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

Registration Link: https://us02web.zoom.us/j/88642282575

I. Call to Order

II. Approval of Minutes

1. **November 18th Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Deming's Addition, Block 7, Lot 23** — **Property Line Adjustment**
   305 Northwest C Street (PLA25-0028)
2. **Centerton Boulevard Subdivision, Lot 1** — **Lot Split**
   4442 Southwest 14th Street (LS25-0012)

IV. New Business

Advertised Public Hearings

1. **904 NW B Street, LLC / Bliss** — **Rezoning***
   904 Northwest B Street (RZ25-0045)
   Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential (Standard Review)
2. **Alex and Elise Lake Recovable Trust** — **Rezoning***
   (Improperly noticed public hearing - no action possible)
   802 Southwest Second Street (RZ25-0047)
   Rezoning: R-1, Low Density Single Family Residential, to DN-2, Downtown Medium Density Residential (Enhanced Review)
3. **Cilp Realty LLC / United Industries - Material Storage Extension** — **Conditional Use Permit***
   SE 5th Street, north of Respect Dr. (CU25-0035)
   Bulk Storage of Highly Flammable Material
4. **Opal Park PUD Amendment** — **Planned Unit Development Amendment***
   SW Regional Airport Blvd, between Barron and Adams Rd (PUD22-0003)

5. **Barron Road, LLC** **Rezoning***

5927 Southwest Barron Road (RZ25-0046)

Rezoning: A-1, Agriculture, to C-3, Mixed-Use Commercial (Standard Review)

V. Other New Business

1. **Opal Park Phase 1 Preliminary Plat Amendment** **Preliminary Plat**

SW Regional Airport Blvd, between Barron and Adams Rd (PP23-0003)

Waiver: Distance from the primary entrance for model homes per Dev Code Sec 400.08 (a)

2. **Opal Park Phase 1 Townhomes** **Large Scale Development**

SW Regional Airport Blvd, between Barron and Adams Rd (LSD25-0049)

VI. Old Business

VII. Other Business

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

2. **Proposed Agenda Items for the Admin meeting 12/9/25 at 3:00pm** **Discussion**

By-Laws, Adopt Calendar, Elect Officers

VIII. Adjournment

Planning Commission
Meeting Minutes
November 18th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Meeting Recording: https://bentonvillear.portal.civicclerk.com/event/1802/media

Commissioners Present: Reggie Wright (Chairman), Dana Davis, Elaine Kerr, Danny Bennett, Doug Bryant, Eric Hipp, Ifeoma Ibekwe
Commissioners Absent:
Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Claire Wise, Nathan Izard

I. Call to Order

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

II. Approval of Minutes

1. **November 4th Meeting Minutes** — **Approval of Meeting Minutes**
   - Motion to approve by Ibekwe, second by Bryant.
   - Minutes are approved 7-0.

III. Consent Agenda

1. **Original Town of Bentonville, Lot 237** — **Property Line Adjustment**
   403 West Central Avenue (PLA25-0026)
2. **Lefors Addition, Lot 23** — **Property Line Adjustment**
   510 West Central Avenue (PLA25-0030)
3. **John Rollow Multi-family Phasing Request** — **Large Scale Development Amendment**
   2800-2900 Block of SE John Rollow Dr (south of 28th) (LSD23-0027)
4. **McKissic Springs West** — **Preliminary Plat Extension**
   Motley Road and South Vaughn Road (Hwy 279) (PP23-0007)

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

IV. New Business

1. **Maningas Cosmetic Surgery** — **Waiver**

Sidewalk waiver request

2607 N Walton (WAV25-0018)

- Mr. Adler provides an overview of the staff report.
- McHaney, representing the applicant, is present to answer any questions.
- Commissioner Davis makes a motion to approve Waiver #2 of Code Section 1100.21(m), second by Bryant.
- Waiver #2 is approved 7-0.
- Commissioner Wright opens discussion on Waiver #1.
- Commissioner Davis makes a motion to approve Waiver #1 subject to a fee in lieu following confirmation of that amount by staff, second by Hipp.
- Waiver #1 is approved subject to a fee in lieu agreement 7-0.

Advertised Public Hearings

1. **Little Colors Academy LLC – Unit 1** **Conditional Use Permit***

   3004 SW Windrift Ave, Unit 1 (CU25-0032)
   Child care – licensed family home (6-16 children) in R-2, Medium Density Two Family and Townhome zoning district.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Lavanya Sundarababu, the applicant, is present to answer any questions
- There are no comments from the public.
- Chairman Wright closes the public hearing and opens discussion among commissioners.
- Conditional use permit, with conditions as stated in the staff report, is approved 6-1, with Commissioner Wright objecting.

2. **Little Colors Academy LLC – Unit 2** **Conditional Use Permit***

   3004 SW Windrift Ave, Unit 2 (CU25-0031)
   Child care – licensed family home (6-16 children) in R-2, Medium Density Two Family and Townhome zoning district.

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Archanaa Rajagopal Kannan, the applicant, is present to answer any questions
- There are no comments from the public.
- Chairman Wright closes the public hearing and opens discussion among commissioners.
- Conditional use permit, with conditions as stated in the staff report, is approved 6-1, with Commissioner Wright objecting.

3. **Yellow Brick Road LLC** **Rezoning***

   507 Southeast A Street (RZ25-0044)
   Rezoning: R-2, Medium Density Two Family and Townhome Residential to DE, Downtown Edge (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Libby Topping with Crafton Tull, representing the applicant, is present to answer any questions

- There are no comments from the public.
- Chairman Wright closes the public hearing and opens discussion among commissioners.
- Rezoning is approved 7-0.

4. **Bentonville B3 Land Development, LLC** — **Planned Residential Development***

   Parcels: 01-20436-000, and 01-20437-000, south of Regional Airport Blvd, between Mill Dam Rd and Nomad Rd (PRD25-0004) Rezoning request from R-2 / R-3 to PRD, Planned Residential Development

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Tyler Marriot and Ali Carr are present to answer any questions
- There are comments from the public.
- Chairman Wright closes the public hearing and opens discussion among commissioners.
- Motion to table item by Bennett, second by Davis
- Rezoning is tabled 7-0.

5. **Flood Damage Prevention Code** — **Ordinance***

   An amendment to the Flood Damage Prevention Ordinance

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- There are no comments from the public.
- Chairman Wright closes the public hearing and opens discussion among commissioners.
- Ordinance is approved 7-0.

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville** — **Informational**
   - During the technical review meeting, Mr. Overstreet provided a review of Section 5 of the draft code revision.

VIII. Adjournment

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

	Deming's Addition, Block 7, Lot 23
	305 Northwest C Street
	PC Date: 12/2/2025

Staff Report Details

Project Number	PLA25-0028
Applicant / Current Owner	O.A.K. Construction / Wallace, Carolyn Elaine Trustee
Site Area	+/- **[0.24]** Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Lots 1 & 2, Block 7, Deming's Addition, Creating Lot 23, Block 7, Deming's Addition. 305 Northwest C Street, R-1, Low Density Single Family Residential, PLA25-0028.

A Property Line Adjustment of Lots 1 and 2 of Deming's Addition, Block 7, Creating Lot 23 of Deming's Addition, Block 7. The plat is dedicating a 10-foot-wide utility easement along Northwest C and Northwest 4th Streets. The plat is also dedicating 264 square feet of right-of-way along Northwest C Street.

Project Details

Relationship to the Community Plan

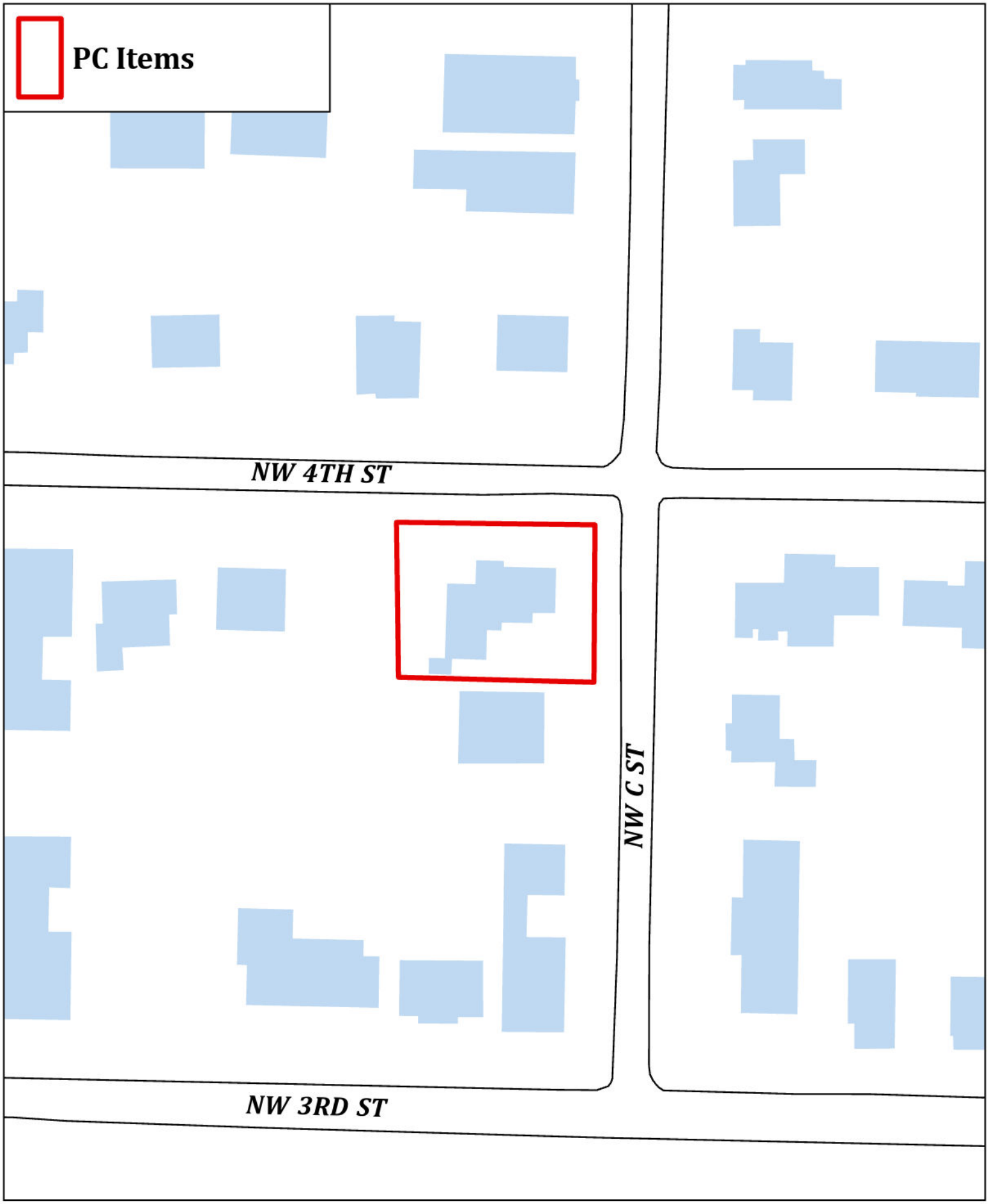
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



N
W E
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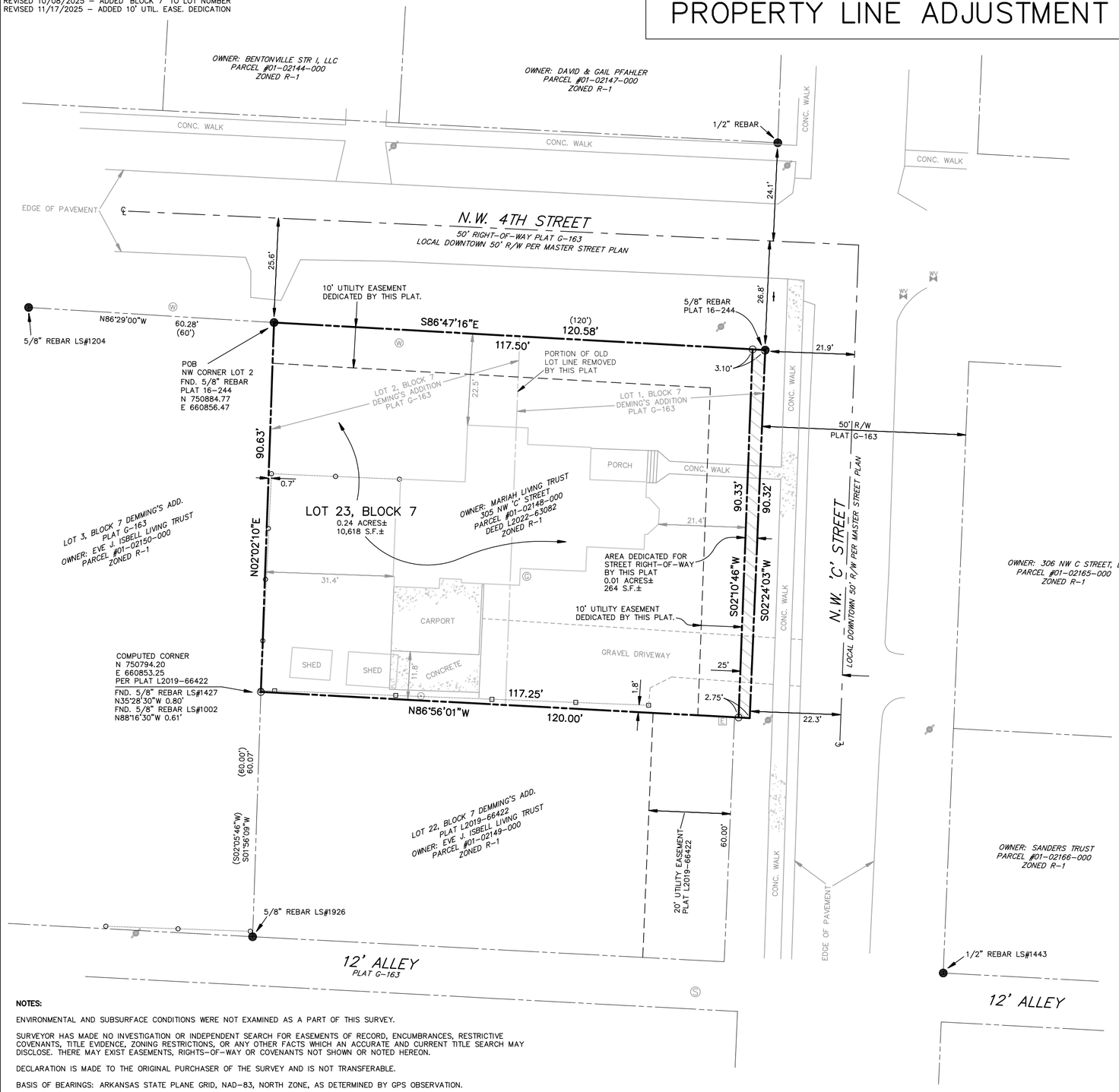
PLA25-0028
Creating Lot 23 Block 7 Demings Addt
305 NW C St

REVISED 9/29/2025 – 1ST REVIEW COMMENTS
REVISED 10/08/2025 – ADDED 'BLOCK 7' TO LOT NUMBER
REVISED 11/17/2025 – ADDED 10' UTIL. EASE. DEDICATION

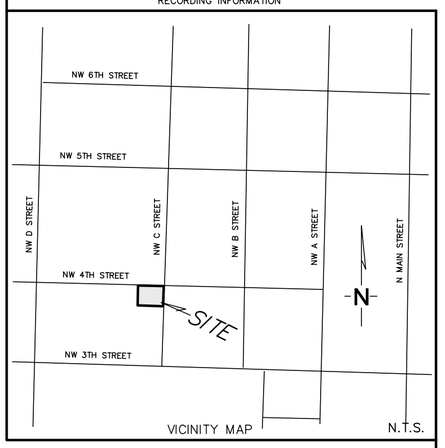
PROPERTY LINE ADJUSTMENT PLAT



CITY AND UTILITY CONTACT INFORMATION:

a. Black Hill Energy: Josh Knight
1301 Federal Way,
PO Box 2129, Lowell, AR 72745
(479) 721-4543
Joshua.knight@blackhillscorp.com
b. AT&T: Brent Baldwin
1133 E. Harold St.,
Fayetteville, AR 72701,
(479) 200-9022 or (479) 571-6609
bb6585@att.com
c. Cox Communications: Timothy Goss
4901 S. 48th Street,
Springdale, AR 72762
(479) 651-5583
timothy.goss@cox.com
d. Fire Dept.: City of Bentonville, Justin Scantlin
800 SW A Street
Bentonville, AR 72712
(479) 271-5927 or (479) 685-1096
e. Street Dept.: City of Bentonville, Tony Davis
3200 SW Municipal Drive,
Bentonville, AR 72712
(479) 271-3130
f. Water Dept.: City of Bentonville, Beau Tompson
3200 SW Municipal Drive,
Bentonville, AR 72712
(479) 271-3140
g. Electric Dept.: City of Bentonville
3200 SW Municipal Drive,
Bentonville, AR 72712
(479) 271-3135 ext. 2
h. Wastewater Dept.: City of Bentonville, Chris Earl
1901 NE A Street
Bentonville, AR 72712
Re: Review Complete for PLA25-0019
3 of 4 7/15/25, 5:56 AM
(479) 271-3161
i. Planning Dept.: City of Bentonville, Tyler Overstreet
305 SW A Street
Bentonville, AR 72712
(479) 271-3122
j. Building and Fire Safety: City of Bentonville, Brad Arnold
305 SW A Street
Bentonville, AR 72712
(479) 271-3108
k. City Engineer.: City of Bentonville, Ellen Norvell
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-5993
l. Stormwater: City of Bentonville, Alison West
3200 SW Municipal Drive
Bentonville, AR, 72712
(479) 271-6719

RECORDING INFORMATION



0 10 20 40
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION _____

_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

_____
MAYOR CITY OF BENTONVILLE

_____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN & NOTED ON SAID PLAT. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.

DATE OF EXECUTION _____

_____ _____
PRINTED NAME SIGNED

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

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER:
MARIAH LIVING TRUST
305 NW C STREET
BENTONVILLE, AR 72712

CERTIFICATE OF SURVEYING ACCURACY

I, THOMAS COSTELLO , 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: 11/17/2025

REGISTERED
STATE OF ARKANSAS
NO.1286
SIGNATURE
THOMAS F. COSTELLO
PROFESSIONAL LAND SURVEYOR

REGISTERED LAND SURVEYOR, NO, 1286
STATE OF ARKANSAS

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/CAP
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE PAVEMENT
- CHAIN-LINK FENCE
- WOOD FENCE
- WATER METER
- GAS METER
- UTILITY POLE
- SANITARY MANHOLE
- CENTERLINE
- WATER VALVE
- STREET STOP SIGN
- ELETRIC RISER
- PVC RISER

NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND IMPROVEMENTS, CITY GIS UTILITY LOCATIONS OR PAINT MARKINGS ON THE GROUND. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. OTHER UNDERGROUND UTILITIES MAY EXIST NOT SHOWN HEREON.

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

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

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

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

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

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

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

NO BED ELECTRICAL EQUIPMENT MAY BE LOCATED BEHIND A FENCE.

THIS PLAT CREATES A SINGLE LOT FROM PART OF TWO LOTS.

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.

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

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0090 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.

PARENT PARCEL DESCRIPTION (TAKEN FROM WARRANTY DEED L2022-63082)

LOTS 1 AND 2, BLOCK 7, DEMING'S ADDITION, TO THE CITY BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK B, AT PAGE 24, PLAT RECORDS OF BENTON COUNTY, ARKANSAS, LESS & EXCEPT THE SOUTH 60.00 FEET TO SAID LOTS 1 AND 2. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND THE ZONING AND PLANNING ORDINANCES OF THE CITY OF BENTONVILLE.

LOT 23, BLOCK 7 DESCRIPTION

PART OF LOTS 1 AND 2, BLOCK 7 DEMMING'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN SURVEY RECORD BOOK 'G' AT PAGE 163. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S86°47'16"E ALONG THE NORTH LINE OF SAID LOTS 2 AND 1 FOR 117.50 FEET; THENCE LEAVING SAID NORTH LINE OF LOTS 2 AND 1, S02°10'46"W 90.33 FEET TO THE NORTH LINE OF THE SOUTH 60 FEET OF SAID LOTS 1 AND 2; THENCE N86°56'01"W ALONG SAID NORTH LINE OF THE SOUTH 60 FEET OF LOTS 1 AND 2 FOR 117.25 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N02°02'10"E 90.63 FEET TO THE POINT OF BEGINNING. CONTAINING 0.24 ACRES OR 10,618 SQUARE FEET, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

500-20N-30W-0-30-240-04-1286

PROPERTY LINE ADJUSTMENT PLAT
PART OF LOTS 1 & 2, BLOCK 7, DEMING'S ADDITION
– CREATING –
LOT 23, BLOCK 7
DEMING'S ADDITION TO THE CITY OF BENTONVILLE

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

SHEET 1 OF 1	DRAWING: ADJUST	FIELD DATE: 09-18-25	JOB NO. 25109
ATLAS PAGE # 361		CITY PROJECT # PLA25-0028	

	Centerton Boulevard Subdivision, Lot 1
	4442 Southwest 14th Street
	PC Date: 12/2/2025

Staff Report Details

Project Number	LS25-0012
Applicant / Current Owner	JP Speciality LLC / Bates & Associates
Site Area	+/- 4.75 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	LSD25-0020

Property Description

Lot Split: Lot 1 of Centerton Boulevard Subdivision, C-2, General Commercial, LSD25-0020.

The plat is dedicating a 25' general utility easement along the north boundary of the property, and a blanket right-of-way easement for rights of ingress/egress to Carroll Electric for constructing and maintaining electricity lines. This plat also dedicating a drainage easement approximately 0.75 acres in the southeast corner of the property, and an access easement 0.60 acres in size that spans the length of the property from north to south. This site has direct access to Arkansas State Highway 102/SW 14th Street.

Project Details

Relationship to the Community Plan

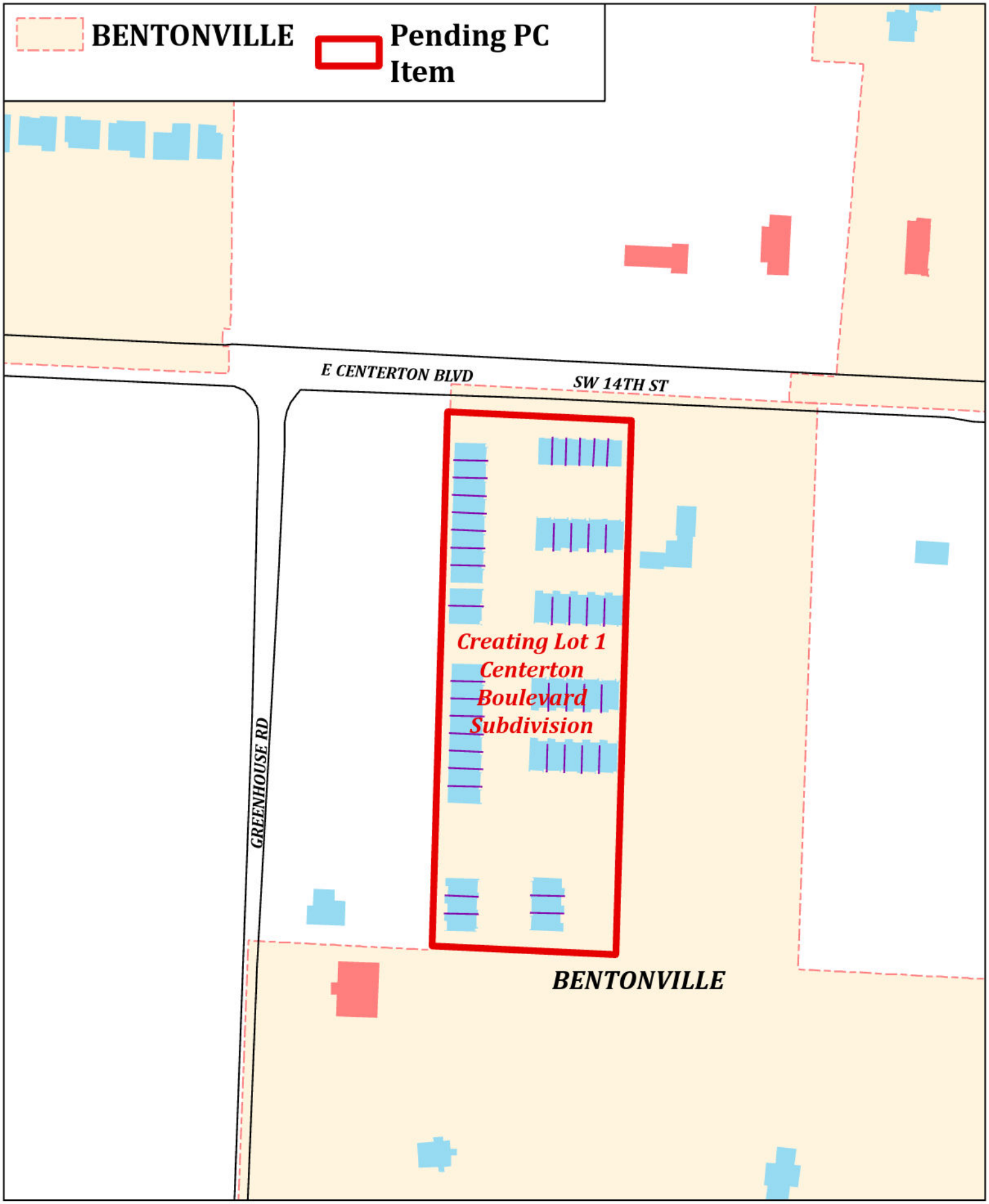
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



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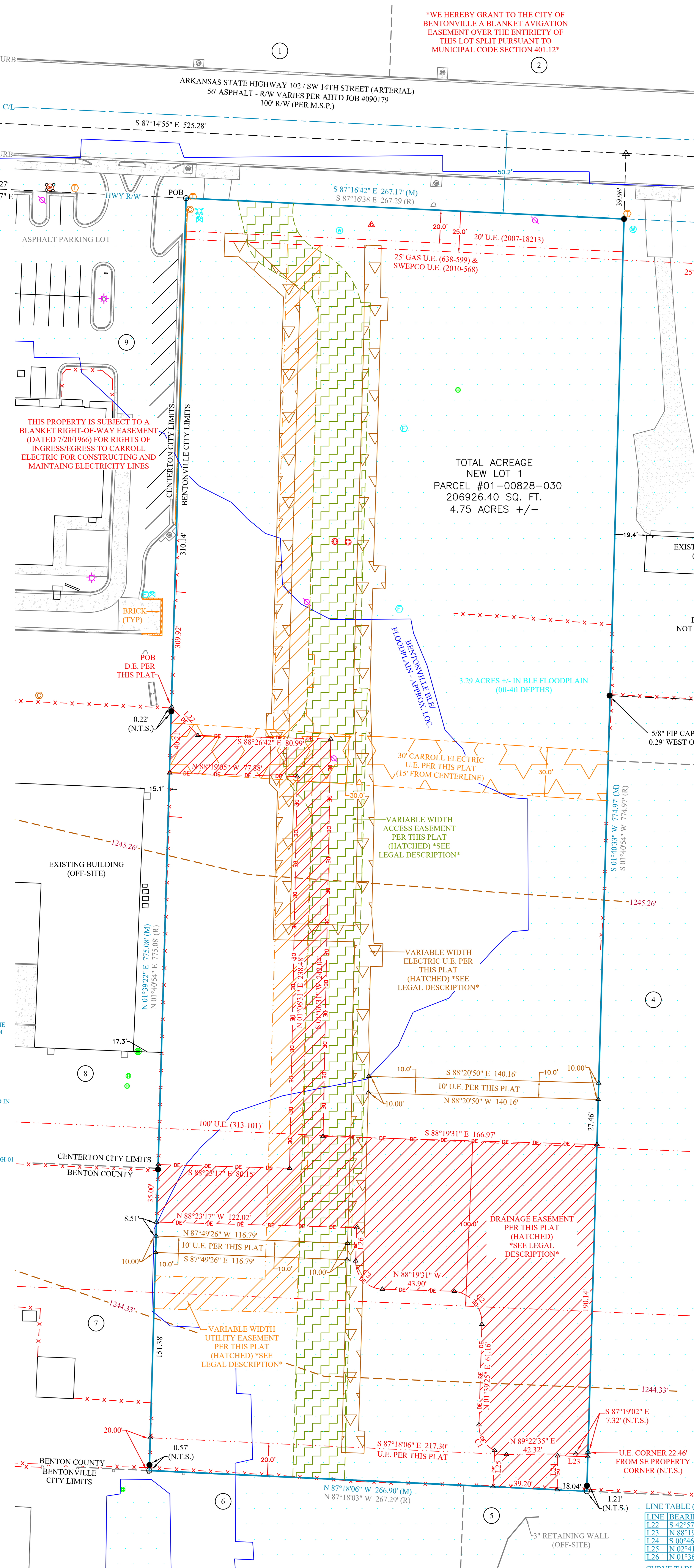
LS25-0012
Centerton Boulevard Subdivision
3331 SW 14th St

LOT SPLIT CREATING NEW LOT 1, OF CENTERTON BOULEVARD SUBDIVISION

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



ADJACENT LAND OWNERS

1) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #06-00085-106

2) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #06-00085-118

3) NGUYEN, TRUNG & TRAN, HIEN
14253 DANIELS RD
BENTONVILLE, AR 72713
PARCEL #01-00828-028
ZONED: A-1

4) KVW VENTURES LLC
4102 SW LAYTON RD
BENTONVILLE, AR 72713
PARCEL #01-00828-024
ZONED: A-1

5) WHITEHEAD, KAREN & RICHARD
1621 GREENHOUSE RD
BENTONVILLE, AR 72712-9292
PARCEL #01-16130-001
LOT 4, WHITEHEAD ADDITION
ZONED: C-1

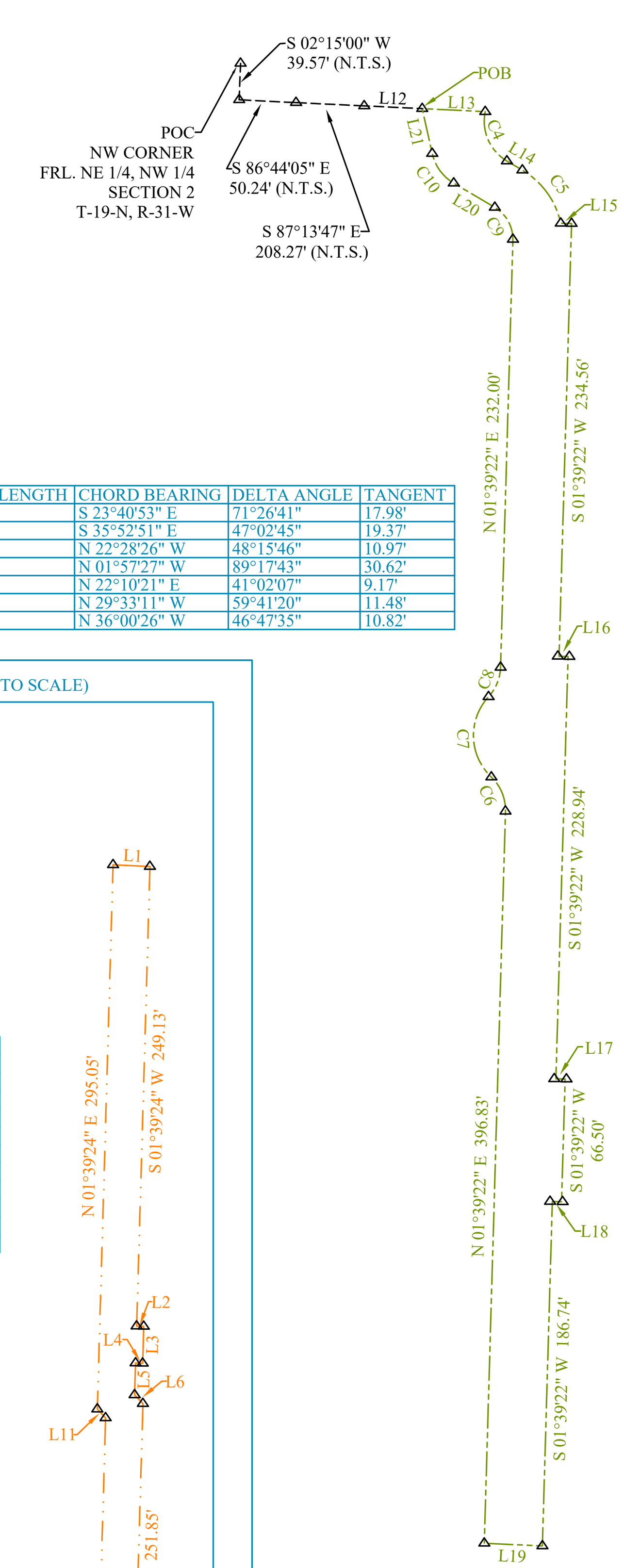
6) WHITEHEAD, KAREN & RICHARD-IMAGINE PEDIATRIC THERAPIES
1621 GREENHOUSE RD
BENTONVILLE, AR 72713
PARCEL #01-16130-000
LOT 3, WHITEHEAD ADDITION
ZONED: C-1

7) BURNS, PAUL & JODIE MURRAY
278 GREENHOUSE RD
BENTONVILLE, AR 72713
PARCEL #18-08669-001

8) JRG KS HOLDINGS LLC
2949 N POINT CIR STE 2
FAYETTEVILLE, AR 72704
PARCEL #06-00001-017
ZONED: C-2 (CENTERTON)

9) MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
PARCEL #06-00001-015
ZONED: C-2 (CENTERTON)

ACCESS EASEMENT DETAIL (NOT TO SCALE)



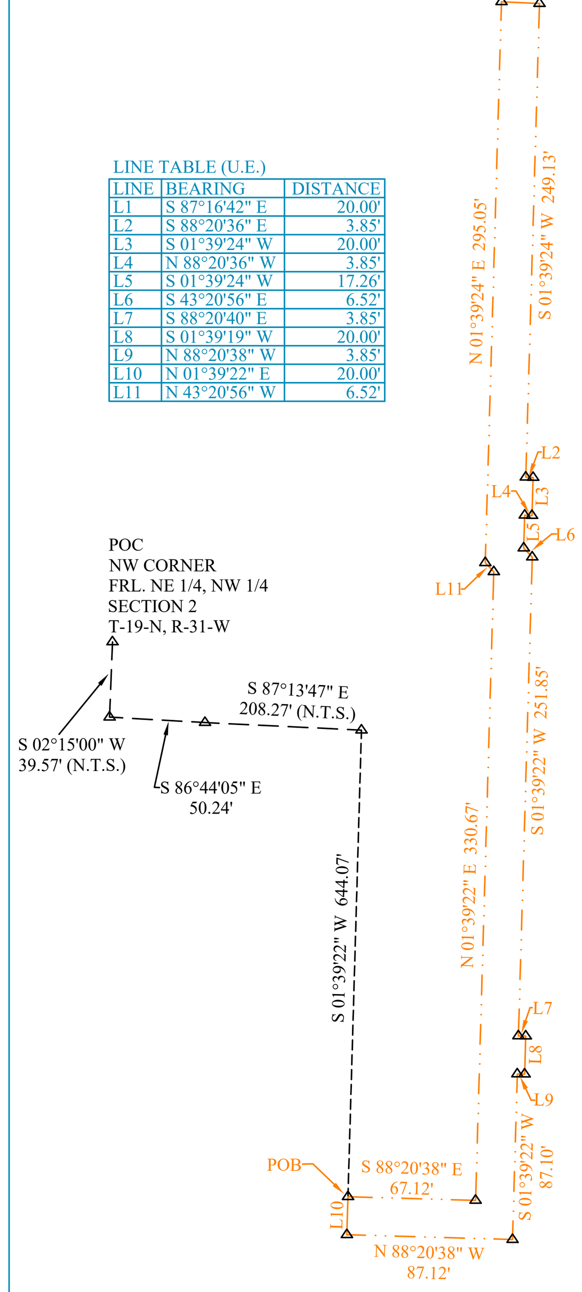
LINE TABLE (A.E.)

LINE	BEARING	DISTANCE
L12	S 87°15'37" E	31.44'
L13	S 87°16'51" E	34.20'
L14	S 59°24'13" E	9.75'
L15	S 88°20'38" E	5.82'
L16	S 88°20'38" E	4.92'
L17	S 88°20'38" E	5.00'
L18	N 88°20'38" W	5.00'
L19	N 87°18'06" W	31.51'
L20	N 59°24'13" W	25.82'
L21	N 12°36'38" W	24.93'

CURVE TABLE (A.E.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C4	25.00'	31.17'	29.19'	S 23°40'53" E	71°26'41"	17.98'
C5	44.50'	36.54'	35.52'	S 35°52'51" E	47°02'45"	19.37'
C6	24.50'	20.64'	20.03'	N 22°28'26" W	48°15'46"	10.97'
C7	31.00'	48.31'	43.57'	N 01°57'27" W	89°17'43"	30.62'
C8	24.50'	17.55'	17.17'	N 22°10'21" E	41°02'07"	9.17'
C9	20.01'	20.85'	19.92'	N 29°33'11" W	59°41'20"	11.48'
C10	25.00'	20.42'	19.85'	N 36°00'26" W	46°47'35"	10.82'

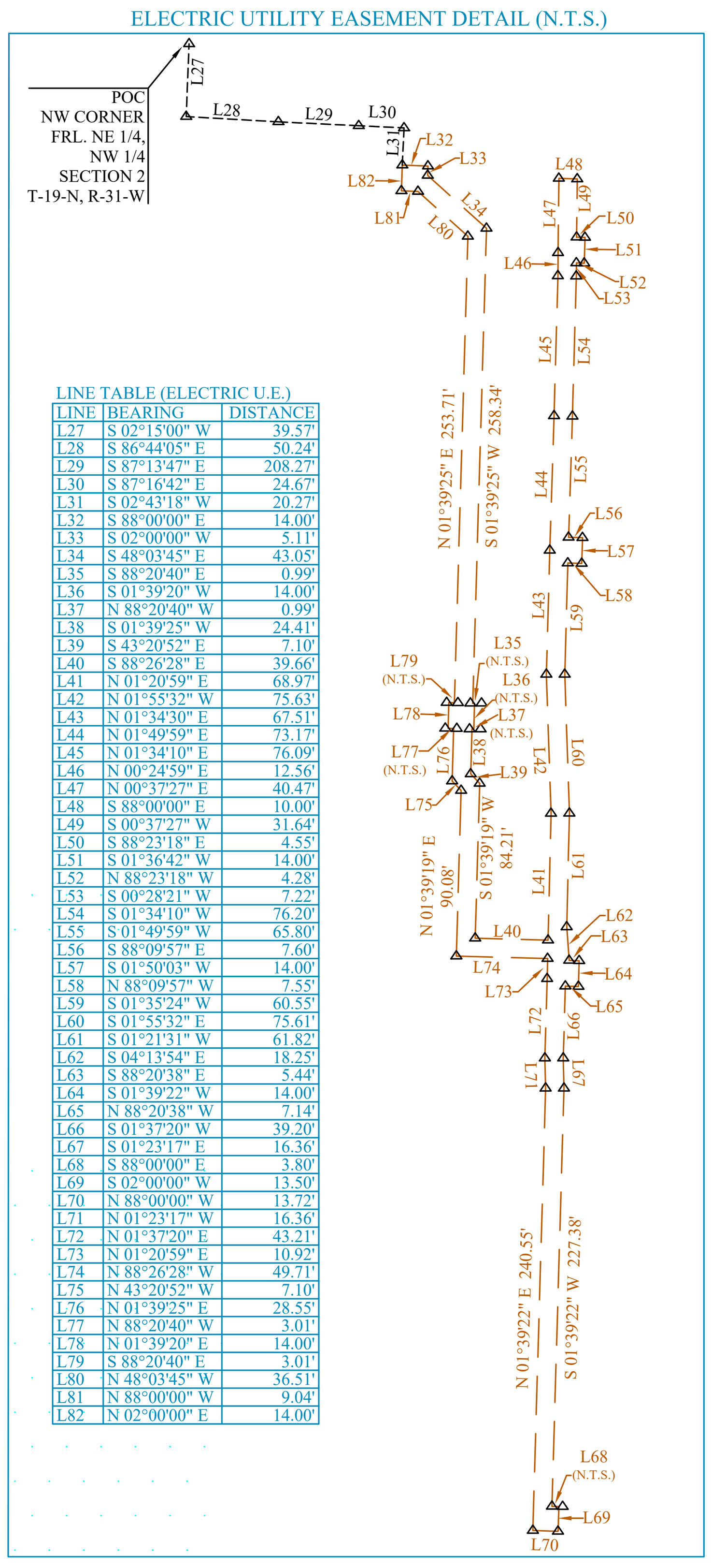
UTILITY EASEMENT DETAIL (NOT TO SCALE)



LINE TABLE (U.E.)

LINE	BEARING	DISTANCE
L1	S 87°16'42" E	20.00'
L2	S 88°20'36" E	3.85'
L3	S 01°39'24" W	20.00'
L4	N 88°20'36" W	3.85'
L5	S 01°39'24" W	17.26'
L6	S 43°20'56" E	6.52'
L7	S 88°20'40" E	3.85'
L8	S 01°39'19" W	20.00'
L9	N 88°20'38" W	3.85'
L10	N 01°39'22" E	20.00'
L11	N 43°20'56" W	6.52'

ELECTRIC UTILITY EASEMENT DETAIL (N.T.S.)



LINE TABLE (ELECTRIC U.E.)

LINE	BEARING	DISTANCE
L27	S 02°15'00" W	39.57'
L28	S 86°44'05" E	50.24'
L29	S 87°13'47" E	208.27'
L30	S 87°16'42" E	24.67'
L31	S 02°43'18" W	20.27'
L32	S 88°00'00" E	14.00'
L33	S 02°00'00" W	5.11'
L34	S 48°03'45" E	43.05'
L35	S 88°20'40" E	0.99'
L36	S 01°39'20" W	14.00'
L37	N 88°20'40" W	0.99'
L38	S 01°39'25" W	24.41'
L39	S 43°20'52" E	7.10'
L40	S 88°26'28" E	39.66'
L41	N 01°20'59" E	68.97'
L42	N 01°55'32" W	75.63'
L43	N 01°34'30" E	67.51'
L44	N 01°49'59" E	73.17'
L45	N 01°34'10" E	76.09'
L46	N 00°24'59" E	12.56'
L47	N 00°37'27" E	40.47'
L48	S 88°00'00" E	10.00'
L49	S 00°37'27" W	31.64'
L50	S 88°23'18" E	4.55'
L51	S 01°36'42" W	14.00'
L52	N 88°23'18" W	4.28'
L53	S 00°28'21" W	7.22'
L54	S 01°34'10" W	76.20'
L55	S 01°49'59" W	65.80'
L56	S 88°09'57" E	7.60'
L57	S 01°50'03" W	14.00'
L58	N 88°09'57" W	7.55'
L59	S 01°35'24" W	60.55'
L60	S 01°55'32" E	75.61'
L61	S 01°21'31" W	61.82'
L62	S 04°13'54" E	18.25'
L63	S 88°20'38" E	5.44'
L64	S 01°39'22" W	14.00'
L65	N 88°20'38" W	7.14'
L66	S 01°37'20" W	39.20'
L67	S 01°23'17" E	16.36'
L68	S 88°00'00" E	3.80'
L69	S 02°00'00" W	13.50'
L70	N 88°00'00" W	13.72'
L71	N 01°23'17" W	16.36'
L72	N 01°37'20" E	43.21'
L73	N 01°20'59" E	10.92'
L74	N 88°26'28" W	49.71'
L75	N 43°20'52" W	7.10'
L76	N 01°39'25" E	28.55'
L77	N 88°20'40" W	3.01'
L78	N 01°39'20" E	14.00'
L79	S 88°20'40" E	3.01'
L80	N 48°03'45" W	36.51'
L81	N 88°00'00" W	9.04'
L82	N 02°00'00" E	14.00'

LINE TABLE (D.E.)

LINE	BEARING	DISTANCE
L22	S 42°57'41" E	23.73'
L23	N 88°19'27" W	18.36'
L24	S 00°46'14" W	20.71'
L25	N 02°41'54" E	22.11'
L26	N 01°36'16" E	20.24'

CURVE TABLE (D.E.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	16.75'	19.38'	18.32'	N 31°29'13" W	66°17'15"	10.94'
C2	19.27'	28.86'	26.24'	N 39°40'29" W	85°47'24"	17.91'
C3	16.75'	26.29'	23.67'	N 43°21'38" W	89°55'47"	16.73'

LAST SITE VISIT:
MARCH 18, 2025

ATLAS PAGE:
442

PROPERTY ZONED:
C-2

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

C.O.B.
ZONE D (4) TRAFFIC PATTER ZONE (TPZ)
ZONE C (3) OUTER SAFETY ZONE (OSZ)

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

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY BY A MILLION MIRACLES SURVEYING JOB #2022-DH-01
2) PLAT OF SURVEY FILED IN BOOK 9 AT PAGE 176
3) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 609
4) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 653
5) PLAT OF SURVEY FILED IN BOOK 27 AT PAGE 79
6) PLAT OF SURVEY FILED IN BOOK R AT PAGE 190
7) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 422
8) PLAT OF SURVEY FILED IN BOOK T AT PAGE 203
9) PLAT OF SURVEY FILED AS STATE DOCUMENT #2021102
10) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 14705
11) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 74793
12) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 3802

SURVEY DESCRIPTIONS:

NEW LOT 1 (PARCEL #01-00828-030):
A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°15'00"W 39.57' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #102, THENCE ALONG SAID RIGHT-OF-WAY S86°44'05"E 50.24', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°13'47"E 208.27' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°16'42"E 267.17' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°40'33"W 774.97', THENCE N87°18'06"W 266.90', THENCE N01°39'22"W 775.08' TO THE POINT OF BEGINNING, CONTAINING 4.75 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

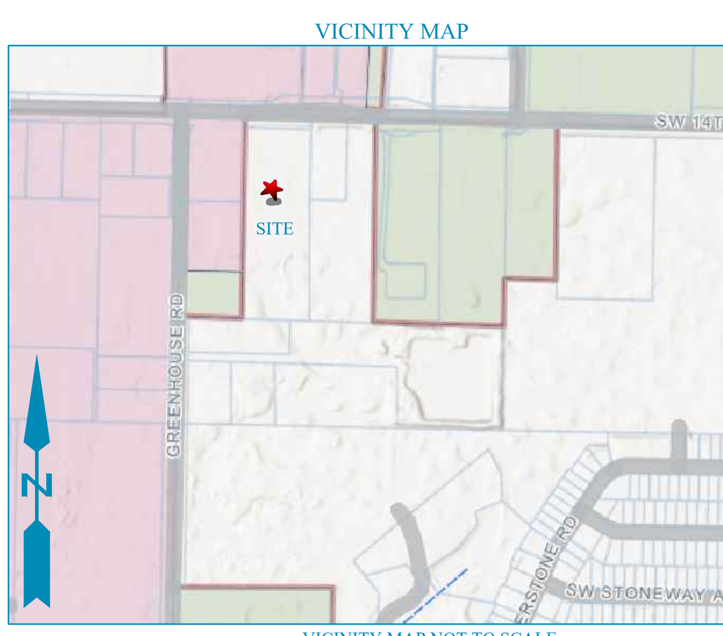
VARIABLE WIDTH UTILITY EASEMENT PER THIS PLAT:
A VARIABLE WIDTH UTILITY EASEMENT LOCATED IN A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE S02°15'00"W 39.57' TO THE SOUTH RIGHT-OF-WAY IN ARKANSAS HIGHWAY 102 (SOUTHWEST 14TH STREET), THENCE ALONG SAID RIGHT-OF-WAY S86°44'05"E 50.24', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°13'47"E 208.27', THENCE LEAVING SAID RIGHT-OF-WAY S01°39'22"W 644.07', THENCE S88°20'38"E 67.12', THENCE N01°39'22"E 330.67', THENCE N43°20'56"W 6.52', THENCE N01°39'24"E 295.05', THENCE S87°16'42"E 20.00', THENCE S01°39'24"W 249.13', THENCE S88°20'36"E 3.85', THENCE S01°39'24"W 20.00', THENCE N88°20'36"W 3.85', THENCE S01°39'24"W 17.26', THENCE S43°20'56"E 6.52', THENCE S01°39'22"W 251.85', THENCE S88°20'40"E 3.85', THENCE S01°39'19"W 20.00', THENCE N88°20'38"W 3.85', THENCE S01°39'22"W 87.10', THENCE N88°20'38"W 87.12', THENCE N01°39'22"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS.

ACCESS EASEMENT PER THIS PLAT:
A VARIABLE WIDTH ACCESS EASEMENT LOCATED IN A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE S02°15'00"W 39.57' TO THE SOUTH RIGHT-OF-WAY IN ARKANSAS HIGHWAY 102 (SOUTHWEST 14TH STREET), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S86°44'05"E 50.24', S87°13'47"E 208.27', S87°15'37"E 31.44' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S87°16'51"E 34.20', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00' FOR A CHORD BEARING AND DISTANCE OF S23°40'53"E 29.19', THENCE S59°24'13"E 9.75', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 44.50' FOR A CHORD BEARING AND DISTANCE OF S35°52'51"E 35.52', THENCE S88°20'38"E 5.82', THENCE S01°39'22"W 234.56', THENCE S88°20'38"E 4.92', THENCE S01°39'22"W 228.94', THENCE S88°20'38"E 5.00', THENCE S01°39'22"W 66.50', THENCE N88°20'38"W 5.00', THENCE S01°39'22"W 186.74', THENCE N87°18'06"W 31.51', THENCE N01°39'22"E 396.83', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 24.50' FOR A CHORD BEARING AND DISTANCE OF N22°28'26"W 20.03', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.00' FOR A CHORD BEARING AND DISTANCE OF N01°57'27"W 43.57', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 24.50' FOR A CHORD BEARING AND DISTANCE OF N22°10'21"E 17.17', THENCE N01°39'22"E 232.00', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.01' FOR A CHORD BEARING AND DISTANCE OF N29°33'11"W 19.92', THENCE N59°24'13"W 25.82', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' FOR A CHORD BEARING AND DISTANCE OF N36°00'26"W 19.85', THENCE N12°36'38"W 24.93' TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS.

DRAINAGE EASEMENT PER THIS PLAT:
A VARIABLE WIDTH DRAINAGE EASEMENT LOCATED IN A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE S02°15'00"W 39.57' TO THE SOUTH RIGHT-OF-WAY IN ARKANSAS HIGHWAY 102 (SOUTHWEST 14TH STREET), THENCE ALONG SAID RIGHT-OF-WAY S86°44'05"E 50.24', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°13'47"E 208.27', THENCE LEAVING SAID RIGHT-OF-WAY S01°39'22"W 309.92' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S42°57'41"E 23.73', THENCE S88°26'42"E 80.99', THENCE S01°06'31"W 242.04', THENCE S88°19'31"E 166.97', THENCE S01°40'33"W 190.14', THENCE N88°19'27"W 18.36', THENCE S00°46'14"W 20.71', THENCE N87°18'06"W 39.20', THENCE N02°41'54"E 22.11', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16.75' FOR A CHORD BEARING AND DISTANCE OF N31°29'13"W 18.32', THENCE N01°39'25"E 61.16', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.27' FOR A CHORD BEARING AND DISTANCE OF N39°40'29"W 26.24', THENCE N88°19'31"W 43.90', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16.75' FOR A CHORD BEARING AND DISTANCE OF N43°21'38"W 23.67', THENCE N01°36'16"E 20.24', THENCE N88°23'17"W 122.02', THENCE N01°39'22"E 35.00', THENCE S88°23'17"E 80.15', THENCE N01°06'31"E 238.48', THENCE N88°19'05"W 77.88', THENCE N01°39'22"E 40.21' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS.

ELECTRIC UTILITY EASEMENT PER THIS PLAT:
A VARIABLE WIDTH ELECTRIC UTILITY EASEMENT LOCATED IN A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE S02°15'00"W 39.57' TO THE SOUTH RIGHT-OF-WAY IN ARKANSAS STATE HIGHWAY 102 (SOUTHWEST 14TH STREET), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S86°44'05"E 50.24', S87°13'47"E 208.27', S87°16'42"E 24.67', THENCE LEAVING SAID RIGHT-OF-WAY S02°43'18"W 20.27' TO THE TRUE POINT OF BEGINNING AND RUNNING, THENCE S88°00'00"E 14.00', THENCE S02°00'00"W 5.11', THENCE S48°03'45"E 43.05', THENCE S01°39'25"W 258.34', THENCE S88°20'40"E 0.99', THENCE S01°39'20"W 14.00', THENCE N88°20'40"W 0.99', THENCE S01°39'25"W 24.41', THENCE S43°20'52"E 7.10', THENCE S01°39'19"W 84.21', THENCE S88°26'28"E 39.66', THENCE N01°20'59"E 68.97', THENCE N01°55'32"W 75.63', THENCE N01°34'30"E 67.51', THENCE N01°49'59"E 73.17', THENCE N01°34'10"E 76.09', THENCE N00°24'59"E 12.56', THENCE N00°37'27"E 40.47', THENCE S88°00'00"E 10.00', THENCE S00°37'27"W 31.64', THENCE S88°23'18"E 4.55', THENCE S01°36'42"W 14.00', THENCE N88°23'18"W 4.28', THENCE S00°28'21"W 7.22', THENCE S01°34'10"W 76.20', THENCE S01°49'59"W 65.80', THENCE S88°09'57"E 7.60', THENCE S01°50'03"W 14.00', THENCE N88°09'57"W 7.55', THENCE S01°35'24"W 60.55', THENCE S01°55'32"E 75.61', THENCE S01°21'31"W 61.82', THENCE S04°13'54"E 18.25', THENCE S88°20'38"E 5.44', THENCE S01°39'22"W 14.00', THENCE N88°20'38"W 7.14', THENCE S01°37'20"W 39.20', THENCE S01°23'17"E 16.36', THENCE S01°39'22"W 227.38', THENCE S88°00'00"E 3.80', THENCE S02°00'00"W 13.50', THENCE N88°00'00"W 13.72', THENCE N01°23'17"W 16.36', THENCE N01°39'22"E 240.55', THENCE N01°37'20"E 43.21', THENCE N01°20'59"E 10.92', THENCE N88°26'28"W 49.71', THENCE N01°39'19"E 90.08', THENCE N43°20'52"W 7.10', THENCE N01°39'25"E 28.55', THENCE N88°20'40"W 3.01', THENCE N01°39'20"E 14.00', THENCE S88°20'40"E 3.01', THENCE N01°39'25"E 253.71', THENCE N48°03'45"W 36.51', THENCE N88°00'00"W 9.04', THENCE N02°00'00"E 14.00' TO THE POINT OF BEGINNING, CONTAINING CONTAINING 0.29 ACRES, MORE OR LESS.

VICINITY MAP



VICINITY MAP NOT TO SCALE

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED L2024-3802.
2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
4) THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OF PLAN.
5) WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
6) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
7) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
8) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER & ELECTRIC SERVICE.
9) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
10) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
11) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
12) THERE ARE EXISTING STRUCTURES ON THE SURVEYED PROPERTY THAT ARE TO BE DEMOLISHED. THE EXISTING STRUCTURES ARE NOT SHOWN ON THIS SURVEY.

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

A PORTION OF THIS PROPERTY IS WITHIN THE CITY OF BENTONVILLE'S BASE LEVEL ENGINEERING (BLE) AREA, WHICH IDENTIFIES ADDITIONAL AREAS OUTSIDE OF THE SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO PERIODIC FLOODING EVENTS THAT RESULT IN LOSS OF LIFE OR PROPERTY, POSE HEALTH AND SAFETY HAZARDS, DISRUPT COMMERCE AND GOVERNMENTAL SERVICES, AND CAUSE EXTRAORDINARY PUBLIC EXPENDITURES FOR FLOOD PROTECTION AND RELIEF, ALL OF WHICH ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE U.S. ARMY CORE OF ENGINEERS FLOODPLAIN DETERMINATION WAS COMPLETED WITH THE LARGE SCALE PROJECT ASSOCIATED WITH THIS INCIDENTAL SUBDIVISION.

FOR MORE INFORMATION ON THE BENTONVILLE BASE LEVEL ENGINEERING AREAS, PLEASE VISIT:

https://www.bentonvillear.com/DocumentCenter/View/10027/Ord-No-2022-099_BLE-Flood-data

AND

https://webapps.usgs.gov/infrm/estBFE/.

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 #05007C0235K. DATED 6/5/2012)

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: ______________________
DERRICK THOMAS - REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #1335 ARKANSAS ENGINEER

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.

JP BENTONVILLE LLC
174 W STAVE MILL RD
ROGERS, AR 72756

SOURCE OF TITLE: WARRANTY DEED L202403802

DATE OF EXECUTION: __________

PRINTED: ______________________ SIGNED: ______________________

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

____
NOTARY PUBLIC

PROPERTY OWNER/DEVELOPER:
JP BENTONVILLE LLC
174 W STAVE MILL RD
ROGERS, AR 72756

CONTACT INFO:
josan-gurmeet@yahoo.com

0' 40' 80' 120'
GRAPHIC SCALE (IN FEET)
1 Inch = 40ft.

STATE RECORDING NUMBER:
500-19N-31W-0-02-410-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF MARCH, 2025.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1642 DERRICK L. THOMAS SIGNATURE

DRAFT

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.

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

DATE OF EXECUTION: ______________________

SIGNED ______________________
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED ______________________
MAYOR, CITY OF BENTONVILLE

SIGNED ______________________
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE PROJECT #LS25-0012

DRAWING #23-024 INC. SUB. 2025

FOR USE AND BENEFIT OF:

JP SPECIALTY LLC

ADDRESS:
3331 SW 14TH STREET
BENTONVILLE, ARKANSAS

DATE: 11/12/25	SCALE:	1"=40'
LOCATION: SECTION: 02 TOWNSHIP: 19 NORTH RANGE: 31 WEST	SURVEYED:	JRICH
	DRAFTED:	BA
	REVIEWED:	DT
	DRAFT DATE: 11/12/25	
	COA #1335	

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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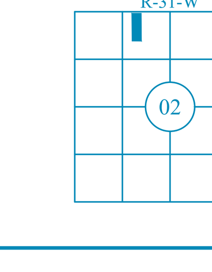
Location Map:



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

(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
COMPUTED POINT
FENCE CORNER POST
BOLLARD
GAS METER
GAS VALVE
CABLE PEDESTAL
TELEPHONE PEDESTAL
YARD HYDRANT
WATER METER
FIRE HYDRANT
STORM SEWER MH
CLEANOUT
SEPTIC LID
POWER POLE
LIGHT
ADJ. LAND OWNER
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
UTILITY EASEMENT (EXISTING)
UTILITY EASEMENT (PER THIS PLAT)
DRAINAGE EASEMENT
ACCESS EASEMENT

SUBMITTAL #	DATE
SUBMITTAL #1	04/07/25
SUBMITTAL #2	09/16/25
SUBMITTAL #3	09/30/25
SUBMITTAL #4	11/12/25

904 NW B Street, LLC / Bliss

904 Northwest B Street

PC Date: 12/2/2025

Staff Report Details

Project Number	(RZ25-0045)
Applicant / Current Owner	Bliss
Site Area	0.41 Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	

Property Description

The subject property is located at 904 NW B St. The property is presently zoned R-1, Low Density Single Family Residential with a Future Land Use Map designation of Walkable Neighborhood.

Project Details

The applicant has requested a rezoning of the property from a R-1, Low Density Single Family Residential, to DN-2, Downtown Medium Density Residential. The applicant states that the purpose of this request is to utilize the lot more efficiently and in a manner that better supports the City's long-range vision for the downtown area. The applicant also states that the current R-1 zoning limits the property to single-family use, which underutilizes the parcel's proximity to the downtown core, public amenities, and multimodal transportation options. The applicant further states that a reclassification to DN-2 will enable development that better aligns with the Future Land Use Map (FLUM) and Downtown Bentonville's goals for compact, walkable neighborhoods that encourage diverse housing options and support the vitality of the downtown district.

Relationship to the Community Plan

Relationship to the Community Plan

The Community Plan calls for sustainable growth by combining compatibly-scaled single family homes, townhomes, and apartment building in a neighborhood setting in order to provide a high degree of housing diversity while also allowing for more people of different circumstances to share the same neighborhood. The application is consistent with the Community Plan. The zoning request supports the goals of the Bentonville Community Plan in having diverse housing options and mixed-uses that make it easy to walk and bike for frequent trips within the same neighborhood.

Public Comment

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

Analysis / Waivers

The applicant states in their narrative that they are requesting the rezoning based on a desire to utilize the lot more efficiently and in a manner that better supports the City's long-range vision for the downtown area. Properties surrounding the subject property have a designated land use place type of Walkable Neighborhood.

Consistency
The proposed DN-2, Downtown Medium Density Residential, zoning district is consistent with the adopted Future Land Use Map under **Standard Review** and is consistent with the Community Plan's guiding principle of thoughtful growth.

Impact
The impact of this rezone, if developed under the proposed DN-2 zone, is an increase in housing diversity within walking distance of downtown, boost in the downtown area's economic health by placing more residents near local businesses, parks, and cultural amenities. The applicant states an additional purpose for this rezone is to preserve the community scale through DN-2 form standards that ensure compatible height, setbacks, and design with adjacent homes. Development of this rezoned property could encourage more workers to live near their jobs, with more use of alternative modes of transportation such as biking or walking, and less congestion and impacts on road infrastructure.

Compatibility
This would not be the first rezone on Northwest B Street in this neighborhood. Some of the rezones include properties directly south, north, and east of the subject property, which were rezoned from R-1, Low Density Single Family Residential, to DN-1, Downtown Low Density Residential, and DN-2, Downtown Medium Density Residential. There are existing R-1 zones to the north, east, south and west of the subject property, but R-1 is not allowable under the alignment policy, and all allowable zoning districts in the Walkable Neighborhood place types are higher in density than R-1.The subject property is less than 200 feet from a Downtown Collector, NW A St, less than a half-mile from the greenway trail system, and a half-mile from the Downtown Square.

Intensity
The parcel is located within the Walkable Neighborhood place type which includes the some of the city's higher intensity neighborhoods. A DN-2 zoning district allows for single family, and for increased neighborhood density with two-family and townhouse dwellings.

Orderly Transition
This rezone request supports an orderly transition of land use by bridging the gap between higher-intensity

Analysis / Waivers

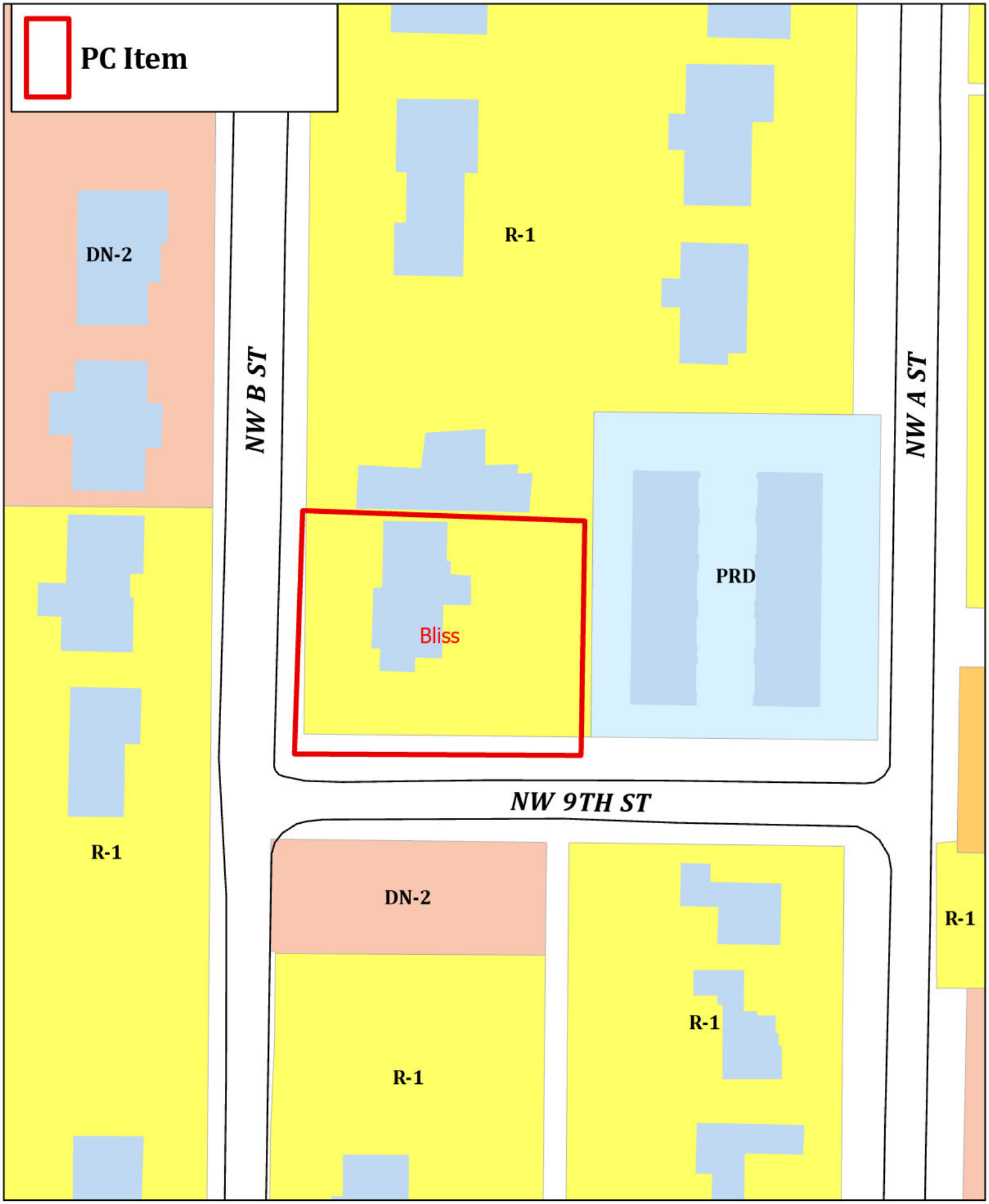
zoning districts within the downtown area and the adjacent low-density residential neighborhoods. It allows for thoughtful development that aligns with he City's growth while maintaining visual and social cohesion.

Conclusion

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

Additional Details

Sewer / Water Department Comments: This proposed request is consistent with the adopted land use plan. This property is located within the Town Branch sewer basin and there are multiple sections of the downstream sewer interceptor line that are at capacity. Any new structure/development that will increase sewer flows will not be approvable until these downstream constraints are resolved. If you have questions, please reach out to the technical services team at 479-271-3140 or you can email me directly at jingle@bentonvillear.com.



RZ25-0045
Bliss R-1 to DN-2
904 NW B ST

Rezoning Narrative for 904 NW B Street, Bentonville, Arkansas

Owner/Applicant: Suraya Bliss, Owner/Manager, 904 NW B St LLC
Parcel Number: 01-03658-001
Current Zoning: R-1 (Single Family Residential)
Proposed Zoning: DN-2 (Downtown Medium Density Residential)

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1. Current Ownership and Proposed Sales

The property at 904 NW B Street is owned by **Suraya Bliss**, Manager of **904 NW B St LLC**. The intent of this rezoning request is to align the property's zoning designation with the evolving land use goals of the City of Bentonville and the character of its surrounding neighborhood.

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2. Reason for the Rezoning Request

The request to rezone from **R-1 to DN-2** is based on a desire to utilize the lot more efficiently and in a manner that better supports the City's long-range vision for the downtown area. The current R-1 zoning limits the property to single-family use, which underutilizes the parcel's proximity to the downtown core, public amenities, and multimodal transportation options.

Reclassification to DN-2 will enable development that better aligns with the **Future Land Use Map (FLUM)** and **Downtown Bentonville's goals** for compact, walkable neighborhoods that encourage diverse housing options and support the vitality of the downtown district.

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3. Consistency with the Future Land Use Map (FLUM)

According to Bentonville's **Future Land Use Map and Alignment Policy**, this area is designated for **Downtown Neighborhood** development. The proposed **DN-2 zoning** is fully consistent with this land use designation, which encourages moderate-density residential development, accessory dwelling opportunities, and context-sensitive infill that supports downtown vibrancy.

---

4. Impact on the Community

Rezoning to DN-2 will:

- **Increase housing diversity** within walking distance of downtown.
- **Support downtown economic health** by placing more residents near local businesses, parks, and cultural amenities.
- **Preserve community scale** through DN-2 form standards that ensure compatible height, setbacks, and design with adjacent homes.
- **Promote sustainability** through efficient land use and reduced reliance on vehicular trips.

5. Compatibility with Surrounding Context

The subject property is surrounded by a mix of residential and transitional zoning districts. The proposed DN-2 designation complements the existing development pattern and will create a more orderly and intentional transition between lower-density residential areas and the denser downtown core. The DN-2 form standards ensure that any future development remains compatible in height, setback, and appearance with neighboring homes.

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6. Intensity of Requested Zoning

The **DN-2 district** represents a modest increase in intensity that is appropriate given the property's proximity to **Downtown Bentonville**, public parks, and existing infrastructure. The change supports the city's goal of promoting **infill development** and **density in walkable areas**, consistent with the **Downtown Subarea Plan** and **2040 Comprehensive Plan**.

---

7. Orderly Transition of Land Use

This rezoning supports an **orderly transition** of land use by bridging the gap between higher-intensity commercial and mixed-use areas of downtown and the adjacent low-density residential neighborhoods. It allows for thoughtful development that evolves with the city's growth while maintaining visual and social cohesion.

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8. Circulation of People and Goods

DN-2 zoning supports **multimodal transportation goals**, encouraging walking and biking through its proximity to downtown amenities, trails, and public transit routes. Increased residential density in this area supports the **efficient movement of people** while minimizing traffic congestion by placing more residents close to daily destinations.

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9. Appropriate and Best Use of Land

The requested rezoning allows the property to reach its **highest and best use** consistent with city policy. Given its downtown location, access to existing infrastructure, and alignment with Bentonville's growth vision, DN-2 zoning enables a use pattern that is both **economically and environmentally efficient**.

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10. Efficiency and Economy in the Development Process

Rezoning to DN-2 maximizes the use of **existing utilities and infrastructure**, reducing the need for new public investment. It supports **compact development**, which minimizes land consumption, shortens utility runs, and contributes to more sustainable urban growth patterns.

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11. Adequate Public Utilities and Facilities

The property is fully served by existing city utilities, including water, sewer, and power. No additional public improvements are necessary to accommodate development under DN-2 standards.

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12. Enhanced Review Criteria

While DN-2 falls within the **Downtown Neighborhood** category, which encourages context-sensitive infill, this proposal meets the **Enhanced Review Criteria** by ensuring:

- **Compatibility** with surrounding properties through scale and design.
- **Connectivity** to existing pedestrian and vehicular networks.
- **Consistency** with the **Downtown Subarea Plan** and **Bentonville 2040** goals for compact, connected growth.

Conclusion

Rezoning **904 NW B Street** from **R-1 to DN-2** is consistent with **Bentonville's Future Land Use Map, Alignment Policy, and Comprehensive Plan**. It promotes an efficient, context-appropriate, and sustainable use of land that supports the city's goals for **housing diversity, walkability, and economic vitality**. This request represents a logical step in Bentonville's ongoing growth toward a **more livable and balanced downtown community**.

Alex and Elise Lake Recovable Trust (Improperly noticed public hearing - no action possible)

802 Southwest Second Street

PC Date: 12/2/2025

Staff Report Details

Project Number	(RZ25-0047)
Applicant / Current Owner	Lake, Alex N & Elise D Co-Trustees
Site Area	0.21 Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	DN-2 Downtown Medium Density Residential
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	PLA25-0033

Property Description

The subject property is located at 802 SW 2nd Street. The property is presently zoned R-1, Low Density Single Family Residential with a future land use map designation of Traditional Neighborhood.

Project Details

This project was improperly noticed as the public hearing date was not included on the mailers. Staff recommends that the public hearing be held and an additional public hearing be properly be noticed before any Planning Commission action on the project.

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential. The applicant states the purpose of this request for DN-2 is that DN-2 setbacks would allow for the construction of a home that matches the existing neighborhood character. The applicant states that the current R-1 setbacks will significantly diminish the buildable area for any redevelopment after right-of-way dedications are made according to the Master Street Plan. Surrounding districts include R-1, Low Density Single Family Residential, C-2, General Commercial, R-O, Residential Office, and DN-1, Downtown Low Density Residential. The applicant makes note of several DN-2 properties that are one to two blocks away on SW F St and SW Glover St. Any shortages in either right of

Project Details

way or needed public improvements are not the subject of this rezone request and would be a condition of any Large Scale Development.

Relationship to the Community Plan

The Community Plan calls for developments within Traditional Neighborhood to serve as a bridge between denser, more mixed-use Walkable Neighborhoods. The application is consistent with the Community Plan, under an enhanced review. The zoning request supports the goals of the Bentonville Community Plan in having walkable blocks of single family homes, townhomes, and small-scaled apartment buildings that provide diverse housing opportunities while easing the way towards areas of single family homes only. The future land use map has designated the area immediate south of the subject property as Walkable Neighborhood.

Public Comment

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

Analysis / Waivers

The applicant states the purpose of this request for DN-2 is that DN-2 setbacks would allow for the construction of a home that matches the existing neighborhood character. The applicant states that the current R-1 setbacks will significantly diminish the buildable area for any redevelopment after right-of-way dedications are made according to the Master Street Plan. Properties surrounding the subject property have designated land use place types of Traditional Neighborhood and Walkable Neighborhood.

Enhanced Review Criteria

The proposed rezone is likely to implement the Traditional Neighborhood place type, which includes single family homes, townhomes and small-scale apartments. The rezone would allow any redevelopment to serve as a bridge between the denser, more mixed-use place type of Walkable Neighborhood to the south and the other Traditional Neighborhood place type properties. While the existing R-1, Low Density Single Family zoning is consistent with the alignment policy, the requested zoning may serve as a transitional development between the Traditional Neighborhood and Walkable Neighborhood place types; however, it does require enhanced review. Furthermore, the property is located one-tenth of a mile from S Walton Blvd, a four-laned arterial road, one block south of W Central Ave, a Downtown Collector, one block east of the Urban Corridor place type, one block north of the Regional Central place type, and a half-mile from Downtown. The location of this parcel allows many trips to be made as a pedestrian to both downtown destinations and the North Walton corridor.

Consistency

The proposed rezone is consistent with the adopted Future Land Use Map under Enhanced Review and consistent with the Community Plan's guiding principle of thoughtful growth. The applicant states that the adjacent properties are currently zoned R-1 with several DN-2 zoned properties just one to two blocks away on SW F St and SW Glover St.

Impact

The impact of this rezone on the community, if developed under the proposed DN-2 zone instead of R-1, is smaller setbacks and larger allowable lot coverage. There are Master Street Plan issues on G St. that relate to the former alley being classified as a Downtown Local that may play into any development proposals.

Analysis / Waivers

Compatibility
The applicant states that several lots have been redeveloped in the area with either larger homes or multiple units. The potential development with a DN-2 designation increases the buildable space on the lot which would allow for similar housing to be developed.

Intensity
The applicant writes that while the subject property is within the Traditional Neighborhood place type, the requested rezone would be consistent with the vision to be a bridge to the Walkable Neighborhood place type that is located to the immediate south of the subject property.

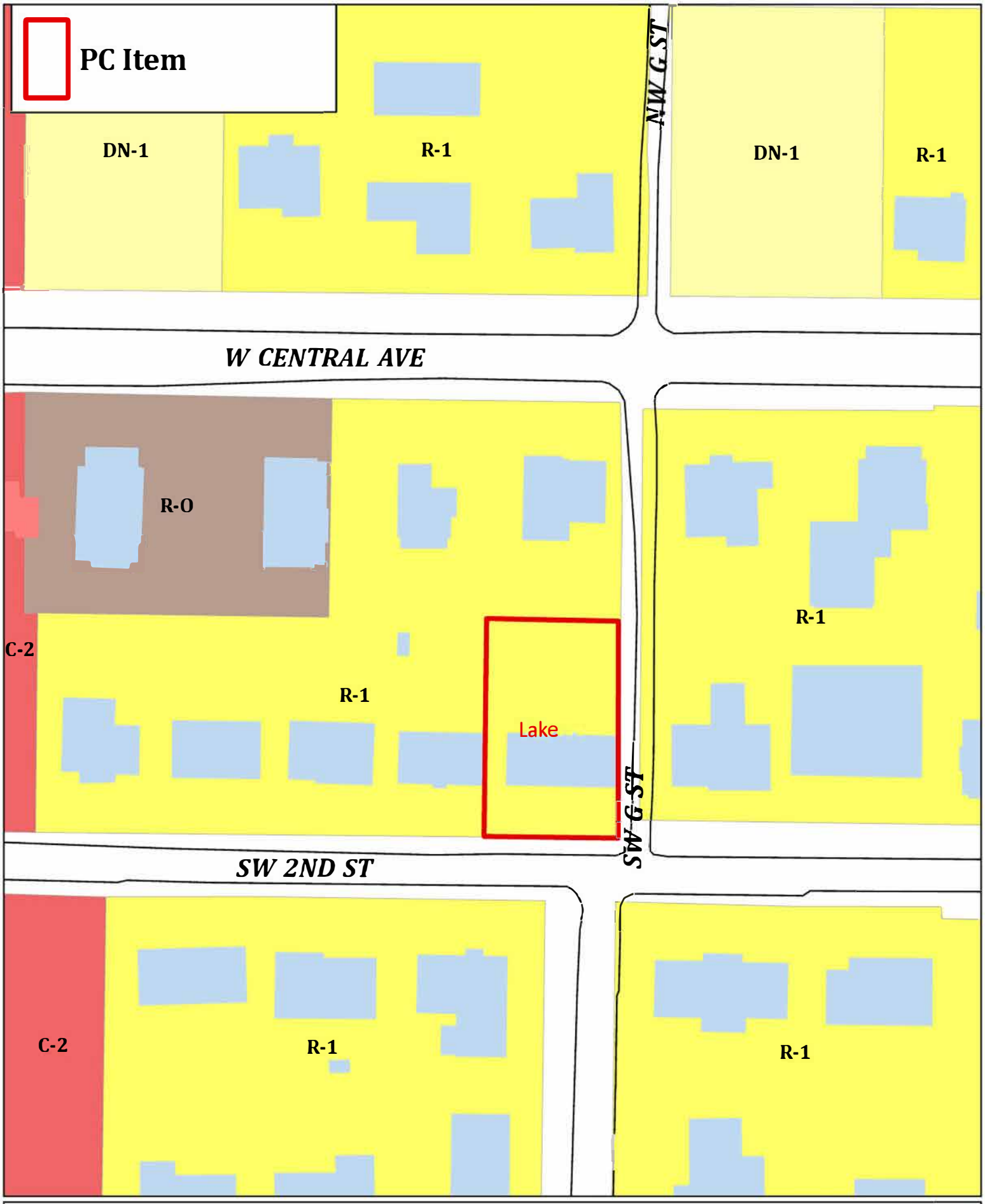
Orderly Transition
The applicant states that the DN-2 zoning will increase the ability for any future redevelopment to be consistent with other dwellings that have been built or are currently being development. The applicant further states that larger homes have been built within the same Traditional Neighborhood place type, i.e. 705 W Central, and a duplex at 708 SW 2nd St. This is not an apples-to-apples comparison as 705 W Central is twice the size of the subject lot. The DN-2 request does provide an orderly transition when viewed from the north to the south by acting as a bridge between the Traditional Neighborhood and Walkable Neighborhood place types.

Conclusion

Once the public hearing has been properly noticed, there are compelling reasons to recommend approval of this application: it is at the intersection of two Downtown Local Streets, and it is at the border of the Traditional Neighborhood Walkable Neighborhood Place Types. The lack of proximate similar DN-2 zoned properties is of concern. Staff supports this request if the Commission believes that this is the first of similar applications in the area. If not, staff recommends a DN-1 zone to allow the rest of the area time to transition to the new Future Land Map. Both zoning districts are consistent with the goals of the community plan, the alignment policy and built environment in the area.

Additional Details

Water / Sewer Department Comments: The approved zoning request is consistent with the adopted land use plan as an enhanced review type under the traditional neighborhood category. The property is located with the Town Branch sanitary sewer basin and there are currently downstream interceptor lines that are at capacity. Increasing the sewer discharge from this site will only be permitted once there is an approved plan in place to resolve the downstream capacity issues. If you have any questions regarding this property and the sewer capacity, please reach out at 479-271-3140 or email me at Jingle@bentonvillear.com



RZ25-0047
Lake R-1 to DN2
802 SW 2ND ST

COLDWELL BANKER | HARRIS McHANEY & FAUCETTE

Dear Bentonville Planning Commission,

We, Marcus Necessary and Chris DuBose, Realtors with Coldwell Banker Harris McHaney and Faucette, represent Alex and Elise Lake in the sale of their property, 802 SW 2nd St and this proposed rezoning. We are requesting an Enhanced Review in order to rezone from R-1 to DN-2. The DN-2 setbacks would allow for the construction of a home that matches the existing neighborhood character. The current setbacks significantly diminish the buildable area with the current ride of way dedications.

REZONING REQUEST CRITERIA

CONSISTENCY

The adjacent properties are currently zoned R-1 with several DN-2 zoned properties just one to two blocks away on SW F St. and SW Glover St. Additionally, Per the Future Land Use Plan there are already DN-1 designations within the same area zone for Traditional Neighborhood. Further, in regards to The Alignment Policy the requested DN-2 is consistent with the future land use map for this property and the vision and policies of the community plan, inherently reflected in the future land use map.

IMPACT

A DN-2 designation will have minimal impact on the immediate area. It simply allows for more buildable space on the current lot that is consistent with surrounding properties.

COMPATIBILITY

Several lots have been redeveloped in the area with either larger homes or multiple units. The potential development with a DN-2 designation increases the buildable space on the lot which would allow for similar housing to be developed.

INTENSITY & ORDERLY TRANSITION

With the subject property residing in a traditional neighborhood it is consistent with the vision to be a bridge to the immediate walkable neighborhoods zoned on the south side of SW 2nd and the nearby suburban zoned neighborhoods to the west of North Walton.

STANDARD REVIEW CRITERIA

IMPLEMENTATION AND DEVELOPMENT

The DN-2 designation for this lot is intended for the implementation and development of consistent types of dwellings within the parameters of the Future Land Use Plan.

ADEQUATE INFASTRUCTURE
Utilities are readily available with water access coming from 2nd St. and sewer access coming from G St.

ENHANCED REVIEW CRITERIA

BOUNDARY ZONING MATCH
The Future Land Use Map shows the inclusion of properties that have been zoned DN-2 within the Walkable Neighborhood zone that is adjacent to the southern border of the subject property.

MOBILITY ABSORPTION
The subject property is less than a quarter mile from Walton Blvd and the greenway, so additional mobility would be absorbed by existing infrastructure.

ALTERNATIVE TRANSPORTATION
Alternative transportation is not provided in close proximity to the subject property.

ADJACENT TO VACANT LAND
This lot is not adjacent to vacant land and therefore there are no concerns regarding the development of similar character.

CONSISTENT WITH DEVELOPMENT PATTERN
The DN-2 designation will increase the ability for development that is consistent with other dwellings that have been built or are currently being developed. Not only have larger homes been built within the same Traditional Neighborhood zone, i.e. 705 W Central but a duplex can be found at 708 SW 2nd as well.

ADVANCING THE GOALS
This DN-2 designation will fall within the vision for thoughtful and strategic growth that allows for consistent development with the surrounding and developing area.

Thank you,

Marcus Necessary / Chris DuBose
COLDWELL BANKER
HARRIS McHANEY & FAUCETTE

MICHAEL GARDNER

709 W Central Ave, Bentonville, AR 72712 | 479/381-9901 | gardnernwa@gmail.com

November 24, 2025

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

Bentonville Planning Department:

This letter shall express my concerns over a proposed rezoning of 802 SW 2nd Street, Bentonville, AR.

First, I received a certified envelope with the attached Notice form. The form failed to include the date of any public hearing. As such, any action by the Planning Commission would be void for failure to provide advance notice.

Second, I would suggest the appropriate downtown zoning district would be DN-1. Our Zoning Code prefaces downtown residential zones in Section 401.07-B. In Subsection (a)(2), the Code provides DN-2 allows "increased single family density through small lot widths where **alleys and infrastructure support such development**" (emphasis added).

I believe the infrastructure of SW 2nd Street and G Street are insufficient to support increased density for the following reasons.

- There are no adjacent DN-2 or parcels adjacent to this property. It would appear to be spot zoning.
- SW 2nd Street has no structures handling stormwater. It is served solely with open ditches. SW 2nd Street has a narrow roadway resulting in unprotected drops into open ditches.
- There are no sidewalks along SW 2nd Street (either side) nor on G Street. Walking in this area is dangerous given the narrow road profiles and lack of sidewalks.

- The placement of utility poles at both G Street and F Street are placed very close to the edge of pavement resulting in insufficient turning radii at the intersections of G Street and SW 2nd Street and F Street and SW 2nd Street. Vehicles can't turn north on G when westbound without leaving their lane. They also can't turn west on SW 2nd when southbound of F Street without leaving their lane.
- G Street is presently a one-way street that is narrow and adjacent property owners often park or block the street. This street became more important with the opening of Lumen, a multi-family a block to the south with access to SW 3rd Street & G Street. Since the opening of Lumen, there have been no improvements in the infrastructure in this area.
- There is insufficient stormwater infrastructure in this area. There is frequently flooding of stormwater in this intersection, SW 2nd & G Streets, along with W Central Ave & G Street.

I believe the DN-1 zoning classification is appropriate without a commitment by the city or landowner for major improvements to the infrastructure in this area.

Thank you for your consideration.

Sincerely,

Michael Gardner

NOTICE OF INTENT TO REZONE

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

R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

Lot/Block S/2 E75' 4/ Sub: Dickson Add Bentonville, Benton County

~~The common description of the property is:~~ 802 SW 2nd St. Bentonville, AR 72712

The public hearing will be held _____, 20 25 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

This is a defective notice.

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

☐ I / we have no objections to the rezoning.

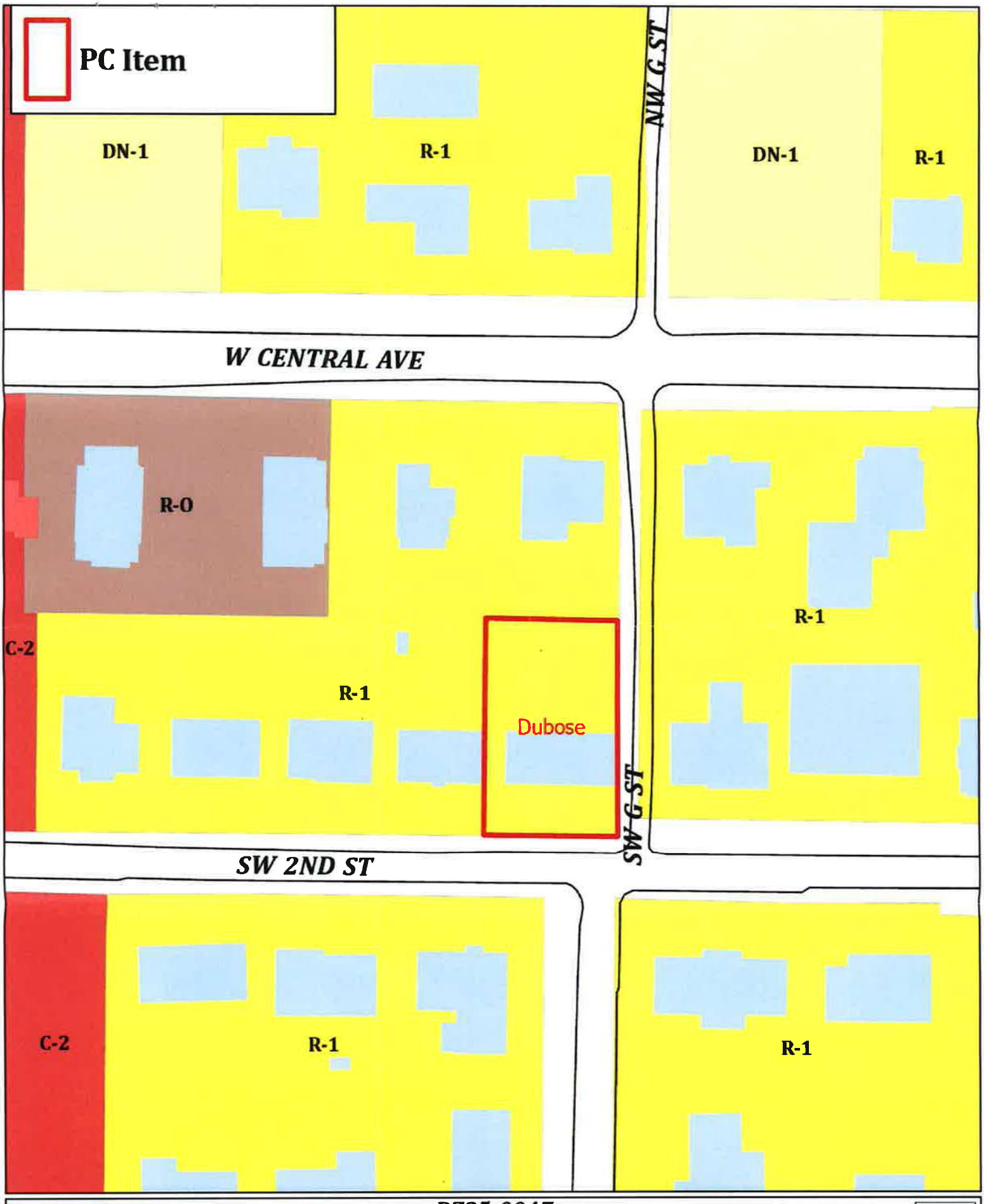
☒ I / we object to the rezoning because:

This property would more appropriately be served as DN-1. Sec. 401.07 B(a)(2) Indicates DN-2 is to allow increased density ... "where alleys and infrastructure support such development." This parcel property suffers from poor storm drainage, and a narrow street (G Street) along with ~~SW 2nd~~ no curb + gutter on SW 2nd Street with insufficient radius ~~to~~ at SW 2nd + G and SW 2nd + F Street. ~~SW~~ SW & 2nd needs significant improvement to support increased density

Michael Gardner 709 W. Central Ave. Bentonville, AR

Signature and Physical Address Signature and Physical Address

The South 1/2 of the East 75 feet of Lot 4, Dickson's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record Q at Page 22 and filed for record at the Benton County Clerk's Office, Benton County, Arkansas.



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RZ25-0047
Dubose R-1 to DN2
802 SW 2ND ST

COLDWELL BANKER | HARRIS McHANEY & FAUCETTE

809 S 52ND ST
ROGERS, AR 72758

CERTIFIED MAIL

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Retail

RDC 99

72712

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FCM LG ENV
CAVE SPRINGS, AR 72718
NOV 12, 2025

$7.20

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Michael + Belinda Gordner
709 W Central Ave
Bentonville, AR 72712

Each office is independently owned and operated

Cilp Realty LLC / United Industries - Material Storage Extension

SE 5th Street, north of Respect Dr.

PC Date: 12/2/2025

Staff Report Details

Project Number	(CU25-0035)
Applicant / Current Owner	Cilp Realty LLC
Site Area	+/- 4.17 Acres
Current Zoning	I-2, Heavy Industrial
Requested Zoning	
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	
Development Type / Use	Bulk Storage of Highly Flammable Material
Related projects	CU20-0018, CU21-0017, CU22-0030, CU23-0032

Property Description

This property is located along Southeast 5th Street, just north of Respect Drive. It is directly west of the United Industries facility. The property is zoned I-2, Heavy Industrial with a land use designation of Regional Center. Adjacent zoning districts include I-2, Heavy Industrial to the North, East, and West, the Walmart Campus (PUD) to the South, as well as C-2, General Commercial to the Northwest. This property has direct access to Southeast 5th Street, and indirect access to Martin Luther King Jr. Parkway through the United Industries property.

Project Details

The applicant is requesting a 2-year extension to the previously approved series of CUPs that have covered the property since 2020. The applicant has planted an evergreen screen along the property to shield views from the 5th Street right of way.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

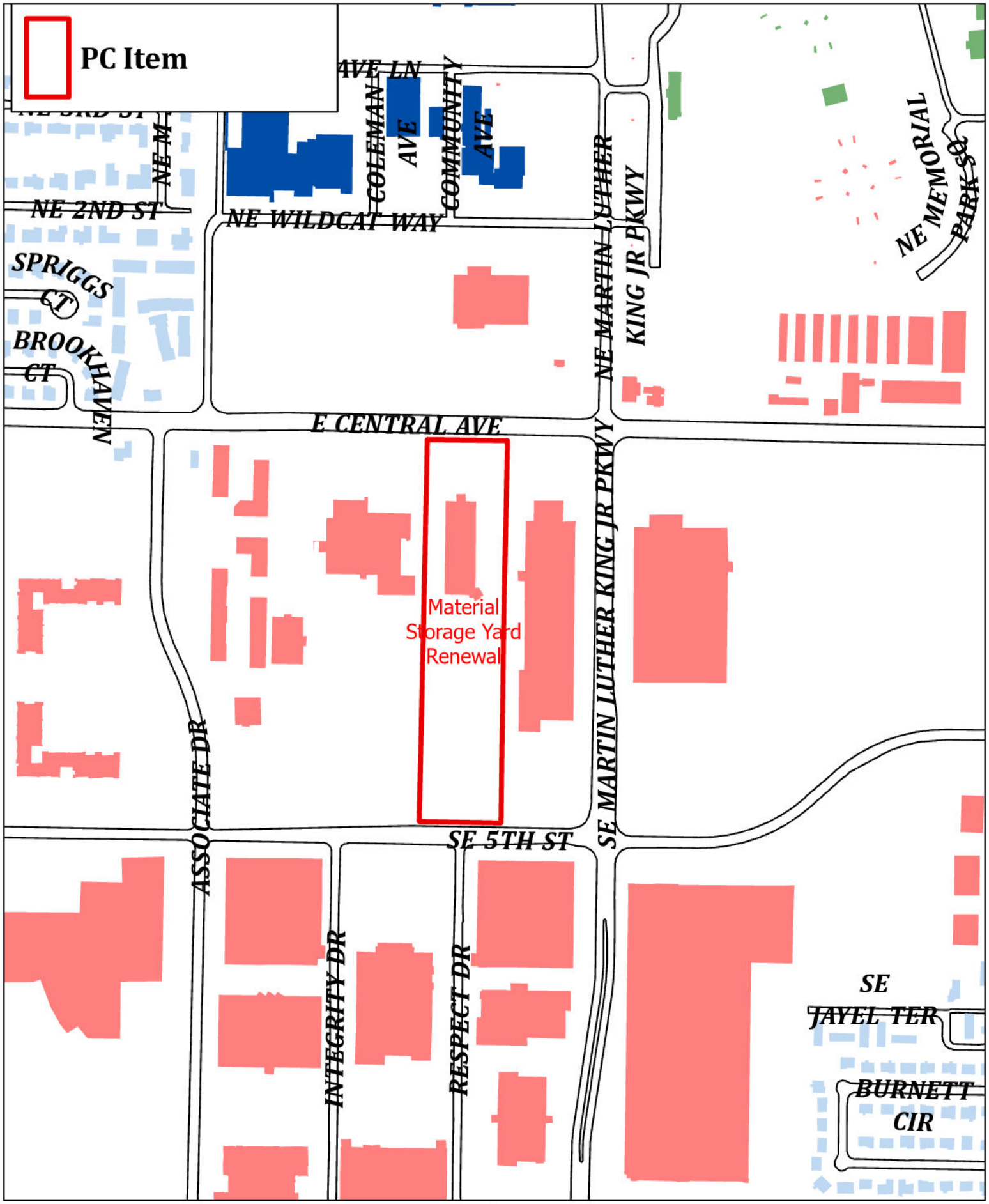
The applicant has planted landscaping to help screen the temporary storage area from public view however the stored materials are larger than the screen. Concerns pertaining to the storage of the highly flammable materials in close proximity to the structure are proposed to be mitigated with the proposed Conditions of Approval numbers 2 and 3.

Conclusion

The applicant has requested a 2-year extension to the previously approved CUPs which have been in effect since 2020. Staff recommends approval with the following conditions of approval:

1. A tree screening shall be maintained to effectively screen the storage area from view of 5th Street.
2. Applicant shall provide a visual delineation around the building, acceptable to the fire marshal, beyond which no materials shall be stored.
3. Applicant shall keep the rear dock clear. All other storage areas shall be kept tidy and orderly and in compliance with all applicable public safety codes and standards.

Additional Details



CU25-0035
Material Storage Yard Renewal
1900 E. CENTRAL AVE

UNITED INDUSTRIES
ULTRABOARD

10/24/2025

Stephen Lindsey
Director of Operations
United Industries
slindsey@ultraboard.com

To whom it may concern,

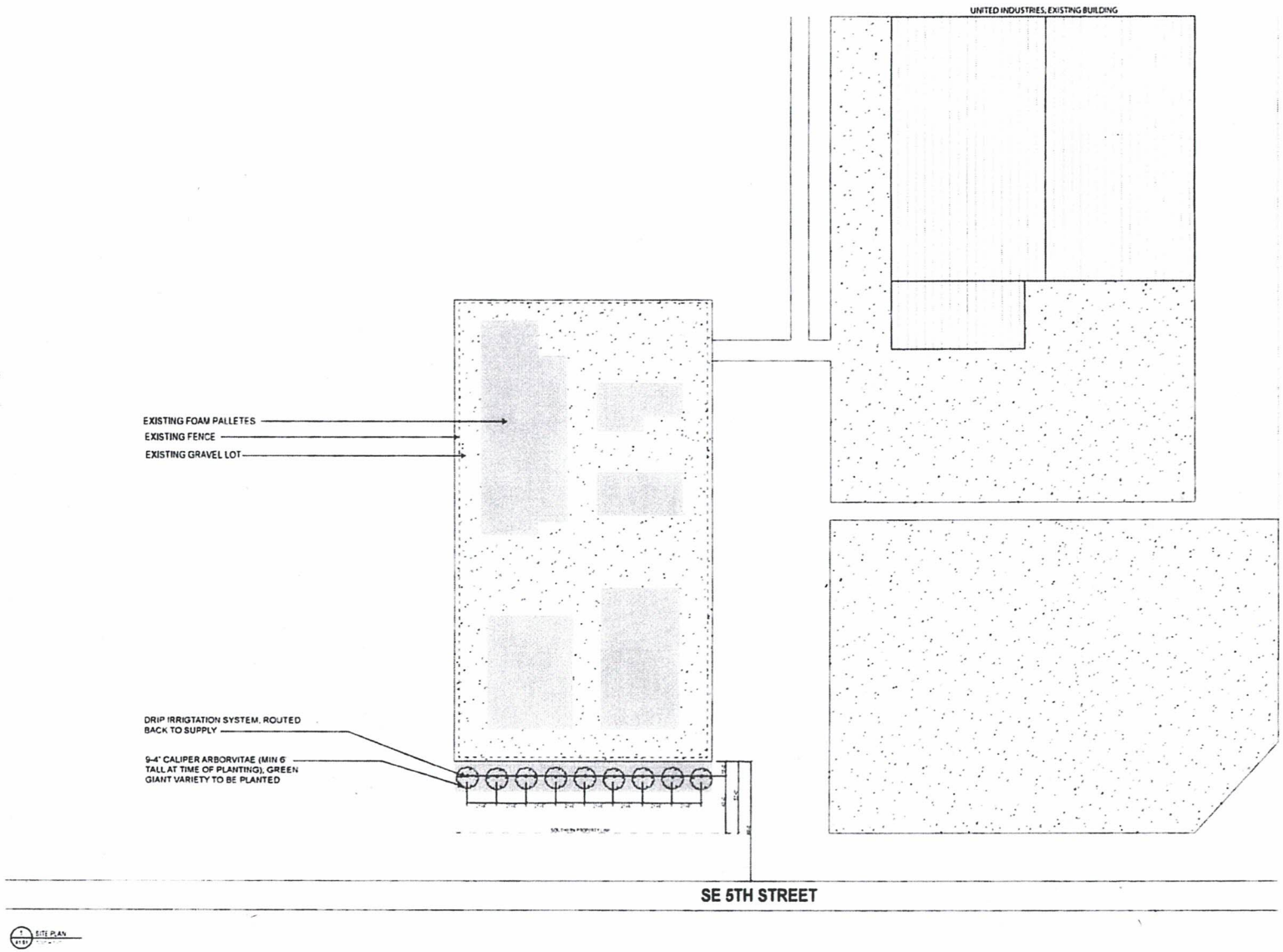
United Industries is respectfully requesting the City of Bentonville's renewal of the conditional use permit for parcel 01-08426-000 in Bentonville. The use is a gravel material storage lot for use by United Industries to store product. The lot is approximately 1 acre in size and is accessed by a gravel drive from United Industries storage lot to the east. Due to the intended use being for storage purposes only, there are no parking or lighting needs at this time. The hours of operation will be on an as needed basis for operation by United Industries. Please see attached site plan for location of the site.

Please let me know if you have any questions or concerns.

Sincerely,

United Industries

Stephen Lindsey, Director of Operations



NOT FOR CONSTRUCTION

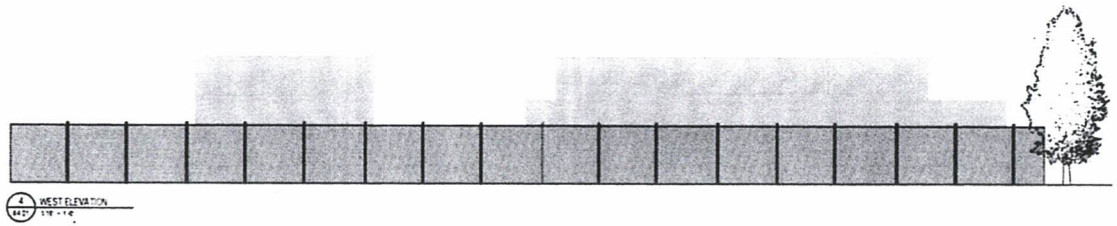
OUTDOOR EXTERIOR SCREEN STRATEGY FOR
UNITED INDUSTRIES
1900 E CENTRAL AVE BENTONVILLE, AR 72712

08/28/23

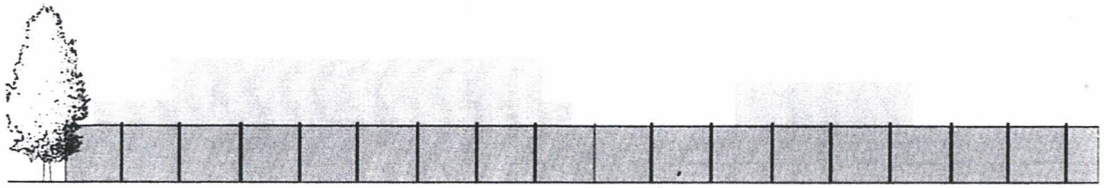
SITE PLAN

A1.01

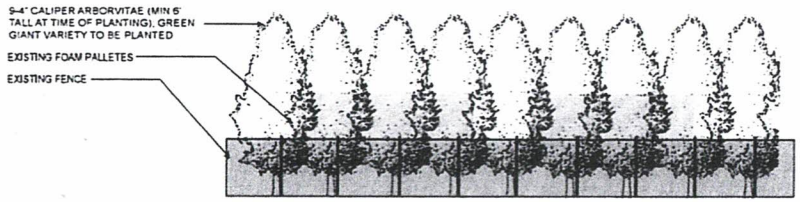
08/28/23



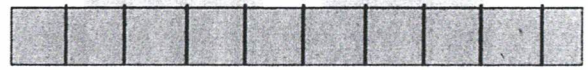
4 WEST ELEVATION



3 EAST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION

NOT FOR CONSTRUCTION

OUTDOOR EXTERIOR SCREEN STRATEGY FOR
UNITED INDUSTRIES
1900 E CENTRAL AVE BENTONVILLE, AR 72712

06/26/23

SITE ELEVATIONS

A4.01

06/26/23

1 / A4.02 PERSPECTIVE LOOKING NORTH FROM 5TH STREET

NOT FOR CONSTRUCTION

OUTDOOR EXTERIOR SCREEN STRATEGY FOR
UNITED INDUSTRIES
1900 E CENTRAL AVE BENTONVILLE, AR 72712

08/28/23

SITE PERSPECTIVE

A4.02

08/28/23

	Opal Park PUD Amendment
	SW Regional Airport Blvd, between Barron and Adams Rd
	PC Date: 12/2/2025

Staff Report Details

Project Number	PUD22-0003
Applicant / Current Owner	Buffington Barron LLC
Site Area	+/- 95.22 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Planned Unit Development (PUD)
Current Future Land Use Map Designation	Urban Corridor, and Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Residential/Commercial
Related projects	PP23-0003, LSD25-0049

Property Description

This property is approximately 95.22 acres of land in the Opal Subdivision. The property has access to Southwest Regional Airport Blvd. and Southwest Opal Road, which are classified as Arterial and Collector, respectively. The property also has access to the stub of Southwest Fairview Blvd., a local road in the North Fork Addition. The property is presently zoned PUD, Planned Unit Development (approved March 7, 2023). The southern portion of the property along SW Regional Airport Blvd is designated Urban Corridor, while the remainder of the property is designated Walkable Neighborhood by the Future Land Use Map.

Project Details

The applicant has proposed a few modifications to the PUD booklet, with the main intent of revising the use intended for Lot 17. Originally planned as an amenity lot with the purpose of building the community clubhouse, the lot size was later determined to be insufficient for that purpose. The developer has now determined to split Lot 17 into two lots, with the intention of redesignating the new lot 104 created from Commercial to Open Space, and the smaller Lot 17 to be redesignated from Commercial to Residential Use. The applicant states that the smaller lot 17 will be used to locate a model home for the neighborhood development. Total Open Space increases with this proposed modification from 14.10 acres to 14.55 acres. There will be additional open space provided with the trail adjacent to the commercial area in phase 3,

Project Details

however, since the commercial area is only conceptual at this time, this area has not been included within the total 14.55 acres. The project provides 21.38% open space with this update and meets the code mandated minimum of 20%.

Further, the applicant has proposed removing "Unbuildable" language from the POA lots, to remove confusion in the future.

Commercial lots decrease by 1 lot, from 5 lots to 4 lots.
Open Space lots increase by 1 lot, from 10 lots to 11 lots.
Residential Use lots increase by 1 lot, from 424 lots to 425 lots

Relationship to the Community Plan

The Future Land Use Map depicts the southern portion of the property along SW Regional Airport Blvd as Urban Corridor, while the remainder of the property is designated Walkable Neighborhood.

Public Comment

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

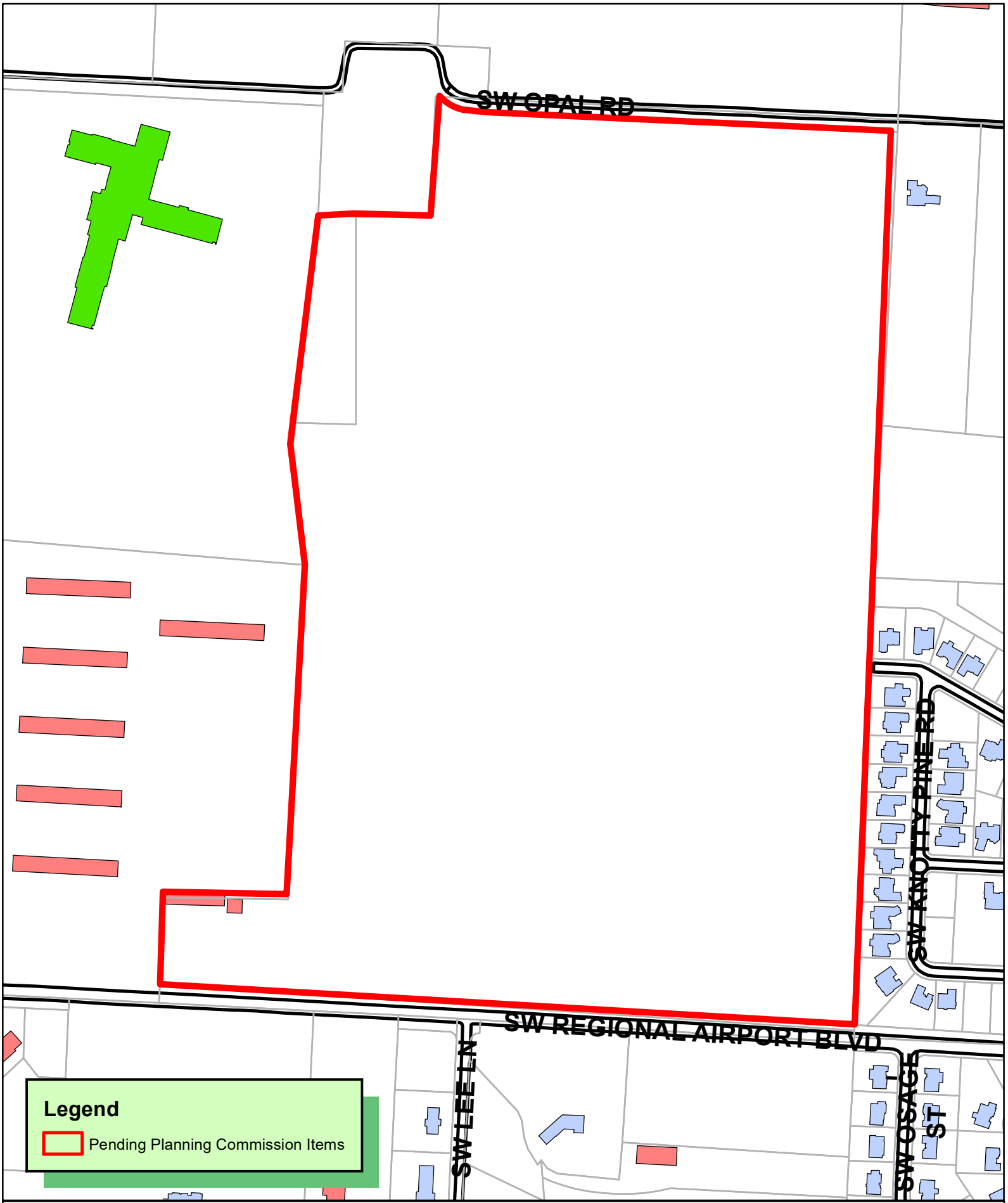
Analysis / Waivers

The amount of open space in Phase 1 is increased, the amount Residential Use area is increased, and the amount of Commercial area is decreased. The overall development reserves more than the required amount of open space, and the addition of the residential lot does not appear to negatively impact the design. Any utility modifications will happen within the Preliminary Plat process for each phase. Further, the reduction of Commercial area does not appear to negatively impact the long term plans for integrating Commercial activity along the southern edge of the neighborhood.

Conclusion

Staff recommends approval of the proposed revision.

Additional Details



PUD22-0003 2/7/23
PLANNED UNIT DEVELOPMENT
OPAL SUBDIVISION
PHASES 1 THROUGH 4

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

November 25th, 2025

Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Opal Park PUD Revision Letter
CTA Job No. 21300200
City PUD No. PUD22-0003
City PP No. PP23-0003 for Phase 1 Plans
City FP No. FP-25-0011 for Phase 1 Final Plat

Dear Mr. Izard, Mr. Overstreet, and Mr. Adler,

Lot 17 has been split to incorporate the model home early build permit. The eastern half remains numbered as lot #17 and is rezoned from commercial Planning Area 1 to residential Planning Area 2. The western half is now lot 104, and rezoned from commercial Planning Area 1 to open space Planning Area 3. This letter describes what exactly changed to the booklet for Opal Park PUD22-0003.

1. 1C Project Narrative:
    a. 401.10(d) Density Requirements for PUD District
        i. Original Lot 17 removed from Commercial acreage. The previous commercial acreage was 12.51 ac, and now it's 11.74 ac.
        ii. Net residential area increased from 61.19 ac to 61.96 ac, due to the lower commercial acreage.

    b. 401.10(f)(1) PUD Open Space Requirements
        i. Minimum area devoted to Open Space:
            1. Original Lot 17 removed from Commercial acreage. The previous commercial acreage was 12.51 ac, and now it's 11.74 ac.
            2. Total parking area was reduced from 6.25 ac to 5.87 ac.
            3. Remainder increased to 68.06 ac.
            4. Required Open Space increased from 13.54 ac to 13.61 ac.
            5. Provided Open Space increased from 14.10 ac to 14.55 ac (21.38% of Remainder). This increase came from lot 104 (0.45 ac) becoming an open space lot.

2. 2A Master Site Plan:
    a. Planning Area Map and Unit Mix Map
        i. revised to show lot 17 as residential and lot 104 as open space. Previously this was shown as commercial.
    b. Phasing Map
        i. Reprinted to show new lot 17 and lot 104.
    c. Unit Mix Map
        i. Reprinted to show new lot 17 and lot 104.
    d. Site Plan A
        i. "Unbuildable" removed from POA lot labels to remove confusion in the future

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

ii. Lot counts updated to account for removal of previous commercial lot 17, and addition of open space lot 104 and residential model home lot 17.
iii. Lot counts corrected to fix error in previous residential lot count.

e. Site Plan B
   i. "Unbuildable" removed from POA lot labels to remove confusion in the future
f. Site Plan C
   i. Reprinted to show Phase 1's new lot 17 and lot 104
g. Site Plan D
   i. Reprinted to show Phase 1's new lot 17 and lot 104
h. Utility Plan B
   i. Reprinted to show Phase 1's new lot 17 and lot 104

If you have any questions or concerns, I'm happy to discuss them with you over the phone at 479-878-2475 or via email at trent.woessner@craftontull.com. Sincerely,

Trent Woessner, P.E.
Civil Project Engineer

November 03, 2025

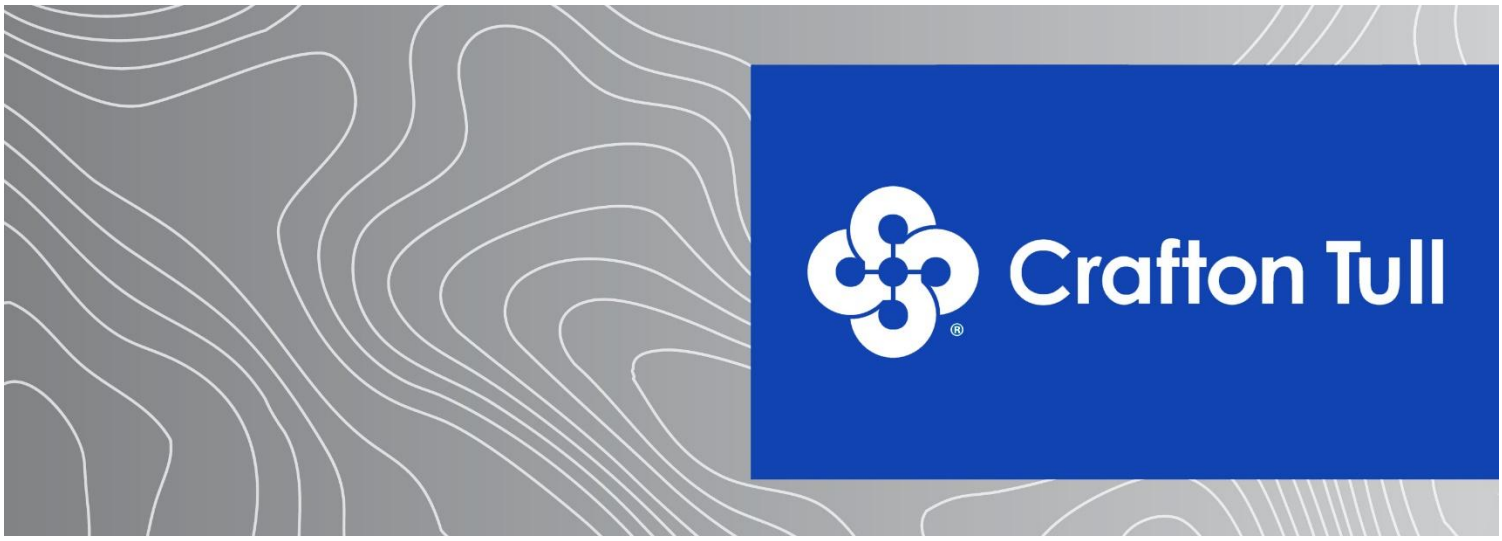
AMENDED PUD BOOKLET

Prepared for:
Buffington Barron, LLC

Opal Park

Submitted to:
City of Bentonville
305 SW A St.
Bentonville, Arkansas 72712

CT JOB NO. 21300200



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- (A) Property Owner Consent Form
- (B) Warranty Deed
- (C) Narrative

(2) PLAN SET
- (A) Master Site Plan
- (B) Boundary Survey
- (C) Approved Jurisdictional Determination
- (D) Architectural Elevation Renderings
- (E) Draft of Covenants

APPLICATION PACKET

Crafton Tull

1A PROPERTY OWNER CONSENT FORM

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Buffington Baron, LLC _____ am the legal owner of the
(Owner's name, printed)

property located at SW Regional Airport Blvd. , Bentonville, AR 72712 _____, identified as Parcel
(Address or Street Name)

Identification Number 01-18081-000 _____, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

_____ 8.26.2022
(Property Owner Signature) *(Date)*

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

1B WARRANTY DEED

37

WARRANTY DEED
(Corporation)

2002 147560
Recorded in the Above
Deed Book & Page
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Sue Hodges-Circuit Clerk
Benton County, AR

KNOW ALL MEN BY THESE PRESENTS:

That Lee Harris Farms, Inc. a corporation organized under the laws of the State of Arkansas, by its President, duly authorized by proper resolution of its Board of Directors, GRANTOR, for the consideration of the sum of One Hundred Dollars ($100.00) and other good and valuable consideration in hand paid by Highland, LLC, GRANTEE, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Grantee and unto its successors and assigns forever the following described land, situated in Benton County, Arkansas:

TRACT 1:
THE NORTH HALF (N1/2) OF SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-TWO (32) WEST, ALSO, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-FOUR (24), SAID POINT BEING A SET COTTON SPINDLE IN THE INTERSECTION OF MASON VALLEY ROAD AND DANIELS ROAD; THENCE SOUTH 89 DEGREES, 08 MINUTES, 04 SECONDS EAST 2645.36 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-FOUR (24); THENCE SOUTH 00 DEGREES, 33 MINUTES 33 SECONDS WEST 1323.25 FEET TO AN EXISTING IRON AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-FOUR (24); THENCE NORTH 89 DEGREES, 05 MINUTES, 58 SECONDS WEST 2642.06 FEET TO AN EXISTING IRON AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-FOUR (24), SAID POINT BEING IN MASON VALLEY ROAD; THENCE NORTH 00 DEGREES, 24 MINUTES, 53 SECONDS EAST 1321.15 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF MASON VALLEY ROAD ALONG THE ENTIRE WEST BOUNDARY.
TRACT 2:
THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SWL/4) OF SAID SECTION NINETEEN (19) SAID POINT BEING AN EXISTING IRON IN HUTCHEN'S ROAD; THENCE LEAVING SAID ROAD SOUTH 89 DEGREES, 02 MINUTES, 36 SECONDS EAST 1318.71 FEET TO AN EXISTING IRON AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION NINETEEN (19); THENCE SOUTH 01 DEGREES, 02 MINUTES, 56 SECONDS WEST 1322.65 FEET TO AN EXISTING IRON AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION NINETEEN (19); THENCE NORTH 88 DEGREES. 37 MINUTES, 26 SECONDS WEST 1319.83 FEET TO AN EXISTING IRON AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION NINETEEN (19); THENCE NORTH 01 DEGREES, 05 MINUTES, 50 SECONDS EAST TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF HUTCHEN'S ROAD ALONG THE ENTIRE WEST BOUNDARY.
ALSO.
THE FRACTIONAL SOUTHWEST QUARTER (FRL.SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL.NW1/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER (FRL.SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL.NW1/4) OF SAID SECTION NINETEEN (19), SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR; THENCE SOUTH 88 DEGREES, 54 MINUTES, 01 SECONDS EAST 1647.61 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER (FRL.SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL.NW1/4) OF SAID SECTION NINETEEN (19), SAID

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POINT BEING IN HUTCHEN'S ROAD; THENCE SOUTH 00 DEGREES, 52 MINUTES, 16 SECONDS WEST 1325.31 FEET TO AN EXISTING IRON AT THE SOUTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER (FRL.SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL.NW1/4) OF SAID SECTION NINETEEN (19), SAID POINT BEING IN HUTCHEN'S ROAD; THENCE LEAVING SAID ROAD NORTH 88 DEGREES, 49 MINUTES, 34 SECONDS WEST 1643.95 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE FRACIONAL SOUTHWEST QUARTER (FRL.SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL.NW1/4) OF SAID SECTION NINETEEN (19); THENCE NORTH 00 DEGREES, 42 MINUTES, 44 SECONDS EAST 1323.20 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF HUTCHEN'S ROAD ALONG THE ENTIRE EAST BOUNDARY.

TRACT 3:

A PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33) AND THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-TWO (32) WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34), SAID POINT BEING AN EXISTING STONE MONUMENT; THENCE SOUTH 89 DEGREES, 00 MINUTES, 33 SECONDS EAST 1318.68 FEET TO A SET ALUMINIUM CAPPED 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FOUR (34); THENCE SOUTH 01 DEGREES, 05 MINUTES, 08 SECONDS WEST 1321.23 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FOUR (34); THENCE SOUTH 01 DEGREES, 05 MINUTES, 08 SECONDS WEST 1321.24 FEET TO A SET COTTON SPINDLE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FOUR (34), SAID POINT BEING IN AUBREY LONG ROAD; THENCE NORTH 88 DEGREES, 53 MINUTES, 18 SECONDS WEST 1316.02 FEET TO A SET COTTON SPINDLE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SWL/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FOUR (34), SAID POINT BEING IN AUBREY LONG ROAD; THENCE NORTH 89 DEGREES, 09 MINUTES, 20 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION THIRTY-THREE (33) 1184.85 FEET TO A SET COTTON SPINDLE AT THE SOUTHEAST CORNER OF THE WEST EIGHT (8) ACRES OF THE EAST HALF (EL/2) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION THIRTY-THREE (33), SAID POINT BEING IN AUBREY LONG ROAD; THENCE LEAVING SAID ROAD NORTH 00 DEGREES, 55 MINUTES, 53 SECONDS EAST 2643.46 FEET TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION THIRTY-THREE (33), SAID POINT BEING THE NORTHEAST CORNER OF THE WEST EIGHT (8) ACRES OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION THIRTY-THREE (33); THENCE SOUTH 88 DEGREES, 58 MINUTES, 25 SECONDS EAST 1189.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF AUBREY LONG ROAD ALONG THE ENTIRE SOUTH BOUNDARY.

TRACT 4:

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION EIGHTEEN (18), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18) , SAID POINT BEING AN EXISTING IRON AT A FENCE CORNER; THENCE NORTH 88 DEGREES, 45 MINUTES, 14 SECONDS WEST 1321.74 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18); THENCE NORTH 88 DEGREES, 45 MINUTES, 14 SECONDS WEST 1321.75 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18); THENCE NORTH 00 DEGREES, 58 MINUTES, 14 SECONDS EAST 1311.19 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18);

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THENCE NORTH 00 DEGREES, 58 MINUTES, 14 SECONDS EAST 1311.19 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18), SAID POINT BEING IN THE INTERSECTION OF SOUTH TYCOON ROAD AND MOTLEY ROAD; THENCE SOUTH 89 DEGREES, 04 MINUTES, 45 SECONDS EAST 1321.67 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18), SAID POINT BEING IN MOTLEY ROAD; THENCE SOUTH 00 DEGREES, 58 MINUTES, 09 SECONDS WEST 1314.94 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18); THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS EAST 1321.70 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION EIGHTEEN (18); THENCE SOUTH 00 DEGREES, 58 MINUTES, 04 SECONDS WEST 1318.69 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF MOTLEY ROAD ALONG THE NORTHERNMOST BOUNDARY AND THE RIGHT-OF-WAY OF SOUTH TYCOON ROAD ALONG THE WEST BOUNDARY.

TRACT 5:

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION FOURTEEN (14), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-TWO (32) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOURTEEN (14), SAID POINT BEING AN EXISTING STONE MONUMENT; THENCE SOUTH 00 DEGREES, 47 MINUTES, 30 SECONDS WEST 2651.53 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST (SW1/4) OF THE NORTHEAST (NE1/4) OF SAID SECTION FOURTEEN (14), SAID POINT BEING IN GOODLETT ROAD AND FROM WHICH A 1/2" IRON REBAR REFERENCE IRON SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD BEARS NORTH 00 DEGREES, 47 MINUTES, 30 SECONDS EAST 19.06 FEET; THENCE NORTH 89 DEGREES, 01 MINUTES, 47 SECONDS WEST 1311.94 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOURTEEN (14), SAID POINT BEING IN GOODLETT ROAD AND FROM WHICH A 1/2" IRON REBAR REFERENCE IRON SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD BEARS NORTH 00 DEGREES, 51 MINUTES, 14 SECONDS EAST 20.14 FEET; THENCE NORTH 00 DEGREES, 51 MINUTES, 14 SECONDS EAST 1322.66 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOURTEEN (14); THENCE NORTH 89 DEGREES, 06 MINUTES, 45 SECONDS WEST 1312.77 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FOURTEEN (14); THENCE SOUTH 00 DEGREES, 49 MINUTES, 03 SECONDS WEST 1320.76 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FOURTEEN (14), SAID POINT BEING IN GOODLETT ROAD AND FROM WHICH A 1/2" IRON REBAR REFERENCE IRON SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD BEARS NORTH 00 DEGREES, 49 MINUTES, 03 SECONDS EAST 18.45 FEET; THENCE NORTH 89 DEGREES, 01 MINUTES, 47 SECONDS WEST 1311.97 FEET TO AN EXISTING IRON AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FOURTEEN (14), SAID POINT BEING IN THE INTERSECTION OF GOODLETT ROAD AND VALLEY ROAD; THENCE NORTH 00 DEGREES, 46 MINUTES, 54 SECONDS EAST 2637.74 FEET TO A SET COTTON SPINDLE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FOURTEEN (14), SAID POINT BEING IN VALLEY ROAD; THENCE LEAVING SAID ROAD SOUTH 89 DEGREES, 11 MINUTES, 42 SECONDS EAST 2627.22 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOURTEEN (14); THENCE SOUTH 89 DEGREES, 18 MINUTES, 06 SECONDS EAST 1309.06 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF VALLEY ROAD ALONG THE ENTIRE WESTERNMOST BOUNDARY AND GOODLETT ROAD ALONG THE ENTIRE SOUTHERNMOST

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BOUNDARY.
TRACT 6:
THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND A PART OF THE SOUTH THIRTY (30) ACRES OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR; THENCE SOUTH 88 DEGREES, 47 MINUTES, 00 SECONDS EAST 1321.17 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00 DEGREES, 58 MINUTES, 22 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 328.76 FEET TO A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 88 DEGREES, 42 MINUTES, 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) 1103.96 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 00 DEGREES, 59 MINUTES, 06 SECONDS WEST 99.00 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 88 DEGREES, 42 MINUTES, 50 SECONDS EAST 217.80 FEET TO A SET COTTON SPINDLE ON THE EAST LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00 DEGREES, 59 MINUTES, 06 SECONDS WEST ALONG THE EAST LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) 681.02 FEET TO A SET COTTON SPINDLE; THENCE NORTH 88 DEGREES, 42 MINUTES, 50 SECONDS WEST 208.71 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 00 DEGREES, 59 MINUTES, 06 SECONDS WEST 208.71 FEET TO A SET COTTON SPINDLE ON THE SOUTH LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 88 DEGREES, 42 MINUTES, 50 SECONDS WEST 1112.84 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 88 DEGREES, 42 MINUTES, 42 SECONDS WEST 1320.25 FEET TO A SET COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 00 DEGREES, 55 MINUTES, 56 SECONDS EAST 1315.85 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY #279 ALONG THE EASTERNMOST BOUNDARY AND THE RIGHT-OF-WAY OF VAUGHN ROAD ALONG THE SOUTHERNMOST BOUNDARY.
TRACT 7:
THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING IN PIERCY ROAD AND FROM WHICH A SET 1/2" REFERENCE IRON BEARS SOUTH 01 DEGREE, 10 MINUTES, 17 SECONDS WEST 28.93 FEET; THENCE SOUTH 01 DEGREE, 10 MINUTES, 17 SECONDS WEST 1318.68 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE NORTH 88 DEGREES, 34 MINUTES, 38 SECONDS WEST 1315.33 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE NORTH 01 DEGREE, 16 MINUTES, 35 SECONDS EAST 1319.25 FEET TO THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING IN PIERCY ROAD AND FROM WHICH A SET 1/2" REFERENCE IRON BEARS SOUTH 01 DEGREE, 16 MINUTES, 35 SECONDS WEST 28.44 FEET; THENCE SOUTH 88 DEGREES, 33 MINUTES, 08 SECONDS EAST 1312.91 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF PIERCY ROAD ALONG THE ENTIRE NORTH BOUNDARY.
TRACT 8:
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON

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COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-ONE (21), SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR; THENCE SOUTH 88 DEGREES, 35 MINUTES, 15 SECONDS EAST 1317.32 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-ONE (21), SAID POINT BEING IN LEE HARRIS ROAD; THENCE SOUTH 01 DECREES, 09 MINUTES, 11 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-ONE (21) 1300.50 FEET TO A POINT IN THE CENTER OF BARRON ROAD; THENCE ALONG THE CENTER OF SAID ROAD, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 75 DEGREES, 14 MINUTES, 04 SECONDS WEST 157.88 FEET; NORTH 75 DECREES, 16 MINUTES, 37 SECONDS WEST 139.07 FEET; NORTH 77 DEGREES, 12 MINUTES, 15 SECONDS WEST 220.67 FEET; NORTH 78 DEGREES, 02 MINUTES, 20 SECONDS WEST 87.42 FEET; NORTH 82 DEGREES, 15 MINUTES, 22 SECONDS WEST 59.37 FEET; NORTH 87 DEGREES, 02 MINUTES, 29 SECONDS WEST 178.92 FEET; NORTH 88 DEGREES, 45 MINUTES, 57 SECONDS WEST 94.23 FEET; SOUTH 87 DEGREES, 15 MINUTES, 38 SECONDS WEST 85.77 FEET; SOUTH 86 DEGREES, 16 MINUTES, 52 SECONDS WEST 203.15 FEET; SOUTH 76 DEGREES, 22 MINUTES, 06 SECONDS WEST 46.75 FEET; SOUTH 53 DEGREES, 03 MINUTES, 43 SECONDS WEST 33.30 FEET; SOUTH 40 DEGREES, 39 MINUTES, 07 SECONDS WEST 53.83 FEET; SOUTH 40 DEGREES, 37 MINUTES, 54 SECONDS WEST 2.22 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-ONE (21) AND FROM WHICH A SET 1/2" REBAR REFERENCE IRON BEARS NORTH 01 DEGREES, 10 MINUTES, 17 SECONDS EAST 50.00 FEET; THENCE LEAVING THE CENTER OF SAID BARRON ROAD NORTH 01 DEGREES, 10 MINUTES, 17 SECONDS EAST 1261.96 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF BARRON ROAD ALONG THE ENTIRE SOUTH BOUNDARY.

TRACT 9:

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-ONE (21), SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR IN LEE HARRIS ROAD; THENCE NORTH 01 DEGREES, 09 MINUTES, 11 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), OF SAID SECTION TWENTY-ONE (21) 208.00 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 88 DEGREES, 35 MINUTES, 15 SECONDS EAST 315.00 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 01 DEGREES, 09 MINUTES, 11 SECONDS WEST 208.00 FEET TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), OF SAID SECTION TWENTY-ONE (21); THENCE SOUTH 88 DEGREES, 35 MINUTES, 15 SECONDS EAST 1000.63 FEET TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), OF SAID SECTION TWENTY-ONE (21); THENCE SOUTH 01 DEGREES, 03 MINUTES, 39 SECONDS WEST 1318.02 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), OF SAID SECTION TWENTY-ONE (21); THENCE NORTH 88 DEGREES, 36 MINUTES, 08 SECONDS WEST 1317.74 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), OF SAID SECTION TWENTY-ONE (21); THENCE NORTH 01 DEGREES, 09 MINUTES, 11 SECONDS EAST 1318.35 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF LEE HARRIS ROAD ALONG THE ENTIRE WEST BOUNDARY AND THE RIGHT-OF-WAY OF SEARS ROAD ALONG THE ENTIRE SOUTH BOUNDARY .

TRACT 10:

THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TEN (10), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 80 ACRE TRACT, SAID POINT BEING AN EXISTING IRON; THENCE SOUTH 88 DEGREES, 47 MINUTES, 24 SECONDS EAST 2641.49 FEET TO A

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SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID 80 ACRE TRACT; THENCE SOUTH 01 DEGREE, 04 MINUTES, 02 SECONDS WEST 1319.45 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF SAID 80 ACRE TRACT; THENCE NORTH 88 DEGREES, 42 MINUTES, 02 SECONDS WEST 2630.05 FEET TO AN EXISTING IRON AT THE SOUTHWEST CORNER OF SAID 80 ACRE TRACT; THENCE NORTH 00 DEGREES, 34 MINUTES, 06 SECONDS EAST 1315.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: A PART OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TEN (10), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 80 ACRE TRACT, SAID POINT BEING AN EXISTING IRON; THENCE SOUTH 88 DEGREES, 42 MINUTES, 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID 80 ACRE TRACT 425.43 FEET; THENCE NORTH 24 DEGREES, 54 MINUTES, 59 SECONDS EAST 29.75 FEET TO A SET 1/2" IRON REBAR ON THE NORTH RIGHT-OF-WAY LINE OF SHELL ROAD FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 24 DEGREES, 54 MINUTES, 59 SECONDS EAST 116.57 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 65 DEGREES, 05 MINUTES, 01 SECONDS EAST 50.00 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 24 DEGREES, 54 MINUTES, 59 SECONDS WEST 94.52 FEET TO A SET 1/2" IRON REBAR ON THE NORTH RIGHT-OF-WAY LINE OF SHELL ROAD; THENCE NORTH 88 DEGREES, 52 MINUTES, 52 SECONDS WEST 54.65 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF SHELL ROAD ALONG THE ENTIRE SOUTH BOUNDARY.

TRACT 11:

THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN THE INTERSECTION OF SEARS ROAD AND NOMAD ROAD; THENCE NORTH 89 DEGREES, 08 MINUTES, 29 SECONDS WEST 1315.96 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN THE INTERSECTION OF SEARS ROAD AND MILL DAM ROAD; THENCE NORTH 01 DEGREES, 09 MINUTES, 22 SECONDS EAST 1310.28 FEET TO AN EXISTING IRON AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN MILL DAM ROAD; THENCE NORTH 01 DEGREES, 12 MINUTES, 49 SECONDS EAST 1324.50 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN MILL DAM ROAD; THENCE LEAVING SAID ROAD SOUTH 89 DEGREES, 08 MINUTES, 05 SECONDS EAST 1315.44 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN NOMAD ROAD; THENCE SOUTH 01 DEGREES, 09 MINUTES, 58 SECONDS WEST 1320.21 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN NOMAD ROAD; THENCE SOUTH 01 DEGREES, 10 MINUTES, 53 SECONDS WEST 1314.42 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF MILL DAM ROAD ALONG THE ENTIRE WEST BOUNDARY, THE RIGHT-OF-WAY OF NOMAD ALONG THE ENTIRE EAST BOUNDARY, AND THE RIGHT-OF-WAY OF SEARS ROAD ALONG THE ENTIRE SOUTH BOUNDARY.

TRACT 12:

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR IN THE INTERSECTION OF HAGGERTY ROAD AND SEARS ROAD; THENCE NORTH 89 DEGREES, 08 MINUTES, 29 SECONDS WEST 1315.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN THE INTERSECTION OF SEARS ROAD AND NOMAD ROAD; THENCE NORTH 01

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DEGREES, 10 MINUTES, 53 SECONDS EAST 1314.42 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22), SAID POINT BEING IN NOMAD ROAD; THENCE LEAVING SAID ROAD SOUTH 89 DEGREES, 18 MINUTES, 45 SECONDS EAST 1312.07 FEET TO AN EXISTING STONE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22); THENCE SOUTH 01 DEGREES, 00 MINUTES, 41 SECONDS WEST 1318.32 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF HAGGERTY ROAD ALONG THE ENTIRE SOUTH BOUNDARY AND THE RIGHT-OF-WAY OF NOMAD ALONG THE ENTIRE WEST BOUNDARY.

TRACT 13:

THE NORTHWEST QUARTER (NWL/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-SIX (26) AND A PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27), SAID POINT BEING AN EXISTING IRON; THENCE SOUTH 01 DEGREE, 04 MINUTES, 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27) 894.82 FEET TO A SET 1/2" IRON REBAR; THENCE NORTH 89 DEGREES, 25 MINUTES, 44 SECONDS WEST 422.40 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 01 DEGREE, 02 MINUTES, 58 SECONDS WEST 422.40 FEET TO AN EXISTING IRON ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27); THENCE NORTH 89 DEGREES, 25 MINUTES, 44 SECONDS WEST 890.23 FEET TO AN EXISTING IRON AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27); THENCE NORTH 01 DEGREE, 07 MINUTES, 29 SECONDS EAST 1319.98 FEET TO AN EXISTING IRON AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27); THENCE SOUTH 89 DEGREES, 18 MINUTES, 31 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27) 399.09 FEET TO A SET 1/2" IRON REBAR; THENCE NORTH 00 DEGREES, 12 MINUTES, 44 SECONDS WEST 907.02 FEET TO A SET 1/2" IRON REBAR; THENCE NORTH 89 DEGREES, 34 MINUTES, 30 SECONDS EAST 932.84 FEET TO AN EXISTING IRON ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-SEVEN (27); THENCE NORTH 01 DEGREE, 03 MINUTES, 35 SECONDS EAST 392.45 FEET TO AN EXISTING IRON AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-SIX (26); THENCE SOUTH 88 DEGREES, 44 MINUTES, 46 SECONDS EAST 1323.29 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST (NW1/4) OF THE SOUTHWEST QUARTER (SWL/4) OF SAID SECTION TWENTY-SIX (26); THENCE SOUTH 01 DEGREE, 06 MINUTES, 37 SECONDS WEST 1319.89 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-SIX (26); THENCE NORTH 88 DEGREES, 38 MINUTES, 41 SECONDS WEST 1322.26 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HAXTON ROAD.

TRACT 14:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIXTEEN (16), THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), AND A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST (SW1/4) OF SAID SECTION SIXTEEN (16), SAID POINT BEING AN EXISTING IRON IN THE INTERSECTION OF COUNTY ROAD #17 AND COUNTY ROAD #573; THENCE SOUTH 88 DEGREES, 28 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16) 992.57 FEET TO A SET COTTON

WARRANTY DEED

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SPINDLE ON THE WEST BOUNDARY OF BARRON CEMETERY, SAID POINT BEING IN COUNTY ROAD #573; THENCE LEAVING SAID ROAD SOUTH 01 DEGREE, 07 MINUTES, 07 SECONDS WEST 354.07 FEET TO A SET 1/2" IRON REBAR AT AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF SAID CEMETERY; THENCE SOUTH 89 DEGREES, 48 MINUTES, 51 SECONDS EAST 347.52 FEET TO A SET 1/2" IRON REBAR AT AN EXISTING FENCE CORNER AT THE SOUTHEAST CORNER OF SAID CEMETERY; THENCE NORTH 00 DEGREES, 00 MINUTES, 49 SECONDS EAST ALONG AN EXISTING FENCE ON THE EAST BOUNDARY OF SAID CEMETERY 346.09 FEET TO A SET 1/2" IRON REBAR SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16); THENCE SOUTH 88 DEGREES, 28 MINUTES, 48 SECONDS EAST 1302.70 FEET TO AN EXISTING IRON AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16), SAID POINT BEING IN COUNTY ROAD #573; THENCE LEAVING SAID ROAD SOUTH 00 DEGREES, 59 MINUTES, 33 SECONDS WEST 2646.54 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16), SAID POINT BEING IN ARKANSAS HIGHWAY #12 AND FROM WHICH A 1/2" IRON REBAR REFERENCE IRON SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY BEARS NORTH 00 DEGREES, 59 MINUTES, 33 SECONDS EAST 31.53 FEET; THENCE NORTH 88 DEGREES, 27 MINUTES, 38 SECONDS WEST 2632.13 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16), SAID POINT BEING IN THE INTERSECTION OF COUNTY ROAD #17 AND ARKANSAS HIGHWAY #12; THENCE NORTH 00 DEGREES, 54 MINUTES, 26 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16) 1984.26 FEET TO A SET COTTON SPINDLE IN COUNTY ROAD #17; THENCE LEAVING SAID COUNTY ROAD #17 NORTH 88 DEGREES, 48 MINUTES, 46 SECONDS WEST 810.54 FEET TO A SET 1/2" IRON REBAR; THENCE NORTH 00 DEGREES, 56 MINUTES, 02 SECONDS EAST 332.00 FEET TO A SET 1/2" IRON REBAR; THENCE SOUTH 88 DEGREES, 48 MINUTES, 46 SECONDS EAST 150.00 FEET TO A SET 1/2" IRON REBAR; THENCE NORTH 00 DEGREES, 56 MINUTES, 02 SECONDS EAST 328.95 FEET TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF SAID SECTION SEVENTEEN (17); THENCE SOUTH 88 DEGREES, 51 MINUTES, 12 SECONDS EAST 660.23 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD #17, THE RIGHT-OF-WAY OF COUNTY ROAD #573 AND THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY #12.

Subject to all existing liens and easements.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against all claims whatever.

IN TESTIMONY WHEREOF, the name of the Corporate Grantor is hereunto affixed by its President, this Dec 19, 2002.

Lee Harris Farms, Inc. A Corporation

By: LEE HARRIS
President

WARRANTY DEED

2002 147568
Recorded in the Above
Deed Book & Page
12-19-2002 03:54:52 PM
Sue Hodges-Circuit Clerk
Benton County, AR

Prepared By:

OVERBEY, GRAHAM & STRIGEL, PLC
Attorneys at Law
209 North Block Avenue
Fayetteville, Arkansas 72701
(479) 442-3554

ARKANSAS DOCUMENTARY $1100 25224
ARKANSAS DOCUMENTARY $1100 25223
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ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF BENTON

ARKANSAS DOCUMENTARY $1100 25220
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On this day, before me personally appeared Walter Lee Harris, to me well known, who acknowledged that he is the President of Lee Harris Farms, Inc., a corporation, and that he, as such officer, being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal this 19 day of DECEMBER 2002.

ARKANSAS DOCUMENTARY $1100 25225

Kender Carroll
Notary Public

My Commission Expires:

KENDER CARROLL
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires March 2, 2012

ARKANSAS DOCUMENTARY $4.40 573190
ARKANSAS DOCUMENTARY $165 108101

ARKANSAS DOCUMENTARY $1100 25090
ARKANSAS DOCUMENTARY $1100 25085

I certify under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument.

NAME OF GRANTEE: Highland, LLC

Address: 1091 Highway 279 North
Centerton, Arkansas 72719

Signature: Highland, LLC

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By: Kender Carroll

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1C NARRATIVE

1C NARRATIVE

401.10(a) Description and Purpose of PUD

Buffington Homes created Opal Park to be a destination community unlike anything currently in development in the NWA region. The development will incorporate principals of New Urbanism through the creation of a series of interconnected paths and sidewalks, numerous pocket parks, and community green spaces, a mix of housing types and sizes and a centrally featured low impact storm water park.

The purpose of the Planned Unit Development (PUD) request is to create an innovative mixed-use development with high standards, but which do not strictly comply to current options presented by the zoning code. This PUD will allow for commercial properties along the highway, standard single family style housing, row house style single family housing, and attached single family residential which is similar in nature to a townhome. The commercial properties will not only serve this development but also the surrounding areas.

There are ample amounts of open green space within the development, including a dog park, linear park, and a large storm park (over 13 acres) with walking trails and nature elements. The entirety of the development is very pedestrian friendly, with sidewalks and trails which connect all facets of the residential properties to the open green space and commercial units.

The idea behind the proposal was a mixed-use development, but also to cluster the residential together to leave a large area of open green space for the community to enjoy, rather than larger lots to achieve similar density without the green space. This creative approach to the layout of the development is an efficient use of the land that reduces the quantities of streets and utilities, leading to less impervious area, and less impacts to the city's maintenance crews for the public infrastructure. This also preserves and will greatly enhance many of the natural features on-site and will also prevent soil erosion by careful controlling the water through this area through a series of wet ponds.

401.10(b) PUD Districts Require Zoning Designation and Master Plan

Many detailed site plans are included with this booklet including an Overall Development Plan, Phasing Plan, and a Planning Area Plan to clearly and adequately show what is being proposed. In addition to these overall maps, a detailed site plan is also included which show street sizes, utility locations, setbacks, easements, and dimensions. This PUD application covers an area of 95.22 acres, exceeding the minimum required lot area of 10 acres.

401.10(c) Allowed uses in PUD district

- **Planning Area 1 (Commercial)** – This area will encompass the lots and areas where commercial uses shall be developed (either by Buffington Baron LLC or by others). This includes the areas along Highway 12, as well as the residential community clubhouse. This district shall be designed to provide convenience goods and personal services for the development as well as the surrounding communities. Commercial developments within this area shall generally conform in architecture and material to the proposed residential planning area.

  Goals of this planning area include the following:

  I. Minimize any potential incompatibilities between commercial developments and other types of land use;
  II. Provide opportunities for investment as new residential areas and thoroughfares are built, they are particularly designed to encourage the use of undeveloped lands in existing commercial areas;
  III. Provide sufficient space, at appropriate locations in close proximity to established residential areas for retail and service trade. Such commercial establishments should provide shopping needs of nearby residential areas; and,
  IV. Provide sufficient and appropriate space to meet anticipated future needs for planned commercial developments in central shopping districts, regional, community and neighborhood shopping centers.
  V. Provision of off-street parking in conjunction with commercial area development shall be fostered through commercial district establishments. Establishments will be encouraged through the districts to congregate in planned developments to the consumer and merchant's advantage.

  The zoning within this planning area will be based on the existing C1 (Neighborhood Commercial) zoning district. This district is designed to provide convenience goods and personal services for the development as well as the surrounding communities.

Table 1: Table of Allowed Uses

Uses Allowed By Right		
Residential	• Residential Facility: Assisted Living	• Residential Facility: Extended Medical Care
Recreation, Education, Public Assembly		• Cultural Studio
Services	• ATM Machine	• Adult Day Care
	• Child Care: Commercial	
	• Copy Services	• Financial Institution
	• Maintenance Service	• Medical Services: Doctor Office
	• Medical Services: Urgent Care Clinic (< 12,000 gsf)	
	• Office: Small Scale (< 4,000 gsf)	• Office: Large Scale (4,000 gsf to 12,000 gsf)
	• Personal Services	• Repair Services: Household
Retail	• Artisan Shop	• Bakery
	• Bar, Lounge or Tavern	• Convenience Store
	• Convenience Store that sells beer and/or light wine for off-site consumption	
	• Convenience Store that sells beer, light wine and/or spirits for off-site consumption	
	• Equipment Rental: Indoor	
	• Outdoor Vending, Private Property	• Pharmacy (< 12,000 gsf)
	• Retail: Small Scale (< 4,000 gsf)	• Retail: Large Scale (4,000 gsf to 12,000 gsf)
Uses Allowed with an Approved Conditional Use Permit		
Agriculture and Animals		• Animal Clinic
Recreation, Education, Public Assembly	• Commercial Recreation Facility: Indoor	• Educational Facility
Services	• Medical Services: Laboratory	
Retail	• Convenience Store that sells beer and/or light wine for off-site consumption within 500' of a city owned park or trail	
	• Convenience Store that sells beer, light wine and/or spirits for off-site consumption within 500' of a city owned park or trail	
	• Gas Station	• Restaurant
	• Restaurant: Drive-Through	• Restaurant: Microbrewery

- **<u>Planning Area 2 (Residential)</u>** - This planning area will encompass residential lots, alleys, houses, and areas where single family, townhomes, or attached homes shall be built or developed. This planning area is the largest of the three proposed planning areas and includes single family detached, and single family attached (2+ units).

  Goals of this planning area include the following:

  I. Provisions of adequate space at appropriate locations necessary to create an appropriate mix of housing alternatives for people of all lifestyles;
  II. Consideration to site selection and variety of choice;
  III. Prevention of congestion as much as possible by regulating population density, activity intensity and extent of building bulk in relation to area land use;
  IV. Control of structure height to provide light and air access through windows; and
  V. Promotion of desirable land use and development in order to protect district character and to conserve land and building value.

The zoning within this planning area will be based on the existing R2 (Medium Density Two Family and Townhomes Residential) zoning district. This district is designed to permit residential housing, whether single family detached or single-family attached.

<u>Permitted Uses:</u>

- Animal – Domestic or Household
- Community Garden
- Dwelling – Condominium, Modular, Single Family, Townhouse, Two-Family
- Library
- Park: Mini, Neighborhood, Community
- Child Care- Registered Family Home (5 children or less)
- Mobile Food Vendor

<u>Conditional Uses:</u>

- Botanical Garden
- Urban Farm
- Group Home
- Home Occupation Type B
- Community Center
- Educational Facility
- Golf Course
- Adult Day Care
- Child Care – Licensed Center
- Temporary Uses
- Child Care – Licensed Family Home (6-16 Children)
- Bed and Breakfast
- Public Safety Services
- Utility Facility
- Wireless Communication Facility (Cell Towers)

Accessory Uses (Not the primary use):

- Chicken, Hobby
- Dwelling – Accessory
- Home Occupation – Type A
- Solar Energy System
- Building Accessory – Nonresidential
- Donation Box

- **Planning Area 3 (Open Green Space)** – This planning area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, and parks on-site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property.

These planning areas are further discussed in greater detail in Section E and Section F of this booklet, along with a map delineating each planning area.

This planning area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, and parks on-site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property.

Permitted Uses:

- Botanical Garden
- Community Garden
- Greenhouse
- Plant Nursery
- Park: Mini, Neighborhood, Community
- Mobile Food Vendor

Conditional Uses:

- Outdoor Music Venue
- Public Safety Services
- Utility Facility
- Temporary Uses

Accessory Uses (Not the primary use):

- Solar Energy System
- Wind Energy System
- Building Accessory – Nonresidential
- Donation Box

401.10(d) Density Requirements for PUD district

Definition: Net residential acres - Gross acreage of the PUD site minus all public rights-of-way and less the area of all parcels or lots devoted to commercial, industrial, or institutional uses not of a residential nature. As it pertains to this PUD, the acreage shall omit Planning Area 1 and the public rights-of-way but include Planning Area 3.

Total Acreage: 95.22 Acres
Commercial: 11.74 Acres
Street R/W: 21.52 Acres
Net Residential Acres: 61.96 Acres

*All of the above acreages are approximate based on the site maps and may vary slightly.

401.10(e)(1) PUD district permitted modifications

- **Planning Area 1 (Commercial)**
  a. Density shall not be regulated for this planning area. The size of the commercial buildings shall be limited by landscaping and off-street parking requirements as well as any additional large scale development requirements.

  b. Setbacks for this planning area shall be as follows:

	Front		Side		Rear	
District	Parking in Front	No Parking in Front	Adjacent to Non-Residential District	Adjacent to Residential District	Adjacent to Non-Residential District	Adjacent to Residential District
Commercial	50'	20'	7'	15'	20'	25'

  c. Building heights within this planning area shall not exceed 40 feet. Where greater than 40 feet is requested, the structure shall be setback an additional foot for each foot in excess of the maximum height allowed.
  d. Lot size shall not be smaller than 7,000 square feet.
  e. Lot width shall not be less than 70 feet.
  f. There shall be no minimum lot depth, but there shall be a maximum lot coverage of 50%.
  g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
  h. Parking: Parking shall be associated with the proposed use and will conform to Section 501 of the Bentonville Municipal Code.
  i. Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
  j. Where allowed, front, rear, and side loading shall be setback a minimum of 20’.

Additional Details

1. Architectural design standards: Architectural design standards of the proposed commercial use shall generally conform in architecture and material to the proposed residential planning area. These will be reviewed by The Architectural Control Committee (as outlined in the covenants) for final approval.

- **Planning Area 2 (Residential)**

a. Density shall not be regulated for this planning area, except by the minimum lot sizes as indicated in the below tables.

b. Building setbacks shall be as follows:

Residential (R) Districts Minimum Setback Standards					
District	Building Type	Front	Side		Rear
			Interior	Exterior ***	
Residential District	>59' Detached SF Lot	20'	7'	20'	25'
Residential District	44'-59' Detached SF Lot	20'	5' *	20'	20'
Residential District	Attached SF Lot (Townhome)	20'	0'/5' **	20'	20'

*For the 44’ to 59’ detached single family lots, a zero side setback is allowable as long as a 7’ side setback is proposed on the other property line.
** For the attached single family lots (townhomes), a zero side setback is allowed. At the end of the building, there shall be a minimum of 5’ to the lot line. A minimum of 10’ must be provided between buildings.
*** Exterior side setbacks shall be as measured to public streets only, not alleys. Where adjacent to alleys, a minimum of 5’ shall be provided.
Note: Setback shall be measured from the face of the building. Roof overhangs are permitted within the setback up to 24”.

c. Buildings shall not exceed a 30’ plate height. Elevations are provided with this document detailing proposed heights. No building or structure may exceed this number, which will be enforced by the Architectural Control Committee.

d. Lot size, (e.) width, and (f.) depth shall be as indicated in the following table.

Residential District Lot and Area Standards						
District	Building Type	Min. Lot Area (SF)	Min. Land Area/ Dwelling Unit (SF)	Min. Lot Width	Max. Lot Coverage	
					Interior	Exterior/Corner
Residential District	Single Family	4,000	N/A	30'	60%	65%
	Two-Family	5,000	N/A	40'	70%	75%
	Townhouse-Unit	1,500	N/A	15'	N/A	N/A
	All others not listed	6,000	N/A	40'	60%	65%

g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
h. Parking: Each unit shall be required to provide two off street parking spaces.
i. Street Widths: Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.

- **Planning Area 3 (Open Green Space)**
  a. Density shall not be regulated for this planning area, except by the minimum lot sizes as indicated in the below tables.
  b. Building setbacks shall be 30’ for front, side, and rear setbacks.
  c. Building heights, where allowed, shall not exceed 40’.
  d. Lot Size: There shall be no minimum lot size.
  e. Lot Width: There shall be no minimum lot width.
  f. Lot Depth: There shall be no minimum lot depth.
  g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
  h. Parking: Parking shall be associated with the proposed use and will conform to Section 501 of the Bentonville Municipal Code.
  i. Street Widths: Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
  j. Garages shall not be allowed within this planning area.

401.10(f)(1) PUD Open Space Requirements

a. *Minimum area devoted to Open Space*:
   - Required Open Space by Code: A minimum of 20% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.
     - Total Project Area (TPA): 95.22 acres
     - Public right-of-way (RW): 21.29 acres
     - Commercial Lot Area: 11.74 Acres
     - Total Parking Area (50% of Commercial Assumed): 5.87 Acres
     - Remainder: 68.06 Acres (TPA – RW – Parking)

   - Required Open Space: +/- 13.61 Acres (20% of Remainder)
   - Provided Open Space: +/- 14.55 Acres (21.38%) *This does not include the anticipated buffer strip between the residential and commercial properties, which will not be known until designed.

b. *Equitable Distribution:*
   - The proposed open space is equitably distributed throughout the entirety of the project. In the first two phases there is a dog park and open space area. In the middle of the site, the large open space is provided with walking trails and retention ponds. In the final two phases there is a linear park and pocket parks.

c. *Preservation:*
   - All area located within Planning Area 3 will be preserved in accordance with the aforementioned uses and restrictions. A property owners associations and restrictive covenants will be utilized to restrict and manage this area, inclusive of all landscaping and maintenance.

d. *Accessible:*
   - All open space within the proposed PUD shall be connected with a pedestrian network so that all residential and commercial units can fully access each area. These pathways shall be ADA compliant with ramps and warning devices as regulated per federal standards.

e. *Common Open Space Options:*
   - There are multiple open green space areas on-site. This includes a linear park, dog park, pocket park, and the large central area. All of these will be vegetated with interconnectivity to the entire site. The large central area will include walking retention areas with walking trails and benches. Other open space options might be included and are not limited to grilling areas, public pools, tennis courts, basketball courts, soccer fields or any of the uses which were previously defined under Planning Area 3.

(f)(2) Parking Requirements

Parking shall be in compliance with Article 501 Off-Street Parking and Loading. Additionally there is on-street parking for guests, parking areas near the clubhouse, and on-street parking near the open green space areas for guest and adjacent developments to utilize.

(f)(3) Perimeter Requirements
Setbacks, both internal and on the perimeter of the site shall be in accordance with 401.10(e)(1)

(f)(3) Structural Design Standards
The PUD shall meet the design standards for large scale developments in the subdivision code and the following structural design standards.

a. Residential buildings will have their main entrances oriented toward the adjoining street. There will be no residences that are perpendicular or angled.
b. All structures shall have a common architectural theme. All structures shall follow the example architecture included with this booklet. All homes will be reviewed for compliance by the owners.
c. Avoid unbroken building facades of more than 100 feet.
d. Provide human scale features, especially at street level.
e. Avoid unarticulated and monotonous building facades and window placement.
f. Provide a variety of building heights and varied roofline articulation.
g. Aluminum, vinyl or fiberglass siding or roofing materials on the facades or sides of the building shall not be visible from a public right-of-way.

401.10(f)(2) PUD district prohibited modifications

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirement

This proposal exceeds the minimum open space requirements for a PUD district.

401.10(g)(2) PUD district parking and off-street requirement

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development Surfaces.

401.10(g)(3) PUD district perimeter requirement

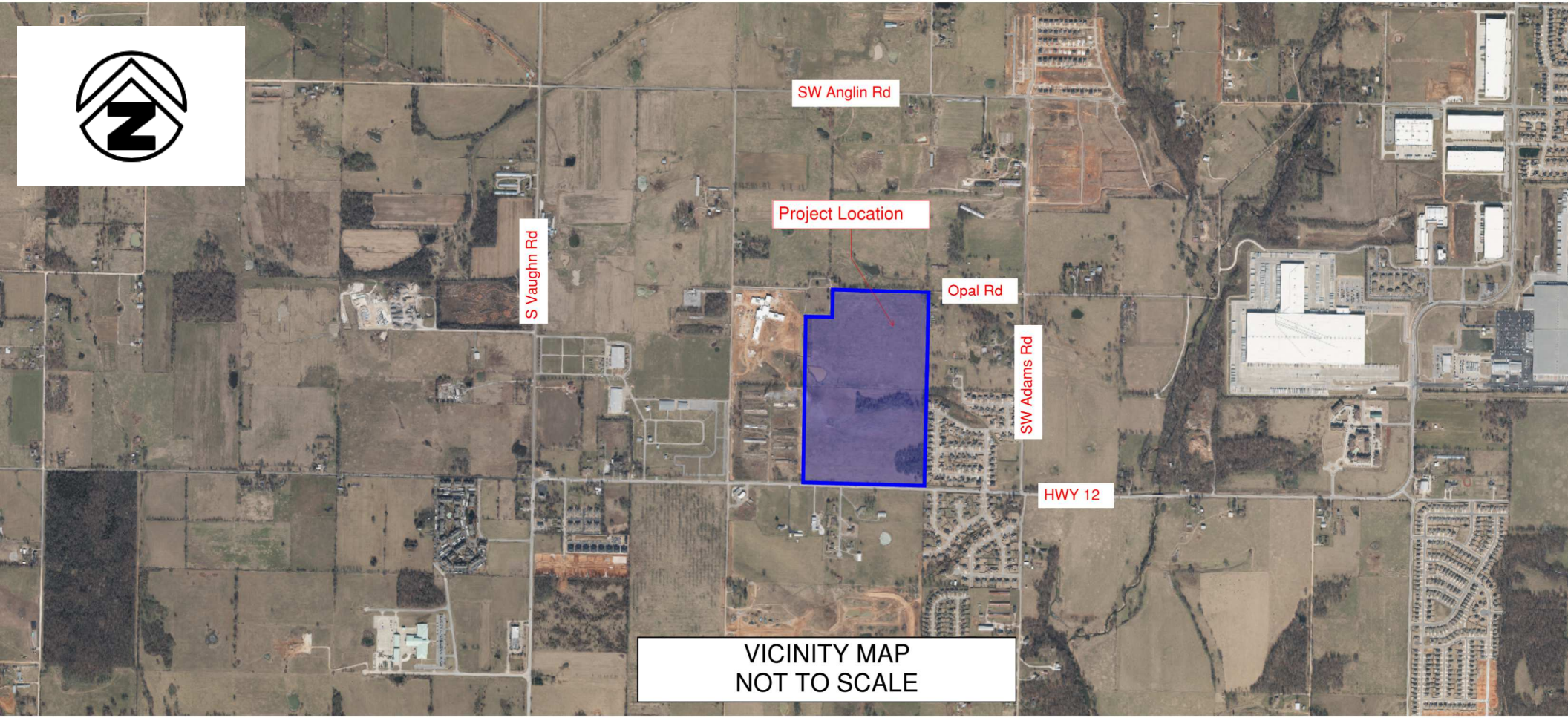
The master site plan is designed to ensure maximum compatibility with the surrounding land uses.

401.10(g)(4) PUD district structural design standard

Refer to Section 2D for documentation showing compliance with the structural design standards, such as elevations. Single-Family Lot’s building materials will consist of brick, stone, lap siding, board and batten siding.

2A MASTER SITE PLAN

Crafton Tull



Buffington Homes
o:479.251.1106
w:buffingtonhomesar.com

PUD22-0003

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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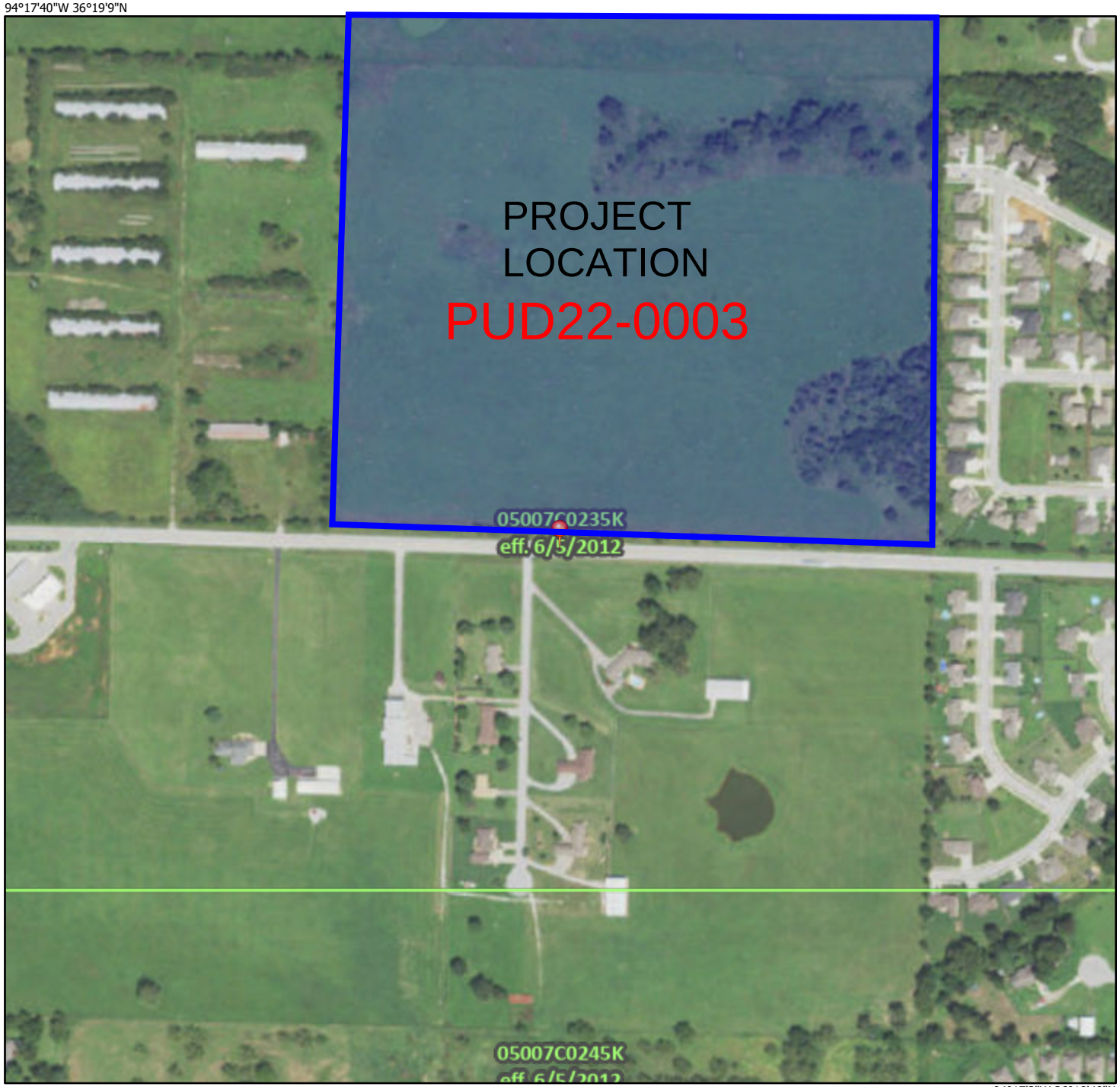
479.636.4838 t
www.craftontull.com

National Flood Hazard Layer FIRMette

94°17'40"W 36°19'9"N



94°17'3"W 36°18'40"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/13/2023 at 9:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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National Flood Hazard Layer FIRMette

FEMA

94°17'35"W 36°19'28"N

94°16'57"W 36°18'59"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

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Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

September 19, 2024

Ref: Adjacent Property Owners
Parcel 01-18081-000
SW Regional Airport Blvd – Bentonville, AR
CTA Project Number 21300200

I hereby certify that on this date I have made a search of the Benton County GIS web site and found the property owners and their addresses, which are adjacent to Parcel 01-18081-000, to be as shown on the attached page consisting of 49 individual parcel numbers. This certification does not apply to the accuracy of the Benton County GIS web site, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 19, 2024

Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.
Agent

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 01-07960-075
ANGLIN PROPERTIES LLC
5985 SW ANGLIN RD BENTONVILLE AR 72713

PARCEL 18-08999-002
MATHEWS, JASON K & HARP, RENEE E
6095 OPAL RD BENTONVILLE AR 72713

PARCEL 01-17322-000
CABLE JOINT TRUST, GUY J JR & ELIZABETH A
5500 SW GUNSTOCK RD BENTONVILLE AR 72713

PARCEL 01-13714-000
NORTH FORK PROPERTY OWNERS ASSOCIATION
6407 SW HERITAGE AVE BENTONVILLE AR 72713

PARCEL 01-13637-000
PRESTIEN, SARA & MICHAEL
6502 SW FAIR VIEW BLVD BENTONVILLE AR 72713

PARCEL 01-13638-000
KINDY, PHILLIP DEAN & PATRICIA LOU
6500 SW FAIR VIEW BLVD BENTONVILLE AR 72713

PARCEL 01-13639-000
CHEMMANNUR, JITIN
6408 SW FAIR VIEW BLVD BENTONVILLE AR 72713

PARCEL 01-13640-000
WOOD, JUSTIN & VICTORIA
6406 SW FAIR VIEW BLVD BENTONVILLE AR 72713

PARCEL 01-13636-000
HUETT, HEATHER LYNN & BARGER, BRIAN J
5800 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13635-000
HARGER, ELISA CAROL
5802 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13634-000
JAMES, CHARLES H
5804 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13633-000
MOORE, BRYNE K JR & MOORE, ANITA
5806 SW KNOTTY PINE RD BENTONVILLE AR 72713

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 01-13632-000
WILLIS, TIMOTHY WELDON & APRIL
5808 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13631-000
FREEMAN, ALPHINE HARVEY IV
5810 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13630-000
WHITSELL, ROWLAND
5900 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13629-000
NEWSOM, JASON & PRISCILLA
5902 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13628-000
HUFFORD, JENNIFER S & WILLIAMS, SHANNON H
5904 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13627-000
RENTAS, LINDSEY MAY & SEAN
5906 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13626-000
CHAUHAN, ANURADHA
5908 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13625-000
GOODSOLE, GEOFFREY C
6407 SW HERITAGE AVE BENTONVILLE AR 72713

PARCEL 01-13624-000
SIZEMORE, JAMES MILTON JR & RACHELLE
6405 SW HERITAGE AVE BENTONVILLE AR 72713

PARCEL 01-13670-000
MERRITT FAMILY TRUST -ROBERT DEWAYNE & LORI
6003 SW NORTH FORK ST BENTONVILLE AR 72713

PARCEL 01-13671-000
NGUYEN, JOHN T & EMILY B
5801 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13672-000
WATERS, JAMES & ANGELA
805 SW KNOTTY PINE RD BENTONVILLE AR 72713

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Rogers, AR 72756

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479.631.6224 (fax)

PARCEL 01-13673-000
CAPLENA, BRANDON R
5807 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13674-000
DAVIS, ROBERT E & WESTHOFF, AARON J
5809 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13675-000
SANDERS, GARRETT
5811 SW KNOTTY PINE RD BENTONVILLE AR 72713

PARCEL 01-13688-000
SHANAHAN, KEVIN & IVA
6407 SW SHADY SIDE AVE BENTONVILLE AR 72713

PARCEL 01-13703-000
ADAMS, CHRISTOPHER & CAITLIN
6406 SW HERITAGE AVE BENTONVILLE AR 72713

PARCEL 01-13932-000
BROCK, KEVIN & ALISON
6102 SW OSAGE ST BENTONVILLE AR 72713

PARCEL 01-13933-000
WEEKS, RUSSEL D & SUSANN SOFIA
6100 SW OSAGE ST BENTONVILLE AR 72713

PARCEL 01-13934-000
MCDONOUGH, MICHAEL ANDREW & RAYCHEL LYNN
6101 SW OSAGE ST BENTONVILLE AR 72713

PARCEL 01-13935-000
GATES, DANIEL S & LAUREN
6103 SW OSAGE ST BENTONVILLE AR 72713

PARCEL 01-13967-000
CITY OF BENTONVILLE
1000 SW 14TH ST BENTONVILLE AR 72712

PARCEL 01-18082-000
CITY OF BENTONVILLE
1000 SW 14TH ST BENTONVILLE AR 72712

PARCEL 01-07968-002
FRAIL REVOCABLE TRUST, EDWARD & IMELDA
6103 SW LEE LN BENTONVILLE AR 72713

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 01-07968-000
FRAIL REVOCABLE TRUST, EDWARD L & IMELDA
6103 SW LEE LN
BENTONVILLE, AR

PARCEL 01-07968-005
FRAIL REVOCABLE TRUST, EDWARD & IMELDA
FRAIL, EDWARD & IMELDA TRUSTEES
6103 SW LEE LN
BENTONVILLE AR 72713

PARCEL 01-16730-000
CITY OF BENTONVILLE
1000 SW 14TH ST BENTONVILLE AR 72712

PARCEL 01-16724-000
PRASEUTSACK, PHAIVANH
3719 W LOCUST ST
ROGERS AR 72756

PARCEL 01-16725-000
TURNBOUGH, GARY D & KATHLEEN M
6102 SW LEE LN BENTONVILLE AR 72713

PARCEL 01-07968-025
TERRA FIRMA HOLDINGS LLC
PO BOX 1198 BENTONVILLE AR 72712

PARCEL 01-16729-001
PERKINS REV TRUST, MICHAEL JOHN & LEONA BETH
7355 SW REGIONAL AIRPORT BLVD BENTONVILLE AR 72713

PARCEL 01-07964-060
HIGHLAND LLC
c/o COUGHLIN, CYNTHIA H
PO BOX 129
CENTERTON AR 72719-0129

PARCEL 01-18080-000
BENTONVILLE SCHOOL DISTRICT NO 6 OF BENTON COUNTY ARKANSAS
500 TIGER BOULEVARD BENTONVILLE AR 72712-4208

PARCEL 01-18080-001
BUFFINGTON BARRON LLC
2826 E JOYCE BLVD STE 1 FAYETTEVILLE AR 72703

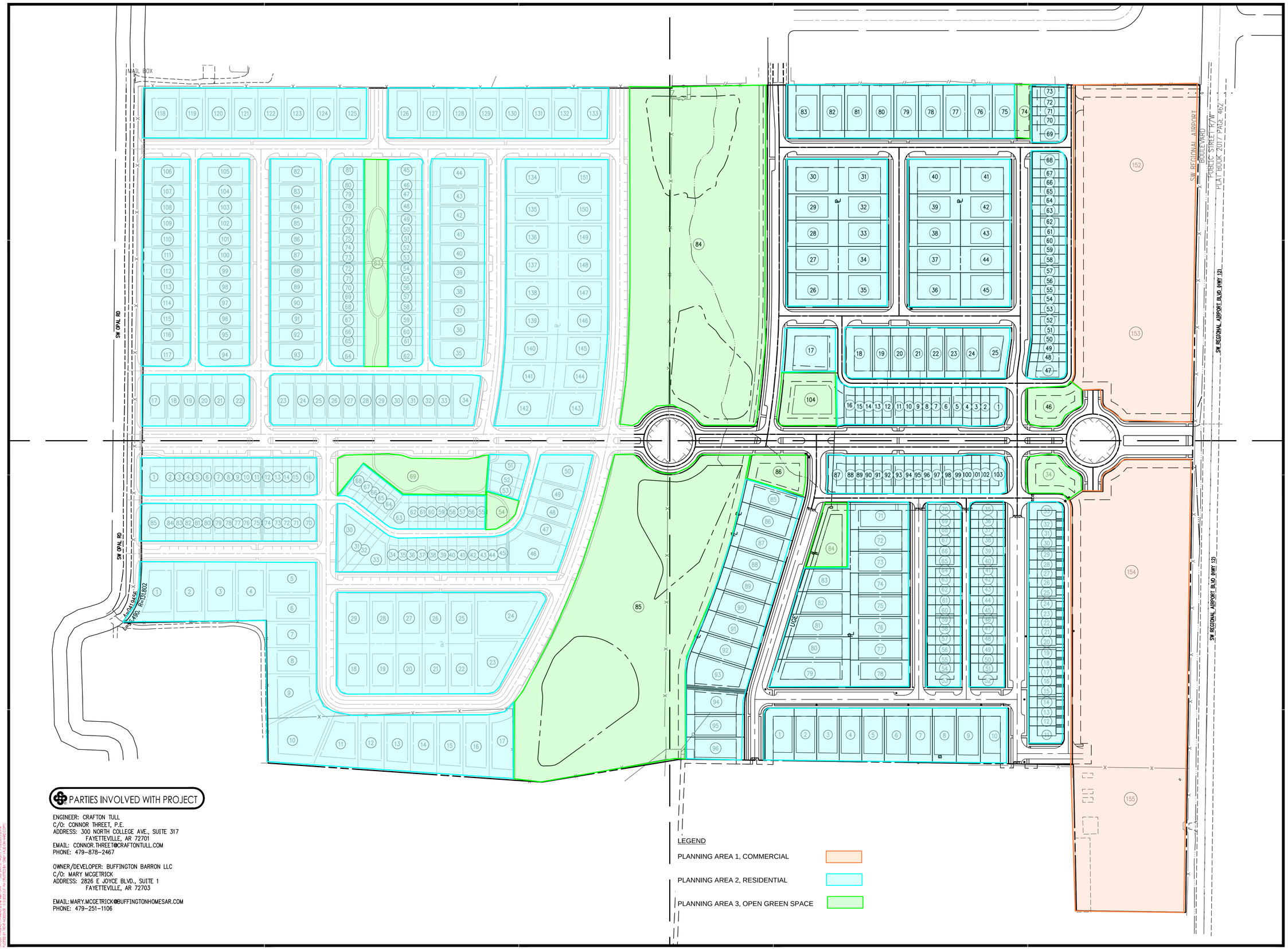
901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 18-08994-000
BARRON CEMETERY
OPAL RD

PARCEL 18-08993-000
ANGLIN PROPERTIES LLC
5985 SW ANGLIN RD BENTONVILLE AR 72713

PARCEL 18-08985-000
ANGLIN PROPERTIES LLC
5985 SW ANGLIN RD BENTONVILLE AR 72713



PARTIES INVOLVED WITH PROJECT

ENGINEER: CRAFTON TULL
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FAYETTEVILLE, AR 72701
EMAIL: CONNOR.THREET@CRAFTONTULL.COM
PHONE: 479-878-2467

OWNER/DEVELOPER: BUFFINGTON BARRON LLC
C/O: MARY MCGETRICK
ADDRESS: 2826 E JOYCE BLVD., SUITE 1
FAYETTEVILLE, AR 72703

EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106

LEGEND

PLANNING AREA 1, COMMERCIAL

PLANNING AREA 2, RESIDENTIAL

PLANNING AREA 3, OPEN GREEN SPACE

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

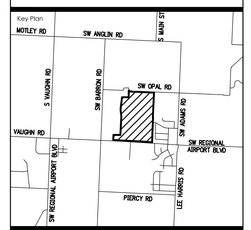
OPAL PARK PH I

BENTONVILLE, AR

PLANNING MAP

PUD22-0003

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET

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PP23-0003
PUD22-0003

DRAWING: O:\21300200_OPAL PARK PH I\CAD\PLANNING\PUD\OPAL PARK ESTATES PUD EXHIBIT.DWG
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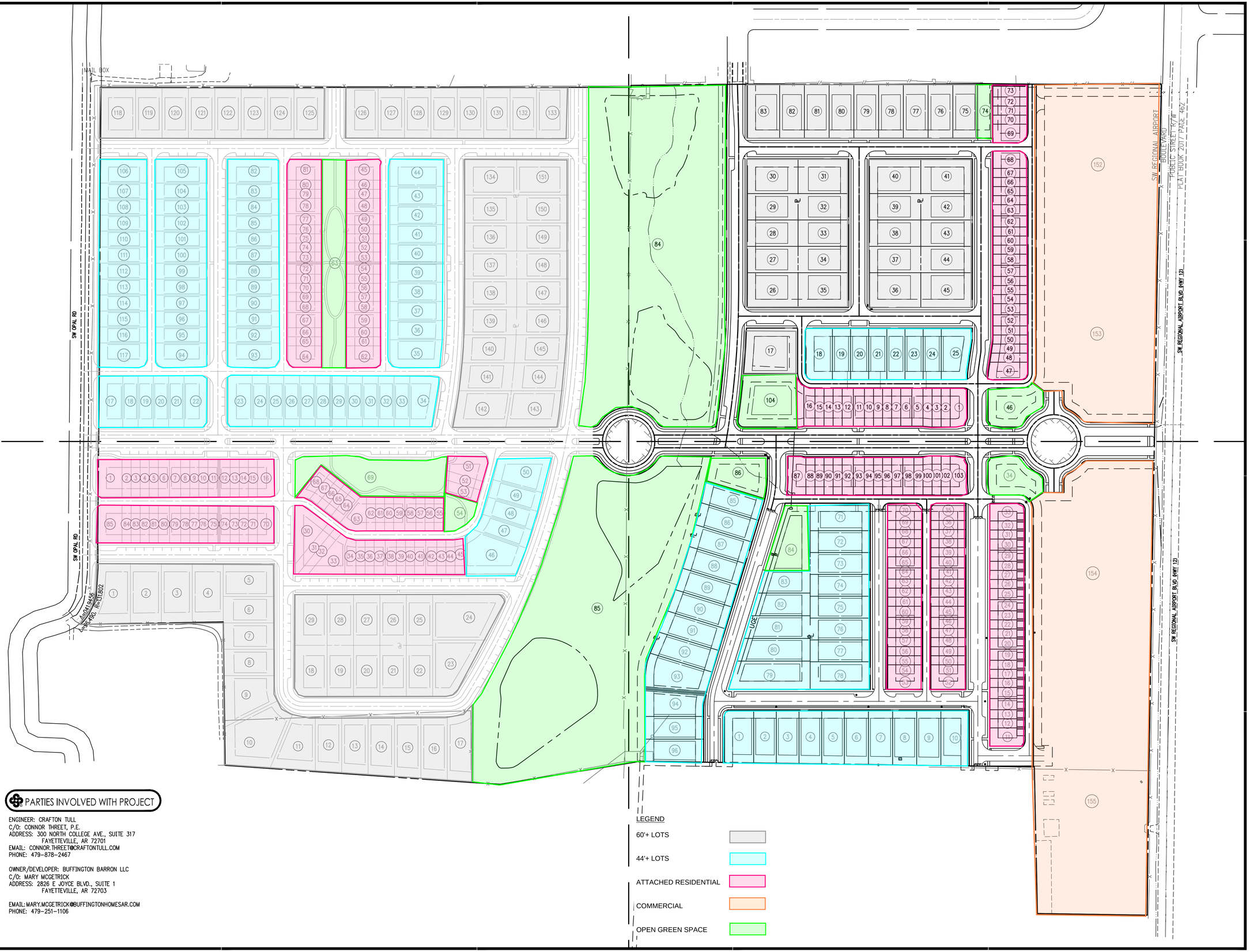

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100' 0 100'

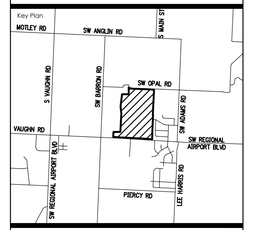
OPAL PARK PH I

BENTONVILLE, AR

UNIT MIX MAP

PUD22-0003

Key Plan



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PP23-0003
PUD22-0003

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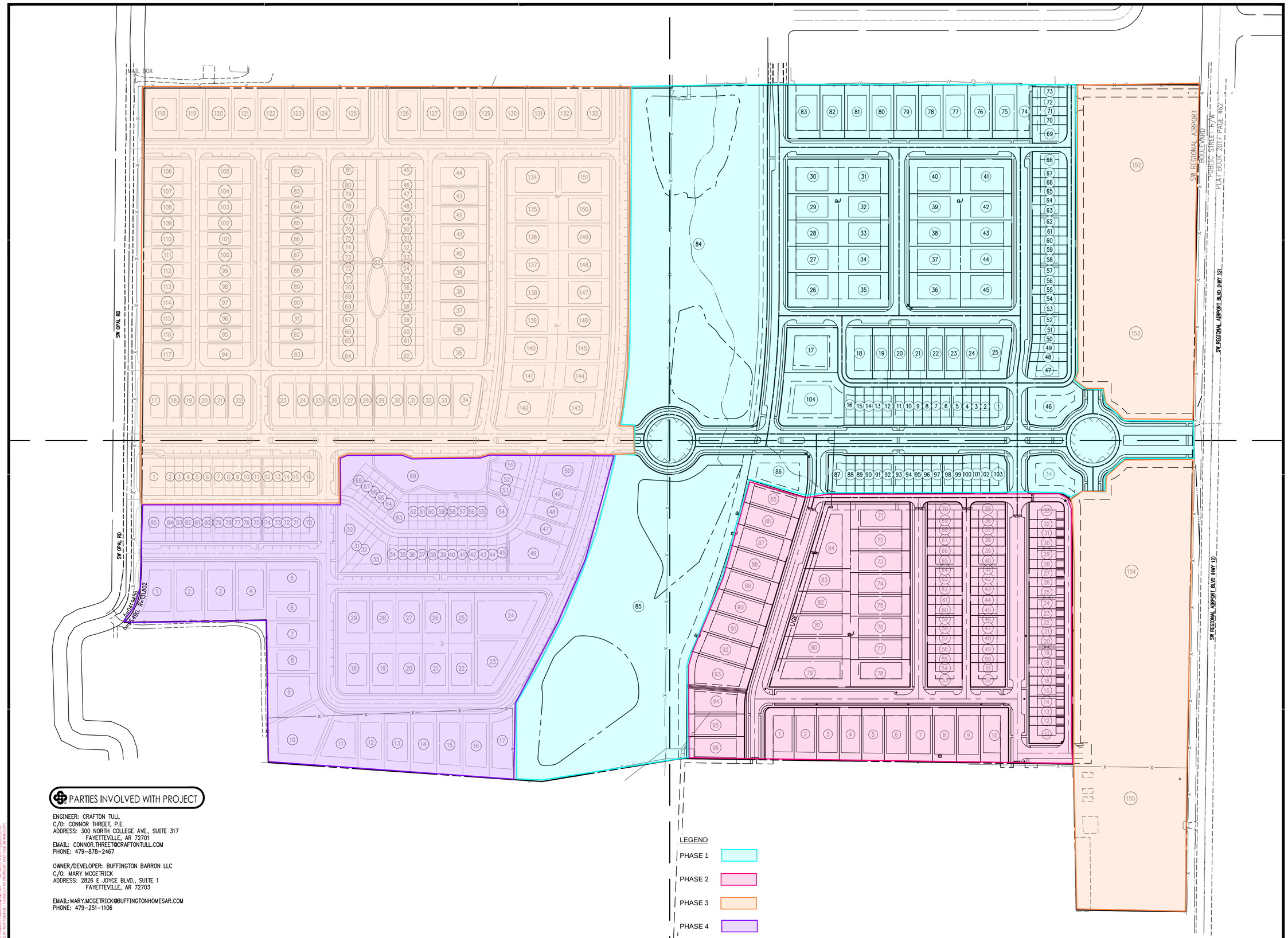

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EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

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Fayetteville, Arkansas 72701
Crafton Tull
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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

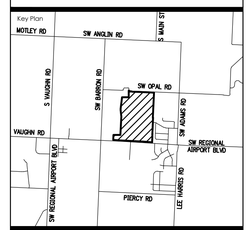
OPAL PARK PH I

BENTONVILLE, AR

PHASING MAP

PUD22-0003

Key Plan



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ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET

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PP23-0003
PUD22-0003

DRAWING: O:\21300200_OPAL PARK\Drawings\Plat\PHASING PLAT.DWG, 1/31/2025 4:08:37 PM, CONNOR THREET
XREFS BY TROY PARSONS, 1/17/2025 2:19 PM, PROTECTED BY CRAFTON, TULL & ASSOCIATES, INC.

C-102 MATCH LINE

LOT COUNT

TOTAL LOTS: 440
TOTAL RESIDENTIAL LOTS: 425

TOTAL COMMERCIAL LOTS: 4
TOTAL OPEN SPACE LOTS: 11

PARTIES INVOLVED WITH PROJECT

ENGINEER: CRAFTON TULL
C/O: CONNOR THREET, P.E.
ADDRESS: 300 NORTH COLLEGE AVE., SUITE 317
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FAYETTEVILLE, AR 72703

EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106

SW OPAL RD

L=41.41
L=366.90, R=151.60

POA LOT

POA LOT

POA LOT

MATCH LINE C-103

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479.636.4838 t
www.craftontull.com

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No. 109
ARKANSAS ENGINEER

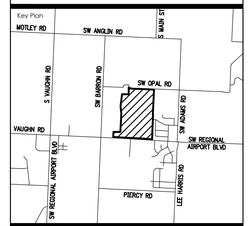
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

PUD22-0003

Key Plan



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QC by: M. LOVE
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ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET

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PP23-0003

SITE PLAN A

C-101

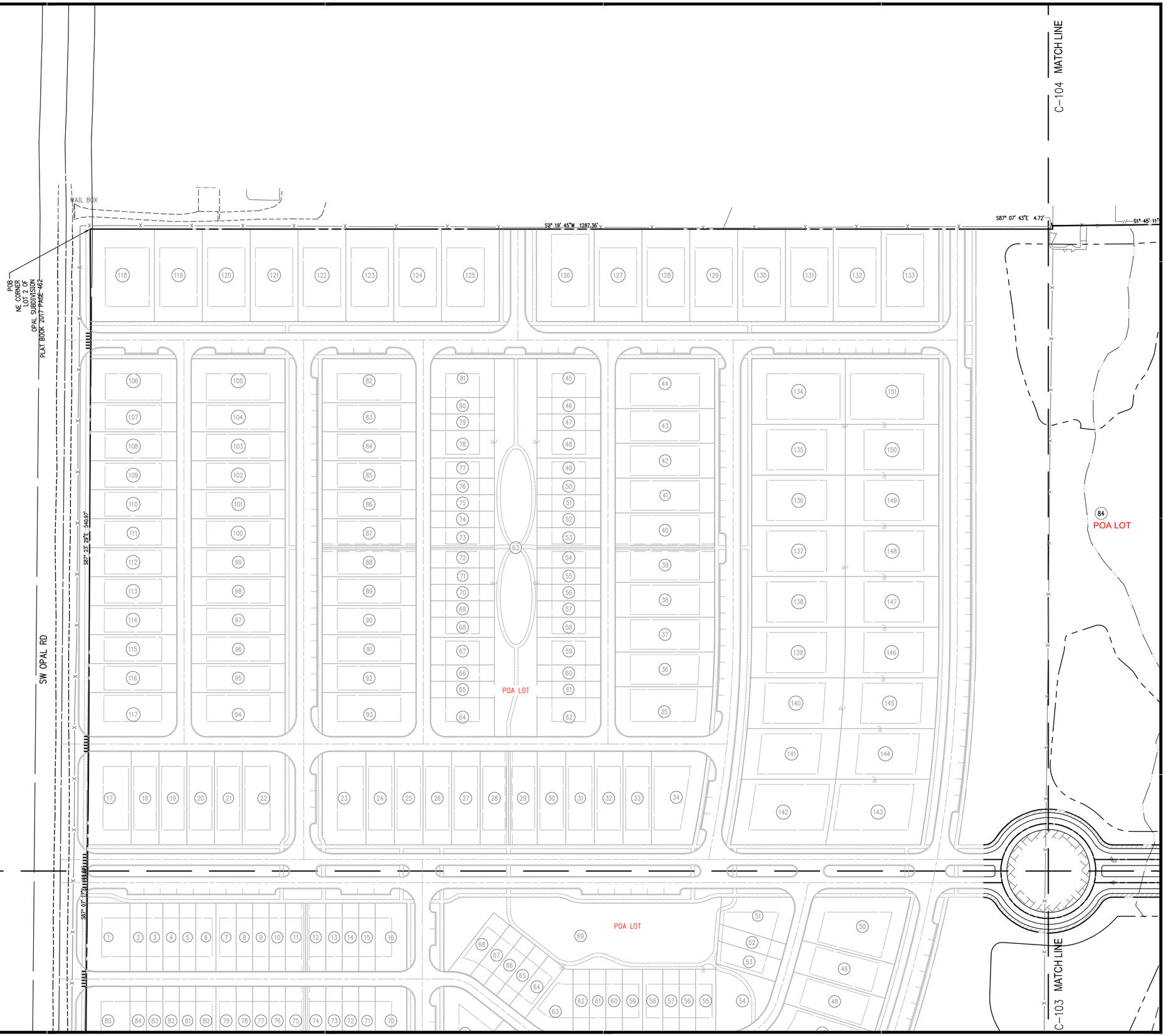
DRAWING: G:\JOBS\2021\21300200_OPAL PARK\DRAWINGS\CIVIL\DWG\OPAL PARK 22x34 ENGINEERING PLANS.DWG
LAYOUT: SITE PLAN A PLOTTED: 1/31/2025 3:54 PM PLOTTED BY: CONNOR THREET

PARTIES INVOLVED WITH PROJECT

ENGINEER: CRAFTON TULL
C/O: CONNOR THREET, P.E.
ADDRESS: 300 NORTH COLLEGE AVE., SUITE 317
FAYETTEVILLE, AR 72701
EMAIL: CONNOR.THREET@CRAFTONTULL.COM
PHONE: 479-878-2467

OWNER/DEVELOPER: BUFFINGTON BARRON LLC
C/O: MARY MCGETRICK
ADDRESS: 2826 E JOYCE BLVD., SUITE 1
FAYETTEVILLE, AR 72703

EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

PUD22-0003

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET

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PP23-0003

SITE PLAN B

C-102

DRAWING FILE: G:\2021\21300200_OPAL PARK PH I\PLANS\PRELIMINARY PLAT\21300200_OPAL PARK PH I PRELIMINARY PLAT.DWG
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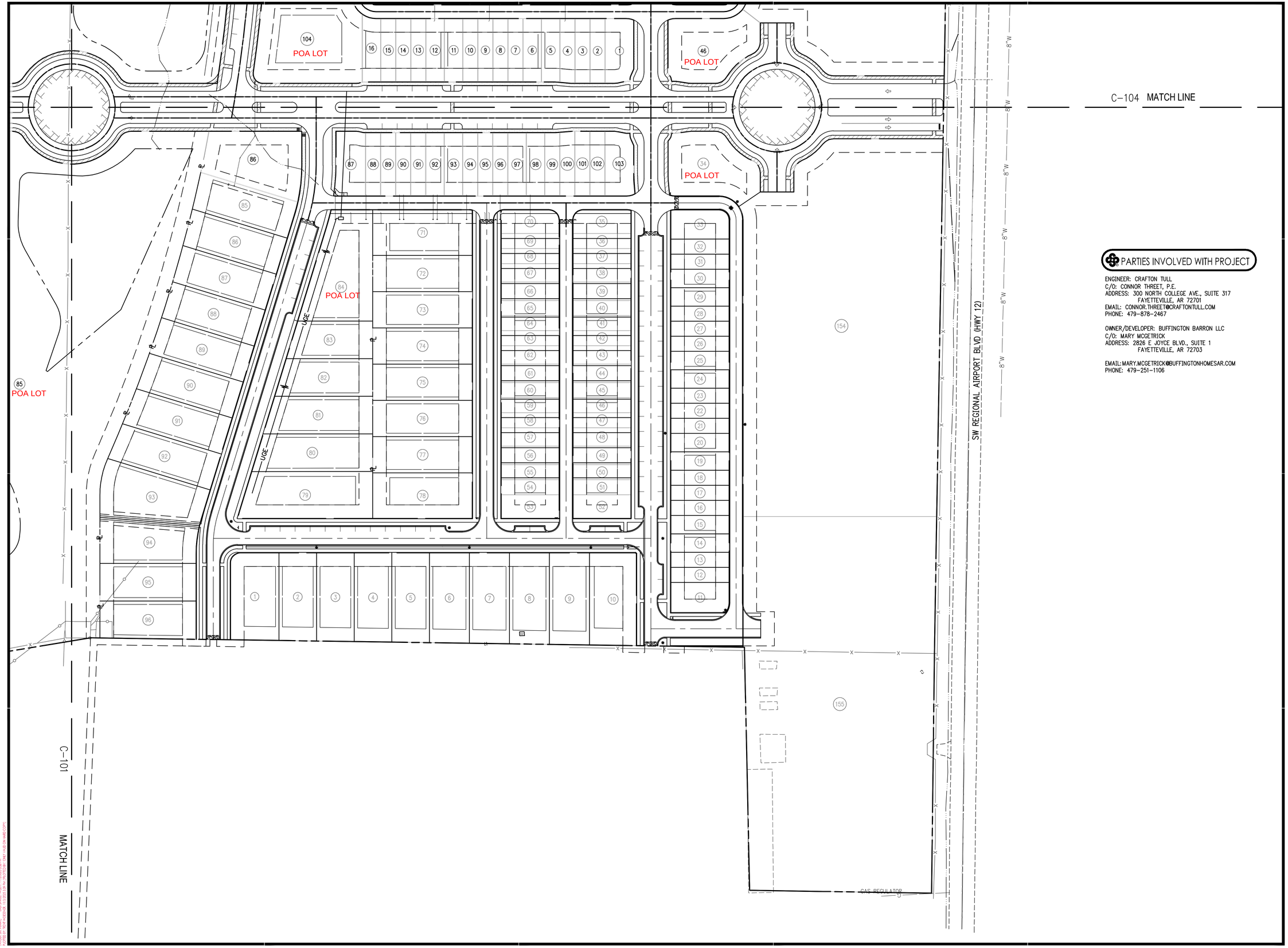


PARTIES INVOLVED WITH PROJECT

ENGINEER: CRAFTON TULL
C/O: CONNOR THREET, P.E.
ADDRESS: 300 NORTH COLLEGE AVE., SUITE 317
FAYETTEVILLE, AR 72701
EMAIL: CONNOR.THREET@CRAFTONTULL.COM
PHONE: 479-878-2467

OWNER/DEVELOPER: BUFFINGTON BARRON LLC
C/O: MARY MCGETRICK
ADDRESS: 2826 E JOYCE BLVD., SUITE 1
FAYETTEVILLE, AR 72703

EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106

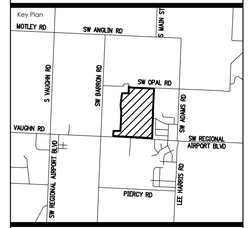
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

PUD22-0003

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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SITE PLAN C

C-103

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C-102

MATCH LINE

S87° 07' 43"E 4.72'

S1° 45' 11"W 283.46'

GM

S2° 25' 23"W 329.97'

GM

S1° 53' 23"W 240.00'

GM

S2° 56' 35"W 159.99'

S2° 09' 24"W 272.57'

SE CORNER LOT 2 OF OPAL SUBDIVISION PLAT BOOK 2017 PAGE 462

N88° 24' 33"W 453.07' (C) (PLAT - N88°E)

PUBLIC STREET R/W

OPAL PARK BOULEVARD

PLAT BOOK 2017 PAGE 462

SW REGIONAL AIRPORT BLVD (HWY 12)

N88° 42' 00"W 1214.15'

POA LOT

POA LOT

POA LOT

POA LOT

POA LOT

C-103 MATCH LINE

PARTIES INVOLVED WITH PROJECT

ENGINEER: CRAFTON TULL
C/O: CONNOR THREET, P.E.
ADDRESS: 300 NORTH COLLEGE AVE., SUITE 317
FAYETTEVILLE, AR 72701
EMAIL: CONNOR.THREET@CRAFTONTULL.COM
PHONE: 479-878-2467

OWNER/DEVELOPER: BUFFINGTON BARRON LLC
C/O: MARY MCGETRICK
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EMAIL: MARY.MCGETRICK@BUFFINGTONHOMESAR.COM
PHONE: 479-251-1106

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

PUD22-0003

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
VAUGHN RD
SW ADAMS RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date

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QC by: M. LOVE
QC Date: 06/27/25

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CONNOR THREET

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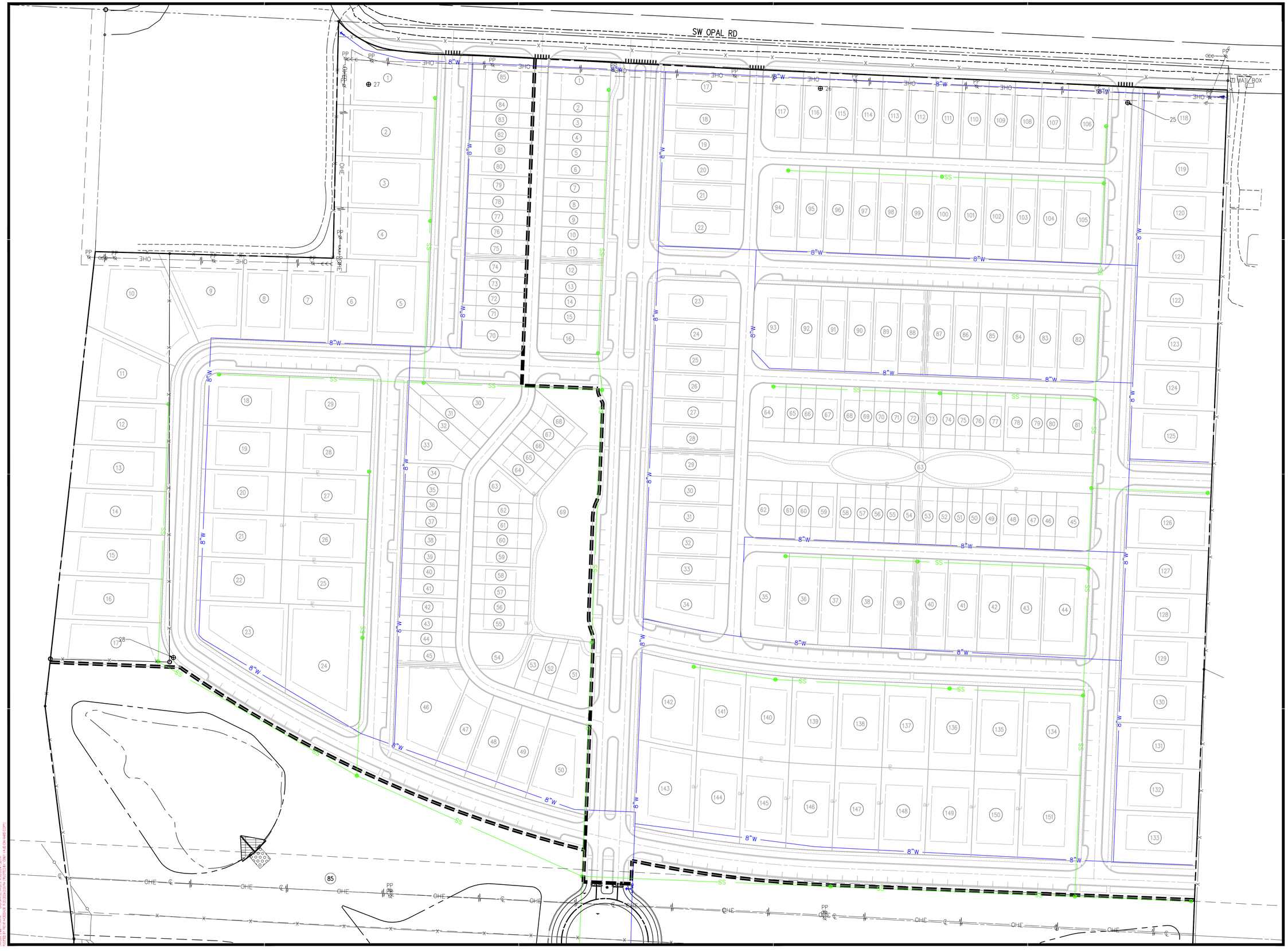
SITE PLAN D

C-104



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No. 109
ARKANSAS ENGINEER

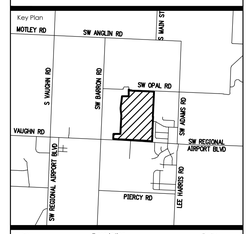
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

PUD22-0003

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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UTILITY PLAN A

C-105

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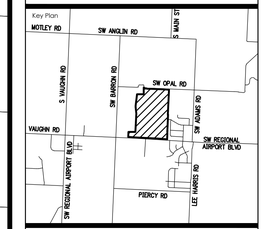
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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QC Date: 06/27/25

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UTILITY PLAN B

C-106

SAVING DOCUMENTS\PROFESSIONAL\PROJECTS\CAD FILES\SAVING\OPAL PARK 2\DWG\OPAL PARK 2 DWG\OPAL PARK PH 1 UTILITY PLAN FOR PLOTTING.DWG
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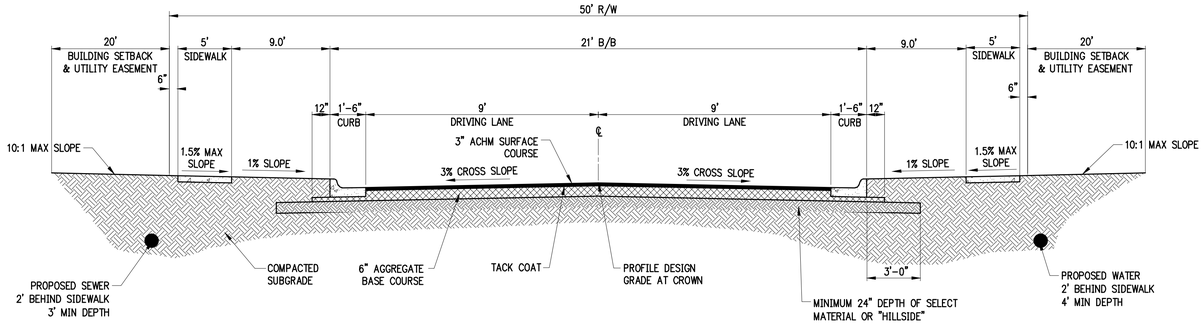
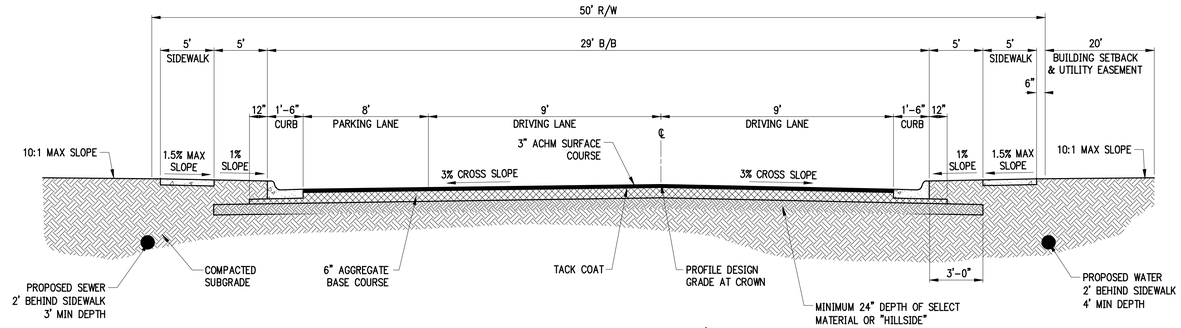
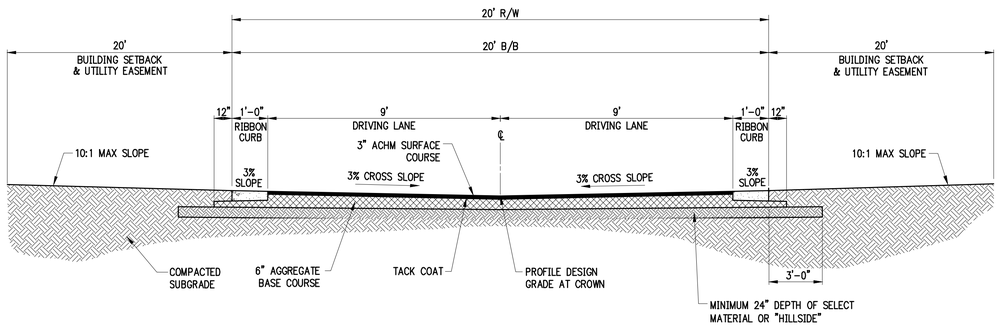


TYPICAL LOCAL STREET
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL LOCAL STREET W/PARKING
NTS



TYPICAL ALLEY
NTS (HONEY OPAL ALLEY & MOONSTONE ALLEY)

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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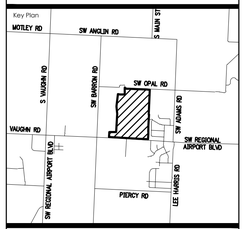
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 08/27/24

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET
08/27/2024

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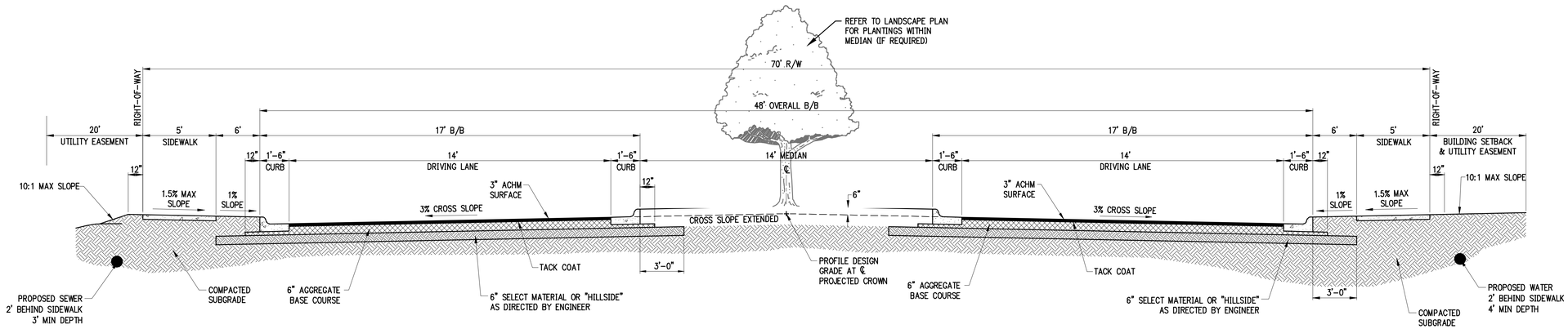
TYPICAL STREET SECTIONS

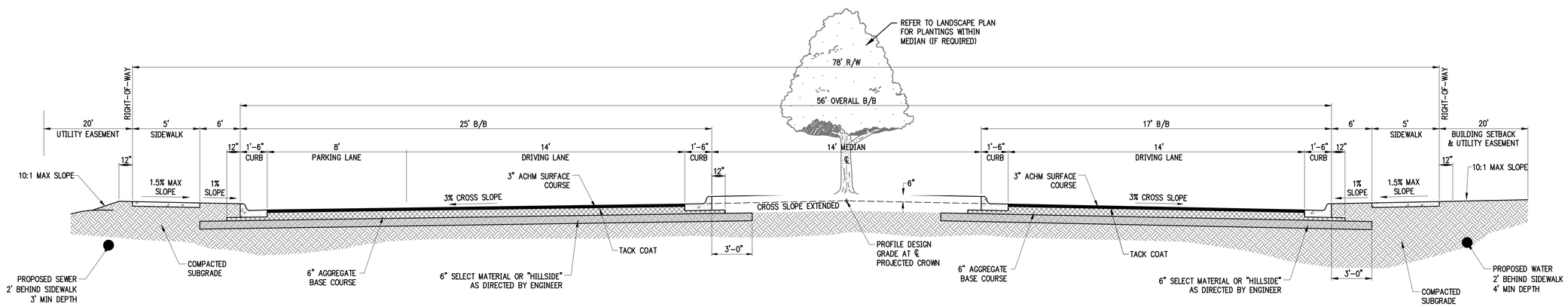
C-501

DRAWING: O:\21300200_SATTERZONAL\PLANS\CIVIL\SHEETS\C501_TYPICAL STREET SECTIONS.DWG PLAN: O:\21300200_SATTERZONAL_PLAN SET\CIVIL\C501_TYPICAL STREET SECTIONS.DWG
PLOTTED BY: TRENT HUDGINS, 8/27/2024 12:43 PM (THUDGINS) LAST SAVED BY: TRENT HUDGINS, 8/27/2024 12:43 PM (THUDGINS) PLOTTED BY: CONNOR THREET (CTHREET)



TYPICAL MEDIAN-DIVIDED LOCAL STREET
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL MEDIAN-DIVIDED LOCAL STREET W/ PARKING
NTS

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Fayetteville, Arkansas 72701
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CERTIFICATE OF AUTHORIZATION:

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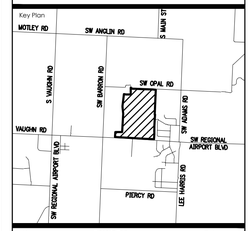
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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PROJECT NO: 21300200
ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 08/27/25

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No. 19950
CONNOR THREET
08/27/2024

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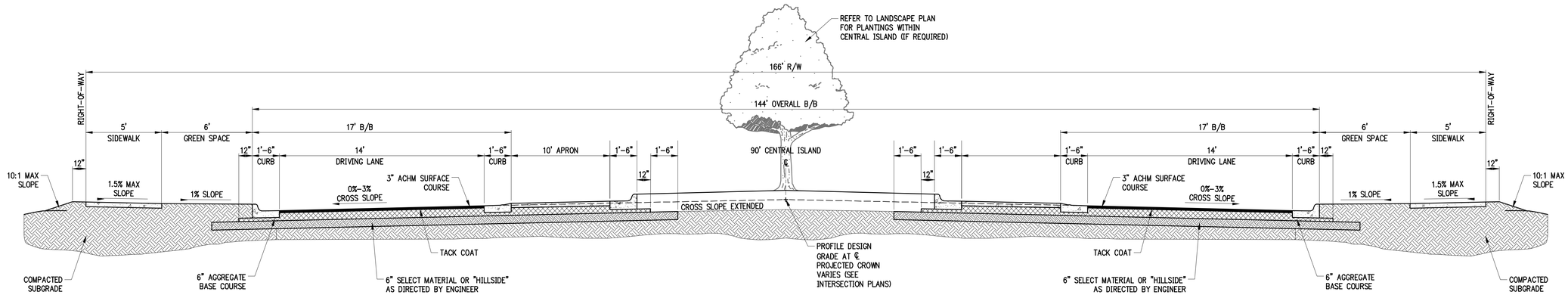
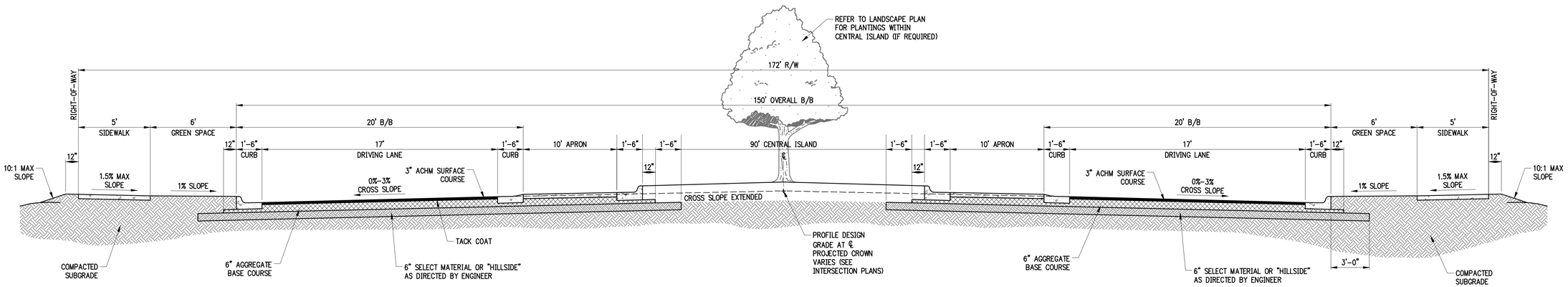
TYPICAL STREET SECTIONS

C-502

DRAWING: C:\21300200_OPAL PARK PH I\CIVIL\SHEETS\21300200_OPAL PARK PH I.DWG | PLOT: 8/27/2025 2:57:13 PM | USER: CONNOR THREET
PLOTTED BY: TRENT HUDGENS (THUDGENS@CRAFTONTULL.COM) | PLOTTED BY: CONNOR THREET (CTHREET@CRAFTONTULL.COM)



TYPICAL SECTION – NORTH ROUNDABOUT
NTS



TYPICAL SECTION – SOUTH ROUNDABOUT
NTS

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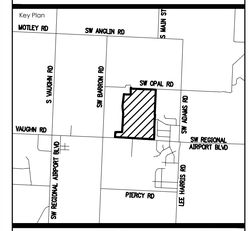
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date
1	N ROUNDABOUT TYP SECT ADDED	12/13/2023

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ISSUE DATE: 08/22/24
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

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No. 19950
CONNOR THREET
08/27/2024

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TYPICAL STREET SECTIONS R-1

C-503 R-1

DRAWING: C:\21300200_OVERBOARD\LUMPA\PROJECTS\CIVIL\DWG\OPAL PARK 22\CP200_SECTIONS.DWG
PLOTTED BY: TRENT HUDGENS (LAST SAVED BY: TRENT HUDGENS)
PLOTTED: 08/27/2024 4:54 PM

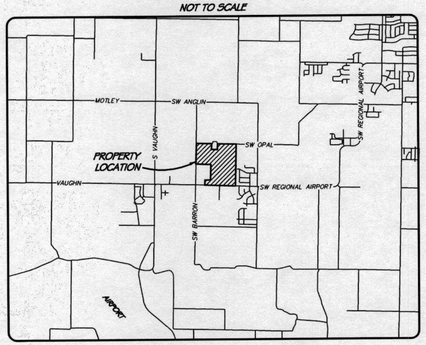
2B BOUNDARY SURVEY

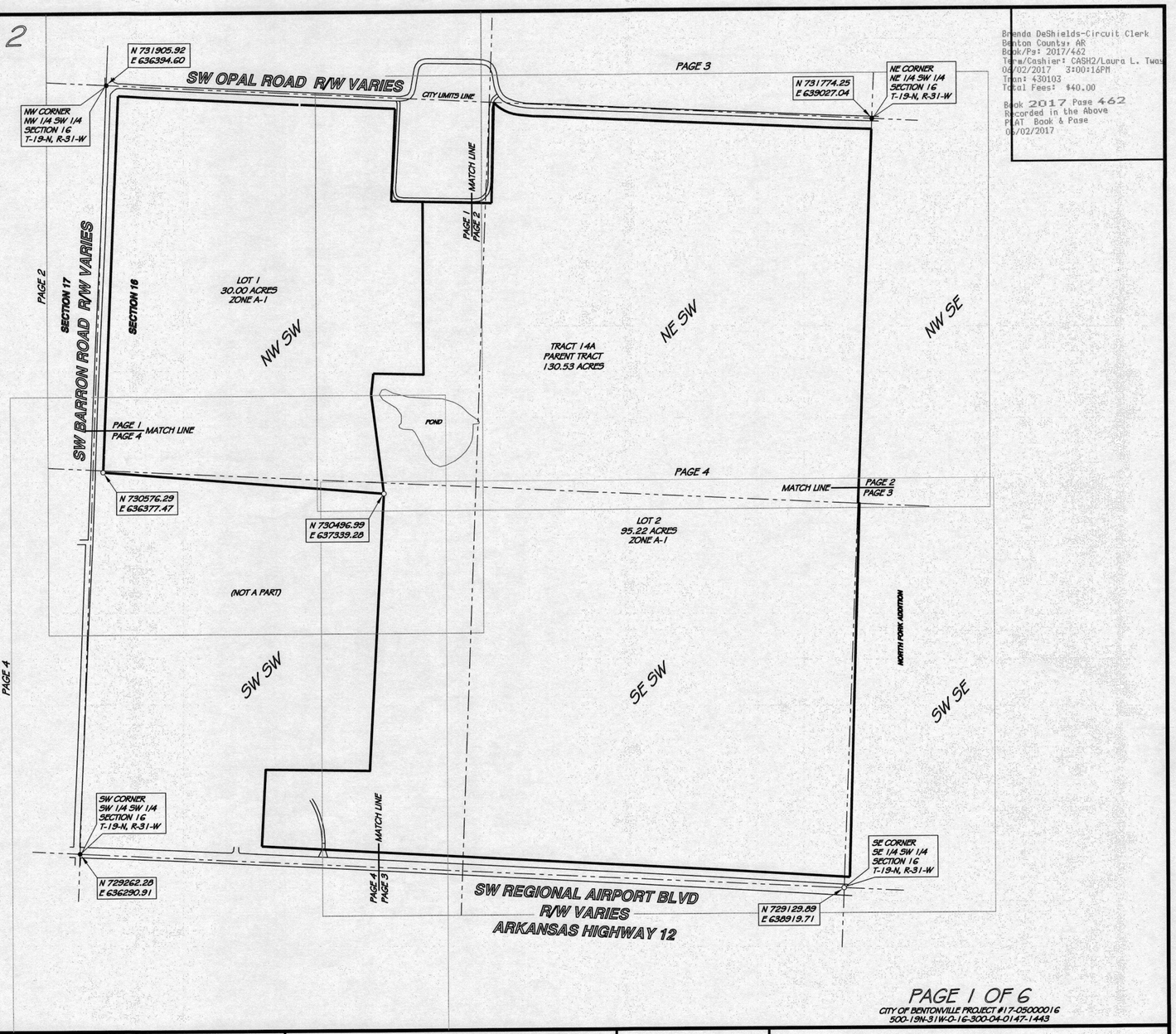
Crafton Tull

LOT SPLIT CREATING LOTS 1 & 2 OF OPAL SUBDIVISION

BEING A LOT SPLIT OF LEE HARRIS FARMS - TRACT 14A, BEING A PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS

VICINITY MAP
NOT TO SCALE





Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Ps: 2017/462
Term/Cashier: CASH2/Laura L. Twas
06/02/2017 3:00:16PM
Tran: 430103
Total Fees: $40.00

Book 2017 Page 462
Recorded in the Above
PLAT Book & Page
06/02/2017

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0235K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

Satterfield Land Surveyors P.A., Copyright 2017

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100' 50' 0' GRAPHIC SCALE 100' 200'

REFERENCE DEED

SURVEY REFERENCES

1 - ALAN REID & ASSOCIATES - #02435 - 12/15/2002

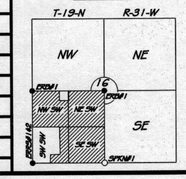
2 - ARKANSAS CONSULTANTS, INC. - #72-050 - 3/16/1972

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATES GRID NORTH

REVISIONS

VICINITY MAP



CERTIFICATE OF AUTHORIZATION SATTERFIELD LAND SURVEYORS P.A. No. 718 ARKANSAS

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS No. 1443 RICKY W. HILL

CONTACT: HIGHLAND LLC
P.O. BOX 129
CENTERTON, AR 72719
PHONE: (479) 640-7059

DRAWN BY:	M.D.L.
SCALE:	1"=100'
DATE:	2-9-17
JOB NO.	42,169

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

PAGE 1 OF 6
CITY OF BENTONVILLE PROJECT #17-05000016
500-19N-31W-0-16-300-04-0147-1443

DRAWING: G:\21300200_SWREGIONAL\INFRASTRUCTURE\CIVIL\DWG\PLAT SUBMISSION.DWG\BOUNDARY SURVEY.DWG
LAST PLOTTED BY: MATTHEW DAVIS ON: FRIDAY, 02/03/2017 10:09:51 AM
LAST PLOTTED BY: MATTHEW DAVIS ON: FRIDAY, 02/03/2017 10:09:51 AM
XREF: C:\PROJECTS\SW REGIONAL\INFRASTRUCTURE\CIVIL\DWG\PLAT SUBMISSION.DWG (BOUNDARY SURVEY.DWG ON HARD COPY ONLY)

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

SOUTHWEST REGIONAL DEVELOPMENT
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE:
CONTACT: B. BRIDGES
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

BOUNDARY SURVEY

C-102

2C APPROVED JURISDICTIONAL DETERMINATION

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil

June 4, 2021

Regulatory Division

FILE No. **SWL-2021-00164**

Mr. Eric Fuselier
Crafton Tull
901 N. 47th Street, Ste. 400
Rogers, AR 72756

Dear Mr. Fuselier:

Please refer to your request on May 21, 2021, concerning U.S. Army Corps of Engineers permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344). You proposed an approximately 97-acre residential subdivision (Barron Road Subdivision) immediately north of SW Regional Airport Blvd. (AR Hwy. 12). The proposed project is located in the SW 1/4 of section 16, T. 19 N., R. 31 W., Bentonville, Benton County, Arkansas.

A site evaluation on June 4, 2021, utilizing United States Geological Survey Quadrangle Maps, aerial photography, National Hydrography Dataset, and the Natural Resources Conservation Service Benton County Soil Survey, by Corps personnel indicates that this area does not meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual, Regional Supplements, appropriate guidance, and Department of the Army regulations. Therefore, a Section 404 Department of the Army permit is not required.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the Southwestern Division Office at the following address:

Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas, Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by August 3, 2021.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 CFR 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 340-1386 and refer to Permit No. **SWL-2021-00164**.

Sincerely,

David Rupe
Project Manager

Enclosures

cc:
Proj Mgr, Beaver Lake PO
Ch, Regulatory Enf

U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 6/4/2021
ORM Number: SWL-2021-00164
Associated JDs: N/A.
Review Area Location[1]: State/Territory: Arkansas City: Bentonville County/Parish/Borough: Benton
Center Coordinates of Review Area: Latitude 36.31856 Longitude -94.28857

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size		§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters):[3]				
(a)(1) Name	(a)(1) Size		(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):				
(a)(2) Name	(a)(2) Size		(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Size		(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Adjacent wetlands ((a)(4) waters):				
(a)(4) Name	(a)(4) Size		(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

[1] Map(s)/figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)):[4]				
Exclusion Name	Exclusion Size		Exclusion[5]	Rationale for Exclusion Determination
EPH-1	1735	linear feet	(b)(3) Ephemeral feature, including an ephemeral stream, swale, gully, rill, or pool.	Ephemeral channel that directs sheet flow east through subject property. Feature lacks defined bed/banks and was dry at time of consultant field investigation. The channel is mapped by USGS topographic quadrangle and mapped on NHD; however, aerial photography supports field investigation and doesn't show a defined channel or flow in images between 1994-2020.
POND-1	0.75	acre(s)	(b)(8) Artificial lake/pond constructed or excavated in upland or a non-jurisdictional water, so long as the artificial lake or pond is not an impoundment of a jurisdictional water that meets (c)(6).	Man-made pond constructed in uplands.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: Request for an Approved Jurisdictional Determination, Barron Road Subdivision, Bentonville, AR by Crafton Tull dated May 13, 2021.

This information is sufficient for purposes of this AJD.
Rationale: N/A.

☐ Data sheets prepared by the Corps: Title(s) and/or date(s).

☒ Photographs: Aerial and Other: Google Earth (1994-2020); Crafton Tull wetland delineation (May 13, 2021).

☐ Corps site visit(s) conducted on: Date(s).

☐ Previous Jurisdictional Determinations (AJDs or PJDs): ORM Number(s) and date(s).

☒ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B*.

☒ USDA NRCS Soil Survey: Soil Survey of Benton County, Arkansas; Web Soil Survey; soil map provided by Crafton Tull in reported dated May 13, 2021

[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

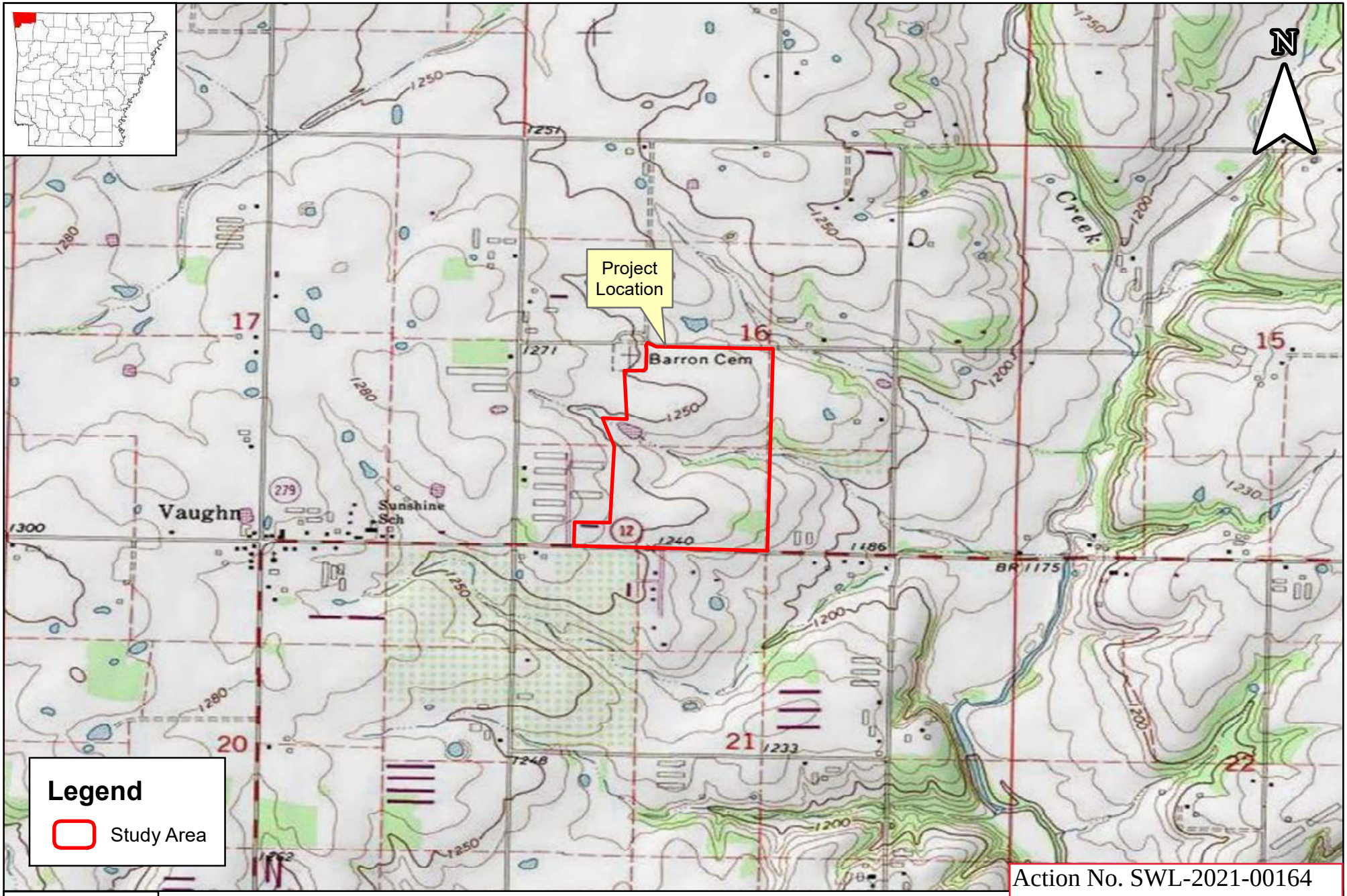
☒ USFWS NWI maps: NWI layer accessed on National Regulatory Viewer (June 3, 2021) and provided by Crafton Tull in report dated May 13, 2021.
☒ USGS topographic maps: Centerton, AR (1973, 1982, 2014)

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS/WBD/NHD data/maps	The National Map (accessed for NHD, LiDAR)
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	National Regulatory Viewer (accessed for NWI, LiDAR, and ORM layers); Antecedent Precipitation Tool (APT), Version 1.
State/Local/Tribal Sources	N/A.
Other information (specify)	Historic topographic quadrangles accessed via historicaerials.com

B. Typical year assessment(s): APT was accessed for period corresponding to Crafton Tull's site visit (May 3, 2021); findings: wet season, wetter than normal. The 60-day period nearest the field investigation exhibited above average precipitation.

C. Additional comments to support AJD: Crafton Tull's wetland delineation identifies two features, EPH-1 (an ephemeral channel) and POND-1 (an upland pond). Crafton Tull identified both features as non-jurisdictional, i.e., an ephemeral channel lacking an OHWM and an upland pond. Although EPH-1 is mapped on USGS topographic quadrangle Centerton, AR and by NHD, the channel lacks an OHWM and was dry at the time of Crafton Tull's field investigation (during a wetter than normal period, per APT data). In addition, review of aerial photography further indicates lack of flow and lack of channel definition, supporting the ephemeral determination of the feature. POND-1 is a man-made pond constructed in uplands and represents a (b)(8) water. Therefore, neither feature would be regulated by the Corps under the NWPR.



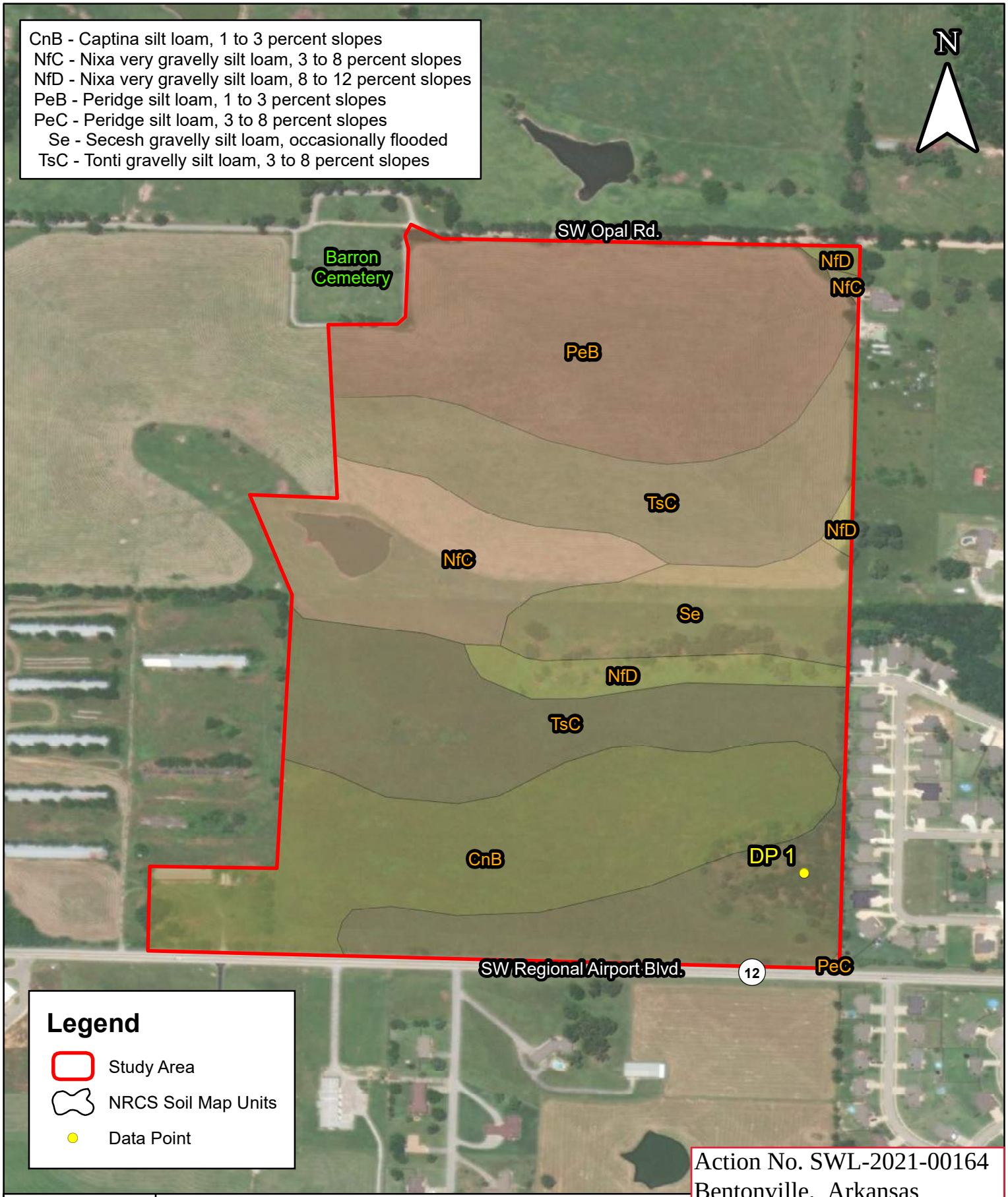
Crafton Tull

SITE LOCATION MAP

Barron Road Residential Development
Bentonville, Arkansas

USGS Centerton Quadrangle Map
ESRI TOPOGRAPHIC INFORMATION

Action No. SWL-2021-00164
Bentonville, Arkansas
Barron Road Subdivision
Section 16, T. 19 N., R. 31 W.
June 2021 Page 1 of 4



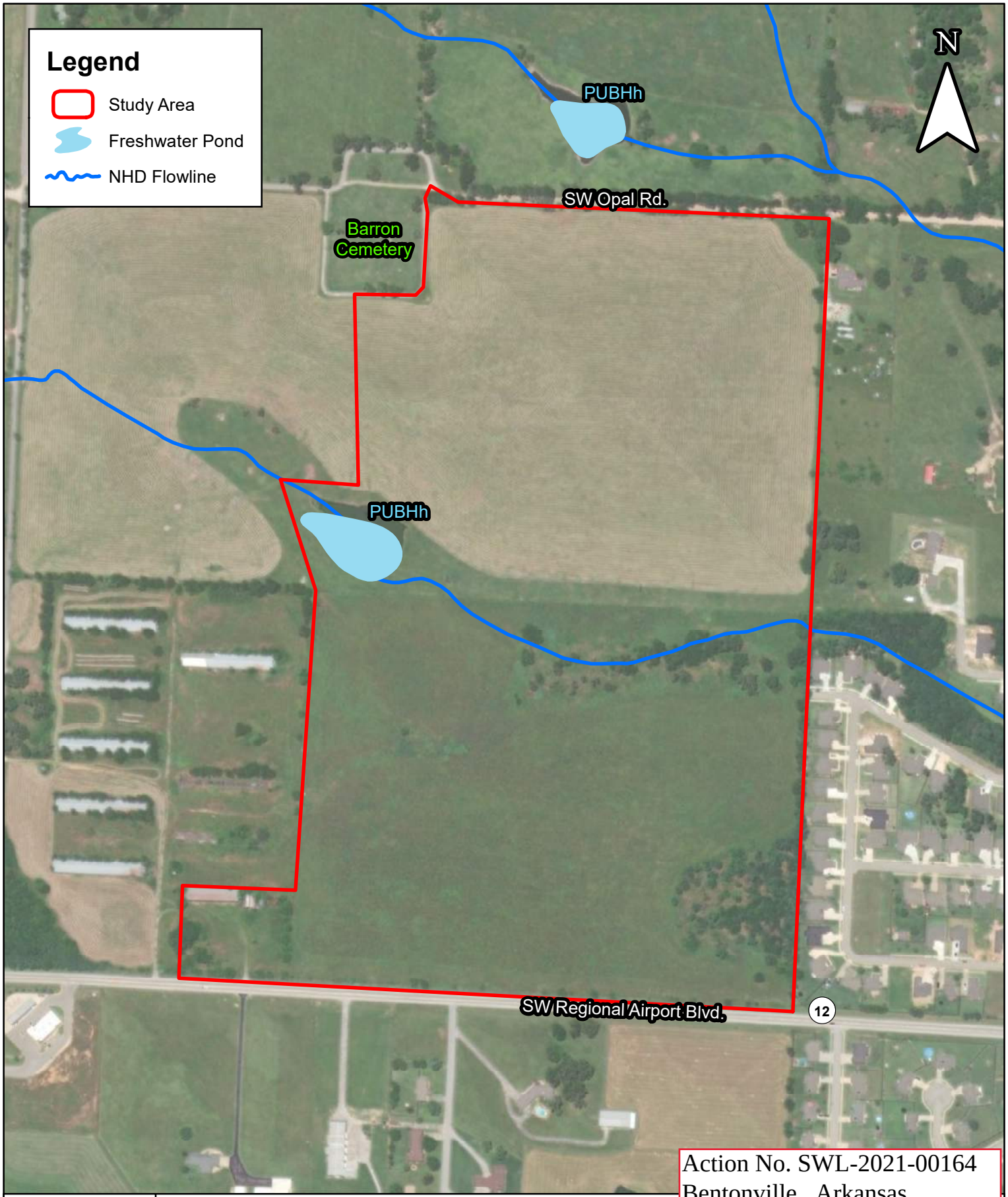
Crafton Tull

NRCS SOIL SURVEY DATA

Barron Road Residential Development
Bentonville, Arkansas

2018 Aerial Photograph
ESRI GIS INFORMATION

Action No. SWL-2021-00164
Bentonville, Arkansas
Barron Road Subdivision
Section 16, T. 19 N., R. 31 W.
June 2021 Page 2 of 4



Crafton Tull

USFWS NATIONAL WETLANDS INVENTORY
& USGS NATIONAL HYDROGRAPHY DATASET

Barron Road Residential Development
Bentonville, Arkansas

2018 Aerial Photograph
ESRI GIS INFORMATION

Action No. SWL-2021-00164
Bentonville, Arkansas
Barron Road Subdivision
Section 16, T. 19 N., R. 31 W.
June 2021 Page 3 of 4

Crafton Tull

WATERS OF THE UNITED STATES

Barron Road Residential Development
Bentonville, Arkansas

2018 Aerial Photograph
ESRI GIS INFORMATION

Lat:
Long:

Action No. SWL-2021-00164
Bentonville, Arkansas
Barron Road Subdivision
Section 16, T. 19 N., R. 31 W.
June 2021 Page 4 of 4

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Crafton Tull	File Number: SWL-2021-00164	Date: 06/04/2021
Attached is:		See Section below
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL	C
☑	APPROVED JURISDICTIONAL DETERMINATION	D
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/appeals.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Mr. David Rupe
U.S. Army Corps of Engineers (CESWL-RD)
P.O. Box 867
Little Rock, Arkansas 72203-0867
501-324-5295

If you only have questions regarding the appeal process you may also contact:

Administrative Appeals Review Officer
Southwestern Division (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas, Texas 75242-1317
469-487-7037

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

2D ARCHITECTURAL ELEVATION RENDERINGS

Crafton Tull

Material Breakdown per Building

Townhomes:

Brick – 75%

Hardy Board – 25%

45's:

Brick – Approximately 10-25% , predominately on the facade

Hardy Board – Approximately 75-90%, predominately on the sides/rear

60'+:

Brick Only

Commercial:

Per Large Scale Building Requirements

Optional Wood Front Door Options

Speakeasy

$675

8-lite Clear Bevel Glass

$650

6 Lite Water Glass

$450

Contempo Artic White Glass

$475

Optional Wood Front Door Stain Options

Carbon Black

Espresso

Dark Walnut

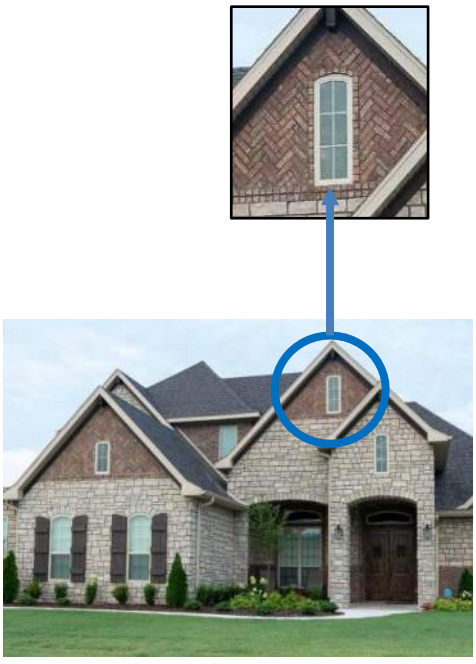
Natural Walnut

23

Transparent Stain-Contains the least amount of pigment. This finish allows most of the grain to show through.
Semi Transparent Stain-Impairs pigment on the wood while still allowing some of the wood grain to show through.
Solid Stain-Opaque stain with the most pigment that covers the wood grain. Gives the appearance of paint

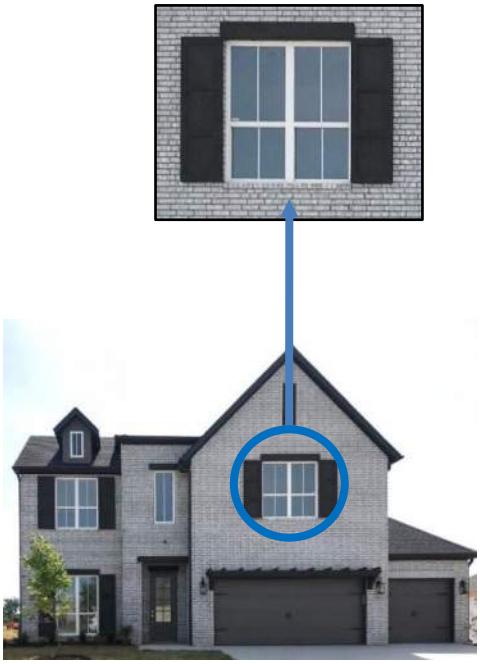
Included Window Color Options

Terra Beige



Pairs well with warm toned or red brick and provides contrast.

White



Pairs well with light grey or pure white brick. Provides the most amount of contrast and therefore is the most noticeable from the street.

Adobe

Pairs well with any brick. Provides the least amount of contrast and therefore is the least noticeable from the street.

BUFFINGTON HOMES
OF ARKANSAS

GRAMERCY				
ELEVATION	A	B	C	D
SQFT	2266+	2241+	2241+	2266+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS

ASPEN				
ELEVATION	A	B	C	D
SQFT	1758+	1766+	1758+	1767+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS

PRESTON				
ELEVATION	A	B	C	D
SQFT	2138+	2147+	2153+	2146+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS

DOGWOOD				
ELEVATION	A	B	C	D
SQFT	1882+	1882+	1882+	1882+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS

MAPLE				
ELEVATION	A	B	C	D
SQFT	1905+	1905+	1905+	1905+

BuffingtonHomesAR.com

4-Unit 3-Story Bldg

Modern Farmhouse A

6-Unit 3-Story Bldg

Modern Farmhouse A

BUFFINGTON HOMES

NEW TOWNHOMES

21107

AA26002897

11.18.21

©2021 Housing Design Matters, Inc.

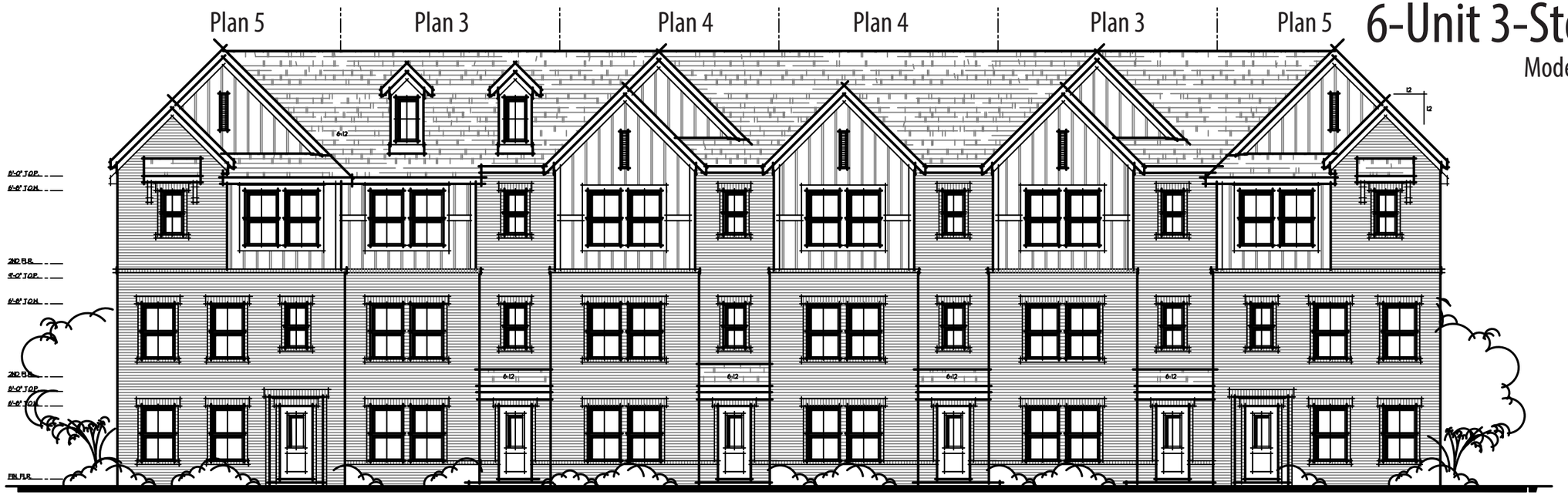
HOUSING DESIGN MATTERS

4-Unit 3-Story Bldg

Modern Farmhouse B

6-Unit 3-Story Bldg

Modern Farmhouse B



BUFFINGTON HOMES

NEW TOWNHOMES

21107

AA26002897

11.18.21

©2021 Housing Design Matters, LLC

HOUSING DESIGN MATTERS

2E DRAFT OF COVENANTS

INSTRUMENT PREPARED BY:

Jason N. Bramlett, Esq.
FRIDAY, ELDREDGE & CLARK, LLP
3425 North Futrall Drive, Suite 103
Fayetteville, Arkansas 72703
Arkansas Bar No. 2002140

DECLARATION OF COVENANTS AND RESTRICTIONS OF OPAL PARK POA, INC.

This Declaration of Covenants and Restrictions of **Opal Park POA, Inc.**, an Arkansas non-profit corporation ("**Opal Park POA**") (this "**Declaration**"), is made as of _____ ___, 2021, by **Buffington Barron, LLC**, an Arkansas limited liability company (the "**Developer**").

RECITALS:

A. Developer owns the real property described on **Exhibit A** attached to this Declaration (the "**Property**"), and desires to create a residential community known as "**Opal Park**."

B. Developer desires to provide for the preservation of the values in Opal Park and for the maintenance of common facilities and, to this end, desires to subject the Property to these covenants, restrictions, easements, charges and liens, each of which is for the benefit of the Property and each Owner.

C. Developer deems it desirable, for the efficient preservation of the values in Opal Park, to create an association which shall be assigned the powers of maintaining, administering and enforcing these covenants and restrictions and doing all other things necessary to preserve the values and amenities of this community.

D. Developer has caused to be incorporated Opal Park POA for the purpose of exercising these functions.

NOW, THEREFORE, Developer declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth:

ARTICLE I

DEFINITIONS

The following words, when used in this Declaration or any supplemental Declaration (unless the context shall indicate a contrary intention), shall have the following meanings:

"**Approval**" shall have the meaning set forth in Section 6.02 hereof.

"**Assessments**" shall mean and refer to an Owner's share of the Association Expenses that from time to time are assessed against an Owner by the Association in the manner herein provided, and other costs and expenses that from time to time are assessed against an Owner in accordance with the terms of this Declaration.

"**Association**" shall mean and refer to Opal Park POA, Inc., an Arkansas non-profit corporation, its successors and assigns.

"**Association Expenses**" shall have the meaning set forth in Section 5.04 hereof.

"**Board**" shall mean the Board of Directors of the Association.

"**Business Day**" shall mean any day of the week other than Saturday, Sunday or a day in which commercial banks are closed for business in Bentonville, Arkansas.

"**Common Property**" shall mean all real and personal property owned operated or controlled by the Association for the common use or benefit of all Owners.

"**Design Guidelines**" shall have the meaning set forth in Section 6.03 hereof.

"**Architectural Control Committee**" shall mean the committee appointed pursuant to Section 6.01 hereof.

"**Developer**" shall mean Buffington Barron, LLC, an Arkansas limited liability company, its successors and assigns.

"**Developer Control Period**" shall have the meaning set forth in Section 3.03 below.

"**Improvement**" shall have the meaning set forth in Section 6.04.

"**Lot**" shall mean and refer to any platted lot within the Property that may be purchased by any person, or owned by the Developer.

"**Member**" shall mean and refer to any Lot Owner who by virtue of holding title to any Lot is a Member of the Association. If any Lot Owner holds title to more than one (1) Lot, then the Lot Owner shall hold memberships equal to the number of Lots owned.

"**Mortgage**" shall mean any mortgage, deed of trust or other security instrument used for the purpose of subjecting real property to a lien or encumbrance as security for indebtedness.

"**Owner**" and "**Lot Owner**" shall mean and refer to any individual, Person, firm, corporation, partnership, association, limited liability company, trust or other legal entity, or any combination thereof, whether one or more, including the Developer, who or that holds record fee simple title to any Lot which is a part of the Property, but excluding those having such interest merely as security for the performance of an obligation.

"**Person**" shall mean an individual, firm, corporation, partnership, limited liability company, property owners association, trust, or any other legal entity, or any combination thereof.

"**Property**" shall mean and refer to that property described on **Exhibit A** that is subject to this Declaration and any property subjected to this Declaration in the future pursuant to the provisions of Article II.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 2.01. Existing Property. The real property that is, and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Benton County, Arkansas and is more particularly described on **Exhibit A**, all of which property shall be referred to as the "**Property**. "

Section 2.02. Additions to Existing Property. Additional lands of the Developer may become subject to this Declaration in the following manner:

(a) Developer shall have the right but not the obligation to bring within the plan of this Declaration additional properties ("**Future Development Lands**"), regardless of whether or not said properties are presently owned by the Developer, in future stages of the development. Any future additions to the Property shall become subject to the Assessments of the Association for its share of expenses of Opal Park as a whole upon Developer's initial sale of the additional lands, or any lot platted therefrom or any portion thereof, to a third party. UNDER NO CIRCUMSTANCES shall this Declaration or any supplement hereto preclude the Developer from conveying lands owned by it free and clear of this Declaration, as amended or supplemented, unless such lands were subject to the Declaration prior to such conveyance.

(b) The additions authorized shall be made by filing of record a Supplemental Declaration of Covenants and Restrictions, executed by the Developer only, with respect to the additional property which shall extend the plan of the covenants and restrictions of this Declaration to the additional property, and the Owners shall immediately be entitled to all rights and privileges provided in this Declaration.

(c) Any Supplemental Declaration may contain those complementary additions and modifications of the covenants and restrictions contained in this Declaration necessary to reflect the different character, if any, of the added properties as are not inconsistent with the plan of this Declaration. In no event, however, shall such supplement revoke, modify and add to the covenants established by this Declaration binding the Property made subject

to this Declaration prior to the recordation of that supplement. Each portion of additional lands made subject to this Declaration shall be designated as a separate phase.

Section 2.03. Additions Limited to Developer. No one other than the Developer shall have the right to subject additional lands to this Declaration, unless the Developer shall indicate in writing to the Association that such additional lands may be included.

ARTICLE III

RESERVED RIGHTS OF DEVELOPER

Section 3.01. Reservation of Rights. Developer, as owner of the Property and the Future Development Lands, expressly reserves the rights set forth in this Article with respect to the Property and the Future Development Lands.

Section 3.02. Development Rights. Developer reserves the right, in its sole discretion, to expand the Property as provided in Article II hereof to include other lands owned by the Developer, including without limitation, all or any portion of the Future Development Lands, make such property subject to the provisions of this Declaration, and create additional Lots and Common Properties upon such additional lands.

Section 3.03. Developer Control Period.

(a) Commencement and Termination of Period. The Developer Control Period for Opal Park (the "**Developer Control Period**") begins when the Developer executes its first contract with a third-party purchaser to purchase a Lot, and shall terminate no later than sixty (60) days after Developer deeds at least ninety percent (90%) of all Lots created or as may be created in Developer's sole discretion from both the Property and the Future Development Lands, but in no event later than ten (10) years from the date the Developer transfers and deeds its first Lot within Opal Park to a third-party purchaser. Once the Developer Control Period terminates, the Developer Control Period shall not be extended or reactivated through the addition of Lots beyond those that may be platted from the Future Development Lands. The Developer shall have the right, but not the obligation, to terminate the Developer Control Period at any time in its sole discretion by filing an instrument in the real estate records of Benton County, Arkansas providing for such termination.

(b) Restrictions During Period. During the Developer Control Period, the Association shall not enter into any lease and/or contract for goods and services for the Property that extends beyond the Developer Control Period. Any contract and/or lease in contravention of the foregoing sentence shall be voidable at the option of the Association.

(c) Association Books and Records. During the Developer Control Period, all books and records kept by or on behalf of the Association shall be available for examination and copying by a Member in good standing or his authorized agent. This right of examination shall exist without reference to the duration of membership and may be exercised only upon five (5) day's prior written notice and during reasonable business hours, or otherwise at a mutually convenient time and location. Notwithstanding the terms of this Declaration to the contrary, books and records kept by or on behalf of the Association may be withheld from inspection to the extent

that they concern:

(i) Personnel records;

(ii) An individual's medical records;

(iii) Records relating to business transactions that are currently in negotiation;

(iv) Privileged communications with legal counsel; or

(v) Complaints against a Member of the Association.

The Association may impose and collect a charge, reflecting the costs of materials and labor (including attorney and professional fees) prior to providing copies of any books and records to a Member under this section.

Section 3.04. Reservation of Easements. Developer expressly reserves a perpetual easement over all driveways, parking areas, sidewalks and utility easements to connect them with other driveways, parking areas, sidewalks and utility easements within Opal Park, the location of which shall be selected by the Developer.

Section 3.05. Right To Appoint and Remove Members of Board. During the Developer Control Period, the Board shall consist solely of members appointed and determined by Developer, and Developer reserves the right to appoint and remove members of the Board pursuant to the provisions of Section 4.04 of this Declaration.

Section 3.06. Right to Amend to Comply with Law. Developer reserves the right to amend or supplement this Declaration in any manner necessary to establish the validity and enforceability of this Declaration or to bring this Declaration into compliance with federal law, the laws of the State of Arkansas or any common law principle or judicial decision that may affect the validity and enforceability of this Declaration.

Section 3.07. Right to Amend to Comply with Title Insurance Company Requirements. Developer reserves the right to amend or supplement this Declaration in any manner necessary to satisfy the requirements of any title insurance company that may be called upon by the Developer to issue title insurance policies to Owners, provided such amendment is reasonably required to support the validity and enforceability of the Declaration.

Section 3.08. Right to Amend to Make Corrections. Except as otherwise may be provided in this Declaration, so long as Developer owns any Lot, Developer reserves the right at any time and from time to time to amend this Declaration as it deems appropriate, in its sole discretion, to carry out the purposes of Opal Park established in this Declaration, or to correct an error or omission, or to address and/or correct any matter required by any lending institution, public body or title insurance company, or to change the configuration or size of any lands or Lots subject to this Declaration, or to facilitate the operation and management of Opal Park and the Association, or to facilitate the sale of Lots. Such an amendment by the Developer may be made unilaterally, without the approval of any other party, and shall become effective upon the recording of an

instrument executed by the Developer in the real estate records of Benton County, Arkansas, setting forth the amendment.

ARTICLE IV

THE ASSOCIATION

Section 4.01. Formation. Every Owner shall be a Member of and constitute the Association, which shall be governed by the Board.

Section 4.02. Administration. The Association was formed to effectively and efficiently provide for the administration and enforcement of the provisions of this Declaration and the performance of other duties imposed upon and accepted by the Association concerning the Property and undertake and perform all acts and duties incident thereto in accordance with the terms, provisions, and conditions of this Declaration. True copies of the Articles of Incorporation and By-Laws of the Association are attached hereto and expressly made a part hereof as **Exhibit B** and **Exhibit C**, respectively. Each Owner shall automatically become a Member of the Association upon acquisition of title to a Lot, and the membership of such Owner shall terminate automatically upon the Owner being divested of such ownership regardless of the means by which such ownership may be divested. No person, firm or corporation holding any lien, mortgage or other encumbrance on any interest in a Lot shall be entitled by virtue of such, to membership in the Association or to any other rights or privileges of such membership. The Association shall have and is hereby granted the authority and power to enforce the provisions of this Declaration, specifically including, but not limited to, the right to levy and collect assessments in the manner hereinafter provided, and to enforce building covenants and restrictions set forth herein and in the Bill of Assurance recorded upon the platting of the Property. The Association shall further have and is hereby granted the authority to adopt, promulgate and enforce such rules and regulations, including without limitation rules governing such use of the Common Properties, as the Association may deem to be in the best interest of Opal Park, and to enforce such rules and regulations by imposing reasonable fines for violations thereof. Any such fines shall be personal obligations of the Owner against whom they are assessed and the Association may file and prosecute lawsuits to recover any amounts due or require compliance with the rules and regulations in question. Unpaid fines shall accrue interest at a rate determined by the Board not to exceed the maximum interest rate allowed by applicable law. Unpaid fines and any accrued interest shall become a lien on the Lot in the same manner as an Assessment as set forth in Section 5.09 hereof and may be enforced as set forth in that Section.

Section 4.03. Voting. An Owner shall have, for purposes of voting, one (1) vote for each Lot owned by it on all matters relating to the Association upon which a vote of the Members is conducted. All action taken by a vote of the Members shall be by majority vote unless a different vote is specified in this Declaration or in the Bylaws. If a Lot is owned by more than one (1) Person, the owners thereof shall designate one of themselves as the "Voting Member" for that interest. Only the Voting Member shall be entitled to the vote attributed to a Lot on Association issues submitted to a vote of the Members. The Owner of any portion of any subdivided Lot shall be entitled, in addition to the Owner's vote arising from the whole Lot owned by him or her, to a fractional vote determined pro rata based on the proportion of square feet of land in such

subdivided portion to the total number of square feet in the originally platted Lot prior to being subdivided

Section 4.04. Appointment and Election of Board of Directors.

(a) Developer May Appoint. During the Developer Control Period, the Developer, in its sole discretion, may appoint, remove and replace any director of the Board and the Board shall consist solely of directors appointed and determined by the Developer. Directors are not required to be Owners. The Board shall consist of directors appointed by the Developer until the election/appointment of successor directors as provided below.

(b) Initial Board. The initial Board of the Association shall consist of three (3) members designated by the Developer as set forth in Section 4.04(a) above, who shall serve for a period commencing upon the date of their appointment and terminating (unless sooner terminated by the Developer, in its sole discretion) at the end of the Developer Control Period upon the election of the successor directors.

(c) Election of Board of Directors. At least ten (10) days prior to expiration of the Developer Control Period, at a regular or special meeting of the Association called for such purpose, all Members eligible to vote, including the Developer for the Lots owned by it, shall elect three (3) successor directors to the Board. Membership in the Association is not a condition to election and service as a director. The three candidates receiving the highest number of votes of the Members shall be elected as directors. One successor director shall serve a term commencing upon his/her election and qualification and terminating on the date of the third annual Association meeting thereafter, and the election and qualification of that director's successor. One successor director shall serve a term commencing upon his/her election and qualification and terminating on the date of the second annual Association meeting thereafter and the election and qualification of that director's successor. The third successor director shall serve a term commencing upon his/her election and qualification and terminating on the date of the first annual Association meeting thereafter and the election and qualification of that director's successor. The length of the terms to be served by the initial successor directors shall be determined by lot. Thereafter, directors shall be elected for three (3) year terms and shall serve until the successor of each is elected and qualified. The length of the terms may be modified by the Bylaws. Additional directors, not to exceed a total of seven (7), may be added to the Board by amendment of the Bylaws.

(d) Removal of Directors. Notwithstanding any provisions of this section to the contrary, after the expiration of the Developer Control Period, the Members by a two-thirds (2/3) majority vote of all Owners present and entitled to vote at any meeting at which a quorum is present, may remove any duly elected member of the Board for any reason or no reason.

ARTICLE V

ASSESSMENTS

Section 5.01. Agreement to Pay Assessments. Each Owner, by acceptance of a deed to a Lot (whether or not expressed in the deed) covenants and agrees to pay to the Association all Assessments.

Section 5.02. Exempt Property. Common Properties as defined in Article I, all Common Properties subsequently added to the Property and any areas that are designated for the common use or benefit, and all portions of the Property owned by the Association or otherwise dedicated to any political subdivision shall be exempt from the Assessments and liens of the Association.

Section 5.03. Assessments. Each Owner shall contribute pro rata toward the Association Expenses and toward any other agreed upon expenses based on the ratio of the number of Lots (or fraction thereof if a Lot is properly subdivided) owned by the Owner to the total number of Lots deemed subject to this Declaration.

Section 5.04. Association Expenses. The Association shall be responsible for and shall consider the following as common expenses: (i) the costs of Association administration, which shall include all costs and expenses incurred by the Association in performing its duties under this Declaration and any bill of assurance affecting land subject to this instrument and taking other actions as may be authorized by this Declaration, including attorney fees, accounting fees and fees of other professionals; (ii) the maintenance, repair, replacement, acquisition, construction and reconstruction of Common Properties, and easements; (iii) any deficit remaining from a previous period; (iv) creation of reasonable contingency reserves; and (v) any other expenses and liabilities that may be incurred by the Association for the benefit of its Members under or by reason of this Declaration (collectively referred to herein as the "**Association Expenses**"). The Association shall treat as a contribution to reserves the excess Association revenues over Association Expenses.

Section 5.05. Commencement of Assessments. Assessments shall commence on a Lot on the date of the initial sale from Developer to a third party, other than Buffington Homes of Arkansas, LLC or any other affiliate of Developer. Assessments shall commence on a Lot owned by Buffington Homes of Arkansas, LLC on the date such Lot is sold by it to a third party. The initial purchaser of a Lot from the Developer, or the initial purchaser of a Lot from Buffington Homes of Arkansas, LLC, as applicable, shall pay to the Association at the closing of its purchase the pro rata amount of the Assessments accruing on the purchased Lot for the balance of the calendar year. An Owner shall be responsible for Assessments accruing during the period of its ownership of such property. The obligation to pay Assessments may be delegated to a tenant or other third party; provided, however, the Owner shall remain liable to the Association for all such payments.

Section 5.06. Annual Budget. Each year, the Board shall prepare and adopt an operating budget for the following calendar year. The budget shall itemize the estimated Association Expenses for such calendar year, taking into consideration anticipated receipts (if any), and any deficit or surplus from the prior operating period. The budget shall serve as the supporting document for the Assessment for the upcoming calendar year and as the primary guideline under

which the Association shall be operated during such annual period. Developer shall estimate the budget for the first calendar year of the Association or portion thereof. The Association shall furnish a copy of the budget to each Owner.

Section 5.07. Notice of Payment; Late Charge.

(a) On or around January 1 of each year, the Association will notify each Owner of the amount of the Assessment with respect to the Owner's Lot or Lots. The Assessment shall be payable in annual installments, or in such other installments and at such times as may be determined by the Board.

(b) All unpaid Assessments shall incur a late charge in the amount equal to fifty percent (50%) of the delinquent amount, and shall accrue interest at a rate equal to the maximum interest rate allowed by applicable law from the date each unpaid amount was due until paid. The failure of the Association to give timely notice of any Assessment as provided herein shall not be deemed a waiver or modification in any respect of the provisions of this Declaration or a release of any Owner from the obligation to pay such assessment or any other assessment, but the date when the payment shall become due in such case shall be deferred to a date fifteen (15) days after notice of such assessment shall have been given to the Owner in the manner provided in this Declaration.

Section 5.08. Special Assessments. In addition to the Association's regular assessments authorized by this Article, the Association may levy, at any time and from time to time, upon affirmative vote of a majority of the Owners, or upon the affirmative vote of a majority of a specific group of Owners in accordance with the applicable Bill of Assurance, a Special Assessment, for the purpose of defraying, in whole or in part, the costs of any construction or reconstruction, unexpected repair or replacement of any Common Property or any part thereof, or for any other expenses incurred or to be incurred as provided in this Declaration (including without limitation Association Expenses), and such assessment will be payable over such period as the Owners may determine. Such Special Assessments, if any, shall be included within any and all references to Assessments. This section shall not be construed as an independent source of authority for the Association to incur expenses but shall be construed to prescribe the manner of assessing for expenses authorized by other sections of this Declaration, the By-Laws or the Articles. Any amounts assessed pursuant hereto shall be assessed to Owners pro-rata based on the number of Lots subject to this Declaration. Notice in writing of the amount of such Special Assessments and the time for payment thereof shall be given promptly to Owners, and no payment shall be due less than fifteen (15) days after such notice shall have been given. All unpaid portions of any Special Assessment shall incur a late charge in an amount equal to fifty percent (50%) of the delinquent payment and accrue interest at a rate determined by the Board not to exceed the maximum interest rate allowed by the applicable law from the date such portions become due until paid. All funds received from assessments under this Section shall be part of Association funds.

Section 5.09. Lien for Assessments.

(a) All sums assessed to the Owners pursuant to the provisions herein and in the Bylaws, together with interest thereon as provided herein, shall be secured by a lien on the respective Lots in favor of the Association, which lien shall be prior to all other liens upon the Lots

except: (a) tax liens in favor of any assessing unit; and (b) any mortgage or deed of trust duly recorded prior to the Assessment Lien encumbering the Lot. To evidence a lien for sums assessed pursuant hereto, the Association may prepare and record in the real estate records a written notice of lien setting forth the amount of the Assessment, the date due, the amount remaining unpaid, the name of the Owner and a description of the Lot. No notice of lien shall be recorded until there is a delinquency in payment of the Assessment. In addition to the unpaid amount of the Assessment, any recorded lien shall secure payment of all accrued interest on the assessment, late charges, title search fees, and for all costs of collecting such amounts, including attorneys' fee, whether suit be brought or not, and the Owner shall be personally liable for all such amounts.

(b) Liens created pursuant to subsection (a) above may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in the State of Arkansas. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding (including attorneys' fees) and such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Lot that shall become due during the period of foreclosure and all such assessments shall be secured by the lien being foreclosed. The Association shall have the right and power to bid in at any foreclosure sale, to apply as a cash credit against its bid all sums due the Association and to hold, lease, mortgage or convey the subject Lot. Furthermore, the rights of the Association herein set forth above shall be in addition to any other rights provided by law with respect to liens for and collection of unpaid assessments.

(c) The Board shall have the right to settle and compromise any lien securing unpaid Assessments and the amount of the unpaid Assessment, including all late charges and accrued interest thereon, if such action is deemed to be in the Association's best interest.

Section 5.10. Personal Obligation of Owner.

(a) The amount of any Assessment against any Lot shall be the personal obligation of the Owner of such Lot to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving any lien securing the same. In the event of any suit to recover a money judgment for unpaid assessments hereunder, or in the event that the Association must bring an action to enforce these covenants, the involved Owner shall pay the costs and expenses incurred by the Association in connection therewith, including attorneys' fees. The Association shall have the right to assign its claim and lien rights for the recovery of any unpaid Assessments, together with any outstanding costs, charges, and attorney fees, to the Developer, any Owner or group of Owners, or any other Persons.

(b) If a Lot is owned by more than one (1) Person, each Person with an ownership in the subject Lot shall be jointly and severally liable for all Assessments. No Owner may avoid or diminish its personal obligation for payment of Assessments by waiver of the use and enjoyment of any of the Common Property or by abandonment of its Lot or by waiving any services or amenities provided for in this Declaration.

Section 5.11. Unpaid Assessments Shall Be Paid from Sales Price. In the case of a voluntary sale or conveyance of a Lot, all unpaid Assessments, or other assessments or charges against an Owner for its pro rata share of Association Expenses or other amounts due the

Association shall be paid out of the sales price or by the acquirer in preference over any other assessments or charges of whatsoever nature, except the following:

(i) assessments, liens and charges for taxes past due and unpaid; and

(ii) payments due under mortgages and other security instruments duly recorded prior to the date the Assessment or other debt due the Association.

Section 5.12. Statement of Account. Upon the request of any Owner, mortgagee, prospective mortgagee or prospective purchaser of a Lot, duly authorized representatives of the Association, for a reasonable fee, shall issue a written statement setting forth the following:

(i) The amount of the unpaid Assessments or other amounts due the Association, if any, with respect to such Lot;

(ii) The amount of the current Assessments and the date or dates upon which installments thereof become due;

(iii) Credit for advanced payments or prepaid items; and

(iv) That such statement shall be conclusive against the Association in favor of persons who rely thereon in good faith.

Section 5.13. Personal Liability of Purchaser. Subject to the provisions herein, a purchaser of a Lot, other than purchasers from Developer and Buffington Homes of Arkansas, LLC, shall be jointly and severally liable with the seller thereof for all Assessments unpaid at the time of the purchase; provided, however, that the provisions of this section shall not prejudice the purchaser's right to recover from the seller the amount paid by the purchaser for such assessments.

Section 5.14. Subordination of the Lien to Mortgage; Foreclosure; Remaining Liability.

(a) The lien of unpaid Assessments provided for in this Article shall be subordinate to the lien of any prior recorded Mortgage on the Lot. The lien securing the Assessments shall be extinguished by the sale or transfer of any Lot pursuant to a decree of foreclosure of a prior Mortgage. No such sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due.

(b) When the purchaser of a Lot obtains title thereto as a result of foreclosure of a Mortgage or other security instrument, such purchaser, its successors and assigns, which may include but not be limited to the mortgagee or other secured party, shall not be liable for any of the Assessments chargeable to such Lot accruing after the date of recording such mortgage or security interest but prior to the acquisition of title to such Lot by such purchaser. Such unpaid share of Association expenses shall be deemed to be Association expenses collectible from all Members, including such purchaser, its successors and assigns. The provisions of this section, however, shall not release any Member from personal liability for unpaid assessments.

Section 5.15. Records; Rights to Inspect.

(a) The Board shall keep, or cause to be kept, a book with a detailed account of the receipts and disbursements affecting the Association and its administration and specifying the expense of maintenance and repair of the Common Properties.

(b) Any Member, or that Member's duly appointed representative, shall have access to the Association's books of account, operating statements and other financial information and minutes from any meeting of the Owners, the Board, or any committee of the Board in order to inspect and copy such records for any purpose reasonably related to his or her interest as a Member. Access shall be at any reasonable time at the office of the Association, if one is maintained, or such other place within Benton County, Arkansas as the Board prescribes. The Board shall establish rules regarding the notice the Member must give to the custodian of the records to obtain access, the hours and days of the week when the records may be inspected and copied, and the charge(s) imposed by the Association for copying records requested by the Member. As a condition to permitting a Member to inspect the books of account, and minute records, the Association may require the Member to agree in writing not to use or allow the use of such information for commercial or other purposes not related directly to membership in the Association. Notwithstanding the terms of this Declaration to the contrary, books and records kept by or on behalf of the Association may be withheld from inspection to the extent that they concern those items listed in Section 3.03(c).

ARTICLE VI

ARCHITECTURAL CONTROL COMMITTEE

Section 6.01. Designation of Committee. The Association shall have an Architectural Control Committee, consisting of at least two (2) and not more than five (5) members who shall be natural persons. The Members of the Architectural Control Committee, and all vacancies, shall be appointed by the Developer until the expiration of the Developer Control Period. When the Developer Control Period expires, the members of the Architectural Control Committee, and all vacancies, shall be appointed by the Board. During the Developer Control Period, status as a Member shall not be a prerequisite to being appointed a member of the Architectural Control Committee. Upon the expiration of the Developer Control Period, however, at least two (2) members of the Architectural Control Committee shall be Members. The Board shall designate a member of the Architectural Control Committee as the chairman of the committee and a member as the secretary thereof. The Board may, at its sole discretion, elect to pay a stipend to the members of the Architectural Control Committee in any amount determined by it to be appropriate. The Board may employ and compensate professional consultants to assist the Architectural Control Committee in discharging its duties, which authority may be delegated to the Architectural Control Committee.

Section 6.02. Function of Architectural Control Committee. No Improvement or structure of any kind shall be constructed, erected, placed, altered, added to, reconstructed, or permitted to remain upon any Lot and no construction activity or grading shall be made unless written approval has been first granted by the Architectural Control Committee ("**Approval**"). Compliance with this Declaration, the Bill of Assurance, and any applicable Design Guidelines, or a variance from the Design Guidelines, is required for the issuance of such Approval.

Section 6.03. Design Guidelines. The Developer may create Design Guidelines (the "**Design Guidelines**") in connection with the recording of a Bill of Assurance to supplement this Declaration with respect to items concerning the design of Improvements and placement of Improvements on the Lots, approved construction materials, approved construction methods, the use of a Lot before, during and after construction commences and is completed, establishing procedures for applying for and the issuance of an Approval, establishing procedures for obtaining a variance from the Design Guidelines, and other related matters concerning Improvements on the Property. The Design Guidelines may be modified by the Developer during the Developer Control Period or, thereafter, by the Board. The Design Guidelines may impose obligations concerning the Property more restrictive than those set forth in these Declarations, but may not make the obligations of an Owner materially greater than those set forth in the applicable Bill of Assurance.

Section 6.04. Definition of "Improvement". "Improvement" shall mean and include all residences, buildings and roofed structures, parking areas, fences, walls, hedges, mass plantings, poles, driveways, lakes, swimming pools, tennis courts, signs, changes in any exterior color or shape, glazing or reglazing of exterior windows with mirrored or reflective glass, and any other new exterior construction or exterior improvement, including without limitation, landscaping, that may be reasonably considered to materially alter the appearance or stormwater drainage of the property and which may not be included in any of the foregoing. The definition does not include garden plant, shrub or tree replacements or any other replacement or repair of any magnitude that would not be reasonably considered to materially change exterior colors or exterior appearances.

Section 6.05. Majority Vote. A majority vote of all members of the Architectural Control Committee is required for Approval, or for granting a waiver or variance in connection with an Approval

Section 6.06. Basis of Approval. The Architectural Control Committee shall approve only those requests or applications for an Approval that conform to the provisions and intent of this Declaration, any applicable Bill of Assurance and the applicable Design Guidelines. The Architectural Control Committee may approve an application subject to satisfaction of conditions or requirements that it finds to be necessary to insure compatibility with the provisions of this Declaration, the Bill of Assurance and the applicable Design Guidelines. The Architectural Control Committee may return for modification any application or request for an Approval that does not include information sufficient to allow the committee to make the above determinations. Such a return, for the purpose of any time periods required by this Declaration, the Bill of Assurance and the applicable Design Guidelines, shall be deemed a disapproval.

Section 6.07. Appeal. The decisions of the Architectural Control Committee may be appealed by the Owner submitting a request to the Board. Rules and procedures for perfecting, commencing and prosecuting an appeal of an Architectural Control Committee decision, including rules for the conduct of appeal hearings, may be established in the Bill of Assurance platting the Property or any Future Development Lands or, absent inclusion in the Bill of Assurance, promulgated by the Board. No such rules or procedures for appeals shall require any act by an Owner to perfect or commence an appeal to be performed fewer than nine (9) Business Days after the date the Architectural Control Committee issues its written denial or conditioned approval of a request for an Approval. The Architectural Control Committee's decision shall be final,

conclusive and binding upon the applicant unless an appeal is properly commenced in accordance with the applicable procedures.

Section 6.08. Failure of Committee to Act. Plans, specifications and other items properly submitted for review and approval in accordance with applicable rules, regulations or submission requirements shall be deemed approved if the Architectural Control Committee fails to act by written notice on or before forty-five (45) days after all such required information and materials are submitted (a "**Default Approval**"); provided, however, no Default Approval shall be deemed to permit the violation of this Declaration, any Bill of Assurance or any zoning requirements, and no Improvement that violates such instruments shall be erected or allowed to remain.

Section 6.09. Limitation of Liability. The primary responsibility of the Architectural Control Committee is to review Approval requests submitted to it to determine if the proposed improvements comply with this Declaration, the Bill of Assurance and any applicable Design Guidelines. Neither the Developer, the Association, the Board, the Architectural Control Committee nor any officers, members, employees and agents thereof shall be liable, in damages or otherwise, to anyone submitting an application or request for an Approval or to any owner of land affected by this Declaration by reason of mistake of judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any plans and specifications. The Architectural Control Committee does not review and assumes no responsibility for the following:

(A) The structural adequacy, capacity or safety features of the proposed improvement or structure.

(B) Whether or not the location of the proposed improvement or structure on the building site is free from any possible hazard whether caused by conditions occurring either upon or off of the property.

(C) Soil erosion or soil conditions including drainage or stormwater issues resulting from the Improvement or any other construction activities taking place on a Lot or Common Property.

(D) Mechanical, electrical or any other technical design requirements for a proposed project.

(E) Compliance with any building codes, safety requirements, or governmental laws, regulations, codes or ordinances.

(F) Performance or quality of work of any contractor.

By acceptance of a deed to any Lot, the Owner acknowledges the foregoing and waives and releases the Developer, the Association, the Board, the Architectural Control Committee and all officers, members, employees and agents thereof from any and all liability arising from items for which any of such Persons have not expressly assumed responsibility.

Section 6.10. Meetings.

(a) Scheduled Meetings; Agenda. The Architectural Control Committee shall meet subject to the level of design review required. Owners or their representatives may schedule items on the meeting agenda of the Architectural Control Committee by notifying the chairman or secretary of the committee by telephone or in writing. The applicants will be advised of the scheduled meeting time. The agenda for a meeting shall be closed at 5:00 p. m. two (2) Business Days prior to the scheduled meeting.

(b) Special Meetings. The chairman of the Architectural Control Committee, acting alone, or any two (2) members of the committee acting jointly, may call a special meeting of the Architectural Control Committee by giving telephonic notice of such meeting to its members on or before twenty four hours of such meeting time. The Architectural Control Committee may hear any item that may have otherwise been heard by the committee at a regularly scheduled meeting. The voting requirements of Section 6.05 above shall apply.

Section 6.11. Reasonable Fee. The Board may establish reasonable fees that the Architectural Control Committee may charge an Owner for its services in reviewing that Owner's application or request for an Approval. The Architectural Control Committee may require any such fees to be paid in advance of its review of any submission.

ARTICLE VII

MAINTENANCE

Section 7.01. Duty of Maintenance. Owners and occupants (including lessees) of any Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep that Lot, including buildings, improvements and grounds, in a well-maintained, safe, clean and attractive condition at all times. Maintenance includes, but is not limited to, the following:

(a) Prompt removal of all litter, trash, refuse and waste.

(b) Lawn mowing.

(c) Tree and shrub pruning.

(d) Watering.

(e) Keeping exterior lighting and mechanical facilities in working order.

(f) Keeping lawn and garden areas alive, free of weeds and attractive.

(g) Keeping parking areas, driveways and roads in good repair.

(h) Complying with all governmental health and police requirements.

(i) Repainting of improvements.

(j) Repair of exterior damages to improvements.

Section 7.02. Enforcement. If, in the opinion of the Board, any Owner or occupant of a Lot has failed in any of the foregoing duties or responsibilities, then the Board may provide written notice of that failure, giving the Owner or occupant ten (10) days from receipt to perform the care and maintenance required. Should any person fail to fulfill this duty and responsibility within the ten (10) day period, then the Association through its authorized agent or agents shall have the right and power to enter onto the premises and perform needed care and maintenance without any liability for damages for wrongful entry, trespass or otherwise to any person. The Owners and occupants (including lessees) of any Lot on which work is performed shall jointly and severally be liable for the cost of the work and shall promptly reimburse the Association for all costs. If the Association has not been reimbursed within thirty (30) days after invoicing, the indebtedness shall be a debt of all of the Owners and occupants jointly and severally and shall constitute a lien against the Lot. This lien shall have the same attributes as the lien for assessments and special assessments set forth in Article V, and the Association shall have identical powers and rights in all respects, including, but not limited to, the right of foreclosure.

ARTICLE VIII

COMMON SCHEME RESTRICTIONS

The following restrictions are imposed as a common scheme upon all Lots and Common Properties for the benefit of each other Lot and Common Property and may be enforced by any Owner or the Association through any remedy available at law or in equity:

(a) No garbage, refuse, rubbish, tree limbs, leaves or cuttings shall be deposited on any street, road or Common Properties or on any Lot unless placed in a container suitable for garbage pickup.

(b) No building material of any kind or character shall be placed upon any Lot except in connection with construction approved by the Architectural Control Committee or construction not requiring Architectural Control Committee approval. Construction shall be promptly commenced and diligently prosecuted.

(c) No service yards, woodpiles or storage areas shall be so located as to be visible from a street, road, or Common Property.

(d) Any exterior lighting installed on any Lot shall either be indirect or of such controlled focus and intensity as not to disturb the residents of the adjacent property.

(e) No livestock, animals or poultry shall be kept on any Lot or Common Property except a reasonable number of ordinary household pets belonging to the household.

(f) No signs, plaques or communication of any description shall be placed on the exterior of any Lot or Common Property unless approved by the Architectural Control Committee. Provisions concerning the use of signs advertising a Lot for sale and political campaign signs shall be set forth in the Design Guidelines. The Design Guidelines may provide that "For Sale" and political campaign signs shall be deemed approved unless affirmative action is otherwise taken by the Architectural Control Committee.

(g) No nuisances shall be allowed in Opal Park nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with their right of quiet enjoyment.

(h) No immoral, improper, offensive or unlawful use shall be made of Opal Park or any part thereof, and all valid laws, zoning, bylaws and regulations of all governmental bodies having jurisdiction shall be observed.

(i) No portion of a Lot (other than the entire Lot) may be rented, and no transient may be accommodated therein unless by consent of the Owner.

(j) No used or previously erected or temporary house, structure, house trailer or nonpermanent outbuilding shall ever be placed, erected or allowed to remain on any Lot or Common Property.

(k) No junk vehicle, commercial vehicle, trailer, truck, camper, camp truck, house trailer, boat or other machinery or equipment (except as may be reasonable and customary in connection with the use and maintenance of any improvements located upon the Property and except for such equipment and/or machinery as the Association may require in connection with the maintenance and operation of the Common Properties) shall be kept upon the Property, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be performed. This restriction shall not apply to vehicles, trailers, boats, machinery, equipment or the like stored and kept within an enclosed storage room or garage, or otherwise properly screened from view.

(l) All buildings built on any Lot shall comply with the setback restrictions imposed upon the Lot on either a recorded plat in the Circuit Clerk's office of Benton County, Arkansas or in the deed to each purchaser of a Lot. Bills of assurance platting any Property may provide that variances from such setback restrictions may be granted.

(m) Easements for access to, installation and maintenance of utilities and drainage of facilities and for pedestrian traffic may be reserved in rights of way of drives and roads and in such other locations as shown on a recorded plat of the Property.

(n) Each Owner hereby grants a right of access to its Lot to the Association and/or any other person authorized by the Board for the purpose of making inspections or for the purpose of correcting any conditions originating in its Lot and threatening another Lot or any Common Property, or for the purpose of performing installations, alterations or repairs to the parts of the Lot over which said persons have control and/or responsibility for maintenance. Requests for such access shall be made in advance and entry must be at a time reasonably convenient to the Owner. In case of an emergency, this right of entry shall be immediate whether the Owner is present or not.

ARTICLE IX

COMMON PROPERTIES

Section 9.01. Easements of Enjoyment. Subject to the provisions of Section 9.04 below, every Member shall have a right and easement of enjoyment in and to the Common Properties. This easement of enjoyment shall be appurtenant to and shall pass with the title to every Lot.

Section 9.02. Title to Common Properties. Developer agrees to convey title to platted Common Properties, if any, to the Association no later than one (1) year after the expiration of the Developer Control Period. Any conveyance of Common Properties shall be by special warranty deed and shall be free and clear of all liens securing any indebtedness or obligation of the Developer (other than the current year's ad valorem real estate taxes that are due but not payable), but may be subject to any rights of access or easements retained by the Developer for utilities, maintenance or similar purposes, the rights of Developer under Section 9.03 below, and any other encumbrance that does not materially hinder the intended use of the particular Common Property.

Section 9.03. Operation and Maintenance.

(a) After conveyance thereof by Developer, the Association shall maintain and operate the Common Properties at its sole cost and expense.

(b) For a period of five (5) years after Developer conveys a portion of a Common Property to the Association, the Developer shall have the right, but not the obligation, to enter upon such Common Property and perform such repairs, maintenance, reconstruction or replacement of the improvements located on such Common Property so as to keep the improvements, in Developer's reasonable discretion, in good condition and repair. Developer shall give the Association not less than ten (10) days written notice of its intent to enter upon the Common Property to perform such work. The Association shall pay Developer within ten (10) days after written demand therefor all cost and expense incurred by the Developer in performing such work. All amounts due from the Association shall accrue interest from the date of demand until payment at the highest rate allowed by law. The Association shall be responsible for all attorneys' fees and expenses, including litigation expenses, incurred by Developer in collecting amounts due from the Association and the enforcement of Developer's rights under this section.

Section 9.04. Extent of Easements. The Owners' rights and easements of enjoyment created shall be subject to the following:

(a) The right of the Association to prescribe rules and regulations for the use, enjoyment and maintenance of the Common Property;

(b) The right of the Association to borrow money for the purpose of improving all or any part of the Common Property, and to mortgage all or any part of the Common Property;

(c) The right of the Association to take reasonably necessary steps to protect all or any part of the Common Property against foreclosure;

(d) The right of the Association to suspend the easements of enjoyment of any Member of the Association during the time any assessment levied under Article V or any other cost or expense owing to the Association remains unpaid, and for any period not to exceed 30 days for any infraction of its published rules and regulations; and

(e) to the Articles of Incorporation and the By-Laws of the Association.

Section 9.05. Streets and Roads. The streets and roads (other than certain private alleys) are public, and are subject to rules and regulations determined from time to time by the City of Fayetteville and the State of Arkansas.

Commented [1]: Confirm, but most likely correct

ARTICLE X

AMENDMENT OF DECLARATION

Section 10.01. Amendment Before Close of First Sale. Prior to the delivery of the first deed to an unrelated Person, this Declaration, any recorded plat(s) of the Property, and any amendment(s) or supplement(s) to either may be amended in any respect or revoked by the execution and recordation in the real estate records of Benton County, Arkansas by the Developer, and any mortgagee of record, of an instrument amending, supplementing or revoking the Declaration, any recorded plat(s) or any amendment(s) or supplement(s) to either.

Section 10.02. Amendment After Close of First Sale.

(a) After Developer's delivery of the first deed to a Lot to an unrelated Person, this Declaration, any recorded plat of the Property, and any amendment or supplement to either, or any portion of either, may be amended, supplemented, or revoked in any respect by the Developer without the vote or written consent of the Owners or the Association if such amendment, supplement, or revocation results from the exercise by Developer of any of its reserved rights set out in Article III of this Declaration.

(b) Any amendment, supplement, or revocation of this Declaration, any recorded plat of the Property, or any amendment or supplement to either for any purpose not related to matters governed by the rights reserved exclusively to the Developer in Article III of this Declaration, and except as otherwise provided in this Declaration or the laws of the State of Arkansas, shall require an instrument signed by owners of more than seventy-five percent (75%) of the Lots in Opal Park, including votes of the Developer for Lots owned by it, provided that any such amendment or supplement shall in no way modify or eliminate the reserved rights of the Developer set out in Article II and Article III.

(c) Any amendment, supplement, or revocation of this Declaration, any recorded plat of the Property, or any amendment or supplement to either, whether made by Developer pursuant to its reserved rights set out in Article II and Article III, or by the Owners as provided in the preceding paragraph, shall not be effective until such amendment, supplement, or revocation is duly recorded.

Section 10.03. Reserved Rights of Developer Not Subject to Amendment. The terms of this section and the reserved rights of the Developer, including but not limited to the right to amend

JOINDER BY MORTGAGEE

The undersigned, as holder of that certain Mortgage ("**Mortgage**") which encumbers certain portions of the lands described in this instrument, does hereby consent to the filing of the Declaration of Covenants and Restrictions of Opal Park POA, and subordinates the lien of the Mortgage solely to the covenants, restrictions and terms hereof.

IN WITNESS WHEREOF, this instrument is executed as of the day and year first above stated.

CENTENNIAL BANK

By: _____

Title: _____

STATE OF ARKANSAS)
) ss. ACKNOWLEDGMENT
COUNTY OF _____)

On this ____ day of _____, 2021, before me, a Notary Public (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **_____**, _____, being the person authorized by **CENTENNIAL BANK** (the "**Bank**") to execute such instrument, stating his capacity in that behalf, to me personally well known (or satisfactorily proven to be such person), who stated that he was the _____ of the Bank, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of the Bank, and further stated and acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

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this Declaration, set out in Article III hereof shall not be altered, impaired, prejudiced, or eliminated by the Owners pursuant to Section 10.02(b) above by an amendment or supplement to this Declaration, any recorded plat of the Property, or any amendment or supplement to either, unless such amendment or supplement is executed by Developer.

ARTICLE XI

GENERAL PROVISIONS

Section 11.01. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, shall inure to the benefit of and be enforceable by the Association, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of forty (40) years from the date this Declaration is recorded, after which time the covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument terminating these covenants and restrictions signed by the then Owners of sixty-seven percent (67%) of the Lots has been recorded prior to the commencement of any ten (10) year period.

Section 11.02. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last-known address of the person who appears as Member or Owner of a Lot on the records of the Association at the time of mailing. Each purchaser of a Lot shall forward a copy of its recorded warranty deed to the Association or its officers.

Section 11.03. Enforcement. Enforcement of this Declaration shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants and restrictions. Failure by the Association or any Owner to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter. The right to obtain an injunction or other equitable remedy shall be available notwithstanding the availability of an adequate remedy at law. The Owner or Owners of any Lot against whom an enforcement action in commenced waives the right to assert the availability of an adequate remedy at law as a defense to an injunction or other equitable remedy.

Section 11.04. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 11.05. Attorney Fee. In any legal or equitable proceeding for the enforcement or to restrain the violation of this instrument or any provision thereof, by reference or otherwise, the Association shall be entitled to attorney fees in such amount as the court finds reasonable. All remedies provided for herein, or at law or equity, shall be cumulative and not exclusive.

Section 11.06. Dissolution. The Association may be dissolved with consent given in writing and signed by not less than three-fourths of the Members. Upon dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be conveyed and granted and assigned to any nonprofit corporation, association trust or other organization to be devoted to same or similar purposes.

Section 11.07. Construction of Instrument. This Declaration shall not be construed more strictly against a party merely by virtue of the fact that it may have been prepared by counsel for a party. The headings of various Sections in this Declaration and all exhibits and attachments hereto are for convenience only, and are not to be utilized in construing the content or meaning of the substantive provisions hereof. Section and Exhibit references are to Sections of and Exhibits to this Declaration unless otherwise specified. All references to instruments, documents, contracts and agreements are references to such instruments, documents, contracts and agreements as the same may be amended, supplemented and otherwise modified from time to time, unless otherwise specified. The words "hereof", "herein" and "hereunder" and words of similar import when used in this Declaration and its exhibits shall, unless otherwise specifically stated, refer to this instrument as a whole and not to any particular provision of this Declaration.

IN WITNESS WHEREOF, this instrument is executed as of the day and year first above stated.

BUFFINGTON BARRON, LLC, an Arkansas limited liability company

By:_____
Clay C. Carlton, Member

STATE OF ARKANSAS)
) ss. ACKNOWLEDGMENT
COUNTY OF _____)

On this ____ day of _____, 2021, before me, a Notary Public (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Clay C. Carlton**, being the person authorized by **BUFFINGTON BARRON, LLC**, an Arkansas limited liability company (the "**Company**") to execute such instrument, stating his capacity in that behalf, to me personally well known (or satisfactorily proven to be such person), who stated that he was a Member of the Company, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of the Company, and further stated and acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

Barron Road, LLC

5927 Southwest Barron Road

PC Date: 12/2/2025

Staff Report Details

Project Number	(RZ25-0046)
Applicant / Current Owner	Expedient Civil Engineering, PLLC, Jason Ingalls / Barron Road, LLC, Cody Ponder
Site Area	+/- **[3.79]** Acres
Current Zoning	A-1, Agriculture
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Mixed-Use Commercial and Urban Neighborhoods
Related projects	

Property Description

The subject property is an undeveloped lot located at 5927 Southwest Barron Road. The property is presently zoned A-1, Agriculture with a land use designation of Urban Corridor. Surrounding districts include C-1, Neighborhood Commercial, PUD, Planned Unit Development (Opal Park Subdivision), I-1, Light Industrial, and A-1, Agriculture. The property is has access to Southwest Barron Road and Southwest Regional Airport Boulevard, which are classified as Collector and Arterial, respectively, per the Master Street Plan.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture to C-3, Mixed-Use Commercial, which would bring the property into compliance with the Zoning Alignment Policy under standard review for the Urban Corridor place type. C-3, Mixed-Use Commercial, meets the intention and character of the Urban Corridor place type according to the Community Plan because it allows for development that supports residents to live within walking and biking distance of commercial uses.

Relationship to the Community Plan

The zoning request supports the goals of the Bentonville Community Plan by prioritizing mixed-use development along large arterial roadways so that considerable housing can be provided in close proximity to existing infrastructure to minimize congestion and encourage alterative modes of transportation such as walking or biking. The application is consistent with the Community Plan.

Public Comment

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

Analysis / Waivers

The applicant states in their narrative that they are requesting the rezoning to allow the split of the subject land from its parent lot. The split was submitted alongside the rezone request, but since the proposed split creates a lot that is less than 5 acres, it must be rezoned before the split can be approved per A-1, Agriculture zoning district regulations. Additionally, the applicant states that a rezone to C-3 would allow for development of mixed-use commercial and urban neighborhoods. The proposed redevelopment is not the subject of this rezone request and would need to meet the sewer availability, parking requirements, and all other code requirements for the proposed use. Much of the adjacent properties are undeveloped, and with their place types being Urban Neighborhood, Urban Corridor, Regional Center, and Outdoor Entertainment, this sets the stage for future development of a similar character.

Consistency

The proposed rezone is likely to implement the place type envisioned by the Future Land Use Map because the current zoning district does not align with the policy (A-1, Agriculture), while the requested zoning district falls under standard review within the alignment policy (C-3, Mixed-Use Commercial). Furthermore, the property is located along Southwest Regional Airport Boulevard, which is an arterial with a proposed primary bike path. The Community Plan suggests that Urban Corridors should consist of multi-family, office, and commercial uses along primary roadways, which is consistent with the applicant's narrative to build mixed-use commercial and urban neighborhoods on the empty lot. Given that much of the surrounding properties are undeveloped, this rezone will help bring the area into consistency with the goals of the Future Land Use Map and the Community Plan.

Impact

The impact of this rezone, if developed under the proposed C-3 zone instead of A-1, is smaller setbacks, larger allowable lot coverage, smaller lot sizes, and a wider array of uses, including multifamily residential, retail, and services. This rezone would allow for higher density development than if the property was developed under the A-1 zoning restrictions, creating a potential increase in infrastructure impacts, including traffic. Given the proposed primary bikeway located on Southwest Regional Airport Boulevard, development of this property could encourage more use of alternative modes of transportation such as biking or walking, especially for the residential subdivisions located nearby to the south, southwest, and east of the subject property. According to the municipal code, the purpose of the C-3 district is to provide an opportunity for people to live, work, meet, shop, and utilize services within the vicinity of their residences, while encouraging physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Compatibility

Mixed-use commercial is compatible with the approved Planned Unit Development (approved 3/7/2023 with revisions 11/5/2024), located due east of the subject property. The PUD, Opal Park Subdivision, designates the space along Southwest Regional Airport Boulevard as commercial and the space further

Analysis / Waivers

north as residential. The subject property is also located to the east of the Benton County Fairgrounds and to the north of a gas station. Residential subdivisions with single-family and multi-family development are located to the southwest, south, southeast, and east of the property. Vaughn Elementary School is also located within half a mile north of the property. While the applicants are planning mixed-use development and the directly adjacent properties are mostly undeveloped lots and residential subdivisions, the intention of Urban Corridor is to improve walkability and connectivity by strategically placing larger commercial centers near the city's outer residential subdivisions, per the Community Plan.

Intensity
In the Urban Corridor place type, C-3 Mixed-Use Commercial is under standard review and the most intense zoning district allowed. A C-3 zoning district allows for increased neighborhood density and mixed-use developments which would help anchor the corner of an Arterial and Collector Road. Because Barron Road is a proposed Collector and Southwest Regional Airport Boulevard is a proposed Arterial, when these half street improvements are completed, the intensity of adjacent properties across the streets need not be considered according to the Zoning Alignment Policy since these roads should have three or more lanes.

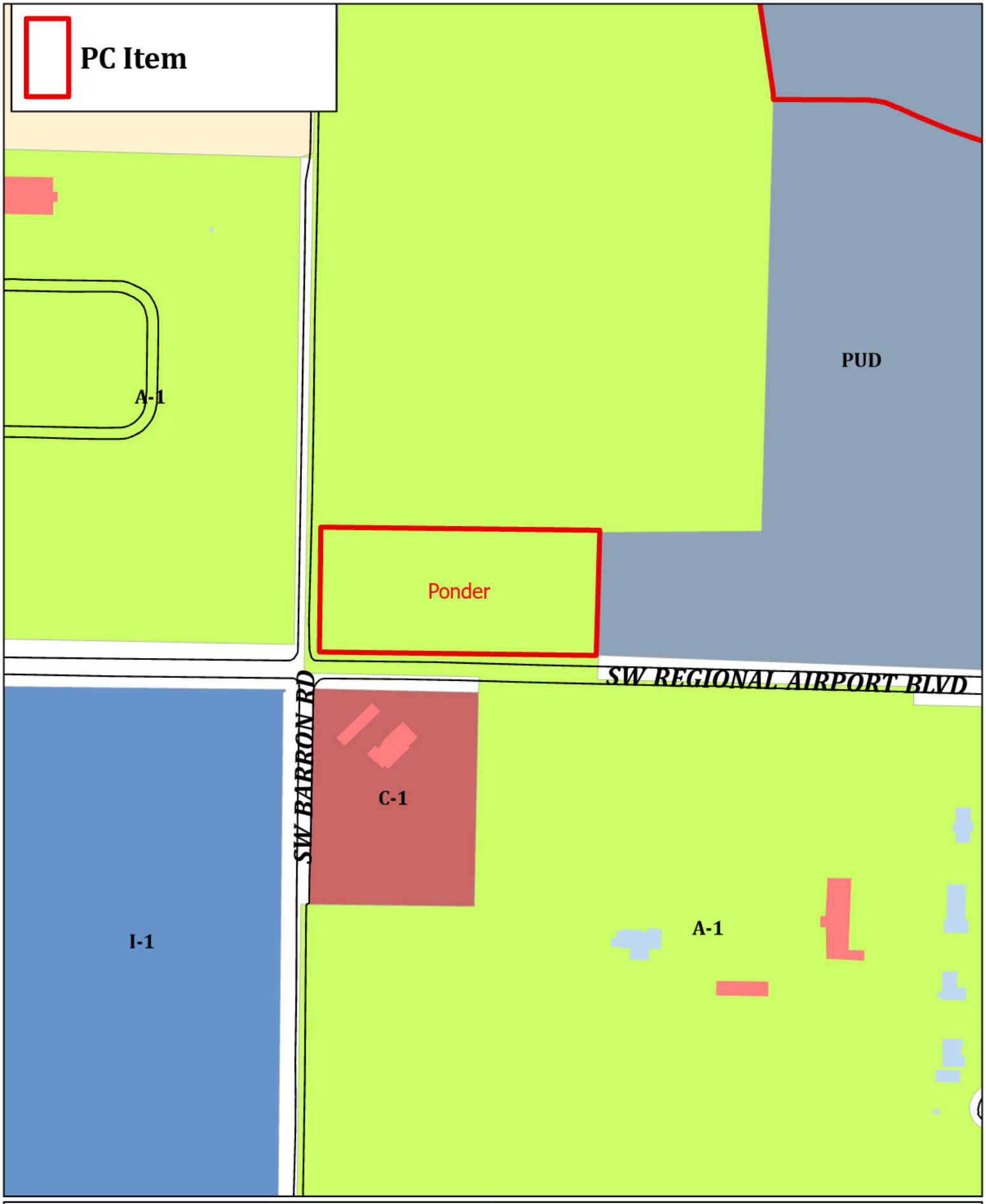
Orderly Transition
According to the Community Plan, this project is an edge growth development project. Edge growth development seeks to reduce downtown congestion by placing larger commercial centers and neighborhood-focused retail near residential development in the city's outer areas to make walking and biking viable modes of transportation.

Conclusion

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

Additional Details

Sewer / Water Department Comments: Applicants should reach out the the Water/Sewer Department regarding sewer capacity and timing of proposed city funded sewer improvements within this property's frontage.



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RZ25-0046
Barron Rd, LLC Rezone
5927 SW BARRON RD

Expedient Civil Engineering, PLLC

P. O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

November 11, 2025

Tyler Overstreet
Planner
Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

RE: BARRON ROAD, LLC LOT SPLIT & REZONE
LOT SPLIT & REZONE
NE CORNER BARRON ROAD & SW REGIONAL AIRPORT BLVD., BENTONVILLE, AR
ECE PROJECT NO. 25-1030

Dear Mr. Overstreet:

Barron Road, LLC is proposing a lot split and rezone of the tract that fronts SW Regional Airport Boulevard to Mixed Use Commercial C-3. Tract 1 will be less than 5 acres. I think the rezone of Tract 1 will have to come first since A-1 requires 5 acres at a minimum. Attached to this letter is the survey description of Tract 1 for the rezone. Tract 2 will be developed at a later date into a residential home development and will be rezoned at that time.

In support of the required enhanced review of the C-3 zoning, we offer the following arguments:

- The requested rezone is located on a major arterial street, SW Regional Airport Boulevard.
- The requested rezone is located directly north of an existing convenience store use, Airport Plaza, that is located at the southeast corner of Barron Road and SW Regional Airport Boulevard.
- Rezoning the parcel to C-3 would bring the parcel into alignment with the future land use plan.
- The rezone is located near a job center, Walmart Distribution Center #7482.
- C-3 zoning would allow mixed use types such as mixed-use commercial and urban neighborhoods which would support the residential neighborhoods in the area.

Thank you for your consideration of this lot split and rezone and we look forward to discussing them further with you and to your approval.

An equal opportunity employer

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Barron Road, LLC

	Opal Park Phase 1 Preliminary Plat Amendment
	SW Regional Airport Blvd, between Barron and Adams Rd
	PC Date: 12/2/2025

Staff Report Details

Project Number	(PP23-0003)
Applicant / Current Owner	Buffington Barron LLC
Site Area	+/- 97.16 Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Corridor, and Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential/Commercial
Related projects	PUD22-0003

Property Description

This property is located along Southwest Regional Airport Blvd., with Phase 1 being a part of a larger concept that includes the property stretching north to Southwest Opal Road.

Project Details

This a revision request for the preliminary plat that was originally approved by Planning Commission on 6/20/2023:
https://bentonvillear.portal.civicclerk.com/event/923/files/agenda/1409
The preliminary plat revision request is to split Lot 17 into two lots, creating Lot 104 and Lot 17, along with the necessary revisions for water, sewer, and electric design, and to revise Street names to meet compliance with Benton County 911 and City of Bentonville GIS Department. The word "unbuildable" is removed from the POA and Open Space Lots to remove confusion in the future.

Along with these changes, the revised plans show a playground amenity added to POA lot 86, and benches and bike racks added to the proposed POA lot 104.

The original preliminary plat for Opal Park Phase 1 consisted of a total of 99 residential lots, 4 open space

Project Details

lots, 1 lot set aside for a club house. The residential lots are a mix of townhome, 45', and 65' lots. The subdivision will be primarily serviced off of Regional Airport Blvd., with a future connection to Opal Road in Phase 3. There are future stub outs to the north and west for access to the future phases; this phase picks up the stub out of the Southwest Fair view Blvd. Sidwalks, stormwater drainage improvements and landscaping will all be completed per the requirements of the Land Development Code. On-Street parking and alleys will offer residents and guests additional parking areas and a network of sidewalks and greenspace will tie the subdivision together. Natural traffic calming is attained through roundabouts on the main boulevard and a connected but offset streetgrid.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Waiver

The applicant is requesting a waiver to allow the model homes to be located further from the primary entrance than allowed by Development Code Sec 400.08 (a):

All new subdivision containing more than 10 lots may be allowed to construct one (1) model home. In subdivisions containing more than one (1) phase, model homes shall be allowed only in the first phase of the subdivision. ***Model homes shall be placed adjacent to the primary entrance*** *to the subdivision. Temporary offices intended for the purpose of marketing homes in the subdivision shall be placed inside the model home.*

The applicant states that due to the unique design of the development, with commercial outparcels located at the main entrance, and townhomes being proposed along the main Boulevard section, a more nuanced positioning of the model home is required. The applicant requests that the proposed location has been discussed with the utility and electric departments, and both are comfortable with the location since all utilities will be installed and accepted prior to the model homes being completed. The applicant states that the model home will be positioned in the center of the overall development (lot 17) with the intention of the home being surrounded by proposed amenity areas.

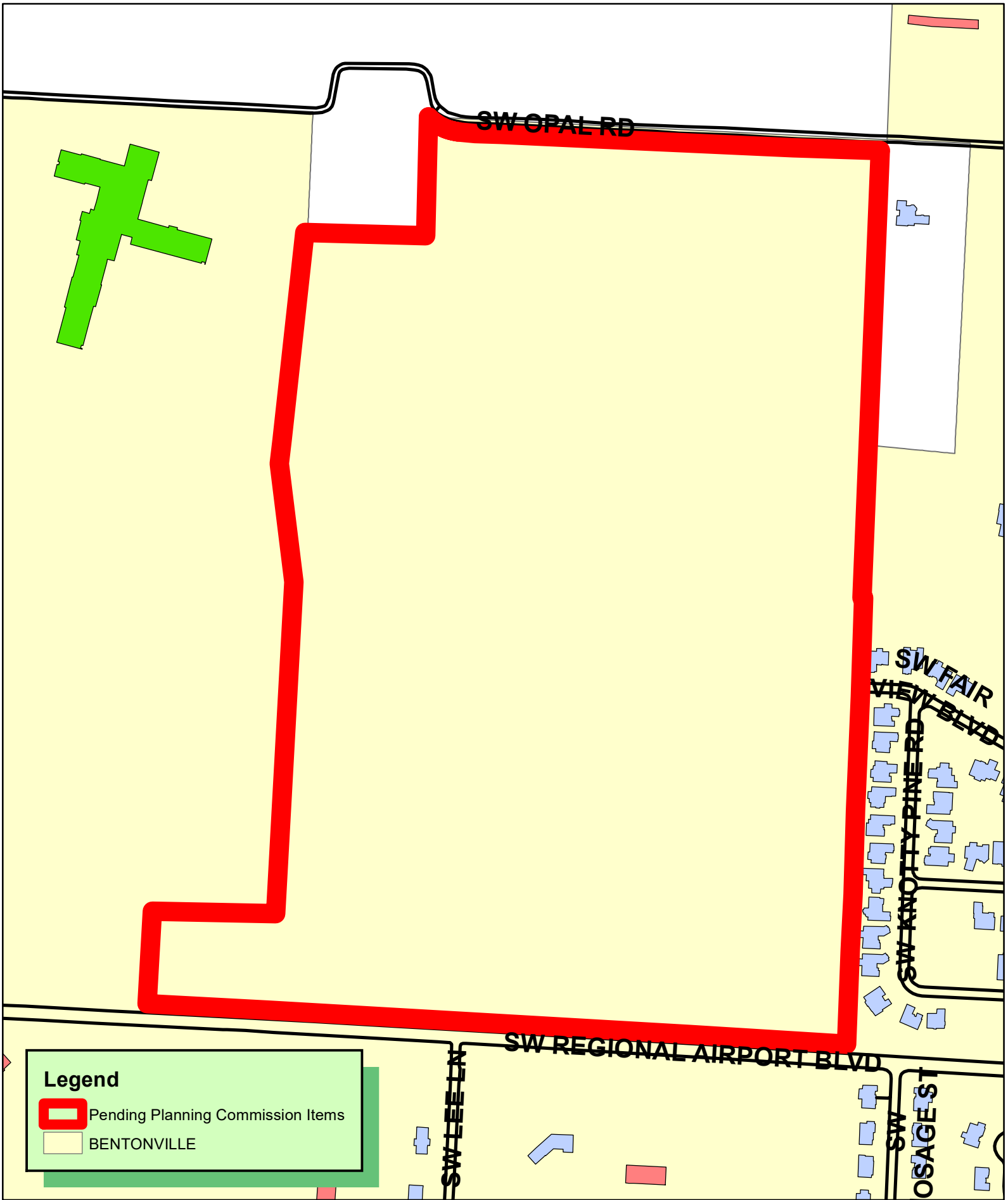
Other project updates:

The developer has deposited their $181,440 pro rata share of the signal at Barron and Regional Airport and submitted the preliminary plat for Phase II for review. There remains to be constructed the two left-turn lanes (south to east) for both Adams and Barron at regional Airport Road, which is required to be constructed prior to the approval of the FP for Phase 2.

Conclusion

Staff recommends approval of the revision request.

Additional Details



PP23-0003
PRELIMINARY PLAT
OPAL PARK SUBDIVISION PHASE 1

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

November 14th, 2025

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Opal Park PH I AFC REV #10
Revision Narrative
CTA Job No. 21300200
City Pre-Plat No. PP23-0003 REV10

Dear Mr. Izard,

These are the only revisions associated with the resubmitted REV10 PP23-0003 plans:

- Lot split to create new POA lot 104 and model home lot 17
- Added playground amenity to POA lot 86
- Added benches and bike racks amenity to POA lot 104
- New Street Names to meet compliance with Benton County 911 and City of Bentonville GIS Department
- Reverse sewer service to serve model home lot 17

The following changes are shown with revision clouding on the following sheets

Preliminary Plat Plans A & B

Utility Plans A & B

If you have any questions or concerns, I'm happy to discuss them with you over the phone at 479-878-2475 or via email at trent.woessner@craftontull.com.

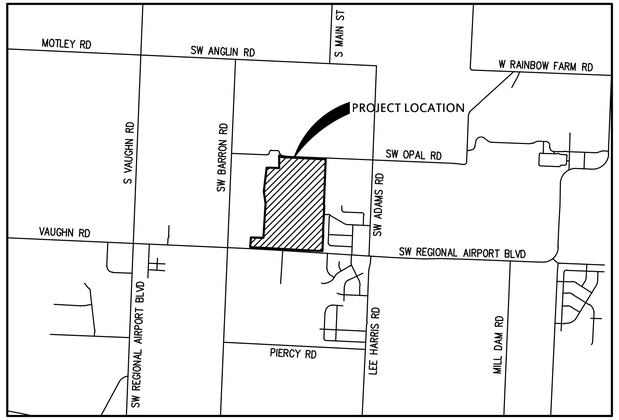
Sincerely,

Trent Woessner, P.E.
Civil Project Engineer
Crafton Tull & Associates, Inc.

OPAL PARK PH I

BENTONVILLE, ARKANSAS

ISSUED FOR CONSTRUCTION - PP23-0003



VICINITY MAP
NTS

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.

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LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EJB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
G	GAS LINE
W	WATER LINE (SPECIFY SIZE & TYPE)
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGTV	UNDERGROUND TELEVISION
OHTV	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
FO	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

DROP/CURB INLET
GRATED INLET
TREE
TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
SS	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
FO	FIBER OPTIC
	UNDERGROUND TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

Arkansas One Call 811
Know what's **below**.
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GENERAL NOTES

1. "CITY OF BENTONVILLE GIS DEPARTMENT ISSUED ADDRESSING GUIDE WITH APPROVED STREET NAMES FOR PHASE ONE IN JANUARY OF 2025. THE STREET NAMES INCLUDE THE FOLLOWING: SW HOWLITE ST, SW FLOURITE RD, SW FAIR VIEW BLVD, SW BERRY AVE, SW SODALITE AVE, SW TANZANITE BLVD, SW MOONSTONE RD, & SW SUNSTONE AVE
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

PROJECT INFORMATION

BUILDING SETBACK:	TOWNHOME FRONT: 20' SIDE: 0' REAR: 20' 44' FRONT: 20' SIDE: 5' REAR: 20' 60'+ FRONT: 20' SIDE: 7' REAR: 25'
FINISHED FLOOR ELEV.	VARIES (SEE GRADING PLAN)
SITE AREA:	97.16 AC. (4,232,273 SQ.FT.)
ZONING:	PUD
BUILDING SIZE:	VARIES (SEE ARCHITECTURAL PLANS)
BUILDING HEIGHT:	VARIES (SEE ARCHITECTURAL PLANS)
BUILDING USAGE:	COMMERCIAL & RESIDENTIAL
PROPERTY USAGE:	COMMERCIAL & RESIDENTIAL
ADDRESS:	SW REGIONAL AIRPORT BLVD BENTONVILLE, AR
SITE OWNER/DEVELOPER:	BUFFINGTON HOMES OF ARKANSAS, LLC P.O. BOX 8519 FAYETTEVILLE, AR 72703
SITE ENGINEER:	CRAFTON TULL CONNOR THREET, P.E. 300 N COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-878-2467

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
ELLEN NORVELL
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3168

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

SANITARY SEWER
CITY OF BENTONVILLE
PHYSICAL ADDRESS:
1901 NE A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

MAILING ADDRESS:
117 W CENTRAL AVE.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

ELECTRIC
BENTONVILLE ELECTRIC
UTILITY DEPT. (BEUD)
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

PROPERTY DESCRIPTION

SEE SHEET C-002

NOTE:
NO WAIVERS, VARIANCES OR CONDITIONAL USES ARE BEING REQUESTED WITH THIS DEVELOPMENT.

SITE STABILIZATION AND CERTIFICATION

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

FIRE NOTE:
WHERE PARKING IS NOT PROPOSED, THE CURB SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE. THIS CURB MAINTENANCE SHALL BE WRITTEN INTO THE POA DOCUMENTS.

FLOOD NOTE:
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 05007C0235 K, EFFECTIVE DATE JUNE 5, 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.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan

No.	Description	Date
1	GIS APPROVED STREET NAMES	01/31/2025

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
CONNOR THREET
No. 19960
2025/11/14

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PP23-0003

COVER SHEET

C-001 R-1

DRAWING: G:\21300200_OPAL PARK PH I\ARTWORK\CIVIL\DWG\OPAL PARK PH I 22X34.DWG
PLOTTED BY: TRENT FOUSHEE - 7/14/2025 3:53:54 PM (TROUBLE? EMAIL TROUBLE@CRAFTONTULL.COM)

UTILITY NOTES

1. ALL WATER & SEWER INFRASTRUCTURE SHALL COMPLY WITH CITY OF BENTONVILLE 2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS, SIGNED 1-28-2021 AND APPROVED BY ARKANSAS DEPARTMENT OF HEALTH ON 4-1-21.
2. CONTRACTOR TO ENSURE 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWER, WITHIN 10 FEET HORIZONTALLY IN BOTH DIRECTIONS PER SECTION XIV.A. ARKANSAS DEPARTMENT OF HEALTH RULES PERTAINING TO PUBLIC WATER SYSTEMS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
5. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
6. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
7. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
8. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
9. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
10. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
11. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
12. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 4" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS. SEE WATER/SEWER SPECIFICATIONS FOR WATER TIGHT LIDS. SECTION 16.13.2
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
14. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
15. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
16. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
17. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
20. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
21. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
22. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
23. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

GRADING AND DRAINAGE NOTES

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

PROPERTY DESCRIPTION

BENTON COUNTY PARCELS 01-18080-001 & 01-18081-000

ALL OF LOT NUMBER 2 AND A PART OF LOT NUMBER 1 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2017 AT PAGE 462 IN THE RECORDS OF BENTON COUNTY, ARKANSAS. LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, OF THE 5TH PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, A POINT IN THE EAST LINE OF SAID SW/4; THENCE WITH THE EAST BOUNDARY OF SAID LOT THE FOLLOWING SEVEN (7) CALLS:

1) ALONG SAID EAST LINE OF THE SW/4 SOUTH 02°19'45" WEST, A DISTANCE OF 1287.36 FEET TO A CAPPED ⅝" REBAR EMBOSSED "LS 992" AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SW/4;
2) LEAVING SAID EAST LINE SOUTH 87°07'43" EAST, A DISTANCE OF 4.72 FEET TO THE NORTHWEST CORNER OF NORTH FORK ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2006 AT PAGE 124;
3) ALONG THE WEST BOUNDARY OF SAID NORTH FORK ADDITION SOUTH 01°45'11" WEST, A DISTANCE OF 283.46 FEET;
4) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°25'23" WEST, A DISTANCE OF 329.97 FEET TO A 5/8Δ REBAR;
5) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 01°53'23" WEST, A DISTANCE OF 240.00 FEET;
6) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°56'35" WEST, A DISTANCE OF 159.99 FEET;
7) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°09'24" WEST, A DISTANCE OF 272.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) CALLS:

1) NORTH 86°24'33" WEST, 453.07 FEET;
2) NORTH 86°42'00" WEST, 1214.15 FEET;
3) NORTH 86°59'53" WEST, 349.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE COMMON BOUNDARY OF SAID LOTS 1 AND 2, THE EAST BOUNDARY OF SAID LOT 1 AND THE WEST BOUNDARY OF SAID LOT 2, THE FOLLOWING FIVE (5) CALLS:

1) NORTH 03°15'29" EAST, 266.06 FEET;
2) SOUTH 88°53'31" EAST, 355.48 FEET TO A ½" YELLOW CAPPED REBAR EMBOSSED ΔAR 147Δ;
3) NORTH 03°09'29" EAST, 956.09 FEET TO A ½" YELLOW CAPPED REBAR;
4) NORTH 07°03'50" WEST, 343.36 FEET TO A ½" YELLOW CAPPED REBAR;
5) NORTH 06°18'37" EAST, 69.63 FEET TO A RAILROAD SPIKE;

THENCE LEAVING SAID COMMON BOUNDARY LINE AND ALONG THE WEST LINE OF THAT CERTAIN 1.94 ACRE TRACT OF LAND CONVEYED TO BUFFINGTON BARRON, LLC ACCORDING TO DEED DOCUMENT NO. L202238863, NORTH 06°17'53" EAST, A DISTANCE OF 599.26 FEET REGAINING AFORESAID EAST BOUNDARY OF LOT 1 AT A FENCE CORNER, THE SOUTHWEST CORNER OF BARRON CEMETERY; THENCE ALONG SAID EAST BOUNDARY AND THE SOUTH LINE OF SAID BARRON CEMETARY SOUTH 88°24'51" EAST, A DISTANCE OF 108.64 FEET TO A ½" CAPPED REBAR EMBOSSED "AR 147" AT THE NORTHWEST CORNER OF AFORESAID LOT 2; THENCE REGAINING AND ALONG SAID WEST BOUNDARY OF LOT 2 THE FOLLOWING TWO (2) CALLS:

1) SOUTH 88°24'51" EAST, A DISTANCE OF 239.14 FEET TO A FENCE CORNER, THE SOUTHEAST CORNER OF SAID BARRON CEMETERY;
2) NORTH 01°19'12" EAST, A DISTANCE OF 346.41 FEET TO A ½" CAPPED REBAR EMBOSSED "LS 1005" AT THE NORTHWEST CORNER OF SAID LOT 2 AND BEING AT A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 2 THE FOLLOWING SIX (6) CALLS:

1) 96.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 131.80 FEET AND A CENTRAL ANGLE OF 41°56'44.2", AND SUBTENDED BY A CHORD BEARING SOUTH 63°04'51" EAST FOR A CHORD DISTANCE OF 94.35 FEET;
2) SOUTH 83°57'40" EAST, A DISTANCE OF 51.03 FEET;
3) SOUTH 88°09'21" EAST, A DISTANCE OF 73.49 FEET;
4) SOUTH 87°07'17" EAST, A DISTANCE OF 408.39 FEET;
5) SOUTH 87°23'29" EAST, A DISTANCE OF 540.97 FEET;
6) SOUTH 87°57'08" EAST, A DISTANCE OF 143.08 FEET

TO THE POINT OF BEGINNING AND CONTAINING 97.16 ACRES MORE OR LESS.

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
12. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.

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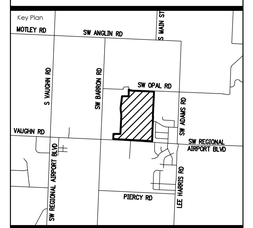
CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
DC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19080
CONNOR THREET
2025/11/14

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PP23-0003

GENERAL NOTES

C-002

DRAWING G:\21300200_THERCKHAL BARRON\TRIBUTE\CIVIL\DWG\OPAL PHASE 2\CIVIL\SHEETS\GENERAL NOTES.DWG, 11/14/2025 2:32 PM, CONNOR THREET, CRAFTON TULL & ASSOCIATES, INC.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
20	729844.98	637551.83	1253.66	5/8 RBR CTA CAP IN CONC
21	729259.25	637139.50	1260.17	5/8 RBR CTA CAP
22	729159.02	638943.63	1220.28	5/8 RBR CTA CAP
23	730171.54	639091.43	1221.23	5/8 RBR CTA CAP
24	729997.28	639405.37	1221.02	MAG NAIL IN SW
25	731720.18	638879.89	1233.96	5/8 RBR CTA CAP
26	731741.16	638430.62	1241.73	5/8 RBR CTA CAP
27	731747.22	637770.10	1247.40	5/8 RBR CTA CAP
28	730908.83	637484.76	1247.63	5/8 RBR CTA CAP
29	729209.05	637790.63	1241.76	MAG NAIL IN ASPH
30	729457.79	640231.18	1192.66	MAG NAIL IN INLET

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

GRAPHIC SCALE IN FEET

200' 0 200'

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.

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01/27/2025 3:03:42 PM

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

AFC - Opal Park PH 1 - PP23-0003 - REVISION 4 - 1/27/2025

OPAL PARK PH I

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 12/11/2024
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

REGISTERED STATE OF ARKANSAS NO. 14460 SIGNATURE M. J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

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PP23-0003

PROJECT CONTROL SHEET

C-003

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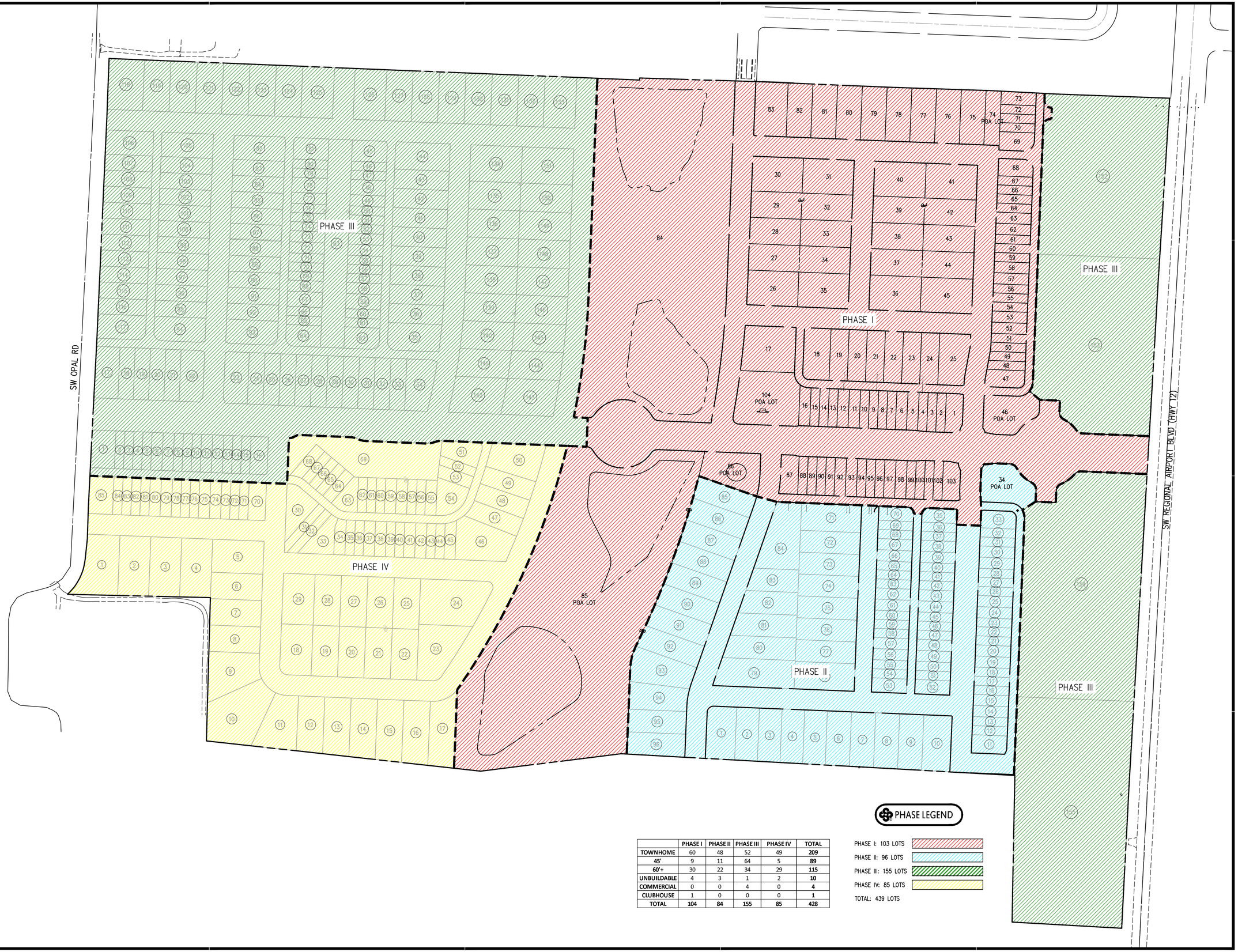

	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	60	48	52	49	209
45'	9	11	64	5	89
60'+	30	22	34	29	115
UNBUILDABLE	4	3	1	2	10
COMMERCIAL	0	0	4	0	4
CLUBHOUSE	1	0	0	0	1
TOTAL	104	84	155	85	428

PHASE LEGEND

PHASE I: 103 LOTS

PHASE II: 96 LOTS

PHASE III: 155 LOTS

PHASE IV: 85 LOTS

TOTAL: 439 LOTS

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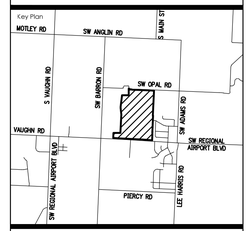
GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19360
CONNOR THREET
2025/11/14

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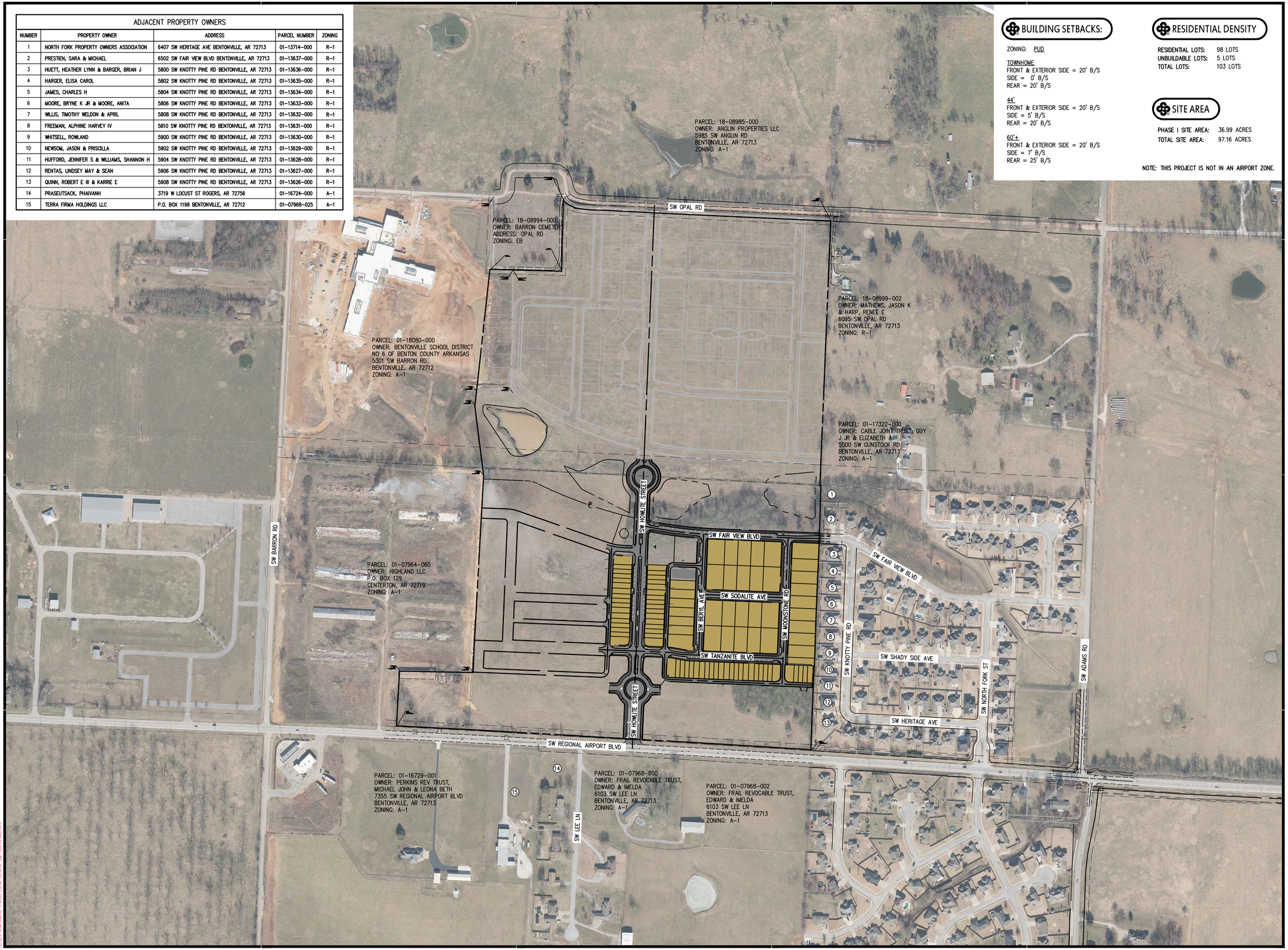
PP23-0003

MASTER PHASING PLAN (C)

C-004

DRAWING: C:\21300200_OPAL PARK PH I\DRAWINGS\PLAT\PHASING\C-004_PLAT PHASING PLAN.DWG
LAYOUT: C-004 PLAT PHASING PLAN
LAST SAVED BY: MLOVE ON: 11/14/2025 2:53 PM
PLOTTED BY: MLOVE ON: 11/14/2025 2:54 PM

ADJACENT PROPERTY OWNERS				
NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	NORTH FORK PROPERTY OWNERS ASSOCIATION	6407 SW HERITAGE AVE BENTONVILLE, AR 72713	01-13714-000	R-1
2	PRESTIEN, SARA & MICHAEL	6502 SW FAIR VIEW BLVD BENTONVILLE, AR 72713	01-13637-000	R-1
3	HUETT, HEATHER LYNN & BARGER, BRIAN J	5800 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13636-000	R-1
4	HARGER, ELISA CAROL	5802 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13635-000	R-1
5	JAMES, CHARLES H	5804 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13634-000	R-1
6	MOORE, BRYNE K JR & MOORE, ANITA	5806 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13633-000	R-1
7	WILLIS, TIMOTHY WELDON & APRIL	5808 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13632-000	R-1
8	FREEMAN, ALPHINE HARVEY IV	5810 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13631-000	R-1
9	WHITSELL, ROWLAND	5900 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13630-000	R-1
10	NEWSOM, JASON & PRISCILLA	5902 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13629-000	R-1
11	HUFFORD, JENNIFER S & WILLIAMS, SHANNON H	5904 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13628-000	R-1
12	RENTAS, LINDSEY MAY & SEAN	5906 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13627-000	R-1
13	QUINN, ROBERT E III & KARRIE E	5908 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13626-000	R-1
14	PRASEUTSACK, PHAIVANH	3719 W LOCUST ST ROGERS, AR 72756	01-16724-000	A-1
15	TERRA FIRMA HOLDINGS LLC	P.O. BOX 1198 BENTONVILLE, AR 72712	01-07968-025	A-1



BUILDING SETBACKS:

ZONING: PUD

TOWNHOME
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 0' B/S
REAR = 20' B/S

44'
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 5' B/S
REAR = 20' B/S

60'+
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 7' B/S
REAR = 25' B/S

RESIDENTIAL DENSITY

RESIDENTIAL LOTS:	98 LOTS
UNBUILDABLE LOTS:	5 LOTS
TOTAL LOTS:	103 LOTS

SITE AREA

PHASE I SITE AREA:	36.99 ACRES
TOTAL SITE AREA:	97.16 ACRES

NOTE: THIS PROJECT IS NOT IN AN AIRPORT ZONE.

GRAPHIC SCALE IN FEET
200' 0 200'

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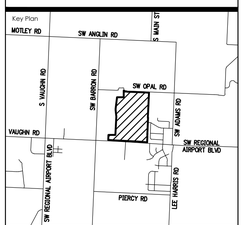
Key Plan



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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19360
CONNOR THREET

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2025/11/14

OVERALL SITE PLAN (C)

C-101

DRAWING G:\JOBS\21300200\DWG\ENGINEERING\SITE\CRAFTON_TULL\DWG\OPAL PH I SP (C)-OVERALL SITE PLAN.DWG
PLOTTED BY: CONNOR THREET, 11 AUGUST 2025 - 2:23 PM (PROTECTED BY CRAFTON, TULL & ASSOCIATES, INC.)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW

LINEWORK	
	EASEMENT
	CURB
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

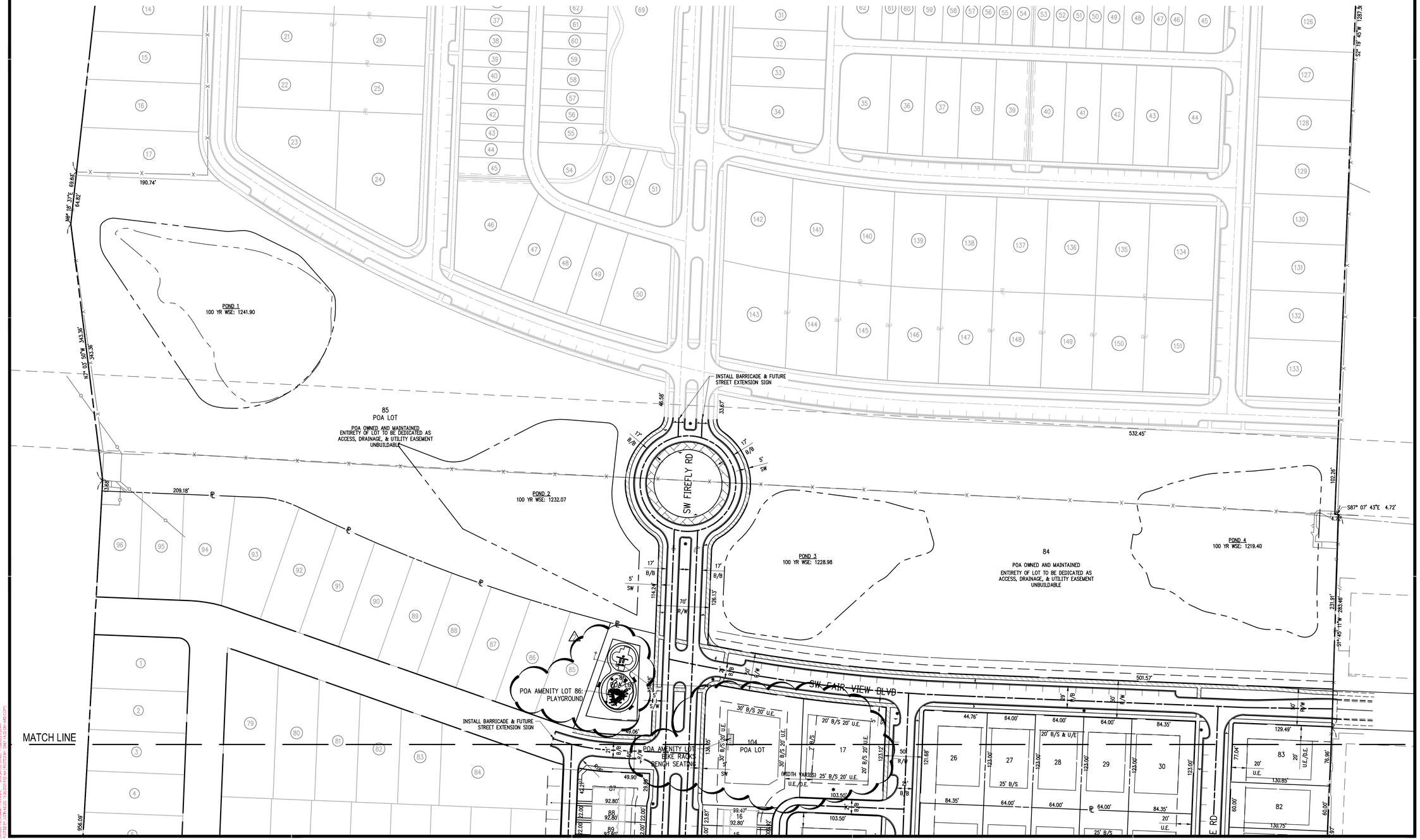
SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	SIDEWALK CONSTRUCTED BY HOME BUILDER
	SIDEWALK CONSTRUCTED BY DEVELOPER

LINEWORK	
	EASEMENT
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

BUILDING SETBACKS

TOWNHOME
FRONT: 20'
SIDE: 0'
REAR: 20'
45'
FRONT: 20'
SIDE: 3.5'
REAR: 20'
60'+
FRONT: 20'
SIDE: 7'
REAR: 25'

NOTE:
1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
2) ALL PROPOSED FENCING AND SIGNAGE WILL WILL REQUIRE A SEPARATE PERMIT.
3) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan

No.	Description	Date
1	CONNECTION TO PH II	2024/08/22

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19950 CONNOR THREET

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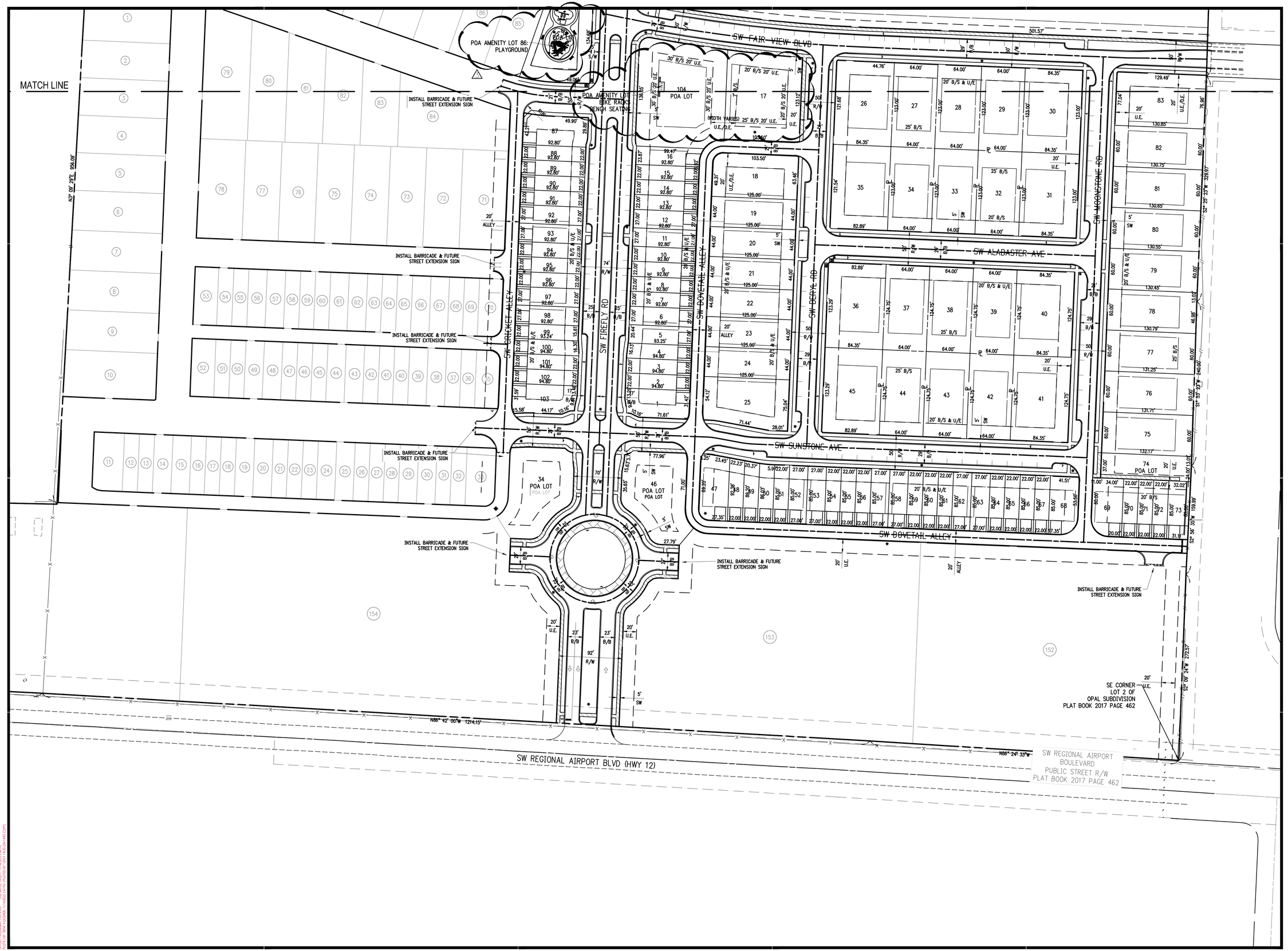
PP23-0003

PRELIMINARY PLAT A R-2

C-102 R-2

DRAWING: C:\21300200_OPAL PARK PH I\CONSTRUCTION\CAD\CIVIL\OPAL PARK PH I 2025_PRELIMINARY PLAT.DWG
PLOTTED BY: CONNOR THREET 1/31/2025 8:52 AM PLOTTED BY: CONNOR THREET 1/31/2025 8:52 AM



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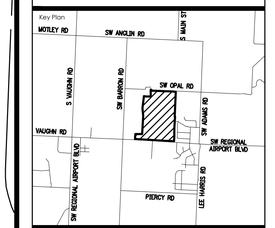
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II & 44-FT LOTS	2024/08/22
2	LOT 18 PARKING LOT REMOVED	2025/07/28
3	STREET NAMES, LOT 17 SPLIT	2025/11/14

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PP23-0003
2025/11/14

PRELIMINARY PLAT B R-3

C-103 R-3

DRAWING G:\21300200_OPAL\ENGINEERING\PLAT\PLAT\CIVIL\DWG\OPAL PLAT 22.DWG MODIFIED BY: CONNOR THREET, PE - 11/14/2025 4:47 PM (THREET) LAST SAVED BY: CONNOR THREET, PE - 11/14/2025 4:47 PM (THREET)
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EXIST. SS MH #6978
TOP RIM=1262.12
FL=1257.12 (12" PVC WEST)
FL=1257.10 (12" PVC EAST)

EXIST. SS MH #6975
TOP RIM=1253.13
FL=1248.75 (12" PVC WEST)
FL=1248.69 (12" PVC EAST)

EXIST. SS MH #6973
TOP RIM=1242.05
FL=1236.07 (12" PVC WEST)
FL=1236.03 (12" PVC EAST)

EXIST. SS MH #6981
TOP RIM=1238.57
FL=1233.61 (12" PVC WEST)
FL=1233.31 (12" PVC EAST)

EXIST. SS MH #6983
TOP RIM=1235.05
FL=1230.05 (12" PVC WEST)
FL=1229.62 (12" PVC EAST)

EXIST. SS MH #7120
TOP RIM=1220.23
FL=1213.06 (12" PVC WEST)
FL=1213.02 (12" PVC EAST)

EXIST. SS MH #7024
TOP RIM=1225.76
FL=1214.84 (8" PVC EAST)

GAS REGULATOR

SW REGIONAL AIRPORT BLVD (HWY 12)

SW FIREFLY RD

SW SUNSTONE AVE

SW CRICKET ALLEY

SW DOVETAIL ALLEY

SW BERYL RD

SW ALABASTER AVE

SW FAIR VIEW BLVD

SW MOONSTONE RD

SW OPAL RD

34 POA LOT

46 POA LOT

104 POA LOT

85 POA LOT

86 POA LOT

74 POA LOT

84

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
LEE HARRIS RD
PIERCY RD

No.	Description	Date

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CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19980
CONNOR THREET
2025/11/14

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PP23-0003

OVERALL UTILITY PLAN (C)

C-104

DRAWING: G:\21300200_SPRINGDALE\PLANSHEETS\CIVIL\DWG\OPAL PHP 25\OVERALL\UTILITY PLAN.DWG
PLOTTED BY: CONNOR THREET, PE 12/8/2025 2:53:54 PM CST

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE

LINEWORK
EASEMENT
CURB
SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
GAS LINE
WATER LINE (SPECIFY SIZE & TYPE)
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND TELEVISION
OVERHEAD TELEVISION
FIBER OPTIC
RIGHT OF WAY
ROAD CENTERLINE

DROP/CURB INLET

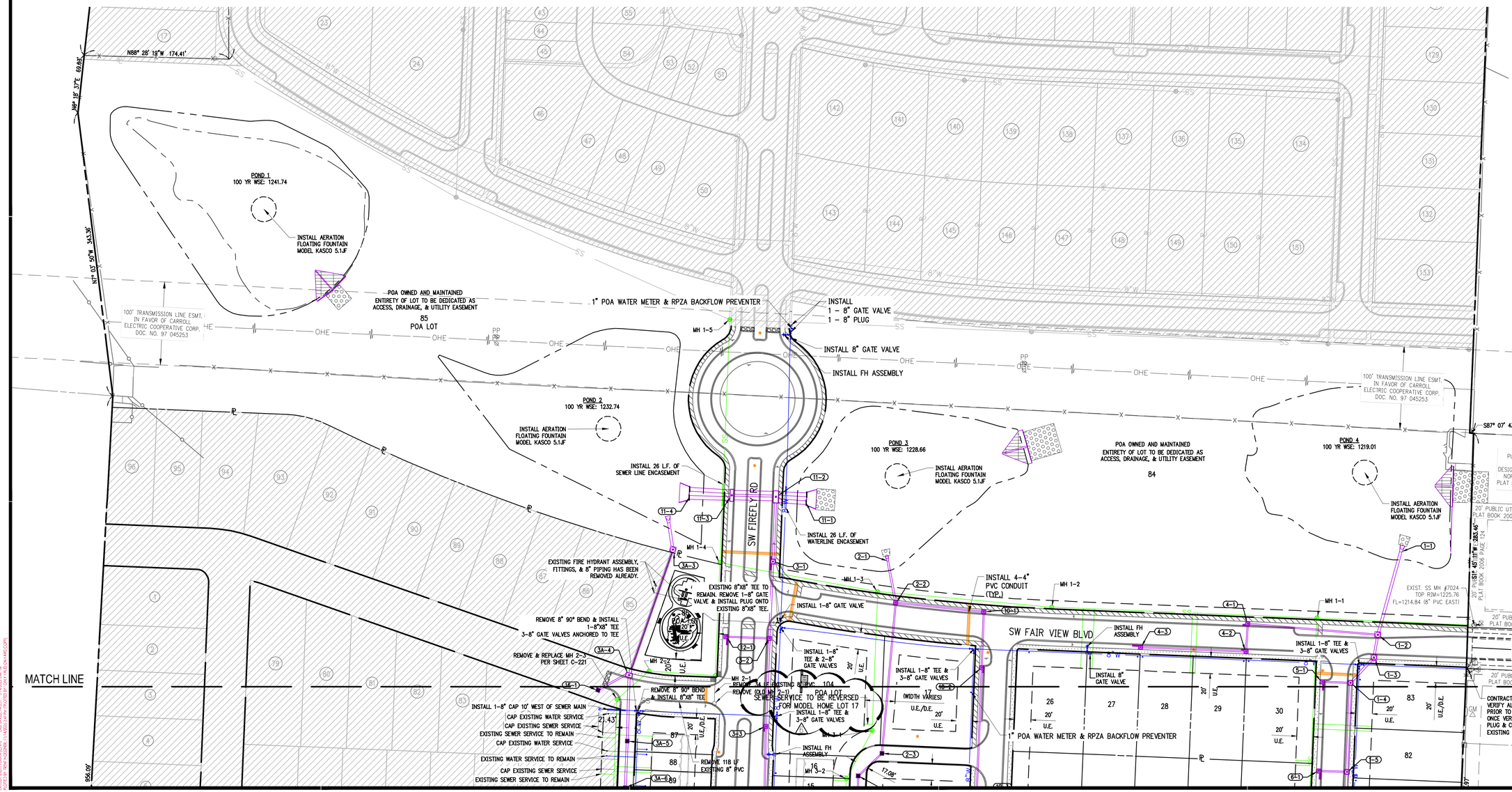
GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS	
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK
EASEMENT
CURB
SANITARY SEWER LINE
GAS LINE
WATER LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
FIBER OPTIC
UNDERGROUND TELEVISION
RIGHT OF WAY
PROPERTY LINE

NOTE:
1. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE.
2. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
3. ALL 8" WATER MAIN SHALL MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
4. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
5. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
6. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
7. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.



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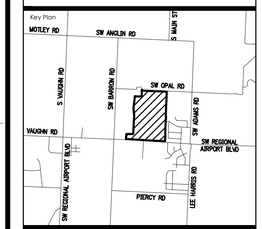
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONDUITS ADDED	06/12/2024
2	UPDATE CONNECTION TO PH II	08/22/2024
3	CAP OR KEEP WATER SERVICES	11/11/2024
4	SEWER MANHOLES 2-1, 2-2, & 2-3	01/21/2025
4	REMOVE 90 & REPLACE W/ TEE	01/21/2025
4	PLUG EXISTING TEE AT RUBY WAY	01/23/2025
5	STORM LINES 16, 17, 18, 19, & 20	1/31/2025
5	ADDED GATE VALVES	03/14/2025
6	SEWER SERVICE FLIP LOT 17	2025/11/14

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19960 CONNOR THREET

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CONTRACTOR TO FIELD VERIFY ALL RESTRAINTS PRIOR TO EXCAVATION. ONCE VERIFIED, REMOVE PLUG & CONNECT TO EXISTING 8" WATER MAIN

PP23-0003
2025/11/14

UTILITY PLAN A (C) R-6

C-105 R-6

DRAWING G:\21300\05_ENGR\ONALU\ARCH\CIVIL\CIVIL\OPAL PARK 2\UTILITY PLAN\OPAL PARK PH 2 UTILITY PLAN A (C) R-6.DWG - LAST SAVED BY CONNOR THREET ON 2025/11/14 4:47:51PM - PLOTTED BY CONNOR THREET ON 2025/11/14 4:48:49PM

MATCH LINE

N3° 09' 29"E 956.09'

REMOVE 8" 90° BEND & INSTALL 1-8"X8" TEE 3-8" GATE VALVES ANCHORED TO TEE

REMOVE & REPLACE MH 2-2 PER SHEET C-221

REMOVE 8" 90° BEND & INSTALL 8"X8" TEE

INSTALL 1-8" CAP 10' WEST OF SEWER MAIN

CAP EXISTING WATER SERVICE

CAP EXISTING SEWER SERVICE

EXISTING SEWER SERVICE TO REMAIN

CAP EXISTING WATER SERVICE

EXISTING WATER SERVICE TO REMAIN

CAP EXISTING SEWER SERVICE

EXISTING SEWER SERVICE TO REMAIN

CAP EXISTING WATER SERVICES (X2)

CAP EXISTING WATER SERVICES (X2)

CAP EXISTING SEWER SERVICES (X2)

CAP EXISTING WATER SERVICE

EXISTING WATER SERVICE TO REMAIN

CAP EXISTING WATER SERVICE

EXISTING WATER SERVICE TO REMAIN

CAP EXISTING SEWER SERVICE

EXISTING SEWER SERVICE TO REMAIN

CAP EXISTING WATER SERVICE

INSTALL 1-8" TEE & 2-8" GATE VALVES

INSTALL FH ASSEMBLY

INSTALL 8" PLUG

TEMPORARY FLARED END SECTION TO ACCOMMODATE DRAINAGE UNTIL PHASE 2 CONSTRUCTION BEGINS

INSTALL 8" GATE VALVE

MH 2-5

20' U.E.

INSTALL 4-4" PVC CONDUIT (TYP.)

1" POA WATER METER & RPZA BACKFLOW PREVENTER

EXISTING 8"X8" TEE TO REMAIN. REMOVE 1-8" GATE VALVE & INSTALL PLUG ONTO EXISTING 8"X8" TEE.

MH 2-1

REMOVE 34 LF EXISTING 8" PVC

REMOVE (OLD MH 2-1)

SEWER SERVICE TO BE REVERSED FOR MODEL HOME LOT 17

POA LOT 104

INSTALL 1-8" TEE & 2-8" GATE VALVES

INSTALL 1-8" TEE & 3-8" GATE VALVES

MH 3-1

INSTALL FH ASSEMBLY

MH 3-2

REMOVE 118 LF EXISTING 8" PVC

INSTALL 1-8"X8" TEE, 1-8" GATE VALVE, & 1-8" GATE VALVE

INSTALL 1-FIRE HYDRANT 1-8"X6" REDUCER 1-8" GATE VALVE

MH 2-4

SW FIREFLY RD

SW DOVETAIL ALLEY

MH 3-3

INSTALL 8" GATE VALVE

INSTALL 2-8" 11.25° BENDS

INSTALL 1-8" TEE & 3-8" GATE VALVES

SW SUNSTONE AVE

INSTALL FH ASSEMBLY

INSTALL 8" 11.25° BEND

POA LOT 34

INSTALL 4-4" PVC CONDUIT (TYP.)

POA LOT 46

SW FAIR VIEW BLVD

INSTALL 1-8" GATE VALVE

INSTALL 1-8" TEE & 3-8" GATE VALVES

(WIDTH VARIES)

U.E./D.E.

INSTALL FH ASSEMBLY

INSTALL 8" GATE VALVE

8" WATERLINE (TYP.)

CAP EXISTING SEWER SERVICE

INSTALL 1-8" TEE & 3-8" GATE VALVES

CAP EXISTING WATER SERVICE

INSTALL 8" GATE VALVE

CAP EXISTING SEWER SERVICE

CAP EXISTING WATER SERVICE

INSTALL 2-8" 11.25° BEND

INSTALL 25 11.25° BEND

SW ALABASTER AVE

INSTALL FH ASSEMBLY

EXISTING WATER SERVICES TO REMAIN (X3)

MH 6-1

CAP EXISTING WATER SERVICE

EXISTING WATER SERVICES TO REMAIN (X3)

SANITARY SEWER SERVICE (TYP.)

MH 4-1

SW BERYL RD

INSTALL 1-8" TEE & 3-8" GATE VALVES

INSTALL FH ASSEMBLY

INSTALL 8" GATE VALVE

8" WATERLINE (TYP.)

INSTALL FH ASSEMBLY

SW SUNSTONE AVE

MH 4-4

MH 4-3

MH 4-2

8" SANITARY SEWER MAIN (TYP.)

SW DOVETAIL ALLEY

INSTALL 8" TEE

INSTALL 8"X6" REDUCER & FH ASSEMBLY

INSTALL 8" GATE VALVE

INSTALL 8" 90° BEND

SW MOONSTONE RD

INSTALL 1-8" TEE & 3-8" GATE VALVES

1" POA WATER METER & RPZA BACKFLOW PREVENTER

MH 5-1

POA LOT 74

CONTRACTOR TO FIELD VERIFY ALL RESTRAINTS PRIOR TO EXCAVATION. ONCE VERIFIED, REMOVE PLUG & CONNECT TO EXISTING 8" WATER MAIN

EXIST. SS MH #6975
TOP RIM=1253.13
FL=1248.75 (12" PVC WEST)
FL=1248.69 (12" PVC EAST)

EXIST. SS MH #6973
TOP RIM=1242.05
FL=1236.07 (12" PVC WEST)
FL=1236.03 (12" PVC EAST)

EXIST. SS MH #6981
TOP RIM=1238.57
FL=1233.61 (12" PVC WEST)
FL=1233.31 (12" PVC EAST)

EXIST. SS MH #6983
TOP RIM=1235.05
FL=1230.05 (12" PVC WEST)
FL=1229.62 (12" PVC EAST)

EXIST. SS MH
TOP RIM=1220
FL=1213.06 (12

EXIST. 12" SAN. SEWER

EXIST. 12" WATER MAIN

EXIST. 30" U.E.

SW REGIONAL AIRPORT BLVD (HWY 12)

N86° 42' 00"W 1214.15'

N86° 24' 33"W 453.07'

S24° 09' 24"W 272.57'

S24° 35' 22"W 249.00'

S24° 56' 33"W 159.99'

S24° 25' 25"W 329.97'

SE CORNER LOT 2 OF OPAL SUBDIVISION PLAT BOOK 2017 PAGE 462

CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES TO JACK AND BORE UNDERNEATH SW REGIONAL AIRPORT BLVD (HWY 12). ENCASEMENT MUST EXTEND THROUGH EXTENTS OF RIGHT OF WAY

INSTALL 8"X8" TAPPING SLEEVE & 8" GATE VALVE. CONTRACTOR TO VERIFY DEPTH & LOCATION

NOTE:
1. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE.
2. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
3. ALL 8" WATER MAIN SHALL MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
4. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
5. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
6. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
7. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.

GRAPHIC SCALE IN FEET
60' 0 60'

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OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SR 264/MO RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date
1	CONDUITS ADDED	06/12/2024
2	UPDATE CONNECTION TO PH II	08/21/2024
3	CAP OR KEEP WATER SERVICES	11/11/2024
4	SEWER MANHOLES 2-1, 2-2	12/04/2024
4	REMOVED OLD MH 2-1 & PIPE	12/04/2024
4	REMOVE 90 & REPLACE W/ TEE	01/21/2025
5	STORM LINES 16, 17, 18, 19, & 20	01/31/2025
5	ADDED GATE VALVES	03/14/2025

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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

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LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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PP23-0003
2025/11/14

UTILITY PLAN B (C) R-5

C-106 R-5

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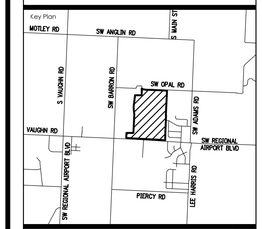
100' 0 100'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19580
CONNOR THREET
2025/11/14

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PP23-0003

OVERALL GRADING PLAN

C-107

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- LP — LIGHT POLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- RIGHT OF WAY
- ROAD CENTERLINE
- PHASE LINE

LEGEND (CONSTRUCT)

SYMBOLS

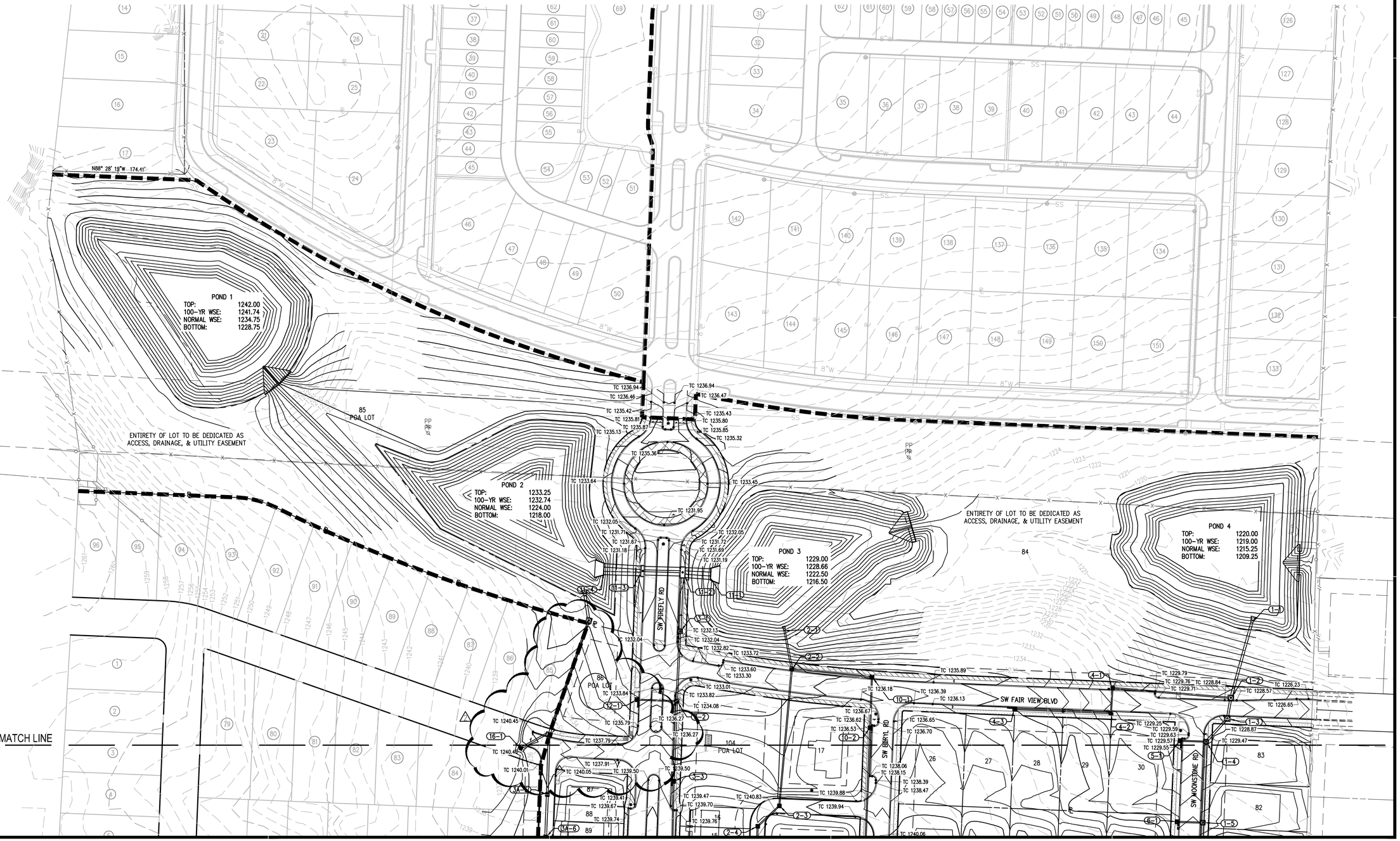
- LIGHT POLE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

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



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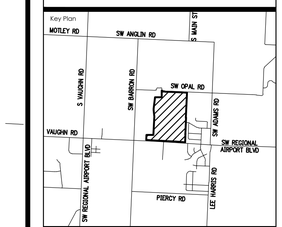
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date
1	ADJ. FINISHED GRADE CONTOURS	12/13/2023
2	CONNECTION TO PH II	2024/08/22

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19960 CONNOR THREET 2025/11/14

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PP23-0003

GRADING PLAN A R-2

C-108 R-2

DRAWING G:\2130\200\2_DWG\ENGINEERING\PLOTS\CRAFTON\C108 GRADING PLAN A R-2.DWG PLOTTED BY CONNOR THREET, 11:16:03 AM ON 01/31/2025 XREFS ATTACHED: NONE

MATCH LINE

SW CRICKET ALLEY

SW FAIR VIEW BLVD

SW BERYL RD

SW MOONSTONE RD

SW ALABASTER AVE

SW SUNSTONE AVE

SW DOVETAIL ALLEY

SW TIRRELY RD

SW REGIONAL AIRPORT BLVD (HWY 12)

POA LOT

SE CORNER
LOT 2 OF
OPAL SUBDIVISION
PLAT BOOK 2017 PAGE 462

E 1219.10

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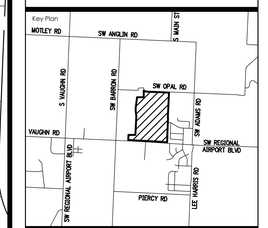
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	TIE INTO PH II & LOT 18 PARKING	2024/09/26
2	STORM LINES 16, 17, 18, 19, & 20	2025/01/31
3	LOT 18 PARKING LOT REMOVED	2025/07/28

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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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STATE OF ARKANSAS
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No. 19360
CONNOR THREET
2025/11/14

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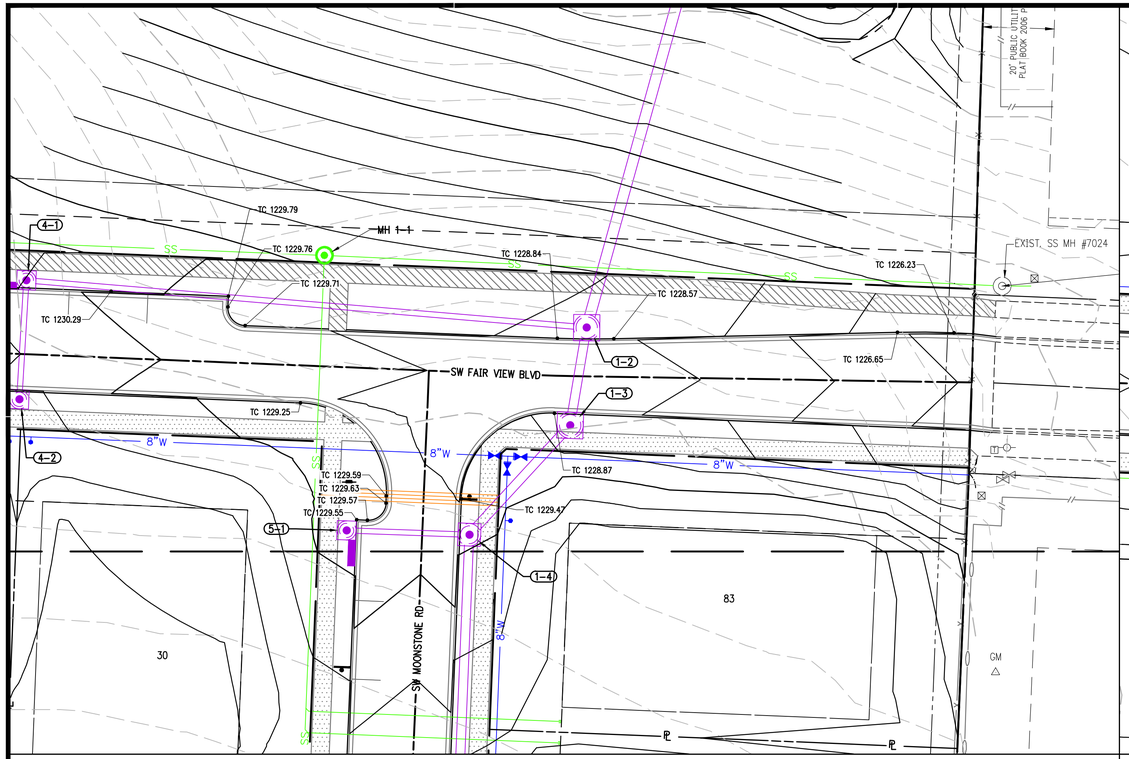
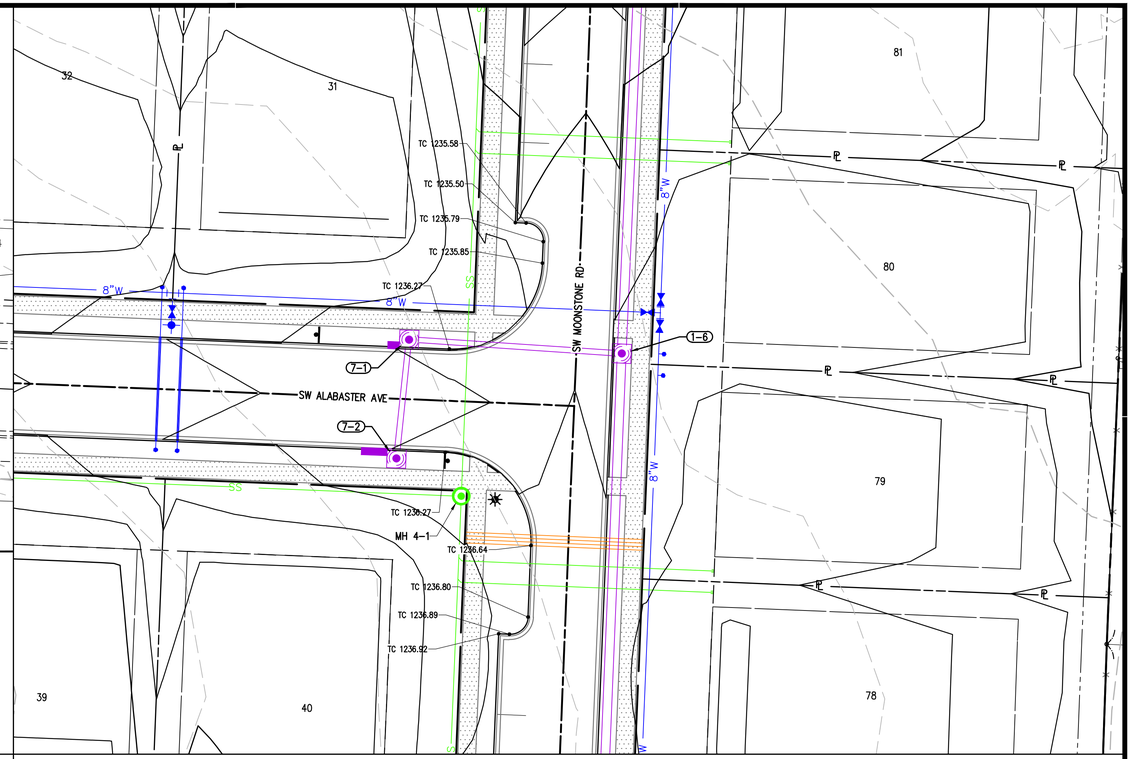
PP23-0003

GRADING PLAN B R-3

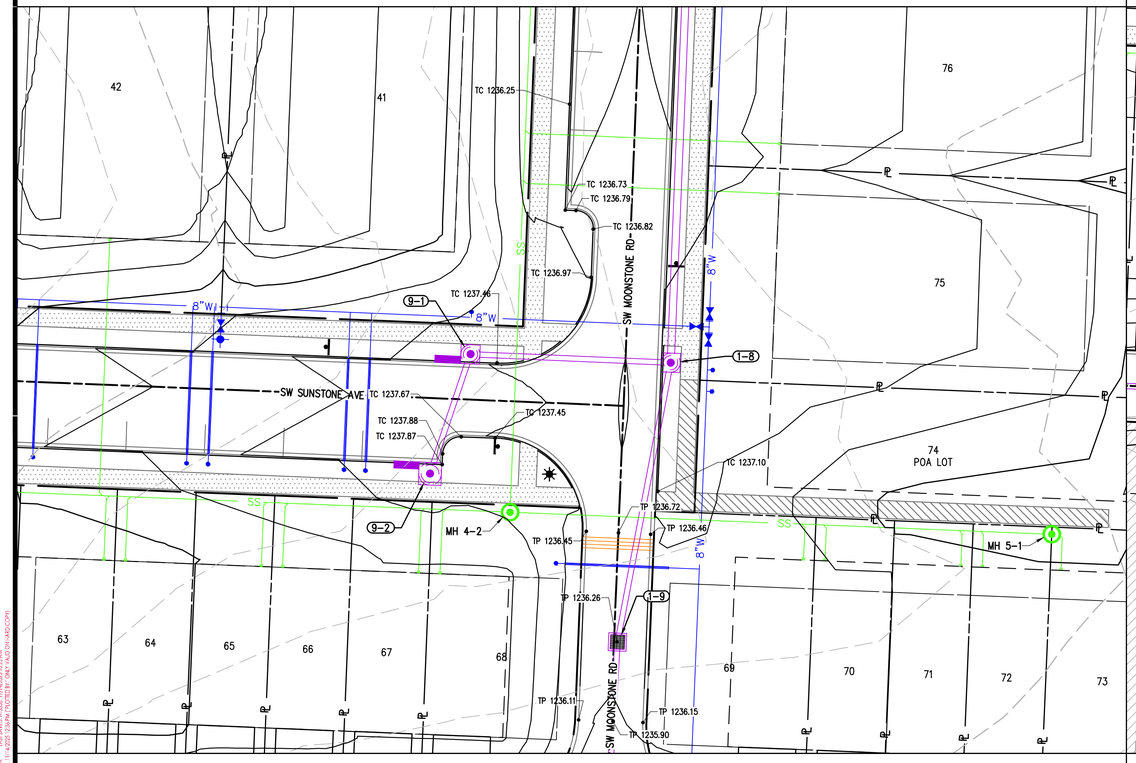
C-109 R-3



SW FAIR VIEW BLVD & SW MOONSTONE RD



SW ALABASTER AVE & SW MOONSTONE RD



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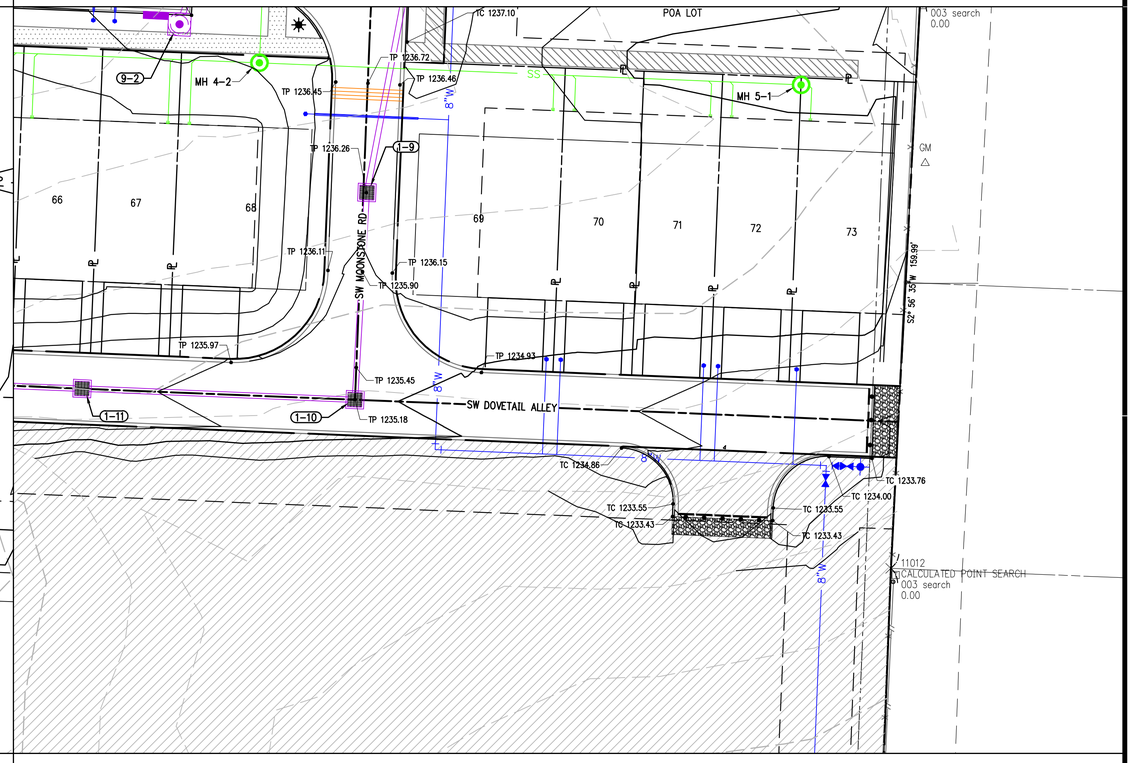

SW MOONSTONE RD & SW DOVETAIL ALLEY

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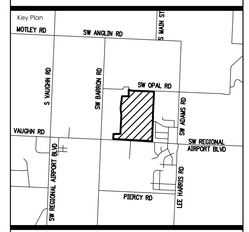
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

INTERSECTION PLAN A

C-110

DRAWING G:\13300\25_SHEDD\04-PLANS\CIVIL\CIVIL\OPAL PH# 2\PLANSHEETS\PLAN A.DWG
PLOTTED BY: CONNOR THREET | LAST SAVED: 11/14/2025 7:50:19 AM CST
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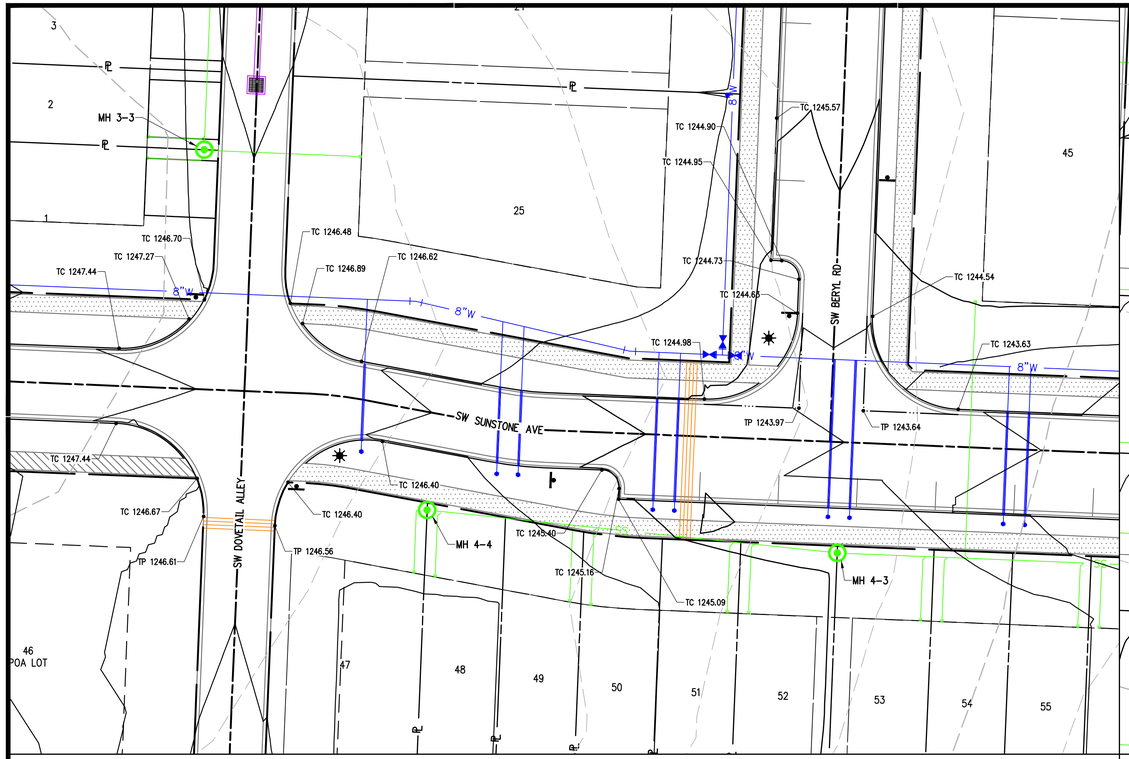
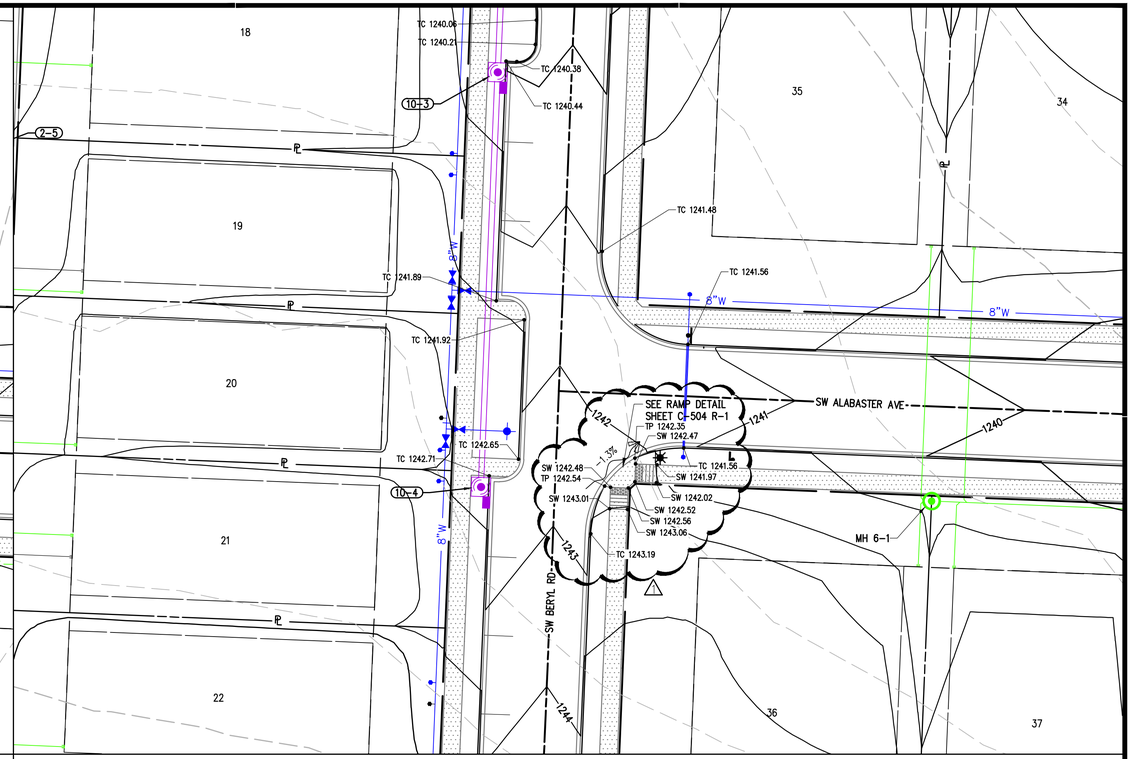
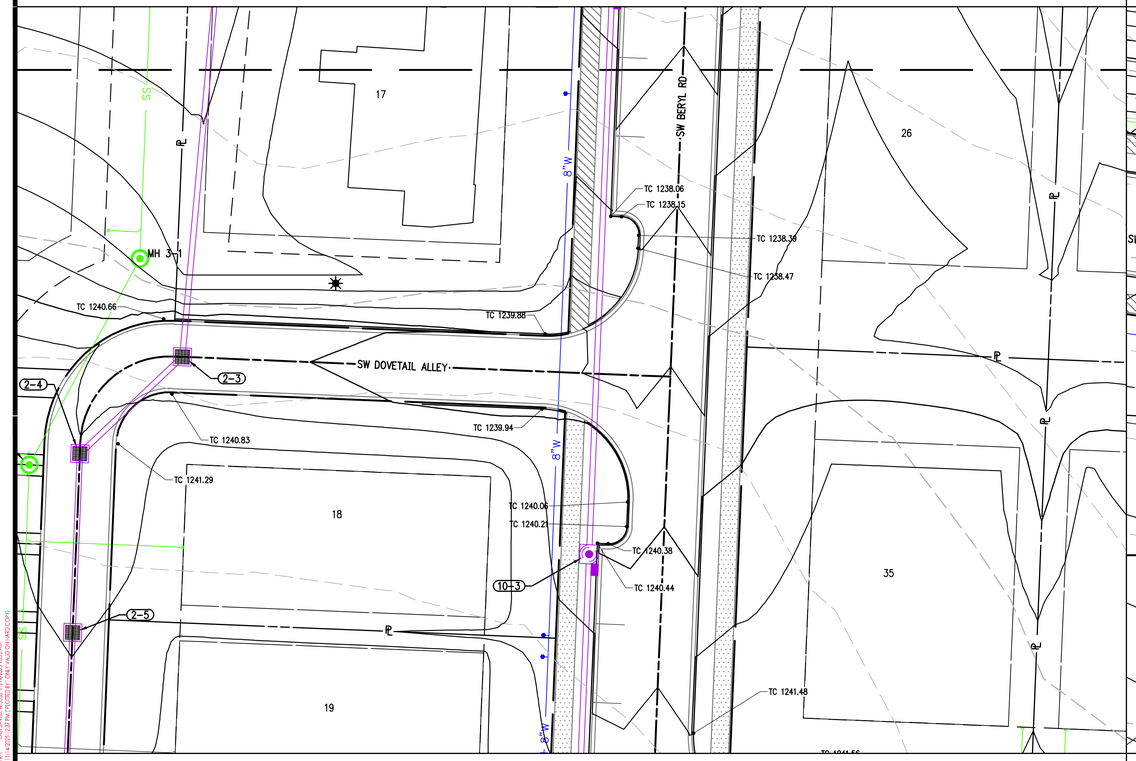


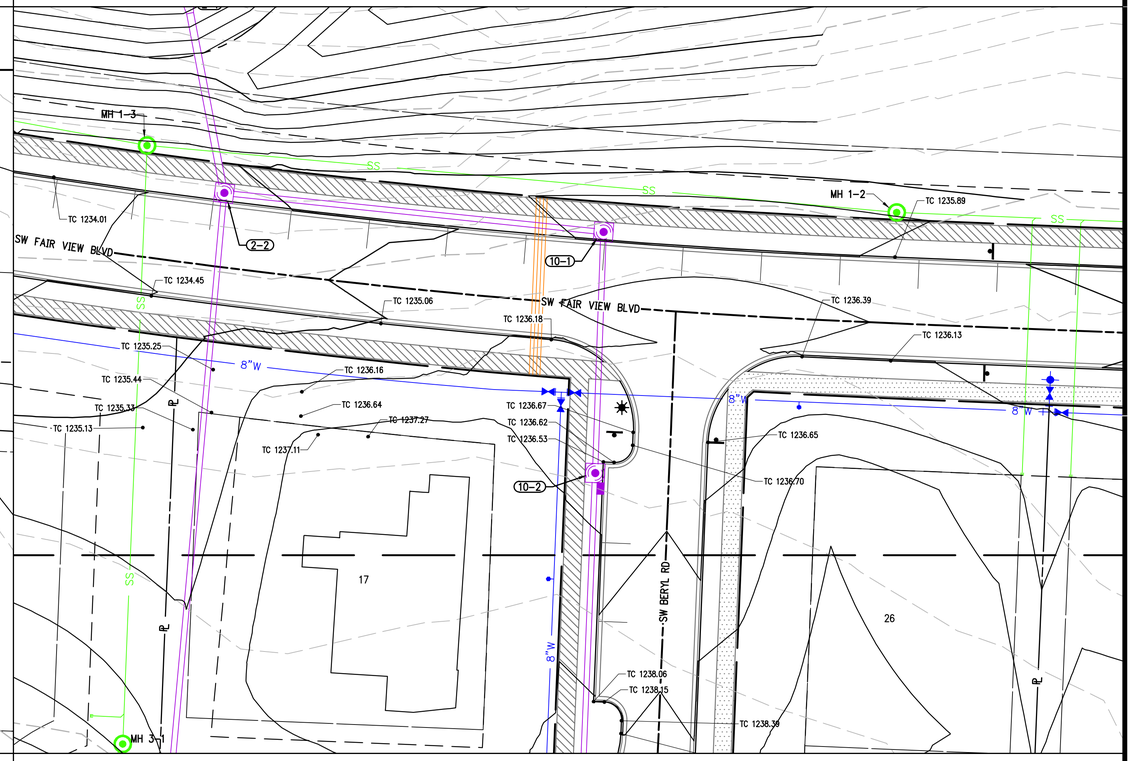
SW SUNSTONE AVE & SW DOVETAIL ALLEY



SW ALABASTER AVE & SW BERYL RD



SW DOVETAIL ALLEY & SW BERYL RD



SW FAIR VIEW BLVD & SW BERYL RD

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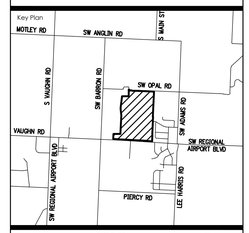
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	RAMP GRADING & SPOT ELEV	2025/07/23

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QC Date: 06/27/23

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STATE OF ARKANSAS
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CONNOR THREET

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PP23-0003
2025/11/14

INTERSECTION PLAN B R-1

C-111 R-1

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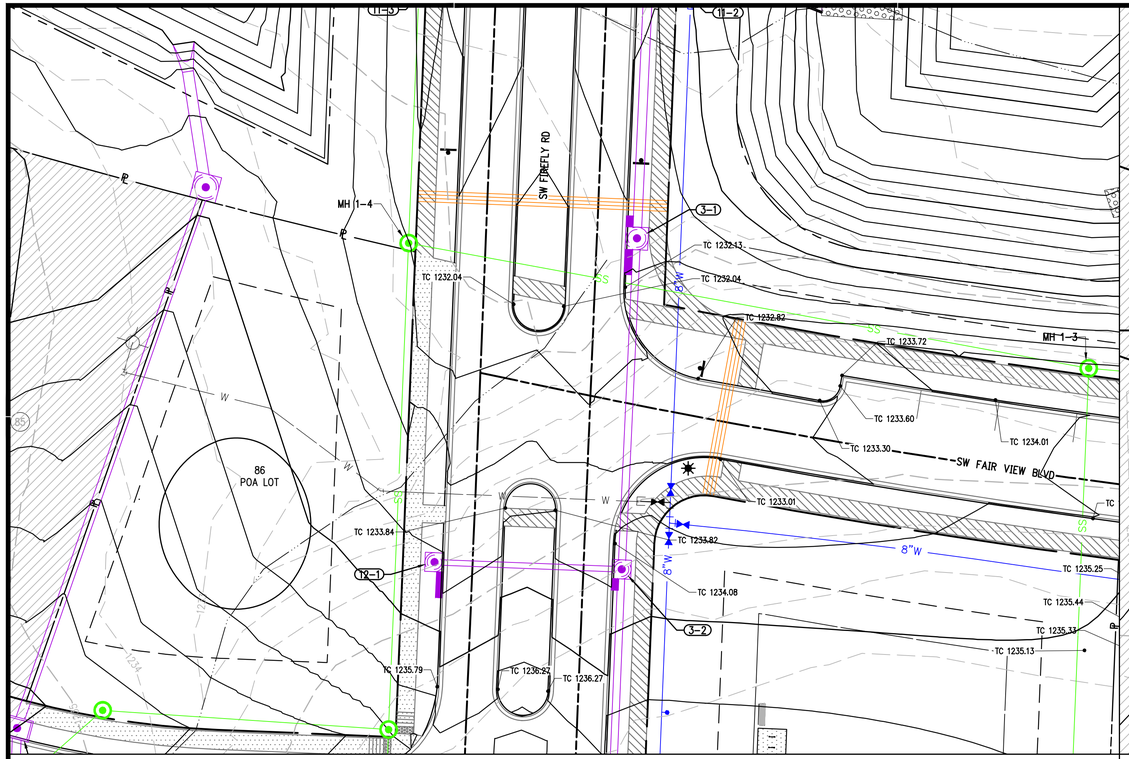
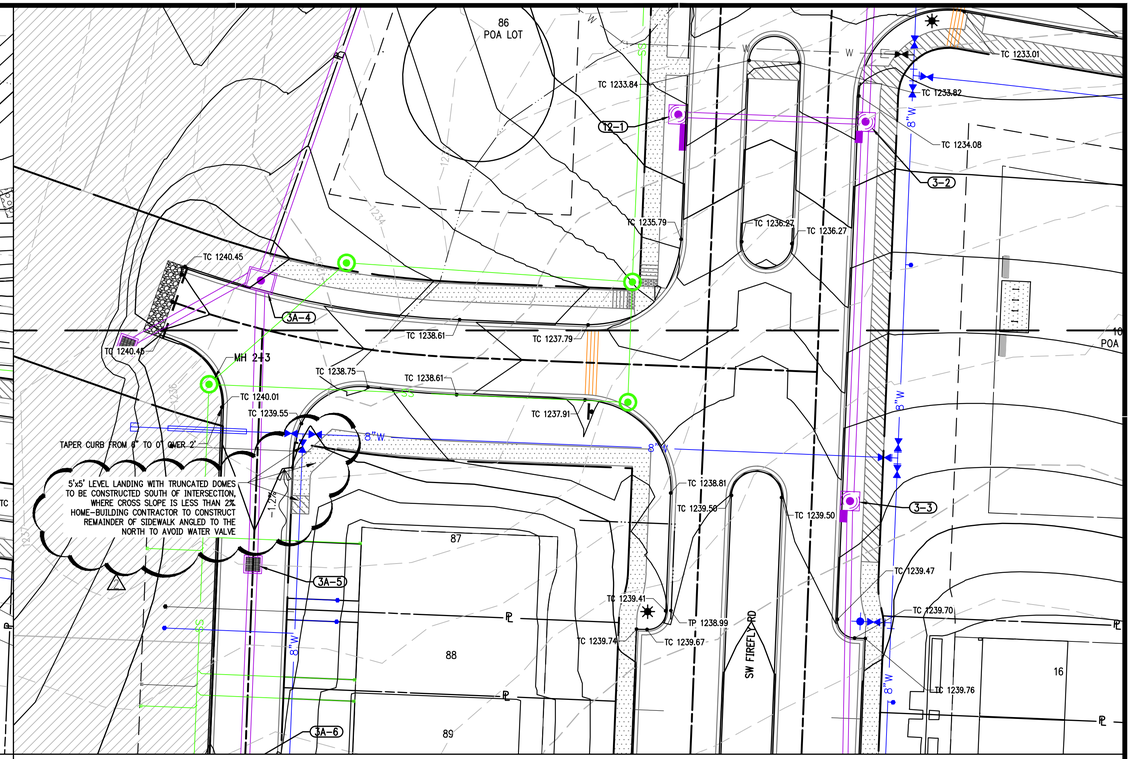
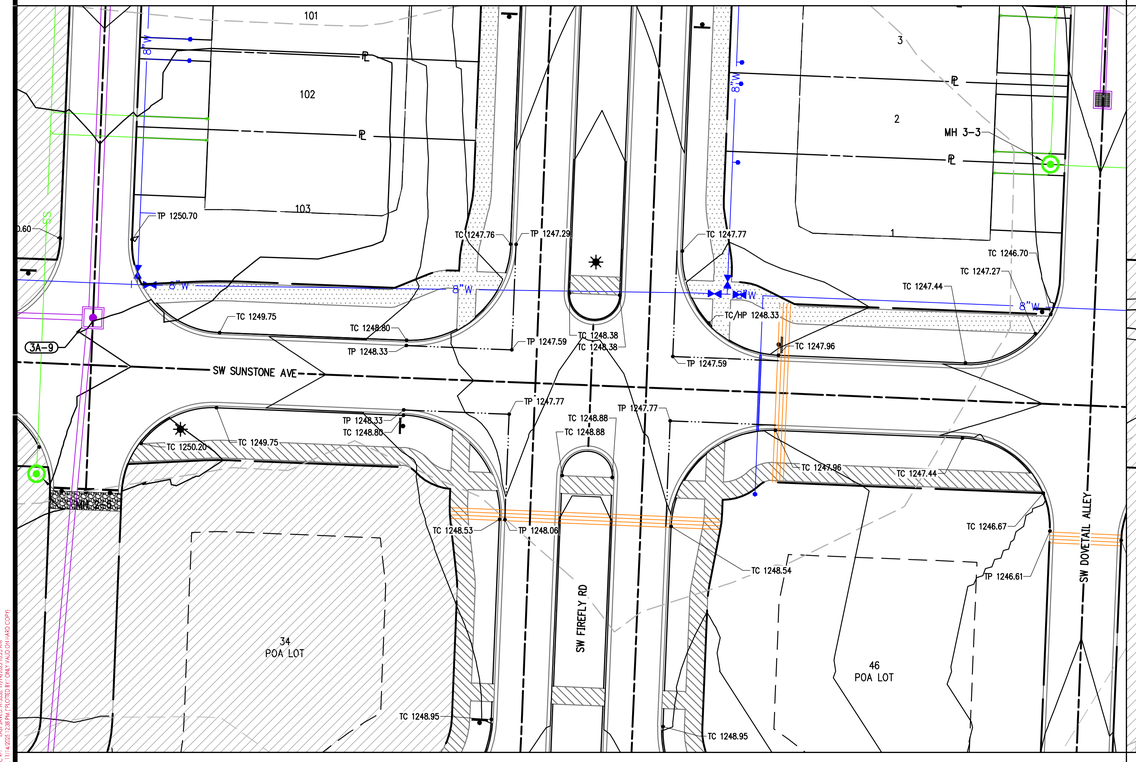


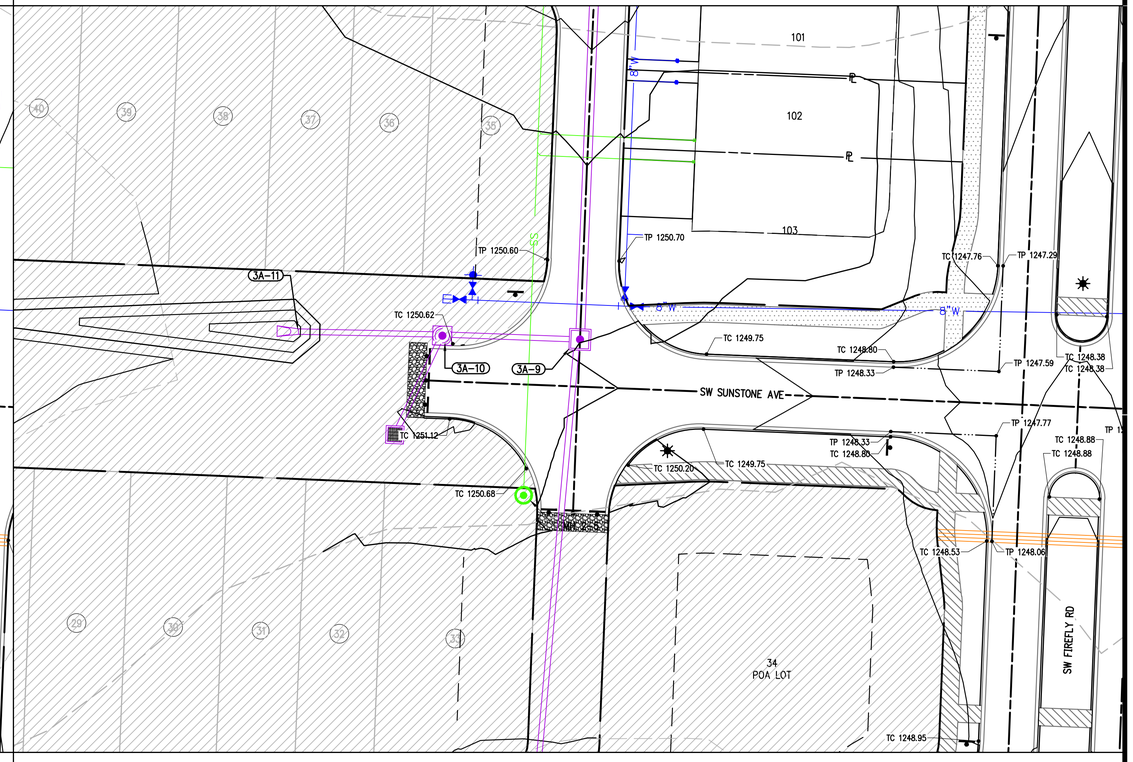
SW FAIR VIEW BLVD & SW FIREFLY RD



SW CRICKET ALLEY & STREET A PH II & SW FIREFLY RD



SW SUNSTONE AVE & SW FIREFLY RD



SW FLOURITE ROAD & SW TANZANITE BLVD

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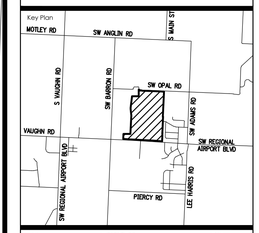
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date
1	CONNECTION TO PH II	2024/08/22
2	SW TO AVOID WATER VALVE	2025/10/22

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QC Date: 06/27/25

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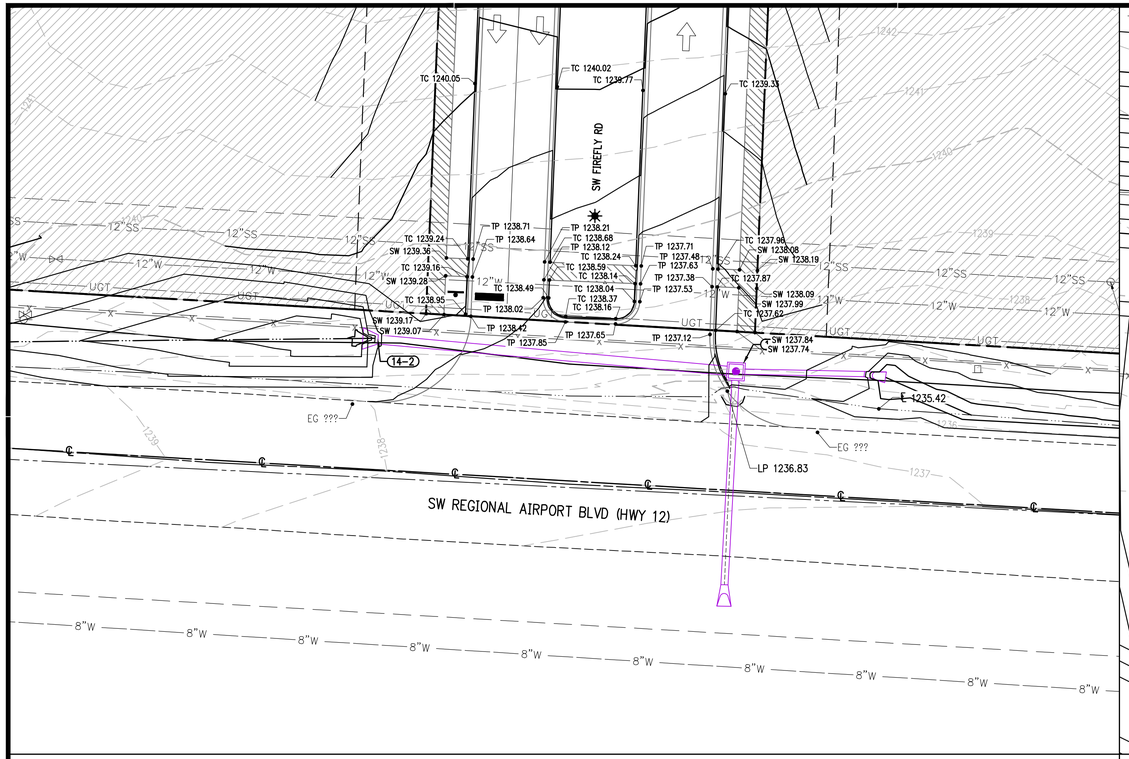
2025/11/14

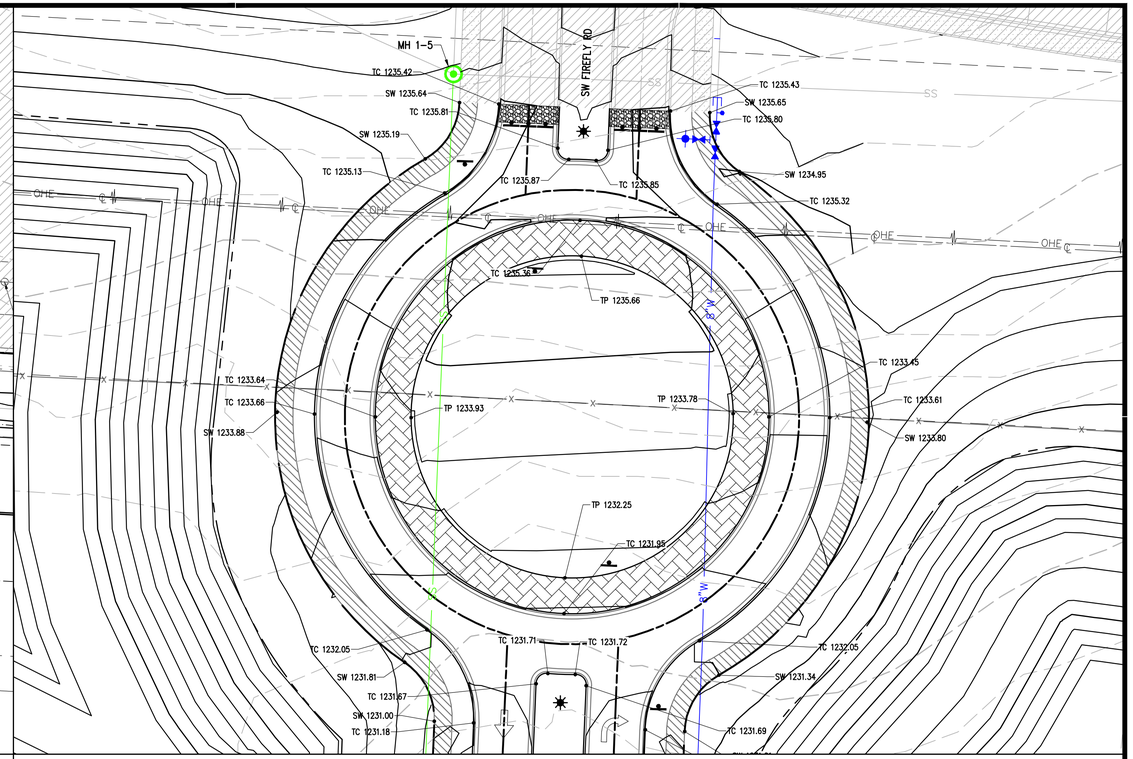
INTERSECTION PLAN C R-2

C-112 R-2

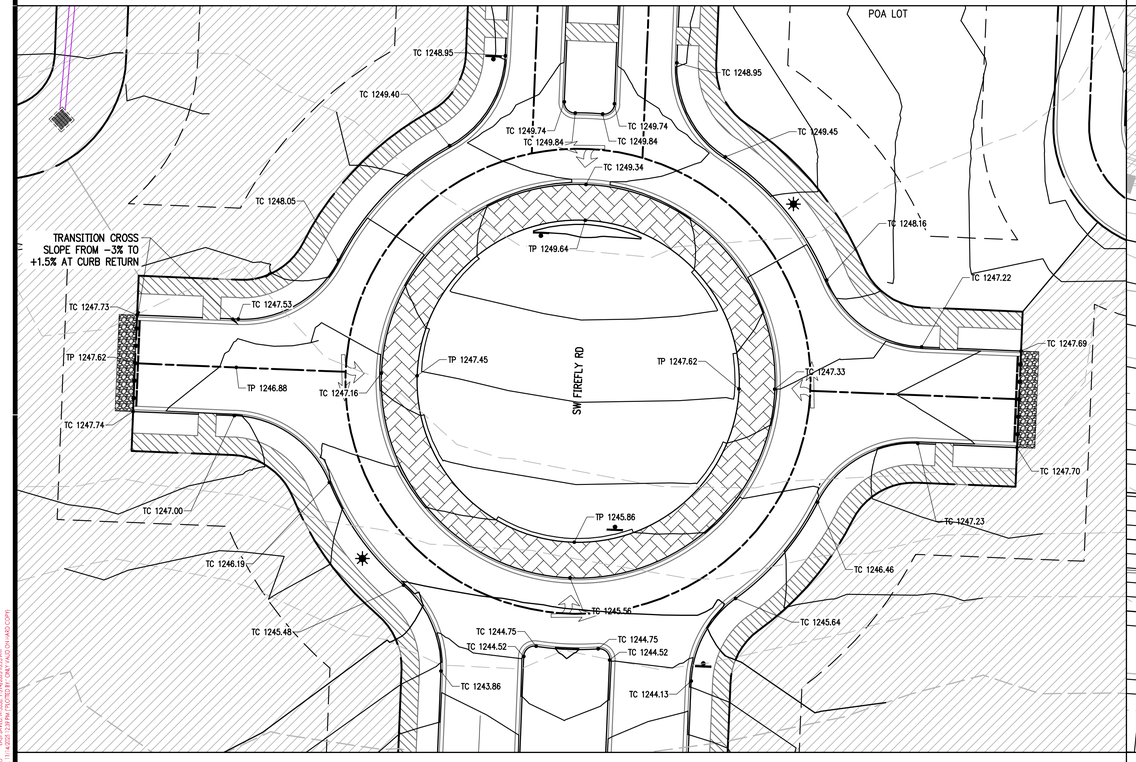
DRAWING G:\21300200_SHREDDING\MASTER\CIVIL\CIVIL\CIVIL\CIVIL\PH 1\SUV\INTERSECTION PLAN.DWG
LAST MODIFIED BY: CONNOR THREET 11/14/2025 8:39:19 AM
PLOTTED BY: CONNOR THREET 11/14/2025 8:39:19 AM (THIS TEXT IS ADDED BY AUTOCAD SCRIPT)



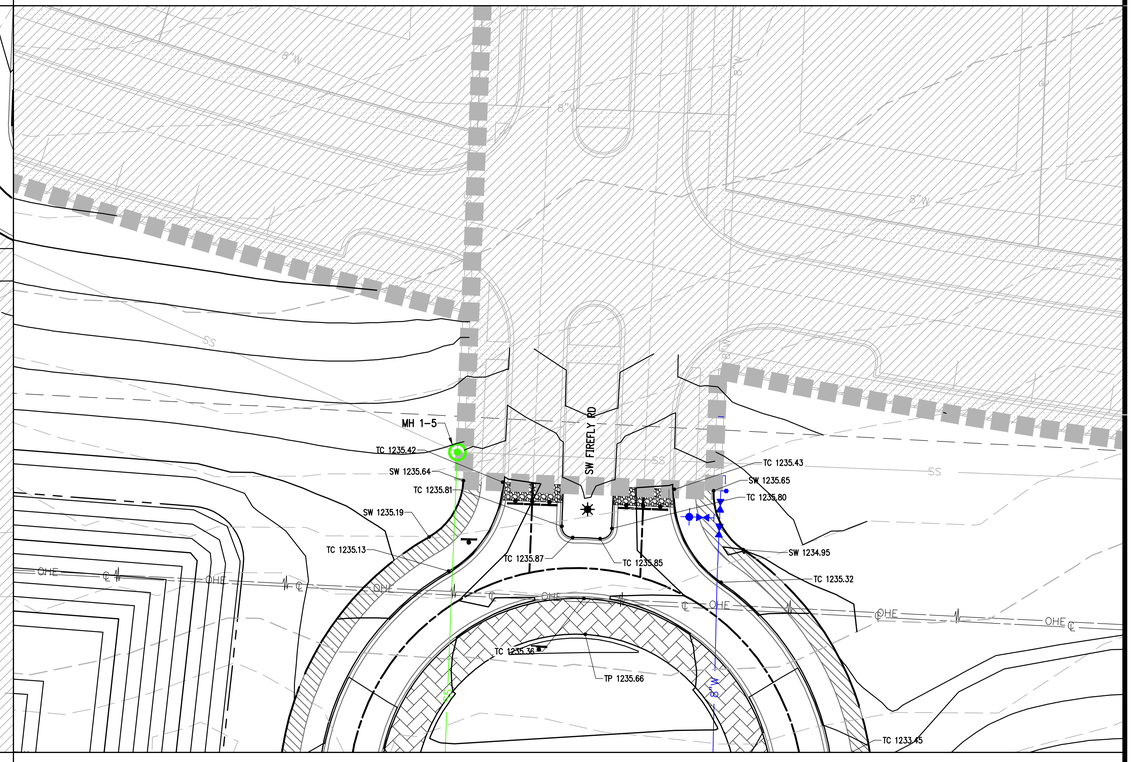
SW FIREFLY RD & SW REGIONAL AIRPORT BLVD (HWY 12)



SW FIREFLY RD ROUNDABOUT CENTER



SW FIREFLY RD ROUNDABOUT SOUTH



SW FIREFLY RD & PH 3

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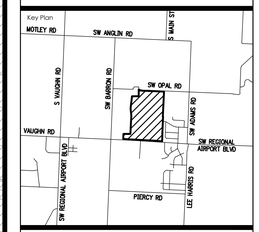
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	ADJ. FINISHED GRADE CONTOURS	12/13/2023

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

INTERSECTION PLAN D R-1

C-113 R-1

DRAWING G:\21300200_SWREGIONALAIRPORTBLVD\CIVIL\DWG\OPAL PARK 2\SURVEY\SECTION\1_PLAN.DWG
PLOTTED BY: CONNOR THREET | LAST PLOTTED: 06/27/2025 09:47:00 AM
PLOTTED BY: CONNOR THREET | LAST SAVED BY: CONNOR THREET | LAST PLOTTED BY: CONNOR THREET

LEGEND (EXISTING SYMBOLS)

LINEWORK

CURB

CHAIN LINK FENCE

WOOD FENCE

BARBED WIRE FENCE

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB

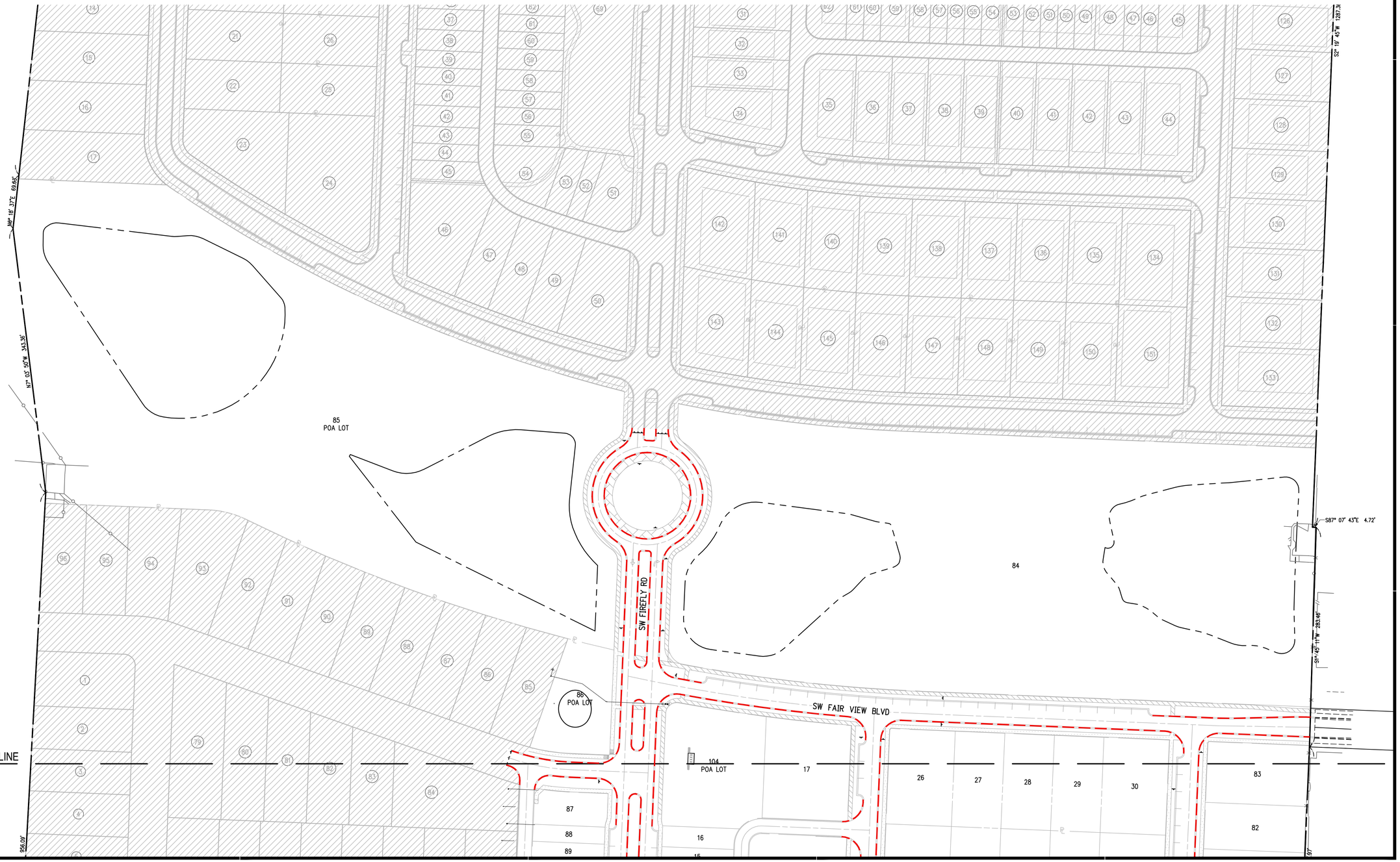
RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

FIRE LANE STRIPING

NOTE:
FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE.



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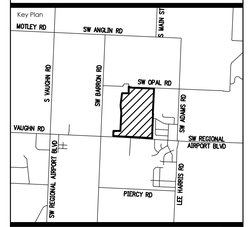
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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PP23-0003
2025/11/14

FIRE LANE STRIPING PLAN A

C-114

DRAWING ID: C:\21300200_SHARED\ACAD\PLOT\PLOTTER\CTB_CAD\LDP\OPAL PARK 2025\PRE-PLAN\OPAL PARK PH I - FIRE LANE STRIPING PLAN.DWG
PLOTTED BY: ADAM TRIMONT, 11/14/2025 - 2:28 PM, PLOTTED BY: CONNOR THREET, AUTODESK DOCUMENTS

MATCH LINE

N3° 09' 29"E 956.09'

SW FAIR VIEW BLVD

SW CRICKET ALLEY

SW FIREFLY RD

SW DOVETAIL ALLEY

SW BERYL RD

SW MOONSTONE RD

SW ALABASTER AVE

SW SUNSTONE AVE

SW DOVETAIL ALLEY

SW REGIONAL AIRPORT BLVD (HWY 12)

N86° 42' 00"W 1214.15'

N86° 24' 33"W 453.07'

S2° 25' 23"W 1229.97'

S1° 33' 22"W 240.00'

S2° 56' 35"W 159.99'

S2° 58' 24"W 272.57'

SE CORNER
LOT 2 OF
OPAL SUBDIVISION
PLAT BOOK 2017 PAGE 462

86 POA LOT

104 POA LOT

34 POA LOT

46 POA LOT

74 POA LOT

NOTE:
FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE.

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
MAIN ST
S VAUGHN RD
SW BARKMAN RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
LEE HARRIS RD
PIERCY RD

No.	Description	Date
1	ADDED STRIPING LOTS 86/87	01/31/2025

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by:: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19080
CONNOR THREET
2025/11/14

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PP23-0003

FIRE LANE STRIPING PLAN B R-1

C-115 R-1

DRAWING D:\230302\SHEETS\MAIN PLAN\CONSTRUCTION\OPAL PARK PH I.DWG, 11/31/2025 7:58 AM, PLOTTED BY: CONNOR THREET
PLOTTED BY: CONNOR THREET, 11/14/2025 2:28 PM, PLOTTED BY: CONNOR THREET, 11/14/2025 7:58 AM

SITE STABILIZATION AND CERTIFICATION

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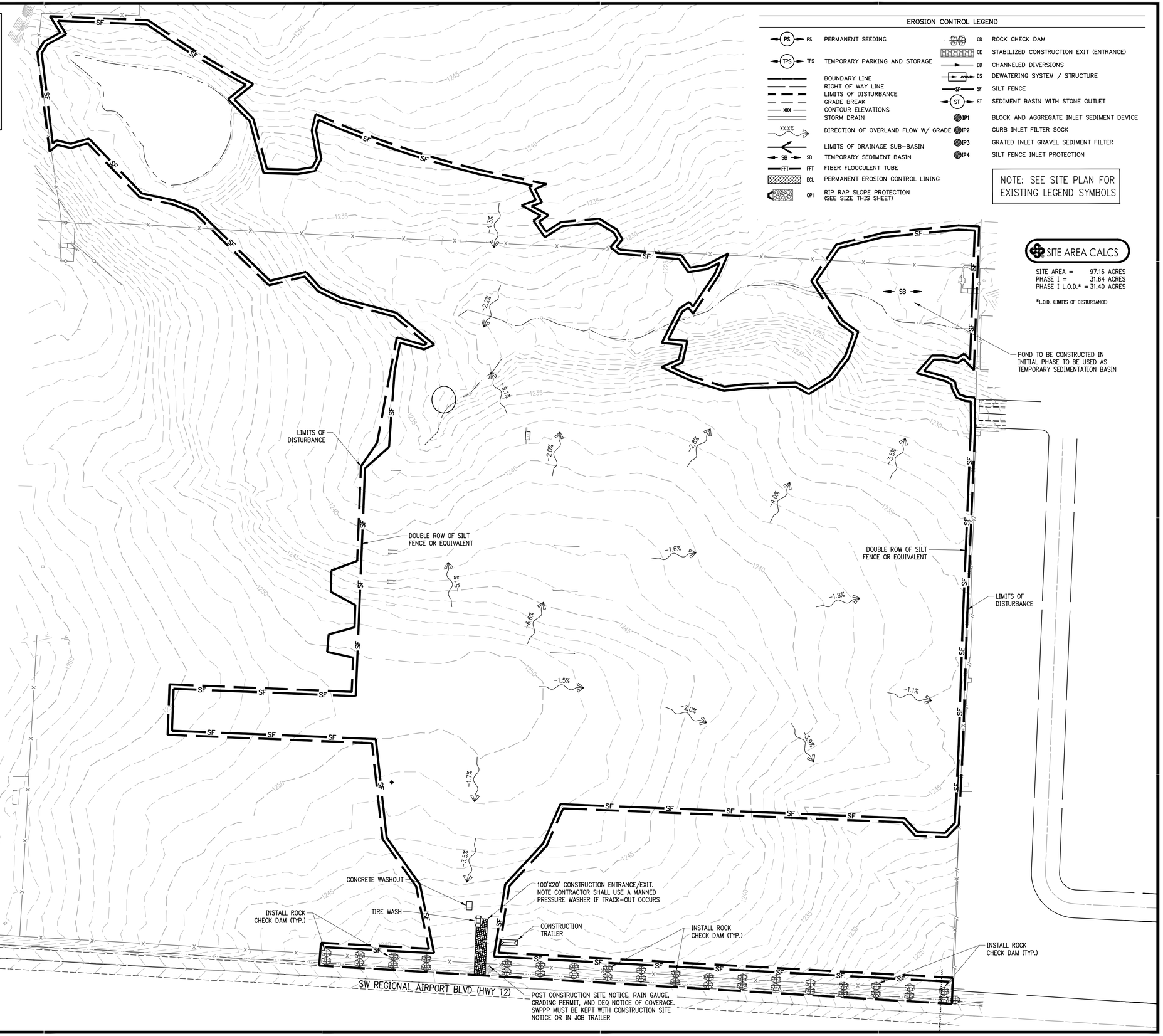

EROSION CONTROL LEGEND

PS	PERMANENT SEEDING	CD	ROCK CHECK DAM
TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE
	LIMITS OF DISTURBANCE	SF	SILT FENCE
	GRADE BREAK	ST	SEDIMENT BASIN WITH STONE OUTLET
xxx	CONTOUR ELEVATIONS	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	STORM DRAIN	IP2	CURB INLET FILTER SOCK
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	LIMITS OF DRAINAGE SUB-BASIN	IP4	SILT FENCE INLET PROTECTION
SB	TEMPORARY SEDIMENT BASIN		
FFT	FIBER FLOCCULENT TUBE		
ECL	PERMANENT EROSION CONTROL LINING		
OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)		

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE AREA CALCS

SITE AREA =	97.16 ACRES
PHASE I =	31.64 ACRES
PHASE I L.O.D.* =	31.40 ACRES

*L.O.D. (LIMITS OF DISTURBANCE)

GRAPHIC SCALE IN FEET
80' 0 80'

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OPAL PARK PH I

BENTONVILLE, AR

Key Plan

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EROSION CONTROL PLAN PH I

C-116

DRAWING: G:\2130\200_CWE\DWG\MASTER\CTA_CWE_OPAL PH1 23-EROSION CONTROL PLAN.DWG
PLOTTED BY: CONNOR THREET 11/14/2025 - 3:39PM (TROTTER) - DWG FOR CITY REVIEW COPY

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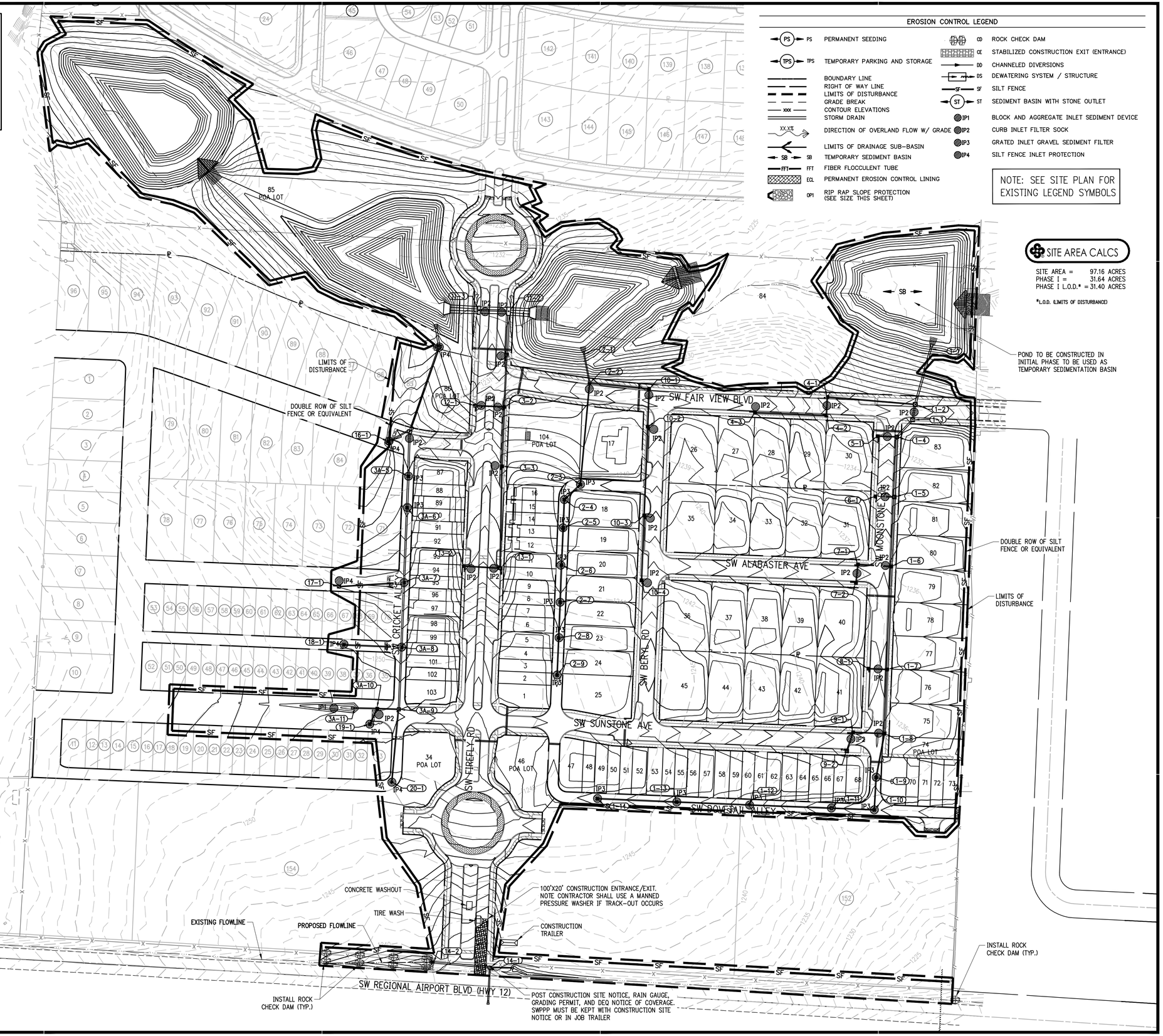

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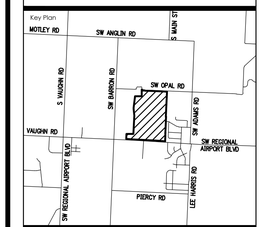
GRAPHIC SCALE IN FEET
80' 0 80'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	NEW STRUCTURES; ADDED IP4	01/31/2025

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EROSION CONTROL PLAN PH II R-1

C-117 R-1

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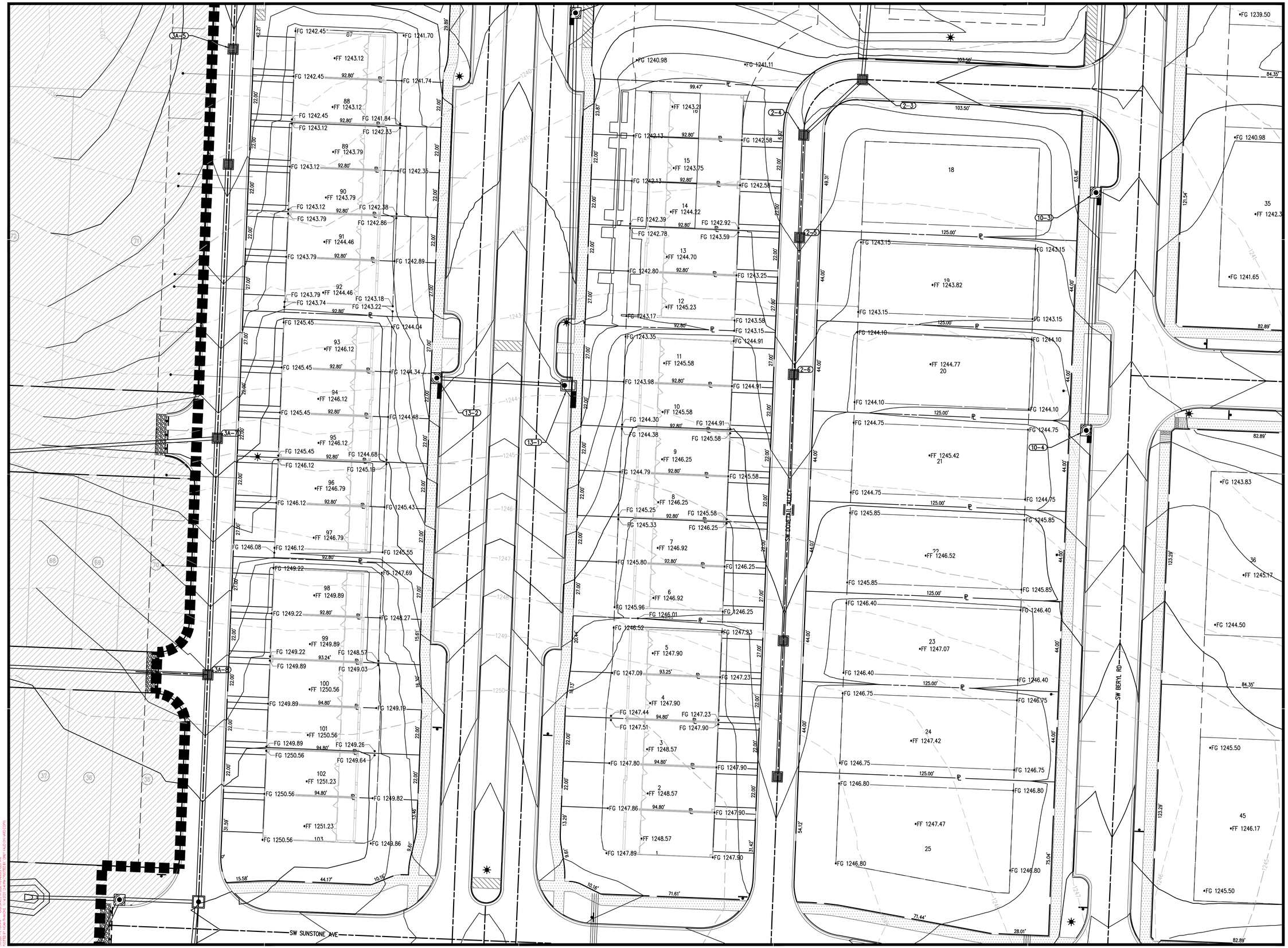

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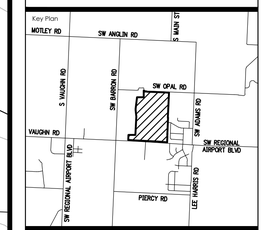
BENTONVILLE, AR

Key Plan



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QC Date: 06/27/25

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No. 19080
CONNOR THREET
2025/11/14

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FFE PLAN A

C-118

DRAWING FILE: G:\2021\21300200_SHERIDAN_ENGINEERING\PLANS\CIVIL\DWG\OPAL PARK 21 CLIFF GRADING Xplan Attrib FFE(2).DWG
PLOTTED BY: Adam Broadway, PE | PLOTTED: 11/14/2025 3:54 PM | PROTECTED: ONLY ADJUSTMENTS ARE COPY

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW VAUGHN RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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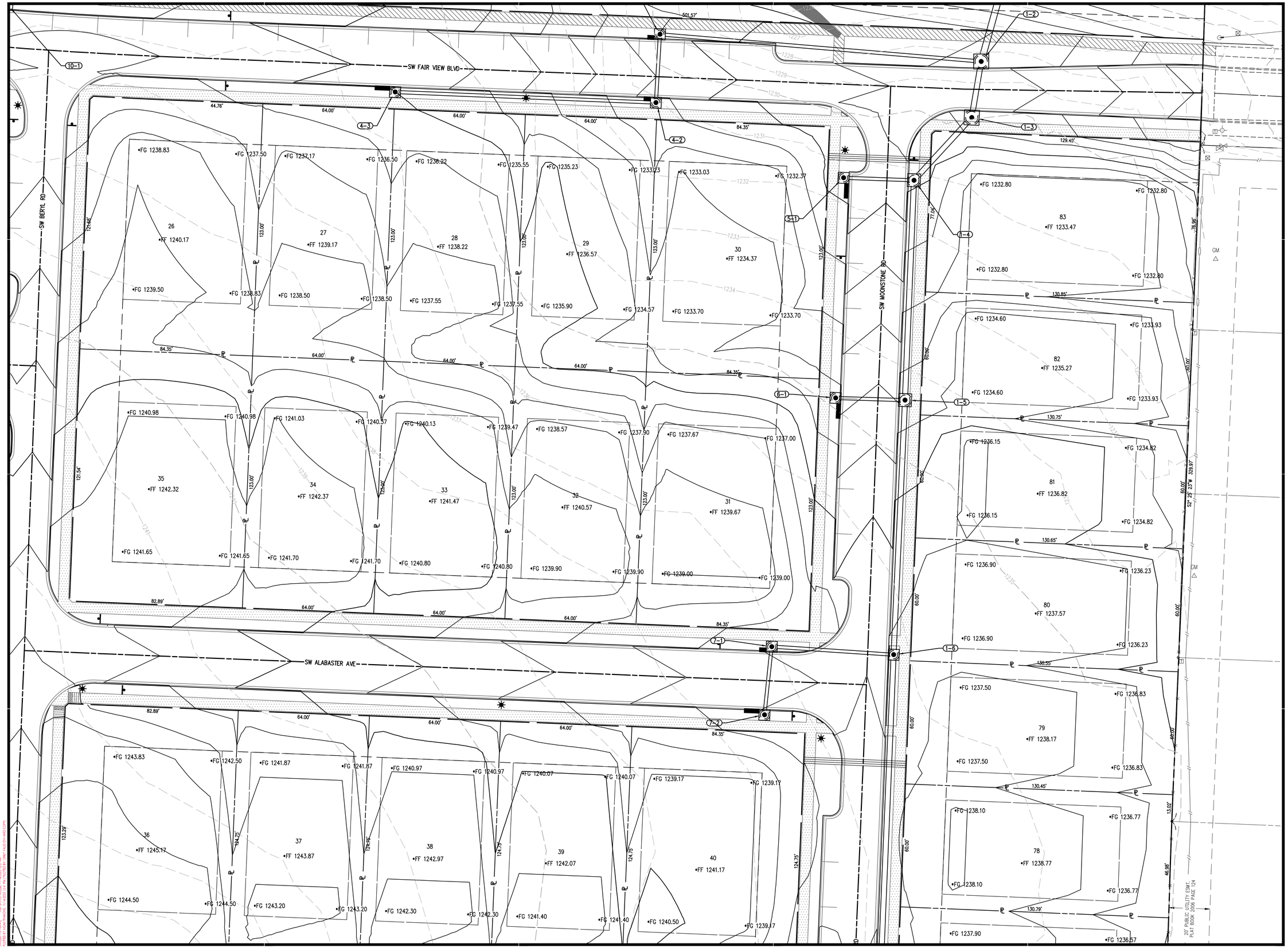
FFE PLAN B

C-119

PLOTTED BY: ADAM BRADFORD | 11/14/2025 2:36 PM | P:\2021\21300200\CAD\PLANS\21300200_OVERSIZE.DWG | XREFS: 21300200_OVERSIZE-XR.DWG, 21300200_OVERSIZE-XR-TOPO.DWG



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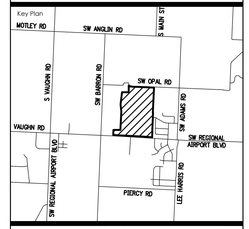
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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FFE PLAN C

C-120

DRAWING: C:\21300200_OPAL PARK\CIVIL\SHEETS\CIVIL\DWG\OPAL PARK SITE\FFE GRADING Xplan With PAD2.DWG
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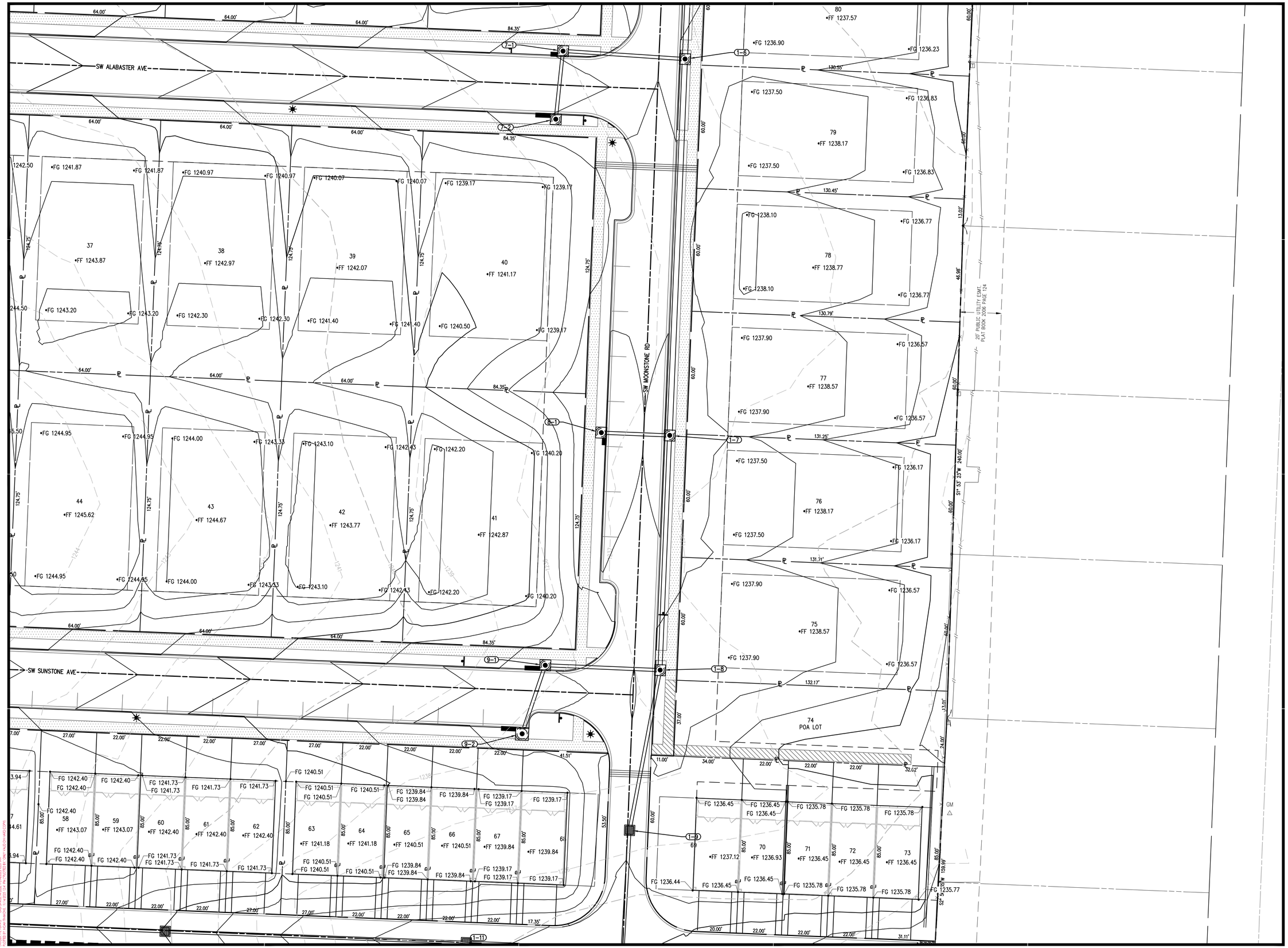

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S WAGON RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date

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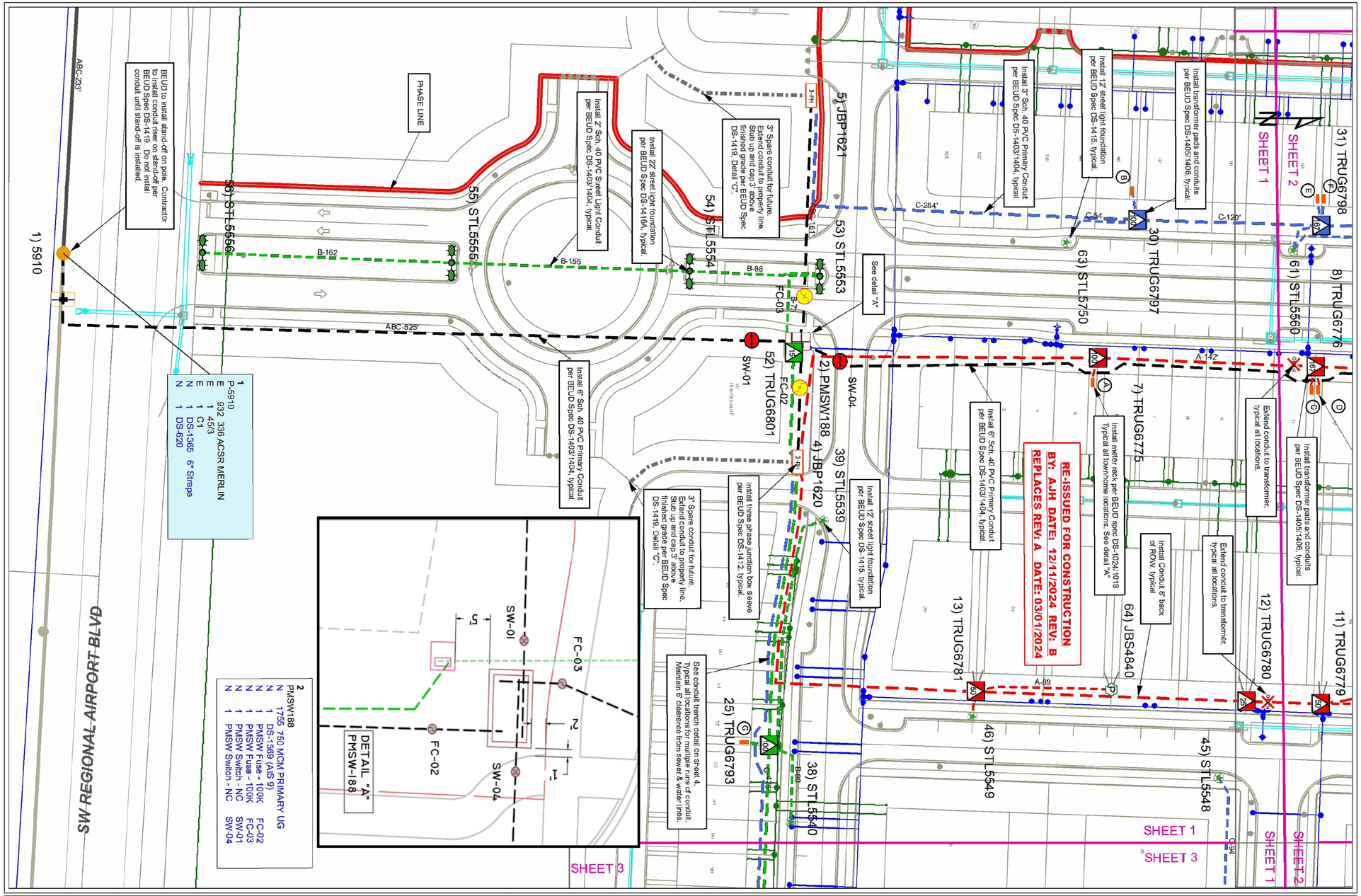
FFE PLAN D

C-121

2:\PROJECTS\21300200_OPAL PARK PH I\A_PLANS\PLOTSET\C121_FFE PLAN D.DWG 2025/11/14 1:39 PM CTHREET LAST SAVED BY CTHREET
XREFS BY ROOM: Floorplan | 1 = 1/8"=1'-0" | 2 = 1/4"=1'-0" | 3 = 1/2"=1'-0" | 4 = 1"=1'-0" | 5 = 3/4"=1'-0" | 6 = 3/32"=1'-0" | 7 = 3/16"=1'-0" | 8 = 3/8"=1'-0"



Revisions						
	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES			
	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT			

THE CITY OF BENTONVILLE

Electric Layout

Opal Park PH1

SW Regional Airport

Date: 06/19/2023

W/O #: WF1084403

WO Charg:

Drawn: WCK

Checked: CRB

TRAKIT: PP23-0003

Page 1 of 5

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SW OPAL RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
S WALKER ST
S WALKER RD
SW 8TH ST
SW 8TH AVE
SW AIRPORT TRAFFICWAY RD
SW 12TH ST

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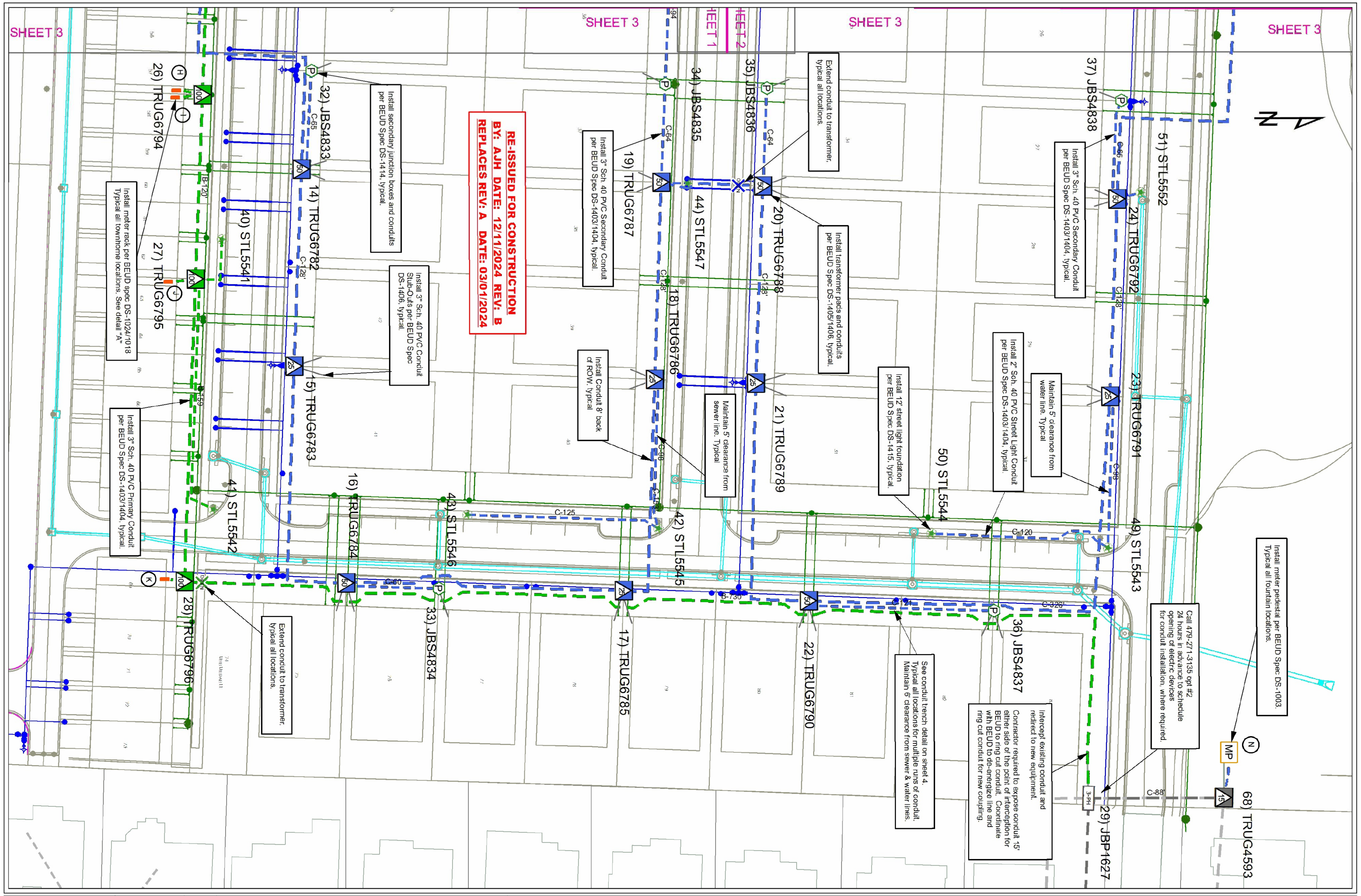
BENTONVILLE ELECTRIC

C-122

DRAWING ID:C:\2025\2025_JAMES\ROMA\PLANS\STRUCTURES\CAD\WG\OPAL PH I\C-122 ELECTRIC LAYOUT.DWG
LAST EDITED BY:CNAGLE ON:2025-11-14 08:57:24 PLOTTED BY:CNAGLE ON:2025-11-14 08:57:24



Revisions

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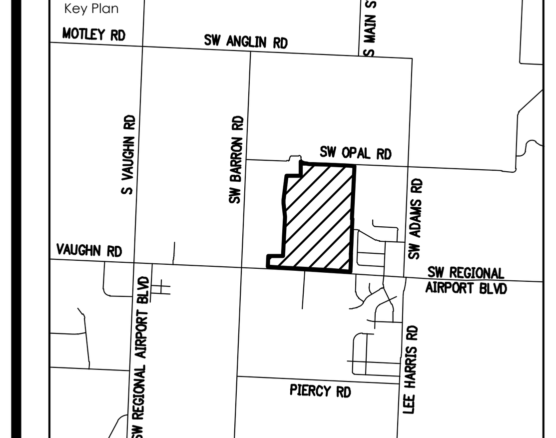
BENTONVILLE, AR

Key Plan



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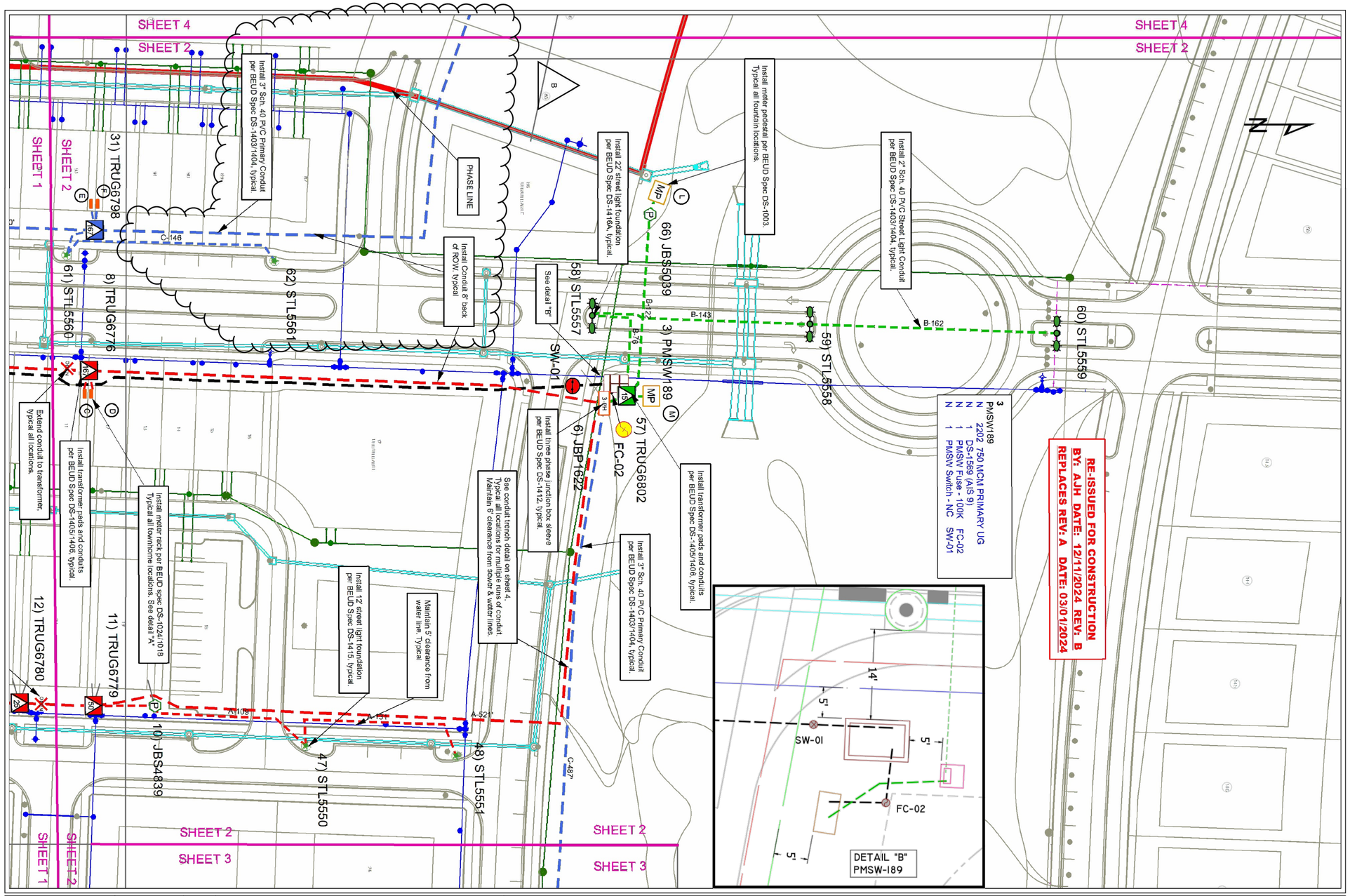

Revisions	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES			
	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT			

Electric Layout

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SW OPAL RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
S MAIN ST
SE 60TH AVE
SE 52ND AVE
SE 48TH AVE
SE 41ST ST

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2025/11/14

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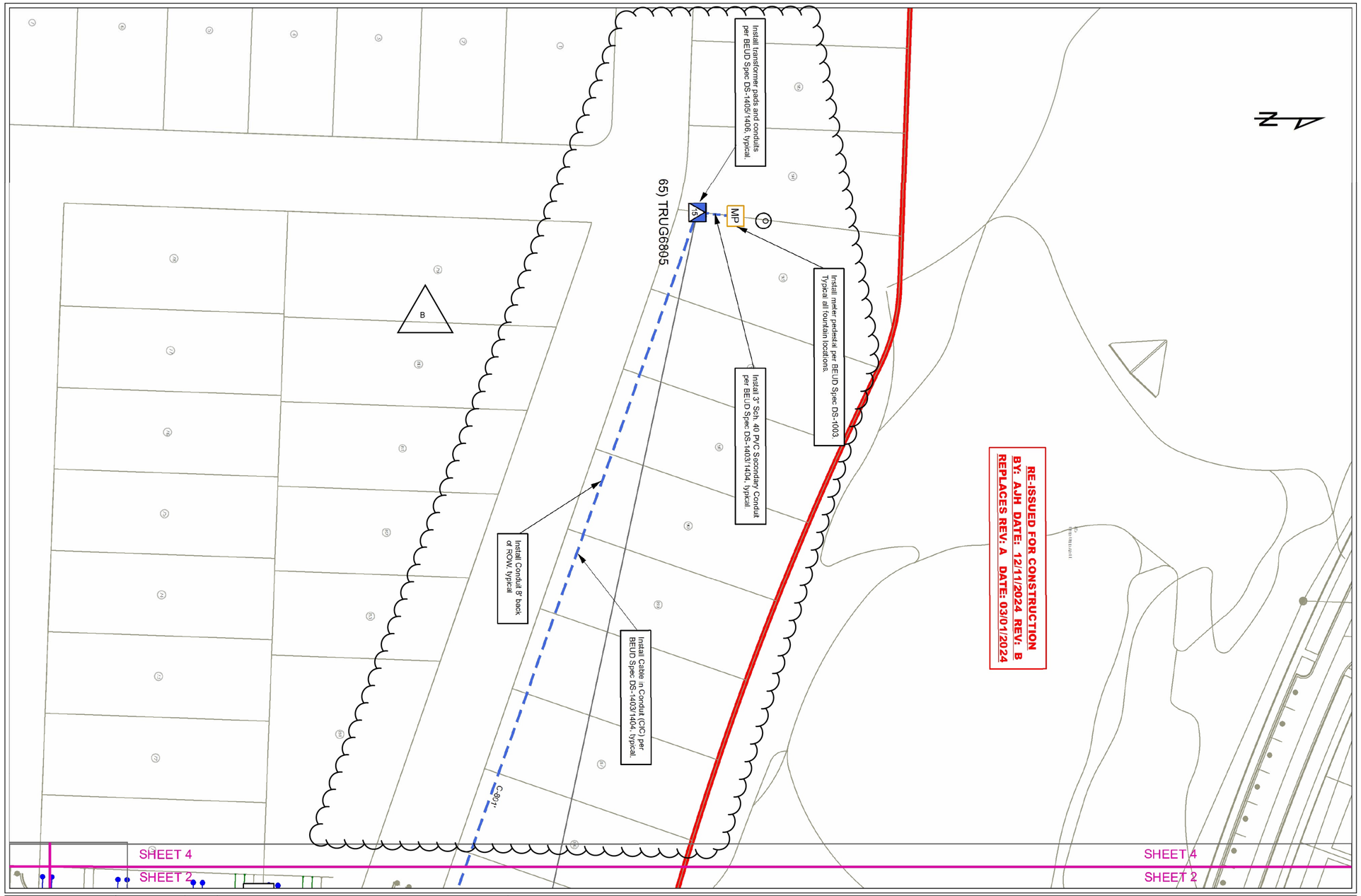
BENTONVILLE ELECTRIC

C-124



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	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT			

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SW Regional Airport

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W/O #: WF1084403

WO Charg:

Drawn: WCK

Checked: CRB

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MAIN ST S
S VAUGHN RD
SW BARRON RD
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VAUGHN RD
SW ADAMS RD
SW REGIONAL AIRPORT BLVD
LEE HARRIS RD
PIERCY RD

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by:: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19980 — CONNOR THREET — 2025/11/14

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PP23-0003

BENTONVILLE ELECTRIC

C-125

DRAWING: G:\21300200_OPAL PARK PH1\CRAFTON\CAD\LAYOUTS\OPAL PARK PH1 ELECTRIC.DWG
LAST EDITED BY: ANGELA HOLLOWAY 11/14/2025 7:42:59 AM CST
PLOTTED BY: ANGELA HOLLOWAY 11/14/2025 7:42:59 AM CST

PRIMARY WIRE RUNS

Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
2	PMSW118	6"	750 MCM	3-PH	525
3	PMSW189	6"	750 MCM	3-PH	684
4	JBP1620	3"	1/0 UG	3-PH	357
5	JBP1621	3"	1/0 UG	3-PH	161
6	JBP1622	3"	1/0 UG	3-PH	220
7	TRUG6775	3"	1/0 UG	1-PH	262
8	TRUG6676	3"	1/0 UG	1-PH	142
	TRUG6776	3"	1/0 UG	1-PH	339
11	TRUG6779	3"	1/0 UG	1-PH	523
12	TRUG6780	3"	1/0 UG	1-PH	74
13	TRUG6781	3"	1/0 UG	1-PH	148
14	TRUG6782	3"	1/0 UG	1-PH	414
15	TRUG6783	3"	1/0 UG	1-PH	128
16	TRUG6784	3"	1/0 UG	1-PH	177
17	TRUG6785	3"	1/0 UG	1-PH	182
18	TRUG6786	3"	1/0 UG	1-PH	153
19	TRUG6787	3"	1/0 UG	1-PH	128
20	TRUG6788	3"	1/0 UG	1-PH	67
21	TRUG6789	3"	1/0 UG	1-PH	128
22	TRUG6790	3"	1/0 UG	1-PH	177
23	TRUG6791	3"	1/0 UG	1-PH	326
24	TRUG6792	3"	1/0 UG	1-PH	128
25	TRUG6793	3"	1/0 UG	1-PH	186
26	TRUG6794	3"	1/0 UG	1-PH	120
27	TRUG6795	3"	1/0 UG	1-PH	120
28	TRUG6796	3"	1/0 UG	1-PH	196
29	JBP1627	3"	1/0 UG	1-PH	714
30	TRUG6797	3"	1/0 UG	1-PH	284
31	TRUG6798	3"	1/0 UG	1-PH	40
52	TRUG6801	3"	1/0 UG	1-PH	73
57	TRUG6802	3"	1/0 UG	1-PH	15
65	TRUG6805	3"	1/0 UG	1-PH	801

SECONDARY WIRE RUNS

Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
10	JBS4836	3"	4/0T UG	SEC	37
32	JBS4833	3"	4/0T UG	SEC	65
33	JBS4834	3"	4/0T UG	SEC	60
34	JBS4835	3"	4/0T UG	SEC	64
35	JBS4836	3"	4/0T UG	SEC	64
36	JBS4837	3"	4/0T UG	SEC	120
37	JBS4838	3"	4/0T UG	SEC	65
64	JBS4840	3"	4/0T UG	SEC	74
66	JBS5039	3"	4/0T UG	SEC	126
	SVC A	3"	350T UG	SEC	10
	SVC A	3"	350T UG	SEC	10
	SVC B	3"	350T UG	SEC	10
	SVC B	3"	350T UG	SEC	10
	SVC C	3"	350T UG	SEC	10
	SVC C	3"	350T UG	SEC	10
	SVC D	3"	350T UG	SEC	10
	SVC D	3"	350T UG	SEC	10
	SVC E	3"	350T UG	SEC	10
	SVC E	3"	350T UG	SEC	10
	SVC E	3"	350T UG	SEC	10
	SVC F	3"	350T UG	SEC	10
	SVC F	3"	350T UG	SEC	10
	SVC G	3"	350T UG	SEC	10
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	SVC J	3"	350T UG	SEC	10
	SVC K	3"	350T UG	SEC	10
	SVC K	3"	350T UG	SEC	10
	SVC L	3"	1/0T UG	SEC	19
	SVC M	3"	1/0T UG	SEC	14
	SVC N	3"	1/0T UG	SEC	28
	SVC O	3"	1/0T UG	SEC	10

B

STREET LIGHT WIRE RUNS

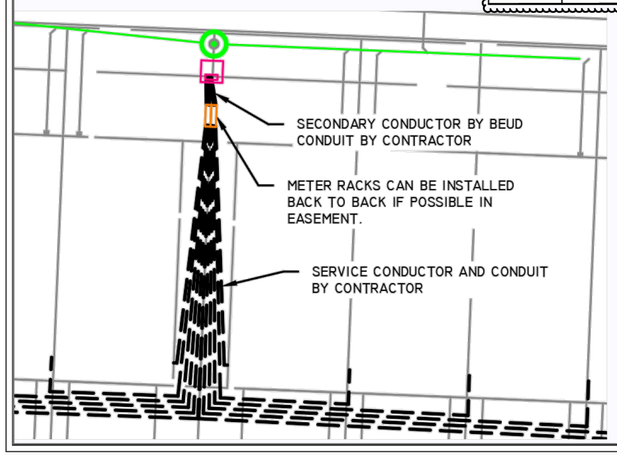
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
38	STL5540	2"	6D UG	STL	60
39	STL5539	2"	6D UG	STL	160
40	STL5541	2"	6D UG	STL	43
41	STL5542	2"	6D UG	STL	159
42	STL5545	2"	6D UG	STL	98
43	STL5546	2"	6D UG	STL	125
44	STL5547	2"	6D UG	STL	17
45	STL5548	2"	6D UG	STL	94
46	STL5549	2"	6D UG	STL	17
47	STL5550	2"	6D UG	STL	106
48	STL5551	2"	6D UG	STL	132
49	STL5543	2"	6D UG	STL	98
50	STL5544	2"	6D UG	STL	120
51	STL5552	2"	6D UG	STL	16
53	STL5553	2"	6D UG	STL	73
54	STL5554	2"	6D UG	STL	86
55	STL5555	2"	6D UG	STL	155
56	STL5556	2"	6D UG	STL	162
58	STL5557	2"	6D UG	STL	76
59	STL5558	2"	6D UG	STL	143
60	STL5559	2"	6D UG	STL	162
61	STL5560	2"	6D UG	STL	17
62	STL5561	2"	6D UG	STL	133
63	STL5750	2"	6D UG	STL	53

SERVICE INFORMATION -All Townhomes

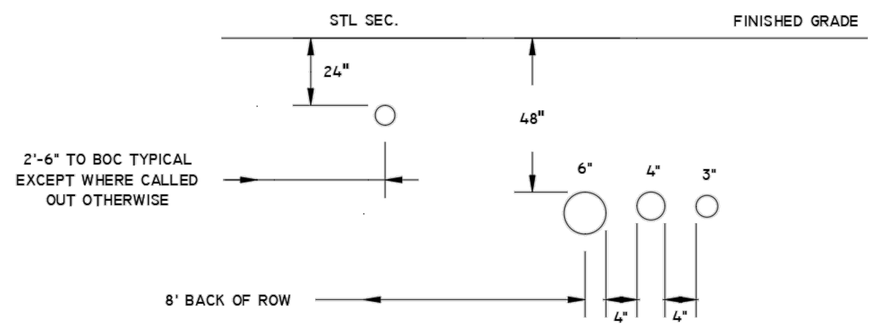
SERVICE VOLTAGE	120/240V
SERVICE SIZE	800A
METER FORM	2S x 6

HEAT STRIP INFORMATION

DESCRIPTION	kW LOAD
Townhomes	20kW Each



TRENCH DETAIL FOR MULTIPLE CONDUITS RUNNING PARALLEL



Revisions						
	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES			
	11/19/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT			

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THE CITY OF BENTONVILLE

Electric Layout

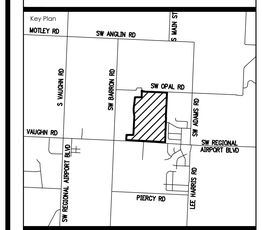
Opal Park PH1

SW Regional Airport

Date: 06/19/2023
W/O #: WF1084403
WO Charg:
Drawn: WCK
Checked: CRB
TRAKIT: PP23-0003

Page 5 of 5

OPAL PARK PH I
BENTONVILLE, AR



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QC Date: 06/27/25

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19980 CONNOR THREET

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PP23-0003
2025/11/14
BENTONVILLE ELECTRIC

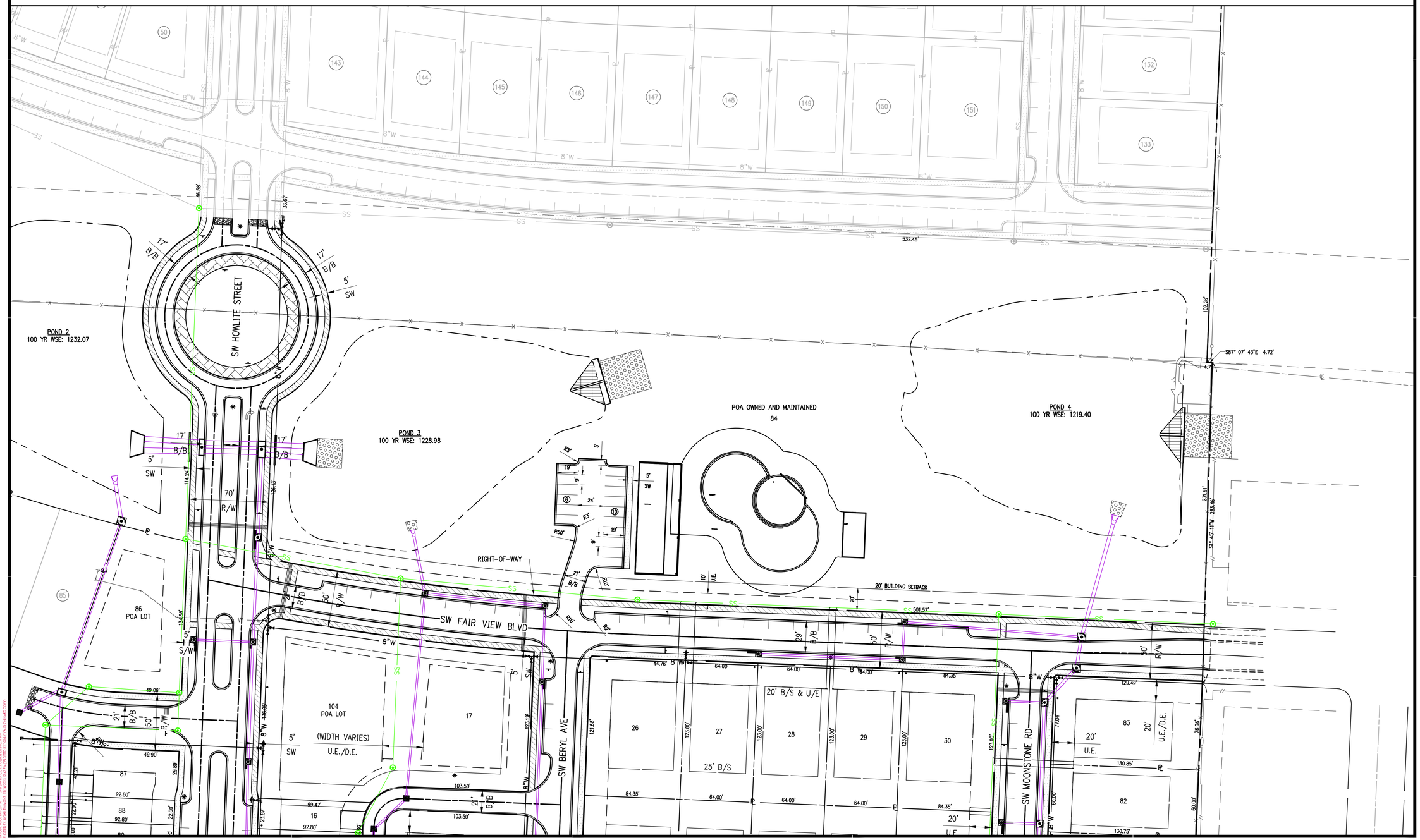
C-126

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	CHAIN LINK FENCE
FOUND MONUMENT/ROW	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
SIDEWALK CONSTRUCTED BY HOME BUILDER	BUILDING SET BACK
SIDEWALK CONSTRUCTED BY DEVELOPER	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE



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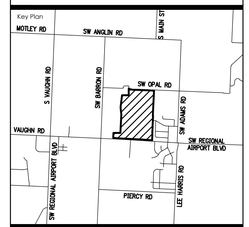
40' 0 40'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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1	CONNECTION TO PH II	2024/08/22

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No. 19960
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2025/11/14

SITE PLAN POOL LAYOUT

C-127 R-1

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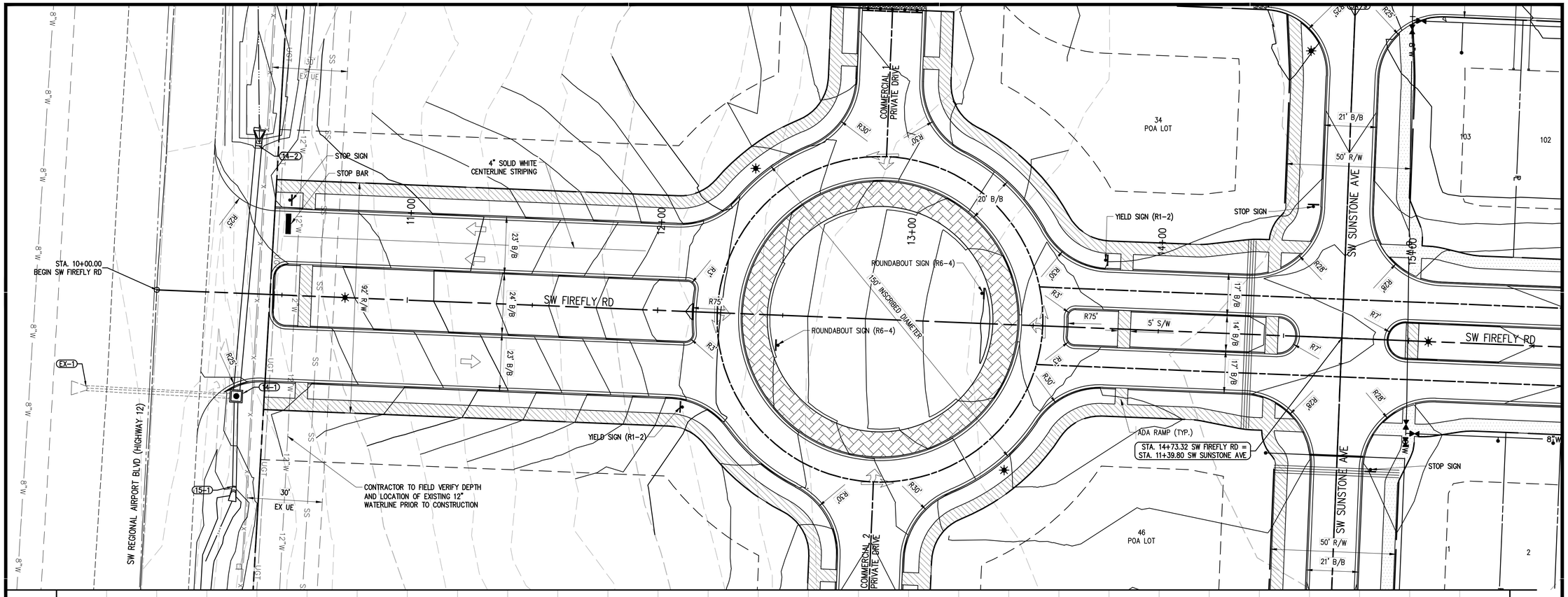

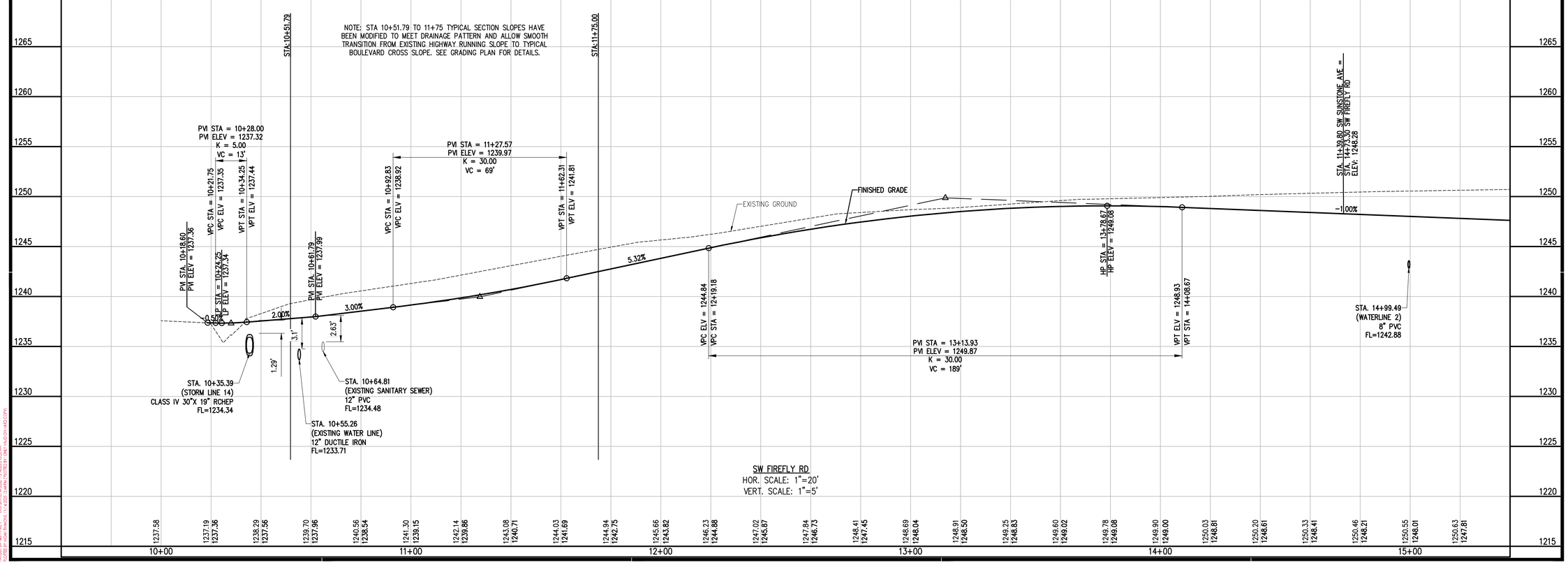

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SW FIREFLY RD P&P

C-201

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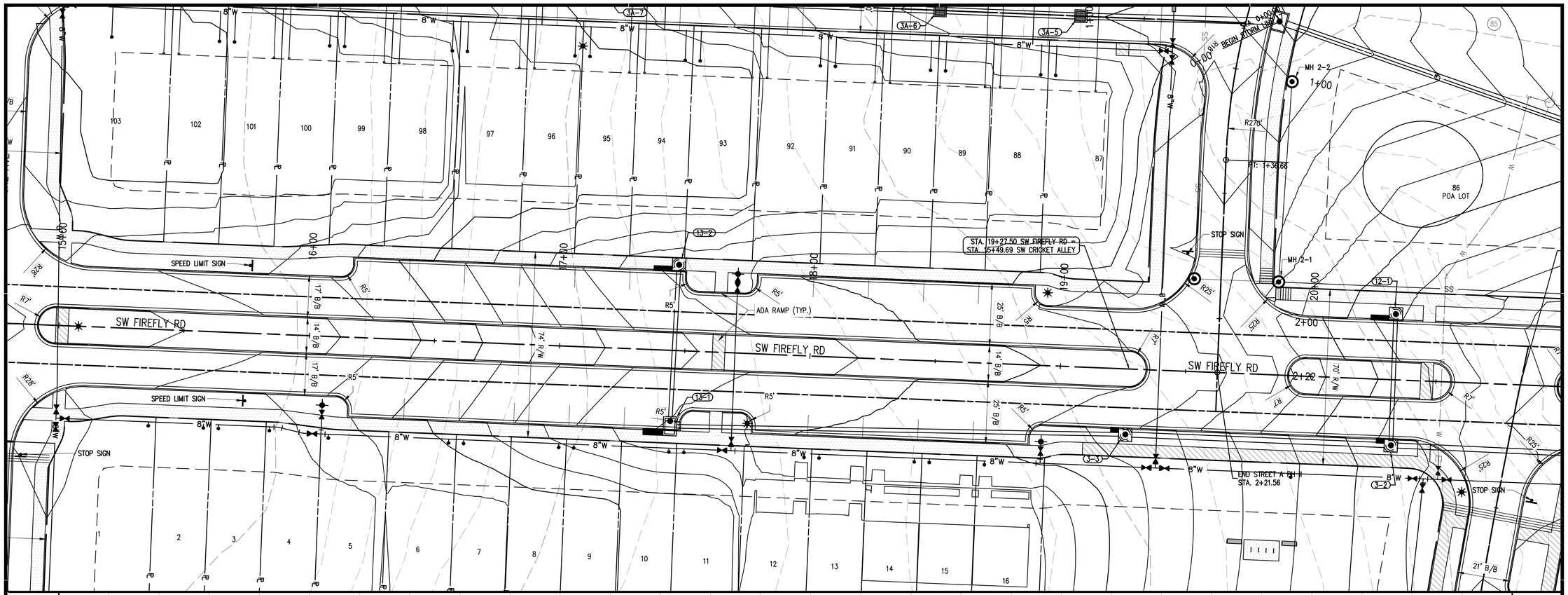

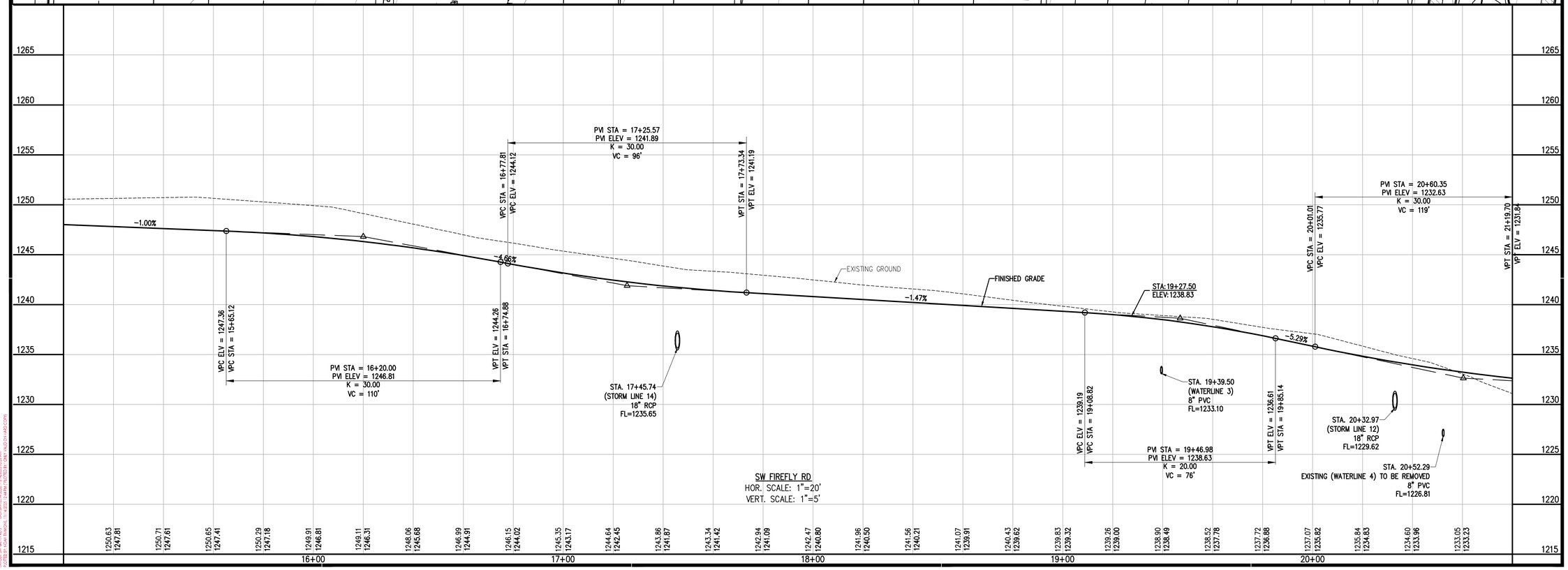

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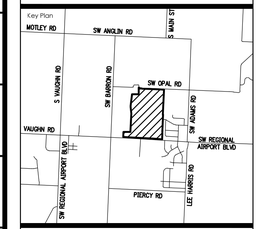
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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SW FIREFLY RD P&P

C-202

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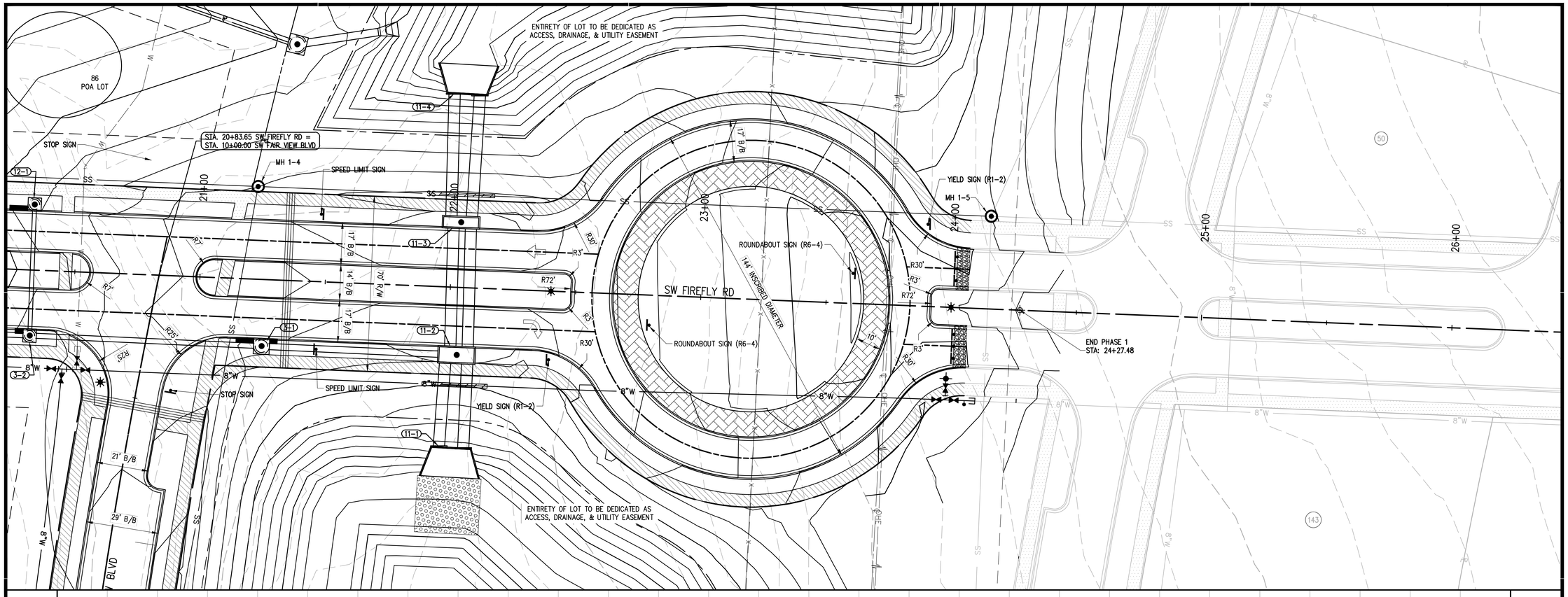

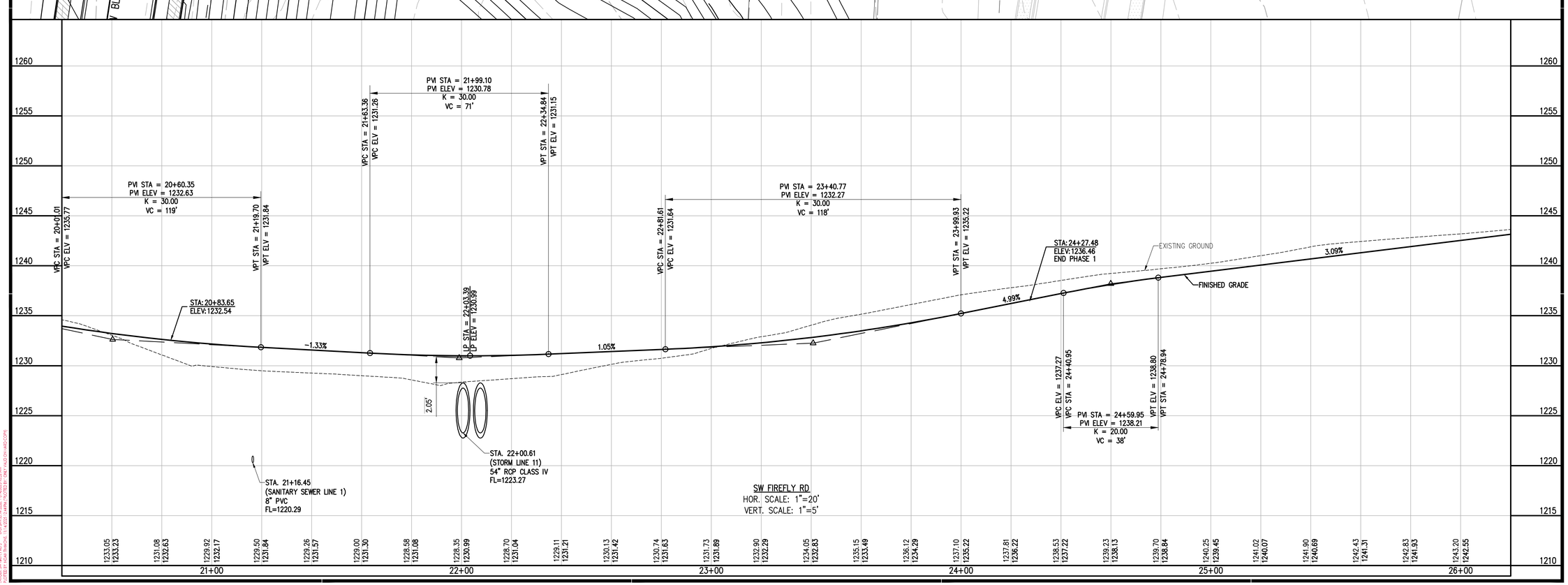

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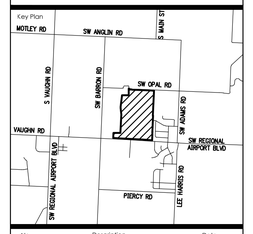

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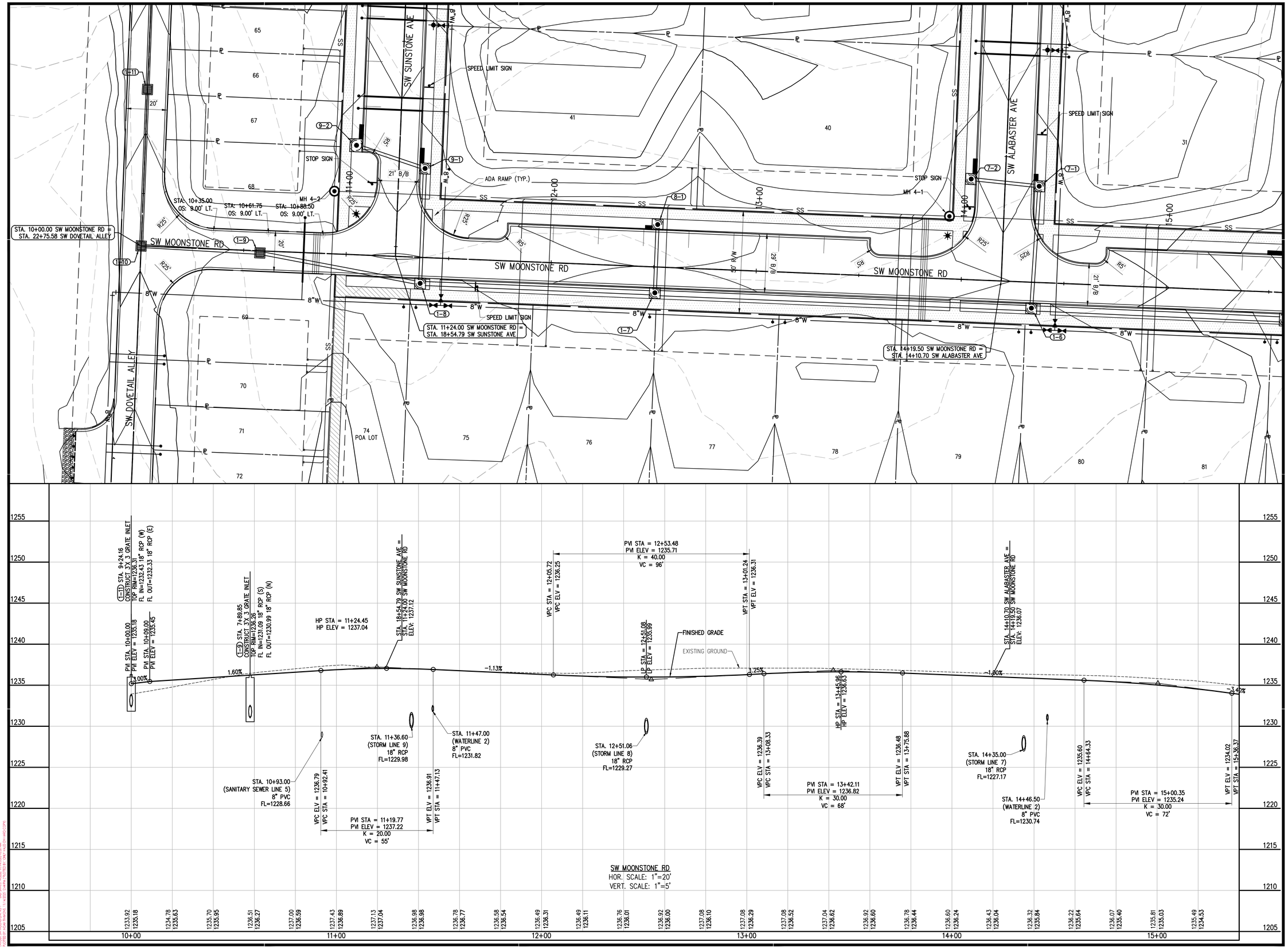

SW MOONSTONE RD
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S WASHINGTON RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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SW MOONSTONE RD P&P

C-204

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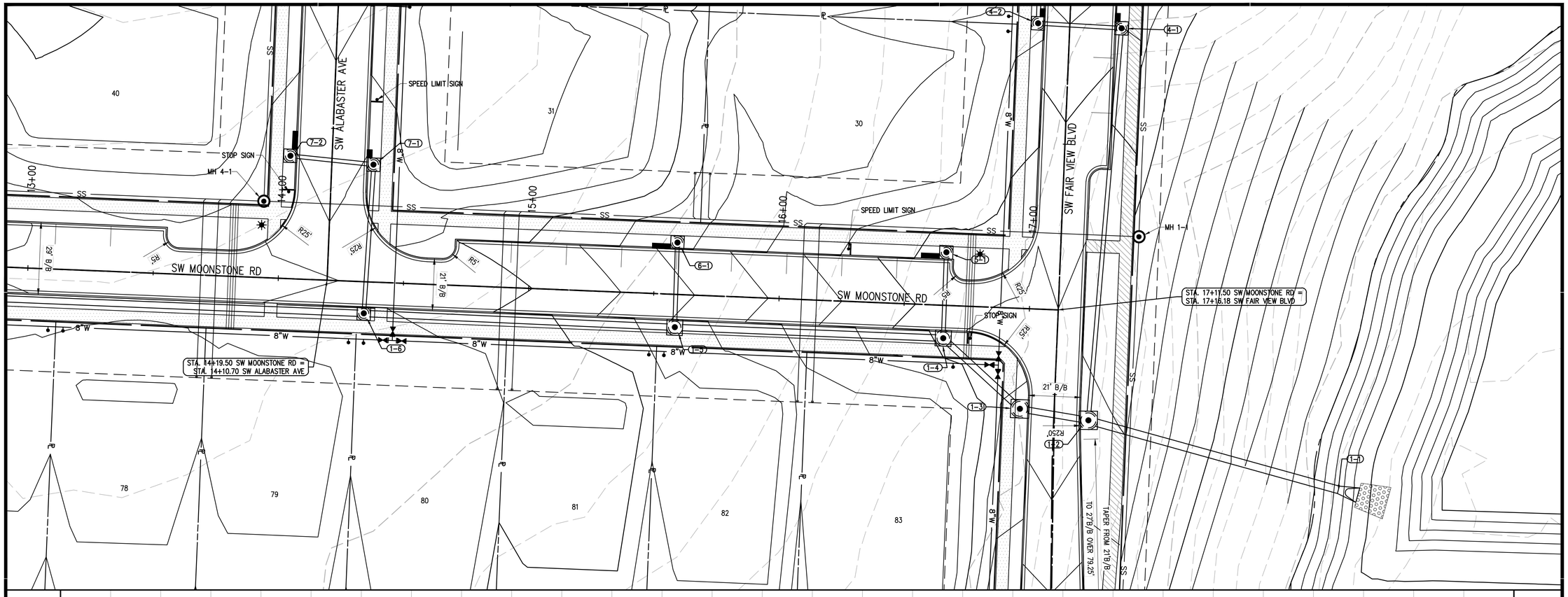

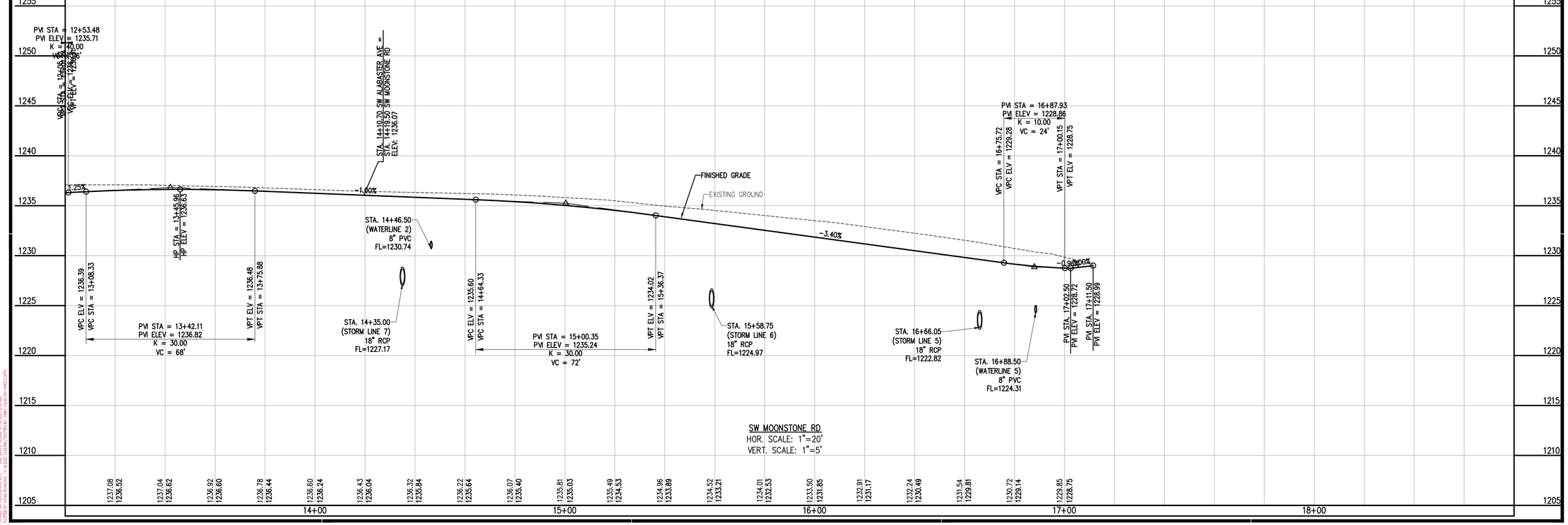

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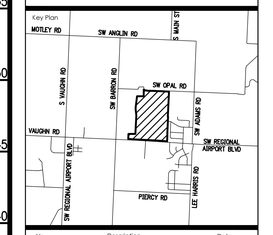
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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SW MOONSTONE RD P&P

C-205

2024 PARKS CLIENTS\2300200_PARKS\OPAL PH I\PLANS\CIVIL\SHEETS\C-205 SW MOONSTONE RD P&P.DWG
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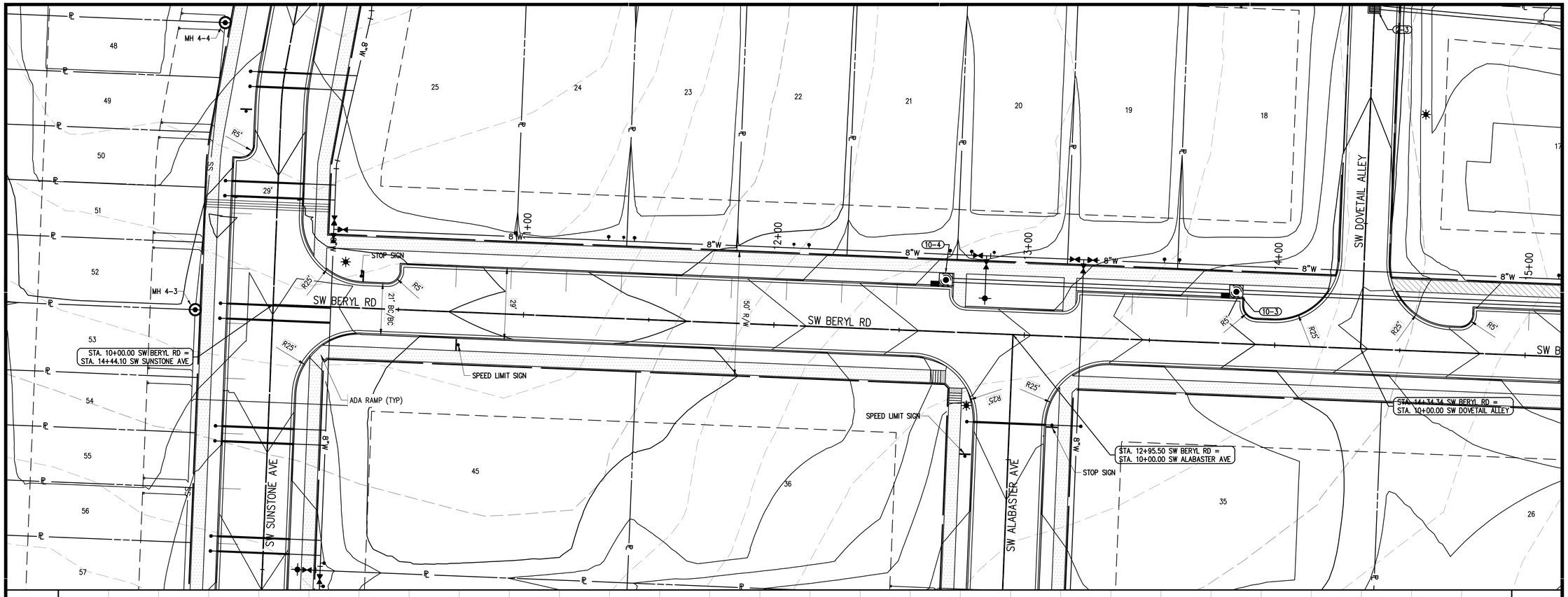

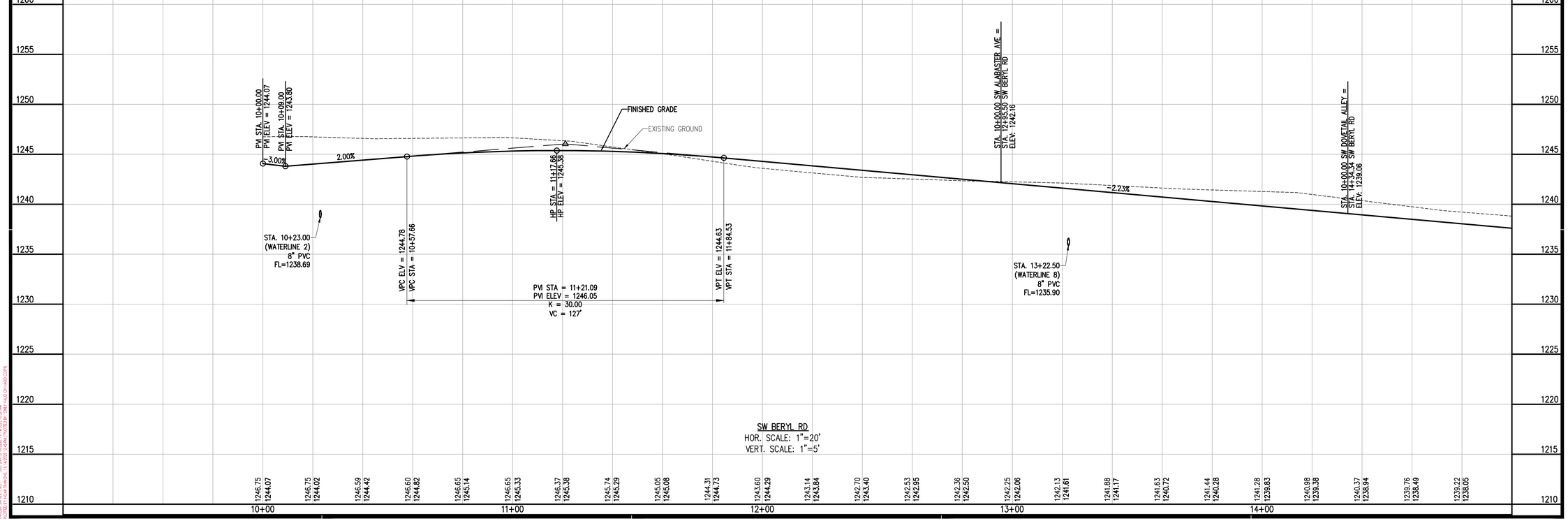

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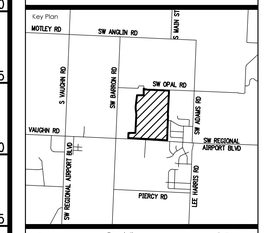
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19360
CONNOR THREET
2025/11/14

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SW BERYL RD P&P

C-206

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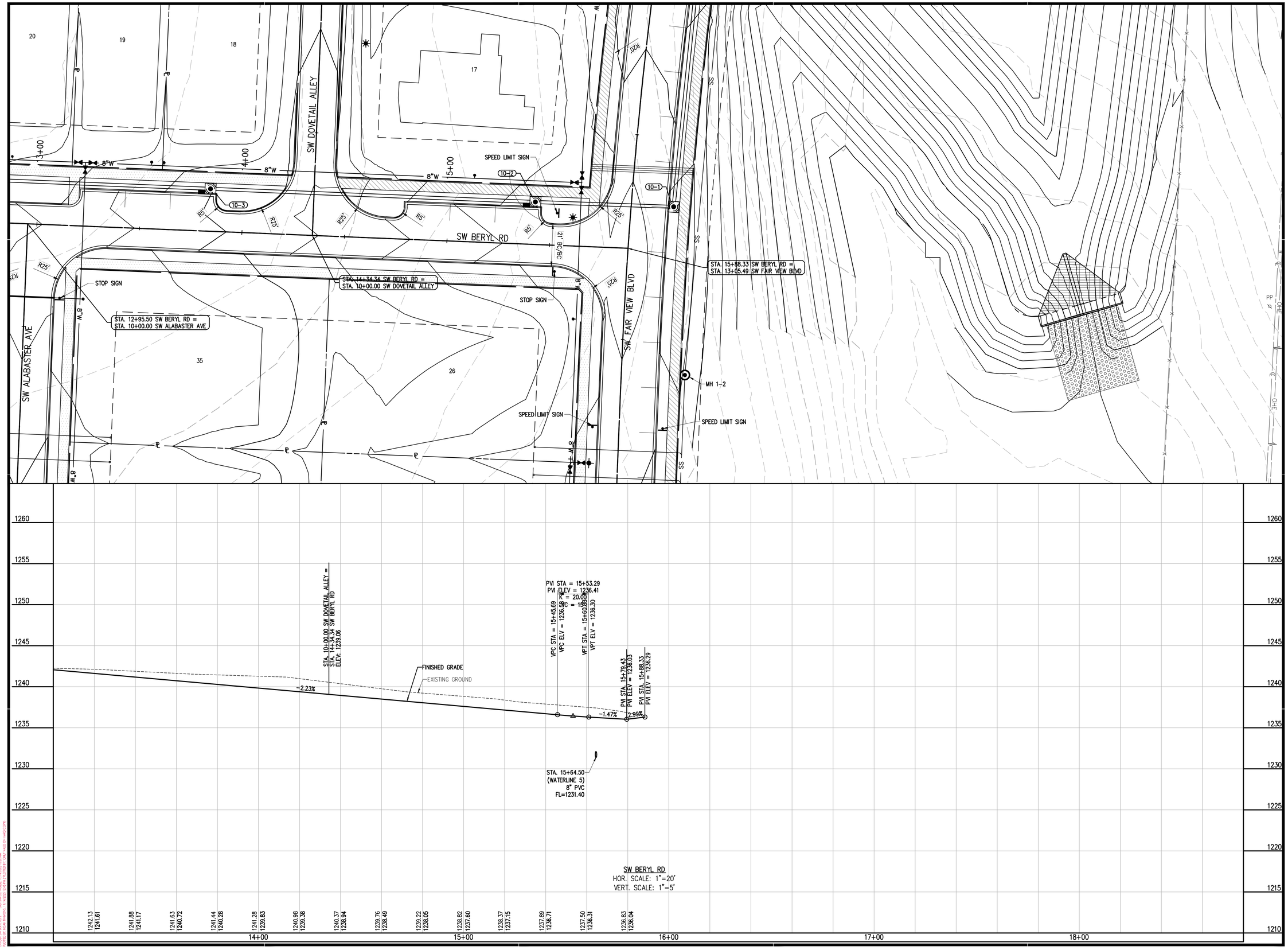

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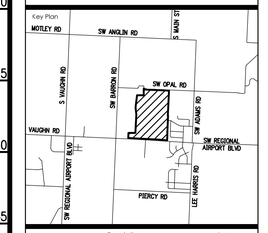
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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SW BERYL RD P&P

C-207

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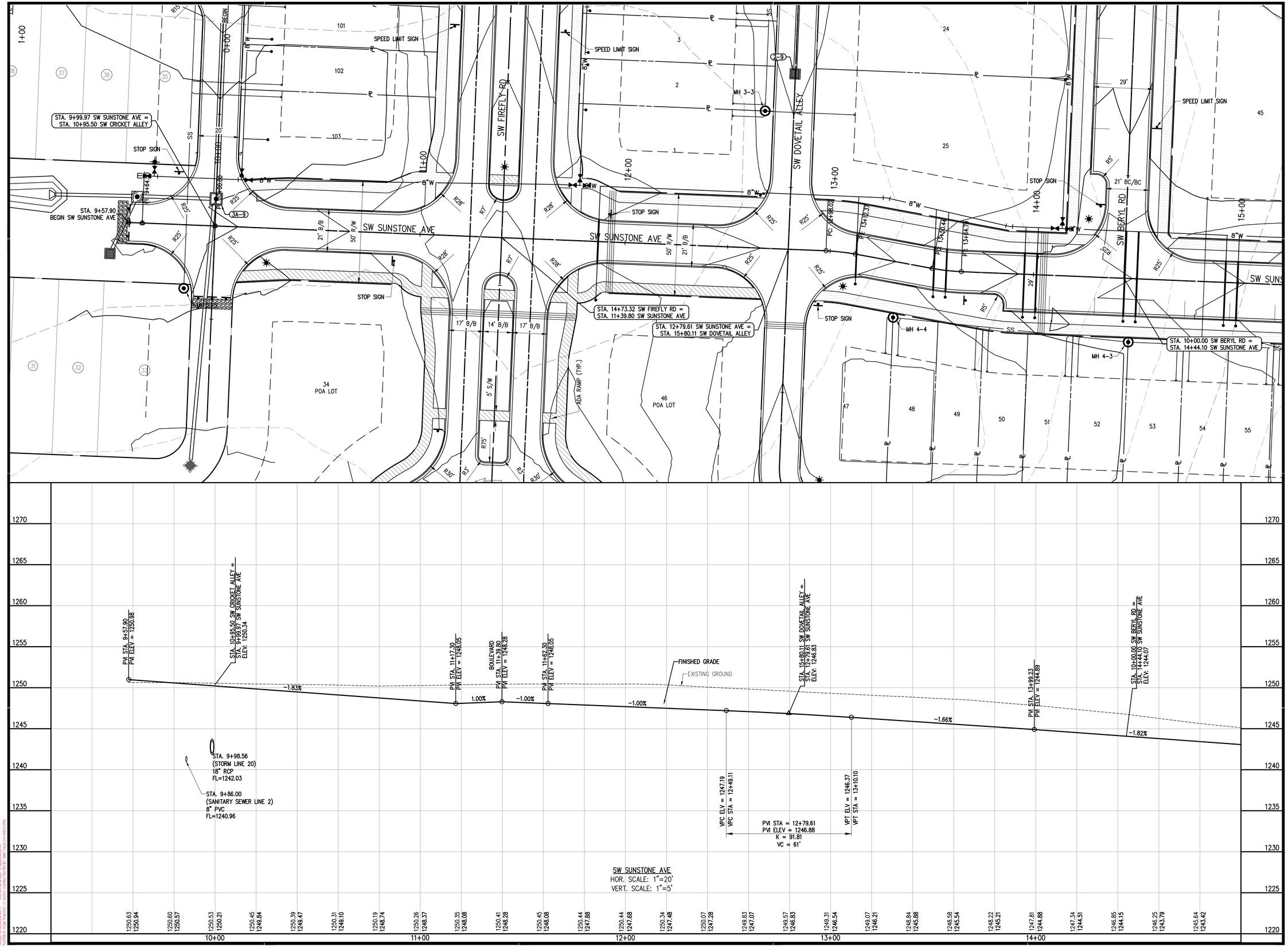

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20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S WAGON RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
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SW SUNSTONE AVE P&P

C-208

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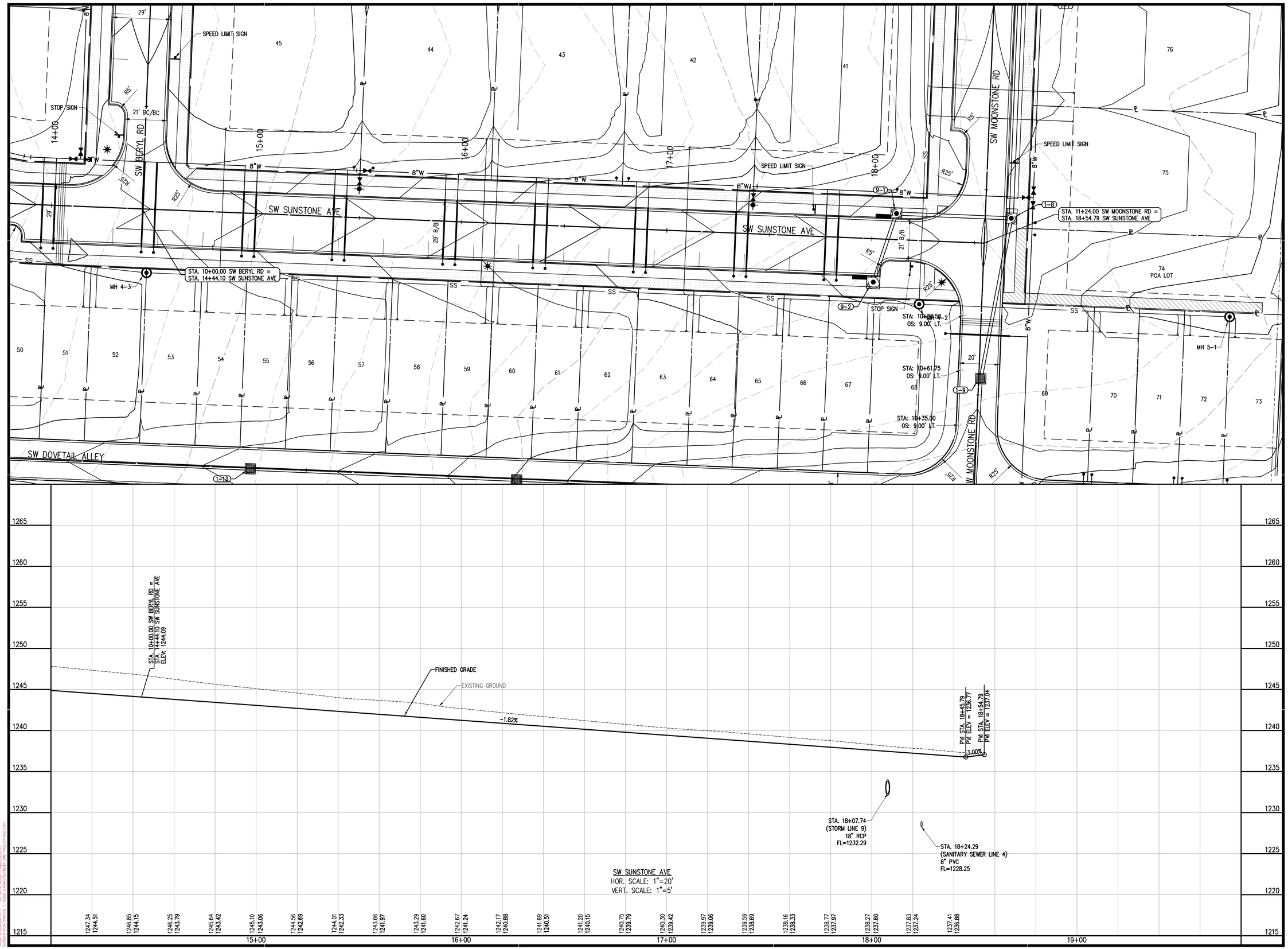

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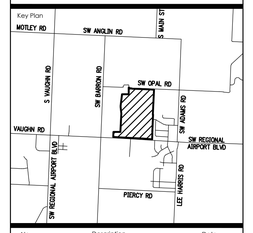
OPAL PARK PH I

BENTONVILLE, AR



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SW SUNSTONE AVE P&P

C-209

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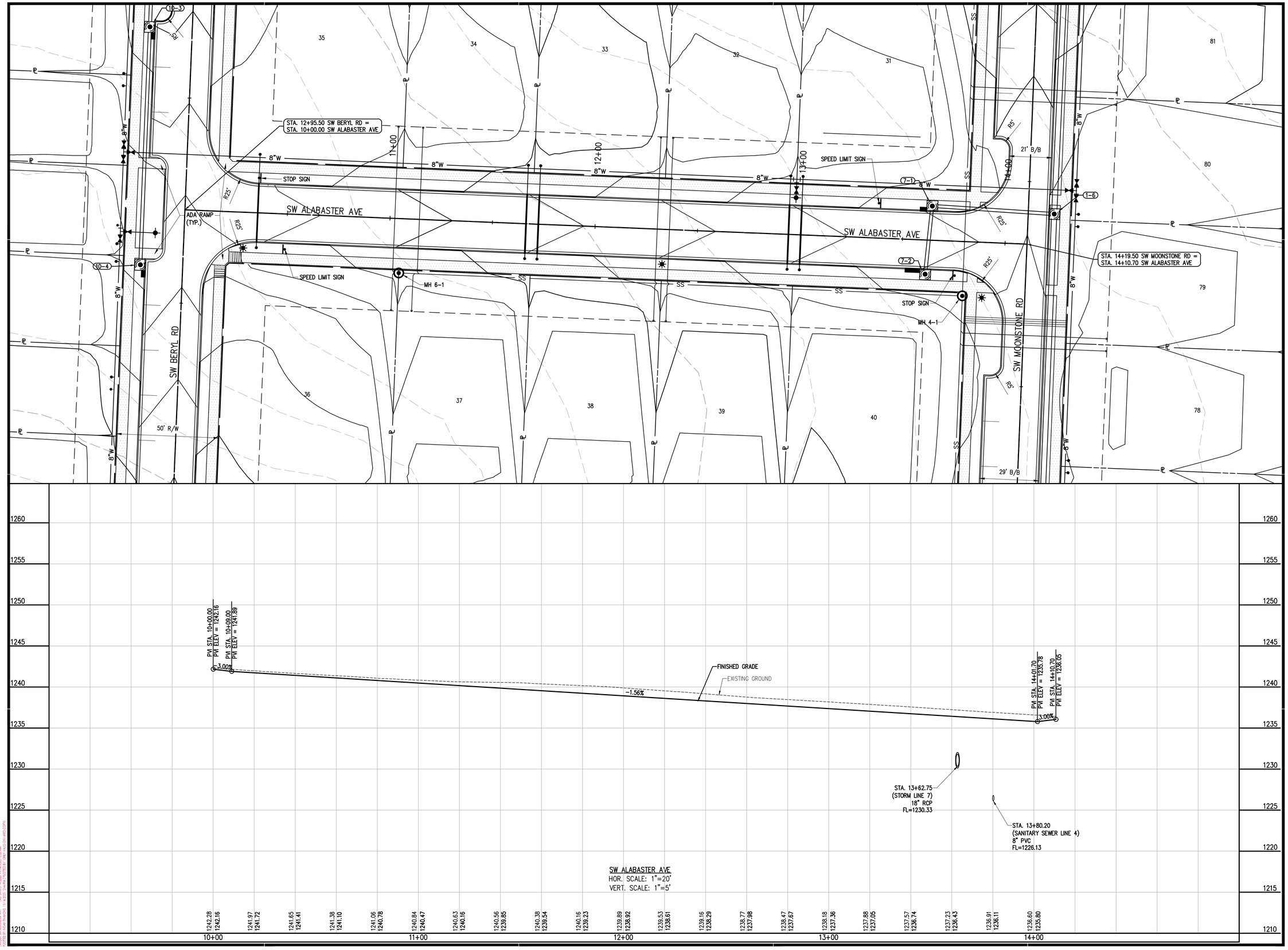

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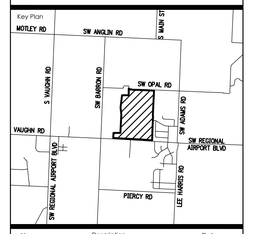

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No. 19960
CONNOR THREET
2025/11/14

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SW ALABASTER AVE P&P

C-210

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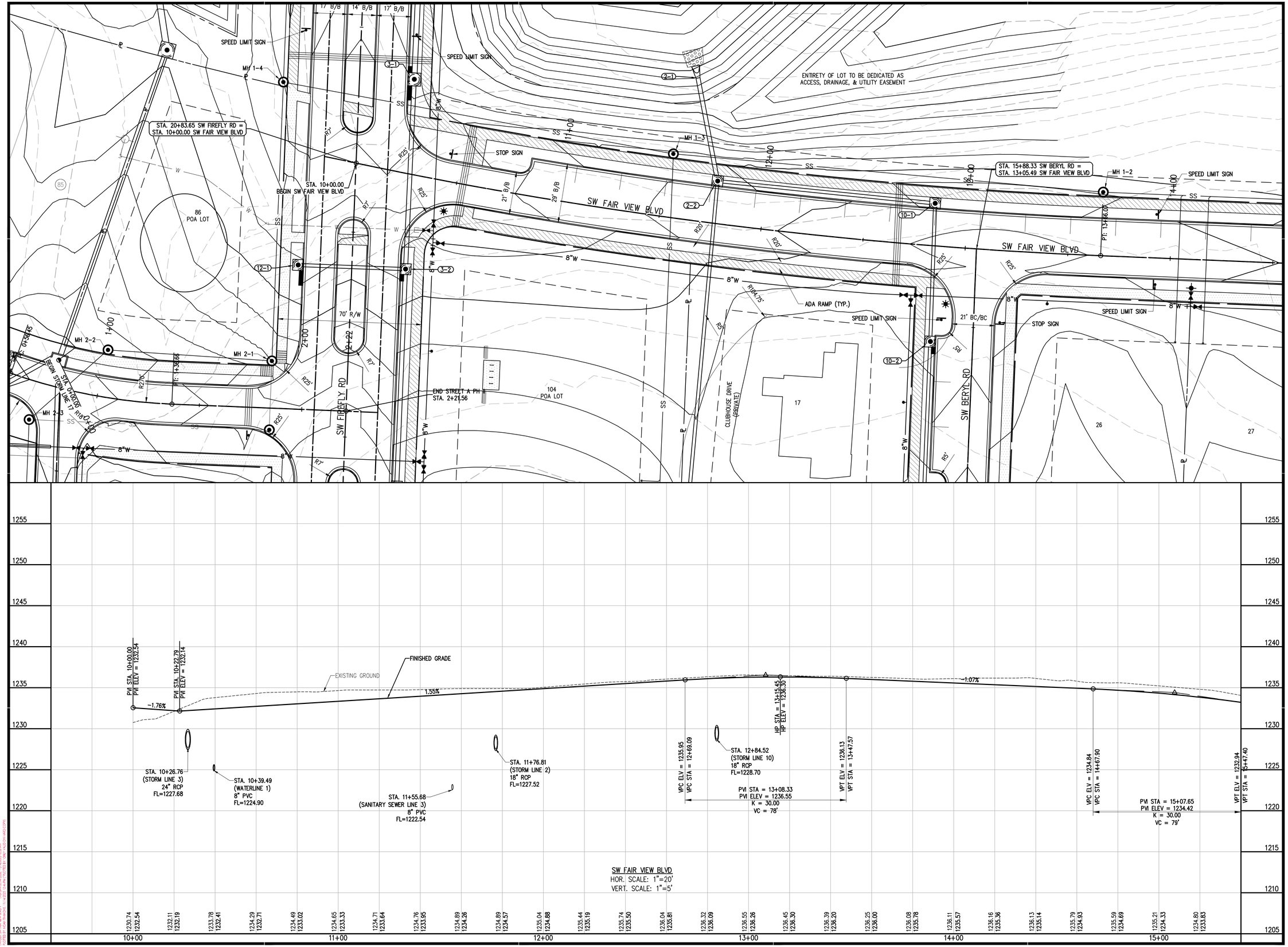

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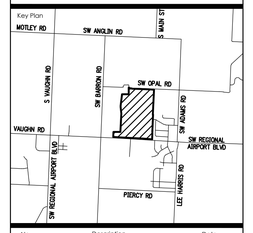
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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SW FAIR VIEW BLVD P&P

C-211

DRAWING G:\2130\02_WORK\DRAWN_IN PROGRESS\TMP\CIVIL\DWG\OPAL PARK 2\SUBSET\MP\SHEETS\C-211 SW FAIR VIEW BLVD P&P.DWG
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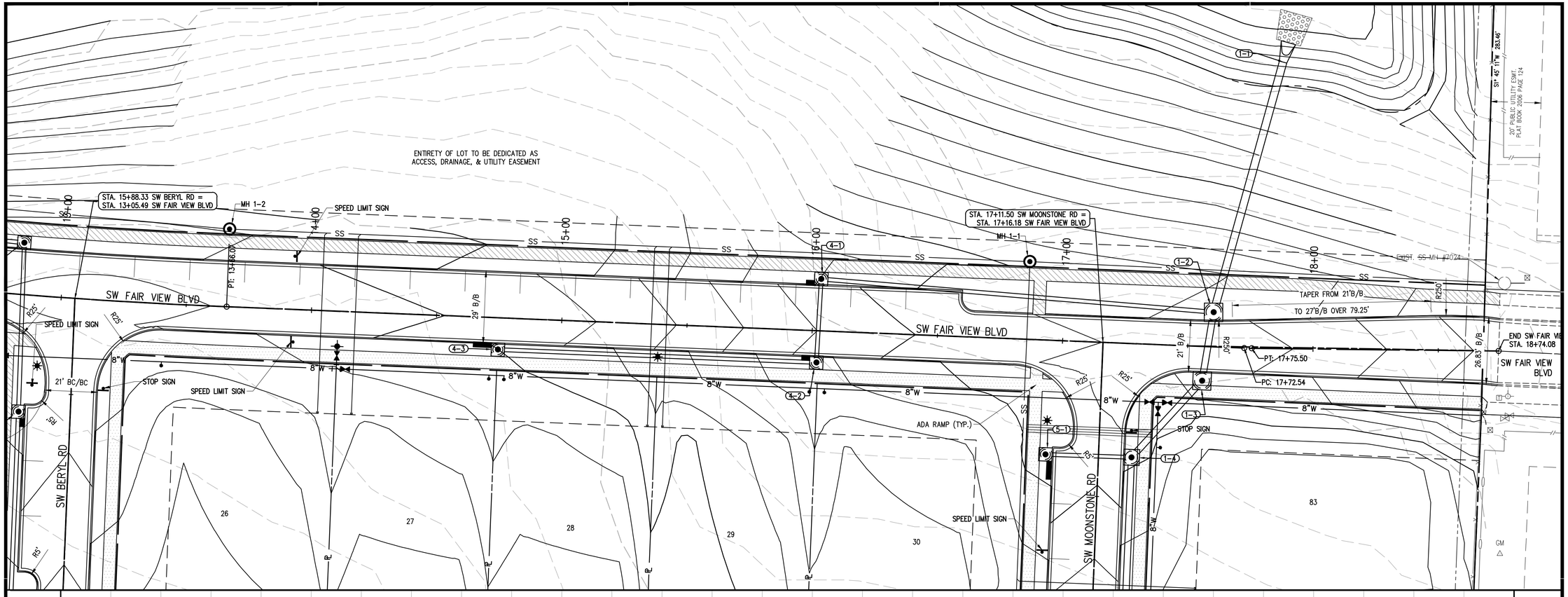

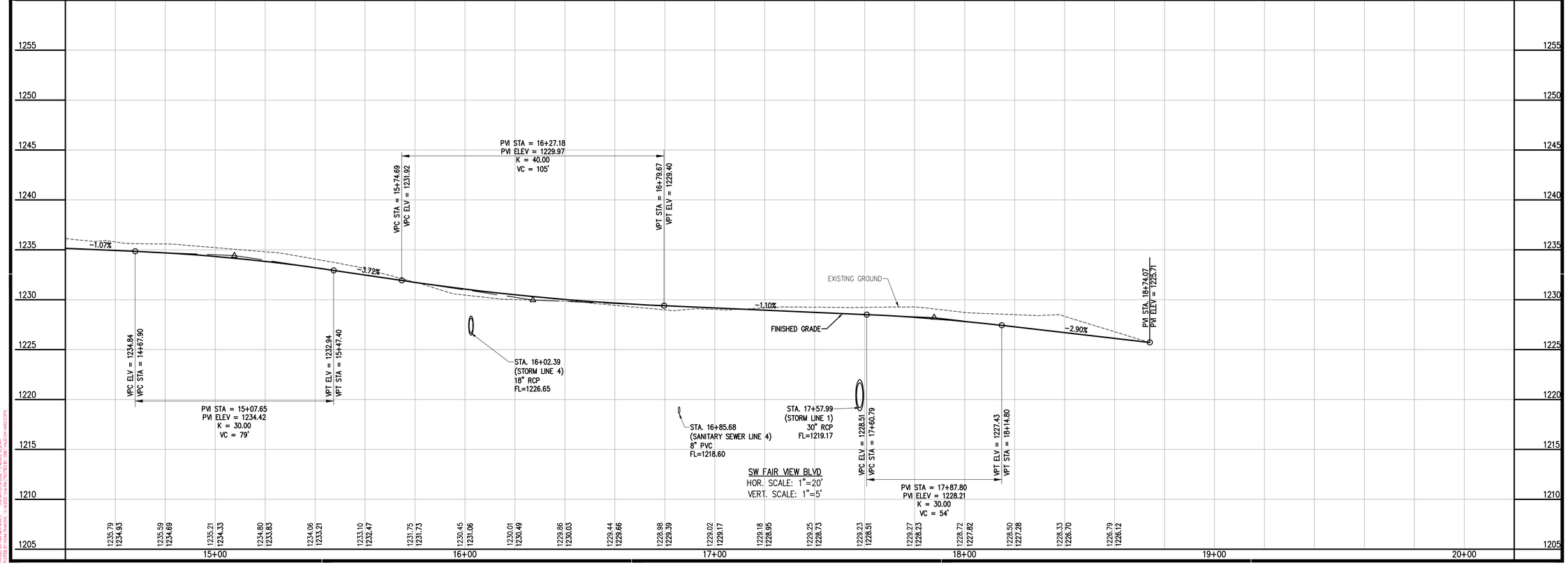

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20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S WAGON RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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SW FAIR VIEW BLVD P&P

C-212

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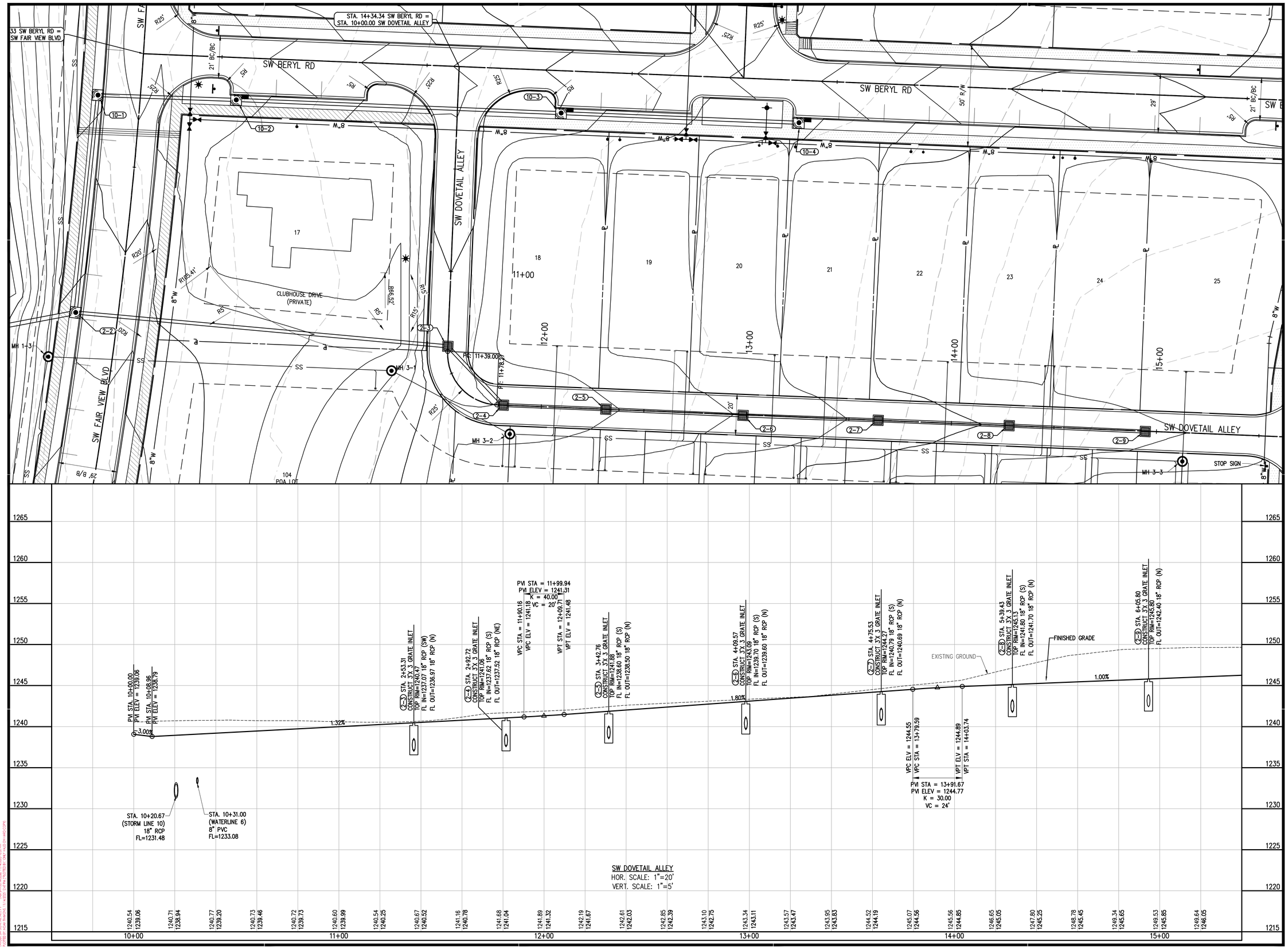

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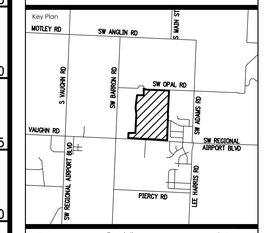
OPAL PARK PH I

BENTONVILLE, AR



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No. 19960
CONNOR THREET
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SW DOVETAIL ALLEY P&P

C-213

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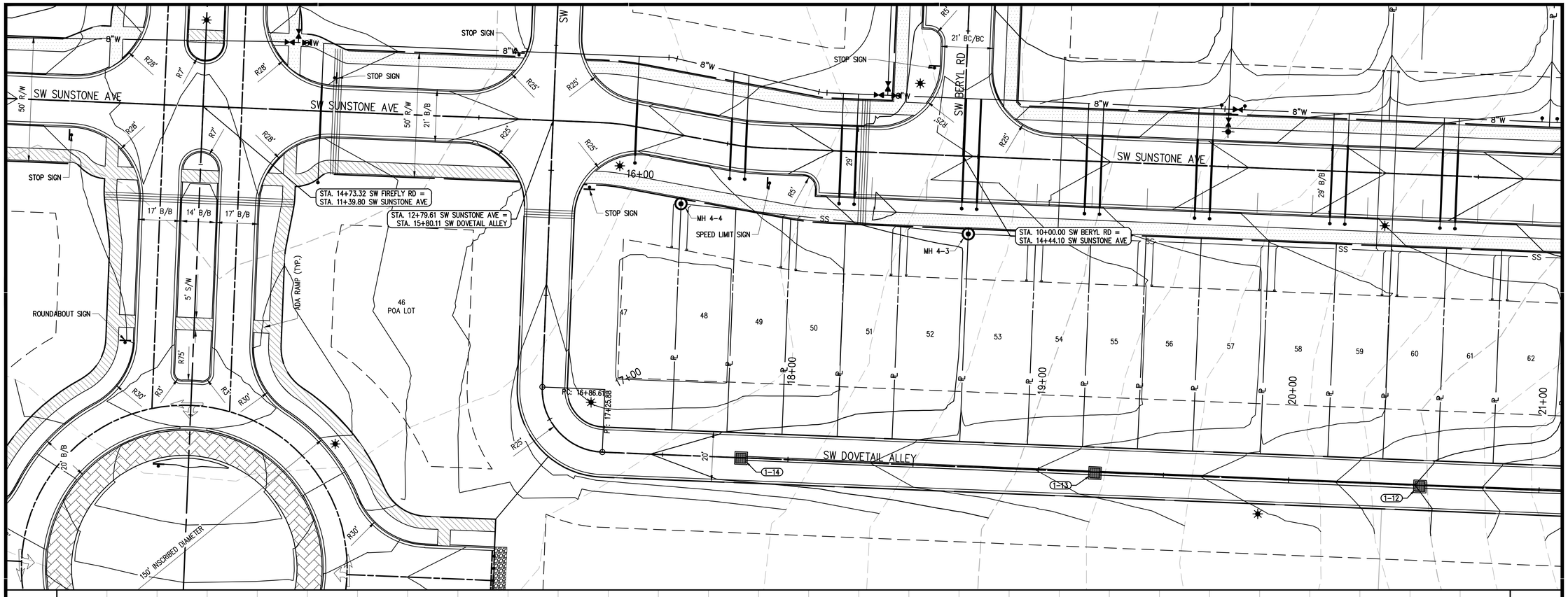

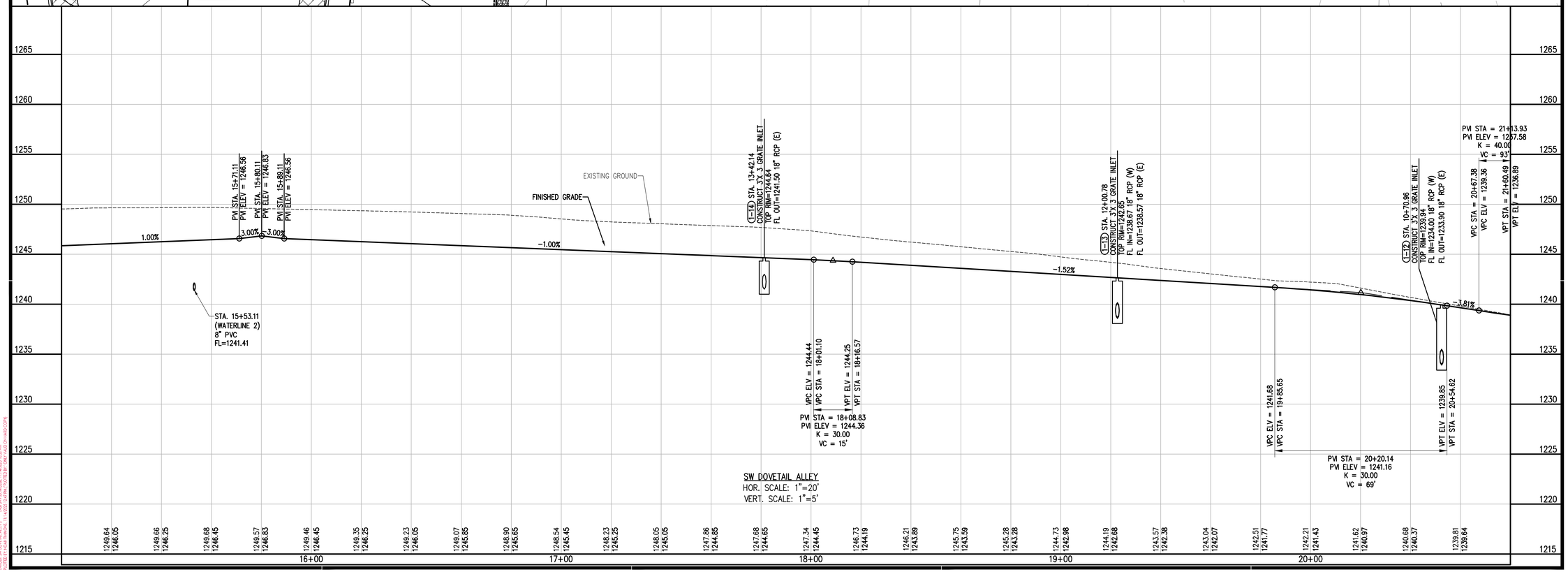

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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2025/11/14

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SW DOVETAIL ALLEY P&P

C-214

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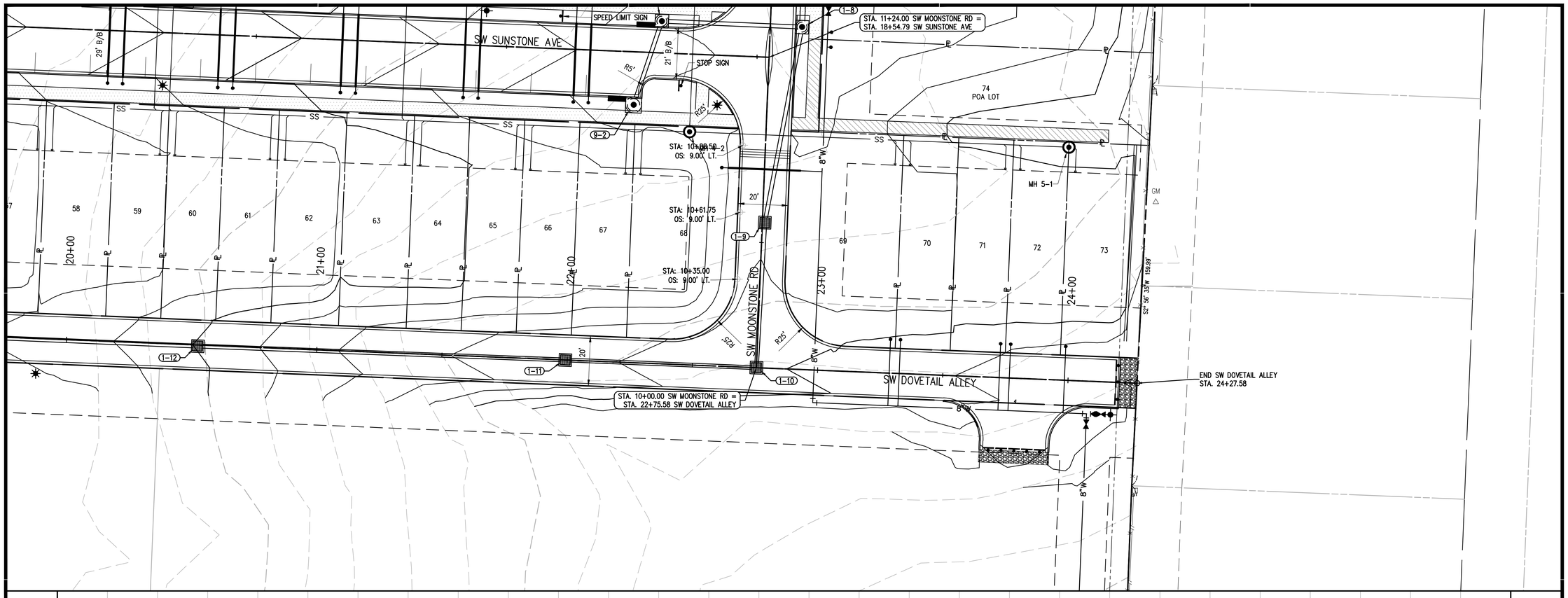

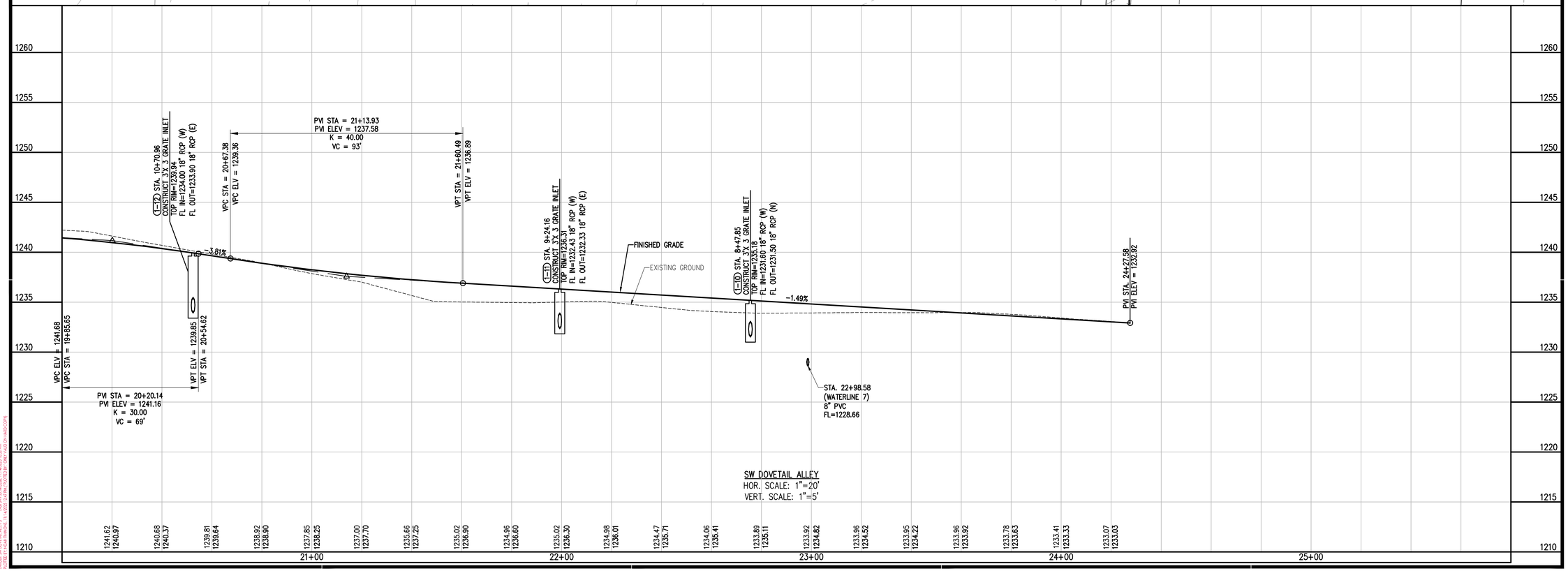

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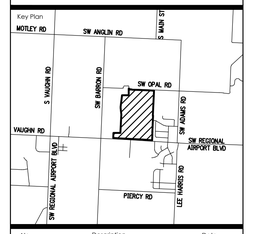
Key Plan



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SW DOVETAIL ALLEY P&P

C-215

OPAL PARK PH I
BENTONVILLE, AR

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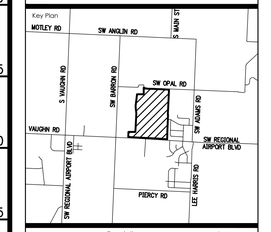

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QC by: M. LOVE
QC Date: 06/27/23

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

SW CRICKET ALLEY P&P

C-216 R-1

DRAWING G:\2023\23_THREE\Civil_SHEETS\SHEETS\CIVIL\OPAL PARK 23\STREET MAPS.DWG
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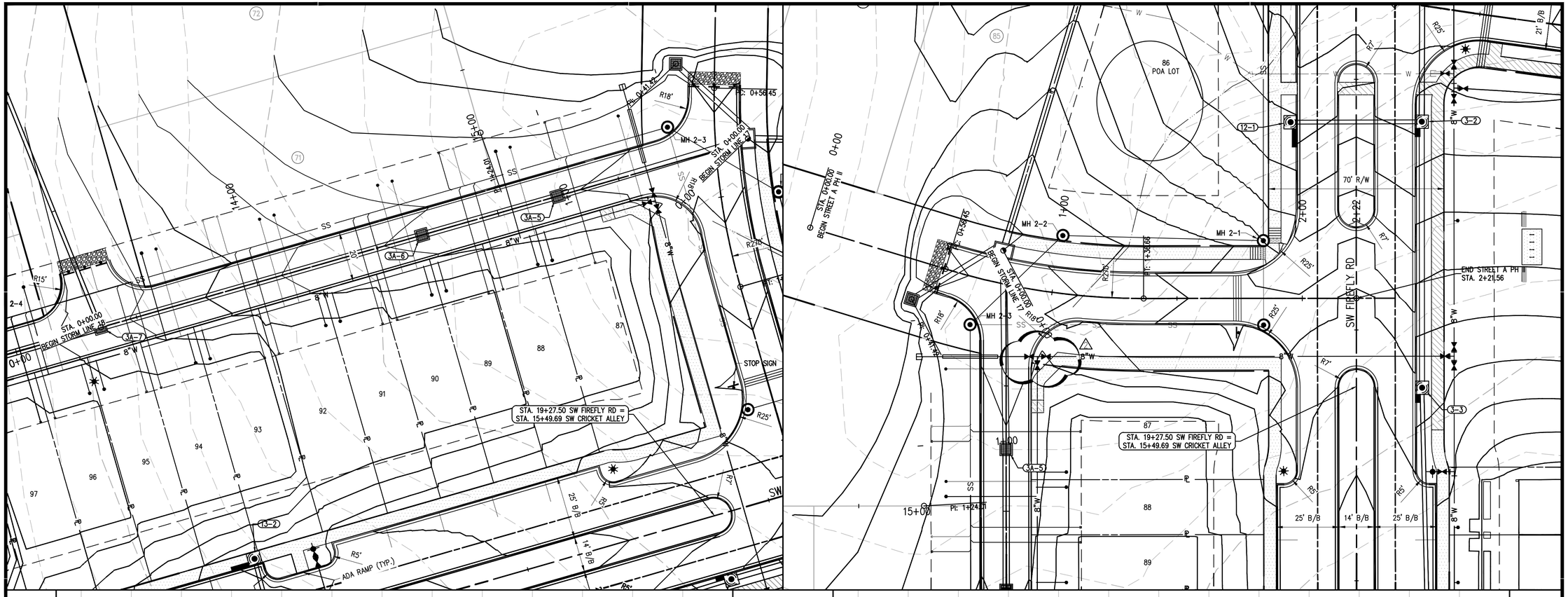
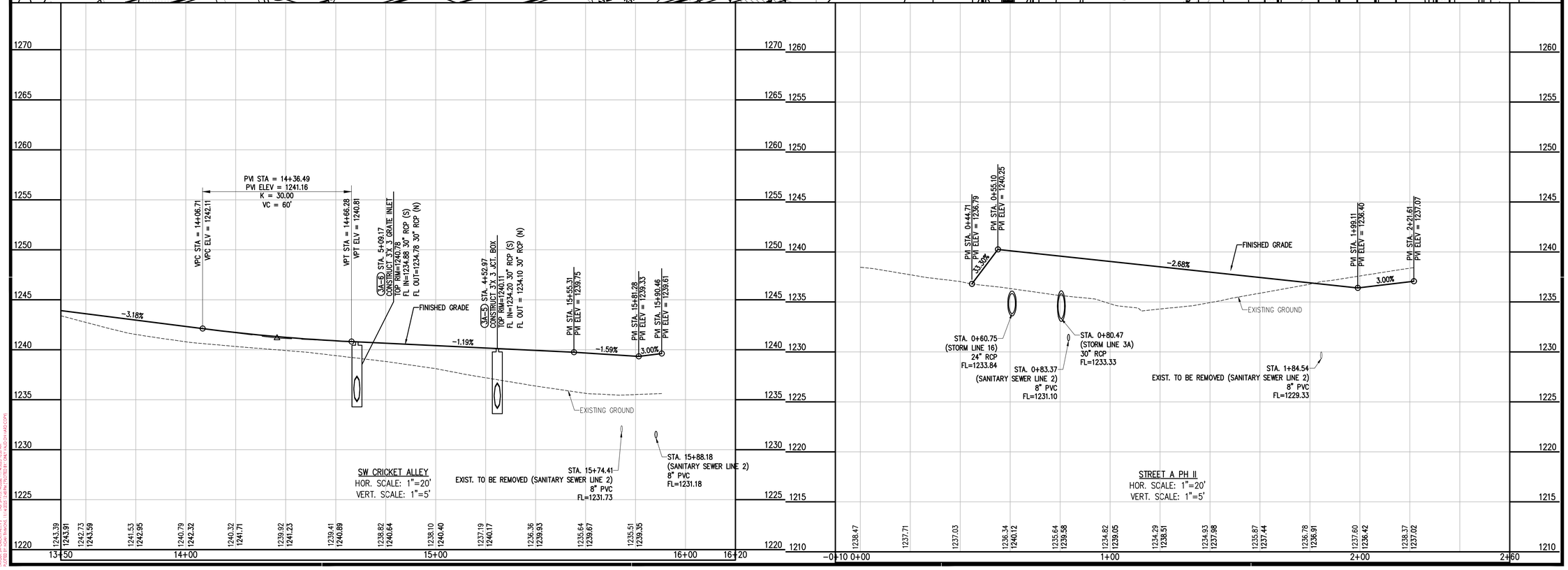
PLOTTED BY: RYAN SIMMONS | PLOTTED: 2:08 PM | 11/14/2025 | PAGE SETUP: ARCH D.DWT





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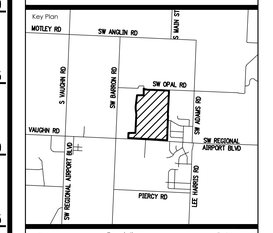
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date
1	CONNECTION TO PH II	08/22/2024
2	GATE VALVES ADDED	03/14/2025

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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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2025/11/14

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SW CRICKET ALLEY & STREET A PH II
P&P R-1

C-217 R-2

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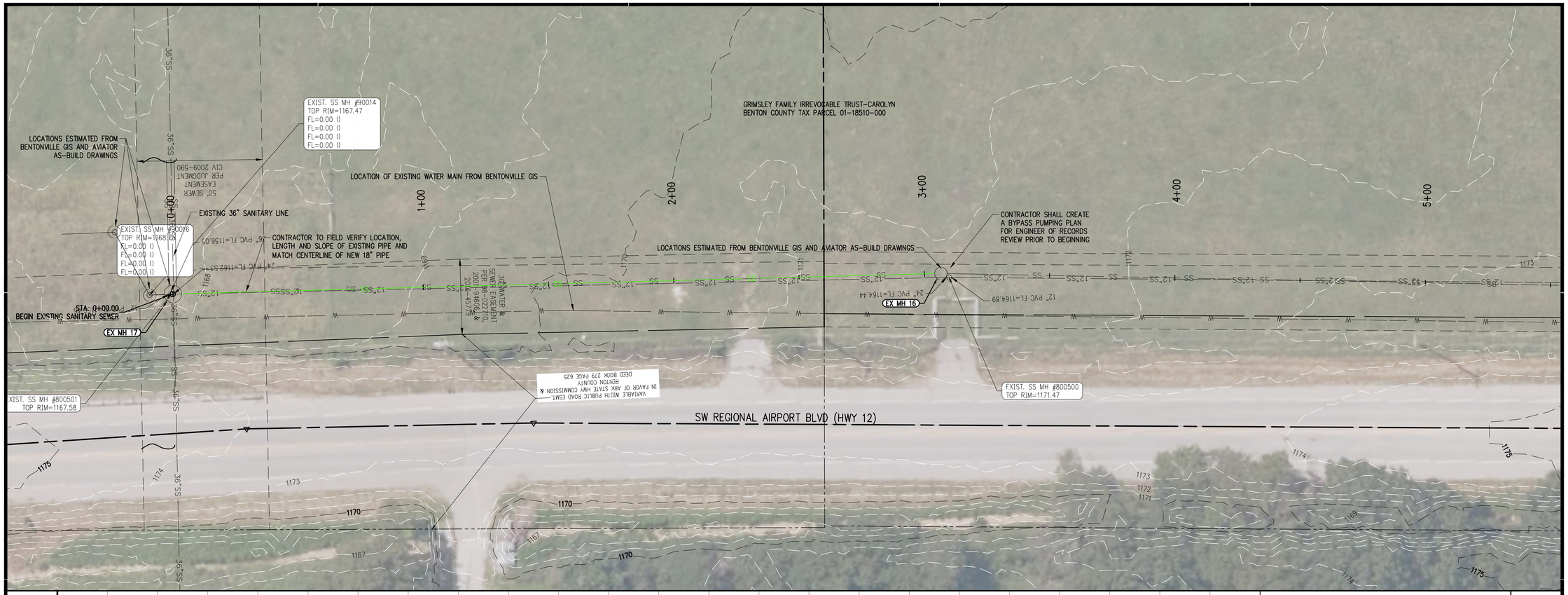
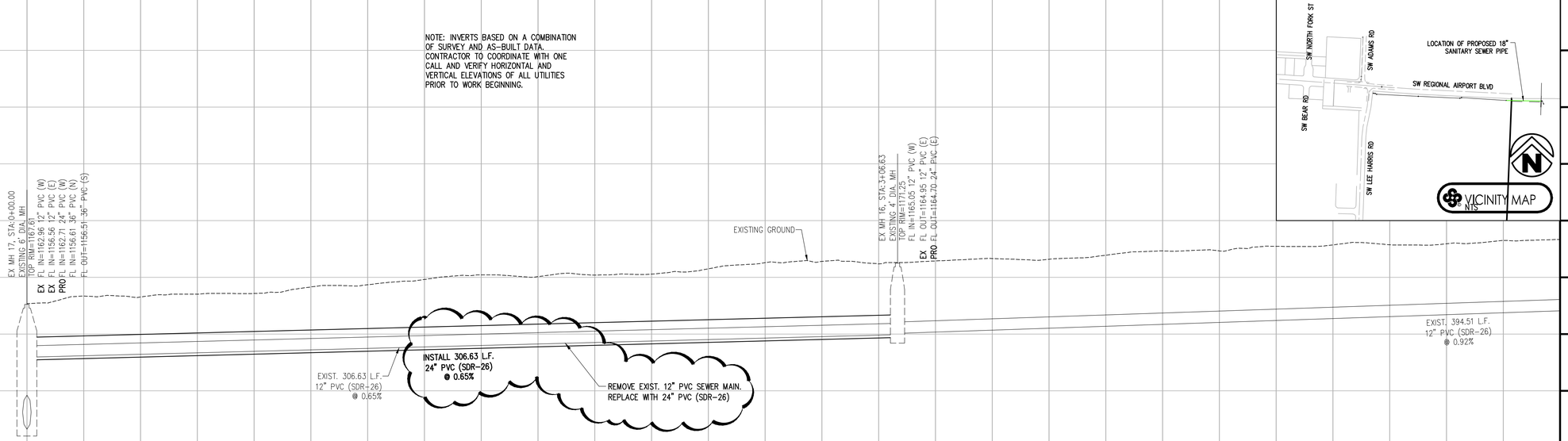


NOTE: INVERTS BASED ON A COMBINATION OF SURVEY AND AS-BUILT DATA. CONTRACTOR TO COORDINATE WITH ONE CALL AND VERIFY HORIZONTAL AND VERTICAL ELEVATIONS OF ALL UTILITIES PRIOR TO WORK BEGINNING.



EXISTING SANITARY SEWER
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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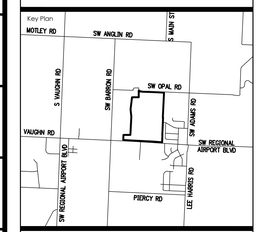
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date
1	PIPE SIZE INCREASE TO 24 INCH	2024/09/26

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QC Date: 06/27/23

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EXISTING SANITARY SEWER P&P (C)
EXHIBIT 1 R-1

C-218 R-1

DRAWING: O:\2130020_PROFESSIONAL\PHASE\PDFs\CIVIL\DWG\OPAL PHASE 1\EXISTING SANITARY SEWER P&P (C) EXHIBIT 1 R-1.DWG
PLOTTED BY: CONNOR THREET | PLOT DATE: 11/13/2025 2:54 PM | PLOTTED BY: CONNOR THREET
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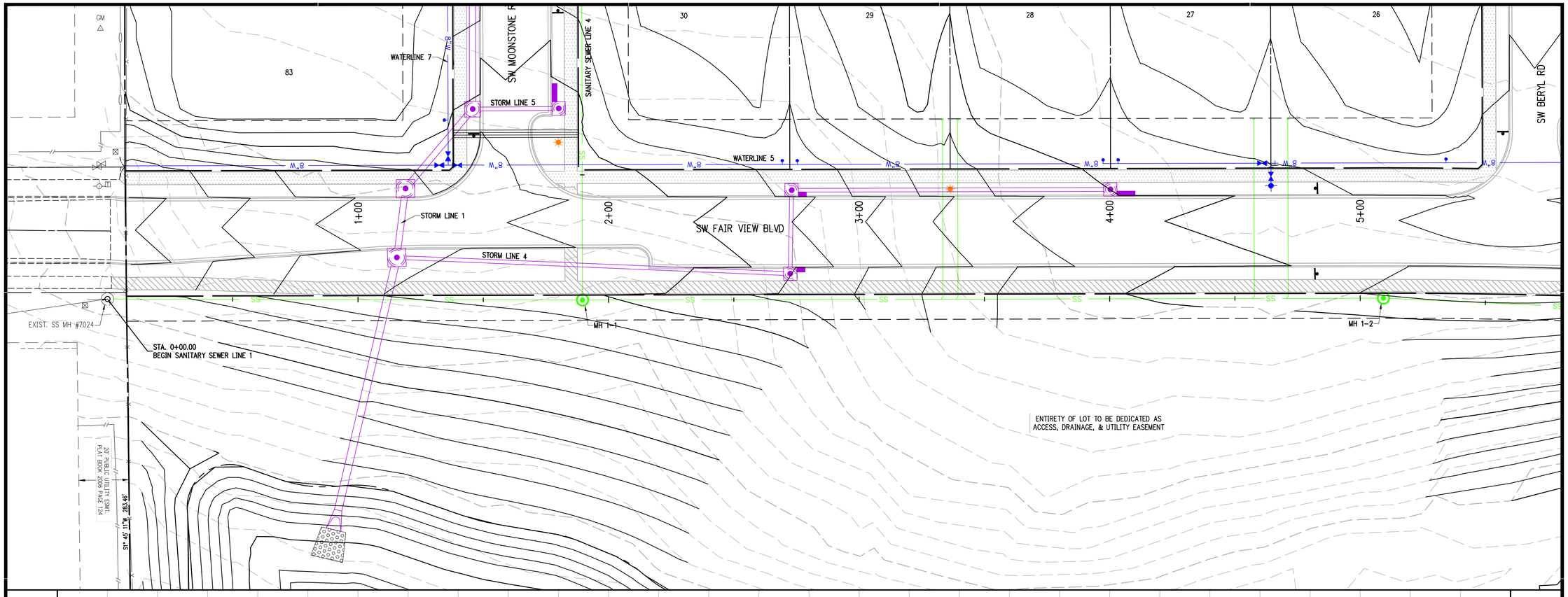

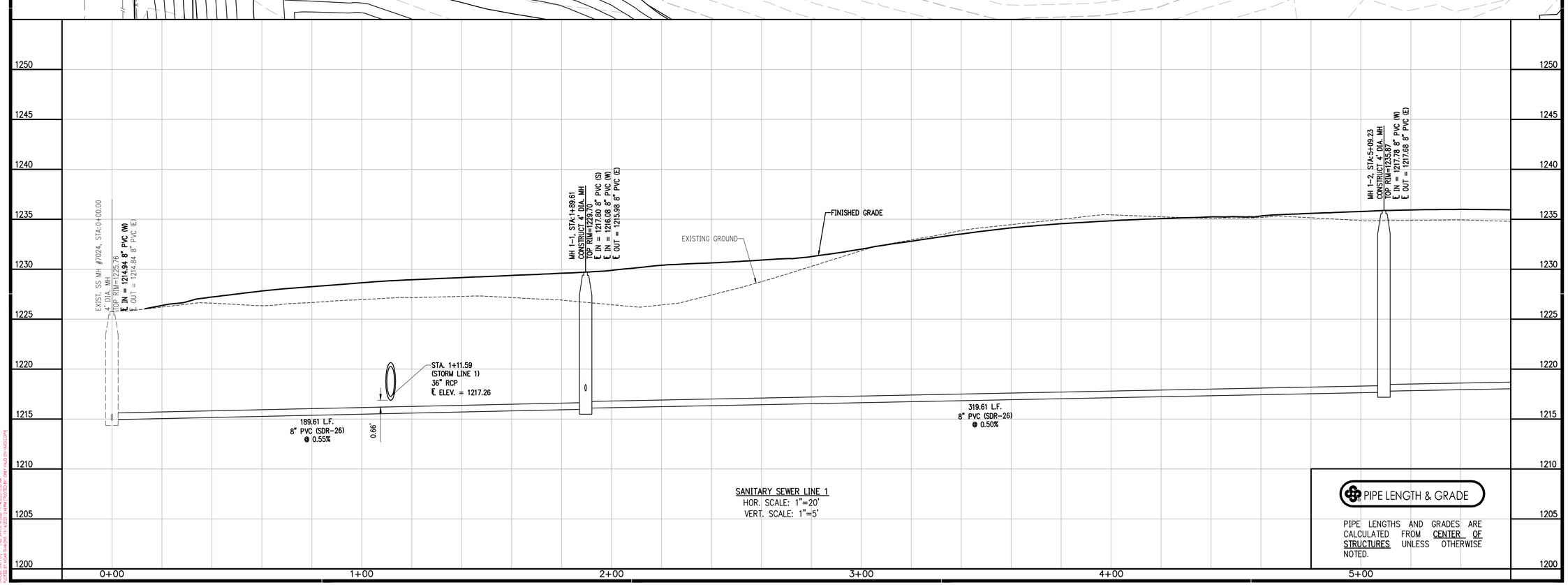

SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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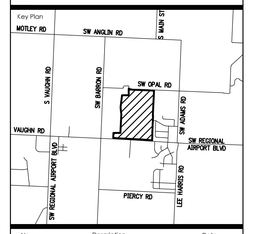
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR



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QC Date: 06/27/25

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2025/11/14

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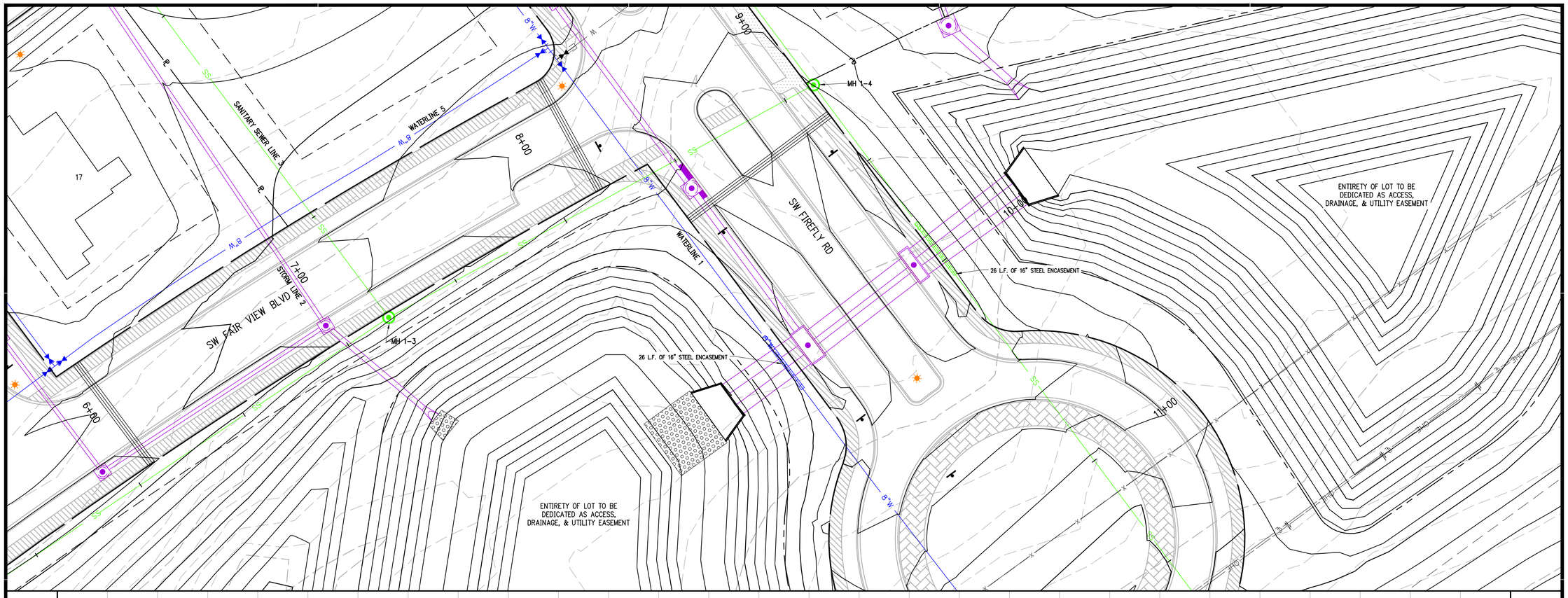
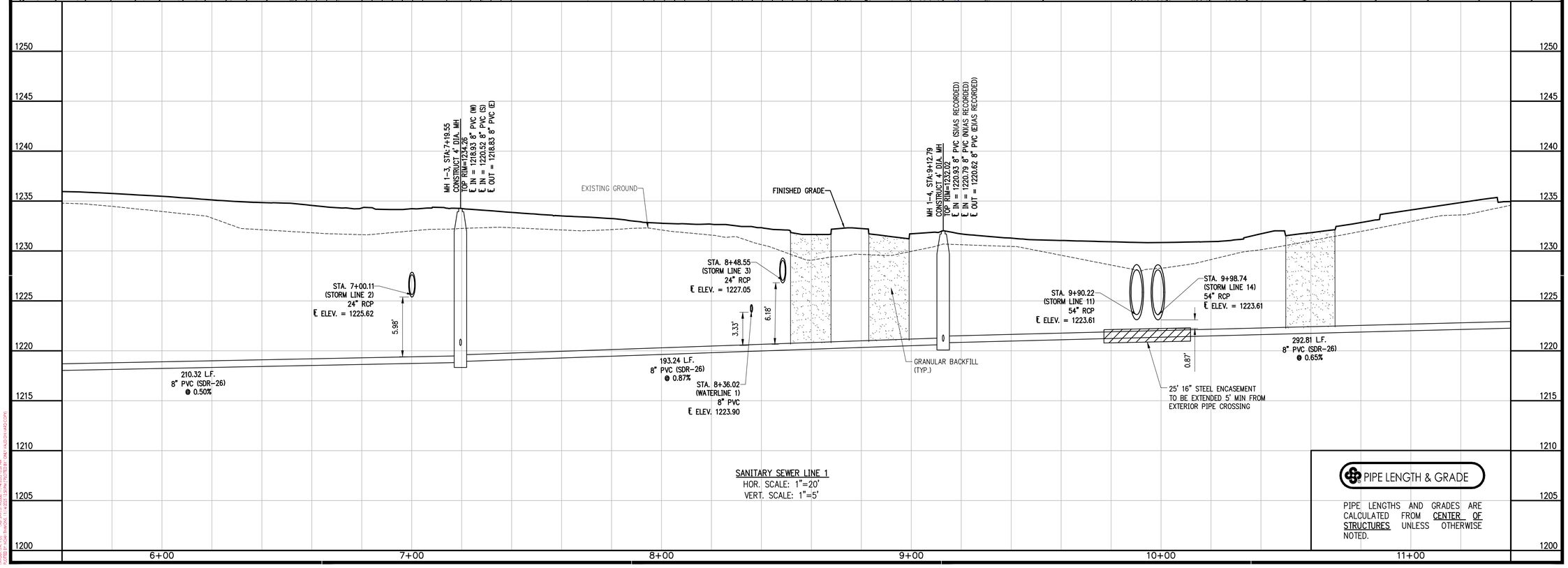
SANITARY SEWER LINE 1 P&P (C)

C-219

DRAWING:G:\21300200_OPAL PARK\DRAWINGS\CIVIL\LONG\OPAL PARK P&P 2.5.DWG PLOT BY: CONNOR THREET PLOT DATE: 11/14/2025 7:39 PM LAST SAVED BY: CONNOR THREET





SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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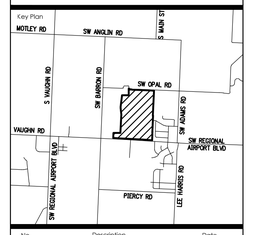
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date

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QC Date: 06/27/23

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CONNOR THREET
2025/11/14

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PP23-0003

SANITARY SEWER LINE 1 P&P (C)

C-220

SAVED BY: C:\21300200_OPAL PARK\CAD\ALL SHEETS\CIVIL\LONG\OPAL PARK P&P 2.5.DWG
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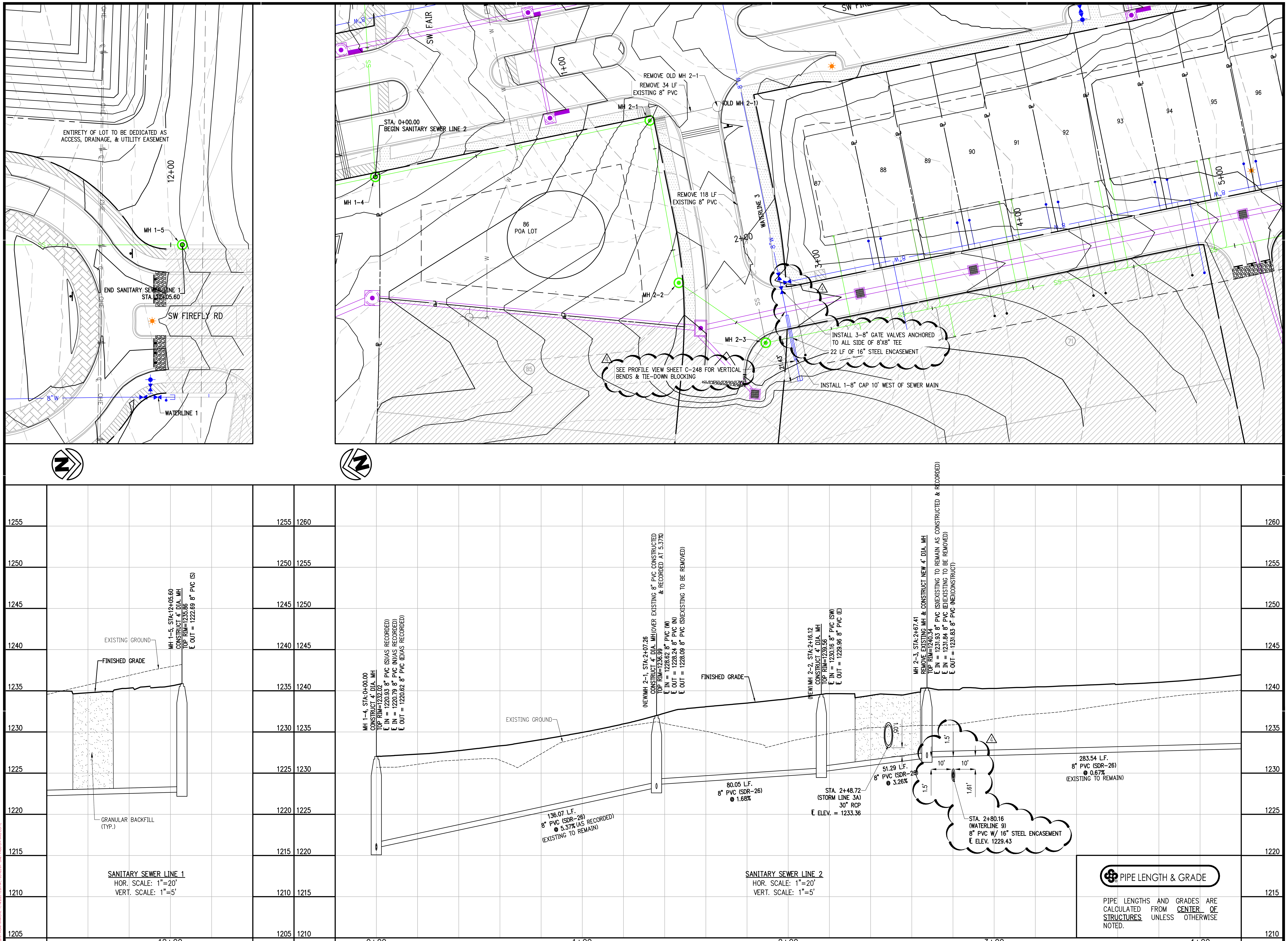

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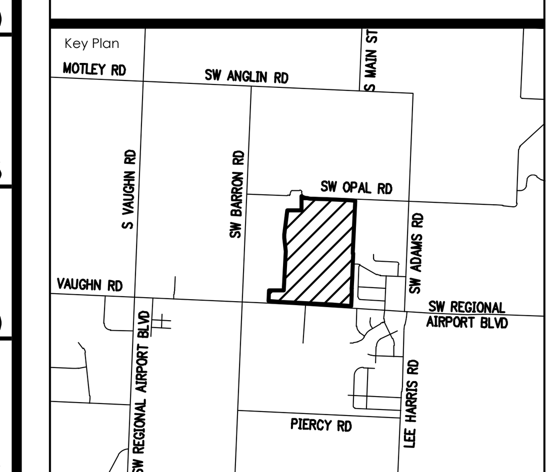
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II	2024/08/20
2	MH 2-1 NORTH & ADDED MH 2-2	2024/12/04
3	PIPE SLOPE REMAIN AS CONSTRUCTED	2025/01/07
3	REMOVE/REPLACE MH 2-3	2025/01/07
3	BLOW-OFF ASSEMBLY, WATER FITTING	2025/01/24
4	WATER LINE CROSSING & VALVES	2025/03/14

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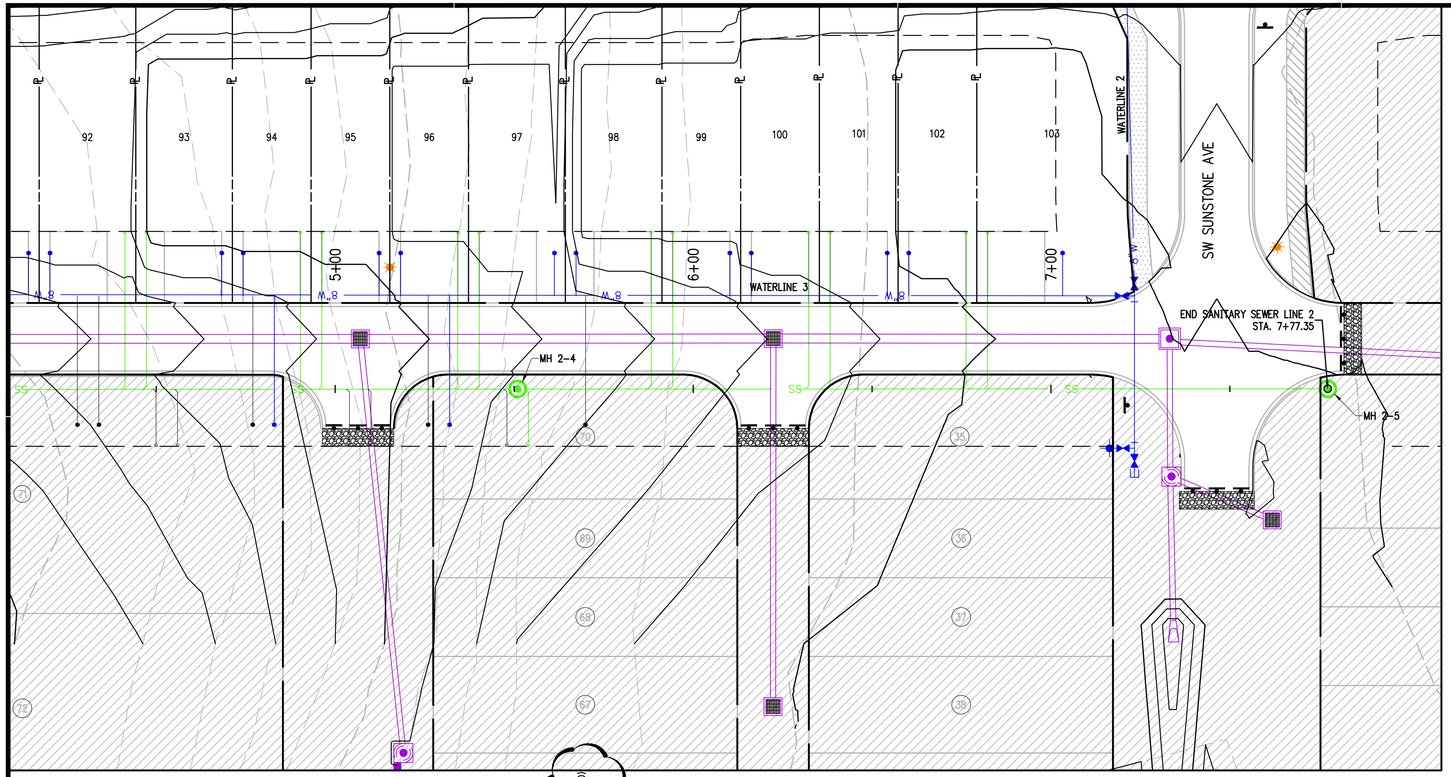
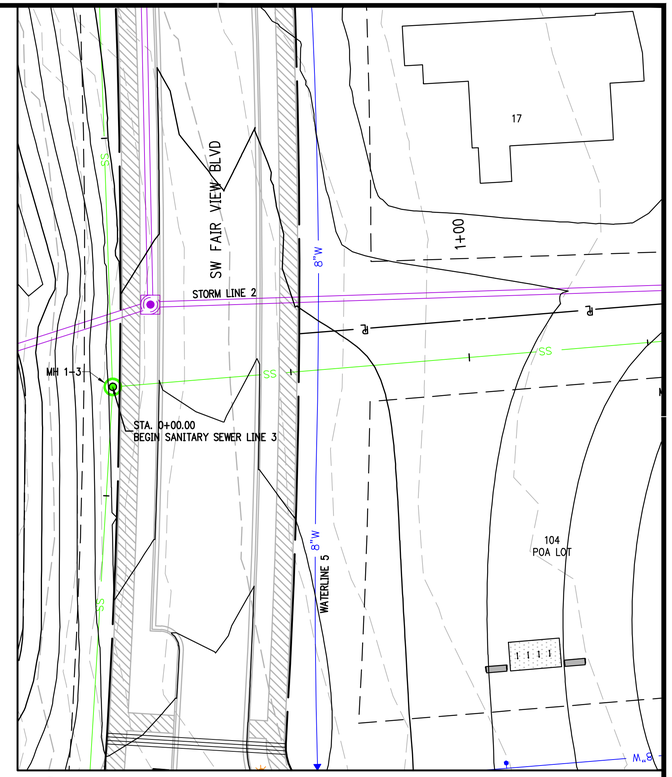
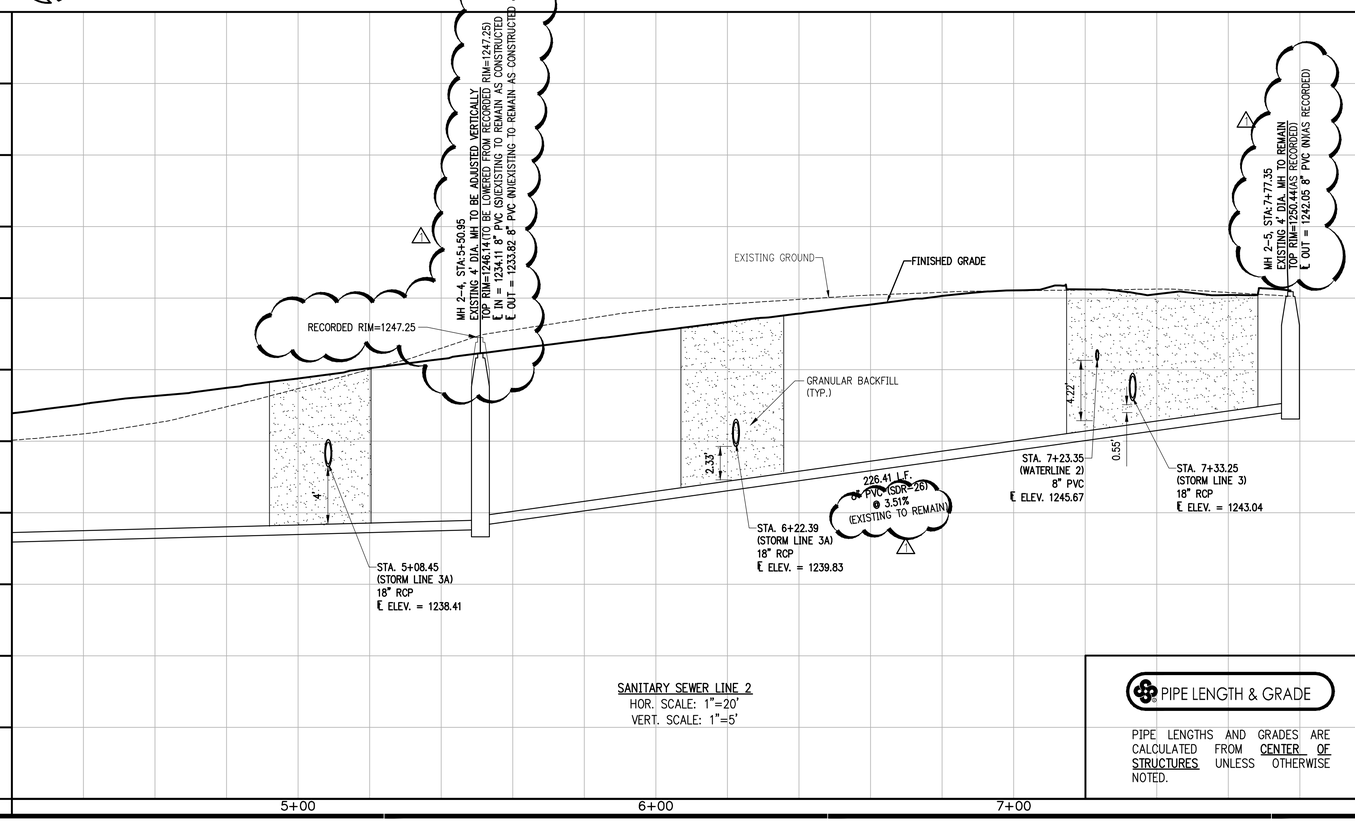
SANITARY SEWER LINE 1 & 2 P&P (C)
R-4

C-221 R-4

DRAWING: G:\21300200_SWREGIONAL\INFRASTRUCTURE\CIVIL\DWG\OPAL PARK 2.0\SANITARY SEWER P&PS.DWG
LAYOUT: SANITARY SEWER LINE 1 & 2 P&P (C) R-4 LAST SAVED: NT5338, 11/14/2025 10:32 AM
PLOTTED BY: NOAH TIMMONS, 11/14/2025 12:50 PM ("PLOTTED BY: ONLY VALID ON HARD COPY)







SANITARY SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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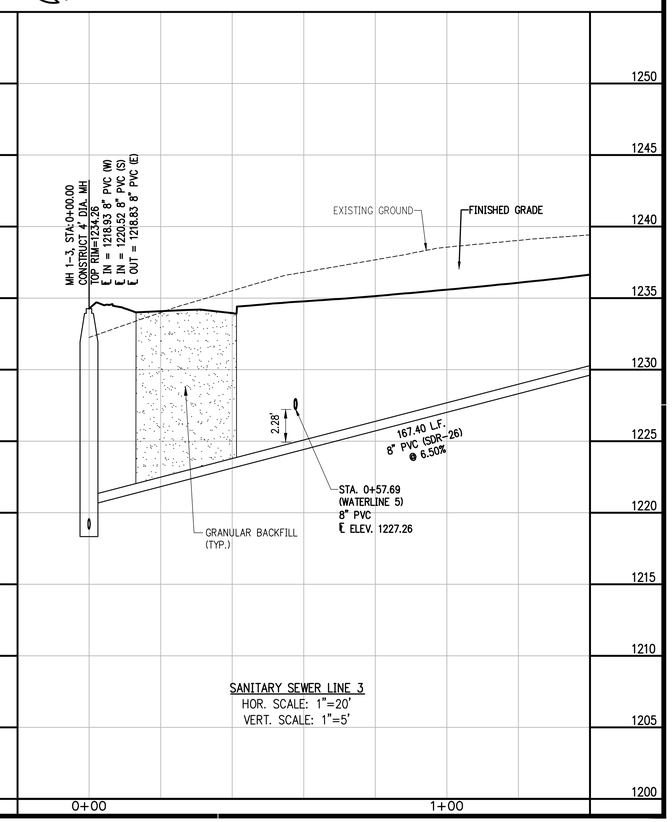

SANITARY SEWER LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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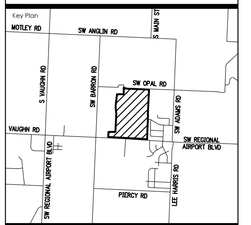
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	MH 2-4 RIM & EXISTING TO REMAIN	2025/01/07

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QC by: M. LOVE
QC Date: 06/27/23

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CONNOR THREET
2025/11/14

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SANITARY SEWER LINE 2 & 3 P&P (C)
R-1

C-222 R-1

DRAWING G:\2130\02_WKNG\DWG\ALIGN\FIGURES\CIVIL\GNCI\PM-PAR 2.5.DWG,MAY 09 RELEASE,MAY 09,2025 10:54:47 AM,CONNOR THREET
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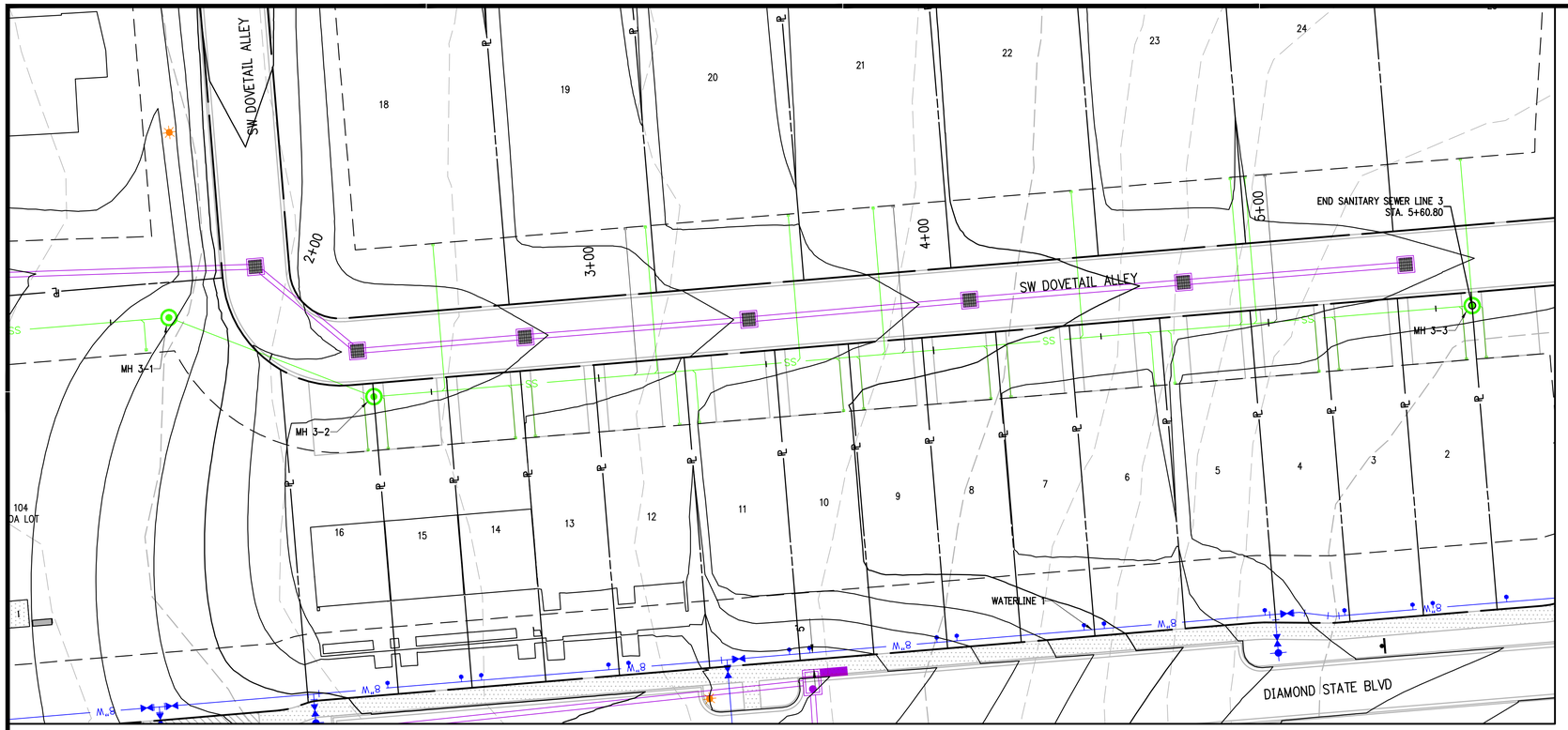
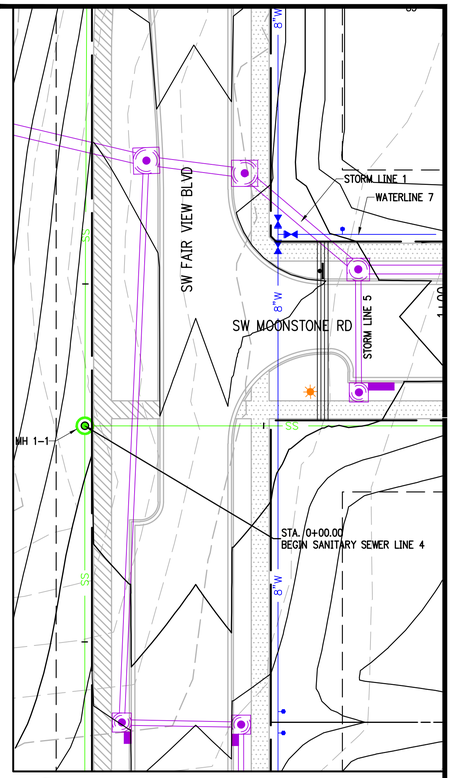
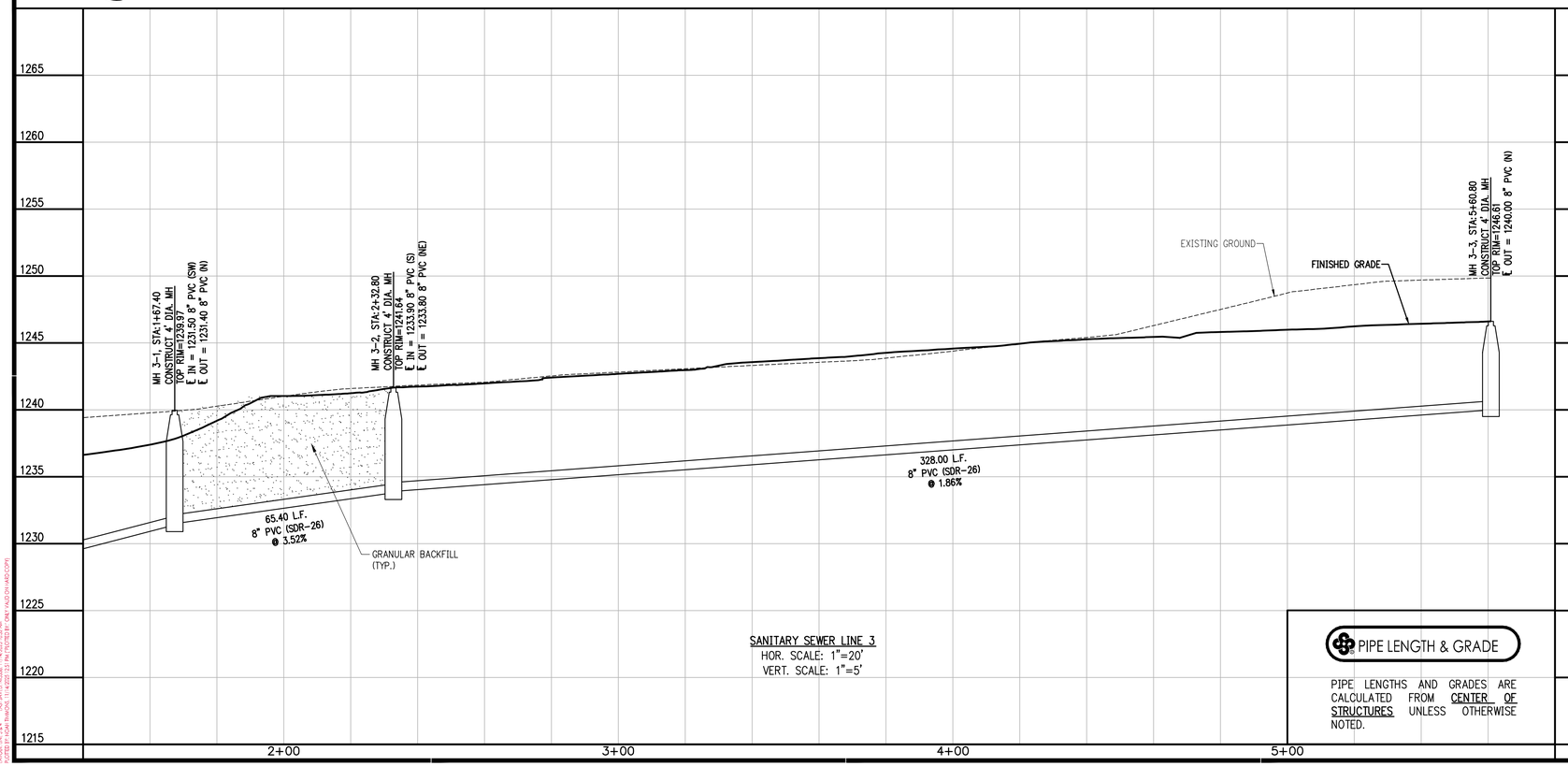


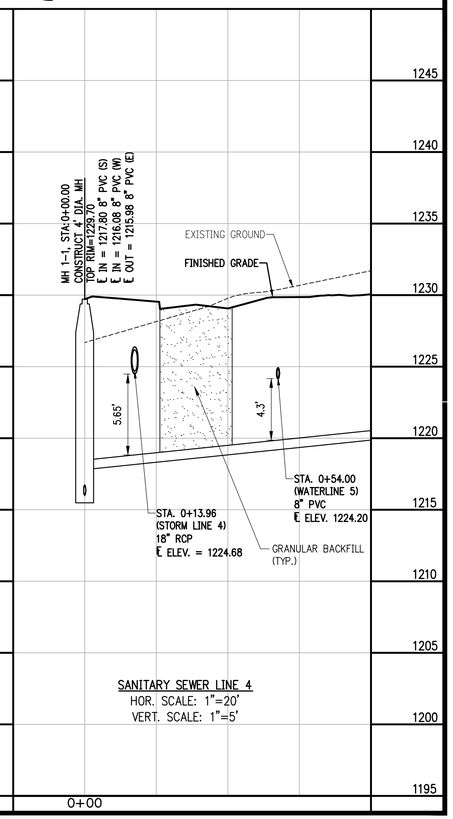




SANITARY SEWER LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.



SANITARY SEWER LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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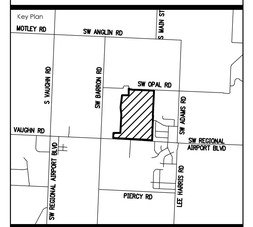
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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2025/11/14

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SANITARY SEWER LINE 3 & 4 P&P (C)

C-223

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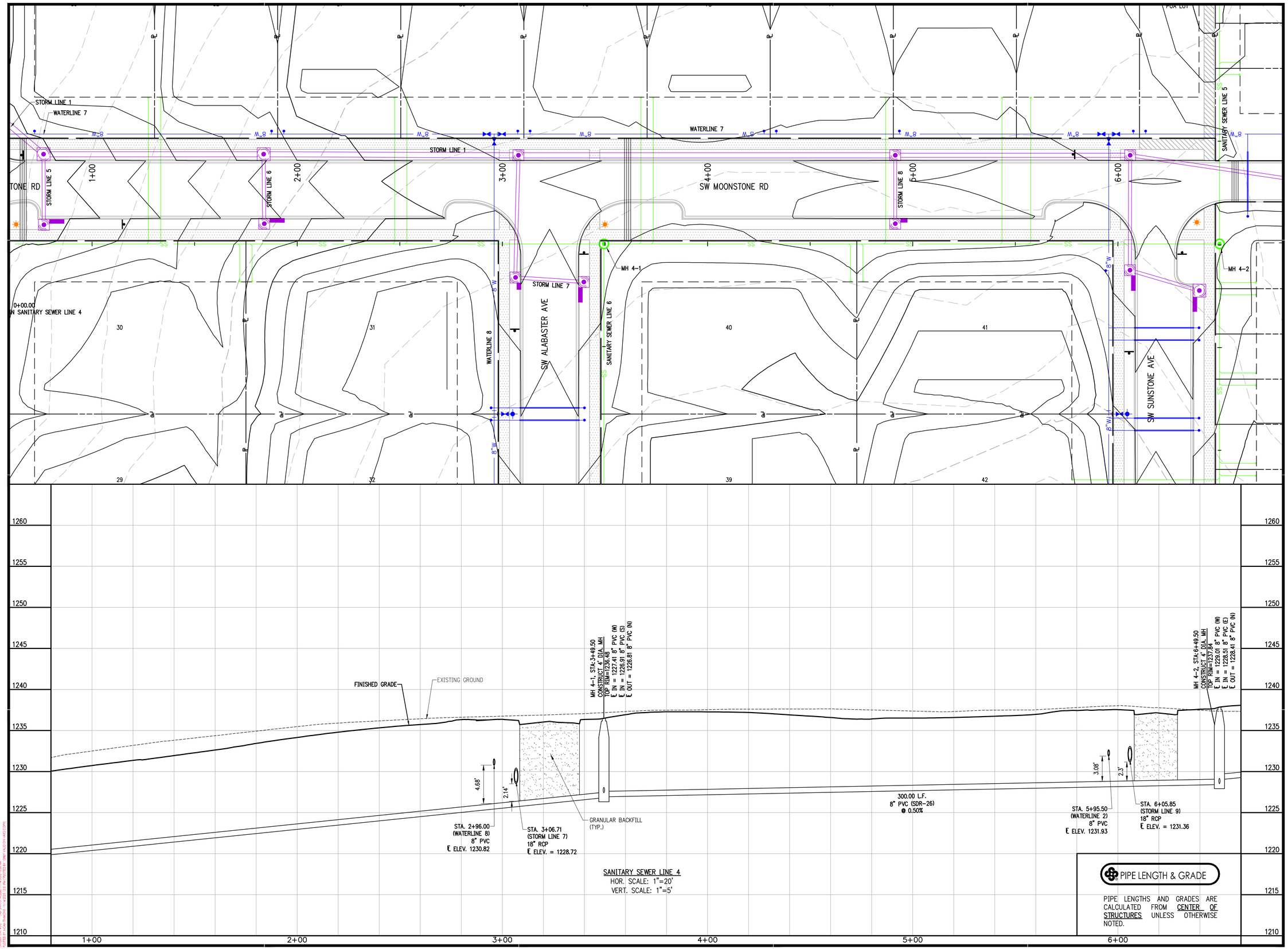
PLOTTED BY: CASEY THREET, 11/14/2025 2:21 PM (THIS SHEET ONLY)
PLOTTED BY: CASEY THREET, 11/14/2025 2:21 PM (PROPERTY OF CRAFTON TULL & ASSOCIATES, INC. - UNAUTHORIZED COPY)



SANITARY SEWER LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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20' 0 20'

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Key Plan

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CONNOR THREET
2025/11/14

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PP23-0003

SANITARY SEWER LINE 4 P&P (C)

C-224

DRAWING: C:\21300200_OPAL PARK PH I\ENGINEERING\CIVIL\DWG\OPAL PARK P&P 2.5.DWG
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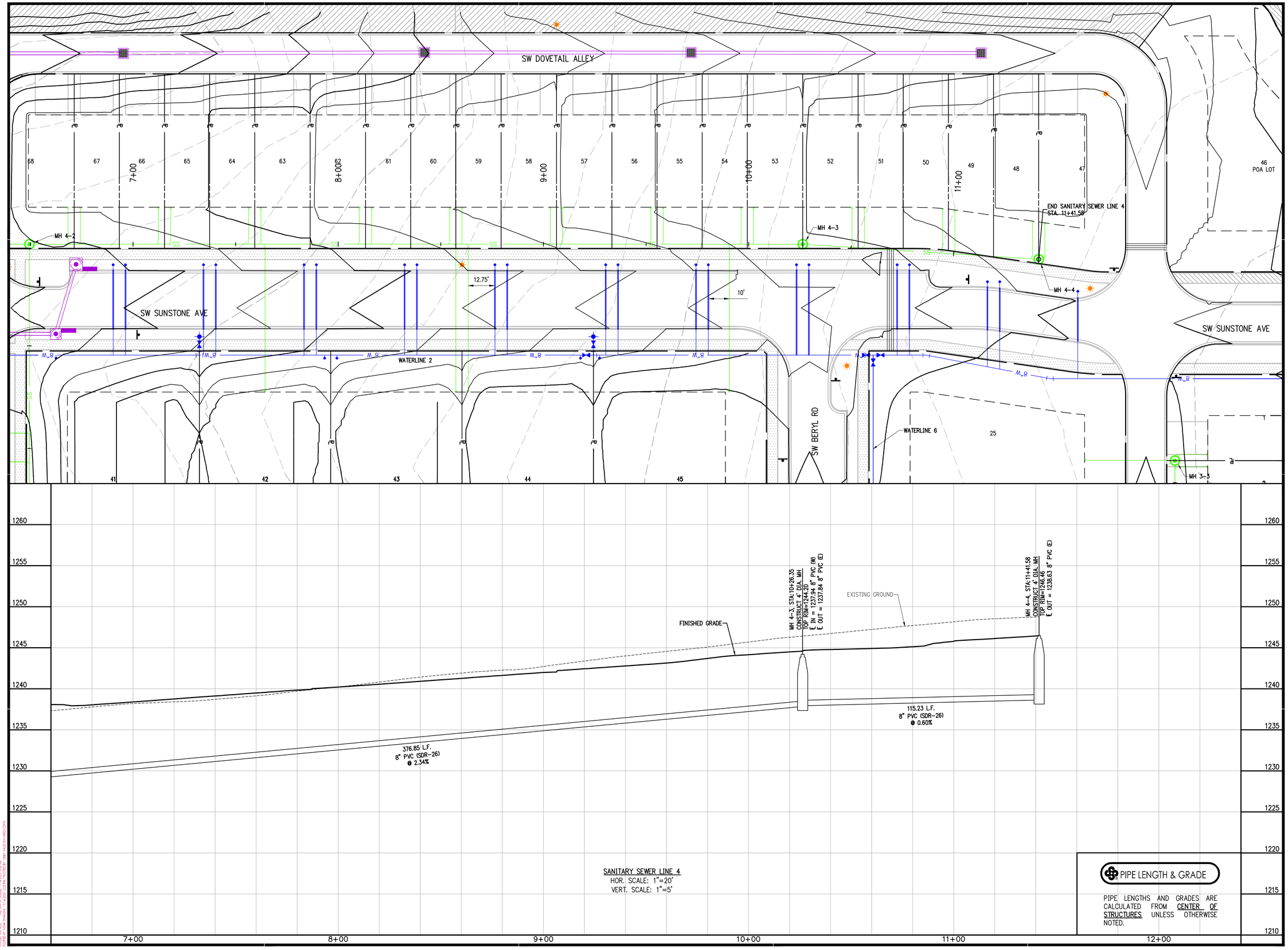

SANITARY SEWER LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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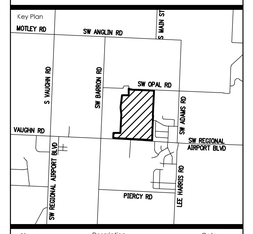
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

SANITARY SEWER LINE 4 P&P (C)

C-225

SAVED BY: C:\21300200_OPAL PARK\CIVIL\SHEETS\C-225_SANITARY SEWER LINE 4 P&P.DWG
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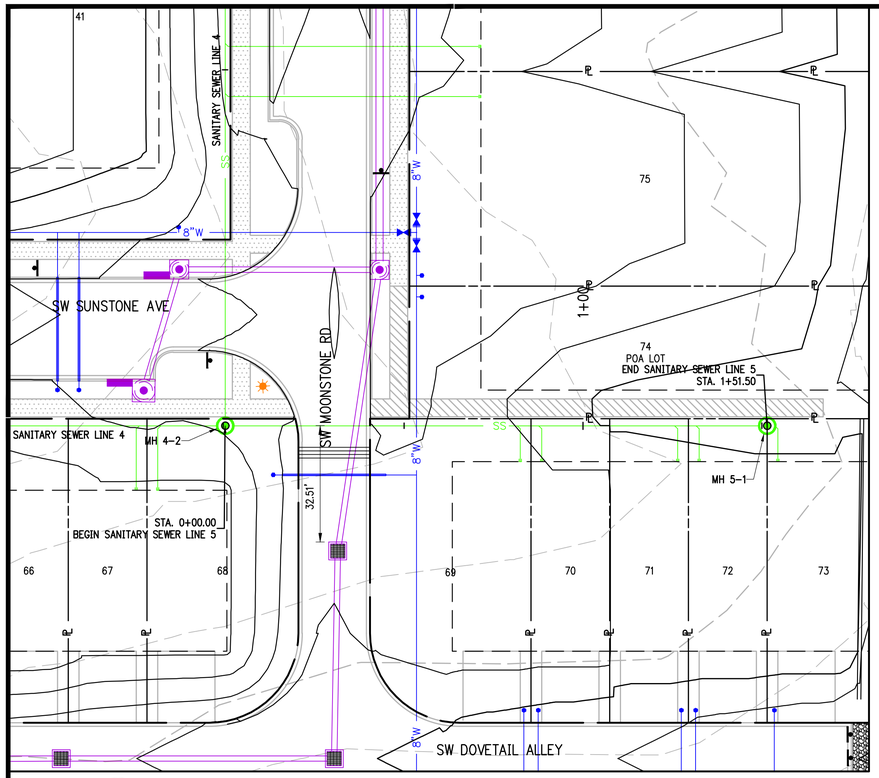

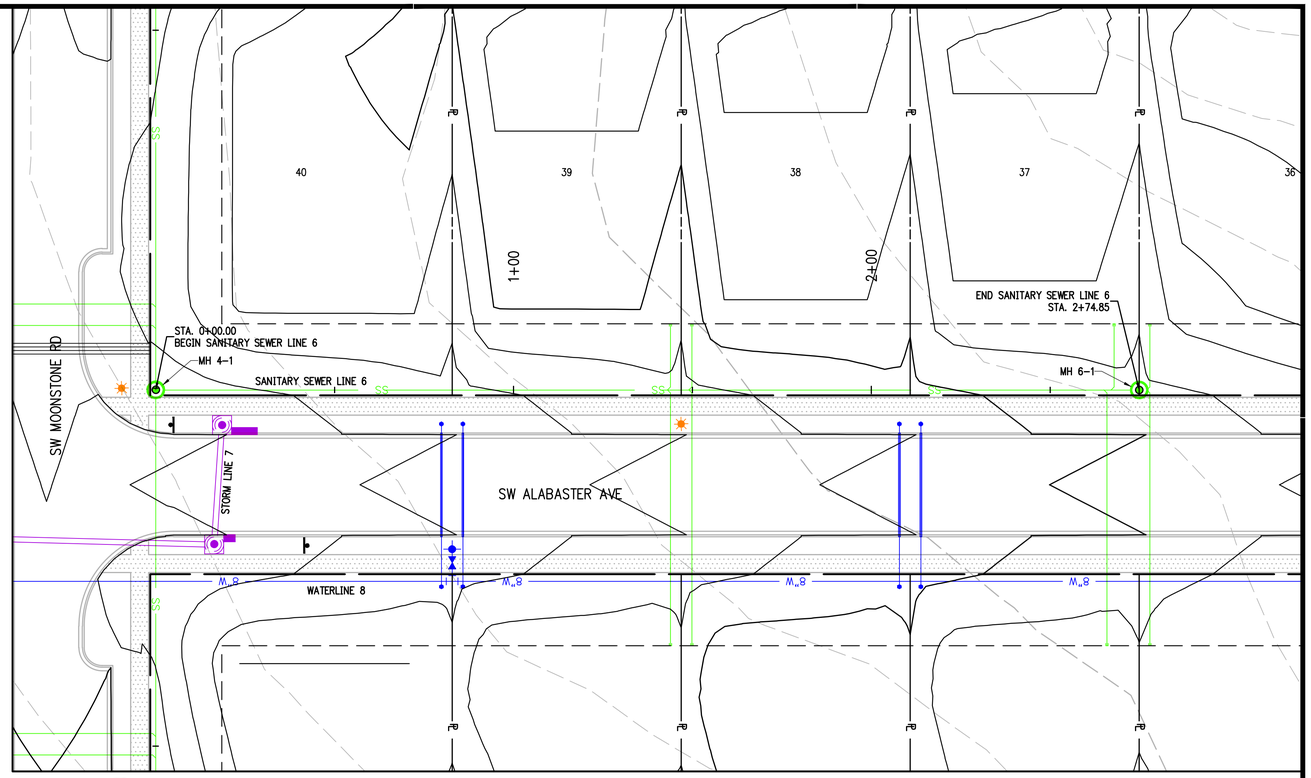

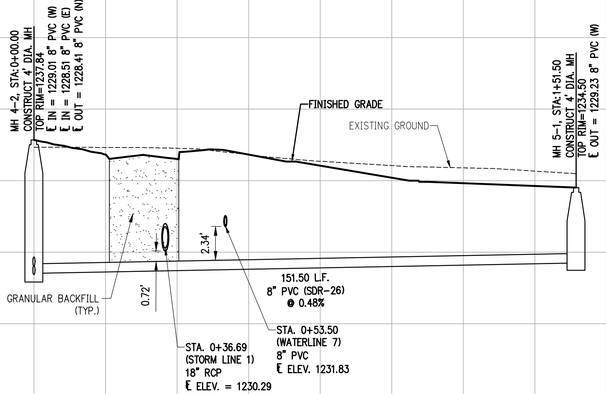

SANITARY SEWER LINE 5
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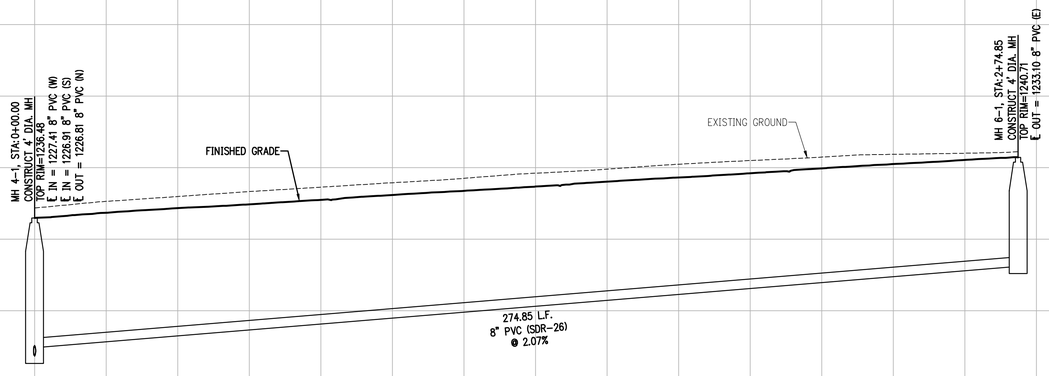
VERT. SCALE: 1"=5'



SANITARY SEWER LINE 6
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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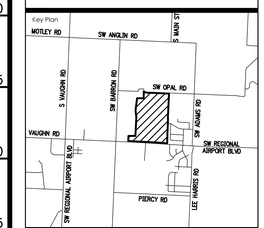
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR



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QC Date: 06/27/25

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CONNOR THREET

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2025/11/14

SANITARY SEWER LINE 5 & 6 P&P (C)

C-226

DRAWING G:\21300200_OWENSMALL\PROJECT\CIVIL\DWG\PLAN SET 25\LAYOUT SHEETS\SSLP&P.DWG
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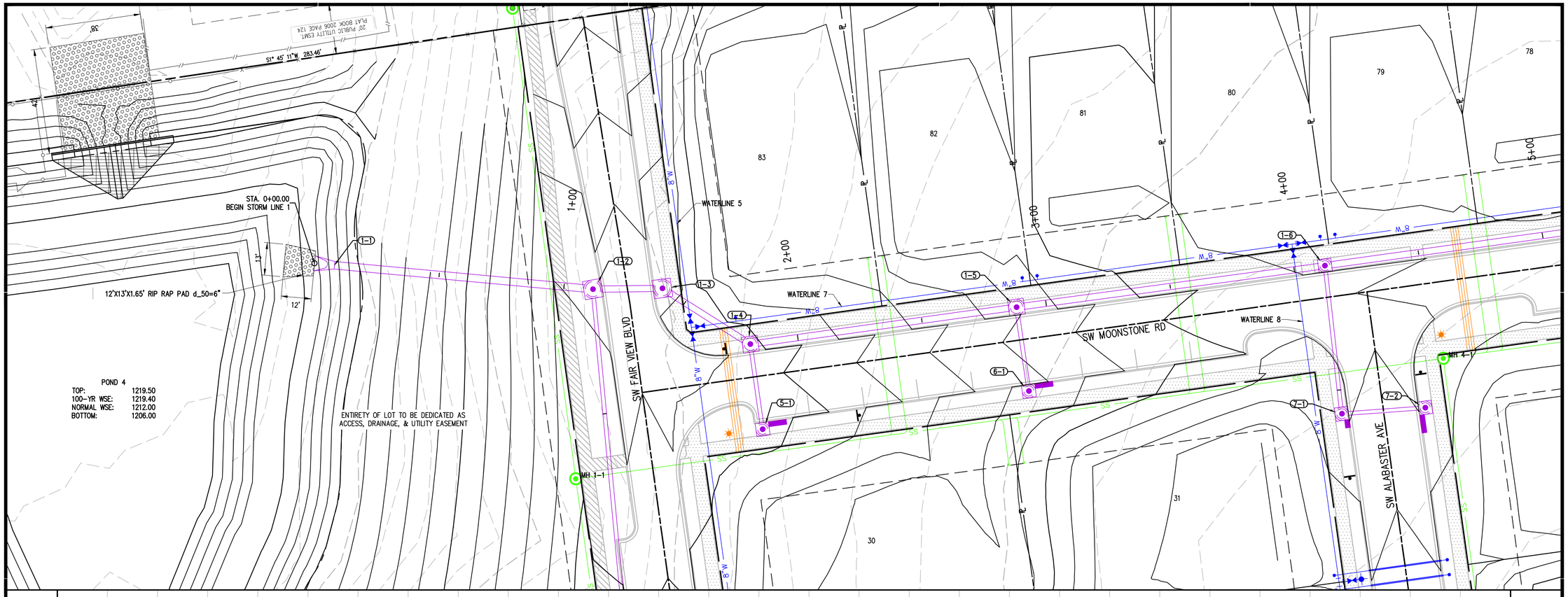

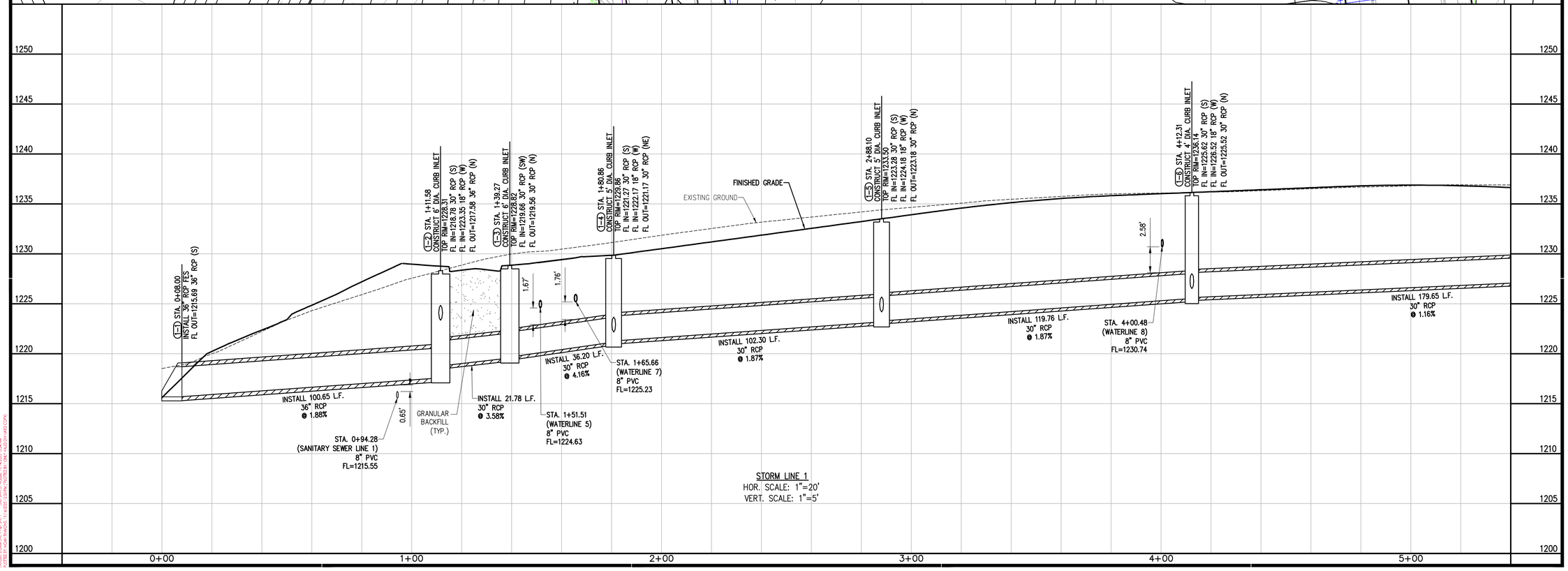

STORM LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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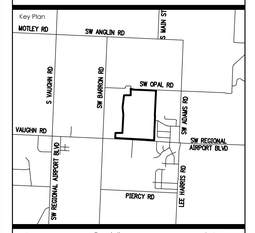
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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No. 19960
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2025/11/14

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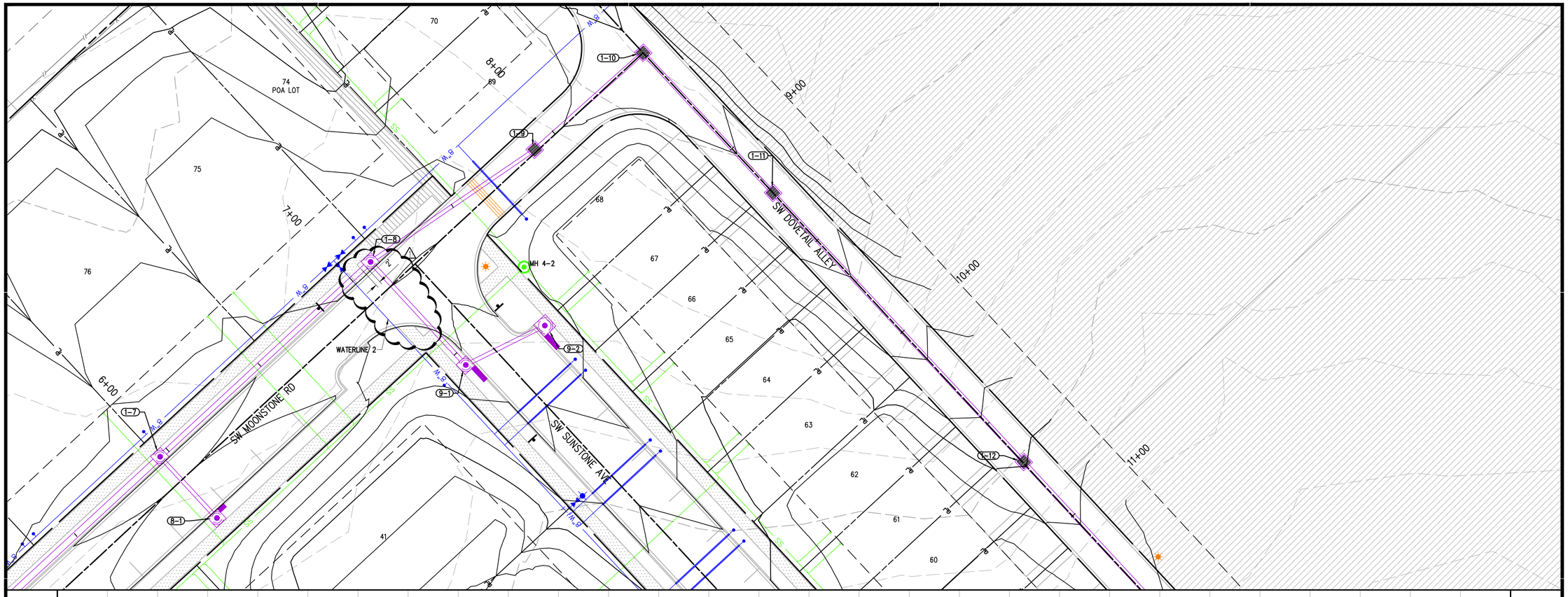
PP23-0003

STORM LINE 1 P&P (C)

C-227

DRAWING: G:\2023\23_OWNER\OPAL\M-P\CONSTR\CIVIL\DWG\OPAL PARK 23 STORM P&P.DWG
LAST SAVED BY: CONNOR THREET 11/14/2025 2:14 PM
PLOTTED BY: NOAH RAMIREZ 11/14/2025 2:15 PM (TUESDAY) PLOT SCALE: 1.00 (ARCH D PDF)



STORM LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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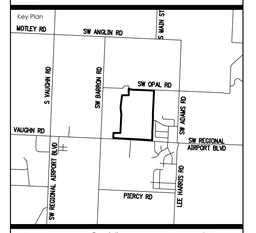
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date
1	JBOX 1-8 REVISED TO CURB INLET	06/19/2025
1	SIDEWALK SHIFT FOR VERT DEPRESS.	06/19/2025

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QC Date: 06/27/23

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STORM LINE 1 P&P (C) R-1

C-228 R-1

DRAWING G:\2023\23_OWNER\OPAL\PLAN\PLOTSHEETS\C-OPAL PARK 23 STORM P&P.DWG
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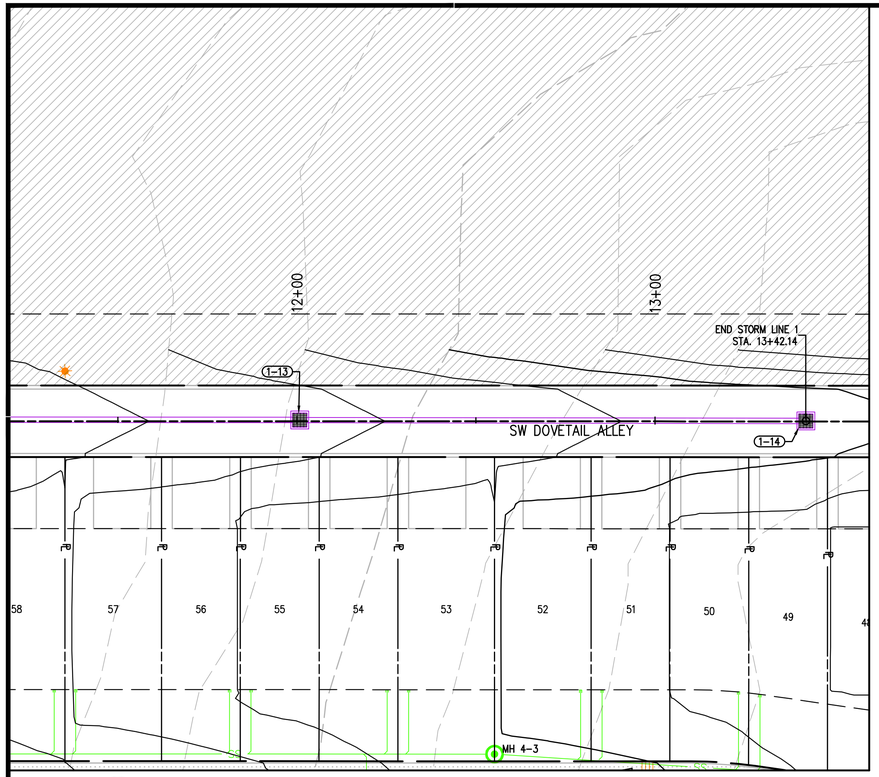

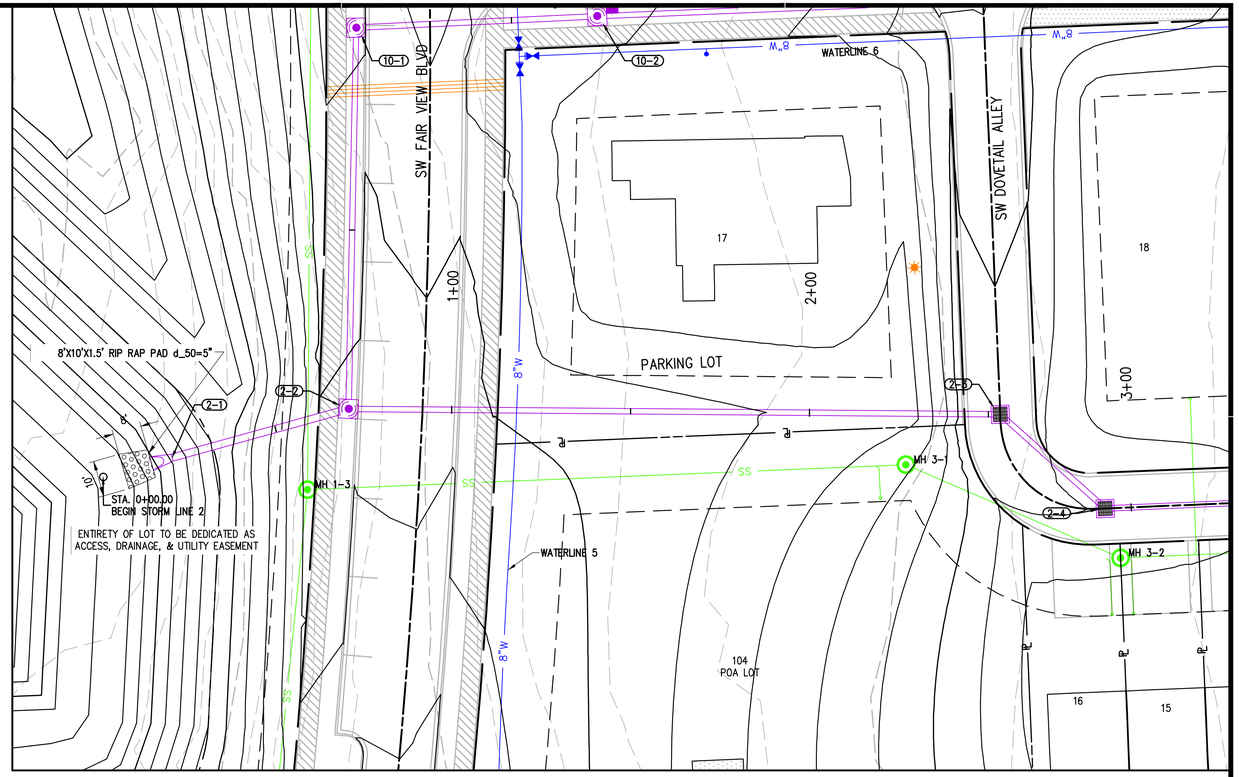

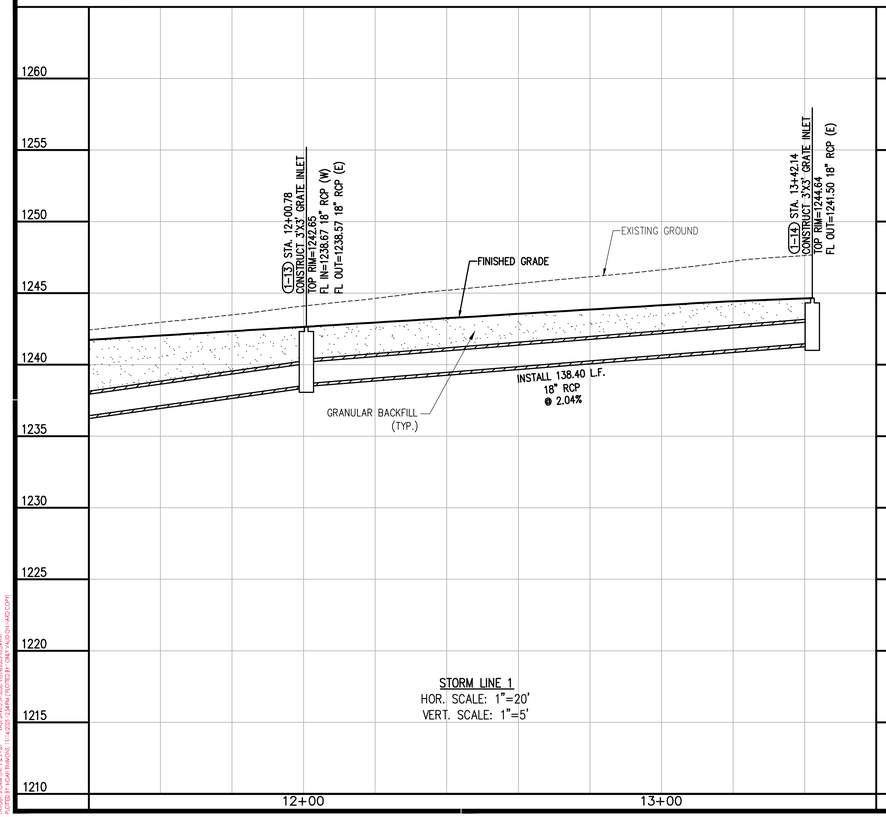

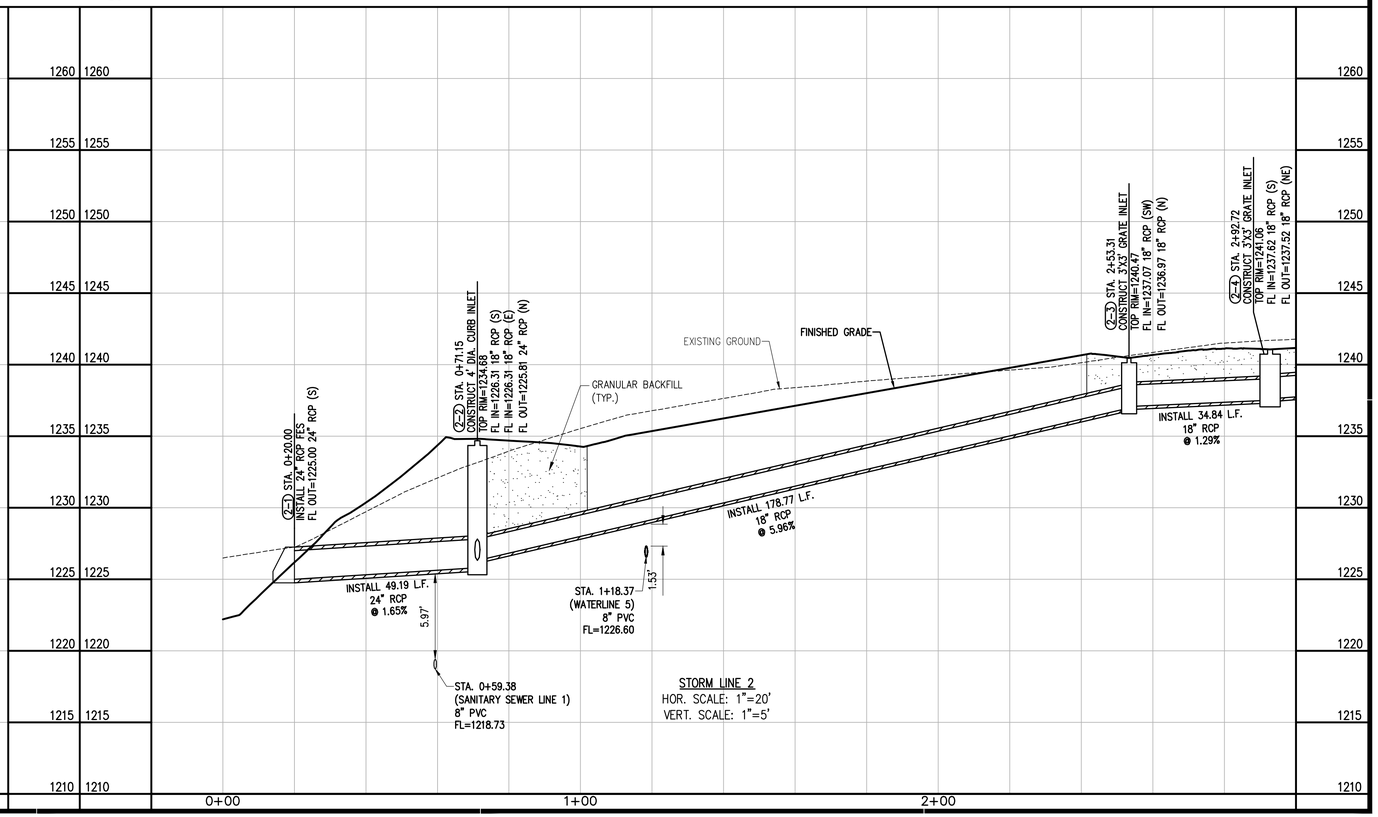

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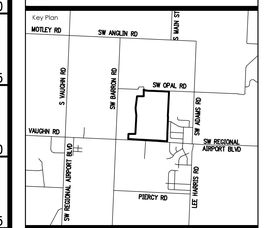
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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No. 19960
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2025/11/14

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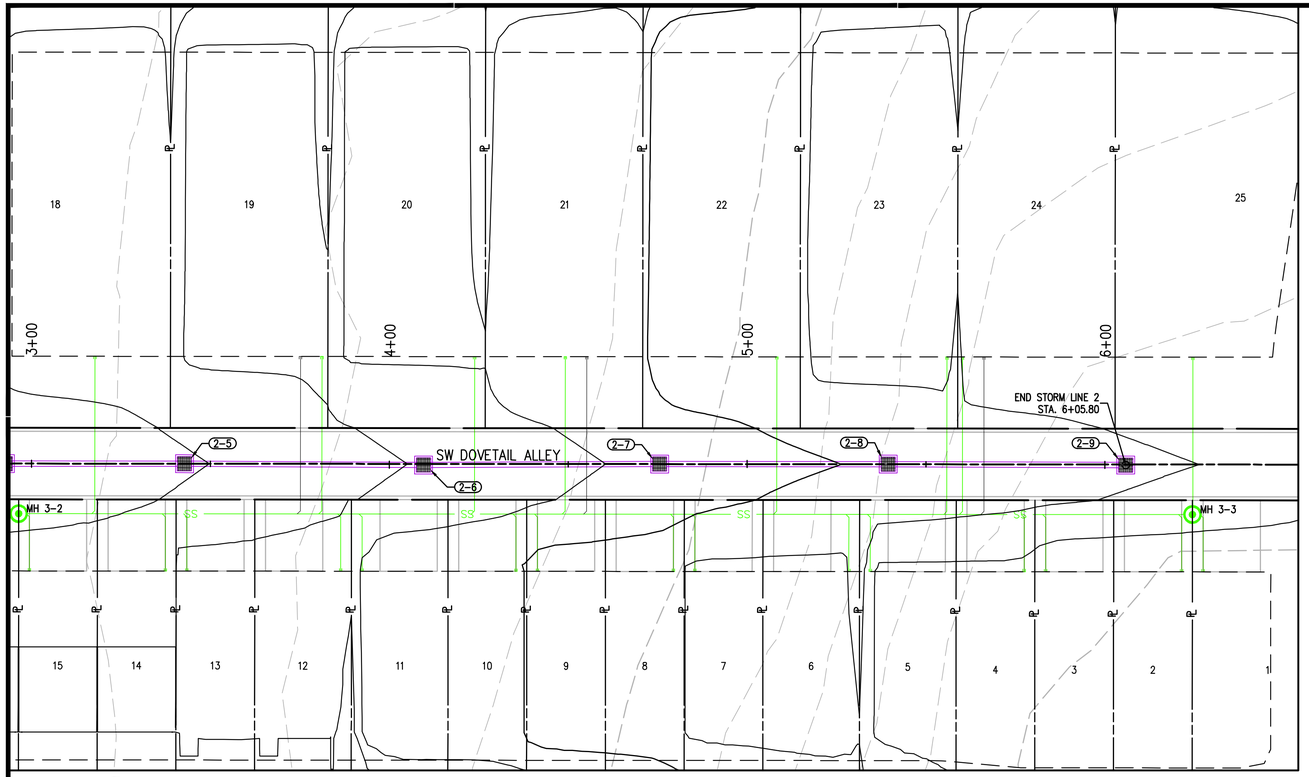
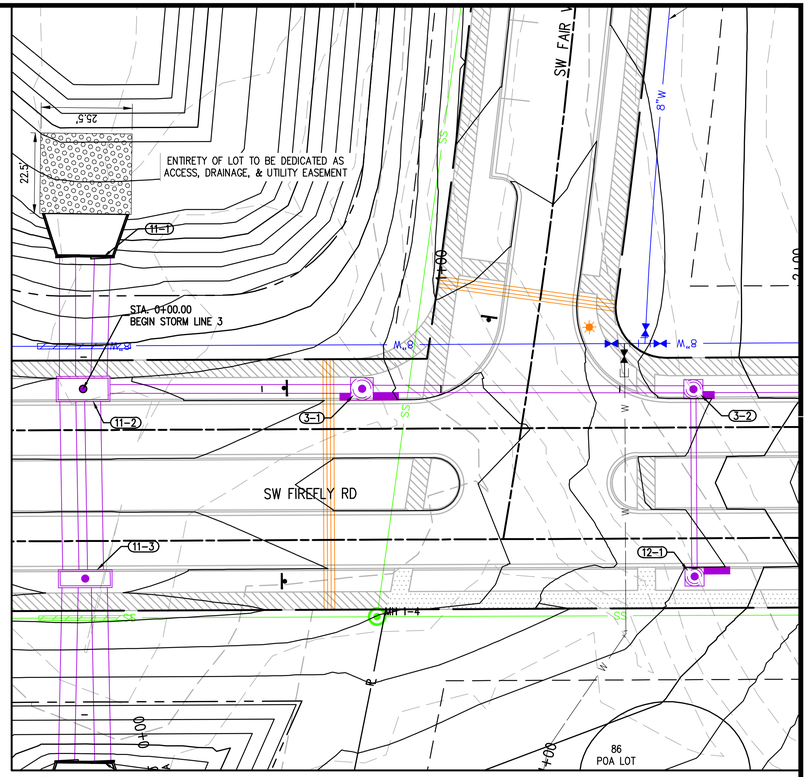
PP23-0003

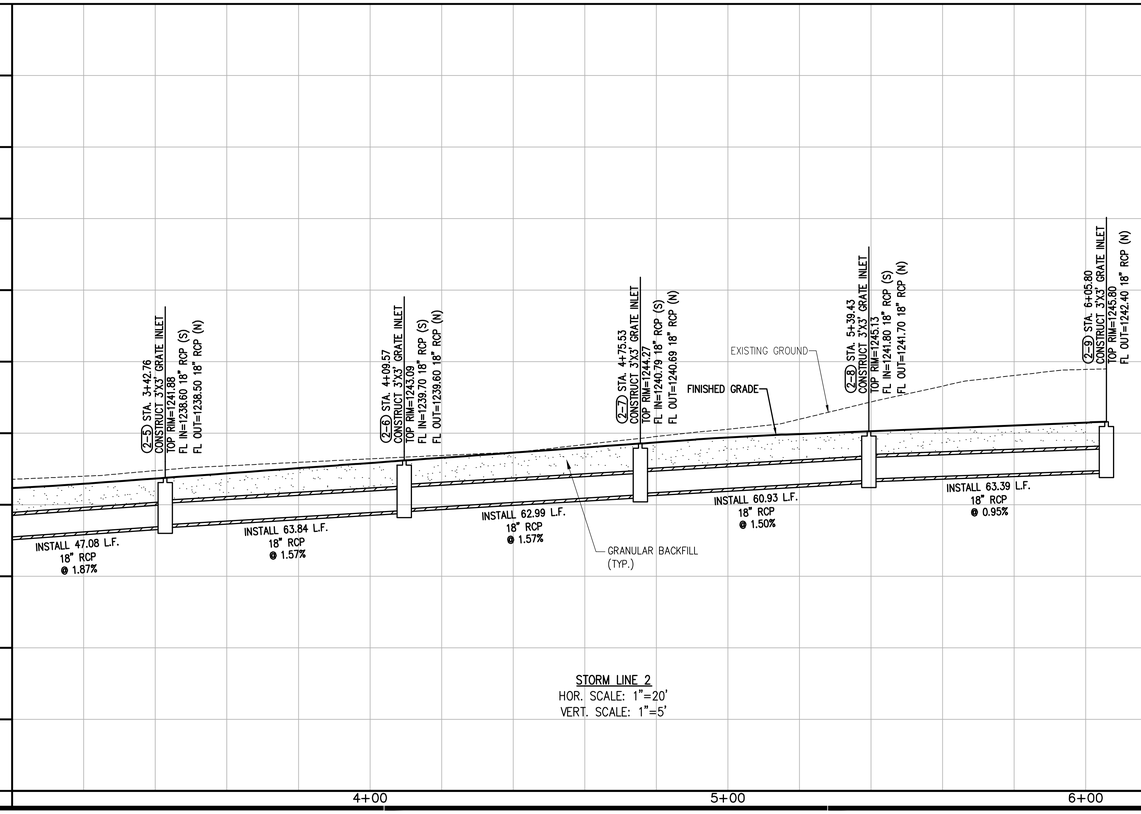
STORM LINE 1 & 2 P&P (C)

C-229

DRAWING G:\CLIENTS\21_CITY\PROPOSAL\21300200_OPAL PARK PH I\CIVIL\DWG\OPAL PARK PH I 23.1.DGN 11/14/2025 11:14:22 AM
PLOTTED BY CHASE PATRICK - 11:14:22 - ELEVATIONS ARE BASED ON NAVD 88 - THIS PLOT IS FOR REVIEW PURPOSES ONLY







STORM LINE 2
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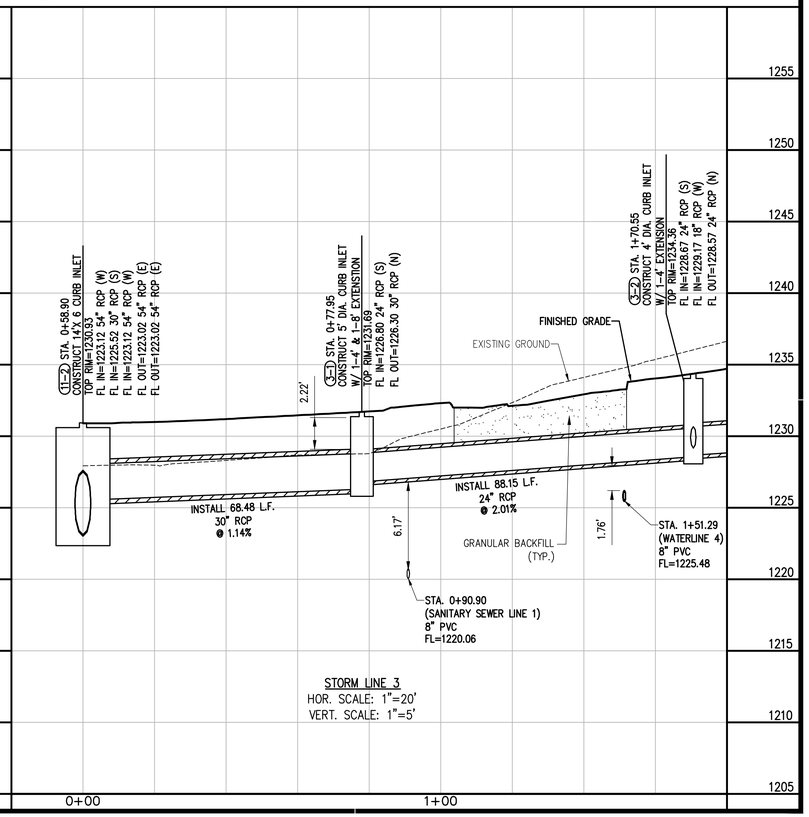
VERT. SCALE: 1"=5'



STORM LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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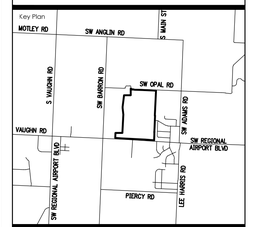
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

STORM LINE 2 & 3 P&P (C)

C-230

DRAWING C:\ACTIVE\21300200_OPAL PARK PH I\CIVIL\DWG\OPAL PH I P23-0003 P&P.DWG
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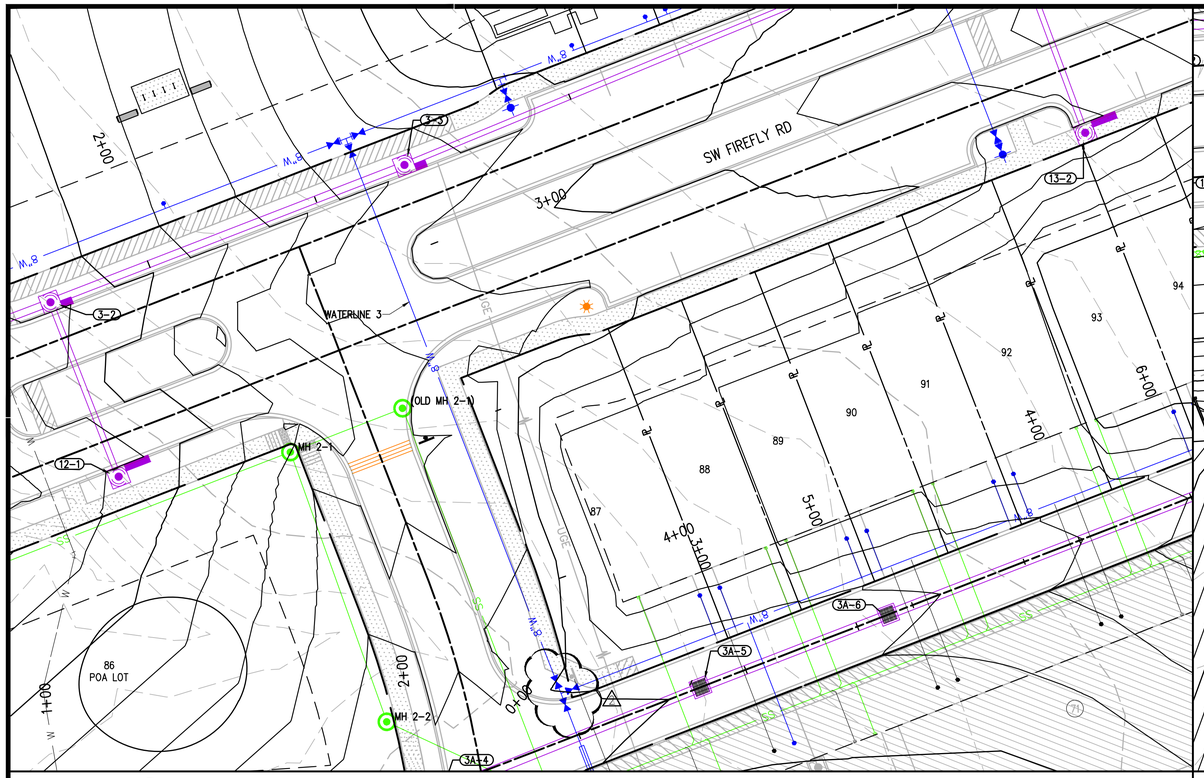

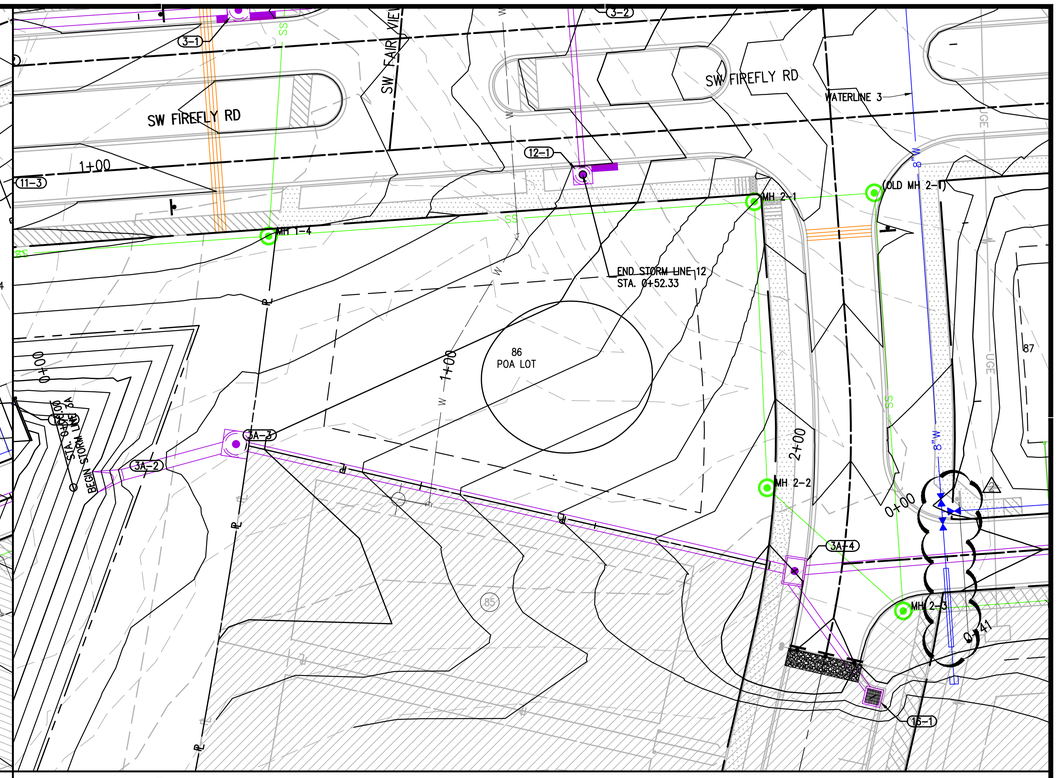

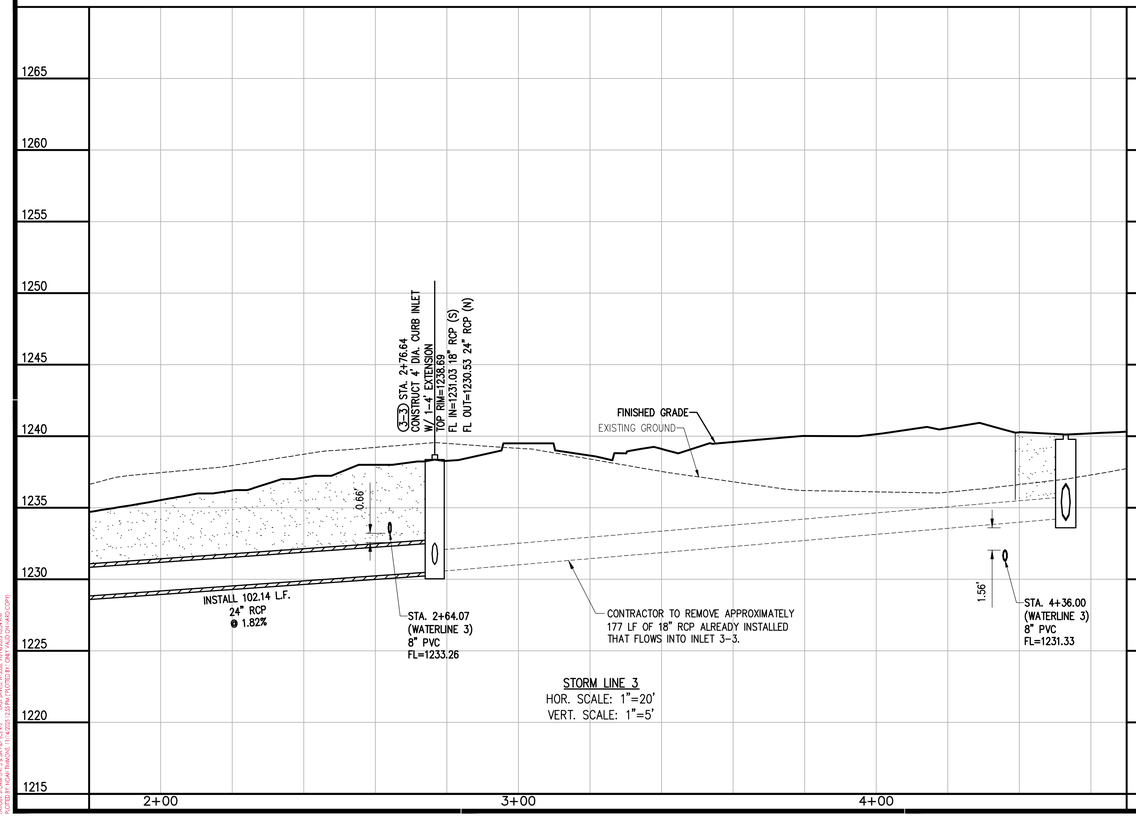

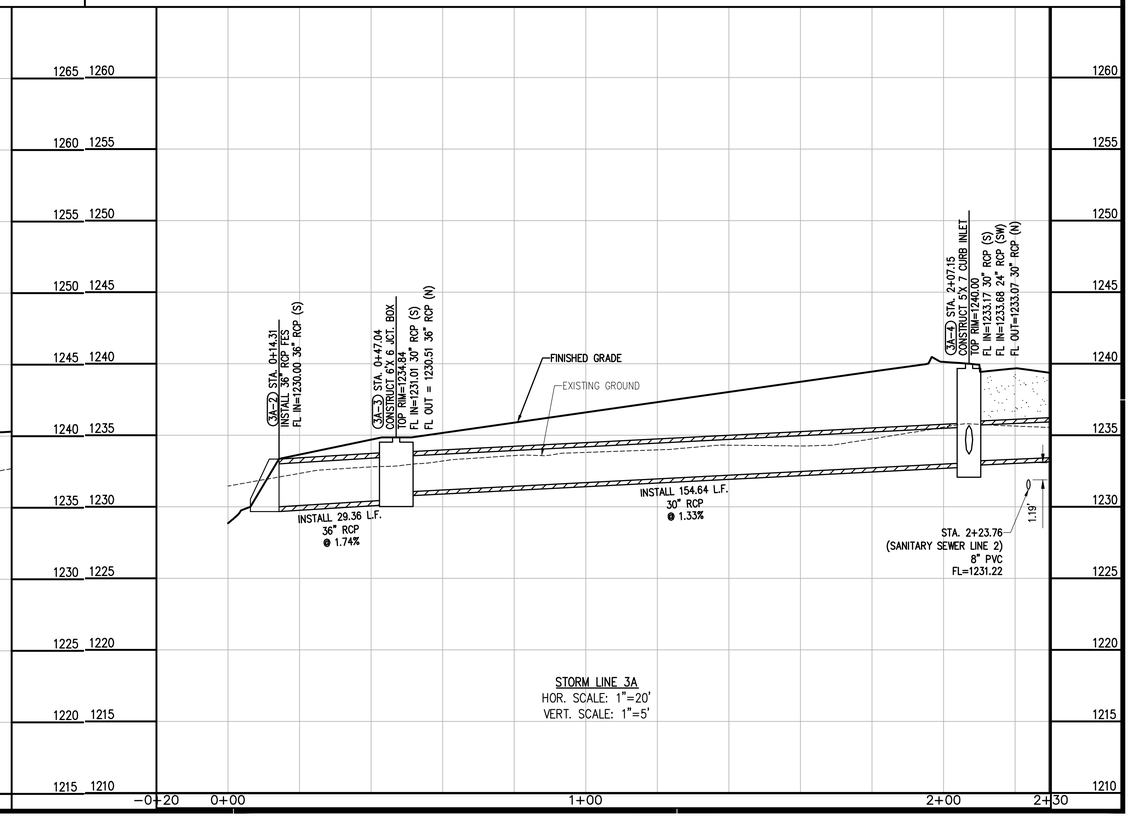

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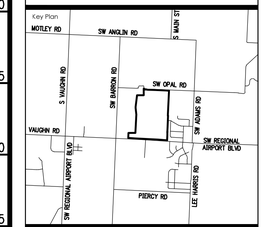
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II	2024/08/22
2	ADDED GATE VALVES	03/14/2025

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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CONNOR THREET

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PP23-0003

2025/11/14

STORM LINE 3 & 3A P&P (C) R-2

C-231 R-2

DRAWING G:\JOBS\21300200\CAD\ENGINEERING\PLOTS\CTAE\STORM LINE 3 AND 3A P&P (C) R-2.DWG
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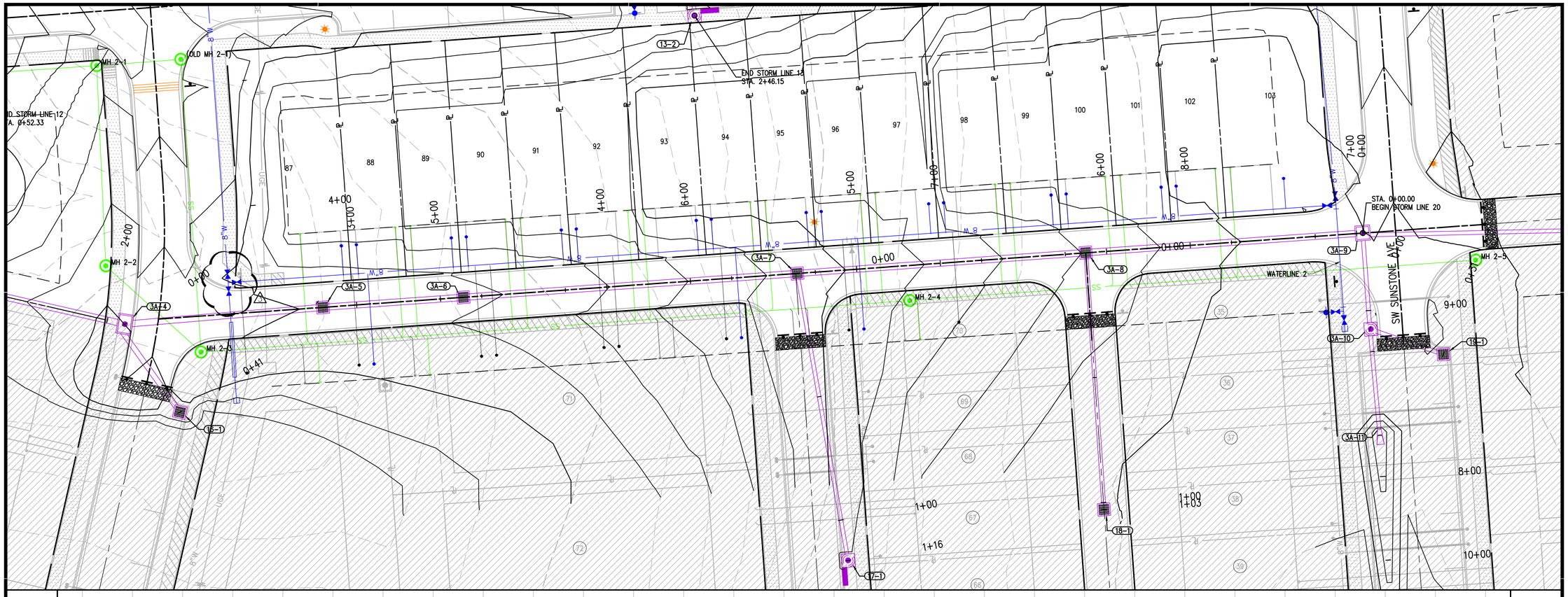

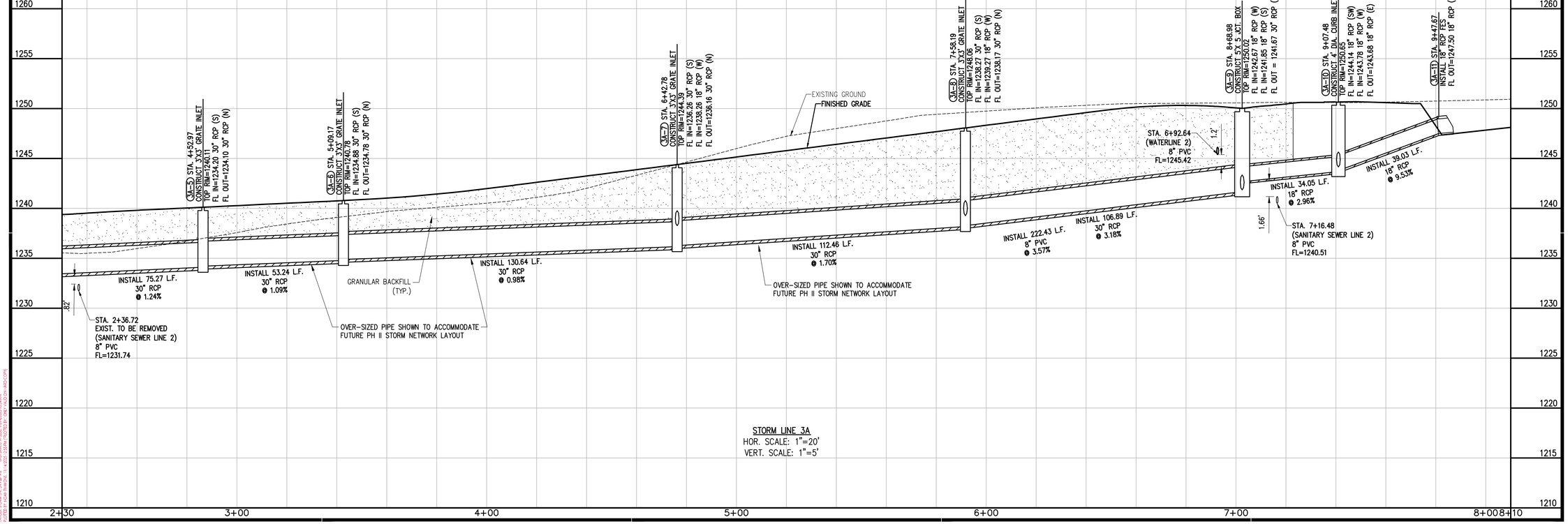

STORM LINE 3A
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

No.	Description	Date
1	CONNECTION TO PH II	2024/08/22
2	ADDED MISSING SEWER CROSSING	01/31/2025
3	ADDED GATE VALVES	03/14/2025

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STORM LINE 3A P&P R-2

C-232 R-3

DRAWING G:\2300\23_OWEE\CAD\PLAN PHOTOMETRICS\OAL LIGHTS OPAL PARK 2.0\STORM PSP.DWG
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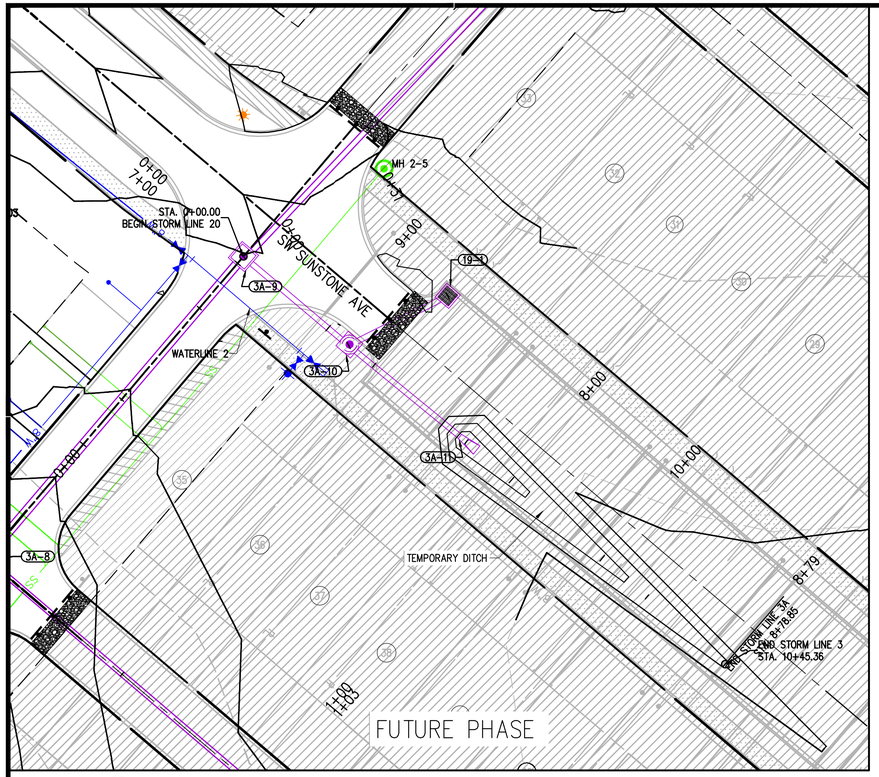

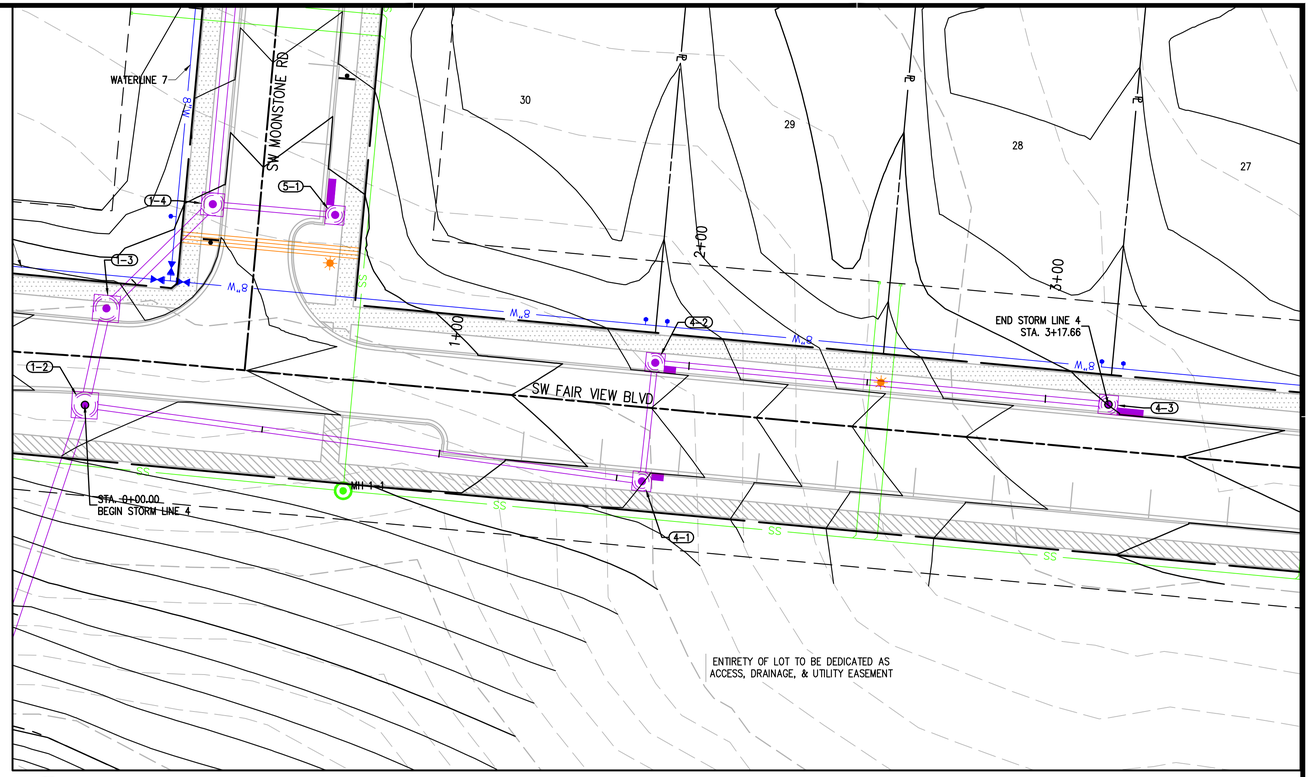

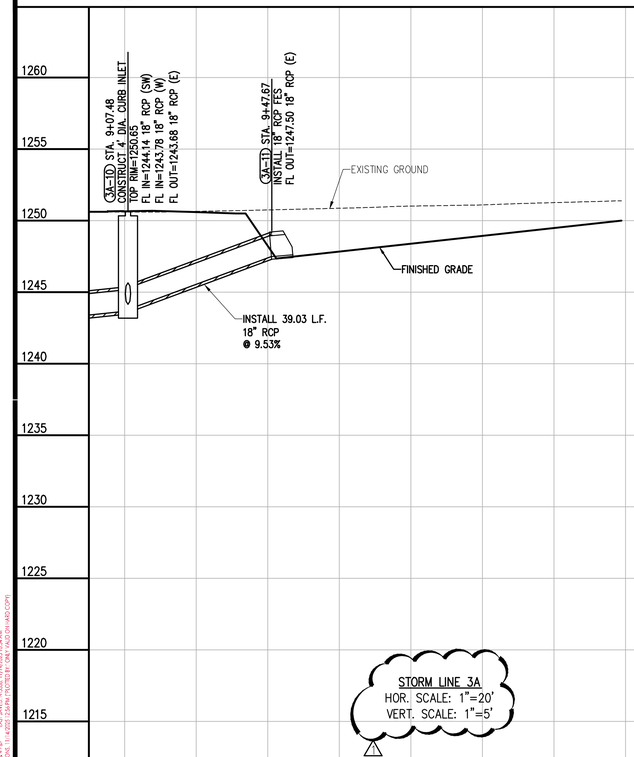

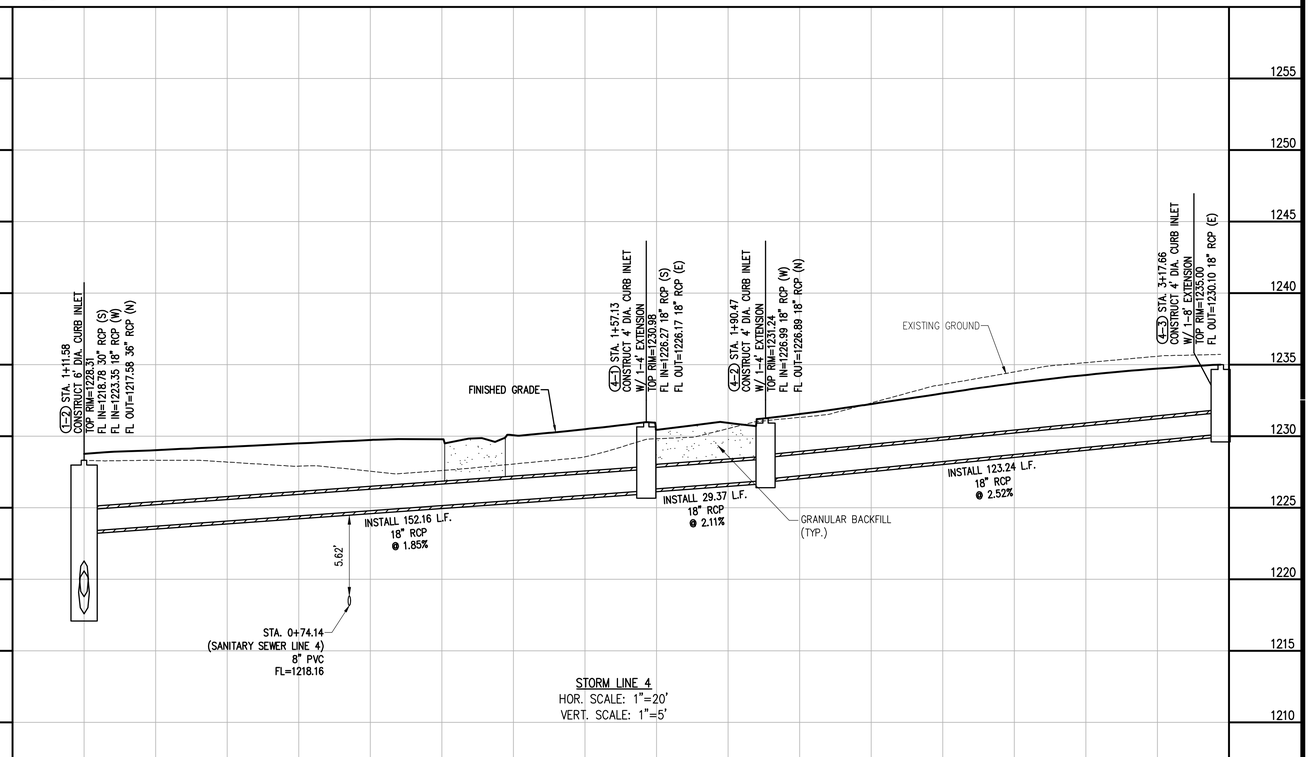

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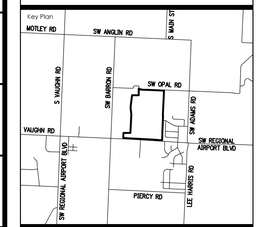
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II	2024/08/22

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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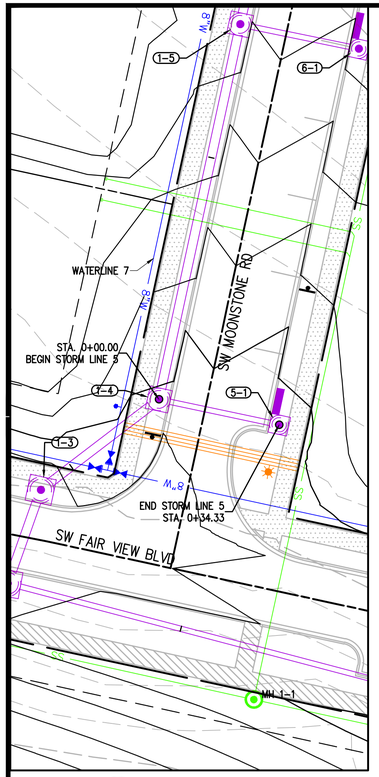
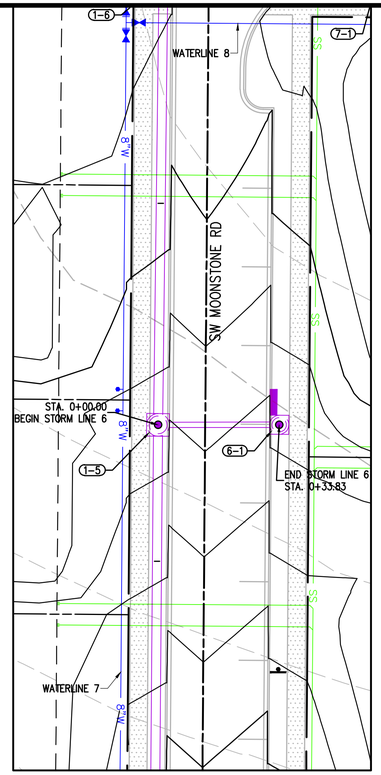
PP23-0003

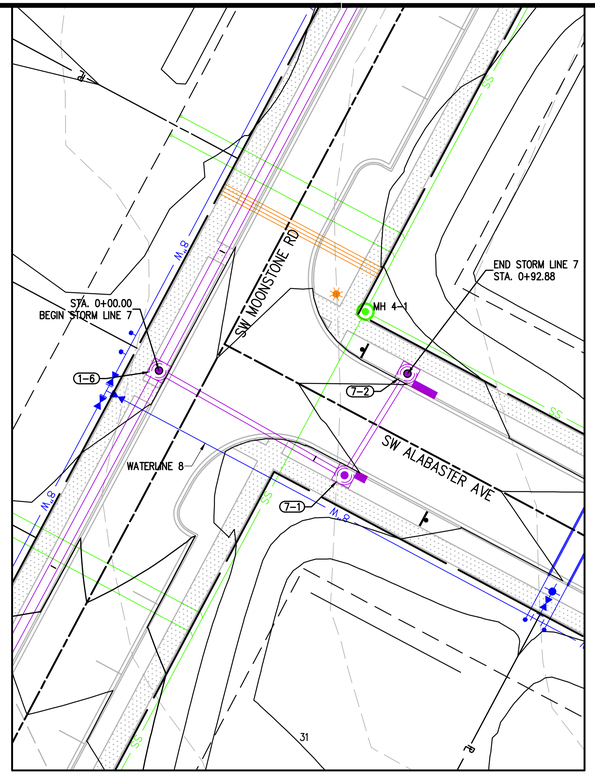
STORM LINE 3A & 4 P&P

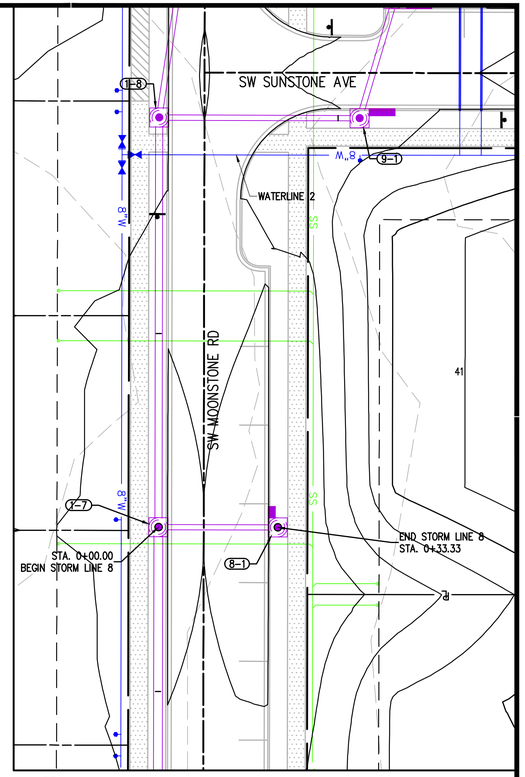
C-232A R-1

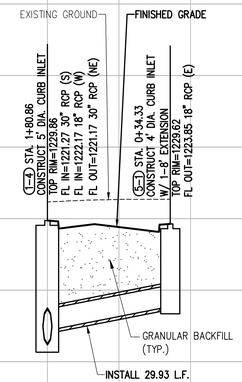
DRAWING G:\CLIENTS\21300200_OPAL PARK\ENGINEERING\CONSTRUCTION PLANS\C-232A P&P 21300200.DWG
PLOTTED BY CHAD PARKER, 11/14/2025 2:58 PM, PLOTTED BY: CHAD PARKER
XREFS ATTACHED: PROJECT, TITLE BLOCK, CIVIL 3D PROJECT, CIVIL 3D COGO POINTS, CIVIL 3D SURFACES, CIVIL 3D ALIGNMENTS, CIVIL 3D PIPE NETWORKS, CIVIL 3D PROFILES, CIVIL 3D PROFILE VIEWS, CIVIL 3D SECTION VIEWS, CIVIL 3D SECTIONS, CIVIL 3D SAMPLE LINES, CIVIL 3D SAMPLE LINE GROUPS











STORM LINE 5
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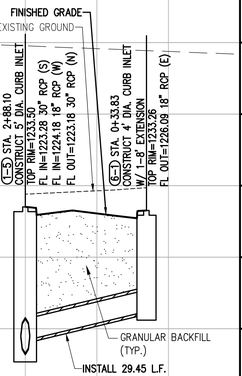
VERT. SCALE: 1"=5'



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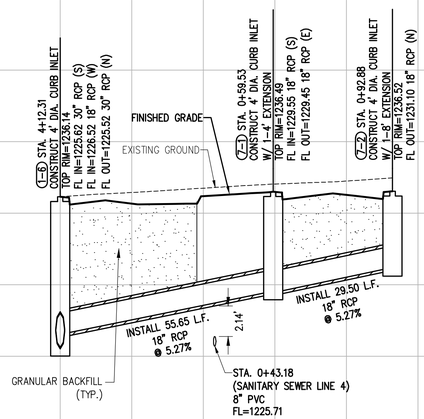
VERT. SCALE: 1"=5'



STORM LINE 7
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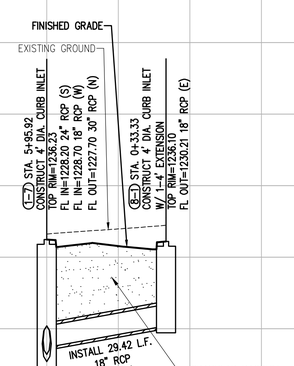
VERT. SCALE: 1"=5'



STORM LINE 8
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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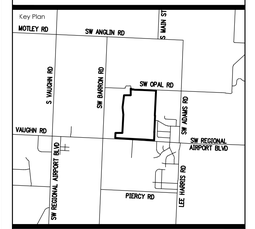
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

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CONNOR THREET

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PP23-0003
2025/11/14

STORM LINE 5, 6, 7 & 8 P&P (C)

C-233

DRAWING C:\USERS\CONNOR.THREET\DESKTOP\CRAFTON\CRAFTON\CIVIL\OPAL PH I P23-0003\PLANS\OPAL PH I P23-0003 STORM LINE 5, 6, 7 & 8 P&P (C).DWG
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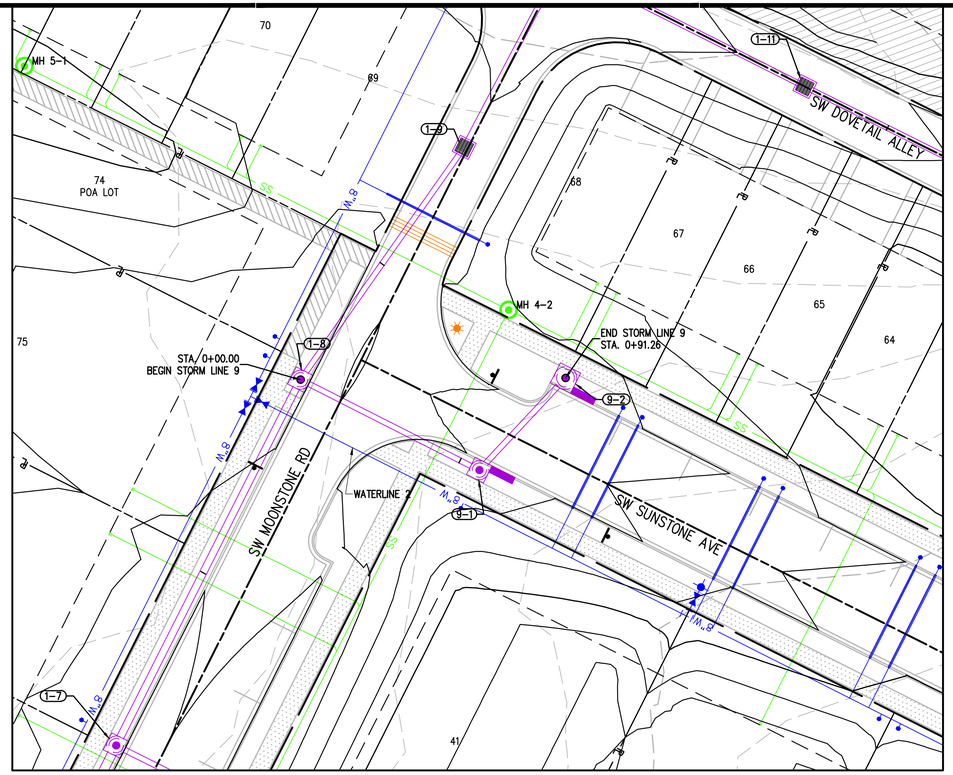

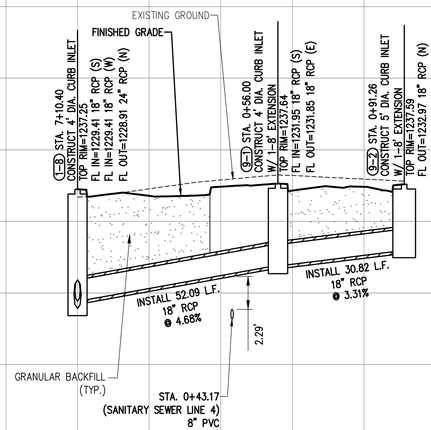

STORM LINE 9
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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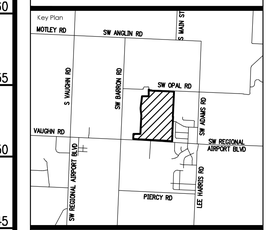
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR



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QC by: M. LOVE
QC Date: 06/27/25

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No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

STORM LINE 9 P&P (C)

C-234

DRAWING C:\CLIENTS\21300200_OPAL PARK PH I\CIVIL\CONSTRUCTION\CAD\PLAN\P23-0003-P&P-STORM LINE 9.DWG
PLOTTED BY CHAD PARKER, 11/14/2025 2:57 PM (THIS PRINT IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED OR COPIED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CRAFTON, TULL & ASSOCIATES, INC.)

STORM LINE 10
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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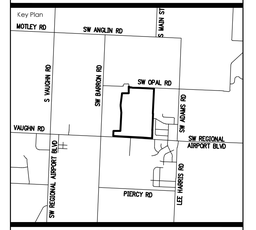
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR



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No. 19960
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2025/11/14

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PP23-0003

STORM LINE 10 P&P (C)

C-235

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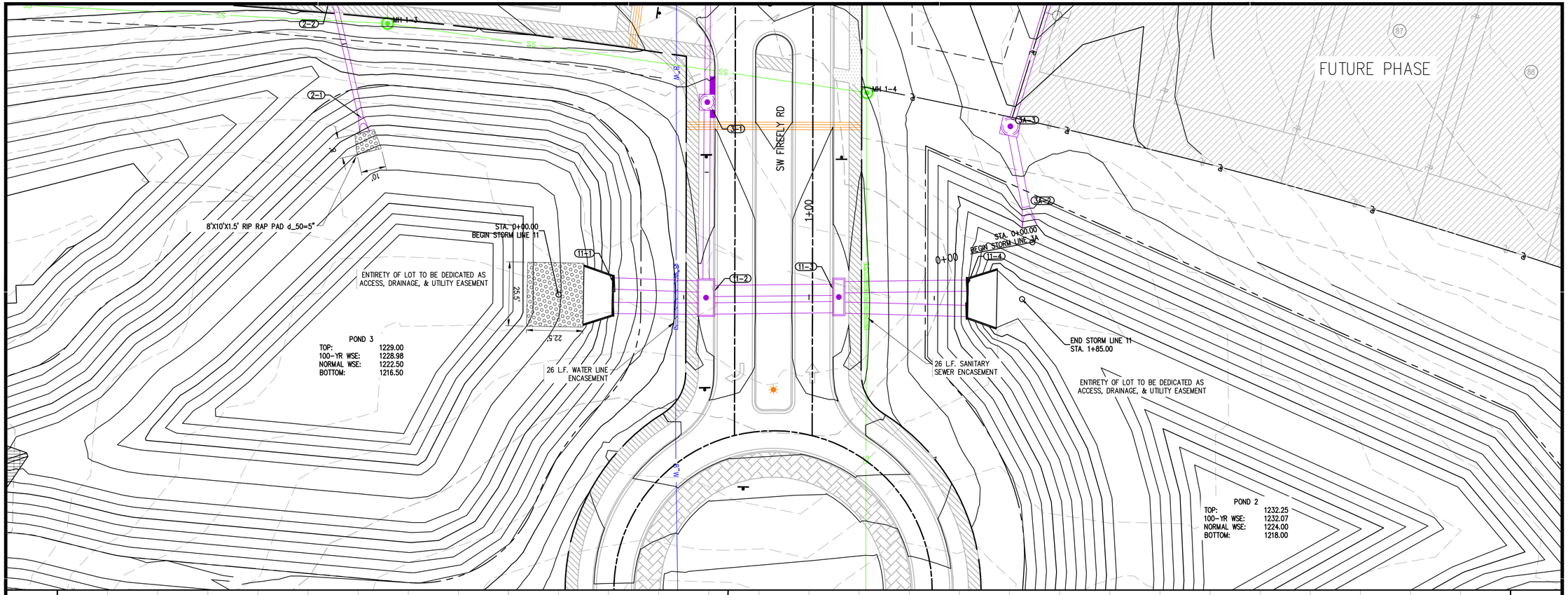

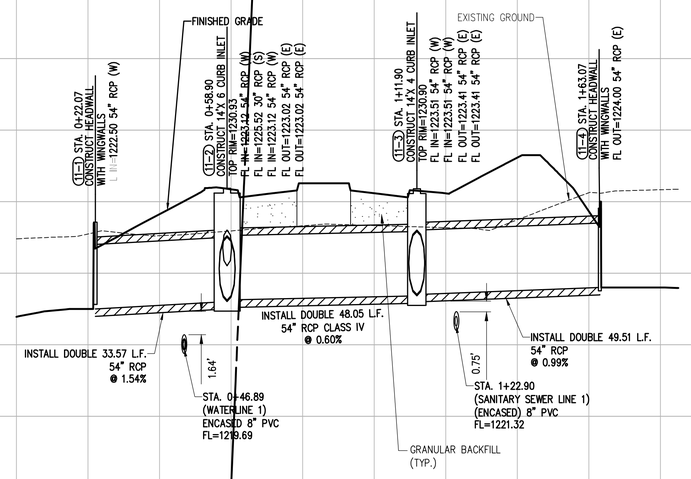

STORM LINE 11
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date

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STORM LINE 11 P&P (C)

C-236

DRAWING: C:\21300200_OPAL PARK PH I\ENGINEERING\CAD\PLANS\C-236 STORM LINE 11 P&P (C).DWG
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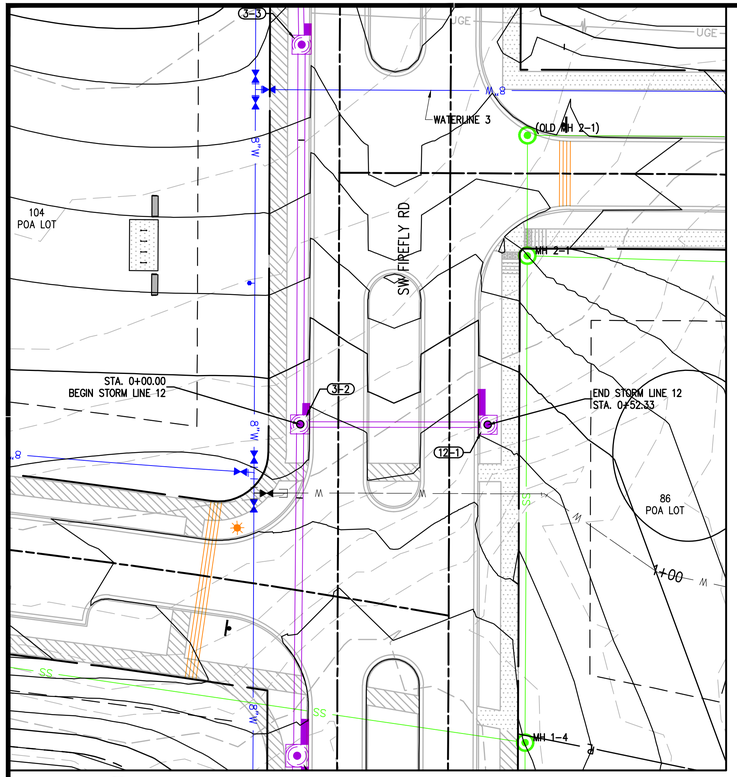

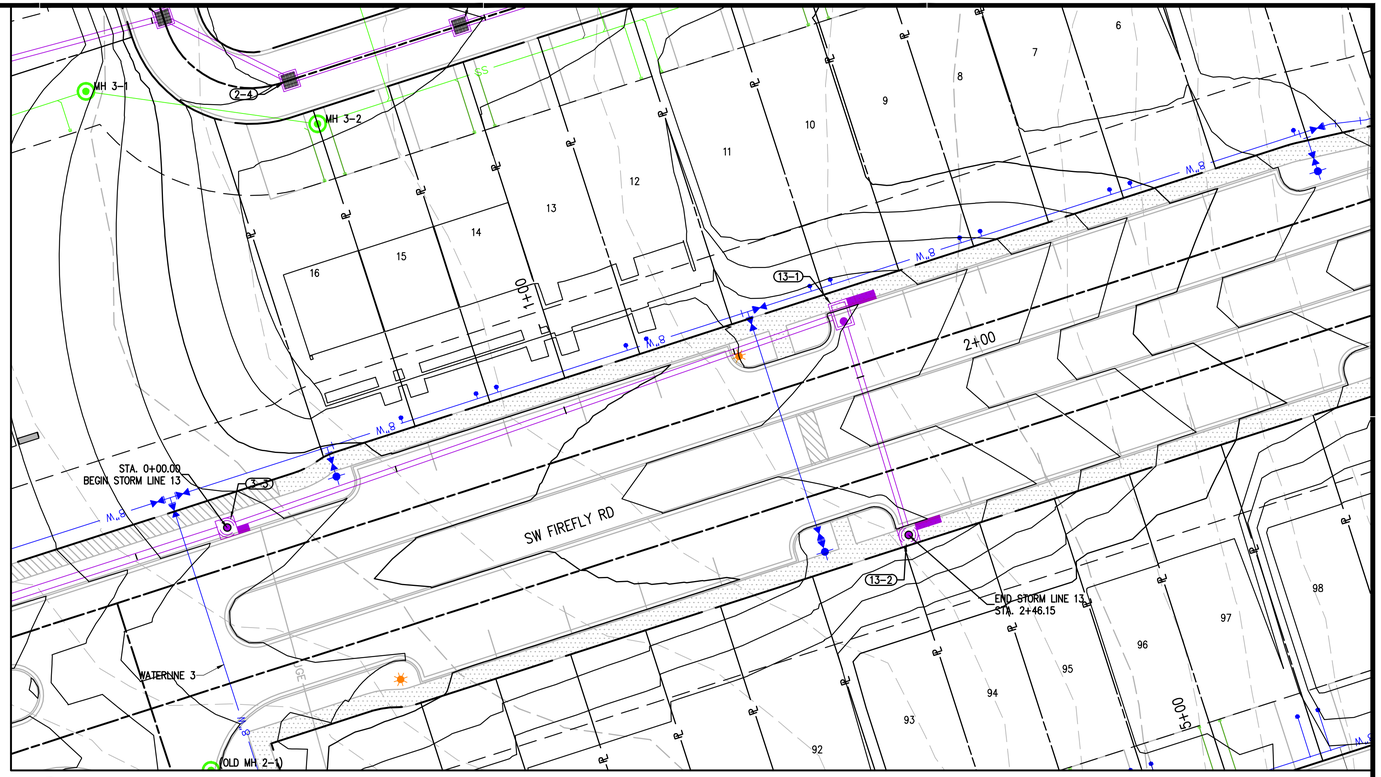

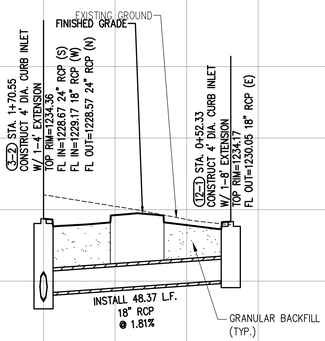

STORM LINE 12
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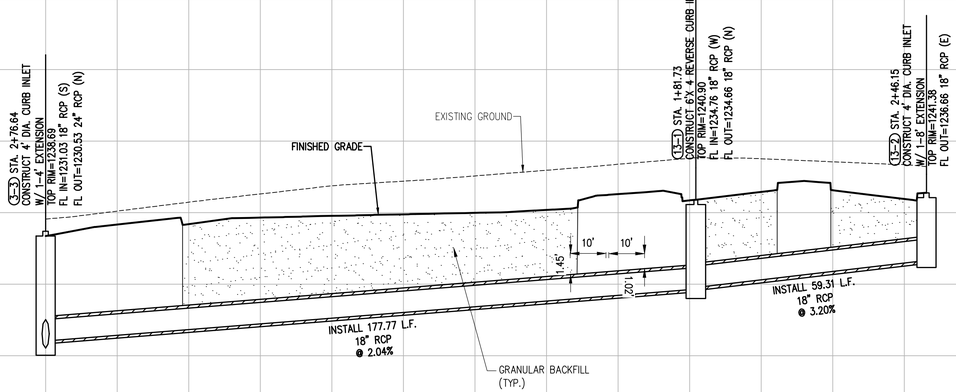
VERT. SCALE: 1"=5'



STORM LINE 13
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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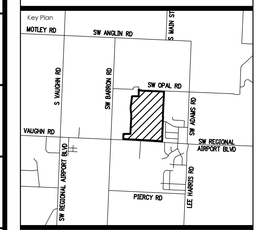
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PP23-0003
2025/11/14

STORM LINE 12 & 13 P&P (C)

C-237

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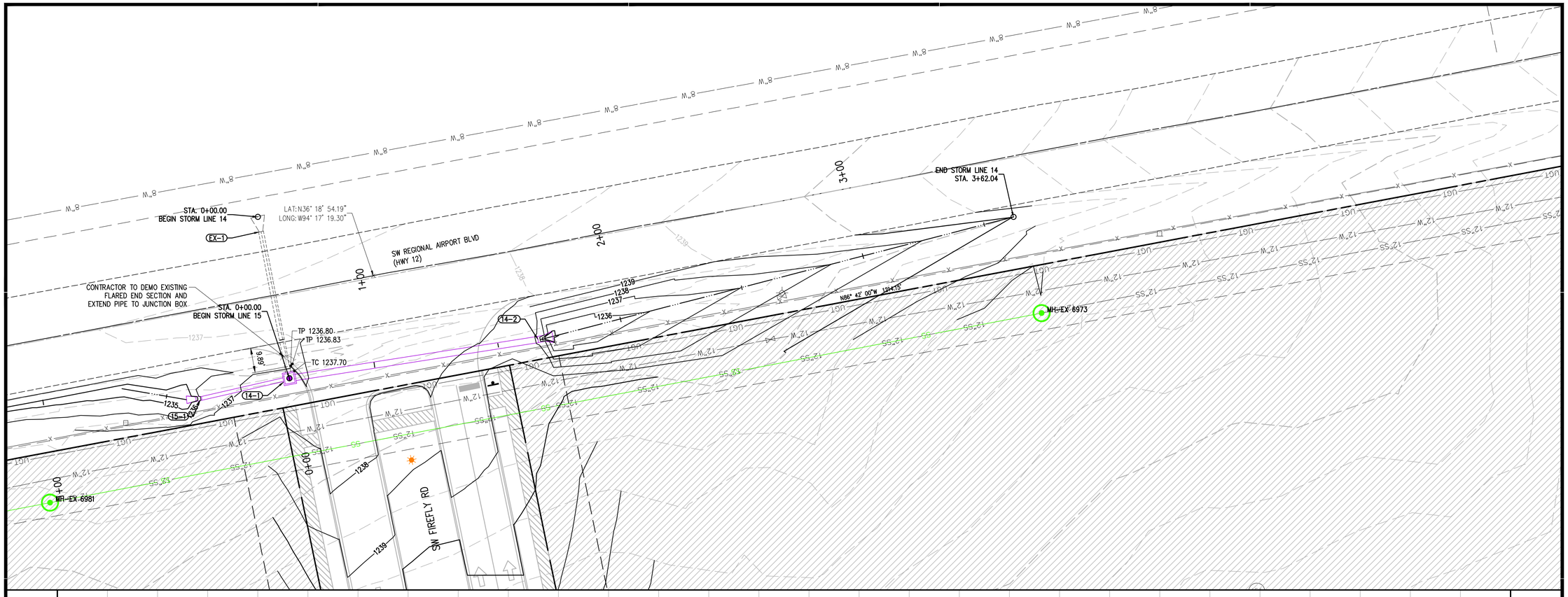

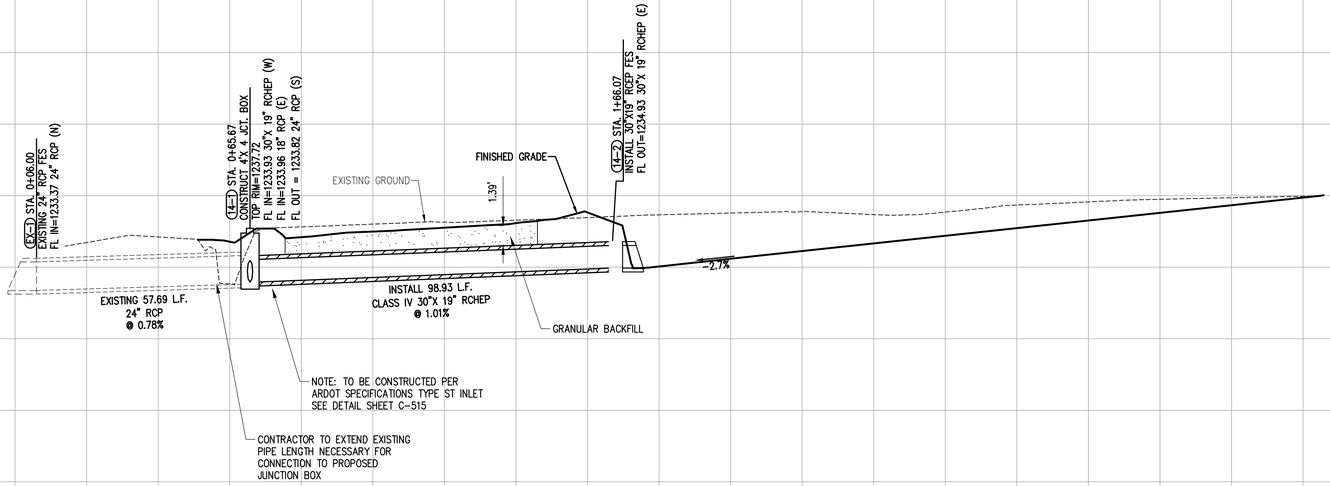

STORM LINE 14
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S WAGON RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date

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2025/11/14

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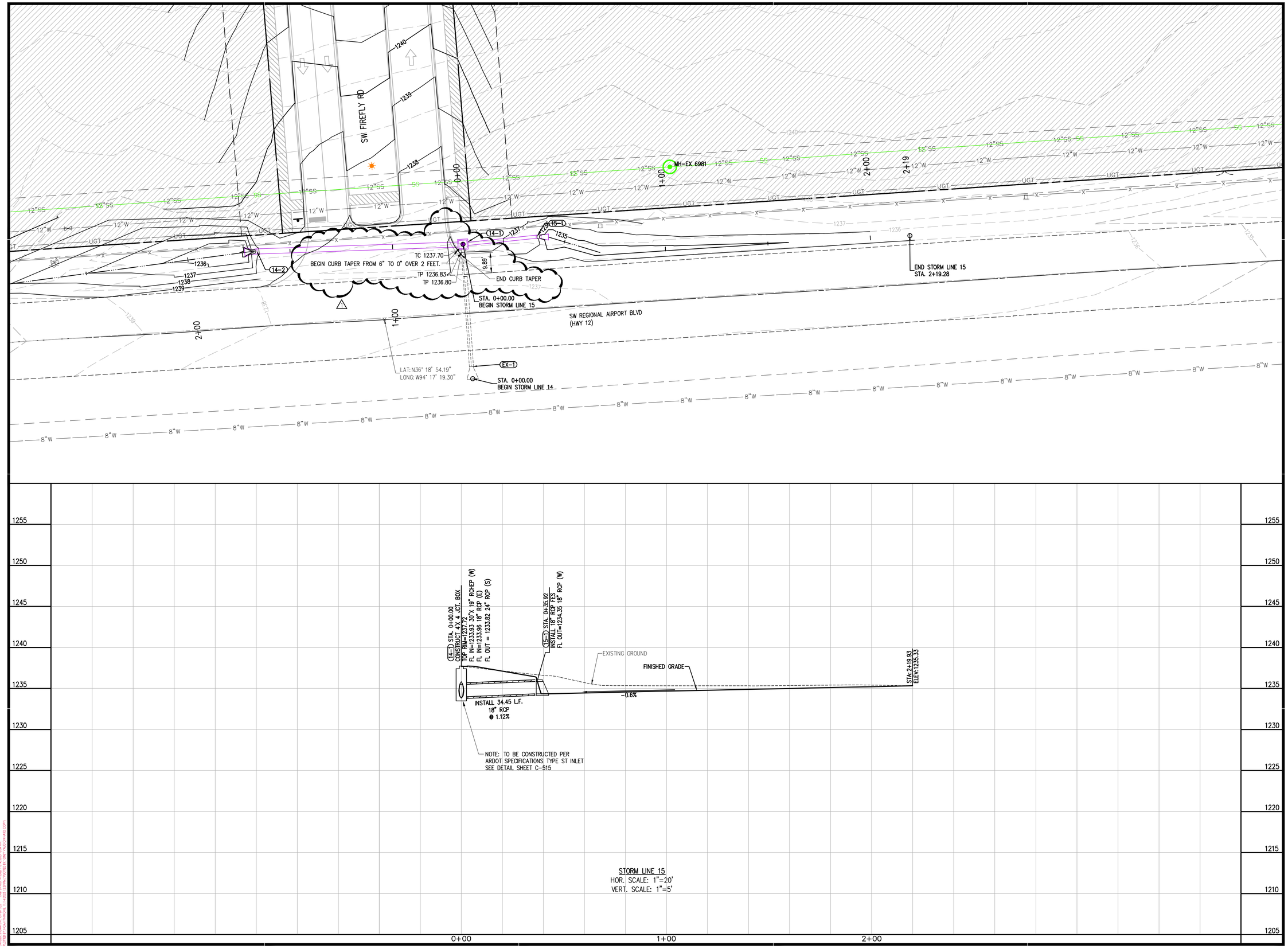
PP23-0003
STORM LINE 14 P&P (C)

C-238



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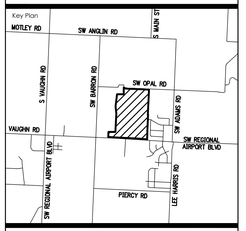
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	EXTEND CURB & GUTTER WITH TAPER	2025/10/13

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PP23-0003

STORM LINE 15 P&P (C) R-1

C-239 R-1

DRAWING: C:\21300200_OPAL\DWG\PLAN SHEETS\STORM_LINE_15\PROFILE\STORM_LINE_15.DWG
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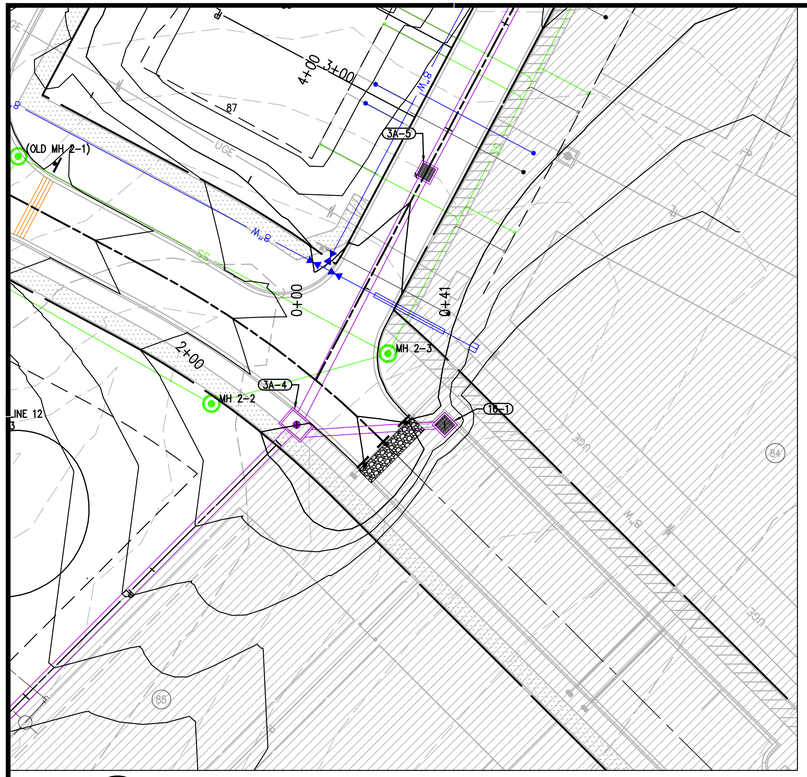
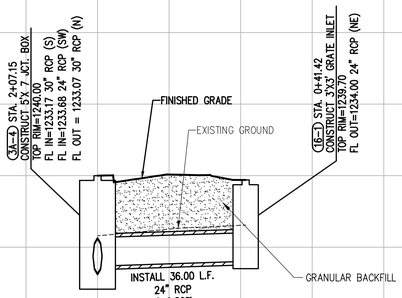
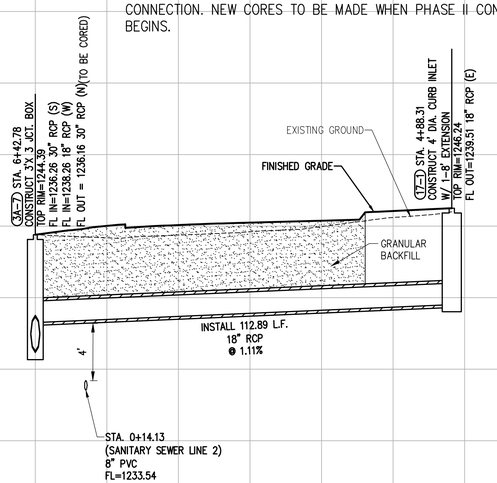


NOTE: WHETHER PRE-CAST OR CAST IN PLACE, CONTRACTOR TO ENSURE STRUCTURES 16-1, 17-1, 18-1, 19-1, & 20-1 HAVE NO PENETRATION OR OPENINGS OTHER THAN THE DISCHARGE PIPE CONNECTION. NEW CORES TO BE MADE WHEN PHASE II CONSTRUCTION BEGINS.



STORM LINE 16
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

NOTE: WHETHER PRE-CAST OR CAST IN PLACE, CONTRACTOR TO ENSURE STRUCTURES 16-1, 17-1, 18-1, 19-1, & 20-1 HAVE NO PENETRATION OR OPENINGS OTHER THAN THE DISCHARGE PIPE CONNECTION. NEW CORES TO BE MADE WHEN PHASE II CONSTRUCTION BEGINS.



STORM LINE 17
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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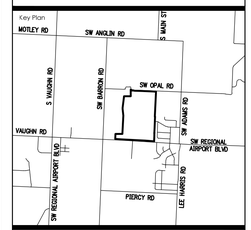
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19360
CONNOR THREET
2025/11/14

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PP23-0003

STORM LINE 16 & 17 P&P (C)

C-240

DRAWING C:\USERS\CONNOR.THREET\DROPBOX\CRAFTON TULL\OPAL PARK 21300200\PLANS\
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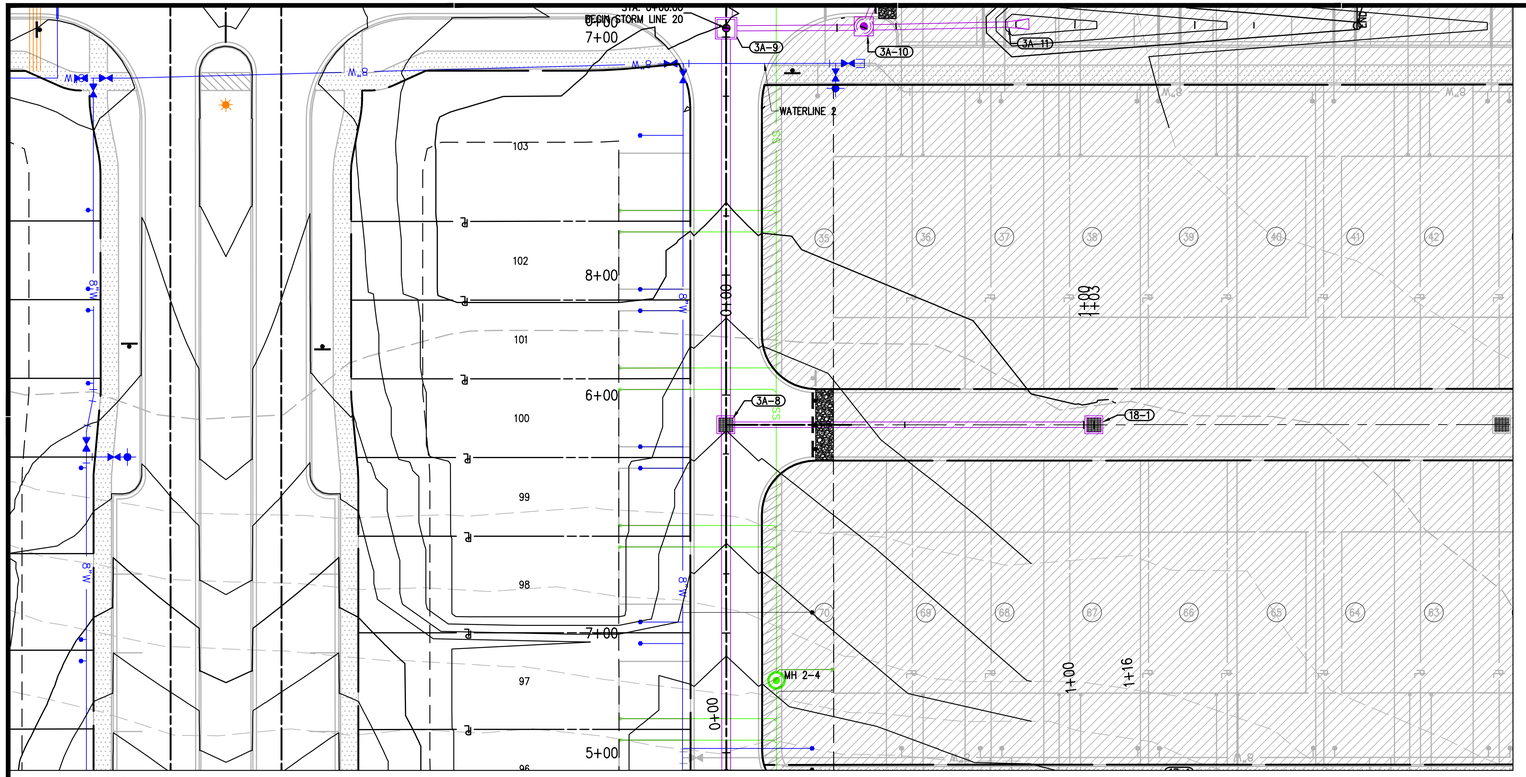
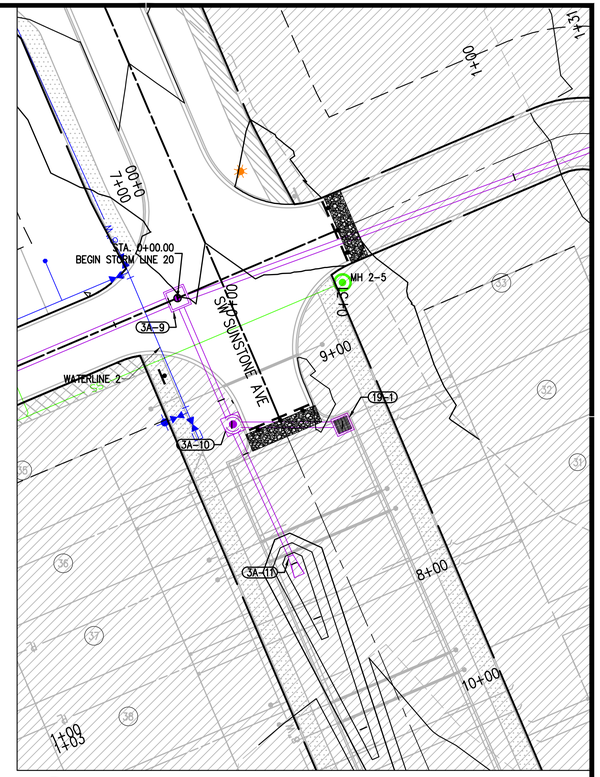
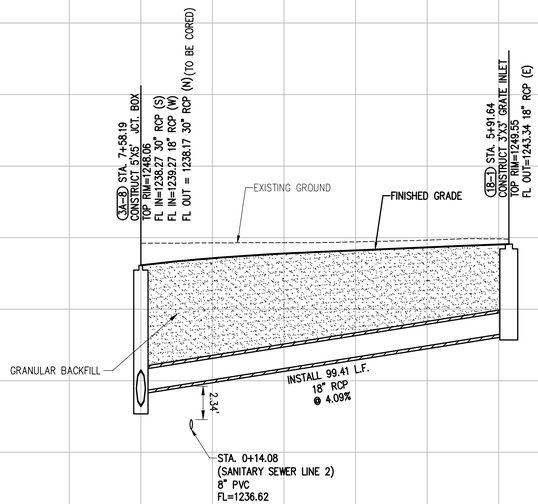


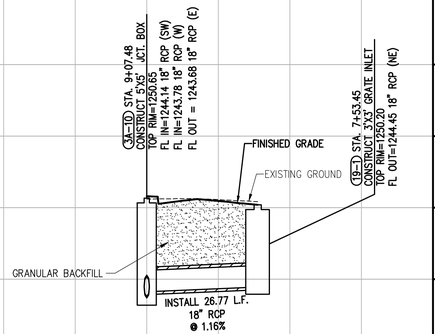


NOTE: WHETHER PRE–CAST OR CAST IN PLACE, CONTRACTOR TO ENSURE STRUCTURES 16–1, 17–1, 18–1, 19–1, & 20–1 HAVE NO PENETRATION OR OPENINGS OTHER THAN THE DISCHARGE PIPE CONNECTION. NEW CORES TO BE MADE WHEN PHASE II CONSTRUCTION BEGINS.



STORM LINE 18
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

NOTE: WHETHER PRE–CAST OR CAST IN PLACE, CONTRACTOR TO ENSURE STRUCTURES 16–1, 17–1, 18–1, 19–1, & 20–1 HAVE NO PENETRATION OR OPENINGS OTHER THAN THE DISCHARGE PIPE CONNECTION. NEW CORES TO BE MADE WHEN PHASE II CONSTRUCTION BEGINS.



STORM LINE 19
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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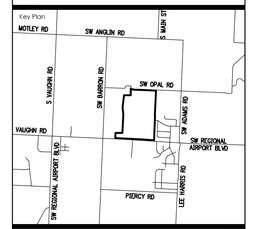
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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PP23-0003
2025/11/14

STORM LINE 18 & 19 P&P (C)

C-241

DRAWING G:\JOBS\21_OPAL\CAD\CIVIL\PLOTS\PLOTS\C-241 STORM LINE 18 & 19 P&P (C).DWG
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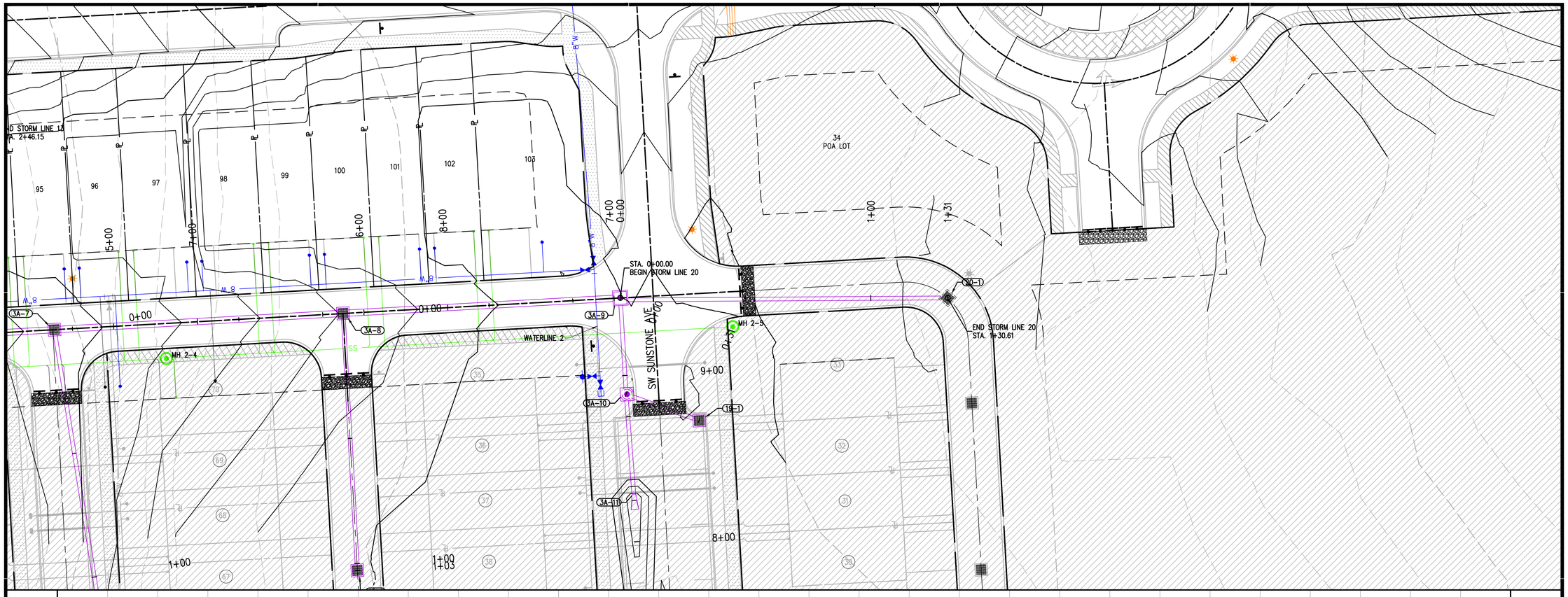

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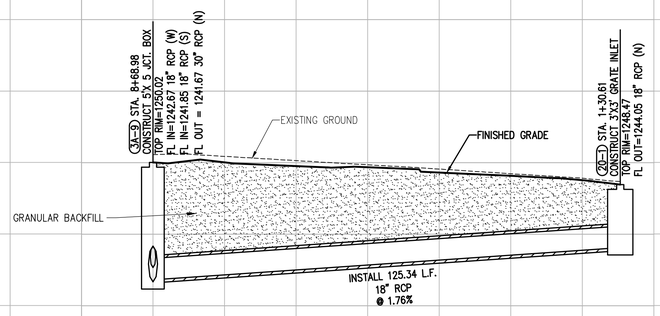

STORM LINE 20
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S WILSON RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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QC by: M. LOVE
QC Date: 06/27/23

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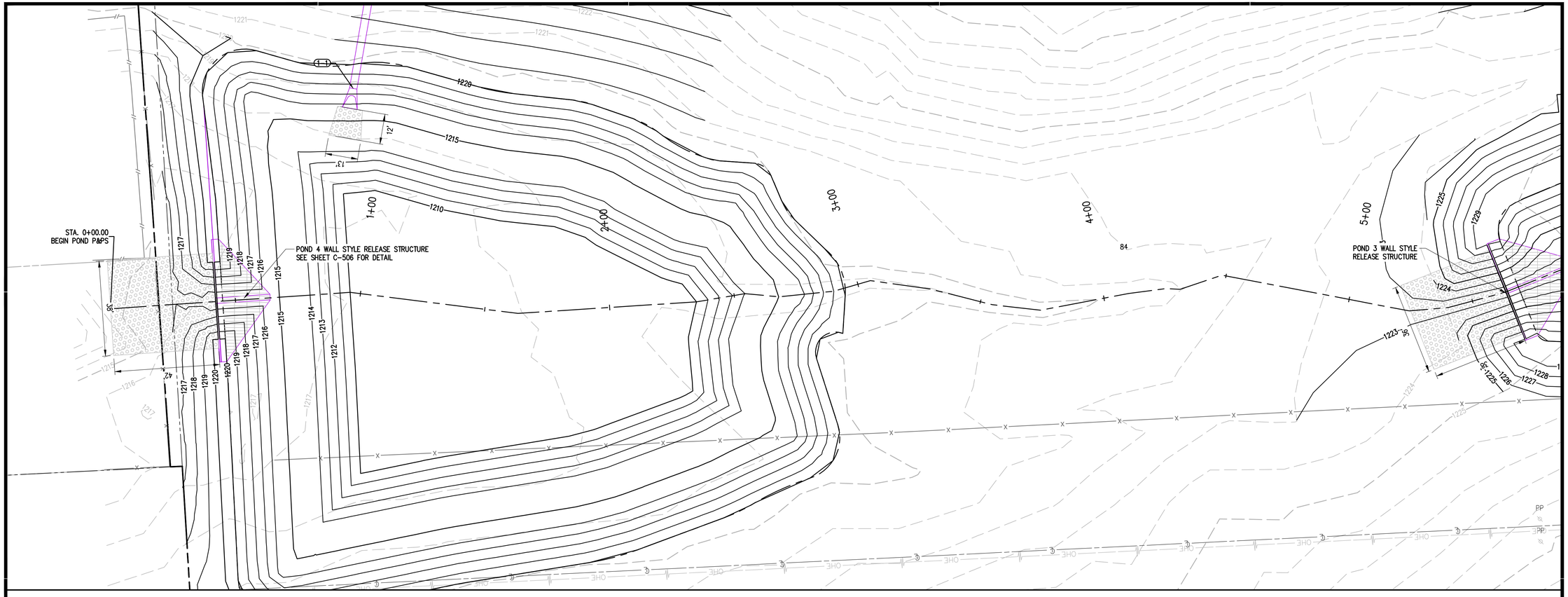
2025/11/14

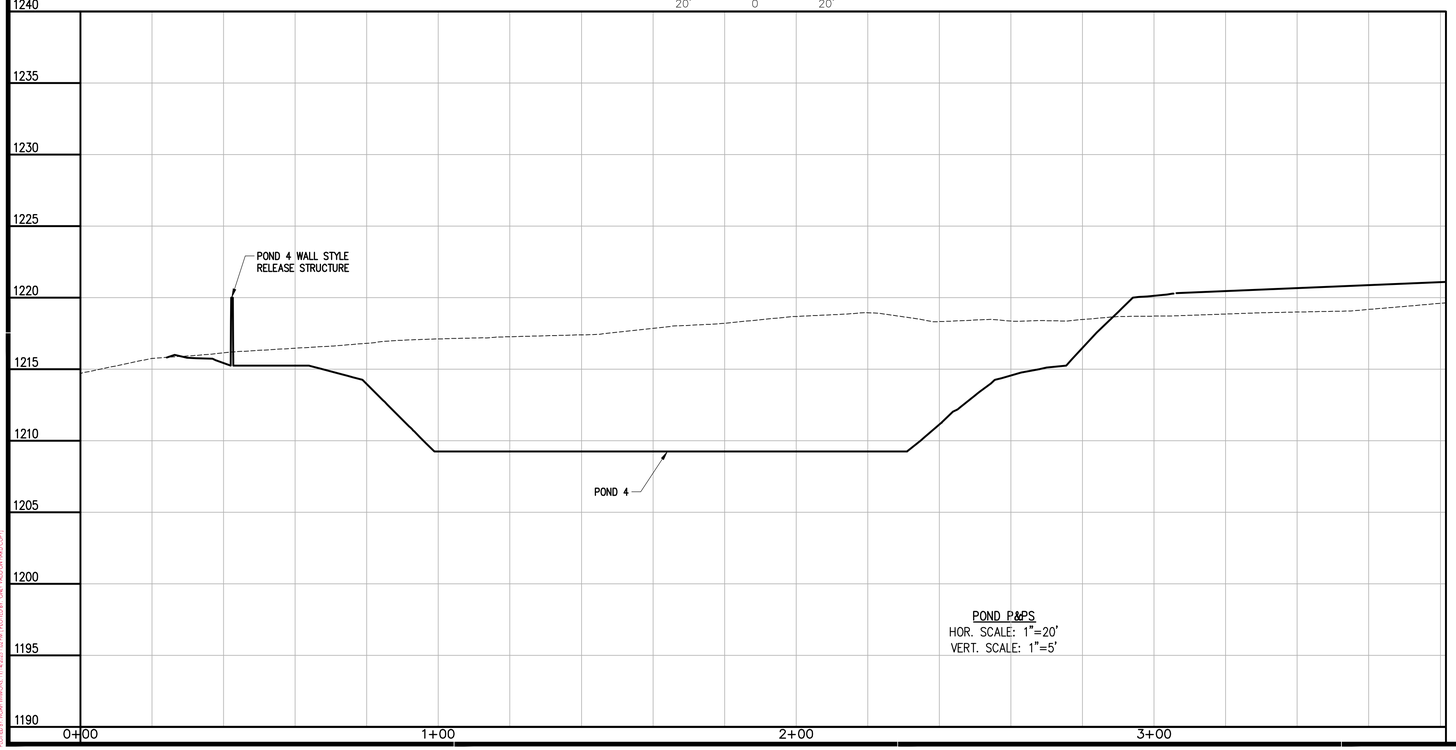
STORM LINE 20 P&P

C-242

SAVED BY RYAN PAWLICKI, 11:14:2025 - 09:16 PLOTTED BY: RYAN PAWLICKI, 11:14:2025 - 09:16

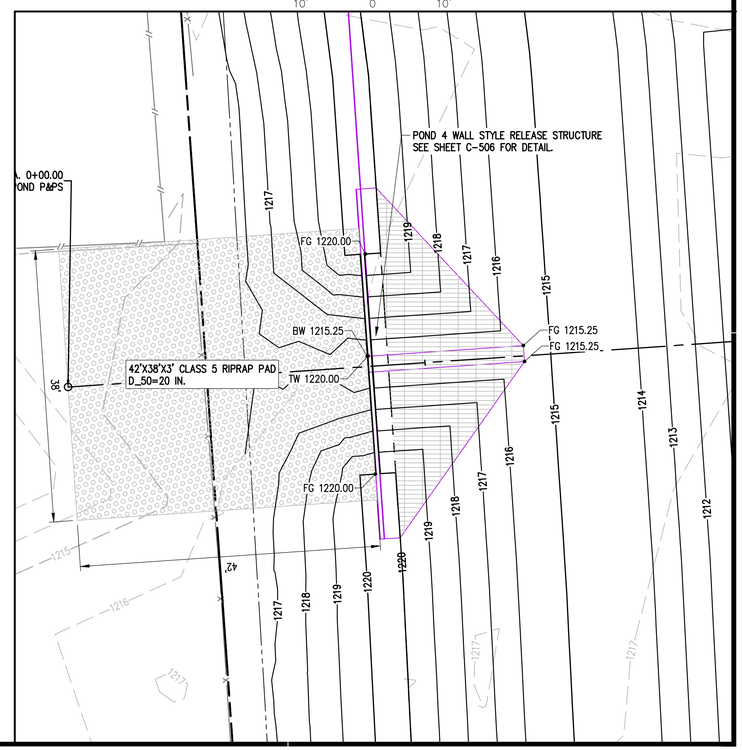


GRAPHIC SCALE IN FEET
20' 0 20'



POND P&P
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

GRAPHIC SCALE IN FEET
10' 0 10'



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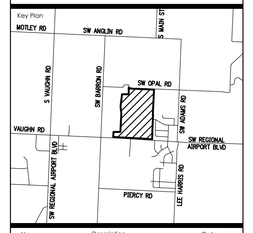
ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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2025/11/14

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PP23-0003

POND 4 P&P

C-243

2/4/2025 C:\21300200_OPAL PARK PH I\CIVIL\DWG\SHEETS\C-243_POND 4 P&P 2.5.DWG
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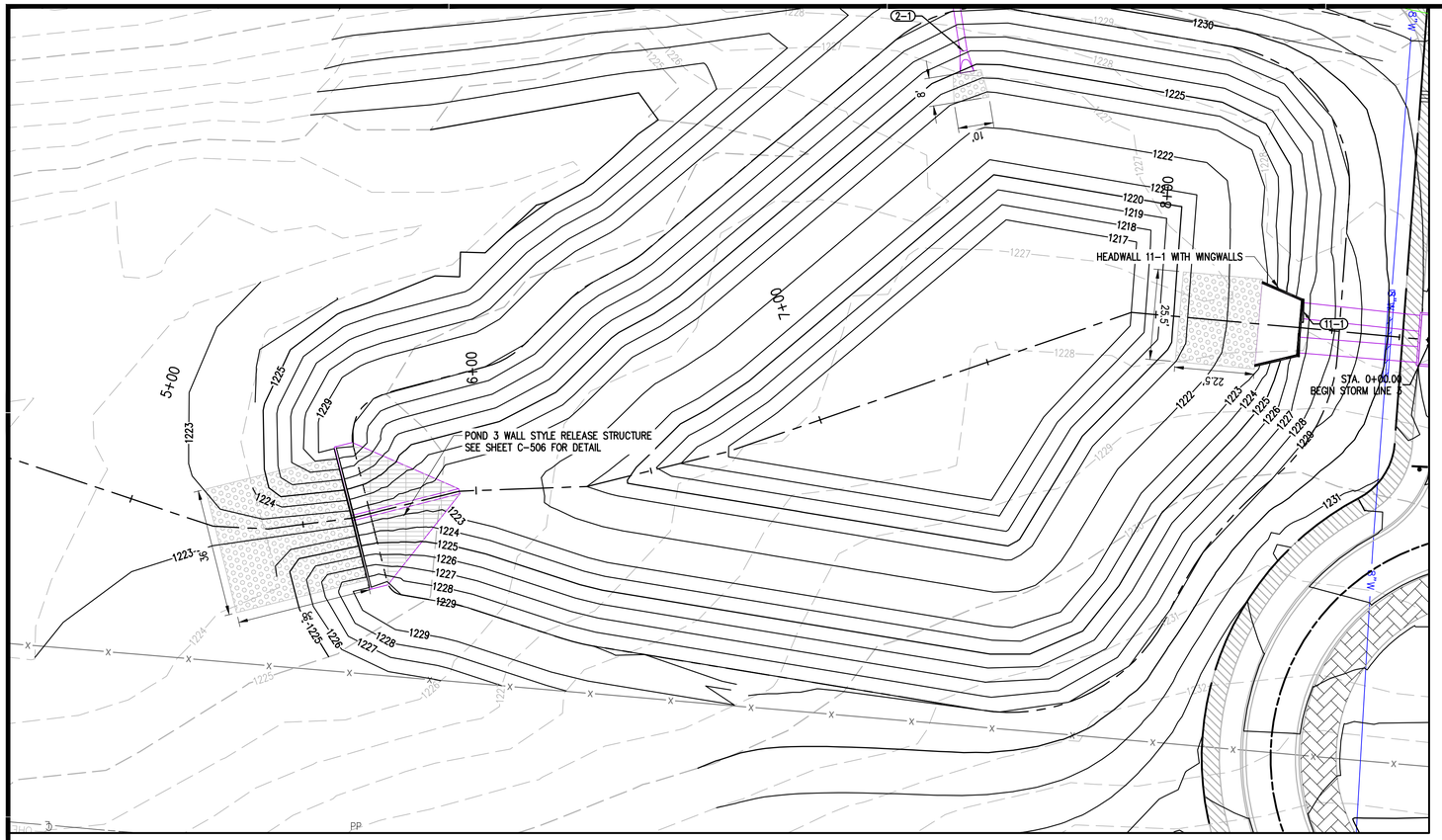
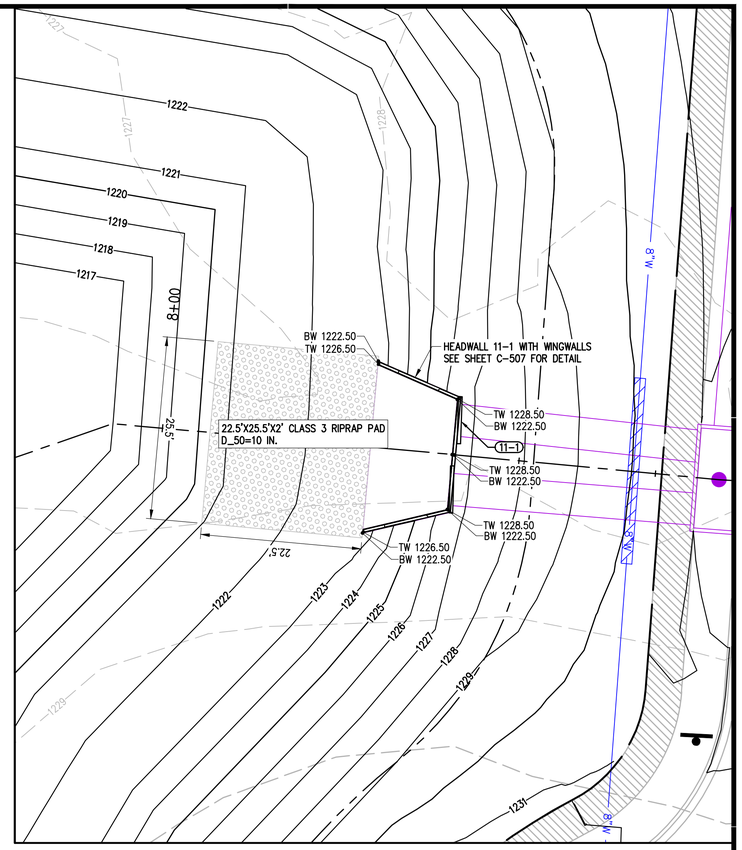
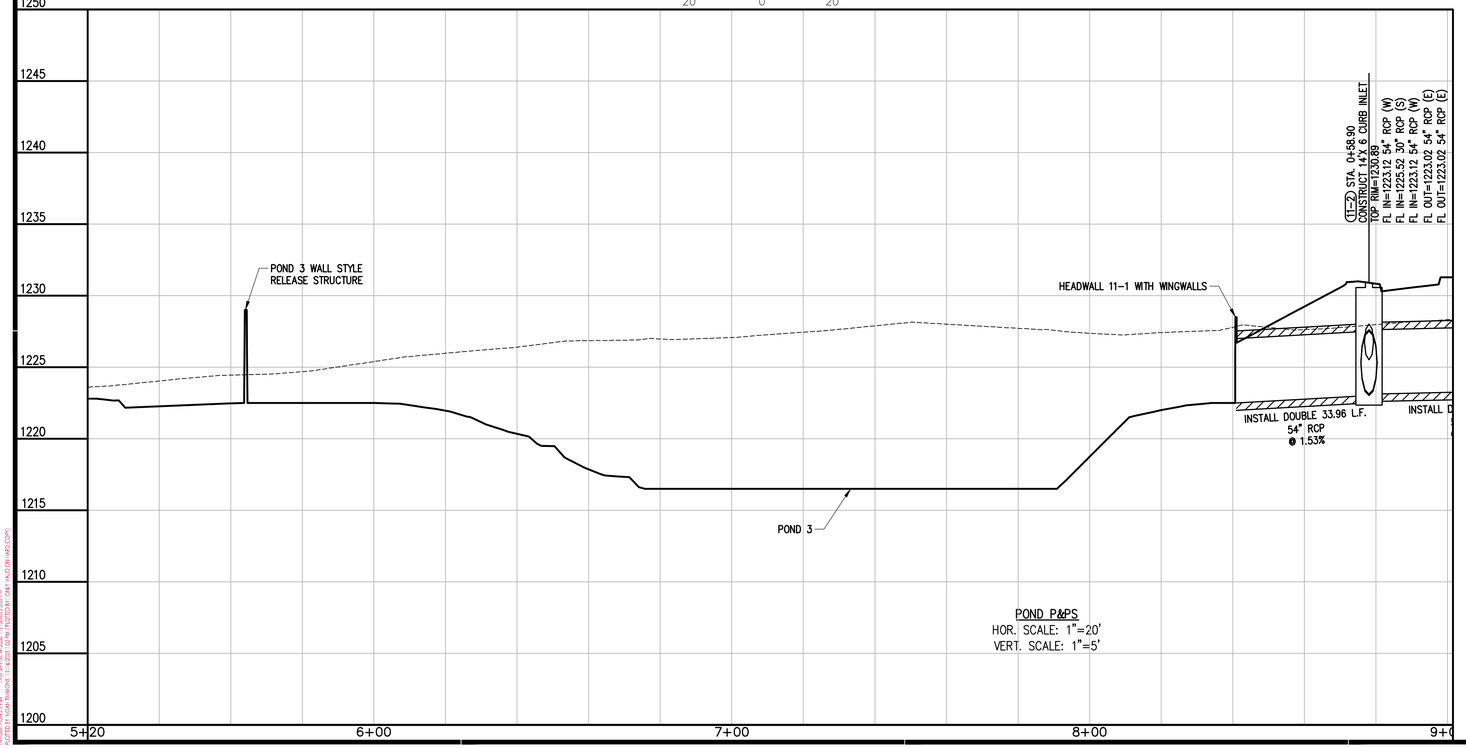


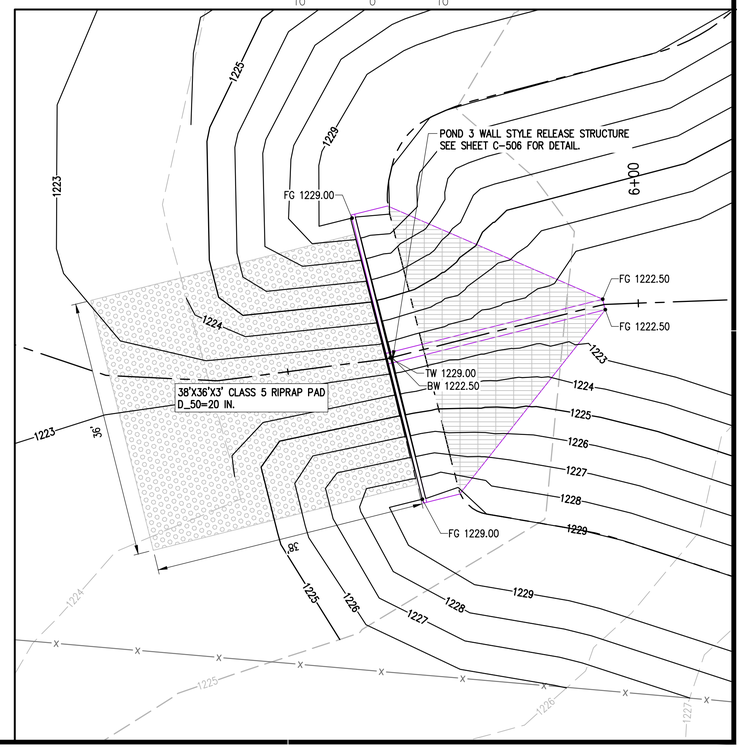
GRAPHIC SCALE IN FEET
20' 0 20'



GRAPHIC SCALE IN FEET
10' 0 10'



POND P&PS
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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CONNOR THREET
2025/11/14

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PP23-0003

POND 3 P&P

C-244

2024 ARKK CLIENTS\2023_PARKS\OPAL PH I\SITE\DWG\SHTS\C-244_POND 3 P&P.DWG
LAST SAVED BY: CONNOR THREET 2025/11/14 11:47:48 AM
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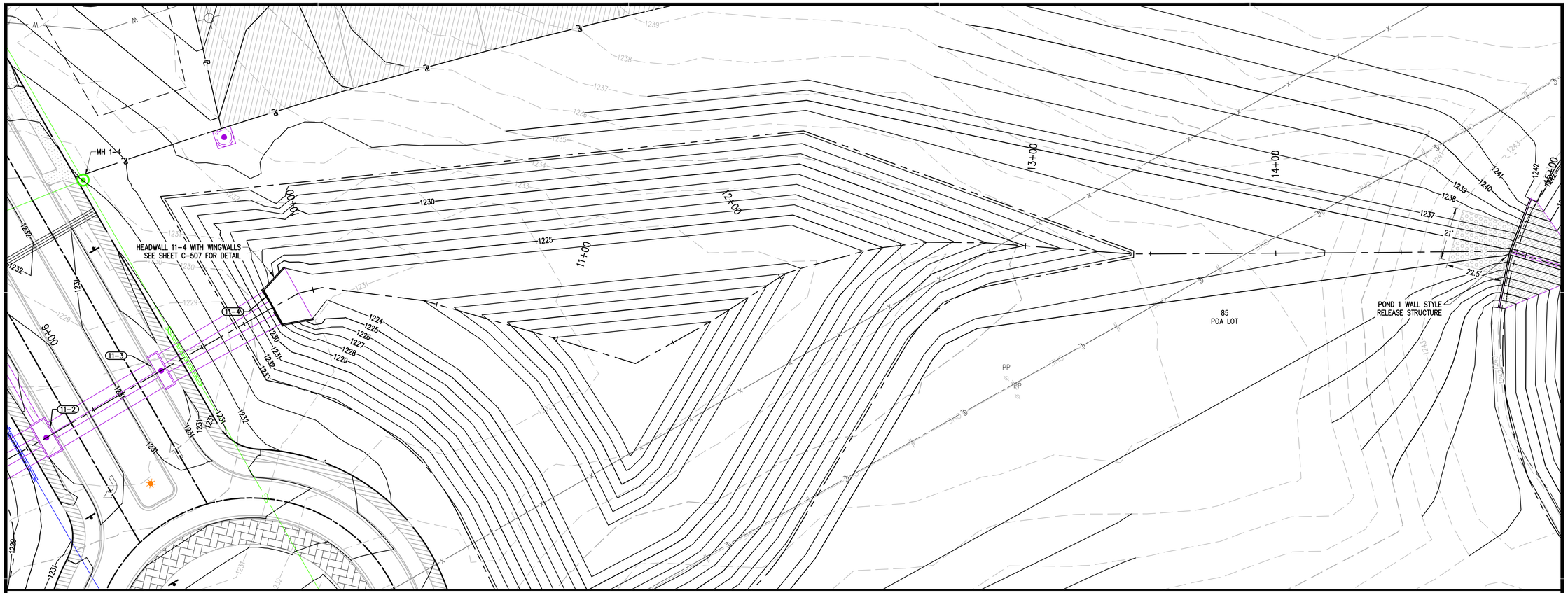
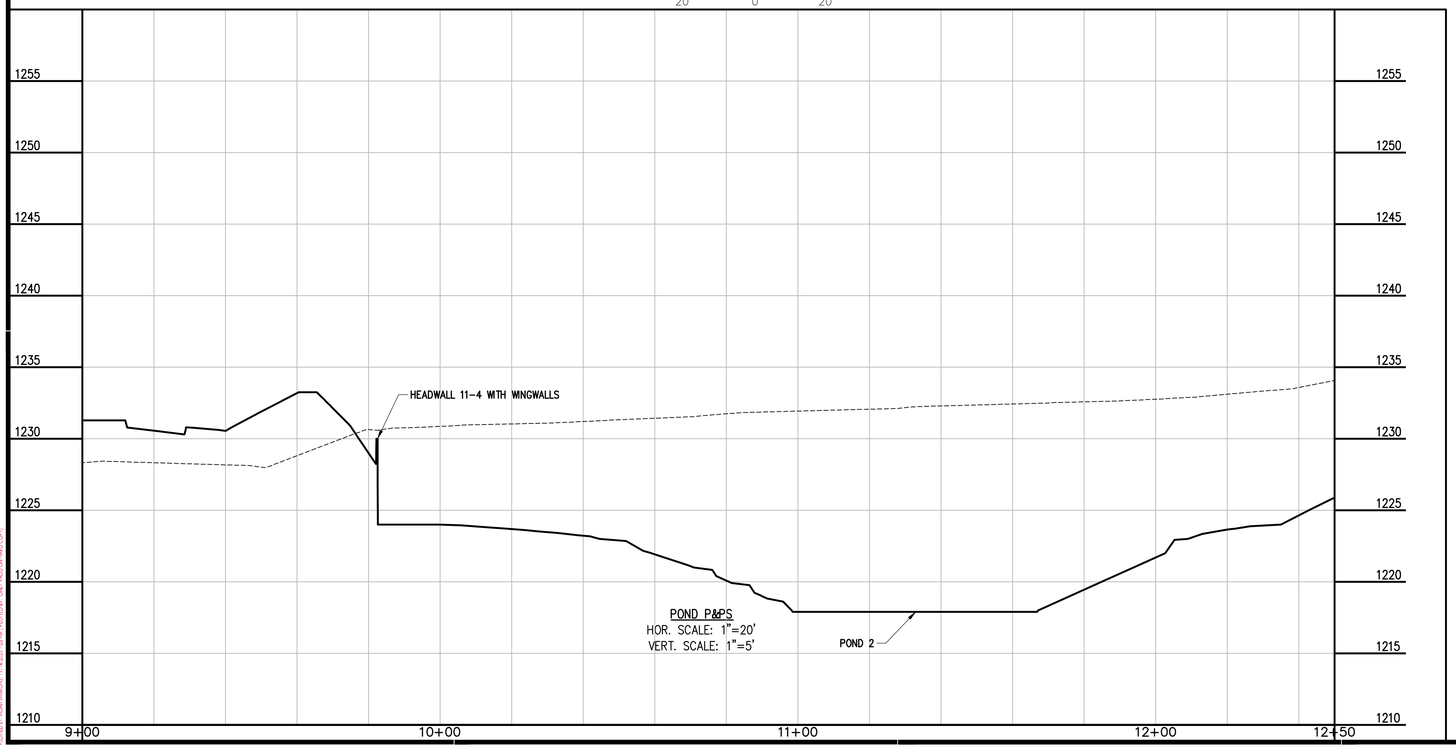
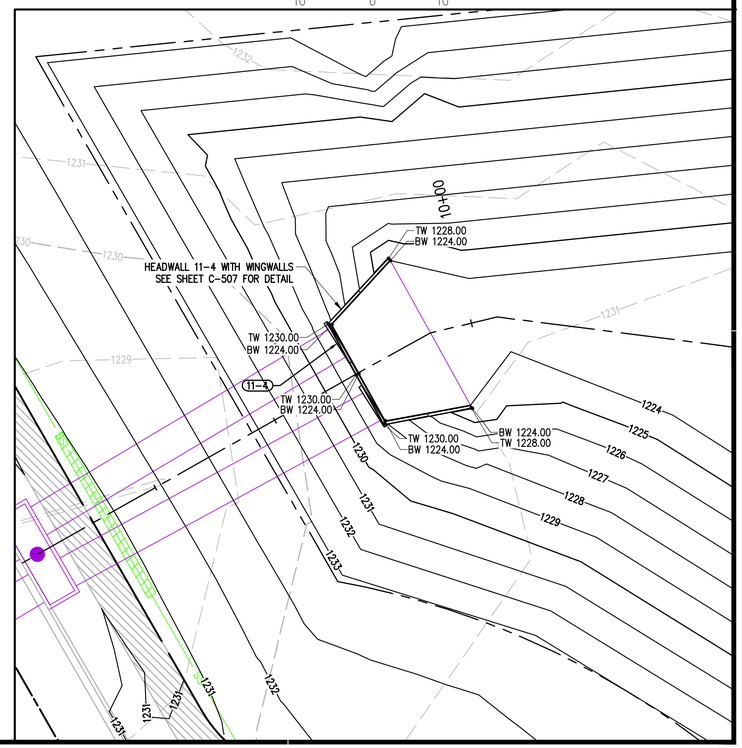


GRAPHIC SCALE IN FEET
20' 0 20'



POND P&PS
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

GRAPHIC SCALE IN FEET
10' 0 10'



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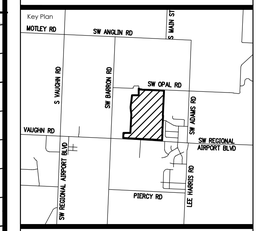
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR



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QC Date: 06/27/23

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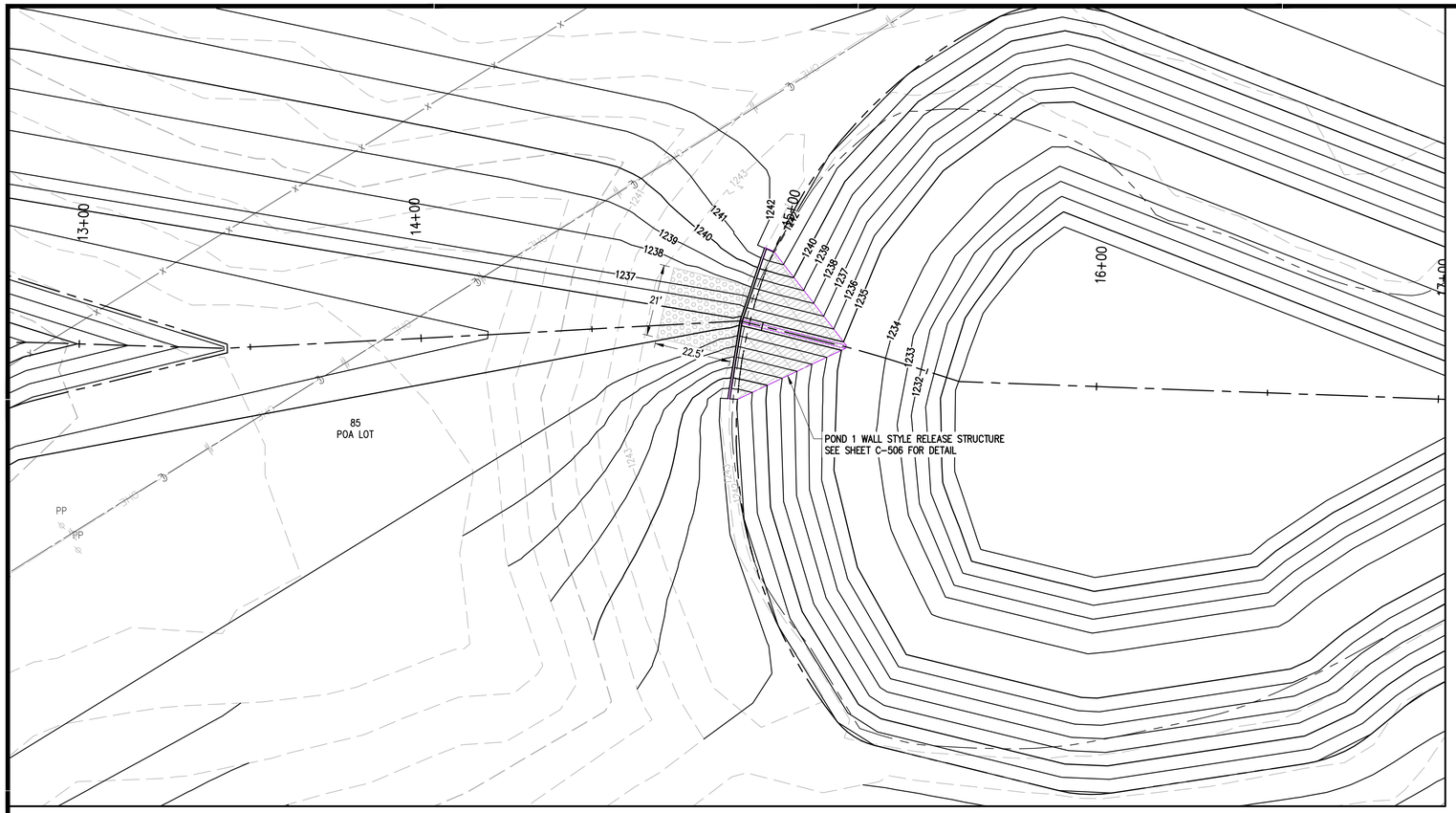
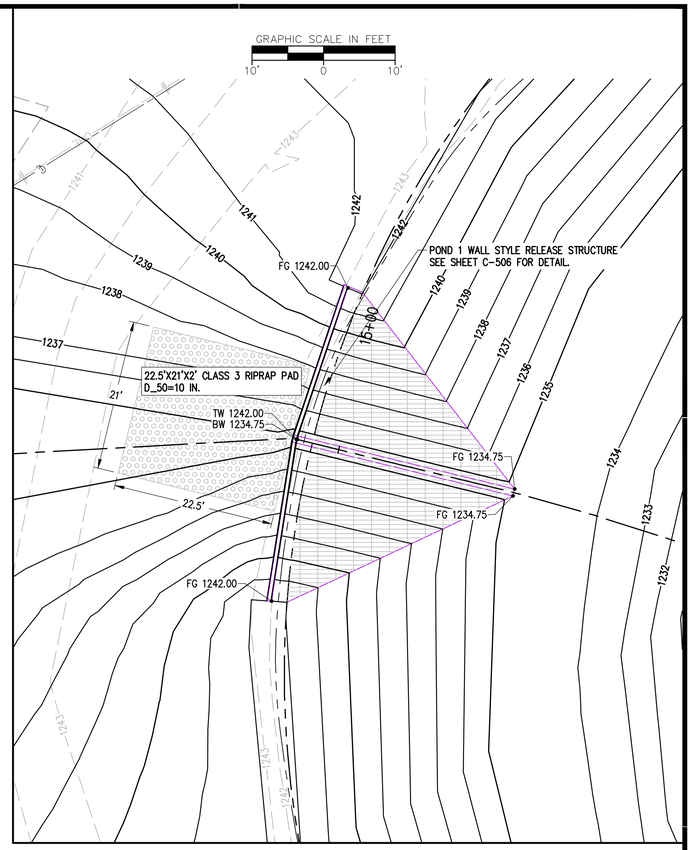
PP23-0003

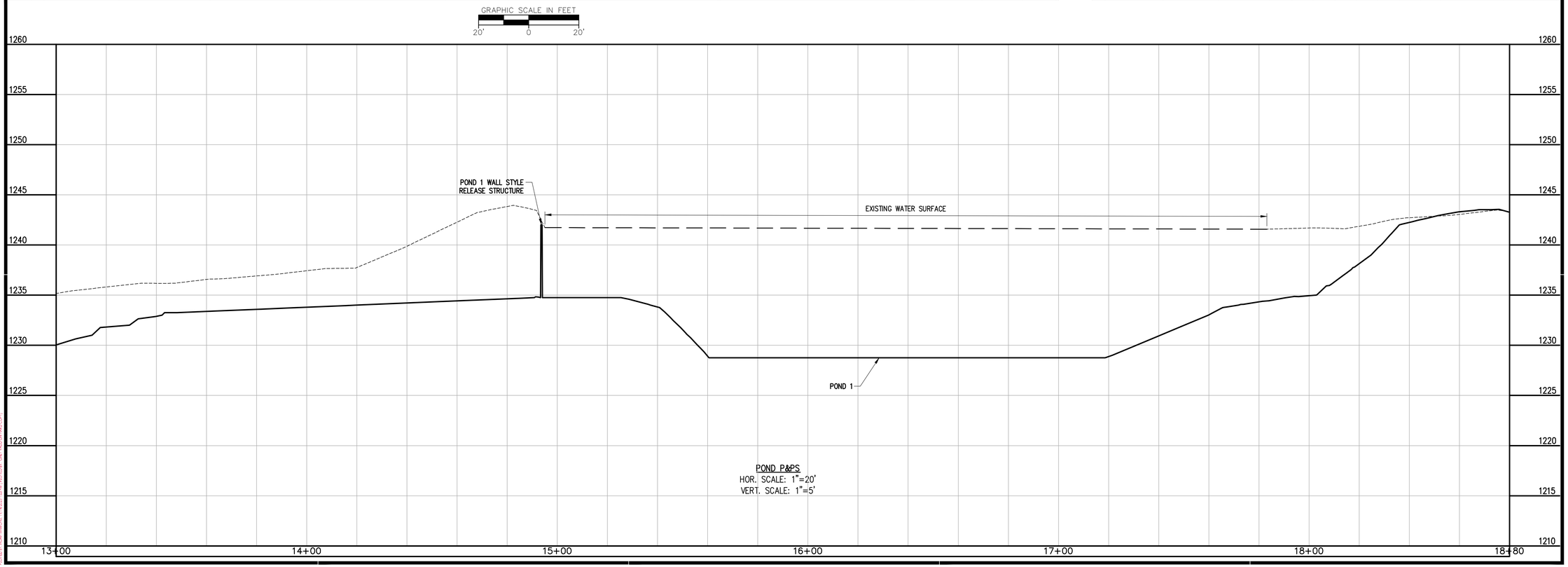
POND 2 P&P

C-245

DRAWING: C:\1-21300200_OPAL PARK PH I\CIVIL\PLANS\SHEETS\C-245 POND 2 P&P.DWG
PLOTTED BY: ADAM BRADLEY | PLOTTED ON: 11/14/2025 7:33:19 AM | PLOTTED BY: CONNOR THREET
XREFS: | PLOT SCALE: 1.0000 | PLOT STYLE TABLE: | LAYOUT: C-245 POND 2 P&P







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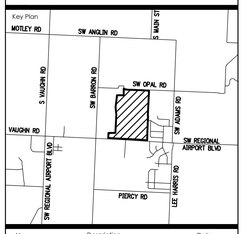
ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR



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QC Date: 06/27/23

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2025/11/14

POND 1 P&P

C-246

2:\PROJECTS\2021\21300200_SHEETS\PLAN SHEETS\CIVIL\DWG\OPAL PARK 2.5\DWG\OPAL PARK 2.5 POND 1 P&P.DWG
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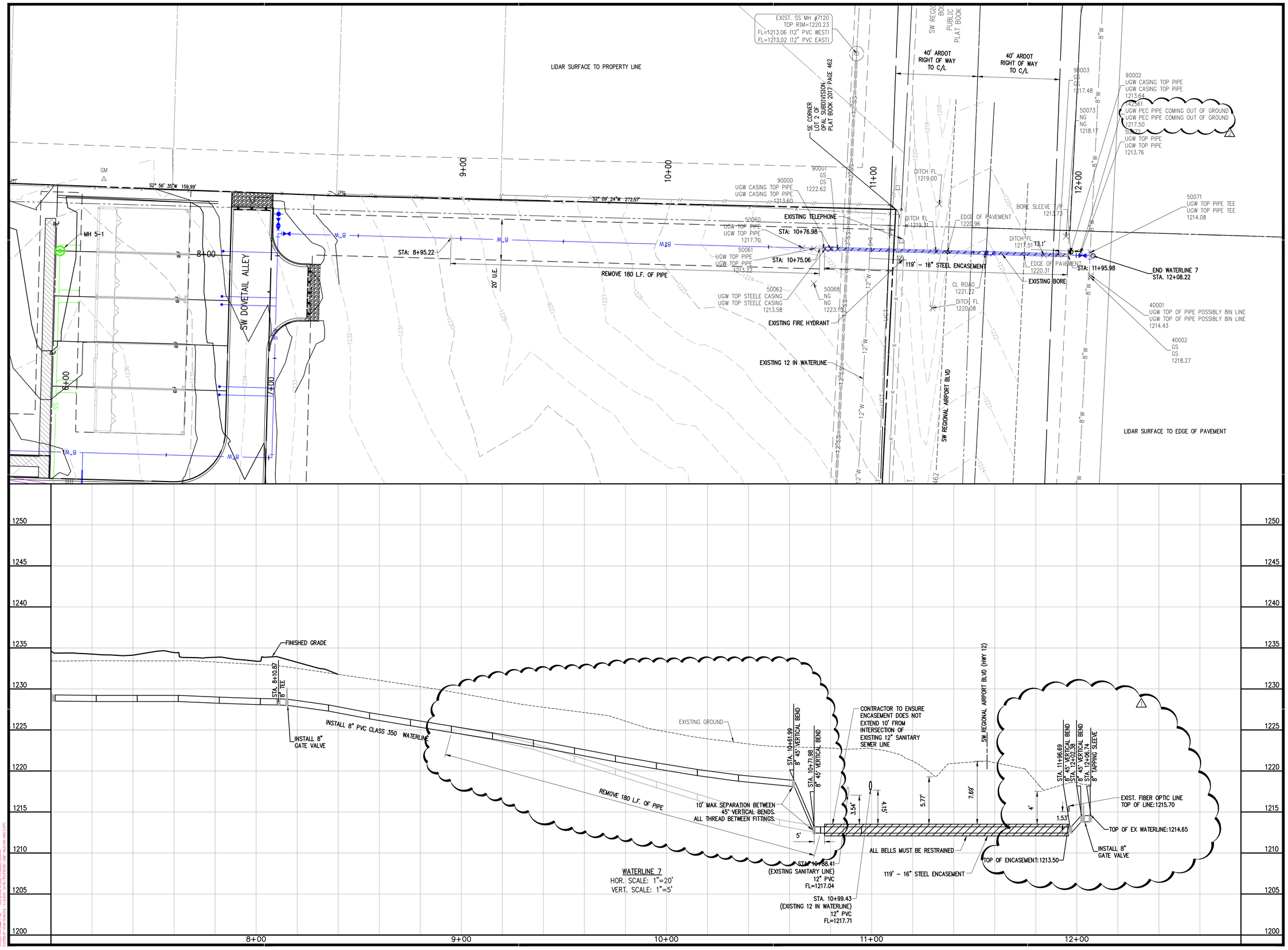

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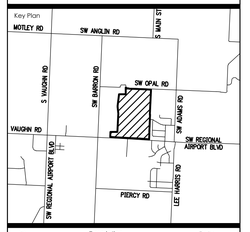
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	ADDED VERTICAL BENDS	05/14/2024
2	ADDED POINT 142561	01/29/2025

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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PP23-0003
2025/11/14

WATERLINE 7 P&P

C-247 R-2

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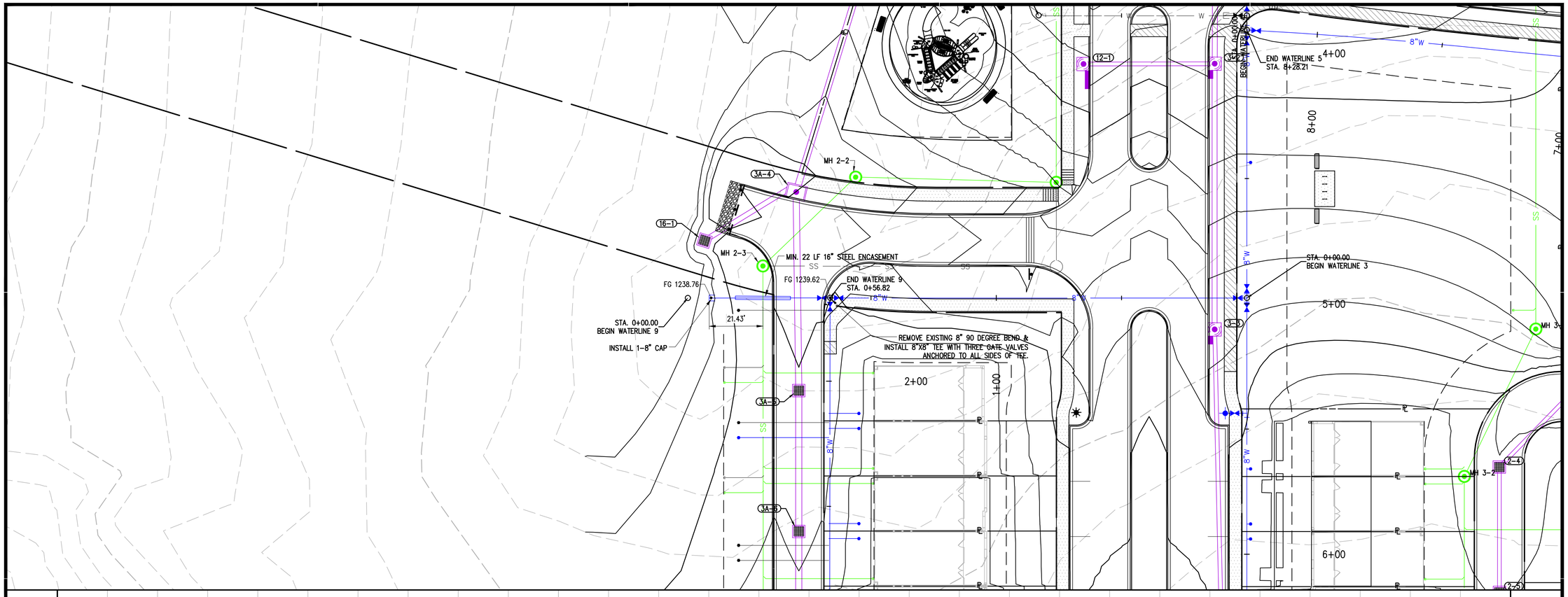

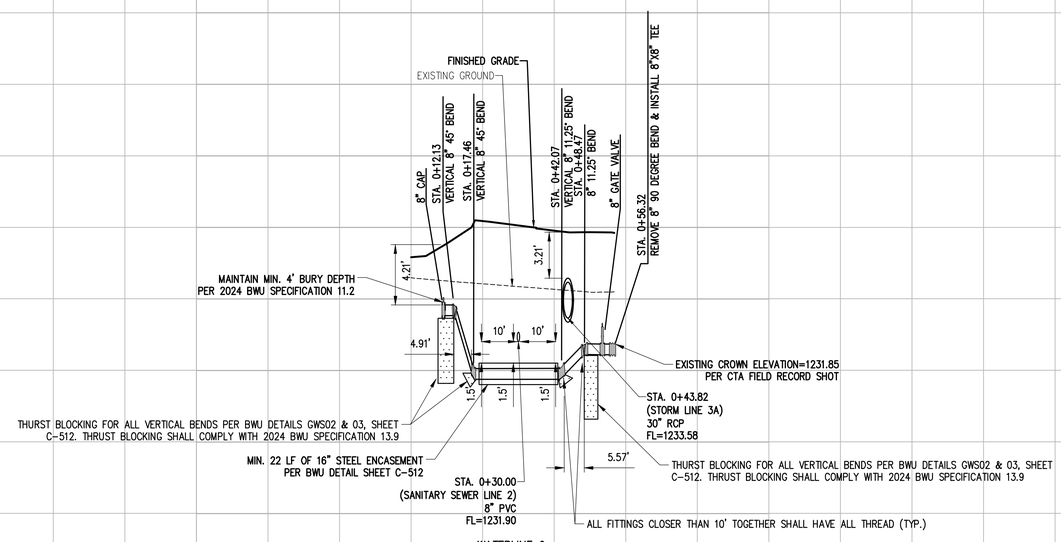

WATERLINE 9
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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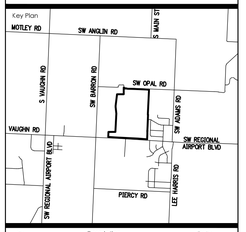
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date

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QC Date: 06/27/23

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STATE OF ARKANSAS
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No. 19960
CONNOR THREET
2025/11/14

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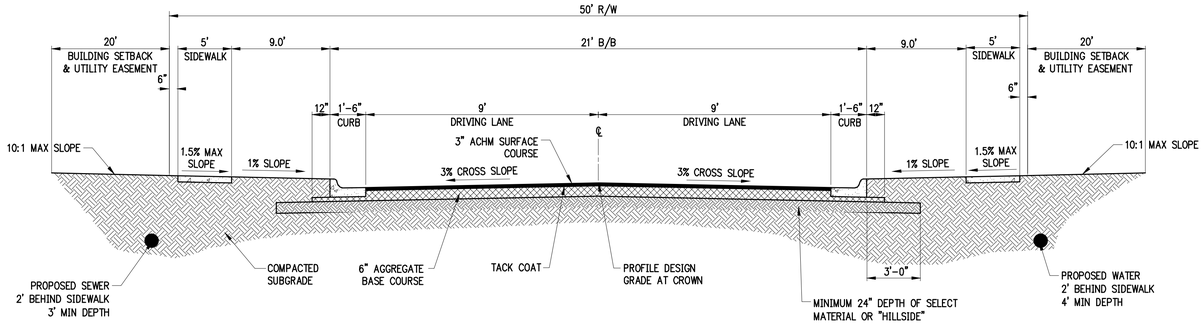
PP23-0003

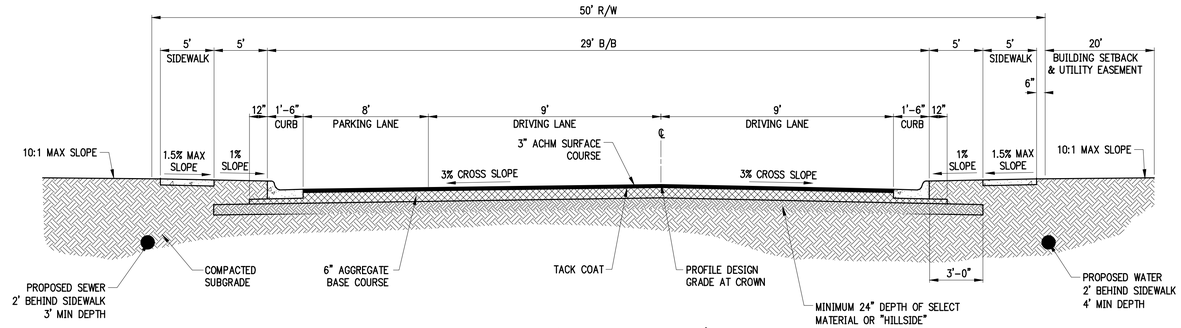
WATERLINE 9 P&P

C-248

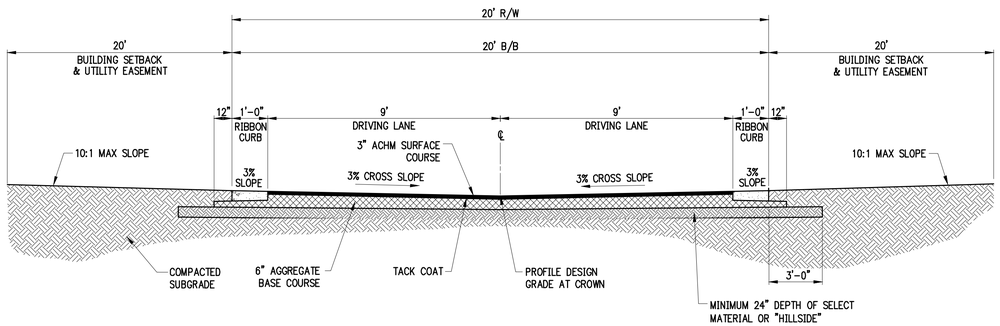


TYPICAL LOCAL STREET
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL LOCAL STREET W/PARKING
NTS



TYPICAL ALLEY
NTS (SW FLOURITE ROAD & SW SUNSTONE AVE)

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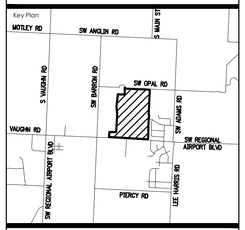
OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19680
CONNOR THREET
2025/11/14

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PP23-0003

TYPICAL STREET SECTIONS

C-501

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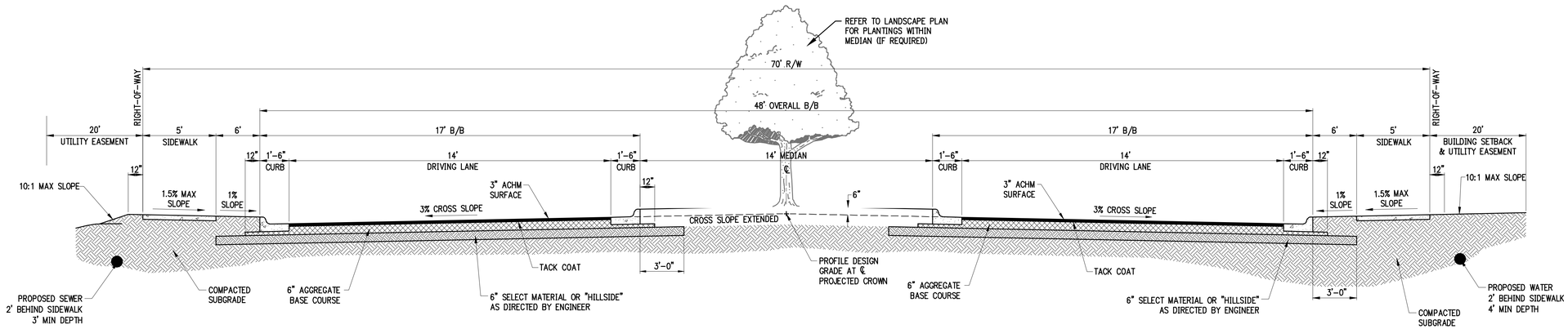
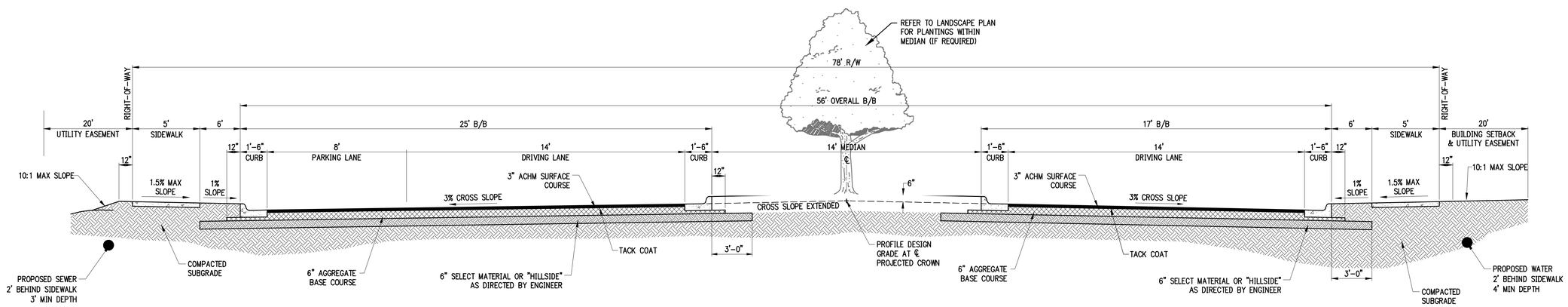


TYPICAL MEDIAN-DIVIDED LOCAL STREET
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL MEDIAN-DIVIDED LOCAL STREET W/ PARKING
NTS

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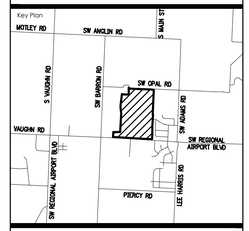
OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

TYPICAL STREET SECTIONS

C-502

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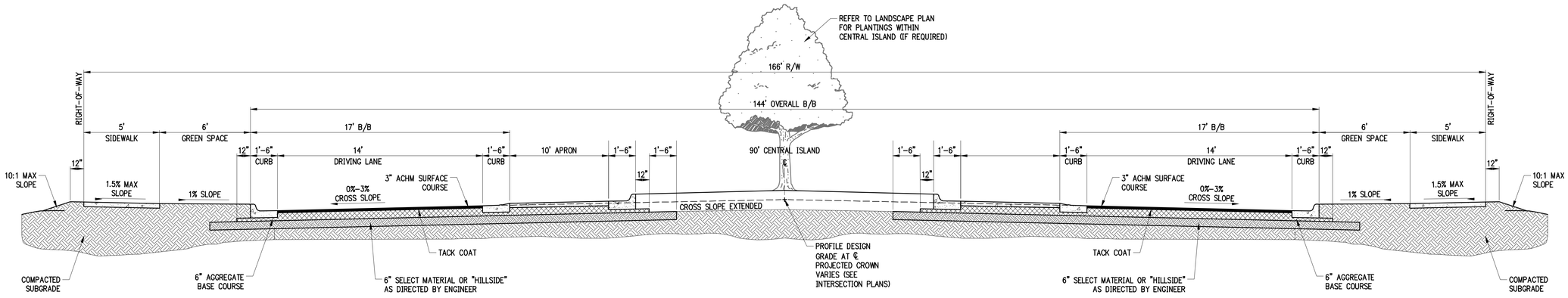
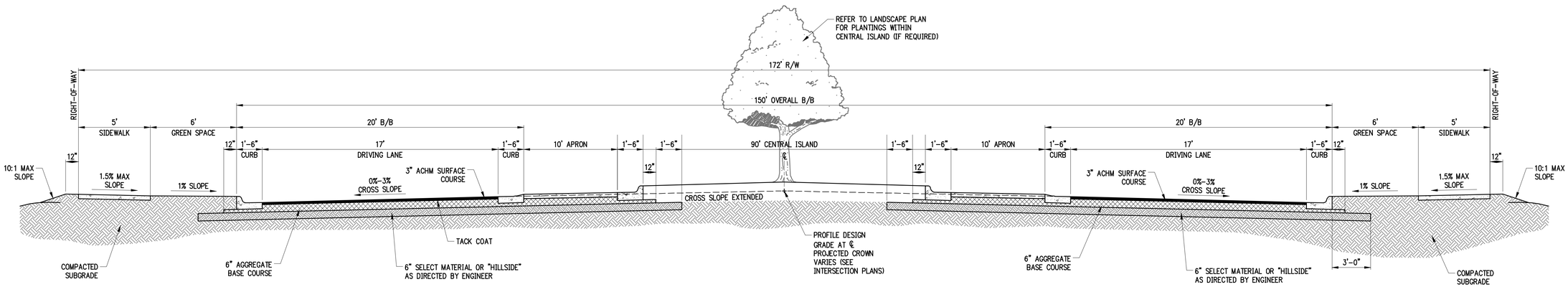


TYPICAL SECTION – NORTH ROUNDABOUT
NTS



TYPICAL SECTION – SOUTH ROUNDABOUT
NTS

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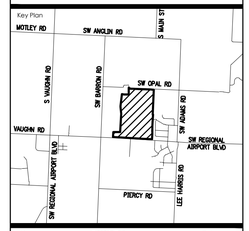
OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date
1	N ROUNDABOUT TYP SECT ADDED	12/13/2023

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QC by: M. LOVE
QC Date: 06/27/25

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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PP23-0003

TYPICAL STREET SECTIONS R-1

C-503 R-1

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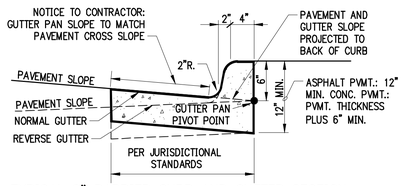
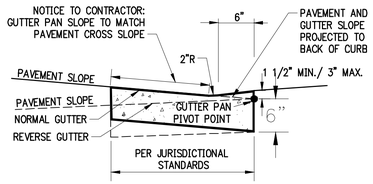
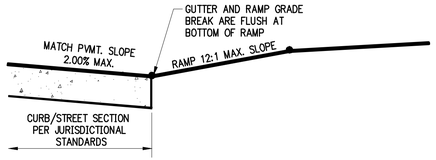


TYPICAL 6" BARRIER CURB AND GUTTER SECTION



TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS

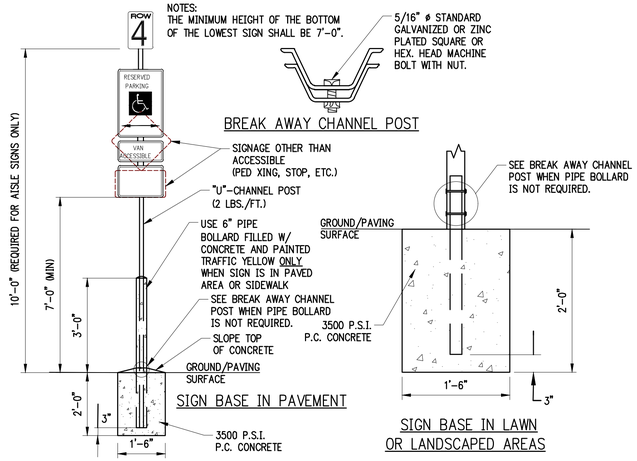


STREET GUTTER AT RAMP TYP. SECTION

TYPICAL CURB AND GUTTER SECTIONS

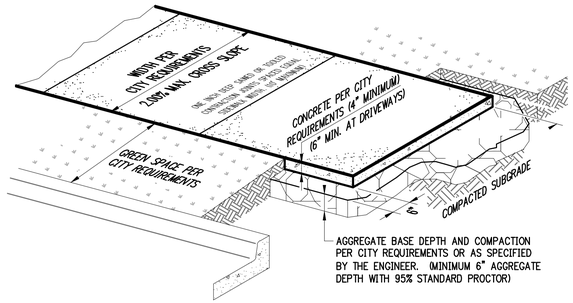
NTS

AUG. 13, 2020



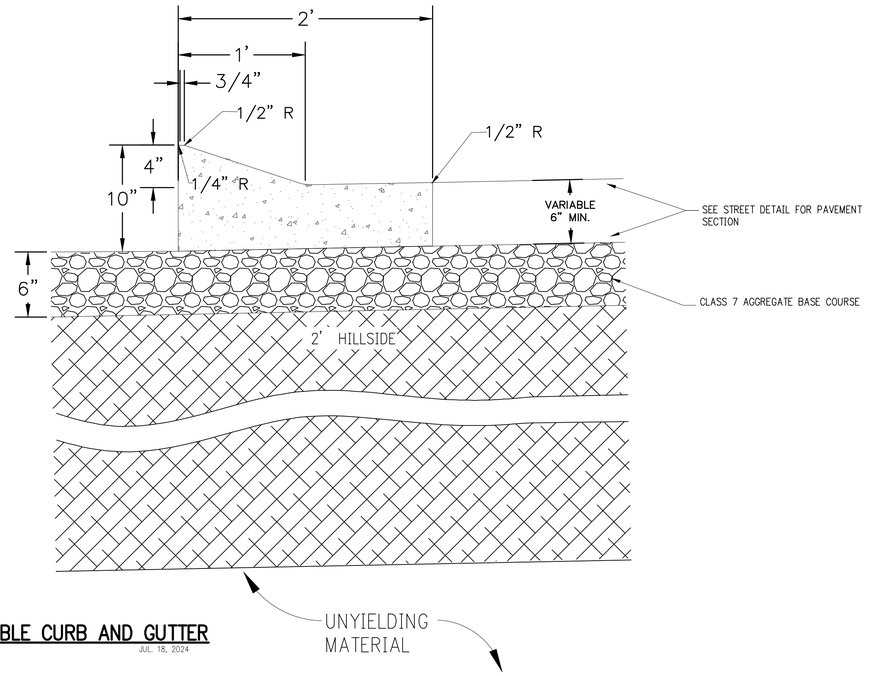
SIGN POST INSTALLATION

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL STATIONARY OBJECTS.
2. CONCRETE MIXTURE TO BE PER CITY REQUIREMENTS OR AS SPECIFIED BY THE ENGINEER.
3. PROVIDE 1/2" TOOLED RADIUS ON ALL EXPOSED EDGES.
4. CONCRETE TO BE MINIMUM 4000 PSI, 4-7% AE, OR AS REQUIRED BY CITY.
5. CONTRACTION/EXPANSION JOINTS PER CITY REQUIREMENTS OR AS SPECIFIED BY THE ENGINEER. MINIMUM: 5'/25' FOR 5' WIDE SIDEWALK, 6'/24' FOR 6' WIDE SIDEWALK. EXPANSION JOINTS SHALL BE 1/2" X FULL DEPTH.



PUBLIC CONCRETE SIDEWALK WITHIN RIGHT-OF-WAY

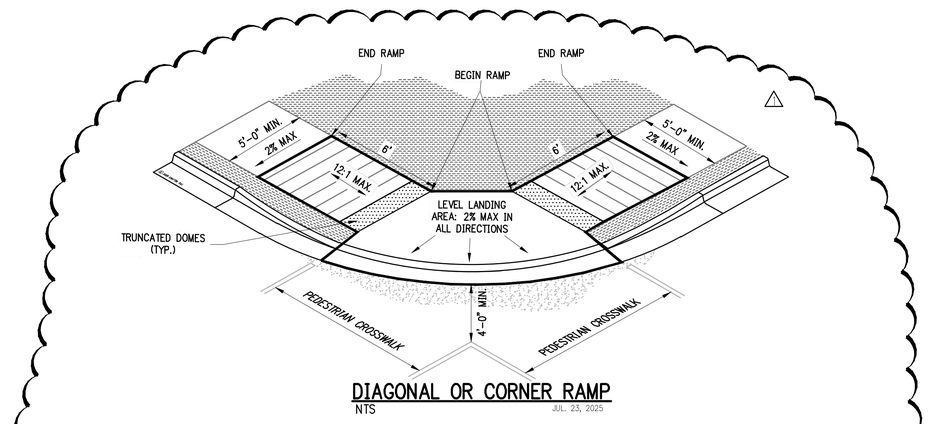
NTS



TYPICAL MOUNTABLE CURB AND GUTTER

NTS

JUL. 18, 2024



DIAGONAL OR CORNER RAMP

NTS

JUL. 23, 2025

SIDEWALK RAMPS SHALL MEET REQUIREMENTS LISTED IN CITY OF BENTONVILE DETAILS HR-2 & HR-3, AS FOLLOWS:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

CURB & GUTTER NOTES:

1. CONTRACTION JOINTS SHALL BE 1/8" TO 3/8" X 1 1/2" AT 15 FT. INTERVALS. ALL CONTRACTION JOINTS AND COLD JOINTS SHALL BE FILLED WITH JOINT SEALANT TO FINISHED GRADE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 p.s.i.
3. EXPANSION MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES AND ENDS OF CURB RETURNS. THE EXPANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATEIRAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER THAN GRADE.
4. EXPANSION JOINTS SHALL BE FILLED WITH JOINT SEALANT SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES WITH THE CURB LINE.
5. FINISH SHALL BE MEDIUM BROOM FINISH.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL1" OR AN APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTUREER'S INSTRUCTIONS.
8. GUTTER SHALL MATCH THE CROSS SLOPE OF THE ROAD WITHIN +/- 0.5% GUTTER DRAINING THE OPPOSITE DIRECTION AS THE ROAD WILL NOT BE ACCEPTED.

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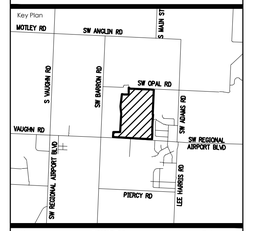
ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	RAMP DETAIL	2025/07/23

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
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CONNOR THREET
No. 19360

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PP23-0003

2025/11/14

STANDARD DETAILS R-1

C-504 R-1

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PLOTTED BY: CONNOR THREET ON PLOTTER BY XEROX PHASER 7400

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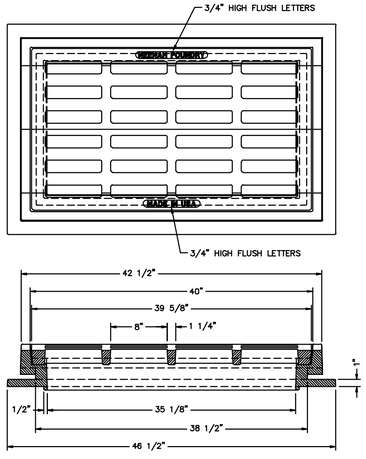
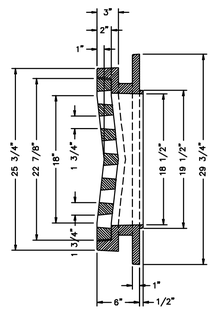
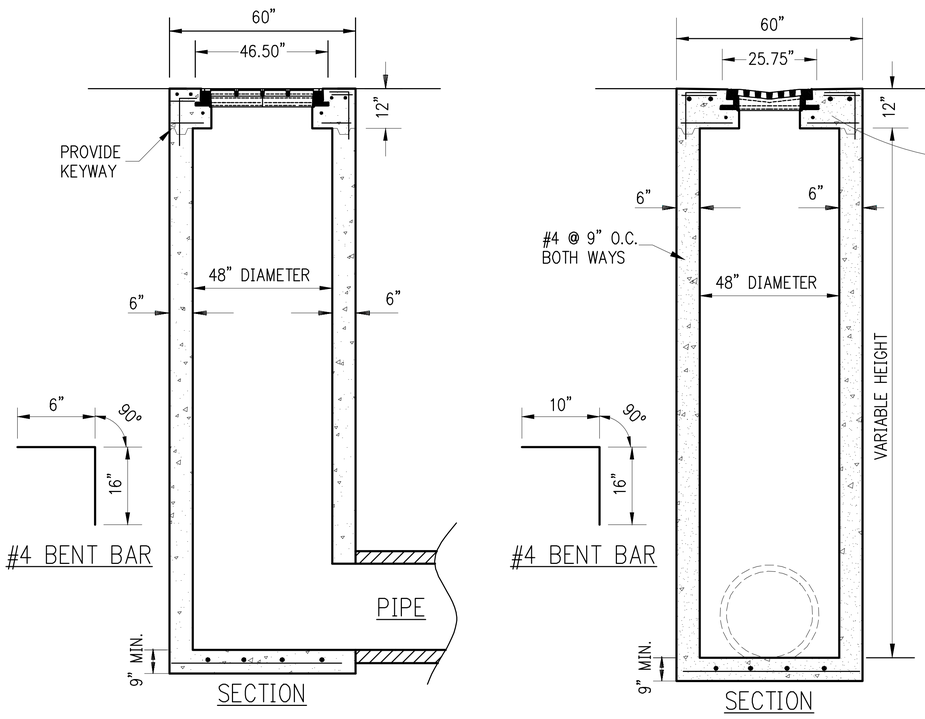
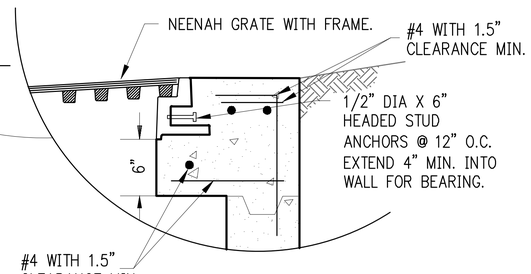




NOTES:
- ALL DIMENSIONS SHOWN ARE IN ENGLISH.
- LOAD RATING: H-20 / HS-20
- COMPONENT NOS.: FRAME 3382-0001, GRATE 3382-0002
- MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
- FINISH: NO PAINT
- WEIGHT: FRAME ≈510#, GRATE ≈290#

DR. E. NIVER	SCALE 1/8"=1"	TITLE: R-3382 CONCAVE INLET FRAME AND GRATE	
CH. RKB			
APP. JJF		NEENAH FOUNDRY	
DATE 04-08-2021		NEENAH WISCONSIN 54956 PHONE 800-558-5075 / LINCOLN, NEBRASKA 68529 PHONE 800-234-7466	NF-3382400 B
www.nfoo.com			

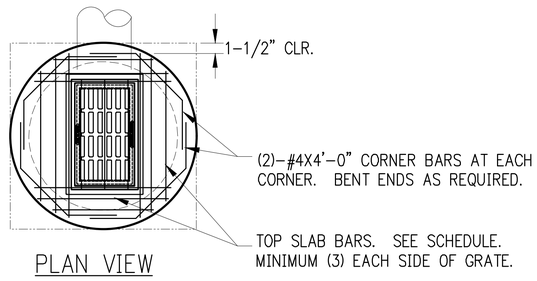




TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE		
TOP SLAB THICKNESS	"W" INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS, VEHICLE LOADS
VEHICLE LOADS, 9"	6'-0" MAXIMUM	#5s @ 6" O.C. EACH WAY, DOUBLE MAT

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.



PLAN VIEW

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E

TYPICAL TRAFFIC-RATED CIRCULAR-BARREL GRATED INLET

NTS

TRAFFIC-RATED

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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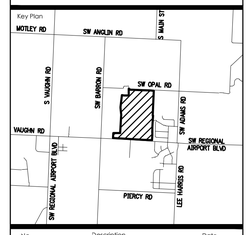

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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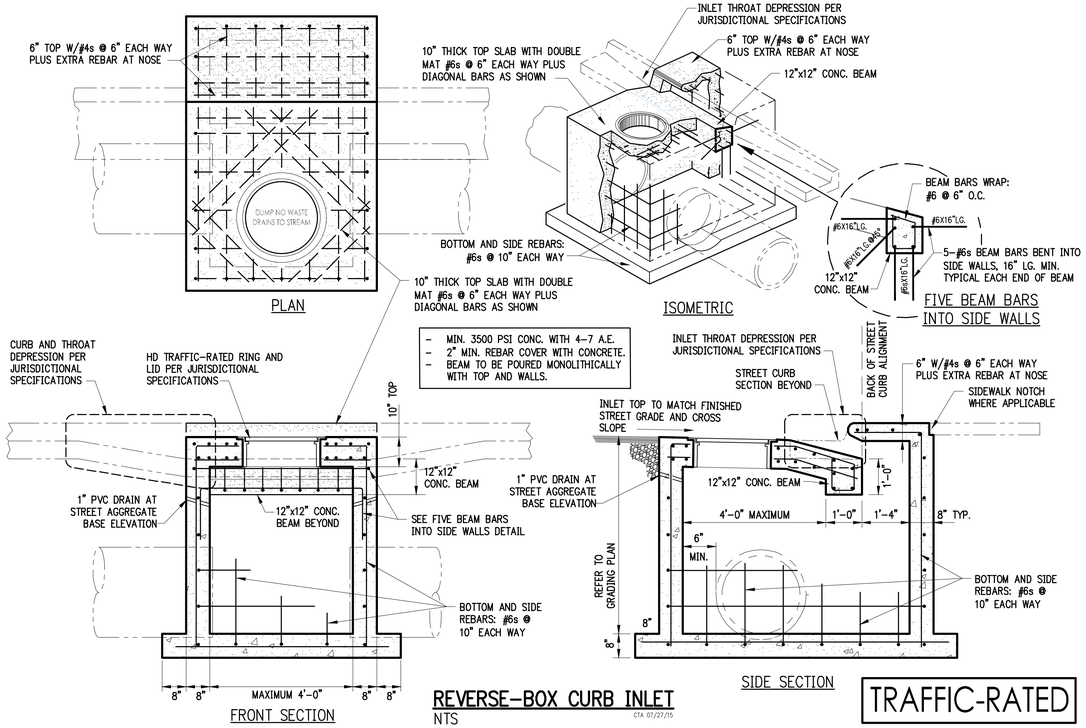
PP23-0003

DRAINAGE DETAILS

C-505



REVERSE-BOX CURB INLET

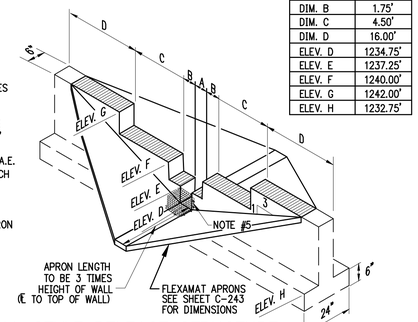
NTS

CTA 07/27/15

TRAFFIC-RATED

NOTCH STYLE: ☒SQUARE ☐"V"	
DIM. A	0.66'
DIM. B	1.75'
DIM. C	4.50'
DIM. D	16.00'
ELEV. D	1234.75'
ELEV. E	1237.25'
ELEV. F	1240.00'
ELEV. G	1242.00'
ELEV. H	1232.75'

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
3. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
4. REINFORCEMENT SHALL BE #4s AT 12" O.C. EACH WAY.
5. 30"X8"X30" CONTECH STORMRAX FLAT ROOF RECTANGULAR RACKS/WEIRS OR APPROVED EQUAL. ANCHOR TO WALL & APRON PER MANUFACTURER SPECIFICATIONS.



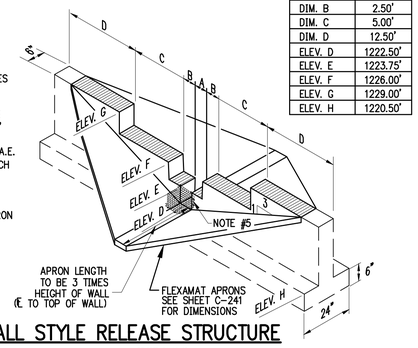
POND 1 WALL STYLE RELEASE STRUCTURE

NTS

REVISED 04/16/15

NOTCH STYLE: ☒SQUARE ☐"V"	
DIM. A	1.50'
DIM. B	2.50'
DIM. C	5.00'
DIM. D	12.50'
ELEV. D	1222.50'
ELEV. E	1223.75'
ELEV. F	1226.00'
ELEV. G	1229.00'
ELEV. H	1220.50'

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
3. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
4. REINFORCEMENT SHALL BE #4s AT 12" O.C. EACH WAY.
5. 15"X18"X15" CONTECH STORMRAX FLAT ROOF RECTANGULAR RACKS/WEIRS OR APPROVED EQUAL. ANCHOR TO WALL & APRON PER MANUFACTURER SPECIFICATIONS.

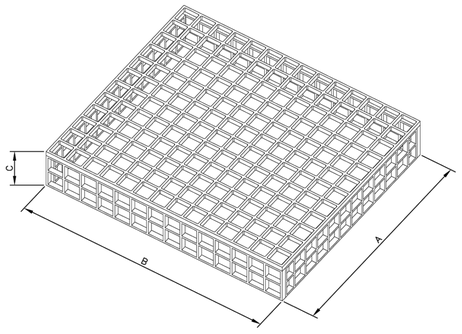


POND 3 WALL STYLE RELEASE STRUCTURE

NTS

REVISED 04/16/15

FLAT ROOF RECTANGULAR RACKS/WEIRS
(STANDARD SIZES)
DIMENSIONS IN INCHES TO THE NEAREST 1/4"



HOST STRUCTURE INSIDE DIMENSIONS
VARIES LENGTH 6" WALL THICKNESS (REQUIRED)
VARIES WIDTH

AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY

WIDTH (A)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16

LENGTH (B)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16

HEIGHT (C)	7 1/2	12 7/8
CODE	01	02
	1 GRID HIGH	2 GRID HIGH

(SEE TABLE BELOW FOR RACK DIMENSIONS PER POND)

FLAT ROOF (FR)	WIDTH (A)	LENGTH (B)	HEIGHT (C)
POND 1 RACK	30"	8"	30"
POND 3 RACK	15"	18"	15"
POND 4 RACK	9"	48"	9"

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PROJECT:	APP'D BY:
	DETAIL:

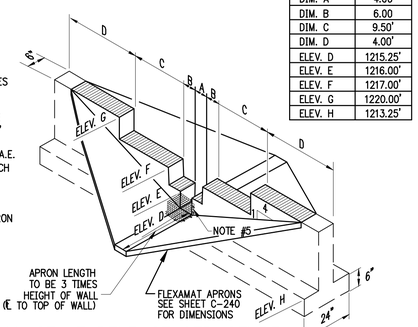
POND 4 WALL STYLE RELEASE STRUCTURE

NTS

REVISED 04/16/15

NOTCH STYLE: ☒SQUARE ☐"V"	
DIM. A	4.00
DIM. B	6.00
DIM. C	9.50'
DIM. D	4.00'
ELEV. D	1215.25'
ELEV. E	1216.00'
ELEV. F	1217.00'
ELEV. G	1220.00'
ELEV. H	1213.25'

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
3. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
4. REINFORCEMENT SHALL BE #4s AT 12" O.C. EACH WAY.
5. 9"X48"X9" CONTECH STORMRAX FLAT ROOF RECTANGULAR RACKS/WEIRS OR APPROVED EQUAL. ANCHOR TO WALL & APRON PER MANUFACTURER SPECIFICATIONS.



DRAWING: G:\2130000_SUBDIVISIONS_PHASE_PLANS_OTHER_CITY_LOWO_OPAL PARK 2\2-DETAILS.DWG
PLOTTED BY: TRENT ALEXANDER - 11/1/2025 3:08 PM PLOTTED BY: TRENT ALEXANDER

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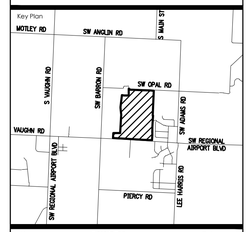
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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PP23-0003

2025/11/14

DRAINAGE DETAILS

C-506

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E

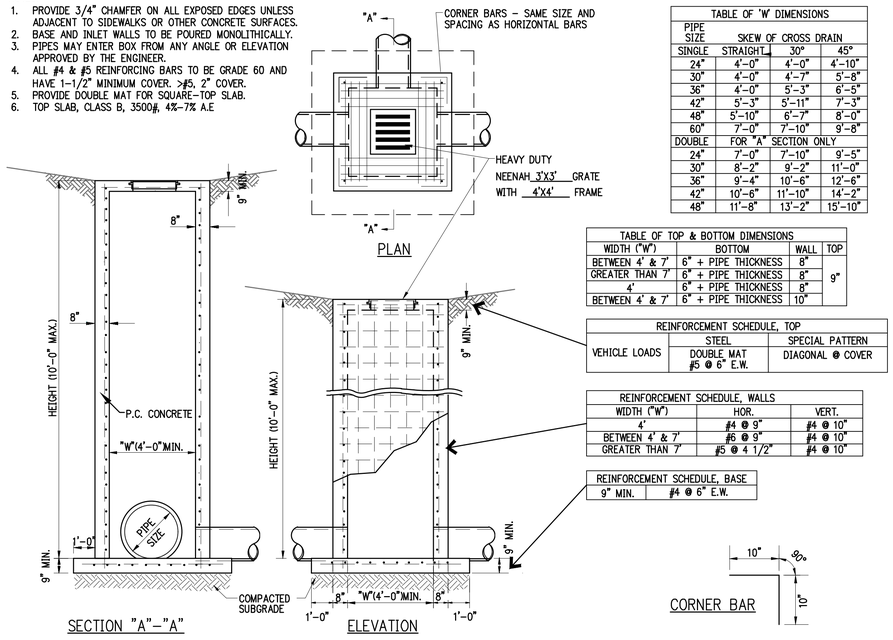


TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

TABLE OF TOP & BOTTOM DIMENSIONS			
WIDTH ("W")	BOTTOM	WALL	TOP
BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	9"
GREATER THAN 7'	6" + PIPE THICKNESS	8"	
4'	6" + PIPE THICKNESS	8"	
BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	

REINFORCEMENT SCHEDULE, TOP		
VEHICLE LOADS	STEEL	SPECIAL PATTERN
	DOUBLE MAT #5 @ 6" E.W.	DIAGONAL @ COVER

REINFORCEMENT SCHEDULE, WALLS		
WIDTH ("W")	HOR.	VERT.
4'	#4 @ 9"	#4 @ 10"
BETWEEN 4' & 7'	#6 @ 9"	#4 @ 10"
GREATER THAN 7'	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.

TYPICAL TRAFFIC-RATED RECTANGULAR BARREL GRATED INLET
NTS

REVISED 04/16/15

TRAFFIC-RATED

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E
7. PIPES SHALL NOT CONNECT AT OR WITHIN 6" OF ANY CORNER EDGE.

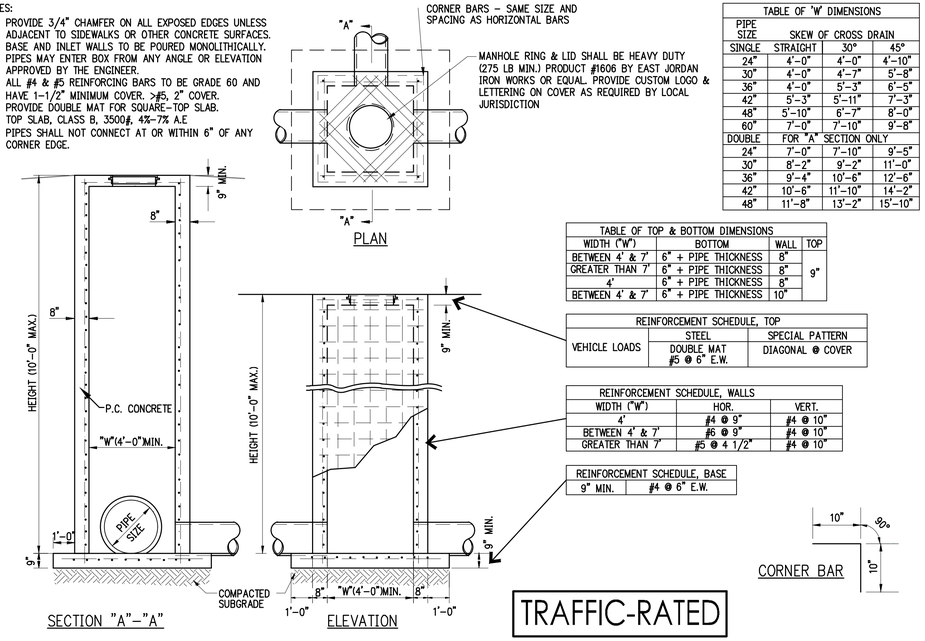


TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

TABLE OF TOP & BOTTOM DIMENSIONS			
WIDTH ("W")	BOTTOM	WALL	TOP
BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	9"
GREATER THAN 7'	6" + PIPE THICKNESS	8"	
4'	6" + PIPE THICKNESS	8"	
BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	

REINFORCEMENT SCHEDULE, TOP		
VEHICLE LOADS	STEEL	SPECIAL PATTERN
	DOUBLE MAT #5 @ 6" E.W.	DIAGONAL @ COVER

REINFORCEMENT SCHEDULE, WALLS		
WIDTH ("W")	HOR.	VERT.
4'	#4 @ 9"	#4 @ 10"
BETWEEN 4' & 7'	#6 @ 9"	#4 @ 10"
GREATER THAN 7'	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.

TYPICAL TRAFFIC-RATED RECTANGULAR BARREL JUNCTION BOX
NTS

REVISED 04/16/15

TRAFFIC-RATED

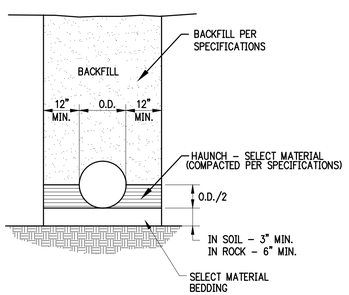
CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

NOTES:
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

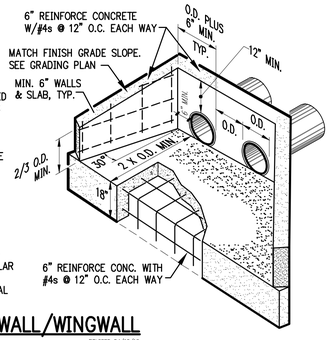
CONSTRUCTION SEQUENCE

1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



CONCRETE PIPE INSTALLATION
NTS

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
6. CONTRACTOR SHALL PROVIDE APPROVED PEDESTRIAN SAFETY RAILS AND VEHICULAR GUARD RAILS WHERE NECESSARY OR REQUIRED BY LOCAL, STATE AND FEDERAL CODES.



MULTI-PIPE HEADWALL/WINGWALL
NTS

REVISED 04/16/15

DRAWING: G:\2130200\2_WORKING\LIVE\PLOTS\PLOTS\CIVIL\DWG\OPAL PARK 2.0.DRAWING
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Fayetteville, Arkansas 72701
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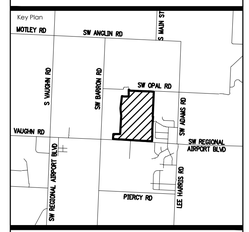

No.	Description	Date

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PROJECT NO: 2130200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19960 CONNOR THREET

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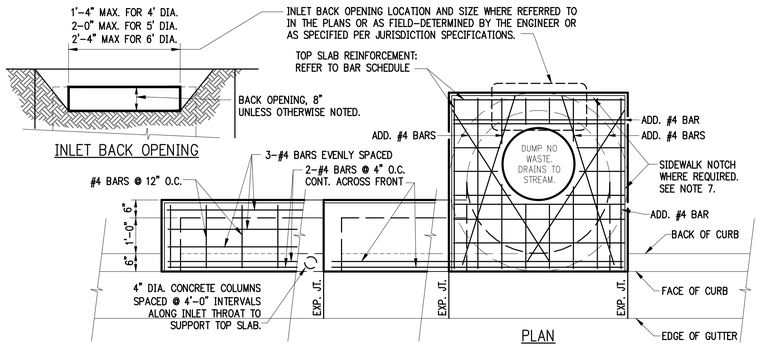
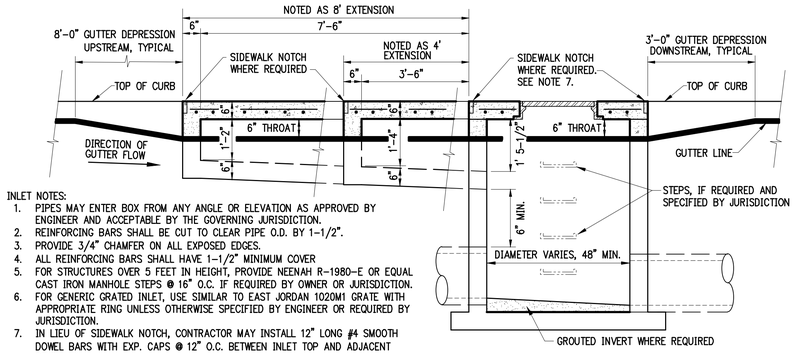
PP23-0003
2025/11/14

DRAINAGE DETAILS

C-507



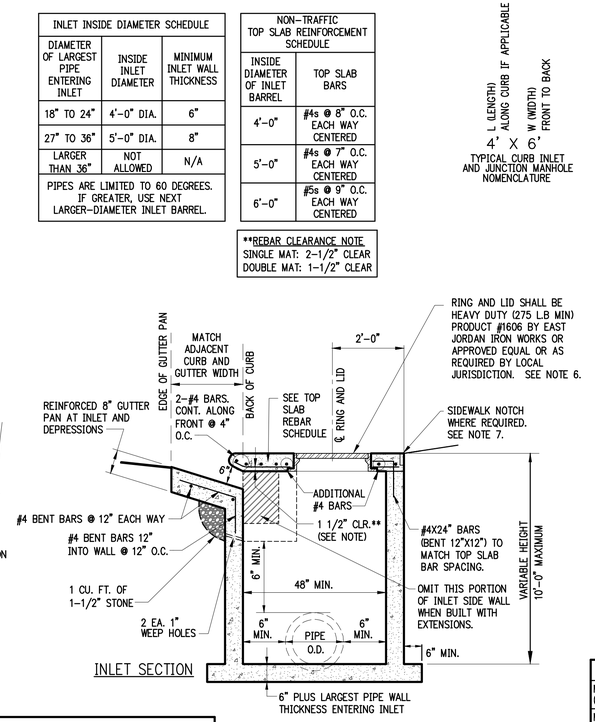


INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.
10. TOP OF INLET AND SURFACE OF LID MUST BE FLUSH WITH SIDEWALK. MAXIMUM VERTICAL CHANGE SHALL NOT EXCEED 1/4 INCH.

INLET INSIDE DIAMETER SCHEDULE		
DIAMETER OF LARGEST PIPE ENTERING INLET	INSIDE INLET DIAMETER	MINIMUM INLET WALL THICKNESS
18" TO 24"	4'-0" DIA.	6"
27" TO 36"	5'-0" DIA.	8"
LARGER THAN 36"	NOT ALLOWED	N/A
PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.		

NON-TRAFFIC TOP SLAB REINFORCEMENT SCHEDULE	
INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS
4'-0"	#4s @ 8" O.C. EACH WAY CENTERED
5'-0"	#4s @ 7" O.C. EACH WAY CENTERED
6'-0"	#5s @ 9" O.C. EACH WAY CENTERED

**REBAR CLEARANCE NOTE
SINGLE MAT: 2-1/2" CLEAR
DOUBLE MAT: 1-1/2" CLEAR



NON-TRAFFIC ONLY

TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

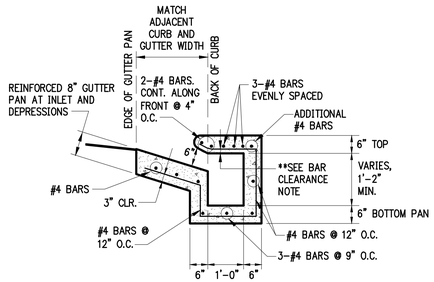
NTS

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

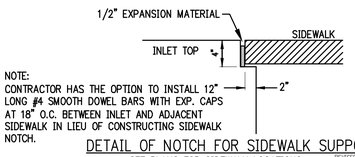
REVISED 8/07/2020

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

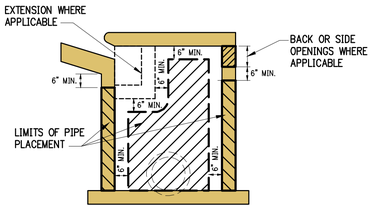


TYPICAL NON-TRAFFIC EXTENSION SECTION

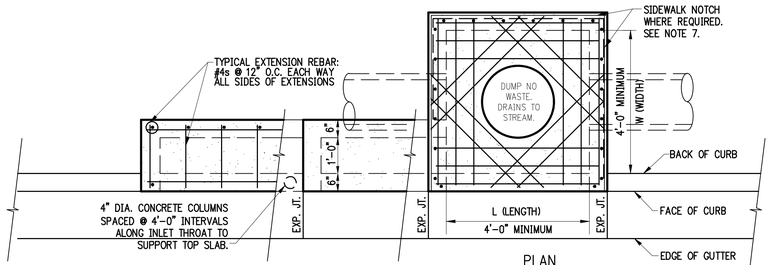


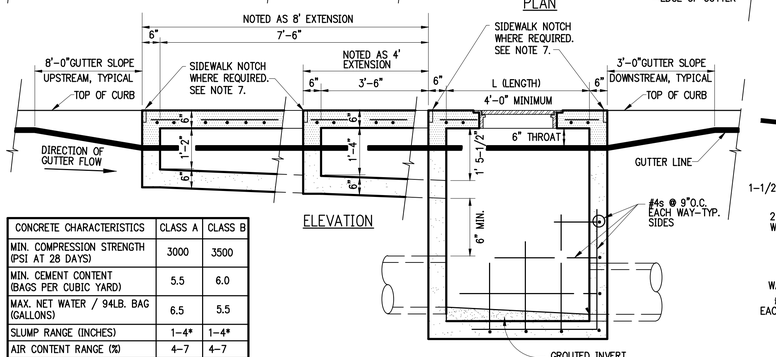
NOTE:
CONTRACTOR HAS THE OPTION TO INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS AT 16" O.C. BETWEEN INLET AND ADJACENT SIDEWALK IN LIEU OF CONSTRUCTING SIDEWALK NOTCH.

DETAIL OF NOTCH FOR SIDEWALK SUPPORTS
SEE PLANS FOR SIDEWALK LOCATIONS
REVISED 04/03/15



PIPE CLEARANCE PLACEMENT LIMITS
MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.





CONCRETE CHARACTERISTICS	CLASS A	CLASS B
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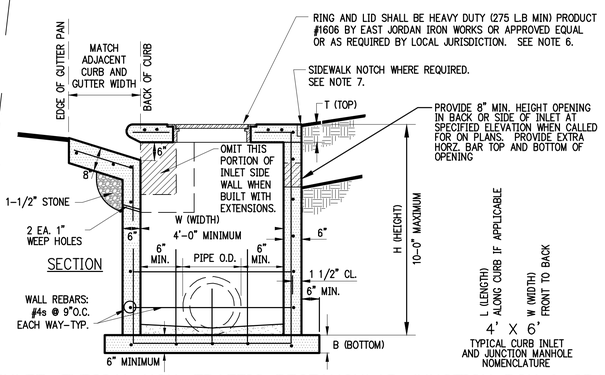
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.



TYPICAL NON-TRAFFIC RECTANGULAR CURB INLET (TYPICAL NON-TRAFFIC RECTANGULAR JUNCTION BOX & GRATED INLET SIMILAR)

NTS

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REVISED 04/16/15

NON-TRAFFIC ONLY

NON-TRAFFIC RECTANGULAR CURB INLET AND JUNCTION BOX DIMENSIONS AND REINFORCING SCHEDULE								
A (WALL) WALL THICKNESS	H (HEIGHT) TOP OF BOX TO ℄	L (LENGTH) ALONG CURB INSIDE BOX	W (WIDTH) INSIDE BOX	T (TOP) SLAB THICKNESS	B (BOTTOM) SLAB THICKNESS	TOP SLAB STEEL	BOTTOM SLAB STEEL	ADDITIONAL DIAGONAL BARS AT RING AND LID
6 INCHES (10' MAX. DEPTH)	10'-0" MAXIMUM - SEE PLAN SHEETS	4'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	EIGHT #4s X MAXIMUM LENGTH POSSIBLE @ 6" O.C.
		4'	5'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		4'	6'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		4'	7'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		4'	8'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		4'	10'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		5'	5'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	6'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		7'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		7'	7'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		8'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		9'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		9'	5'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		8'	8'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		10'	6'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		16'	6'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		16'	8'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	

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479.636.4838 t
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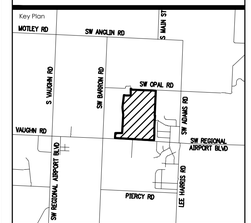
CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. COVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19960 CONNOR THREET 2025/11/14

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PP23-0003

DRAINAGE DETAILS

C-508

DRAWING G:\21300200_SHREDDING\UPRAUTRUCTURE\CIVIL\DWG\CIVIL PAR 22\DETAILS.DWG
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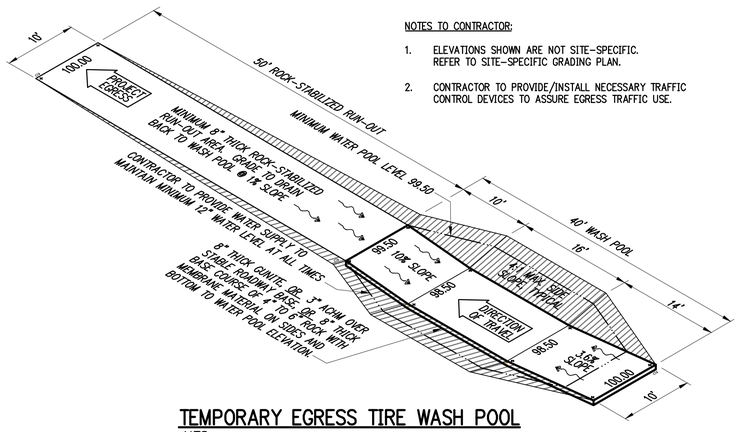
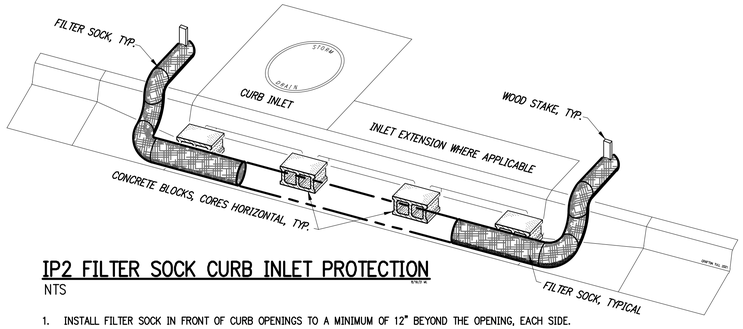


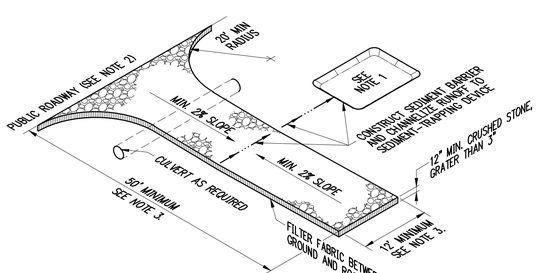
TEMPORARY EGRESS TIRE WASH POOL
NTS



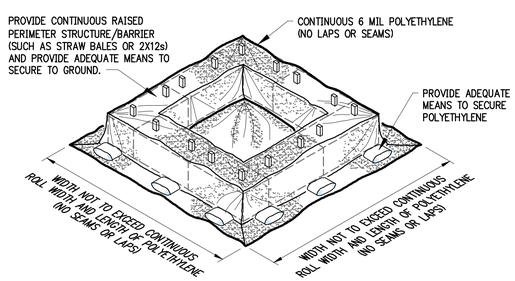
IP2 FILTER SOCK CURB INLET PROTECTION
NTS

1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4. MAINTAIN FREE OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
5. FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
6. CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.

1. 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.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.



STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS



CONCRETE WASH-OUT BASIN
NTS

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. 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 OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

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

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

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

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

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. 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.

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

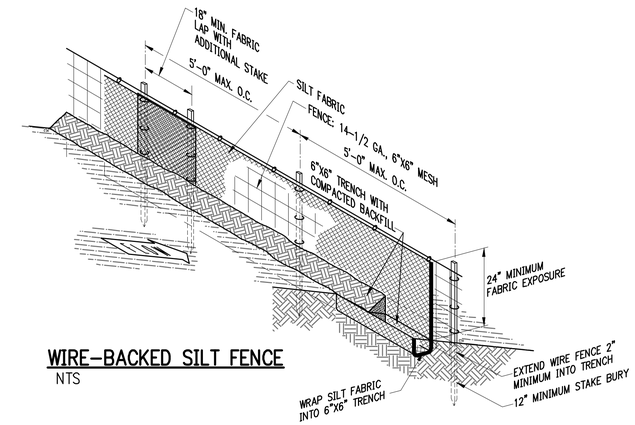
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. 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 THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. 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.



WIRE-BACKED SILT FENCE
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY	
IMPERVIOUS AREA	
SEEDED AREA	
TOTAL DISTURBED	

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION

USGS QUADRANGLE MAP
NTS

VICINITY MAP
NTS

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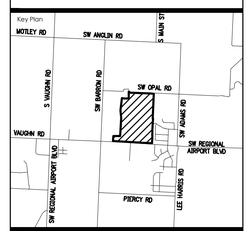
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19900
CONNOR THREET

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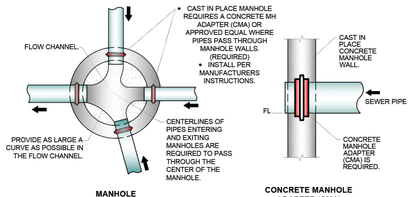
PP23-0003
2025/11/14

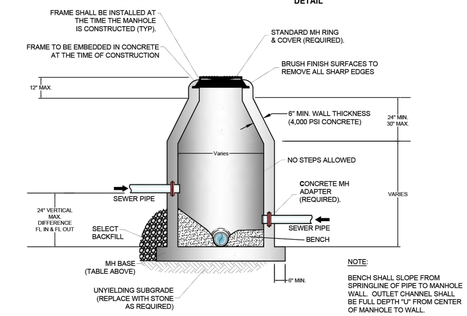
EROSION CONTROL DETAILS

C-509

DRAWING: C:\2300200_THREET\OPAL\INFRASTRUCTURE\CIVIL\DWG\OPAL PARK 2.0.DWG PLOTTED: 11/14/2025 2:32 PM BY THREET, CONNOR LAST SAVED BY: THREET, CONNOR 11/14/2025 2:32 PM XREFS: ATT: OPAL PARK 2.0.DWG

SANITARY SEWER
CAST IN PLACE MANHOLE



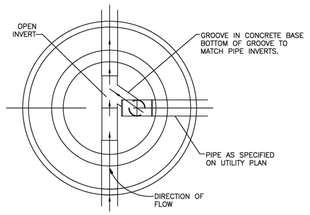


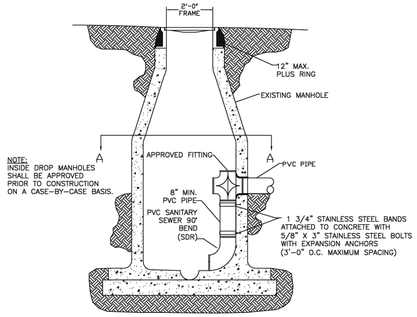
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	8"	24" (< or Equal to 24" Pipes)
5' DIA	8"	10"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE

SANITARY SEWER DETAIL: SS01

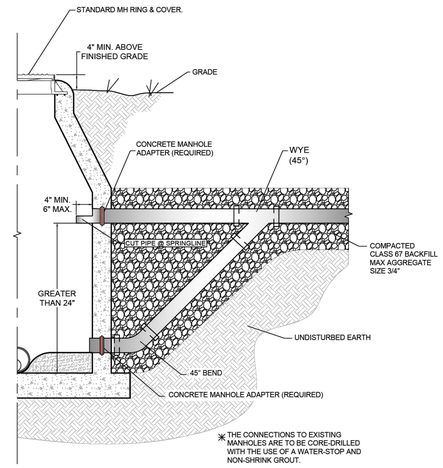
SANITARY SEWER
INTERIOR DROP MANHOLE





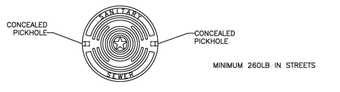
SANITARY SEWER DETAIL: SS02

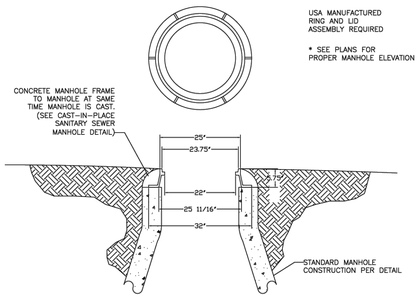
SANITARY SEWER
EXTERIOR DROP MANHOLE



SANITARY SEWER DETAIL: SS03

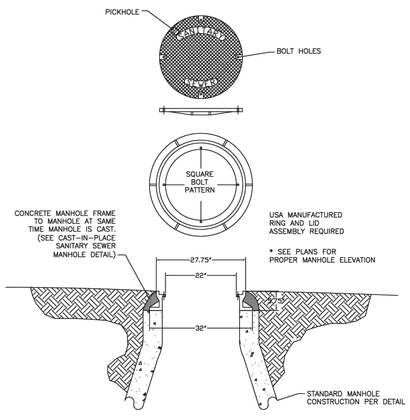
HEAVY DUTY MANHOLE
LID & FRAME





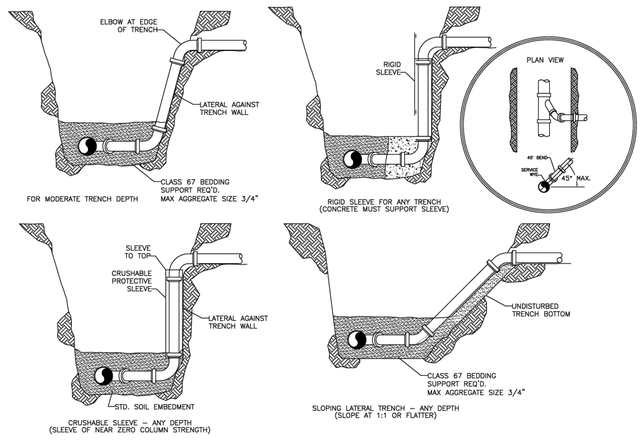
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME



SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE



SANITARY SEWER DETAIL: SS06

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

THE CITY OF WASTEWATER WATER BENTONVILLE

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

SAN.SEWER DETAILS

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

REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

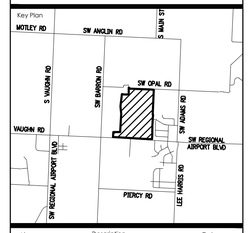
Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 1	OF 2

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19960 CONNOR THREET 2025/11/14

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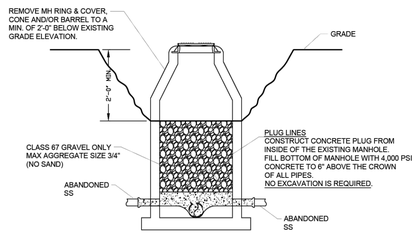
PP23-0003

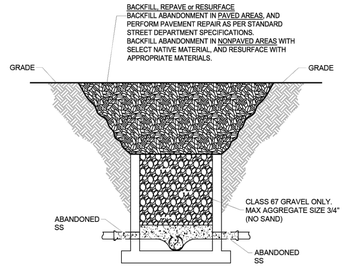
CITY OF BENTONVILLE SAN. SEWER DETAILS

C-510

DRAWING G:\21300200_BARBEDONIA\PLANS\TRUE\CIVIL\CIVIL\DWG\SAN PARK 22.DWG,11/14/2025 2:53:59 PM,CRAFTON TULL,1:1,ANSI D (24.00 IN X 36.00 IN),PLOTTED BY: CONNOR THREET,PAGE SS-MANHOLES.CTB

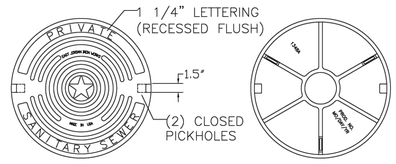
SANITARY SEWER MANHOLE ABANDONMENT





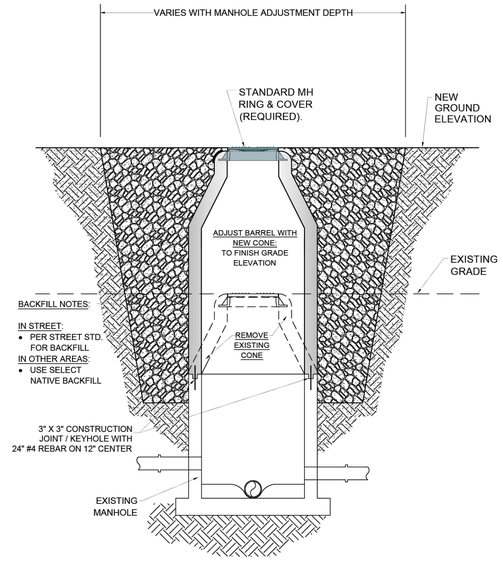
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09

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APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 2	OF 2

OPAL PARK PH I
BENTONVILLE, AR

No.	Description	Date

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QC By: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19900
CONNOR THREET
2025/11/14

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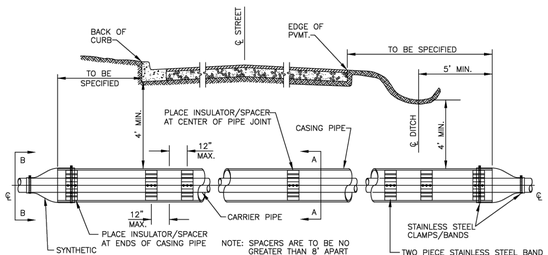
PP23-0003

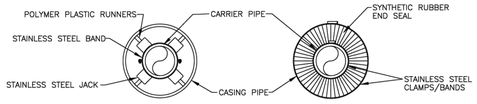
CITY OF BENTONVILLE SAN. SEWER DETAILS

C-511

DRAWING O:\21300200_SHREVEPARK\14PRJ\TECH\BENTONVILLE\OPAL PARK I\2.0\OPAL1LDWG
LAST SAVED BY: JI 3/16/2021 9:46:27 AM
PLOTTED BY: TROY HUDGINS | 1/14/2025 8:45 PM PLOTTED BY: CONNOR THREET

ENCASEMENT DETAIL





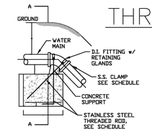
CARRIER & CASING SIZES									
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"
CASING	16"	16"	16"	18"	20"	24"	30"	30"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500

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

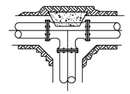
*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING

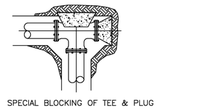


BLOCKING FOR VERTICAL TIE DOWN

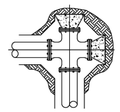


BLOCKING FOR TEE

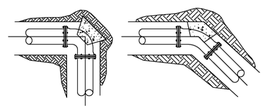
TYPICAL BLOCKING FOR VERTICAL BENDS



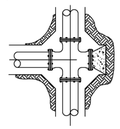
SPECIAL BLOCKING OF TEE & PLUG (WHEN DIRECTED BY WATER DEPT.)



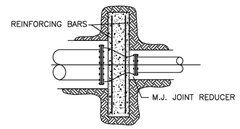
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



TYPICAL BLOCKING FOR HORIZONTAL BENDS



TYPICAL SECTION OF CROSS & PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



THRUST SUPPORT FOR REDUCER (SIZE TO BE DETERMINED BY WATER DEPT.)

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

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

BLOCKING SCHEDULE					
PIPE SIZE	BENDS	45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

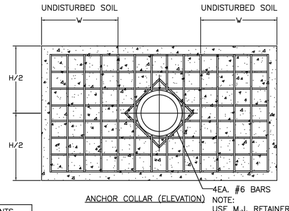
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

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

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

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



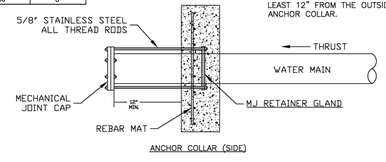
ANCHOR COLLAR (ELEVATION)

NOTE:
USE M.J. RETAINER GLANDS FOR PIPE 24" AND SMALLER.

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

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

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

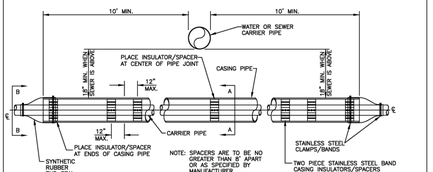


ANCHOR COLLAR (SIDE)

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

GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL



CARRIER & CASING SIZES									
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NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.

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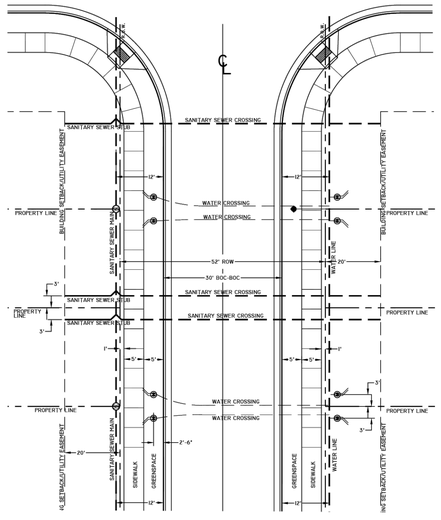
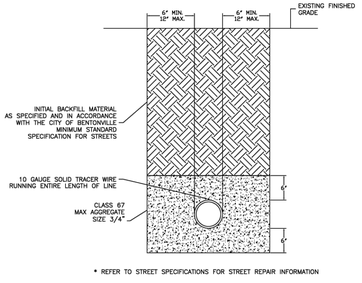
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07

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Fayetteville, Arkansas 72701
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WATER/SEWER DETAILS

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Call before you dig.

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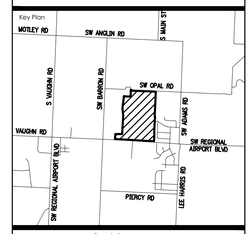
Ordinance Number: 2021-135

DRAWN BY: JI	DATE: 03/16/2021
APPROVED BY: PN	DATE: 03/16/2021
SHEET NUMBER: 1	OF 1

OPAL PARK PH I
BENTONVILLE, AR



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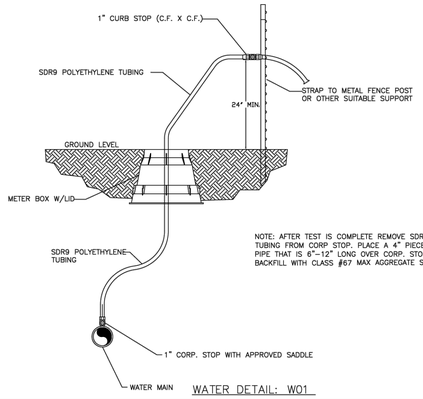
PP23-0003

CITY OF BENTONVILLE WATER & SEWER DETAILS

C-512

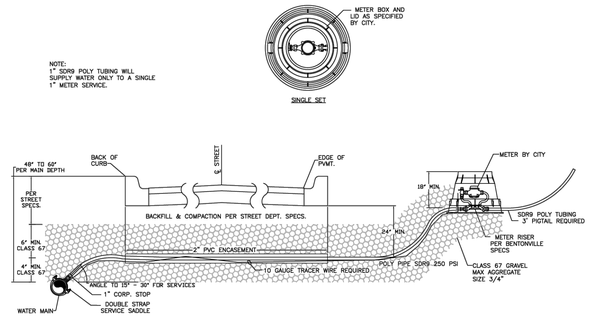
DRAWING G:\21300200_SHARED\OPAL\LAPRATT\CTB\CTS\DWG\CONS_PAR1\GWS\BUILDING DETAILS.DWG 1/31/2025 8:34:14 AM CST BY: CONNOR THREET

TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



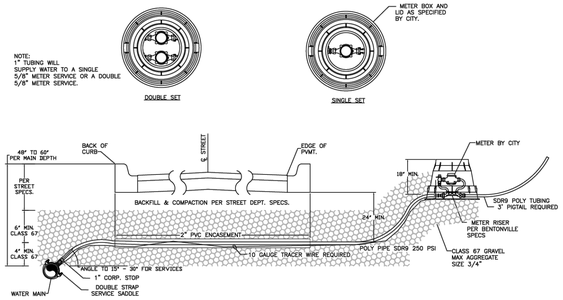
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



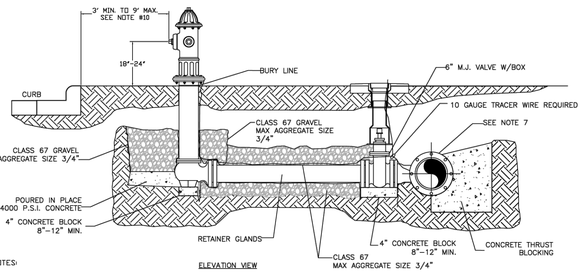
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



WATER DETAIL: W03

FIRE HYDRANT DETAIL W/ RETAINER GLANDS



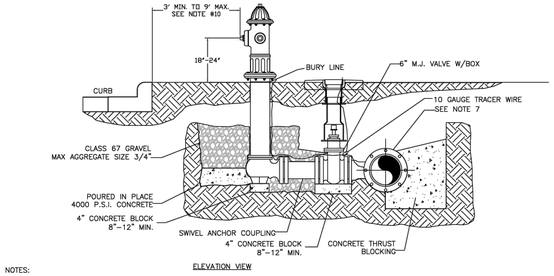
ELEVATION VIEW

NOTES:

1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRAINING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



ELEVATION VIEW

NOTES:

1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
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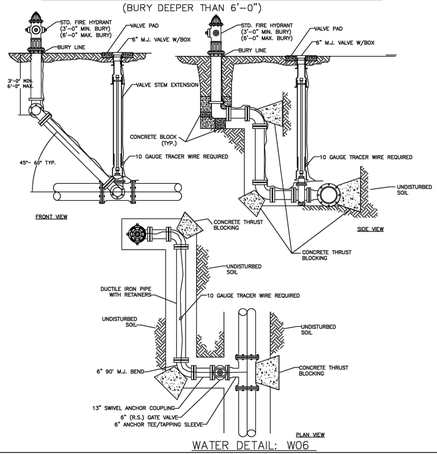
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W05

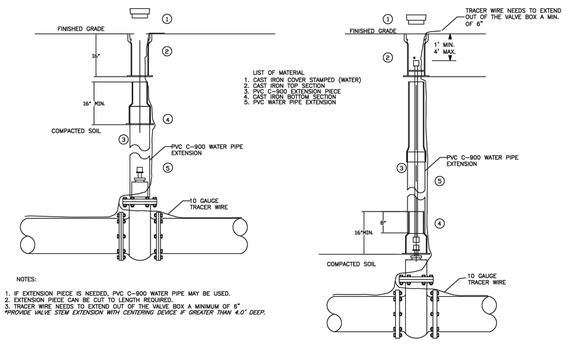
DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'-0")



WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION



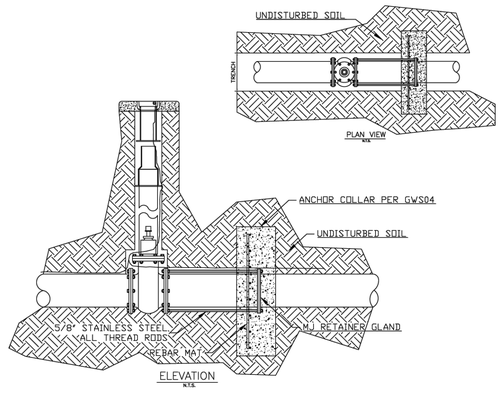
NOTES:

1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6".

*PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

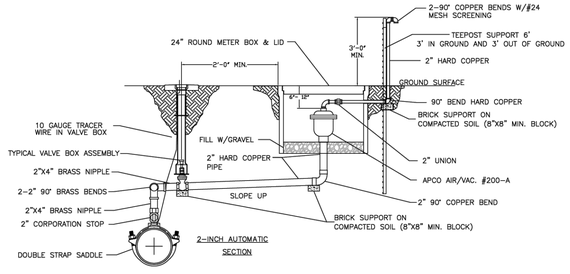
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:

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

WATER DETAIL: W09

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Fayetteville, Arkansas 72701
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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

THE CITY OF WASTEWATER WATER BENTONVILLE

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

WATER DETAILS

811
Know what's **below.**
Call before you dig.

REVISIONS:

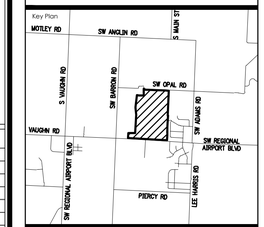
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

NOTES:

DRAWN BY:	JI	DATE:	03/16/2021
APPROVED BY:	PN	DATE:	03/16/2021
SHEET NUMBER:	1	OF	2

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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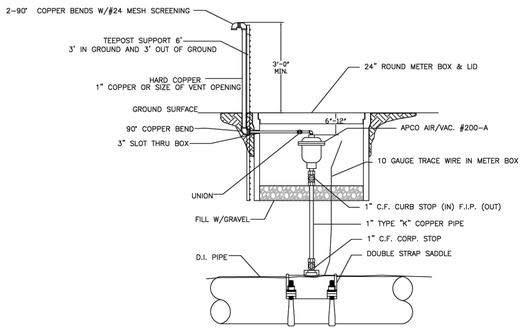
PP23-0003

CITY OF BENTONVILLE WATER DETAILS

C-513

DRAWING G:\21300200_DARSEDONA\1-PRJ\TBLCTHRT\CIVIL\DWG\OPAL PARK 2\C-513DETAILS.DWG
PLOTTED BY: CONNOR THREET - 11/14/2025 8:43 PM, PLOTTED BY: TRACY KACHMAR\CDOPS

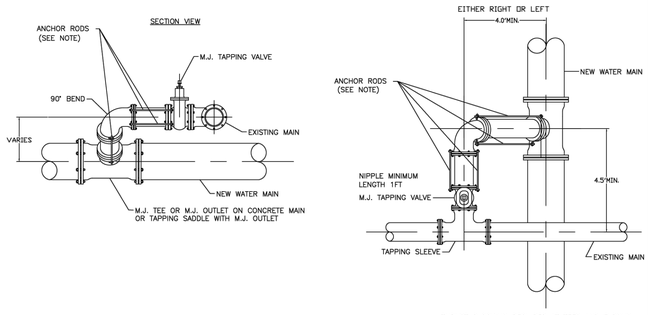
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN



THRUST BLOCKING REQUIRED AT TEES AND ELBOWS.

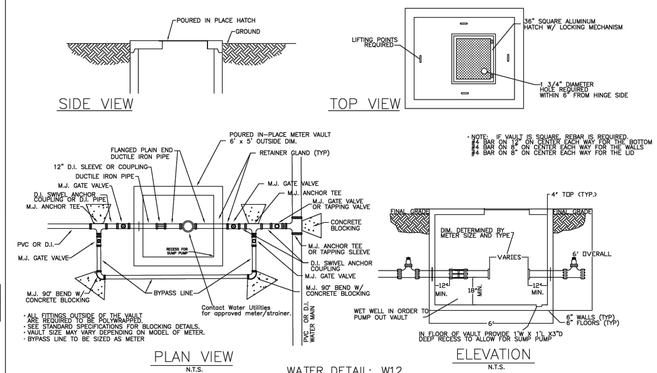
PIPE SIZE	6"	8"	12"
RODS PER NIPPLE	2	2	4

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

WATER DETAIL: W11

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

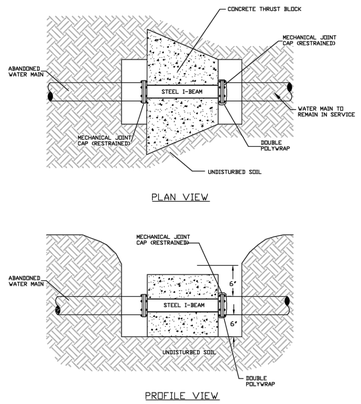
(DIMENSIONS MAY VARY FOR METER SIZES)



- ALL FITTINGS OUTSIDE OF THE VAULT ARE REQUIRED TO BE POLYWRAPPED.
- WHERE DIMENSIONS ARE CONFLICTING BLOCKING DETAILS.
- VAULT SIZE MAY VARY DEPENDING ON MODEL OF METER.
- BYPASS LINE TO BE SIZED AS METER

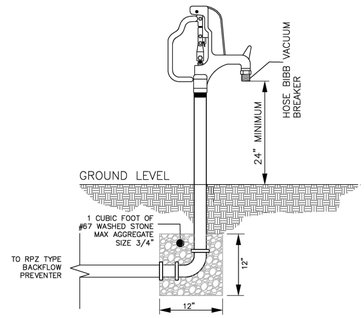
WATER DETAIL: W12

CUT/CAP DETAIL



WATER DETAIL: W13

FROST FREE HOSE BIBB WITH VACUUM BREAKER

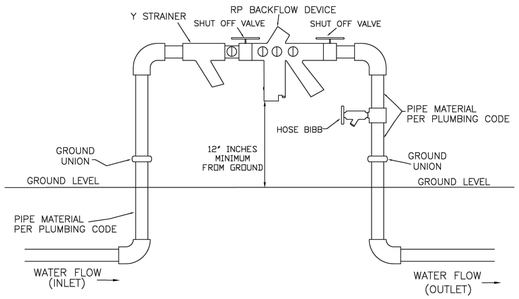


ELEVATION

N.T.S.

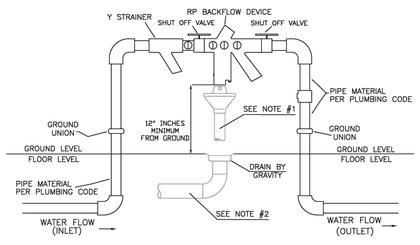
WATER DETAIL: W14

REDUCED PRESSURE (RP) IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) IRRIGATION ONLY



INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

DRAWING G:\2130\02_JAMESONAVE\PLOTS\PLOTSET\CIVIL\OWC\OPAL PARK 2\OPALL1.DWG
PLOTTED BY: TONY HUDSON - 11/10/2025 3:40 PM
PLOTTED BY: TONY HUDSON

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THE CITY OF WASTEWATER WATER BENTONVILLE

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WATER DETAILS

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Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

Approved by Dept. of Health
04/01/2021

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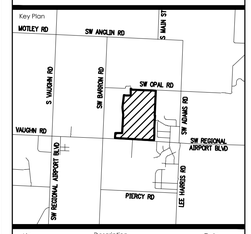
APPROVED BY:	PN	DATE:	03/16/2021
SHEET NUMBER:	2	OF	2

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19960 CONNOR THREET 2025/11/14

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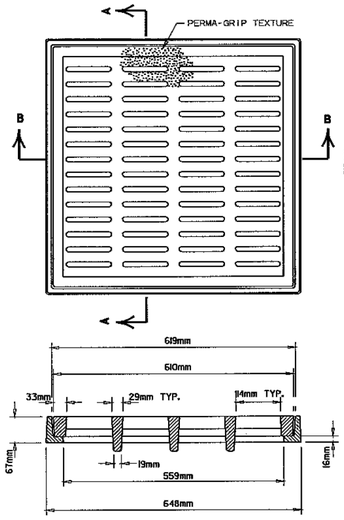
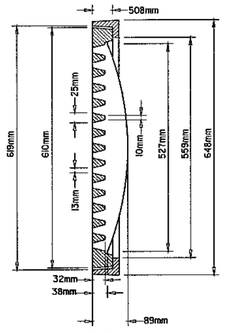
PP23-0003

CITY OF BENTONVILLE WATER DETAILS

C-514



SECTION B-B

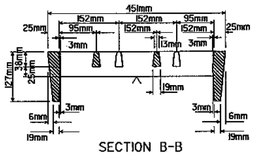


SECTION A-A

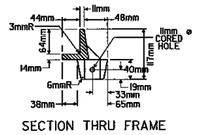
GENERAL NOTES (PEDESTRIAN GRATE & FRAME)

1. THE PEDESTRIAN GRATE SHALL BE ORIENTED IN THE TOP OF THE DROP INLET SO THAT THE 13mm OPENINGS ARE PERPENDICULAR TO THE PATH OF PEDESTRIAN TRAVEL.
2. THE PEDESTRIAN GRATE AND FRAME SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
3. THE GRATE AND FRAME SHALL NOT BE PAINTED.
4. THE GRATE AND FRAME SHALL BE INSTALLED IN THE DROP INLET IN THE ASSEMBLED POSITION.
5. THE APPROXIMATE WEIGHT OF THE GRATE AND FRAME SHALL BE 96 kg.
6. THE MINIMUM WATERWAY OPENING SHALL BE .079 SQ. METER.

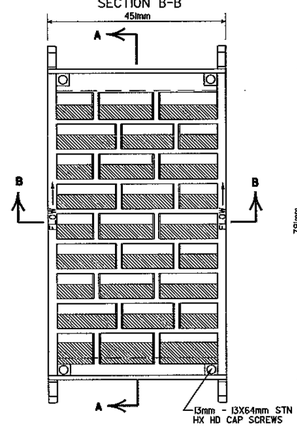
DETAILS OF PEDESTRIAN GRATE AND FRAME

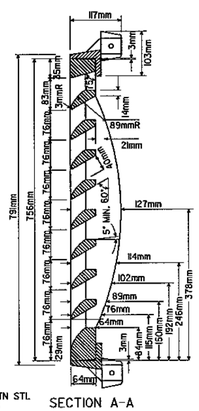


SECTION B-B



SECTION THRU FRAME



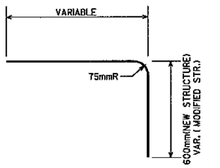


SECTION A-A

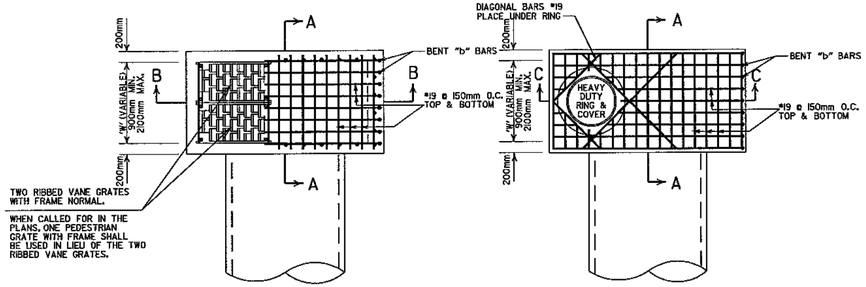
DETAILS OF RIBBED VANE GRATE AND FRAME

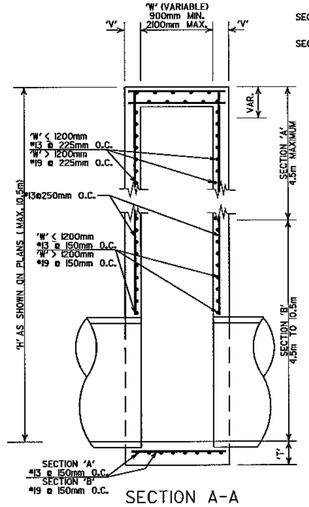
GENERAL NOTES (RIBBED VANE GRATE & FRAME)

1. RIBBED VANE GRATE AND FRAME SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
2. GRATE AND FRAME SHALL NOT BE PAINTED.
3. GRATE AND FRAME SHALL BE INSTALLED IN DROP INLET IN ASSEMBLED POSITION.
4. APPROXIMATE WEIGHT OF GRATE SHALL BE 77 kg.



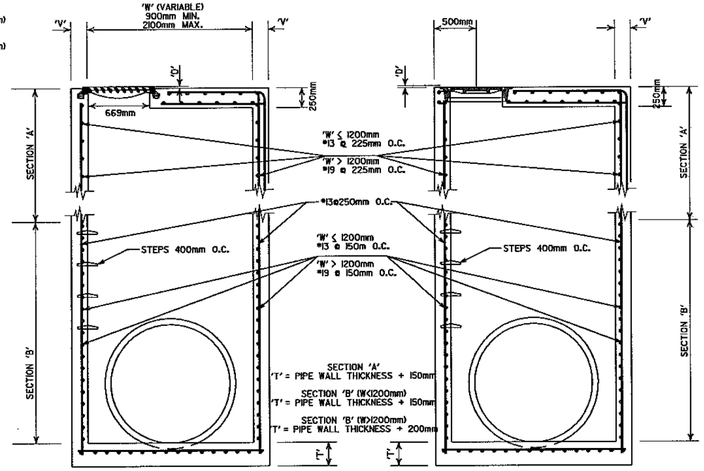
DETAIL OF BENT "b" BAR





SECTION A-A

DETAILS OF DROP INLET (TYPE ST)



SECTION B-B SECTION C-C

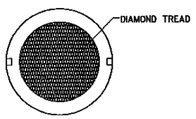
DETAILS OF JUNCTION BOX (TYPE ST)

GENERAL NOTES (TYPE ST DROP INLET & JUNCTION BOX)

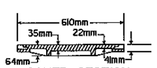
1. THE 'D' DIMENSION SHALL MATCH THE FINAL LIFT OF ACHM SURFACE COURSE SHOWN IN THE PLANS WHEN ASPHALT PAVING SURROUNDS THE GRATE & RING COVER, AND SHALL BE 0" AT OTHER INSTALLATIONS.
2. THE STEPS SHALL BE OMITTED WHERE 'H' IS LESS THAN 1200mm.
3. ALL EXPOSED CORNERS ARE TO HAVE A 19mm CHAMFER.
4. ALL #13 & #16 REINFORCING BARS ARE TO HAVE A MIN. 38mm COVER. ALL LARGER SIZE BARS ARE TO HAVE A 50mm MIN. COVER.

GENERAL NOTES (HEAVY DUTY RING & COVER):

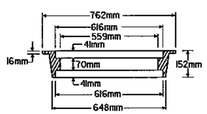
1. HEAVY DUTY RING AND COVER SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
2. HEAVY DUTY RING AND COVER SHALL NOT BE PAINTED.
3. HEAVY DUTY RING SHALL ALWAYS BE INSTALLED WITH FLANGE ON TOP.
4. DIMENSIONS SHOWN FOR RING AND COVER ARE TYPICAL. THE CONTRACTOR MAY SUBSTITUTE SIMILAR CASTINGS WITH THE APPROVAL OF THE ENGINEER. REQUESTING APPROVAL FOR CASTING DESIGNS MAY BE MADE BY REFERRING TO PREVIOUSLY APPROVED DRAWINGS.



COVER FACE



COVER SECTION



RING SECTION

HEAVY DUTY RING & COVER

APPROXIMATE TOTAL WEIGHT = 151 kg.

DATE	REVISION	DATE FILMED
10-9-03	REVISED DIMENSION ON DETAILS OF DROP INLET SECTION B-B	
9-16-01	ADDED NOTE 4	
1-12-00	REVISED HEAVY DUTY RING & COVER	
5-13-99	ADDED PEDESTRIAN FRAME&GRATE	
7-02-98	REWORDED NOTES, REV. DIMENSION, ADDED HEAVY DUTY RING & COVER, ADDED AASHTO REF. REVISED GRATE	
4-3-97	REVISED STEEL PIPES TO SOFT METRIC	
10-18-96	REVISED ASTM REF. TO AASHTO	
7-20-95	CONVERTED TO METRIC	

ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DROP INLET & JUNCTION BOX (TYPE ST)

STANDARD DRAWING FPC-9S(M) METRIC LD

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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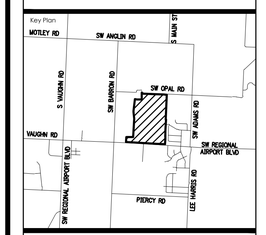
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
CONNOR THREET
No. 19360

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PP23-0003
2025/11/14

ARDOT DRAINAGE DETAIL

C-515

DRAWING: C:\21300200_OPAL PARK PH I\CONSTRUCTION\DETAILS\DWG\OPAL PARK DETAILS.DWG
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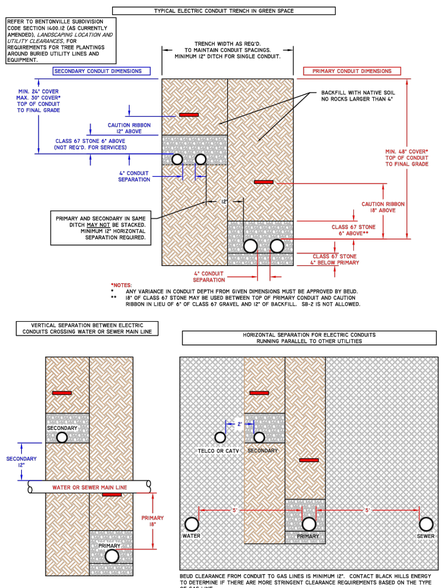
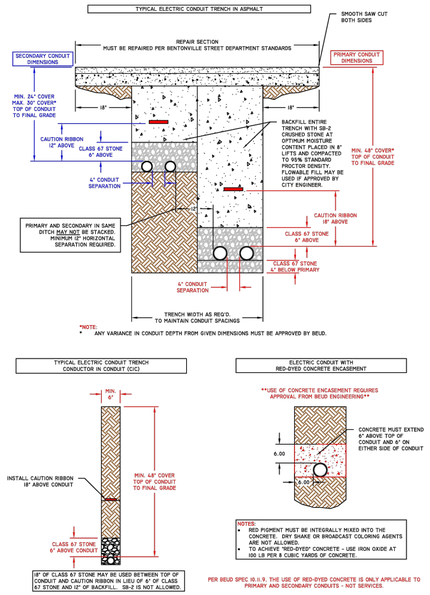
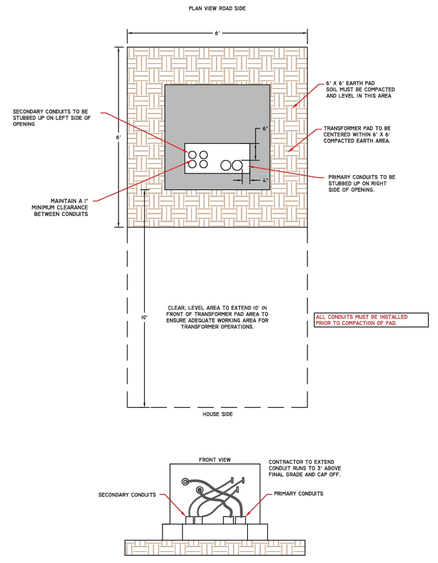


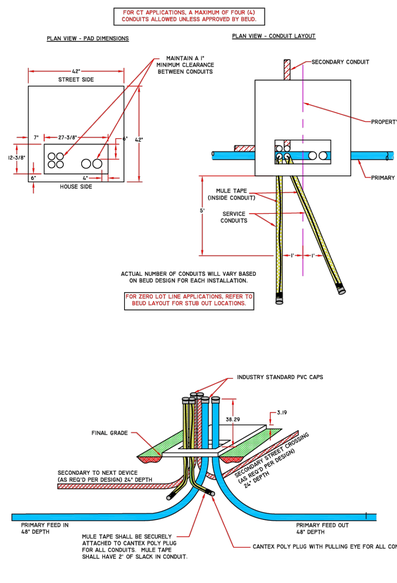
DS-1403 ELECTRIC TRENCH DETAILS SHEET 1



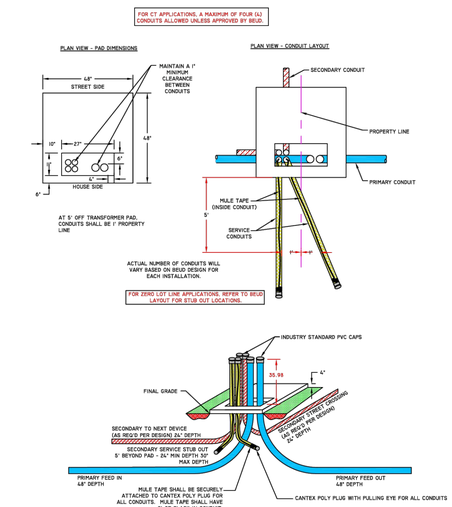
DS-1404 ELECTRIC TRENCH DETAILS SHEET 2



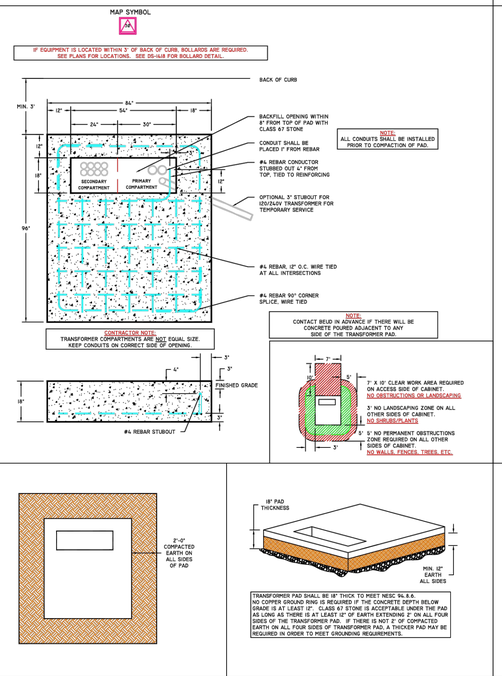
DS-1405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS



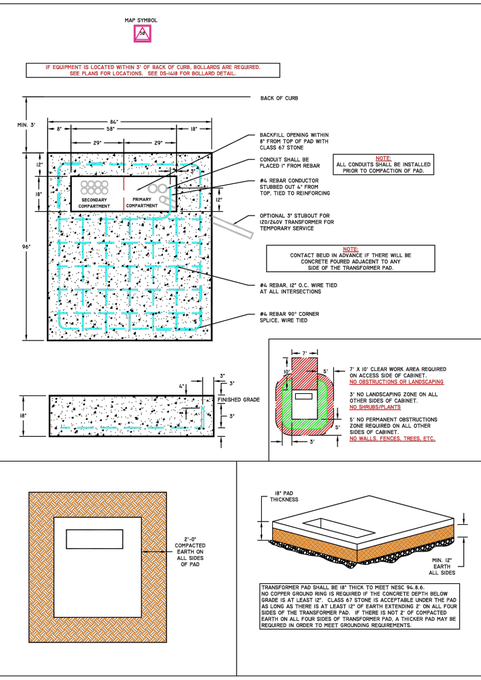
DS-1406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA



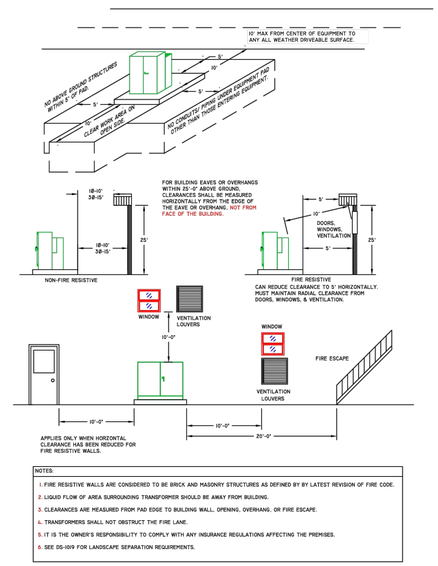
DS-1407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER



DS-1408 THREE PHASE TRANSFORMER PAD 45-1000 kVA



DS-1409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA



DS-1410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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architecture | engineering | surveying
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608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
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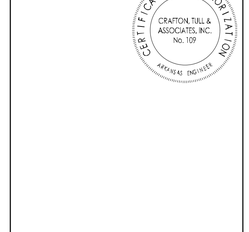
ELECTRIC LAYOUT

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date

REVISION

REVISION	DESCRIPTION
01	BEUD REVISION
02	BEUD REVISION
03	BEUD REVISION
04	BEUD REVISION
05	BEUD REVISION

SCAN FOR LATEST REVISION OF BEUD SPECS www.tinyurl.com/BEUDspecs

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DRAWN: AJH 06/2019
CHECKED: WOT REV: 6

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC: by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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PP23-0003
2025/11/14

BENTONVILLE ELECTRIC DETAILS

C-516

DRAWING: C:\21300200_OPAL PARK\CAD\PLANS\PRODUCTION\DWG\OPAL PARK 22x36 PLAN.DWG
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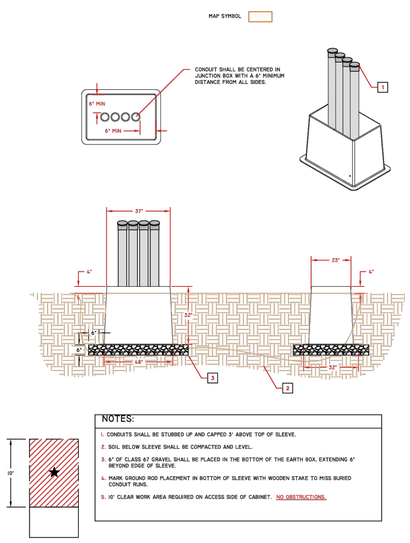
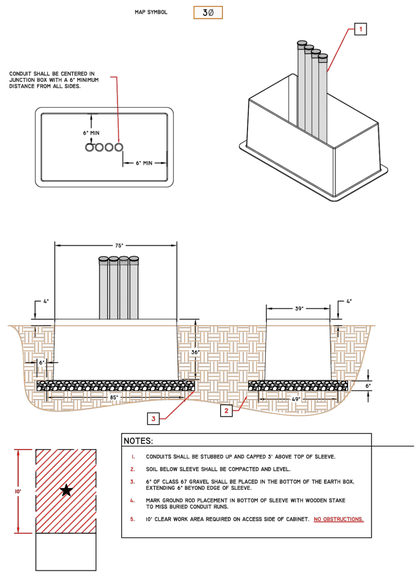
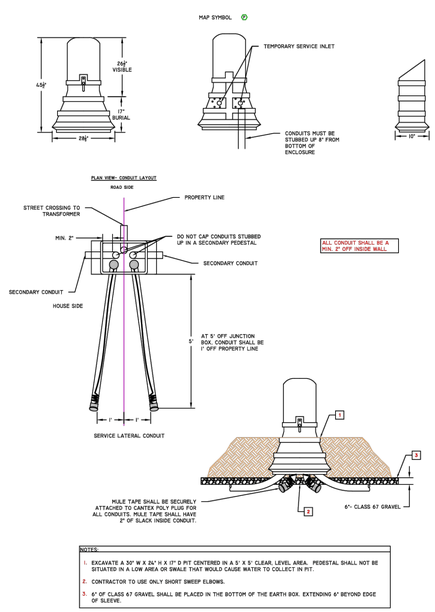


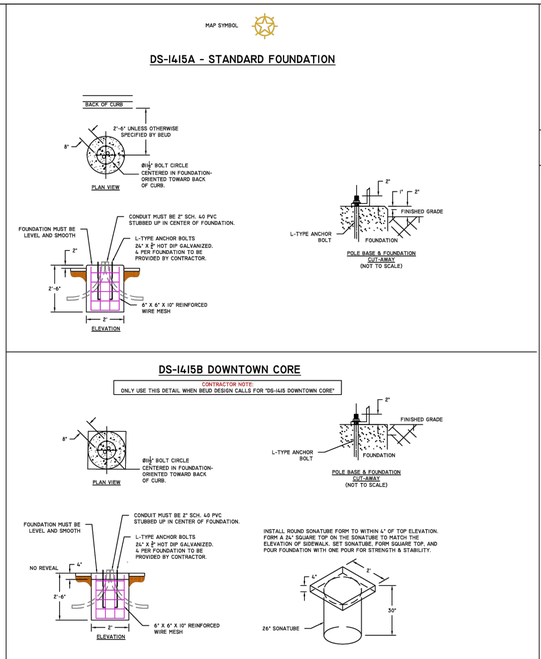
DS-1411 SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE



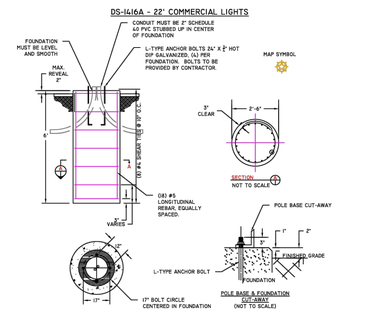
DS-1412 THREE PHASE 200A PRIMARY JUNCTION BOX SLEEVE

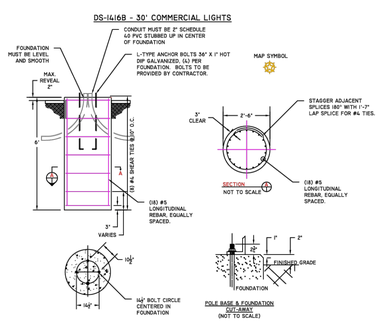


DS-1414 SECONDARY JUNCTION BOX

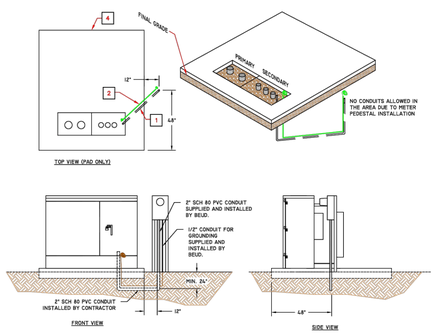


DS-1415 STREET LIGHT FOUNDATION FOR 12' RESIDENTIAL LIGHTS

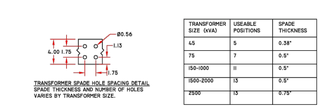




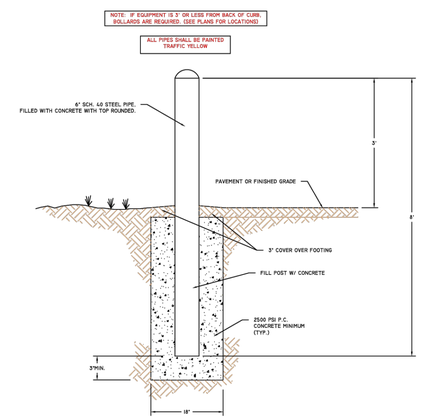
DS-1416 STREET LIGHT FOUNDATION FOR 22' AND 30' COMMERCIAL LIGHTS



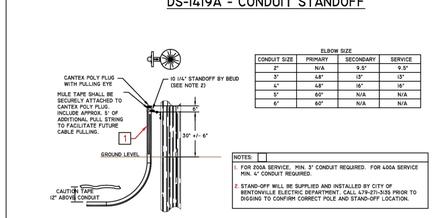
DS-1417 TRANSFORMER PAD AND METER CONFIGURATION FOR CT'S ON SPADES

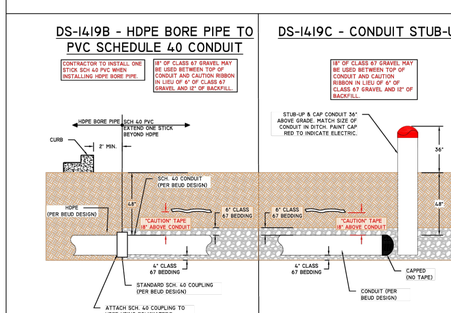


TRANSFORMER SIZE (kVA)	USEABLE POSITIONS	SPADE THICKNESS
≤5	5	0.38"
75	7	0.5"
150-1000	11	0.5"
1500-2000	13	0.5"
2500	13	0.75"



DS-1418 PIPE BOLLARD DETAIL





DS-1419 CONDUIT INSTALLATION DETAILS

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Fayetteville, Arkansas 72701
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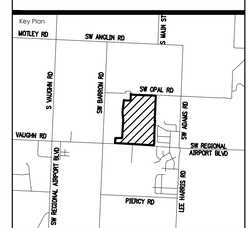
ELECTRIC LAYOUT

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


No.	Description	Date

REVISION

10/09/2025	BELD REVISION	AJH	1
09/09/2025	BELD REVISION	AJH	2
07/07/2025	BELD REVISION	AJH	3
06/27/2025	BELD REVISION	AJH	4

SCAN FOR LATEST REVISION OF BELD SPECS
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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

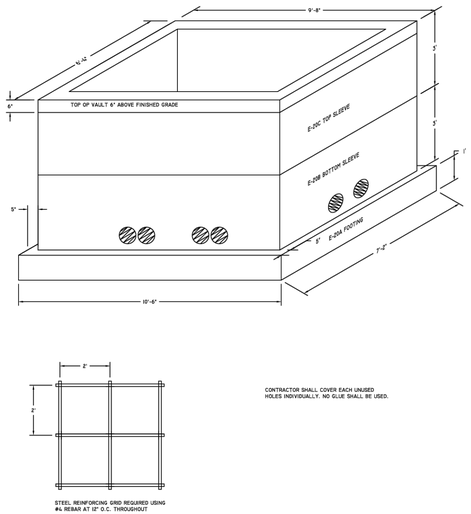
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

PP23-0003

BENTONVILLE ELECTRIC DETAILS

C-517

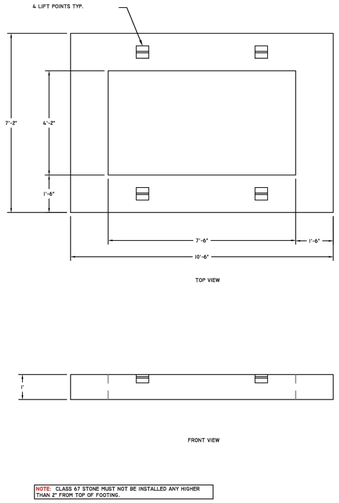
DRAWING D:\2300\00_DWG\ORIGINAL\SHEETS\CRAFTON\2300 OPAL PARK I\D-DETAILS.DWG
LAYOUT: DS-1419 CONDUIT INSTALLATION DETAILS
PLOTTED BY: TRENT PUCKETT 7/1/2025 3:45 PM PLOTTED BY: CONNOR THREET (3:46 PM)



CONTRACTOR SHALL COVER EACH UNUSED HOLES INDIVIDUALLY. NO GLUE SHALL BE USED.

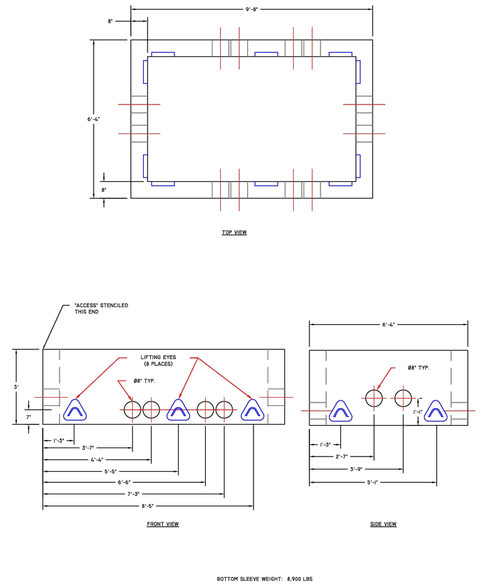
STEEL REINFORCING GRID REQUIRED USING #4 REBAR AT 12" O.C. THROUGHOUT

DS-1420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY



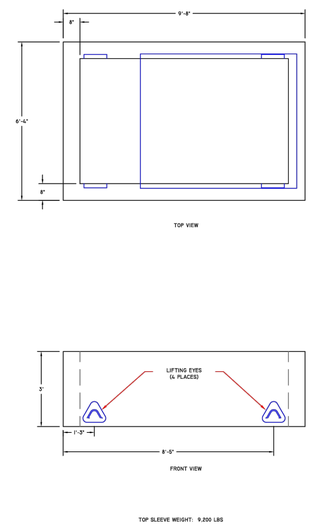
FOOTER WEIGHT: 3,200 LBS

DS-1420A PADMOUNT SWITCHGEAR VAULT FOOTER



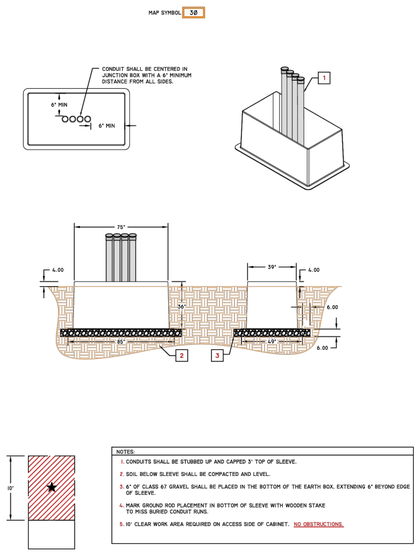
BOTTOM SLEEVE WEIGHT: 8,900 LBS

DS-1420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE



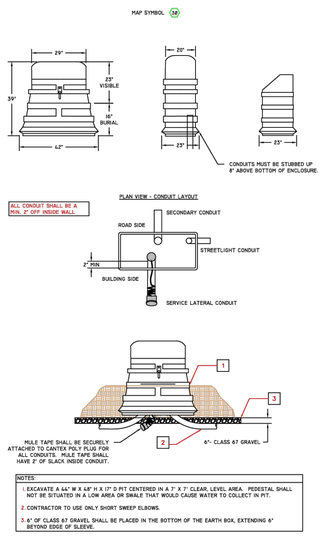
TOP SLEEVE WEIGHT: 9,200 LBS

DS-1420C PADMOUNT SWITCHGEAR TOP SLEEVE



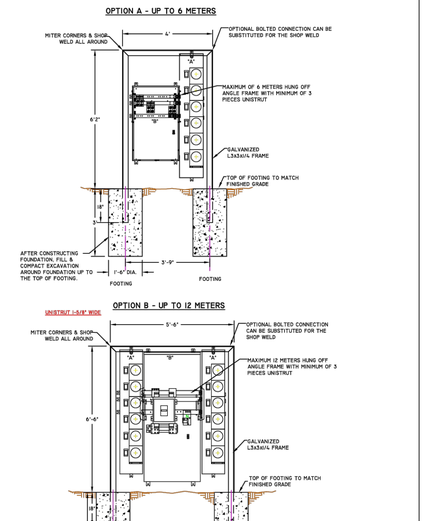
NOTES:
1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3' TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX. EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS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

DS-1413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE



NOTES:
1. EXCAVATE A 44" W X 68" H X 17" D PIT CENTERED IN A 7' X 7' CLEAR, LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX. EXTENDING 6" BEYOND EDGE OF SLEEVE.

DS-1414-1 THREE PHASE SECONDARY JUNCTION BOX



NOTES:
- OPTIONS A AND B WERE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.
- IF THIS METER RACK CANNOT ACCOMODATE THE REQUIRED EQUIPMENT, THE DEVELOPER MUST HAVE AN APPROPRIATE METER RACK DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER. DESIGN DRAWINGS STAMPED BY THE ENGINEER MUST BE SUBMITTED TO BEUD FOR REVIEW PRIOR TO INSTALLATION.
- FOR BOTH OPTIONS, GROUNDING SHALL BE PER NEC TABLE 250.122

DS-1024 SINGLE PHASE FREE STANDING METER RACK

608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC LAYOUT

REVISION

NO.	DESCRIPTION	DATE
1	BEUD REVISION	07/29/2025
2	BEUD REVISION	05/08/2025
3	BEUD REVISION	03/07/2025
4	BEUD REVISION	12/20/2024
5	BEUD REVISION	10/22/2024
6	BEUD REVISION	10/7/2024
7	BEUD REVISION	9/27/2024
8	BEUD REVISION	8/27/2024
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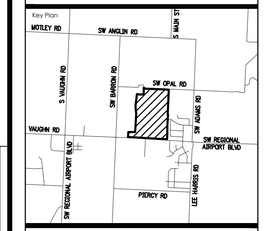
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PROJECT NO:	21300200
ISSUE DATE:	01/31/2025
CONTACT:	C. THREET
QC by:	M. LOVE
QC Date:	06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET
2025/11/14

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BENTONVILLE ELECTRIC DETAILS

C-518

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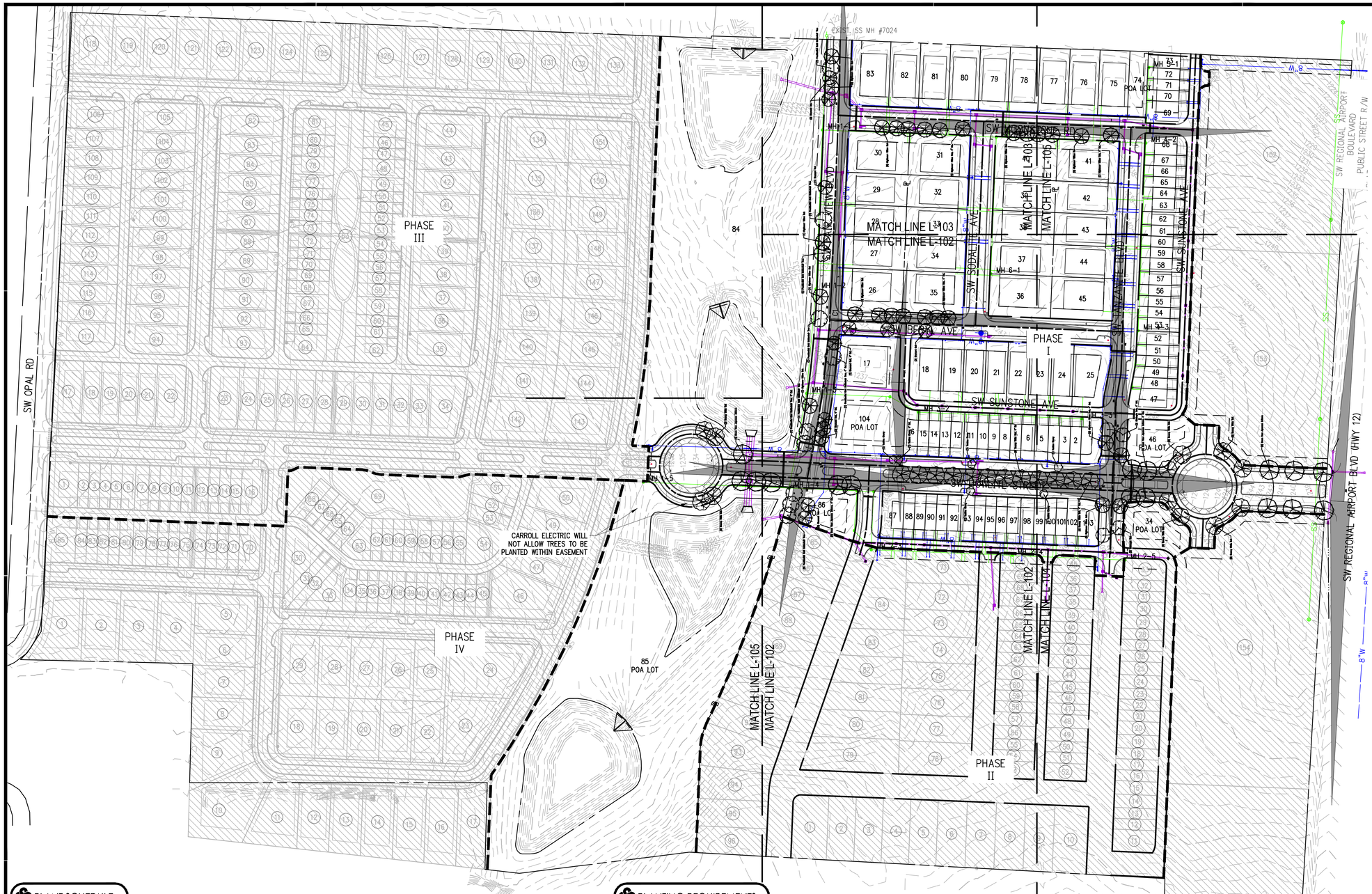

PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	10	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	4"CAL	12–14' HT.	SHADE
	6	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC.	B & B	4"CAL	10'–12' HT.	ORNAMENTAL
	26	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4"CAL	10'–12' HT.	SHADE
	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4.5"CAL	12–14' HT.	SHADE
	28	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER® WILLOW OAK	B & B	4"CAL	12–14' HT.	SHADE
	12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	4"CAL	12–14' HT.	SHADE
	16	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	4"CAL	12–14' HT.	SHADE

*IN ROW AREAS, TREES MUST BE 4" CALIPER AND LIMBED UP TO 96 INCHES FROM GROUND.

PLANTING REQUIREMENTS

PRELIMINARY PLAT STREET FRONTAGE TREES: (1 TREE PER 50LF)
113 TREES REQUIRED;113 PROVIDED

RESIDENTIAL LOTS: 1 SHADE TREE PER LOT; INSTALLED AT TIME OF HOME CONSTRUCTION

PHASE LEGEND

PHASE I: 113 LOTS

PHASE II: 86 LOTS

PHASE III: 157 LOTS

PHASE IV: 85 LOTS

TOTAL: 441 LOTS

	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	76	48	70	49	243
45'	0	11	52	5	68
60'+	30	23	34	29	116
UNBUILDABLE	4	2	1	2	9
COMMERCIAL	2	2	0	0	4
CLUBHOUSE	1	0	0	0	1
TOTAL	113	86	157	85	441

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GRAPHIC SCALE IN FEET
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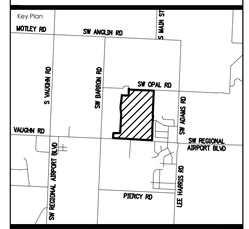
OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 902 — STATE OF ARKANSAS

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OVERALL PLANTING PLAN (C)

L-101

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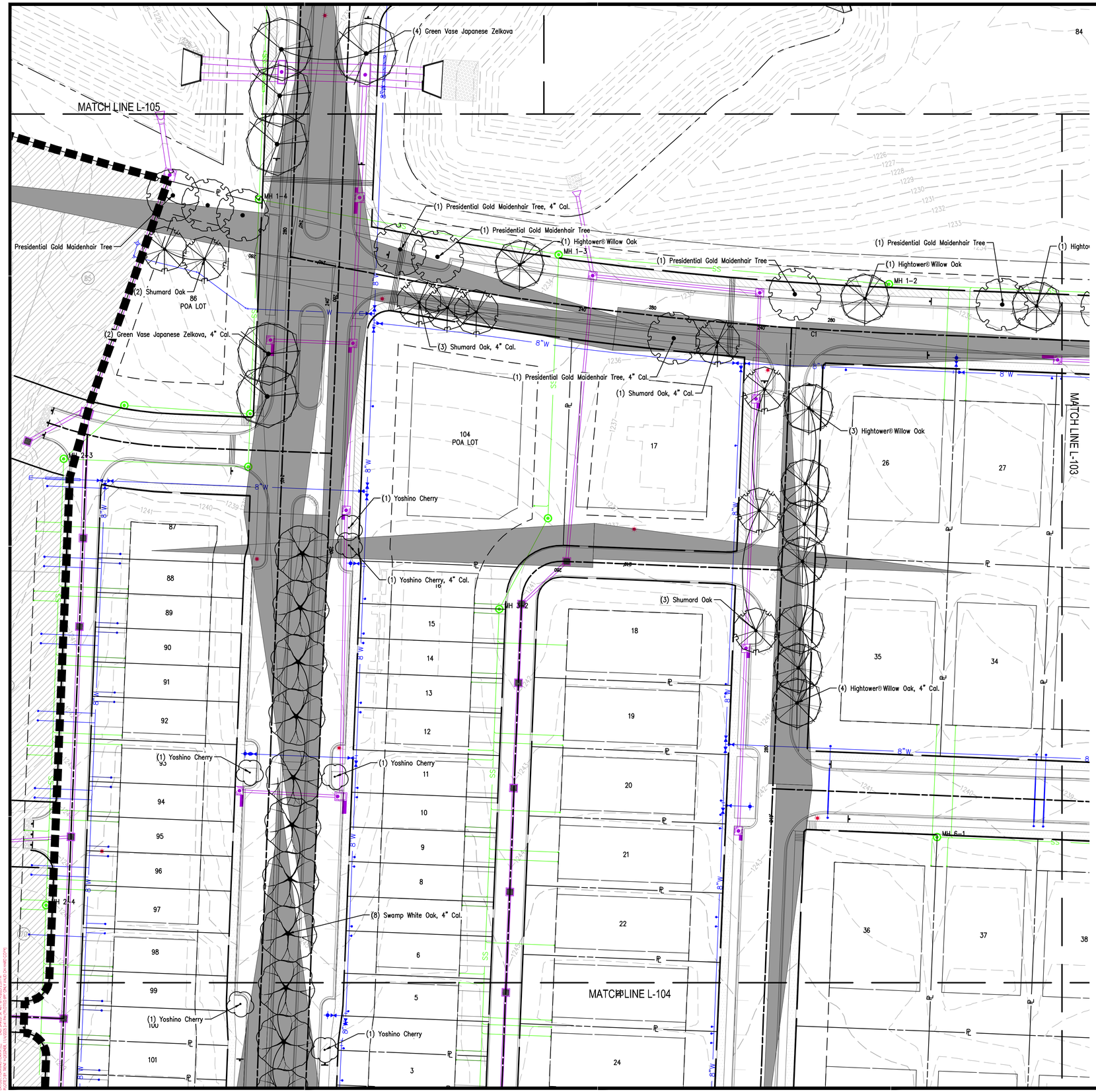

BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

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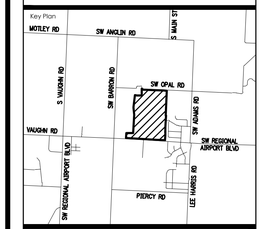
Key Plan


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PROJECT NO: 21300200
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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

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REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 302 — STATE OF ARKANSAS
2025/11/14

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PLANTING PLAN A (C)

L-102

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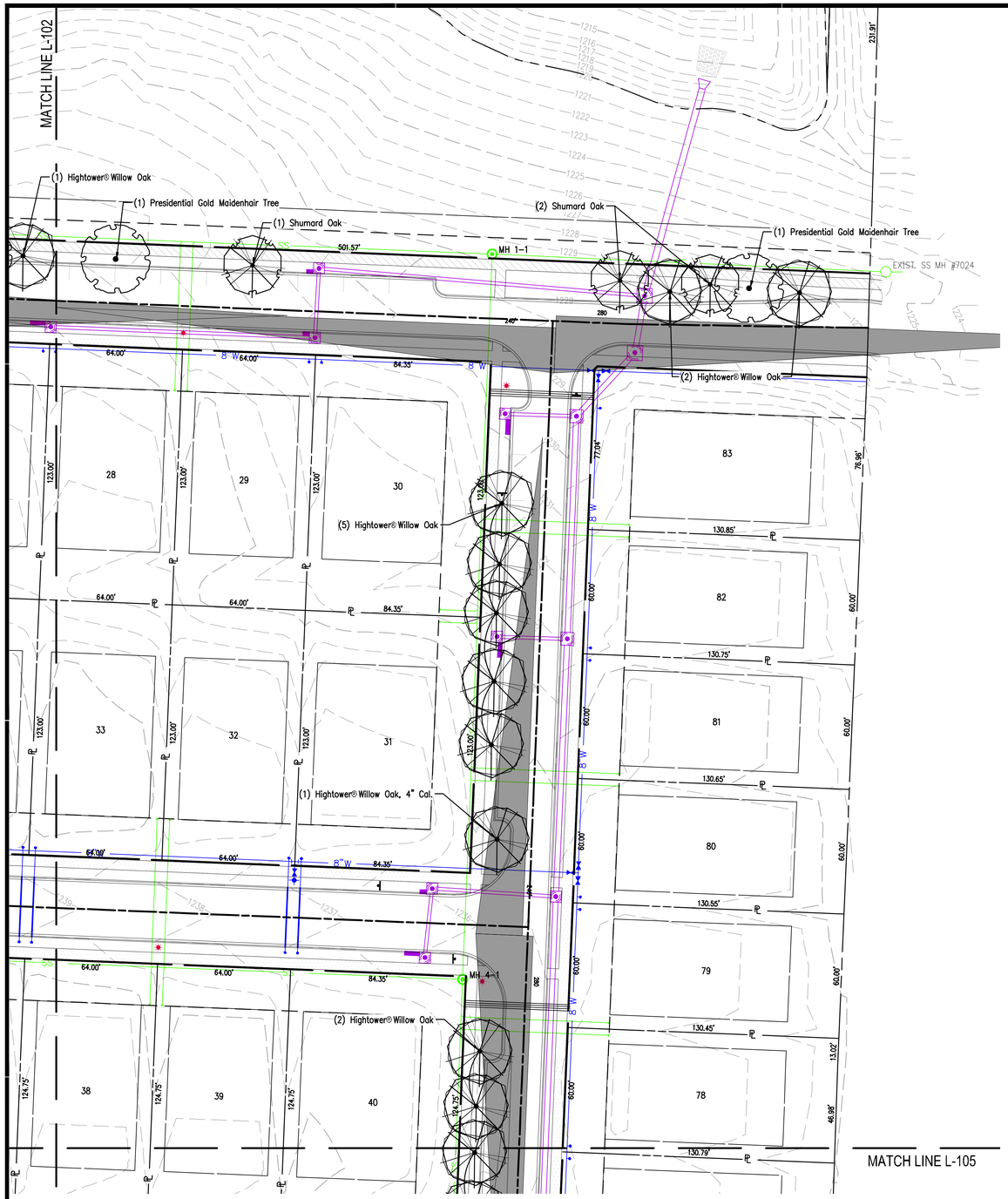

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PRELIMINARY PLAT STREET FRONTAGE TREES: (1 TREE PER 50LF)
113 TREES REQUIRED;113 PROVIDED

RESIDENTIAL LOTS: 1 SHADE TREE PER LOT; INSTALLED AT TIME OF HOME CONSTRUCTION

PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	10	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	4"CAL	12-14' HT.	SHADE
	6	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC.	B & B	4"CAL	10'-12' HT.	ORNAMENTAL
	26	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4"CAL	10'-12' HT.	SHADE
	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4.5"CAL	12-14' HT.	SHADE
	28	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER® WILLOW OAK	B & B	4"CAL	12-14' HT.	SHADE
	12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	4"CAL	12-14' HT.	SHADE
	16	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	4"CAL	12-14' HT.	SHADE

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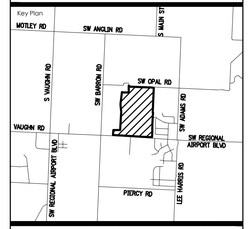

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QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 3074
STATE OF ARKANSAS
2025/11/14

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PLANTING PLAN B (C)

L-103

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LAYOUT: L-103 PLANTING PLAN B (C) | PLOTTED: 11/13/2025 3:47 PM | PLOTTED BY: CRAIG THOMPSON
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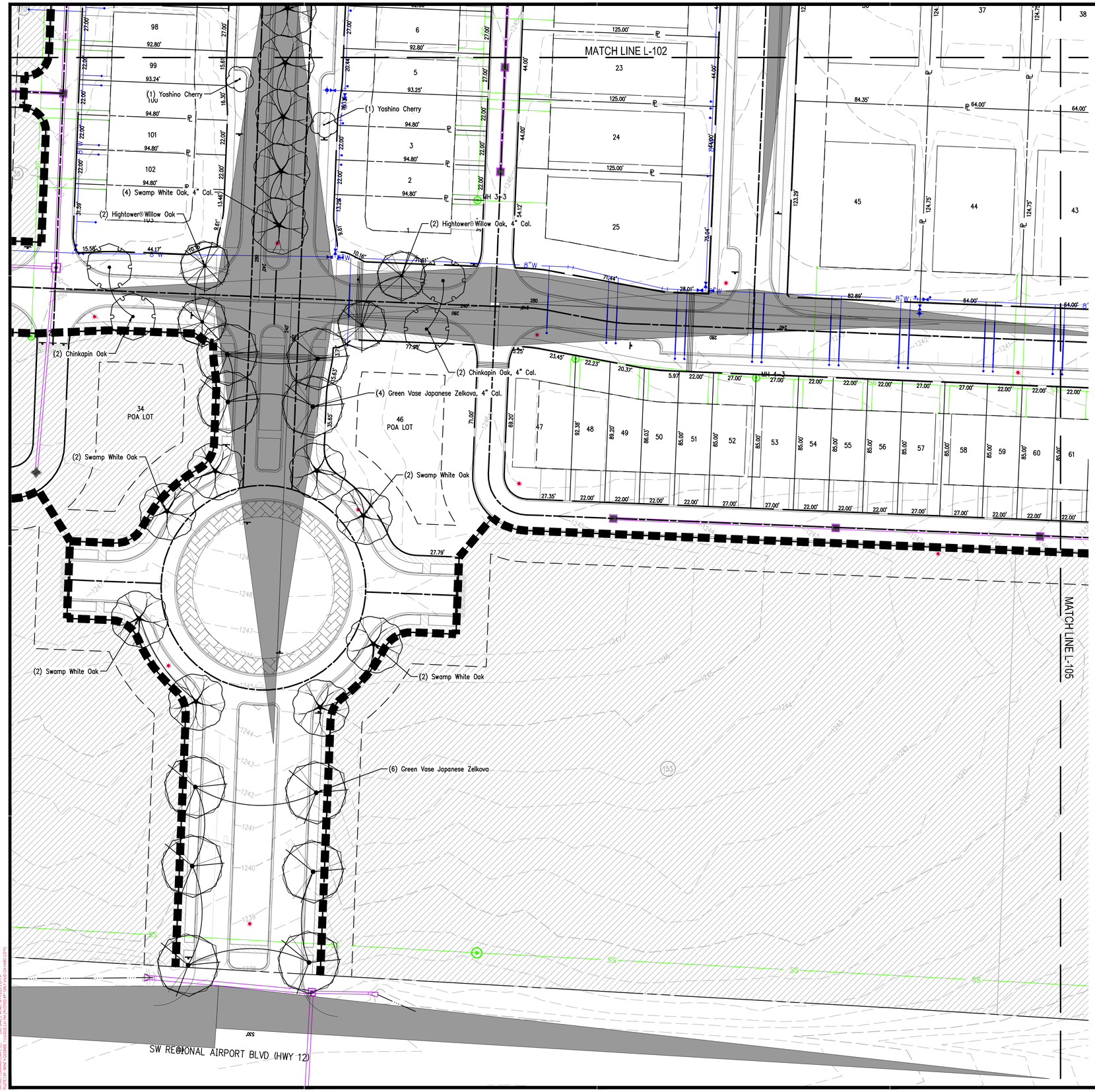

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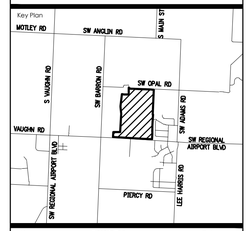
Key Plan


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QC by: M. LOVE
QC Date: 06/27/23
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REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 302 — STATE OF ARKANSAS

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2025/11/14

PLANTING PLAN C (C)

L-104

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MATCH LINE L-103

(3) Hightower® Willow Oak

(1) Hightower® Willow Oak, 4" Cal.

MATCH LINE L-104

SW REGIONAL AIRPORT BOULEVARD

MH 1-5

(2) Swamp White Oak

(2) Swamp White Oak

(4) Green Vase Japanese Zelkova

MATCH LINE L-102

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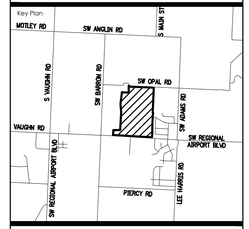
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/23

ISSUE FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 3078
STATE OF ARKANSAS
2025/11/14

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PP23-0003

PLANTING PLAN D (C)

L-105

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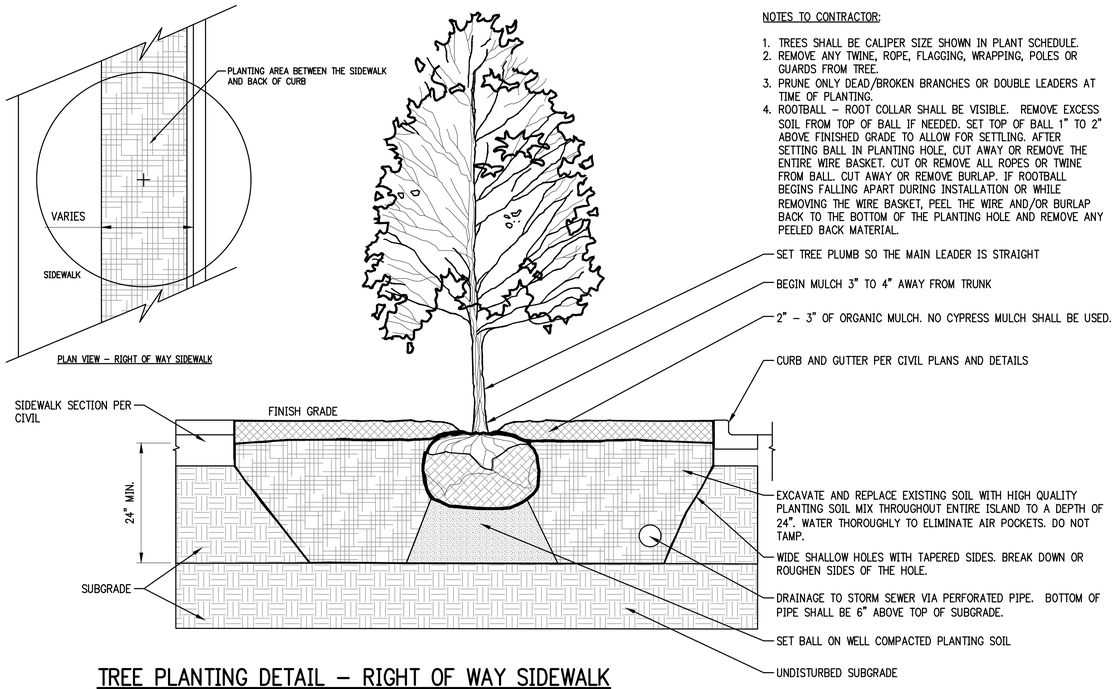
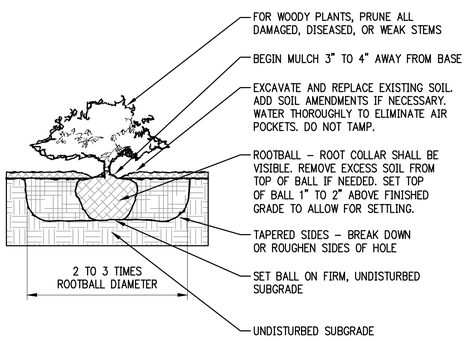
PLOTTED BY: RENO RAGSDALE, 11/14/2025 3:47 PM PLOTTED SCALE: 1:1 (1 UNITS = 1 UNITS)



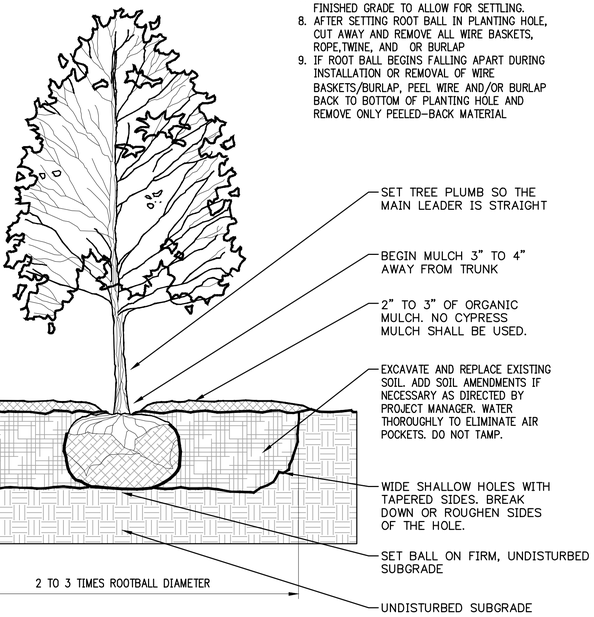
NOTES TO CONTRACTOR:

1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS



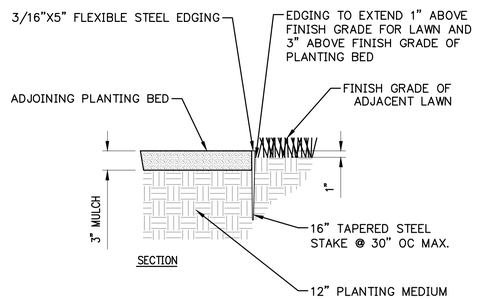
SHRUB PLANTING DETAIL
NTS



NOTES TO CONTRACTOR:

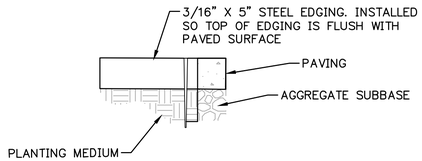
1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL

TREE PLANTING DETAIL
NTS



NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

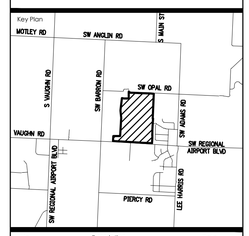
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



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BARRY RICHMOND WILLIAMS
No. 902
STATE OF ARKANSAS

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PP23-0003
2025/11/14

PLANTING DETAILS

L-501

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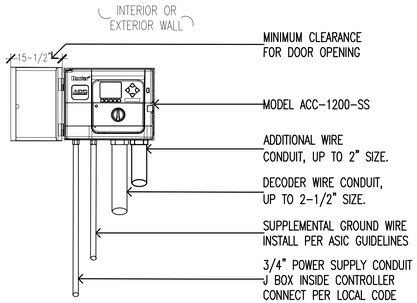
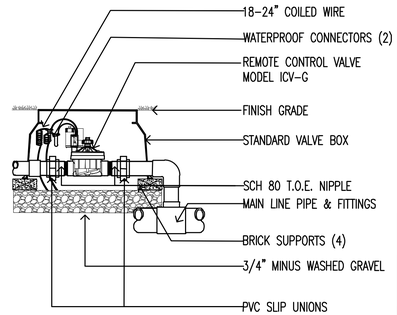
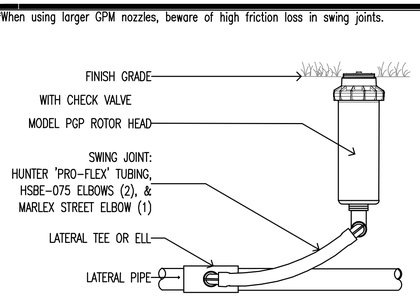


ACC-1200 CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

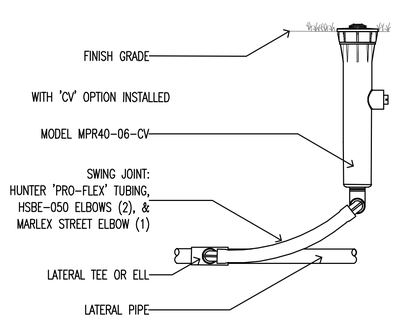


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

*When using larger GPM nozzles, beware of high friction loss in swing joints.



03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

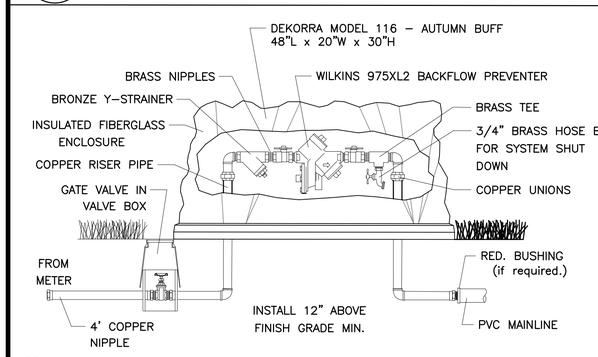
IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. 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. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

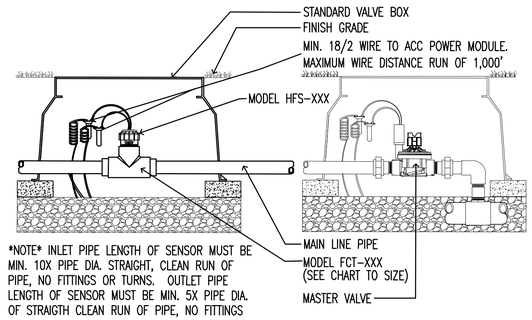
USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL



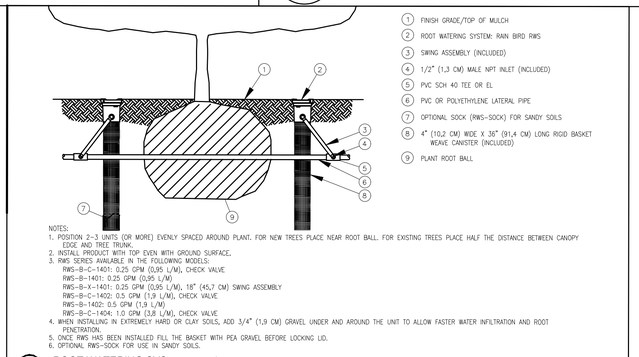
NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGTH CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

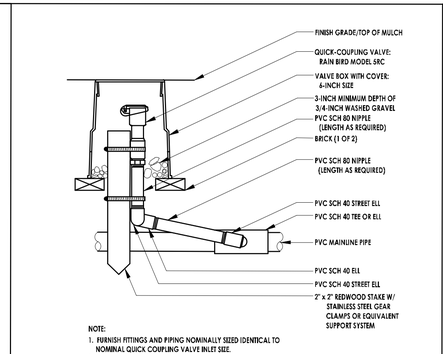
08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

9 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



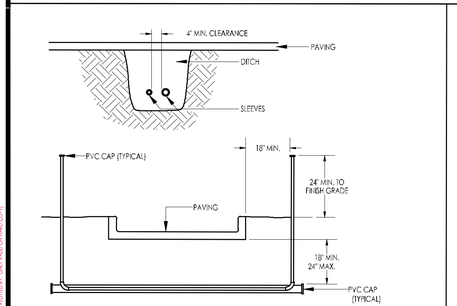
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

10 ROOT WATERING SYSTEM RWS
N.T.S. INSTALLATION FOR TREES
07-19-2013
IRRIGATION DETAILS



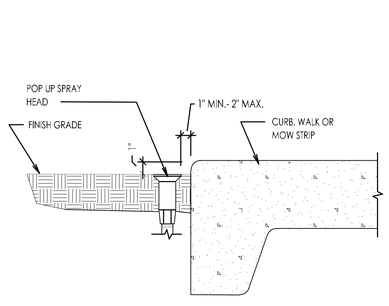
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) SH-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

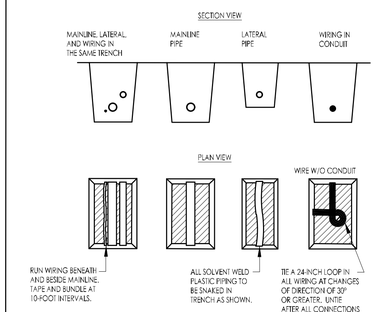


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

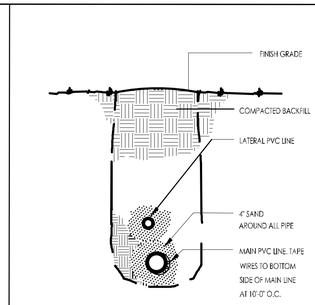


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

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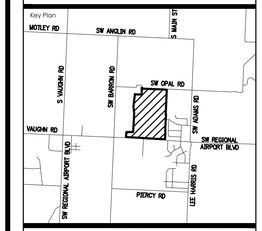
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR



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REGISTERED LANDSCAPE ARCHITECT BARRY RICHMOND WILLIAMS No. 902 STATE OF ARKANSAS

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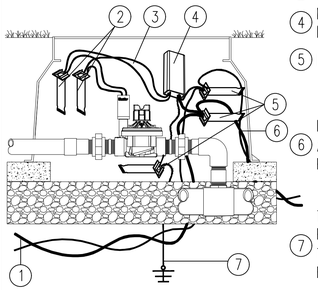
PP23-0003
2025/11/14

IRRIGATION DETAILS 1 OF 2

LI-501

DRAWING: S:\21300200_OPAL PARK PH I\CONSTRUCTION\CONSTRUCTION PLANS\21300200_OPAL PARK PH I_IRRIGATION DETAILS.DWG
PLOTTED BY: TRENT HUDGENS - 7:11:2025 3:48 PM PLOTTED BY: TRENT HUDGENS

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

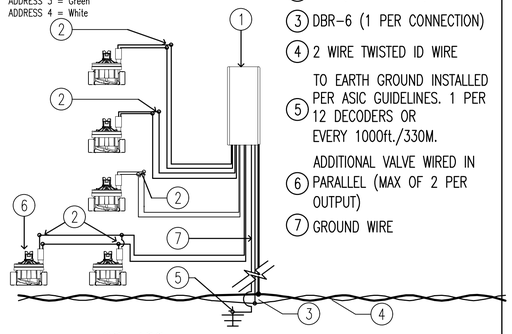


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" HUNTER IRRIGATION DETAIL

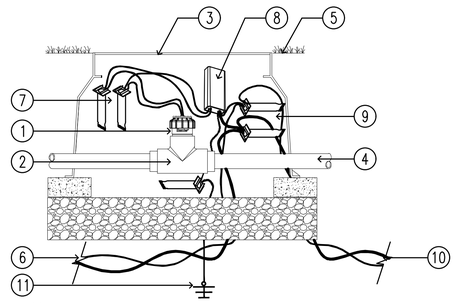
NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White



1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

02 ICD 400 DECODER SCHEMATIC

SCALE: 3" = 1'-0" HUNTER IRRIGATION DETAIL



NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" HUNTER IRRIGATION DETAIL

LIMITATIONS
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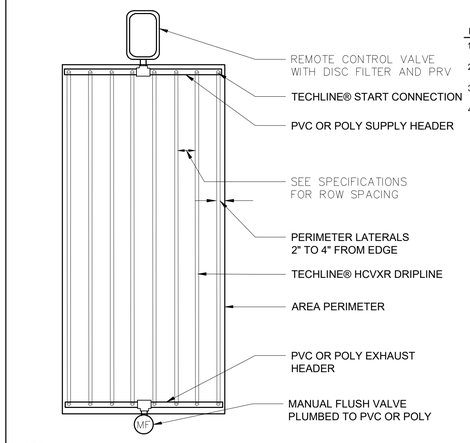
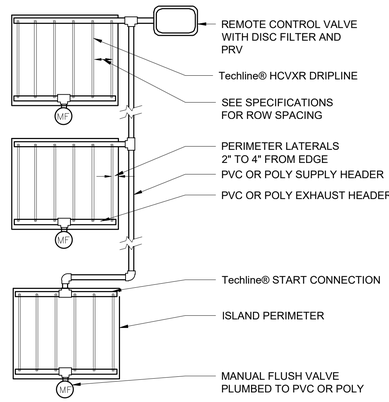


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
TECHLINE® START CONNECTION
PVC OR POLY SUPPLY HEADER
SEE SPECIFICATIONS FOR ROW SPACING
PERIMETER LATERALS 2" TO 4" FROM EDGE
TECHLINE® HCVXR DRIPLINE
AREA PERIMETER
PVC OR POLY EXHAUST HEADER
MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

04 Techline® HCVXR END FEED LAYOUT

NOT TO SCALE — DETAIL – H101



NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
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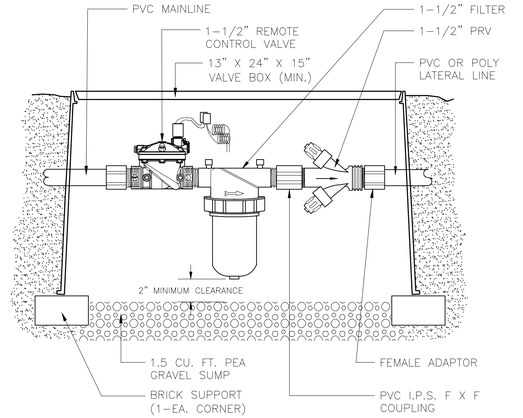
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
Techline® HCVXR DRIPLINE
SEE SPECIFICATIONS FOR ROW SPACING
PERIMETER LATERALS 2" TO 4" FROM EDGE
PVC OR POLY SUPPLY HEADER
PVC OR POLY EXHAUST HEADER
Techline® START CONNECTION
ISLAND PERIMETER
MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

05 Techline® HCVXR ISLAND LAYOUT

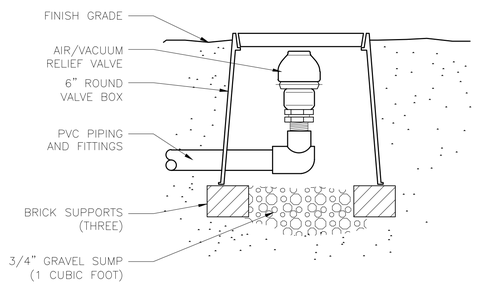
NOT TO SCALE — DETAIL – H103



PVC MAINLINE
1-1/2" REMOTE CONTROL VALVE
13" X 24" X 15" VALVE BOX (MIN.)
1-1/2" FILTER
1-1/2" PRV
PVC OR POLY LATERAL LINE
2" MINIMUM CLEARANCE
1.5 CU. FT. PEA GRAVEL SUMP
BRICK SUPPORT (1-EA. CORNER)
FEMALE ADAPTOR
PVC I.P.S. F X F COUPLING

06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

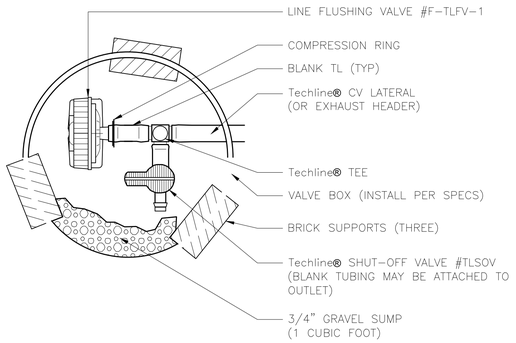
NOT TO SCALE — DETAIL – L223



FINISH GRADE
AIR/VACUUM RELIEF VALVE
6" ROUND VALVE BOX
PVC PIPING AND FITTINGS
BRICK SUPPORTS (THREE)
3/4" GRAVEL SUMP (1 CUBIC FOOT)

07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

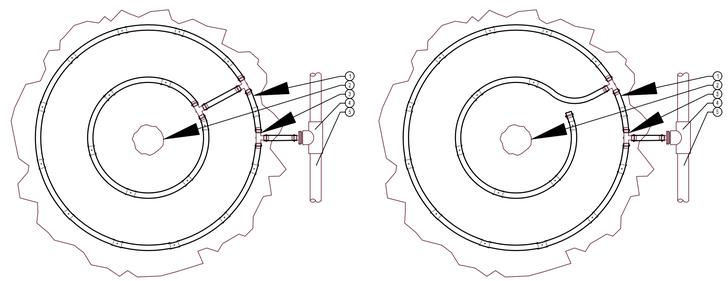
NOT TO SCALE — DETAIL – D281



LINE FLUSHING VALVE #F-TLFV-1
COMPRESSION RING
BLANK TL (TYP)
Techline® CV LATERAL (OR EXHAUST HEADER)
Techline® TEE
VALVE BOX (INSTALL PER SPECS)
BRICK SUPPORTS (THREE)
Techline® SHUT-OFF VALVE #TLSOV (BLANK TUBING MAY BE ATTACHED TO OUTLET)
3/4" GRAVEL SUMP (1 CUBIC FOOT)

08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE — DETAIL – D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. MLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECONOMIZATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE – TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

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Fayetteville, Arkansas 72701
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CERTIFICATE OF AUTHORIZATION:
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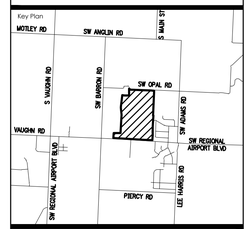
OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO.: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 502 — STATE OF ARKANSAS

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PP23-0003
2025/11/14

IRRIGATION DETAILS 2 OF 2

LI-502

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November 19th, 2025

Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Opal Park Model Home Waiver
CTA Job No. 21300200
City PUD No. PUD22-0003
City PP No. PP23-0003 for Phase 1 Plans
City FP No. FP-25-0011 for Phase 1 Final Plat

Dear Mr. Izard and City of Bentonville Planning Commissioners,

We are requesting a waiver from Sec 400.08, from the requirement that the model home shall be placed adjacent to the primary entrance to the subdivision. Due to the unique design of the development, with commercial outparcels located at the main entrance, and townhomes being proposed along the main Boulevard section, a more nuanced positioning of the model home is required. The proposed location has been discussed with the utility and electric departments, and both are comfortable with the location since all utilities will be installed and accepted prior to the model home being completed. The model home will be positioned in the center of the overall development with the intention of the home being surrounded by proposed amenity areas.

If you have any questions or concerns, I'm happy to discuss them with you over the phone at 479-878-2467 or via email at connor.threet@craftontull.com.

Sincerely,

Connor Threet, P.E.
Civil Project Engineer

Model Home Lot

PP23-0003 - **Vicin**ity Map
Model Home Location

	Opal Park Phase 1 Townhomes
	SW Regional Airport Blvd, between Barron and Adams Rd
	PC Date: 12/2/2025

Staff Report Details

Project Number	(LSD25-0049)
Applicant / Current Owner	Buffington Barron, LLC
Site Area	+/- 95.22 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Corridor, and Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Townhomes
Related projects	PP23-0003, PUD22-0003

Property Description

The Opal Park Townhomes Phase I project consists of 60 townhomes, located along SW Firefly Rd and SW Sunstone Ave within the Opal Park Development. The development area is currently zoned PUD, Planned Unit Development, with a Future Land Use designation of Urban Corridor, and Walkable Neighborhood. The infrastructure has already been built out with the Preliminary Plat (PP23-0003).
This project, being zoned PUD, Planned Unit Development, is subject to the architectural requirements as dictated by the PUD packet. The PUD states that the townhome material breakdown will be at a minimum 75% Brick with the remainder consisting of Hardy Board. The applicant has provided an architectural analysis demonstrating consistency with the PUD requirements.
While the project infrastructure including grading, utilities, drainage, and streets are all permitted and mostly completed on the preliminary plat (PP23-0003), the LSD meets all applicable development code requirements. The LSD will provide two amenities; a playground on lot 86 and a gathering space with benches and bike racks on lot 104. The town homes are parked at a ratio of 2.0.

Project Details

(LSD25-0049)

Relationship to the Community Plan

Public Comment

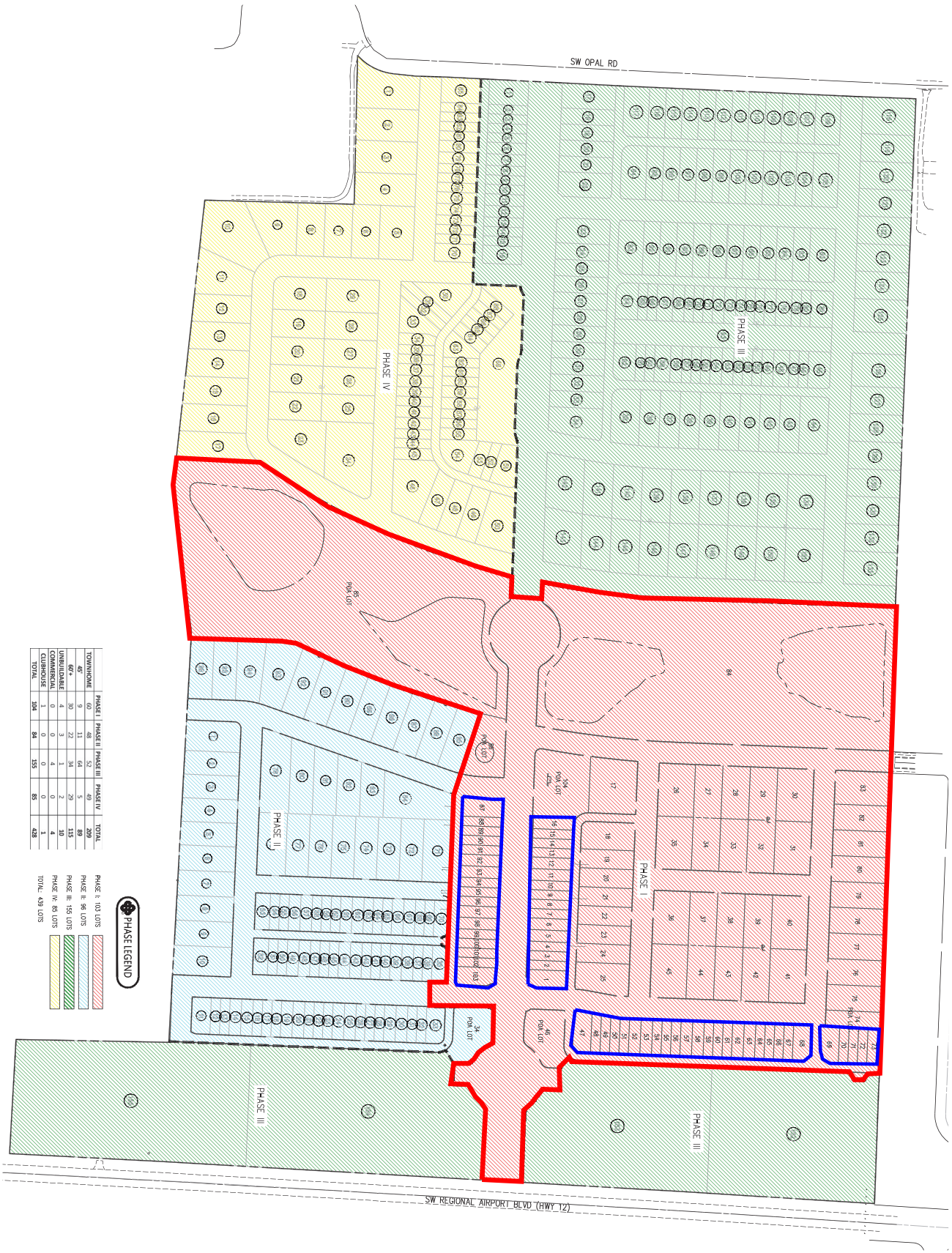
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff recommends approval.

Additional Details



	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	0	0	0	0	0
45'	9	11	54	5	89
60'	30	22	34	29	115
60'+	4	3	1	2	10
UNBUILDABLE	0	0	4	0	4
COMMERCIAL	1	0	0	0	1
CLUBHOUSE	104	84	155	85	428
TOTAL					

Phase I Boundary

Townhome Lots

LSD25-0049 - Vicinity Map
Opal Park Townhomes

November 15th, 2025

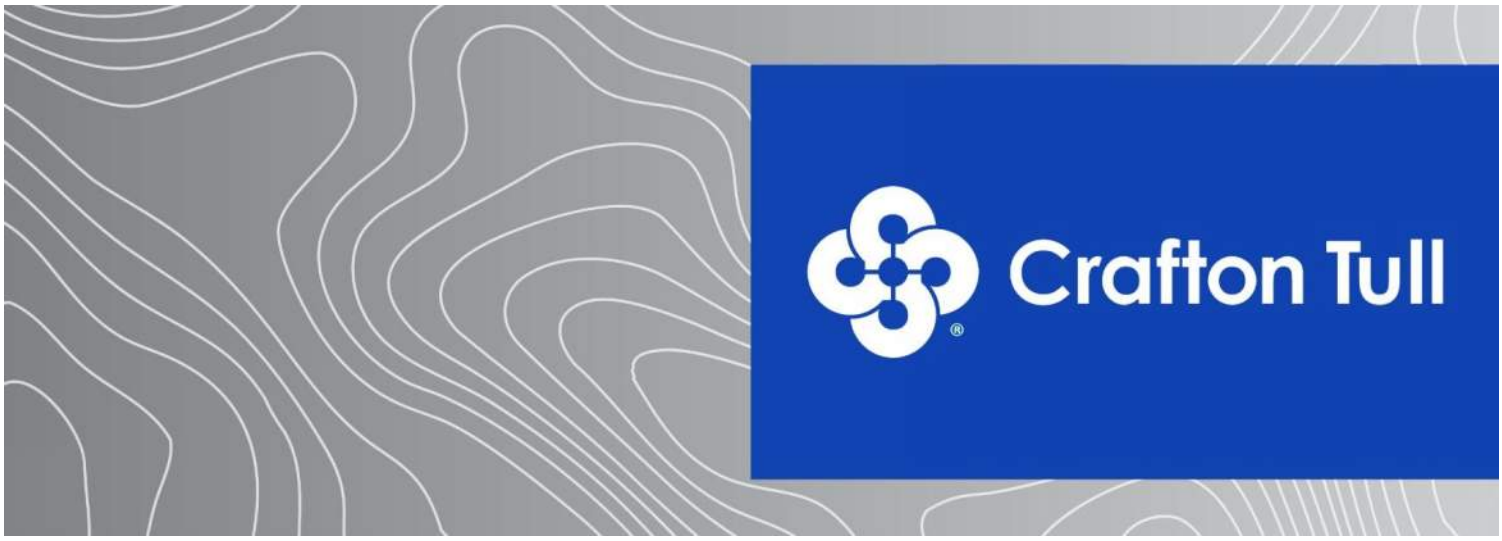
CIVIL PACKAGE

Prepared for:
Buffington Barron, LLC

Opal Park Townhomes LSD

Submitted to:
City of Bentonville
305 SW A St.
Bentonville, Arkansas 72712

CT JOB NO. 21300200



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INDEX

1. Proof of Pre-App Letter
2. Letter for Pre-App Checklist
3. Pre-App Checklist Form
4. Warranty Deed
5. Owner Consent
6. Landscape Plan for Townhomes
7. Civil Plans
8. Drainage Report

LETTER FOR PRE-APP CHECKLIST

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November 6th, 2025

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

RE: Pre-App Checklist Letter for LSD for Townhomes
CTA Job No. 21300200
City PUD No. PUD22-0003
City PP No. PP23-0003 for Phase 1 Plans
City FP No. FP-25-0011 for Phase 1 Final Plat

Dear Ms. Wise,

This letter provides a few clarification points that supplement the pre-application checklist for the townhomes LSD on Opal Park. Any requirement that isn't discussed in this letter is addressed already with the plan set that was used for the townhomes LSD submittal.

Planning Requirements

- **Additional Information:** For more detailed information regarding overall development standards, design requirements, and amenity configurations, refer to the approved Planned Unit Development (PUD) for Opal Park.
- **Project Description:** This project involves the development of townhomes within a mixed residential subdivision that includes both single-family detached and single-family attached housing types. The intent of the project is to provide a range of housing options within a cohesive neighborhood setting while maintaining a consistent architectural and community character throughout the subdivision.
    - The townhomes will be located on individually platted, fee simple lots, allowing for individual ownership of both the dwelling and the underlying land. Although the homes will share common walls, each unit will function as an independent property consistent with single-family ownership rights and responsibilities.
    - The design, materials, and landscaping of the townhomes will be compatible with the surrounding detached single-family homes to ensure a seamless visual and functional integration within the community. All infrastructure, utilities, and site improvements will be provided in accordance with the approved subdivision plans and applicable zoning and development regulations.
- **Building Area Summary [for 5-unit townhome building]**
    - **Conditioned Area:** 11,036 SF
        - First Floor: 1,617 SF
        - Second Floor: 4,544 SF
        - Third Floor: 4,875 SF
    - **Total Garage Area:** 2,305 SF
    - **Front Porch and Portico Area:** 1,252 SF
    - **Maximum Plate Height:** 28 feet

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- **Parking:** Each townhome has a 2-car garage, and each driveway and garage will be ADA accessible.
- **Proposed Site Amenities:** Community Amenities
  The Opal Park community is designed to offer high-quality shared amenities for residents of both the single-family and townhome areas. Amenities include:
  - A stormwater park featuring open green space and an integrated walking trail system, providing both recreation and environmental function.
  - A community playground designed for children of all ages, located within easy access of residential areas.
  - A dedicated dog park providing a safe, fenced area for off-leash recreation.
  - These amenities contribute to a cohesive, active, and pedestrian-friendly neighborhood environment for all residents.
- **Dumpster Detail:** Not applicable because trash will be picked up in front of each townhome by the City's trach pickup system.
- **Waivers:** No waivers are being requested.

Building & Fire Safety

- **Preliminary Architectural Code Analysis:** See Full Building Plan Set
- **Floor Plans:** See Full Building Plan Set
- **Fire Hydrants:** See the Utility Plan Sheets for the fire hydrant locations.
- **Emergency Access:** See Full Building Plan Set and vehicular emergency access provided with the public road network on site.
- **Traffic Calming:** There are no gates proposed for the site. Traffic calming is provided with stop signs, yield signs at the roundabouts, and curb & gutter bump-outs at the end of on-street parking rows.
- **Fire Protection Features:** See Full Building Plan Set
- **Fire Pump:** See Full Building Plan Set
- **Fire Sprinkler System:** See Full Building Plan Set

Electric Requirements

- Provided with the BEUD plans for Opal Park phase 1, as well as the Utility Plan sheets in the preliminary plat plans that were submitted with the LSD for townhomes.

Water and Sewer Requirements

- **Meter Size and Location**: The meter locations are shown on the Utility Plan sheets for each townhome unit. Each townhome will have a 5/8" single meter set.
- **Backflow Device Location and Type**: Architect to provide location and type of backflow preventer on townhome plumbing plans.

Engineering Requirements

- Provided with the submitted LSD plans (the preliminary plat plan set) and drainage report, and traffic study. All of which have already been submitted with the PP23-0003.

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If you have any questions or concerns, I'm happy to discuss them with you over the phone at 479-878-2475 or via email at trent.woessner@craftontull.com.

Sincerely,

Trent Woessner, P.E.
Civil Project Engineer

LANDSCAPE PLAN FOR TOWNHOMES

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SW DOVETAIL ALLEY

SW FIREFLY RD

SW FIREFLY RD

SW SUNSTONE AVE

SW CRICKET ALLEY

Carnations
Saucer Magnolia
Raw Steel Edging
Lawn
Salvia
Shumard Oak
Flowering Dogwood
Black Gum
Blue Holly 'Castle Wall'
Green Velvet Boxwood
Aster
Redbud

Sugar Maple
Red Maple
Green Velvet Boxwood
Sweetbay Magnolia
Coneflower
Blue Holly 'Castle Wall'
Serviceberry
Coreopsis
Lawn
Raw Steel Edging
Yarrow

LANDSCAPE MATERIALS LIST - Opal Park Community

quantity	common name	scientific name	size	
Opal Park Boulevard Townhouses - 6-Unit Landscape				
Trees				
1	Shumard Oak (Shade Tree)	*Quercus shumardii*	3" caliper	
2	Black Gum (Shade Tree)	*Nyssa sylvatica*	3" caliper	
1	Saucer Magnolia (Ornamental Tree)	*Magnolia x soulangeana*	6'	
1	Redbud (Ornamental Tree)	*Cercis canadensis*	6'	
1	Flowering Dogwood (Ornamental Tree)	*Cornus florida*	6'	
Shrubs				
83	Green Velvet Boxwood	*Buxus* 'Green Velvet'	3gal	
4	Castle Wall Blue Holly	*Ilex x meserveae* 'Castle Wall'	5gal	
Perennials				
12	Carnations (Any Color)	*Dianthus* varieties	1gal	
50	Aster (Any Color)	*Aster* varieties	1gal	
23	Salvia (Any Color)	*Salvia* varieties	1gal	
Other Landscape Materials				
192	Total Raw Steel Edging	Hammered into ground for 2" reveal above grade	1/8" x 4"	Linear Feet
1409	Total Fescue/Bermudagrass Lawn	Area requires 4" topsoil		Square Feet
1189	Total Planted Bed	Area requires 12" topsoil and amendments		Square Feet
11	Total Brown/Black Hardwood Mulch	Estimated at 3" coverage over planting beds.		Cubic Yards
7	Total Cotton Burr Compost	Estimated at 2" coverage, tilled in to topsoil before planting.		Cubic Yards

LANDSCAPE MATERIALS LIST - Opal Park Community

quantity	common name	scientific name	size	
Opal Park Boulevard Townhouses - 5-Unit Landscape				
Trees				
1	Sugar Maple (Shade Tree)	*Acer saccharum*	3" caliper	
2	Red Maple (Shade Tree)	*Acer rubrum*	3" caliper	
1	Serviceberry (Ornamental Tree)	*Amelanchier arborea*	6'	
1	Sweetbay Magnolia (Ornamental Tree)	*Magnolia virginiana*	6'	
Shrubs				
79	Green Velvet Boxwood	*Buxus* 'Green Velvet'	3gal	
4	Castle Wall Blue Holly	*Ilex x meserveae* 'Castle Wall'	5gal	
Perennial				
33	Coneflower (Any Color)	*Echinacea purpurea*	1gal	
30	Coreopsis (Any Color)	*Coreopsis* varieties	1gal	
25	Yarrow (Any Color)	Achillea millefolium	1gal	
Other Landscape Materials				
144	Total Raw Steel Edging	Hammered into ground for 2" reveal above grade	1/8" x 4"	Linear Feet
1533	Total Fescue/Bermudagrass Lawn	Area requires 4" topsoil		Square Feet
1184	Total Planted Bed	Area requires 12" topsoil and amendments		Square Feet
10	Total Brown/Black Hardwood Mulch	Estimated at 3" coverage over planting beds.		Cubic Yards
6	Total Cotton Burr Compost	Estimated at 2" coverage, tilled in to topsoil before planting.		Cubic Yards

1 Diamond State Townhouse Entry Landscape
SCALE : 1/16" = 1' - 0"

Notes:
1. Some Flexibility in interest through color of perennial left to homeowner.
2. Plants noted within each category (Shade, Ornamental, Perennial) are alternative options.

This landscape plan will be replicated for the townhome buildings south of SW Sunstone Ave & north of SW Dovetail alley.

NORTH

David Beck
501.442.9435
304 E Sutton St,
Fayetteville, AR 72701
somedaygardensllc@gmail.com

Someday Gardens
Landscape Consulting & Design

Buffington Homes: Opal Park

SW FIREFLY RD Townhouses

Rogers, AR

August 11, 2025

Sheet L5 24x36

MATCH LINE L-103

(3) Hightower® Willow Oak

(1) Hightower® Willow Oak, 4" Cal.

LANDSCAPE SCREENING ON EAST SIDE OF LOT 73

LANDSCAPE SCREENING FOR AC UNITS AT TOWNHOMES (TYP.)

MATCH LINE L-104

SW REGIONAL AIRPORT BOULEVARD

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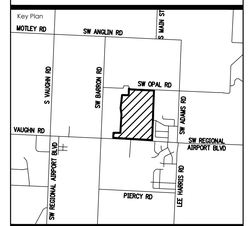
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

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PP23-0003

PLANTING PLAN D (C)

L-105

DRAWING: G:\21300200_OWEN\SIGNAL_INFRASTRUCTURE\CIVIL\DWG\OPAL PARK CIVIL\PLANTING PLAN.DWG
LAYOUT: L-105 PLANTING PLAN D (C) | USER: MLOVE | 1/31/2025 1:57:41 PM | PLOTTED BY: CHAD TAUSCH (HARD COPY)
XCTDES BY: CODACK PIRES | 1/31/2025 1:57:41 AM | PLOTTED BY: CHAD TAUSCH (HARD COPY)

CIVIL PLANS

Crafton Tull

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

OPAL PARK PH I

BENTONVILLE, ARKANSAS

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LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EJB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE

LINEWORK
EASEMENT
CURB
INTERMEDIATE CONTOUR (1206)
INDEX CONTOUR (1205)
SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS)
GAS LINE (G)
WATER LINE (SPECIFY SIZE & TYPE) (W)
UNDERGROUND TELEPHONE (UGT)
UNDERGROUND ELECTRIC (UGE)
OVERHEAD ELECTRIC (OHE)
UNDERGROUND TELEVISION (UGTV)
OVERHEAD TELEVISION (OHTV)
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
FIBER OPTIC (FO)
RIGHT OF WAY
ROAD CENTERLINE

DROP/CURB INLET

GRATED INLET

TREE

TREE TO BE REMOVED

LEGEND (CONSTRUCT)

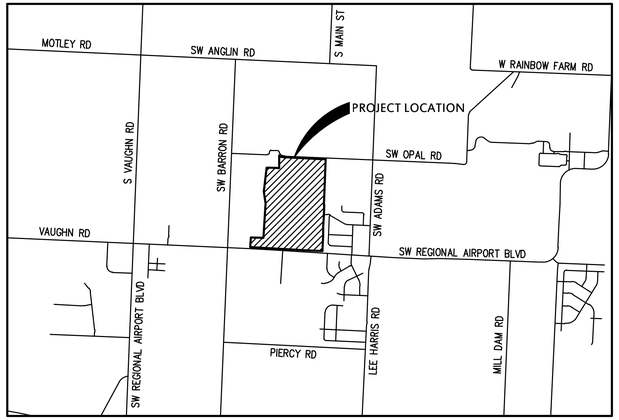
SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK
EASEMENT
CURB
INTERMEDIATE CONTOUR (1206)
INDEX CONTOUR (1205)
SANITARY SEWER LINE (SS)
GAS LINE (G)
WATER LINE (W)
UNDERGROUND TELEPHONE (UGT)
UNDERGROUND ELECTRIC (UGE)
OVERHEAD ELECTRIC (OHE)
FIBER OPTIC (FO)
UNDERGROUND TELEVISION
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

Arkansas One Call 811

Know what's **below**.

Call before you dig.



VICINITY MAP
NTS

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.

GENERAL NOTES

1. "CITY OF BENTONVILLE GIS DEPARTMENT ISSUED ADDRESSING GUIDE WITH APPROVED STREET NAMES FOR PHASE ONE IN JANUARY OF 2025. THE STREET NAMES INCLUDE THE FOLLOWING: SW HOWLITE ST, SW FLOURITE RD, SW FAIR VIEW BLVD, SW BERRY AVE, SW SODALITE AVE, SW TANZANITE BLVD, SW MOONSTONE RD, & SW SUNSTONE AVE
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

PROJECT INFORMATION

BUILDING SETBACK:	TOWNHOME FRONT: 20' SIDE: 0' REAR: 20' 44' FRONT: 20' SIDE: 5' REAR: 20' 60'+ FRONT: 20' SIDE: 7' REAR: 25'
FINISHED FLOOR ELEV.	VARIES (SEE GRADING PLAN)
SITE AREA:	97.16 AC. (4,232,273 SQ.FT.)
ZONING:	PUD
BUILDING SIZE:	VARIES (SEE ARCHITECTURAL PLANS)
BUILDING HEIGHT:	VARIES (SEE ARCHITECTURAL PLANS)
BUILDING USAGE:	COMMERCIAL & RESIDENTIAL
PROPERTY USAGE:	COMMERCIAL & RESIDENTIAL
ADDRESS:	SW REGIONAL AIRPORT BLVD BENTONVILLE, AR
SITE OWNER/DEVELOPER:	BUFFINGTON HOMES OF ARKANSAS, LLC P.O. BOX 8519 FAYETTEVILLE, AR 72703
SITE ENGINEER:	CRAFTON TULL CONNOR THREET, P.E. 300 N COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-878-2467

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
ELLEN NORVELL
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3168

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

SANITARY SEWER
CITY OF BENTONVILLE
PHYSICAL ADDRESS:
1901 NE A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

MAILING ADDRESS:
117 W CENTRAL AVE.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

ELECTRIC
BENTONVILLE ELECTRIC
UTILITY DEPT. (BEUD)
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

PROPERTY DESCRIPTION

SEE SHEET C-002

NOTE:
NO WAIVERS, VARIANCES OR CONDITIONAL USES ARE BEING REQUESTED WITH THIS DEVELOPMENT.

SITE STABILIZATION AND CERTIFICATION

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

FIRE NOTE:
WHERE PARKING IS NOT PROPOSED, THE CURB SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE. THIS CURB MAINTENANCE SHALL BE WRITTEN INTO THE POA DOCUMENTS.

FLOOD NOTE:
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 05007C0235 K, EFFECTIVE DATE JUNE 5, 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.

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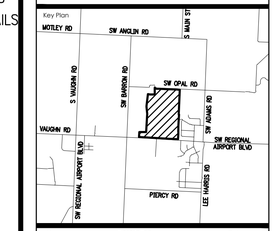
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR



No.	Description	Date
1	GIS APPROVED STREET NAMES	01/31/2025

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 19959
CONNOR THREET

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LSD
2025/11/15

COVER SHEET

C-001 R-1

DRAWING: G:\21300200_BVRE\DRAWING\PHASE\PLOT\PLOTS\PLOTS\OPAL PARK 22\COVER SHEET.DWG
PLOTTED BY: TRENT FUQUAY - 11/15/2025 2:03 PM (TIMES BY DAY) P:\REVIEW\MAP.CTB

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

UTILITY NOTES

1. ALL WATER & SEWER INFRASTRUCTURE SHALL COMPLY WITH CITY OF BENTONVILLE 2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS, SIGNED 1-28-2021 AND APPROVED BY ARKANSAS DEPARTMENT OF HEALTH ON 4-1-21.
2. CONTRACTOR TO ENSURE 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWER, WITHIN 10 FEET HORIZONTALLY IN BOTH DIRECTIONS PER SECTION XIV.A. ARKANSAS DEPARTMENT OF HEALTH RULES PERTAINING TO PUBLIC WATER SYSTEMS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
5. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
6. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
7. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
8. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
9. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
10. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
11. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
12. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 4" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS. SEE WATER/SEWER SPECIFICATIONS FOR WATER TIGHT LIDS. SECTION 16.13.2
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
14. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
15. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
16. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUTOFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
17. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
20. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
21. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
22. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
23. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

PROPERTY DESCRIPTION

BENTON COUNTY PARCELS 01-18080-001 & 01-18081-000

ALL OF LOT NUMBER 2 AND A PART OF LOT NUMBER 1 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2017 AT PAGE 462 IN THE RECORDS OF BENTON COUNTY, ARKANSAS. LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, OF THE 5TH PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, A POINT IN THE EAST LINE OF SAID SW/4; THENCE WITH THE EAST BOUNDARY OF SAID LOT THE FOLLOWING SEVEN (7) CALLS:

1) ALONG SAID EAST LINE OF THE SW/4 SOUTH 02°19'45" WEST, A DISTANCE OF 1287.36 FEET TO A CAPPED ⅝" REBAR EMBOSSED "LS 992" AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SW/4;
2) LEAVING SAID EAST LINE SOUTH 87°07'43" EAST, A DISTANCE OF 4.72 FEET TO THE NORTHWEST CORNER OF NORTH FORK ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2006 AT PAGE 124;
3) ALONG THE WEST BOUNDARY OF SAID NORTH FORK ADDITION SOUTH 01°45'11" WEST, A DISTANCE OF 283.46 FEET;
4) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°25'23" WEST, A DISTANCE OF 329.97 FEET TO A 5/8Δ REBAR;
5) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 01°53'23" WEST, A DISTANCE OF 240.00 FEET;
6) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°56'35" WEST, A DISTANCE OF 159.99 FEET;
7) CONTINUING ALONG SAID WEST BOUNDARY SOUTH 02°09'24" WEST, A DISTANCE OF 272.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) CALLS:

1) NORTH 86°24'33" WEST, 453.07 FEET;
2) NORTH 86°42'00" WEST, 1214.15 FEET;
3) NORTH 86°59'53" WEST, 349.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE COMMON BOUNDARY OF SAID LOTS 1 AND 2, THE EAST BOUNDARY OF SAID LOT 1 AND THE WEST BOUNDARY OF SAID LOT 2, THE FOLLOWING FIVE (5) CALLS:

1) NORTH 03°15'29" EAST, 266.06 FEET;
2) SOUTH 88°53'31" EAST, 355.48 FEET TO A ½" YELLOW CAPPED REBAR EMBOSSED ΔAR 147Δ;
3) NORTH 03°09'29" EAST, 956.09 FEET TO A ½" YELLOW CAPPED REBAR;
4) NORTH 07°03'50" WEST, 343.36 FEET TO A ½" YELLOW CAPPED REBAR;
5) NORTH 06°18'37" EAST, 69.63 FEET TO A RAILROAD SPIKE;

THENCE LEAVING SAID COMMON BOUNDARY LINE AND ALONG THE WEST LINE OF THAT CERTAIN 1.94 ACRE TRACT OF LAND CONVEYED TO BUFFINGTON BARRON, LLC ACCORDING TO DEED DOCUMENT NO. L202238863, NORTH 06°17'53" EAST, A DISTANCE OF 599.26 FEET REGAINING AFORESAID EAST BOUNDARY OF LOT 1 AT A FENCE CORNER, THE SOUTHWEST CORNER OF BARRON CEMETERY; THENCE ALONG SAID EAST BOUNDARY AND THE SOUTH LINE OF SAID BARRON CEMETARY SOUTH 88°24'51" EAST, A DISTANCE OF 108.64 FEET TO A ½" CAPPED REBAR EMBOSSED "AR 147" AT THE NORTHWEST CORNER OF AFORESAID LOT 2; THENCE REGAINING AND ALONG SAID WEST BOUNDARY OF LOT 2 THE FOLLOWING TWO (2) CALLS:

1) SOUTH 88°24'51" EAST, A DISTANCE OF 239.14 FEET TO A FENCE CORNER, THE SOUTHEAST CORNER OF SAID BARRON CEMETERY;
2) NORTH 01°19'12" EAST, A DISTANCE OF 346.41 FEET TO A ½" CAPPED REBAR EMBOSSED "LS 1005" AT THE NORTHWEST CORNER OF SAID LOT 2 AND BEING AT A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 2 THE FOLLOWING SIX (6) CALLS:

1) 96.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 131.80 FEET AND A CENTRAL ANGLE OF 41°56'44.2", AND SUBTENDED BY A CHORD BEARING SOUTH 63°04'51" EAST FOR A CHORD DISTANCE OF 94.35 FEET;
2) SOUTH 83°57'40" EAST, A DISTANCE OF 51.03 FEET;
3) SOUTH 88°09'21" EAST, A DISTANCE OF 73.49 FEET;
4) SOUTH 87°07'17" EAST, A DISTANCE OF 408.39 FEET;
5) SOUTH 87°23'29" EAST, A DISTANCE OF 540.97 FEET;
6) SOUTH 87°57'08" EAST, A DISTANCE OF 143.08 FEET

TO THE POINT OF BEGINNING AND CONTAINING 97.16 ACRES MORE OR LESS.

GRADING AND DRAINAGE NOTES

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

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
12. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.

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CERTIFICATE OF AUTHORIZATION:

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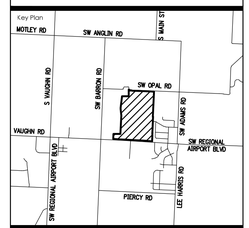
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
DC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19080
CONNOR THREET

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LSD
2025/11/14

GENERAL NOTES

C-002

DRAWING G:\21300200_THERCKHAL\04 PRINTSHEETS\04 DWG\OPAL PH1 22-CVR SHEET.DWG
PLOTTED BY: MIKE LOVE, 11/14/2025 2:32 PM, PLOTTED BY: MIKE LOVE (MIKE@CTA-ARK.COM)

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
20	729844.98	637551.83	1253.66	5/8 RBR CTA CAP IN CONC
21	729259.25	637139.50	1260.17	5/8 RBR CTA CAP
22	729159.02	638943.63	1220.28	5/8 RBR CTA CAP
23	730171.54	639091.43	1221.23	5/8 RBR CTA CAP
24	729997.28	639405.37	1221.02	MAG NAIL IN SW
25	731720.18	638879.89	1233.96	5/8 RBR CTA CAP
26	731741.16	638430.62	1241.73	5/8 RBR CTA CAP
27	731747.22	637770.10	1247.40	5/8 RBR CTA CAP
28	730908.83	637484.76	1247.63	5/8 RBR CTA CAP
29	729209.05	637790.63	1241.76	MAG NAIL IN ASPH
30	729457.79	640231.18	1192.66	MAG NAIL IN INLET

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

GRAPHIC SCALE IN FEET

200' 0 200'

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.

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CERTIFICATE OF AUTHORIZATION:

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01/27/2025 3:03:42 PM

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

AFC - Opal Park PH 1 - PP23-0003 - REVISION 4 - 1/27/2025

OPAL PARK PH I

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 12/11/2024
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

REGISTERED STATE OF ARKANSAS NO. 14460 SIGNATURE JOHN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

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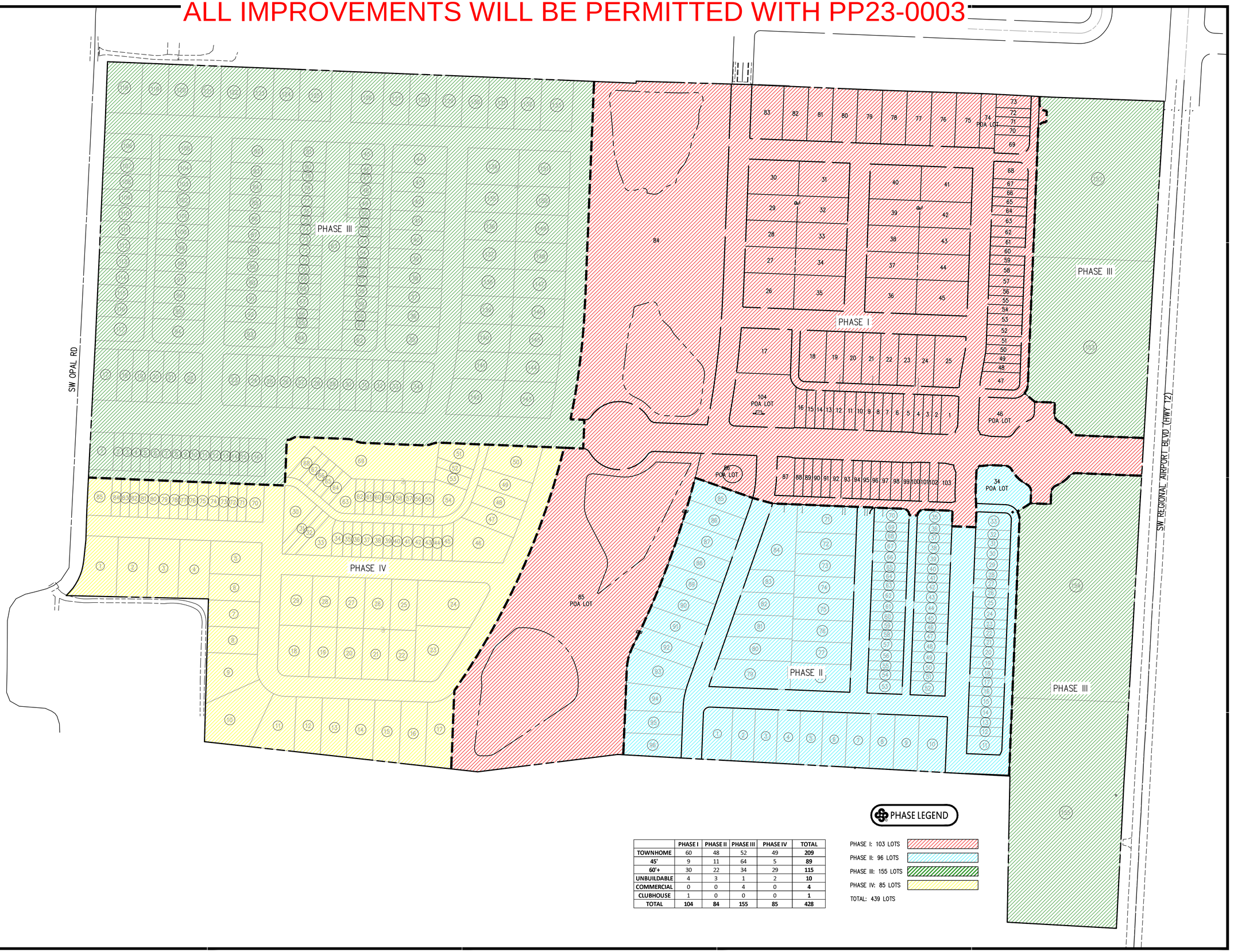
PROJECT CONTROL SHEET

C-003

DRAWING G:\21300200_BARRDONAL\ARP\ACTIVE\CIVIL\CAD\CIVIL PAR 1\LD\PROJECT CONTROL SHEET.DWG
PLOTTED BY: RICHA YAGNIK 1/27/2025 11:17:11 AM PLOTTED BY: RICHA YAGNIK

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003



	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	60	48	52	49	**209**
45'	9	11	64	5	**89**
60'+	30	22	34	29	**115**
UNBUILDABLE	4	3	1	2	**10**
COMMERCIAL	0	0	4	0	**4**
CLUBHOUSE	1	0	0	0	**1**
TOTAL	**104**	**84**	**155**	**85**	**428**

PHASE LEGEND

PHASE I: 103 LOTS

PHASE II: 96 LOTS

PHASE III: 155 LOTS

PHASE IV: 85 LOTS

TOTAL: 439 LOTS

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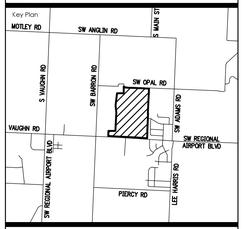
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19360
CONNOR THREET

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2025/11/14

MASTER PHASING PLAN (C)

C-004

DRAWING G:\21300200_OPAL PARK\DRAWING FILES\DESIGN\CIVIL\DWG\OPAL PARK ESD PHASING PLAN.DWG
PLOTTED BY: Kayla Rowland, 11:14:2025 2:53 PM - PLOTTED BY: CRAFTON AREA COPY

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	CHAIN LINK FENCE
FOUND MONUMENT/ROW	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

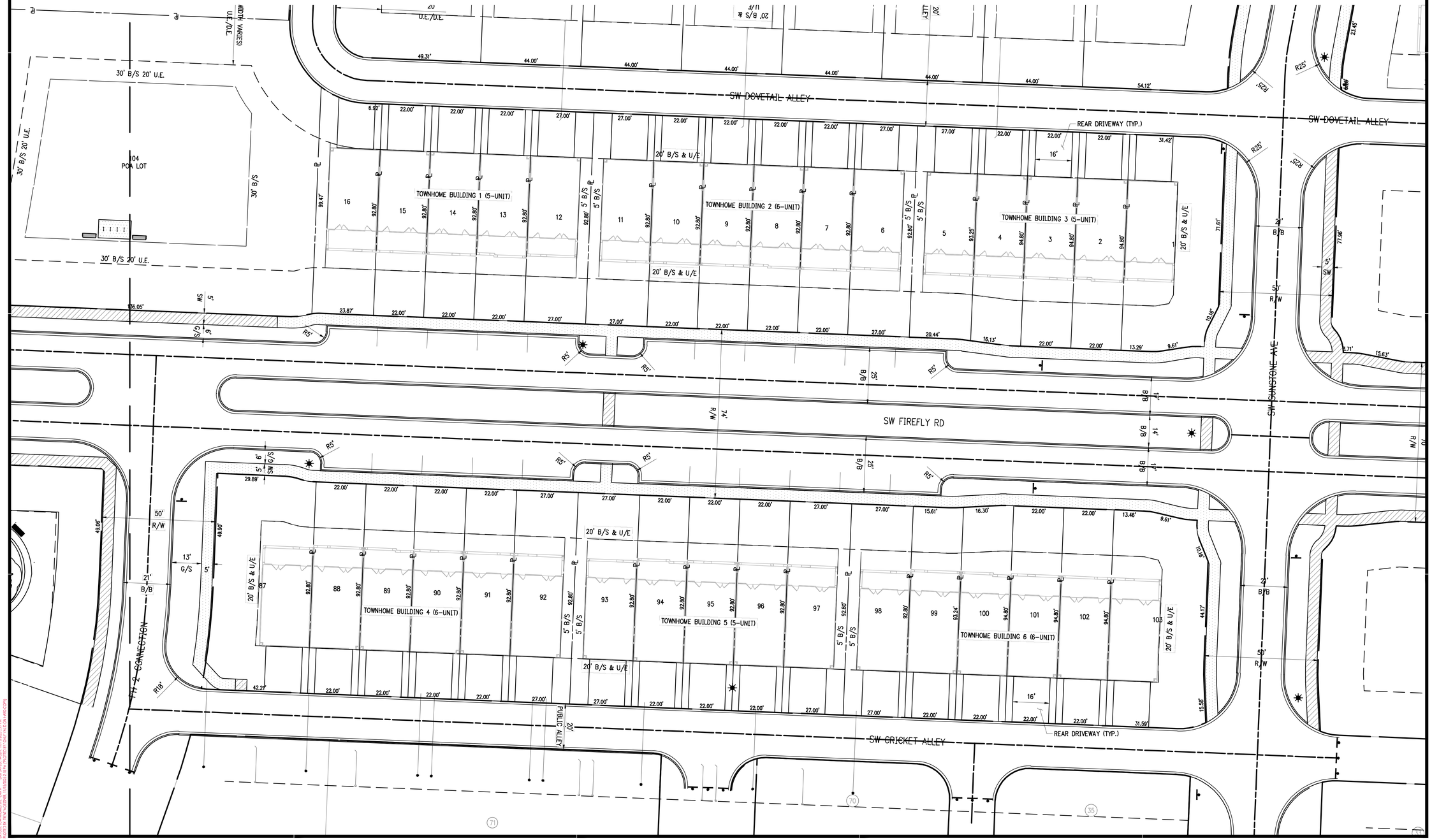
SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
SIDEWALK CONSTRUCTED BY HOME BUILDER	BUILDING SET BACK
SIDEWALK CONSTRUCTED BY DEVELOPER	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

BUILDING SETBACKS

TOWNHOMES:

FRONT:	20'
SIDE:	0' (BETWEEN ATTACHED UNITS)
SIDE INTERIOR:	5'
SIDE EXTERIOR TO PUBLIC STREET:	20'
SIDE EXTERIOR TO PUBLIC ALLEY:	5'
REAR:	20'

NOTE:
1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
2) ALL PROPOSED FENCING AND SIGNAGE WILL WILL REQUIRE A SEPARATE PERMIT.
3) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



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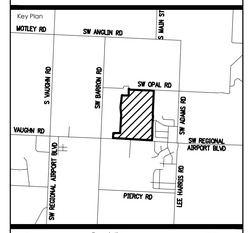
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

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STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19951 — CONNOR THREET

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LSD 2025/11/15

TOWNHOMES SITE PLAN A

C-005

DRAWING G:\21300200_OPAL PARK PH I\CAD\CONSTRUCTION\CIVIL\SHEETS\C-005 TOWNHOMES SITE PLAN.DWG
PLOTTED BY: CONNOR THREET 11/15/2025 2:39 PM

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	CHAIN LINK FENCE
FOUND MONUMENT/ROW	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
SIDEWALK CONSTRUCTED BY HOME BUILDER	BUILDING SET BACK
SIDEWALK CONSTRUCTED BY DEVELOPER	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

BUILDING SETBACKS

TOWNHOMES:

FRONT:	20'
SIDE:	0' (BETWEEN ATTACHED UNITS)
SIDE INTERIOR:	5'
SIDE EXTERIOR TO PUBLIC STREET:	20'
SIDE EXTERIOR TO PUBLIC ALLEY:	5'
REAR:	20'

NOTE:
1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
2) ALL PROPOSED FENCING AND SIGNAGE WILL WILL REQUIRE A SEPARATE PERMIT.
3) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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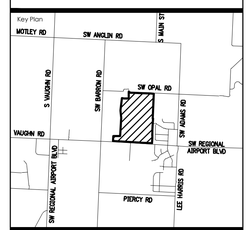
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19934 — CONNOR THREET

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2025/11/15

TOWNHOMES SITE PLAN B

C-006

DRAWING: C:\21300200_SHERIDAN_ARKANSAS\STRUCTURE\CIVIL\DWG\OPAL PARK 2.0\TOWNHOMES SITE PLAN B.DWG
LAST SAVED BY: CONNOR THREET, AIA 1/31/2025 8:57:56 AM CST
XREFS TO BIND: PAGE-B, TITLEBLOCK B SEAL, PROPERTY LINES, PROPERTY LINES MATCH LINE, PROPERTY LINES MATCH LINE

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	CHAIN LINK FENCE
FOUND MONUMENT/ROW	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
SIDEWALK CONSTRUCTED BY HOME BUILDER	BUILDING SET BACK
SIDEWALK CONSTRUCTED BY DEVELOPER	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

BUILDING SETBACKS

TOWNHOMES:

FRONT:	20'
SIDE:	0' (BETWEEN ATTACHED UNITS)
SIDE INTERIOR:	5'
SIDE EXTERIOR TO PUBLIC STREET:	20'
SIDE EXTERIOR TO PUBLIC ALLEY:	5'
REAR:	20'

NOTE:
1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
2) ALL PROPOSED FENCING AND SIGNAGE WILL WILL REQUIRE A SEPARATE PERMIT.
3) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

GRAPHIC SCALE IN FEET
20' 0 20'

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
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479.636.4838 t
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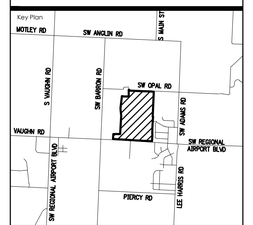
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19938 — CONNOR THREET

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LSD 2025/11/15

TOWNHOMES SITE PLAN C

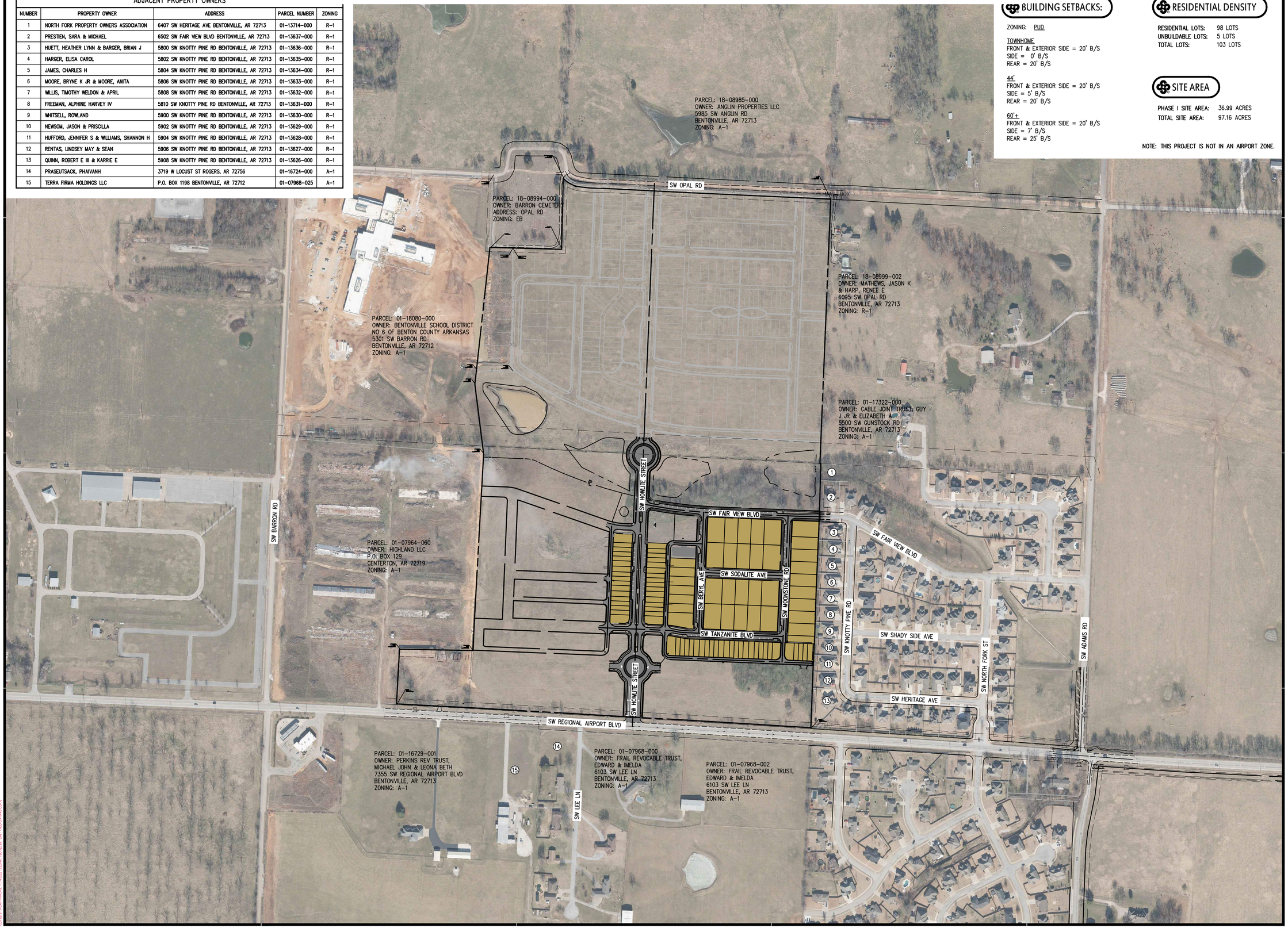
C-007

DRAWING C:\21300200_OPAL PARK\ORIGINAL\LAYER\CTSHEET.DWG 7/26/2024 7:56:11 PM BY JOHN.CHRISTIAN
XREFS: BY JOHN.CHRISTIAN, 7/15/2024 2:53 PM | PLOTTED BY: JOHN.CHRISTIAN

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

ADJACENT PROPERTY OWNERS

NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	NORTH FORK PROPERTY OWNERS ASSOCIATION	6407 SW HERITAGE AVE BENTONVILLE, AR 72713	01-13714-000	R-1
2	PRESTIEN, SARA & MICHAEL	6502 SW FAIR VIEW BLVD BENTONVILLE, AR 72713	01-13637-000	R-1
3	HUETT, HEATHER LYNN & BARGER, BRIAN J	5800 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13636-000	R-1
4	HARGER, ELISA CAROL	5802 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13635-000	R-1
5	JAMES, CHARLES H	5804 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13634-000	R-1
6	MOORE, BRYNE K JR & MOORE, ANITA	5806 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13633-000	R-1
7	WILLIS, TIMOTHY WELDON & APRIL	5808 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13632-000	R-1
8	FREEMAN, ALPHINE HARVEY IV	5810 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13631-000	R-1
9	WHITSELL, ROWLAND	5900 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13630-000	R-1
10	NEWSOM, JASON & PRISCILLA	5902 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13629-000	R-1
11	HUFFORD, JENNIFER S & WILLIAMS, SHANNON H	5904 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13628-000	R-1
12	RENTAS, LINDSEY MAY & SEAN	5906 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13627-000	R-1
13	QUINN, ROBERT E III & KARRIE E	5908 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13626-000	R-1
14	PRASEUTSACK, PHAIVANH	3719 W LOCUST ST ROGERS, AR 72756	01-16724-000	A-1
15	TERRA FIRMA HOLDINGS LLC	P.O. BOX 1198 BENTONVILLE, AR 72712	01-07968-025	A-1



BUILDING SETBACKS:

ZONING: PUD

TOWNHOME
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 0' B/S
REAR = 20' B/S

44'
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 5' B/S
REAR = 20' B/S

60'+
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 7' B/S
REAR = 25' B/S

RESIDENTIAL DENSITY

RESIDENTIAL LOTS:	98 LOTS
UNBUILDABLE LOTS:	5 LOTS
TOTAL LOTS:	103 LOTS

SITE AREA

PHASE I SITE AREA:	36.99 ACRES
TOTAL SITE AREA:	97.16 ACRES

NOTE: THIS PROJECT IS NOT IN AN AIRPORT ZONE.

GRAPHIC SCALE IN FEET
200' 0 200'

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Fayetteville, Arkansas 72701
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CERTIFICATE OF AUTHORIZATION:
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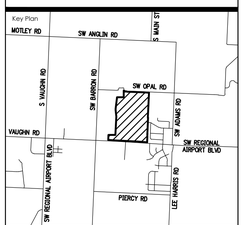
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I

BENTONVILLE, AR

Key Plan


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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19360
CONNOR THREET

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LSD
2025/11/14

OVERALL SITE PLAN (C)

C-101

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ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	CHAIN LINK FENCE
FOUND MONUMENT/ROW	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
SIDEWALK CONSTRUCTED BY HOME BUILDER	BUILDING SET BACK
SIDEWALK CONSTRUCTED BY DEVELOPER	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

BUILDING SETBACKS

TOWNHOME
FRONT: 20'
SIDE: 0'
REAR: 20'

45'
FRONT: 20'
SIDE: 3.5'
REAR: 20'

60'±
FRONT: 20'
SIDE: 7'
REAR: 25'

NOTE:
1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
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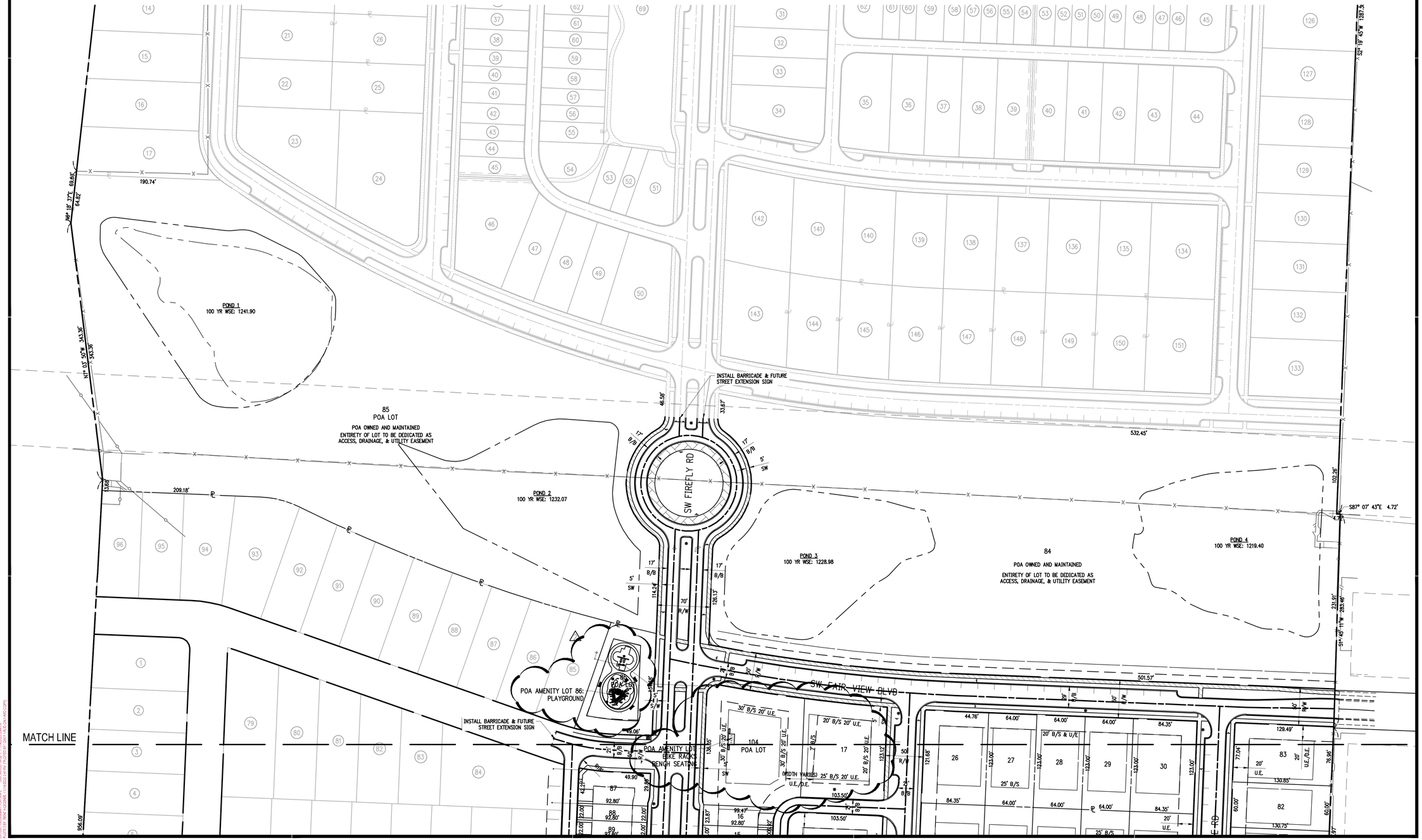

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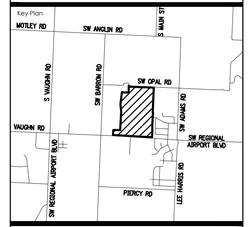
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II	2024/08/22

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ CONNOR THREET No. 19360

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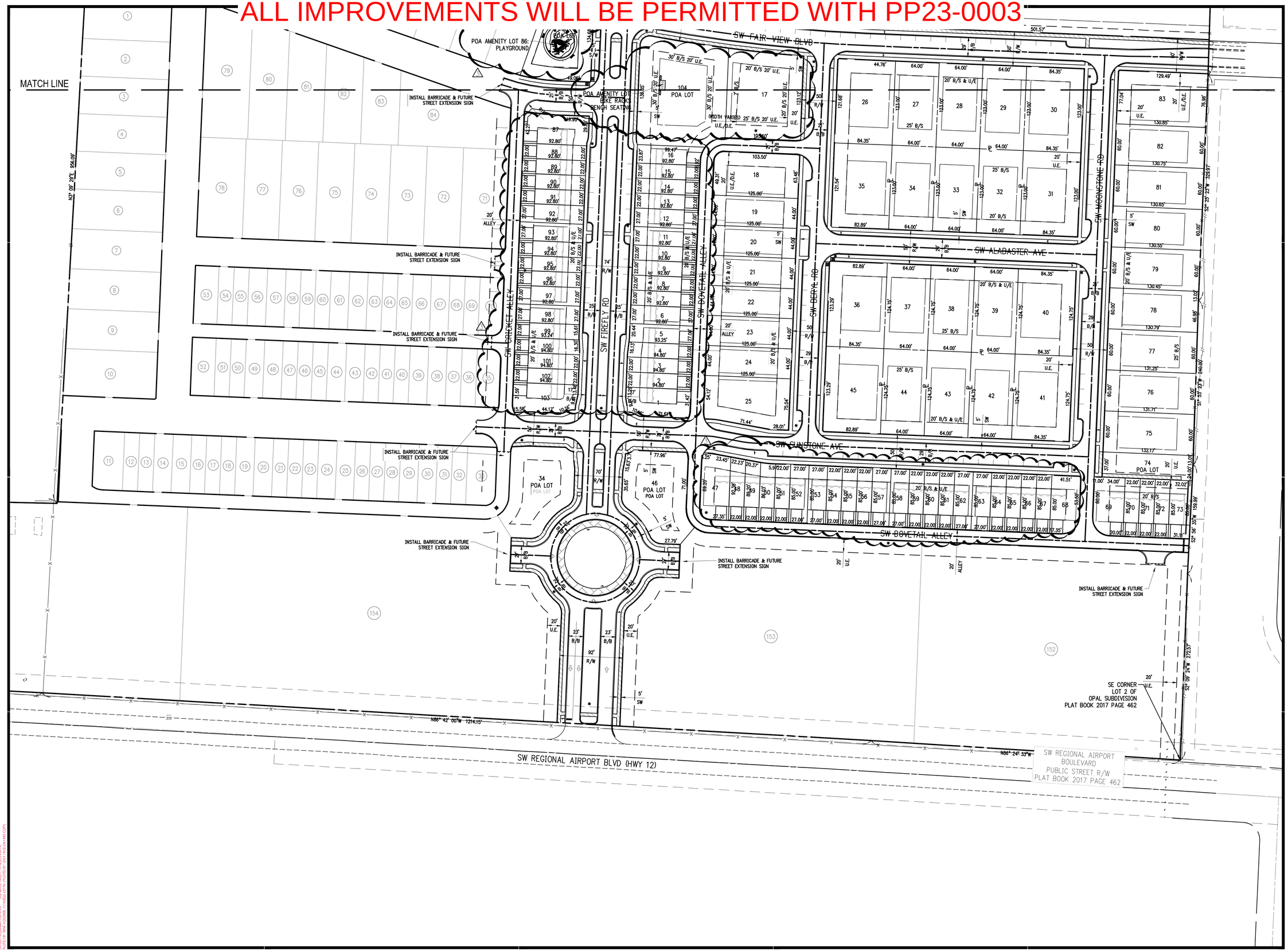
LSD 2025/11/14

PRELIMINARY PLAT A R-2

C-102 R-2

DRAWING: C:\21300200_OPAL PARK\PLAT\PLAT\DRAWINGS\OPAL PARK (1).DWG PLOTTED: 11/14/2025 10:47:00 AM BY: CONNOR THREET

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003



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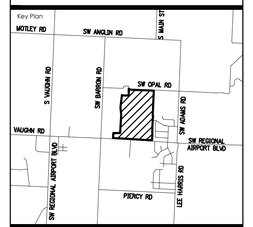
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II & 44-FT LOTS	2024/08/22
2	LOT 18 PARKING LOT REMOVED	2025/07/28
3	STREET NAMES, LOT 17 SPLIT	2025/11/14
3	TOWNHOME FOOTPRINTS	2025/11/14

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ISSUE DATE: 01/31/2025
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QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ NO. 19990 CONNOR THREET

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2025/11/14

PRELIMINARY PLAT B R-3

C-103 R-3

DRAWING G:\21300200_OWEN\ENGINEERING\REVIT\CIVIL\CIVIL\CIVIL\CIVIL PLAN 22.0.RVB\MAIN PLAN.DWG
PLOTTED BY: TRACY GOOKE, 11/14/2025 4:07 PM | PLOTTED BY: DON'T PLOT, DO NOT COPY!

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

EXIST. SS MH #6978
TOP RIM=1262.12
FL=1257.12 (12" PVC WEST)
FL=1257.10 (12" PVC EAST)

EXIST. SS MH #6975
TOP RIM=1253.13
FL=1248.75 (12" PVC WEST)
FL=1248.69 (12" PVC EAST)

EXIST. SS MH #6973
TOP RIM=1242.05
FL=1236.07 (12" PVC WEST)
FL=1236.03 (12" PVC EAST)

EXIST. SS MH #6981
TOP RIM=1238.57
FL=1233.61 (12" PVC WEST)
FL=1233.31 (12" PVC EAST)

EXIST. SS MH #6983
TOP RIM=1235.05
FL=1230.05 (12" PVC WEST)
FL=1229.62 (12" PVC EAST)

EXIST. SS MH #7120
TOP RIM=1220.23
FL=1213.06 (12" PVC WEST)
FL=1213.02 (12" PVC EAST)

EXIST. SS MH #7024
TOP RIM=1225.76
FL=1214.84 (8" PVC EAST)

GAS REGULATOR

SW REGIONAL AIRPORT BLVD (HWY 12)

SW FIREFLY RD

SW SUNSTONE AVE

SW CRICKET ALLEY

SW DOVETAIL ALLEY

SW BERYL RD

SW ALABASTER AVE

SW FAIR VIEW BLVD

SW MOONSTONE RD

SW OPAL RD

34 POA LOT

46 POA LOT

104 POA LOT

85 POA LOT

86 POA LOT

74 POA LOT

84

OHE

8"W

12"SS

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
LEE HARRIS RD
PIERCY RD

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19580
CONNOR THREET

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LSD
2025/11/14

OVERALL UTILITY PLAN (C)

C-104

DRAWING: G:\21300200_OPAL PARK\CIVIL\PLANS\PREPARATION\CAD\LIVING\OPAL PARK 25\OVERALL UTILITY PLAN.DWG
PLOTTED BY: CONNOR THREET, PE 12/2/2025 2:53 PM

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE
	DROP/CURB INLET
	GRATED INLET

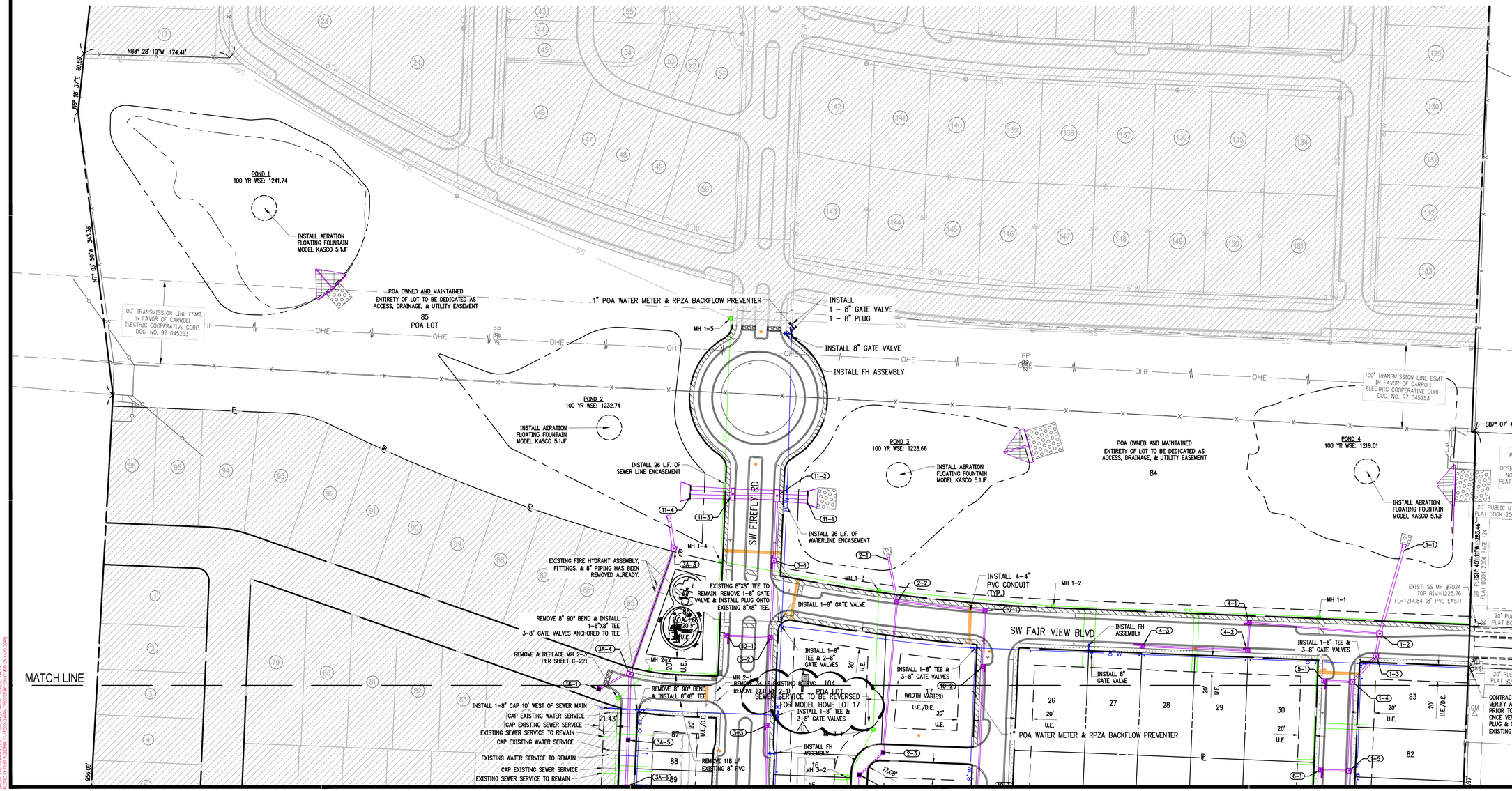
LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
G	GAS LINE
W	WATER LINE (SPECIFY SIZE & TYPE)
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGTV	UNDERGROUND TELEVISION
OHTV	OVERHEAD TELEVISION
FO	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
FO	FIBER OPTIC
	UNDERGROUND TELEVISION
	RIGHT OF WAY
	PROPERTY LINE

NOTE:
1. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE.
2. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
3. ALL 8" WATER MAIN SHALL MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
4. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
5. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
6. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
7. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.



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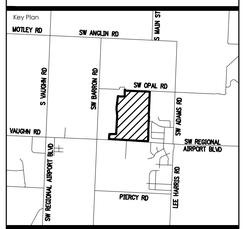
GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


No.	Description	Date
1	CONDUITS ADDED	06/12/2024
2	UPDATE CONNECTION TO PH II	08/22/2024
3	CAP OR KEEP WATER SERVICES	11/11/2024
4	SEWER MANHOLES 2-1, 2-2, & 2-3	01/21/2025
4	REMOVE 90 & REPLACE W/ TEE	01/21/2025
4	PLUG EXISTING TEE AT RUBY WAY	01/23/2025
5	STORM LINES 16, 17, 18, 19, & 20	1/31/2025
5	ADDED GATE VALVES	03/14/2025
6	SEWER SERVICE FLIP LOT 17	2025/11/14

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19960 — CONNOR THREET

ISSUED FOR CONSTRUCTION

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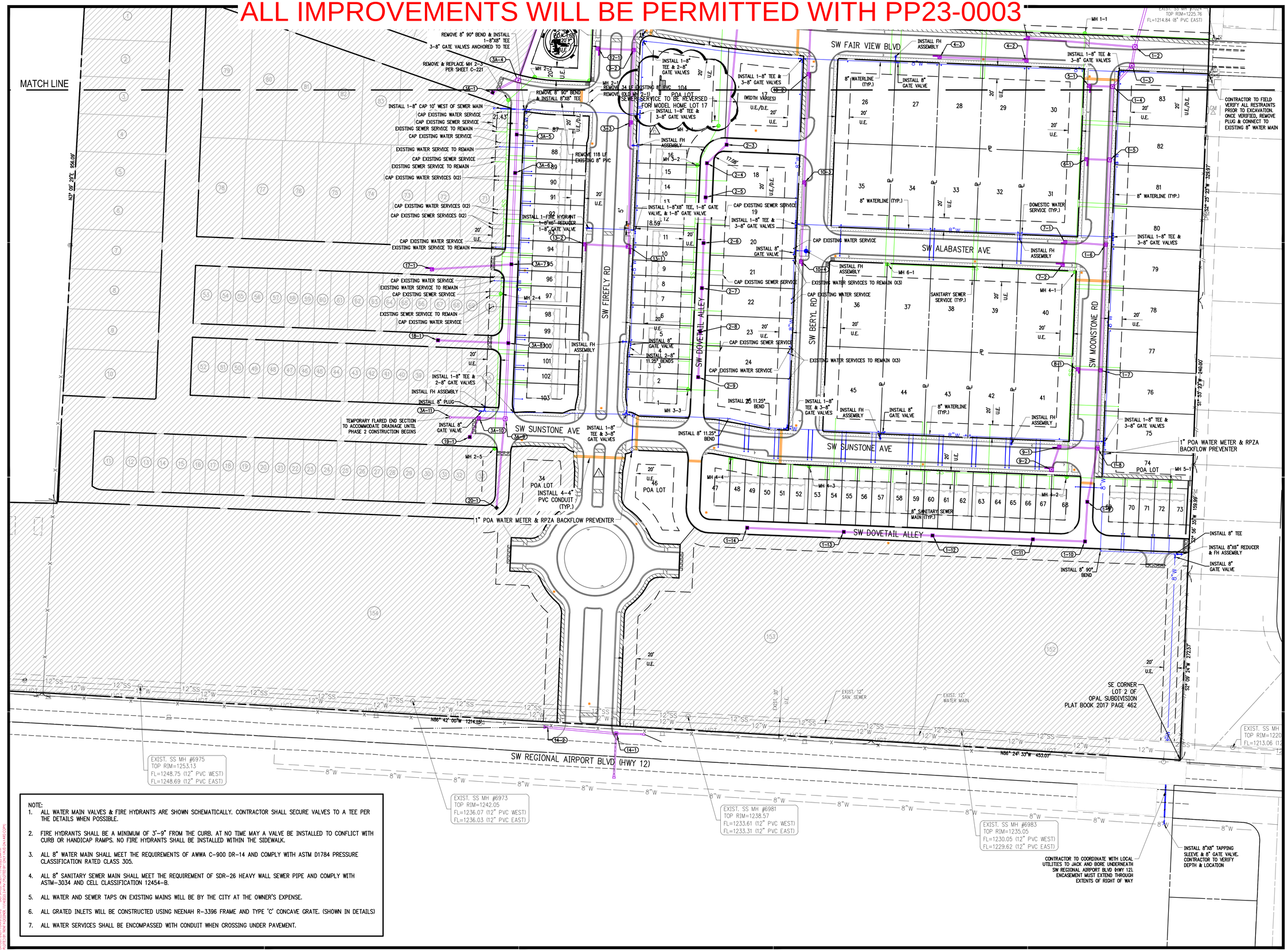
LSD 2025/11/14

UTILITY PLAN A (C) R-6

C-105 R-6

DRAWING G:\21300\5_ENGINEERING\MASTER\CIVIL\DWG\OPAL PARK 2\UTILITY PLAN\OPAL PARK UTILITY PLAN A (C) R-6.DWG
PLOTTED BY: RONA HUDSON | 11/14/2025 3:49 PM | PLOTTED BY: RONA HUDSON | AutoCAD SHX Text (Large Fonts Allowed)

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003



NOTE:

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4. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
5. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
6. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
7. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SR 264/ARS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PERCY RD
LEE HARRIS RD

No.	Description	Date
1	CONDUITS ADDED	06/12/2024
2	UPDATE CONNECTION TO PH II	08/21/2024
3	CAP OR KEEP WATER SERVICES	11/11/2024
4	SEWER MANHOLES 2-1, 2-2	12/04/2024
4	REMOVED OLD MH 2-1 & PIPE	12/04/2024
4	REMOVE 90 & REPLACE W/ TEE	01/21/2025
5	STORM LINES 16, 17, 18, 19, & 20	01/31/2025
5	ADDED GATE VALVES	03/14/2025

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19960
CONNOR THREET

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UTILITY PLAN B (C) R-5

C-106 R-5

DRAWING G:\21300\3_ENGINEERING\ARKANSAS\CIVIL\CNW\OPAL PARK 2\CIVIL\UTILITY PLANS\UTILITY PLAN B (C) R-5.DWG
PLOTTED BY: RYAN HUDSON | PLOTTED ON: 11/14/2025 2:49 PM | PLOTTED BY: RYAN HUDSON (RYAN@CRAFTON-TULL.COM)

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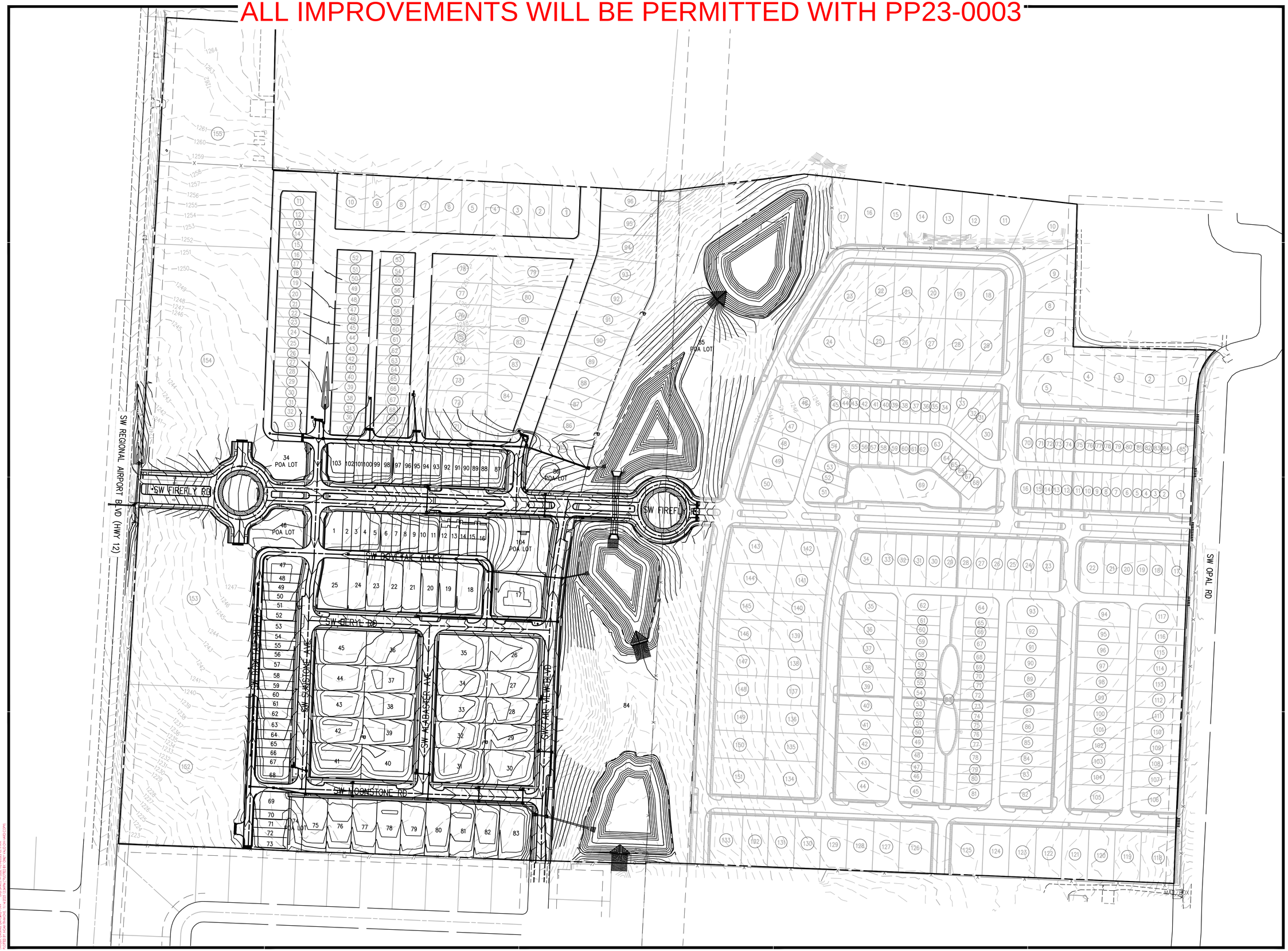

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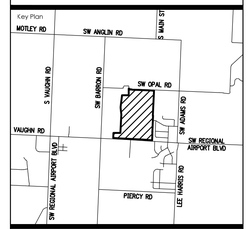
GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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ISSUE DATE: 01/31/2025
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OVERALL GRADING PLAN

C-107

DRAWING: C:\21300200_SHREDDER\MAIN\PLANSHEETS\CIVIL\GRADING\OPAL PARK 2025\OVERALL GRADING PLAN.DWG
LAYOUT: OVERALL GRADING PLAN
PLOTTED BY: NOAH BRADDOCK, 11:16:00 AM 01/31/2025 PLOTTED BY: CONNOR THREET

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- LP — LIGHT POLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- RIGHT OF WAY
- ROAD CENTERLINE
- PHASE LINE

LEGEND (CONSTRUCT)

SYMBOLS

- LIGHT POLE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

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

N88° 28' 19"W 174.41'

POND 1
TOP: 1242.00
100-YR WSE: 1241.74
NORMAL WSE: 1234.75
BOTTOM: 1228.75

85
POA LOT

ENTIRETY OF LOT TO BE DEDICATED AS ACCESS, DRAINAGE, & UTILITY EASEMENT

POND 2
TOP: 1233.25
100-YR WSE: 1232.74
NORMAL WSE: 1224.00
BOTTOM: 1218.00

POND 3
TOP: 1229.00
100-YR WSE: 1228.66
NORMAL WSE: 1222.50
BOTTOM: 1216.50

ENTIRETY OF LOT TO BE DEDICATED AS ACCESS, DRAINAGE, & UTILITY EASEMENT

84

POND 4
TOP: 1220.00
100-YR WSE: 1219.00
NORMAL WSE: 1215.25
BOTTOM: 1209.25

104
POA LOT

SW THREE FLY RD

SW FAIR VIEW BLVD

SW BERYL RD

SW MOONSTONE RD

MATCH LINE

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GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD, SW ANGLIN RD, S MAIN ST, S VAUGHN RD, SW BARRON RD, SW OPAL RD, VAUGHN RD, SW REGIONAL AIRPORT BLVD, SW REGIONAL AIRPORT BLVD, PIERCY RD, LEE HARRIS RD

No.	Description	Date
1	ADJ. FINISHED GRADE CONTOURS	12/13/2023
2	CONNECTION TO PH II	2024/08/22

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QC By: M. LOVE
QC Date: 06/27/25

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STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19911 CONNOR THREET

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2025/11/04

GRADING PLAN A R-2

C-108 R-2

DRAWING G:\21300200_OPAL PARK\CONSTRUCTION\CIVIL\DWG\OPAL PARK 21300200 GRADING PLAN.DWG
PLOTTED BY: CONNOR THREET 11/4/2025 8:47 AM

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MATCH LINE

SW SUNSTONE AVE

SW FAIR VIEW BLVD

SW ALABASTER AVE

SW MOONSTONE RD

SW BERYL RD

SW DOVETAIL ALLEY

SW CRICKET ALLEY

SW FIREFLY RD

SW REGIONAL AIRPORT BLVD (HWY 12)

SE CORNER
LOT 2 OF
OPAL SUBDIVISION
PLAT BOOK 2017 PAGE 462

E 1219.10

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GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date
1	TIE INTO PH II & LOT 18 PARKING	2024/09/26
2	STORM LINES 16, 17, 18, 19, & 20	2025/01/31
3	LOT 18 PARKING LOT REMOVED	2025/07/28

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CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

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STATE OF ARKANSAS
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No. 19950
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GRADING PLAN B R-3

C-109 R-3

DRAWING G:\21300200_SHREVEDALE\ARK\ENGINEERING\CIVIL\OPAL PARK I\21300200-OPAL PARK I-GRADING PLAN.DWG
LAST SAVED BY: CONNOR THREET | LAYOUT: B R-3 | PLOTTED BY: CONNOR THREET | PLOT DATE: 11/14/2025 4:48:45 PM

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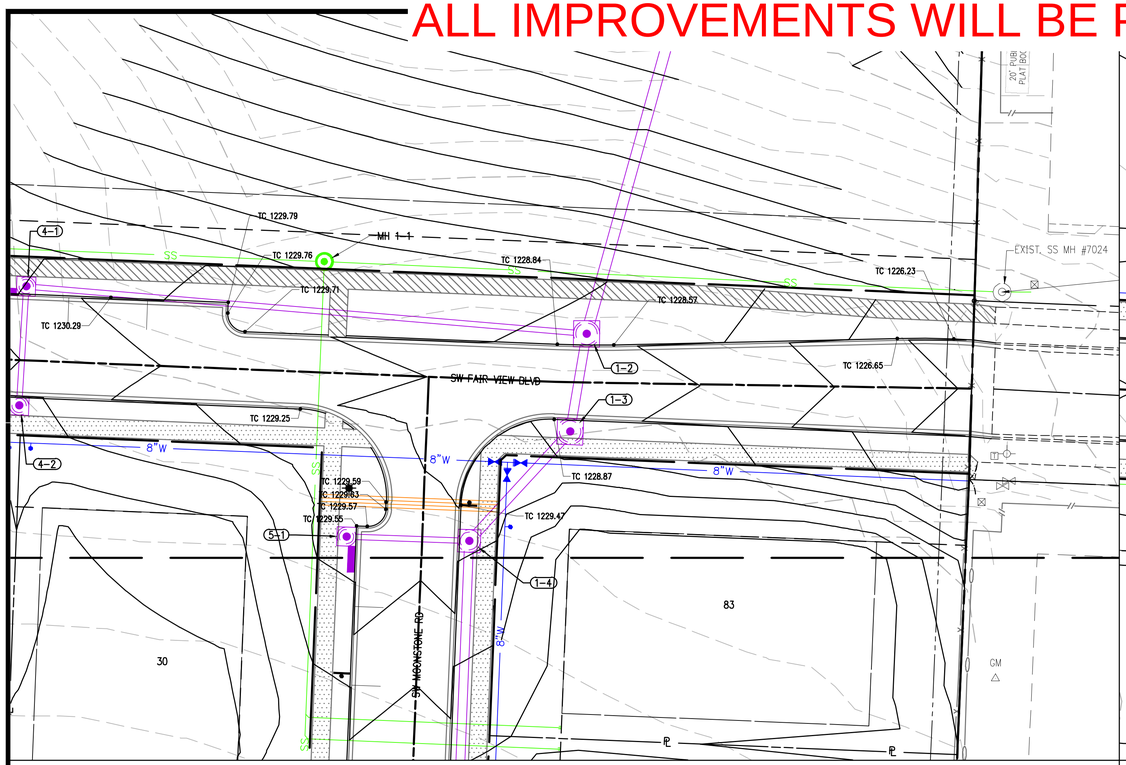
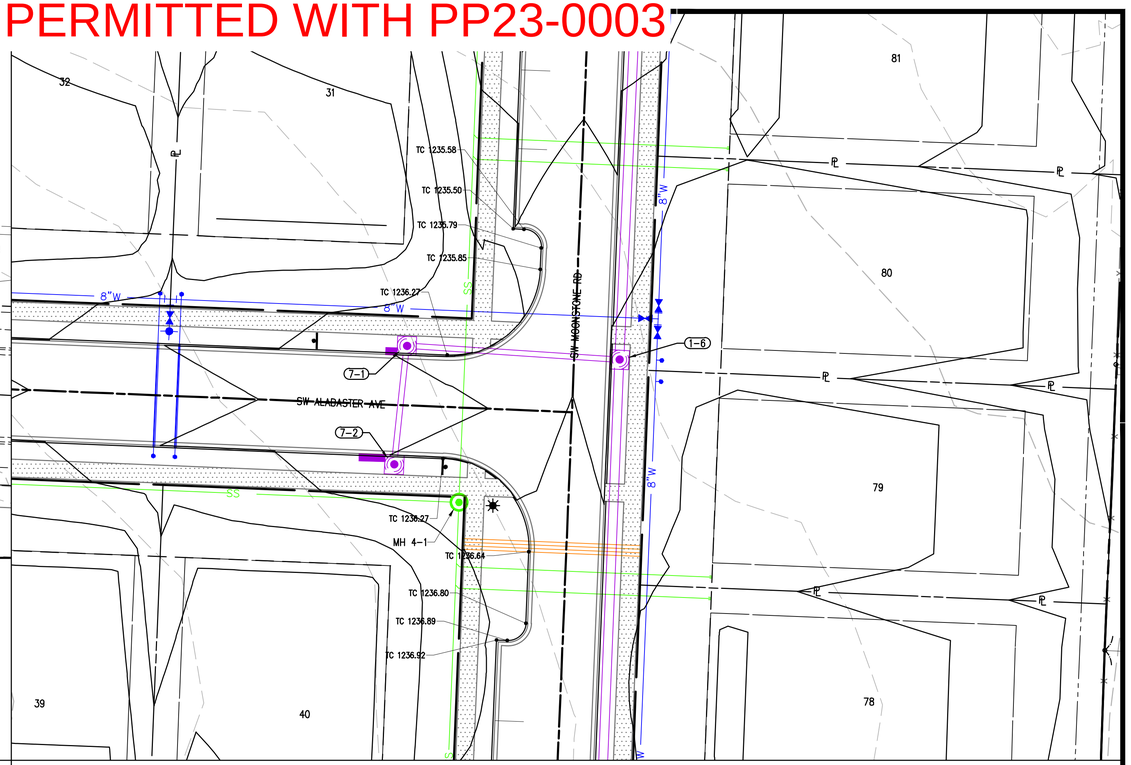
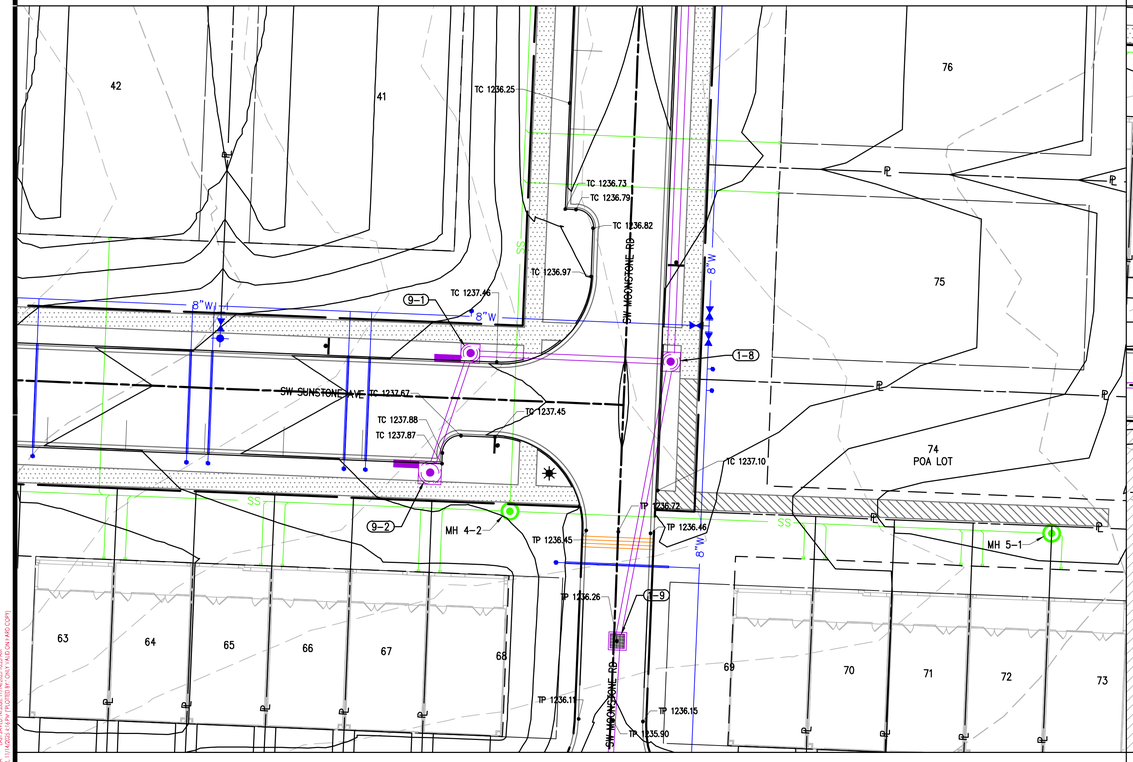


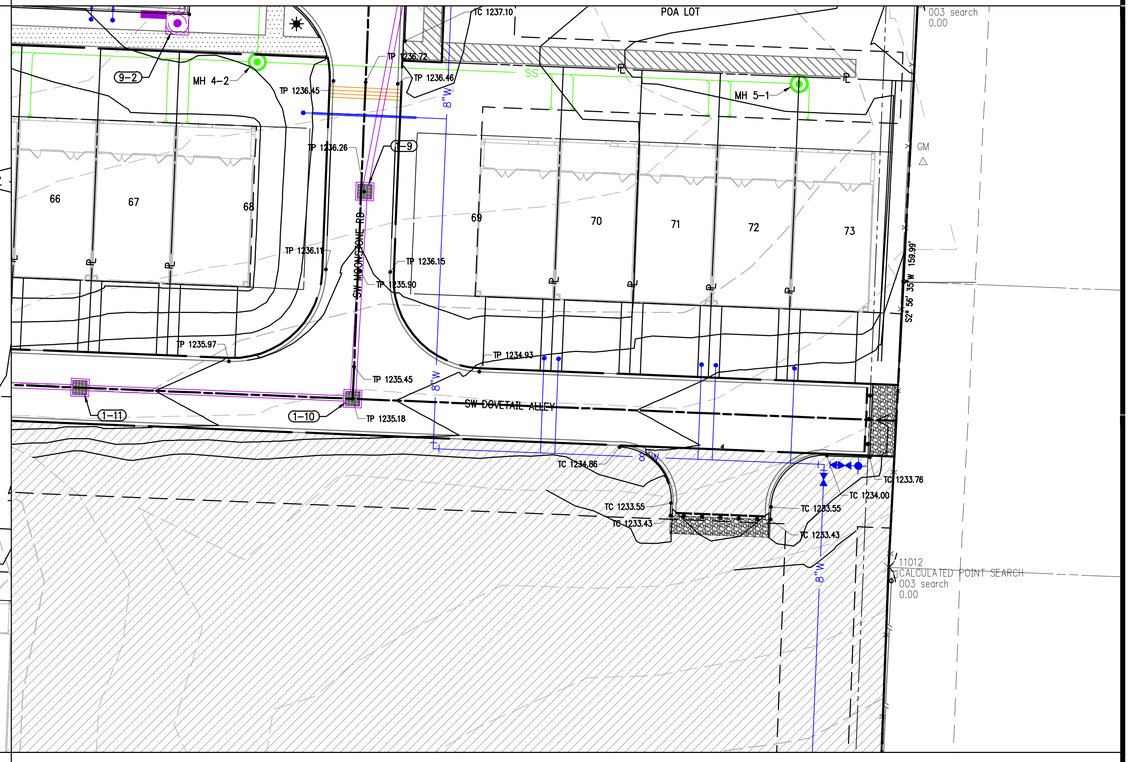
SW FAIR VIEW BLVD & SW MOONSTONE RD



SW ALABASTER AVE & SW MOONSTONE RD



SW SUNSTONE AVE & SW MOONSTONE RD



SW MOONSTONE RD & SW DOVETAIL ALLEY

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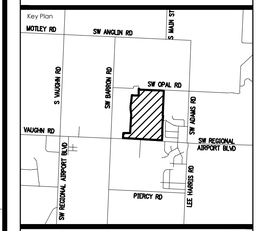
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET

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2025/11/14

INTERSECTION PLAN A

C-110

DRAWING G:\2130\0200_OWEN\ORIGINAL\PRJTBL\TMP\CIVIL\DWG\OPAL PARK 21\INTERSECTION PLAN.DWG
PLOTTED BY: CONNOR THREET (2025/11/14 09:17:00) PLOTTED BY: CONNOR THREET (2025/11/14 09:17:00 AM) PLOT STYLE TABLE: (None) PLOTTED BY: CONNOR THREET (2025/11/14 09:17:00 AM) PLOT STYLE TABLE: (None)

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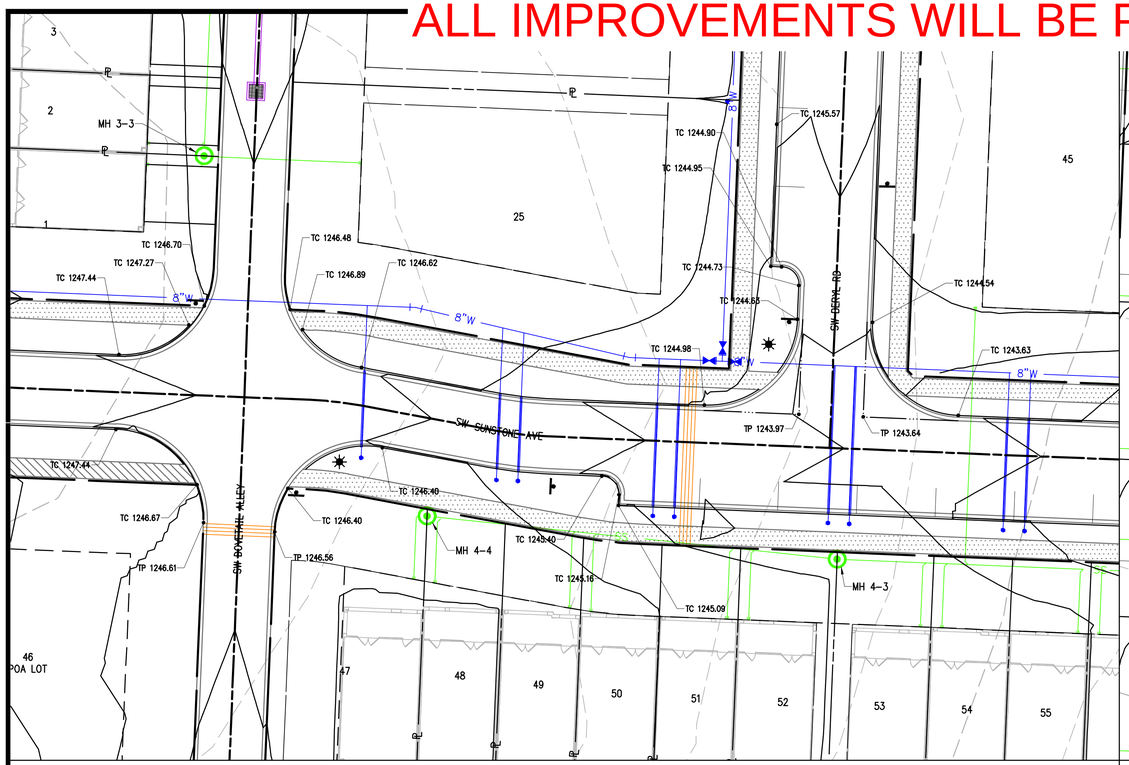
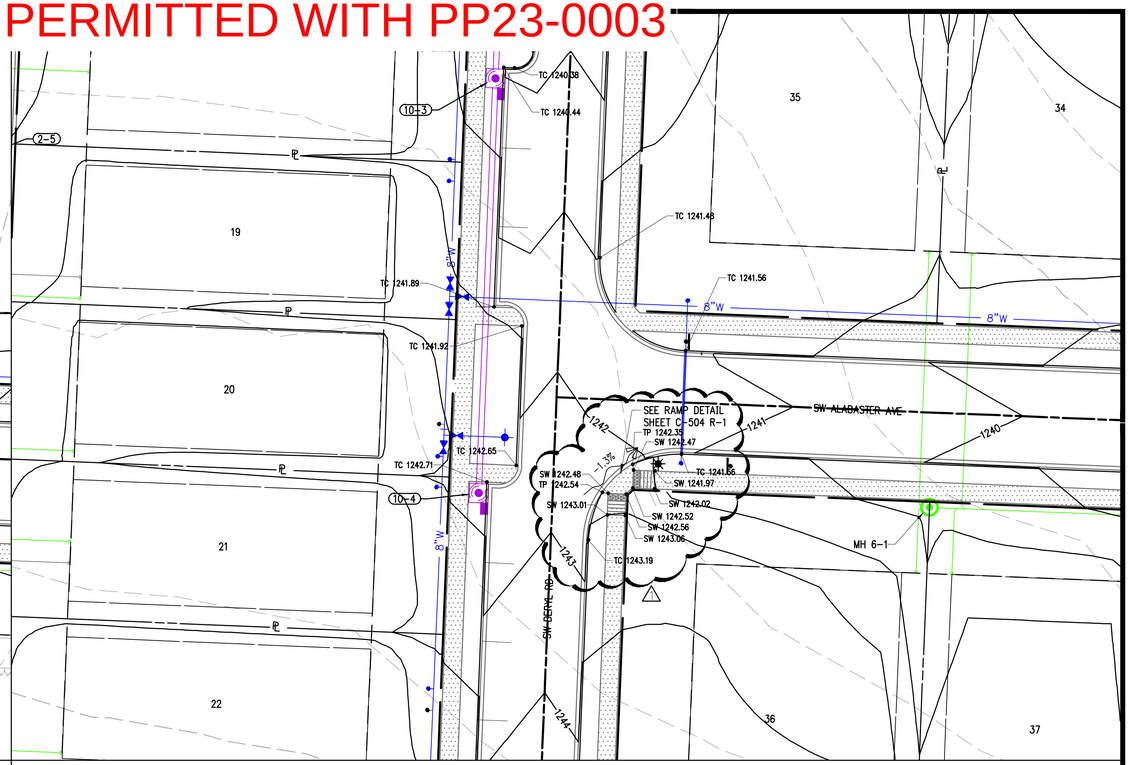
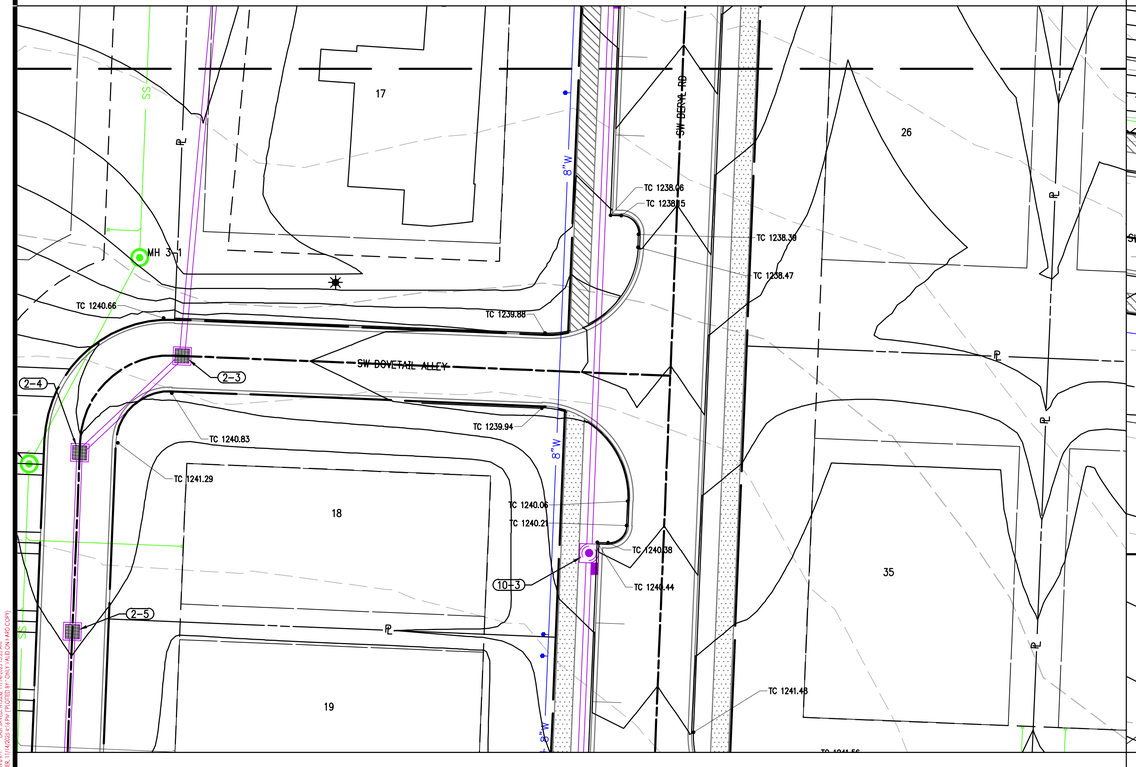


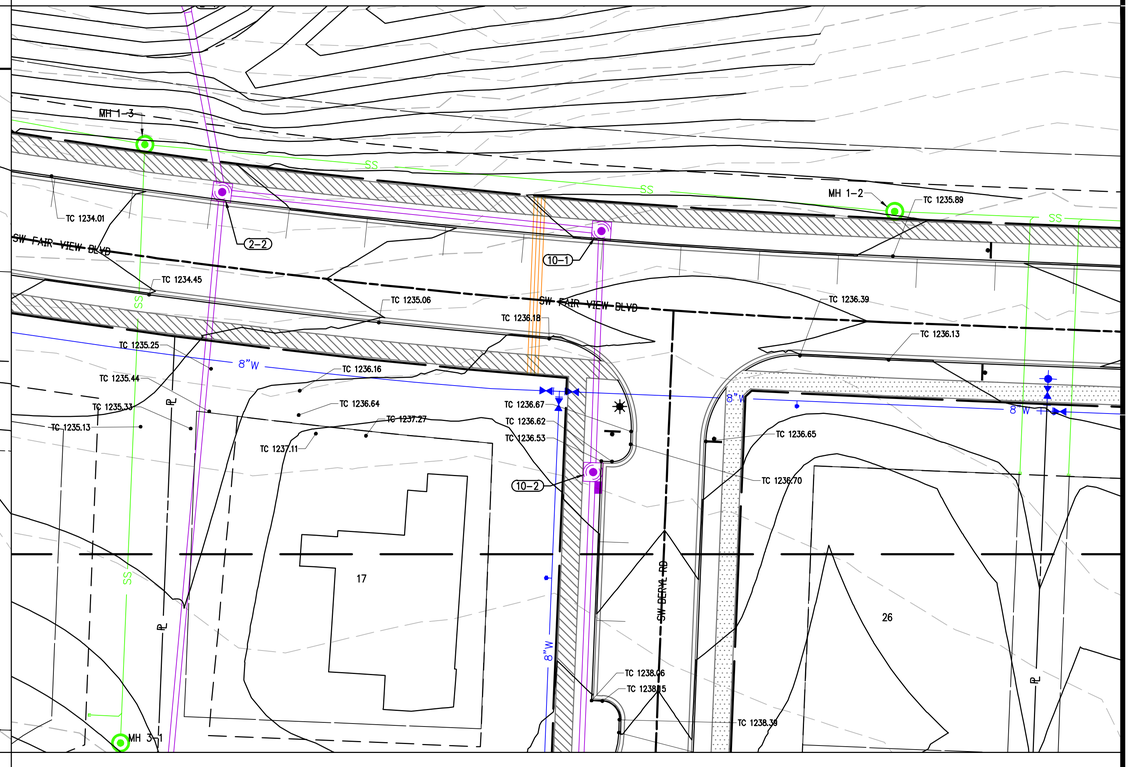
SW SUNSTONE AVE & SW DOVETAIL ALLEY



SW ALABASTER AVE & SW BERYL RD



SW DOVETAIL ALLEY & SW BERYL RD



SW FAIR VIEW BLVD & SW BERYL RD

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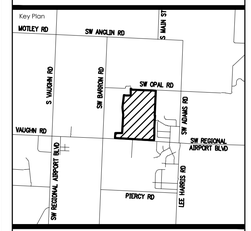
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	RAMP GRADING & SPOT ELEV	2025/07/23

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
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QC by: M. LOVE
QC Date: 06/27/25

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No. 19950
CONNOR THREET

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INTERSECTION PLAN B R-1

C-111 R-1

DRAWING G:\21300200_DARESONAL\PRJFILES\CIVIL\DWG\OPAL PARK 2\CIVIL\INTERSECTION PLAN.DWG
PLOTTED BY: TREVA HUDSON 7/14/2025 3:18 PM (PLOTTED BY: TREVA HUDSON 7/14/2025 3:18 PM CDT)

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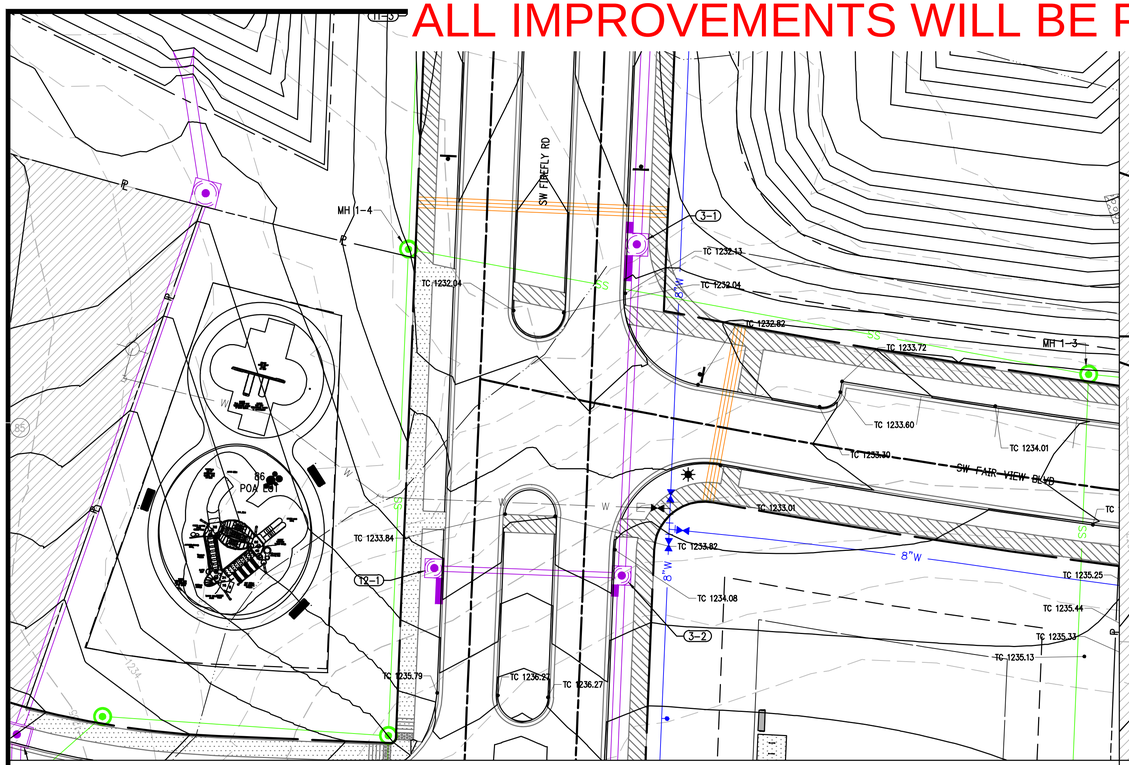
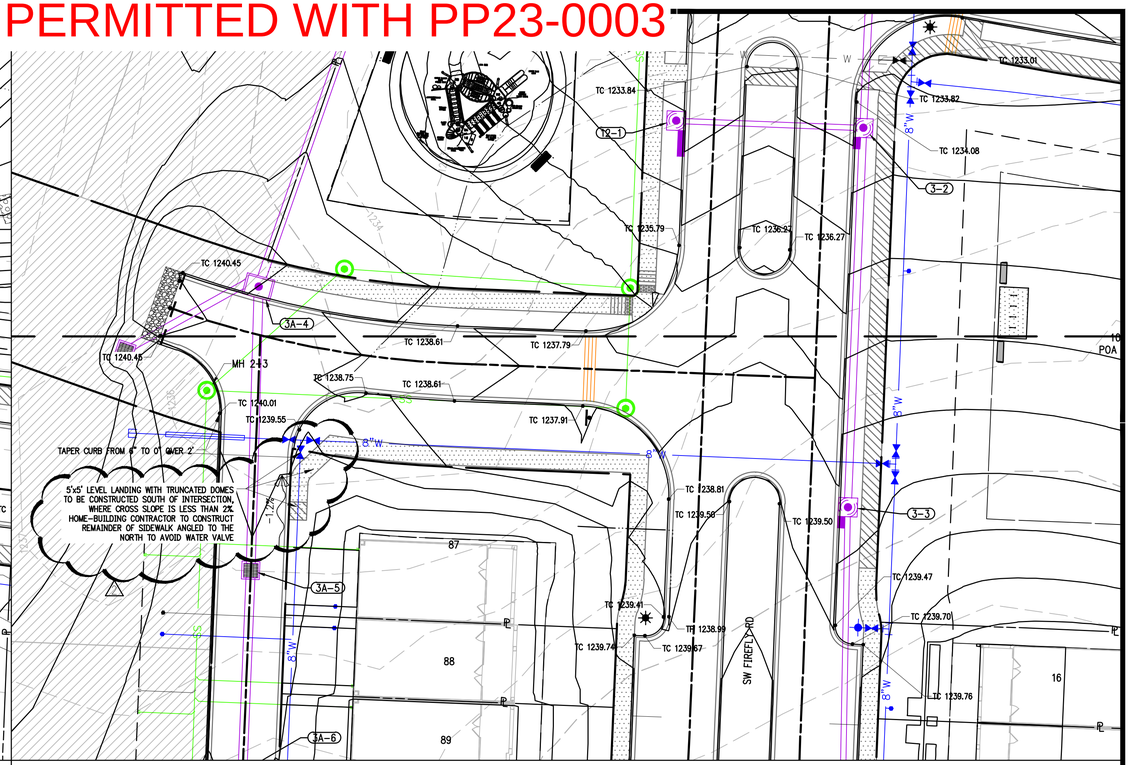
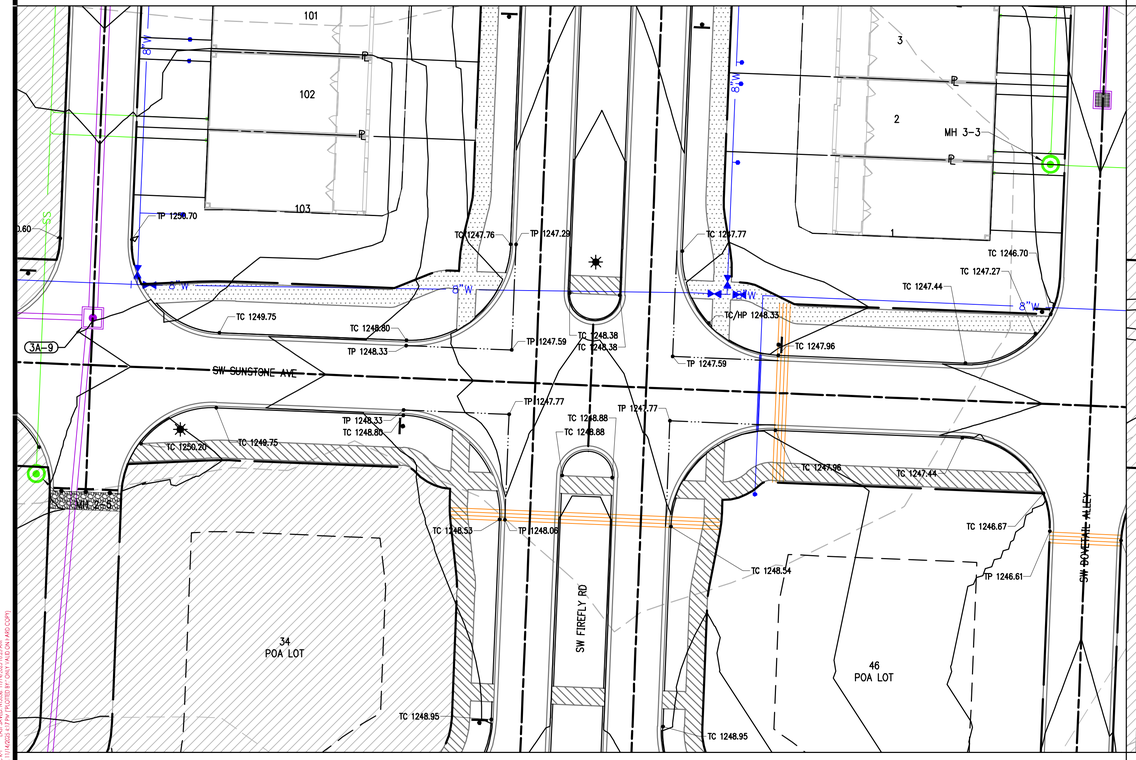


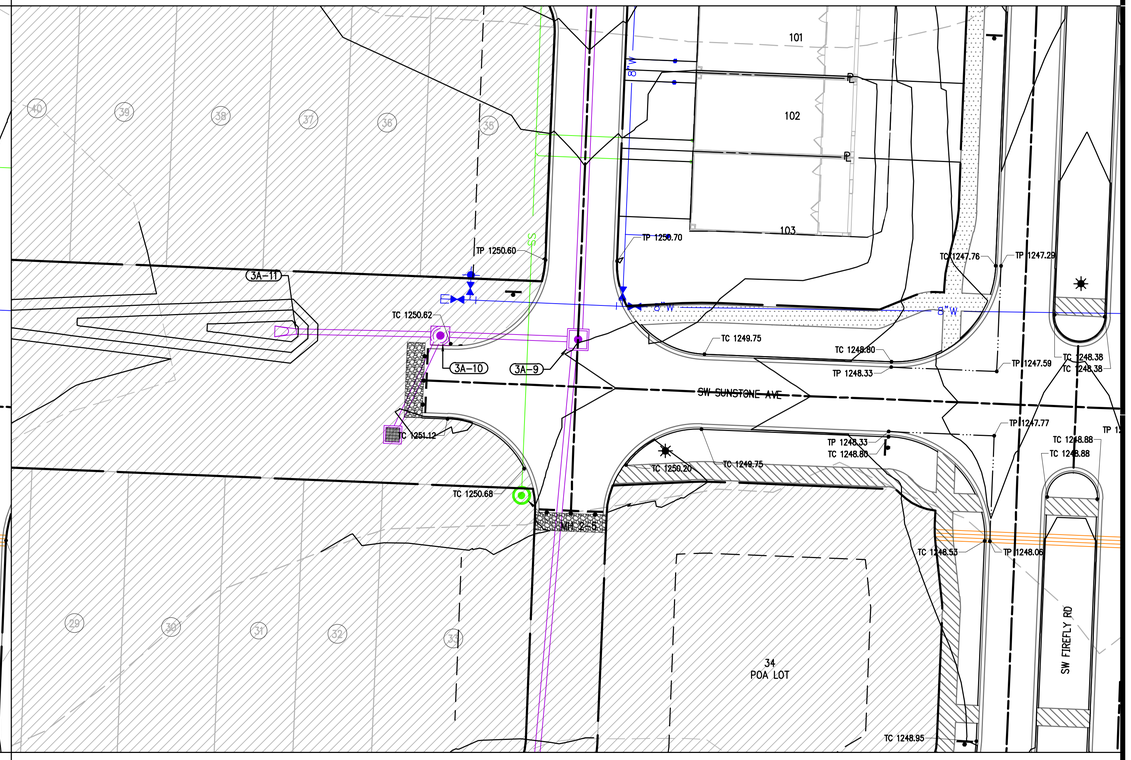
SW FAIR VIEW BLVD & SW FIREFLY RD



SW CRICKET ALLEY & STREET A PH II & SW FIREFLY RD



SW SUNSTONE AVE & SW FIREFLY RD



SW FLOURITE ROAD & SW TANZANITE BLVD

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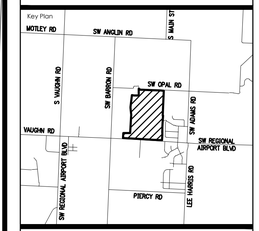
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date
1	CONNECTION TO PH II	2024/08/22
2	SW TO AVOID WATER VALVE	2025/10/22

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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

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No. 19950
CONNOR THREET

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2025/11/14

INTERSECTION PLAN C R-2

C-112 R-2

DRAWING G:\21300200_DARBYDONALD\PLOTS\PLOTSHEETS\21300200_OPAL PARK 2\21300200_OPAL PARK 2.DWG
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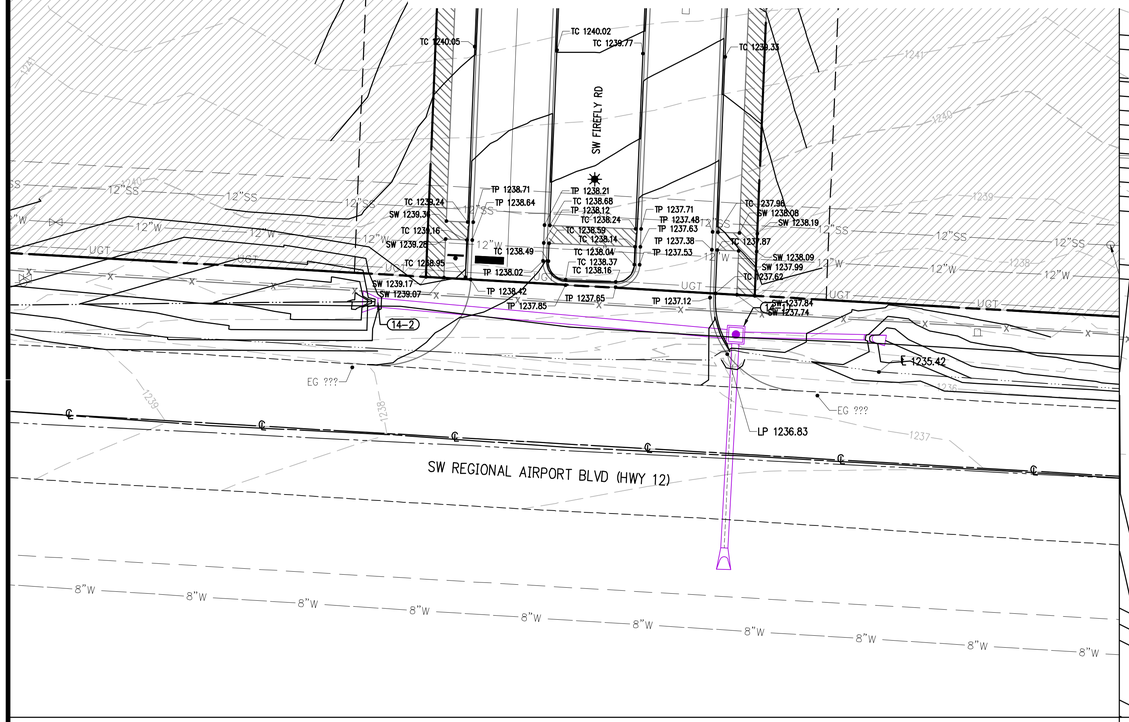
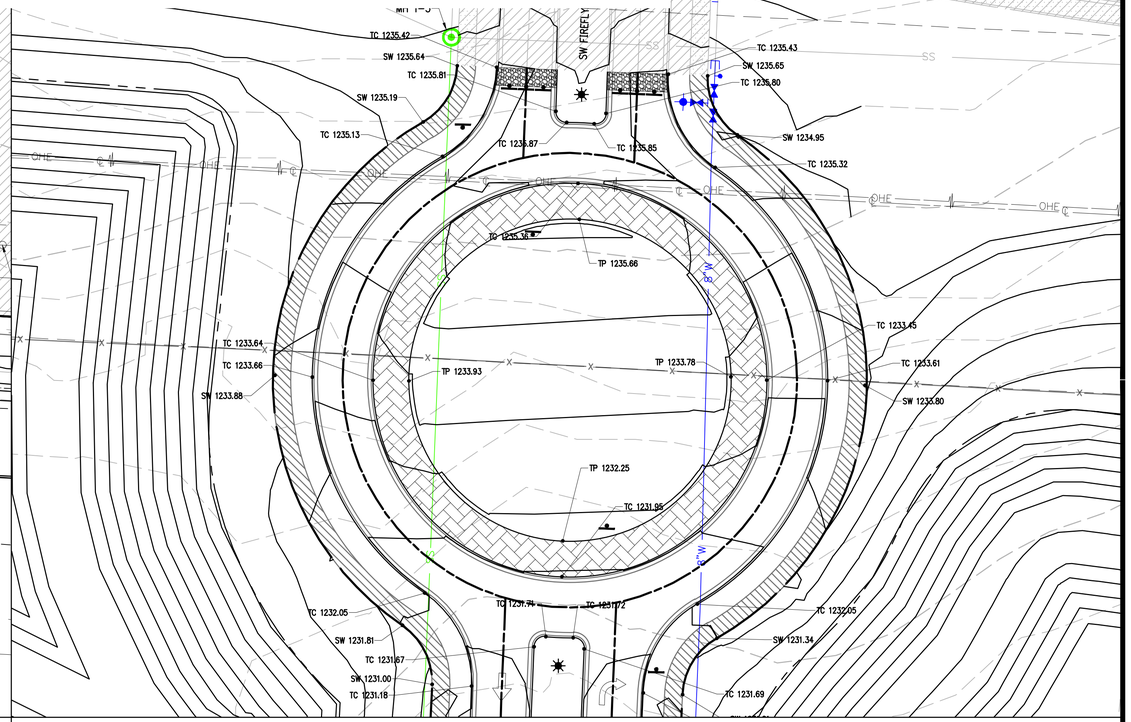
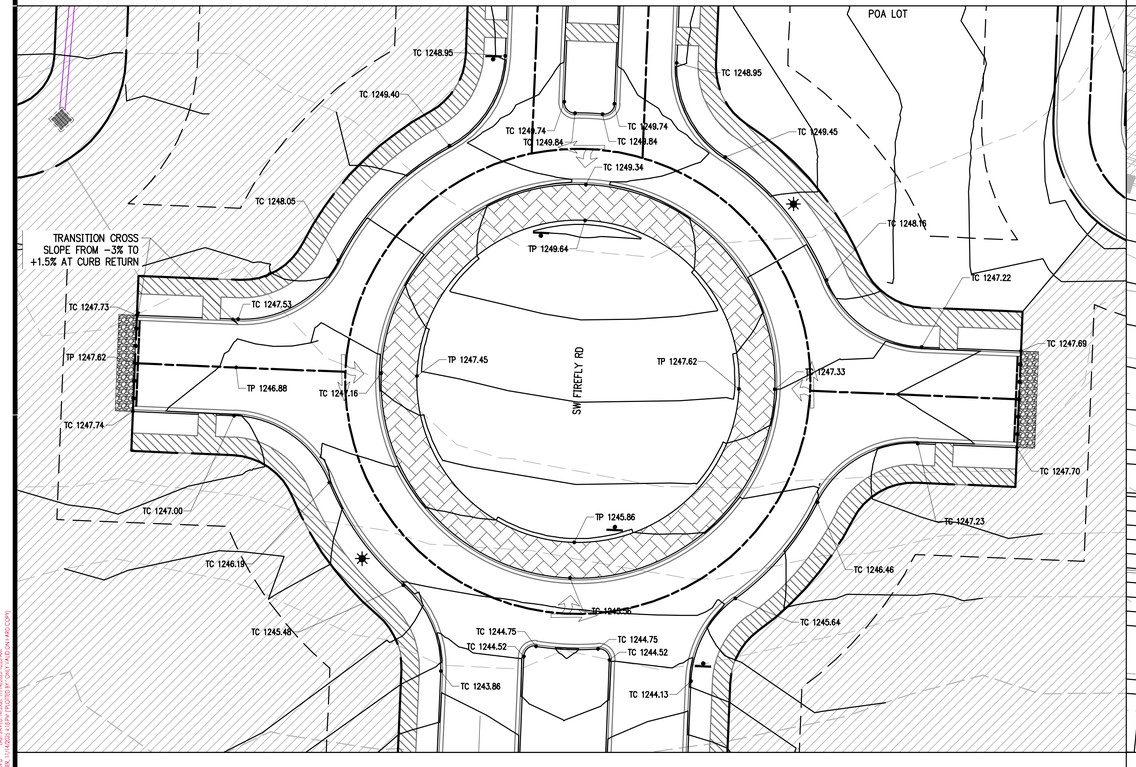


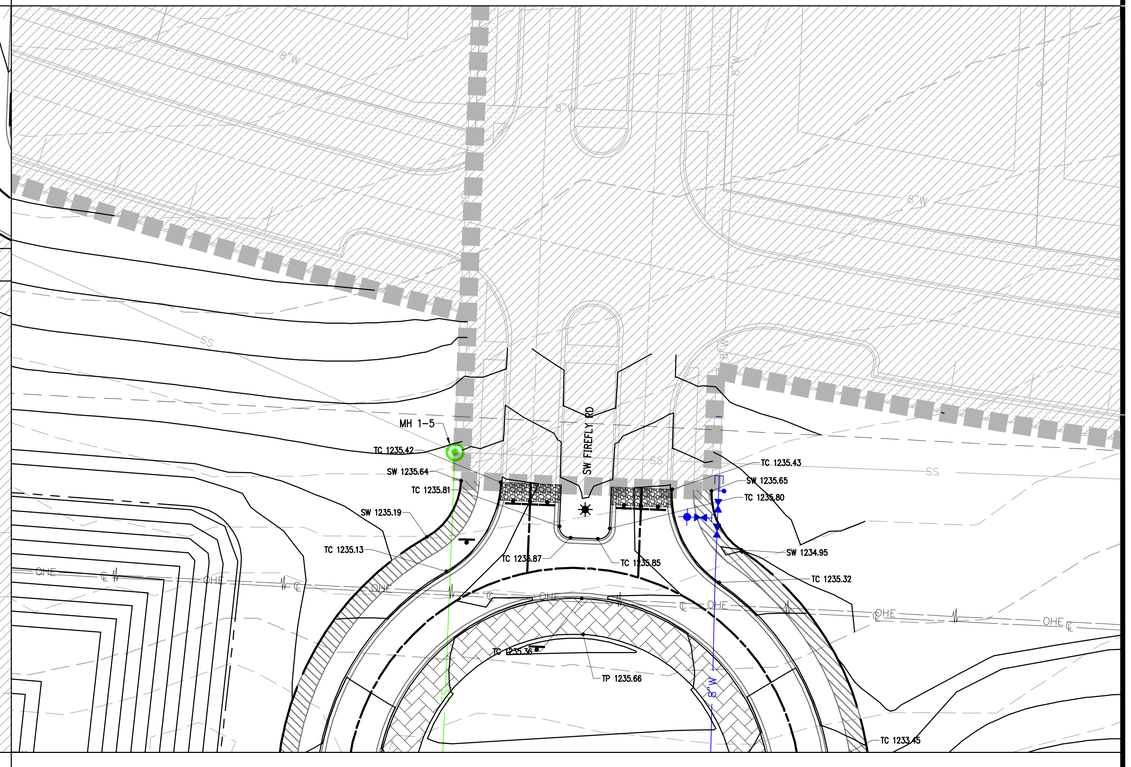
SW FIREFLY RD & SW REGIONAL AIRPORT BLVD (HWY 12)



SW FIREFLY RD ROUNDABOUT CENTER



SW FIREFLY RD ROUNDABOUT SOUTH



SW FIREFLY RD & PH 3

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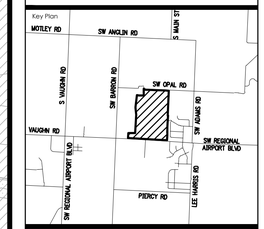
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


No.	Description	Date
1	ADJ. FINISHED GRADE CONTOURS	12/13/2023

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19990
CONNOR THREET

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2025/11/14

INTERSECTION PLAN D R-1

C-113 R-1

DRAWING G:\2130\0200_DARBONNA\HIRSUTE\CIVIL\DWG\OPAL PARK 2\ALIGNMENTS\CROSS PLANS.DWG
PLOTTED BY: RENE HUDSON - 11/14/2025 1:59 PM (TIMES BY DISTRICT\ED PLANS\ED PLANS.CTB)

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

LEGEND (EXISTING SYMBOLS)

LINEWORK

CURB

CHAIN LINK FENCE

WOOD FENCE

BARBED WIRE FENCE

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB

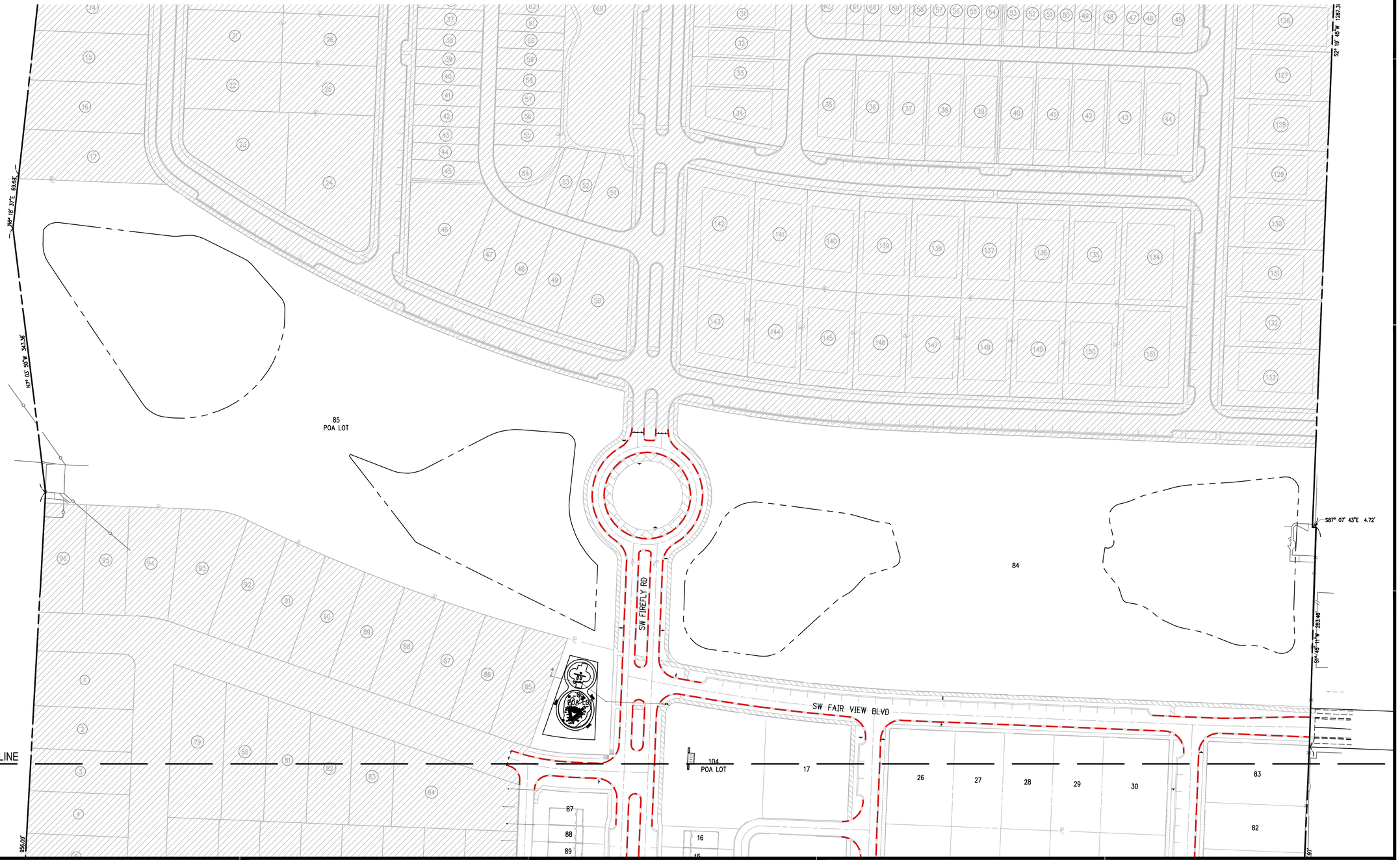
RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

FIRE LANE STRIPING

NOTE:
FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE.



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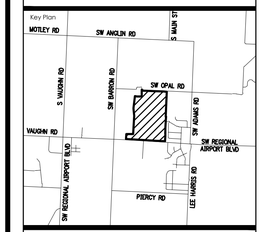
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I
BENTONVILLE, AR



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QC Date: 06/27/23

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19990
CONNOR THREET

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FIRE LANE STRIPING PLAN A

C-114

DRAWING G:\21300200_SHEETS\CAD\ALL\FIRE LANE STRIPING PLAN.DWG, 2/1/2025 2:45:43 PM, CONNOR THREET
XREF: G:\21300200_SHEETS\CAD\ALL\PROPOSED SITE PLAN.DWG

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

MATCH LINE

N3° 09' 29"E 956.09'

SW FAIR VIEW BLVD

SW CRICKET ALLEY

SW FIREFLY RD

SW DOVETAIL ALLEY

SW BERYL RD

SW MOONSTONE RD

SW ALABASTER AVE

SW SUNSTONE AVE

SW DOVETAIL ALLEY

104 POA LOT

34 POA LOT

46 POA LOT

74 POA LOT

S2° 25' 25"W 1225.97'

S1° 55' 52"W 246.00'

S2° 56' 35"W 159.99'

S2° 59' 24"W 272.57'

N86° 42' 00"W 1214.15'

N86° 24' 33"W 453.07'

SE CORNER
LOT 2 OF
OPAL SUBDIVISION
PLAT BOOK 2017 PAGE 462

SW REGIONAL AIRPORT BLVD (HWY 12)

8"W

NOTE:
FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE.

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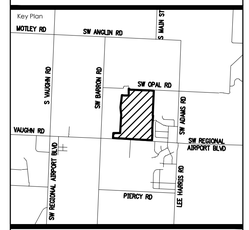
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date
1	ADDED STRIPING LOTS 86/87	01/31/2025

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/23

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STATE OF ARKANSAS
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No. 19930
CONNOR THREET

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FIRE LANE STRIPING PLAN B R-1

C-115 R-1

DRAWING: C:\21300200_OPAL PARK\CIVIL\PLOT\CONSTRUCTION\OPAL PARK 2025 FIRE LANE STRIPING PLAN.DWG
PLOTTED: 11/14/2025 11:19:43 AM BY: CONNOR THREET
XREFS: NONE FOUND

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

SITE STABILIZATION AND CERTIFICATION

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

EROSION CONTROL LEGEND

PS	PERMANENT SEEDING	CD	ROCK CHECK DAM
TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE
	LIMITS OF DISTURBANCE	SF	SILT FENCE
	GRADE BREAK	ST	SEDIMENT BASIN WITH STONE OUTLET
xxx	CONTOUR ELEVATIONS	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	STORM DRAIN	IP2	CURB INLET FILTER SOCK
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	LIMITS OF DRAINAGE SUB-BASIN	IP4	SILT FENCE INLET PROTECTION
SB	TEMPORARY SEDIMENT BASIN		
FFT	FIBER FLOCCULENT TUBE		
ECL	PERMANENT EROSION CONTROL LINING		
OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)		

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE AREA CALCS

SITE AREA = 97.16 ACRES
PHASE I = 31.64 ACRES
PHASE I L.O.D.* = 31.40 ACRES

*L.O.D. (LIMITS OF DISTURBANCE)

POND TO BE CONSTRUCTED IN INITIAL PHASE TO BE USED AS TEMPORARY SEDIMENTATION BASIN

LIMITS OF DISTURBANCE

DOUBLE ROW OF SILT FENCE OR EQUIVALENT

DOUBLE ROW OF SILT FENCE OR EQUIVALENT

LIMITS OF DISTURBANCE

CONCRETE WASHOUT

INSTALL ROCK CHECK DAM (TYP.)

TIRE WASH

100'X20' CONSTRUCTION ENTRANCE/EXIT. NOTE CONTRACTOR SHALL USE A MANNED PRESSURE WASHER IF TRACK-OUT OCCURS

CONSTRUCTION TRAILER

INSTALL ROCK CHECK DAM (TYP.)

INSTALL ROCK CHECK DAM (TYP.)

SW REGIONAL AIRPORT BLVD (HWY 12)

POST CONSTRUCTION SITE NOTICE, RAIN GAUGE, GRADING PERMIT, AND DEQ NOTICE OF COVERAGE. SWPPP MUST BE KEPT WITH CONSTRUCTION SITE NOTICE OR IN JOB TRAILER

GRAPHIC SCALE IN FEET
80' 0 80'

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Fayetteville, Arkansas 72701
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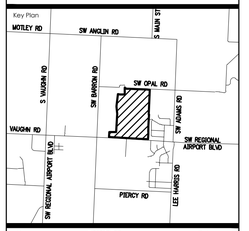
Key Plan


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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19950 — CONNOR THREET

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EROSION CONTROL PLAN PH I

C-116

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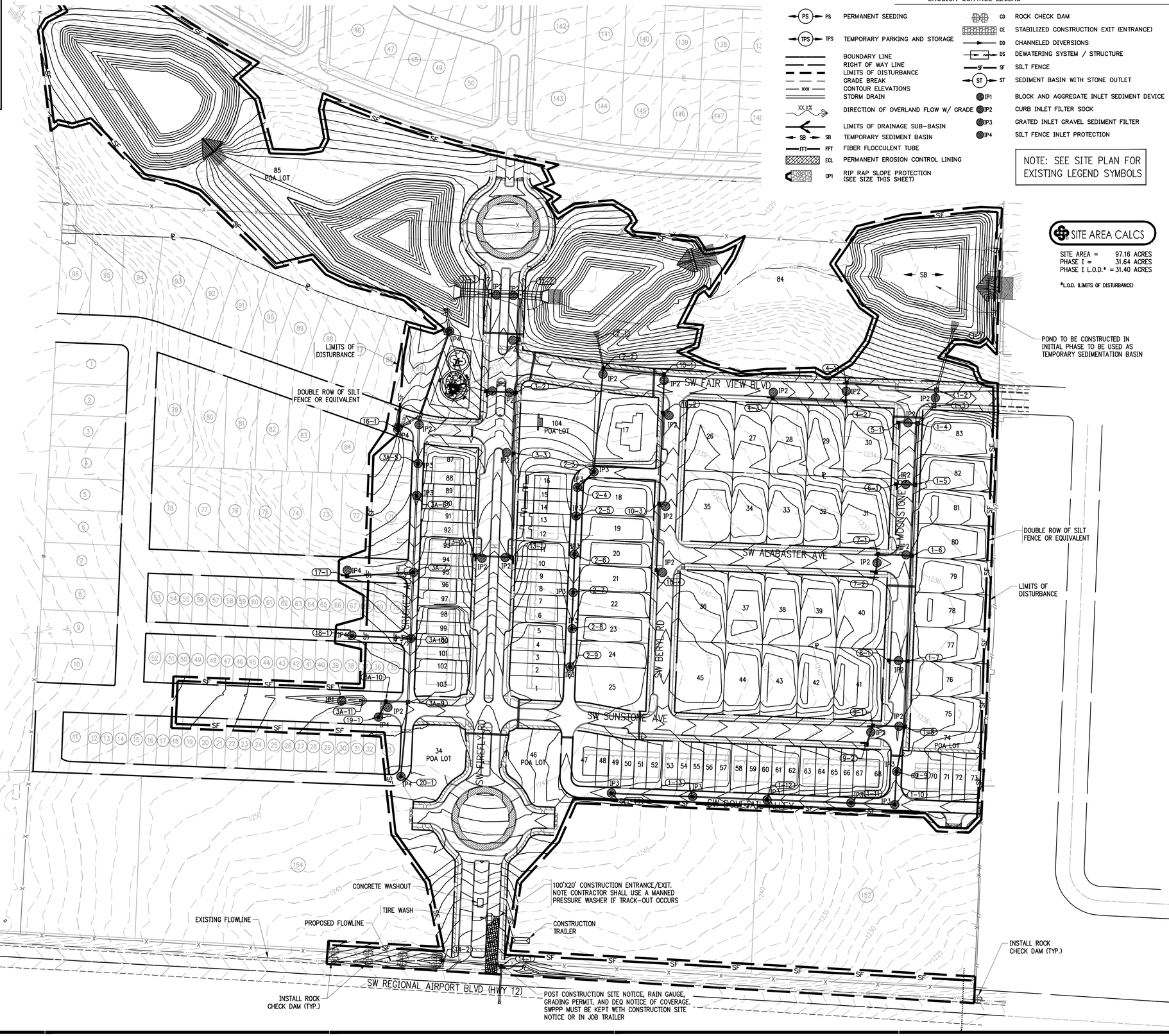

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GRAPHIC SCALE IN FEET
80' 0 80'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD, SW ANGLIN RD, S MAIN ST, S VAUGHN RD, SW BARRON RD, SW OPAL RD, SW ADAMS RD, VAUGHN RD, SW REGIONAL AIRPORT BLVD, PERCY RD, LEE HARRIS RD

No.	Description	Date
1	NEW STRUCTURES; ADDED IP4	01/31/2025

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QC by: M. LOVE
QC Date: 06/27/23

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EROSION CONTROL PLAN PH II R-1

C-117 R-1

E:\Active\21300200\Civil\Drawings\Final Plat\21300200 - OPAL PARK 2.5.dwg, 2025/11/14 10:07:07 AM, Connor Threet, Xerox AltaLink C8130 (600 DPI).pc3, Full Bleed D (36.00 x 24.00 Inches), Landscape, 1 to 1, Plotted by: Connor Threet

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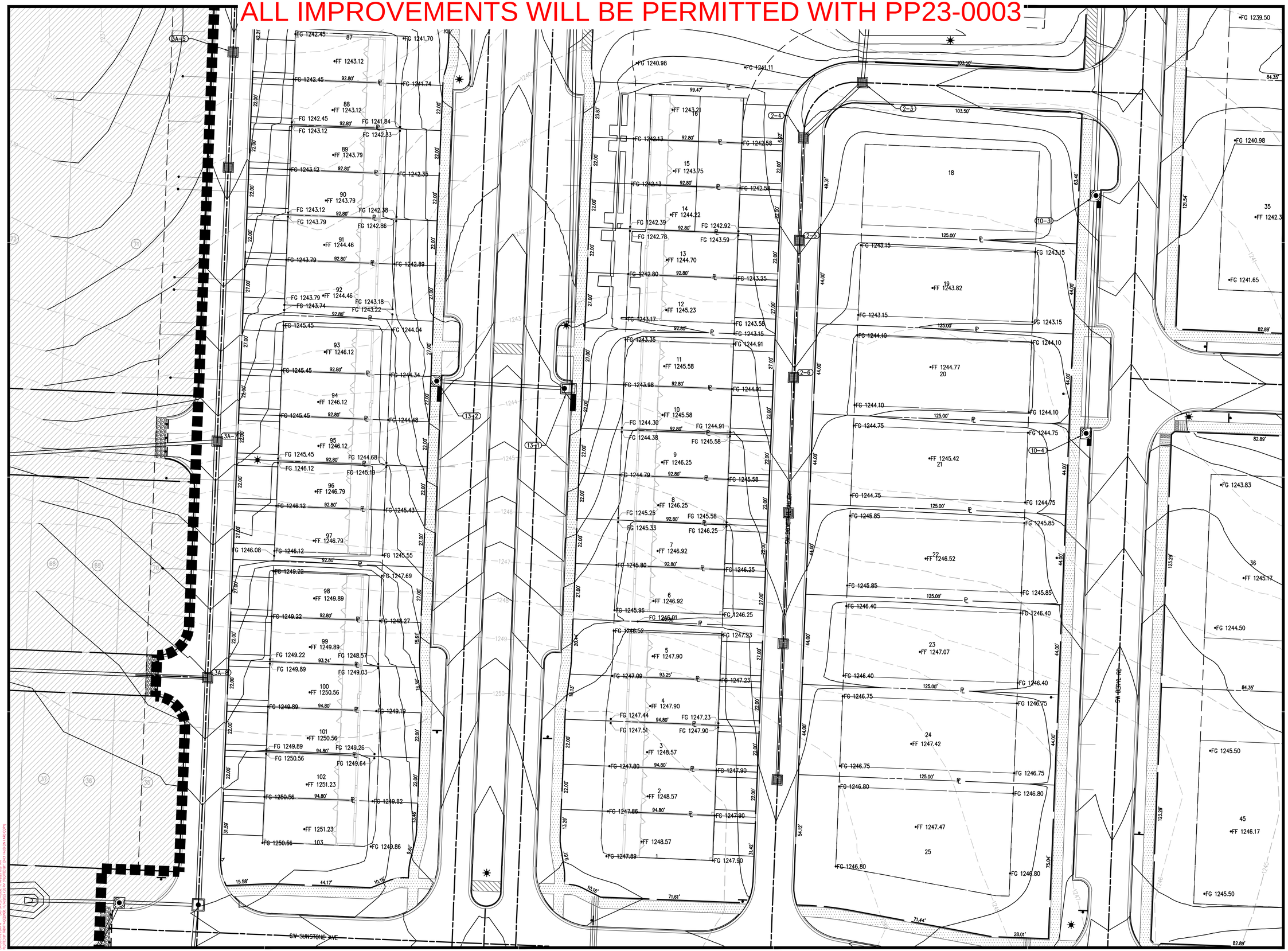

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan

No.	Description	Date

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/25

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FFE PLAN A

C-118

DRAWING C:\21300200_OPAL\CIVIL\INFRASTRUCTURE\CIVIL\DWG\OPAL PH01_CLUBE CANOPY Plan.mb PAGE.DWG
LAST SAVED BY: TBENTLEY 11/14/2025 3:03:39 PM CST
PLOTTED BY: TBENTLEY 11/14/2025 3:03:57 PM CST

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SW BERYL RD
SW GUNSTONE AVE
SW DOLOMITE ALLEY
SW ABBINGTON AVE

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIA RD
S MAIN ST
S VAUGHN RD
SW VARSHA RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PEYTON RD
LEE HARRIS RD

No.	Description	Date

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ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC BY: M. LOVE
QC Date: 06/27/23

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FFE PLAN B

C-119

DRAWING C:\210000_SHARED\ALL SHARED STRUCTURES (DO NOT SAVE)\OPAL PARK 21\PRODUCTION\FFE PLAN V3\FFE PLAN V3.DWG
LAST SAVED BY: MLOVE 1/31/2025 3:53:47 PM
PLOTTED BY: TREVA THOMAS, 1/31/2025 3:53:47 PM PROPERTY OF CRAFTON TULL (ARKANSAS CORP.)

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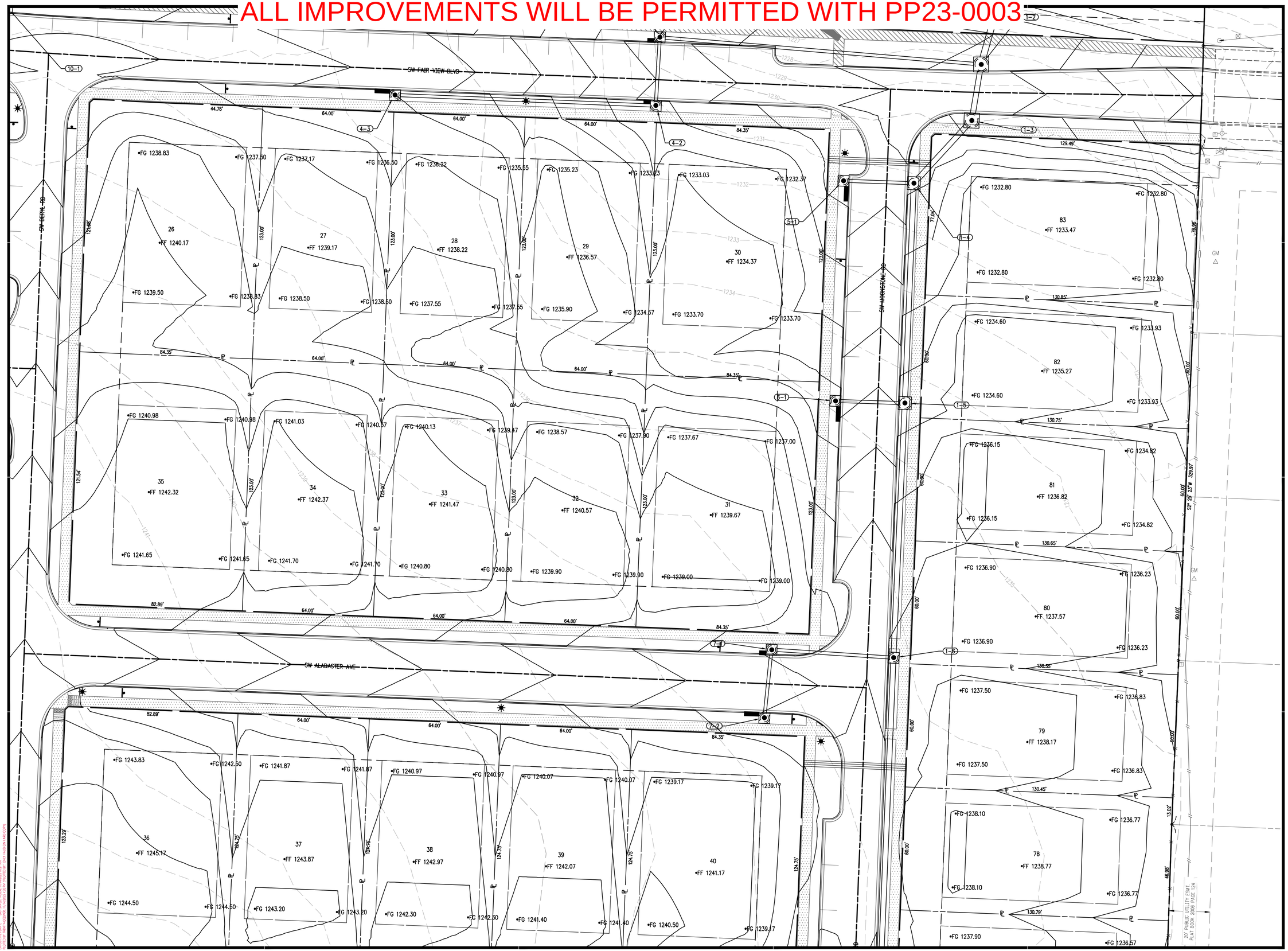

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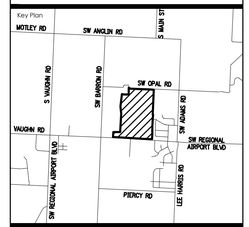
GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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QC by: M. LOVE
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No. 19980
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FFE PLAN C

C-120

DRAWING: O:\21300200_BARTON\REGIONAL\PRJ\TRUCTURE\21300200_OPAL\OPAL PARK 2\2.0\RE GRADING\Sheet\PHASE 2\C120.DWG
LAST SAVED BY: RENEE.THOMAS 11/19/2025 2:39:54 PM (THOMAS.RENEE)
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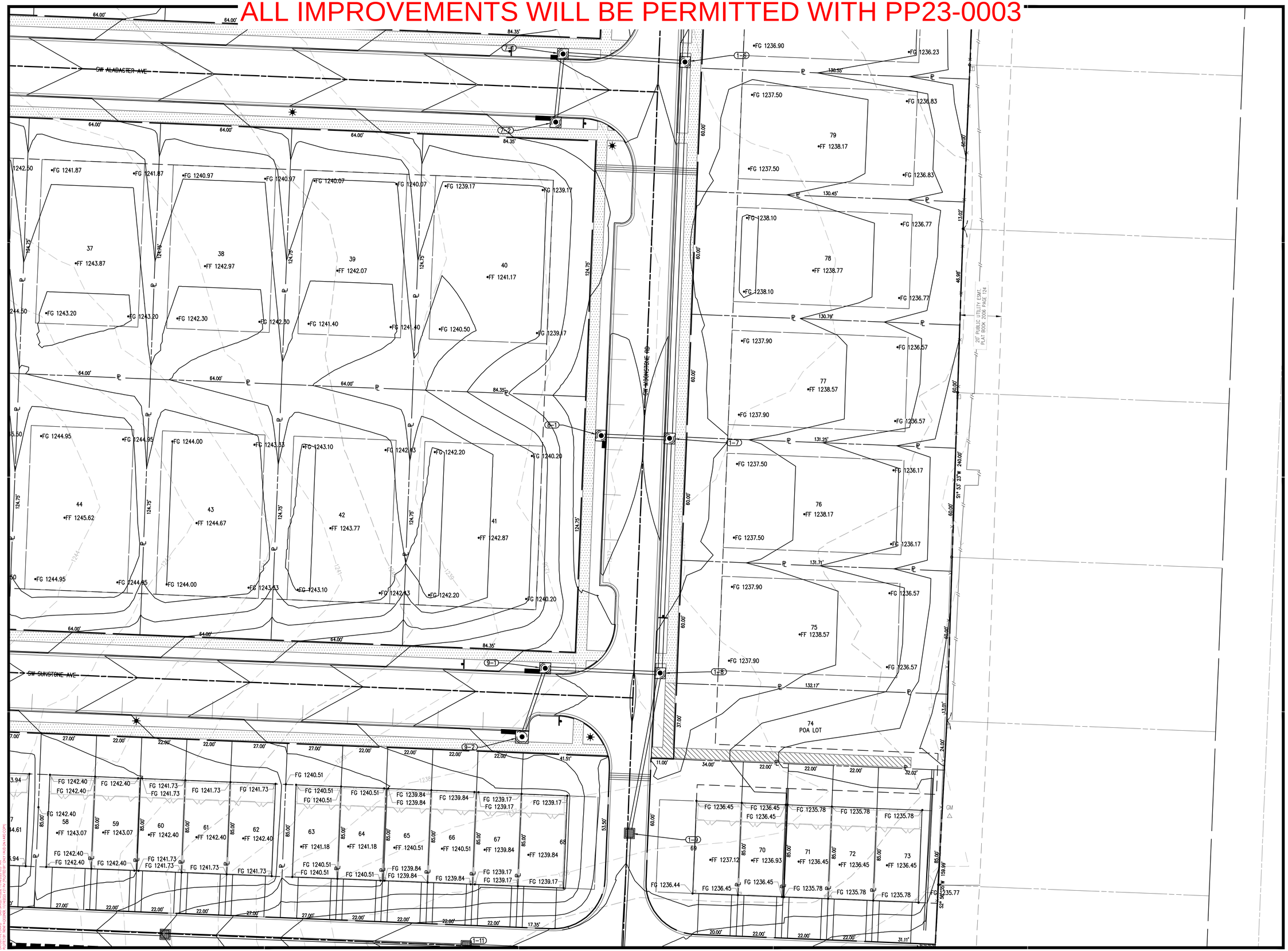

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GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

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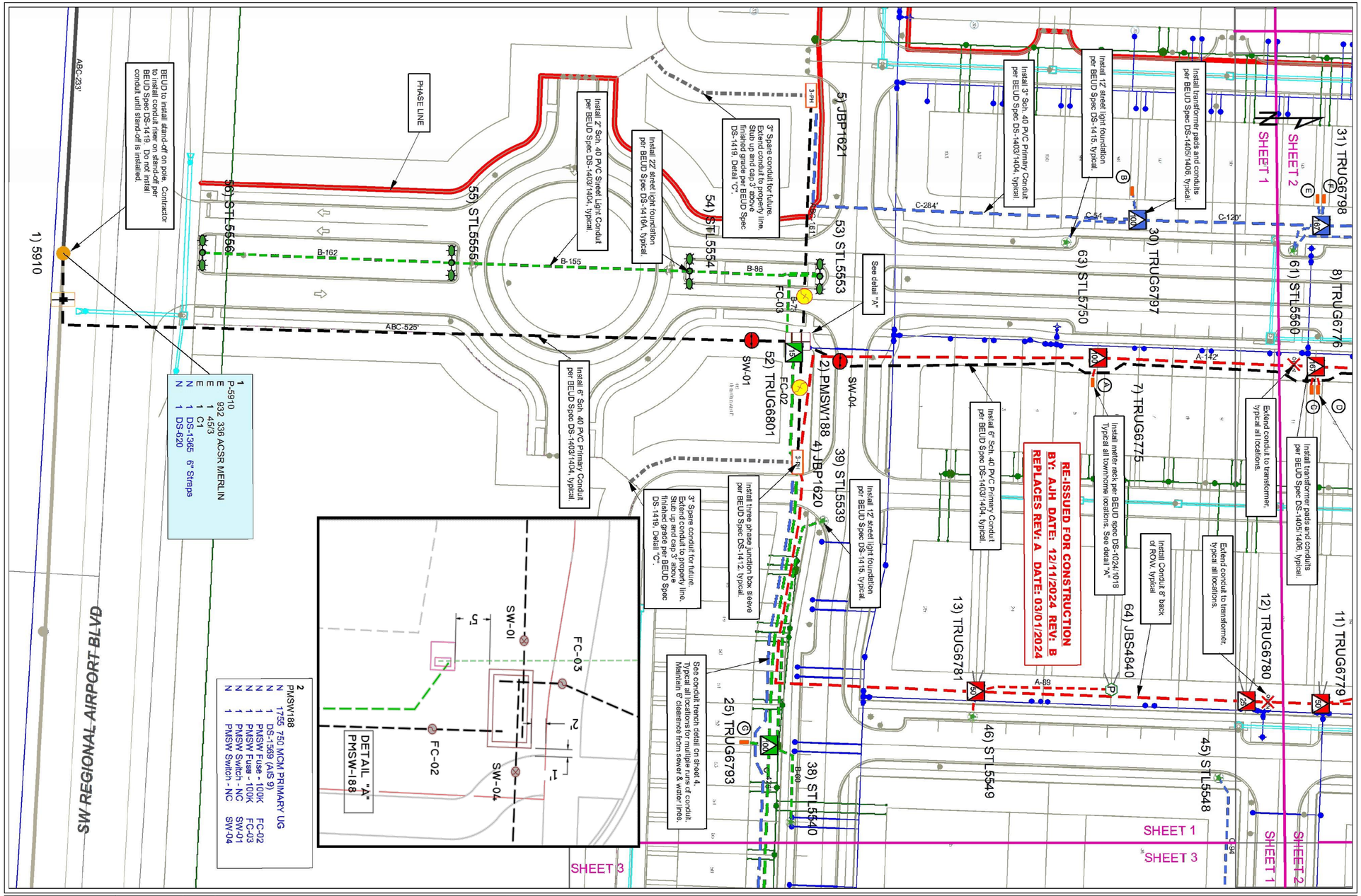
FFE PLAN D

C-121

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003



Electric Layout

Opal Park PH1

SW Regional Airport

Date:	06/19/2023
W/O #:	WF1084403
WO Charg:	
Drawn:	WCK
Checked:	CRB
TRAKIT:	PP23-0003

Page 1 of 5

Revisions						
	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES			
	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT			

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No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
SW OPAL RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PIERCY RD

No.	Description	Date

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BENTONVILLE ELECTRIC

C-122

DRAWING ID:\\20300200_SHREDDING_PLANS\CONSTRUCTION\CAD\ENG\OPAL PH I\20-0103_ENGR\OVERALL ELECTRIC.DWG
LAST EDIT FROM REVISION: 12/11/2024 11:17:11 AM CST BY: CRAIG.THREET
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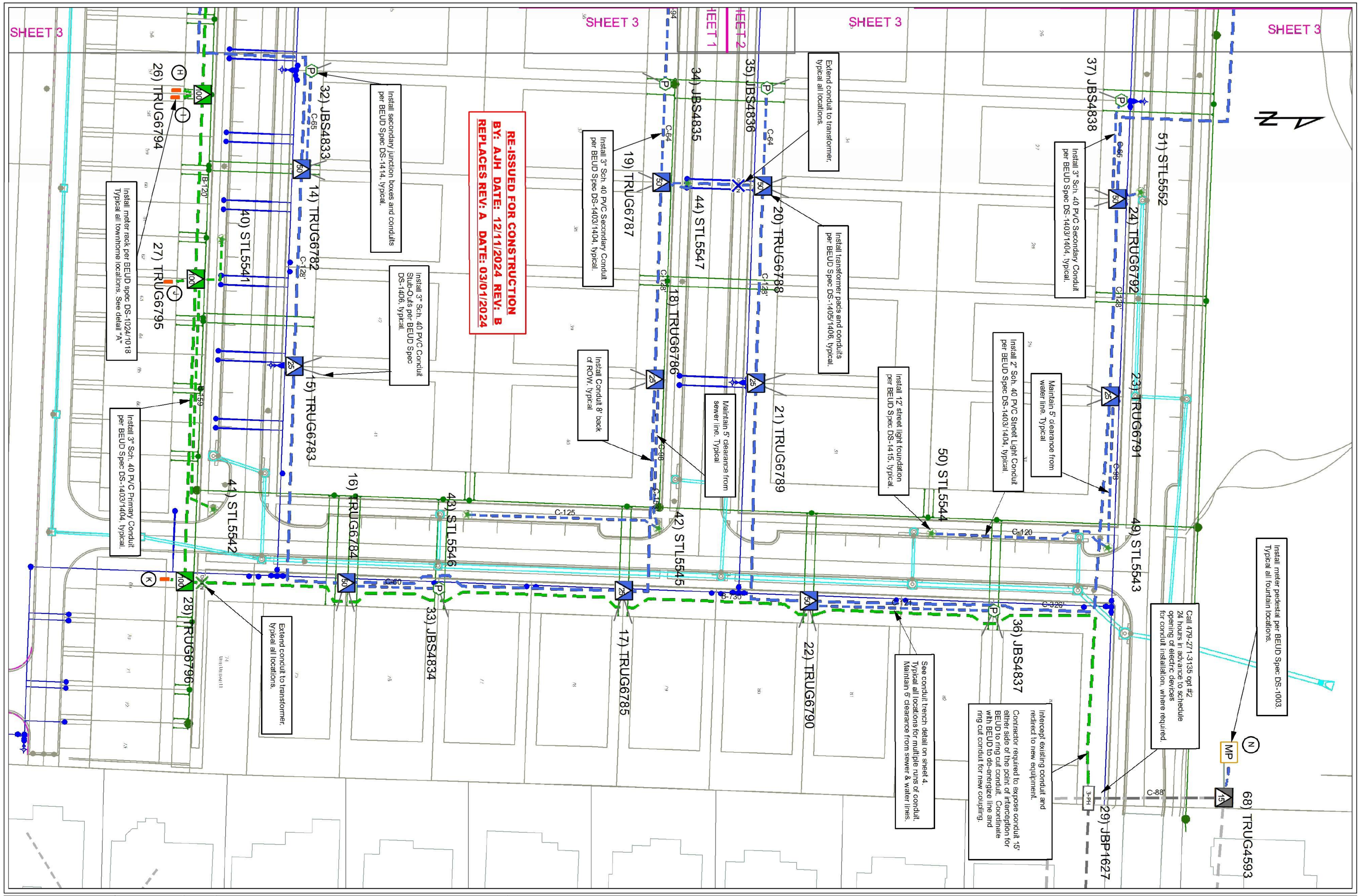

Revisions	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES
	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT

THE CITY OF BENTONVILLE

Electric Layout

Opal Park PH1

SW Regional Airport

Date: 06/19/2023
W/O #: WF1084403
WO Charg:
Drawn: WCK
Checked: CRB
TRAKIT: PP23-0003

Page 3 of 5

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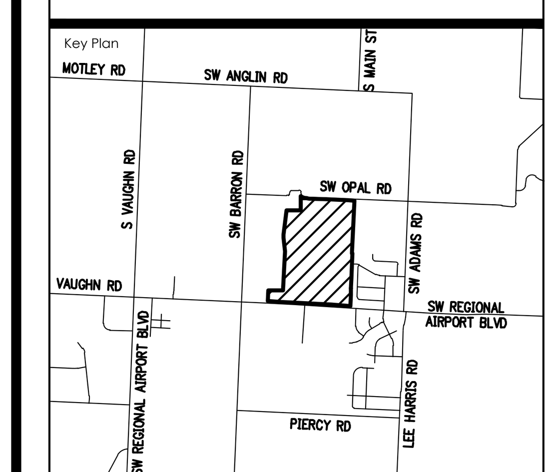
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19960 CONNOR THREET
2025/11/14

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LSD
BENTONVILLE ELECTRIC

C-123

DRAWING: G:\21300200_SWREGIONAL\INFRASTRUCTURE\CIVIL\DWG\OPAL PARK 2.0\BENTONVILLE ELECTRIC.DWG
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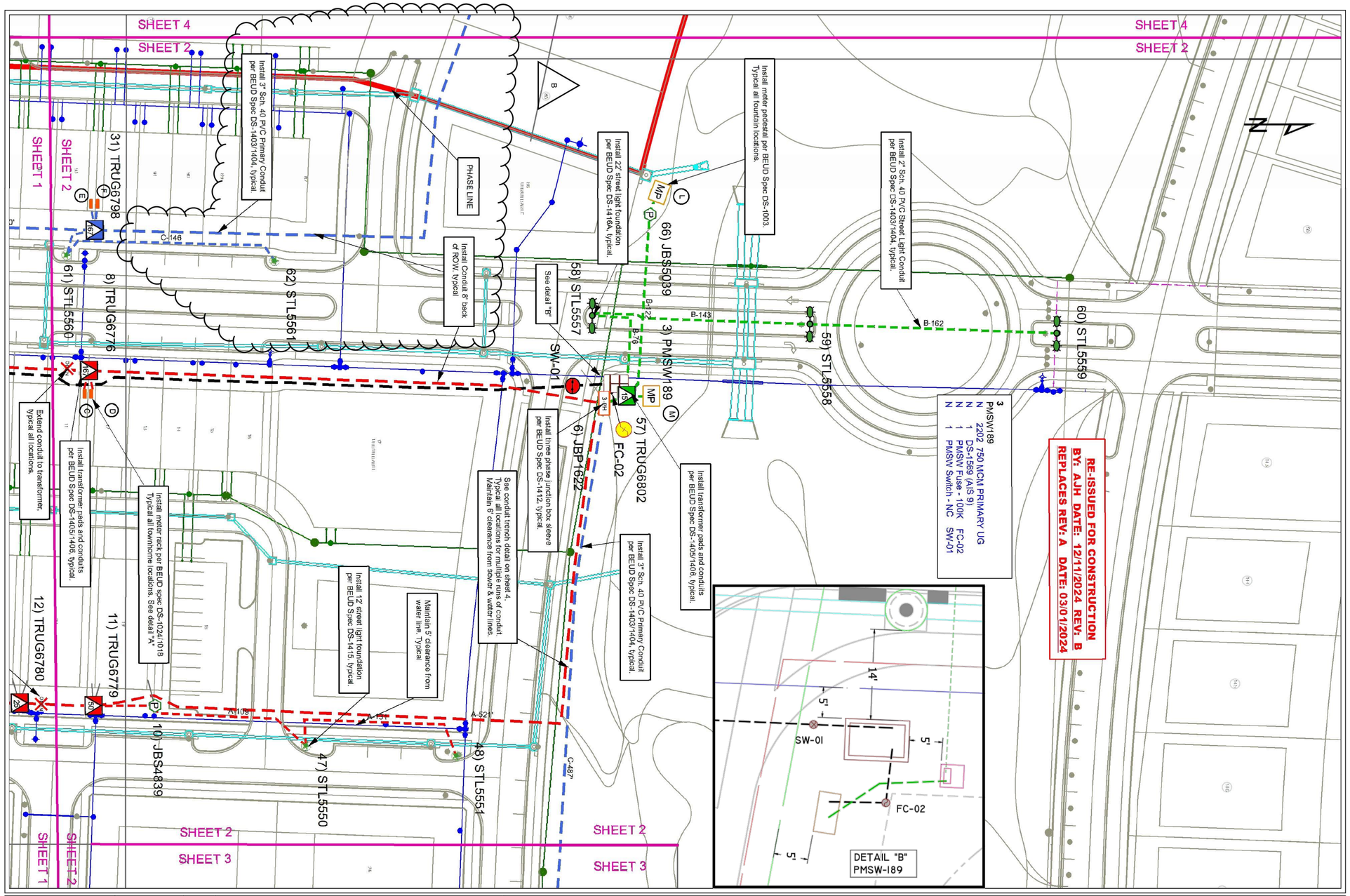

Revisions	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES		
	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT		

THE CITY OF BENTONVILLE

Electric Layout

Opal Park PH1

SW Regional Airport

Date: 06/19/2023

W/O #: WF1084403

WO Charg:

Drawn: WCK

Checked: CRB

TRAKIT: PP23-0003

Page 2 of 5

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OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
SW OPAL RD
SW REGIONAL AIRPORT BLVD
PIERCY RD
VAUGHN RD
SW A ST
SW MAIN ST
SW 8TH ST
SW 12TH ST

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BENTONVILLE ELECTRIC

C-124

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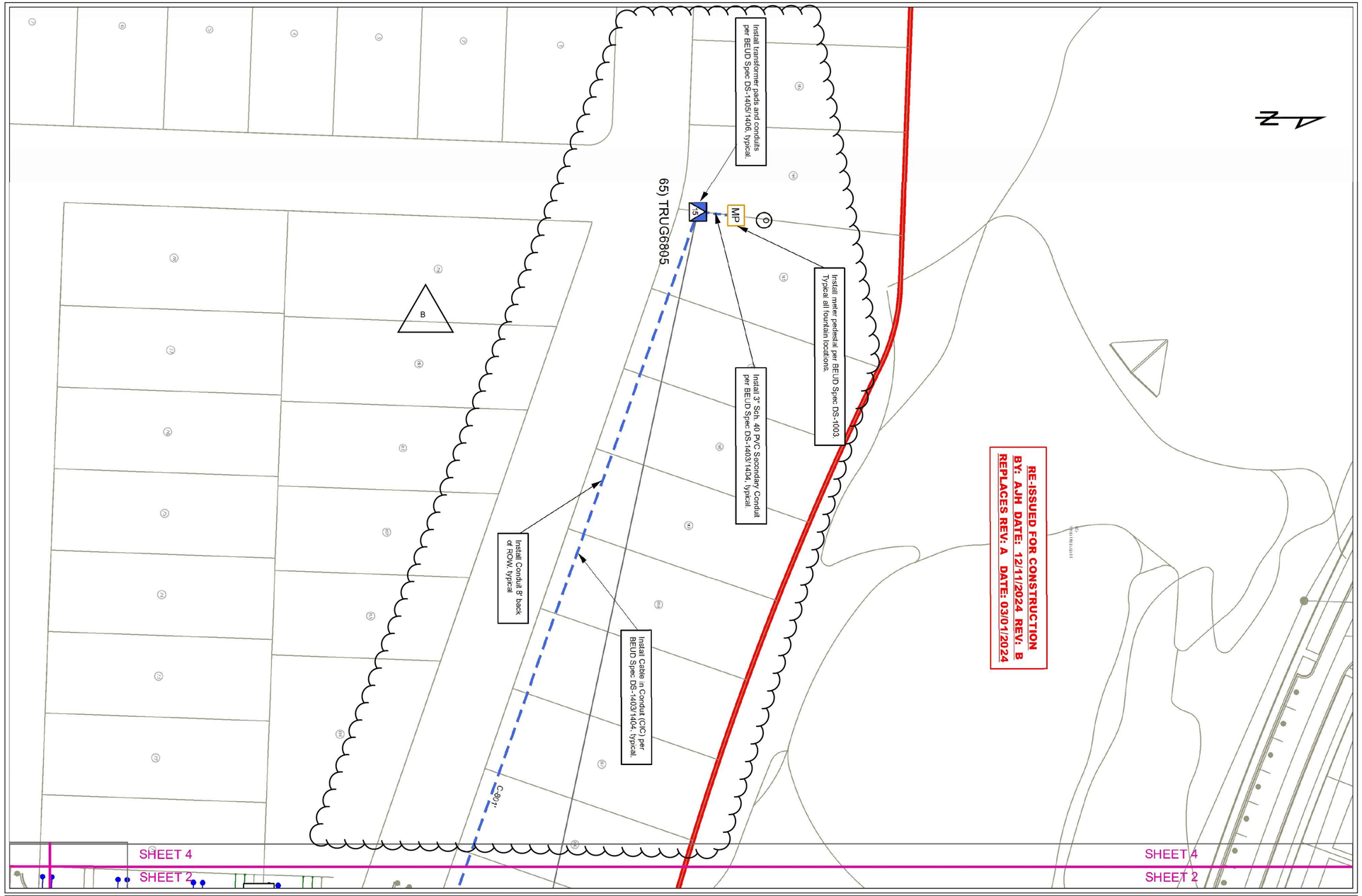

RE-ISSUED FOR CONSTRUCTION
BY: AJH DATE: 12/11/2024 REV: B
REPLACES REV: A DATE: 03/01/2024

Revisions						
	03/01/2024	A	ADDED FOUNTAIN PUMP SERVICES			
	12/11/2024	B	UPDATED BASE CAD & MOVED EQUIPMENT			

THE CITY OF BENTONVILLE

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TRAKIT: PP23-0003

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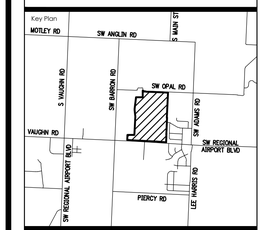
OPAL PARK PH I
BENTONVILLE, AR



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STATE OF ARKANSAS
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BENTONVILLE ELECTRIC

C-125

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

PRIMARY WIRE RUNS

Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
2	PMSW118	6"	750 MCM	3-PH	525
3	PMSW189	6"	750 MCM	3-PH	684
4	JBP1620	3"	1/0 UG	3-PH	357
5	JBP1621	3"	1/0 UG	3-PH	161
6	JBP1622	3"	1/0 UG	3-PH	220
7	TRUG6775	3"	1/0 UG	1-PH	262
8	TRUG6676	3"	1/0 UG	1-PH	142
	TRUG6776	3"	1/0 UG	1-PH	339
11	TRUG6779	3"	1/0 UG	1-PH	523
12	TRUG6780	3"	1/0 UG	1-PH	74
13	TRUG6781	3"	1/0 UG	1-PH	148
14	TRUG6782	3"	1/0 UG	1-PH	414
15	TRUG6783	3"	1/0 UG	1-PH	128
16	TRUG6784	3"	1/0 UG	1-PH	177
17	TRUG6785	3"	1/0 UG	1-PH	182
18	TRUG6786	3"	1/0 UG	1-PH	153
19	TRUG6787	3"	1/0 UG	1-PH	128
20	TRUG6788	3"	1/0 UG	1-PH	67
21	TRUG6789	3"	1/0 UG	1-PH	128
22	TRUG6790	3"	1/0 UG	1-PH	177
23	TRUG6791	3"	1/0 UG	1-PH	326
24	TRUG6792	3"	1/0 UG	1-PH	128
25	TRUG6793	3"	1/0 UG	1-PH	186
26	TRUG6794	3"	1/0 UG	1-PH	120
27	TRUG6795	3"	1/0 UG	1-PH	120
28	TRUG6796	3"	1/0 UG	1-PH	196
29	JBP1627	3"	1/0 UG	1-PH	714
30	TRUG6797	3"	1/0 UG	1-PH	284
31	TRUG6798	3"	1/0 UG	1-PH	40
52	TRUG6801	3"	1/0 UG	1-PH	73
57	TRUG6802	3"	1/0 UG	1-PH	15
65	TRUG6805	3"	1/0 UG	1-PH	801

SECONDARY WIRE RUNS

Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
10	JBS4836	3"	4/0T UG	SEC	37
32	JBS4833	3"	4/0T UG	SEC	65
33	JBS4834	3"	4/0T UG	SEC	60
34	JBS4835	3"	4/0T UG	SEC	64
35	JBS4836	3"	4/0T UG	SEC	64
36	JBS4837	3"	4/0T UG	SEC	120
37	JBS4838	3"	4/0T UG	SEC	65
64	JBS4840	3"	4/0T UG	SEC	74
66	JBS5039	3"	4/0T UG	SEC	126
	SVC A	3"	350T UG	SEC	10
	SVC A	3"	350T UG	SEC	10
	SVC B	3"	350T UG	SEC	10
	SVC B	3"	350T UG	SEC	10
	SVC C	3"	350T UG	SEC	10
	SVC C	3"	350T UG	SEC	10
	SVC D	3"	350T UG	SEC	10
	SVC D	3"	350T UG	SEC	10
	SVC E	3"	350T UG	SEC	10
	SVC E	3"	350T UG	SEC	10
	SVC E	3"	350T UG	SEC	10
	SVC F	3"	350T UG	SEC	10
	SVC F	3"	350T UG	SEC	10
	SVC G	3"	350T UG	SEC	10
	SVC G	3"	350T UG	SEC	10
	SVC H	3"	350T UG	SEC	10
	SVC H	3"	350T UG	SEC	10
	SVC I	3"	350T UG	SEC	10
	SVC I	3"	350T UG	SEC	10
	SVC J	3"	350T UG	SEC	10
	SVC J	3"	350T UG	SEC	10
	SVC K	3"	350T UG	SEC	10
	SVC K	3"	350T UG	SEC	10
	SVC L	3"	1/0T UG	SEC	19
	SVC M	3"	1/0T UG	SEC	14
	SVC N	3"	1/0T UG	SEC	28
	SVC O	3"	1/0T UG	SEC	10

B

STREET LIGHT WIRE RUNS

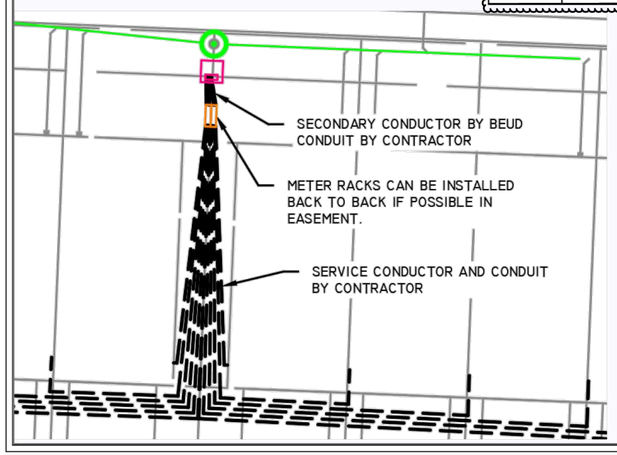
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
38	STL5540	2"	6D UG	STL	60
39	STL5539	2"	6D UG	STL	160
40	STL5541	2"	6D UG	STL	43
41	STL5542	2"	6D UG	STL	159
42	STL5545	2"	6D UG	STL	98
43	STL5546	2"	6D UG	STL	125
44	STL5547	2"	6D UG	STL	17
45	STL5548	2"	6D UG	STL	94
46	STL5549	2"	6D UG	STL	17
47	STL5550	2"	6D UG	STL	106
48	STL5551	2"	6D UG	STL	132
49	STL5543	2"	6D UG	STL	98
50	STL5544	2"	6D UG	STL	120
51	STL5552	2"	6D UG	STL	16
53	STL5553	2"	6D UG	STL	73
54	STL5554	2"	6D UG	STL	86
55	STL5555	2"	6D UG	STL	155
56	STL5556	2"	6D UG	STL	162
58	STL5557	2"	6D UG	STL	76
59	STL5558	2"	6D UG	STL	143
60	STL5559	2"	6D UG	STL	162
61	STL5560	2"	6D UG	STL	17
62	STL5561	2"	6D UG	STL	133
63	STL5750	2"	6D UG	STL	53

SERVICE INFORMATION -All Townhomes

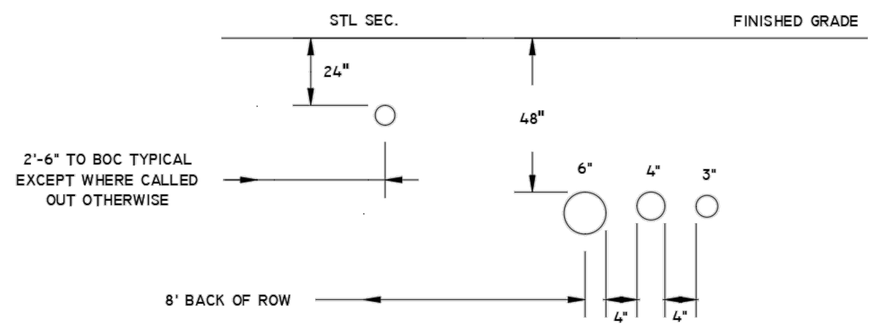
SERVICE VOLTAGE	120/240V
SERVICE SIZE	800A
METER FORM	2S x 6

HEAT STRIP INFORMATION

DESCRIPTION	kW LOAD
Townhomes	20kW Each



TRENCH DETAIL FOR MULTIPLE CONDUITS RUNNING PARALLEL



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THE CITY OF BENTONVILLE

Electric Layout

Opal Park PH1

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Page 5 of 5

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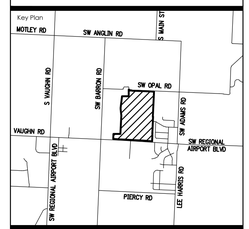
OPAL PARK PH I

BENTONVILLE, AR



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CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19980 CONNOR THREET

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BENTONVILLE ELECTRIC

C-126

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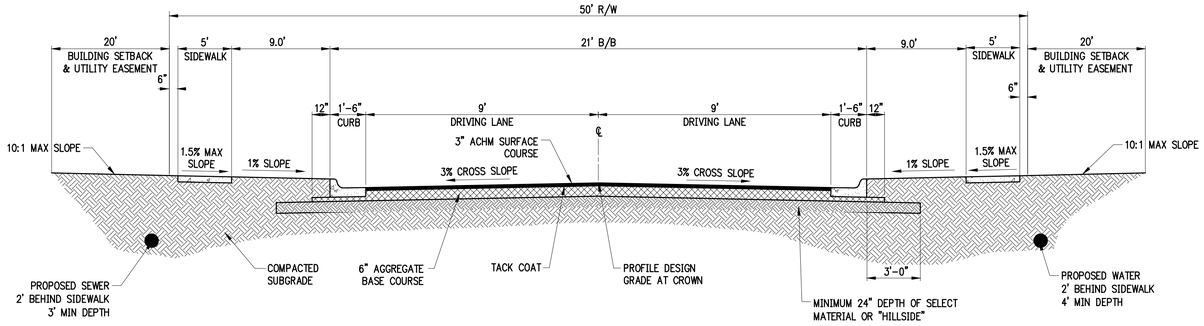
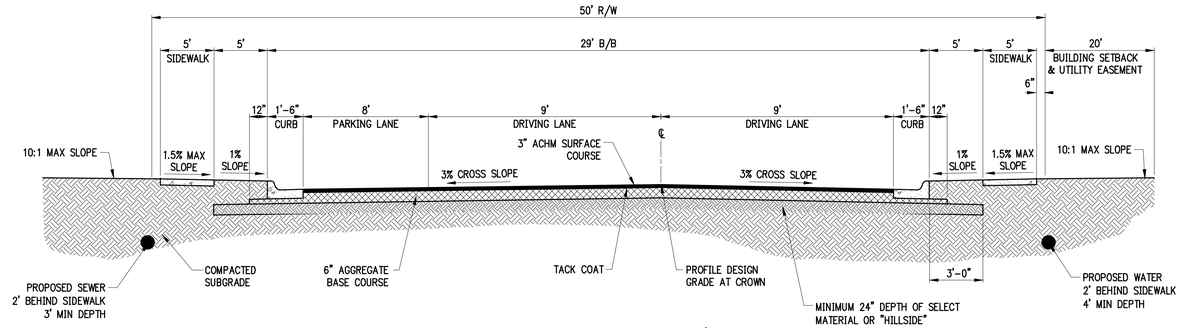
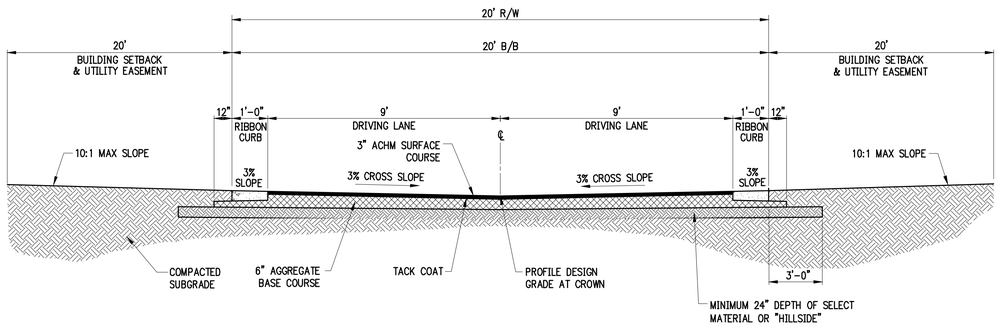


TYPICAL LOCAL STREET
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL LOCAL STREET W/PARKING
NTS



TYPICAL ALLEY
NTS (SW FLOURITE ROAD & SW SUNSTONE AVE)

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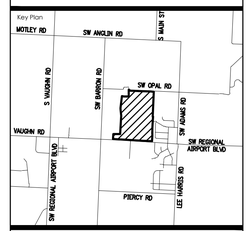
OPAL PARK PH I
BENTONVILLE, AR

Key Plan



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STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19980 — CONNOR THREET

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TYPICAL STREET SECTIONS

C-501

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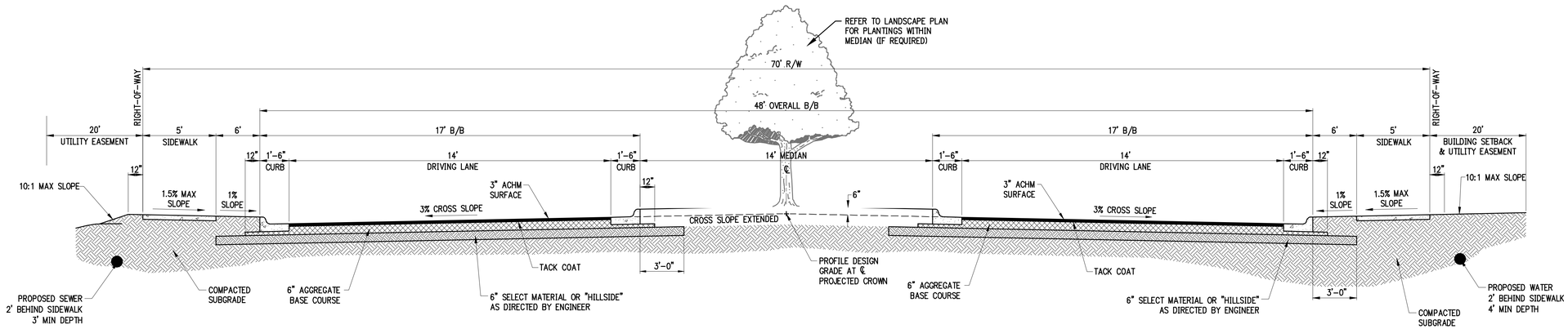

TYPICAL MEDIAN-DIVIDED LOCAL STREET
NTS

NOTES:
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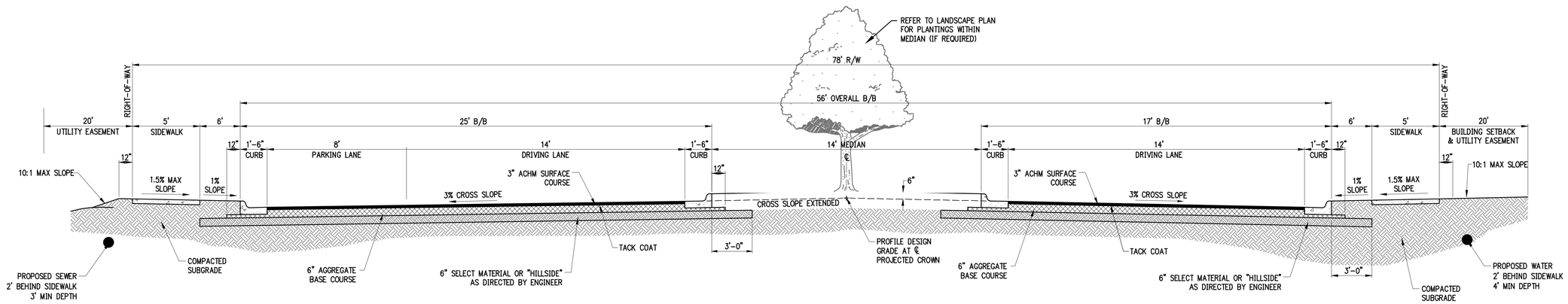

TYPICAL MEDIAN-DIVIDED LOCAL STREET W/ PARKING
NTS

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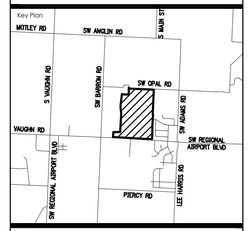

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TYPICAL STREET SECTIONS

C-502

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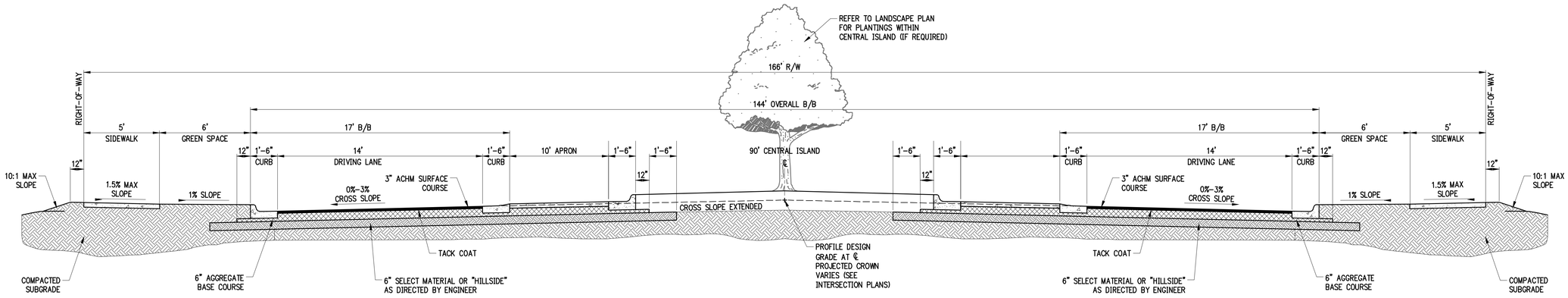
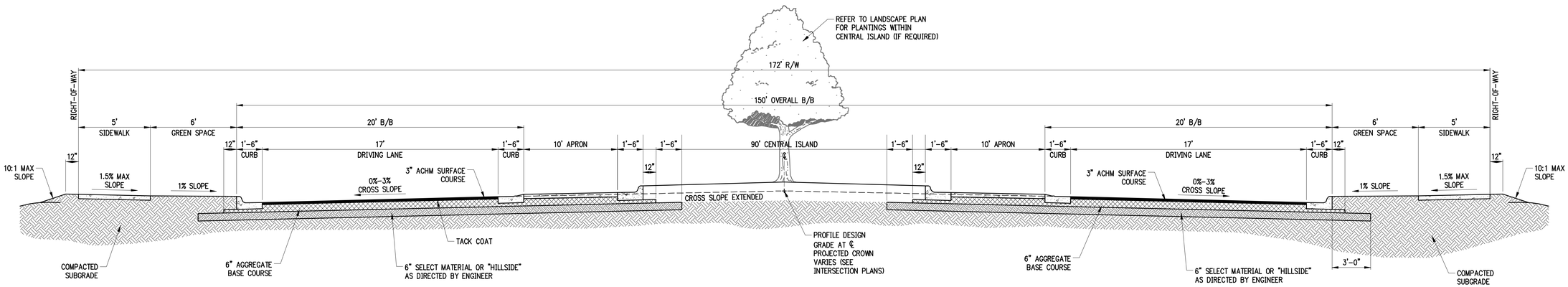


TYPICAL SECTION – NORTH ROUNDABOUT
NTS



TYPICAL SECTION – SOUTH ROUNDABOUT
NTS

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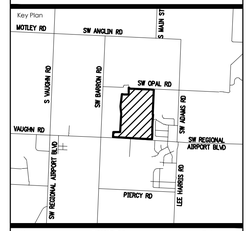

No.	Description	Date
1	N ROUNDABOUT TYP SECT ADDED	12/13/2023

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TYPICAL STREET SECTIONS R-1

C-503 R-1

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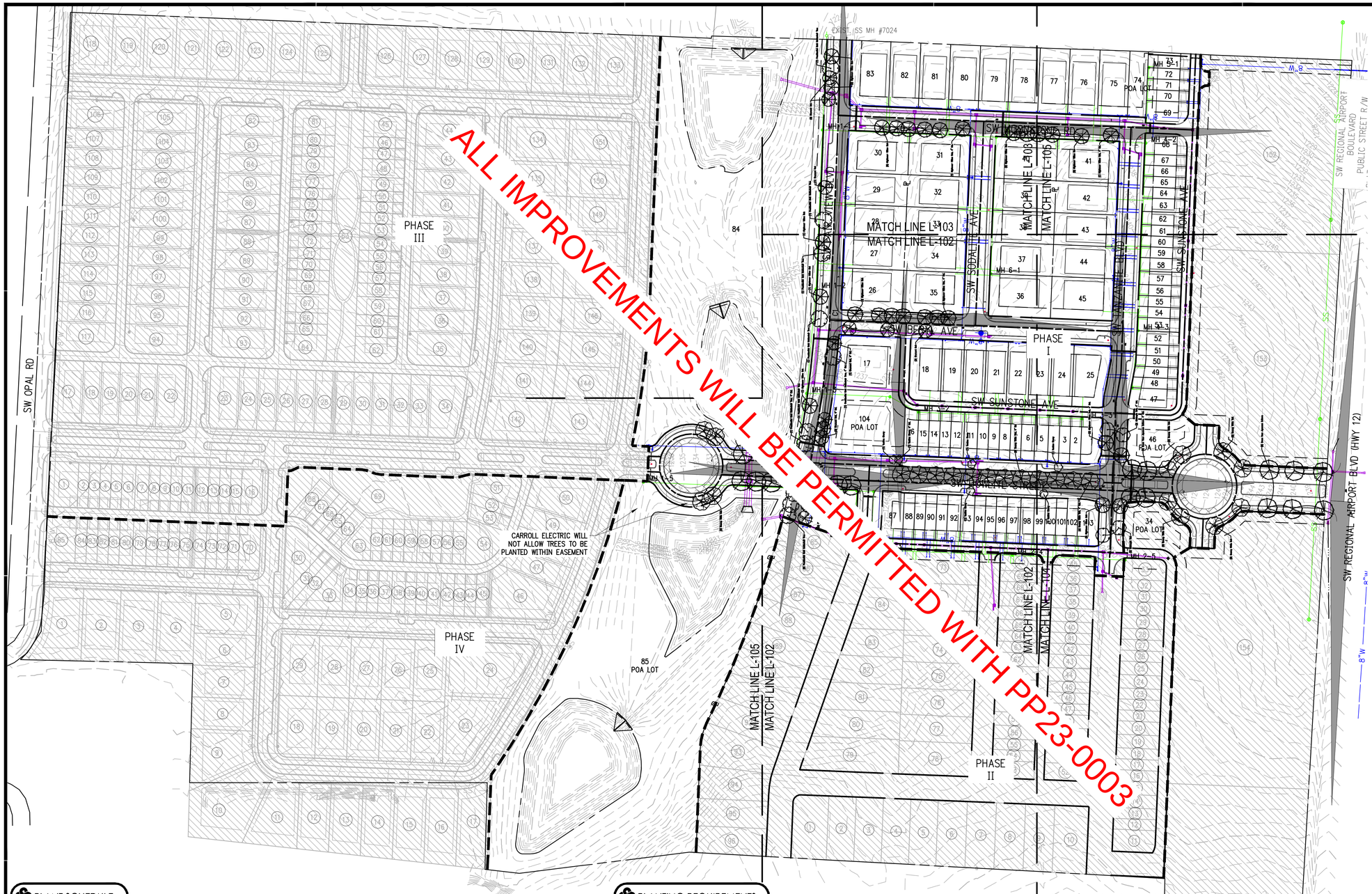

PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	10	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	4"CAL	12–14' HT.	SHADE
	6	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC.	B & B	4"CAL	10'–12' HT.	ORNAMENTAL
	26	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4"CAL	10'–12' HT.	SHADE
	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4.5"CAL	12–14' HT.	SHADE
	28	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER® WILLOW OAK	B & B	4"CAL	12–14' HT.	SHADE
	12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	4"CAL	12–14' HT.	SHADE
	16	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	4"CAL	12–14' HT.	SHADE

*IN ROW AREAS, TREES MUST BE 4" CALIPER AND LIMBED UP TO 96 INCHES FROM GROUND.

PLANTING REQUIREMENTS

PRELIMINARY PLAT STREET FRONTAGE TREES: (1 TREE PER 50LF)
113 TREES REQUIRED;113 PROVIDED

RESIDENTIAL LOTS: 1 SHADE TREE PER LOT; INSTALLED AT TIME OF HOME CONSTRUCTION

PHASE LEGEND

PHASE I: 113 LOTS

PHASE II: 86 LOTS

PHASE III: 157 LOTS

PHASE IV: 85 LOTS

TOTAL: 441 LOTS

	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	76	48	70	49	243
45'	0	11	52	5	68
60'+	30	23	34	29	116
UNBUILDABLE	4	2	1	2	9
COMMERCIAL	2	2	0	0	4
CLUBHOUSE	1	0	0	0	1
TOTAL	113	86	157	85	441

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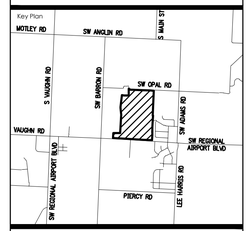
GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

REGISTERED LANDSCAPE ARCHITECTS — BARRY RICHMOND WILLIAMS — No. 5026 — STATE OF ARKANSAS

ISSUED FOR CONSTRUCTION

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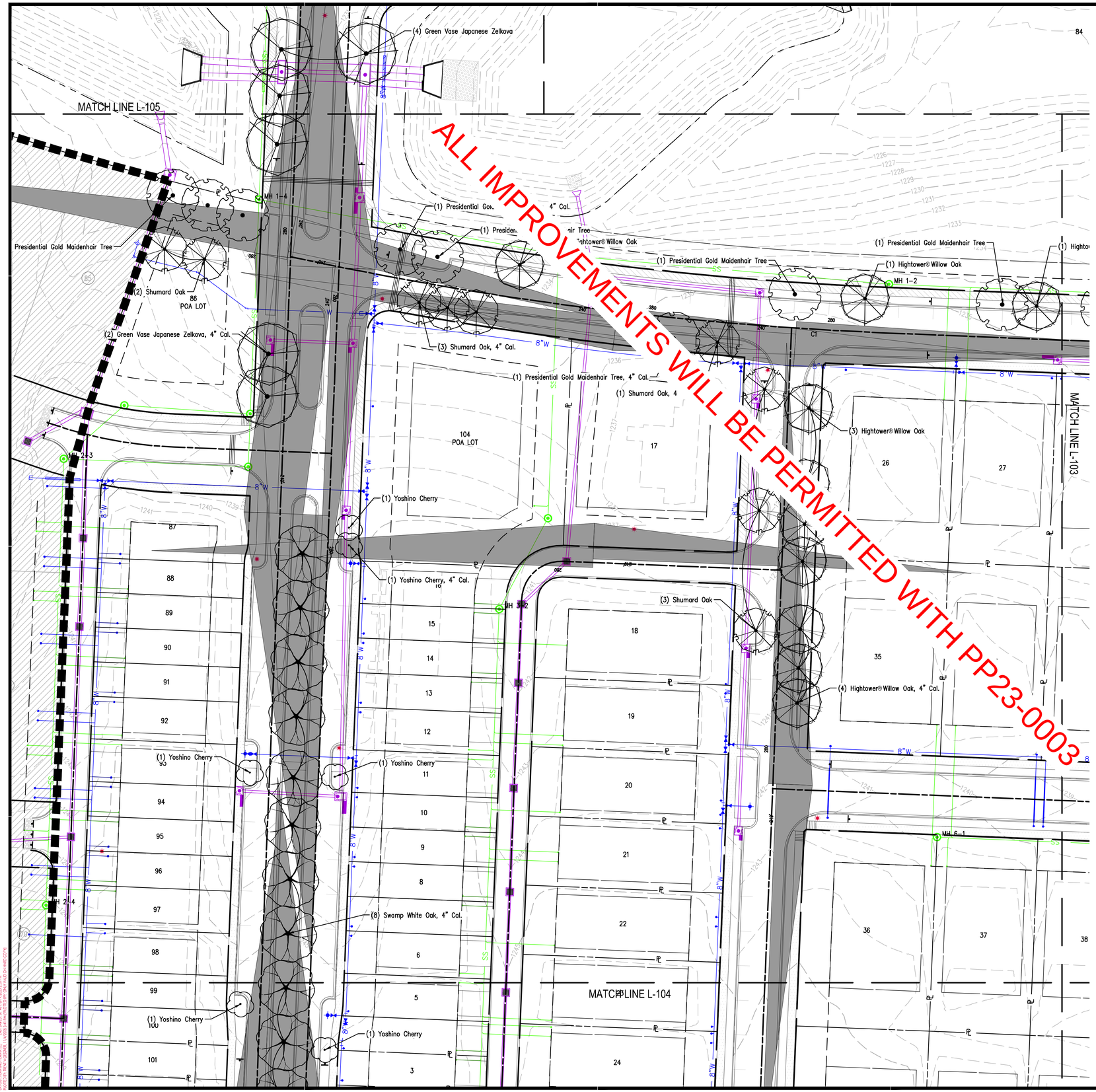
LSD

OVERALL PLANTING PLAN (C)

L-101

DRAWING G:\21300200_OPAL\DESIGN\LANDSCAPE\CIVIL\OVERALL PLAN 22X36 PLANTING PLAN.DWG
PLOTTED BY: TRINA HUDGINS, 11/10/2025 3:41 PM PLOTTED BY: TRINA HUDGINS



BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

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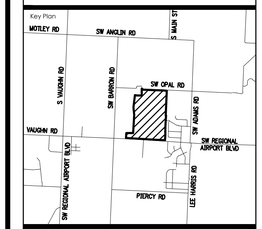
GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan


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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/25

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 5026 — STATE OF ARKANSAS

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PP23-0003

PLANTING PLAN A (C)

L-102

DRAWING G:\21300200_SWREGIONALLIBRARY\BUILDING\CIVIL\DWG\CPA_PAR 2 D-PLANNING PLAN.DWG
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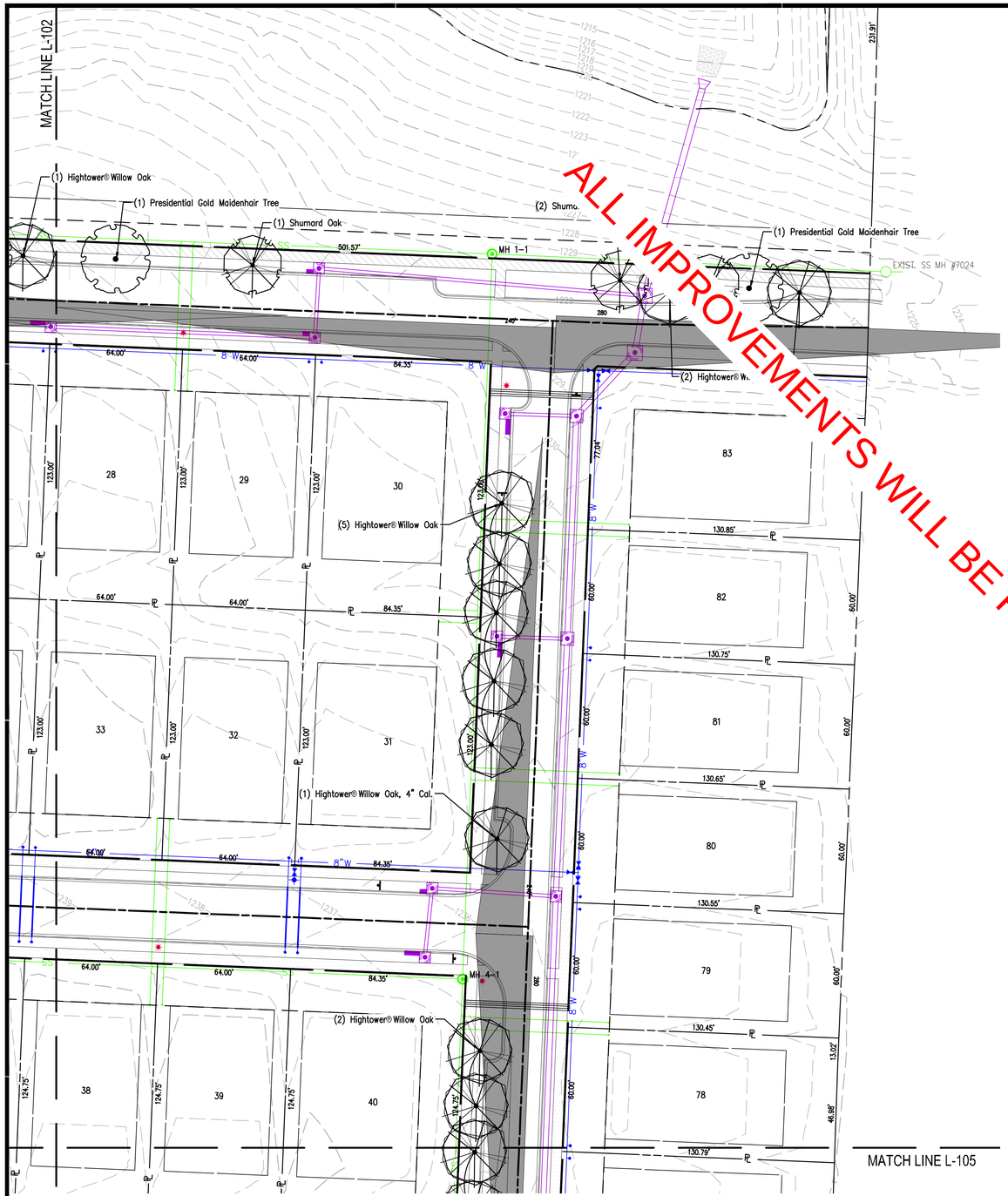

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PLANTING REQUIREMENTS

PRELIMINARY PLAT STREET FRONTAGE TREES: (1 TREE PER 50LF)
113 TREES REQUIRED;113 PROVIDED

RESIDENTIAL LOTS: 1 SHADE TREE PER LOT; INSTALLED AT TIME OF HOME CONSTRUCTION

PLANT SCHEDULE

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	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4.5"CAL	12-14' HT.	SHADE
	28	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER® WILLOW OAK	B & B	4"CAL	12-14' HT.	SHADE
	12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	4"CAL	12-14' HT.	SHADE
	16	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	4"CAL	12-14' HT.	SHADE

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OPAL PARK PH I
BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
PERCY RD
LEE HARRIS RD

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CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/23
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REGISTERED LANDSCAPE ARCHITECT
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No. 5026
STATE OF ARKANSAS

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PLANTING PLAN B (C)

L-103

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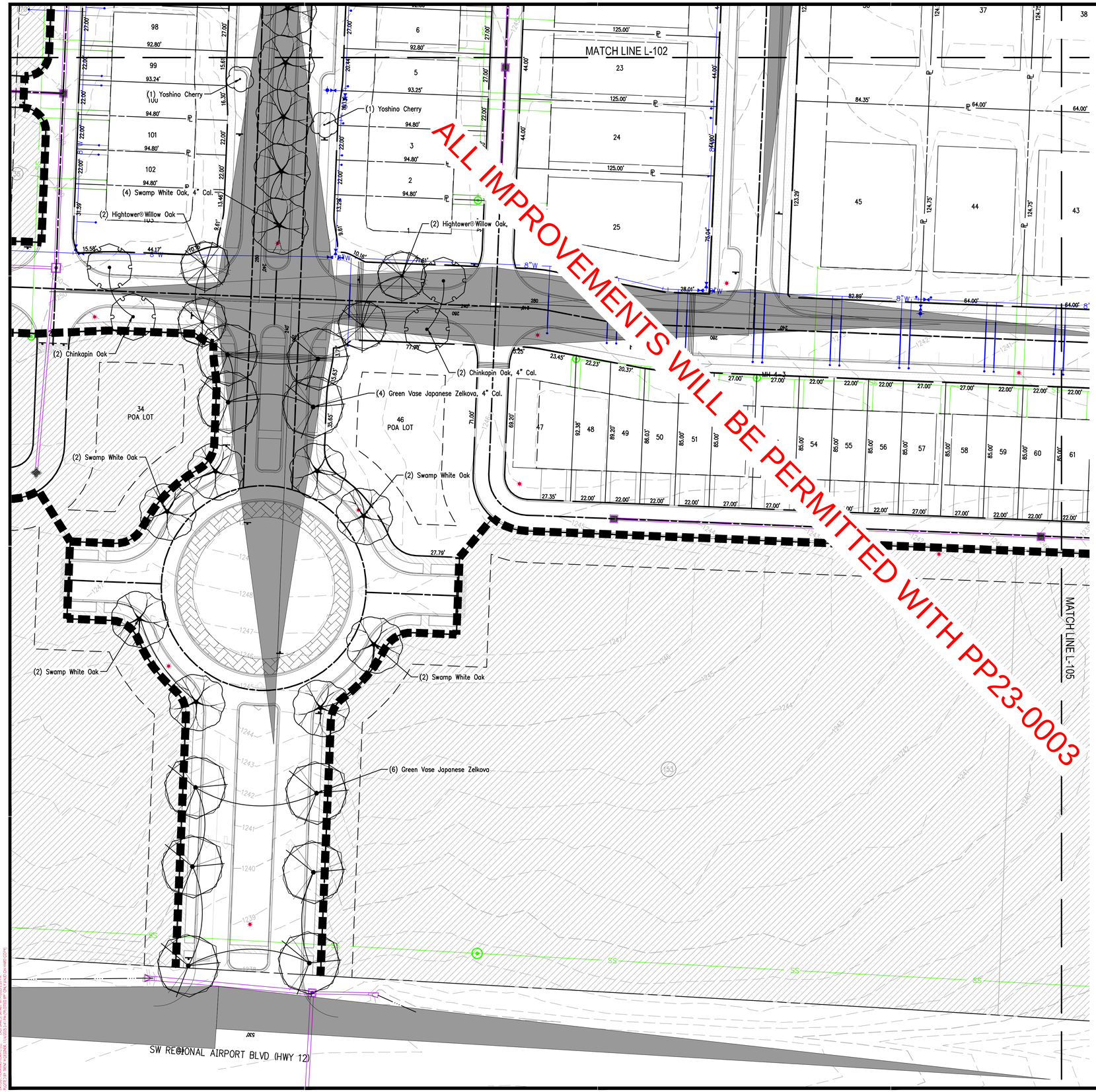

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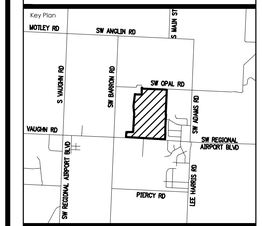
OPAL PARK PH I

BENTONVILLE, AR

Key Plan



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QC Date: 06/27/25

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BARRY RICHMOND WILLIAMS
No. 5026
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PLANTING PLAN C (C)

L-104

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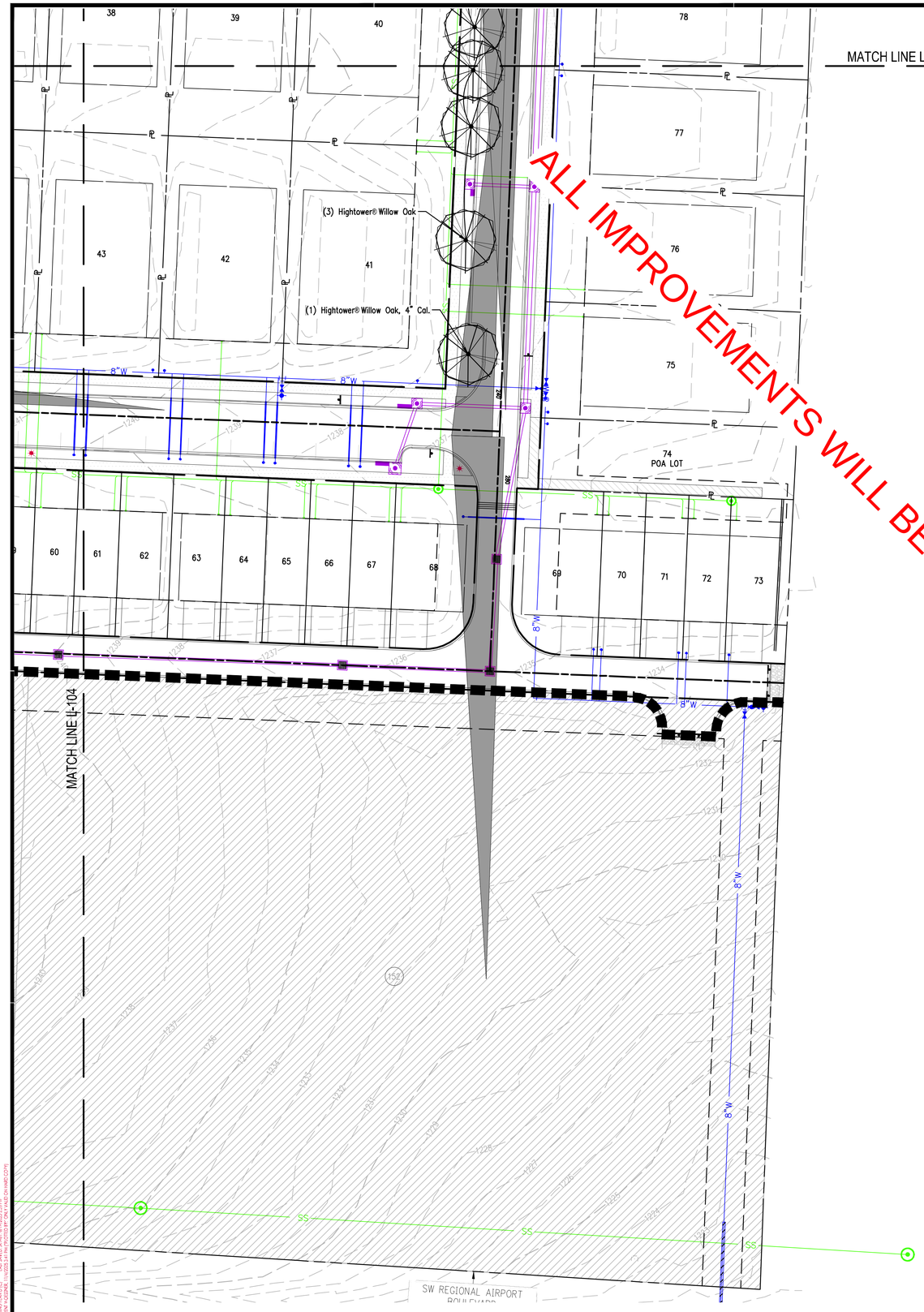

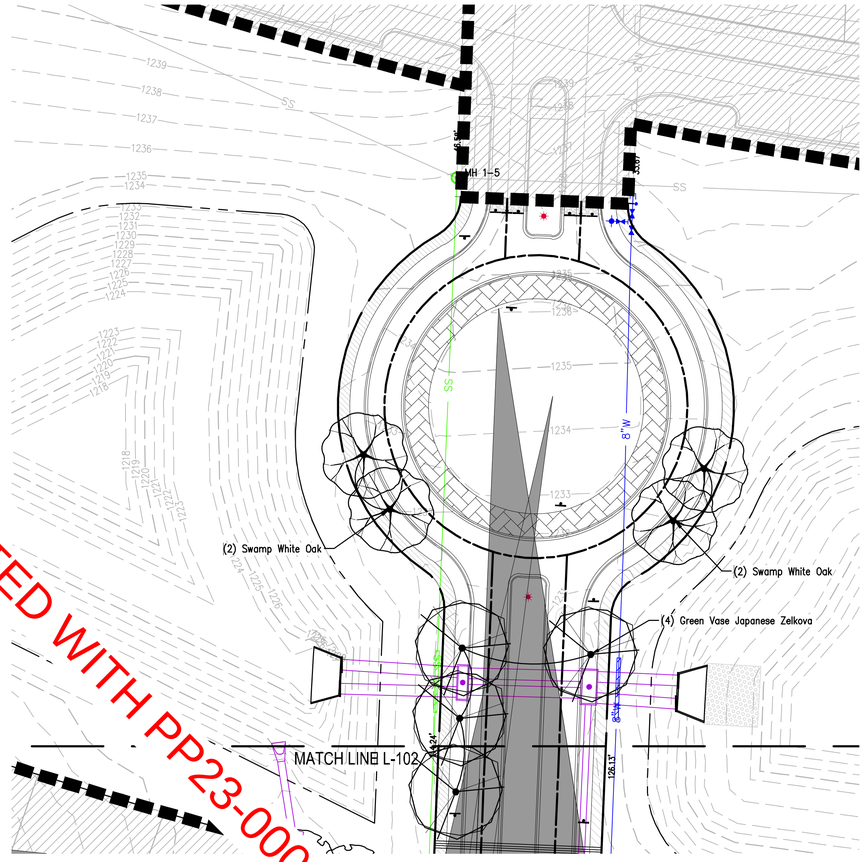

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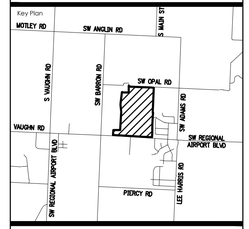
BENTONVILLE, AR

Key Plan



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QC Date: 06/27/25

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REGISTERED LANDSCAPE ARCHITECT
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No. 5026
STATE OF ARKANSAS

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PP23-0003

PLANTING PLAN D (C)

L-105

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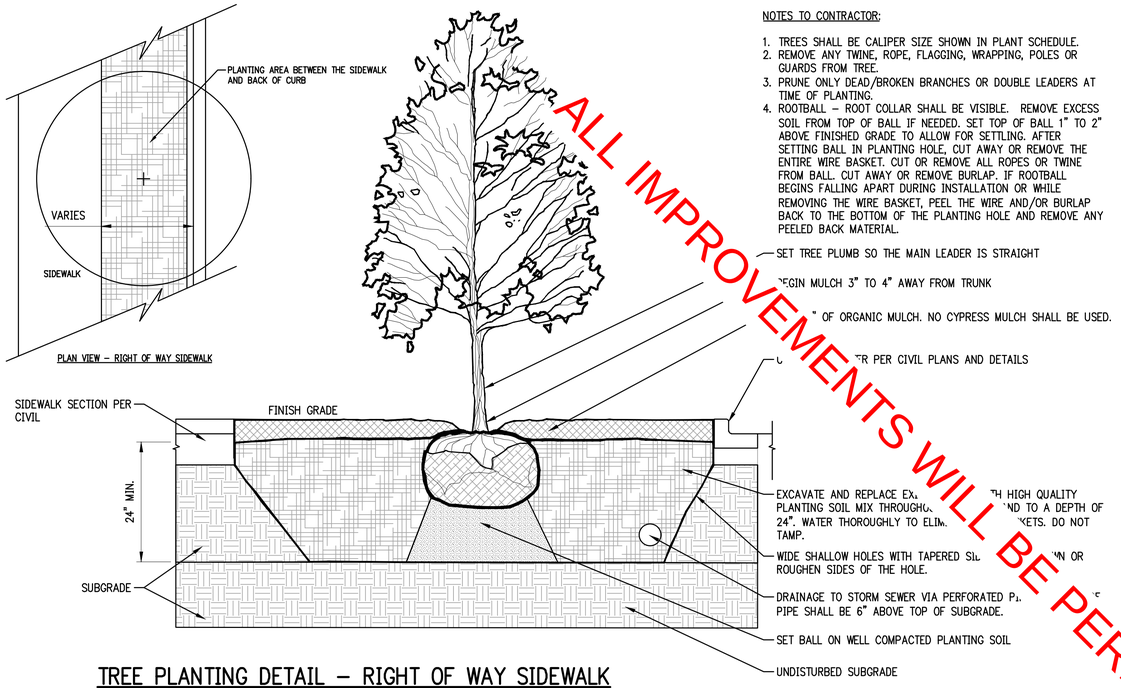
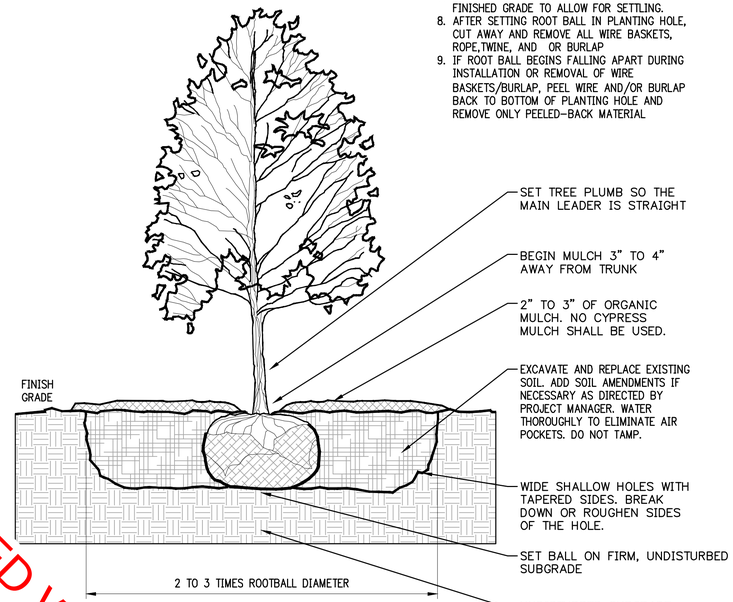


NOTES TO CONTRACTOR:

1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS

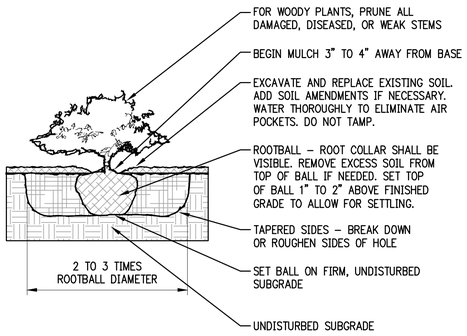
ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003



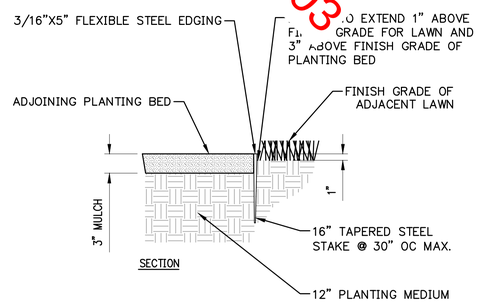
NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL

TREE PLANTING DETAIL
NTS

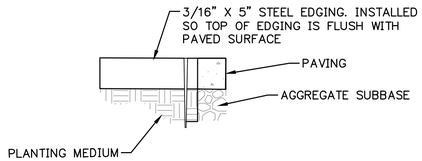


SHRUB PLANTING DETAIL
NTS



NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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479.636.4838 t
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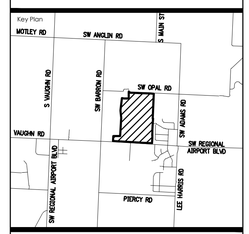
CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC By: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 5026
STATE OF ARKANSAS

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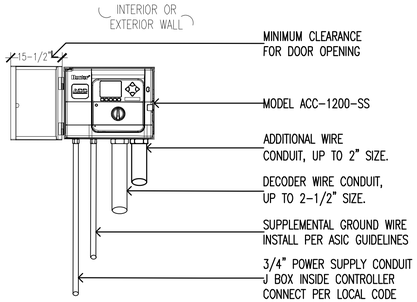
PP23-0003

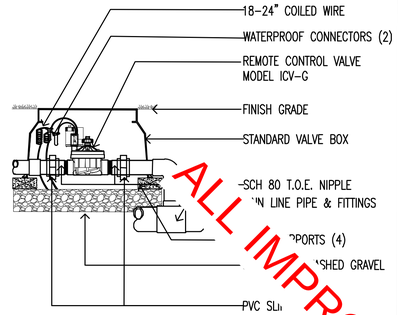
PLANTING DETAILS

L-501

DRAWING G:\21300200_THREOPAL\SHEETS\CONSTRUCTION\OPAL PARK 2.0\PLANTING\PLANTING DETAILS.DWG
PLOTTED BY: TONY HUDGINS | 1/31/2025 3:43 PM | PLOTTED BY: ONLY A FILE FOR HARD COPY

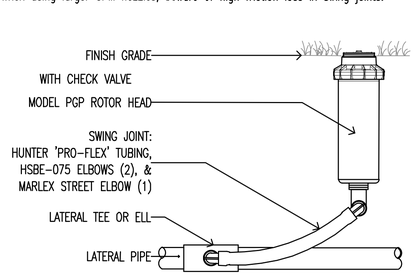


ACC-1200 CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

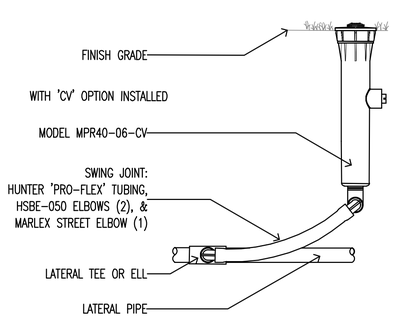


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION D

*When using larger GPM nozzles, beware of high friction loss in swing joints.



03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

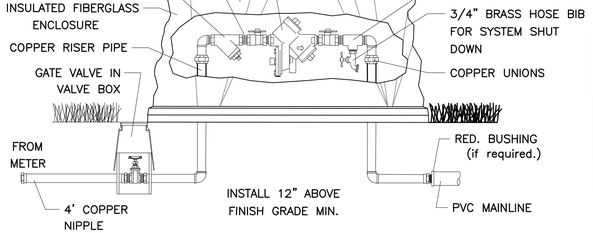
IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. 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. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

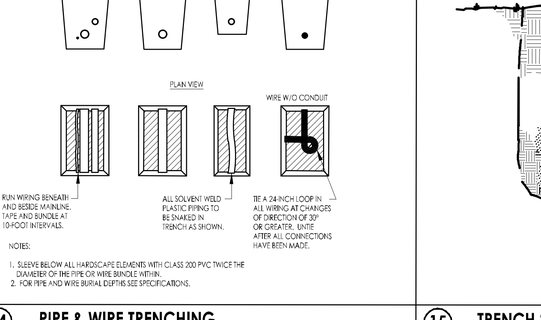
USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

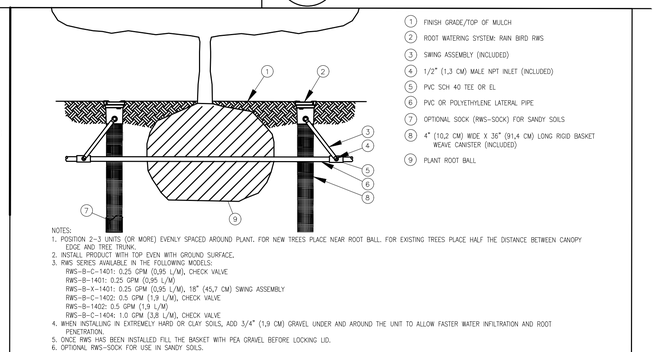


FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSO
SCALE: 1.5" = 1'-0" Hunter IRRIGATION

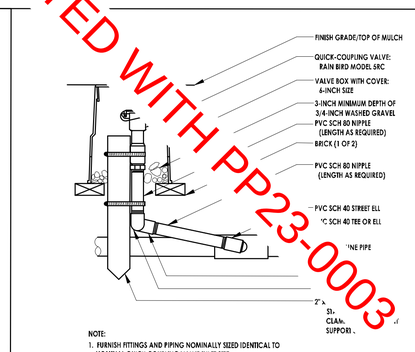
09 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
RWS-B-1401: 0.25 GPM (0,95 L/M)
RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
RWS-B-1402: 0.5 GPM (1,9 L/M)
RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

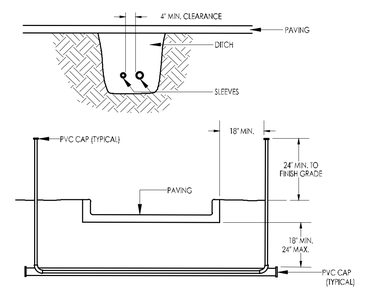
10 ROOT WATERING SYSTEM RWS
N.T.S. 07-19-2013
INSTALLATION FOR TREES

IRRIGATION DETAILS



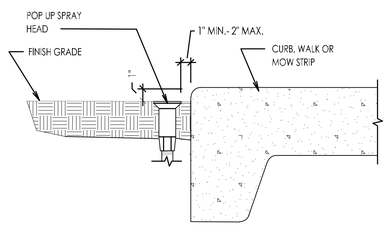
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) SH-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

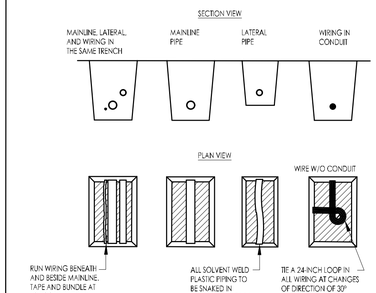


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

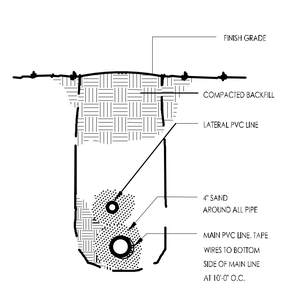


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

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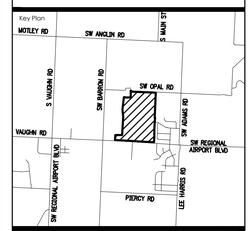
Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC BY: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 5026
STATE OF ARKANSAS

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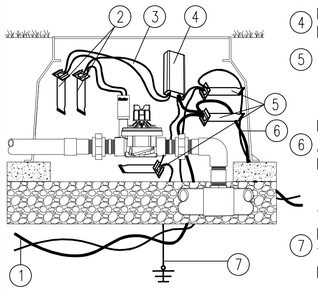
PP23-0003

IRRIGATION DETAILS 1 OF 2

LI-501

DRAWING C:\2300200_SHREDDING_LURA\STRUCTURE\01 LIVING\OPAL PARK 2\LIRRIGATION DETAILS.DWG
PLOTTED BY: TROY HUDGINS, 7/1/2025, 3:43 PM, PLOTTED BY: ONLY A NUMBER (NON-USER)

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

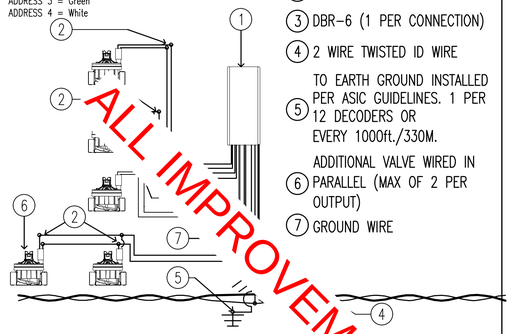


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

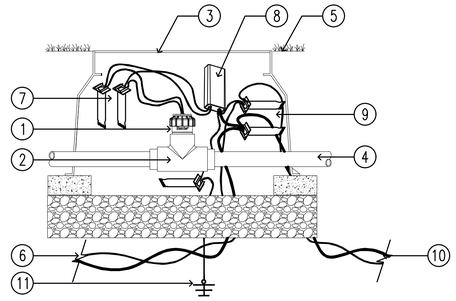
NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White



1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

02 ICD 400 DECODER SCH.TIC

SCALE: 3" = 1'-0" Hunter IRR.DETAIL



NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

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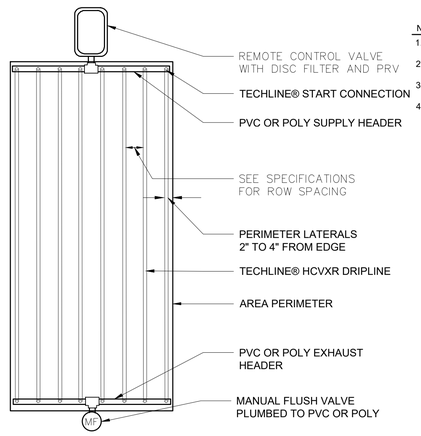
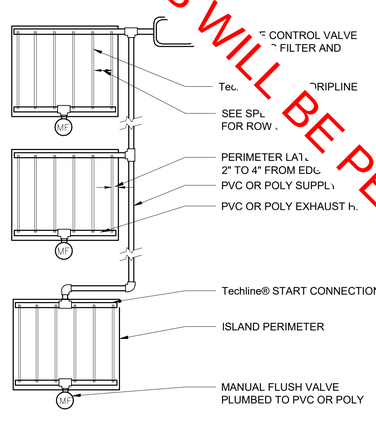


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

04 Techline® HCVXR END FEED LAYOUT

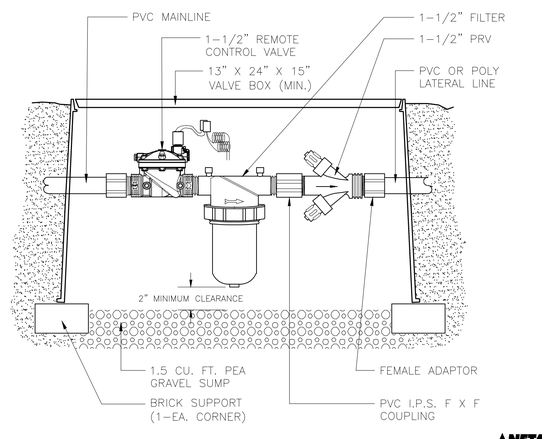
NOT TO SCALE DETAIL – H101



NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

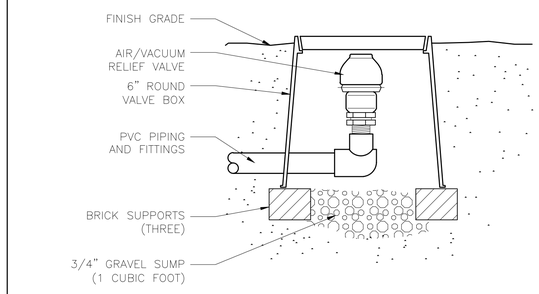
05 Techline® HCVXR ISLAND LAYOUT

NOT TO SCALE DETAIL – H103



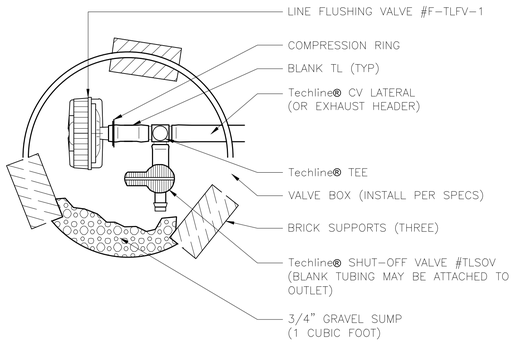
COMMERCIAL CONTROL ZONE ASSEMBLY:

'N LVCZ-150 11 - 35 GPM NOT TO SCALE DETAIL – L223



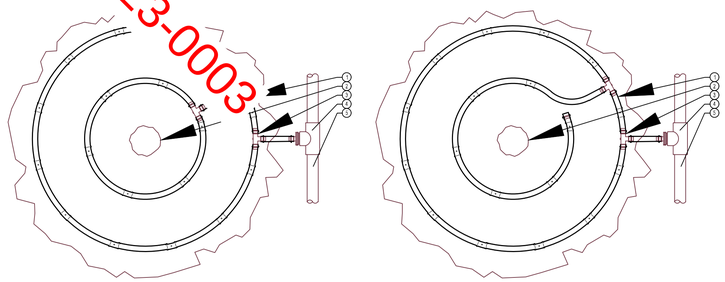
07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

NOT TO SCALE DETAIL – D281



08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE DETAIL – D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. MLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE REQUIRED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECONOMIZATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE – TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

ALL IMPROVEMENTS WILL BE PERMITTED WITH PP23-0003

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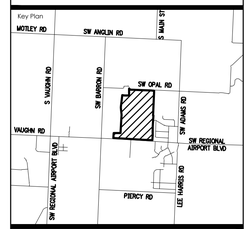
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/31/2025
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 06/27/23

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 5026
STATE OF ARKANSAS

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PP23-0003

IRRIGATION DETAILS 2 OF 2

LI-502

November 15th, 2025

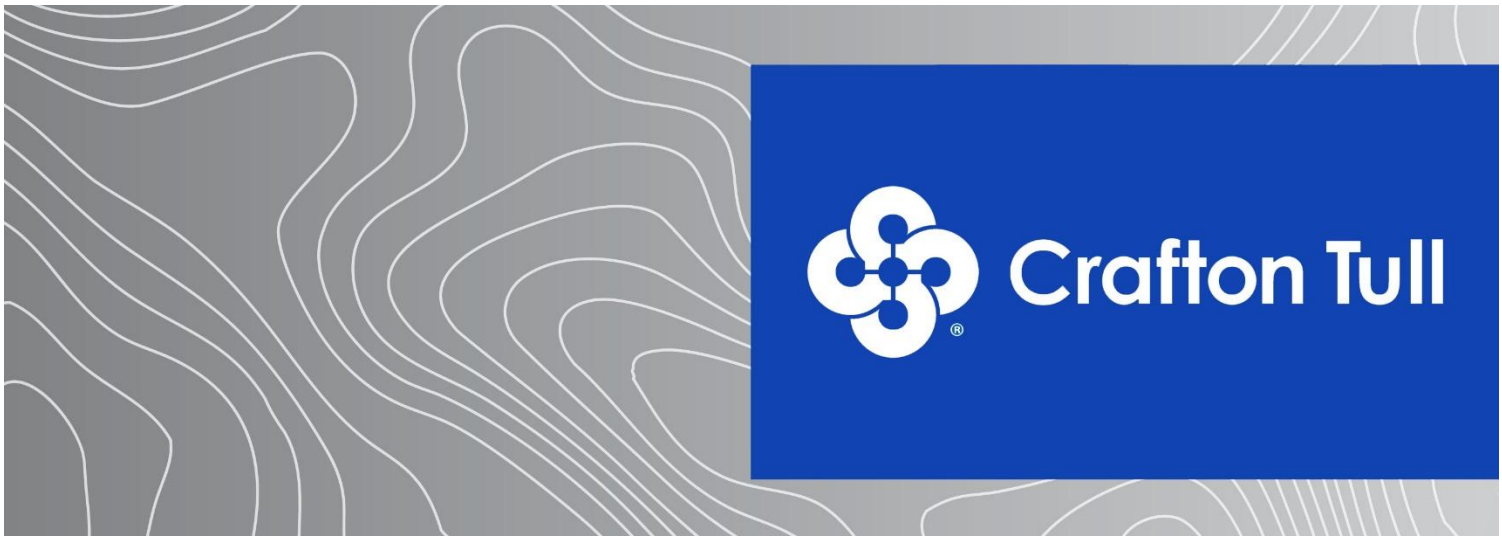
ARCHITECTURE PACKAGE

Prepared for:
Buffington Barron, LLC

Opal Park Townhomes LSD

Submitted to:
City of Bentonville
305 SW A St.
Bentonville, Arkansas 72712

CT JOB NO. 21300200



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2. Playground Amenity Rendering
3. Elevation Views & Renderings for 6-unit & 5-unit buildings
4. Door Renderings
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6. 6-unit Architectural Plans

MATERIAL PERCENTAGE BREAKDOWN LETTER

Crafton Tull

STRAND

November 21, 2025

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

Bentonville City Official,

Per your request, the following is a summary of exterior cladding material totals and percentages for the revised 11/21/2025 5-unit townhome building submitted to you by Buffington Homes to be located in the Opal Park Ph1 – Townhome LSD subdivision in Bentonville. All totals exclude doors, windows, awnings, roofs, roof trims and fascias. Be advised that we did not design this project, we only are assisting with these calculations.

FRONT		
MATERIAL	**AREA**	**%**
BRICK MASONRY	1711.83	80%
VERT SIDING	184.88	9%
HORIZ SIDING	0	0%
PANEL SIDING	238.61	11%
OVERALL	2135.32	100%

REAR		
MATERIAL	**AREA**	**%**
BRICK MASONRY	2025.21	100%
VERT SIDING	0	0%
HORIZ SIDING	0	0%
PANEL SIDING	0	0%
OVERALL	2025.21	100%

LEFT		
MATERIAL	**AREA**	**%**
BRICK MASONRY	1142.17	99%
VERT SIDING	0	0%
HORIZ SIDING	11.97	1%
PANEL SIDING	0	0%
OVERALL	1154.14	100%

RIGHT		
MATERIAL	**AREA**	**%**
BRICK MASONRY	1005.16	86%
VERT SIDING	145.78	12%
HORIZ SIDING	19.22	2%
PANEL SIDING	0	0%
OVERALL	1170.16	100%

If you should have any questions, please do not hesitate to contact our office.

Respectfully Submitted

Ron Armstrong AIA,

Vice President

Director of Architecture

PLAYGROUND AMENITY RENDERING

Crafton Tull

CO PALETTE

OPAL PARK PLAY PROJECT
WITH ACS PLAYGROUND ADVENTURES INC.

ROB GREEN | ACS PLAYGROUND ADVENTURES INC. | ROBG@ACSPLAY.COM | 479-305-5050

ELEVATION VIEWS & RENDERINGS FOR BOTH 5-UNIT & 6-UNIT BUILDINGS

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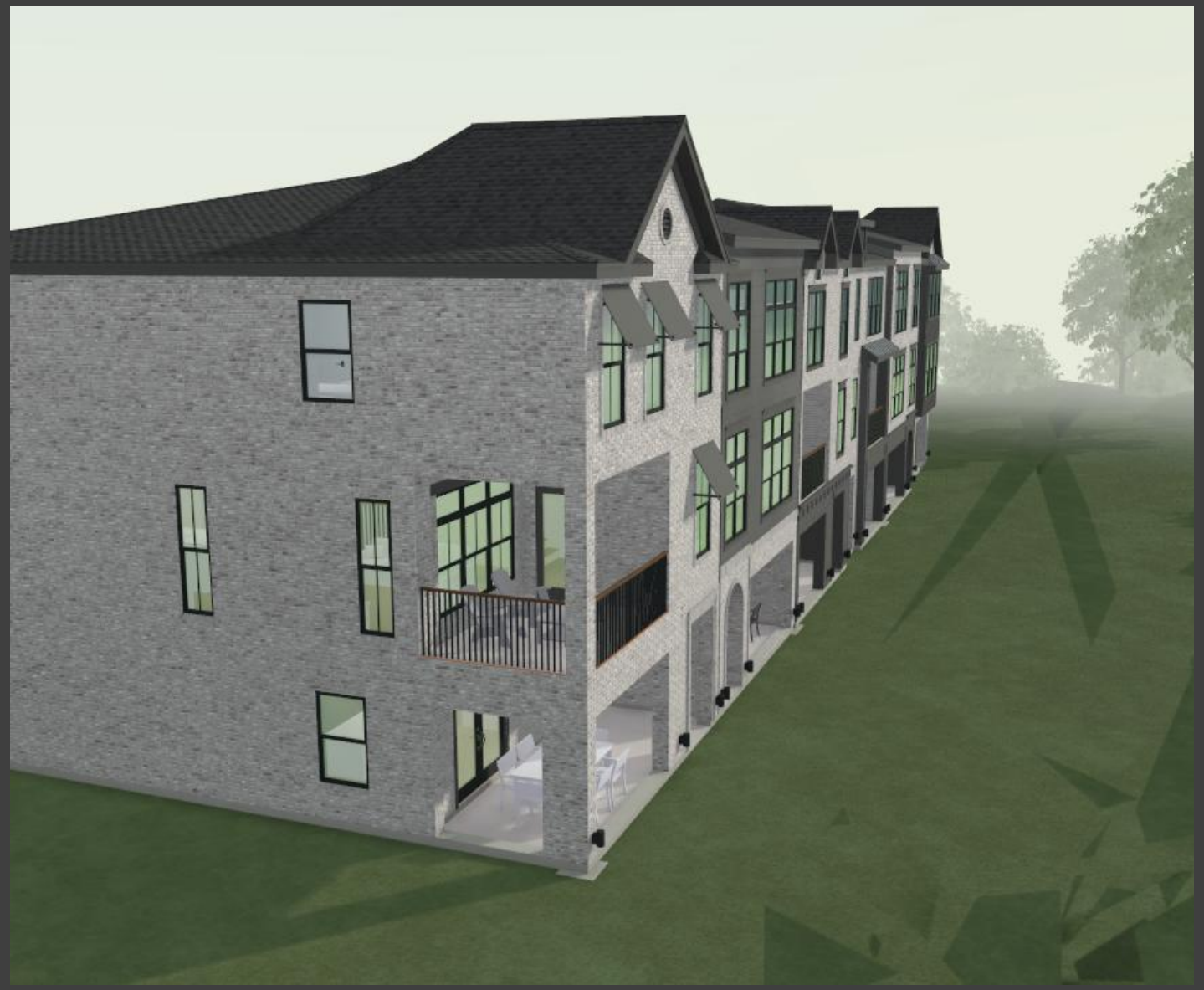
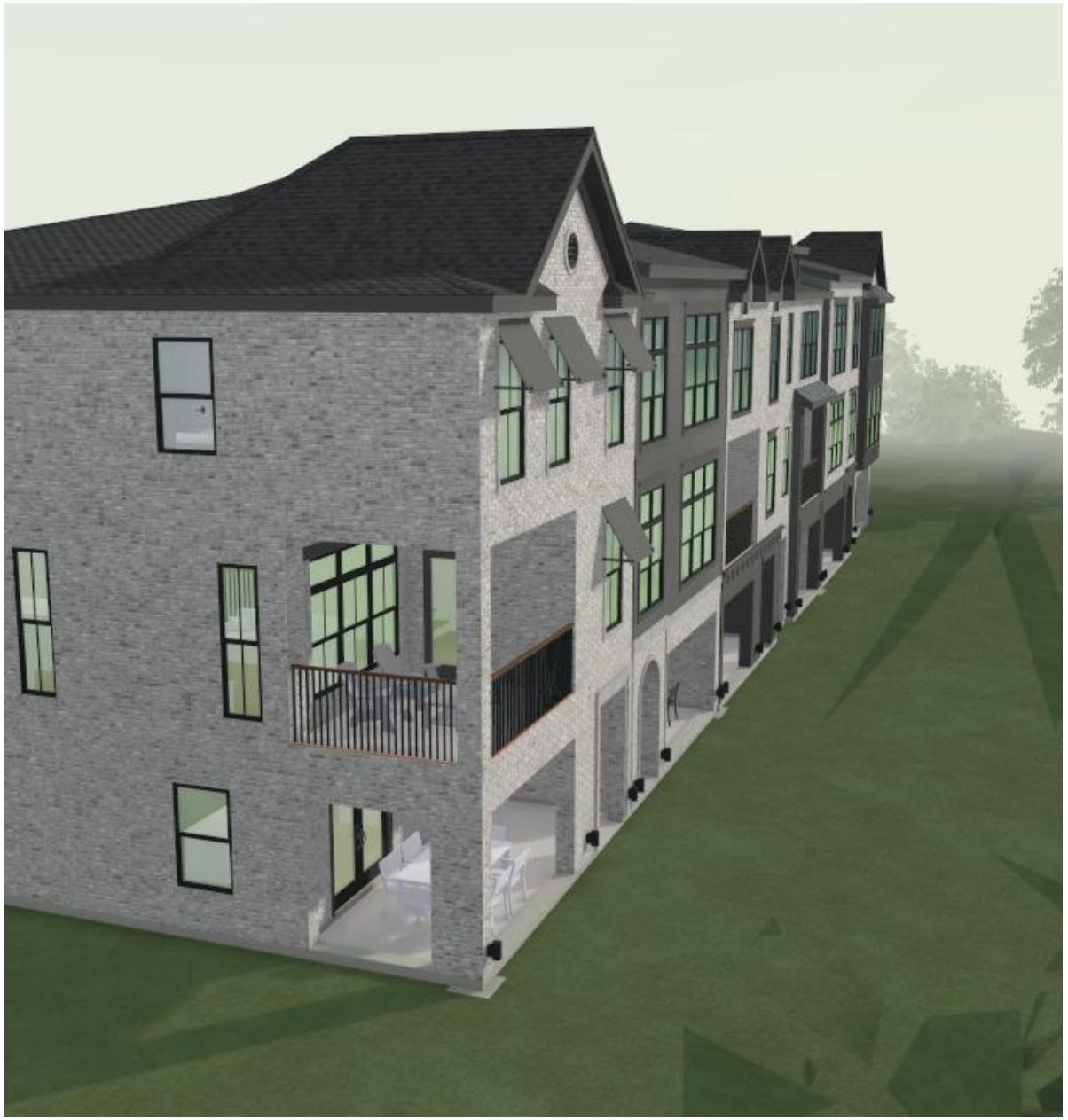


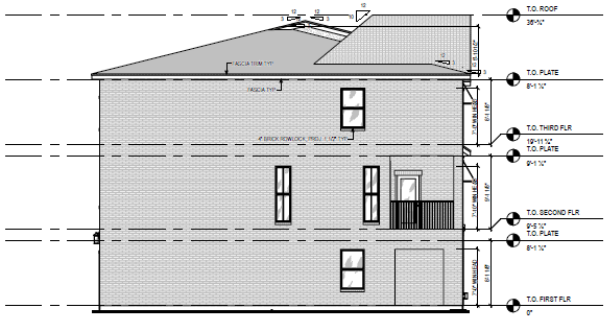


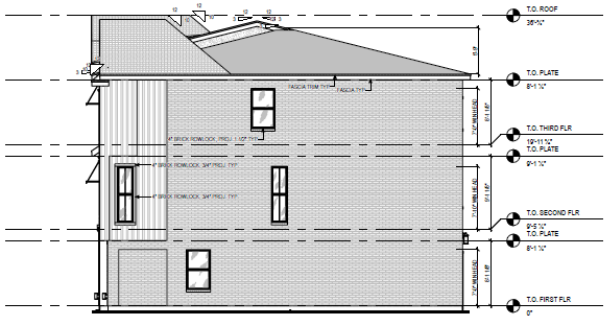
T.O. ROOF
38'-1¼"
T.O. THIRD FLR
T.O. PLATE
T.O. SECOND FLR
T.O. PLATE
T.O. FIRST FLR
FRONT ELEV

T.O. ROOF
38'-1¼"
T.O. PLATE
T.O. THIRD FLR
T.O. PLATE
T.O. SECOND FLR
T.O. PLATE
T.O. FIRST FLR
BACK ELEV

T.O. ROOF
T.O. PLATE
T.O. THIRD FLR
T.O. PLATE
T.O. SECOND FLR
T.O. PLATE
T.O. FIRST FLR

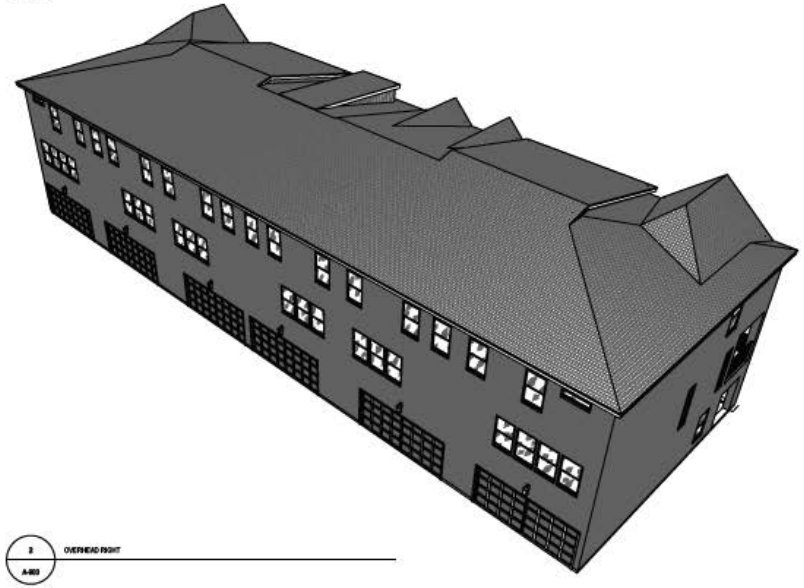
T.O. ROOF
T.O. PLATE
T.O. THIRD FLR
T.O. PLATE
T.O. SECOND FLR
T.O. PLATE
T.O. FIRST FLR


T.O. ROOF
T.O. PLATE
T.O. THIRD FLR
T.O. PLATE
T.O. SECOND FLR
T.O. PLATE
T.O. FIRST FLR

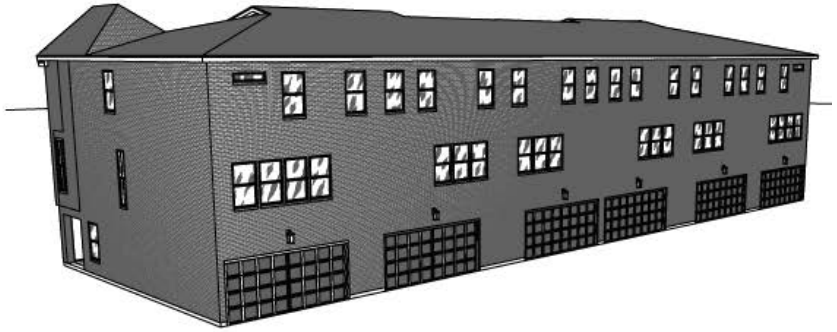

T.O. ROOF
T.O. PLATE
T.O. THIRD FLR
T.O. PLATE
T.O. SECOND FLR
T.O. PLATE
T.O. FIRST FLR

1 FROM DRIVE
A-003

2 OVERHEAD FRONT
A-003



3 OVERHEAD RIGHT
A-003



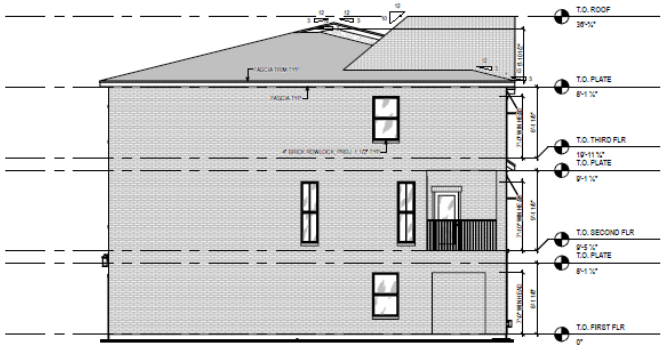
4 REAR VIEW
A-003

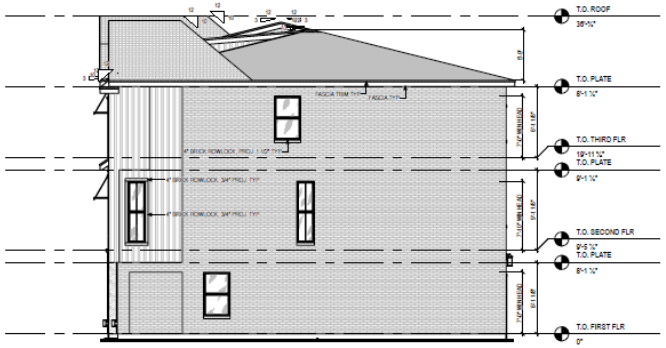
1 FRONT ELEV
A-200

2 BACK ELEV
A-200

T.O. ROOF
38'-½"
T.O. PLATE
8'-1 ½"
T.O. THIRD FLR
19'-11 ½"
T.O. PLATE
8'-1 ½"
T.O. SECOND FLR
8'-5 ½"
T.O. PLATE
8'-1 ½"
T.O. FIRST FLR
0"

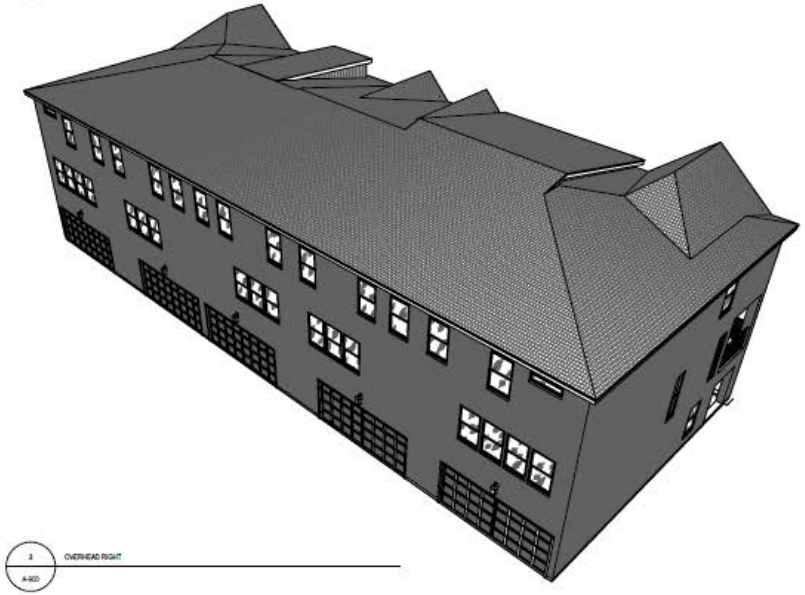
T.O. ROOF
38'-½"
T.O. PLATE
8'-1 ½"
T.O. THIRD FLR
19'-11 ½"
T.O. PLATE
8'-1 ½"
T.O. SECOND FLR
8'-5 ½"
T.O. PLATE
8'-1 ½"
T.O. FIRST FLR
0"


T.O. ROOF
38'-½"
T.O. PLATE
8'-1 ½"
T.O. THIRD FLR
19'-11 ½"
T.O. PLATE
8'-1 ½"
T.O. SECOND FLR
8'-5 ½"
T.O. PLATE
8'-1 ½"
T.O. FIRST FLR
0"

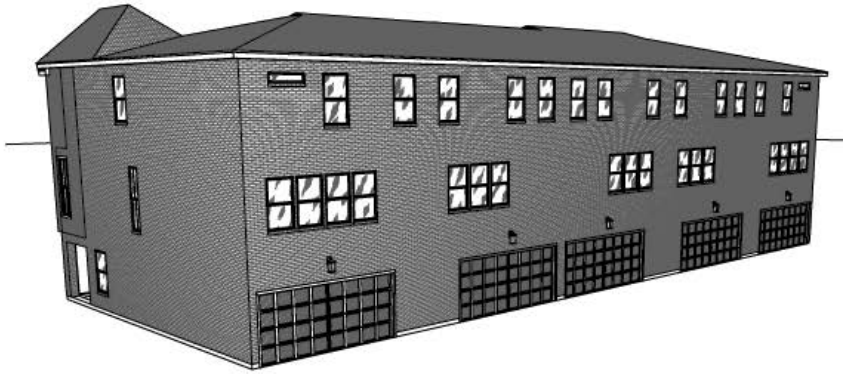

T.O. ROOF
38'-½"
T.O. PLATE
8'-1 ½"
T.O. THIRD FLR
19'-11 ½"
T.O. PLATE
8'-1 ½"
T.O. SECOND FLR
8'-5 ½"
T.O. PLATE
8'-1 ½"
T.O. FIRST FLR
0"

1 FROM DRIVE
A-900

3 OVERHEAD FRONT
A-900



2 OVERHEAD RIGHT
A-900



4 REAR VIEW
A-900

DOOR RENDERINGS

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Included Fiber Glass Door Options

Fiber Glass Door Color Options

Optional Wood Front Door Options

Speakeasy

$675

8-lite Clear Bevel Glass

$650

6 Lite Water Glass

$450

Contempo Artic White Glass

$475

Optional Wood Front Door Stain Options

Carbon Black

Espresso

Dark Walnut

Natural Walnut

23

Transparent Stain-Contains the least amount of pigment. This finish allows most of the grain to show through.
Semi Transparent Stain-Impairs pigment on the wood while still allowing some of the wood grain to show through.
Solid Stain-Opaque stain with the most pigment that covers the wood grain. Gives the appearance of paint

.

5-UNIT ARCHITECTURAL PLANS

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DESIGN BASIS

BUILDING CODE	=2021 IBC
RISK CATEGORY	=II
ROOF LOADS	
DEAD LOAD	=15 PSF
LIVE LOAD	=20 PSF
SNOW LOAD	
GROUND SNOW LOAD	=22 PSF
FLAT ROOF SNOW LOAD	=15 PSF
EXPOSURE FACTOR	=1.0
IMPORTANCE FACTOR	=1.0
THERMAL FACTOR	=1.0
SLOPE FACTOR	=1.0
FLOOR LOADS	
DEAD LOAD (INTERIOR)	=18 PSF
DEAD LOAD (DECKS)	=36 PSF
LIVE LOAD (INTERIOR)	=40 PSF
LIVE LAOD (DECKS)	=60 PSF
WIND LOAD	
ULTIMATE WIND SPEED	=107 MPH
ASD WIND SPEED	=83 MPH
EXPOSURE	=B
INTERNAL PRESSURE COEFFICIENT	=+/- 0.18
SEISMIC LOAD	
IMPORTANCE FACTOR	=1.0
S_S	=0.250
S_1	=0.110
SITE CLASS	=D
S_{DS}	=0.267
S_{D1}	=0.175
SEISMIC DESIGN CATEGORY	=C
SEISMIC FORCE-RESISTING SYSTEM	LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
DESIGN BASE SHEAR	=4000 LB (PER UNIT)
SEISMIC RESPONSE COEFFICIENT (Cs)	=0.04
RESPONSE MODIFICATION FACTOR (R)	=6.5
ANALYSIS PROCEDURE	=EQUIVALENT LATERAL FORCE PROCEDURE

GENERAL NOTES

1. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCY OR INCONSISTANCY.
3. DO NOT SCALE DRAWINGS FOR PURPOSES OF SHOP DRAWINGS OR CONSTRUCTION.
4. DRAWINGS MAY BE SCALED FOR THE PURPOSE OF ESTIMATING MEMEBER LENGTH FOR PROJECT BIDDING.
5. ALL WORK SHALL CONFORM TO THE BUILDING CODE EDITION LISTED IN THE DESIGN BASIS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL WORK WITH THE ARCHITECTURAL, CIVIL, AND MEP CONTRACT DOCUMENTS.
7. IN CASE OF CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND OTHER DESIGN DISCIPLINES, CONTRACTOR SHALL NOTIFY THE DESIGN TEAM AND OBTAIN CLARIFICATION BEFORE PROCEEDING.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL THE CONSTRUCTION OF THE STRUCTURE REACHES ITS FINAL SUPPORT CONDITION.
9. THE CONTRACTOR IS SOLELY REPSONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF TEMPORARY BRACING AND SHORING/CONSTRUCTION SUPPORTS FOR NEW AND EXISTING STRUCTURES AS NECESSARY TO COMPLETE THE PROJECT.
10. WHEN PROVIDED, THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS.
11. APPLY DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAIR TO THOSE INDICATED BY DETAILS, DETAIL TITLES, OR NOTES.
12. CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS.
13. CONTRACTOR IS REPSONSIBLE FOR COORDINATING AND EXECUTING THE MEANS AND METHODS OF CONSTRUCTION IN ORDER TO COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE CONSTRUCTION SEQUENCING WITHIN THE TIMELINE OF THE PROJECT. IF STRUCTURAL ELEMENTS ARE NOT COMPATIBLE WITH CONSTRUCTION SEQUENCING NEEDS, CONTACT THE EOR PRIOR TO MAKING MODIFICATIONS.

FOUNDATION

1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON A PRESUMPTIVE BEARING CAPACITY OF 1500 PSF.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PROTECTING ALL EXCAVATION.
3. PERMANENTLY BRACE ALL BASEMENT FOUNDATION WALLS PRIOR TO BACKFILLING.
4. DO NO BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
5. FOOTINGS SHALL BE 18" MINIMUM BELOW FINISHED GRADE.
6. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED SOIL.
7. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND OR IN WATER.
8. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.
9. CONTRACTOR TO COORDINATE ALL FLOOR DRAINAGE AND PLUMBING.

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT VERSION OF ACI 318.
2. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
3. CONCRETE SHALL BE NORMAL WEIGHT UNO.
4. CONCRETE COVER SPECIFIED IN CONCRETE COVER TABLE.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORING.
6. CONCTRACTOR SHALL COORDINATE ALL PENETRATIONS IN CONCRETE PRIOR TO PLACEMENT OF CONCRETE. NO PENETRATIONS SHALL BE MADE IN CONCRETE UNLESS SPECIFICALLY DETAILED. IF NO DETAIL PROVIDED, CONTACT EOR.
7. ALL EMBED PLATES AND DOWLES SHALL BE TIED TO REINFORCMENT PRIOR TO PLACEMENT OF CONCRETE.
8. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4" UNO BY ARCHITECT.
9. FORMS SHALL NOT BE REMOVED UNTIL CONCRETE HAS REACHED A STRENGTH SUFFICIENT TO SAFELY SUPPORT ITSELF AND ANY RELATED CONSTRUCITON LOADS.
10. SUSPENDED SLAB FORMS SHALL BE RE-SUPPORTED AFTER FORM REMOVAL UNTIL CONCRETE REACHES ITS 28-DAY SPECIFIED STRENGTH.
11. CONTRACTOR SHALL NOT BACKFILL AGAINST CONCRETE WALLS UNLESS FLOOR DIAPHRAGM OR SHORING IS IN PLACE.
12. CONTROL JOINTS SHALL BE INSTALLED IN ALL COMMERCIAL EXPOSED CONCRETE SLABS ON GRADE WITH SPANS LONGER THAN 15', SEE PLANS OR CONTACT E.O.R.
13. USE OF CHLORIDE CONTAINING AGENTS AND CALCIUM CHLORIDE IS PROHIBITED. PLACEMENT OF CONCRETE IN CONTACT WITH ALUMINUM IS ALSO PROHIBITED.
14. SUBMIT ENGINEERED CONCRETE MIXES INCLUDING REQUIRED BACKUP DATA FOR EACH TYPE OF CONCRETE TO BE USED FOR ENGINEER REVIEW.
15. CONCRETE MATERIALS:

ITEM	MATERIAL
NORMAL WEIGHT AGGREGATE	ASTM C33
FLY ASH, CLASS F POZZOLAN	ASTM C618

16. ALL CONCRETE NOTED IN NOTE 17 DESIGNED BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI UNO.
17. SEE BELOW FOR REQUIRED CONCRETE COMPRESSIVE STRENGTHS, EXPOSURE CLASSIFICATION AND WEIGHT BASED ON THE REQUIREMENTS OUTLINED IN ACI 318:

COMPONENT	EXPOSURE CLASS	COMPRESSIVE STRENGTH
FOOTINGS/PILE CAPS/GRADE BEAMS	F0/S0/W0/C1	2500 PSI
EXPOSED SLAB ON GRADE (UNREINFORCED)	F3/S0/W0/C0	5000 PSI
PROTECTED SLAB ON GRADE[B]	F0/S0/W0/C0	3500 PSI

NOTES

A. WHEN PROJECT IS IN A LOCATION WITH NO POTENTIAL FOR GROUND FREEZING, EXTERIOR FOUNDATION WALLS MAY USE F0 EXPOSURE CLASS CONCRETE AS AN ALTERNATE TO WHAT IS LISTED IN THE SCHEDULE ABOVE. REFER TO FOUNDATION NOTES SECTION FOR GROUND FREEZING INFORMATION. GC SHALL RECEIVE APPROVAL FOR SUBSTITUION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
B. FOR THE PURPOSES OF THE SCHEDULE ABOVE, "PROTECTED" IS DEFINED AS CONCRETE THAT IS NOT EXPOSED TO THE OPEN AIR AND/OR WEATHERING EFFECTS, INCLUDING POOLING WATER.

WOOD TRUSSES

1. WOOD TRUSS DESIGN AND FABRICATION SHALL CONFORM TO THE FOLLOWING STANDARDS: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES.
2. WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THEY SHALL BE DESIGNED FOR THE POSTED LOADS ON THE PLANS USING APPROPRIATE LOAD COMBINATIONS. IN ADDITION TO DEAD, LIVE, AND SNOW LOADS, ROOF TRUSSES SHALL BE DESIGNED FOR +/- FOR WIND LOADING.
3. DESIGN DEAD LOADS SHALL BE DISTRIBUTED IN THE FOLLOWING MANNER: 65% TOP CHORD/35% BOT CHORD.
4. STAMPED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION AND SHALL INCLUDE THE FOLLOWING INFORMATION: (1) PLAN LAYOUT AND TRUSS IDENTIFICATION (2) CALCULATIONS INDICATING APPLIED LOADS (3) INDIVIDUAL TRUSS DIAGRAMS INDICATING MEMBER SIZE, GRADE, AND STRESSES (4) TRUSS DEFLECTIONS INCLUDING CREEP FOR DEAD LOADS (5) CONNECTOR TYPE (6) ALL TRUSS END HANGERS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS (7) INCLUDE DETAILS SHOWING END BEARING CONDITIONS, INFRAMING BEAM CONDITIONS, ETC (8) ALL TEMPORARY AND PERMANENT BRIDGING (9) ALL OTHER INFORMATION REQUIRED TO PROPERLY CONSTRUCT AND INSTALL THE WOOD TRUSSES.
5. TRUSS CONNECTORS SHALL BE A MINIMUM OF 20 GA THICKNESS AND GALVANIZED.
6. ENGINEER TO SPECIFY HURRICANE TIES AT ALL SUPPORT POINTS OF ROOF TRUSSES SIZED FOR THE CALCULATED UPLIFT LOADS.
7. ALL TRUSSES SHALL BEAR DIRECTLY ABOVE THE STUD BELOW SUCH THAT THE TRUSS REACTION IS TRANSFERRED DIRECTLY THROUGH THE TOP PLATE INTO THE STUD BELOW. THE TOP PLATES HAVE NOT BEEN SIZED TO SPAN BETWEEN STUDS AND THEREFORE SHALL NOT BE PLACED IN BENDING.
8. TRUSSES SHALL BE TOE-NAILED TO SUPPORT WITH (2) 10d NAILS.

WOOD

1. LUMBER AND FASTENERS SHALL CONFORM TO NDS SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENING.
2. ALL SHEATHING SHALL BE APA RATED AND EXPOSURE 1 UNO.
3. ALL FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
4. SILL PLATES SHALL BE PRESSURE TREATED.
5. ALL SAWN LUMBER STRUCTURAL MEMBERS SHALL BE SPF #2 UNO.
6. ALL SAWN LUMBER POSTS AND TIMBERS 6X6 OR GREATER SHALL BE SPF #1 UNO.
7. ALL GLULAM MEMBERS SHALL BE DF 24F-V4 UNO.
8. ALL LVL MEMBERS SHALL BE 2.0E OR BETTER UNO.
9. ALL PSL HEADERS AND BEAMS SHALL BE 2.0E OR BETTER.
10. ALL PSL POSTS AND COLUMNS SHALL BE 1.8E OR BETTER.
11. ALL LSL POSTS AND COLUMNS SHALL BE 1.3E OR BETTER.
12. ALL NAILING OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE APPLICABLE VERSION OF THE IBC.
13. OVERBUILD FRAMING SHALL BE MADE WITH 2X MEMBERS IN ACCORDANCE WITH THE CURRENT VERSION OF THE IBC.
14. POSTS SUPPORTING HEADERS SHALL CONTINUE FROM POINT OF LOAD DOWN TO FOUNDATION.
15. FLUSH FRAMING CONNECTIONS SHALL BE MADE WITH HANGERS.
16. ALL BEAMS OVER COLUMNS SHALL HAVE A METAL POST CAP.
17. BOLT HOLES SHALL BE LIMITED TO 1/16" LARGER THAN REQUIRED BOLT DIAMETER.
18. BORED HOLES IN WALL STUDS SHALL BE AT LEAST 5/8" FROM EDGE.
19. ALL WOOD EXPOSED TO WEATHER OR CONCRETE SHALL BE PRESSURE TREATED.
20. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH 1/8" GAP BETWEEN PANEL EDGES.
21. ALL INTERIOR BEARING WALLS SHALL HAVE AT LEAST ONE MID-HEIGHT ROW OF BLOCKING. UNSHEATHED WALLS SHALL HAVE BLOCKING EVERY 4'-0" O.C.
22. ALL NAILS IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.
23. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE BY THE MANUFACTURER.
24. EDGE DISTANCE FOR NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS UNO ON PLANS.

WOOD JOISTS

1. ALL WOOD I-JOISTS SHALL BE STAMPED WITH APA PRI TRADEMARK.
2. JOISTS SHALL BE TOE-NAILED TO SUPPORT WITH (2) 10d NAILS.
3. JOISTS SHALL HAVE MINIMUM BEARING OF 1-1/2".
4. LAP JOISTS AT BEARING WALL A MINIMUM OF 4" AND NAIL TOGETHER WITH (3) 16d NAILS.

REINFORCING

1. WHERE 90, 135, OR 180 DEGREE HOOKS ARE INDICATED ON PLANS, PROVIDE ACI STANDARD HOOK.
2. LAP REINFORCEMENT PER LAP SPLICE LENGTH SCHEDULE UNO. AT SHEARWALLS, INCREASE LAP SPLICE 25%.
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE AND A HALF FULL MESH, WHICHEVER IS GREATER.
4. PROVIDE NECESSARY ACCESSORIES TO PROPERLY PLACE REINFORCEMENT.
5. REINFORCEMENT SHOWN IN DETAILS IS MEANT TO BE TYPICAL UNO.
6. DOWELS SHALL MATCH BAR SIZE AND NUMBER OF THE MAIN REINFORCING.
7. ALL EMBED PLATES AND DOWLES SHALL BE TIED TO REINFORCMENT PRIOR TO PLACEMENT OF CONCRETE.
8. ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCING IS NOT SPECIFICALLY INDICATED ON DRAWINGS, CONTACT THE EOR.
9. ALL REINFORCEMENT POST-INSTALLED INTO HARDENED CONCRETE SHALL BE DOWELED AND EPOXIED UNO, SEE PLANS AND DETAILS FOR EPOXY GRADE AND DOWEL EMBEDMENT. IF EPOXY OR DOWEL EMBEDMENT IS NOT NOTED ON THE DRAWINGS, CONTACT THE EOR.
10. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

ITEM	MATERIAL
GENERAL	ASTM A615 GRADE 60
COLUMNS, BEAMS AND SHEARWALLS	ASTM A706 - 60 KSI OR A615 GRADE 60 WITH MILL CERTIFICATION SHOWING ACTUAL YIELD DOES NOT EXCEED SPECIFIED STRENGTH BY MORE THAN 18000 PSI AND THE RATIO OF TENSILE TO YIELD STRENGTH IS GREATER THAN 1.25
WELDED WIRE REINFORCEMENT	ASTM A706
HEADED STUD ANCHORS	ASTM A108
DEFORMED BAR ANCHORS	ASTM A496

CMU MASONRY:

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI 530 (THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES") AND ACI 530.1 ("SPECIFICATIONS FOR MASONRY STRUCTURES"), CURRENT EDITIONS.
2. PROVIDE A CONCRETE MASONRY SYSTEM WITH A COMPRESSIVE STRENGTH (f'm) OF 1900 PSI AT 28 DAYS.
3. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N TYPE 1 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
4. PROVIDE GROUT FOR REINFORCED MASONRY IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF AT LEAST f'm (PSI).
5. PROVIDE TYPE S MORTAR FOR REINFORCED MASONRY IN ACCORDANCE WITH ASTM C270.
6. PROVIDE REINFORCING BARS CONFORMING TO ASTM A615, GRADE 60.
7. PROVIDE BOND BEAMS WITH (2) CONTINUOUS BARS AT THE TOP AND BOTTOM OF WALLS.
8. USE PREFABRICATED "L" AND "T" HORIZONTAL JOINT REINFORCEMENT AT WALL INTERSECTIONS.
9. PROTECT CONCRETE MASONRY UNITS FROM ABSORBING MOISTURE AND WATER WHILE AT THE PLANT, DURING SHIPMENT, AND AT THE SITE DURING CONSTRUCTION.
10. LAY MASONRY UNITS WITH FULL MORTAR COVERAGE AT HEAD AND BED JOINTS OF FACE SHELLS AND AT WEBS ADJACENT TO CELLS FILLED WITH GROUT, IN THE STARTING COURSE ON FOOTINGS, SOLID FOUNDATION WALLS, AND PIERS, PILASTERS AND COLUMNS.
11. GROUT SOLID CELLS CONTAINING REINFORCING BARS, ANCHOR RODS OR HARDWARE. CONSOLIDATE GROUT IN PLACE BY VIBRATION TO INSURE COMPLETE FILLING OF THE CELLS. LIMIT HEIGHT OF GROUT PLACEMENTS TO FOUR (4) FOOT LIFTS UNLESS SPECIFIC HIGH LIFT GROUTING PROCEDURES ARE FOLLOWED.
12. PROVIDE ADEQUATE TEMPORARY BRACING DURING CONSTRUCTION TO WITHSTAND LATERAL LOADS AND THE PRESSURES OF THE FLUID GROUT. BRACE WALLS AS REQUIRED UNTIL PERMANENT LATERAL BRACING HAS BEEN INSTALLED.
13. TAKE NECESSARY PRECAUTIONS FOR MIXING AND PLACING MORTAR AND GROUT IN EITHER HOT OR COLD WEATHER, AS SET FORTH IN THE ACI "MASONRY STRUCTURE BUILDING CODE COMMENTARY".
14. TOOTH AND PATCH IN NEW MASONRY THAT INTERFACES WITH EXISTING MASONRY CONSTRUCTION. TOOTH EVERY OTHER COURSE AND PROVIDE A MINIMUM DEPTH OF THE TOOTH EQUAL TO 1/2 THE LENGTH OF THE NEW OR EXISTING MATERIAL, WHICHEVER IS LONGER.
15. PROVIDE A MINIMUM OF ONE #5 BAR AROUND OPENINGS IN MASONRY CONSTRUCTION. EXTEND HORIZONTAL BARS A MINIMUM OF 24 INCHES BEYOND THE CORNER OF THE OPENING. EXTEND VERTICAL BARS TO THE TOP AND BOTTOM OF THE WALL.
16. REINFORCING BARS ARE TO BE CENTERED IN CELLS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
17. REBAR SHALL HAVE A MINIMUM LAP LENGTH PER SCHEDULE.
18. CONTROL JOINTS SHALL NOT EXCEED 40'-0". SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS

STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL.
2. STRUCTURAL STEEL WORK SHALL CONFORM TO AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AISC 303-10 CODE OF STANDARD PRACTICE FOR STEEL BUILDING & BRIDGES, AND AISC 341-10 AND SUPPLEMENTS SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.
3. STRUCTURAL STEEL PROPERTIES SHALL ADHERE TO STEEL PROPERTIES SCHEDULE.
4. WELDING SHALL ONLY BE PERFORMED BY CERTIFIED WELDERS. ALL WELDING SHALL CONFORM TO AWS SPECIFICATIONS.
5. WHERE FIELD WELDING IS SPECIFICALLY NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTION. CONTRACTOR SHALL DETERMINE SUITABILITY OF FIELD OR SHOP WELDING FOR ALL CONDITIONS.
6. ALL WELDS SHALL USE FILLER MATERIAL CONFORMING TO E70XX WITH LOW HYDROGEN.
7. FIELD MODIFICATION OF STEEL MEMBERS IS PROHIBITED WITHOUT APPROVAL OF ENGINEER AND ARCHITECT.
8. ALL BOLTED STEEL CONNECTIONS SHALL BE MADE WITH 3/4" A325 BOLTS.
9. ALL HSS AND ANGLES SHALL BE ORIENTATED LLV UNO.
10. WHERE STEEL MEMBERS ARE WELDED AND NO SIZE IS SPECIFIED, PROVIDE FULL LENGTH FILLET WELDS BOTH SIDES OF MEMBER. WELD SIZES ARE AS NOTED BELOW UNO:

MEMBER THICKNESS	WELD SIZE
3/16"	3/16"
1/4"	3/16"
5/16"	3/16"
3/8"	1/4"
7/16"	1/4"
1/2"	5/16"
9/16"	3/8"
5/8"	7/16"

STEEL PROPERTIES

SECTION	MATERIAL PROPERTIES
WF,S & M	ASTM 992 OR 572, GRADE 50
HSS	ASTM A-500 GRADE B
MC, C	ASTM A36
ANGLE	ASTM A36
PLATE	ASTM A36 UNO/ ASTM A572 PER DETAIL
BARS	ASTM A36
PIPE	ASTM A-53 GRADE B
HIGH STR. BOLTS	ASTM A325
ANCHOR BOLTS	ASTM F-1554 GRADE 36

BAR COVER

ITEM	
CAST AGAINST EARTH	3"
SLABS ON GRADE	1 1/2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT SLABS, WALL, AND JOISTS	3/4"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT BEAMS, COLUMNS, PRIMARY REINFORCEMENT (TIES, STIRRUPS, AND SPIRALS)	1 1/2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER #5 AND SMALLER	1 1/2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER #6 THRU #18	2"

MASONRY LAP SPLICE SCHEDULE

	F'_m=1900 PSI		
BAR SIZE	8" CMU	10" CMU	12" CMU
#3	15	15	15
#4	20	20	20
#5	25	25	25
#6	39	30	30

NOTES:
1. ALL LAP SPLICES ARE IN INCHES
2. ALL BARS ARE "CENTERED"

CONCRETE LAP SPLICE SCHEDULE

	F'_c=3000 PSI	F'_c=3500 PSI	F'_c=4000 PSI	F'_c=4500 PSI	F'_c=5000 PSI
BAR SIZE	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)
#3	17/22	16/20	15/19	14/18	13/17
#4	22/29	21/27	19/25	18/24	17/23
#5	28/36	26/33	24/31	23/30	22/28
#6	33/43	31/40	29/37	27/35	26/34
#7	48/63	45/58	42/54	40/51	38/49

NOTES:
1. ALL LAP SPLICES ARE CLASS B
2. HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW SHALL BE CONSIDERED "TOP"

TYPICAL WOOD HANGERS

FRAMING TYPE	SIMPSON HANGER
SINGLE JOIST END HANGER TO WOOD BEAM	
2X4	LUS24
2X6	LUS26
2X8	LUS28
2X10	LUS210
2X12	LUS210
DOUBLE JOIST END HANGER TO WOOD BEAM	
(2) 2X4	LUS24-2
(2) 2X6	LUS26-2
(2) 2X8	LUS28-2
(2) 2X10	LUS210-2
(2) 2X12	LUS210-2
TRIPLE JOIST END HANGER TO WOOD BEAM	
(3) 2X6	LUS26-3
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS210-3
I-JOIST END HANGER TO WOOD BEAM	
ALL SIZES	IUS SERIES
LVL END HANGER TO WOOD BEAM	
ALL SIZES	HU SERIES
RAFTER END HANGER TO WOOD BEAM	
2X6	LRU26Z
2X8	LRU28Z
2X10	LRU210Z
2X12	LRU212Z
RAFTER END HANGER TO WOOD BEAM - SLOPED AND SKEWED	
2X6	LSSR26Z
2X8	LSSR28Z
2X10	LSSR210Z
2X12	LSSR210Z

NOTES:
1. JOIST HANGER NAILING SHALL BE IN ACCORDANCE WITH SIMPSON'S REQUIREMENTS. WHERE A MINIMUM AND MAXIMUM NAILING PATTERN ARE GIVEN, THE MAXIMUM SHALL BE USED.
2. INSTALLATION PER MANUFACTURER'S REQUIREMENTS.
3. SIMPSON ZMAX FINISH REQUIRED FOR EXTERIOR APPLICATIONS.

WOOD CONSTRUCTION SPECIAL INSPECTION - VERIFY THE FOLLOWING ARE IN COMPLIANCE (2021 IBC 1705.12.1 AND 1705.13.2)

TYPE	CONTINUOUS	PERIODIC
FIELD GLUING OF STRUCTURAL ELEMENTS OF MAIN WIND-FORCE RESISTING SYSTEM AND/OR SEISMIC FORCE-RESISTING SYSTEMS OF STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, OR F	X	-
NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF ELEMENTS OF THE MAIN LATERAL FORCE RESISTING SYSTEM(S) OF STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, OR F WHERE THE LATERAL FORRCE RESISTING SYSTEM IS DESIGNATED AS WOOD SHEARWALLS AND THE FASTENER SPACING AT PANEL EDGES IS LESS THAN 4 INCHES ON-CENTER.	-	X

MASONRY STEEL LINTEL SCHEDULE

OPENING WIDTH	4" WALL	6" WALL	8" WALL
L<5'-0"	L4x3 1/2x5/16	L6x6x5/16	(2)-L4x3 1/2x5/16
5'-0" < L < 7'-0"	L5x3 1/2x5/16	L6x6x5/16	(2)-L5x3 1/2x5/16
7'-0" < L < 9'-0"	L6x3 1/2x38	L6x6x3/8	(2)-L6x3 1/2x5/16
9'-0" < L < 12'-0"	L6x3 1/2x1/2	L6x6x1/2	(2)-L6x3 1/2x1/2

NOTES:
1. LINTELS THAT ARE A PART OF THE EXTERIOR WALL ASSEMBLY OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.
2. LINTELS SHALL HAVE A MINIMUM 8" BEARING ON EACH SIDE OF OPENING.

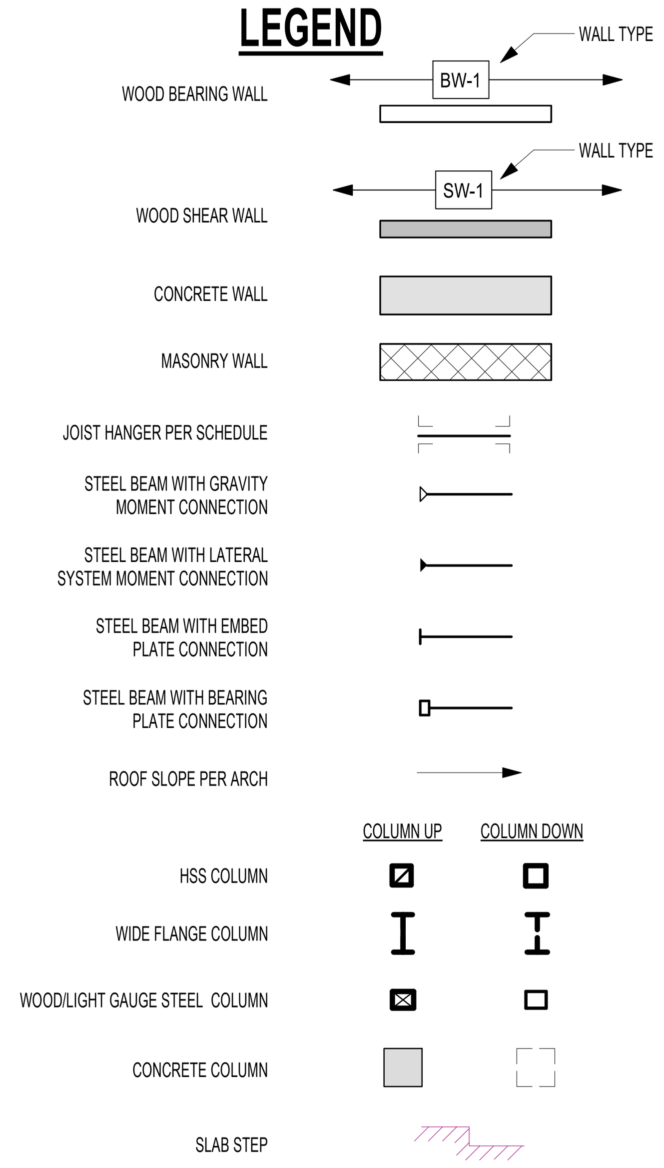
ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AWS	AMERICAN WELDING SOCIETY
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BRG	BEARING
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D&E	DRILL AND EPOXY
DBA	DEFORMED BAR ANCHORS
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWLS	DOWELS
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
EOR	ENGINEER OF RECORD
EQ	EQUAL
EW	EACH WAY
(F)	FUTURE
FND	FOUNDATION
FLR	FLOOR
FT	FEET
FTG	FOOTING
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
IN	INCH
K	KIP
LGMF	LIGHT-GAUGE METAL FRAMING (COLD-FORMED STEEL)
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LRFD	LOAD RESISTANCE FACTOR DESIGN
LWC	LIGHT WEIGHT CONCRETE
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
(N)	NEW
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OWJ	OPEN WEB JOIST
PL	PLATE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
SIM	SIMILAR
SOG	SLAB-ON-GRADE
STL	STEEL
SW	SHEARWALL
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WF	WIDE FLANGE
WWF	WELDED WIRE FABRIC

DRAWING LIST

SHEET NUMBER	DRAWING NAME
S0.0	GENERAL NOTES
S1.0	FOUNDATION PLAN
S1.1	LEVEL 2 FRAMING PLAN
S1.2	LEVEL 3 FRAMING PLAN
S1.3	ROOF FRAMING PLAN
S2.0	CONCRETE & CMU DETAILS I
S3.0	WOOD DETAILS I
S3.1	WOOD DETAILS II
S3.2	WOOD DETAILS III

LEGEND



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BUFFINGTON HOMES

OPAL PARK TOWNHOMES

UNITS 12, 13, 14, 15, & 16

OPAL PARK,
BENTONVILLE, AR

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 21672 SAMUEL W. SPANN 9/10/2025

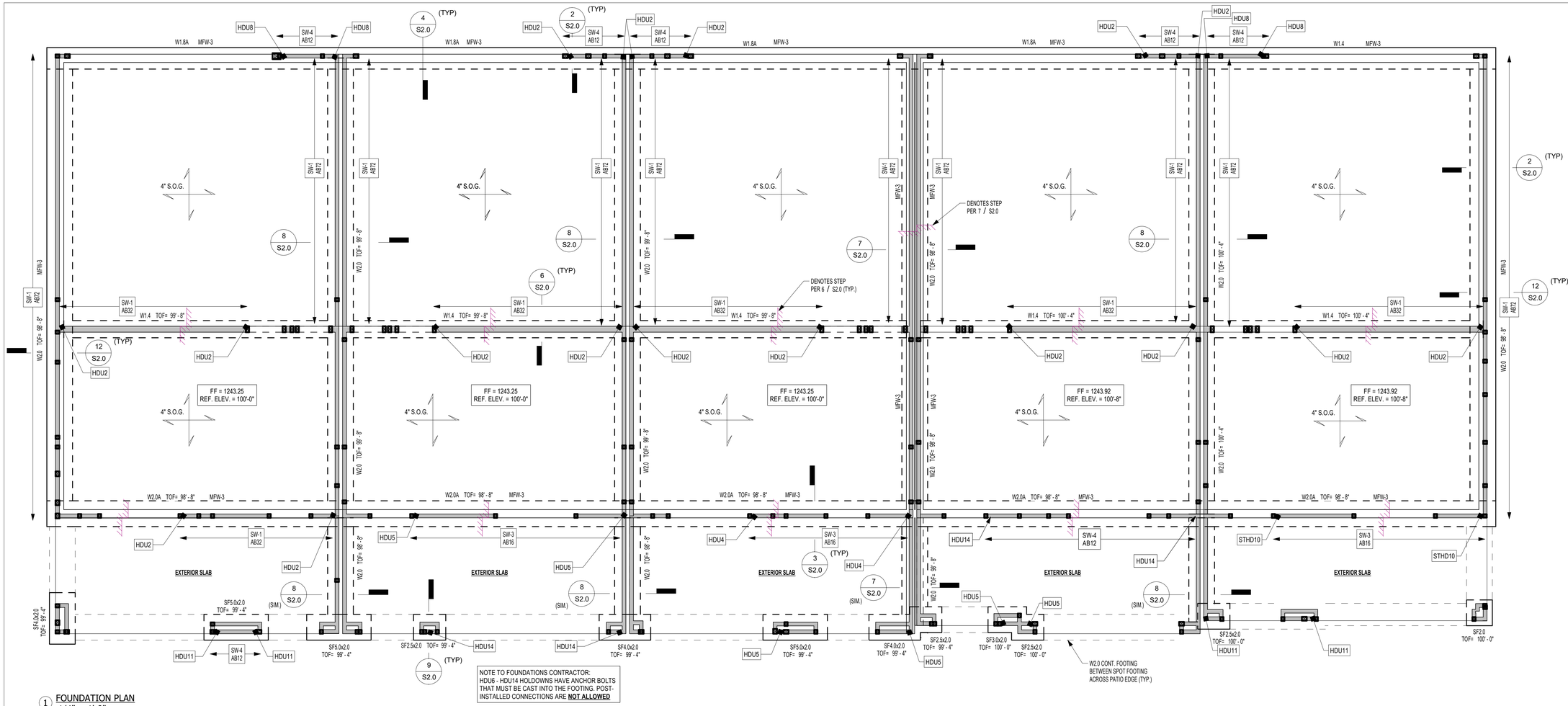
STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

PROJECT NUMBER	25-053
DATE	9/10/2025
DRAWN BY	MRV
APPROVED BY	SWS

GENERAL NOTES

S0.0



1 FOUNDATION PLAN
1/4" = 1'-0"

WALL FOOTING SCHEDULE

TYPE	WIDTH (FW)	THICKNESS (FT)	LONG REINFORCEMENT (LR)	SHORT REINFORCEMENT (SR)	COMMENTS
W1.4	1' - 4"	0' - 10"	(2) #4	NONE	
W1.8A	1' - 8"	1' - 6"	(2) #4	#4 @ 18" O.C.	TOP AND BOTTOM
W2.0	2' - 0"	0' - 10"	(3) #4	#4 @ 18" O.C.	
W2.0A	2' - 0"	2' - 0"	(3) #4	#4 @ 18" O.C.	TOP AND BOTTOM

MASONRY FOUNDATION WALL SCHEDULE

TYPE	VERTICAL REINFORCING	HORIZONTAL REINFORCING	COMMENTS
MFW-3	#4 @ 48" O.C.	#4 @ TOP	

SPOT FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT OPTIONS		REINFORCEMENT LOCATION	COMMENTS
	THICKNESS	LENGTH	WIDTH	#4 EW	#5 EW		
SF2.0	10"	2' - 0"	2' - 0"	(3) #4	(3) #5	BOT	
SF2.5x2.0	24"	2' - 0"	2' - 6"	(3) #4	(3) #5	BOT	
SF3.0x2.0	24"	2' - 0"	3' - 0"	(3) #4	(3) #5	BOT	
SF4.0x2.0	24"	2' - 0"	4' - 0"	(3) #4	(3) #5	BOT	
SF5.0x2.0	24"	2' - 0"	5' - 0"	(3) #4	(3) #5	BOT	

MASONRY HOLDOWN SCHEDULE

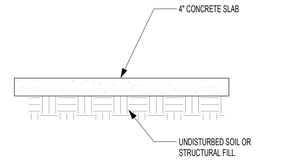
CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	GFCMU TITEN TURBO	THRU ROD	ANCHOR BOLT	EMBED
MSTAM24	MSTAM24	(1) 2X	(9) 10d SINKERS	(5) 1/4" x 2 1/4"	NA	NA	NA
MSTAM36	MSTAM36	(1) 2X	(13) 10d SINKERS	(8) 1/4" x 2 1/4"	NA	NA	NA
MSTCM40	MSTCM40	(2) 2X	(26) 12d SINKERS	(14) 1/4" x 2 1/4"	NA	NA	NA
HDU2	HDU2-SDS2.5	(2) 2X	(6) 1/4" x 2 1/2" SDS	NA	5/8"Ø ROD	SSTB16	12 5/8"
HDU4	HDU4-SDS2.5	(2) 2X	(10) 1/4" x 2 1/2" SDS	NA	5/8"Ø ROD	SSTB16	12 5/8"
HDU8	HDU8-SDS2.5	(3) 2X	(20) 1/4" x 2 1/2" SDS	NA	7/8"Ø ROD	SSTB28	24 7/8"
HDU11	HDU11-SDS2.5	4X8	(30) 1/4" x 2 1/2" SDS	NA	1"Ø ROD	SB1x30	24"
HDU14	HDU14-SDS2.5	4X8	(36) 1/4" x 2 1/2" SDS	NA	1"Ø ROD	SB1x30	24"

NOTES:
1. ALL STUDS ARE SPF #2 OR BETTER
2. 2x BLOCKING AT ALL SHEATHING PANEL EDGES
3. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
4. PROVIDE END POST AT EACH END OF SHEAR WALL
5. FULLY GROUT CELLS WHEN USING SSTB ANCHORS (TYP.).
6. AT END OF WALL AND AT CORNERS, ANCHOR BOLTS SHALL BE INSTALLED 4 1/4" AWAY FROM END OF WALL.
7. SECOND COURSE OF WALL SHALL HAVE (1) CONTINUOUS #4 HORIZONTAL BAR TO EXTEND 2X THE ANCHOR EMBEDMENT BEYOND (FOR INSTANCE, FOR HDU2 AND HDU4 WITH 'SSTB16', #4 BAR SHALL EXTEND 25 1/4" BEYOND SSTB).
8. INSTAL (1) VERTICAL BAR AT ADJACENT CELL WITH ANCHORAGE TO MATCH WALL VERTICAL REINFORCEMENT (SEE WALL SCHEDULE).
9. GC TO COORDINATE EMBEDMENT OF ANCHOR ROD WITH AVAILABLE FOOTING/FOUNDATION WALL DEPTH AND AND CONCRETE COVER REQUIREMENTS PER CONCRETE COVER SCHEDULE. PROVIDE DEEPER FOOTING/FOUNDATION WALL AS NECESSARY TO PROVIDE FULL ANCHOR ROD EMBED PER HOLDOWN SCHEDULE.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	16d@6" O.C.	2x	2x	72" O.C.	72" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	16d@4" O.C.	2x	2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	16d@4" O.C.	2x	2x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	1/4"x6" SDS@6" O.C.	2x	2x	12" O.C.	16" O.C.
SW5	7/16" APA RATED OSB, 2-SIDES	8d@4" O.C.	8d@12" O.C.	1/4"x6" SDS@4" O.C.	2x	2x	10" O.C.	12" O.C.
SW6	7/16" APA RATED OSB, 2-SIDES	8d@3" O.C.	8d@12" O.C.	1/4"x6" SDS@3" O.C.	2x	2x	8" O.C.	10" O.C.
SW7	5/8" GYPSUM BOARD	#6 SCREWS @ 8" O.C.	#6 SCREWS @ 12" O.C.	16d@6" O.C.	2x	2x	72" O.C.	72" O.C.

NOTES:
1. ALL STUDS ARE SPF #2 OR BETTER
2. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
3. PROVIDE END POST AT EACH END OF SHEAR WALL.
4. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.
5. ANCHOR BOLTS SHALL HAVE 3"x3"x0.229" WASHER



4" SLAB ON GRADE (4" S.O.G.)

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL CONCRETE DETAILS.
3. SEE S3 SERIES FOR TYPICAL WOOD DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
5. SF2.0 - INDICATES SPREAD FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 1'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
6. W2.0 - INDICATES STRIP FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 1'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
7. AB32 - INDICATES ANCHOR BOLT SPACING. SEE SHEAR WALL SCHEDULE FOR ALTERNATIVE 5/8" SPACING. ANCHOR BOLTS TO BE 1/2" DIA. AND SPACED AT 32" O.C. UNO. AB24= 24" O.C. SPACING. AB16=16" O.C. SPACING
8. FW8 - INDICATES FOUNDATION WALL TYPE. SEE FOUNDATION WALL SCHEDULE. MAX HEIGHT GIVEN IS FLOOR TO FLOOR HEIGHT.

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
09/10/2025
SCOTT W. SIMS

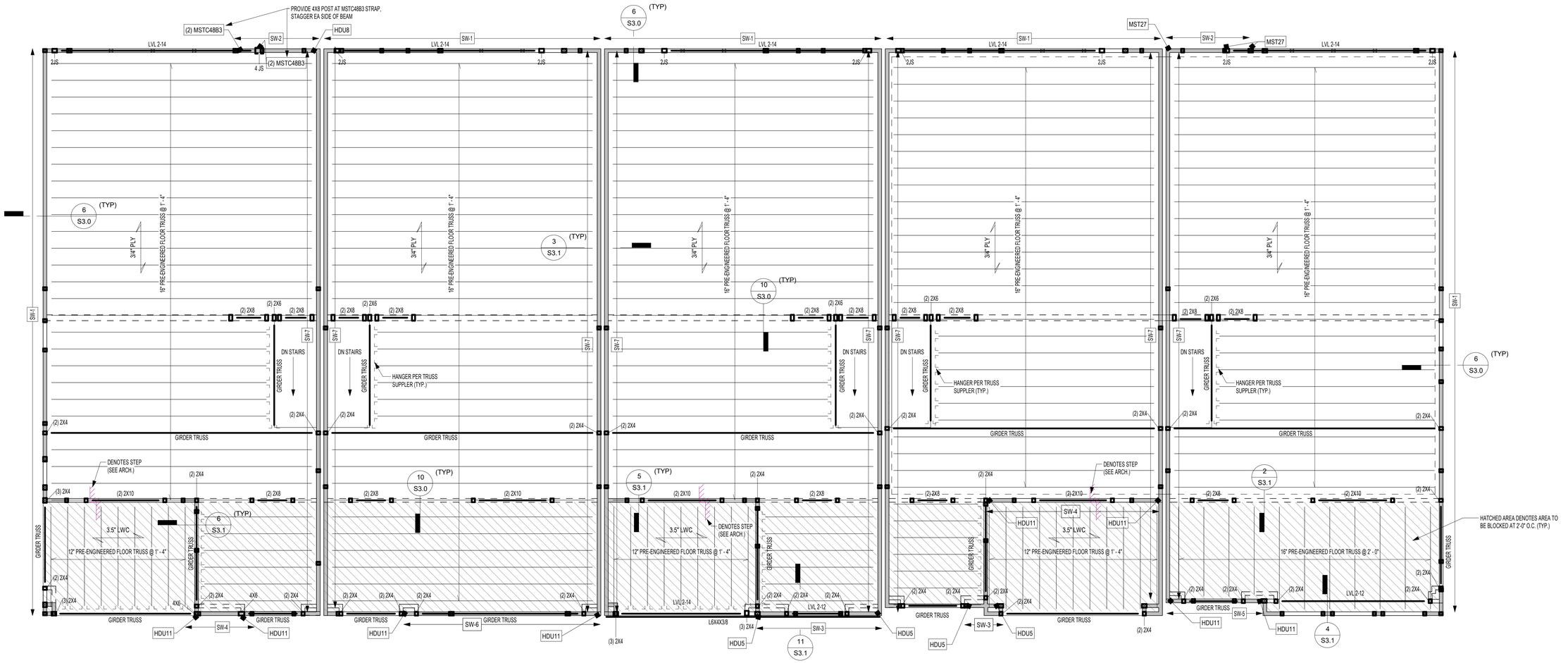
STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

PROJECT NUMBER	25-053
DATE	9/10/2025
DRAWN BY	MRV
APPROVED BY	SWS

FOUNDATION PLAN

S1.0



1 LEVEL 2 FRAMING PLAN
1/4" = 1'-0"

FLOOR TO FLOOR HOLDOWN SCHEDULE

CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	THRU ROD	END LENGTH
CS16	CS16	(2) 2X	(22) 8d SINKERS	NA	15"
CS14	CS14	(2) 2X	(30) 8d SINKERS	NA	19"
HDU8	(2) HDU8-SDS2.5	(3) 2X	(20) 1/4" x 2 1/2" SDS	7/8"Ø ROD	NA
HDU11	(2) HDU11-SDS2.5	(3) 2X	(30) 1/4" x 2 1/2" SDS	1"Ø ROD	NA
HDU14	(2) HDU14-SDS2.5	6X6	(36) 1/4" x 2 1/2" SDS	1"Ø ROD	NA
MST27	MST27	(2) 2X	(30) 0.162 x 2 1/2"	NA	NA
MST48	MST48	(2) 2X	(50) 0.162 x 2 1/2"	NA	NA
MST60	MST60	(2) 2X	(68) 0.162 x 2 1/2"	NA	NA

NOTES:
1. ALL STUDS ARE SPF #1/#2 OR BETTER
2. 2x BLOCKING AT ALL SHEATHING PANEL EDGES
3. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
4. PROVIDE END POST AT EACH END OF SHEAR WALL
5. REFER TO STRAP/HOLDOWN MANUFACTURER FOR INSTALLATION REQUIREMENTS.
6. MST STRAPS MAY BE INSTALLED USING 1/2" DIA. BOLTS INSTEAD OF NAILS AS PERMITTED BY THE MANUFACTURER ONLY IF NOTED ON THE PLANS (SEE PLANS). CONTACT E.O.R. FOR ALL BOLT OPTION INSTALLATION REQUESTS.

BEARING WALL FRAMING SCHEDULE

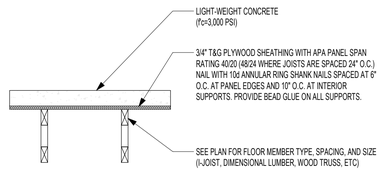
LEVEL	EXTERIOR	INTERIOR	MATERIAL
3RD FLOOR	2X4 @ 16" O.C.	2X4 @ 16" O.C.	SPF #1/#2
2ND FLOOR	2X4 @ 16" O.C.	2X4 @ 16" O.C.	SPF #1/#2
1ST FLOOR	2X4 @ 12" O.C.	2X4 @ 16" O.C.	SPF #1/#2

NOTES:
1. FOR TYPICAL TOP PLATE SPLICE SEE 3 / S3.0
2. SEE PLANS FOR SPECIFIC EXCEPTIONS

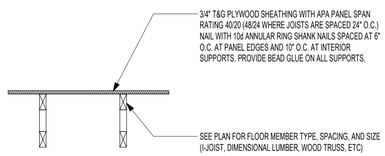
SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	16d@6" O.C.	2x	2x	72" O.C.	72" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	16d@4" O.C.	2x	2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	16d@4" O.C.	2x	2x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	1/4"x6" SDS@6" O.C.	2x	2x	12" O.C.	16" O.C.
SW5	7/16" APA RATED OSB, 2-SIDES	8d@4" O.C.	8d@12" O.C.	1/4"x6" SDS@4" O.C.	2x	2x	10" O.C.	12" O.C.
SW6	7/16" APA RATED OSB, 2-SIDES	8d@3" O.C.	8d@12" O.C.	1/4"x6" SDS@3" O.C.	2x	2x	8" O.C.	10" O.C.
SW7	5/8" GYPSUM BOARD	#6 SCREWS @ 8" O.C.	#6 SCREWS @ 12" O.C.	16d@6" O.C.	2x	2x	72" O.C.	72" O.C.

NOTES:
1. ALL STUDS ARE SPF #2 OR BETTER
2. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
3. PROVIDE END POST AT EACH END OF SHEAR WALL.
4. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.
5. ANCHOR BOLTS SHALL HAVE 3"x3"x0.229" WASHER



3.5" LWC



3/4 T&G TRUSS (3/4" PLY)

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL CONCRETE DETAILS.
3. SEE S3 SERIES FOR TYPICAL WOOD DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
5. ROOF SHEATHING TO BE 1/2" 24/16 APA RATED SHEATHING. NAIL PANEL EDGES W/ 8d COMMON @ 6" EDGE/12" FIELD U.N.O.
6. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD U.N.O.
7. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
8. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
9. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
10. 1-1/4" TIMBERSTRAND RIM JOIST AROUND DIAPHRAGM PERIMETER TO MATCH INTERIOR ADJACENT ROOF OR FLOOR FRAMING DEPTH.
11. BOTTOM PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
12. ALL HEADERS AT 2x4 WALLS TO BE (2) 2x6, UNO
13. ALL HEADERS AT 2x6 WALLS TO BE (3) 2x8, UNO
14. xJS - INDICATES NUMBER OF JACK STUD. REFER TO TYPICAL HEADER DETAILS FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT=JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD NOT NOTED ON PLANS, HEADER SHALL BE SUPPORTED BY (1) JACK STUD AND KING STUD QUANTITY BASED ON TYPICAL DETAIL.
15. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES UNO. 2x BEAM=(2) 2x4 POST OR (2) 2x6 POST, TRIPLE 2x BEAM=(3) 2x4 POST OR (3) 2x6 POST, TRIPLE LVL BEAMS=(4) 2x4 POST OR (4) 2x6 POST. GIRDER TRUSSES = (3) 2x6 POST OR (4) 2x4 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON LPCZ OR BCS. POST DEPTH SHALL MATCH STUD WALL DEPTH.
16. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
17. ONLY MAJOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO ARCH AND MEP PLANS FOR OTHER OPENINGS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCH DRAWINGS.
18. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTHS SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL WIDTH.
19. LVL 3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL 3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6 =5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
20. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST).
21. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
22. WOOD BEARING WALLS TO BE 2x4 @ 16" O.C. UNO.

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BUFFINGTON HOMES

OPAL PARK TOWNHOMES

UNITS 12, 13, 14, 15, & 16
OPAL PARK
BENTONVILLE, AR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
09/10/2025
SCOTT W. SWAFFORD

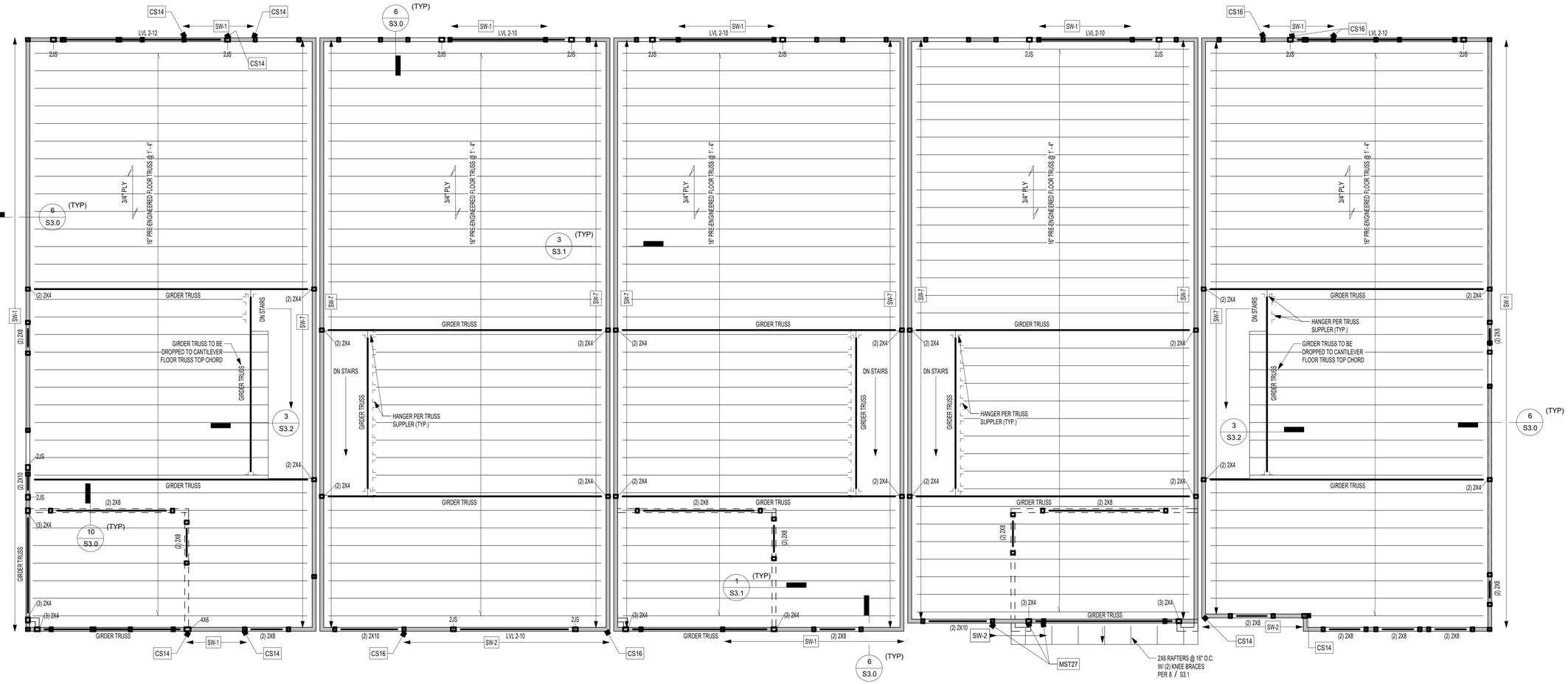
STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

PROJECT NUMBER	25-053
DATE	9/10/2025
DRAWN BY	MRV
APPROVED BY	SWS

LEVEL 2 FRAMING PLAN

S1.1



1 LEVEL 3 FRAMING PLAN
1/4" = 1'-0"

FLOOR TO FLOOR HOLDOWN SCHEDULE

CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	THRU ROD	END LENGTH
CS16	CS16	(2) 2X	(22) 8d SINKERS	NA	15"
CS14	CS14	(2) 2X	(30) 8d SINKERS	NA	19"
HDU8	(2) HDU8-SDS2.5	(3) 2X	(20) 1/4" x 2 1/2" SDS	7/8"Ø ROD	NA
HDU11	(2) HDU11-SDS2.5	(3) 2X	(30) 1/4" x 2 1/2" SDS	1"Ø ROD	NA
HDU14	(2) HDU14-SDS2.5	6X6	(36) 1/4" x 2 1/2" SDS	1"Ø ROD	NA
MST27	MST27	(2) 2X	(30) 0.162 x 2 1/2"	NA	NA
MST48	MST48	(2) 2X	(50) 0.162 x 2 1/2"	NA	NA
MST60	MST60	(2) 2X	(68) 0.162 x 2 1/2"	NA	NA

NOTES:
1. ALL STUDS ARE SPF #1/#2 OR BETTER
2. 2x BLOCKING AT ALL SHEATHING PANEL EDGES
3. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
4. PROVIDE END POST AT EACH END OF SHEAR WALL.
5. REFER TO STRAP/HOLDOWN MANUFACTURER FOR INSTALLATION REQUIREMENTS.
6. MST STRAPS MAY BE INSTALLED USING 1/2" DIA. BOLTS INSTEAD OF NAILS AS PERMITTED BY THE MANUFACTURER ONLY IF NOTED ON THE PLANS (SEE PLANS). CONTACT E.O.R. FOR ALL BOLT OPTION INSTALLATION REQUESTS.

BEARING WALL FRAMING SCHEDULE

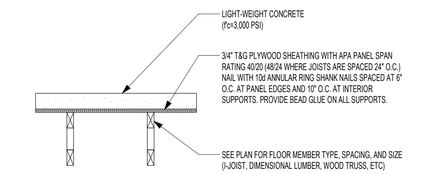
LEVEL	EXTERIOR	INTERIOR	MATERIAL
3RD FLOOR	2X4 @ 16" O.C.	2X4 @ 16" O.C.	SPF #1/#2
2ND FLOOR	2X4 @ 16" O.C.	2X4 @ 16" O.C.	SPF #1/#2
1ST FLOOR	2X4 @ 12" O.C.	2X4 @ 16" O.C.	SPF #1/#2

NOTES:
1. FOR TYPICAL TOP PLATE SPLICE SEE 3 / S3.0
2. SEE PLANS FOR SPECIFIC EXCEPTIONS

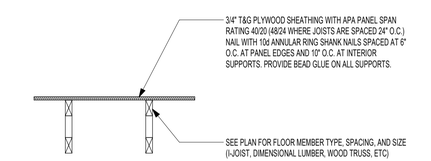
SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	16d@6" O.C.	2x	2x	72" O.C.	72" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	16d@4" O.C.	2x	2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	16d@4" O.C.	2x	2x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	1/4"x6" SDS@6" O.C.	2x	2x	12" O.C.	16" O.C.
SW5	7/16" APA RATED OSB, 2-SIDES	8d@4" O.C.	8d@12" O.C.	1/4"x6" SDS@4" O.C.	2x	2x	10" O.C.	12" O.C.
SW6	7/16" APA RATED OSB, 2-SIDES	8d@3" O.C.	8d@12" O.C.	1/4"x6" SDS@3" O.C.	2x	2x	8" O.C.	10" O.C.
SW7	5/8" GYPSUM BOARD	#6 SCREWS @ 8" O.C.	#6 SCREWS @ 12" O.C.	16d@6" O.C.	2x	2x	72" O.C.	72" O.C.

NOTES:
1. ALL STUDS ARE SPF #2 OR BETTER
2. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
3. PROVIDE END POST AT EACH END OF SHEAR WALL.
4. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.
5. ANCHOR BOLTS SHALL HAVE 3"x3"x0.229" WASHER



3.5" LWC



3/4 T&G TRUSS (3/4" PLY)

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL CONCRETE DETAILS.
3. SEE S3 SERIES FOR TYPICAL WOOD DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
5. ROOF SHEATHING TO BE 1/2" 24/16 APA RATED SHEATHING. NAIL PANEL EDGES W/ 8d COMMON @ 6" EDGE/12" FIELD U.N.O.
6. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD U.N.O.
7. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
8. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
9. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
10. 1-1/4" TIMBERSTRAND RIM JOIST AROUND DIAPHRAGM PERIMETER TO MATCH INTERIOR ADJACENT ROOF OR FLOOR FRAMING DEPTH
11. BOTTOM PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
12. ALL HEADERS AT 2x4 WALLS TO BE (2) 2x8, UNO
13. ALL HEADERS AT 2x6 WALLS TO BE (3) 2x8, UNO
14. xJS - INDICATES NUMBER OF JACK STUD. REFER TO TYPICAL HEADER DETAILS FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT=JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD NOT NOTED ON PLANS, HEADER SHALL BE SUPPORTED BY (1) JACK STUD AND KING STUD QUANTITY BASED ON TYPICAL DETAIL.
15. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES UNO. 2x BEAM=(2) 2x4 POST OR (2) 2x6 POST, TRIPLE 2x BEAM=(3) 2x4 POST OR (3) 2x6 POST, TRIPLE LVL BEAMS=(4) 2x4 POST OR (4) 2x6 POST. GIRDER TRUSSES = (3) 2x6 POST OR (4) 2x4 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON LPCZ OR BCS. POST DEPTH SHALL MATCH STUD WALL DEPTH.
16. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
17. ONLY MAJOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO ARCH AND MEP PLANS FOR OTHER OPENINGS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCH DRAWINGS.
18. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTHS SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL WIDTH.
19. LVL 3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL 3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6 =5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
20. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST).
21. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
22. WOOD BEARING WALLS TO BE 2x4 @ 16" O.C. UNO.

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BUFFINGTON HOMES

OPAL PARK TOWNHOMES

UNITS 12, 13, 14, 15, & 16
OPAL PARK
BENTONVILLE, AR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
09/10/2025
W. S.

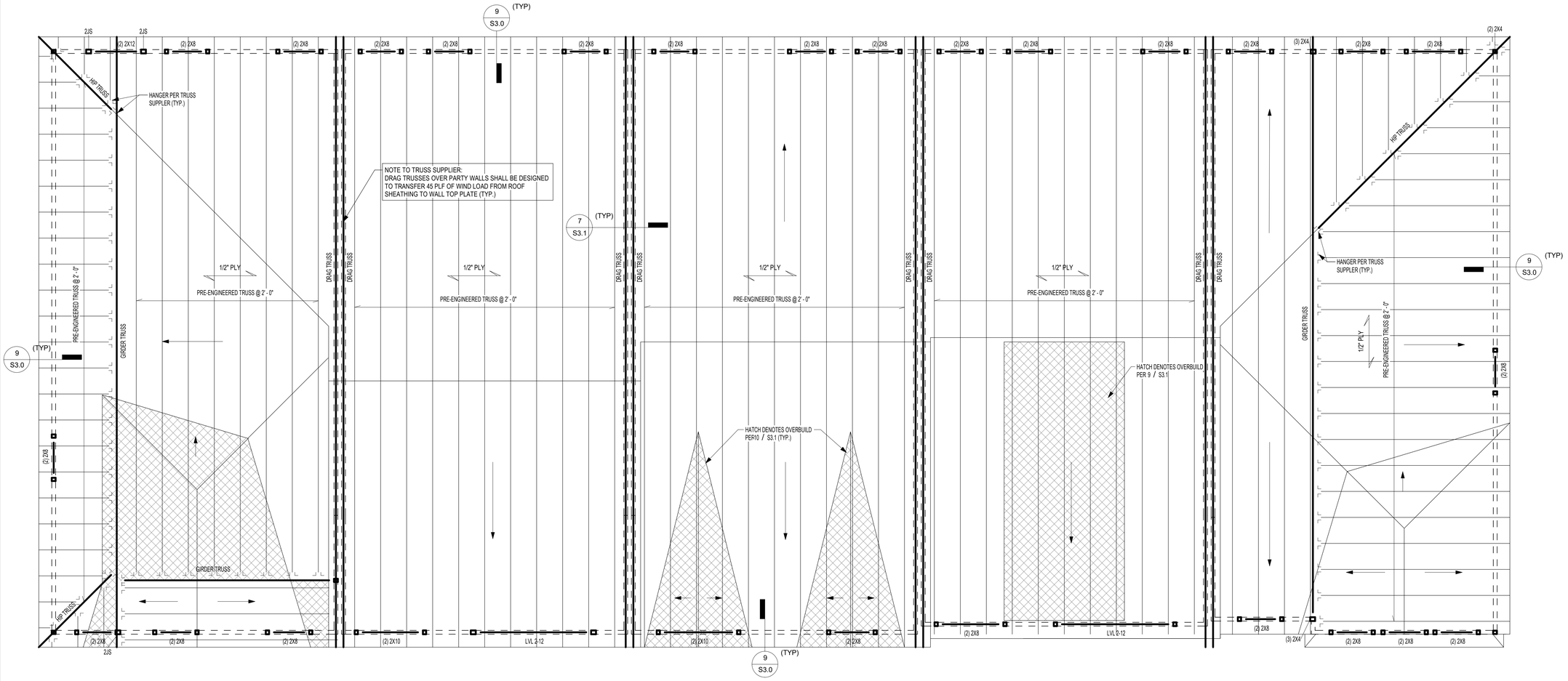
STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

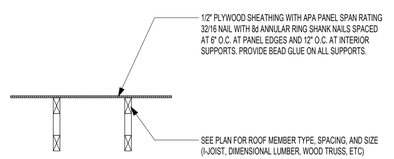
PROJECT NUMBER	25-053
DATE	9/10/2025
DRAWN BY	MRV
APPROVED BY	SWS

LEVEL 3 FRAMING PLAN

S1.2



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



1/2 TRUSS (1/2" PLY)

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL CONCRETE DETAILS.
3. SEE S3 SERIES FOR TYPICAL WOOD DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
5. ROOF SHEATHING TO BE 1/2" 24/16 APA RATED SHEATHING. NAIL PANEL EDGES W/ 8d COMMON @ 6" EDGE/12" FIELD U.N.O.
6. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD U.N.O.
7. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
8. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
9. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
10. 1-1/4" TIMBERSTRAND RIM JOIST AROUND DIAPHRAGM PERIMETER TO MATCH INTERIOR ADJACENT ROOF OR FLOOR FRAMING DEPTH.
11. BOTTOM PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
12. ALL HEADERS AT 2x4 WALLS TO BE (2) 2x8, UNO
13. ALL HEADERS AT 2x6 WALLS TO BE (3) 2x8, UNO
14. xJS - INDICATES NUMBER OF JACK STUD. REFER TO TYPICAL HEADER DETAILS FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT=JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD NOT NOTED ON PLANS, HEADER SHALL BE SUPPORTED BY (1) JACK STUD AND KING STUD QUANTITY BASED ON TYPICAL DETAIL.
15. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES UNO. 2x BEAM=(2) 2x4 POST OR (2) 2x6 POST, TRIPLE 2x BEAM=(3) 2x4 POST OR (3) 2x6 POST, TRIPLE LVL BEAMS=(4) 2x4 POST OR (4) 2x6 POST. GIRDER TRUSSES = (3) 2x6 POST OR (4) 2x4 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON LPCZ OR BCS. POST DEPTH SHALL MATCH STUD WALL DEPTH.
16. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
17. ONLY MAJOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO ARCH AND MEP PLANS FOR OTHER OPENINGS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCH DRAWINGS.
18. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTHS SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL WIDTH.
19. LVL 3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL 3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6 =5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
20. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST).
21. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
22. WOOD BEARING WALLS TO BE 2x4 @ 16" O.C. UNO.

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
9/10/2025
SCOTT W. SWIM

STATUS

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PROJECT NUMBER	25-053
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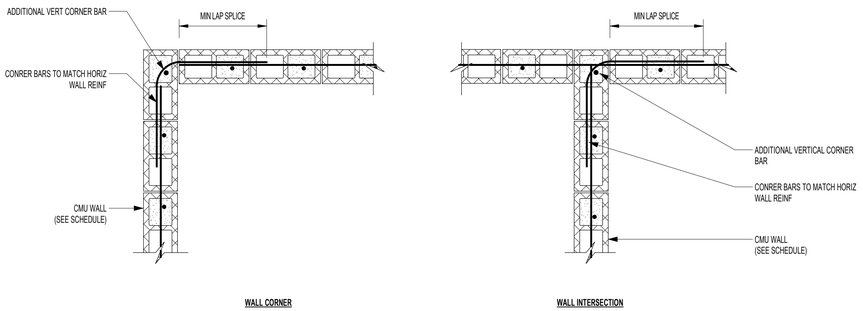
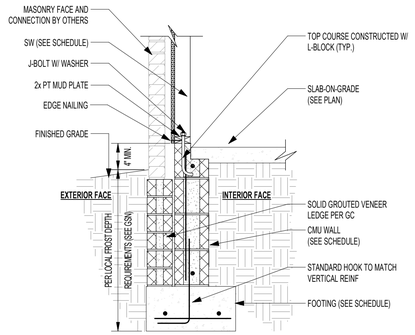
DRAWN BY	MRV
APPROVED BY	SWS

ROOF FRAMING PLAN

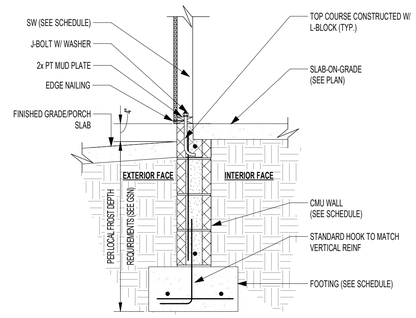
S1.3



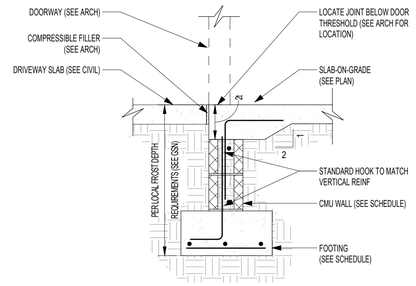
1 TYPICAL CMU FOUNDATION INTERSECTION



2 GARAGE FOUNDATION WALL



3 TYPICAL FOUNDATION WALL



4 TYPICAL FROST WALL DETAIL AT DOORWAY

14 HDU HOLDOWN

6 SLAB STEP AT INTERIOR SHEAR WALL

7 INTERIOR STRIP FOOTING AT PARTY SHEAR WALL STEP

8 BACK-TO-BACK SHEARWALL FOOTING

9 WOOD PIER AT SLAB EDGE

10 PIPE PARALLEL TO CONCRETE FOOTING WALL

11 PIPE PERPENDICULAR TO CONCRETE FOOTING WALL

12 INTERIOR STRIP FOOTING PERPENDICULAR TO EXTERIOR STEM WALL

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OPAL PARK TOWNHOMES

UNITS 12, 13, 14, 15, & 16
OPAL PARK
BENTONVILLE, AR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
09/10/2025
SHANE W. S...

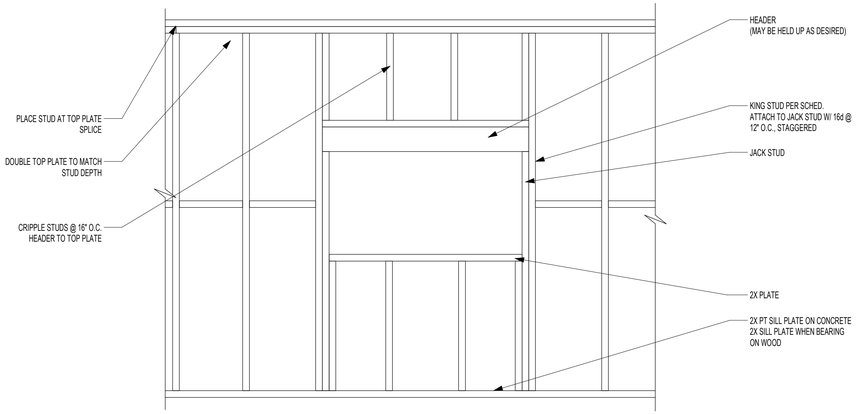
STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

PROJECT NUMBER	25-053
DATE	9/10/2025
DRAWN BY	MRV
APPROVED BY	SWS

CONCRETE & CMU DETAILS I

S2.0



KING STUD QUANTITIES (10' MAX HEIGHT)

INTERIOR OPENINGS	1 KING STUD (MIN)
EXTERIOR OPENINGS <= 3'-6"	1 KING STUD (MIN)
EXTERIOR OPENINGS > 3'-6" AND < 9'-0"	2 KING STUD (MIN)
EXTERIOR OPENINGS > 9'-0" AND < 14'-0"	3 KING STUD (MIN)
EXTERIOR OPENINGS > 14'-0" AND < 20'-0"	4 KING STUD (MIN)

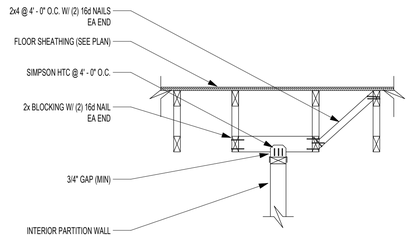
KING STUD QUANTITIES (12' MAX HEIGHT)

INTERIOR OPENINGS	1 KING STUD (MIN)
EXTERIOR OPENINGS <= 5'-0"	2 KING STUD (MIN)
EXTERIOR OPENINGS > 5'-0" AND < 9'-0"	3 KING STUD (MIN)
EXTERIOR OPENINGS > 9'-0" AND < 13'-0"	4 KING STUD (MIN)

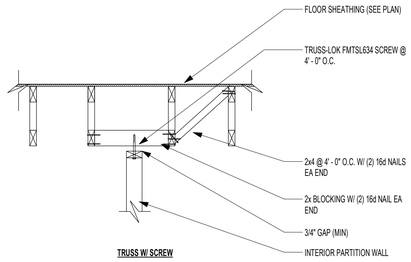
KING STUD QUANTITIES (16' MAX HEIGHT)

INTERIOR OPENINGS	1 KING STUD (MIN)
EXTERIOR OPENINGS <= 2'-0"	2 KING STUD (MIN)
EXTERIOR OPENINGS > 2'-0" AND < 4'-0"	3 KING STUD (MIN)
EXTERIOR OPENINGS > 4'-0" AND < 6'-0"	3 KING STUD (MIN)

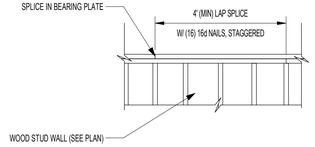
1 TYPICAL WALL FRAMING SPF



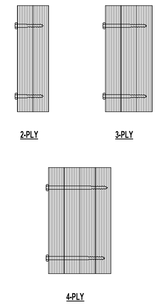
TRUSS W/ CLIP



TRUSS W/ SCREW

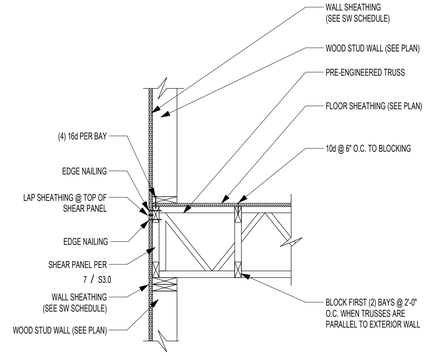


2 NON-STRUCTURAL WALL BRACING

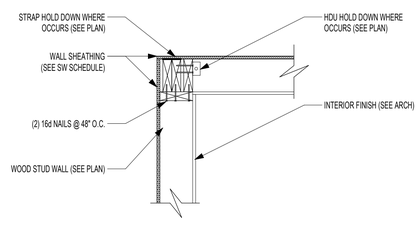


NOTES:
1. SCREWS TO BE SDW22 @ 16" O.C.
2. SCREW LENGTH AS FOLLOWS
   - 2 PLY = 3 3/8"
   - 3 PLY = 5"
   - 4 PLY = 6 3/4"
3. NUMBER OF FASTENING ROWS AS FOLLOWS
   - 9 1/2" = 2 ROWS
   - 11 7/8" = 3 ROWS
   - 14" = 3 ROWS
   - 16" AND GREATER = 4 ROWS

3 TYPICAL TOP PLATE SPLICE DETAIL

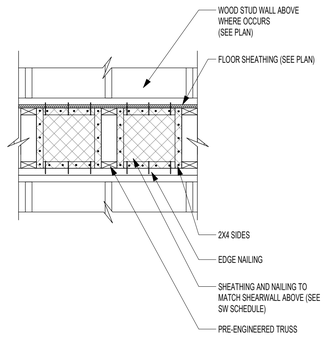


4 TYPICAL LVL ATTACHMENT

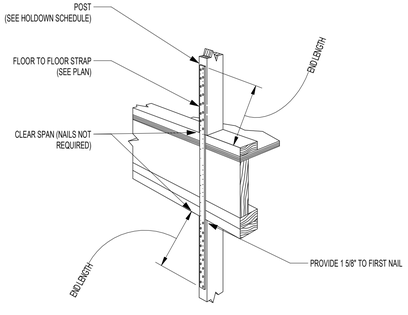


5 SHEAR WALL INTERSECTION

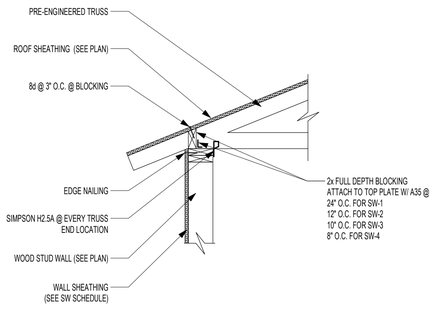
6 TYPICAL TRUSS EXTERIOR BEARING WALL



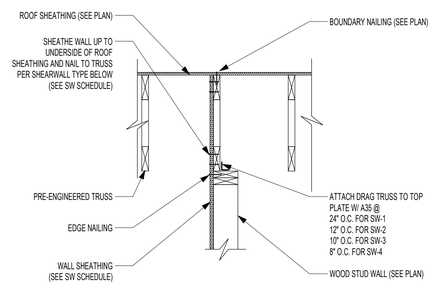
7 TRUSS SHEAR PANEL @ FLOOR TRUSS



8 FLOOR TO FLOOR HOLDOWN STRAP



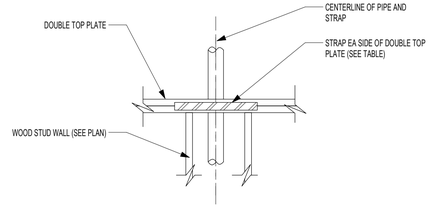
9 TYPICAL TRUSS CONNECTION TO WALL



10 INTERIOR SHEAR WALL - PARALLEL TO TRUSSES

TOP PLATE STRAP AT PIPE

HOLE SIZE	STRAPS
LESS THAN 1/3 STUD WIDTH	NONE REQUIRED
LESS THAN 2/3 STUD WIDTH	ST2122 W/ (8) 16d EA END
OVER 2/3 STUD WIDTH	ST2215 W/ (1) 16d EA END



11 TYPICAL TOP PLAT STRAP AT PIPE

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OPAL PARK
BENTONVILLE, AR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
9/10/2025
MARVEL W. SMITH

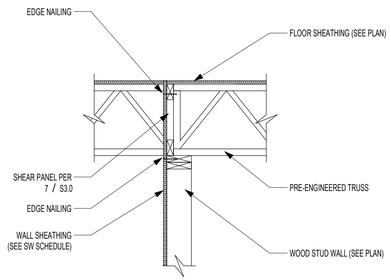
STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

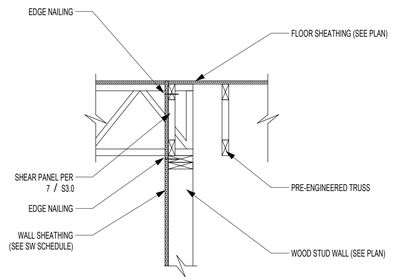
PROJECT NUMBER	25-053
DATE	9/10/2025
DRAWN BY	MRV
APPROVED BY	SWS

WOOD DETAILS I

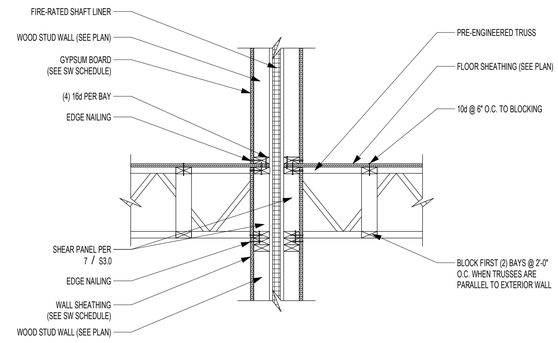
S3.0



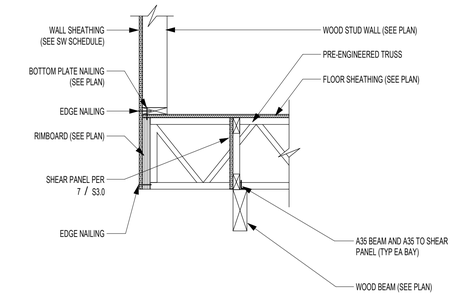
1 PERPENDICULAR TRUSSES AT INTERIOR SHEAR WALL



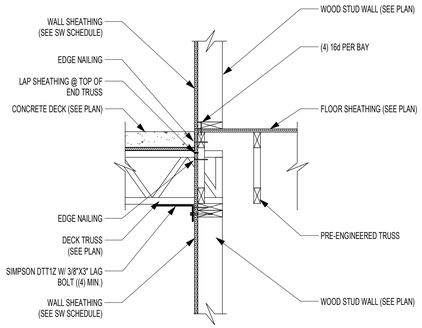
2 PERPENDICULAR AND PARALLEL TRUSSES AT INTERIOR SHEAR WALL



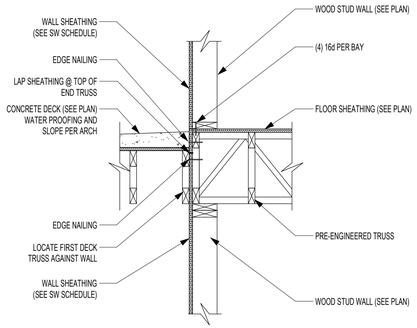
3 TYPICAL FLOOR TRUSS PARTY WALL



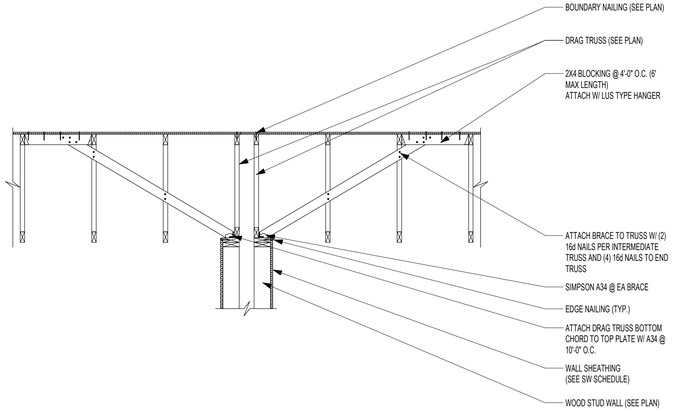
4 FLOOR TRUSS CANTILEVER ON WOOD BEAM



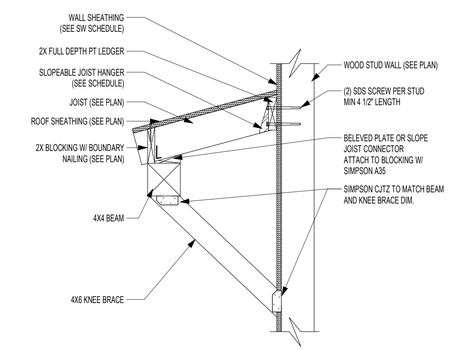
5 PERPENDICULAR DECK TRUSSES AT WALL W/ PARALLEL FLOOR TRUSSES



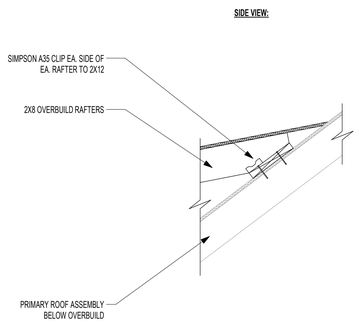
6 PARALLEL DECK TRUSSES AT WALL W/ PERPENDICULAR FLOOR TRUSSES

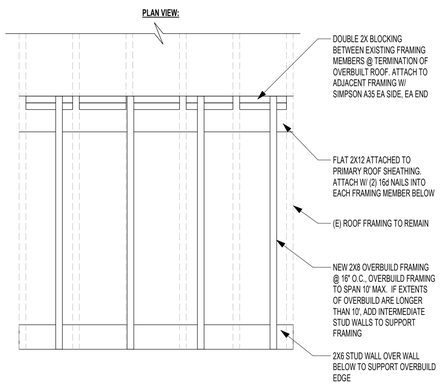


7 INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSSES

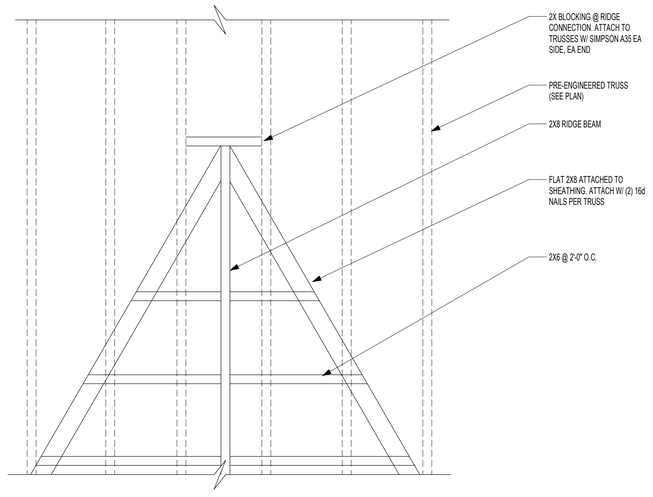


8 TYPICAL SHED ROOF FRAMING

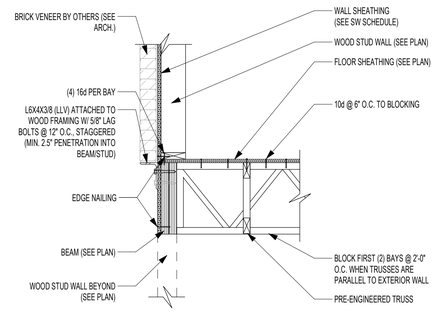




9 ROOF OVERBUILD



10 TYPICAL ROOF OVERBUILD



11 MASONRY VENEER SUPPORT DETAIL

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Salt Lake City, UT
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CLIENT

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OPAL PARK TOWNHOMES

UNITS 12, 13, 14, 15, & 16

OPAL PARK
BENTONVILLE, AR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21672
9/10/2025
SCOTT W. S...

STATUS

MARK	DATE	DESCRIPTION
	09-10-2025	PERMIT

PROJECT NUMBER	25-053
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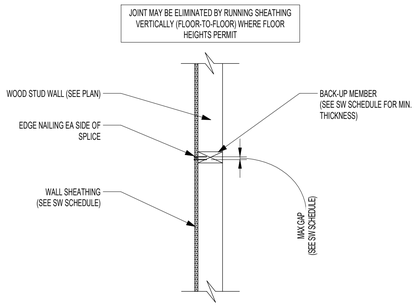
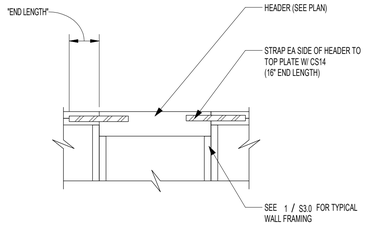
DRAWN BY	MRV
APPROVED BY	SWS

WOOD DETAILS II

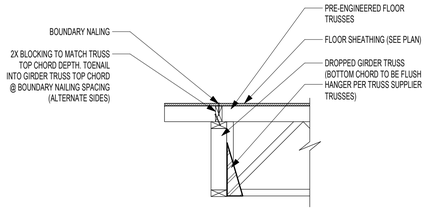
S3.1



1 TYPICAL SHEATHING JOINT NOT AT FLOOR



2 BEAM STRAPPED TO TOP PLATE



3 FLOOR TRUSS W/ TOP CHORD OVERHANGING GIRDER TRUSS

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Salt Lake City, UT
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9/10/2025
SCOTT W. S.

STATUS

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APPROVED BY	RRH

WOOD DETAILS III

S3.2

OT1-BUILDING 1

MASTER PLAN: Townhome | ELEVATION: Default elevation | COMMUNITY: Opal Park | LOT NUMBER: | CUSTOMER: SPEC

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

CONDITIONED AREA	
FIRST FLOOR SF	1617 SF
SECOND FLOOR SF	4544 SF
THIRD FLOOR SF	4875 SF
TOTAL CONDITIONED AREA :	11036 SF
TOTAL GARAGE AREA :	2305 SF
FRONT PORCH AND PORTICO AREA :	1252 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES

ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 110'-0"

BUILDING DEPTH: 45'-0"

BUILDING HEIGHT: 35'-2 7/8"

GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND

FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
SLOPE 4:12	ROOF SLOPE
SD	SD
SCO	SD / CO

SHEET INDEX

COVER	A-000
SCHEDULES	A-010
FOUNDATION PLAN	A-050
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
THIRD FLOOR PLAN	A-103
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102
THIRD FLOOR ELECTRICAL PLAN	E-103
UTILITY PLAN	U-101

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

NOT FOR CONSTRUCTION

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DOORS

LABEL	COUNT	WIDTH	HEIGHT	HANDING
DBL 40/68	4	4'-0"	6'-8"	DH
DBLC 40/68	3	4'-0"	6'-8"	DH
(2) 28/68	3	5'-4"	6'-8"	DH
20/68	2	2'-0"	6'-8"	LEFT
20/68	3	2'-0"	6'-8"	RIGHT
24/46	1	2'-4"	4'-6"	LEFT
24/46 S.C.	2	2'-4"	4'-6"	LEFT
24/46 S.C.	2	2'-4"	4'-6"	RIGHT
24/68	16	2'-4"	6'-8"	NONE
24/68	8	2'-4"	6'-8"	RIGHT
24/68	13	2'-4"	6'-8"	LEFT
PKT 24/68	2	2'-4"	6'-8"	LEFT
26/68	4	2'-6"	6'-8"	NONE
26/68	3	2'-6"	6'-8"	RIGHT
26/68	3	2'-6"	6'-8"	LEFT
28/68	8	2'-8"	6'-8"	RIGHT
28/68	7	2'-8"	6'-8"	NONE
28/68	5	2'-8"	6'-8"	LEFT
(2)30/68	5	6'-0"	6'-8"	LEFT
30/68	3	3'-0"	6'-8"	LEFT
30/68	2	3'-0"	6'-8"	NONE
SECOND FLOOR TOTAL COUNT: 15				
THIRD FLOOR TOTAL COUNT: 59				
FIRST FLOOR TOTAL COUNT: 25				

WINDOWS

LABEL	COUNT	WIDTH	HEIGHT
20/30	2	2'-0"	3'-0"
20/70	4	2'-0"	7'-0"
26/50	1	5'-0"	5'-0"
30/50	34	3'-0"	5'-0"
30/50	3	9'-0"	5'-0"
30/60	11	3'-0"	6'-0"
30/60	1	6'-0"	6'-0"
30/60	1	9'-0"	6'-0"
30/70	3	3'-0"	7'-0"
40/10	2	4'-0"	1'-0"
TR 20/26 FGDL	1	6'-0"	2'-6"
TR 30/16 FG	1	9'-0"	1'-6"
TR 30/20	2	9'-0"	2'-0"
TR 30/60 SHDL	2	9'-0"	6'-0"
TW 26/20 FG	2	5'-0"	2'-0"
TW 26/60 SHDL	2	5'-0"	6'-0"
TW 26/70	1	5'-0"	5'-0"
ROOF HOSTED TOTAL COUNT: 3			
SECOND FLOOR TOTAL COUNT: 36			
THIRD FLOOR TOTAL COUNT: 32			
FIRST FLOOR TOTAL COUNT: 2			

ROOMS NET AREA

NAME	AREA	FLOOR MATERIAL	LEVEL
FLEX	1200.5 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
FRONT PORCH	832.6 SF	Floor_Concrete.Default	FIRST FLOOR
GARAGE	2242.7 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
POWDER	141.5 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
STAIRS	144 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR

ROOMS NET AREA CONTINUED

CHASE	36.1 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
CLOSET	6.2 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
DINING	1003.3 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
GENERAL	17.9 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
KITCHEN	953.7 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
KITCHEN	140 SF	None	SECOND FLOOR
LIVING ROOM	1468 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
PANTRY	107.3 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
PORTICO	336.8 SF	Floor_Concrete.Default	SECOND FLOOR
POWDER	137.7 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
READING NOOK	224.9 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
STAIRS	211.8 SF	None	SECOND FLOOR
BATH 2	187.3 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
BATH 2	37.5 SF	None	THIRD FLOOR
BEDROOM 2	744.4 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
BEDROOM 3	556 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
CHASE	23.3 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
CLOSET	130 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
COAT	16.8 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
HALF BATH	25 SF	None	THIRD FLOOR
HALL	510.5 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
LAUNDRY	143.6 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
MECHANICAL	117.9 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
OWNERS	958.8 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
OWNERS BATH	259.9 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
OWNERS BATH	37.5 SF	None	THIRD FLOOR
OWNERS CLOSET	268.2 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
SHOWER	31.4 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
STAIRS	289.6 SF	None	THIRD FLOOR
WALK-IN CLOSET	62.7 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
WC	99.9 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR

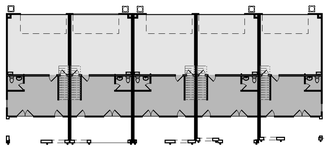
WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
INTERIOR	219'-4"	FIRST FLOOR
EXTERIOR	583'-2"	FIRST FLOOR
INTERIOR	218'-0"	SECOND FLOOR
EXTERIOR	673'-9"	SECOND FLOOR
INTERIOR	795'-4"	THIRD FLOOR
EXTERIOR	660'-6"	THIRD FLOOR

OPTIONS SELECTED

OPTION	OPTION ID
B	
5 Units	
Unit 4	
Unit 2	
Unit 1	
Unit 6	
B	
D	
Unit 3	
Buffington 12G Salt Plains Gray Mortar	

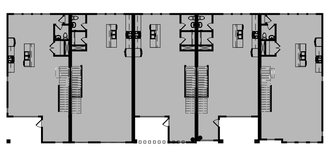
FIRST FLOOR



CONDITIONED AREA = 1617 SF

UNCONDITIONED AREA = 2305 SF

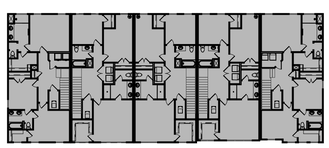
SECOND FLOOR



CONDITIONED AREA = 4544 SF

UNCONDITIONED AREA = 5 SF

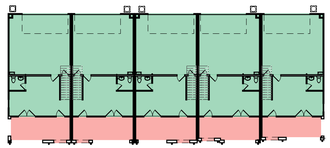
THIRD FLOOR



CONDITIONED AREA = 4875 SF

UNCONDITIONED AREA = 0 SF

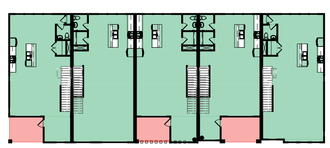
FIRST FLOOR



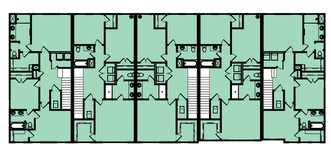
Color.C.SystemColors.Gray55 = 11802 SF

Floor_Concrete.Default = 1169 SF

SECOND FLOOR



THIRD FLOOR



Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

A-010

NOT FOR CONSTRUCTION

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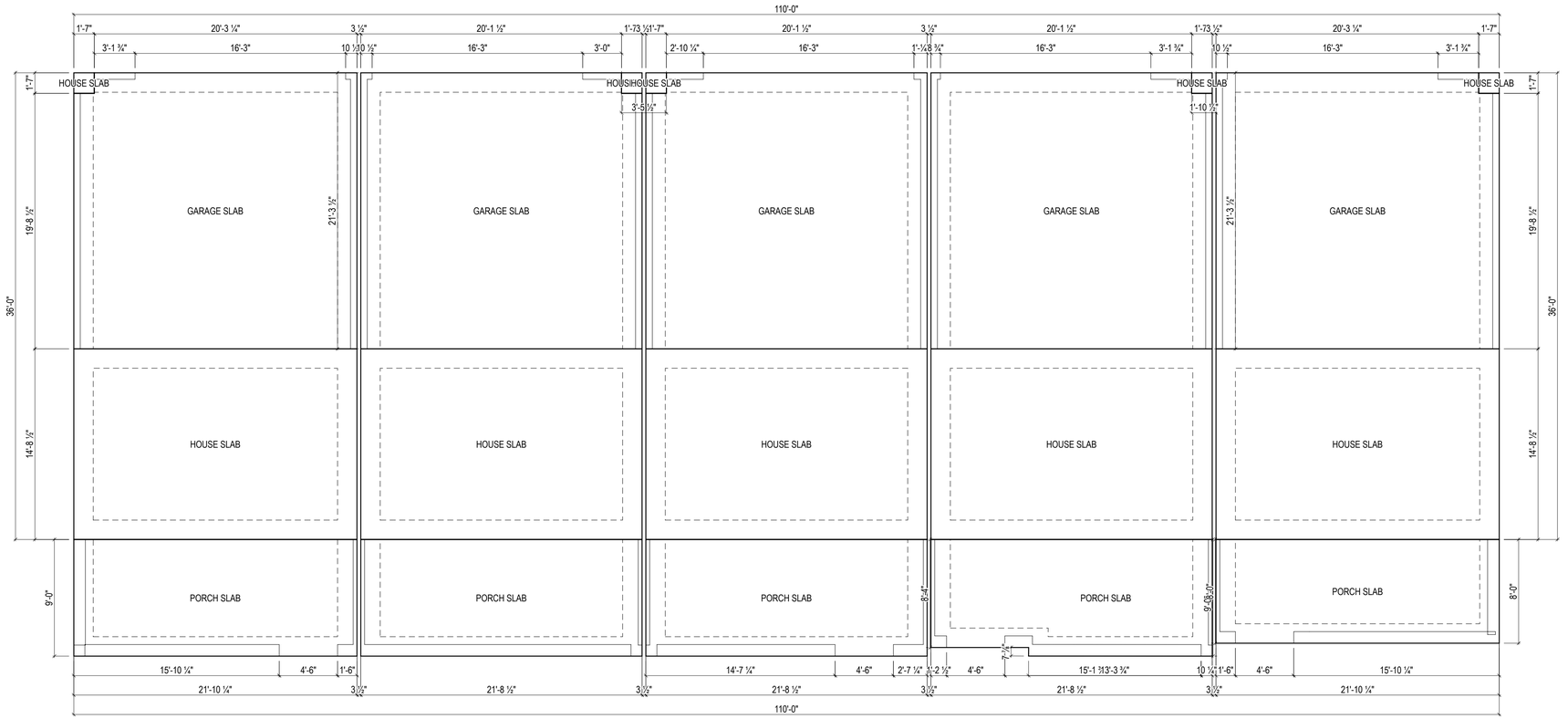

1 FOUNDATION PLAN
A-050
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

FOUNDATION PLAN

SHEET NUMBER

A-050

NOT FOR CONSTRUCTION

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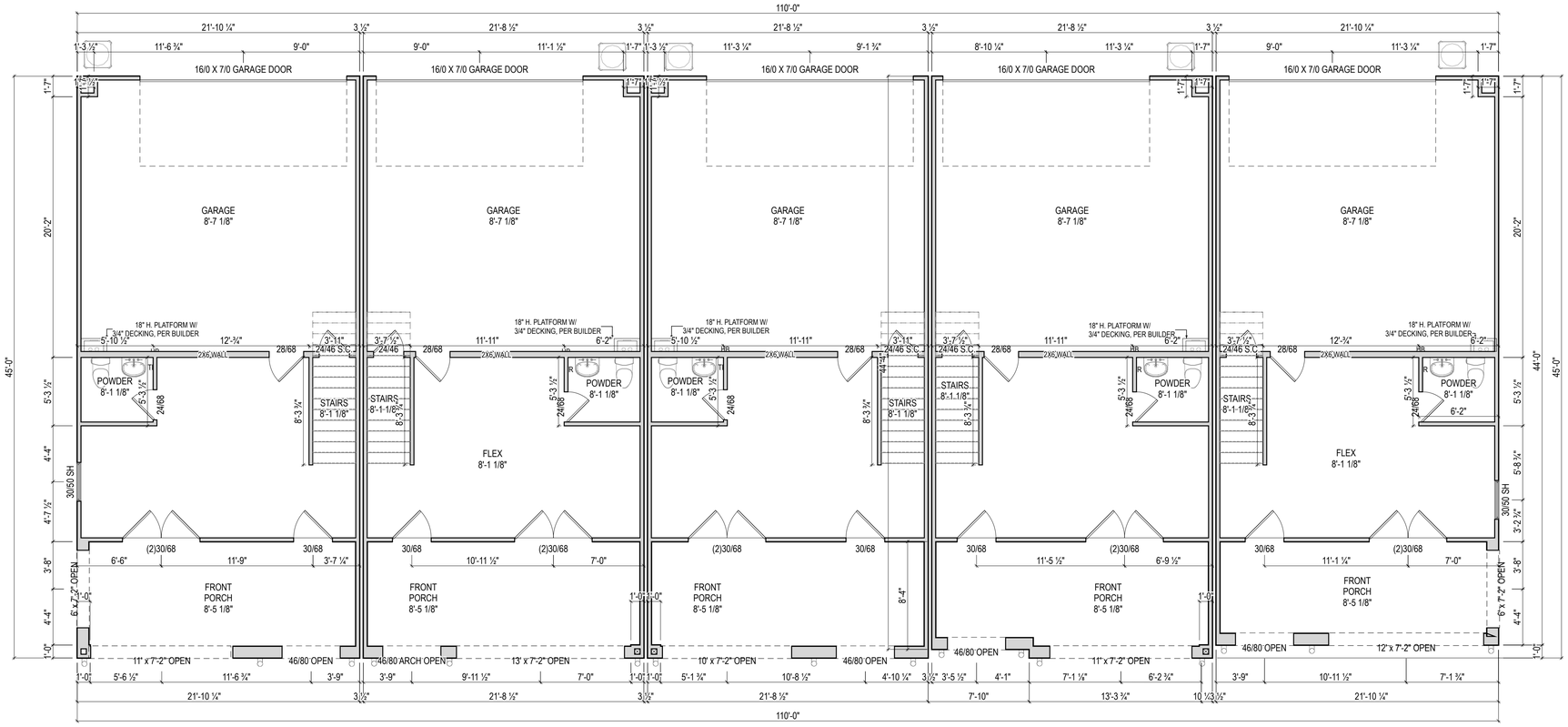

1 FLOOR PLAN
A-101 3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A-101

NOT FOR CONSTRUCTION

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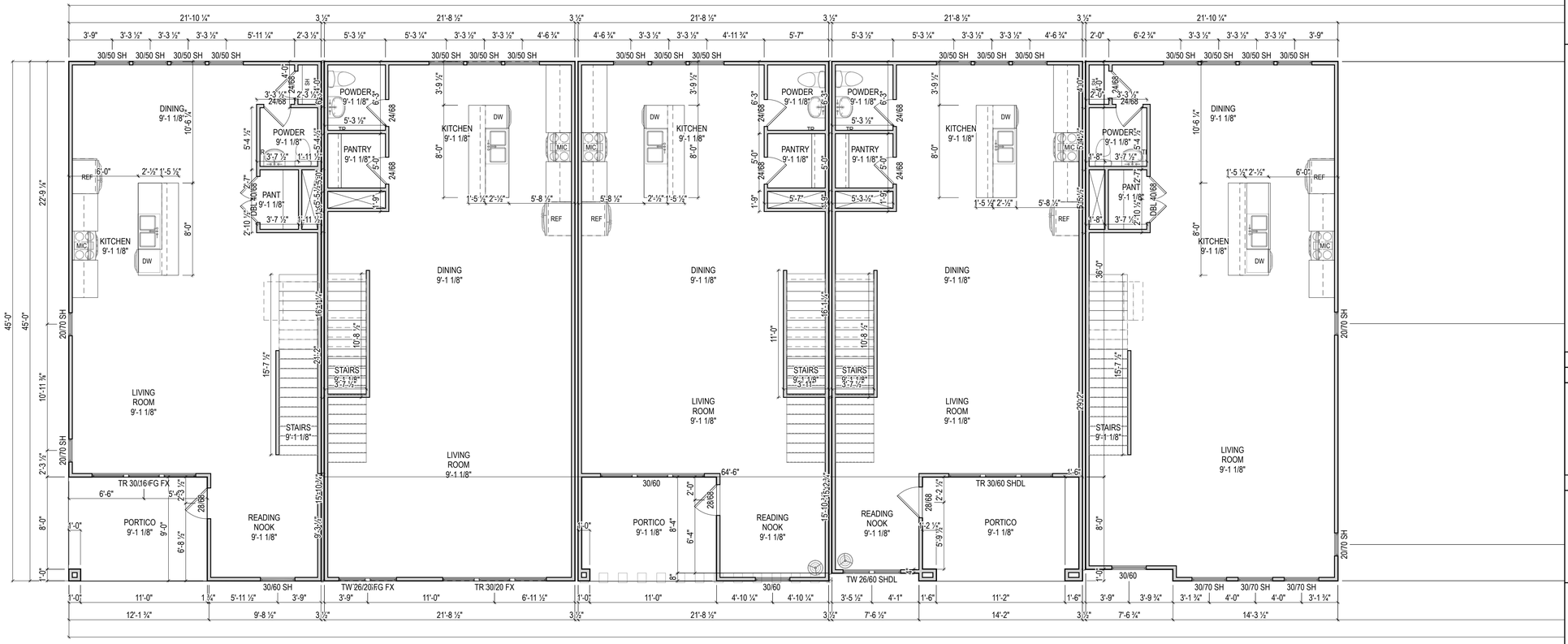

1 FLOOR PLAN
A-102
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-102

NOT FOR CONSTRUCTION

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1 FLOOR PLAN
A-103 3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A-103

NOT FOR CONSTRUCTION

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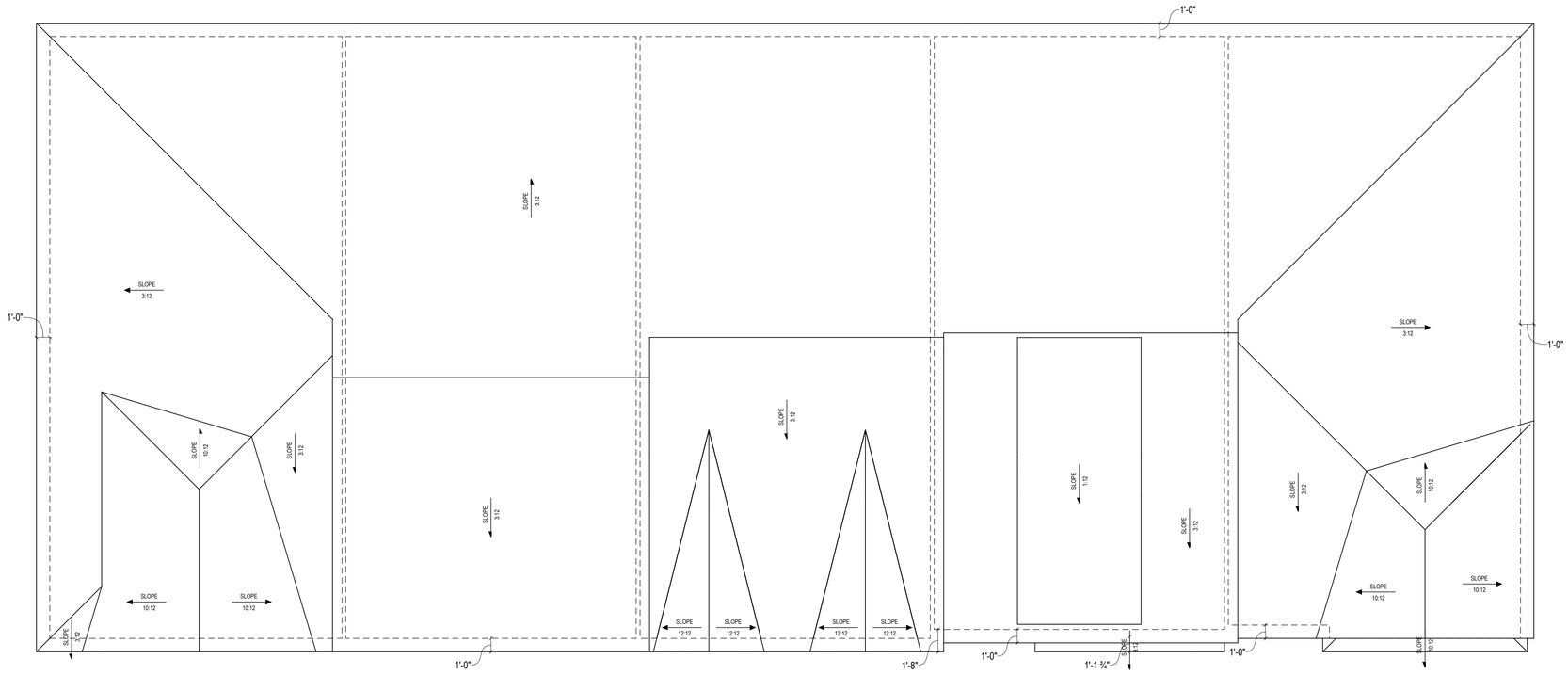

1 ROOF PLAN
A-120
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

A-120

NOT FOR CONSTRUCTION

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1 FRONT ELEV
A-200
3/32" = 1'-0" @ 11" x 17"

2 BACK ELEV
A-200
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

FRONT / BACK ELEVATION

SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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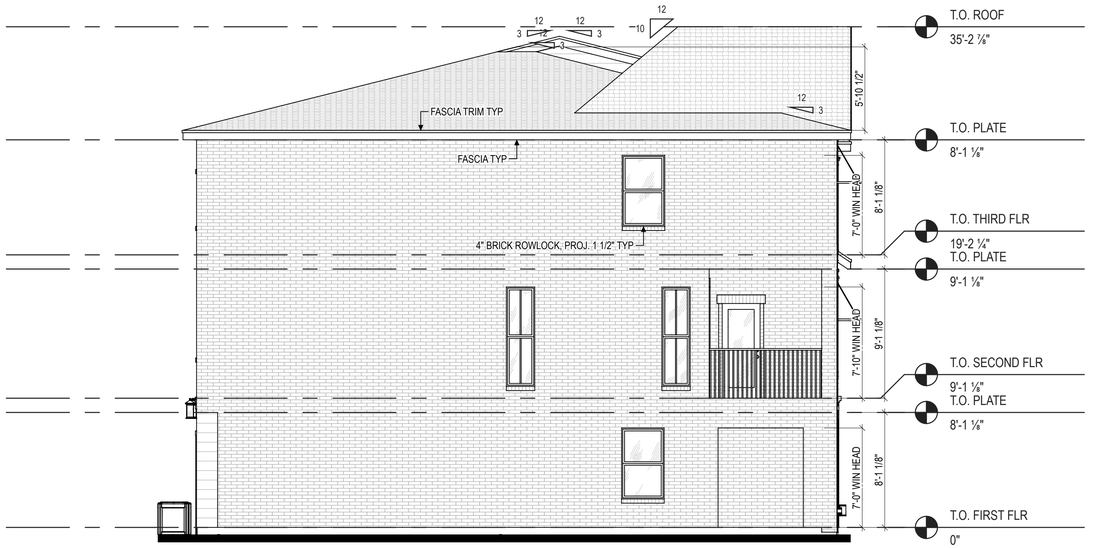
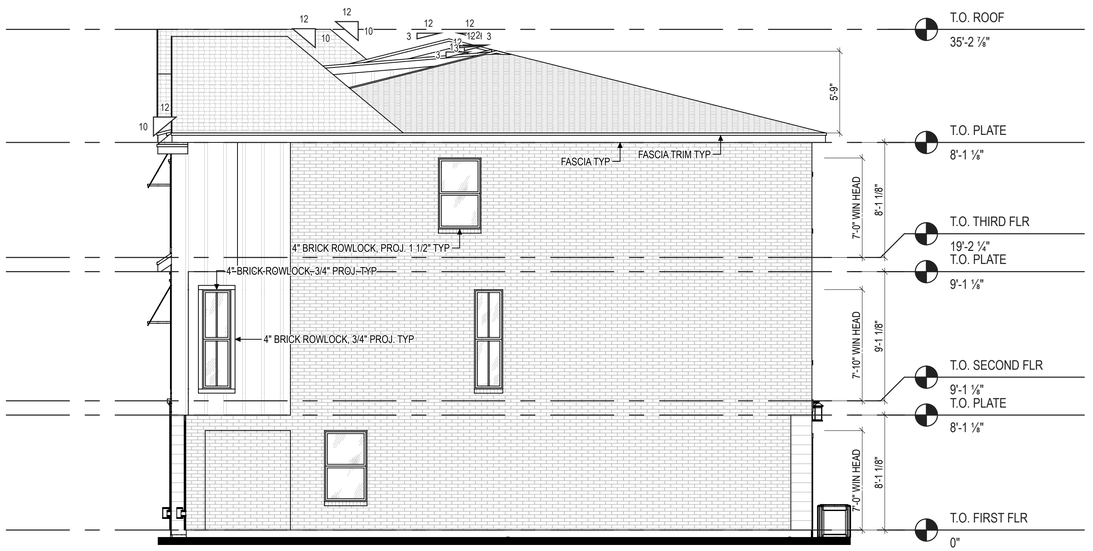


1 A-201 LEFT ELEV

3/32" = 1'-0" @ 11" x 17"



2 A-201 RIGHT ELEV

3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

LEFT / RIGHT ELEVATION

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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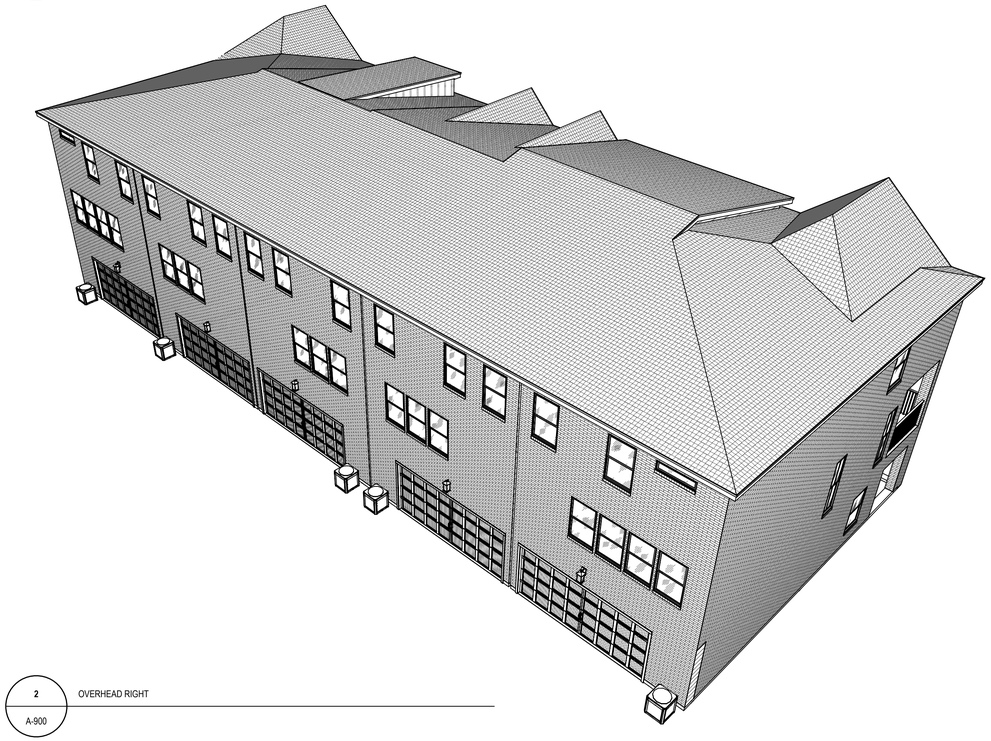
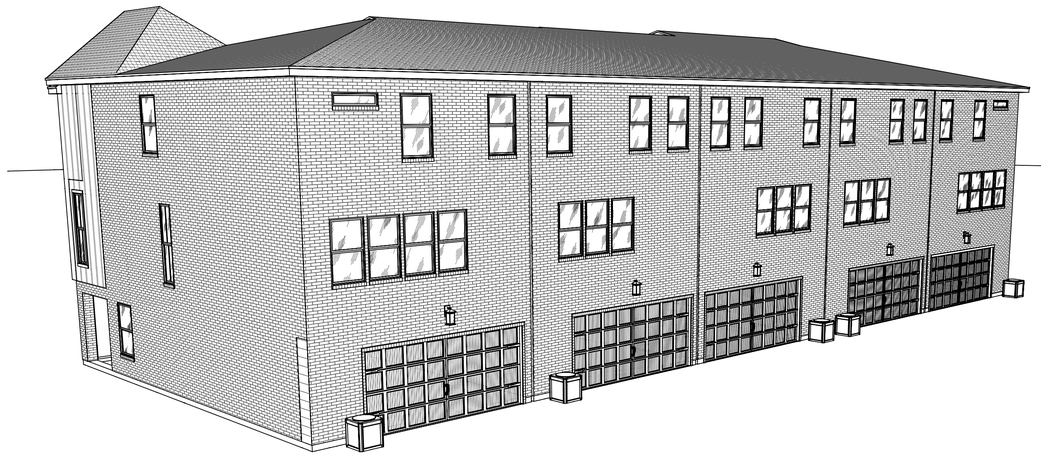
1 A-900 FROM DRIVE

3 A-900 OVERHEAD FRONT



2 A-900 OVERHEAD RIGHT



4 A-900 REAR VIEW

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

PERSPECTIVE VIEWS

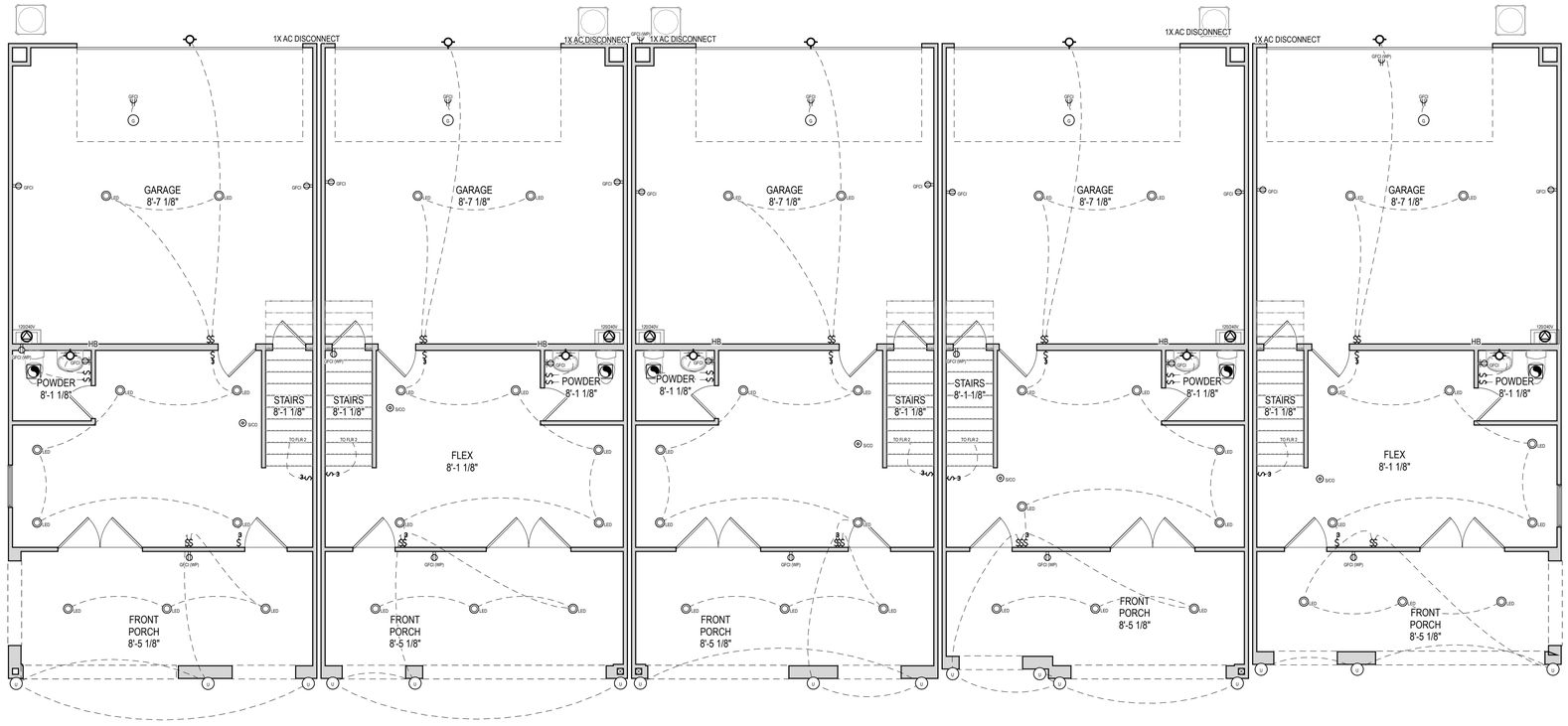
SHEET NUMBER

A-900

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

SYMBOLS	
$	Switch
3 $	Three Way Switch
TO FLR 1	
	Bath Fan
SCO	Carbon Monoxide/Smoke Detector
G	Garage Door Opener
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
LED	LED Light
120/240V	Outlet 120/240V
U	Uplight
	Wall Mounted Light



1 ELECTRICAL PLAN
E-101
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

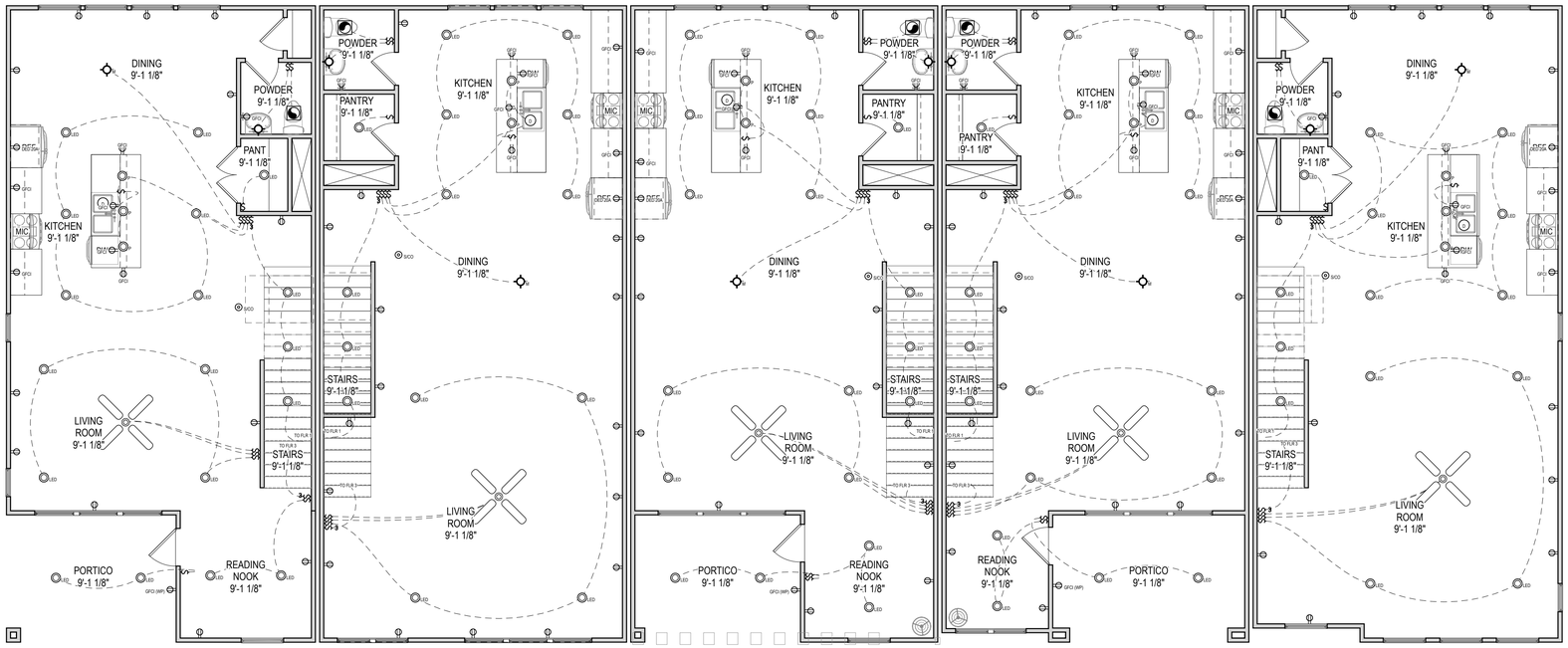
E-101

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

SYMBOLS

S	Switch
S3	Three Way Switch
TO FLR 1	
	Bath Fan
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Chandelier - Medium
D	Disposal
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
LED	LED Light
	Outlet
DED 20A	Outlet- Dedicated 20A
P	Pendant Light
	Wall Mounted Light



1 ELECTRICAL PLAN
E-102 3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

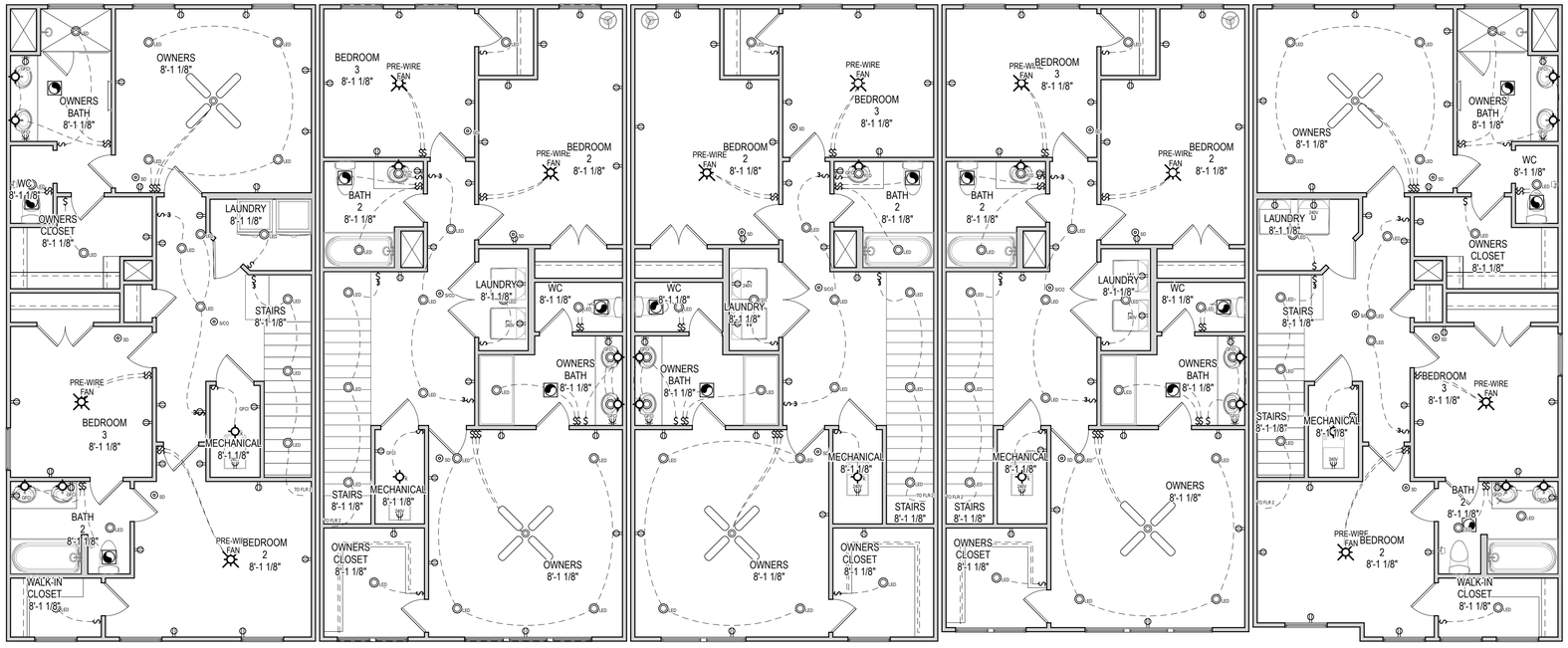
E-102

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

SYMBOLS

S	Switch
3 S	Three Way Switch
TO FLR 1	
	Bath Fan
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Ceiling Mounted Light
	Fan Prewire
GFCI	GFCI Outlet
	Keyless Ceiling Light
LED	LED Light
	Outlet
240V	Outlet 240V
P	Pendant Light
	Recessed Ceiling Light
SD	Smoke Detector
	Wall Mounted Light



1 / E-103 ELECTRICAL PLAN

3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

THIRD FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-103

NOT FOR CONSTRUCTION

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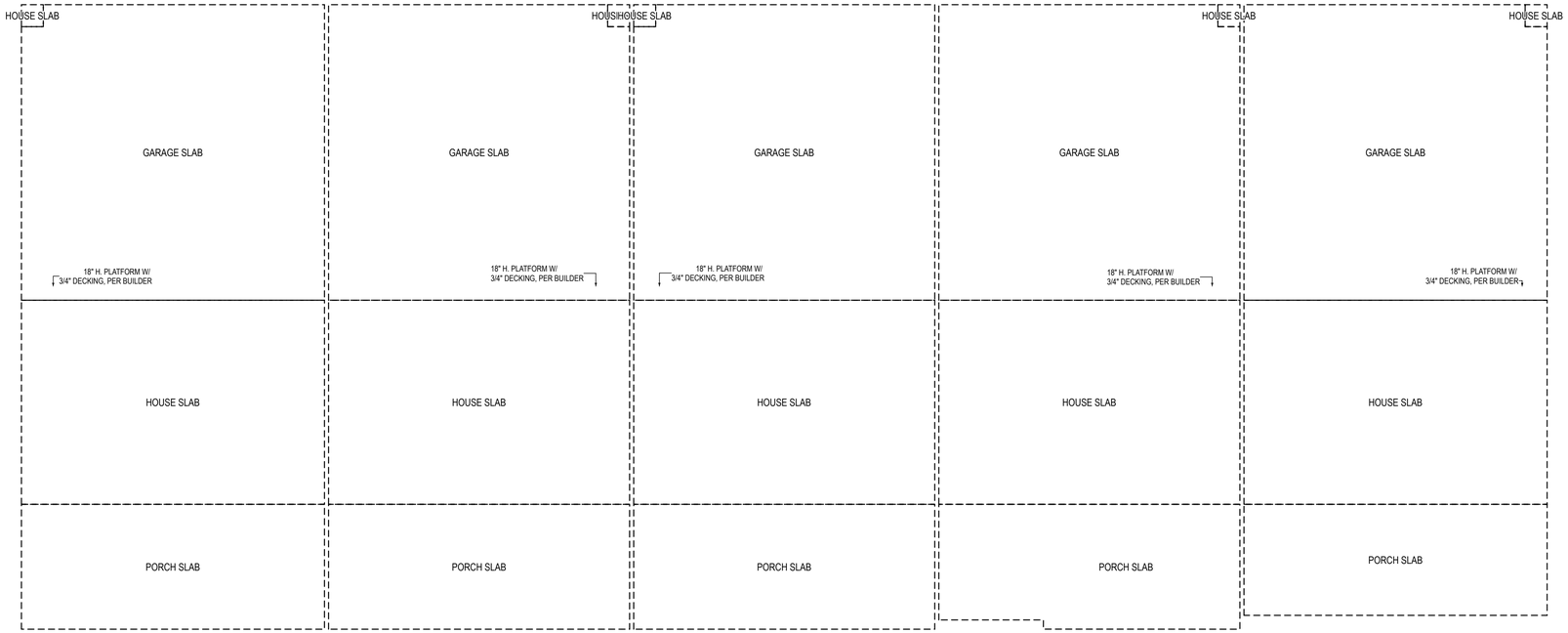

1 / U-101 — UTILITY PLAN

3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

UTILITY PLAN

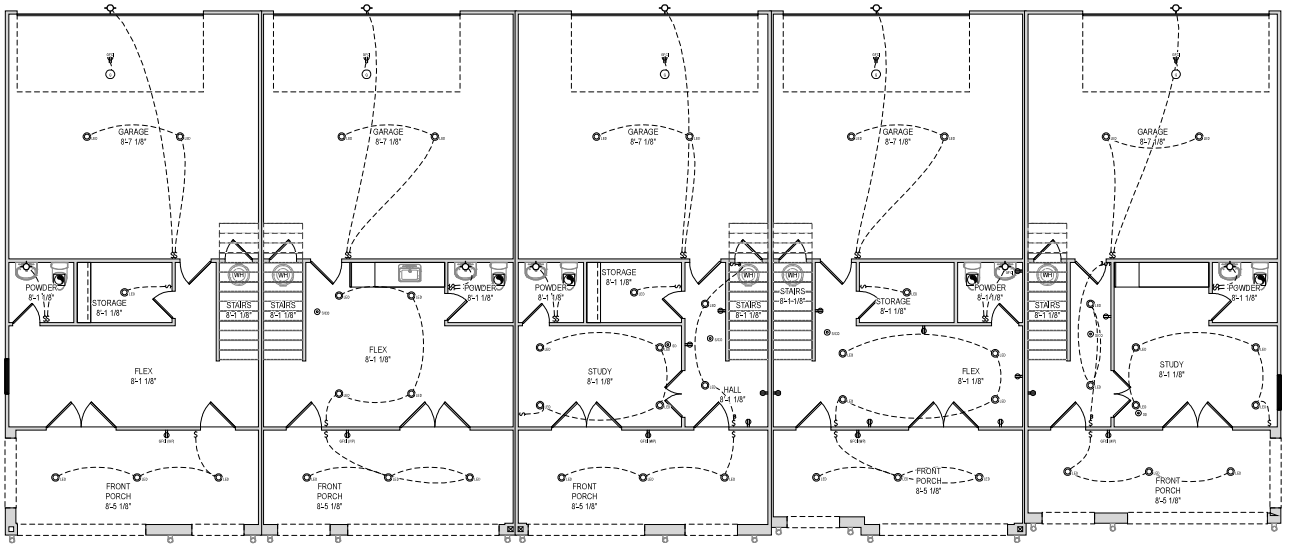
SHEET NUMBER

U-101

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

SYMBOLS	
$	Switch
3 $	Three Way Switch
	Bath Fan
CO SMKD	Carbon Monoxide/Smoke Detector
	Garage Door Opener
GFCI	GFCI Outlet
GFCI WP	GFCI Outlet Waterproof
LED	LED Light
	Outlet
SD	Smoke Detector
	Wall Mounted Light



1 E-101 ELECTRICAL PLAN

3/32" = 1'-0" @ 11" x 17"

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-101

NOT FOR CONSTRUCTION

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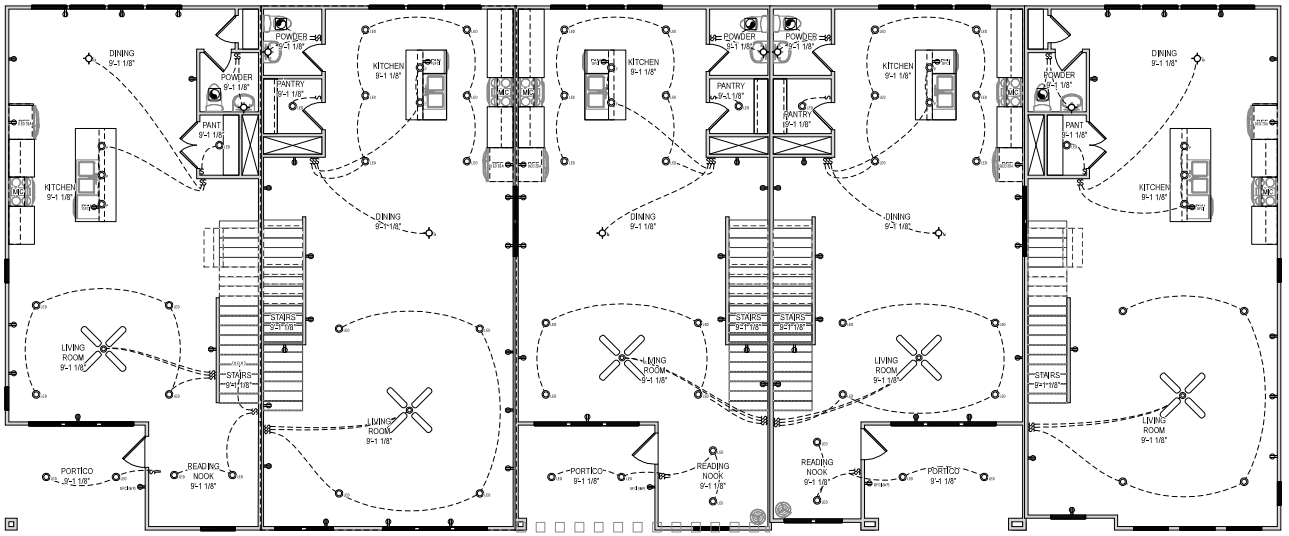
SYMBOLS	
S	Switch
	Bath Fan
	Ceiling Fan Light
	Chandelier - Medium
GFCI	GFCI Outlet
GFCI WPR	GFCI Outlet Waterproof
	LED Light
	Outlet
DEDICATED	Outlet- Dedicated 20A
	Pendant Light
	Recessed Ceiling Light
	Wall Mounted Light



1 ELECTRICAL PLAN
E-102 3/32" = 1'-0" @ 11" x 17"

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

NOT FOR CONSTRUCTION

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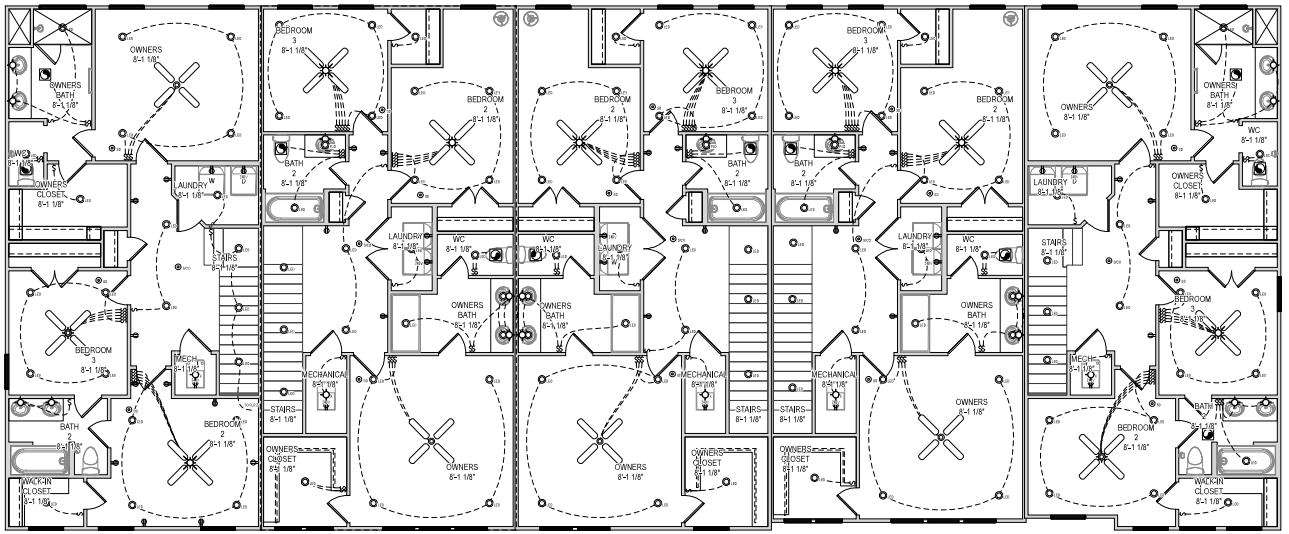
SYMBOLS	
$	Switch
	Bath Fan
CO	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Ceiling Mounted Light
	Fan Prewire
	Keyless Ceiling Light
LED	LED Light
	Outlet
240V	Outlet 240V
	Pendant Light
	Recessed Ceiling Light
SD	Smoke Detector
	Wall Mounted Light



1 ELECTRICAL PLAN
E-103 3/32" = 1'-0" @ 11" x 17"

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

THIRD FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-103

NOT FOR CONSTRUCTION

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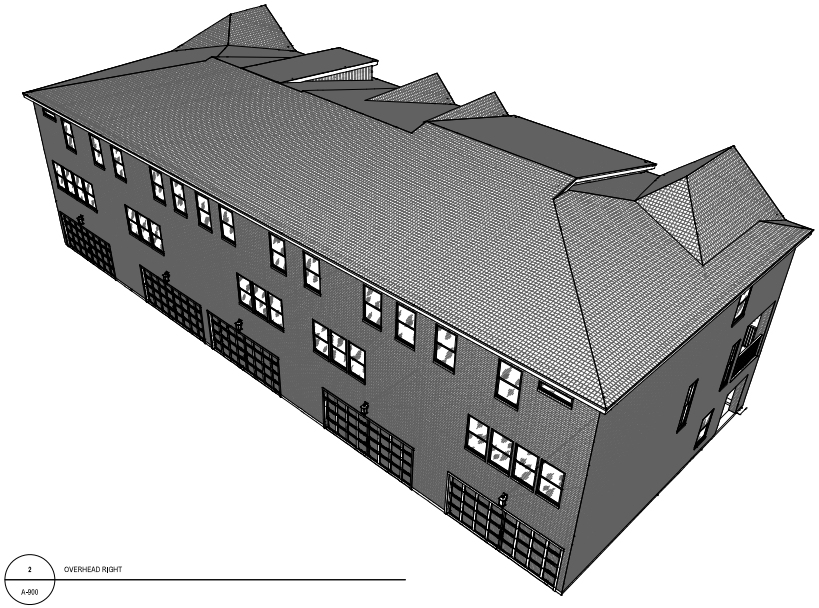
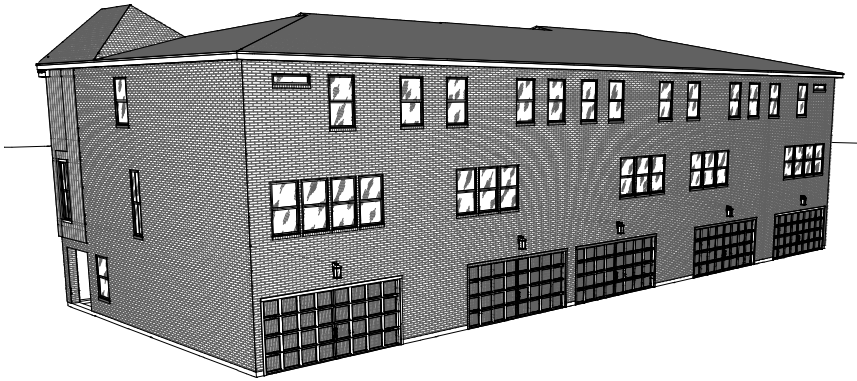
1 A-900 FROM DRIVE

3 A-900 OVERHEAD FRONT



2 A-900 OVERHEAD RIGHT



4 A-900 REAR VIEW

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

PERSPECTIVE VIEWS

SHEET NUMBER

A-900

NOT FOR CONSTRUCTION

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UNTITLED PLAN

MASTER PLAN: | ELEVATION: | COMMUNITY: | LOT NUMBER: | CUSTOMER:

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

CONDITIONED AREA	
FIRST FLOOR SF	1614 SF
SECOND FLOOR SF	4576 SF
THIRD FLOOR SF	4905 SF
TOTAL CONDITIONED AREA :	11095 SF
TOTAL GARAGE AREA :	2331 SF
FRONT PORCH AND PORTICO AREA :	1262 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES

ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 109'-5"

BUILDING DEPTH: 45'-0"

BUILDING HEIGHT: 36'-3/8"

GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND

FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
SLOPE 4:12	ROOF SLOPE
SD	SD
SDCO	SD / CO

SHEET INDEX

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NOTE: SHEET INDEX NOT GENERATED FOR COVER PAGE PREVIEW!	A-000

Higharc

100 School St

Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Untitled Plan

ELEV: Elevation

LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

COVER

SHEET NUMBER

A-000

NOT FOR CONSTRUCTION

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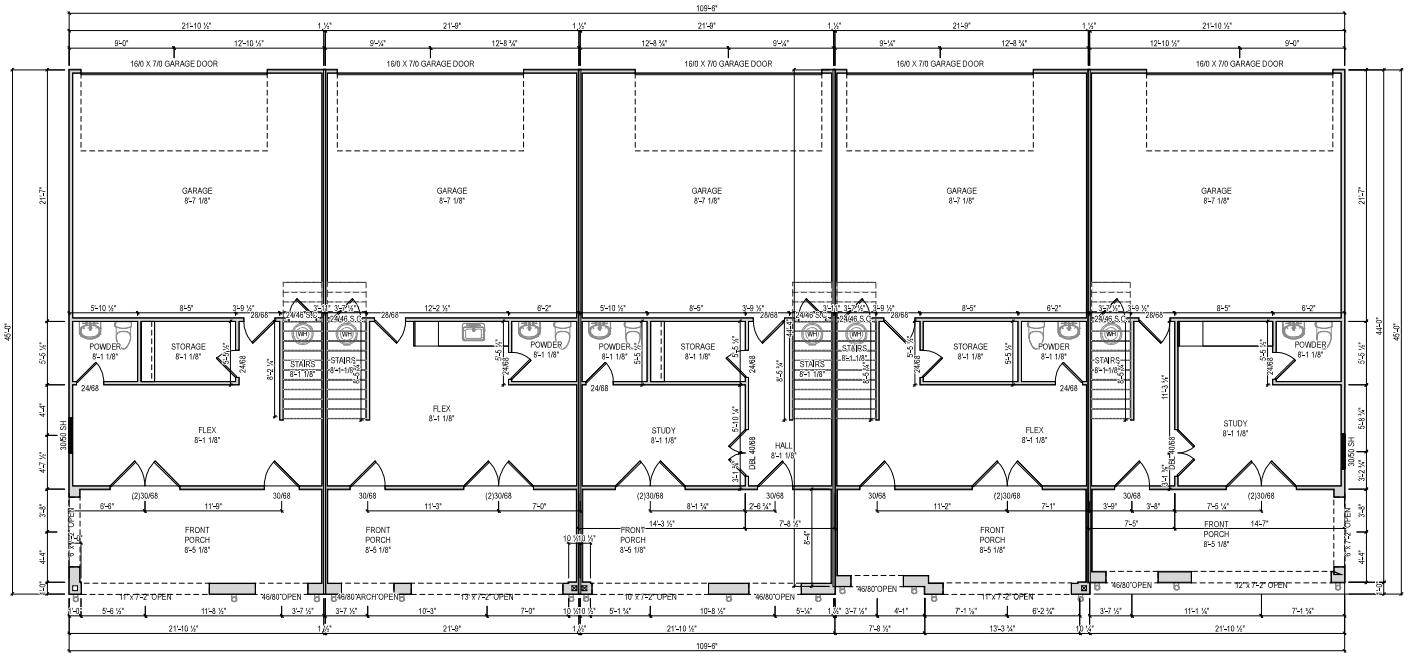

1 FLOOR PLAN
A-101 3/32" = 1'-0" @ 11" x 17"

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT
PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-101

NOT FOR CONSTRUCTION

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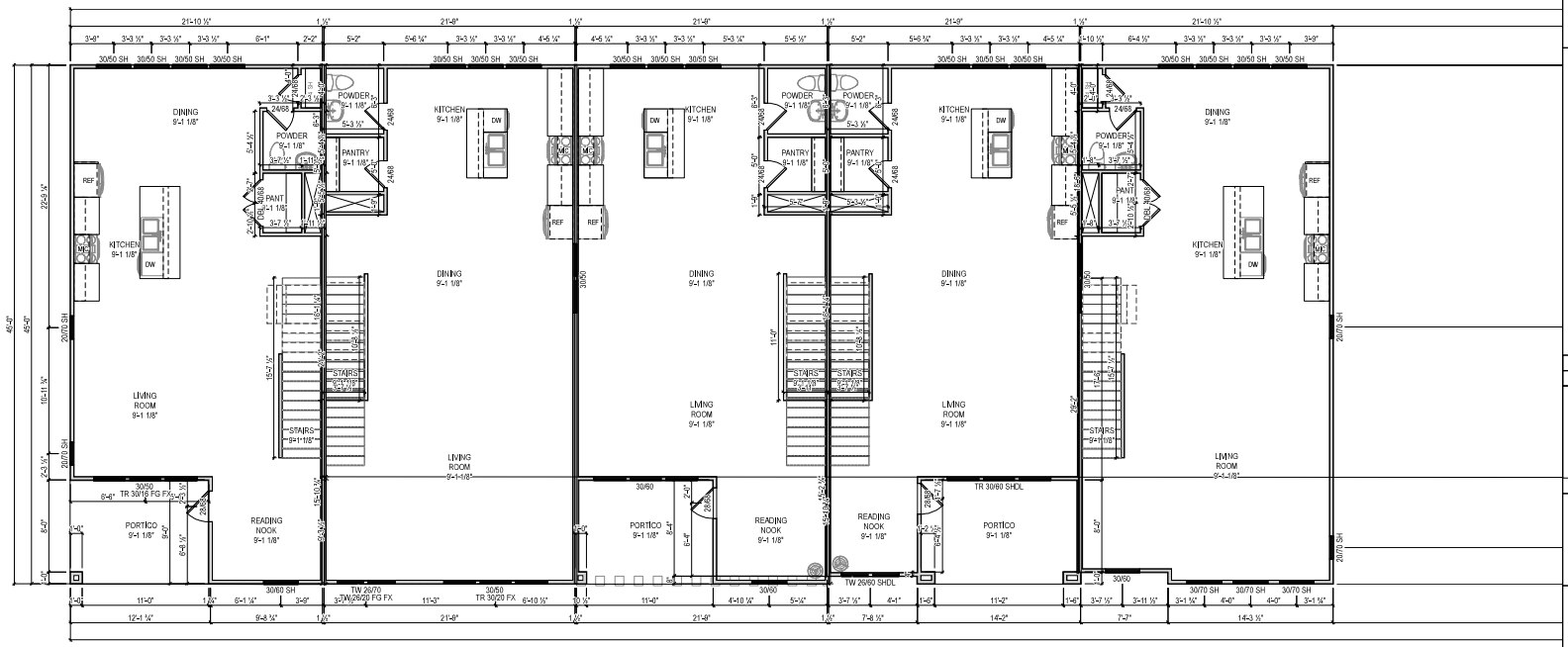

1 FLOOR PLAN
A-102
3/32" = 1'-0" @ 11" x 17"

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-102

NOT FOR CONSTRUCTION

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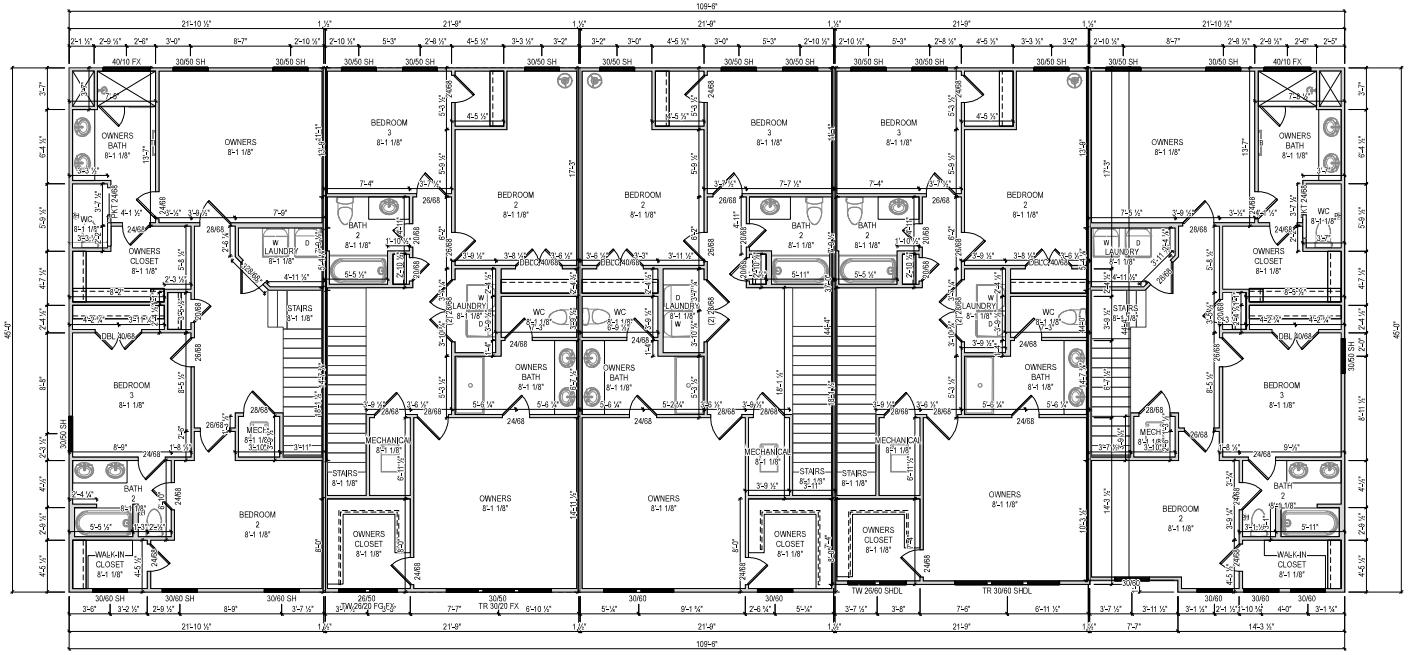

1 FLOOR PLAN
A-103 3/32" = 1'-0" @ 11" x 17"

Higharc
100 School St
Danville, CA, 94526

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/31/2025

PROJECT

PLAN: Townhome B1
ELEV: Elevation
LOT: Lot Number

LOT ADDRESS: Lot Address

DRAWING TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A-103

NOT FOR CONSTRUCTION

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6-UNIT ARCHITECTURAL PLANS

Crafton Tull

RENDERING 6-UNIT

MASTER PLAN: Townhome | ELEVATION: Default elevation | COMMUNITY: Opal Park | LOT NUMBER: | CUSTOMER: SPEC

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

CONDITIONED AREA	
FIRST FLOOR SF	1940 SF
SECOND FLOOR SF	5522 SF
THIRD FLOOR SF	5852 SF
TOTAL CONDITIONED AREA :	13314 SF
TOTAL GARAGE AREA :	2764 SF
FRONT PORCH AND PORTICO AREA :	1440 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES

ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 132'-0"

BUILDING DEPTH: 45'-0"

BUILDING HEIGHT: 35'-2 7/8"

GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND

FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
SLOPE 4:12	ROOF SLOPE
SD	SD
SCO	SD / CO

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THIRD FLOOR PLAN	A-103
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102
THIRD FLOOR ELECTRICAL PLAN	E-103
UTILITY PLAN	U-101

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

NOT FOR CONSTRUCTION

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DOORS

LABEL	COUNT	WIDTH	HEIGHT	HANDING
DBL 40/68	4	4'-0"	6'-8"	DH
DBLC 40/68	4	4'-0"	6'-8"	DH
(2) 28/68	4	5'-4"	6'-8"	DH
20/68	4	2'-0"	6'-8"	RIGHT
20/68	2	2'-0"	6'-8"	LEFT
24/46	1	2'-4"	4'-6"	LEFT
24/46 S.C.	2	2'-4"	4'-6"	LEFT
24/46 S.C.	3	2'-4"	4'-6"	RIGHT
24/68	21	2'-4"	6'-8"	NONE
24/68	10	2'-4"	6'-8"	RIGHT
24/68	13	2'-4"	6'-8"	LEFT
PKT 24/68	2	2'-4"	6'-8"	LEFT
26/68	4	2'-6"	6'-8"	LEFT
26/68	5	2'-6"	6'-8"	NONE
26/68	3	2'-6"	6'-8"	RIGHT
28/68	9	2'-8"	6'-8"	RIGHT
28/68	8	2'-8"	6'-8"	NONE
28/68	5	2'-8"	6'-8"	LEFT
(2)30/68	6	6'-0"	6'-8"	LEFT
30/68	3	3'-0"	6'-8"	LEFT
30/68	3	3'-0"	6'-8"	NONE
SECOND FLOOR TOTAL COUNT: 16				
THIRD FLOOR TOTAL COUNT: 70				
FIRST FLOOR TOTAL COUNT: 30				

WINDOWS

LABEL	COUNT	WIDTH	HEIGHT
20/30	2	2'-0"	3'-0"
20/70	4	2'-0"	7'-0"
26/50	1	5'-0"	5'-0"
30/50	40	3'-0"	5'-0"
30/50	3	9'-0"	5'-0"
30/60	9	3'-0"	6'-0"
30/60	1	9'-0"	6'-0"
30/60 SHDL	2	3'-0"	6'-0"
30/60 SHDL	1	6'-0"	6'-0"
30/70	3	3'-0"	7'-0"
40/10	2	4'-0"	1'-0"
TR 20/26 FGDL	1	6'-0"	2'-6"
TR 30/16 FG	1	9'-0"	1'-6"
TR 30/20	2	9'-0"	2'-0"
TR 30/20 FG	2	9'-0"	2'-0"
TR 30/50 SHDL	2	9'-0"	5'-0"
TR 30/60 SHDL	2	9'-0"	6'-0"
TW 26/20 FG	4	5'-0"	2'-0"
TW 26/50 SHDL	2	5'-0"	5'-0"
TW 26/60 SHDL	2	5'-0"	6'-0"
TW 26/70	1	5'-0"	5'-0"
ROOF HOSTED TOTAL COUNT: 3			
SECOND FLOOR TOTAL COUNT: 43			
THIRD FLOOR TOTAL COUNT: 39			
FIRST FLOOR TOTAL COUNT: 2			

ROOMS NET AREA

NAME	AREA	FLOOR MATERIAL	LEVEL
FLEX	1439.8 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
FRONT PORCH	664.6 SF	Floor_Concrete.Default	FIRST FLOOR

ROOMS NET AREA CONTINUED

GARAGE	2690 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
PORTICO	341.2 SF	Floor_Concrete.Default	FIRST FLOOR
POWDER	169.8 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
STAIRS	172.8 SF	Color.C.SystemColors.Gray5...	FIRST FLOOR
CHASE	43.4 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
CLOSET	6.2 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
DINING	1239 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
GENERAL	17.9 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
KITCHEN	1114.2 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
KITCHEN	170.2 SF	None	SECOND FLOOR
LIVING ROOM	1874.5 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
PANTRY	131.2 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
PORTICO	329.9 SF	Floor_Concrete.Default	SECOND FLOOR
POWDER	166.4 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
READING NOOK	224.2 SF	Color.C.SystemColors.Gray5...	SECOND FLOOR
STAIRS	247 SF	None	SECOND FLOOR
BATH 2	222 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
BATH 2	50 SF	None	THIRD FLOOR
BEDROOM 2	894 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
BEDROOM 3	668.7 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
CHASE	23.3 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
CLOSET	162.1 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
COAT	16.8 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
HALF BATH	25 SF	None	THIRD FLOOR
HALL	618.9 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
LAUNDRY	169.6 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
LINEN	4.1 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
MECHANICAL	141.6 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
OWNERS	1160.9 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
OWNERS BATH	307.2 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
OWNERS BATH	50 SF	None	THIRD FLOOR
OWNERS CLOSET	323.5 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
SHOWER	31.4 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
STAIRS	350.6 SF	None	THIRD FLOOR
WALK-IN CLOSET	62.7 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR
WC	122 SF	Color.C.SystemColors.Gray5...	THIRD FLOOR

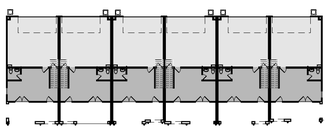
WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
INTERIOR	263'-2"	FIRST FLOOR
EXTERIOR	700'-3"	FIRST FLOOR
INTERIOR	260'-11"	SECOND FLOOR
EXTERIOR	806'-0"	SECOND FLOOR
INTERIOR	947'-2"	THIRD FLOOR
EXTERIOR	792'-9"	THIRD FLOOR

OPTIONS SELECTED

OPTION	OPTION ID
B	
B	
Unit 4	
Unit 2	
Unit 1	
Unit 6	
D	
A	
Unit 3	
Unit 5	

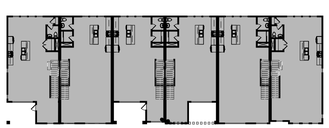
FIRST FLOOR



CONDITIONED AREA = 1940 SF

UNCONDITIONED AREA = 2764 SF

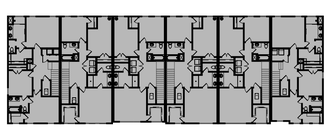
SECOND FLOOR



CONDITIONED AREA = 5522 SF

UNCONDITIONED AREA = 4 SF

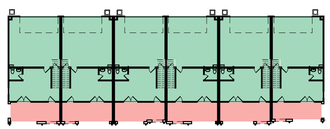
THIRD FLOOR



CONDITIONED AREA = 5852 SF

UNCONDITIONED AREA = 0 SF

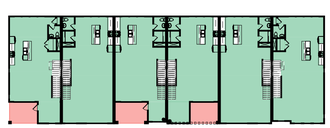
FIRST FLOOR



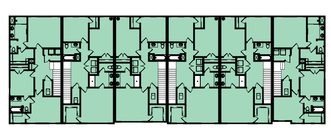
Color.C.SystemColors.Gray55 = 14227 SF

Floor_Concrete.Default = 1336 SF

SECOND FLOOR



THIRD FLOOR



Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

A-010

NOT FOR CONSTRUCTION

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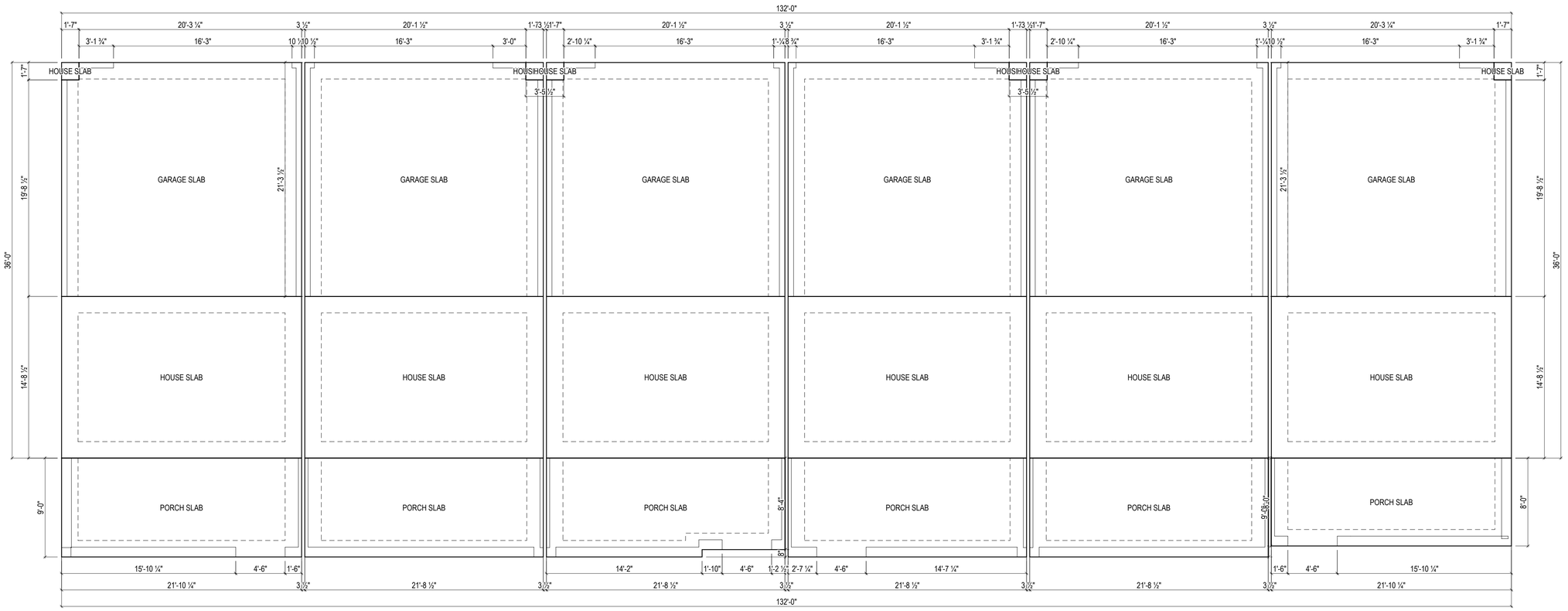

1 FOUNDATION PLAN
A-050 3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

FOUNDATION PLAN

SHEET NUMBER

A-050

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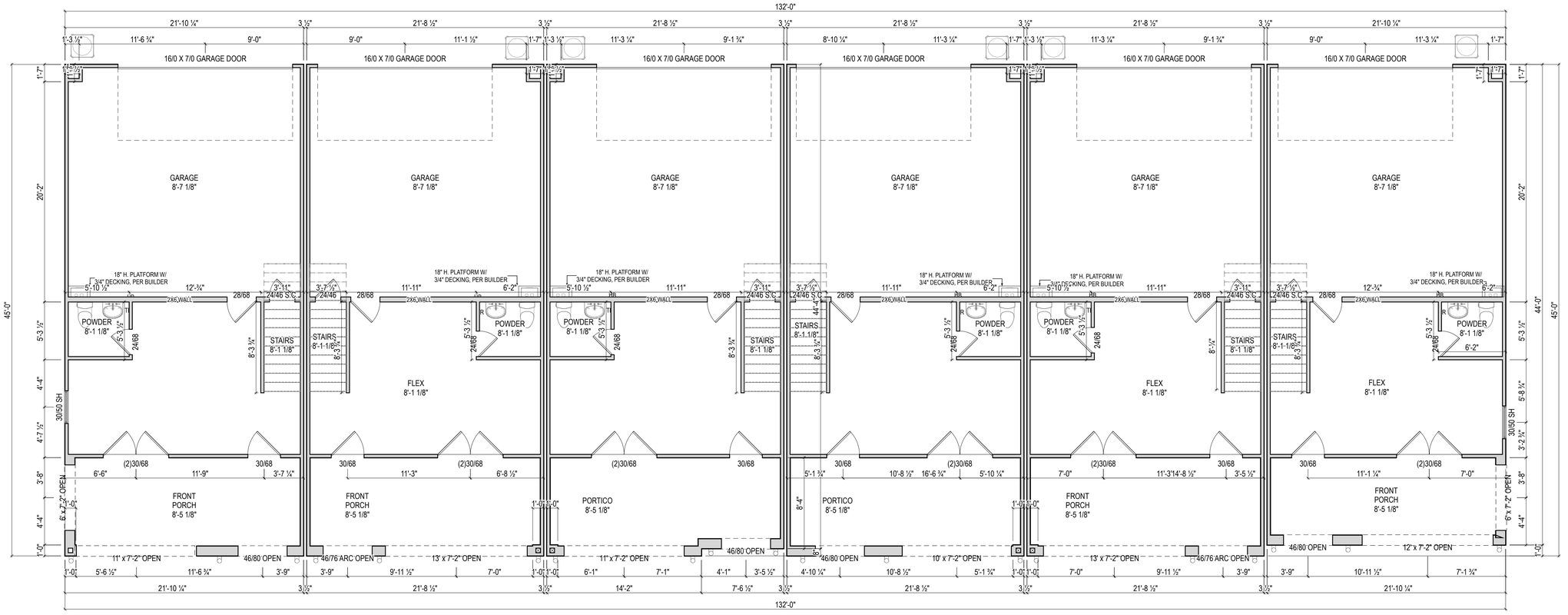

1 FLOOR PLAN
A-101
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A-101

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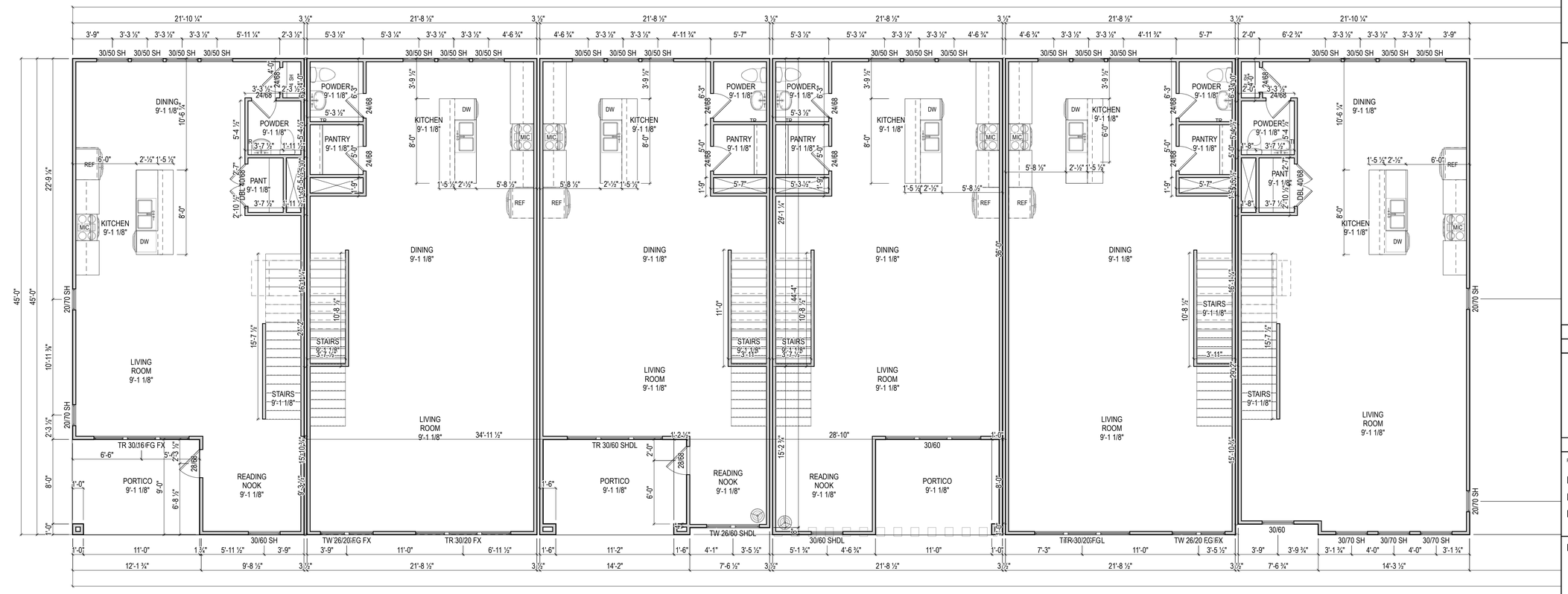

1 FLOOR PLAN
A-102 3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-102

NOT FOR CONSTRUCTION

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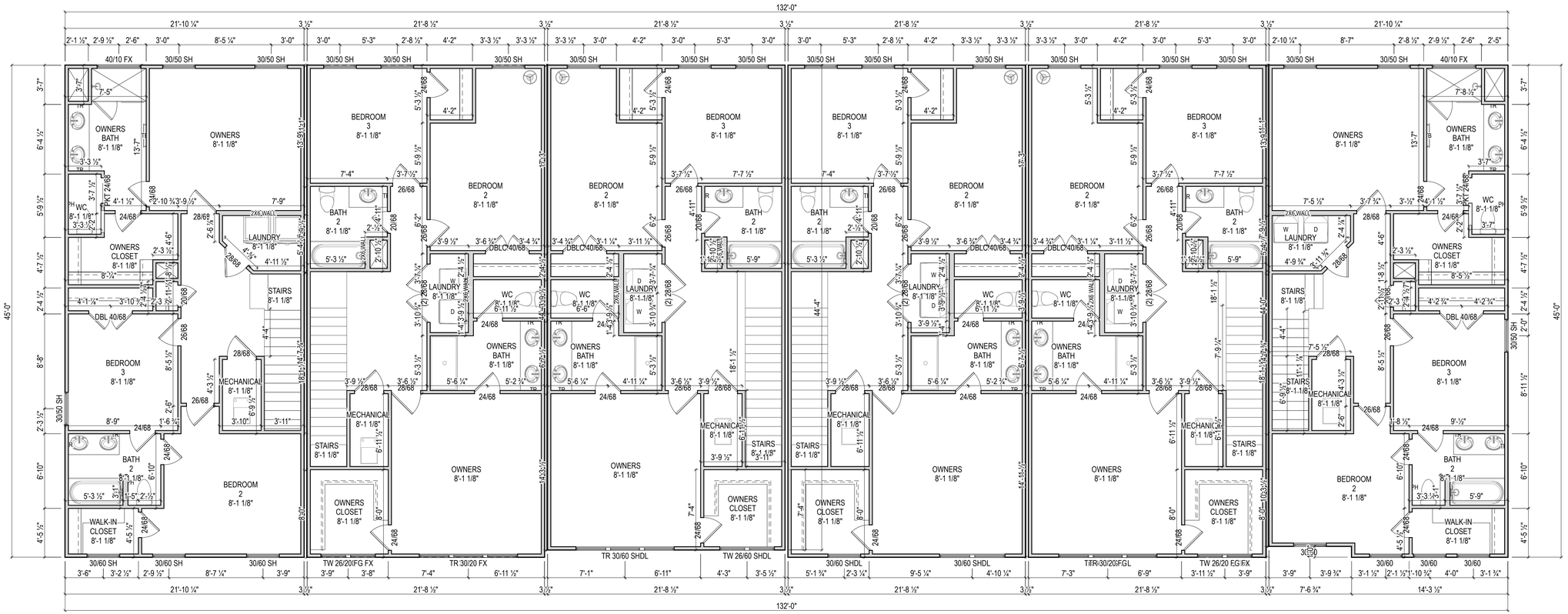

1 FLOOR PLAN
A-103 3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A-103

NOT FOR CONSTRUCTION

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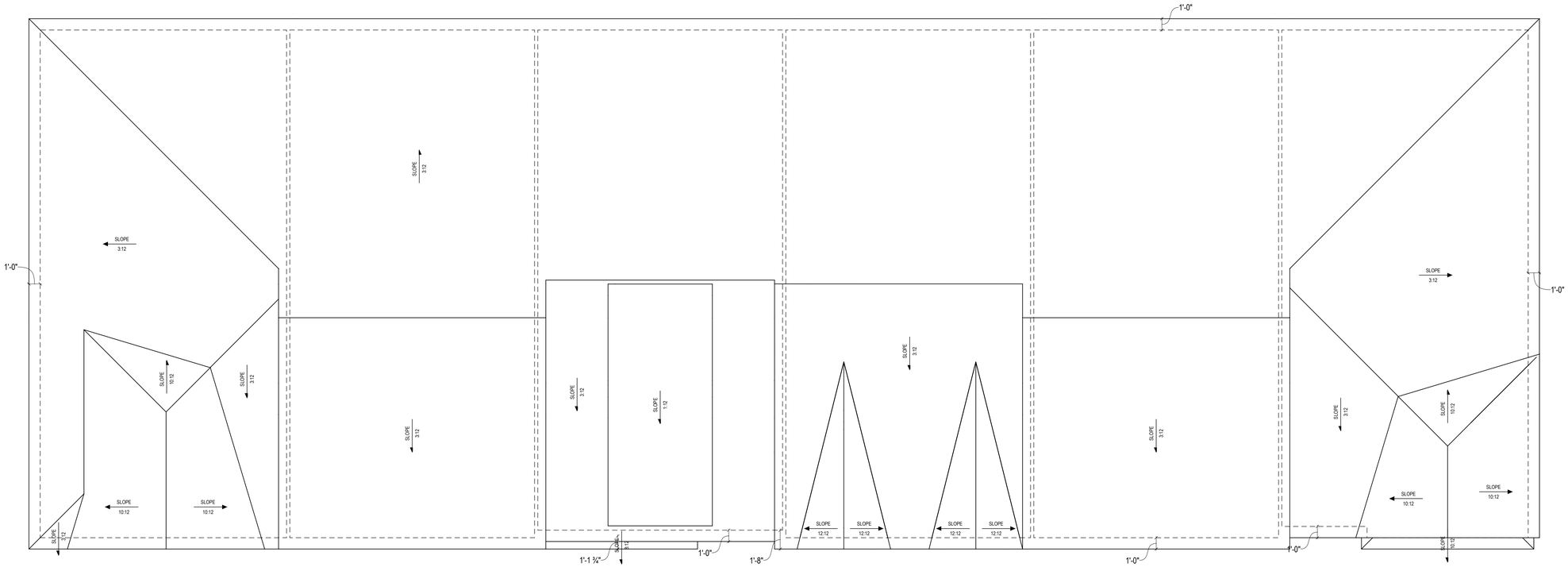

1 ROOF PLAN
A-120
3/32" = 1'-0" @ 11" x 17"

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

A-120

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

1 / A-200 FRONT ELEV

3/32" = 1'-0" @ 11" x 17"

2 / A-200 BACK ELEV

3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

FRONT / BACK ELEVATION

SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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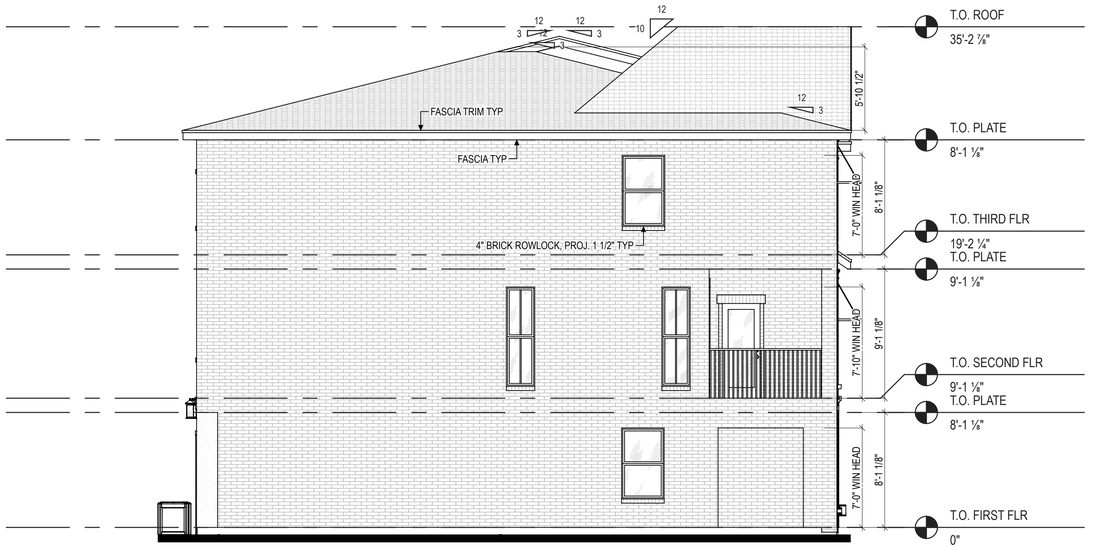
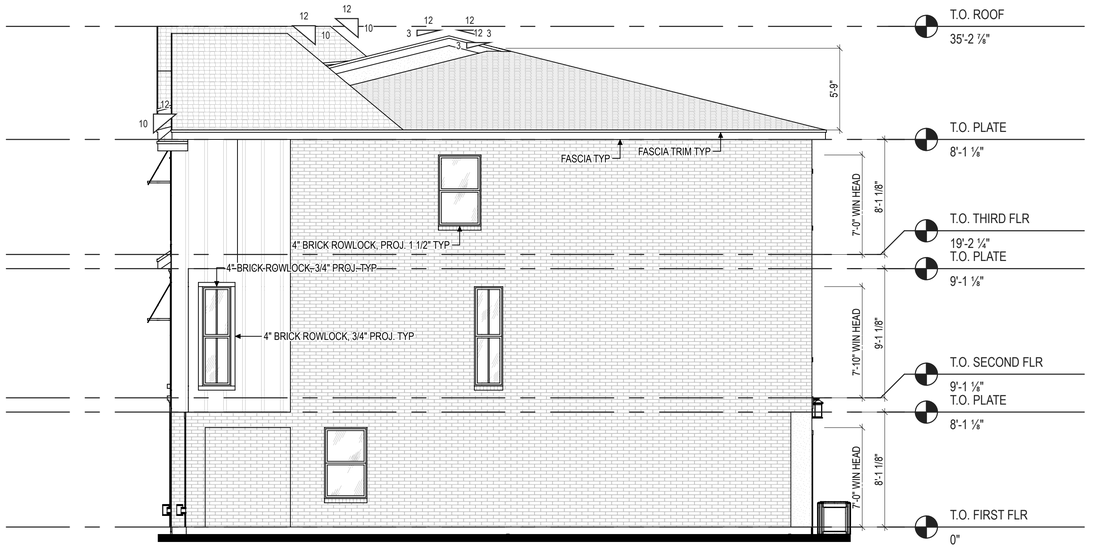


1 A-201

LEFT ELEV

3/32" = 1'-0" @ 11" x 17"



2 A-201

RIGHT ELEV

3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

LEFT / RIGHT ELEVATION

SHEET NUMBER

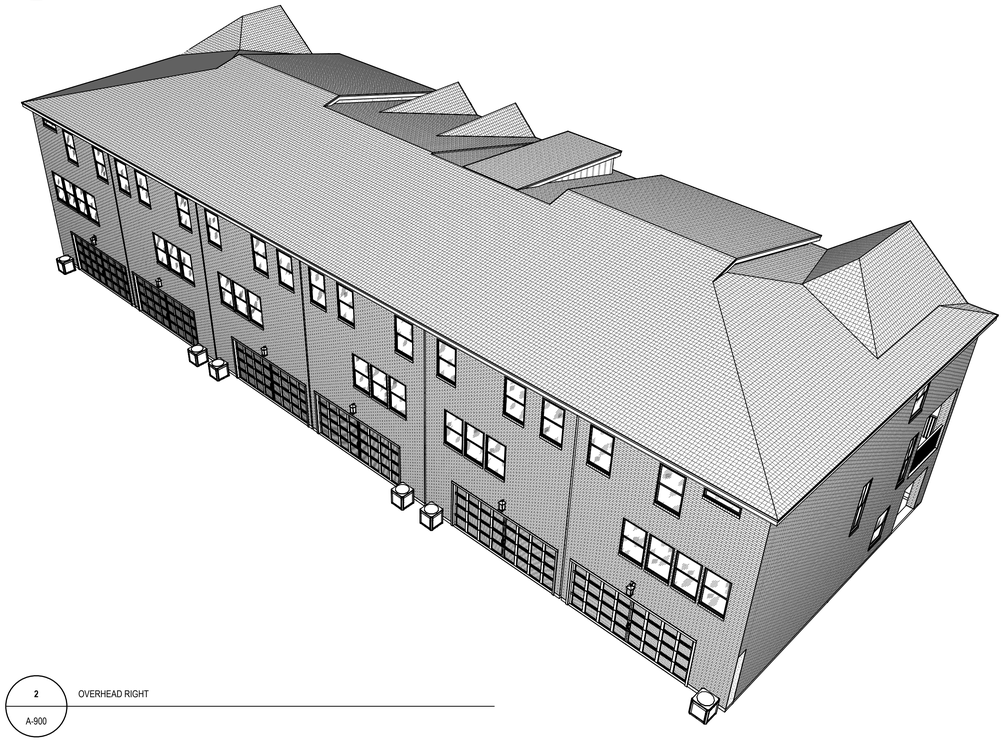
A-201

NOT FOR CONSTRUCTION

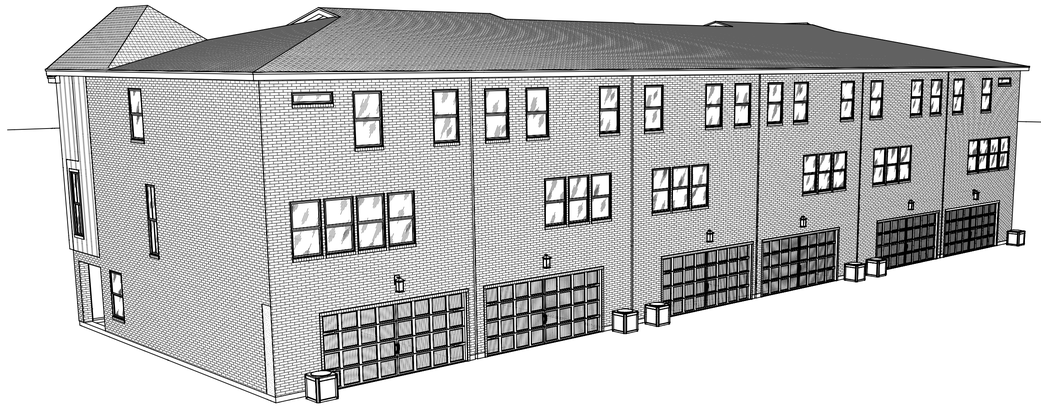
© 2025 HIGHARC, INC

1 A-900 FROM DRIVE

3 A-900 OVERHEAD FRONT



2 A-900 OVERHEAD RIGHT



4 A-900 REAR VIEW

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1

Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

PERSPECTIVE VIEWS

SHEET NUMBER

A-900

NOT FOR CONSTRUCTION

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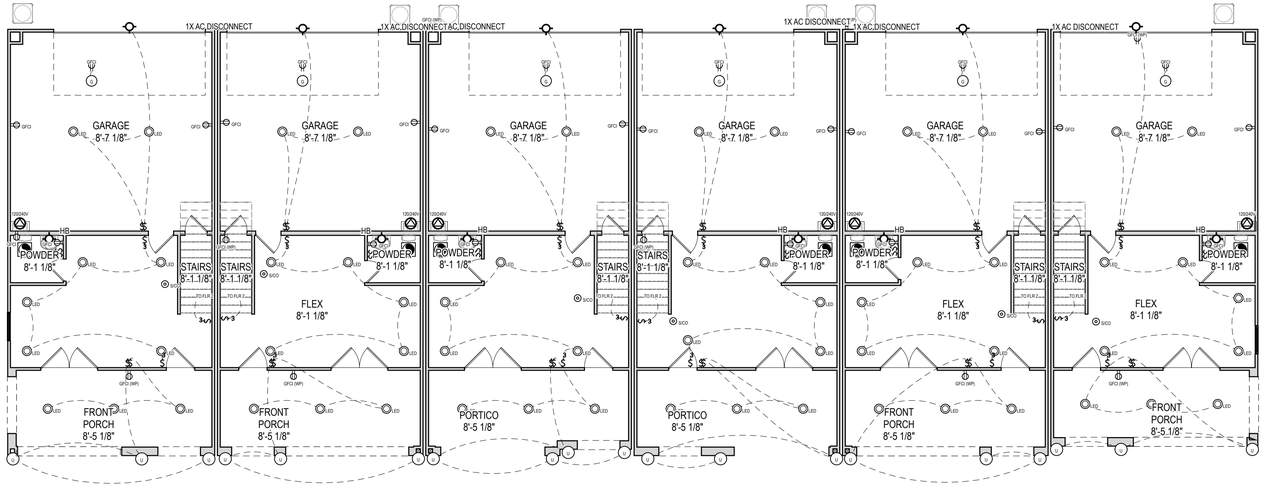
SYMBOLS	
$	Switch
3 $	Three Way Switch
TO FLR 1	
	Bath Fan
SCO	Carbon Monoxide/Smoke Detector
G	Garage Door Opener
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
LED	LED Light
120/240V	Outlet 120/240V
U	Uplight
	Wall Mounted Light



1 ELECTRICAL PLAN
E-101 1/16" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-101

NOT FOR CONSTRUCTION

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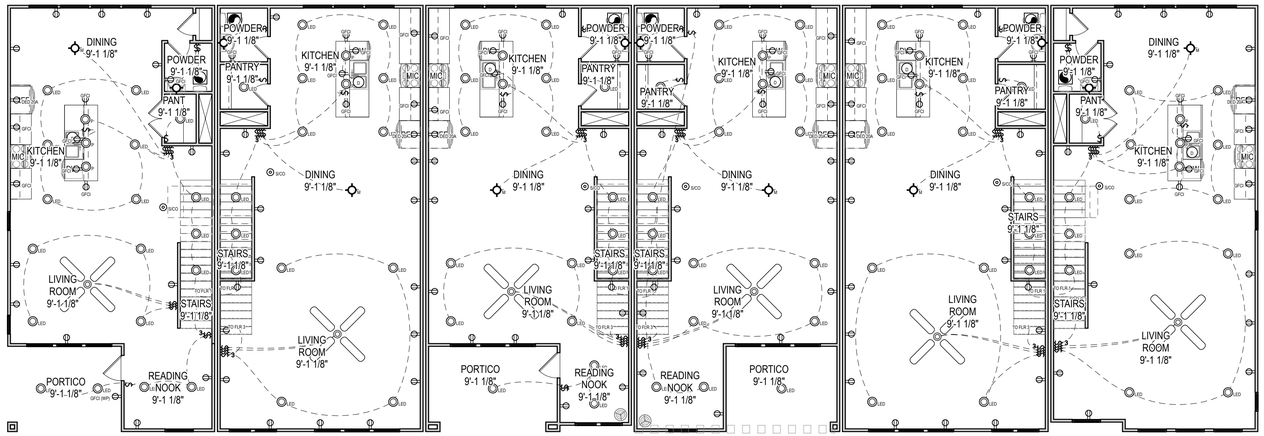
SYMBOLS	
S	Switch
S3	Three Way Switch
TO FLR 1	
	Bath Fan
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Chandelier - Medium
D	Disposal
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
LED	LED Light
	Outlet
DED 20A	Outlet- Dedicated 20A
	Pendant Light
	Wall Mounted Light



1 ELECTRICAL PLAN
E-102 1/16" = 1'-0" @ 11" x 17"

Buffington Homes
2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

NOT FOR CONSTRUCTION

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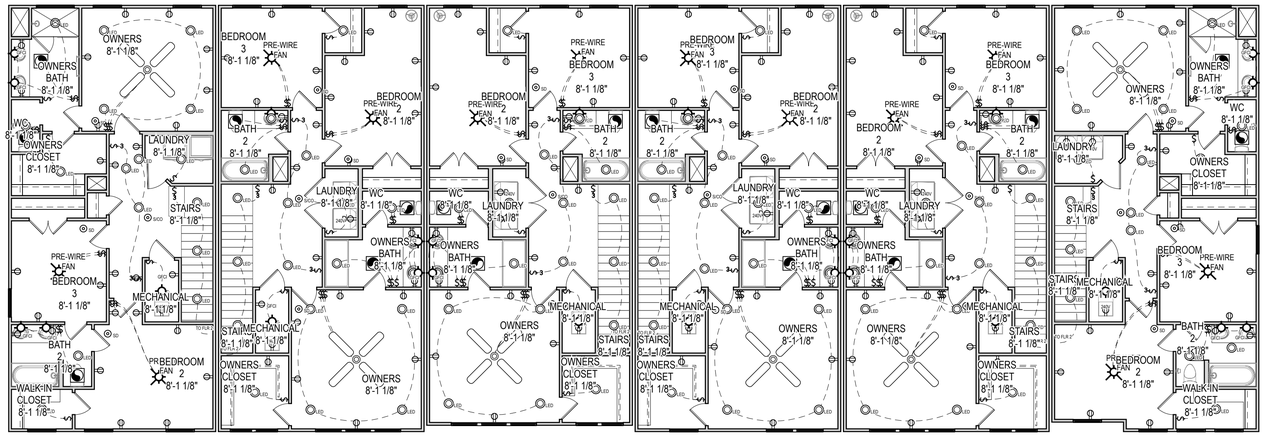
SYMBOLS	
$	Switch
3 $	Three Way Switch
TO FLR 1	
	Bath Fan
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Ceiling Mounted Light
	Fan Prewire
GFCI	GFCI Outlet
	Keyless Ceiling Light
LED	LED Light
	Outlet
240V	Outlet 240V
P	Pendant Light
	Recessed Ceiling Light
SD	Smoke Detector
	Wall Mounted Light



1 ELECTRICAL PLAN
E-103 1/16" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome

ELEV: Default elevation

LOT:

LOT ADDRESS:

DRAWING TITLE

THIRD FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-103

NOT FOR CONSTRUCTION

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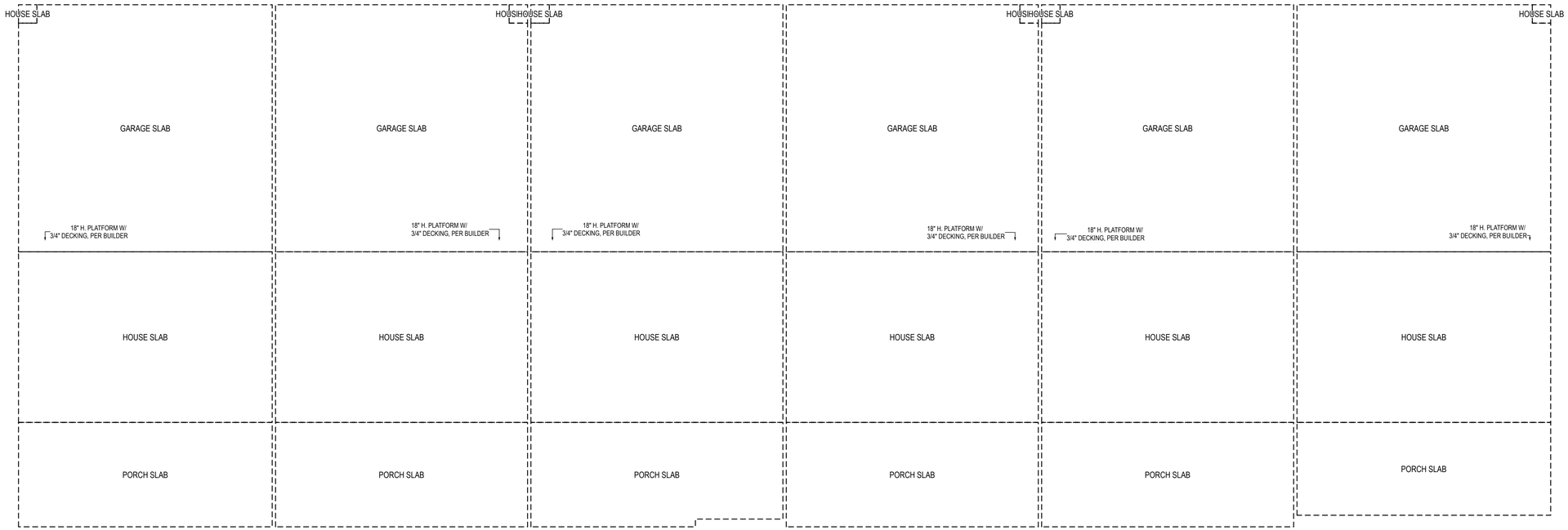

1 UTILITY PLAN
U-101
3/32" = 1'-0" @ 11" x 17"

BUFFINGTON HOMES

Buffington Homes

2826 E Joyce Blvd Ste #1
Fayetteville, AR, 72703

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/21/2025

PROJECT

PLAN: Townhome
ELEV: Default elevation
LOT:

LOT ADDRESS:

DRAWING TITLE

UTILITY PLAN

SHEET NUMBER

U-101

NOT FOR CONSTRUCTION

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