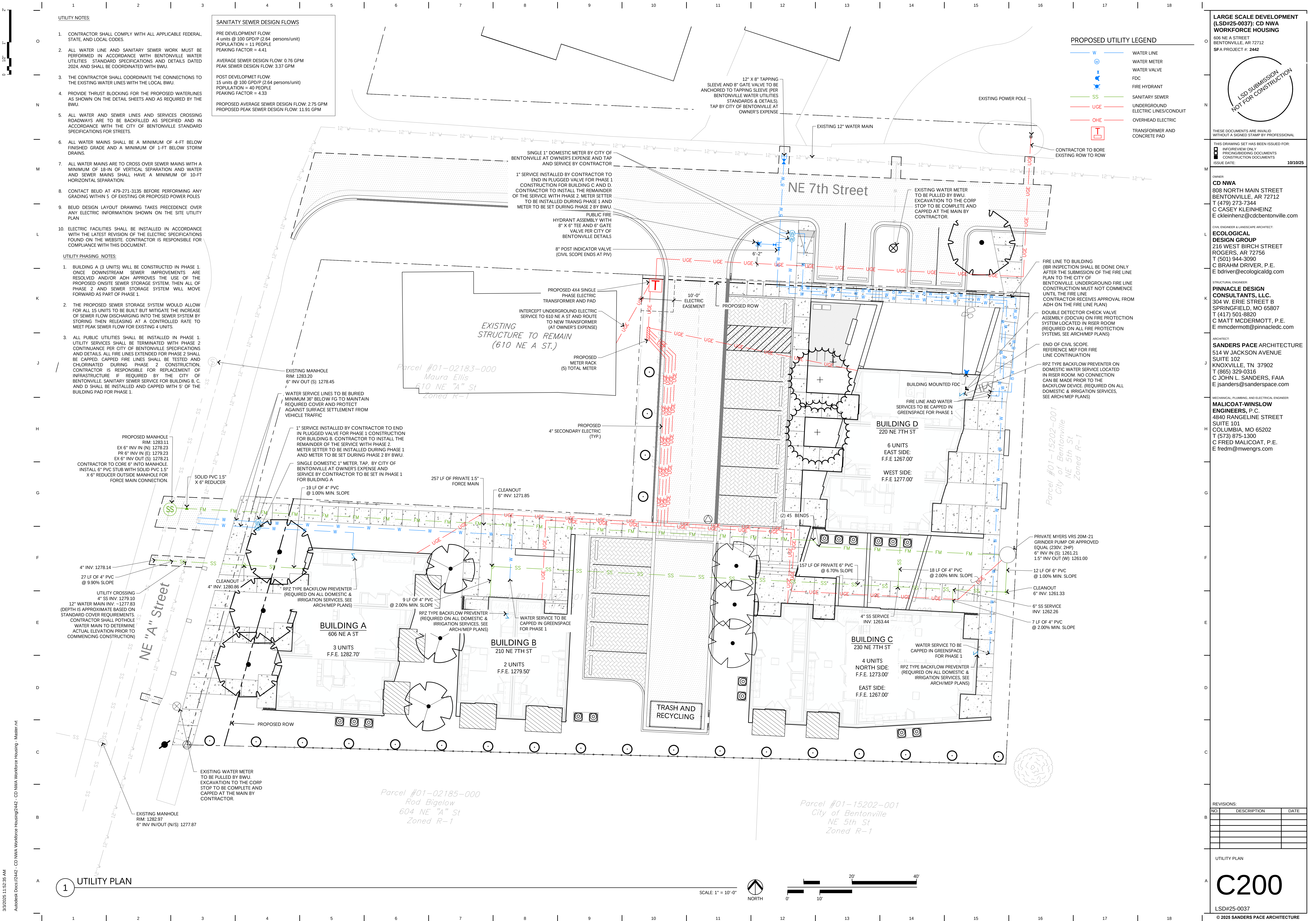
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SITE LAYOUT PLAN

C101

LSD#25-0037

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DRAINAGE NOTE
1. ELIMINATE ALL CROSS LOT DRAINAGE

- PROPOSED GRADING & DRAINAGE LEGEND
- NYLOPLAST CATCH BASIN
 - HDPE STORM PIPE
 - PERFORATED HDPE STORM PIPE
 - PROPOSED 1 FT. CONTOUR ELEVATION
 - PROPOSED 5 FT. CONTOUR ELEVATION
 - SPOT ELEVATIONS
 - FLOWLINE
 - ACCESSIBLE ROUTE (2% MAX CROSS SLOPE)

LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING

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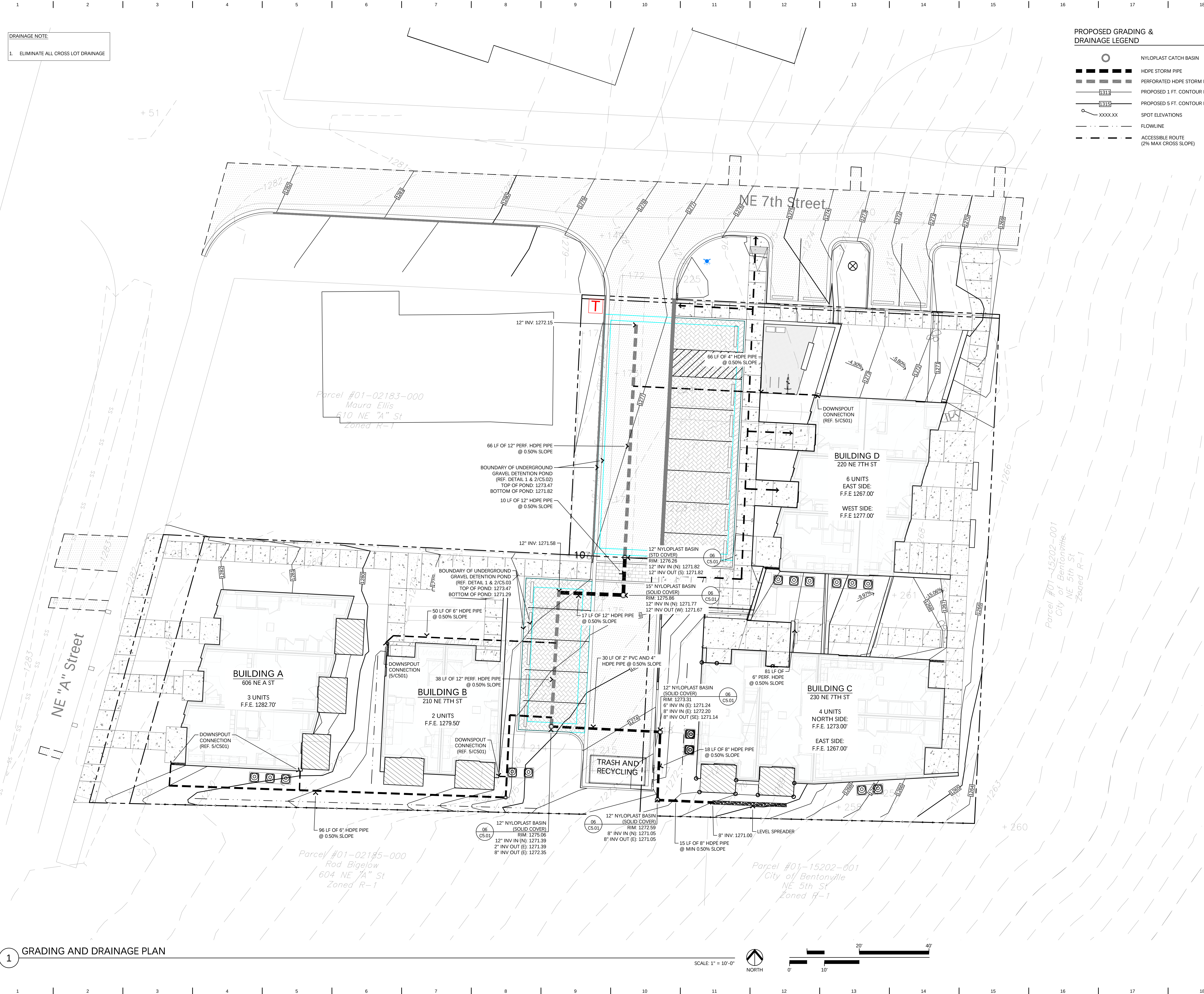
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GRADING AND DRAINAGE PLAN

C300

LSD#25-0037

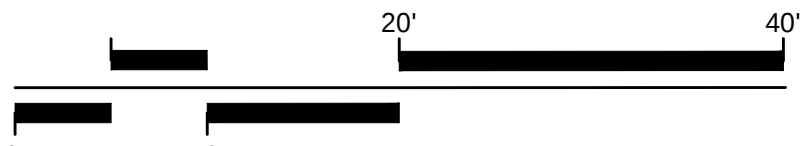
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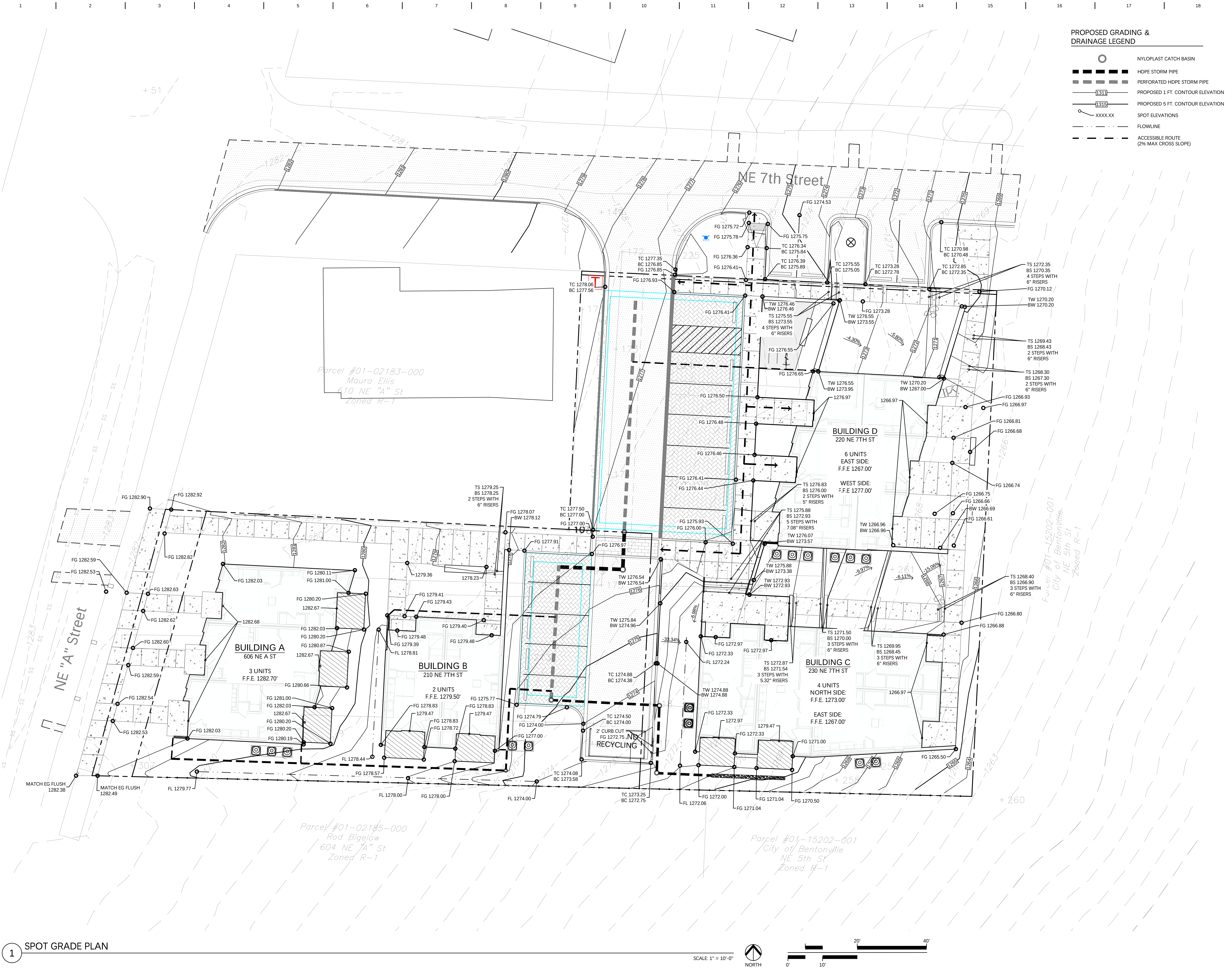
1 GRADING AND DRAINAGE PLAN



SCALE: 1" = 10'-0"



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- PROPOSED GRADING & DRAINAGE LEGEND**
- NYLOPLAST CATCH BASIN
 - HDPE STORM PIPE
 - PERFORATED HDPE STORM PIPE
 - PROPOSED 1 FT. CONTOUR ELEVATION
 - PROPOSED 5 FT. CONTOUR ELEVATION
 - SPOT ELEVATIONS
 - FLOWLINE
 - ACCESSIBLE ROUTE (2% MAX CROSS SLOPE)

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606 NE A STREET
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SFA PROJECT #: 2442

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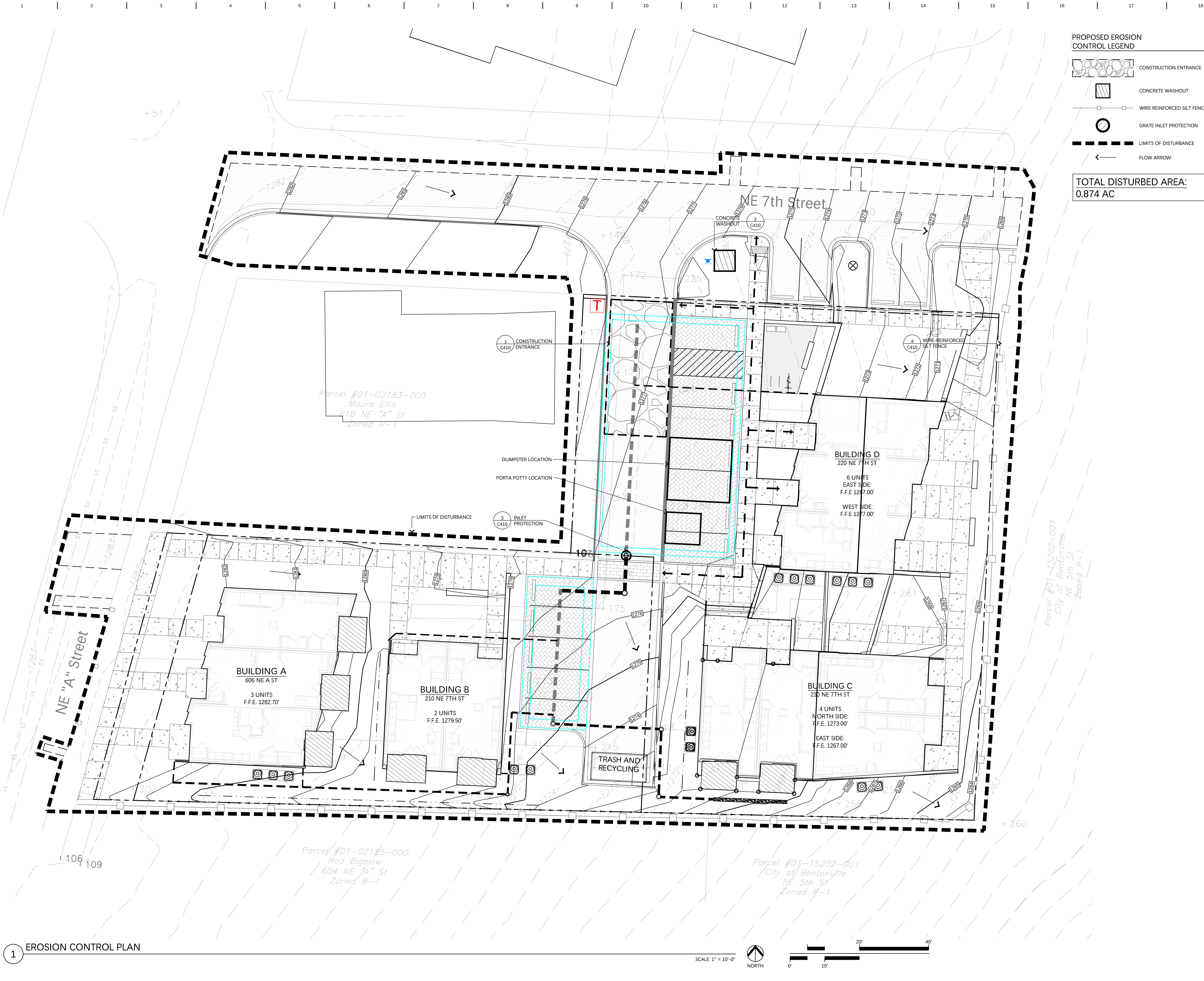
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SPOT GRADE PLAN

C301

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(LSD#25-0037): CD NWA
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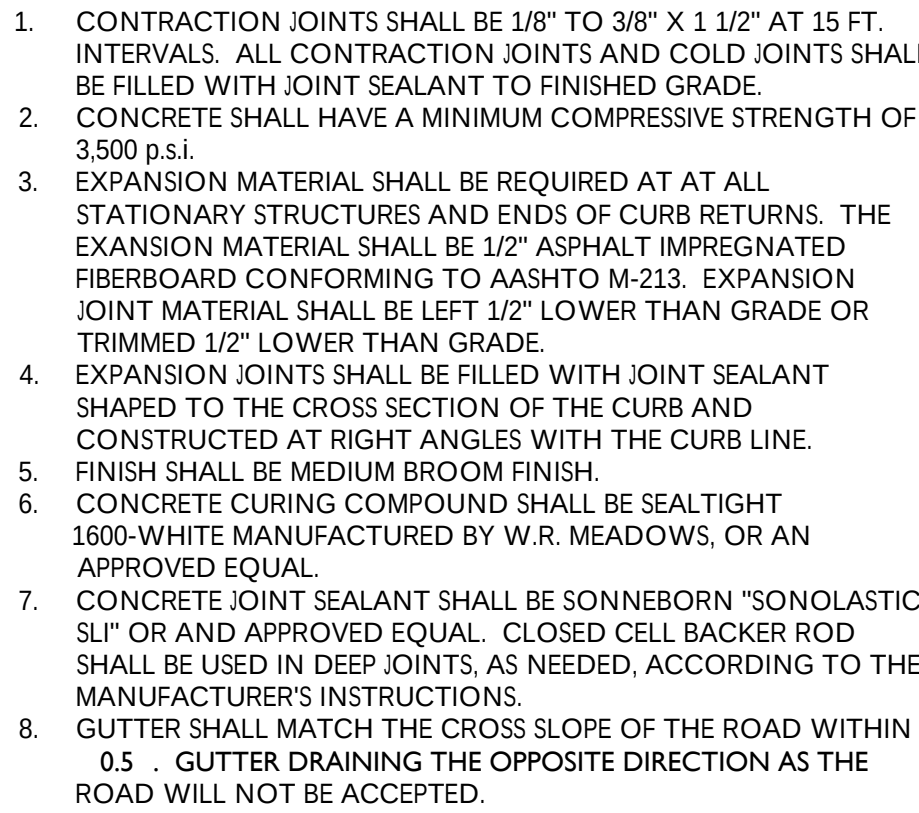
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NO.	DESCRIPTION	DATE

EROSION CONTROL PLAN

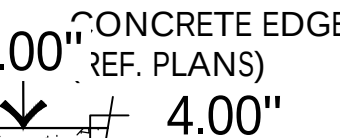
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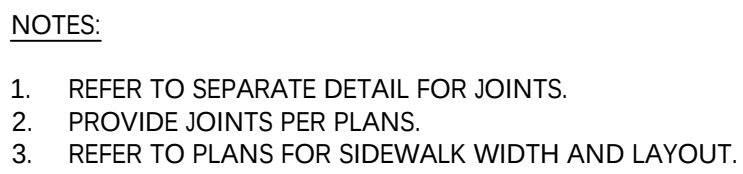


SCALE: $\frac{3}{4}'' = 1'$



SCALE: NTS

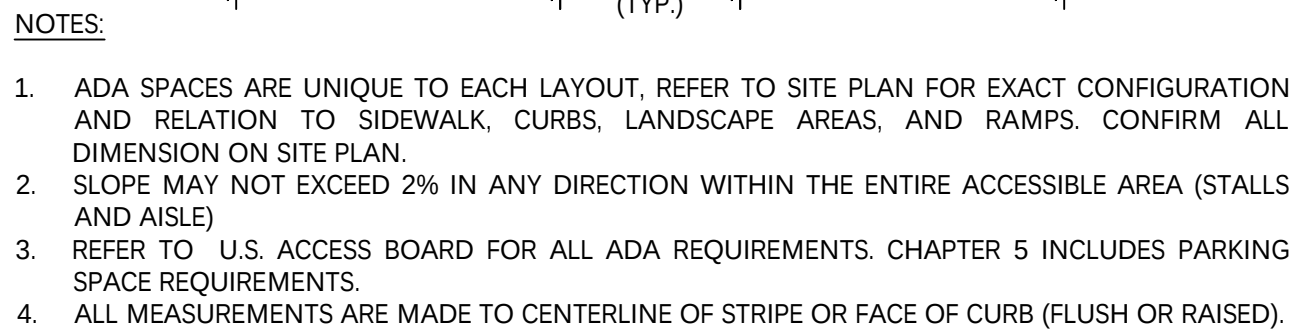
SCALE: 1" = 1' 0"



SCALE: $\frac{3''}{1'}$



14



SCALE: 3/16" = 1'



SCALE: $\frac{3''}{1'}$



SCALE: 1" = 1' 0"



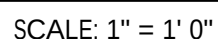
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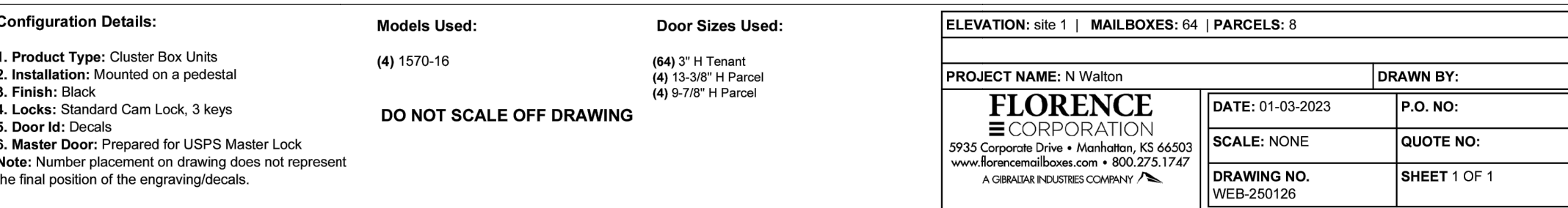
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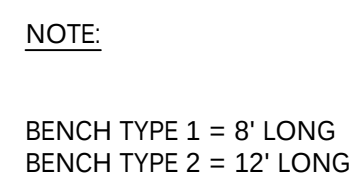
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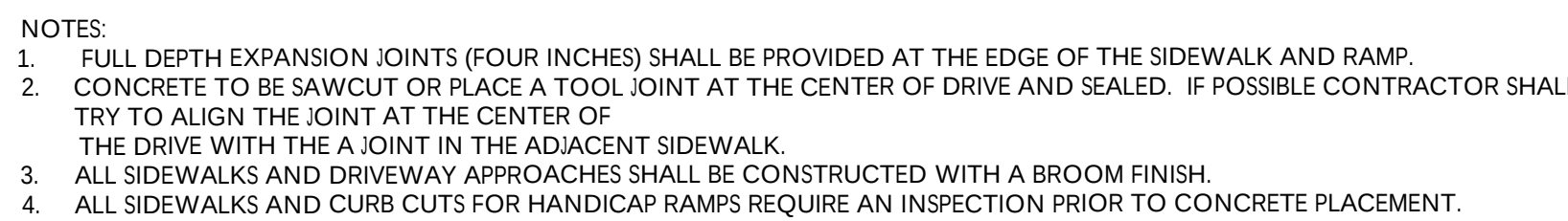
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SCALE: NTS



SCALE: 1/2" = 1' 0"



SCALE: NTS

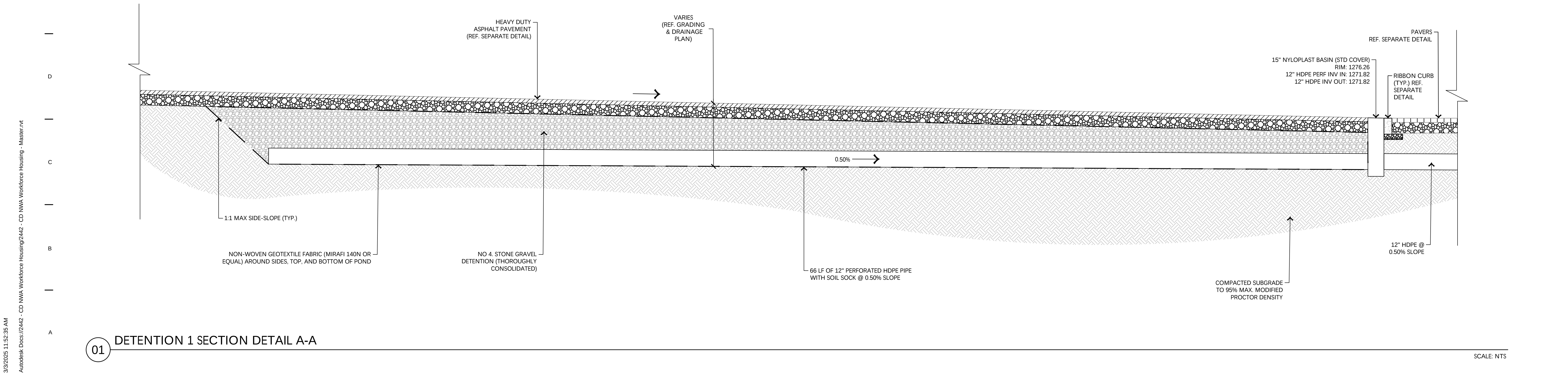
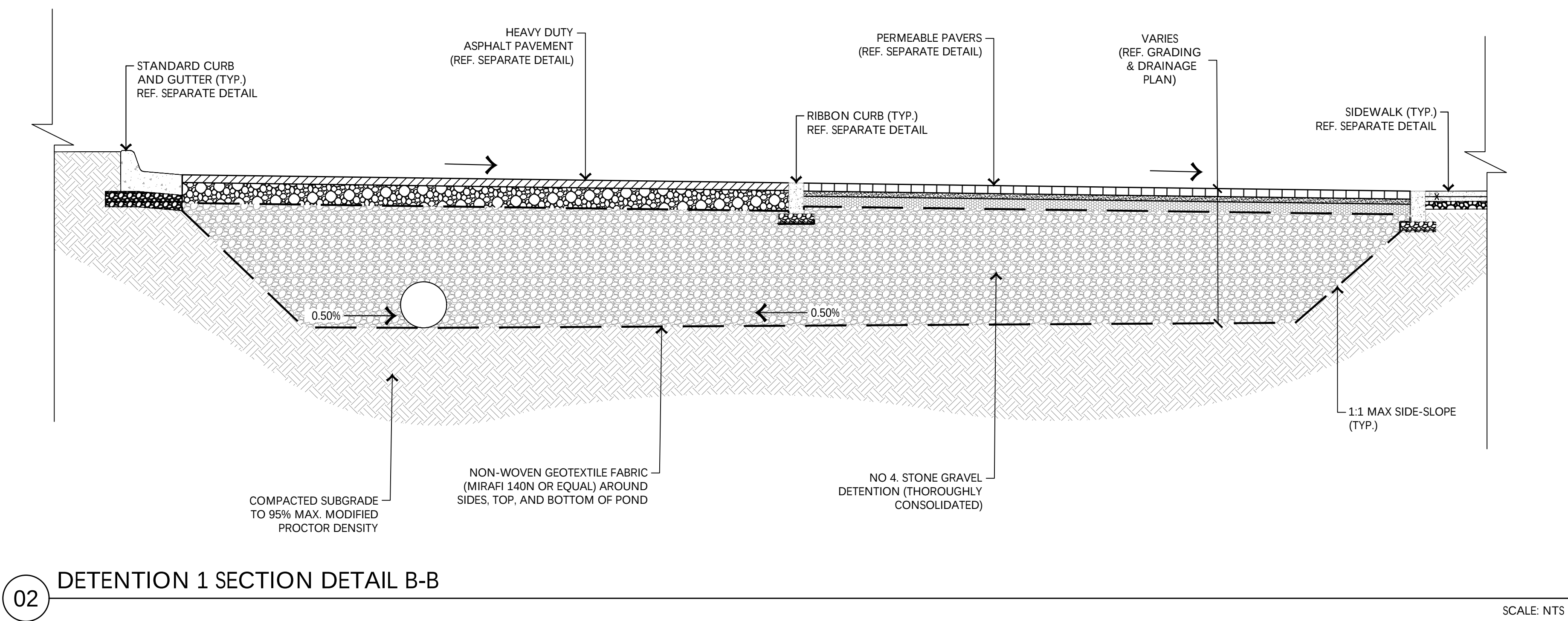
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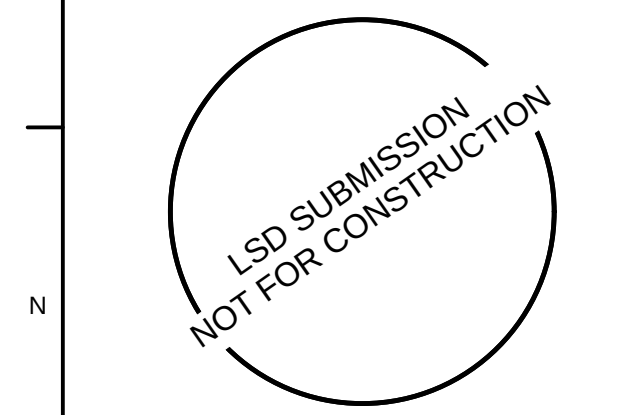


02 DETENTION 1 SECTION DETAIL B-B



01 DETENTION 1 SECTION DETAIL A-A

LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
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606 NE A STREET
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SPA PROJECT #: 2442



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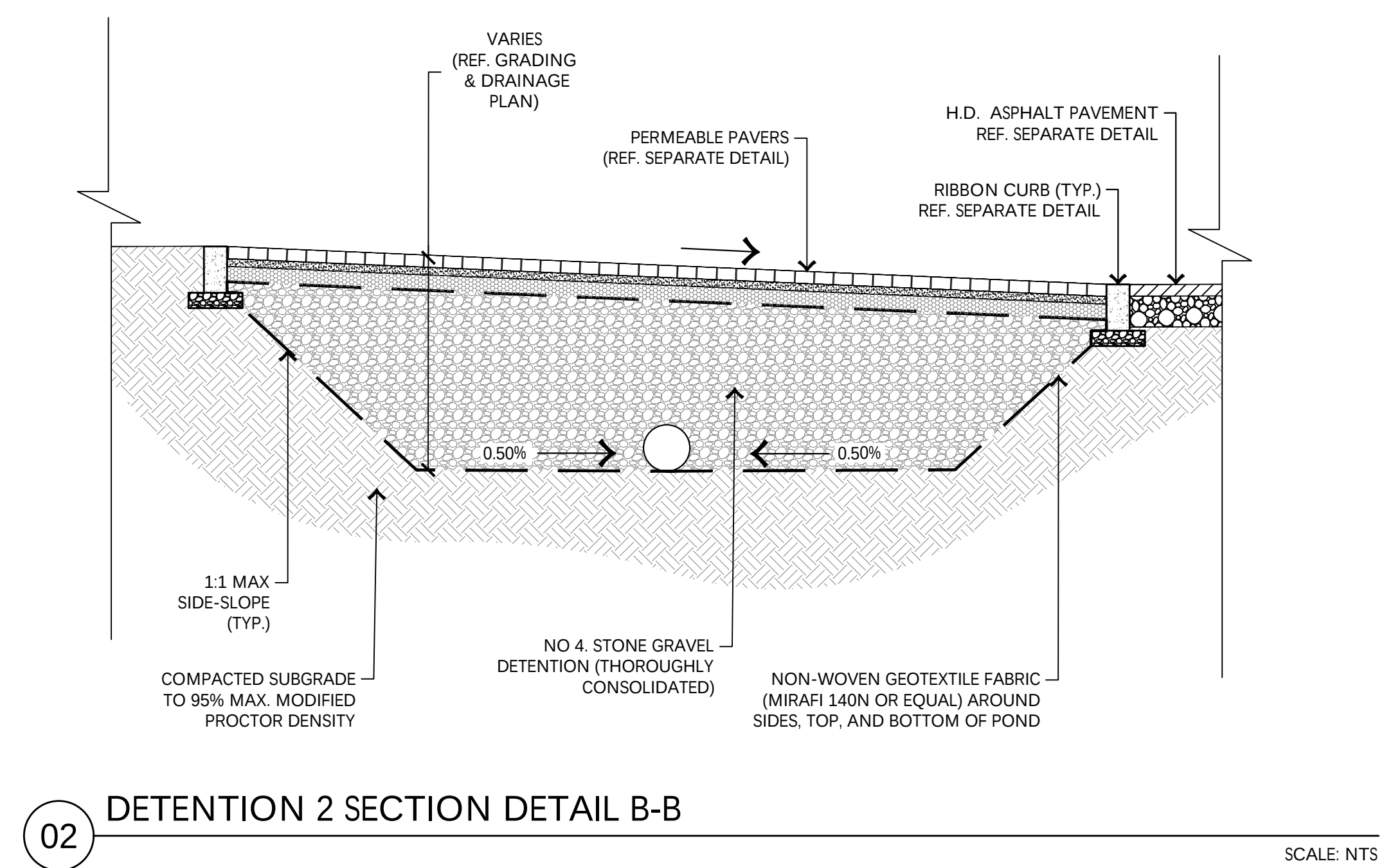
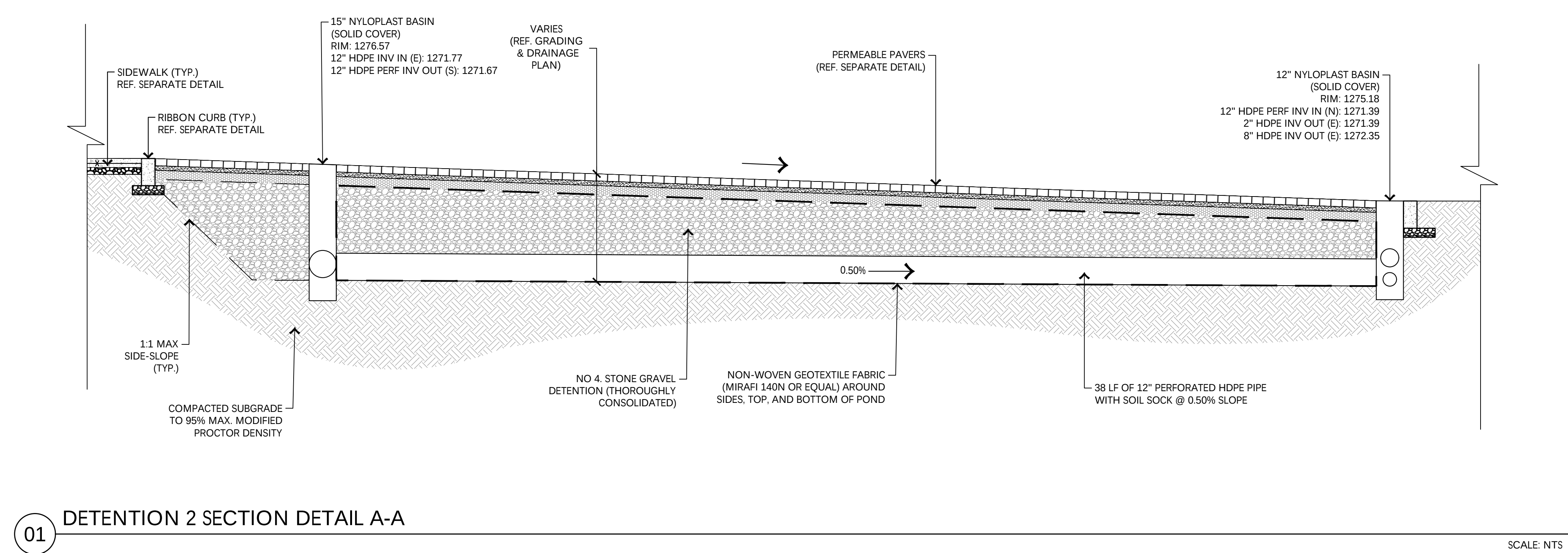
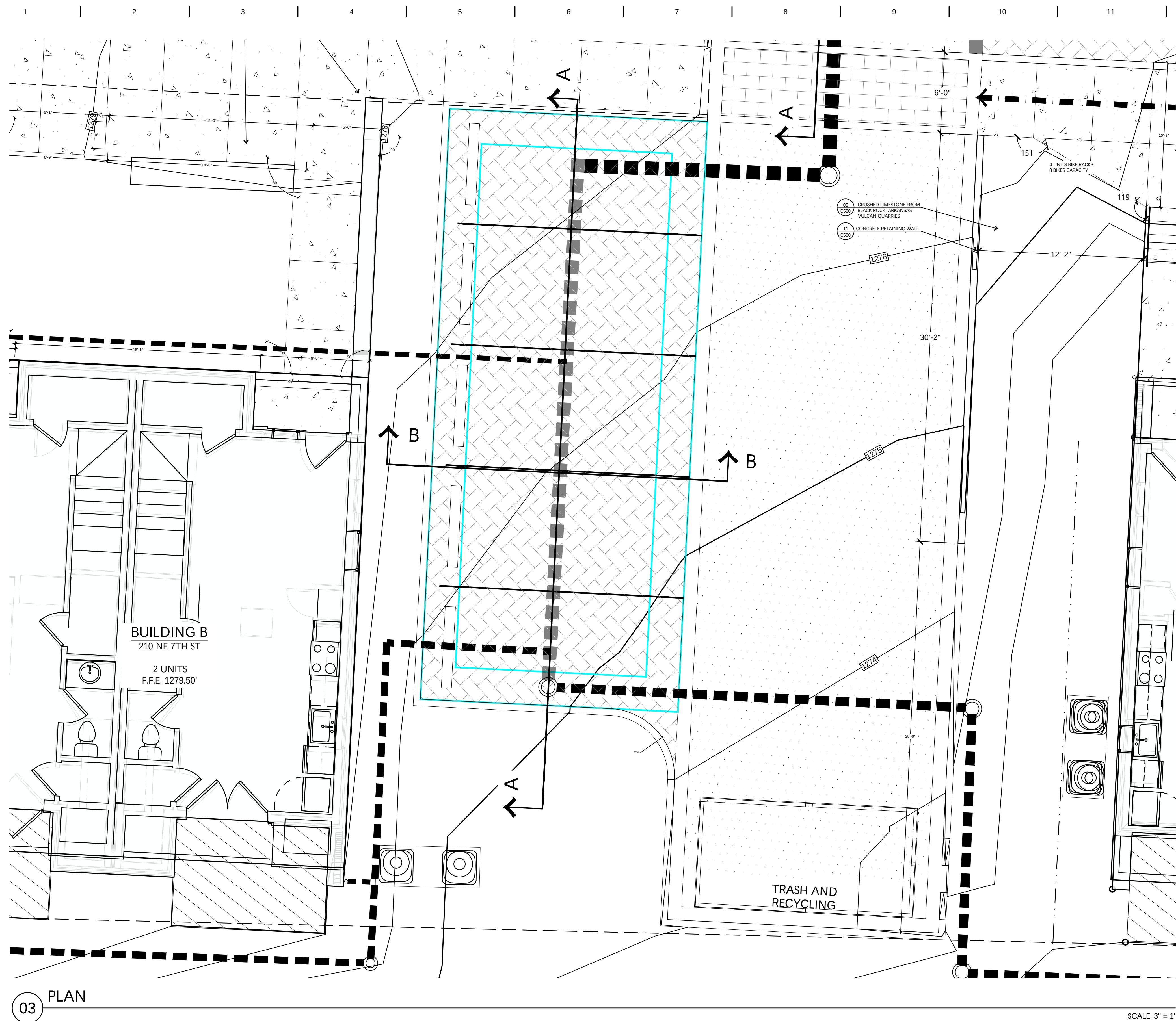
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E fredm@mwengrs.com

REVISIONS:		
NO.	DESCRIPTION	DATE

SITE DETAILS
C502
LSD#25-0037
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**LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING**
606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

LSI SUBMISSION
NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INVALID
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☐ PRICING/BIDDING DOCUMENTS

☒ CONSTRUCTION DOCUMENTS

ISSUE DATE: **10/10/25**

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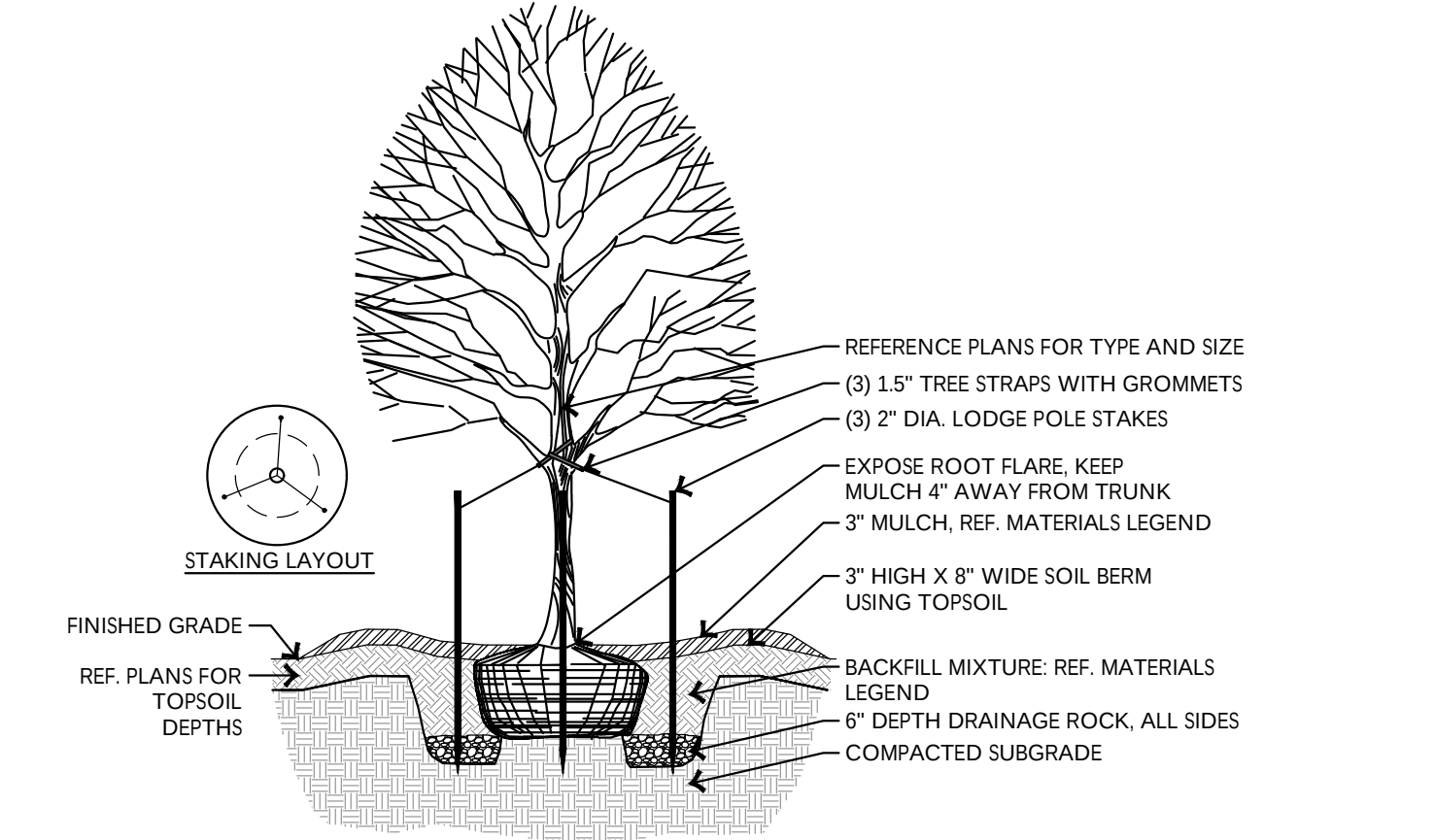
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LANDSCAPE NOTES

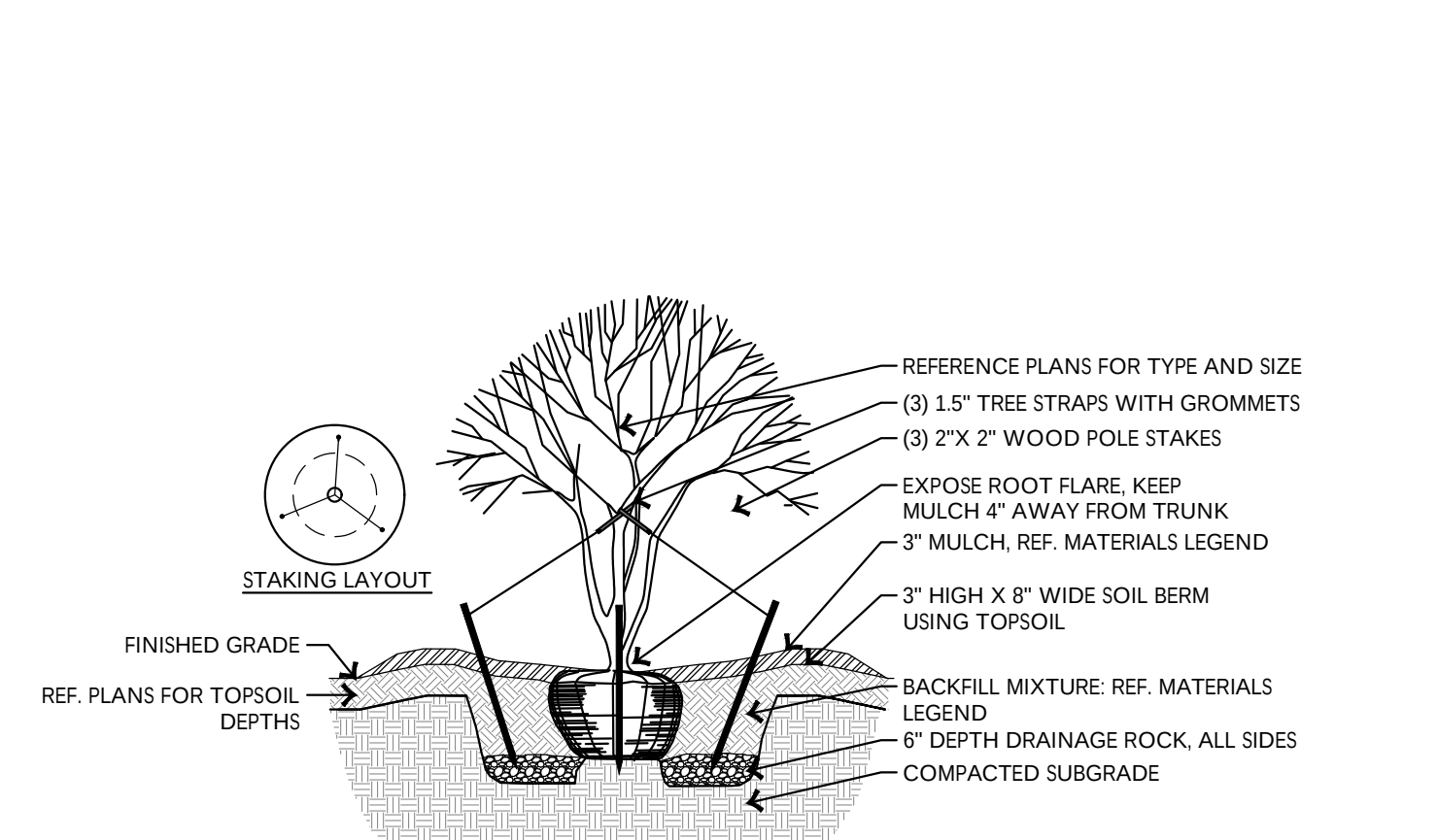
1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. 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.
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
5. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
6. UTILITY LOCATIONS SHALL BE FIELD VERIFIED WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING.
- IRRIGATION GENERAL NOTES:
7. THE IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL CONVENTIONAL IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL PLANTING AREAS SHALL RECEIVE DRIP IRRIGATION. TREES SHALL RECEIVE BUBBLERS, AND SOD AREAS SHALL RECEIVE TURF / POP SPRAY HEADS. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED.
8. BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY .
9. IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.
10. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70 PSI @ 60 GPM. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.
11. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. INSTALL PIPING AND SPRINKLERS ON THE INSIDE OF NEW CURB LINES IF POSSIBLE. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACT OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MUCH AS SOON AS POSSIBLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOWGROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.
13. WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINE, SAND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.
14. ALL PVC MAINLINE SHALL BE PCV SCH40, LATERAL LINES PVC CL200.
15. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE I AND MUST BE OF DOMESTIC MANUFACTURER. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.
16. CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
17. INSTALL SPRINKLERS WITH CHECK VALVE FEATURE TO AVOID LOW-HEAD DRAINAGE FROM SPRINKLERS AT LOWER ELEVATIONS. PROGRAM CONTROLLER WITH "CYCLE+SOAK" FEATURE AS REQUIRED TO ALLOW WATER TO INFILTRATE SOIL AND ELIMINATE RUN-OFF.
18. COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER, CONTROLLER, AND CLIMATE SENSOR WITH THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.
19. IRRIGATION SHALL BE PER THE IRRIGATION SPECIFICATION.
20. A UCS-PCCHR APPROVED RPZA WILL BE USED AND PLACED IN A HEATED SPACE OR FROST-FREE ENCLOSURE PRIOR TO ANY TEES OR BRANCHES FOR ALL IRRIGATION LINES.

SLEEVEING NOTES

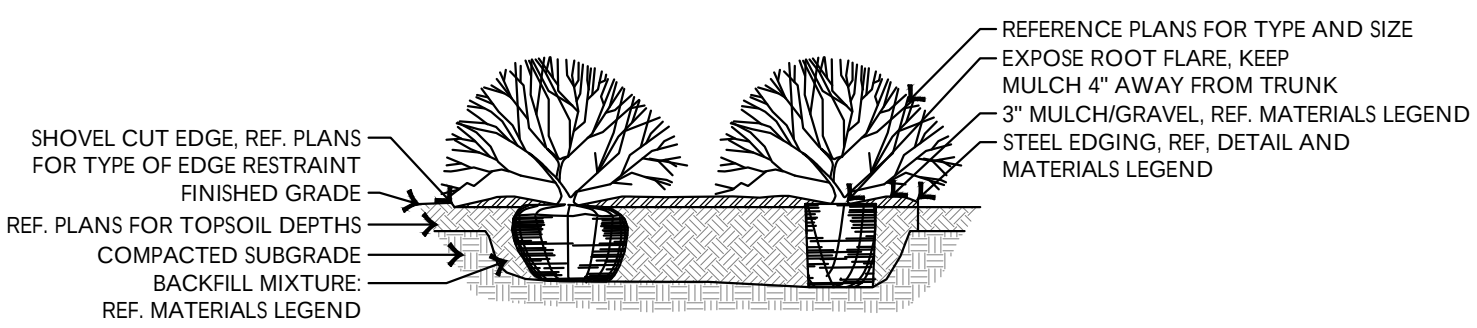
21. THE GENERAL CONTRACTOR SHALL PROVIDE SCH40 PVC SLEEVEING, BURIED AT A MINIMUM OF 18" AND MAXIMUM OF 24" DEPTH.
22. UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, THE GENERAL CONTRACTOR SHALL INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 18 INCHES PAST THE EDGES OF AL PAVING OR CONSTRUCTION. THE ENDS OF THE SLEEVES SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.



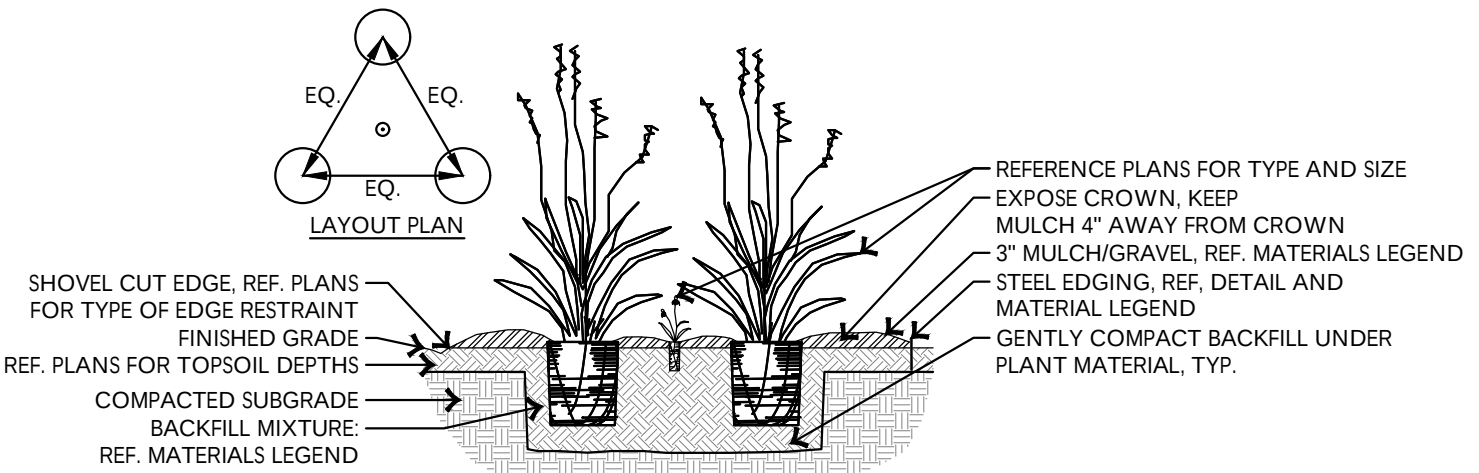
1 TREE PLANTING N.T.S



2 ORNAMENTAL TREE PLANTING N.T.S



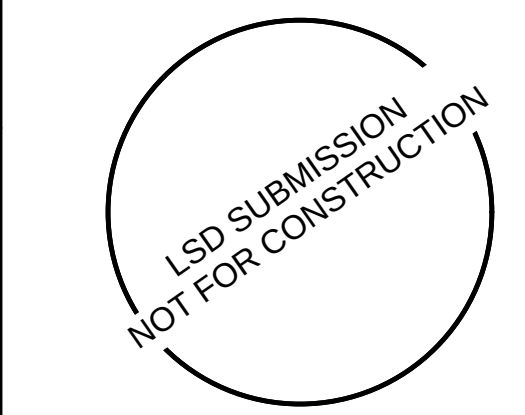
3 SHRUB PLANTING N.T.S



4 PERENNIAL/GRASS PLANTING N.T.S

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
NE 7TH ST	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 120 LF / 20 = 6 TREES REQUIRED	6 TREES	1 TREES
NE A ST	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 81 LF / 20 = 4 TREES REQUIRED	4 TREES	3 TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 254 / 50 = 5.08 ~ 5 TREES REQUIRED	5 TREES	18 TREES
EASTERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 146 / 50 = 2.92 ~ 3 TREES REQUIRED	3 TREES	5 TREES
NORTHWESTERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 201.2 / 50 = 4.02 ~ 4 TREES REQUIRED	4 TREES	8 TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA 8% OF TOTAL PARKING LOT AREA 0.08 * 5,006 SF = 400.5 SF	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
SCREENING REQUIREMENTS			
ALL LOT LINES	RESIDENTIAL / MULTIFAMILY USES: TYPE A SCREEN REQUIRED	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 5' OF A FIRE HYDRANT	YES	YES

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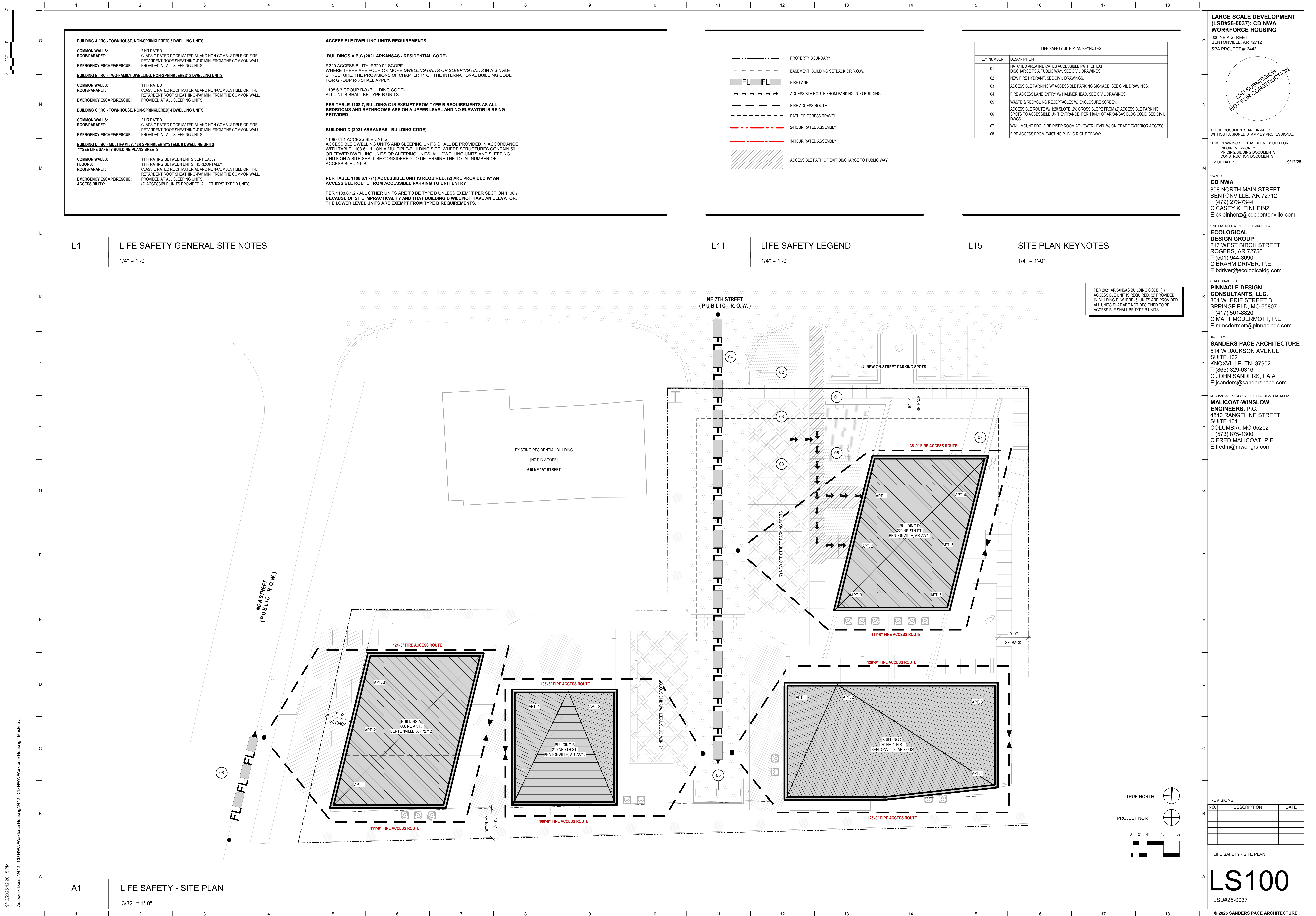
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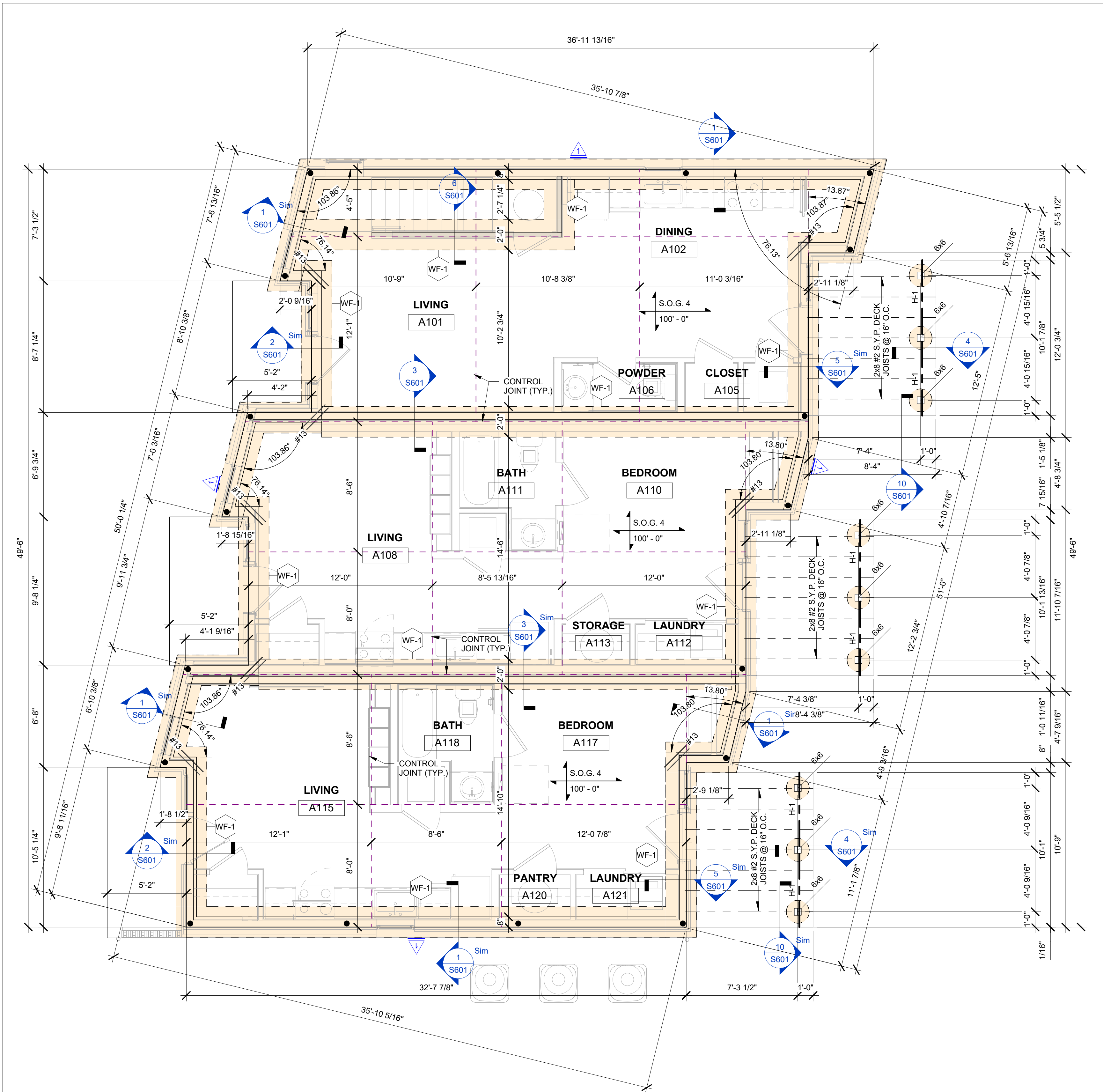
REVISIONS:		
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LANDSCAPE DETAILS

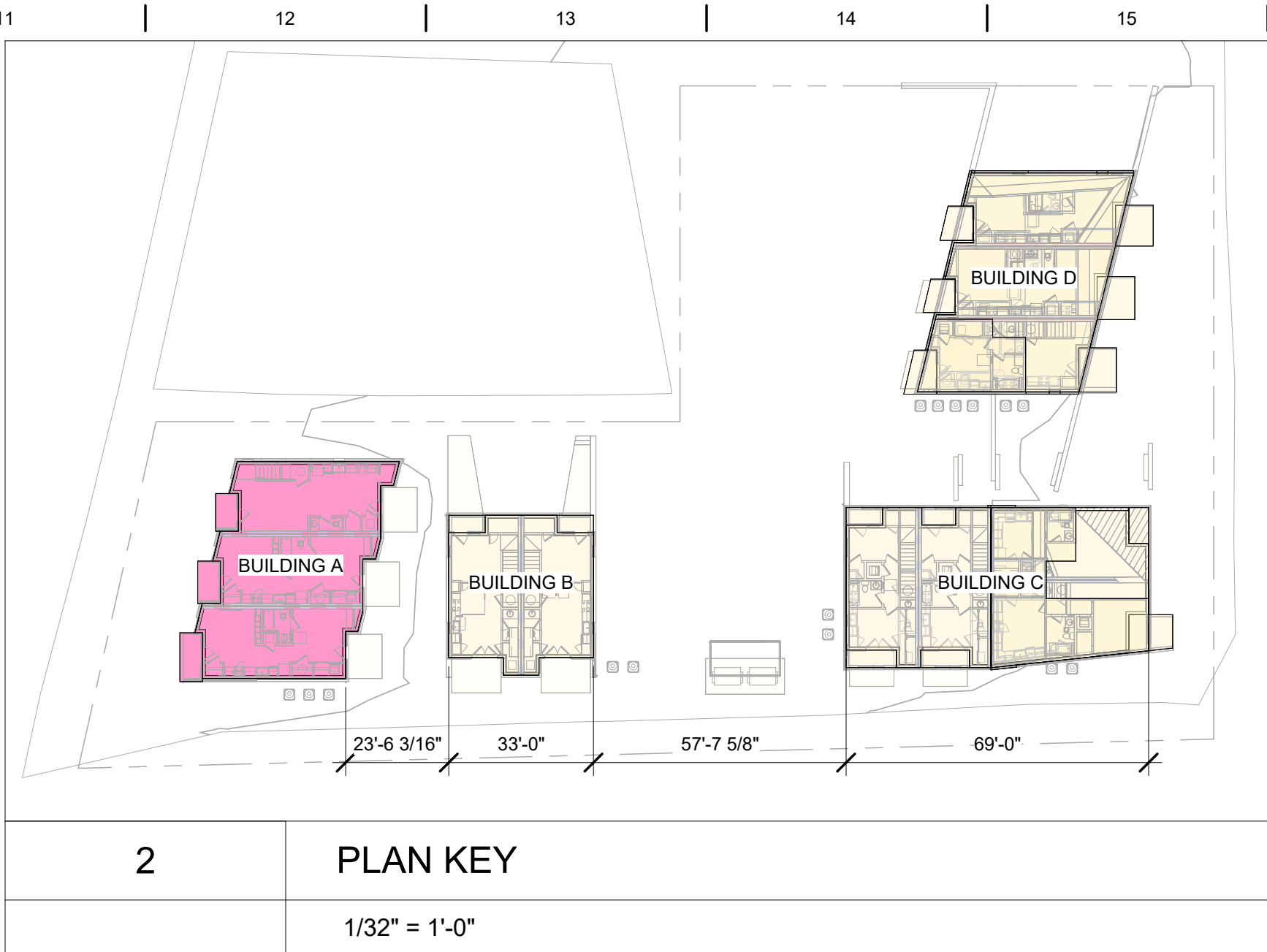
L101

LSD#25-0037
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1	FOUNDATION PLAN
	1/4" = 1'-0"



2	PLAN KEY
	1/32" = 1'-0"

LEGEND				
"F-X"	DENOTES COLUMN FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.			
"WF-X"	DENOTES CONTINUOUS WALL FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.			
"C-X"	DENOTES COLUMN. REFER TO COLUMN SCHEDULE ON THIS SHEET.			
S.O.G.	4" NORMAL WEIGHT CONCRETE SLAB ON GRADE REINFORCED WITH 4x4-W2 9xW2 9 WWF (CENTER IN SLAB). BEAR SLAB ON 4" THICK WELL-GRADED COMPACTED GRANULAR FILL MATERIAL. PROVIDE 10 MIL VAPOR RETARDER BETWEEN BOTTOM OF SLAB AND GRANULAR BASE.			
X-XX	DENOTES SHEAR WALL HOLD-DOWN AT END OF SHEAR WALL. REF. TYPICAL WALL SHEATHING AND SHEAR WALL SCHEDULE, 8/5/3.1.			
3/4" T&G PLY.	DENOTES 3/4" TONGUE AND GROOVE PLYWOOD. MAIN SPAN DIRECTION. SEE GENERAL NOTES FOR FASTENING.			
X-X"	X-X" DENOTES TOP OF SUBFLOOR ELEVATION.			
X-X"	DENOTES BOTTOM OF BEAM ELEVATION ABOVE SLAB.			
X-X"	DENOTES TOP OF BEAM ELEVATION ABOVE SLAB.			
"H-X"	DENOTES HEADER. REFER TO HEADER / BEAM SCHEDULE FOR ADDITIONAL INFORMATION. REFER JAMB SCHEDULE ON S6.1.			
INDICATES	INDICATES SHEAR WALL. REF. SHEAR WALL SCHEDULE.			
S.P.	DENOTES WOOD STUD PACK COLUMN. REF. TO HEADER/BEAM SCHEDULE FOR MORE INFORMATION.			

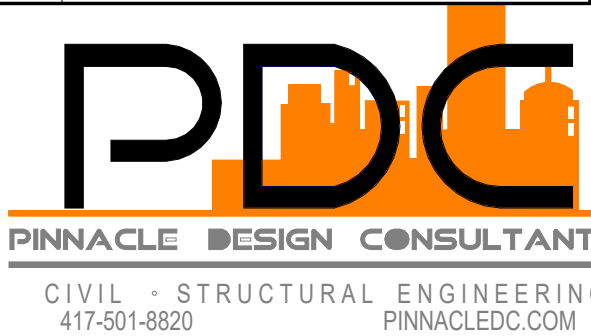
PLAN NOTES	
1.	FINISHED FLOOR ELEVATIONS = T.O. SLAB - 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
2.	SLAB CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCED W/ 4x4 W2 9xW2 9 W.W.F. (CENTERED IN SLAB) OVER 2" RIGID INSULATION (20 PSI MIN.) OVER 4" MIN. COMPACTED GRANULAR FILL.
3.	BEARING ELEVATIONS: • BLDG A T.O. SLAB = 100'-0" • BLDG A JOIST BRG 1 = 108'-1 1/4" • BLDG A T.O. SUBFLOOR 1 = 110'-0" • BLDG A TRUSS BRG 1 = 109'-3/4" • BLDG A TRUSS BRG 2 = 112'-8 3/4" • BLDG A TRUSS BRG 3 = 114'-5" • BLDG B T.O. SLAB = 100'-0" • BLDG B JOIST BRG 1 = 108'-1 1/4" • BLDG B T.O. SUBFLOOR 1 = 110'-0" • BLDG B TRUSS BRG 1 = 109'-3/4" • BLDG C T.O. SLAB 1 = 100'-0" • BLDG C T.O. SLAB 2 = 108'-0" • BLDG C JOIST BRG 1 = 108'-1 1/4" • BLDG C T.O. SUBFLOOR 1 = 110'-0" • BLDG C T.O. SUBFLOOR 2 = 114'-1 1/4" • BLDG C TRUSS BRG 1 = 116'-0" • BLDG D T.O. SLAB BASEMENT = 100'-0" • BLDG D JOIST BRG 1 = 108'-1 1/4" • BLDG D T.O. SUBFLOOR 1 = 110'-0" • BLDG D JOIST BRG 2 = 118'-1 1/4" • BLDG D T.O. SUBFLOOR 2 = 120'-0" • BLDG D TRUSS BRG 1 = 120'-0"
4.	FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.
5.	ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
6.	ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS
7.	FOR TYPICAL FOUNDATION DETAILS REFER TO SHEET S601. FOR TYPICAL FLOOR FRAMING OR ROOF FRAMING DETAILS REFER TO SHEET S602 & S603
8.	FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S502
9.	REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
10.	COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS. REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.
11.	GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
12.	SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.
13.	PROVIDE (2) #4 x 3'-0" L.G. RE-ENTRANT BARS AT ALL RE-ENTRANT SLAB CORNERS. REFER TO DETAIL
14.	ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.
15.	CONTRACTOR TO REVIEW GEOTECHNICAL REPORT FOR SLAB & FOOTING SITE PREPARATIONS AS WELL AS CIVIL GRADING PLAN FOR ANY STEM WALL & RETAINING WALL LOCATIONS.
16.	REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".

SPREAD FOOTING SCHEDULE			
MARK	WIDTH	LENGTH	THICKNESS
F-X	2'-0"	18"	REINFORCING

WALL FOOTING SCHEDULE			
MARK	WIDTH	THICKNESS	REINFORCING
WF-1	24"	12"	(3) #5 LONGITUDINAL BARS CONT. & #4 TRANSVERSE BARS @ 16" O.C.
WF-2	30"	12"	

COLUMN SCHEDULE				
NOTE: REFERENCE DETAIL FOR TYPICAL BASE PLATE DETAILS.				
MARK	SIZE	BASE PLATE WxLxH	ANCHOR ROD	EMBEDMENT

HEADER / BEAM SCHEDULE		
MARK	BEAM	COMMENTS
	20" DEEP FLOOR TRUSSES	
GIRDER TRUSS	GIRDER TRUSS	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



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BUILDING A PLANS
S101
LSW25-0037

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X-XX	DENOTES SHEAR WALL HOLD-DOWN AT END OF SHEAR WALL. REF. TYPICAL WALL SHEATHING AND SHEAR WALL SCHEDULE, S63.1.			
3/4" T&G PLY.	DENOTES 3/4" TONGUE AND GROOVE PLYWOOD. MAIN SPAN DIRECTION. SEE GENERAL NOTES FOR FASTENING. X-X' DENOTES TOP OF SUBFLOOR ELEVATION.			
(X-X')	DENOTES BOTTOM OF BEAM ELEVATION ABOVE SLAB.			
[X-X']	DENOTES TOP OF BEAM ELEVATION ABOVE SLAB			
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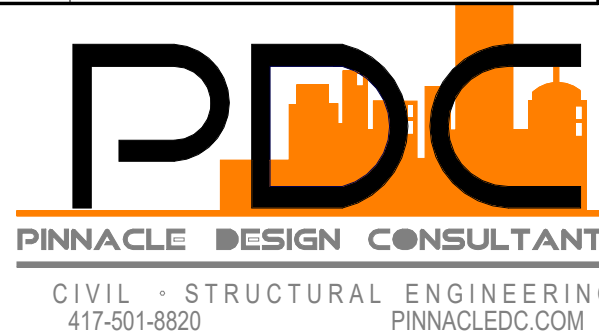
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1.	FINISHED FLOOR ELEVATIONS = T.O. SLAB = 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
2.	SLAB CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCED W/ 4x4 W2 3xW2 3 W.W.F. (CENTERED IN SLAB) OVER 2" RIGID INSULATION (20 PSI MIN.) OVER 4" MIN. COMPACTED GRANULAR FILL.
3.	BEARING ELEVATIONS: • BLDG A T.O. SLAB = 100'-0" • BLDG A JOIST BRG 1 = 108'-1 1/4" • BLDG A T.O. SUBFLOOR 1 = 110'-0" • BLDG A TRUSS BRG 1 = 109'-3/4" • BLDG A TRUSS BRG 2 = 112'-8 3/4" • BLDG A TRUSS BRG 3 = 114'-5" • BLDG B T.O. SLAB = 100'-0" • BLDG B JOIST BRG 1 = 108'-1 1/4" • BLDG B T.O. SUBFLOOR 1 = 110'-0" • BLDG B TRUSS BRG 1 = 109'-3/4" • BLDG C T.O. SLAB 1 = 100'-0" • BLDG C T.O. SLAB 2 = 108'-0" • BLDG C JOIST BRG 1 = 108'-1 1/4" • BLDG C T.O. SUBFLOOR 1 = 110'-0" • BLDG C JOIST BRG 2 = 114'-1 1/4" • BLDG C T.O. SUBFLOOR 2 = 116'-0" • BLDG C TRUSS BRG 1 = 116'-0" • BLDG D T.O. SLAB BASEMENT = 100'-0" • BLDG D JOIST BRG 1 = 108'-1 1/4" • BLDG D T.O. SUBFLOOR 1 = 110'-0" • BLDG D JOIST BRG 2 = 118'-1 1/4" • BLDG D T.O. SUBFLOOR 2 = 120'-0" • BLDG D TRUSS BRG 1 = 120'-0"
4.	FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.
5.	ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
6.	ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS
7.	FOR TYPICAL FOUNDATION DETAILS REFER TO SHEET S601. FOR TYPICAL FLOOR FRAMING OR ROOF FRAMING DETAILS REFER TO SHEET S602 & S603
8.	FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S602
9.	REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
10.	COORDINATE WORK WITH OTHER TRADES. EQUIPMENT FURNISHED BY OTHERS. REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.
11.	GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
12.	SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.
13.	PROVIDE (2) #4 x 3'-0" L.G. RE-ENTRANT BARS AT ALL RE-ENTRANT SLAB CORNERS. REFER TO DETAIL
14.	ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.
15.	CONTRACTOR TO REVIEW GEOTECHNICAL REPORT FOR SLAB & FOOTING SITE PREPARATIONS AS WELL AS CIVIL GRADING PLAN FOR ANY STEM WALL & RETAINING WALL LOCATIONS.
16.	REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".

SPREAD FOOTING SCHEDULE			
MARK	WIDTH	LENGTH	THICKNESS
F-X		2'-0"	18"
			REINFORCING

WALL FOOTING SCHEDULE			
MARK	WIDTH	THICKNESS	REINFORCING
WF-1	24"	12"	(3) #5 LONGITUDINAL BARS CONT. & #4 TRANSVERSE BARS @ 16" O.C.
WF-2	30"	12"	

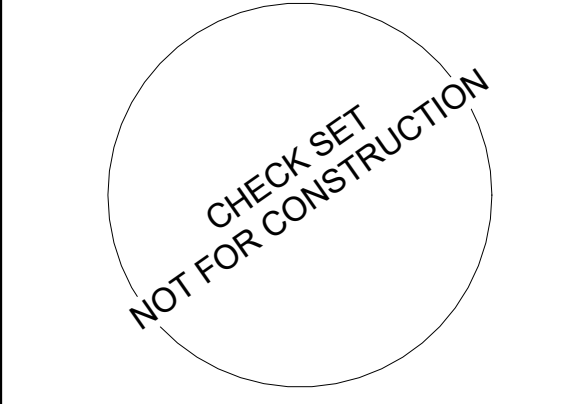
COLUMN SCHEDULE				
NOTE: REFERENCE DETAIL FOR TYPICAL BASE PLATE DETAILS.				
MARK	SIZE	BASE PLATE WxLxTH	ANCHOR ROD	EMBEDMENT

HEADER / BEAM SCHEDULE		
MARK	BEAM	COMMENTS
	20" DEEP FLOOR TRUSSES	
GIRDER TRUSS	GIRDER TRUSS	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



CD NWA WORKFORCE HOUSING

606 NW A STREET
BENTONVILLE, AR 72712
SPA PROJECT # 2442



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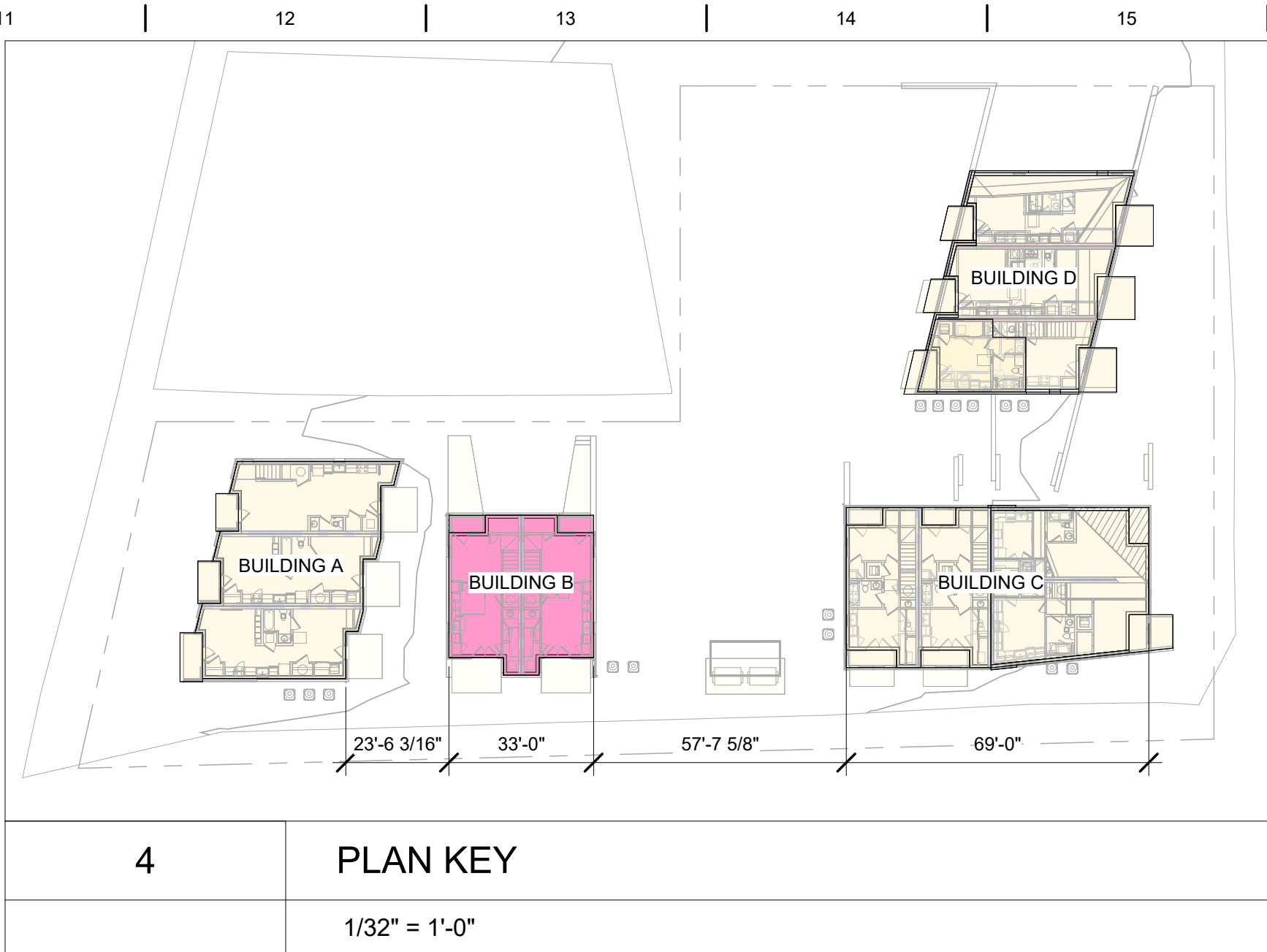
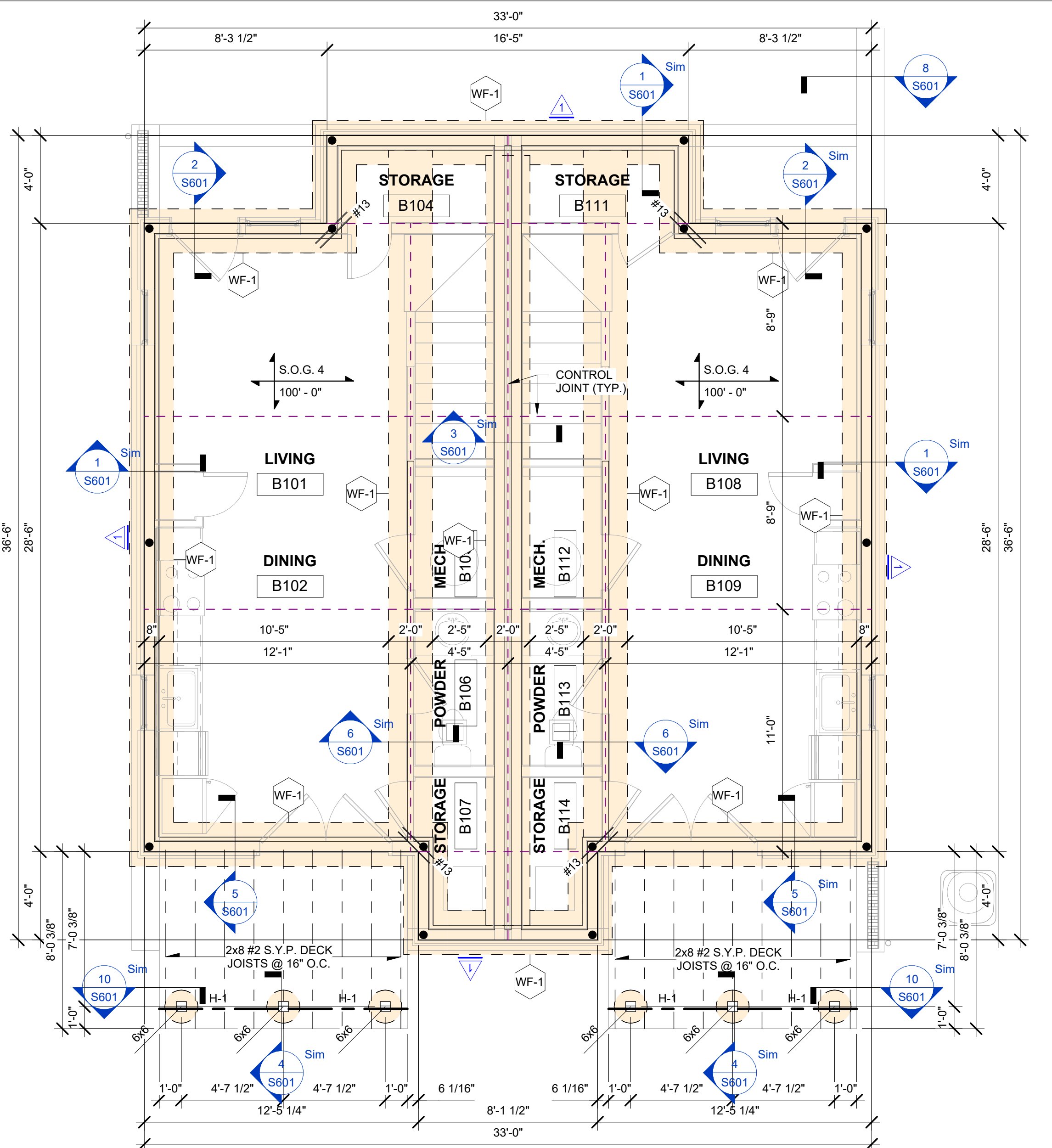
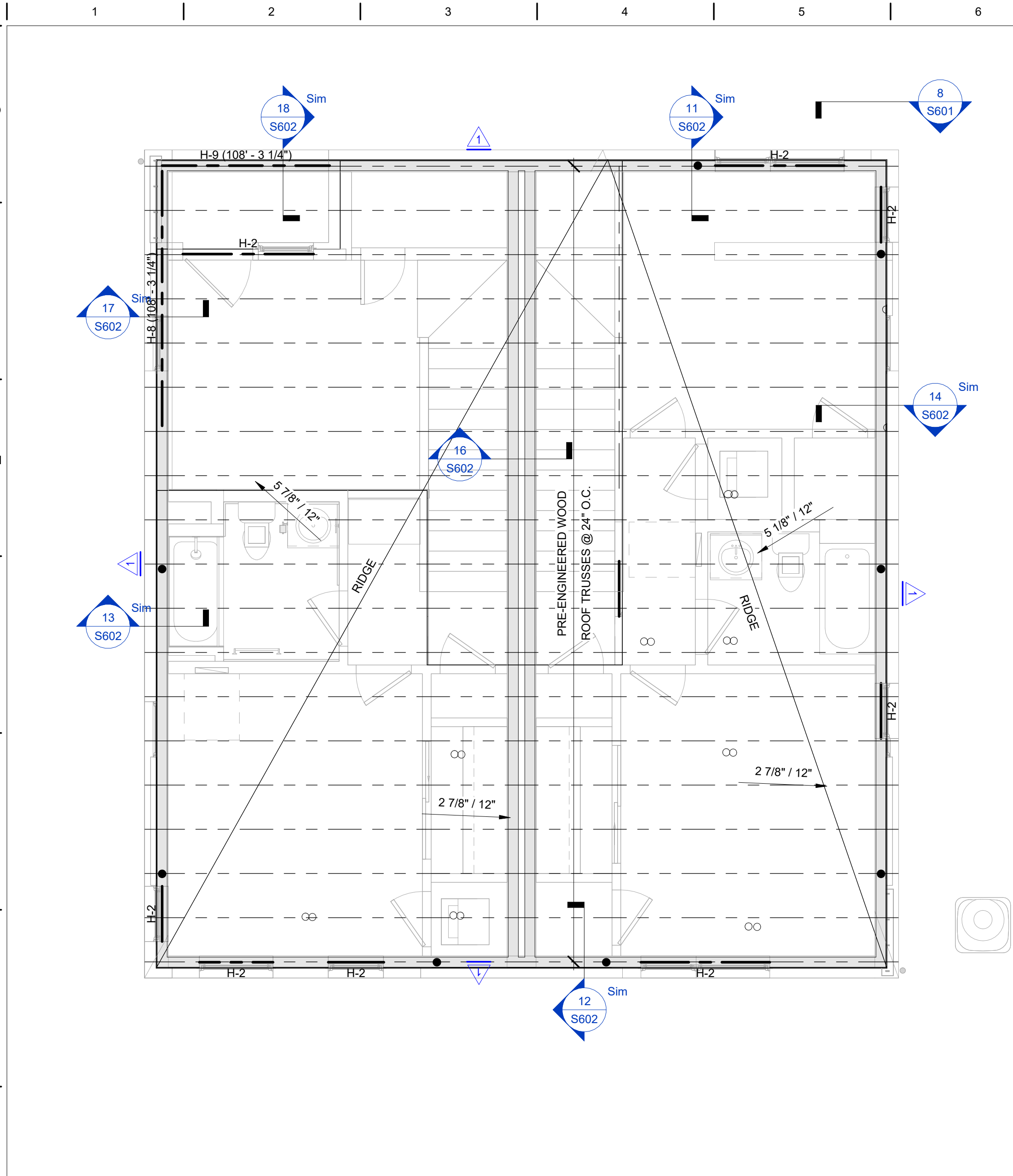
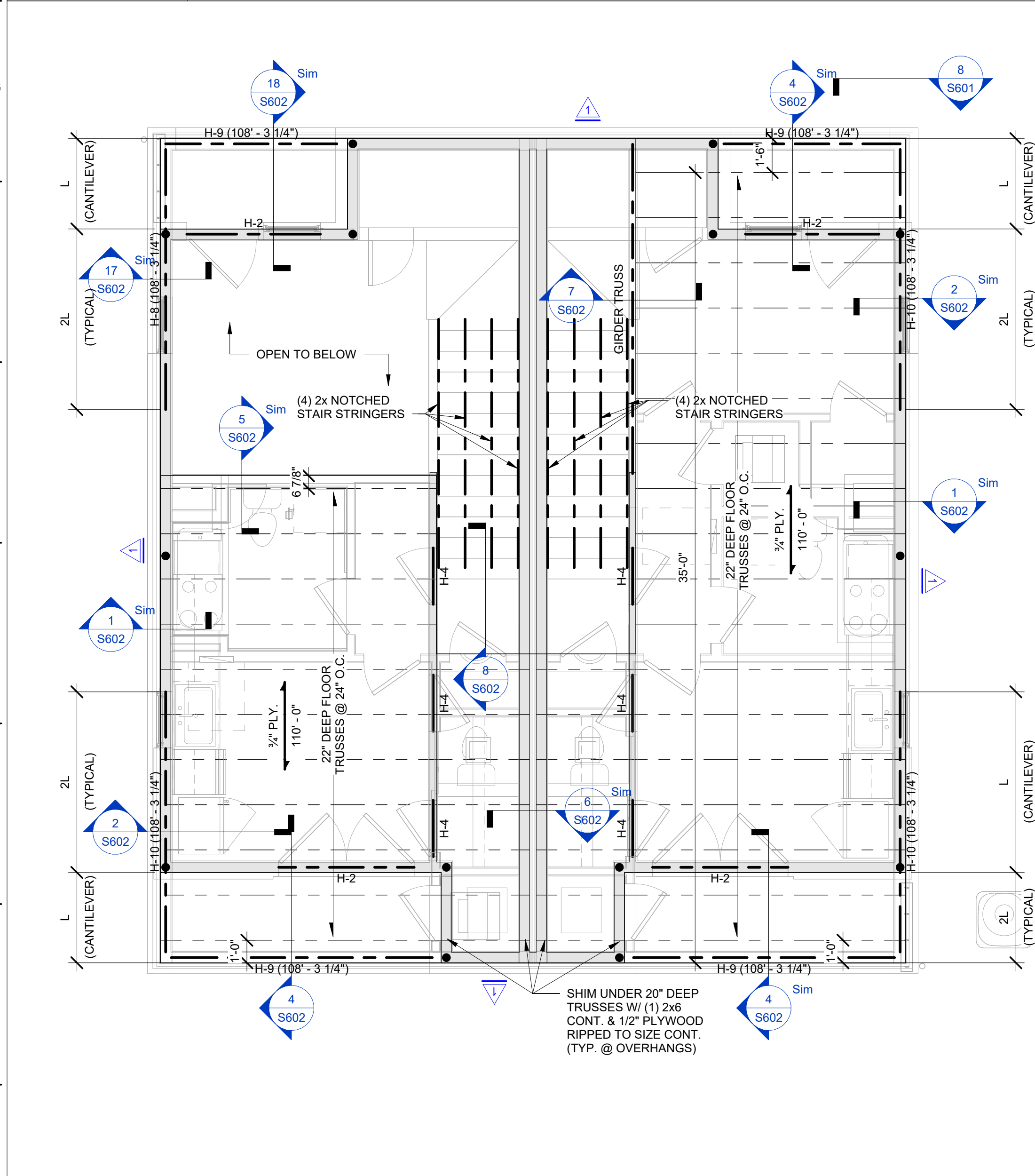
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REVISIONS:		
NO.	DESCRIPTION	DATE

BUILDING A PLANS
S102
LSD#25-0037



LEGEND			
"F-X"	DENOTES COLUMN FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.		
"WF-X"	DENOTES CONTINUOUS WALL FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.		
"C-X"	DENOTES COLUMN. REFER TO COLUMN SCHEDULE ON THIS SHEET.		
S.O.G.	4" NORMAL WEIGHT CONCRETE SLAB ON GRADE REINFORCED WITH 4x4-W2 3xW2 3 WWF (CENTER IN SLAB). BEAR SLAB ON 4" THICK WELL-GRADED COMPACTED GRANULAR FILL MATERIAL. PROVIDE 10 MIL VAPOR RETARDER BETWEEN BOTTOM OF SLAB AND GRANULAR BASE.		
(X-XX)	DENOTES SHEAR WALL HOLD-DOWN AT END OF SHEAR WALL. REF. TYPICAL WALL SHEATHING AND SHEAR WALL SCHEDULE, S653.1		
3/4" T&G PLY.	DENOTES 3/4" TONGUE AND GROOVE PLYWOOD. MAIN SPAN DIRECTION. SEE GENERAL NOTES FOR FASTENING. X-X" DENOTES TOP OF SUBFLOOR ELEVATION.		
(X-X")	DENOTES BOTTOM OF BEAM ELEVATION ABOVE SLAB.		
[X-X"]	DENOTES TOP OF BEAM ELEVATION ABOVE SLAB		
"H-X"	DENOTES HEADER. REFER TO HEADER / BEAM SCHEDULE FOR ADDITIONAL INFORMATION. REFER JAMB SCHEDULE ON S6.1.		
[Symbol]	INDICATES SHEAR WALL. REF. SHEAR WALL SCHEDULE.		
S.P.	DENOTES WOOD STUD PACK COLUMN. REF. TO HEADER/BEAM SCHEDULE FOR MORE INFORMATION.		

PLAN NOTES	
1.	FINISHED FLOOR ELEVATIONS = T.O. SLAB - 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
2.	SLAB CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCED W/ 4x4 W2 3xW2 3 W.W.F. (CENTERED IN SLAB) OVER 2" RIGID INSULATION (20 PSI MIN.) OVER 4" MIN. COMPACTED GRANULAR FILL.
3.	BEARING ELEVATIONS: - BLDG A T.O. SLAB = 100'-0" - BLDG A JOIST BRG 1 = 108'-1 1/4" - BLDG A T.O. SUBFLOOR 1 = 110'-0" - BLDG A TRUSS BRG 1 = 109'-3/4" - BLDG A TRUSS BRG 2 = 112'-8 3/4" - BLDG A TRUSS BRG 3 = 114'-5" - BLDG B T.O. SLAB = 100'-0" - BLDG B JOIST BRG 1 = 108'-1 1/4" - BLDG B T.O. SUBFLOOR 1 = 110'-0" - BLDG B TRUSS BRG 1 = 109'-0" - BLDG C T.O. SLAB 1 = 100'-0" - BLDG C T.O. SLAB 2 = 108'-0" - BLDG C JOIST BRG 1 = 108'-1 1/4" - BLDG C T.O. SUBFLOOR 1 = 110'-0" - BLDG C JOIST BRG 2 = 114'-1 1/4" - BLDG C T.O. SUBFLOOR 2 = 116'-0" - BLDG C TRUSS BRG 1 = 116'-0" - BLDG D T.O. SLAB BASEMENT = 100'-0" - BLDG D JOIST BRG 1 = 108'-1 1/4" - BLDG D T.O. SUBFLOOR 1 = 110'-0" - BLDG D JOIST BRG 2 = 118'-1 1/4" - BLDG D T.O. SUBFLOOR 2 = 120'-0" - BLDG D TRUSS BRG 1 = 120'-0"
4.	FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.
5.	ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
6.	ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS
7.	FOR TYPICAL FOUNDATION DETAILS REFER TO SHEET S601. FOR TYPICAL FLOOR FRAMING OR ROOF FRAMING DETAILS REFER TO SHEET S602 & S603
8.	FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S502
9.	REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
10.	COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.
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12.	SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.
13.	PROVIDE (2) #4 x 3'-0" L.G. RE-ENTRANT BARS AT ALL RE-ENTRANT SLAB CORNERS. REFER TO DETAIL
14.	ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.
15.	CONTRACTOR TO REVIEW GEOTECHNICAL REPORT FOR SLAB & FOOTING SITE PREPARATIONS AS WELL AS CIVIL GRADING PLAN FOR ANY STEM WALL & RETAINING WALL LOCATIONS.
16.	REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".

SPREAD FOOTING SCHEDULE			
MARK	WIDTH	LENGTH	THICKNESS
F-X		2'-0"	18"
			REINFORCING

WALL FOOTING SCHEDULE			
MARK	WIDTH	THICKNESS	REINFORCING
WF-1	24"	12"	(3) #5 LONGITUDINAL BARS CONT. & #4 TRANSVERSE BARS @ 16" O.C.
WF-2	30"	12"	

COLUMN SCHEDULE				
NOTE: REFERENCE DETAIL FOR TYPICAL BASE PLATE DETAILS.				
MARK	SIZE	BASE PLATE WxLxH	ANCHOR ROD	EMBEDMENT

HEADER / BEAM SCHEDULE		
MARK	BEAM	COMMENTS
20" DEEP FLOOR TRUSSES		
GIRDER TRUSS	GIRDER TRUSS	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



CD NWA WORKFORCE HOUSING

606 NW A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

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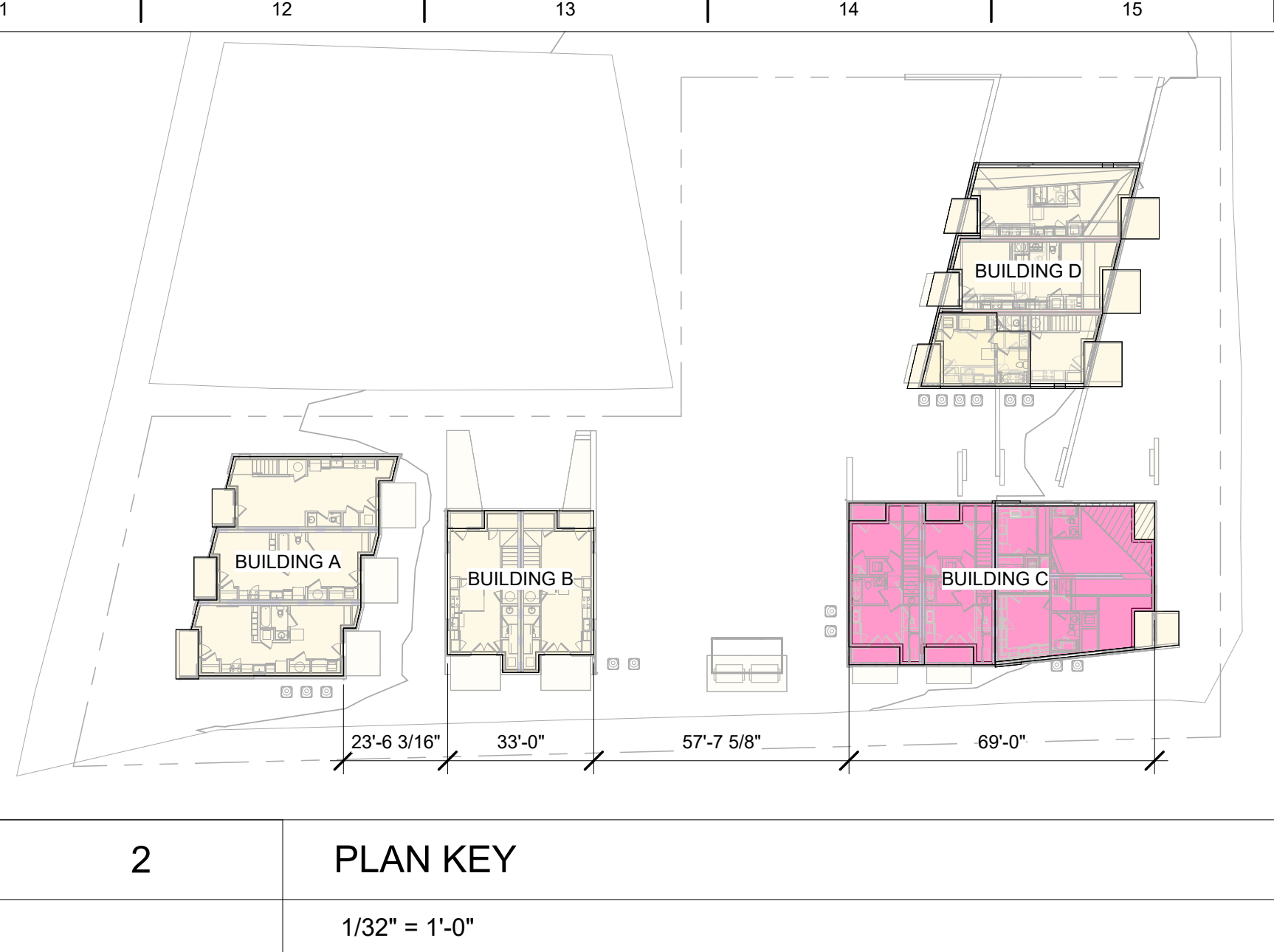
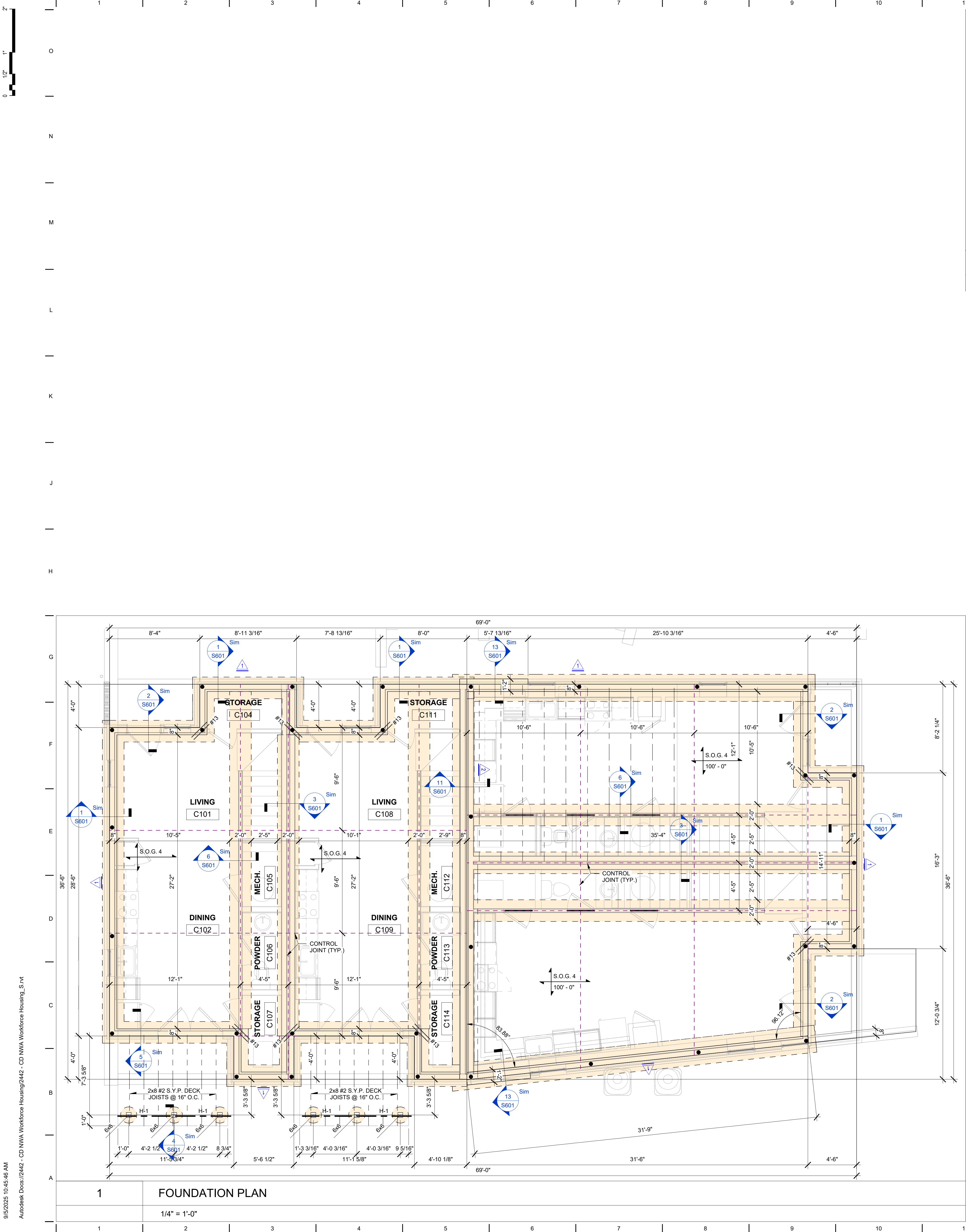
NO.	DESCRIPTION	DATE

BUILDING B PLANS

S201

LS025-0037

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LEGEND			
"F-X"	DENOTES COLUMN FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.		
"WF-X"	DENOTES CONTINUOUS WALL FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.		
"C-X"	DENOTES COLUMN. REFER TO COLUMN SCHEDULE ON THIS SHEET.		
S.O.G.	4" NORMAL WEIGHT CONCRETE SLAB ON GRADE REINFORCED WITH 4x4-W2 9xW2 9 WWF (CENTER IN SLAB). BEAR SLAB ON 4" THICK WELL-GRADED COMPACTED GRANULAR FILL MATERIAL. PROVIDE 10 MIL VAPOR RETARDER BETWEEN BOTTOM OF SLAB AND GRANULAR BASE.		
X-XX	DENOTES SHEAR WALL HOLD-DOWN AT END OF SHEAR WALL. REF. TYPICAL WALL SHEATHING AND SHEAR WALL SCHEDULE, S653.1		
3/4" T&G PLY.	DENOTES 3/4" TONGUE AND GROOVE PLYWOOD. MAIN SPAN DIRECTION. SEE GENERAL NOTES FOR FASTENING.		
X-X"	X-X" DENOTES TOP OF SUBFLOOR ELEVATION.		
(X-X")	DENOTES BOTTOM OF BEAM ELEVATION ABOVE SLAB.		
[X-X"]	DENOTES TOP OF BEAM ELEVATION ABOVE SLAB		
"H-X"	DENOTES HEADER. REFER TO HEADER / BEAM SCHEDULE FOR ADDITIONAL INFORMATION. REFER JAMB SCHEDULE ON S6.1.		
△	INDICATES SHEAR WALL. REF. SHEAR WALL SCHEDULE.		
S.P.	DENOTES WOOD STUD PACK COLUMN. REF. TO HEADER/BEAM SCHEDULE FOR MORE INFORMATION.		

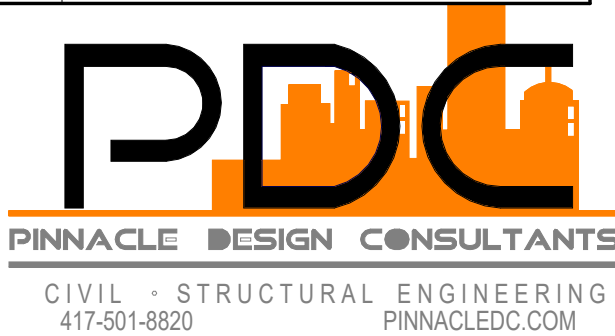
PLAN NOTES	
1.	FINISHED FLOOR ELEVATIONS = T.O. SLAB - 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
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4.	FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.
5.	ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
6.	ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS
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8.	FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S502
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10.	COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.
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12.	SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.
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14.	ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.
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16.	REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".

SPREAD FOOTING SCHEDULE			
MARK	WIDTH	LENGTH	THICKNESS
F-X		2'-0"	18"
			REINFORCING

WALL FOOTING SCHEDULE			
MARK	WIDTH	THICKNESS	REINFORCING
WF-1	24"	12"	(3) #5 LONGITUDINAL BARS CONT. & #4 TRANSVERSE BARS @ 16" O.C.
WF-2	30"	12"	

COLUMN SCHEDULE				
NOTE: REFERENCE DETAIL FOR TYPICAL BASE PLATE DETAILS.				
MARK	SIZE	BASE PLATE WxLxH	ANCHOR ROD	EMBEDMENT

HEADER / BEAM SCHEDULE		
MARK	BEAM	COMMENTS
	20" DEEP FLOOR TRUSSES	
GIRDER TRUSS	GIRDER TRUSS	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



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REVISIONS:

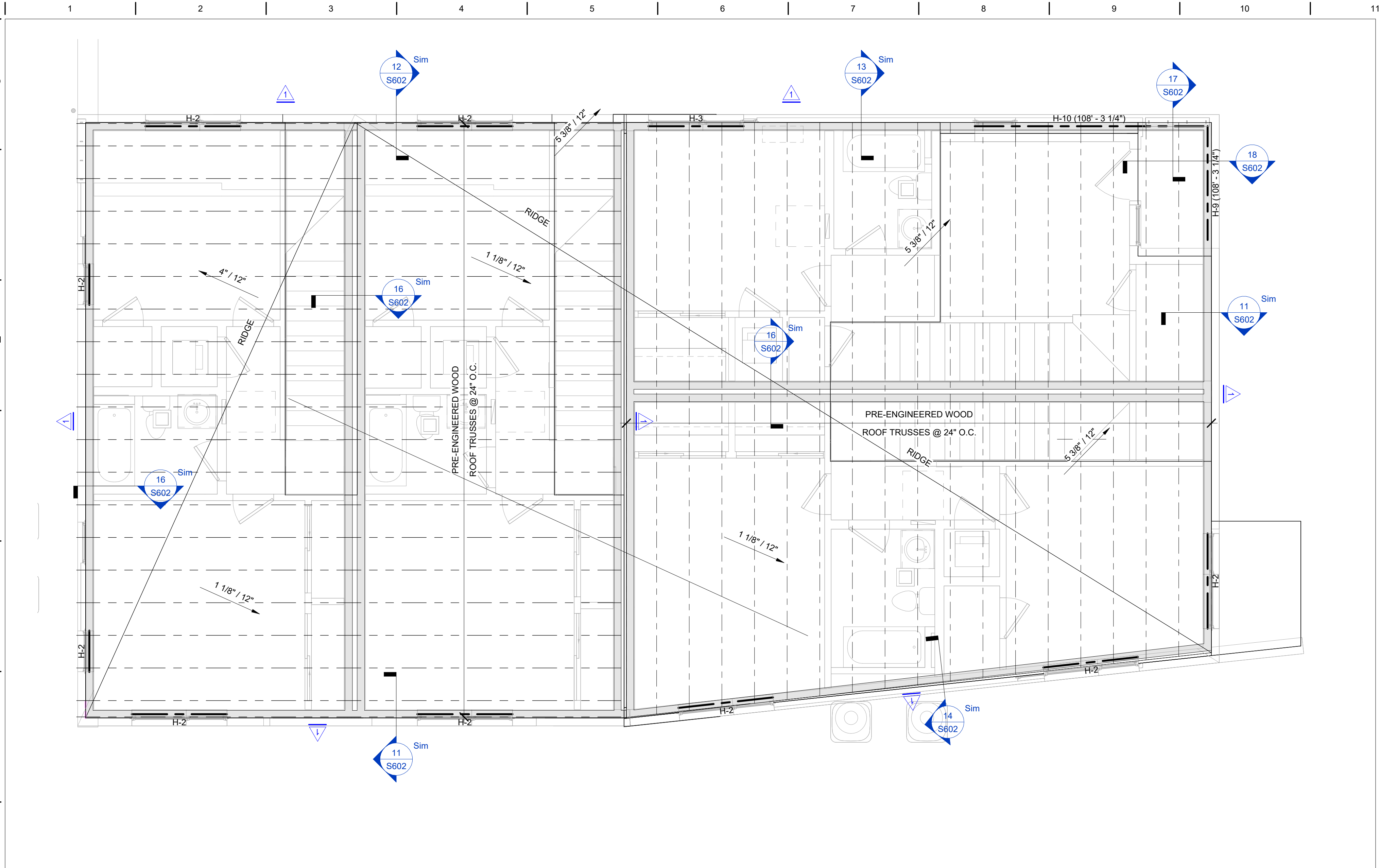
NO.	DESCRIPTION	DATE

BUILDING C PLANS

S301

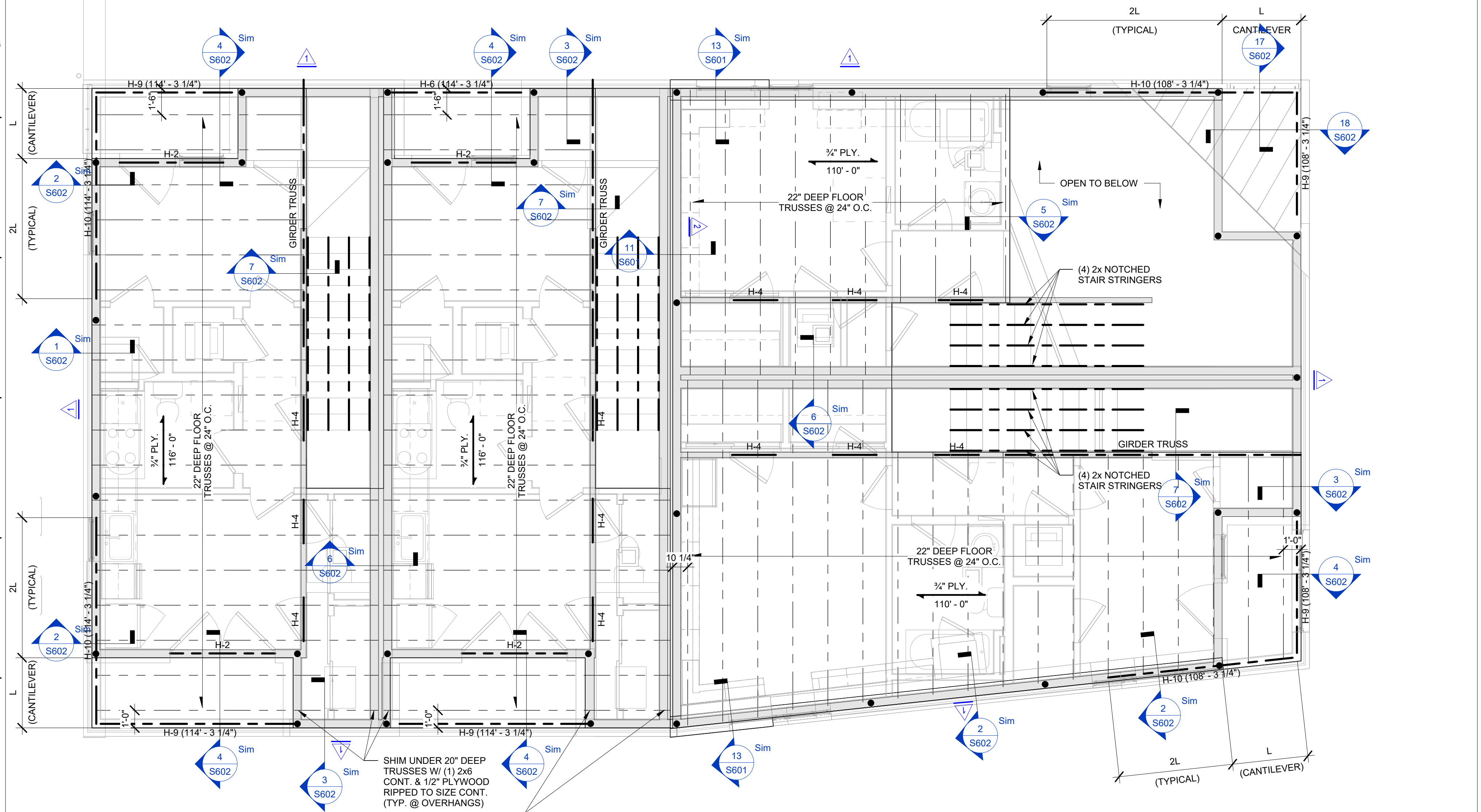
LSW#25-0037

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2 ROOF FRAMING PLAN

1/4" = 1'-0"



1 LEVEL 02 - FRAMING PLAN

1/4" = 1'-0"

LEGEND				
"F-X"	DENOTES COLUMN FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.			
"WF-X"	DENOTES CONTINUOUS WALL FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.			
"C-X"	DENOTES COLUMN. REFER TO COLUMN SCHEDULE ON THIS SHEET.			
S.O.G.	4" NORMAL WEIGHT CONCRETE SLAB ON GRADE REINFORCED WITH 4x4-W2 3xW2 3 W.W.F. (CENTER IN SLAB). BEAR SLAB ON 4" THICK WELL-GRADED COMPACTED GRANULAR FILL MATERIAL. PROVIDE 10 MIL VAPOR RETARDER BETWEEN BOTTOM OF SLAB AND GRANULAR BASE.			
(X-X')	DENOTES SHEAR WALL HOLD-DOWN AT END OF SHEAR WALL. REF. TYPICAL WALL SHEATHING AND SHEAR WALL SCHEDULE, S653.			
3/4" T&G PLY.	DENOTES 3/4" TONGUE AND GROOVE PLYWOOD. MAIN SPAN DIRECTION. SEE GENERAL NOTES FOR FASTENING. X'-X' DENOTES TOP OF SUBFLOOR ELEVATION.			
(X'-X')	DENOTES BOTTOM OF BEAM ELEVATION ABOVE SLAB.			
(X'-X')	DENOTES TOP OF BEAM ELEVATION ABOVE SLAB.			
"H-X"	DENOTES HEADER. REFER TO HEADER / BEAM SCHEDULE FOR ADDITIONAL INFORMATION. REFER JAMB SCHEDULE ON S6.1.			
(X'-X')	INDICATES SHEAR WALL. REF. SHEAR WALL SCHEDULE.			
S.P.	DENOTES WOOD STUD PACK COLUMN. REF. TO HEADER/BEAM SCHEDULE FOR MORE INFORMATION.			

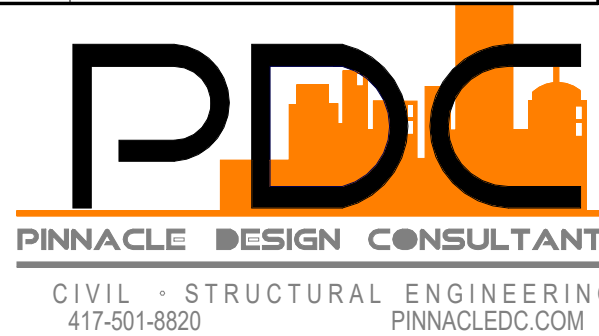
PLAN NOTES				
1.	FINISHED FLOOR ELEVATIONS = T.O. SLAB - 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.			
2.	SLAB CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCED W/ 4x4 W2 3xW2 3 W.W.F. (CENTERED IN SLAB) OVER 2" RIGID INSULATION (20 PSI MIN.) OVER 4" MIN. COMPACTED GRANULAR FILL.			
3.	BEARING ELEVATIONS:			
	• BLDG A	T.O. SLAB	=	100' - 0"
	• BLDG A	JOIST BRG 1	=	108' - 1 1/4"
	• BLDG A	T.O. SUBFLOOR 1	=	110' - 0"
	• BLDG A	TRUSS BRG 1	=	109' - 3/4"
	• BLDG A	TRUSS BRG 2	=	112' - 8 3/4"
	• BLDG A	TRUSS BRG 3	=	114' - 5"
	• BLDG B	T.O. SLAB	=	100' - 0"
	• BLDG B	JOIST BRG 1	=	108' - 1 1/4"
	• BLDG B	T.O. SUBFLOOR 1	=	110' - 0"
	• BLDG B	TRUSS BRG 1	=	109' - 3/4"
	• BLDG C	T.O. SLAB 1	=	100' - 0"
	• BLDG C	T.O. SLAB 2	=	108' - 0"
	• BLDG C	JOIST BRG 1	=	108' - 1 1/4"
	• BLDG C	T.O. SUBFLOOR 1	=	110' - 0"
	• BLDG C	JOIST BRG 2	=	114' - 1 1/4"
	• BLDG C	T.O. SUBFLOOR 2	=	116' - 0"
	• BLDG C	TRUSS BRG 1	=	116' - 0"
	• BLDG D	T.O. SLAB BASEMENT	=	100' - 0"
	• BLDG D	JOIST BRG 1	=	108' - 1 1/4"
	• BLDG D	T.O. SUBFLOOR 1	=	110' - 0"
	• BLDG D	JOIST BRG 2	=	118' - 1 1/4"
	• BLDG D	T.O. SUBFLOOR 2	=	120' - 0"
	• BLDG D	TRUSS BRG 1	=	120' - 0"
4.	FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.			
5.	ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.			
6.	ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS			
7.	FOR TYPICAL FOUNDATION DETAILS REFER TO SHEET S601. FOR TYPICAL FLOOR FRAMING OR ROOF FRAMING DETAILS REFER TO SHEET S602 & S603			
8.	FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S502			
9.	REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.			
10.	COORDINATE WORK WITH OTHER TRADES. EQUIPMENT FURNISHED BY OTHERS. REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.			
11.	GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.			
12.	SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.			
13.	PROVIDE (2) #4 x 3'-0" L.G. RE-ENTRANT BARS AT ALL RE-ENTRANT SLAB CORNERS. REFER TO DETAIL			
14.	ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.			
15.	CONTRACTOR TO REVIEW GEOTECHNICAL REPORT FOR SLAB & FOOTING SITE PREPARATIONS AS WELL AS CIVIL GRADING PLAN FOR ANY STEM WALL & RETAINING WALL LOCATIONS.			
16.	REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".			

SPREAD FOOTING SCHEDULE				
MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
F-X		2'-0"	18"	

WALL FOOTING SCHEDULE				
MARK	WIDTH	THICKNESS	REINFORCING	
WF-1	24"	12"	(3) #5 LONGITUDINAL BARS CONT. & #4 TRANSVERSE BARS @ 16" O.C.	
WF-2	30"	12"		

COLUMN SCHEDULE				
NOTE: REFERENCE DETAIL FOR TYPICAL BASE PLATE DETAILS.				
MARK	SIZE	BASE PLATE WxLxH	ANCHOR ROD	EMBEDMENT

HEADER / BEAM SCHEDULE		
MARK	BEAM	COMMENTS
	20" DEEP FLOOR TRUSSES	
GIRDER TRUSS	GIRDER TRUSS	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



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SPA PROJECT #: 2442

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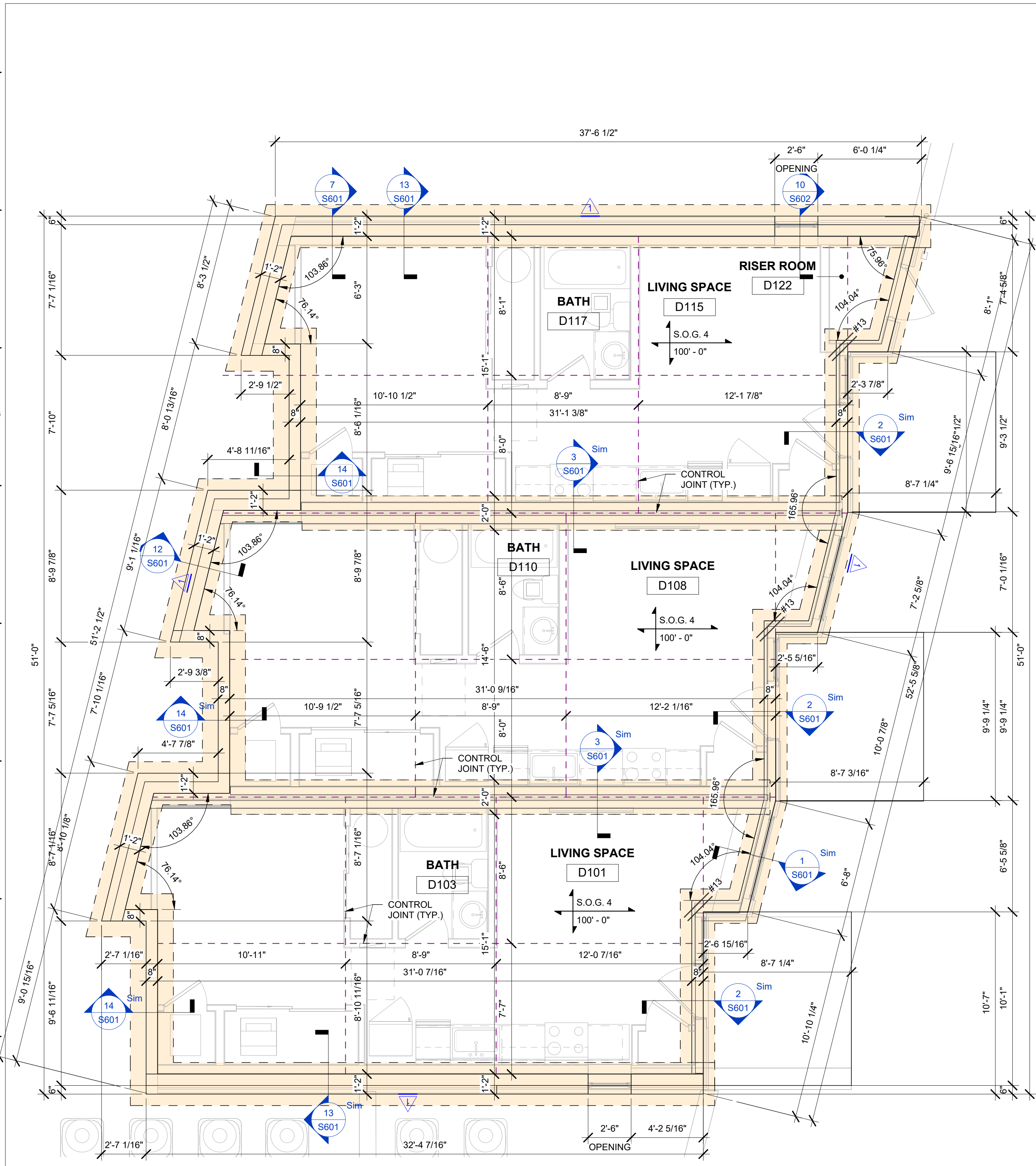
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REVISIONS:

NO.	DESCRIPTION	DATE

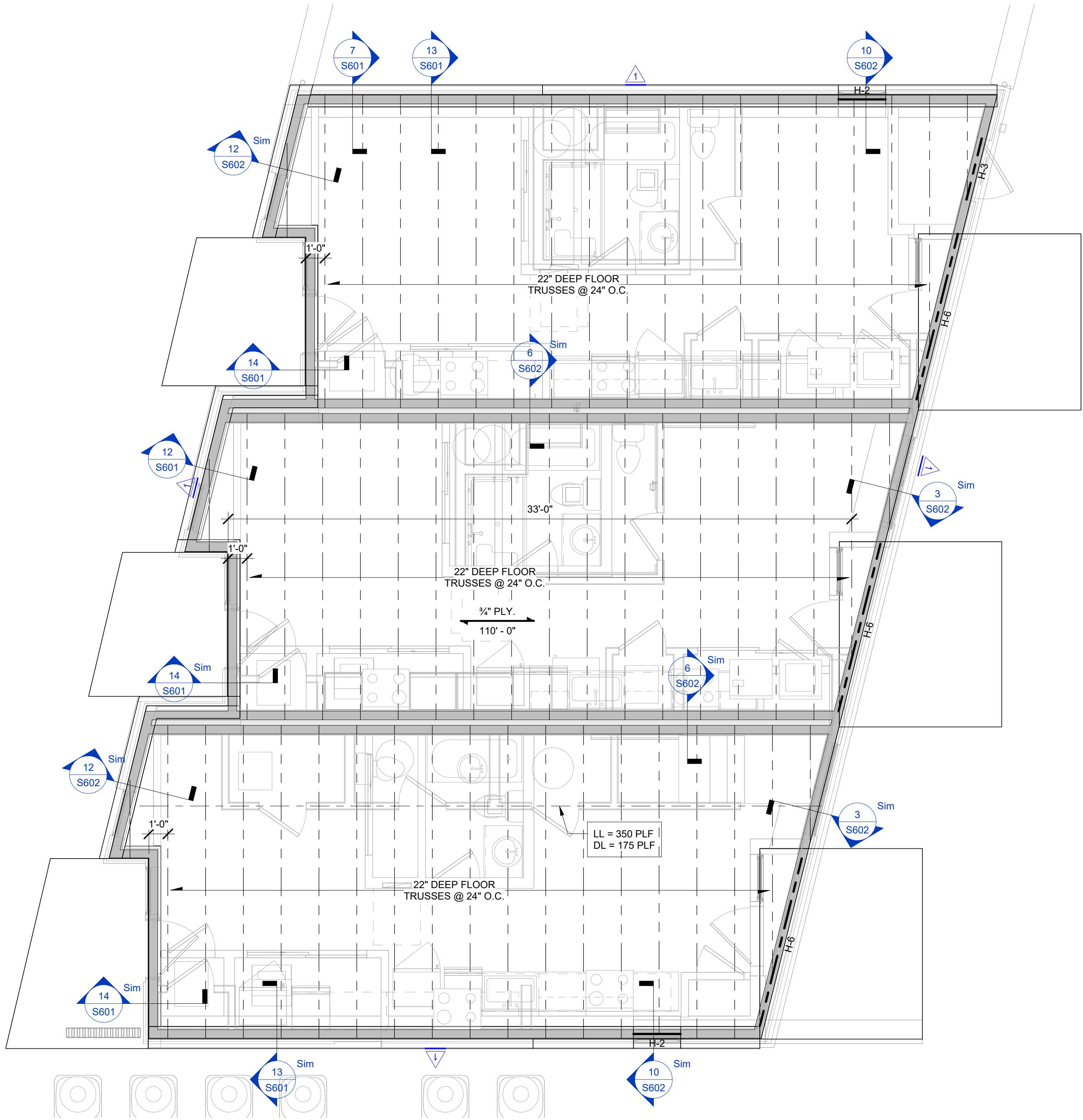
BUILDING C PLANS
S302
LSD#25-0037

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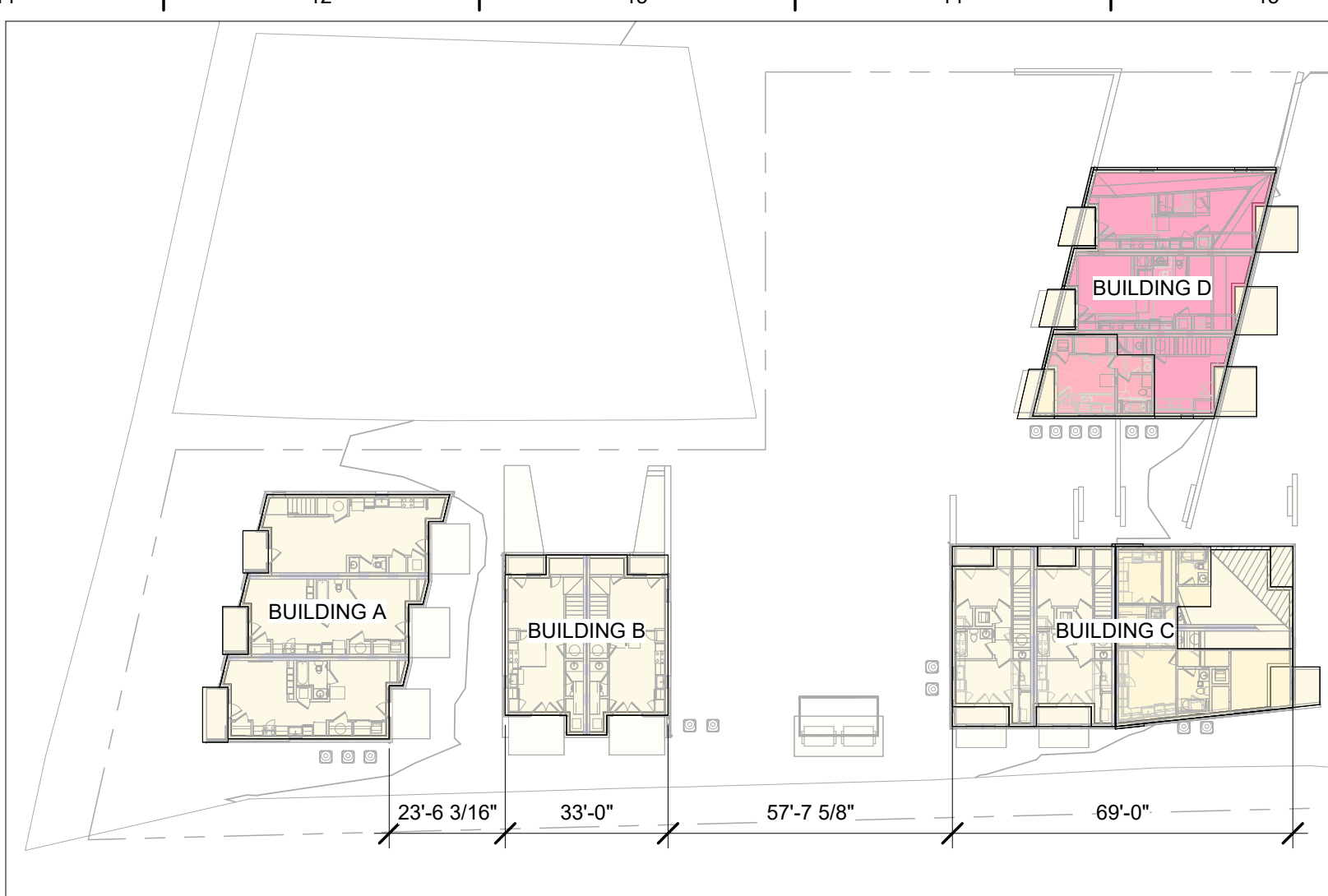
1 FOUNDATION PLAN

1/4" = 1'-0"



2 LEVEL 02 - FRAMING PLAN

1/4" = 1'-0"



3 PLAN KEY

1/32" = 1'-0"

LEGEND

- "F-X" DENOTES COLUMN FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.
- "WF-X" DENOTES CONTINUOUS WALL FOOTING. REFER TO FOOTING SCHEDULE FOR REINFORCEMENT.
- "C-X" DENOTES COLUMN. REFER TO COLUMN SCHEDULE ON THIS SHEET.
- 4" NORMAL WEIGHT CONCRETE SLAB ON GRADE REINFORCED WITH 4x4-W2 9xW2 9 WWF (CENTER IN SLAB). BEAR SLAB ON 4" THICK WELL-GRADED COMPACTED GRANULAR FILL MATERIAL. PROVIDE 10 MIL VAPOR RETARDER BETWEEN BOTTOM OF SLAB AND GRANULAR BASE.
- DENOTES SHEAR WALL HOLD-DOWN AT END OF SHEAR WALL. REF. TYPICAL WALL SHEATHING AND SHEAR WALL SCHEDULE, S653.1
- 3/4" T&G PLY. DENOTES 3/4" TONGUE AND GROOVE PLYWOOD. MAIN SPAN DIRECTION. SEE GENERAL NOTES FOR FASTENING. X-X" DENOTES TOP OF SUBFLOOR ELEVATION.
- (X-X") DENOTES BOTTOM OF BEAM ELEVATION ABOVE SLAB.
- (X-X") DENOTES TOP OF BEAM ELEVATION ABOVE SLAB.
- "H-X" DENOTES HEADER. REFER TO HEADER / BEAM SCHEDULE FOR ADDITIONAL INFORMATION. REFER JAMB SCHEDULE ON S6.1.
- INDICATES SHEAR WALL. REF. SHEAR WALL SCHEDULE.
- S.P. DENOTES WOOD STUD PACK COLUMN. REF. TO HEADER/BEAM SCHEDULE FOR MORE INFORMATION.

PLAN NOTES

- FINISHED FLOOR ELEVATIONS = T.O. SLAB - 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
- SLAB CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCED W/ 4x4 W2 9xW2 9 W.W.F. (CENTERED IN SLAB) OVER 2" RIGID INSULATION (20 PSI MIN.) OVER 4" MIN. COMPACTED GRANULAR FILL.
- BEARING ELEVATIONS:
 - BLDG A T.O. SLAB = 100'-0"
 - BLDG A JOIST BRG 1 = 108'-1 1/4"
 - BLDG A T.O. SUBFLOOR 1 = 110'-0"
 - BLDG A TRUSS BRG 1 = 109'-3/4"
 - BLDG A TRUSS BRG 2 = 112'-8 3/4"
 - BLDG A TRUSS BRG 3 = 114'-5"
 - BLDG B T.O. SLAB = 100'-0"
 - BLDG B JOIST BRG 1 = 108'-1 1/4"
 - BLDG B T.O. SUBFLOOR 1 = 110'-0"
 - BLDG B TRUSS BRG 1 = 108'-1 1/4"
 - BLDG C T.O. SLAB 1 = 100'-0"
 - BLDG C T.O. SLAB 2 = 108'-0"
 - BLDG C JOIST BRG 1 = 108'-1 1/4"
 - BLDG C T.O. SUBFLOOR 1 = 110'-0"
 - BLDG C JOIST BRG 2 = 110'-0"
 - BLDG C T.O. SUBFLOOR 2 = 116'-0"
 - BLDG C TRUSS BRG 1 = 116'-0"
 - BLDG D T.O. SLAB BASEMENT = 100'-0"
 - BLDG D JOIST BRG 1 = 108'-1 1/4"
 - BLDG D T.O. SUBFLOOR 1 = 110'-0"
 - BLDG D JOIST BRG 2 = 118'-1 1/4"
 - BLDG D T.O. SUBFLOOR 2 = 120'-0"
 - BLDG D TRUSS BRG 1 = 120'-0"
- FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.
- ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
- ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS
- FOR TYPICAL FOUNDATION DETAILS REFER TO SHEET S601. FOR TYPICAL FLOOR FRAMING OR ROOF FRAMING DETAILS REFER TO SHEET S602 & S603
- FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S602
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- COORDINATE WORK WITH OTHER TRADES. EQUIPMENT FURNISHED BY OTHERS. REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
- SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.
- PROVIDE (2) #4 x 3'-0" L.G. RE-ENTRANT BARS AT ALL RE-ENTRANT SLAB CORNERS. REFER TO DETAIL
- ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.
- CONTRACTOR TO REVIEW GEOTECHNICAL REPORT FOR SLAB & FOOTING SITE PREPARATIONS AS WELL AS CIVIL GRADING PLAN FOR ANY STEM WALL & RETAINING WALL LOCATIONS.
- REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".

SPREAD FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
F-X		2'-0"	18"	

WALL FOOTING SCHEDULE

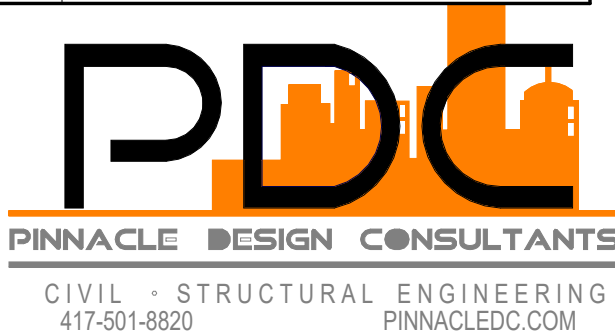
MARK	WIDTH	THICKNESS	REINFORCING
WF-1	24"	12"	(3) #5 LONGITUDINAL BARS CONT. & #4 TRANSVERSE BARS @ 16" O.C.
WF-2	30"	12"	

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE WLXTH	ANCHOR ROD	EMBEDMENT
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HEADER / BEAM SCHEDULE

MARK	BEAM	COMMENTS
GIRDER TRUSS	20" DEEP FLOOR TRUSSES	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



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SPA PROJECT # - 2442

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CONSTRUCTION DOCUMENTS
DATE: XXXXX/XXXX

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REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING D PLANS

S401

LSW#25-0037

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PLAN NOTES

1. FINISHED FLOOR ELEVATIONS = T.O. SLAB = '100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
2. SLAB CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCED W/ 4x4 W2 9x2x9 W.W.F. (CENTERED IN SLAB) OVER 2" RIGID INSULATION (20 PSI MIN.) OVER 4" MIN. COMPACTED GRANULAR FILL.
3. BEARING ELEVATIONS:

* BLDG A	T.O. SLAB	= 100'-0"
* BLDG A	JOIST BRG 1	= 108'-1 1/4"
* BLDG A	T.O. SUBFLOOR 1	= 110'-0"
* BLDG A	TRUSS BRG 1	= 109'-3/4"
* BLDG A	TRUSS BRG 2	= 112'-8 3/4"
* BLDG A	TRUSS BRG 3	= 114'-5"
* BLDG B	T.O. SLAB	= 100'-0"
* BLDG B	JOIST BRG 1	= 108'-1 1/4"
* BLDG B	T.O. SUBFLOOR 1	= 110'-0"
* BLDG B	TRUSS BRG 1	
* BLDG C	T.O. SLAB 1	= 100'-0"
* BLDG C	T.O. SLAB 2	= 106'-0"
* BLDG C	JOIST BRG 1	= 108'-1 1/4"
* BLDG C	T.O. SUBFLOOR 1	= 110'-0"
* BLDG C	JOIST BRG 2	= 114'-1 1/4"
* BLDG C	T.O. SUBFLOOR 2	= 116'-0"
* BLDG C	TRUSS BRG 1	
* BLDG D	T.O. SLAB BASEMENT	= 100'-0"
* BLDG D	JOIST BRG 1	= 108'-1 1/4"
* BLDG D	T.O. SUBFLOOR 1	= 110'-0"
* BLDG D	JOIST BRG 2	= 118'-1 1/4"
* BLDG D	T.O. SUBFLOOR 2	= 122'-0"
* BLDG D	TRUSS BRG 1	
4. FLOOR CONSTRUCTION: 3/4" TONGUE & GROOVE PLYWOOD FLOOR DECKING OVER 16" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 24" O.C.
5. ROOF CONSTRUCTION: 5/8" PLYWOOD ROOF DECKING OVER PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
6. ELEVATIONS ARE REFERENCED FROM TOP OF SLAB ELEVATION = REF. PLANS
7. FOR TYPICAL FOUNDATION DETAILS REFER TO SHEET S601. FOR TYPICAL FLOOR FRAMING OR ROOF FRAMING DETAILS REFER TO SHEET S602 & S603
8. FOR GENERAL NOTES, SPECIAL INSPECTIONS AND GENERAL DETAILS REFER TO SHEETS S501 & S502
9. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
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11. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
12. SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SLAB PENETRATIONS AND DRAIN LOCATIONS.
13. PROVIDE (2) #4 x 3'-0" LG. RE-ENTRANT BARS AT ALL RE-ENTRANT SLAB CORNERS TO BE DETAIL.
14. ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.
15. CONTRACTOR TO FURNISH GEOTECHNICAL REPORT FOR SLAB & FOOTING SITE PREPARATIONS AS WELL AS CIVIL GRADING PLAN FOR ANY STEEP SLOPE & RETAINMENT WALL LOCATIONS.
16. REFER TO STUD SCHEDULE ON S501 FOR STUDS WITH MAXIMUM UN-BRACED LENGTHS GREATER THAN 14'-0".

HEADER / BEAM SCHEDULE		
MARK	BEAM	COMMENTS
	20" DEEP FLOOR TRUSSES	
GIRDER TRUSS	GIRDER TRUSS	
H-1	(2) 2x8	REF. JAMB SCHEDULE
H-2	(3) 2x8	REF. JAMB SCHEDULE
H-4	(2) 2x10	REF. JAMB SCHEDULE
H-8	5.25x16 LVL	
H-9	3.5x20 LVL	
H-10	5.25x20 LVL	
J1	22" DEEP FLOOR TRUSSES	
J2	2x8	



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A. CODES AND STANDARDS

1. THE INTERNATIONAL BUILDING CODE/2021 EDITION
2. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)
3. MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION, 1989, AMERICAN INSTITUTE OF STEEL CONSTRUCTION
4. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (530-05)
5. SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05)
6. ASTM STANDARDS IN BUILDING CODES, VOLUMES I, II, AND III, AMERICAN SOCIETY FOR TESTING AND MATERIALS

C. EXCAVATION & BACKFILLING
 1. **FOUNDATIONS**
 a. **FOOTINGS** SHALL BE SHORING AND BRACING FOR ALL EXCAVATIONS AS REQUIRED TO MAINTAIN SAFETY AND PROTECTION FOR ADJACENT STRUCTURES AND FINISHES.
 b. **FILL** IN STRUCTURAL AREAS OR PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY.
 2. **FOUNDATIONS**
 a. **FOOTINGS** SHALL BE BORN ON NATURAL SOILS OR PROPERLY COMPACTED FILL HAVING A BEARING CAPACITY OF 2,000 P.S.F. AS APPROVED BY THE GEOTECHNICAL ENGINEER.
 b. WATERING, PROTECTIVE CURING EQUIPMENT TO KEEP THE EXCAVATION FREE OF WATER BEFORE PLACING CONCRETE.
 c. **FOOTINGS** SHALL NOT BE PLACED IN WATER OR ON FROZEN SOIL.
 d. **POST TENSIONING** SHALL BE MINIMUM 10% OF THE TOTAL WEIGHT OF THE FOOTING.
 e. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE VALIDITY IF PARTISANSHIP CONDUCTED BY THE CONTRACTOR FOR ANY OF THESE CONDITIONS. THESE DATA ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND REPRESENT CONDITIONS ONLY AT THESE SPECIFIC LOCATIONS AT THE PARTICULAR TIME OF THE BIDDING.

F. REINFORCING

1. ALL REINFORCING BAR DETAILS NOT OTHERWISE SHOWN OR SPECIFIED SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL.
2. NEW BUILT STEEL, ASTM A615, GRADE 60 SHALL BE USED FOR REINFORCING FOR ALL CONCRETE.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
4. ALL ACCESSORIES NECESSARY TO MAINTAIN EXACT BAR POSITIONS SHALL BE SHOWN ON REINFORCING SHOP DRAWINGS.
5. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS, THE CONCRETE COVER FOR THE REINFORCING SHALL BE AS FOLLOWS:
 - a. UNIFORM SURFACES IN CONTACT WITH THE GROUND 3"
 - b. FORMED SURFACES IN CONTACT WITH THE GROUND 2"
 - c. SLABS ON GRADE 2" UNDER
 - d. INTERIOR SURFACES OF CONCRETE SLABS 2" UNDER
 - e. IN ALL CASES CLEARANCE NOT LESS THAN THE DIAMETER THAN THE BAR
 - f. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE +14" FOR SECTIONS TEN INCHES OR LESS AND 12" FOR SECTIONS MORE THAN 10"
 - g. LAP SPICES SEE SCHEDULE ON SHEET 107
6. WHERE REINFORCEMENT IS NOT SHOWN ON THE DRAWINGS, PROVIDE THE MINIMUM REINFORCEMENT PERMITTED BY THE CODES.
7. WHEN CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, ARE REQUIRED BY THE CONTRACTOR, THE REINFORCEMENT SHALL RUN CONTINUOUSLY THROUGH THE JOINT AND ADEQUATE SHEET PILE TRANSFER REINFORCEMENT SHALL BE ADDED.
8. FOR SLAB ON METAL DECK, PROVIDE #4 BARS 5'-0" LONG AT 12" ON CENTERS OVER STEEL GIRDERS. (GIRDERS ARE DEFINED AS BEAMS PARALLEL TO DECK SPAN)
9. PROVIDE THE EXTRA REINFORCING SHOWN IN TYPICAL DETAILS WHEREVER THE DETAIL CAN APPLY.

H. STRUCTURAL WOOD FRAMING. PROVIDE HORIZONTAL BOND BEAMS ABOVE & B.C. U.C.

1. EXCEPT WHERE NOTED, OTHERWISE ALL 2" LUMBER SHALL BE #2 OR BETTER D.F. AND ALL SOLID TIMBER BEAMS AND POSTS SHALL BE #1 D.F.
2. STUDS SHALL BE #2 AND BATTENS SHALL BE #1 D.F.
3. TOP AND BOTTOM PLATES SHALL BE #2 OR BETTER D.F. PLATES IN CONTACT WITH CONCRETE SHALL BE ACQ. TREATED, HANGERS AND ANCHORS IN CONTACT WITH ACQ. TREATED WOOD SHALL BE G195 CORROSION RESISTANT.
4. EXCEPT AS NOTED OTHERWISE, MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN TABLE NO. 2304.3.1 FASTENING SCHEDULE OF THE CURRENT INTERNATIONAL BUILDING CODE.
5. ALL STUDS, BATTENS AND TOP AND BOTTOM PLATES WITH 1/8" END NAIL TO 1/4" END PLATE WITH 6-8D TENOILS OR 3-10D END NAILS.
6. ALL PLYWOOD OR O.S.B. BD. SHEATHING SHALL BE APA RATED EXPOSURE 1, PANEL IDENTIFICATION NUMBER AND THICKNESS SHALL BE 3/4", MINIMUM, OR AS NOTED ON DRAWINGS.
7. TRUSSED RAFTERS AND MFG. JOISTS, AS WELL AS ALL CONNECTIONS SHALL BE DESIGNED BY A REGISTERED ENGINEER TO SUPPORT ALL DEAD, LIVE AND LOADS OF THE ROOF, FLOOR, CEILING AND ANY OTHER SUPERIMPOSED LOADS. WEB ARRANGEMENT AND MEMBER FORCES SHALL BE DETERMINED BY THE TRUSSED RAFTER/JOIST FABRICATOR. STRESSES SHALL NOT EXCEED THOSE ALLOWED BY THE TRUSSED RAFTER/JOIST FABRICATOR. FACTOR OF SAFETY FACTOR MAY BE 1.15 FOR ROOF TRUSSES ONLY. CALCULATIONS AND SHOP DRAWINGS, INCLUDING MEMBER SIZES, LUMBER SPECIES AND GRADES AND SUBSTANTIATING DATA FOR CONNECTION CAPACITIES, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

SHEARWALLS AND ROOF DIAPHRAGMS:

- a. PROVIDE SHEARWALLS AT ALL EXTERIOR WALLS.
- b. 1/2" ZIP SYSTEM WALL SHEATHING NAILLED W/ 10d NAILS AT 4" O.C. AT EDGES STAGGERED, AND 6" NAILS 12" O.C. AT INTERIOR SUPPORTS. PROVIDE SOLID BLOCKING AT ALL HORIZ. JOINTS.

SHEARWALL ANCHORING:

- a. PROVIDE 2"x2" (MIN.) AT ENDS OF SHEARWALL.
- b. CONTRACTOR TO PROVIDE 1" SOIL STUDS FOR TEMPORARY SHEAR SUPPORT PRIOR TO SHEATHING INSTALLATION. CUT STRAP TO ALLOW FOR 14" (MIN.) END LENGTH.
- c. USE SMOOTHING HDUS AT CORNERS AND HDU4 AT INTERMEDIATES AT 12" O.C. MAX.
- d. ALL REFERENCES TO "HDUS" MEANS ANY HDU OR ANCHOR (EXTERIOR RATED) SHEATHING w/ APA EQUIVALENT SPAN RATING NOT THE FOLLOWING:
 - * APPROX. THICKNESS: 1/2"
 - * SPAN RATING: 32F

1. NON METAL CHIMING RESISTANT GROUT UNDER BASEPLATES AND BEARING PLATES SHALL BE "MASTERFLOW 710" BY MASTER BUILDERS

2. EPOXY GROUT FOR GROUTING REBAR SHALL BE "SIKADUR 370" BY SIKA CHEMICAL COMPANY, OR APPROVED EQUAL FOR SURFACE PREPARATION , PROPORTION, MIXING AND APPLICATION FOLLOW MANUFACTURERS DIRECTIONS

CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM WEATHER OR NOT A PARTICULAR ELEMENT IS SPECIFICALLY CALLED OUT.

7. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, PLANS SECTIONS AND DETAILS, AND SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING PRIOR TO BIDDING OF ANY DISCREPANCIES, ERRORS OR OMISSIONS FOUND ON PLANS. IF CONTRACTOR FAILS TO NOTIFY SAID REPRESENTATIVES, HE/SHE SHALL BE RESPONSIBLE FOR ALL COST OF LABOR AND MATERIALS NEEDED.

8. CONTRACTOR TO PROVIDE PERMANENT BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S DESIGN SPECIFICATIONS.

Notes:	1. INSTALL PANELS HORIZONTAL FIRST.
	2. BLOCKING IS REQ'D. AT ALL PANEL EDGES.
	3. PROVIDE SHEAR WALL SHEATHING & ATTACHMENT FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLDOWN REQUIREMENTS PER PLANS.
	4. SHEATHING EDGE FASTENING IS REQUIRED AT ALL HOLDOWN STUDS. EDGE FASTENING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. ADDITIONAL INFORMATION PER HOLDOWN SCHEDULE & DETAILS.
	5. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS 3/8x1/4 MIN. PLATE ANCHOR BOLTS 7" MIN. INTO CONCRETE.
	6. REF. DETAIL FOR TYPICAL SHEARWALL ELEVATION.
	7. ALL HOLD DOWNS AND HOLD DOWN ANCHORS SHALL BE SIMPSON STRONG-TIE PRODUCT. CONTRACTOR TO PROVIDE SUBMITTAL TO E.O.R. FOR SUBSTITUTIONS OF EQUAL OR BETTER FOR APPROVAL.

MISC. LINTEL SCHEDULE

1. UNLESS OTHERWISE NOTED ON DRAWINGS, PROVIDE AND INSTALL LINTELS WITH LONG-LEGS VERTICALLY FOR MASONRY OPENINGS WHERE REQUIRED AND PER ARCHITECTS DRAWINGS.
2. WHERE LINTELS OCCUR IN EXTERIOR WALLS, MINIMUM THICKNESS OF ANGLES SHALL BE 5/16". LINTELS SHALL BEAR AT LEAST 6" (8" FOR OPENINGS OVER 6'-0" WIDE) AT EACH SIDE OF THE MASONRY OPENING. WHERE SUCH BEARING CANNOT BE PROVIDED, ATTACHED SECURELY TO ADJACENT STRUCTURAL MEMBERS OR PROVIDE SEPARATE SUPPORTS.
3. PROVIDE 1/2" O.C. LAG SCREWS @ 12" O.C. UNLESS NOTED OTHERWISE



TABLE 1704.7 <u>REQUIRED VERIFICATION AND INSPECTION OF SOILS</u>		
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

WOOD CONSTRUCTION					
A.	EXTERIOR STUDS AND LOAD BEARING STUDS	PERIODIC (AFTER COMPLETION OF EACH FLOOR)	VERIFY SPECIES, GRADE, SIZE, AND SPACING OF STUDS IN ALL EXTERIOR WALLS AND ALL LOAD BEARING WALLS	IBC 109.3.8	STRUCTURAL ENGINEER OF RECORD
B.	LOAD BEARING HEADERS		VERIFY SPECIES, GRADE, SIZE OF ALL HEADERS IN LOAD BEARING WALLS, VERIFY NUMBER AND SIZE OF CRIPPLE STUDS FOR HEADER BEARING	IBC 109.3.8	STRUCTURAL ENGINEER OF RECORD
C.	PRE-MANUFACTURED METAL CONNECTORS (IE, CLIPS, TIES,	PERIODIC (AFTER COMPLETION OF	VERIFY PROPER CONNECTOR AND INSTALLATION PROCEDURE FOR EACH	IBC 109.3.8	CITY BUILDING INSPECTOR

* PER IBC SECTION 1704.2.2: SPECIAL INSPECTION REQUIRED BY CODE ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORMED SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

* PER IBC SECTION 1704.2.2: SPECIAL INSPECTION REQUIRED BY CODE ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORMED SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

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**LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
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G11 WEST APPROACH THROUGH PROMENADE - BUILDING B

NTS



A3 ENTRY APPROACH FROM PARKING - BUILDING C

NTS



A11 EAST APPROACH THROUGH PROMENADE - BUILDING B

NTS

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EXTERIOR VIEWS
A006
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G11 NORTH APPROACH FROM 7TH ST. - BUILDING D

NTS



A3 NORTH PLAZA DESIGN - BUILDING D

NTS



A11 TERRACES BETWEEN BUILDING C & D

NTS

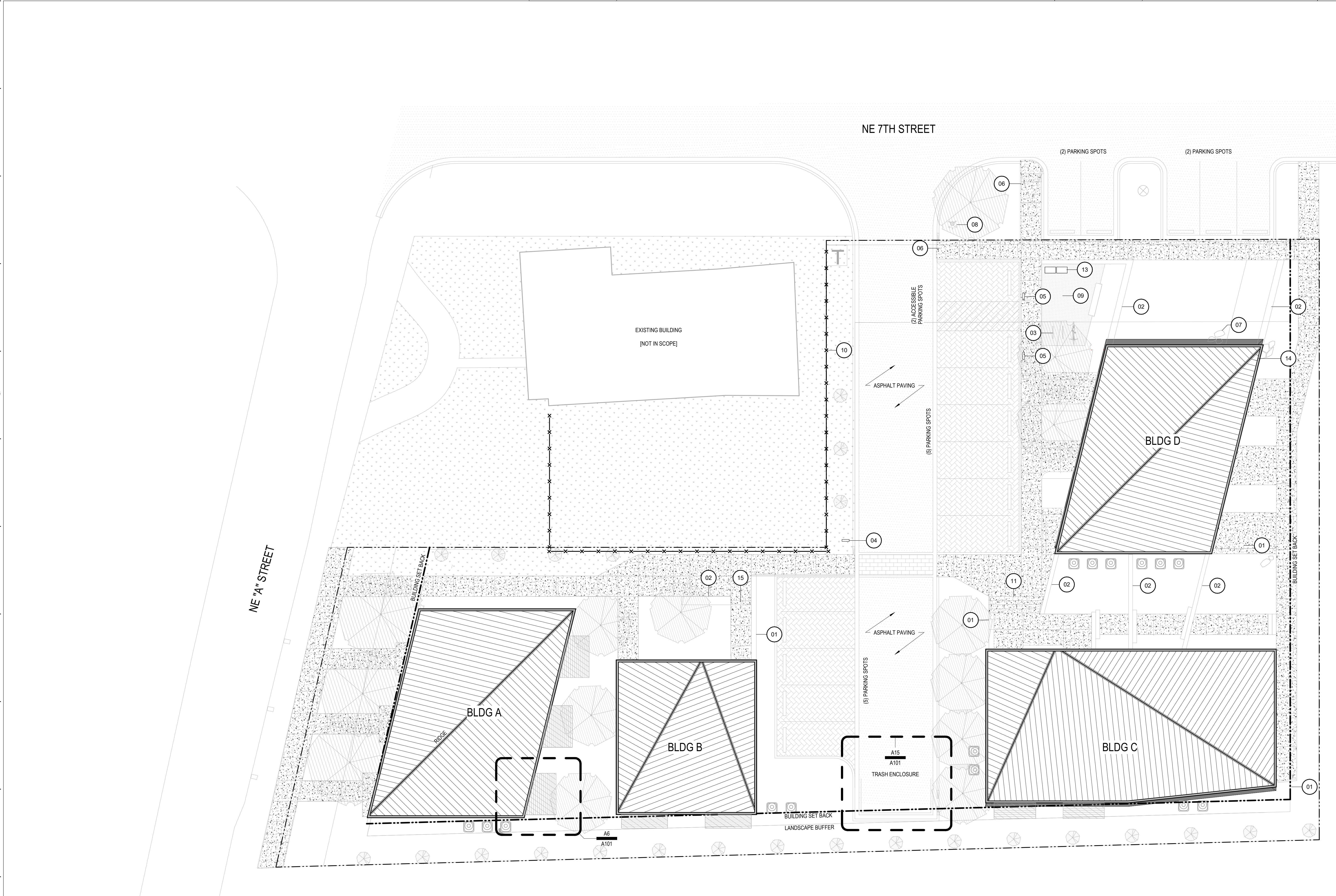
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EXTERIOR VIEWS

A007

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A1	SITE PLAN
	3/32" = 1'-0"

3		8		9		10		11		12		13		14		15		16		17		18																																													
1. ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY. 2. RE: CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING: - SITE GEOMETRY - SITE UTILITIES - SITE GRADING AND DRAINAGE - ASPHALT/CONCRETE PAVING DETAILS - PAVING MARKERS - CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS - PARKING BUMPERS - TRAFFIC SIGNAGE - PAVING STRIPING AND CURB MARKINGS - TYPICAL HANDICAP SIGNAGE/SPACES 3. RE: ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: - SITE LIGHT STANDARD LOCATIONS AND SIZES - ELECTRICAL SLEEVING LOCATIONS AND SIZES - TELEPHONE AND CABLE T.V. PULL BOX LOCATIONS - ELECTRICAL MANHOLE LOCATIONS AND DETAILS - PULL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS - EXTERIOR BUILDING ILLUMINATION AND UTILITY COORDINATION 4. REFERENCE SPECIFICATIONS FOR SITE SIGNAGE PACKAGE INFORMATION. 5. REFERENCE LANDSCAPE DRAWINGS FOR: - LANDSCAPE PLANTING AND DETAILS - SODDING AND SEEDING - LANDSCAPE BED DRAINAGE - HARDSCAPE LAYOUT AND DETAILS (SPECIALTY PAVING) 6. REFERENCE IRRIGATION IN LANDSCAPE DRAWINGS FOR: - HEAD AND VALVE LOCATIONS AND SIZES - IRRIGATION SLEEVING LOCATIONS AND SIZES - IRRIGATION SYSTEM CONTROLLER LOCATION - DETAILS AND SPECIFICATIONS 7. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO THE EMERGENCY DEPARTMENT ENTRANCE WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE FACILITY. 8. CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED SCHEDULE.												LAWN PLANTER SOIL MEADOW PORCH DECK CRUSHED LIMESTONE CONCRETE SIDEWALK PERMEABLE PAVERS PROPERTY BOUNDARY FENCE												XX ARCHITECTURAL SITE PLAN KEYNOTES <table><tr><th>KEY NUMBER</th><th>DESCRIPTION</th></tr><tr><td>01</td><td>BRICK SEAT WALL - SEE SECTION DETAIL E1/A101.</td></tr><tr><td>02</td><td>CONCRETE RETAINING SEAT WALL</td></tr><tr><td>03</td><td>BIKE RACKS</td></tr><tr><td>04</td><td>PEDESTRIAN WALKWAY SIGN</td></tr><tr><td>05</td><td>ADA PARKING SIGN - SEE CIVIL DWGS.</td></tr><tr><td>06</td><td>ADA RAMP DETAIL - SEE DWGS.</td></tr><tr><td>07</td><td>LIMESTONE BOULDERS</td></tr><tr><td>08</td><td>FIRE HYDRANT LOCATION</td></tr><tr><td>09</td><td>CRUSHED LIMESTONE DETAIL - SEE LANDSCAPE DWGS.</td></tr><tr><td>10</td><td>EXISTING NEIGHBOR FENCE</td></tr><tr><td>11</td><td>CONCRETE STAIRS</td></tr><tr><td>12</td><td>STORMWATER MANAGEMENT - SEE CIVIL DWGS.</td></tr><tr><td>13</td><td>MAILING SYSTEM - ADA COMPLIANT</td></tr><tr><td>14</td><td>FDC SIGN AT RISER ROOM DOOR WITH KNOXBOX</td></tr><tr><td>15</td><td>CONCRETE SITE STAIR</td></tr></table>												KEY NUMBER	DESCRIPTION	01	BRICK SEAT WALL - SEE SECTION DETAIL E1/A101.	02	CONCRETE RETAINING SEAT WALL	03	BIKE RACKS	04	PEDESTRIAN WALKWAY SIGN	05	ADA PARKING SIGN - SEE CIVIL DWGS.	06	ADA RAMP DETAIL - SEE DWGS.	07	LIMESTONE BOULDERS	08	FIRE HYDRANT LOCATION	09	CRUSHED LIMESTONE DETAIL - SEE LANDSCAPE DWGS.	10	EXISTING NEIGHBOR FENCE	11	CONCRETE STAIRS	12	STORMWATER MANAGEMENT - SEE CIVIL DWGS.	13	MAILING SYSTEM - ADA COMPLIANT	14	FDC SIGN AT RISER ROOM DOOR WITH KNOXBOX	15	CONCRETE SITE STAIR
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SITE PLAN

A100

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EXTERIOR MATERIAL SCHEDULE		
KEY	PRODUCT	DESCRIPTION
RF-01	METAL ROOF PANEL	12" 24 GA STANDING SEAM METAL ROOF PANEL W/ 1" RIB (MECHANICALLY SEALED) W/ CONCEALED FASTENERS BY PAC-CLAD (PETERSON ALUMINUM CORPORATION). FINISH TO BE WEATHERED ZINC. SUBMIT SHOP DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION. SHOP DRAWINGS SHOULD INCLUDE SYSTEM DIMENSIONS, PANEL LAYOUT, AND ALL TRIM AND FINISH COMPONENTS (FLASHING, COPING, ETC.)
MTL-01	BRAKE METAL CLADDING, COPINGS, AND TRIM, GUTTER AND DOWNSPOUTS	PAINTED KYNAR FINISHED BRAKE METAL SYSTEM. CONCEALED FASTENERS W/ HEMMED PROFILE AT EXPOSED EDGES. FINISH TO MATCH RF-01.
MTL-02	METAL PANEL WALL SYSTEM	PAC-CLAD VERTICAL METAL PANEL "BOX RIB 1" WALL SYSTEM W/ CONCEALED FASTENERS. FINISH AND COLOR TO BE SELECTED BY ARCHITECT.
MTL-03	METAL PANEL WALL SYSTEM	PAC-CLAD VERTICAL METAL PANEL "FLUSH WALL PANEL" SYSTEM W/ CONCEALED FASTENERS. FINISH AND COLOR TO BE SELECTED BY ARCHITECT.
BR-01	BRICK VENEER	KING SIZE BRICK MASONRY (9 5/8" L x 2 5/8" H x 2 3/4") BY RED RIVER BRICK APPROVED EQUAL. ARCHITECTURAL SERIES "V160" W/ MATCHING MORTAR COLOR. SEE BUILDING ELEVATIONS FOR COURSING AND PATTERN.
DK-01	5/4 WOOD DECKING	KILN DRIED AFTER TREATMENT (KDAT) YELLOWOOD SELECT DECKING OR APPROVED EQUAL. DECKING PROFILE TO BE 5/4X4. FINISH TO BE SIKKENS CETOL SRD. COLOR TO BE "XXX". ALL EXPOSED FRAMING MEMBERS AND FINISH TRIM FOR PORCH ASSEMBLIES TO MATCH DK-01.

SUBSTITUTIONS

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- WILL COORDINATE INSTALLATIONS AND MAKE CHANGES TO OTHER WORK WHICH MAY BE REQUIRED FOR THE WORK TO BE COMPLETE WITH NO ADDITIONAL COST TO THE OWNER.
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- WILL REIMBURSE OWNER FOR REVIEW OR REDESIGN SERVICES ASSOCIATED WITH RE-APPROVAL BY AUTHORITIES HAVING JURISDICTION.

THE ARCHITECT WILL NOTIFY THE CONTRACTOR IN WRITING OF THE DECISION TO ACCEPT OR REJECT REQUEST.

GENERAL NOTES

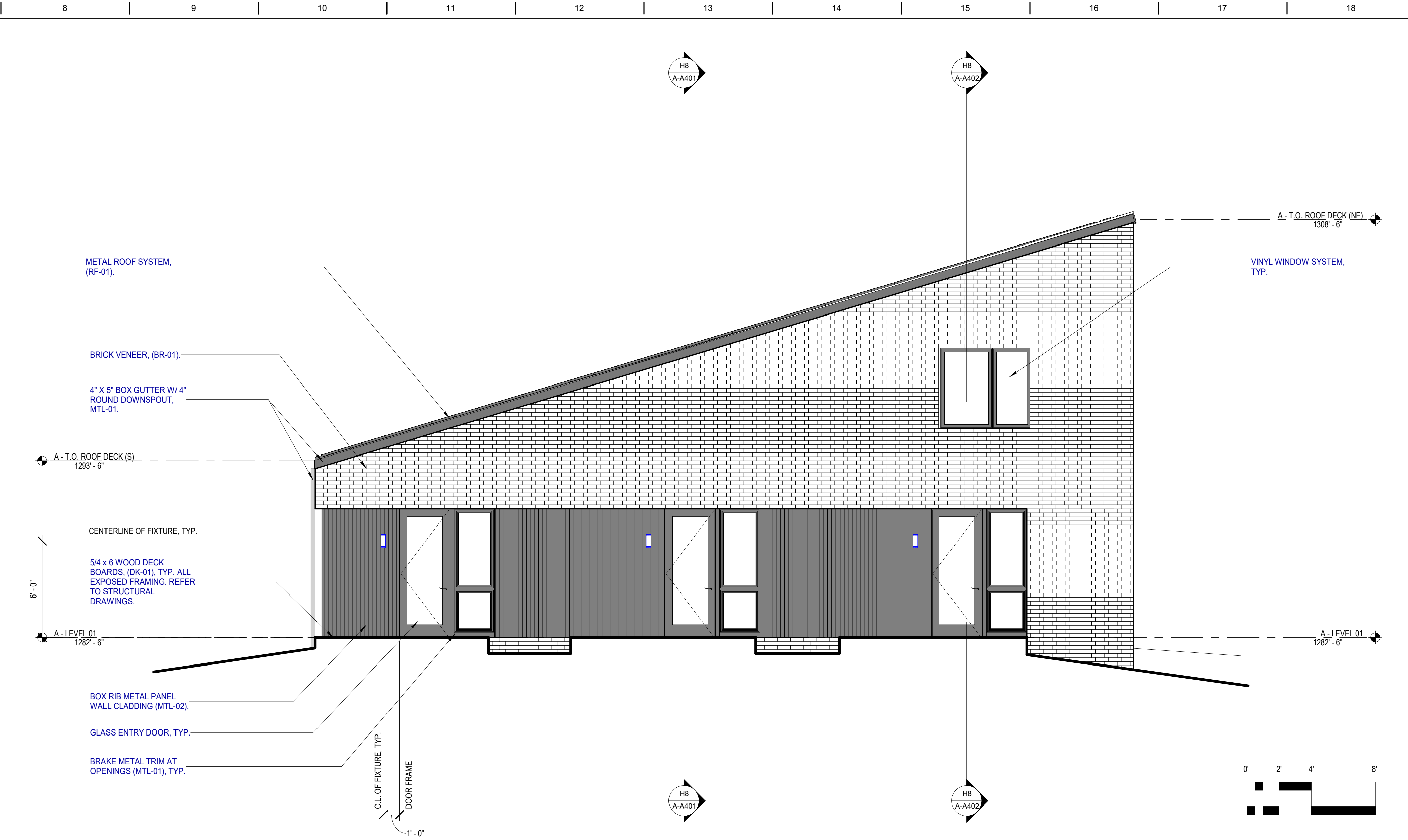
- REFER TO PLANS, ELEVATIONS, & SECTIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO SUBMIT SAMPLES OF MATERIALS FOR REVIEW AND APPROVAL BY ARCHITECT. SAMPLE SIZE TO BE 12 X 12" MINIMUM.
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- SEE FINISH LEGEND/SCHEDULE FOR INTERIOR FINISHES.

MOCK-UP

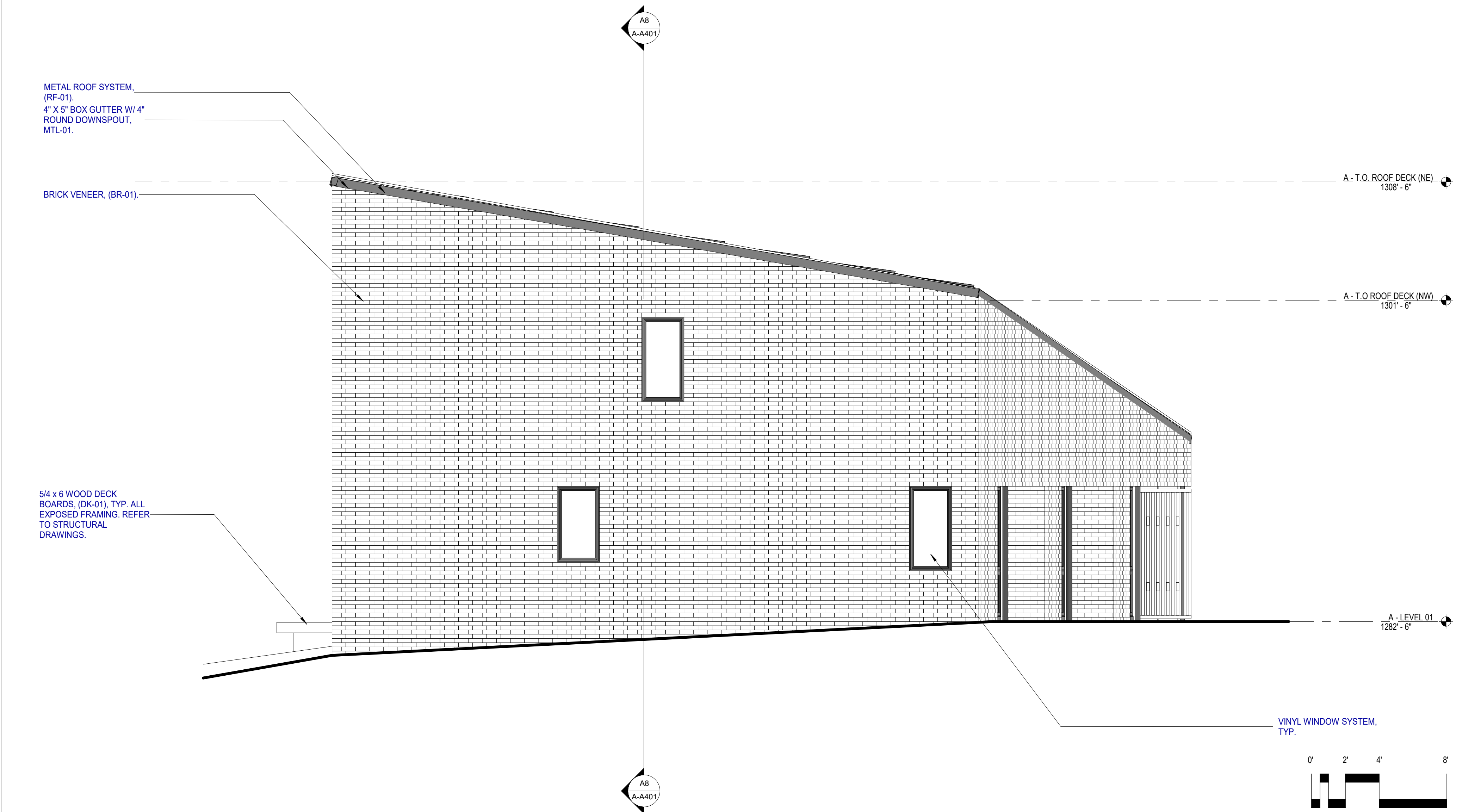
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COORDINATE IN PLACE MOCK-UP CONSTRUCTION WITH O.A.C. MEETING FOR REVIEW AND APPROVAL.

H1	EXTERIOR MATERIAL SCHEDULE
	NTS



H8	BUILDING A - EAST ELEVATION
	1/4" = 1'-0"



A8	BUILDING A - NORTH ELEVATION
	1/4" = 1'-0"

LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING

606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

LSD SUBMISSION
NOT FOR CONSTRUCTION

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☐ CONSTRUCTION DOCUMENTS
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E fredm@mwengrs.com

REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING A - BUILDING ELEVATIONS

A-A301

LSD#25-0037

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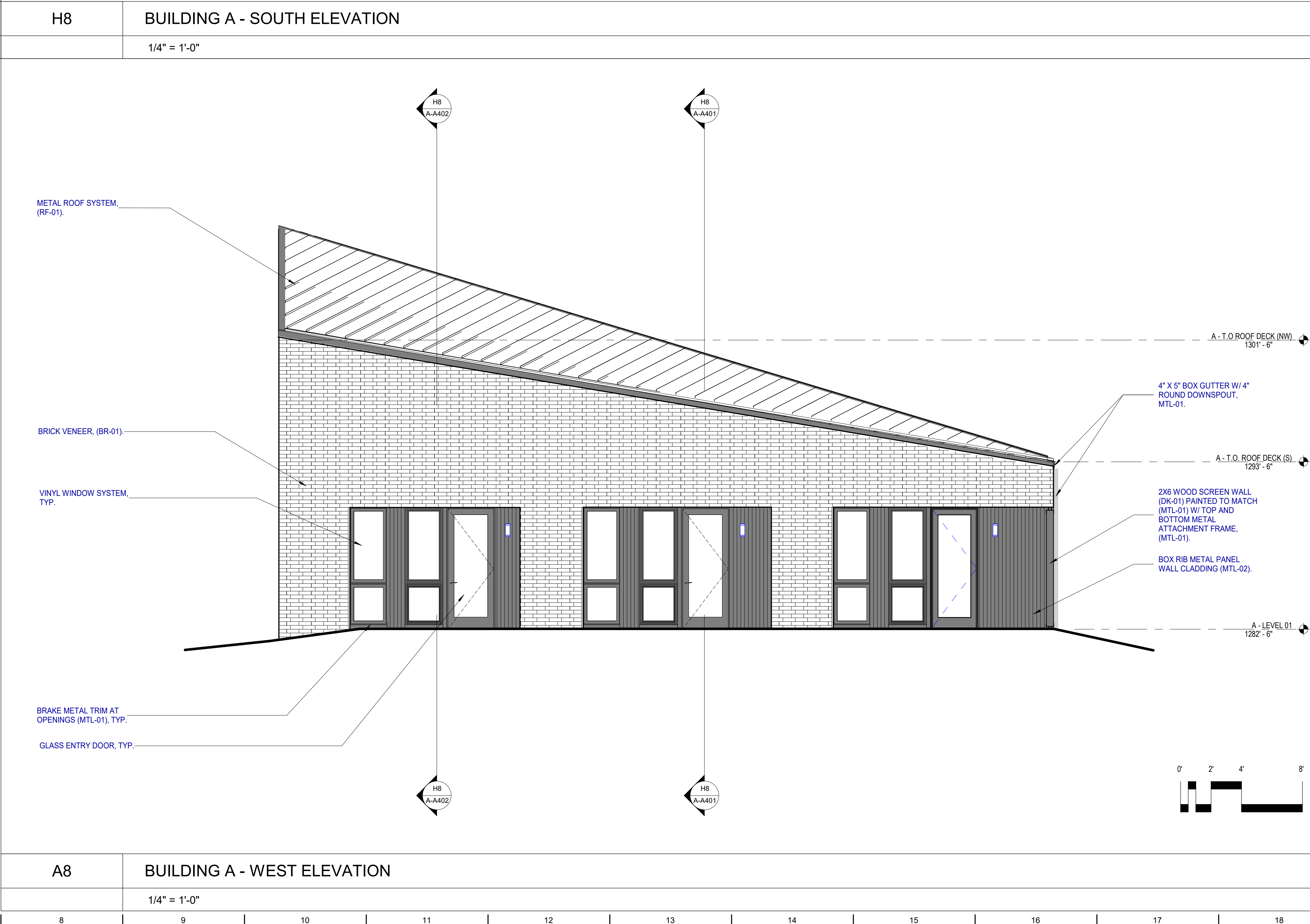
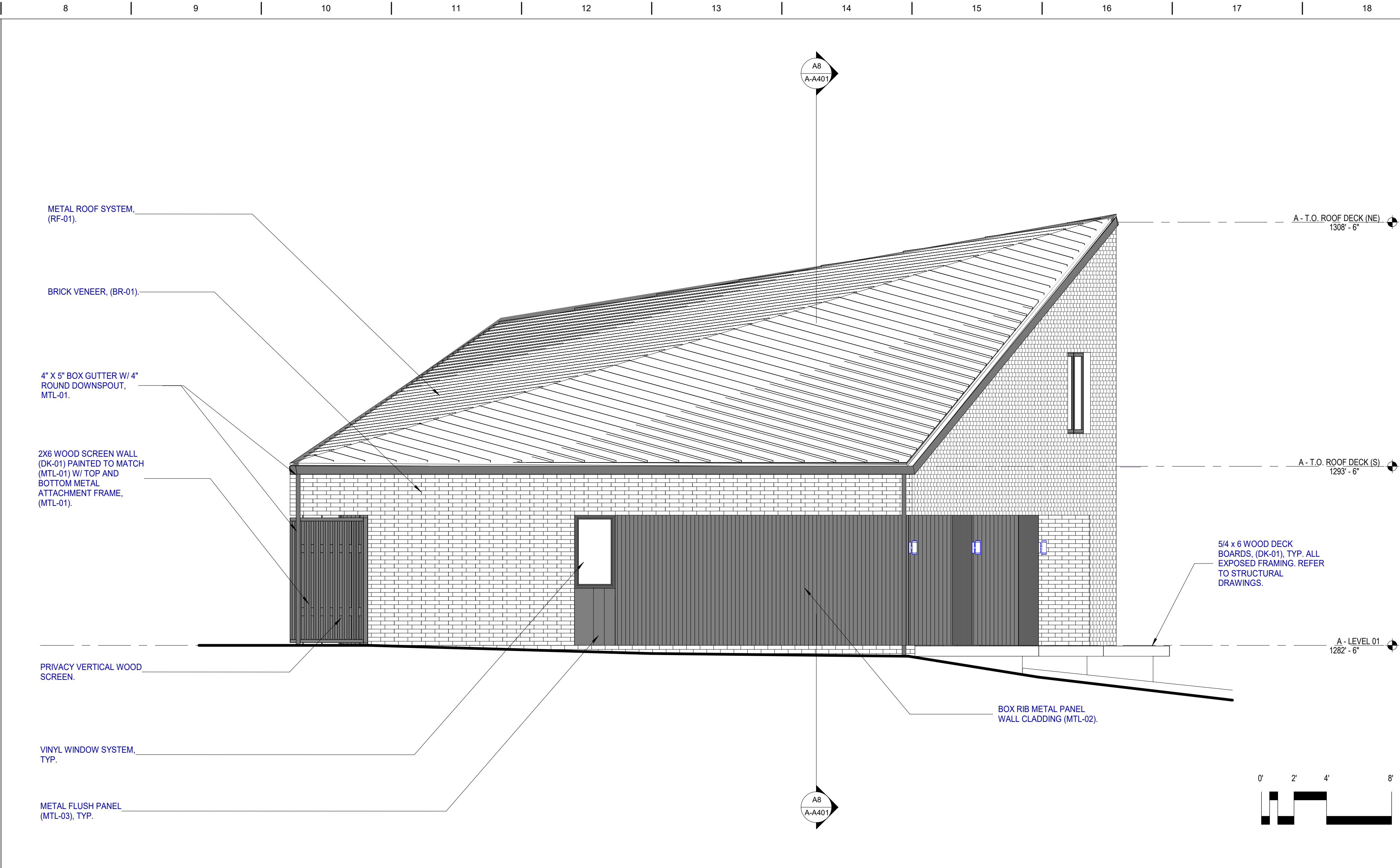
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H1	EXTERIOR MATERIAL SCHEDULE
	NTS



LARGE SCALE DEVELOPMENT (LSD#25-0037): CD NWA WORKFORCE HOUSING

606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

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REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING A - BUILDING ELEVATIONS

A-A302

LSD#25-0037

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O N M L K J H			1 2 3 4 5 6 7		
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8 9 10 11 12 13 14 15 16 17 18			H8 BUILDING B - EAST ELEVATION		
			1/4" = 1'-0"		

G F E D C B A			A8 BUILDING B - NORTH ELEVATION		
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LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING

606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

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REVISIONS:		
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BUILDING B - BUILDING ELEVATIONS

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LSD#25-0037

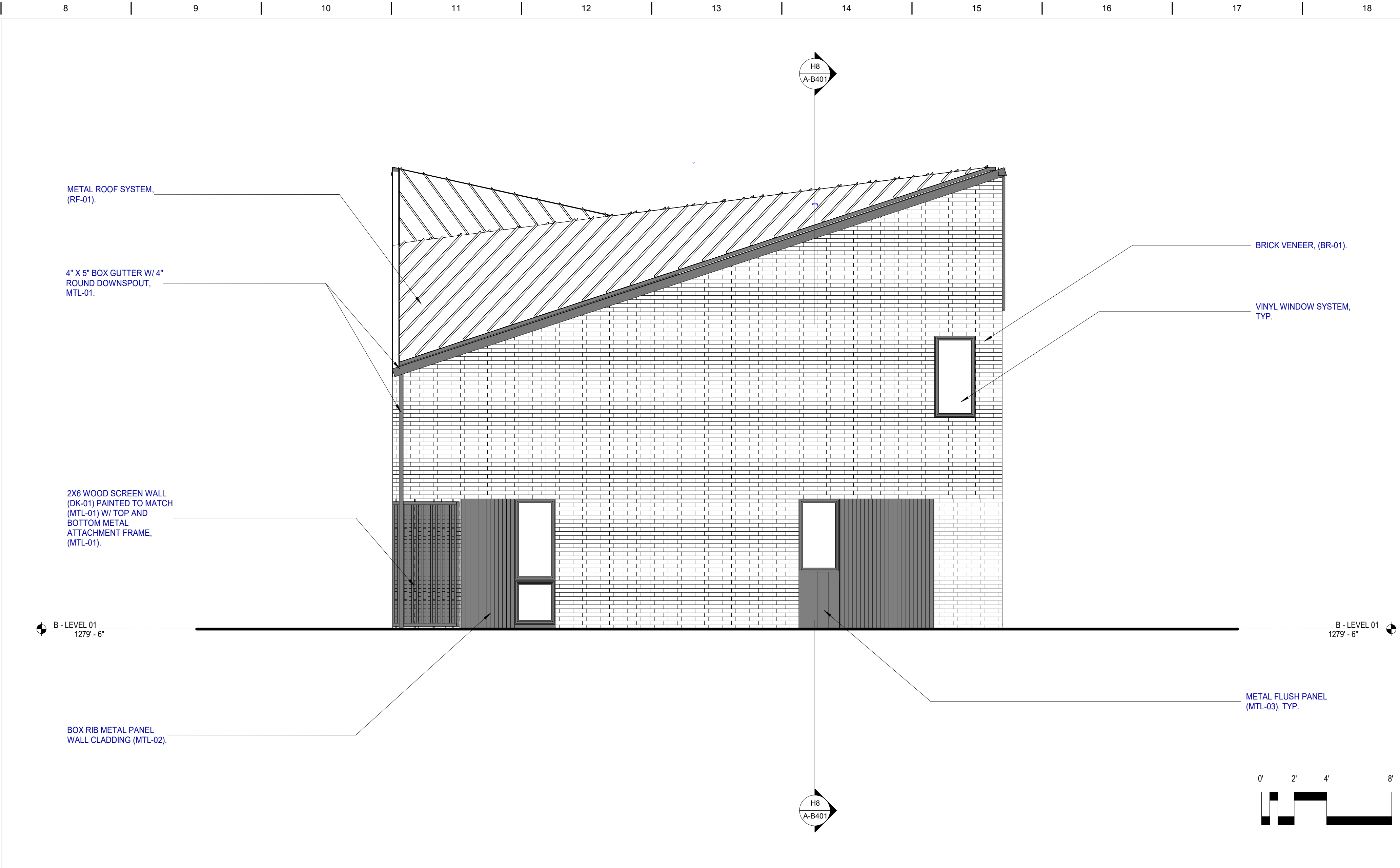
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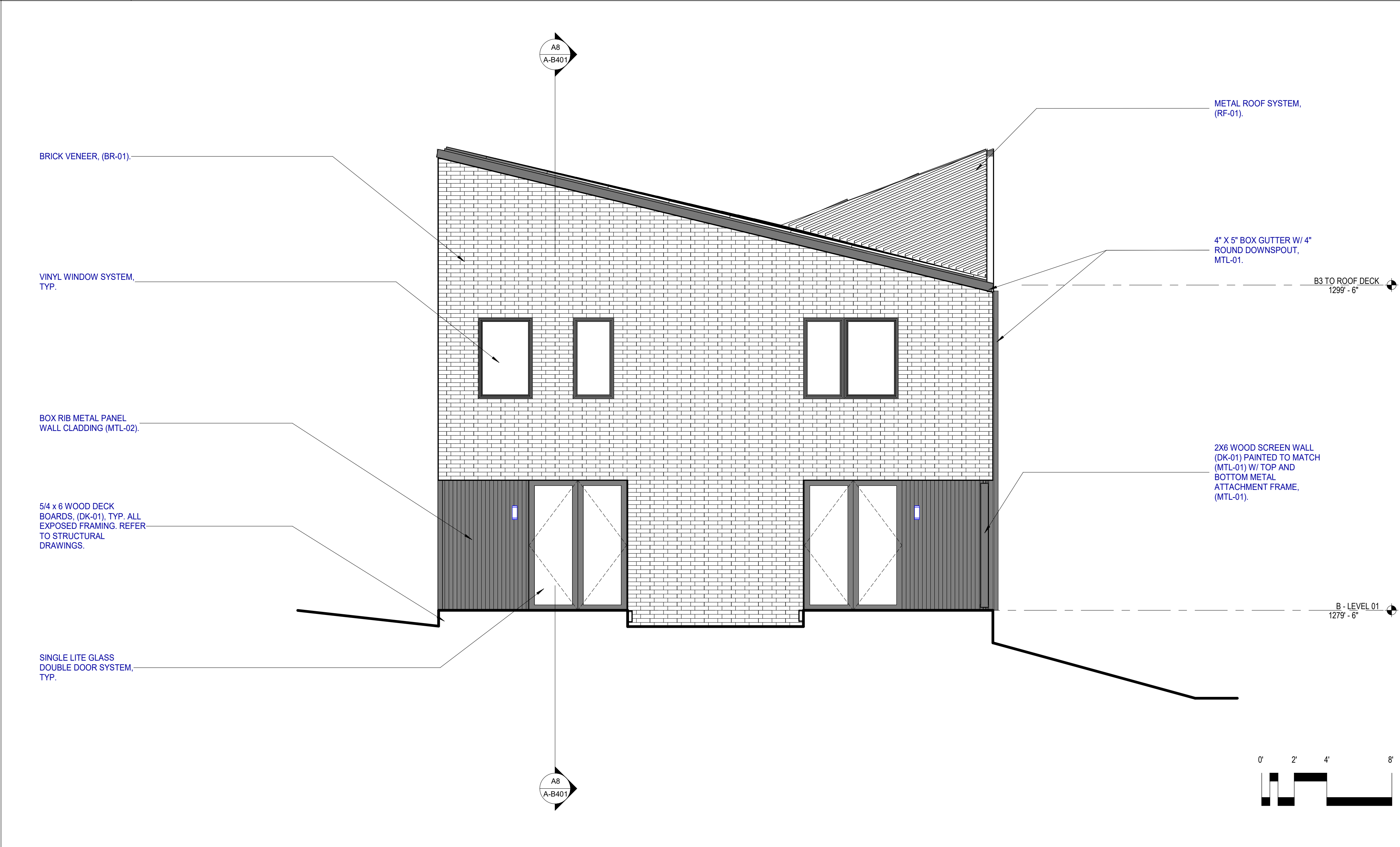
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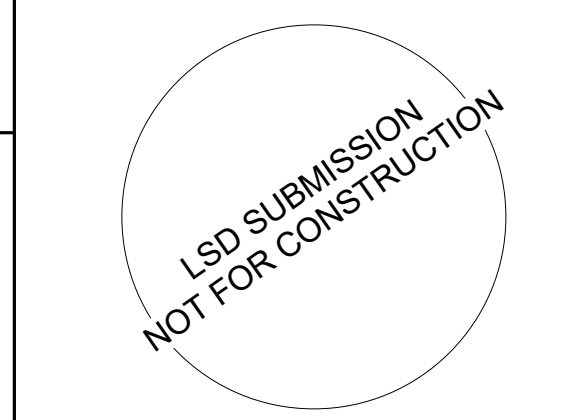
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	1/4" = 1'-0"



A8	BUILDING B - SOUTH ELEVATION
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**LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING**

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SPA PROJECT #: 2442



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REVISIONS:		
NO.	DESCRIPTION	DATE

BUILDING B - BUILDING ELEVATIONS
A-B302
LSD#25-0037

9/12/2025 12:24:40 PM
Autodesk Docs://2442 - CD NWA Workforce Housing - Master.rvt

EXTERIOR MATERIAL SCHEDULE		
KEY	PRODUCT	DESCRIPTION
RF-01	METAL ROOF PANEL	12" 24 GA STANDING SEAM METAL ROOF PANEL W/ 1" RIB (MECHANICALLY SEAMED) W/ CONCEALED FASTENERS BY PAC-CLAD (PETERSON ALUMINUM CORPORATION). FINISH TO BE WEATHERED ZINC. SUBMIT SHOP DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION. SHOP DRAWINGS SHOULD INCLUDE SYSTEM DIMENSIONS, PANEL LAYOUT, AND ALL TRIM AND FINISH COMPONENTS (FLASHING, COPING, ETC.)
MTL-01	BRAKE METAL CLADDING, COPINGS, AND TRIM, GUTTER AND DOWNSPOUTS	PAINTED KYNAR FINISHED BRAKE METAL SYSTEM. CONCEALED FASTENERS W/ HEMMED PROFILE AT EXPOSED EDGES. FINISH TO MATCH RF-01.
MTL-02	METAL PANEL WALL SYSTEM	PAC-CLAD VERTICAL METAL PANEL "BOX RIB 1" WALL SYSTEM W/ CONCEALED FASTENERS. FINISH AND COLOR TO BE SELECTED BY ARCHITECT.
MTL-03	METAL PANEL WALL SYSTEM	PAC-CLAD VERTICAL METAL PANEL "FLUSH WALL PANEL" SYSTEM W/ CONCEALED FASTENERS. FINISH AND COLOR TO BE SELECTED BY ARCHITECT.
BR-01	BRICK VENEER	KING SIZE BRICK MASONRY (3 5/8" L x 2 5/8" H x 2 3/4") BY RED RIVER BRICK APPROVED EQUAL. ARCHITECTURAL SERIES "V160" W/ MATCHING MORTAR COLOR SEE BUILDING ELEVATIONS FOR COURSING AND PATTERN
DK-01	5/4 WOOD DECKING	KILN DRIED AFTER TREATMENT (KDAT) YELLOWOOD SELECT DECKING OR APPROVED EQUAL. DECKING PROFILE TO BE 5/4X4. FINISH TO BE SIKKENS CETOL SRD, COLOR TO BE "XXX". ALL EXPOSED FRAMING MEMBERS AND FINISH TRIM FOR PORCH ASSEMBLIES TO MATCH DK-01.

SUBSTITUTIONS

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- WILL COORDINATE INSTALLATIONS AND MAKE CHANGES TO OTHER WORK WHICH MAY BE REQUIRED FOR THE WORK TO BE COMPLETE WITH NO ADDITIONAL COST TO THE OWNER.
- WAIVES CLAIMS FOR ADDITIONAL COSTS OR TIME EXTENSION WHICH MAY SUBSEQUENTLY BECOME APPARENT.
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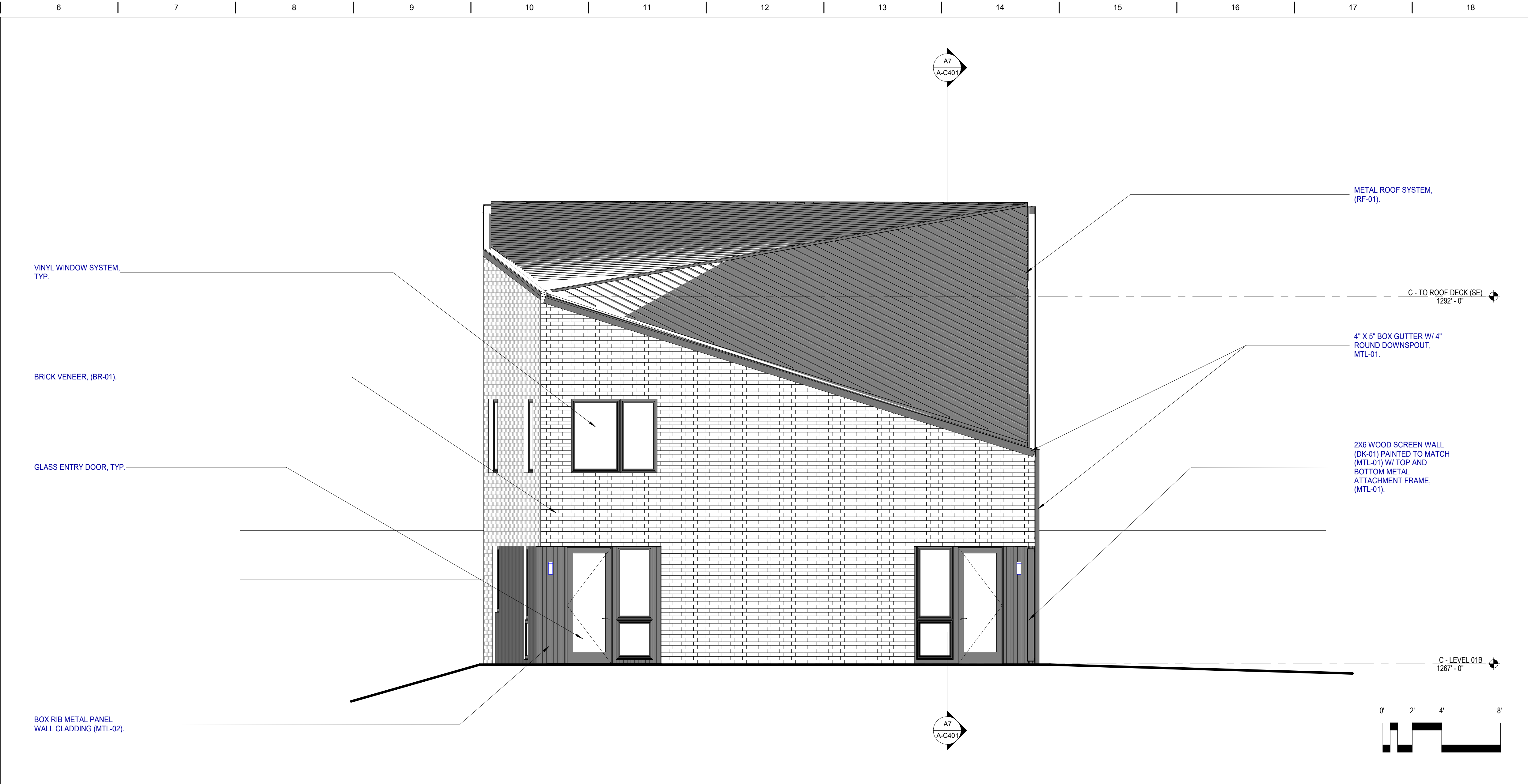
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- MISC. METAL TRIM AND FLASHING TO BE MTL-01 U.N.O.
- SEE FINISH LEGEND/SCHEDULE FOR INTERIOR FINISHES.

MOCK-UP

THE CONTRACTOR SHALL PROVIDE IN PLACE MOCK-UP TO DEMONSTRATE EXTERIOR MATERIALS, AND TO CONFIRM THE SELECTION OF COLORS AND FINISHES. INCLUDE IN MOCK-UP ASSEMBLIES OF ALL FLASHINGS, JOINT SEALANTS, AND ALL TRIM AND ACCESSORIES NECESSARY TO SHOW COMPLETED CONSTRUCTION. MOCK-UP TO BE CONSTRUCTED PER CONSTRUCTION DOCUMENT DETAILS AND SPECIFICATIONS.

COORDINATE IN PLACE MOCK-UP CONSTRUCTION WITH O.A.C. MEETING FOR REVIEW AND APPROVAL.

H1	EXTERIOR MATERIAL SCHEDULE
	NTS



H6	BUILDING C - EAST ELEVATION
	1/4" = 1'-0"



A6	BUILDING C - NORTH ELEVATION
	1/4" = 1'-0"

**LARGE SCALE DEVELOPMENT
(LSD#25-0037): CD NWA
WORKFORCE HOUSING**

606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442



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☐ CONSTRUCTION DOCUMENTS
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BUILDING C - BUILDING ELEVATIONS

A-C301

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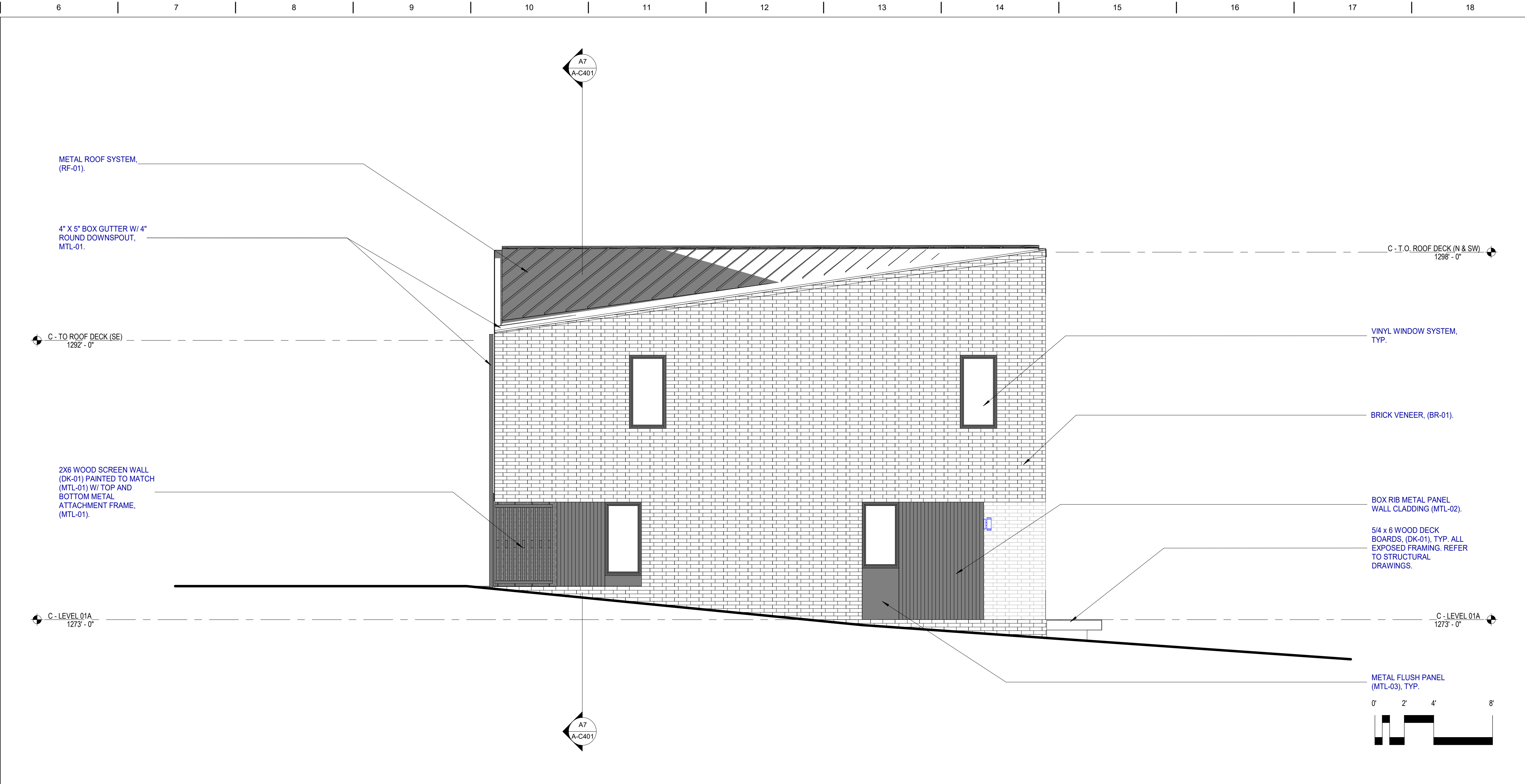
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	1/4" = 1'-0"



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(LSD#25-0037): CD NWA
WORKFORCE HOUSING**

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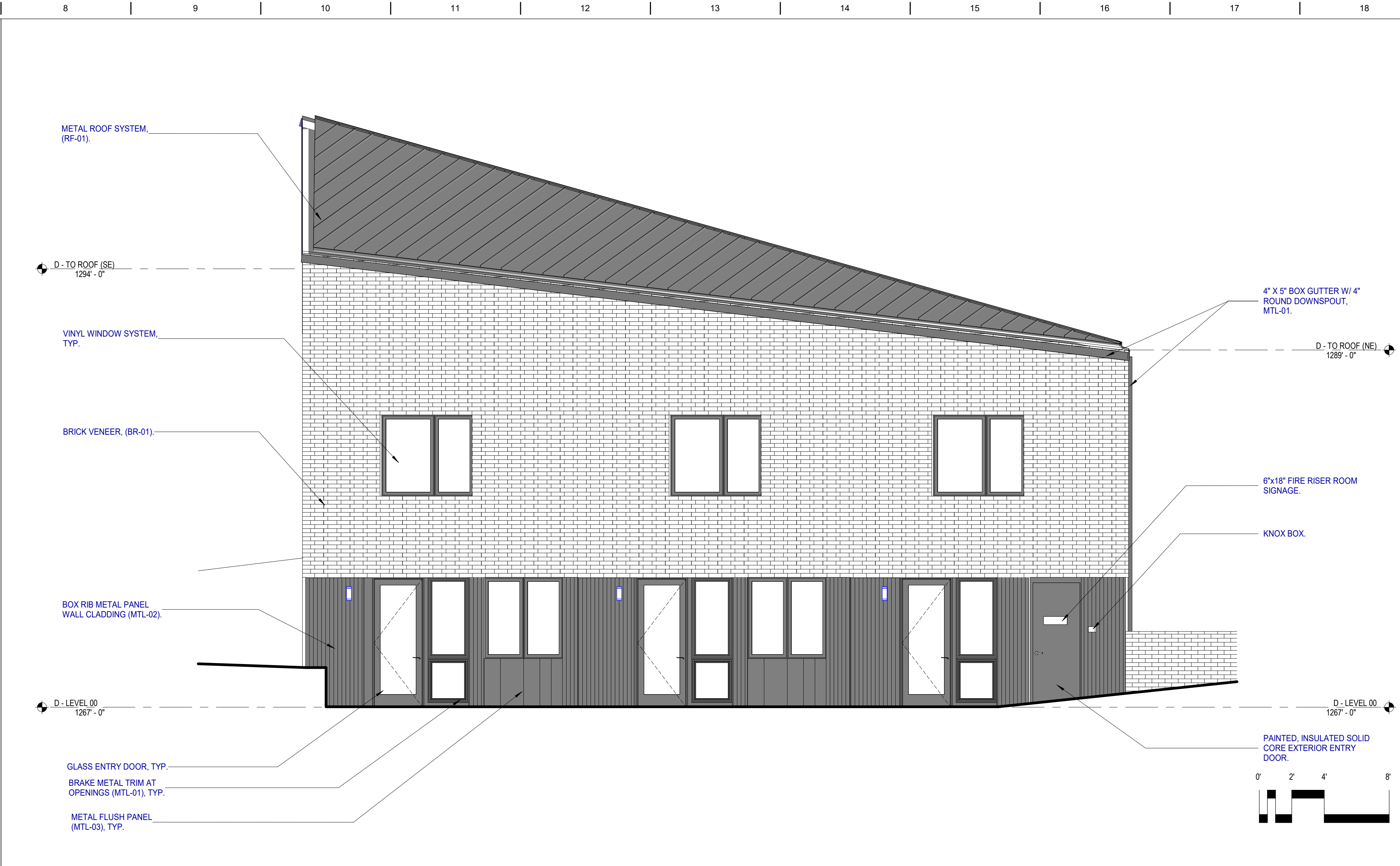
BUILDING C - BUILDING ELEVATIONS

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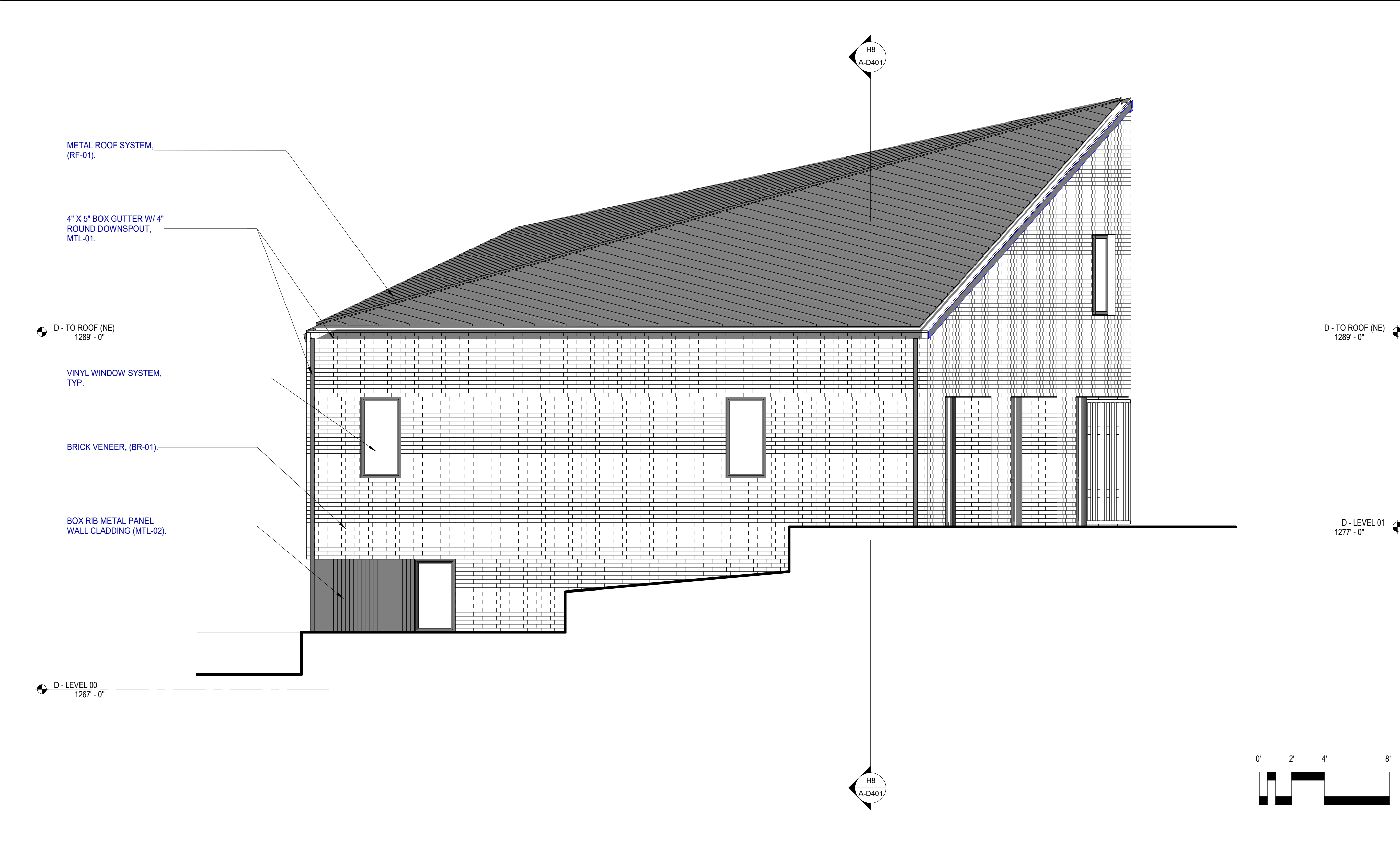
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	NTS



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	1/4" = 1'-0"



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LARGE SCALE DEVELOPMENT
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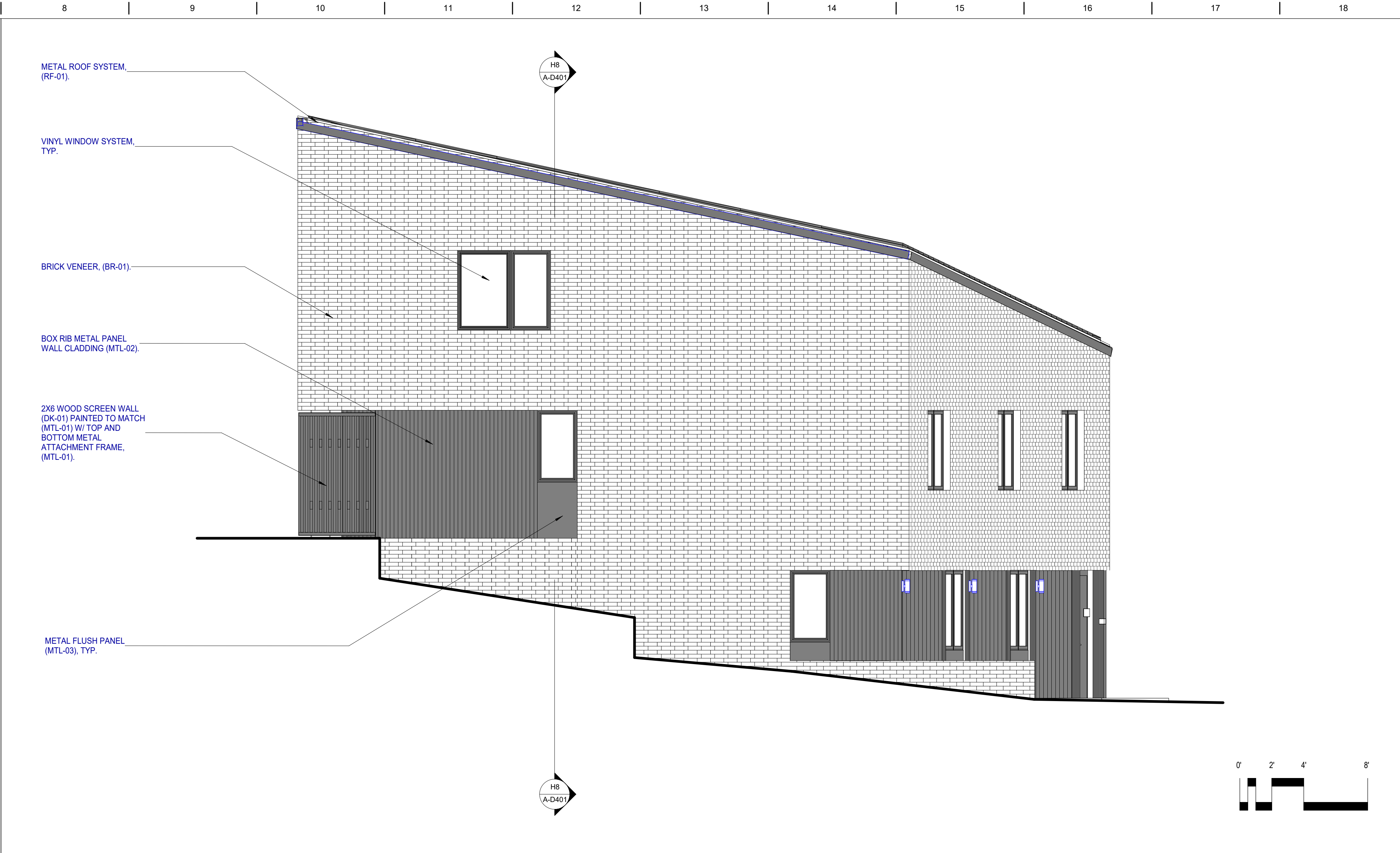
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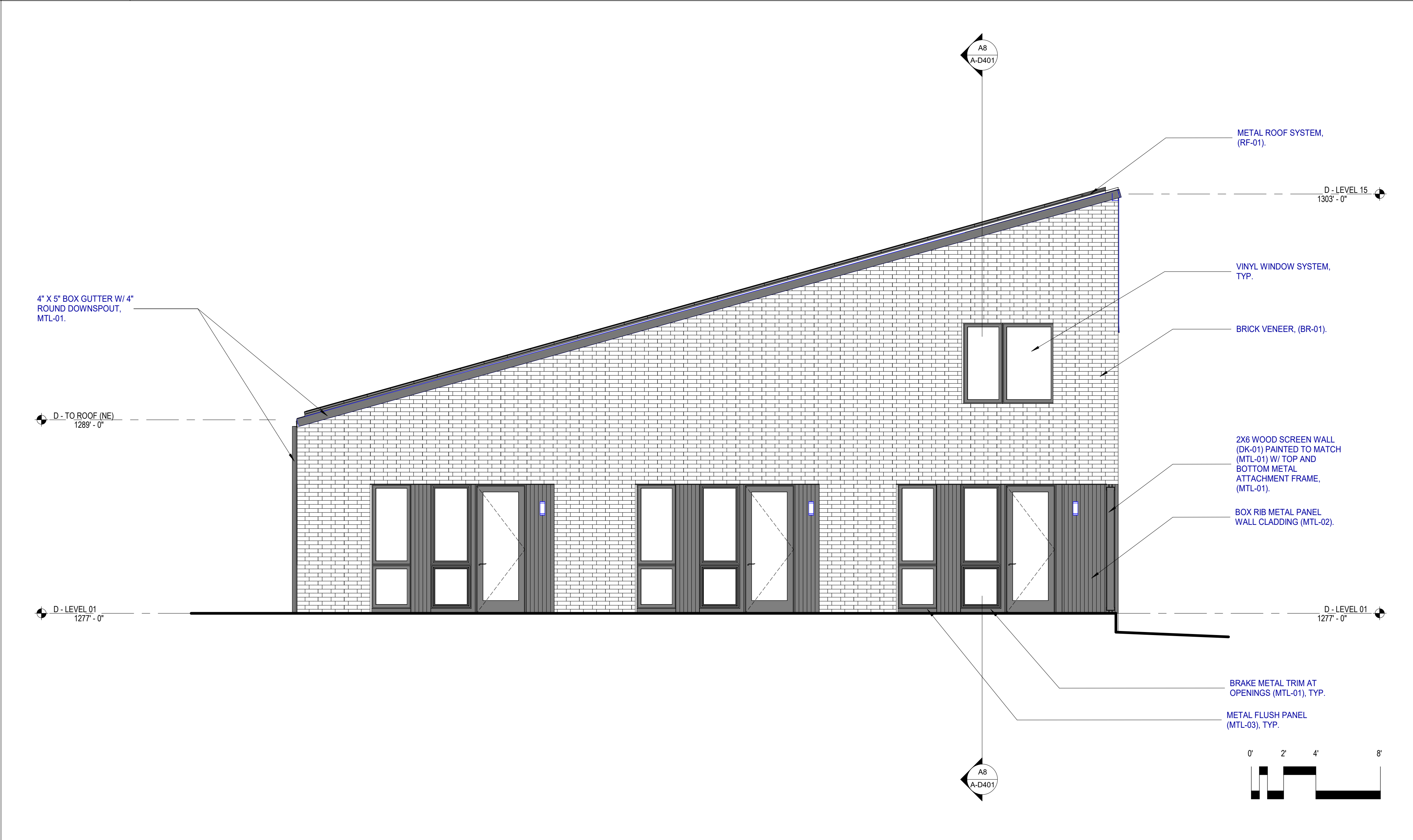
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	1/4" = 1'-0"



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LARGE SCALE DEVELOPMENT
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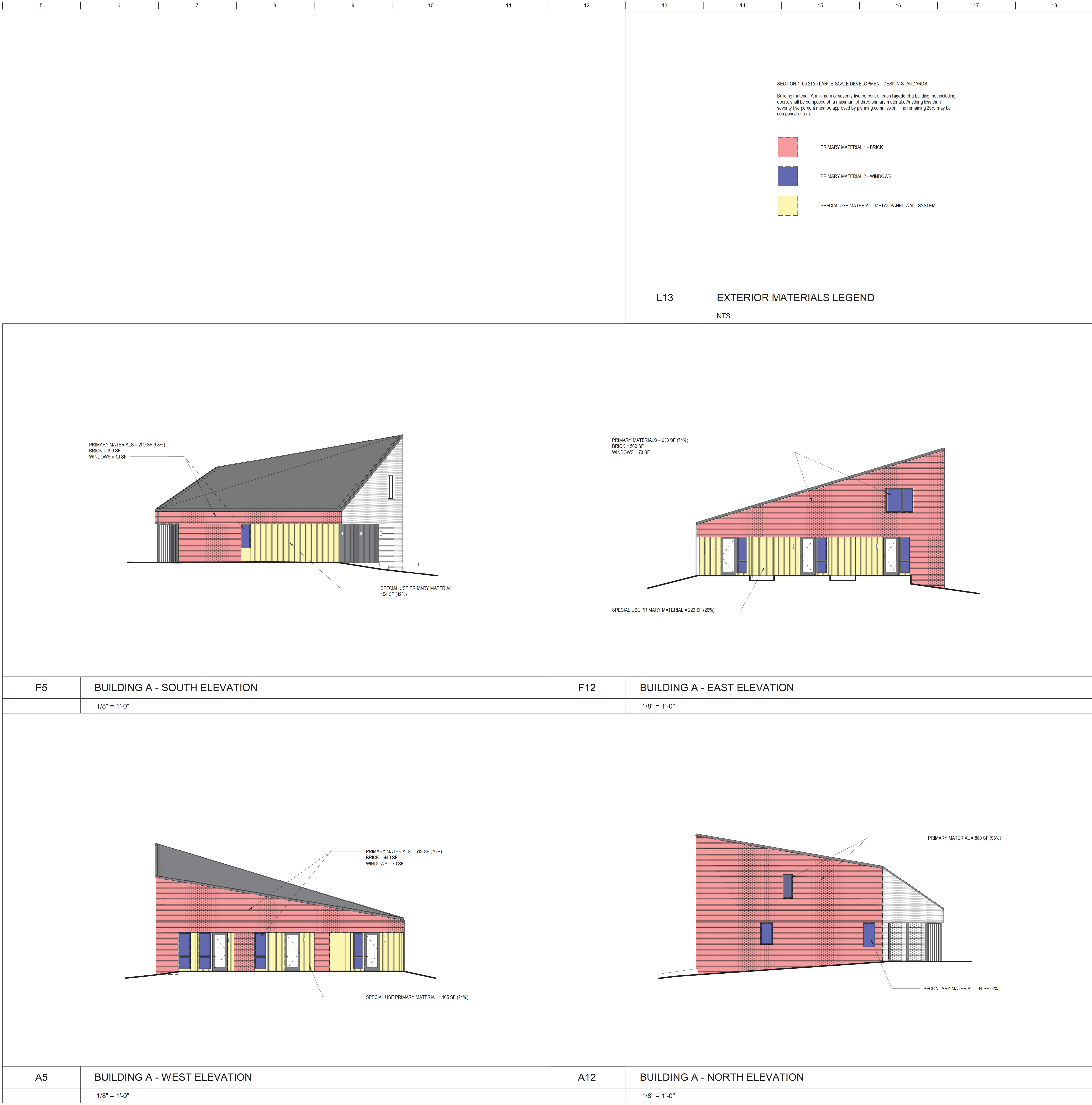
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REVISIONS:		
NO.	DESCRIPTION	DATE

BUILDING D - BUILDING ELEVATIONS

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LSD#25-0037



SECTION 1100.21(w) LARGE-SCALE DEVELOPMENT DESIGN STANDARDS

Building material. A minimum of seventy five percent of each **façade** of a building, not including doors, shall be composed of a maximum of three primary materials. Anything less than seventy five percent must be approved by planning commission. The remaining 25% may be composed of trim.

PRIMARY MATERIAL 1 - BRICK

PRIMARY MATERIAL 2 - WINDOWS

SPECIAL USE MATERIAL - METAL PANEL WALL SYSTEM

L13	EXTERIOR MATERIALS LEGEND
	NTS

A NEW RESIDENTIAL DEVELOPMENT FOR: CD NWA WORKFORCE HOUSING

606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

100% DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY PROFESSIONAL

THIS DRAWING SET HAS BEEN ISSUED FOR:

INFORMEVIEW ONLY

PROCESSED/ISSUED DOCUMENTS

CONSTRUCTION DOCUMENTS

ISSUE DATE: 08/22/25

OWNER:

CD NWA
808 NORTH MAIN STREET
BENTONVILLE, AR 72712
T (479) 273-7344
C CASEY KLEINHEINZ
E ckleinhenz@cdbcantonville.com

CIVIL ENGINEER & LANDSCAPE ARCHITECT:

ECOLOGICAL DESIGN GROUP
216 WEST BIRCH STREET
ROGERS, AR 72766
T (501) 944-3090
C BRAHM DRIVER, P.E.
E bdriver@ecologicaldg.com

STRUCTURAL ENGINEER:

PINNACLE DESIGN CONSULTANTS, LLC.
304 W. ERIE STREET B
SPRINGFIELD, MO 65807
T (417) 501-8820
C MATT MCDERMOTT, P.E.
E mmcdermott@pinnaclecd.com

ARCHITECT:

SANDERS PACE ARCHITECTURE
514 W JACKSON AVENUE
SUITE 102
KNOXVILLE, TN 37902
T (865) 329-0316
C JOHN SANDERS, FAIA
E jsanders@sanderspace.com

MECHANICAL, PLUMBING, AND ELECTRICAL ENGINEER:

MALICOAT-WINSLOW ENGINEERS, P.C.
4840 RANGELINE STREET
SUITE 101
COLUMBIA, MO 65202
T (573) 875-1300
C FRED MALICOAT, P.E.
E fredm@mwengrs.com

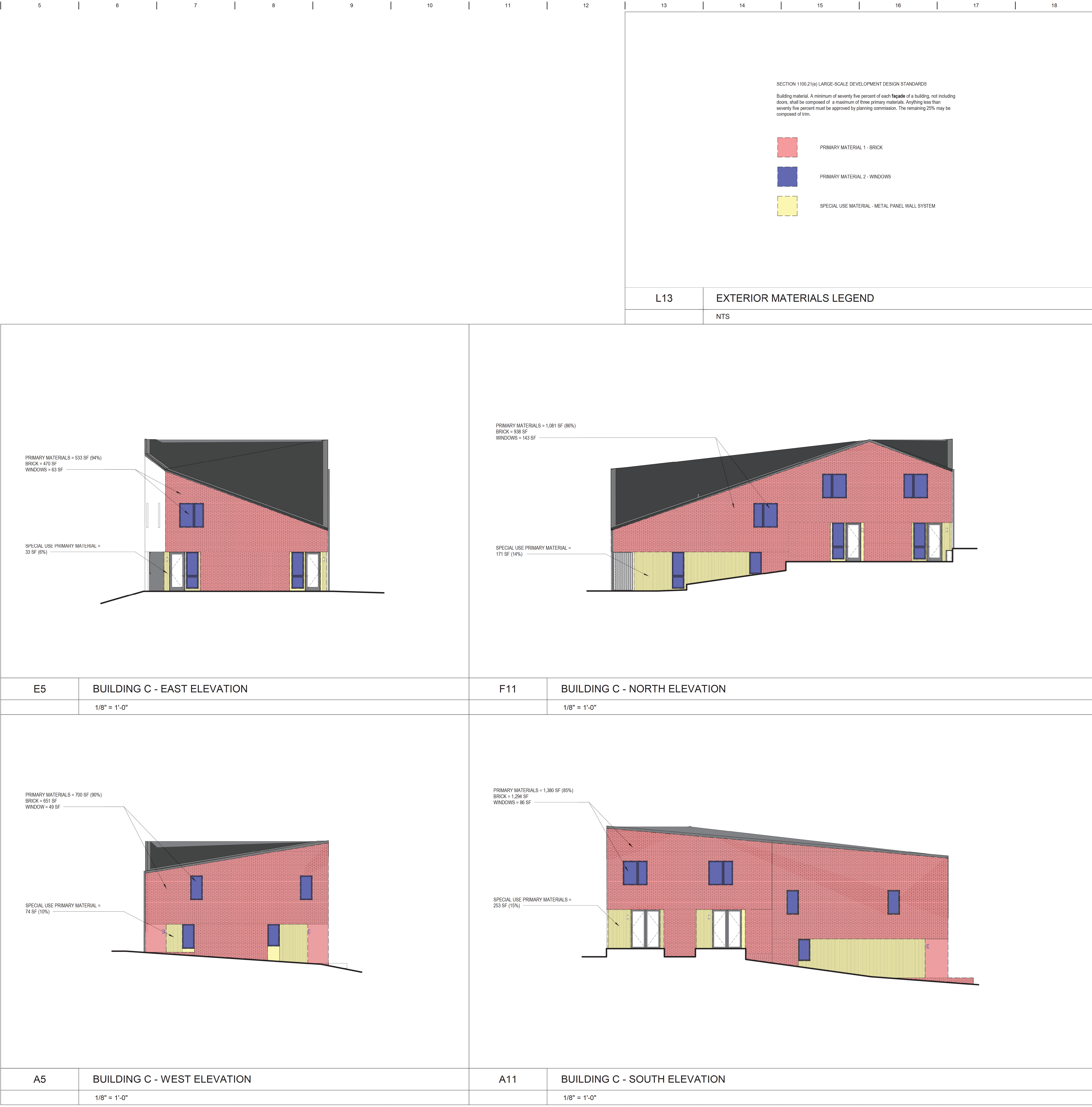
REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING A FAÇADE MATERIALS

LSD-1
LSD#XX-XXX

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SECTION 1100.21(e) LARGE-SCALE DEVELOPMENT DESIGN STANDARDS	
Building material. A minimum of seventy five percent of each facade of a building, not including doors, shall be composed of a maximum of three primary materials. Anything less than seventy five percent must be approved by planning commission. The remaining 25% may be composed of trim.	
	PRIMARY MATERIAL 1 - BRICK
	PRIMARY MATERIAL 2 - WINDOWS
	SPECIAL USE MATERIAL - METAL PANEL WALL SYSTEM
L13	EXTERIOR MATERIALS LEGEND
	NTS

A NEW RESIDENTIAL DEVELOPMENT FOR: CD NWA WORKFORCE HOUSING
606 NE A STREET
BENTONVILLE, AR 72712
SPA PROJECT #: 2442

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● INFOREVIEW ONLY
□ PRECONSIDERING DOCUMENTS
□ CONSTRUCTION DOCUMENTS
ISSUE DATE: 08/22/25

OWNER:
CD NWA
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BENTONVILLE, AR 72712
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C CASEY KLEINHEINZ
E ckleinhenz@cdcbentonville.com

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COLUMBIA, MO 65202
T (573) 875-1300
C FRED MALICOAT, P.E.
E fredm@mwengrs.com

REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING C FACADE MATERIALS

LSD-3
LSD#XX-XXX

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**A NEW RESIDENTIAL
DEVELOPMENT FOR: CD NWA
WORKFORCE HOUSING**

606 NE A STREET
BENTONVILLE, AR 72712

SPA PROJECT #: 2442

100% DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Waiver Request

To: City of Bentonville
From: Ecological Design Group – on behalf of CD NWA
Date: August 22, 2025
Re: CD NWA Workforce Housing

On behalf of CD NWA, Ecological Design Group (EDG) is submitting this Waiver Request in conjunction with the LSD Submittal

Project Description: CD NWA Workforce Housing Development project is proposing 4 multi-family development buildings with a total of 15 units. This development includes interior parking, street improvements, utility connections, underground detention, and landscape improvements. The property is zoned PRD (Planned Residential Development).

The Waiver Request items are listed below:

Waiver Request No 1:

Sidewalk Reduction Waiver Request

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards
 - Section 1100.15 Sidewalk Requirements
 - “The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk according to the Master Street Plan and as set forth in the city's current adopted Standard Specifications for Streets.”
 - NE A Street is classified as a Downtown Collector and requires a 12' sidewalk per the master street plan.
 - The project is proposing a 6' sidewalk to match the existing sidewalk for the newly built development south of the site and to be consistent with existing streetscape along NE A Street.

If you have any questions, comments or concerns please do not hesitate to contact me at rrosales@ecologicaldg.com or 918-889-0984.

Respectfully,

ECOLOGICAL DESIGN GROUP



Rosalinda Rosales



Rescue Heroes LLC

West side of SE S Street, north of SE 28th St (01-08559-006)

PC Date: 11/4/2025

Staff Report Details

Project Number	(WAV25-0015)
Applicant / Current Owner	John D. Lawrence / Rescue Heroes LLC
Site Area	+/- [2.30] Acres
Current Zoning	C-2 General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Other Industry and Technology
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located on the west side of SE S Street, north of SE 28th St (parcel no. 01-08559-006). The owner is under contract to sell to Crain Automotive Investments (Crain Kia) across the street for a possible overflow parking area or other ancillary use. During the due diligence period it became known that the property was impacted by the proposed curvilinear alignment of SE S Street (Collector Street) as given on the Master Street Plan (see attached).

Project Details

The applicant is requesting a waiver from dedicating and constructing the proposed curvilinear alignment of SE S Street as shown on the Master Street Plan (see narrative). In summary, the applicant claims that the proposed curvilinear alignment:

- creates a significant constraint on development,
- solve a traffic condition that is nonexistent and
- creates a road to nowhere, since the City owns the land to the south that the proposed road would connect to (the City has no capital improvement project to improve the 500' segment of SE S Street located within the drainage area, north of SE 28th).

Relationship to the Community Plan

Chapter 9 of the Community Plan (page 124) requires "logical connections" to existing roadway, trail, and sidewalk systems when accommodating future growth.

Public Comment

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

Analysis / Waivers

Typically, the obligation to install a major street falls on those needing those new streets, such as when farmland is developed into a subdivision. In this case, the master street plan drew the dotted line through the parcel in question to square up the intersection of SE S Street and Medical Center Parkway (it is good practice to have less intersections, and thereby achieve a better level of service). In this case, to achieve a "squared up" intersection, the city would need to build the portion of SE S Street on city property with significant investments in drainage improvements (potentially even a bridge) if the curvilinear alignment stands as is. None of this has been analyzed and presumably will not be analyzed until a second bond sale for both drainage and roadway improvements merits such an analysis. The development proposal for this site is on a faster timeline.

Conclusion

Planning recommends approval of the waiver given the arguments provided by the applicant and offers the following condition, should the Planning Commission approve the waiver:

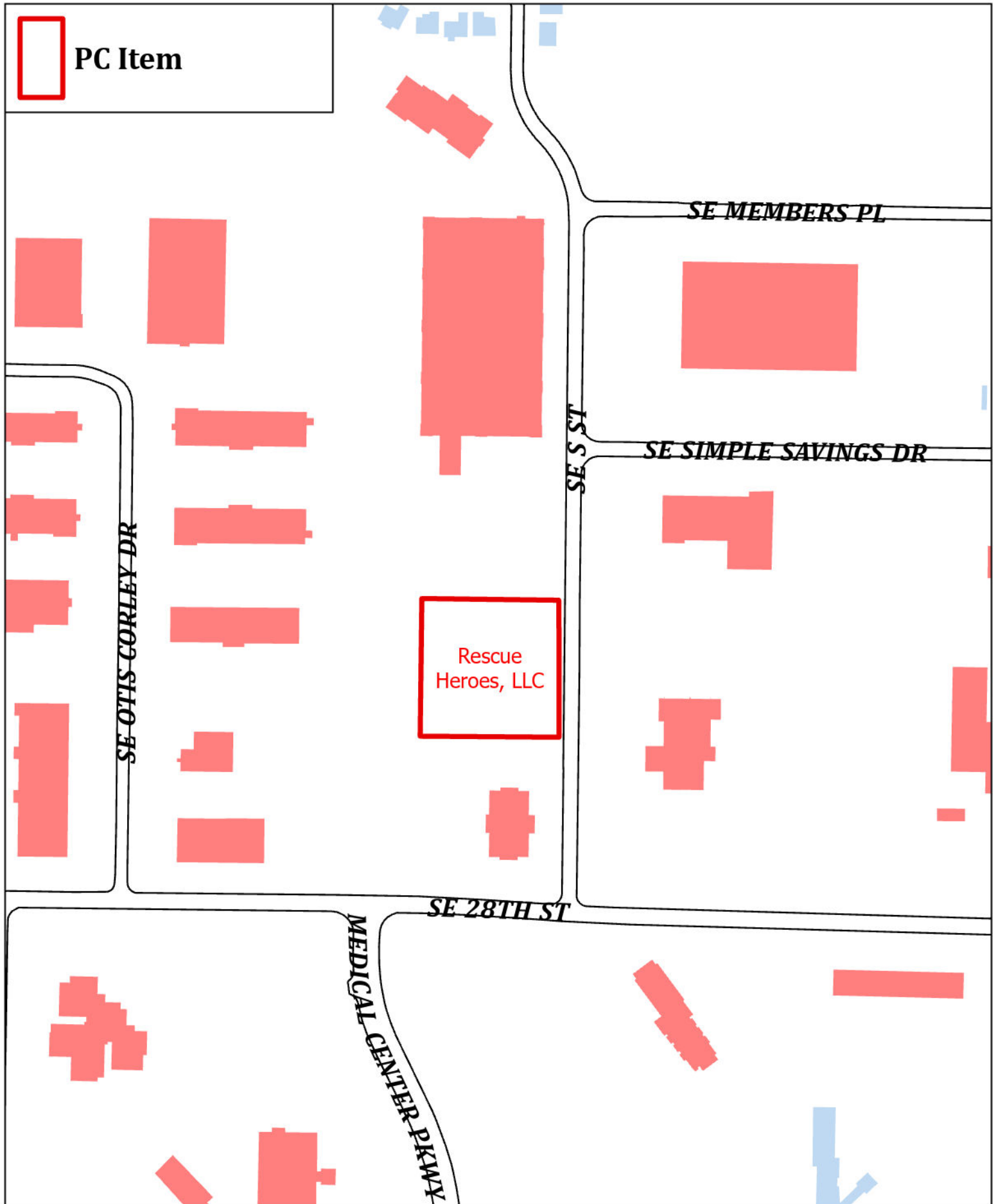
1. *The approval of this waiver in no way removes the obligation of the developer of this parcel from typical half-width street frontage improvements of SE S Street in the current alignment (along the easterly edge of the property), such as the installation of the missing sidewalk and any missing right of way necessary for said improvements, as given in the master street plan standards for a Collector.*

Engineering staff recommends disapproval of the waiver.

Additional Details



PC Item



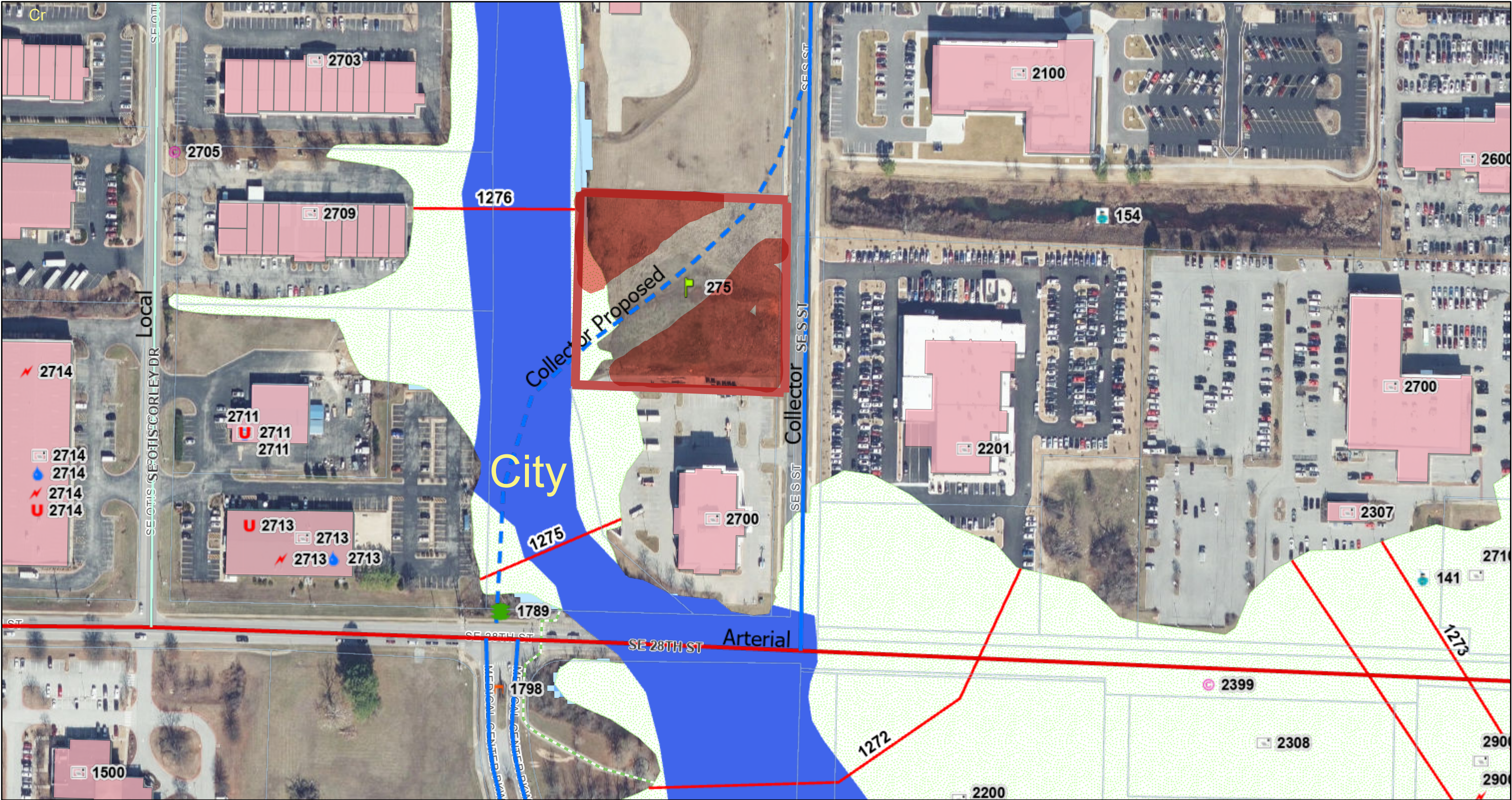
Rescue
Heroes, LLC



WAV25-0015
Future Crain Automotive
2700 SE S ST



Rescue Heroes, LLC



10/24/2025, 2:26:10 PM

Address

- Cable
- Detention Pond
- Electric Only
- Irrigation Only
- Main address

- PreAddress
- Sign
- Traffic Light
- Utility address

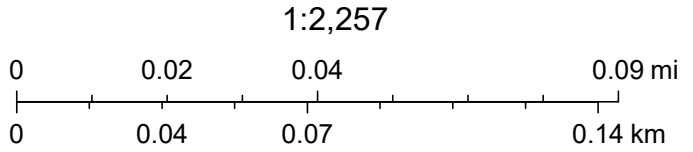
Master Street Plan

- Arterial
- Collector
- Collector Proposed
- Local
- New Subtype

- Tax Parcels
- BLE-Flood Depth 1% (Benton County)
- 0 - 1ft
- 1-2ft
- 2-3ft
- Drainage Structures

Special Flood Hazard Area

- AE,
- FLOODWAY
- Base Flood Elevation



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



RESCUE HEROES, LLC

12 W Pinnacle Dr, Rogers, AR 72758 | 479-619-8405 | fatlabs@me.com

10-7-2026

Casey Hackler
Bentonville City Planner
305 SW A Street
Bentonville, AR 72712

Dear City of Bentonville Planning Department:

Topic- Application for Waiver regarding Collector Street on SE S Street

As owners of this parcel, we are in the process of developing or selling the property. We currently have a contract to sell to Crain Automotive Investments, LLC for extra parking and potential development of a future ancillary building to support their Northwest Arkansas Endeavors. While the property transaction was in discovery, it was discovered that at some point a Collector street was added to the future Bentonville Master Street Plan. This street, as shown in the supporting documentation provided earlier, causes severe negative impact on the property and it's ability to be sold or developed.

We are asking to receive waiver on this property to be exempt from the collector street plans for the below rationalization.

Environmental Impact. To connect this street to SE Medical Parkway there would need to be a bridge constructed over the Floodway and Wetland (an Osage Tributary) located to the immediate west of this property. There would need to be environmental studies performed and work with the appropriate federal and state departments in order to even plan such an endeavor.

Necessity. I have observed traffic at the southeast corner of this property over the last 20 years of ownership, and I have never once observed traffic backed up going south on SE S to a magnitude that would necessitate a collector street to support traffic flow.

Financial Impact. The way the proposed street is designed basically makes the property unable to be developed properly with the setbacks required.

Summary. We ask the Planning and Engineering Departments for the City of Bentonville to consider allowing us a waiver for construction of this street due to the reasons above. It will cost millions to construct (especially the bridge required, which is on a charity parcel that we donated many years ago at the city's request), it will make our property undevelopable and almost worthless.

Regards,
John D. Lawrence
Rescue Heroes, LLC Managing Member



14th St Tunnel Night Work

SE 14th Street

PC Date: 11/4/2025

Staff Report Details

Project Number	(CU25-0033)
Applicant / Current Owner	CEI Engineering / Bentonville P & R Fund LLC
Site Area	+/- .97 Acres
Current Zoning	RO, Residential Office
Requested Zoning	
Current Future Land Use Map Designation	N/A
Requested Future Land Use Map Designation	
Development Type / Use	Night work on road construction
Related projects	LSD21-0059

Property Description

The subject property is located between SE 14th St and SE O St and is zoned R-O, Residential Office. Any person wishing to conduct activities which violate noise ordinance outlined in Code Section 58-109 or 58-110 must apply for a Conditional Use Permit.

Project Details

The applicant is requesting a CUP to conduct night work that would otherwise violate Article 58-V Noise, Sec 58-110 Specific Prohibitions, part (c) Construction, and Section 58-109 Limitation by Zoning District, which states the following:

"Construction. Operation of construction, demolition, or excavation equipment; performance of any outside construction or repair work on buildings, structures, or projects; or operation of any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction-type device in order to erect, demolish, alter, or repair any building, street, or highway within a residential zone or on any property within a radius of 500 feet of a residential zone on Sundays; legal holidays; Monday through Saturday between the hours of 7:00 p.m. and 6:00 a.m. the following day in May, June, July, August and September; and Monday through Saturday between the hours of 6:00 p.m. and 6:00 a.m. during

Project Details

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"

A past CUP for the same project was previously approved by Planning Commission in September 2022 with an 18-month window, and a subsequent 9-month extension was granted in February 2024.

The applicant states that the conditional-use permit will allow night work construction to move forward in an effort to complete the 14th Street pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will connect the Northwest Arkansas Greenway P Street Trail Section (PIIP22-0044) to the Walmart Campus.

The applicant further states that construction for this tunnel will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by ARDOT and the City of Bentonville. As stated in the attached Temporary Traffic Control Plans (sheet T10.0) the contractor will adhere to the construction schedule. The lane closure will start on Friday at 9:00 PM and reopen by Monday at 5:00 AM. The contractor will only be completing night work between these hours.

The applicant further states that in this instance, residential homes along SE O Street are located within +/- 300 ft of the tunnel construction. There are several commercial buildings, wood privacy fences, and landscape material that should help buffer noise levels.

The applicant is requesting that the CUP be valid for the duration of the project.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

In addition to any conditions that the Planning Commission requires, staff recommends the following conditions of approval:

1. The conditional use shall be limited to the hours of the construction schedule as stated: Friday at 9:00 PM through Monday at 5:00 AM, for the duration of the project (LSD21-0059)
2. Applicant shall receive ROW permit approval prior to construction.
3. The applicant shall coordinate with Bentonville Building and Fire Safety Department for any additional permitting requirements.

Conclusion

4. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

Additional Details



PC Items

SE
13TH
CT

SE J ST

SE EVERGREEN ST

SE
15TH
ST

SE 14TH ST

14th St
Tunnel
Night Work

SE O ST



CU25-0033
14th St Tunnel Night Work
1410 SE 8TH ST





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

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

Oct 2, 2025

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

Request Conditional Use Permit for Construction Noise During Night Work – 14th ST Tunnel (LSD21-0059)

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by NWA Trail Blazers for consideration of a conditional use permit to allow night work construction to move forward in an effort to complete the 14th ST pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will relink the Northwest Arkansas Greenway trail through the future Walmart Campus. We would request this permit be valid for the duration of the project.

Construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by ARDOT and the city of Bentonville. As stated on the attached Temporary Traffic Control Plans (Sheet T10.0) the contractor will adhere to the construction schedule. The lane closure will start on Friday at 9:00 PM and reopen by Monday at 5:00 AM. The contractor will only be completing night work between these hours.

Per Article 58-V NOISE, Sec 58-110 Specific Prohibitions, part (c) Construction, and Section 58-109 Limitation By Zoning District. The code states the following:

“Construction. Operation of construction, demolition, or excavation equipment; performance of any outside construction or repair work on buildings, structures, or projects; or operation of any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction-type device in order to erect, demolish, alter, or repair any building, street, or highway within a residential zone or on any property within a radius of 500 feet of a residential zone on Sundays; legal holidays; Monday through Saturday between the hours of 7:00 p.m. and 6:00 a.m. the following day in May, June, July, August and September; and 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.”

In this instance residential homes along SE O Street are located +/- 300 ft. from the tunnel construction. There are several commercial business buildings, wood privacy fences, and landscape material that should help buffer noise levels.

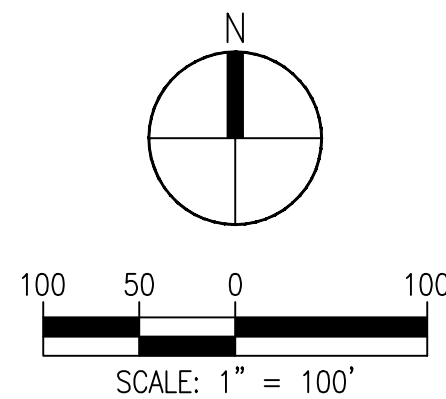
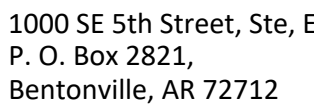
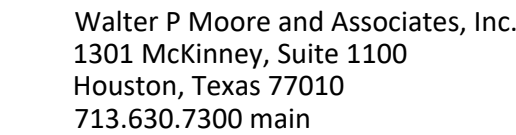
Respectfully Submitted,
CEI Engineering Inc.

Christopher Deane
Assistant Project Manager
cdeane@ceieng.com

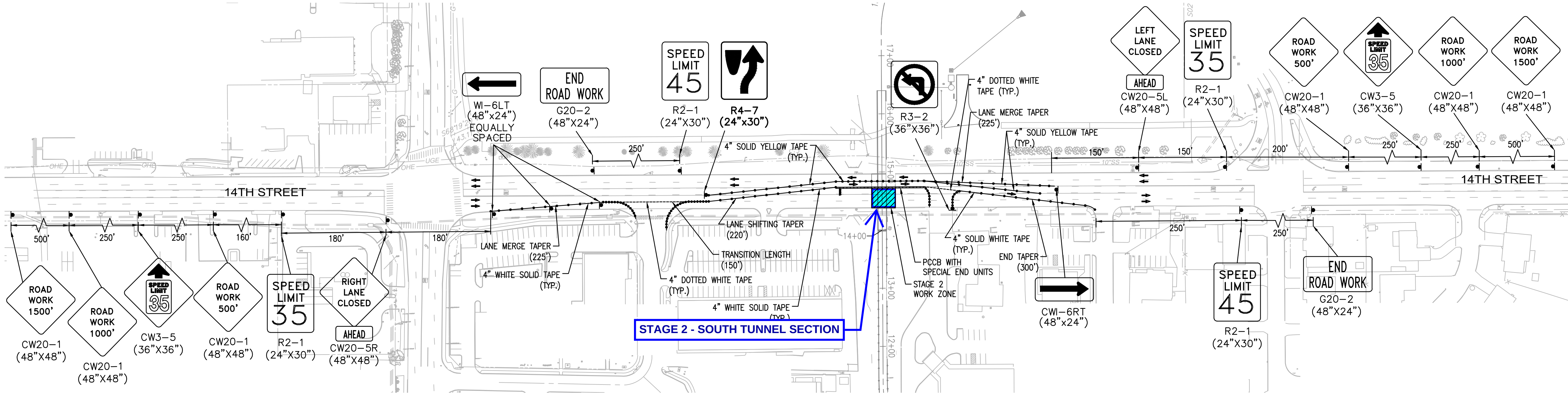


STAGE 1 CONSTRUCTION PAVEMENT MARKINGS	
TEMPORARY PAVEMENT MARKINGS	TOTAL
4" WHITE SOLID TAPE	1,045
4" SOLID YELLOW TAPE	875
4" DOTTED WHITE EXTENSION TAPE	-
LEFT HAND TURN ARROW	-

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Mar 18, 2022 - 3:48pm X:\M03\2018\18031-1\1 Walmart Home Office-14th St Tunnel\Traffic\3-Production\03-Sheets\WMC_INFRA_WPM_C_SE 14TH-TUNNEL_ST_02_TCP_M031803109.dwg



STAGE 2 LANE CLOSURE SCHEDULE

CLOSURE AFTER 9 PM	OPEN AFTER 5 AM

STAGE 1 CONSTRUCTION PAVEMENT MARKINGS	
TEMPORARY PAVEMENT MARKINGS	TOTAL
4" WHITE SOLID TAPE	985
4" SOLID YELLOW TAPE	897
4" DOTTED WHITE EXTENSION TAPE	193
LEFT HAND TURN ARROW	-

GENERAL TRAFFIC CONTROL NOTES:

- CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION SCHEDULE. SCHEDULE FOR LANE CLOSURE WILL START ON FRIDAY AT 9 PM AND REOPEN BY MONDAY AT 5 AM.
- THE MAINTENANCE OF TRAFFIC AS SHOWN IN THE PLANS IS PROVIDED TO THE CONTRACTOR AS A MINIMUM CONTROLS AND GUIDANCE.
- STREET CLOSURE SHALL NOT BE ALLOWED.
- CONTRACTOR SHALL USE TRAFFIC DRUMS TO CHANNELIZE TRAFFIC. ALL TRAFFIC DRUMS SHALL BE PLACED AT 35-FT O.C. ALL TAPERS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.
- CONTRACTOR SHALL INSTALL TEMPORARY PRECAST CONCRETE BARRIERS AT EXISTING PAVEMENT EDGES WHERE TRENCH EXCAVATION WILL OCCUR ON ALL ROADS IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC-5, OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN ALL ACCESS TO ALL LOCAL BUSINESSES AND RESIDENTS.
- ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO AND BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS AND AHTD STANDARD DRAWINGS FOR TRAFFIC CONTROL.
- ALL SIGNS, INCLUDING ADVANCED WARNING SIGNS, SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND NOTES AS SHOWN ON AHTD STANDARD DRAWINGS TC-1 AND TC-3, UNLESS OTHER METHODS ARE APPROVED IN WRITING, BY THE ENGINEER.
- MULTIPLE SIGNS, WHERE CALLED OUT IN SINGLE LOCATION, SHALL BE INSTALLED ON SEPARATE POSTS.
- SIGNS SHALL BE COVERED OR REMOVED WHEN WORK ON AFFECTED STREET IS COMPLETED OR SUSPENDED. SIGNS SHOULD NOT BE INSTALLED MORE THAN ONE WEEK IN ADVANCE.
- ADVANCED WARNING SIGNS SHOWN ON THIS STREET SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS PRIOR TO THE START OF ANY CONSTRUCTION WHICH PROHIBITS EXISTING TRAFFIC MOVEMENTS.
- ADVANCED WARNING SIGNS SHALL NOT OBSTRUCT THE VIEW OF AN EXISTING SIGN BUT SHALL BE LOCATED IN A POSITION TO MAINTAIN CLEAR VISIBILITY.
- ADDITIONAL SIGNS AS NECESSARY INCLUDING, BUT NOT LIMITED TO SPEED REDUCTION, LANE SHIFTS, LANE CLOSURES, ETC..., SHALL BE PROPOSED BY THE CONTRACTOR WITHIN THE CONTRACTOR'S SUBMITTAL.
- THE EXISTING PAVEMENT MARKINGS SHALL REMAIN IN-PLACE AND THE USE OF PLASTIC TRAFFIC DRUMS AND TEMPORARY CONSTRUCTION TAPE SHALL BE USED TO TRANSITION AND DELINEATE TO TWO-WAY TRAFFIC. TRANSITION LENGTHS SHALL BE IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC-2 OR AS DIRECTED.

- TEMPORARY STRIPING SHALL BE APPLIED TO THE PERMANENT PAVEMENT REPAIR SECTION. UPON COMPLETION OF THE FULL WIDTH OF PERMANENT PAVEMENT REPAIR, PERMANENT PAVEMENT MARKINGS SHALL BE APPLIED PER AHTD STANDARD DRAWING PM-1.
- CONTRACTOR TO COORDINATE WITH OWNER OF TRAFFIC SIGNALS IN ORDER TO ALTER TRAFFIC SIGNAL TARGETS DURING CONSTRUCTION.
- ALL WORK WITHIN AND AFFECTING THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THESE PLANS UNLESS CHANGES ARE REVIEWED AND ACCEPTED IN ADVANCE BY THE DEPARTMENT.
- ALL WORK AND MATERIALS USED WITHIN THE HIGHWAY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. MOST RECENT EDITION, AND ANY SPECIFICATIONS OR DESIGN STANDARDS SUPPLIED BY THE DEPARTMENT.
- NO PART OF THE HIGHWAY RIGHT OF WAY SHALL BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
- INSTALLATION AND MAINTENANCE FOR THE DURATION OF THE PERMITTED WORK OF ALL TEMPORARY OR PERMANENT WORK ZONE, WARNING AND REGULATORY SIGNING AND TEMPORARY OR PERMANENT PAVEMENT MARKINGS MADE NECESSARY BY THE PERMITTED WORK SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS OR ORDINANCES DURING THE EXECUTION OF THIS WORK.
- EXISTING RIGHT OF WAY MONUMENTS SHALL BE PROTECTED FROM DAMAGE. IF A MARKER IS DISTRIBUTED BY ACTIVITIES, IT SHALL BE RE-ESTABLISHED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- MEASURE SHALL BE TAKEN TO AVOID TRACKING SOIL AND MUD FROM THE WORK ARE ONTO THE HIGHWAY AND TO RE-VEGETATE, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION AND THE STORM WATER POLLUTION PREVENTION PLAN FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY CURRENTLY IN PLACE FOR THE PROJECT.
- THE DISTRICT ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS PRIOR TO THE ANTICIPATED START DATE OF CONSTRUCTION WITHIN THE PERMITTED AREA.
- THE CONTRACTOR SHALL SUBMIT PROPOSED TRAFFIC CONTROL PLANS TO THE STREETS DEPARTMENT – CITY OF BENTONVILLE AND GET APPROVAL BEFORE THE CLOSURE.

TEMPORARY TRAFFIC CONTROL PLAN (14TH STREET) - STAGE 2

ID PHASE VOLUME SHEET
14TH BT V1 T10.1

City of Bentonville Project No. LSD21-0059

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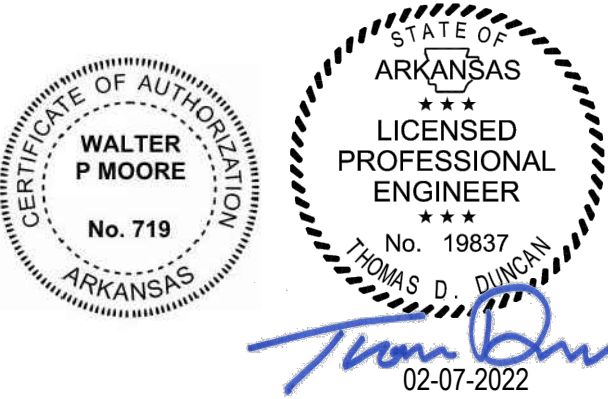
1000 SE 5th Street, Ste, E
P. O. Box 2821,
Bentonville, AR 72712



Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main



SE 14TH STREET BIKE TUNNEL IMPROVEMENT



NO. DATE	REVISION
10/13/2021	PRE-APP REQUEST
11/01/2021	60% CD/1ST PLANNING COMMISSION
11/22/2021	2ND PLANNING COMMISSION
12/06/2021	3RD PLANNING COMMISSION
12/13/2021	90% CD
02/07/2022	95% CD

PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
M03-18031-11	WPM	WPM	WPM
ORIGINAL ISSUE			DATE

Bentonville Parks and Recreation

A STREET PROMENADE

SAVE THE DATE

GRAND OPENING EVENT | SATURDAY, NOVEMBER 15 | 9am - 7pm



Ribbon-cutting event

11:00am - 11:30am

downtown
BENTONVILLE
INCORPORATED

