Planning Commission
Meeting Agenda
January 20, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Registration Link: https://us02web.zoom.us/j/82280545402

Notice: Fraudulent invoices are being sent to builders and developers who have active projects in the City of Bentonville. The invoices appear to come from the City of Bentonville but ask for a wire transfer of funds. **The City of Bentonville will never ask for a wire transfer of funds.**

I. Call to Order

II. Approval of Minutes

1. **January 6th Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lincoln and Rice Addition, Block 1, Lot 18** — **Property Line Adjustment**
   612 Northeast 2nd Street (PLA25-0037)
2. **Danielle's Place, Lots 1 & 2** — **Lot Split**
   5927 Southwest Barron Road (LS25-0037)
3. **Aadhira Subdivision** — **Preliminary Plat**
   Parcels 01-21092-000 and 01-21090-000 on Town Vu Road (PP25-0007)

IV. New Business

1. **Brown Sidewalk Waiver** — **Waiver**
   403 West Central Avenue (WAV25-0020)
   Waiver: Section 1100.15(b)(2) Sidewalk Requirements
2. **Crockett Commercial** — **Large Scale Development**
   414 Southwest Regional Airport Boulevard (LSD25-0048)
3. **8th Street Gateway Park Phasing** — **Large Scale Development Amendment**
   Both sides of SW 8th Street, west of SW I Street. (LSD23-0047)
4. **Townhomes at OZ** — **Preliminary Plat**
   405 Southeast A Street (PP25-0010)

Advertised Public Hearings

1. **Hancock Residential Temporary Parking and Material Staging** (CU25-0037)
   Temporary Use within DE, Downtown Edge

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville Update Draft Code** **Informational**

VIII. Adjournment

Planning Commission
Meeting Minutes
January 6th, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Meeting Recording: https://bentonvillear.portal.civicclerk.com/event/2052/media

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

I. Call to Order

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

II. Approval of Minutes

1. **December 9th Meeting Minutes** **Approval of Meeting Minutes**
   - Motion to approve by Ibekwe, second by Bryant.
   - Minutes are approved unanimously on a voice vote 7-0.
   - Commissioner Kerr requests, without objection, to move items 2 and 3 under New Business to the Consent Agenda. No objections heard.

III. Consent Agenda

1. **Lot 7 of Highlands West Addition** **Property Line Adjustment**
   NW corner of Barron and Lee Harris Rd (Parcel 01-18912-001) (PLA25-0034)
2. **Lot 15, Block 3 of Fairfield Addition** **Property Line Adjustment**
   802 and 804 SE G Street (PLA25-0027)
3. **Maxwell Sidewalk Waiver** **Waiver**
   1802 Southeast Sunrise St (WAV25-0019)
   Waiver: Section 1100.15(b)(2) Sidewalk Requirements
4. **Lot 57 of Dickson's Addition** **Property Line Adjustment**
   802 SW 2nd Street (PLA25-0033)
   Waiver: Section 1100.16(b) of the development code, dedicating 8' right of way along SW G St

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

IV. New Business

1. **Lots 14 and 15, Block E of Orchard Addition** **Lot Split**

422 and 424 SE 7th Street (LS23-0057)

- Commissioner Wright recuses himself from discussion and the vote
- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens discussion among commissioners.
- Lot split is approved 6-0, with one recusal.

Advertised Public Hearings

1. **Alex and Elise Lake Revocable Trust** **Rezoning***

802 SW 2nd St (RZ25-0047)

Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential **(Enhanced Review)**

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Alex Lake, the applicant, is present to answer any questions.
- Two members of the public express their concerns about the infrastructure and traffic near the rezone.
- Chairman Davis closes the public hearing and opens discussion among commissioners.
- Commissioners discuss downzoning to DN-1.
- Applicant has requested to be downzoned to DN-1.
- Amended rezoning to DN-1 is approved 7-0.

2. **14th St Tunnel Night Work** **Conditional Use Permit***

SE 14th Street (CU25-0033)

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- The applicant is not present and there are no comments from the public.
- Chairman Davis closes the public hearing and opens discussion among commissioners.
- The item is approved 7-0.

3. **Stultz** **Rezoning***

612 Northeast 2nd Street (RZ25-0050)

Rezoning: R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential **(Standard Review)**

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Gabe Stultz, the applicant, is present to answer any questions.
- There are no comments from the public.
- Chairman Davis closes the public hearing and opens discussion among commissioners.
- Rezoning is approved 7-0

4. **HANWA – Gravel Parking Lot** **Conditional Use Permit***

2502 Southwest Regional Airport Boulevard (CU25-0036)

Sec 401.05 Temporary Uses in A-1, Agriculture

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- The applicant is present to answer any questions.
- There are no comments from the public.
- Chairman Davis closes the public hearing and opens discussion among commissioners.
- Dan Weese provides an overview of concerns from each of the departments.
- Discussion about rectifying issues and closing out Phase 1 of LSD prior to further consideration of the requested Conditional Use Permit.
- Motion by Bennett to table this item indefinitely, second by Hipp.
- Conditional use permit is tabled indefinitely 7-0.

5. **Grisham** **Rezoning***

607 SE C St (RZ25-0049)

Rezoning: R-1, Low Density Single Family Residential to DE, Downtown Edge **(Enhanced Review)**

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Mr. Grisham, the applicant, is present to answer any questions.
- Don Richardson, a member of the public, asks what enhanced review means.
- Chairman Davis closes the public hearing and opens discussion among commissioners. Mr. Overstreet provides an overview of the difference between Standard and Enhanced review in response to the inquiry from Mr. Richardson.
- Rezoning is approved 7-0.

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville Update Draft Code** **Informational**
   - During the technical review meeting, Mr. Overstreet provided an update on the status of the code.

2. **ARDOT Westerly North - South Connector** **Informational**
   - Item is discussed during the tech review only.
   - There will be a public hearing in the future.

- An update was also provided for a stop work order issued to a development at Featherston and 28th due to erosion and track-out issues, for the awareness of the Commissioners.

VIII. Adjournment

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

	Lincoln and Rice Addition, Block 1, Lot 18
	612 Northeast 2nd Street
	PC Date: 1/20/2026

Staff Report Details

Project Number	PLA25-0037
Applicant / Current Owner	Jeramiah Rowley / Gabe & Cecelia Stultz
Site Area	+/- **[0.172]** Acres
Current Zoning	DN-1, Downtown Low Density Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ25-0050

Property Description

Property Line Adjustment: West 1/2 of Lot 4 and East 1/2 of Lot 5, Block 1, Lincoln and Rice Addition, Creating Lot 18, Block 1, Lincoln and Rice Addition. 612 Northeast 2nd Street, PLA25-0037.

A Property Line Adjustment of West 1/2 of Lot 4 and East 1/2 of Lot 5, Block 1, Lincoln and Rice Addition, Creating Lot 18, Block 1, Lincoln and Rice Addition. The plat is dedicating a 15-foot-wide utility easement along Northeast 2nd Street.

Project Details

Relationship to the Community Plan

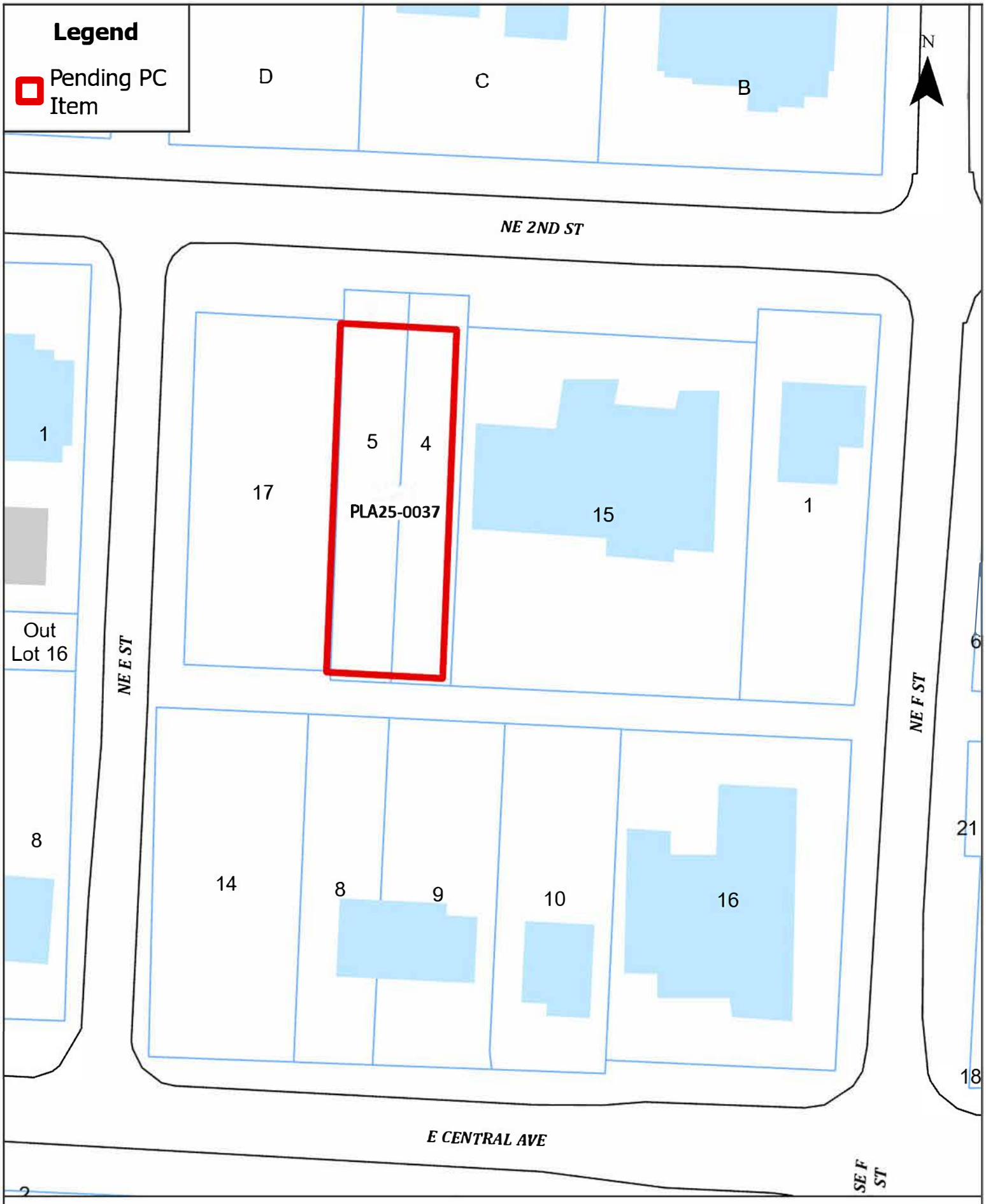
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



PLA25-0037
Lincoln & Rice Block 1 Lots 4 & 5 Creating Lot 18
Property Line Adjustment

PROPERTY LINE ADJUSTMENT OF W 1/2 OF LOT 4 AND E 1/2 OF LOT 5, BLOCK 1, LINCOLN AND RICE ADDITION, CREATING LOT 18, BLOCK 1, LINCOLN AND RICE ADDITION

SURVEY DESCRIPTION:

THE EAST-HALF (E 1/2) OF LOT 5 AND THE WEST-HALF (W 1/2) OF LOT 4, BLOCK 1, LINCOLN AND RICE ADDITION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, PLAT RECORD B AT PAGE 101.

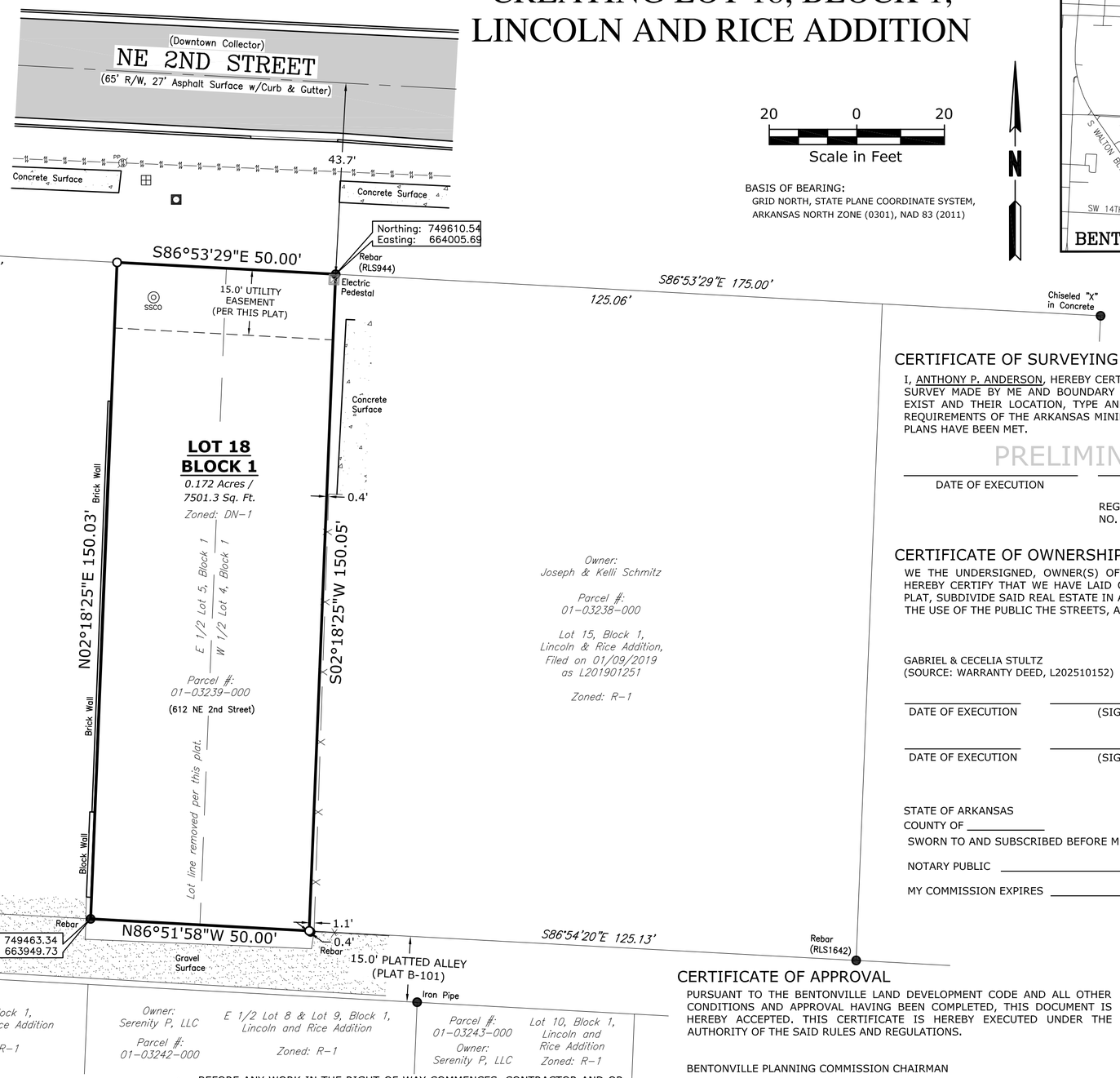
ZONING INFORMATION:

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

FLOOD INFORMATION:

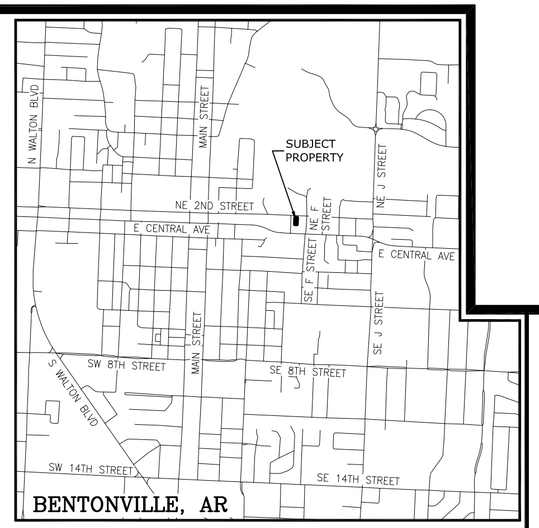
THE SUBJECT PROPERTY IS WITHIN ZONE X OF THE 100 YEAR FLOOD ZONE.

MAP NUMBER:05007C0255K
MAP REVISED: JUNE 5, 2012



20 0 20
Scale in Feet

BASIS OF BEARING:
GRID NORTH, STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), NAD 83 (2011)



VICINITY MAP
N.T.S.

CERTIFICATE OF SURVEYING ACCURACY

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

PRELIMINARY

DATE OF EXECUTION _____ (SIGNATURE) _____

REGISTERED LAND SURVEYOR
NO. _____ STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNER(S) 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.

GABRIEL & CECELIA STULTZ
(SOURCE: WARRANTY DEED, L202510152)

DATE OF EXECUTION _____ (SIGNATURE) _____ (TITLE & PRINTED NAME) _____

DATE OF EXECUTION _____ (SIGNATURE) _____ (TITLE & PRINTED NAME) _____

STATE OF ARKANSAS
COUNTY OF _____
SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY _____, 20____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

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

BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION _____ (SIGNATURE) _____

MAYOR OF BENTONVILLE

DATE OF EXECUTION _____ (SIGNATURE) _____

CITY CLERK, CITY OF BENTONVILLE

DATE OF EXECUTION _____ (SIGNATURE) _____

ATLAS PAGE: 362

CITY OF BENTONVILLE
PROJECT #: PLA25-0037

NOTES:

- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

LEGEND

- = SET 1/2"x18" REBAR
- = EXISTING IRON PIN
- = COMPUTED POINT
- = EXISTING RR/SPIKE
- = SET MAG NAIL
- = EXISTING NAIL
- = POWER POLE
- = EXISTING FENCE
- = WATER METER
- = ELECTRIC/TELEPHONE PEDESTAL
- = GAS METER
- = LIGHT POLE
- = BOUNDARY LINE
- = LOT LINE
- = CENTER LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = REMOVED LOT LINE
- = AERIAL ELECTRIC

PRELIMINARY

CERTIFICATE OF AUTHORIZATION
ANDERSON
ARKANSAS
1201 ON
CA 1691 Expires 12/31/2027

PRELIMINARY

REGISTERED
STATE OF
ANTHONY P. ANDERSON
SURVEYOR
PROFESSIONAL LAND

ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, AR 72957
(479)-474-4247
Fax (479)-410-5333
tony@and-survey.com

BENTONVILLE, BENTON COUNTY, ARKANSAS
PROPERTY LINE ADJUSTMENT
W 1/2 OF LOT 4 & E 1/2 OF LOT 5, BLOCK 1, LINCOLN AND RICE ADDITION

FOR USE BY:
GABRIEL & CECELIA STULTZ
612 NE 2ND STREET
BENTONVILLE, ARKANSAS

DATE: 01-05-2026
JOB NO: 25-11-30
SCALE: 1" = 20'

Y:\0-2025\25-11\25-11-30_E-2_Lot5-W-2_Lot4_Blk1_Lincoln&Rice\25-11-30 PLAT.dwg, 1/5/2026 2:32:02 PM, KMI

Danielle's Place, Lots 1 & 2

5927 Southwest Barron Road

PC Date: 1/20/2026

Staff Report Details

Project Number	LS25-0037
Applicant / Current Owner	Jason Ingalls / Barron Road LLC
Site Area	+/- **[25.27]** Acres
Current Zoning	C-3, Mixed-Use Commercial
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ25-0046 approved rezone to C-3 on 12/9/25

Property Description

Lot Split: Parcel Number 01-07964-060, Creating Lots 1 and 2 of Danielle's Place. 612 5927 SW Barron Rd, LS25-0037.

A Lot Split of Parcel Number 01-07964-060, Creating Lots 1 and 2 of Danielle's Place. The plat is dedicating a total of 1.65 acres along SW Barron Rd and SW Regional Airport Blvd.

Project Details

Relationship to the Community Plan

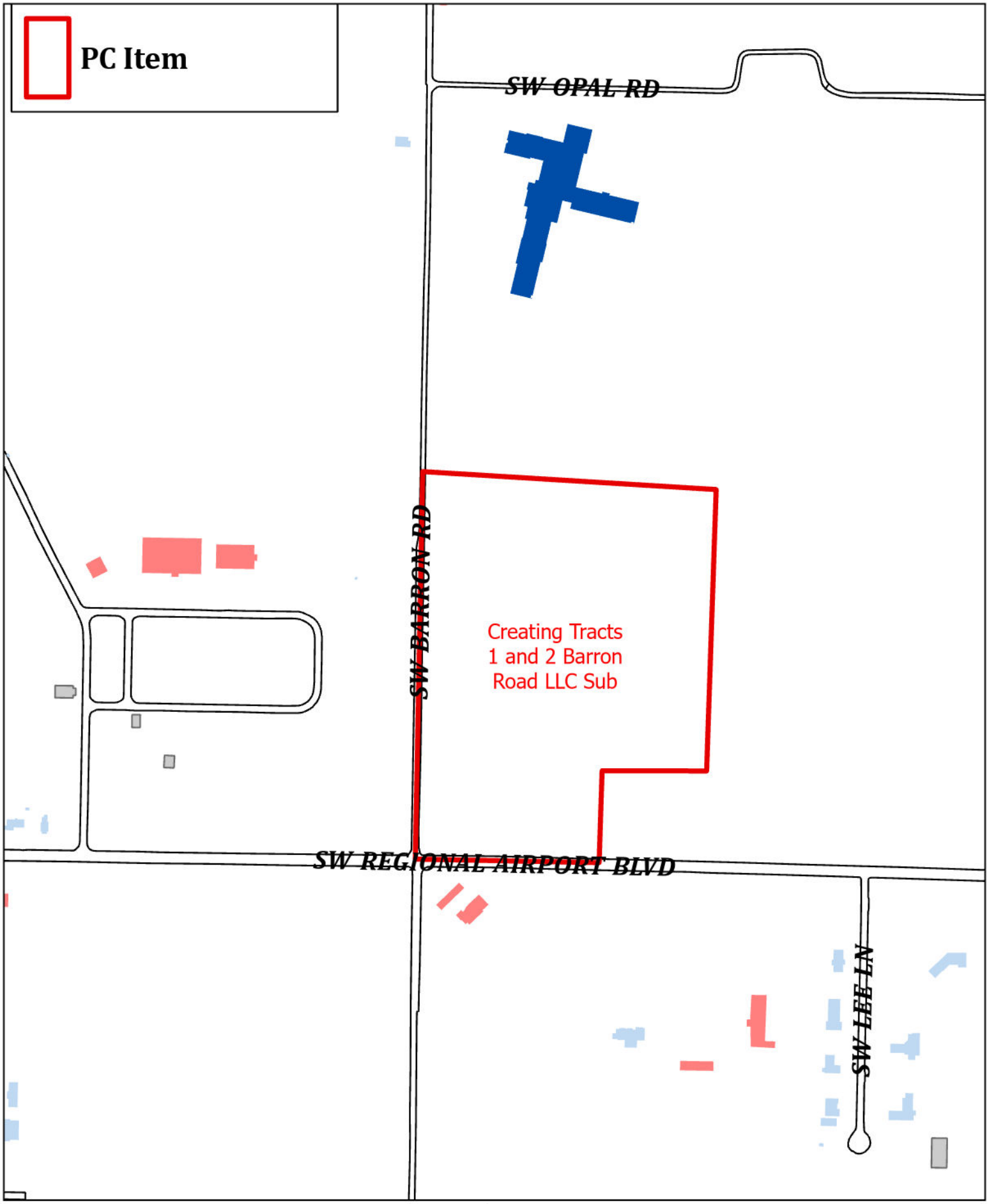
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



N
W E
S

LS25-0037
Creating Tracts 1 and 2 Barron Road LLC Subdivision
5927 SW BARRON RD

As-Provided Original Parent Tract Description (Inst. L202547329)

A part of the Southwest Quarter (SW1/4) of Section 16, Township 19 North, Range 31 West, Benton County, Arkansas, being more particularly described as follows:
Beginning at the Southwest Corner of Section 16, Township 19 North, Range 31 West, thence North, 1317.9 feet along the West Line of said Section 16, said West line being the centerline of an existing county road, to a point; thence leaving said centerline, S87°32'E, 1000.1 feet along the North line of the SW1/4 SW1/4 of said Section 16 to a point; thence S00°54 W, 956.1 feet to a point; thence S88°51'W, 355.6 feet to a point; thence S01°00'W, 313.0 feet to a point, said point lying on the centerline of Arkansas Highway 12; thence along said centerline, N89°54'W, 623.1 feet to the Point of Beginning.
LESS AND EXCEPT all of the above described property contained in Lot 1, Opal Subdivision, as shown on the Plat filed for record in Plat Book 2017 at Page 462 and conveyed to the Benton County School District No. 6 in Special Warranty Deed filed for record in Book 2017 at Page 39481.
Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

Lot 1 Description (This Plat)

A part of the surveyed and described tract shown in a Boundary Survey Plat recorded in Benton County Plat Record Book K, Page 210, April 24, 1972 in the Southwest Quarter (SW1/4) of Section 16, Township 19 North, Range 31 West, 5th Principal Meridian, Benton County, Arkansas, being surveyed and described as follows: COMMENCING at the southwest corner of said SW1/4, thence along the west line of said Section 16, North 02°14'46" East, 311.73 feet;thence South 87°45'14" East, 26.31 feet to a 5/8" iron pin set with PLS #1519 cap at the POINT OF BEGINNING; thence continuing South 87°45'14" East, 602.31 feet to a 5/8" iron pin set with PLS #1519 cap at a corner of said K-210 Tract; thence along an east line of said tract, South 03°14'46" West, 263.56 feet to a 5/8" iron pin set with PLS #1519 cap; thence North 87°15'35" West, 600.32 feet to a 5/8" iron pin set with PLS #1519 cap; thence North 02°49'15" East, 258.36 feet to the point of beginning containing 3.60 acres more or less. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

Lot 2 Description (This Plat)

A part of the surveyed and described tract shown in a Boundary Survey Plat recorded in Benton County Plat Record Book K, Page 210, April 24, 1972 in the Southwest Quarter (SW1/4) of Section 16, Township 19 North, Range 31 West, 5th Principal Meridian, Benton County, Arkansas, being surveyed and described as follows: COMMENCING at the southwest corner of said SW1/4, thence along the west line of said Section 16, North 02°14'46" East, 311.73 feet; thence South 87°45'14" East, 26.31 feet to a 5/8" iron pin set with PLS #1519 cap at the POINT OF BEGINNING; thence North 02°49'15" East, 1004.64 feet to a 5/8" iron pin set with PLS #1519 cap on the north line of said K-210 Tract; thence along said north line, South 85°17'41" East, 963.88 feet to a 1/2" iron pin found at the northeast corner of said K-210 tract; thence along an east line of said tract, South 03°09'31" West, 956.22 feet to a 1/2" iron pin found at a southeast corner of said tract; thence along a south line of said tract, North 88°54'14" West, 355.60 feet to a 5/8" iron pin set with PLS #1519 cap at a corner of said tract; thence North 87°45'14" West, 602.31 feet to the point of beginning, containing 21.67 acres more or less. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
MICHAEL D. MILLION
01/09/2026

Surveyor's Certificate:

I certify that I have completed a survey of the above-described property. The property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.

01/09/2026

Michael D. Million, P.L.S. No.1519, Arkansas Date

Dedicated Right-of-Way Description (This Plat)

A part of the surveyed and described tract shown in a Boundary Survey Plat recorded in Benton County Plat Record Book K, Page 210, April 24, 1972 in the Southwest Quarter (SW1/4) of Section 16, Township 19 North, Range 31 West, 5th Principal Meridian, Benton County, Arkansas, being surveyed and described as follows: BEGINNING at the southwest corner of said SW1/4, thence along the west line of said Section 16, North 02°14'46" East, 1317.90 feet to the northwest corner of said K-210 tract; thence along the north line of said tract, South 85°17'14" East, 35.03 feet to a 1/2" iron pin found; thence continuing along said north line, South 85°17'41" East, 1.40 feet to a 5/8" iron pin set with PLS #1519 cap; thence South 02°49'15" West, 1263.00 feet to a 5/8" iron pin set with PLS #1519 cap; thence South 87°15'35" East, 600.32 feet to a 5/8" iron pin set with PLS #1519 cap on an east line of said tract; thence along said east line, South 03°14'46" West, 55.15 feet to a southeast corner of said tract; thence along a south line of said tract, North 87°07'01" West, 623.10 feet to the point of beginning, containing 1.65 acres more or less. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

Surveyor's Notes :

SN1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey, building setback line, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
SN2. Basis of bearings: Arkansas State Plane Coordinate System, North Zone. Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
SN3. This plat represents a Lot split of Parcel Number 01-07964-060, Creating Lots 1 and 2, as well as dedicating a right-of-way tract.
SN4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
SN5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
SN6. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
SN7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.
SN8. By graphic scaling only, the surveyed tracts lie completely within "Zone X", areas determined to be outside the 0.2% annual chance floodplain, shown by The Flood Insurance Rate Map Number 05007C0235K map revised June 5, 2012.
SN9. The location and/or existence of utility service lines to the property surveyed are shown hereon or unknown.
SN10. 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 commitment may disclose.
SN11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.
SN12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.
SN14. This property is currently Zoned A-1 by the City of Bentonville. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit http://www.bentonvilleplanning.com/ or call the Planning Department @ 479-271-3122.
SN15. There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan.

Record Documents used in this survey:

RD1. Warranty Deed recorded in Benton County Inst. L202547329, 08/22/2025, Grantee: Barron Road, LLC, an Oklahoma limited liability company, as the designated Exchange Accommodation Titleholder on behalf of RLP Developments, LLC, an Arkansas limited liability company AND associated Boundary Survey Plat dated 3-16-72 by Donald M. Grisham, R.L.S. No. 293 recorded in Benton County Plat Record Book K, Page 210, April 24, 1972.
RD2. Lot Split Plat dated 2-9-17 by Ricky W. Hill, R.P.L.S. No. 1443 recorded in Benton County Plat Book 2017, Page 462, 06/02/2017.
RD3. Property Line Adjustment Plat dated Jan. 26, 2013 by Donald R. Phillips, R.P.L.S. No. 992 recorded in Benton County Plat Book 2013, Page 162, 03/28/2013.
RD4. Lot Split Plat dated 11/22/08 by Terry L. Ging, R.P.L.S. No. 1301 recorded in Benton County Plat Book 2008, Page 135, 02/27/2008.
RD5. Lot Split Plat revision dated 4/1/21 by David B. Platz, R.P.L.S. No. 1553 recorded in Benton County Inst. L202132884, 04/30/2021.
RD6. Survey Plat dated 03/15/07 by G. Alan Reid, R.P.L.S. No. 1005 recorded in Arkansas Division of Land Surveys Doc. No. 200802270107.
RD7. Utility Easement and Right of Way Grant recorded in Benton County Deed Book 2004, Page 38322, 08-18-2004, City of Bentonville, Arkansas, Grantee.
RD8. Water and Sewer Easement recorded in Benton County Document 97-093692, Oct. 27, 1997, Northwest Arkansas Regional Airport Authority, Grantee.
RD9. Benton County Fairgrounds Addition Final Plat dated 2/22/06 by Robert J. Caster, P.L.S. No. 1370, recorded in Benton County Plat book 2006, Page 368, 03-30-2006.
RD10. Utility Easement recorded in Benton County Inst. L202549048, 09/02/2025, Grantee: The City of Bentonville, Arkansas.
RD11. Utility Easement recorded in Benton County Inst. L202069900, 10/28/2020, Grantee: The City of Bentonville, Arkansas.

City of Bentonville Requirements and Conditions of Approval

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 in getting electric service.
2. All structures must maintain a minimum of 20' clearances from all electric lines.
3. No BEUD Electrical Equipment may be located behind a fence
4. 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.
5. It is the responsibility of the developer to coordinate with the New Service Coordinator 479 271-3139 to determine if equipment is in conflict.
6. 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.
7. This item is not approved until all technical review comments are addressed.
8. Please contact the appropriate department regarding questions with particular comments.
9. 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.
10. 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.
11. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
12. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
13. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.
14. There may not be fences or any other structures built in any drainage easements.

Owner's Certification

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

Date of Execution: _____

Signed: _____

Name and Address:

_____

_____

Print Name: _____

STATE OF _____

COUNTY OF _____
Subscribed and sworn before me this ____ day of _____.

My commission expires _____.

_____
Notary Public

Certificate of Approval:

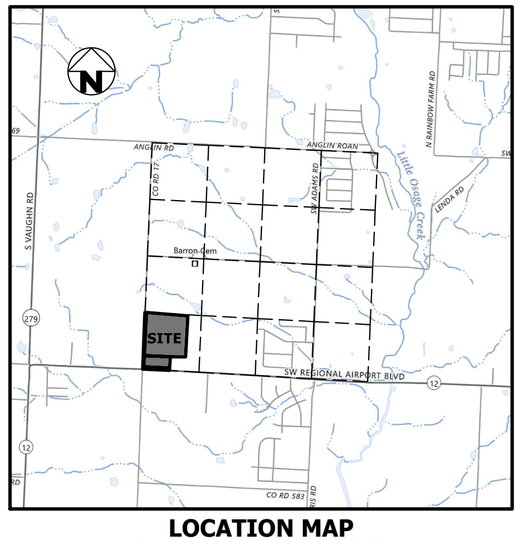
Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk, City of Bentonville



LOCATION MAP
Sec. 16 T19N R31W 5th P.M.
City of Bentonville, Benton County, Arkansas

CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER (LS25-0037)
PLAT CODE: 500-19N-31W-0-16-330-04-1519

FILE STAMP

Lot Split of Parcel Number 01-07964-060, Creating Lots 1 and 2 of Danielle's Place
Property Owner:
Barron Road, LLC, an Oklahoma limited liability company, as the designated Exchange Accommodation Titleholder on behalf of RLP Developments, LLC, an Arkansas limited liability company
PO Box 3207
Bentonville AR 72712

Area of Lot 1	= 3.60 Acres +/-
Area of Lot 2	= 21.67 Acres +/-
Area of Dedicated R/W	= 1.65 Acres +/-
Total Area	= 26.92 Acres +/-

Total Number of Original Lots: 1
Total Number of Resultant Parcels: 2

Rev	Comments	Date
1	ADDRESS CITY OF BENTONVILLE 1ST SUBMITTAL COMMENTS 11/03/2025	11/19/2025
2	ADD EASEMENTS RD11	12/22/2025
3	ADDRESS CITY OF BENTONVILLE COMMENTS 12/29/2025 10:53 AM	12/31/2025
4	ADDRESS CITY OF BENTONVILLE COMMENTS 12/29/2025 2:53 PM	01/06/2026
5	ZONING OF LOTS 1 & 2	01/09/2026

Lot Split of Parcel Number 01-07964-060, Creating Lots 1 and 2 of Danielle's Place
WORK PERFORMED: APPROX. OCTOBER 2025
As-Surveyed Total Area 26.92 Acres +/-
Parcel: 01-07964-060

Barron Road LLC

Mailing Address:
PO Box 3207 Bentonville AR 72712
Inst. L202547329 Zone: A-1

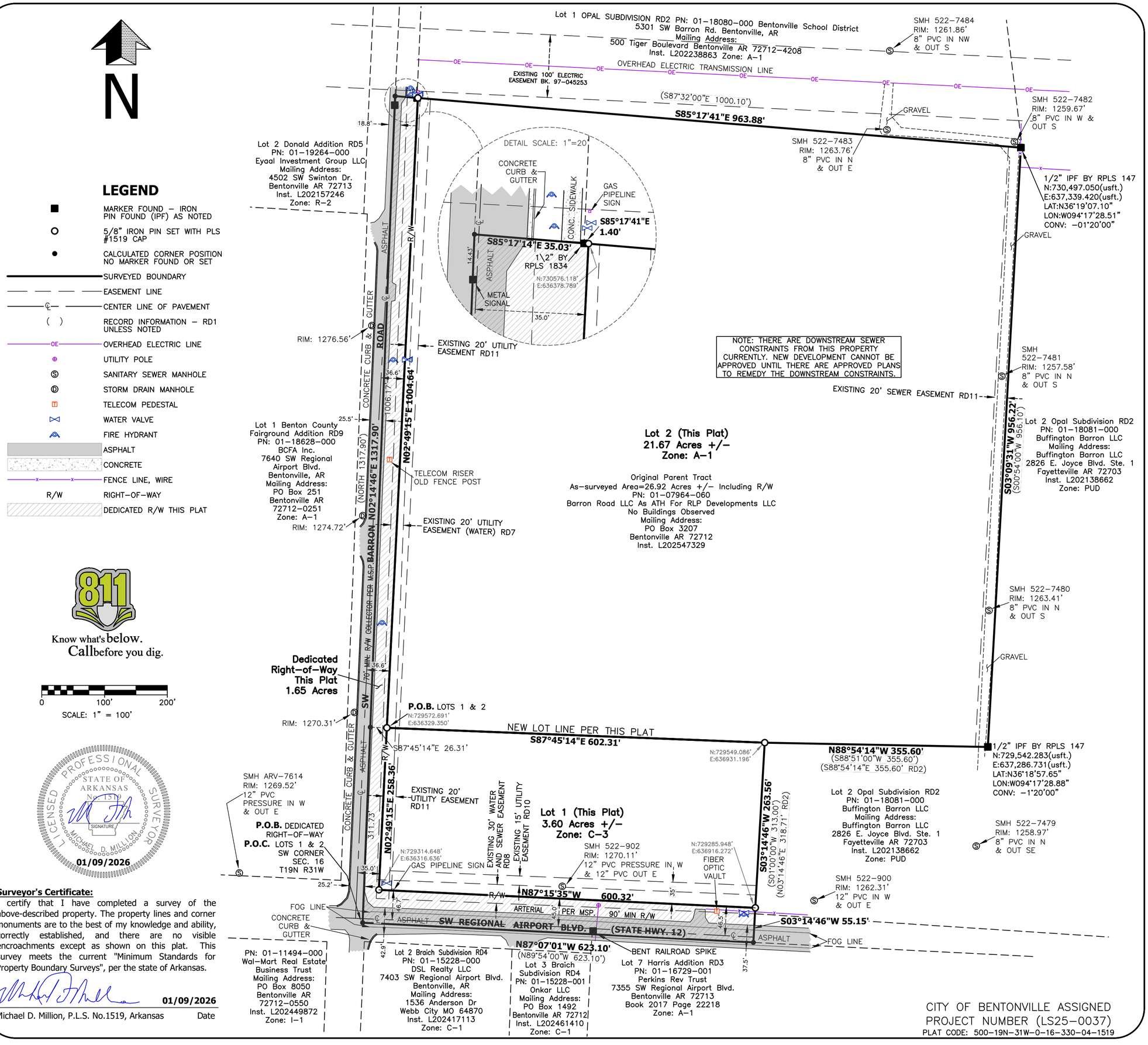
in the SW1/4 Sec. 16 T19N R31W
City of Bentonville, Benton County, Arkansas

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

BELL CONSTRUCTION SOLUTIONS, LLC.
CHUCK BELL: (479) 366-0640
chuck.bell@bellconsolutions.com
P.O. BOX 8
CAVE SPRINGS, AR 72718
PHONE: (479) 366-0640

DRAWN BY: MCW	SCALE: 1"=100'
FIELD CREW: STEVE	DWG: 2521.09
CHECKED BY: MDM/CEB	DATE: 10/24/2025

SHEET 1 OF 2



Surveyor's Certificate:
I certify that I have completed a survey of the above-described property. The property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.

01/09/2026
Michael D. Million, P.L.S. No.1519, Arkansas Date

FILE STAMP

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Barron Road LLC

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PO Box 3207 Bentonville AR 72712
Inst. L202547329 Zone: A-1

in the SW1/4 Sec. 16 T19N R31W
City of Bentonville, Benton County, Arkansas

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

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FIELD CREW: STEVE	DWG: 2521.09
CHECKED BY: MDM/CEB	DATE: 10/24/2025

SHEET 2 OF 2

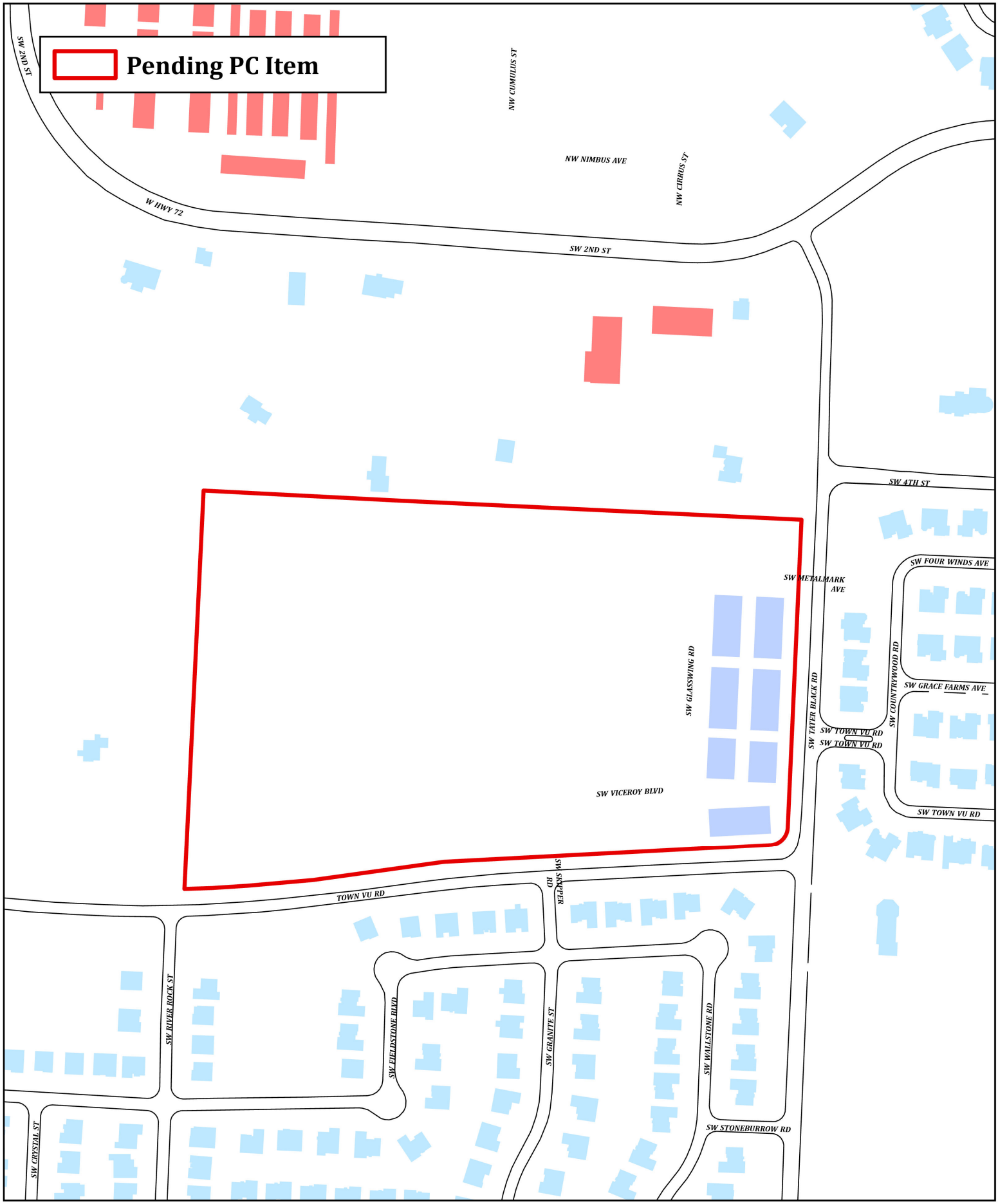
Consent Agenda Item PP25-0007

For the Planning Commission meeting on January 20, 2026

Details

Preliminary Plat: Aadhira Subdivision, Halff Associates, Parcels 01-21092-000 and 01-21090-000 on Town Vu Road, R-1, Low-Density Single-Family Residential, PP25-0007

The preliminary plat for Aadhira Subdivision is an 84 lot subdivision, of which 82 will be single-family homes, 1 will be a lift station, 1 will be detention, and 1 was previously set aside for Aadhira Townhomes, LSD24-0053. Sidewalk connections are provided to allow direct access to Town Vu and Tater Black Roads and connection throughout the neighborhood. Street improvements will be made to Tater Black Road and Town Vu Road, including a 12 foot sidepath along both. Sufficient right-of-way has been previously dedicated.



N
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PP25-0007
Aadhira Subdivision

THE CITY OF BENTONVILLE

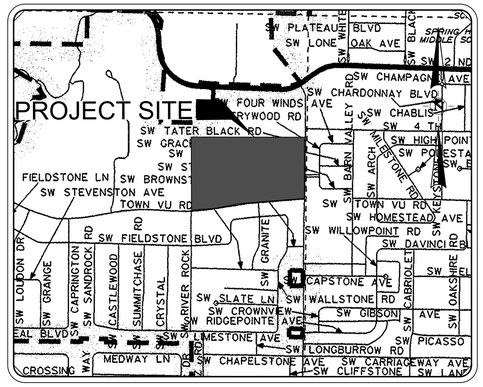
CONSTRUCTION PLANS
FOR

AADHIRA SUBDIVISION

SINGLE FAMILY RESIDENTIAL SUBDIVISION

ISSUED FOR REVIEW

LOTS 1-82 RESIDENTIAL LOTS, LOT 83
LIFTSTATION, AND LOT 84 DETENTION POND
TATER BLACK ROAD AND TOWN VU ROAD
BENTONVILLE, AR
JANUARY, 2026



PROJECT MAP

NOT TO SCALE

ENGINEER

HALFF
2407 SE COTTONWOOD ST, SUITE 1
BENTONVILLE, AR 72712
CONTACT: TOM BURRY
EMAIL: TBURRY@HALFF.COM
TEL: (479) 579-3986
FIRM/ BUSINESS NO.: 1470 STATE: AR

SURVEYOR

HALFF
2407 SE COTTONWOOD ST, SUITE 1
BENTONVILLE, AR 72712
CONTACT: JOSHUA BEMBENEK, PS
EMAIL: JBEMBENEK@HALFF.COM
TEL: (479) 273-2209

LANDSCAPE ARCHITECT

HALFF
2407 SE COTTONWOOD ST, SUITE 1
BENTONVILLE, AR 72712
CONTACT: DREW DINGLER
EMAIL: DDINGLER@HALFF.COM
TEL: (479) 579-3984
LANDSCAPE / TBAE NO.: 712041 STATE: AR

SITE UTILITY CONTACTS

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
1133 E. HAROLD STREET
FAYETTEVILLE, ARKANSAS 72701
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
EMAIL: bb6585@att.com

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, ARKANSAS 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

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

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

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

ELECTRIC
BENTONVILLE ELECTRIC UTILITY DEPARTMENT
CONTACT: TRAVIS MATLOCK
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3135 X2

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: JUSTIN SCANTLIN (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927
PHONE: (479) 685-1096

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

GOVERNING AGENCIES

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

CITY PLANNING
CONTACT: TYLER OVERSTREET
PHONE: (479) 271-3122

STREET DEPARTMENT
CONTACT: DANIEL CLARDY
PHONE: (479) 271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6873

CITY ENGINEER
CONTACT: JARROD BRIGHTWELL
PHONE: (479) 418-8675

BUILDING & FIRE SAFETY
CONTACT: TODD PEARCE
PHONE: (479) 271-3108

STORMWATER
CONTACT: ALISON WEST
PHONE: (479) 271-6719

BENTONVILLE STANDARD NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY
6. ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
7. THIS PROJECT IS WITHIN AIRPORT ZONE "R-1" AND THE DESIGN MEETS THE REQUIREMENTS OF THIS ZONING.
8. THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

OWNER/CLIENT:

AADHIRA PROPERTIES, LLC
CONTACT: ARUL KUMARAN
1404 SW EDINBURGH AVE
BENTONVILLE, AR 72713
TEL. 678-557-9586

PREPARED BY:

halff

2407 SE COTTONWOOD ST
SUITE 1
TEL. (479) 273-2209
www.halff.com

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14691
THOMAS A. BURRY
01/09/2026

INDEX OF SHEETS

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G003	DEMOLITION PLAN
G004	OVERALL LAYOUT
V100	PRELIMINARY PLAT
V101	PRELIMINARY PLAT
C100	EROSION CONTROL
C101	EROSION CONTROL DETAILS
C200	STREET LAYOUT
C300	GRADING PLAN
C301	FOUR WINDS AVE PLAN & PROFILE
C302	GLASSWING ROAD AND METALMARK AVE PLAN & PROFILES
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C500	SANITARY SEWER PLAN
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C603	WATER LINE C PLAN & PROFILE (CONT.)
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E101	ELECTRIC PLAN
E102	BEUD DETAILS
E103	BEUD DETAILS
E104	BEUD DETAILS

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

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

PROPOSED

- PROPOSED ASPHALT STREET W/ CONC. CURB & GUTTER
- CITY OF BENTONVILLE TYPE "A" 6" CURB & GUTTER
- CITY OF BENTONVILLE TYPE "C" CURB & GUTTER (OUTFLOW)
- PROPOSED CONCRETE SIDEWALK & TRAIL BY DEVELOPER
- PROPOSED CONCRETE SIDEWALK LOT BUILDER
- PROPOSED LOT LINE
- PROPOSED CENTERLINE ALIGNMENT
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT-OF-WAY
- 18"RCP — PROPOSED STORM DRAIN W/SIZE AND TYPE
- PROPOSED CURB INLET OR JUNCTION BOX
- PROPOSED FLARED END SECTION
- 1250 / 1249 — PROPOSED FINISHED GRADE CONTOUR
- PROPOSED STREET LIGHT
- PROPOSED SWALE

EXISTING

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- R/W — RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING ROAD CENTERLINE
- 1265 — EXISTING MAJOR CONTOUR
- 1264 — EXISTING MINOR CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING ROAD STRIPING
- EXISTING CONCRETE SIDEWALK
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING WALL
- HTV — EXISTING OVERHEAD CABLE
- 24" RCP — EXISTING STORM DRAIN PIPE W/ SIZE
- EXISTING DRAINAGE MANHOLE
- EXISTING GAS METER
- EXISTING GAS RISER
- EXISTING GUY WIRE
- EXISTING ELECTRIC RISER
- EXISTING UTILITY POLE
- EXISTING TELEPHONE RISER
- EXISTING TELEPHONE VAULT
- EXISTING FIBER OPTIC WARNING SIGN
- EXISTING RISER CABLE TV
- EXISTING SIGN CABLE TV
- MB — EXISTING MAILBOX
- EXISTING SIGN

PROPOSED WATER & SEWER

- 8" WTR — PROPOSED C900 DR 14 WATER LINE W/SIZE
- W — PROPOSED 1" SERVICE LINE
- PROPOSED 5/8" WATER METER SETTER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED WATER LINE TEE
- PROPOSED WATER LINE BEND
- 8"SS — PROPOSED PVC SANITARY SEWER LINE W/SIZE (SDR-26) UNLESS OTHERWISE NOTED
- PROPOSED SEWER MANHOLE
- FM — PROPOSED 4" FORCEMAIN C900, DR-18 PVC
- S — PROPOSED 4" SAN. SEWER WYE & 4" PVC SERVICE LINE (SDR-26) GASKET FITTINGS)

EXISTING WATER & SEWER

- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEAN OUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER

SITE GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL, AND SOD OR SEEDED. SOD SHALL BE PLACE IN THE DETENTION POND AND WITHIN RIGHT-OF-WAY AROUND SIDEWALKS. ALL OTHER DISTURBED AREAS SHALL BE SEEDED (WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET).
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
7. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. THERE ARE NO KNOWN EXISTING WETLANDS ON AREAS ON SITE UNDER CONSTRUCTION.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC, THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SURROUNDING PROPERTY OWNERS AND SITE THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH CITY UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE CITY OF BENTONVILLE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL PROPOSED SIDEWALK SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
10. THERE IS NO PROPOSED SIGNAGE AT THIS TIME. ALL PROPOSED SIGNAGE IN FUTURE WILL REQUIRE A SEPARATE PERMIT.
11. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNERS AT TIME OF BUILDING PERMIT ISSUANCE.
14. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
15. THERE IS NO PROPOSED SITE LIGHTING AT THIS TIME. ANY NEW OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" OR B-U-G FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
16. THERE ARE NO PROPOSED PARKING LOT LIGHT POLES AS A PART OF THIS PROJECT.
17. THERE IS NO PROPOSED FENCING AT THIS TIME. ANY FENCING PROPOSED IN THE FUTURE WILL REQUIRE A SEPARATE PERMIT.
18. SIDES BY SIMILAR MATERIALS AS THE BUILDING.

SITE UTILITY GENERAL NOTES:

1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
4. ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND MEP PLANS.
5. PRIVATE 4" SCHEDULE 40 PVC SANITARY SEWER SERVICES TO BE INSTALLED.
6. ALL SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BENTONVILLE SPECIFICATIONS DATED OCTOBER 2024. WATER LINES SHALL HAVE A MINIMUM COVER OF 4'. ALL WATER MAIN FITTINGS MUST BE INSTALLED WITH LOCKING RETAINER GLANDS.
7. THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. A PRE-CONSTRUCTION MEETING IS REQUIRED FOR ALL WATER AND SANITARY SEWER CONSTRUCTION.
8. ALL IRRIGATION WATER SERVICES SHALL INCLUDE AN INTERNAL RP TYPE BACKFLOW PREVENTER. EACH IRRIGATION WATER METER WILL REQUIRE AN RPZ. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE IRRIGATION WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS FOR LOCATION AND DETAILS OF IRRIGATION RPZ.
9. ALL FIRE HYDRANTS (IF ANY) SHALL BE PLACED WITH THE PUMPER NOZZLE CAP 3' +/-9' FROM THE BACK OF CURB IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
10. BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
11. THERE ARE NO PROPOSED PARKING LOT LIGHT POLES AS A PART OF THIS PROJECT.
12. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD DRAWINGS WHEN INSTALLING FACILITIES.
14. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE BY BENTONVILLE ELECTRIC DEPARTMENT AT DEVELOPER'S EXPENSE. CONTRACTOR TO COORDINATE RELOCATION WITH BEUD. THE CONTRACTOR WILL BE RESPONSIBLE FOR INTERCEPTING EXISTING CONDUITS AND ROUTING TO TRANSFORMER LOCATION, RE: BEUD ELECTRIC PLAN.
15. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS WHEN WORKING WITH, OR AROUND UTILITIES IN PROJECT AREA.
16. ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS. RE: "TYPICAL WATER AND SEWER BEDDING AND BACKFILL DETAIL".
17. STREET LIGHT LOCATION WILL BE DESIGNED BY BEUD. OWNER/DEVELOPER IS REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING A PRECONSTRUCTION MEETING.
18. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
19. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
20. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
21. IF PIPE INVERT IS ABOVE EXISTING GRADE, ENGINEERED FILL IS REQUIRED TO BOTTOM OF BEDDING MATERIAL.
22. SEWER MANHOLES TO BE EPOXY LINED PER BENTONVILLE SPECIFICATION 15.7.3.

CITY OF BENTONVILLE PROJECT #PP25-0007

AADHIRA SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BENTONVILLE, AR

ISSUED FOR REVIEW 01.09.2026

halff

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

REVISION

NO.	DATE	DESCRIPTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14691
THOMAS A. BURRY

01/09/2026

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY.

TOM BURRY — NAME
14691 — P.E. LICENSE NO.
1/9/2026 — DATE

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1470 — FIRM / BUSINESS NO.
AR — STATE

PROJECT NO.:	58808
ISSUED:	01.09.2026
DRAWN BY:	LKH
CHECKED BY:	TAB
SCALE:	NTS

SHEET TITLE:

NOTES AND LEGEND

G001

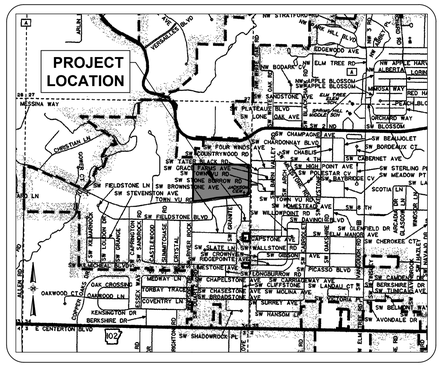
FILE NAME: A:\58000s\58808\001\LD\CADD\SUBDIVISION PH 2-3\Sheets\C-PLAN-NOTE-58808.001.dwg DATE: January 9, 2026, TIME: 12:23 PM, USER: ah5935

PRELIMINARY PLAT
FOR

AADHIRA SUBDIVISION

PART OF THE SW 1/4 AND PART OF THE NW 1/4
SECTION 34, T19N, R334

TATER BLACK AND TOWN VU ROAD
BENTONVILLE, AR
SEPTEMBER 2025


PROJECT LOCATION
SW TATER BLACK RD
SW TOWN VU RD
SW FIELDSTONE LN
SW FIELDSTONE BLVD
SW STEVENSTON AVE
SW BROWNSTONE AVE
SW FOUR WINDS AVE
SW INDUSTRYWOOD RD
SW CHAMPAGNE AVE
SW CHABLIS
SW 4 TH
SW CABERNET AVE
SW BEAUJOLET
SW BORDEAUX CT
SW STERLING PL
SW MEADOW PT
SW HOMESTEAD AVE
SW WILLOWPOINT RD
SW RAVINE BLVD
SW CHEROKEE
SW OLDFIELD DR
SW DELAWARE AVE
SW CAMDEN
SW BERKSHIRE DR
SW TUNICAS AVE
SW BELMONT WAY
SW AVONDALE DR
SW GRACE ANNE VIS
SW CHANNEL RD
SW STONE DUNROW RD
SW STONE DUNROW AVE
SW STONEBRIDGE AVE
SW STONEBRIDGE LN
SW CRYSTONE VIS
SW CRYSTONE LN
SW WALLSTONE RD
SW ORBORNE AVE
SW PICASSO BLVD
SW CORDOVA AVE
SW CLIFFSTONE AVE
SW LAGUNA CT
SW MONA AVE
SW SUNSET AVE
SW VICTORIA AVE
SW RANSOM LN
SW SHADOWROCK PL
SW CRESTSTONE AVE
SW CRESTSTONE LN
SW BROADSTONE LN
SW HOMERUN AVE
SW HOMERUN CT
SW FORBAY TRACE
SW COVENTRY LN
SW OAKWOOD LN
SW OAKWOOD CT
SW CROSSED OAK
SW CROSSED OAK CT
SW CROSSED OAK LN
SW ELM TREE RD
SW BOGAN RD
SW SANDSTONE AVE
SW PLATEAU BLVD
SW LONE OAK AVE
SW ORCHARD WAY
SW BLOSSOM
SW APPLE HAVEN
SW ALBERTAS LOOP
SW PEACH BLOSSOM
SW MOSSA WAY
SW PEACH BLOSSOM CIR
SW MESSINA WAY
SW CHRISTIAN LN
SW MOUNTAIN VIEW RD
SW MOUNTAIN VIEW CT
SW MOUNTAIN VIEW LN
SW MOUNTAIN VIEW PL
SW MOUNTAIN VIEW DR
SW MOUNTAIN VIEW CIR
SW KENSINGTON DR
SW BERKSHIRE DR
SW E CENTERTON BLVD
N 43 E CENTERTON BLVD
N 43
N 52
N 52 E
N 52 W
N 52 E
N 52 W
N 52 E
N 52 W

AADHIRA SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BENTONVILLE, AR

ISSUED FOR REVIEW 01.09.2026

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

REVISION		
NO	DATE	DESCRIPTION

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

NAME P.E. LICENSE NO.

1/9/2026
DATE

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

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1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.:	58808
ISSUED:	01.09.2026
DRAWN BY:	JDS
CHECKED BY:	JBB
SCALE:	1"=50'

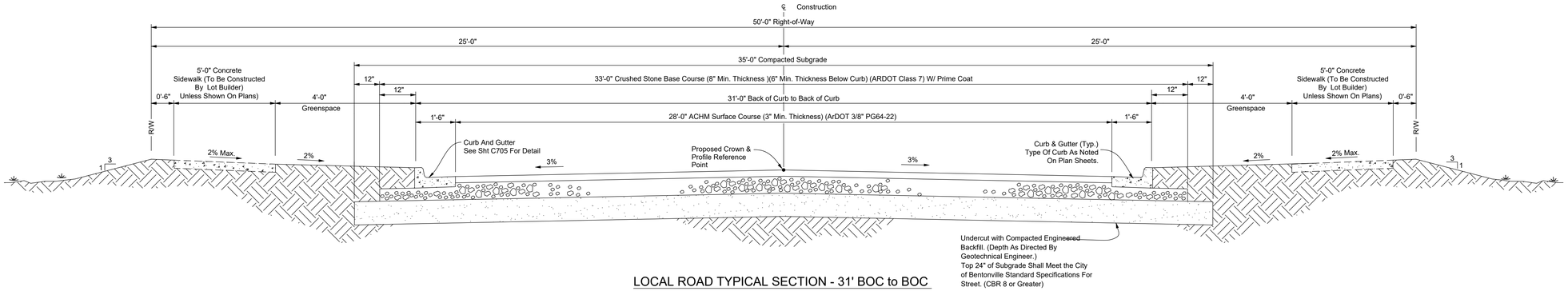
SHEET TITLE:

PRELIMINARY PLAT

V101

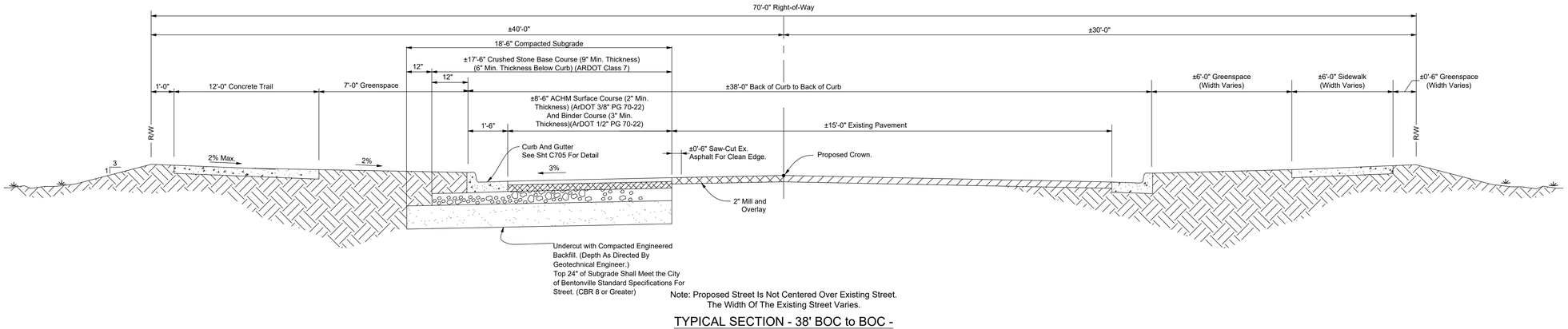
CITY OF BENTONVILLE PROJECT #PP25-0007

FILE NAME: A:\58000s\58808\001\LD\CADD\SUBDIVISION PH 2-3\Sheets\V-PLAN-PRE-PLAT-58808.001.dwg DATE: January 9, 2026, TIME: 12:24 PM, USER: ah5935



LOCAL ROAD TYPICAL SECTION - 31' BOC to BOC

Scale: NTS



Note: Proposed Street Is Not Centered Over Existing Street.
The Width Of The Existing Street Varies.

TYPICAL SECTION - 38' BOC to BOC -
SW TATER BLACK ROAD
TOWN VU ROAD

Scale: NTS

NOTES:

1. EXISTING TREES THAT CAN BE PROTECTED AND REMAIN SHALL BE SAVED.
2. ALL AREAS WITHIN THE PROPOSED RIGHT OF WAY SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL, & BE SEEDED UPON THE COMPLETION OF CONSTRUCTION OF THE IMPROVEMENTS, AND MAINTAINED UNTIL VEGETATION IS ACHIEVED.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS WHEN WORKING WITH, OR AROUND UTILITIES IN PROJECT AREA.
7. NO LAND CLEARING SHALL BEGIN UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED BY THE CITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FENCING, TREES, DEBRIS, RUBBISH AND OTHER MATERIALS WITHIN THE LIMITS OF CONSTRUCTION. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. CONTRACTOR SHALL PROTECT ALL TREES OUTSIDE THE LIMITS OF DISTURBANCE.
9. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. CONTRACTOR SHALL CALL ARKANSAS ONE-CALL PRIOR TO CONSTRUCTION @ 1-800-482-8998. CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
10. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
11. CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS, STREETS, AND MAILBOXES DURING CONSTRUCTION.
12. CONTRACTOR SHALL INSTALL TEMPORARY BARB WIRE FENCE PRIOR TO REMOVING EXISTING FENCE ON ALL PROPERTY WITH LIVESTOCK.
13. ALL DRIVEWAY RADII ARE 3.5' UNLESS OTHERWISE NOTED.
14. THERE SHALL BE NO SLOPES STEEPER THAN 3:1.

NOTES:

1. SUBGRADE REQUIREMENTS SHALL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS.
2. ALL SIDEWALKS ARE TO BE CONSTRUCTED BY LOT OWNERS UNLESS NOTED ON PLANS.
3. WHEELCHAIR RAMPS ARE TO BE CONSTRUCTED ALONG WITH THE STREETS

NOTE:
ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CITY OF BENTONVILLE SUBDIVISION REGULATIONS AND SPECIFICATIONS, LATEST EDITION AND BENTONVILLE UTILITIES SPECIFICATIONS DATED 10/22/24.

CITY OF BENTONVILLE PROJECT #PP25-0007

AADHIRA SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
BENTONVILLE, AR

ISSUED FOR REVIEW 01.09.2026

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

REVISION

NO.	DATE	DESCRIPTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14691
THOMAS A. BURRY
01/09/2026

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

TOM BURRY — 14691
NAME — P.E. LICENSE NO.
1/9/2026
DATE

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1470 — AR
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	58808
ISSUED:	01.09.2026
DRAWN BY:	LKH
CHECKED BY:	TAB
SCALE:	NTS

SHEET TITLE:
TYPICAL STREET SECTIONS

C700

FILE NAME: A:\58000s\58808\001\LD\CADD\SUBDIVISION PH 2-3\Sheets\C-PLAN-DTLS-58808.001.dwg DATE: January 9, 2026, TIME: 12:33 PM, USER: ah5935

ZONE: A-1
DETENTION POND
TOP = 1233.00
100 YR WSE = 1232.49
BOTTOM = 1227.00
84
±2.15 AC
LIFT STATION
83
±0.09 AC
(2) QS
(3) LT
(3) UJ
(6) QS
(3) LT
(2) UJ
(3) QS
(9) CAR FST
(10) CAR FST
(12) CAR FST
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	Brown Sidewalk Waiver
	403 West Central Avenue
	PC Date: 1/20/2026

Staff Report Details

Project Number	WAV25-0020
Applicant / Current Owner	Nix Construction/403 West Central LLC, Joshua Brown
Site Area	+/- 0.50 Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single Family Residential
Related projects	

Property Description

The subject property is located at 403 W Central Ave, with street frontage along W Central Avenue (a Downtown Collector) and Southwest 2nd Street (a Downtown Local Road). The applicant is requesting a waiver from section 1100.15(b)(1) of the development code requiring property owners to install sidewalks for new residential construction along Southwest 2nd Street.

Project Details

The property owner requests a waiver for constructing the required 8ft or 5ft sidewalk per the Master Street Plan for the following reasons:

1) The applicant states in their narrative that installing an 8-foot-wide or 5-foot-wide sidewalk would require the removal of three mature trees. The applicant further states that large, established trees are becoming increasingly rare in Bentonville and once removed they cannot be realistically be replaced. According to the applicant, preserving these trees appeals to the character, sustainability, and long-term value of this neighborhood.

2) The applicant also asserts that the property immediately east of the subject property (401 W Central

Project Details

Ave) has an existing retaining wall that extends nearly to the roadway. According to the applicant, this retaining wall is located in such a way that installing a sidewalk in this area would either encroach into the wall itself or result in an awkward and impractical condition that neither functions well for pedestrians using a sidewalk nor looks appropriate. Unless the retaining wall was removed at a later date, the sidewalk would have to dead-end along the east side of the property.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The original subdivision was built without sidewalk. The current owner is building a single-family house and Section 1100.15(b)(1) of the development code requires new residential constructions to install sidewalk in accordance with the Master Street Plan requirements. The Master Street plan calls out SW 2nd St as a Downtown Local Street which requires a 5' or 8' sidewalk. There has been no clear determination as to which side, the north or the south side of the street will be the wider 8' sidewalk. The majority of installed sidewalk is on the south side of 2nd Street, indicating that the south side may be the preferred option for the 8' sidewalk, making the waiver request a 5' sidewalk waiver request.

Waiver Review Criteria pursuant to Section 1100.15(e)(3)

- **Current or proposed zoning:** The existing zone is R-1, Low Density Single Family Residential, and there is no proposed zone change.
- **Proposed land use:** The proposed land use for this property is Traditional Neighborhood.
- **Location of property in an urban or suburban setting.** The property is located within a pocket of single-family homes. However, multifamily properties are located nearby (across W Central Ave), and the location is near downtown Bentonville.
- **Pedestrian traffic generators such as parks and schools in the area.** The property is located within 1/3 of a mile of RE Baker Elementary School, the Bentonville Cemetary, and Bogle Park as well as half a mile from Slaughter Pen Trail. However, Southwest 2nd Street is not a through street, so vehicular traffic is minimal.
- **The existence of a sidewalk network in the area.** There are currently sidewalks along West Central Avenue as well as some patches of sidewalks along SW D, SW 2nd, SW C, and SW B Streets.
- **Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which drainage ditches, trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.** There is a natural swale and three mature trees along Southwest second street.
- **The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.** There is a retaining wall along the east side of the property that extends nearly to the roadway that makes a sidewalk impractical, according to the applicant.
- **The overall need for a sidewalk to be constructed on the lot.** Given the location of the lot,

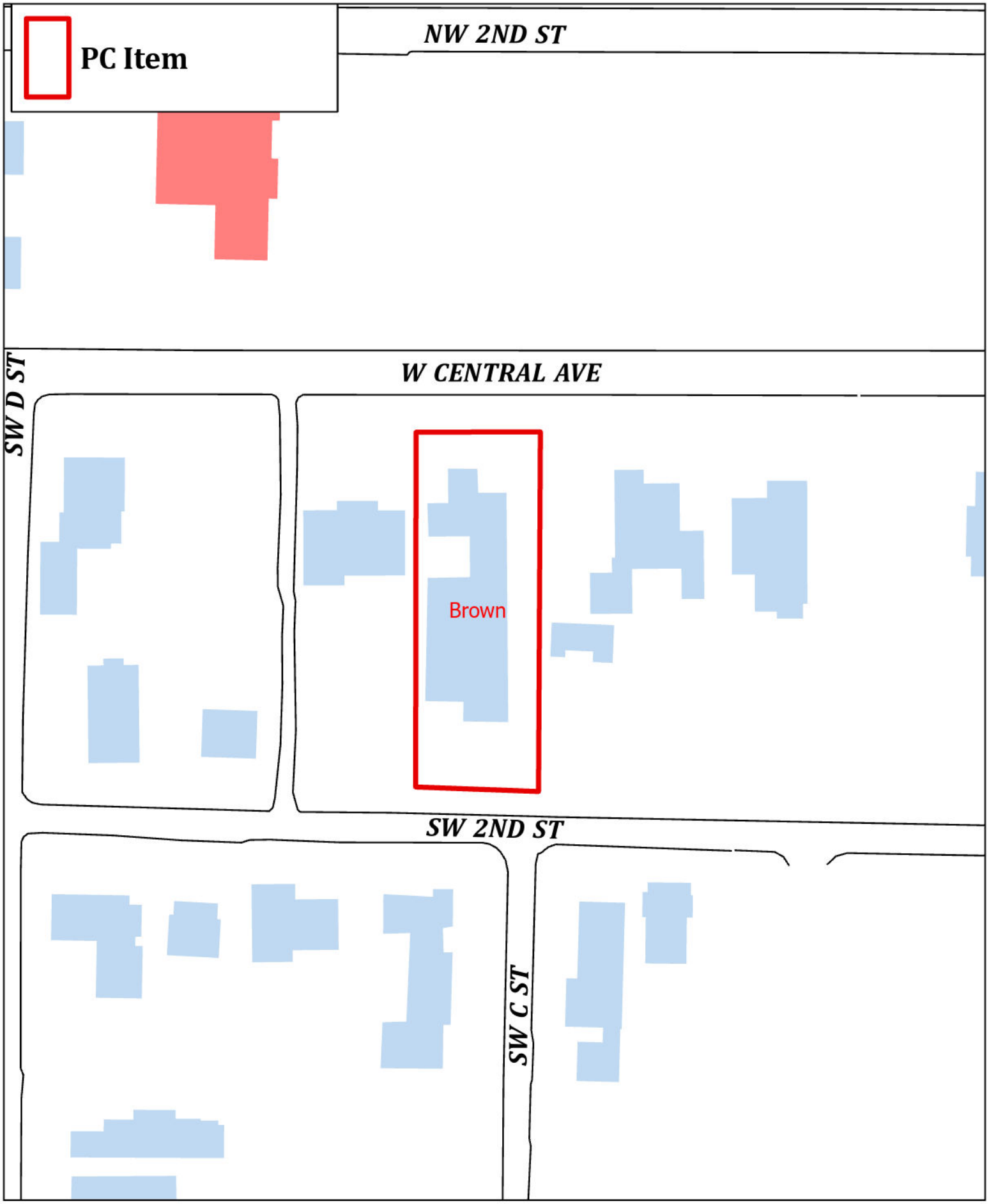
Analysis / Waivers

and the character of the neighborhood, the need of a sidewalk at this location is moderate.

Conclusion

Staff recommends disapproval of the waiver. The area has a high concentration of pedestrians and installing what we can in this corridor will move the city toward our goal of pedestrian connectivity. Staff recommends that the sidewalk be transitioned around the existing trees with a pedestrian easement. The owner is requesting a fee-in lieu.

Additional Details



WAV25-0020
Sidewalk Waver
403 W CENTRAL AVE

Hello,

I appreciate the time and effort the City puts into thoughtful planning and walkability, and I want to start by saying we fully understand the intent behind the sidewalk requirement along 2nd Street.

We are requesting a variance due to two practical constraints specific to our property.

First, installing an eight-foot or five-foot sidewalk would require the removal of several mature trees along the frontage. Large, established trees are increasingly rare in downtown Bentonville, and once removed they cannot realistically be replaced. Preserving these trees aligns with the character, sustainability, and long-term value of the neighborhood. And what we are trying to accomplish with our home.

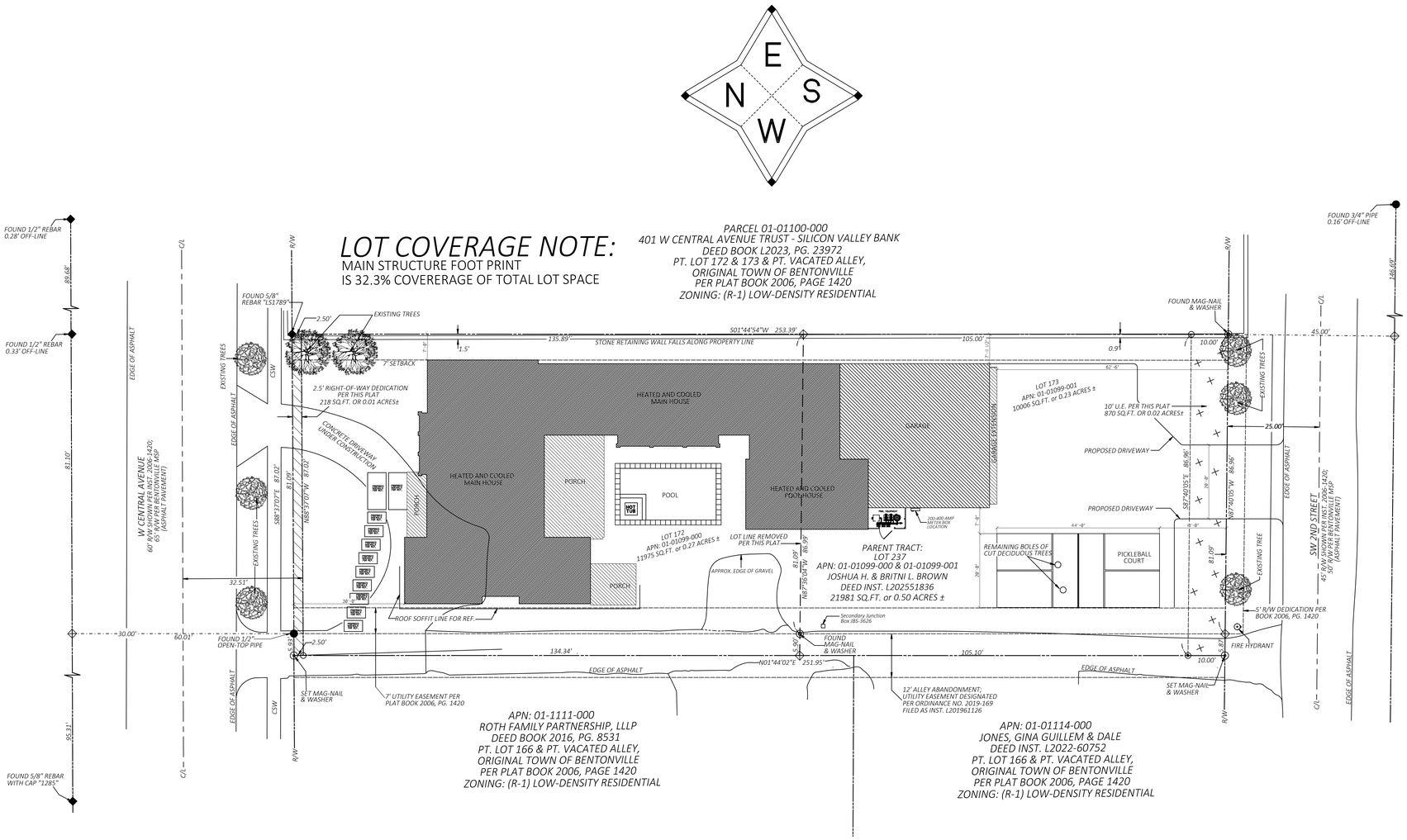
Second, and more importantly, the property immediately east of ours at 401 W Central, has an existing retaining wall that extends approximately five feet beyond their property line all the way to the roadway. This leaves no feasible location for a sidewalk that would not interfere with the wall. Any attempt to install a sidewalk in this area would either encroach into the wall itself or result in an awkward and impractical condition that neither functions well nor looks appropriate.

Given these site-specific limitations, we respectfully request a variance from the sidewalk requirement for this portion of 2nd Street. We are committed to building a home that complements the neighborhood and respects both safety and aesthetics, and we believe this request supports that goal.

You can see the trees we would lose along 2nd in the attached labeled drone image. There is a bit of sidewalk on the other side (south side) of 2nd. There is no sidewalk along the north side of 2nd from our home to downtown to my knowledge.

Thank you for your consideration, and I am happy to discuss this further or provide any additional information that would be helpful.

Sincerely,
Joshua Brown



MEN DESIGNS

REVISIONS	BY
12-5-25	SMN
12-30-25	SMN
	36X48

NOTICE: BUYS OF CONFIRMATION:
© 2017 Michael E. Nelson Designs, LLC
MICHAEL E. NELSON DESIGNS, LLC or Michael E. Nelson assumes no liability for any ROME constructed from this plan. Review of these plans by customer/builder (other corporation) does not relieve customer/builder of responsibility to guarantee perfection of these plans. Customer/builder is responsible for all dimensions and conditions on the job, and must report any discrepancies to Designer before construction. Changes made in these plans by others without the consent of the designer, are unsupported by Designer. Architect, Contractor or Structural Engineer should consult with designer before proceeding with construction. Designer, Architect, Contractor or Structural Engineer should consult or modify any portion of this design whenever site conditions differ from those shown or when required by law or governing jurisdiction. Do not scale drawings for dimensions. Any omissions or conflicts noted in these plans should be resolved before proceeding with construction. Designer is not responsible for any errors or omissions in these plans that are not reported to designer before construction. Shop drawings must be submitted to this office for approval before proceeding with fabrication of

403 W Central Ave. Bentonville AR 72712 "LOT 237"

Josh and Britni Brown

SITE PLAN

NATIONALLY PUBLISHED
Mr. MEN
AIBD, CPBD
MICHAEL@MENSDESIGNS.COM
5288 W. 94th
SUITE A
PRAIRIE VILLAGE, KS 66207
816.531.5777
FAX: 531.5792

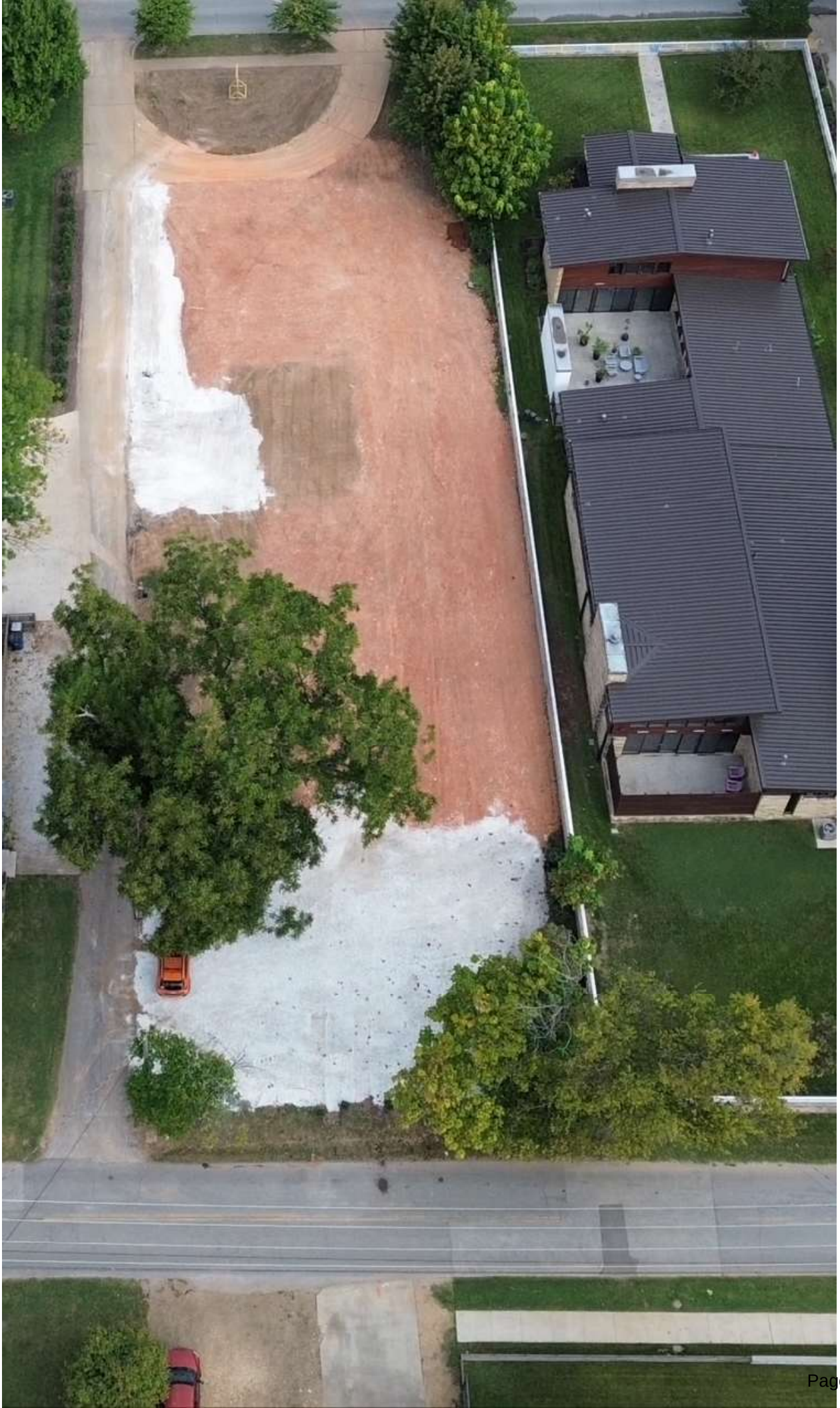
MEN DESIGNS
By Michael E. Nelson
Signature Series of Home Plans
A CUSTOM DESIGN & PLAN MODIFICATION COMPANY
smn DESIGNS.

MICHAEL E. NELSON
P.B.D. Cert. No. AR-184

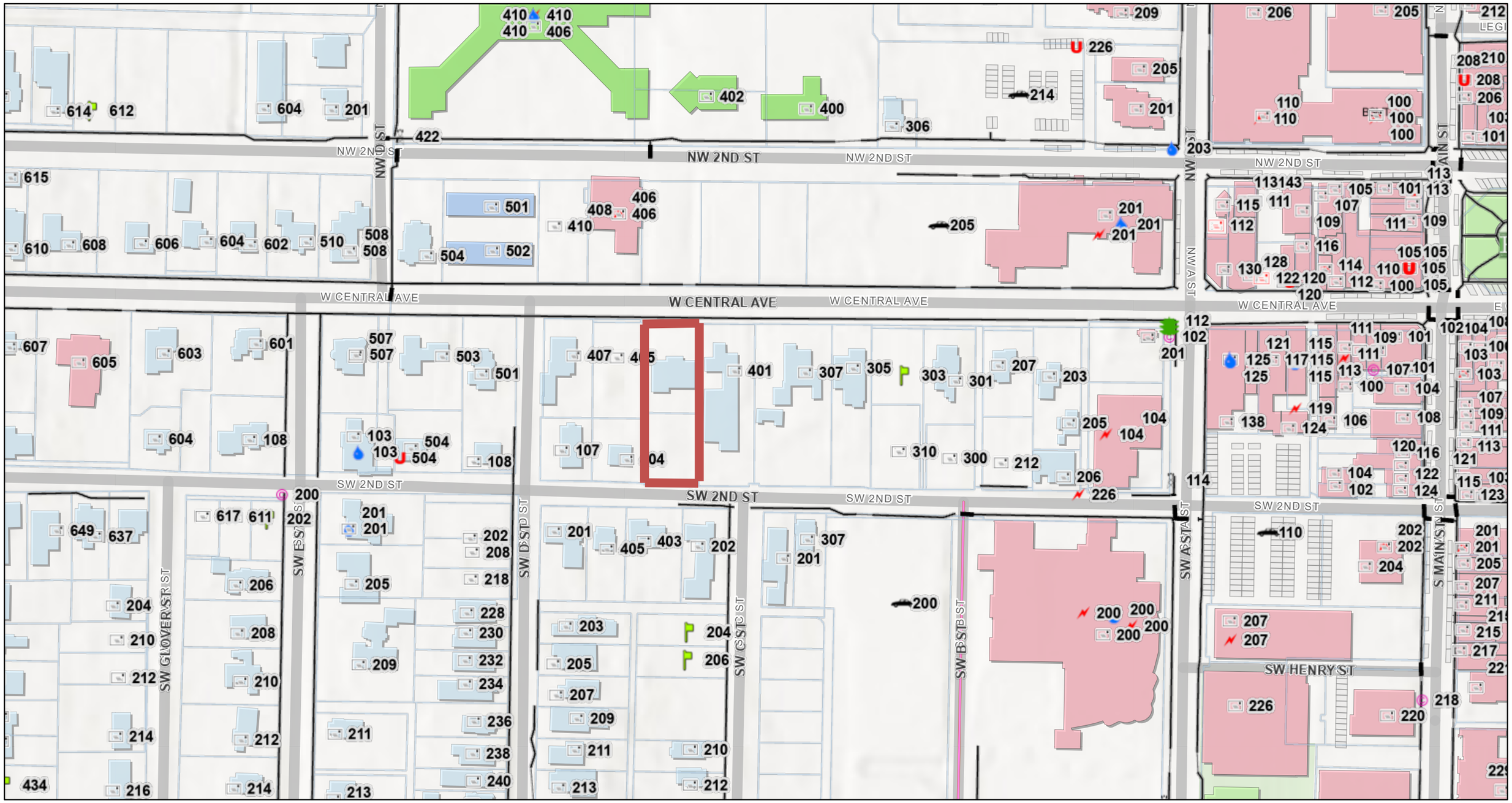
DATE	11-7-25
SCALE	1/16" = 1'-0"
BUILDER	
JOB	MENC218-25
DRAWN BY	SMN

1/1

10LBS 3830



Sidewalks installed are shown as black lines



1/16/2026, 9:06:05 AM

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

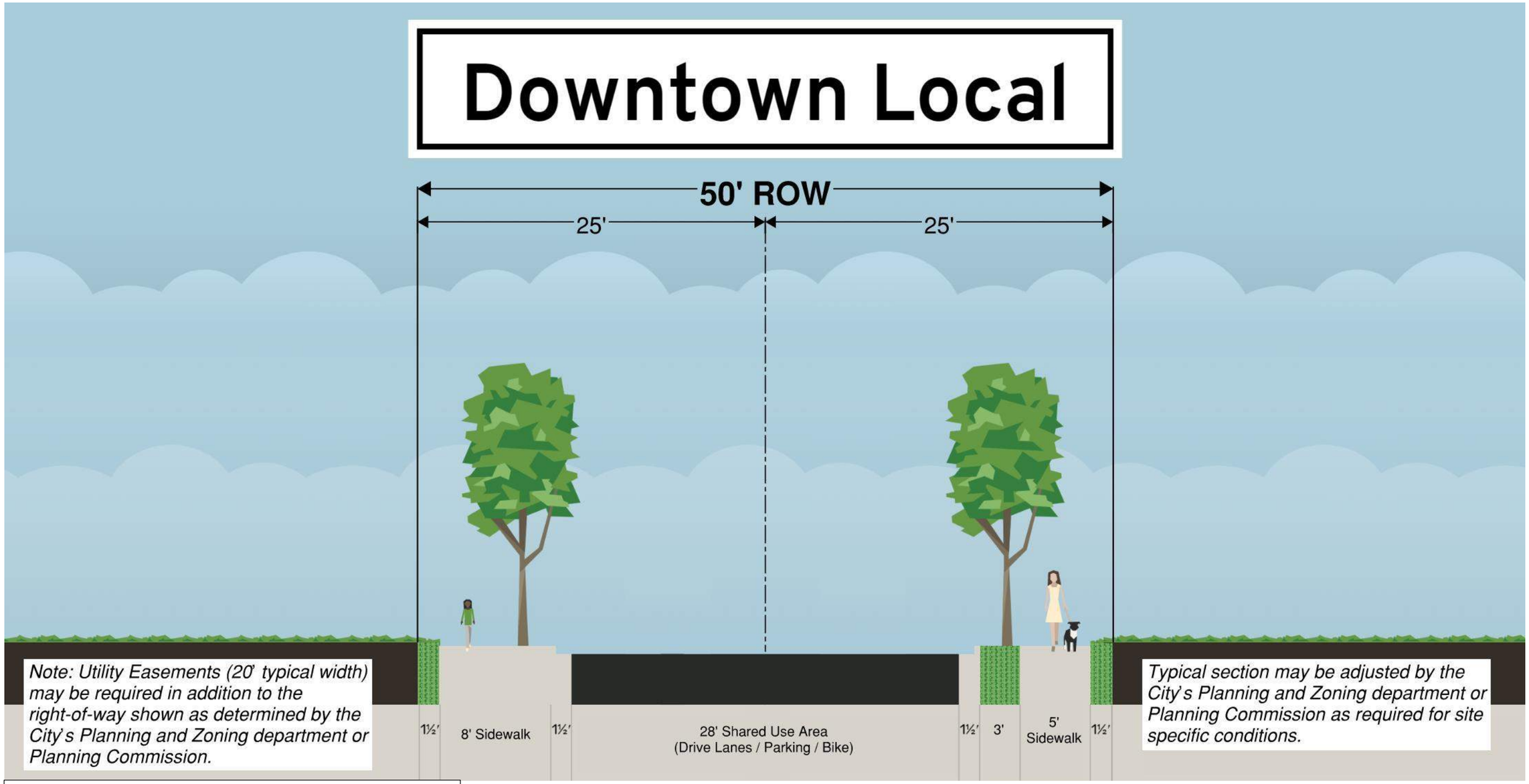
Address
- Basement
- Cable
- Electric Only
- Irrigation Only
- Main address
- Park
- PreAddress
- Space
- Temporary Address
- Traffic Light
- Tower
- Utility address
- Water Only
- Sidewalk Edge Polygon

Sidewalks
- Other Cross
- Painted Cross
- Sidewalk
- Tax Parcels

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

Generated by Print Service on GIS Site

Downtown Local



Typical Street Section 11-Downtown Local

	Crockett Commercial
	414 Southwest Regional Airport Boulevard
	PC Date: 1/20/2026

Staff Report Details

Project Number	(LSD25-0048)
Applicant / Current Owner	Tim Oelke, Bates-Civil
Site Area	+/- **[3.12]** Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Commercial
Related projects	

Property Description

The proposed project is for a commercial building with space for six tenants, including one tenant space with a drive-through. Drive-throughs are allowed by-right in C-2, General Commercial. The surrounding districts are A-1 Agriculture (to the north) and C-2, General Commercial (all other directions). This property is located within an Urban Corridor place type. The project is proposing a septic system on the lot to the east, until such time as downstream sewer capacity has been provided.

Project Details

This project will consist of a 10,703 sq ft building with 6 tenant spaces, with one tenant space having a drive-through. General business and retail sales require a minimum of 43 parking spaces, and the applicant is proposing 63 regular spaces and 6 ADA spaces. The applicant is also proposing two bike racks and an outdoor kiosk to meet site amenity requirements. The property will have direct access to SW Regional Airport Blvd through a new curb cut and indirect access to SW Crockett St through the shared drive on the lot to the south. Landscaping is provided per the Land Development Code, with the total number of trees required for development provided on the site. The dumpster will be located at the rear of the property, and new, 5-foot-wide sidewalks are proposed along SW Crockett St and SW Regional Airport Blvd to meet the Master Street Plan requirements. All internal walkways will have stamped concrete to differentiate the

Project Details

pedestrian paths.

The project makes use of the Primary Material of glass ("storefront") and brick with the Special Use Primary Materials of:

"Metal siding": 24-gauge metal panel (Precision -Loc) with a 30 year warranty.
"Block masonry": architectural concrete block
"Wood composite": 24-gauge steel architectural siding (MAC Metals) with a 40 year warranty.

The facades have the following breakdown:
North facade (street facing)
Primary Materials: 9% Brick, 40% Storefront
Special Use Primary Materials: 23% Wood Composite, 12% Metal siding, 9% Block
East facade
Primary Materials: 20% brick, 3% storefront
Special Use Primary Materials: 77% wood composite
West facade
Primary Materials: 6% Storefront
Special Use Primary Materials: 73% wood composite, 20% Block
South facade (back of house)
Primary Materials: 76% Brick
Special Use Primary Materials: 20% Block, 4% metal siding

Relationship to the Community Plan

Public Comment

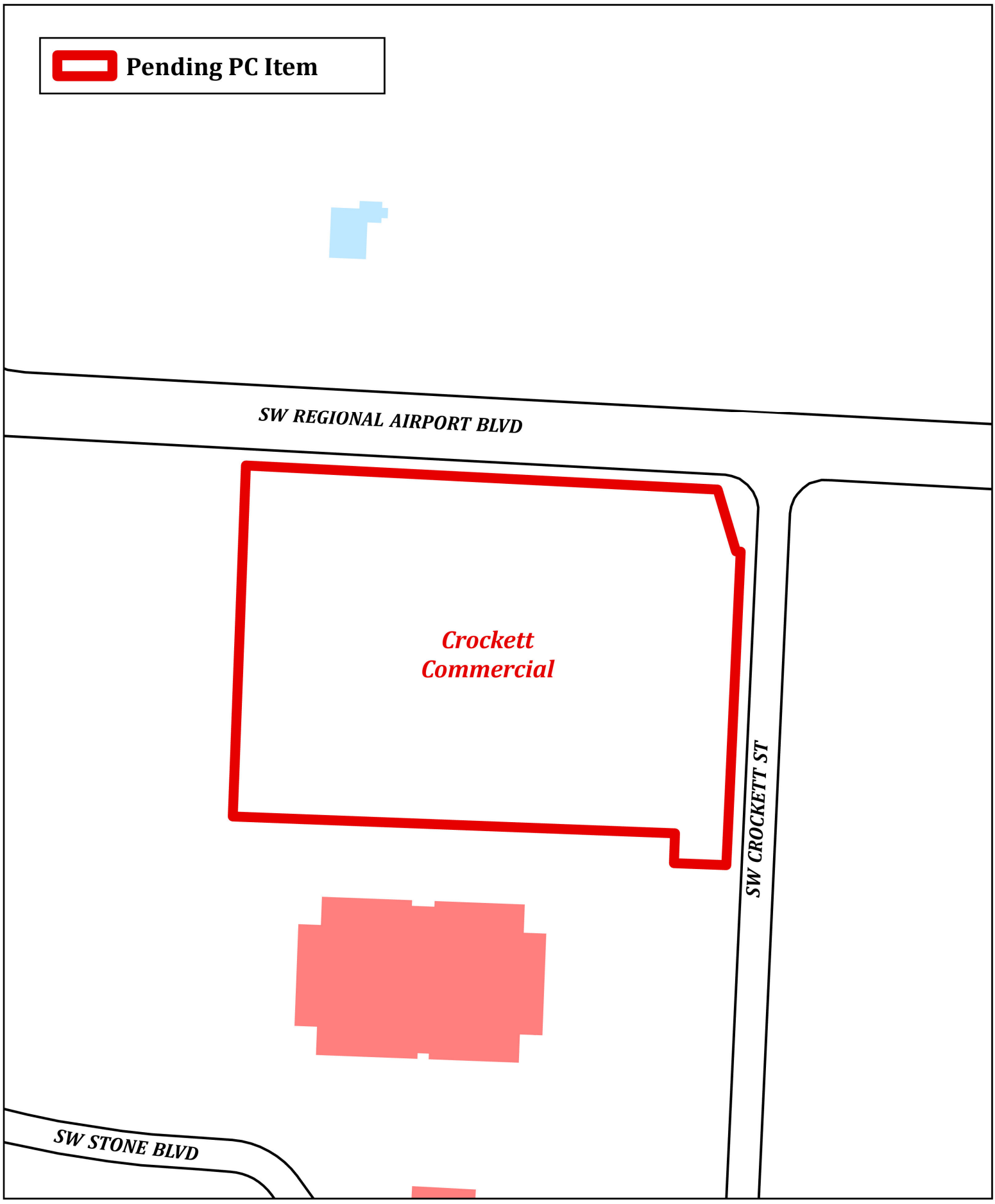
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

This development meets the large-scale development standards including proper screening, landscaping, and public amenity requirements. The rear elevation may need additional articulation such as awnings or any other method if the commission feels it is appropriate. Staff recommends approval with the following condition of approval:
Developer shall obtain an ARDOT permit for any work proposed in the ARDOT right of way.

Additional Details



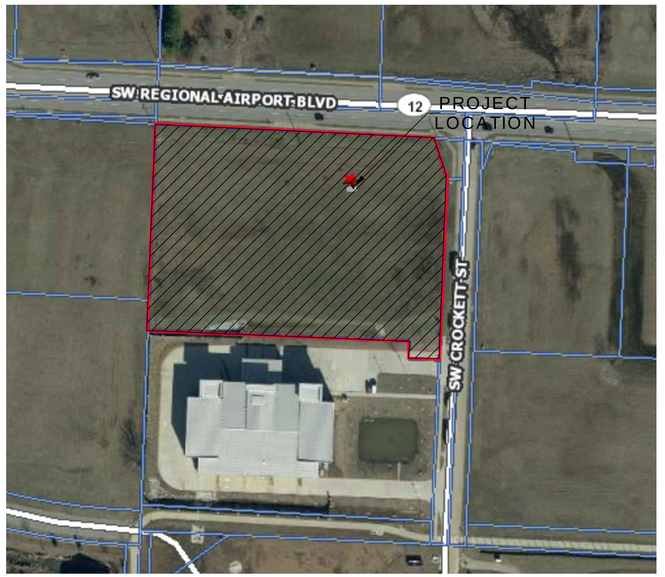
N
W E
S

LSD25-0048
Crockett Commercial
3604 SW Crockett St

CROCKETT COMMERCIAL

BENTONVILLE, AR

LARGE SCALE DEVELOPMENT



VICINITY MAP
N.T.S.
NORTH

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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 UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 6 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3,000 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
15. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3165) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10:00 FOR AN INSPECTION THE FOLLOWING DAY.
16. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
17. 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.
18. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
19. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
20. NO FENCES SHALL BE BUILD IN THE DRAINAGE EASEMENTS.
21. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
22. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
23. THESE PLANS HAVE BEEN REVIEWED BY THE CITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE

STANDARD ENGINEERING NOTES

1. ALL ENGINEERING SERVICES NEEDED FOR THE PROJECT SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARKANSAS (ENGINEER OF RECORD).
2. THE DESIGN DATA, PLANS, SPECIFICATION, AND RELATED INFORMATION SHALL BEAR THE NAME OF THE ENGINEER OF RECORD. THE REGISTRATION SEAL OF THE ENGINEER OF RECORD SHALL BE PLACED ON EACH SHEET OF THE PLANS ALONG WITH HIS/HER SIGNATURE.
3. SOILS INVESTIGATIONS, MATERIALS TESTING, AND QUALITY CONTROL TESTING SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE CITY ENGINEER. ALL REPORTS SUBMITTED SHALL BEAR THE NAME OF THE ENGINEER OF RECORD.
4. WRITTEN CERTIFICATION BY THE ENGINEER OF RECORD THAT MATERIALS AND CONSTRUCTION CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS IS REQUIRED. INSPECTION AND TESTING REQUIREMENTS ARE OUTLINED IN SECTION 1100 OF THESE SPECIFICATIONS.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

SAFETY NOTICE TO CONTRACTOR

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.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

INDEX OF DRAWINGS

C01	COVER SHEET
SU01	BOUNDARY SURVEY
SP01-SP03	SITE PLAN
UT01-UT03	UTILITY PLAN
GP01-GP02	GRADING PLAN & EROSION CONTROL
STM01	STORM PLAN & PROFILE
L1.0-L1.2	LANDSCAPE PLAN
LP01	LIGHTING PLAN
DT01-DT04	SITE DETAILS
	STANDARD WATER & SEWER DETAILS
	STANDARD ELECTRIC DETAILS
	ARDOT DETAIL

PARCEL NUMBER:	01-062-003
PROJECT SITE ADDRESS:	414 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR
ZONING CLASSIFICATION:	C-2
PROPOSED USE:	COMMERCIAL
TOTAL SITE AREA:	3.13 ACRES +/-
OWNER/DEVELOPER:	OELKE CONSTRUCTION COMPANY TIM OELKE TIM@OELKECONSTRUCTION.ORG
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350

BUILDING SETBACKS (C-2)

FRONT (WITH PARKING)	15FT (SHOWN)
FRONT (WITHOUT PARKING)	20FT
SIDE (ADJACENT TO NON-RESIDENTIAL DISTRICT)	07FT
SIDE (ADJACENT TO RESIDENTIAL DISTRICT)	30FT
REAR (ADJACENT TO NON-RESIDENTIAL DISTRICT)	20FT
REAR (ADJACENT TO RESIDENTIAL DISTRICT)	30FT

SURVEY DESCRIPTION:
LOT 6, CAVNESS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT BOOK 201 AT PAGES 427 AND 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N 7 22' 0"W 26.00' AND N02 3 '4 "E 272.24' FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION AND RUNNING THENCE N 7 0' 0"W 46.6 ', THENCE N01 47'37"E 27.00' TO AN EXISTING REBAR, THENCE N 7 4 '37"W 3 2.2 ' TO AN EXISTING REBAR, THENCE N02 0 '1 "E 311.04' TO AN EXISTING REBAR IN THE SOUTH RIGHT-OF-WAY OF SOUTHWEST REGIONAL AIRPORT BOULEVARD/ARKANSAS HIGHWAY #12, THENCE ALONG SAID RIGHT-OF-WAY S 7 04'33"E 41 . ' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S16 36' 4"E 7.07' TO AN EXISTING REBAR, THENCE S 7 1 '32"E 4.11' TO THE WEST RIGHT-OF-WAY OF SOUTHWEST CROCKETT STREET, THENCE ALONG SAID RIGHT-OF-WAY S02 3 '4 "W 27 .47' TO THE POINT OF BEGINNING, CONTAINING 3.13 ACRE MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF BEARING:
GPS OBSERVATION-AR NORTH ZONE NAD 83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION NAVD 88 VERTICAL DATUM

WAIVERS/ VARIANCES REQUESTED
- BUILDING MATERIAL WAIVER

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 WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #0 007C0 K. DATED 6/ /2012)

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 3
2) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 3
3) PLAT OF SURVEY FILED IN BOOK 201 AT PAGE 426
4) FINAL PLAT OF LIMESTONE RANCH SUBDIVISION FILED IN BOOK 2006 AT PAGE 2
5) PLAT OF SURVEY FILED IN BOOK P1 AT PAGE 0
6) STATE OF ARKANSAS STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP FOR HWY. 71B, JOB 0 02 1
7) SPECIAL WARRANT DEED FILED IN BOOK L2021 AT PAGE 71 4 ;
8) CORPORATION WARRANTY DEED FILED IN BOOK 2013 AT PAGE 22141
9) RIGHT OF WAY OR EASEMENT GRANT FILED IN BOOK 2006 AT PAGE 4122

CITY NOTES:
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, LAND DEVELOPMENT CODE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

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THE ENGINEER OF RECORD MUST CERTIFY THE ON SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
131	1320	CONTOURS (IDX)
131	1320	CONTOURS (INT)
		CURB & GUTTER
DE		DRAINAGE EASEMENT
UE		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
		ELECTRIC (OVERHEAD)
//	X	FENCE
		FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
FM	FM	FORCEMAIN
		GAS MAIN
		GRAVEL
		GREENSPACE
LB		LANDSCAPE BUFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT OF WAY
		SANITARY SEWER MH
SSV	SSV	SERVICE - SEWER
WS	WS	SERVICE - WATER
	SS	SEWER
		SIDEWALK
		SIGN
SF		SILT FENCE
		STORM BOX
		STORM PIPE
		TRUNCATED DOME
		WATER
		WETLANDS

CITY OF BENTONVILLE CONTACT INFORMATION

BLACK HILL ENERGY: JOSH KNIGHT
1301 FEDERAL WAY,
PO BOX 212, LOWELL, AR 7274
(47) 721-4 43
JOSHUA.KNIGHT BLACKHILLSCORP.COM

AT&T: BRENT BALDWIN
1133 E. HAROLD ST.,
FAYETTEVILLE, AR 72701,
(47) 200- 022 OR (47) 71-660
BB6 ATT.COM

COX COMMUNICATIONS: TIMOTHY GOSS
4 01 S. 4 TH STREET,
SPRINGDALE, AR 72762
(47) 6 1- 3
TIMOTHY.GOSS COX.COM

FIRE DEPT.: CITY OF BENTONVILLE,
JUSTIN SCANTLIN
00 SW A STREET
BENTONVILLE, AR 72712
(47) 271- 27 OR (47) 6 -10 8

STREET DEPT.: CITY OF BENTONVILLE,
DANIEL CLARDY
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
(47) 271-3130

WATER DEPT.: CITY OF BENTONVILLE,
BEAU TOMPSON
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
(47) 271-3140

ELECTRIC DEPT.: CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(47) 271-313 EXT. 2

WASTEWATER DEPT.: CITY OF BENTONVILLE, CHRIS EARL
1 01 NE A STREET
BENTONVILLE, AR 72712
(47) 271-3161

PLANNING DEPT.: CITY OF BENTONVILLE,
TYLER OVERSTREET
30 SW A STREET
BENTONVILLE, AR 72712
(47) 271-3122

BLDG AND FIRE SAFETY: CITY OF BENTONVILLE,
TODD PEARCE
30 SW A STREET
BENTONVILLE, AR 72712
(47) 271-310

CITY ENGINEER.: CITY OF BENTONVILLE,
JARROD BRIGHTWELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(47) 271- 67

STORMWATER: CITY OF BENTONVILLE,
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR, 72712
(47) 271-671

LSD25-0048

ENGINEER: G. BATES
DRAWN BY: K. HANEY

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01-07-2026
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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REVISIONS

DATE
10/06/25
10/15/25
11/13/25
12/08/25
12/19/25
12/19/25
01/01/26

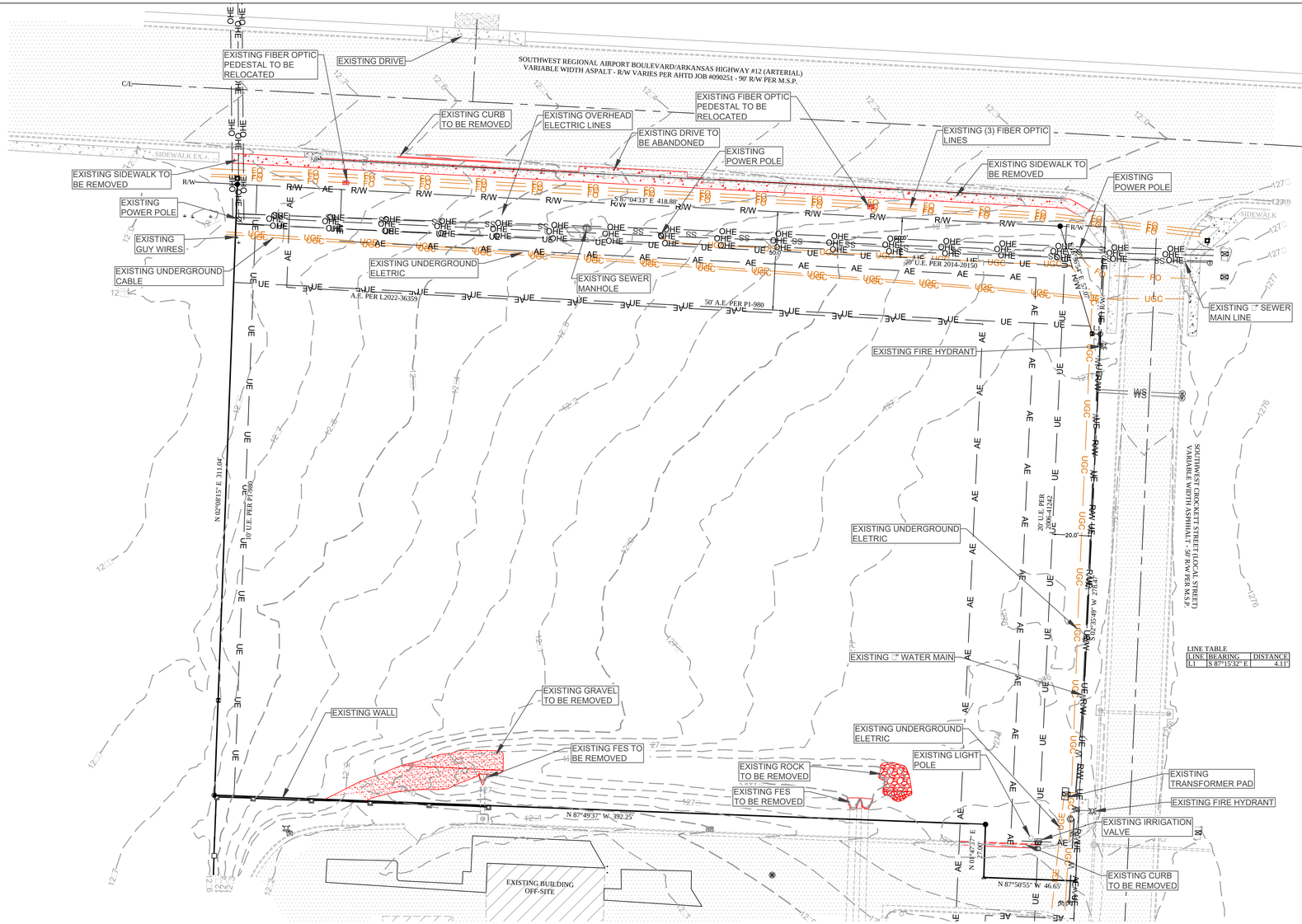
1st Pre App. Submittal
2nd Pre App. Submittal
1st. Submittal
2nd. Submittal
3rd. Submittal
4th. Submittal

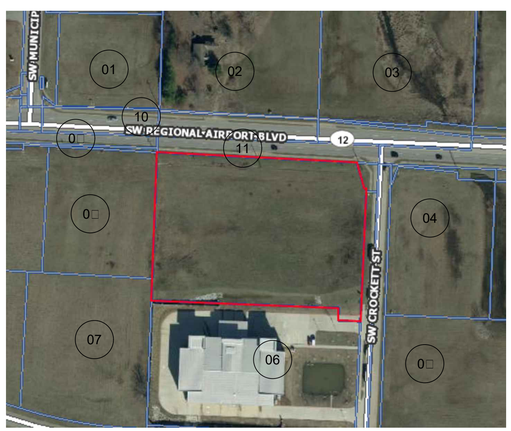
CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT
COVER SHEET
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-047

DRAWING NO. C01





ADJACENT PROPERTY OWNERS:

1) SLUYTER, AARON & CHERYL
PO BOX □1□
BENTONVILLE, AR 72712
PARCEL #01-0□277-001
ZONED: C-2

2) NGUYEN, TRUNG Q & TRAN, HIEN T
142□3 DANIELS RD
BENTONVILLE, AR 72713
PARCEL #01-00122-000
ZONED: A-1

3) SPANGLER, SOON AE TRUSTEE & SUH, JEONG & KI JA
□02 S RAINBOW RD
ROGERS, AR 727□6
PARCEL #01-00121-000
ZONED: A-1

4)MARTIAL ARTS SERVICE INC
□□00 LINDSEY RD
LITTLE ROCK, AR 72206
PARCEL 01-1□210-000
ZONED: C-2

□) HOUNDS PROPERTIES BENTONVILLE LLC
1□1□N TAYLOR ST #337
LITTLE ROCK, AR 72202
PARCEL #01-1□220-000
ZONED: C-2

6)BSH STORAGE BENTONVILLE LLC
6401 HAWKINSVILLE RD
MACON GA 31216
PARCEL #01-0□□62-00□
ZONED: C-2

7) GOOD SHEPHERDS OF BENTONVILLE LLC
3□0□ COPPER RIDGE RD
ROGERS AR 727□6
PARCEL #01-14□32-003
ZONED: C-2

□) CR PLAZA LLC
200 W POLAR
ROGERS, AR 727□6
PARCEL #01-14□32-000
ZONED: C-2

□) CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712
PARCEL #01-14□3□-000, 01-00121-002
01-1□210-001,01-0□□62-002, 01-1□221-000

10) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
PARCEL #01-14□32-001, 01-0□277-010, 01-00122-001,
01-00121-001, 01-0□□62-001,01-1□210-002

11)SOUTHERN BANCORP BANK
PO BOX 24□
ARKADELPHIA, AR 71□23
PARCEL #01-0□□62-000

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01-07-2026

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

DRAWN BY: K. HANEY ENGINEER: G. BATES

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	01/01/26

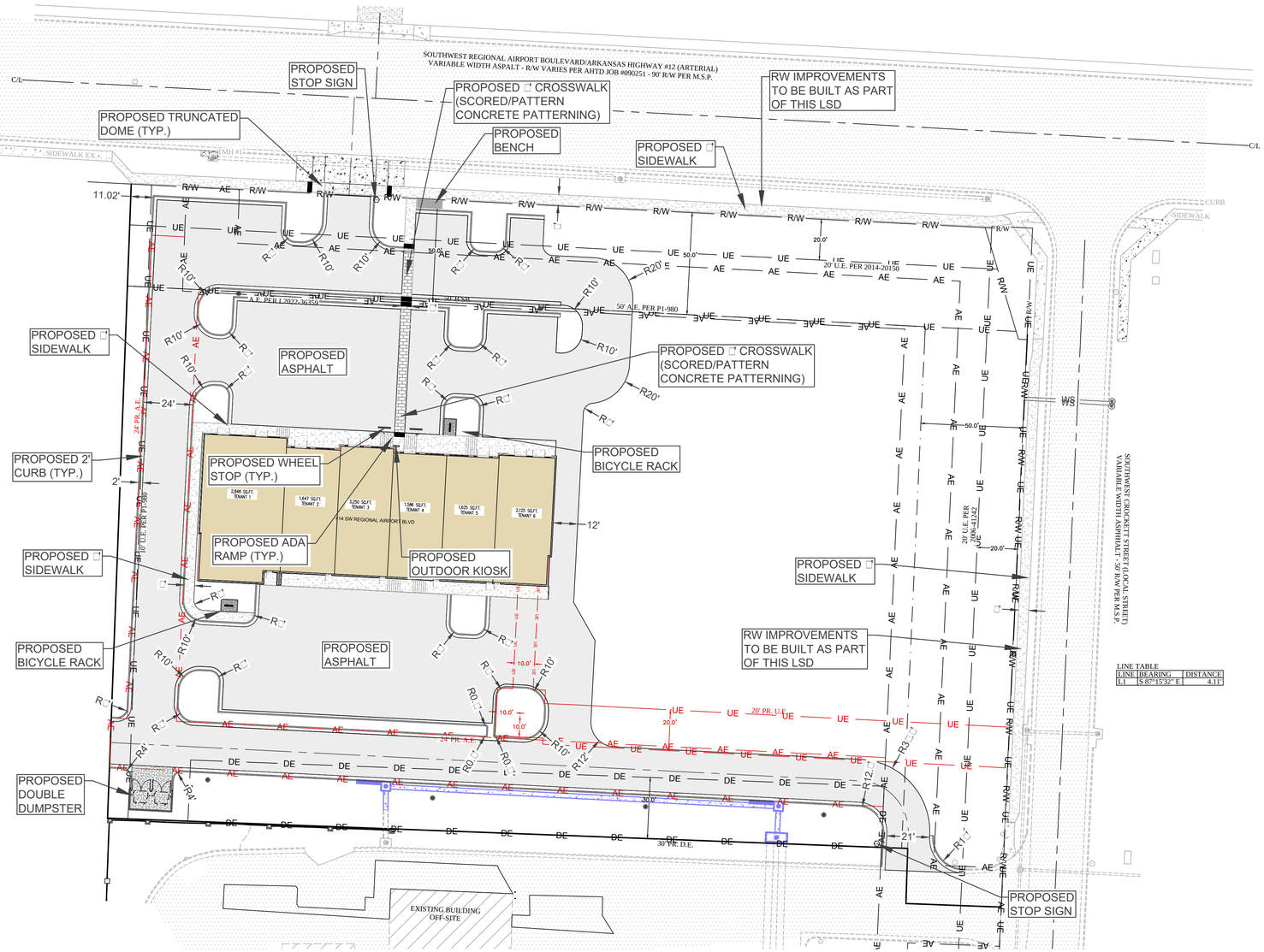
CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT
BOUNDARY SURVEY
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-047

DRAWING NO. SU01

LSD25-0048



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

DISTRICT REGULATIONS C-2

MIN LOT AREA:		7,000 SQ.FT.
MIN LOT WIDTH:		70'
MAX LOT COVERAGE:	INTERIOR	60□
	EXTERIOR	60□
MAX. HEIGHT:		60'

BUILDING SETBACKS

FRONT (PARKING IN FRONT)	□0FT (SHOWN)
FRONT (NO PARKING IN FRONT)	20FT
SIDE (ADJACENT TO NON-RESIDENTIAL)	07FT
SIDE (ADJACENT TO RESIDENTIAL)	30FT
REAR (ADJACENT TO NON-RESIDENTIAL)	20FT
REAR (ADJACENT TO RESIDENTIAL)	30FT

PARKING REQUIREMENTS

1 SPACE FOR EACH 2□0 SQ. FT. OF NET BUILDING AREA UPTO 10,000 SQ.FT.□THEN ONLY □□□ OF THE REQUIREMENT FOR THE REMAINDER.

NET FLOOR AREA: 10,703 SQ. FT.

CALCULATION 10,000/2□0□ 40 SPACES
CALCULATION 703/2□0□ 2.□12 (3) SPACES
TOTAL REQUIRED SPACES□ 43

SPACES REQUIRED:	43 SPACES
SPACES PROVIDED:	63 SPACES
ADA SPACES REQUIRED:	4 SPACES
ADA SPACES PROVIDED:	6 SPACES
TOTAL SPACES:	6□ SPACES

AIRPORT ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE 2 - INNER SAFETY ZONE & ZONE 3 - OUTER SAFETY ZONE. THIS DEVELOPMENT WILL COMPLY WITH ALL RESTRICTIONS SET FORTH IN SEC. 401.12

OPEN SPACE:

GROSS AREA:	136,2□0.□7 SQ.FT.
GREENSPACE:	72,034.7□ SQ.FT.(□2□)
IMPERVIOUS AREA:	64,246.0□ SQ.FT.(4□□)

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 4□" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES TO AHERE TO BEUD SPECIFICATIONS.
□) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6) TREES MUST BE LOCATED □' FROM PUBLIC UTILITIES.
7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
□) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
□) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
11) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
12) CONTACT BEUD AT 47□-271-313□ BEFORE PERFORMING ANY GRADING WITHIN □' OF EXISTING OR PROPOSED POWER POLES.
13) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
14) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
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23) ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

SITE NOTES:

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0□) NO FENCE KNOWN AT THIS TIME, SEPARATE PERMIT WILL BE REQUIRED.

LSD25-0048

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0 30 60

DRAWN BY: K. HANEY ENGINEER: G. BATES

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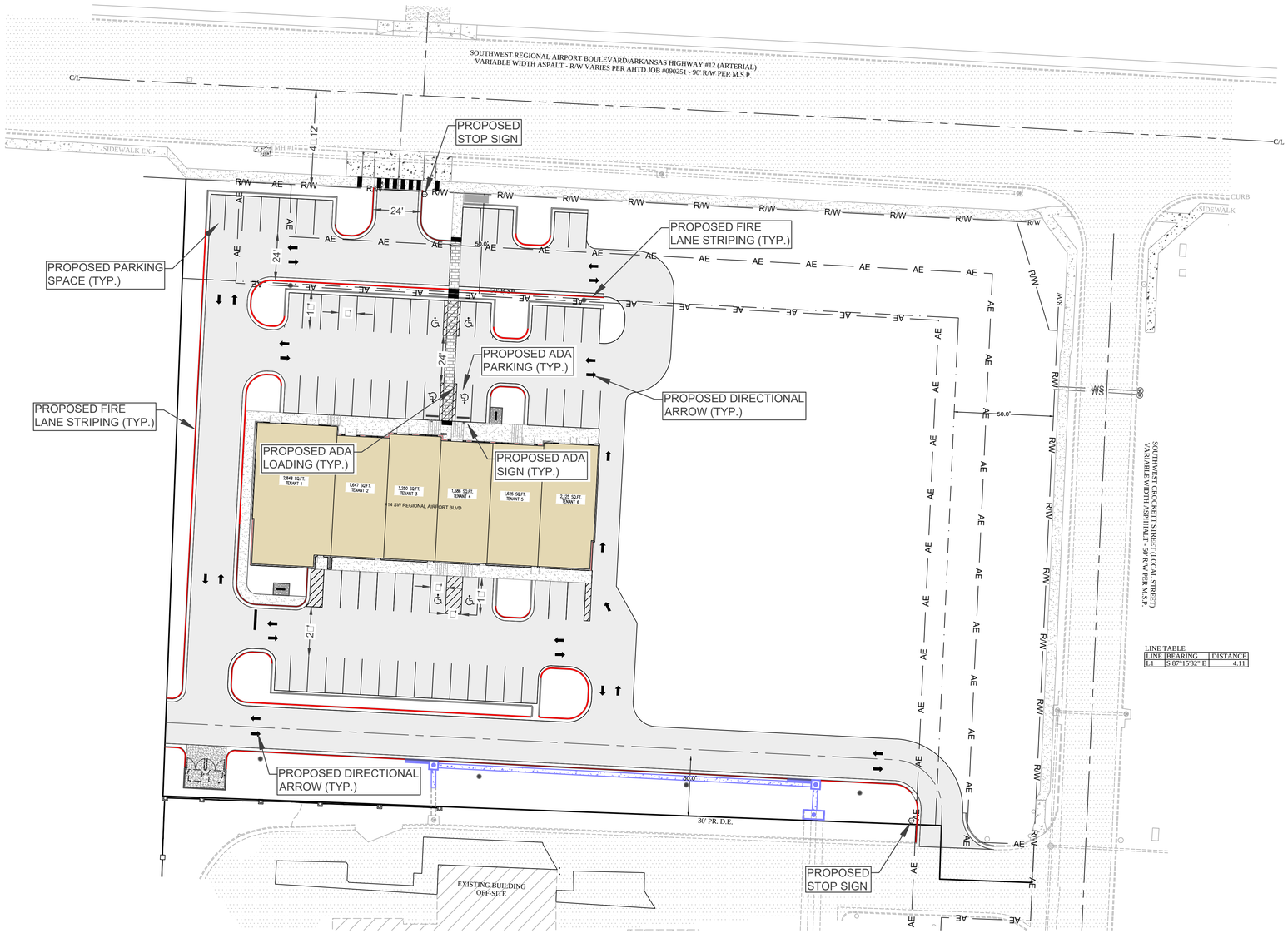

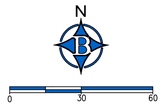

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HEAVY DUTY ASPHALT IN DRIVE AISLES

DISTRICT REGULATIONS C-2

MIN LOT AREA:		7,000 SQ.FT.
MIN LOT WIDTH:		70'
MAX LOT COVERAGE:	INTERIOR	60□
	EXTERIOR	60□
MAX. HEIGHT:		60'

BUILDING SETBACKS

FRONT (PARKING IN FRONT)	□0FT (SHOWN)
FRONT (NO PARKING IN FRONT)	20FT
SIDE (ADJACENT TO NON-RESIDENTIAL)	07FT
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LSD25-0048

DRAWN BY: K. HANEY
ENGINEER: G. BATES

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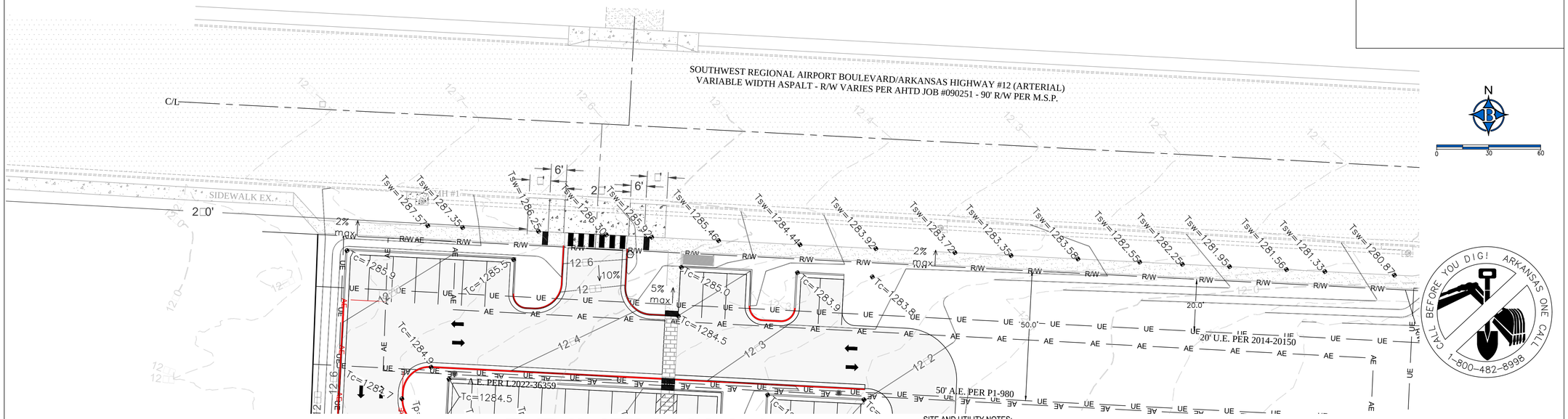
DRAWING NO. SP02



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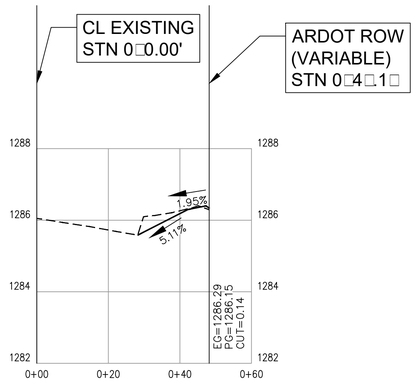

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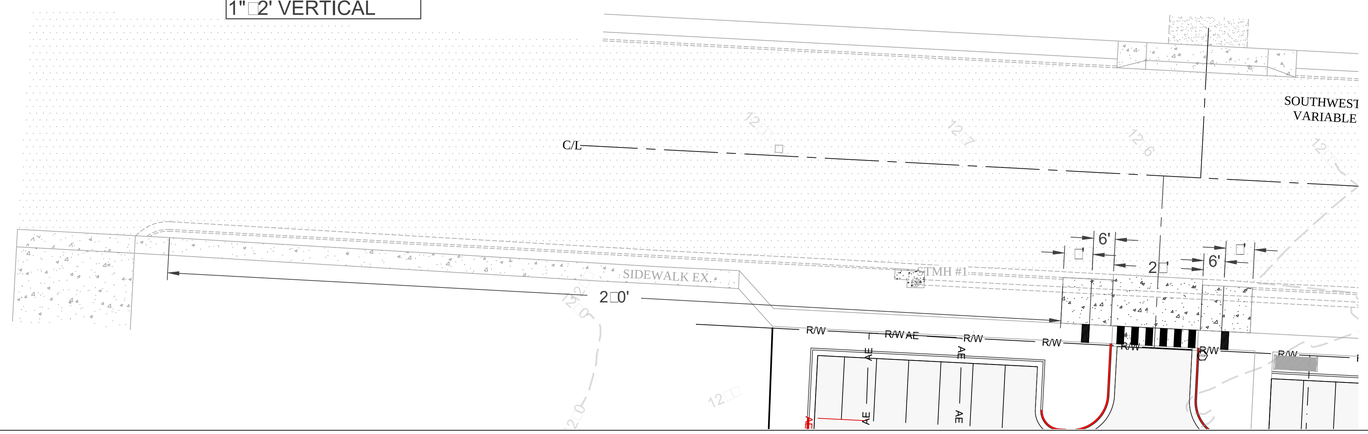

LSD25-0048

DRAWN BY: K. HANEY
ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01-07-2026
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT
SITE PLAN
BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-047

DRAWING NO.
SP03

NOTE:
-FUTURE EXPANSION IS NOT BEING PERMITTED WITH THIS PROJECT.

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N

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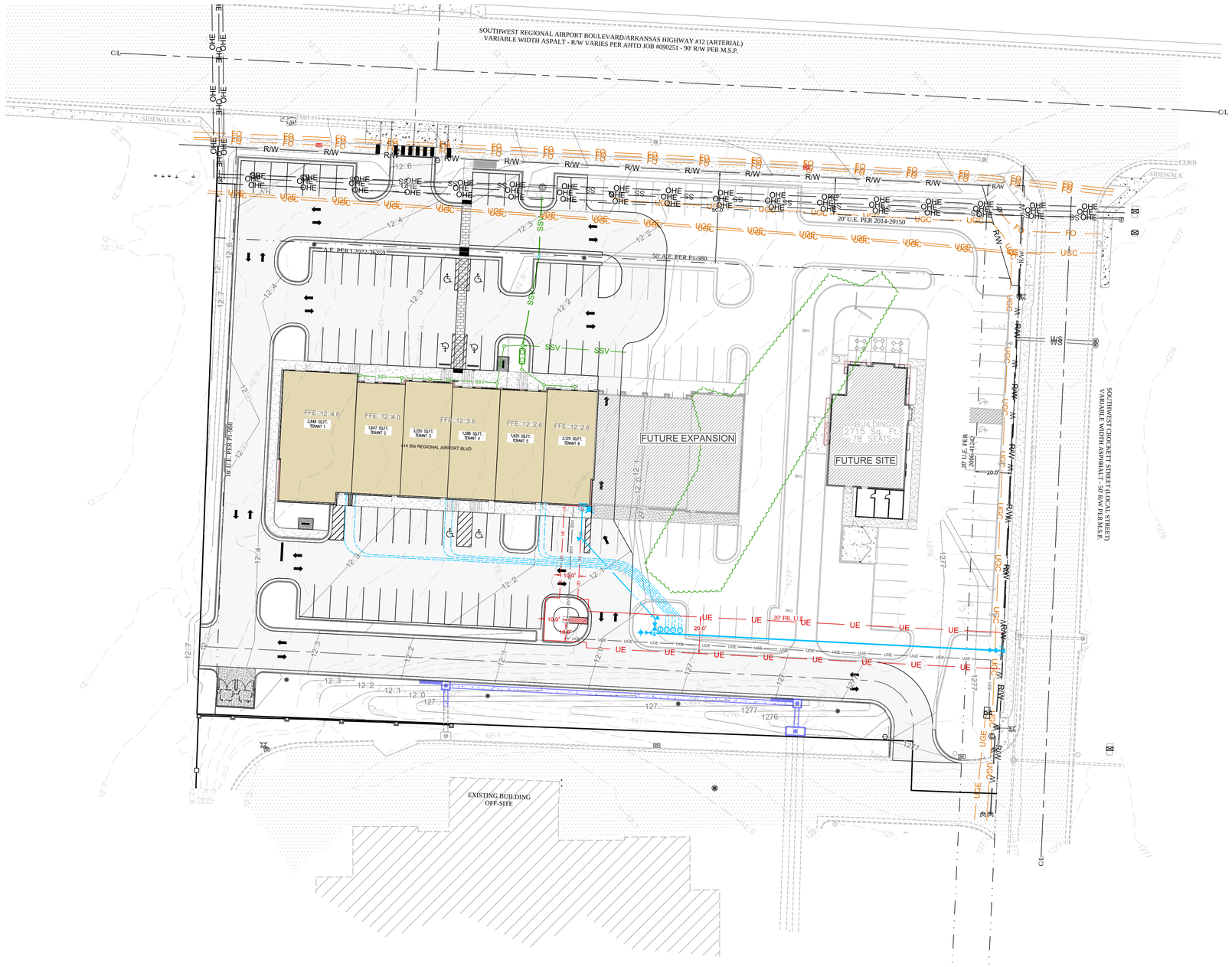

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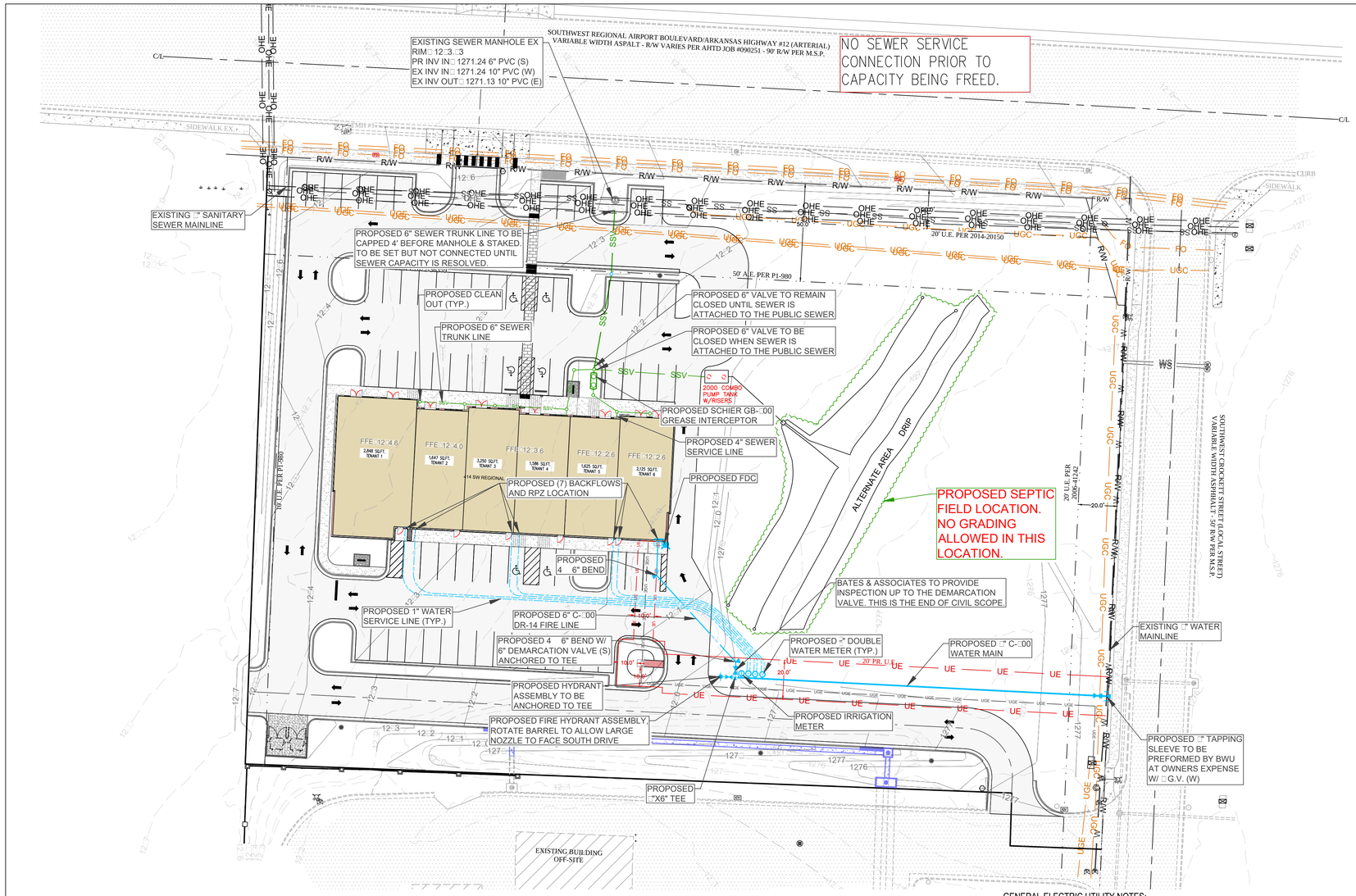

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0 30 60

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WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
0	
4	
22. 0	
11.2	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	RPZ

SITE AND UTILITY NOTES:

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Unit #	Proposed Use	sq. ft	Unit Type	Unit	Per Unit	FLOW GPD
1	grocery	2701	per 100 sf	27	5	135
2	retail	1575	employee	4	15	60
3	retail	1575	employee	4	15	60
4	retail	1575	employee	4	15	60
5	retail	1500	employee	4	15	60
6	retail	1500	employee	4	15	60
						435

LSD25-0048

STATE OF ARKANSAS
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No. 9810
GEOFFREY H. BATES
01-07-2026

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DRAWN BY: K. HANEY ENGINEER: G. BATES

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CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT

UTILITY PLAN

BENTONVILLE, ARKANSAS

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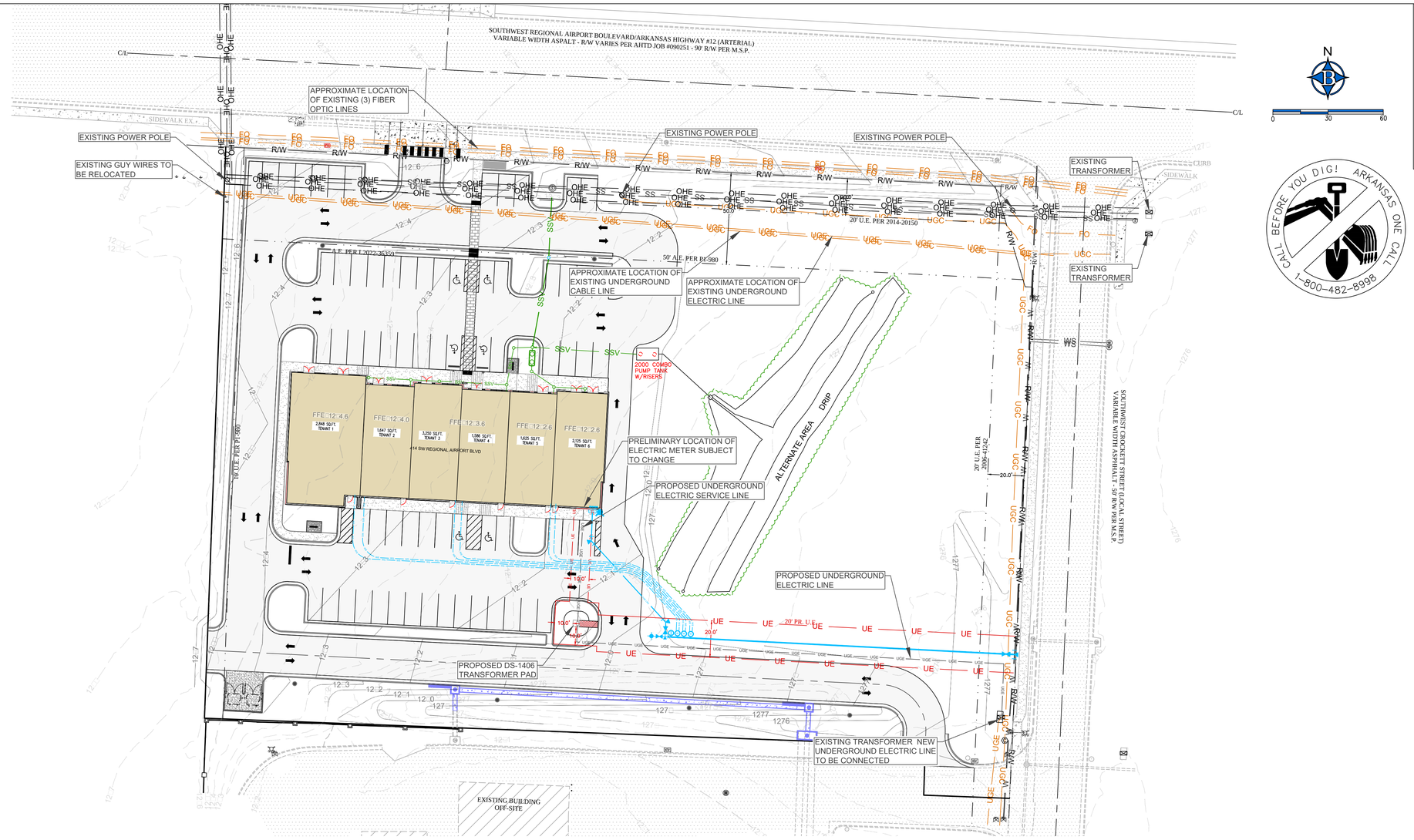
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-047

DRAWING NO. UT02



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LSD25-0048

DRAWN BY: K. HANEY
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LARGE SCALE DEVELOPMENT

UTILITY ELECTRIC PLAN

BENTONVILLE, ARKANSAS

B A T E S
Engineers - Surveyors
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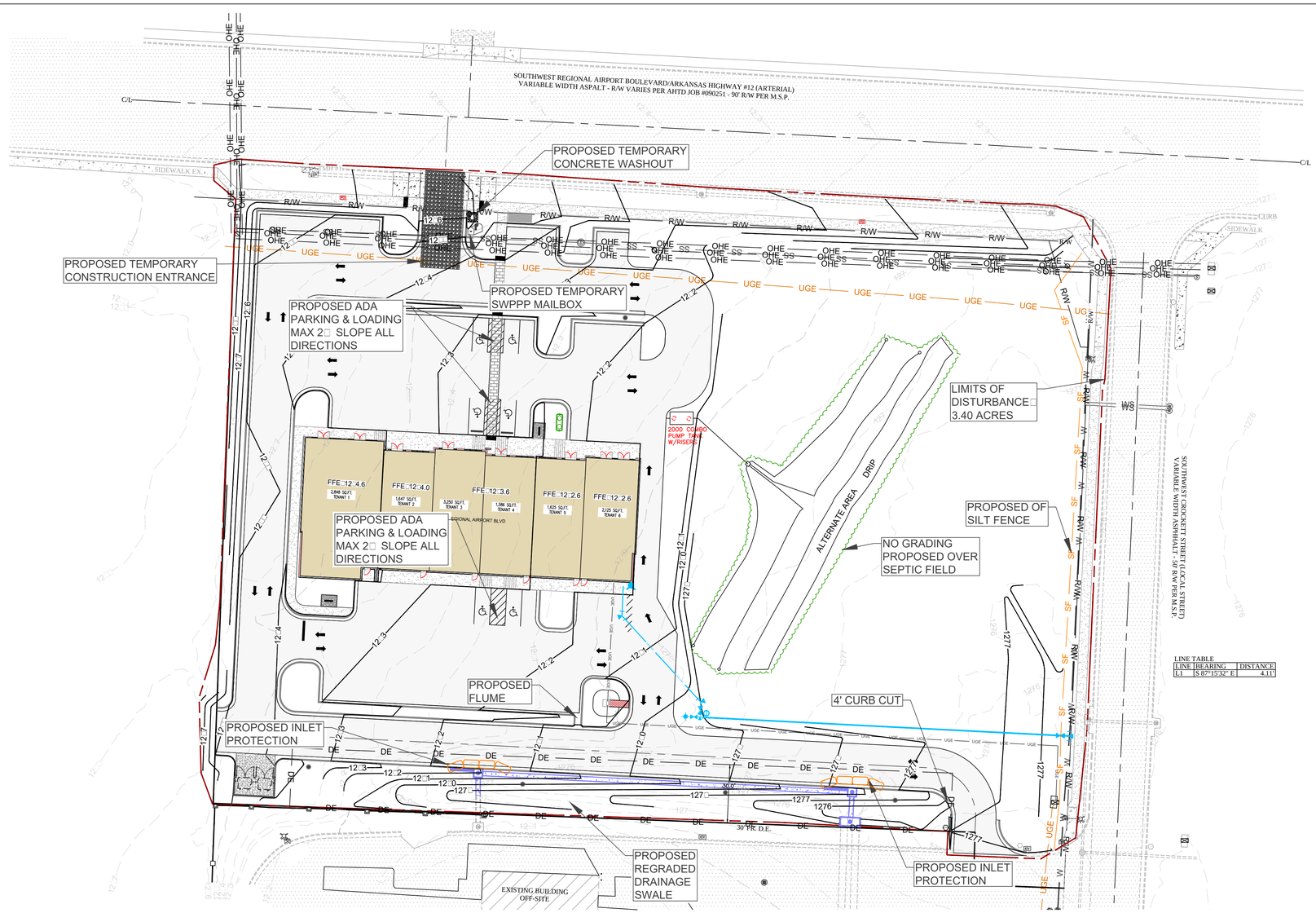

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°15'32" E	4.11'

EROSION CONROL

- SILT FENCE
- LIMITS OF DISTURBANCE
- SCOUR STOP
- RIP-RAP APRON
- CONSTRUCTION ENTRANCE
- SWPPP BOX
- CONCRETE WASHOUT
- INLET PROTECTION
- FLOW ARROW

N

0 30 60

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

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2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
   (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
   (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, OR VEGETATION.
5. SOIL THAT HAS BEEN EXPOSED FOR THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED MULCHED, OR REVEGETATED

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

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

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

LSD25-0048

DRAWN BY: K. HANEY
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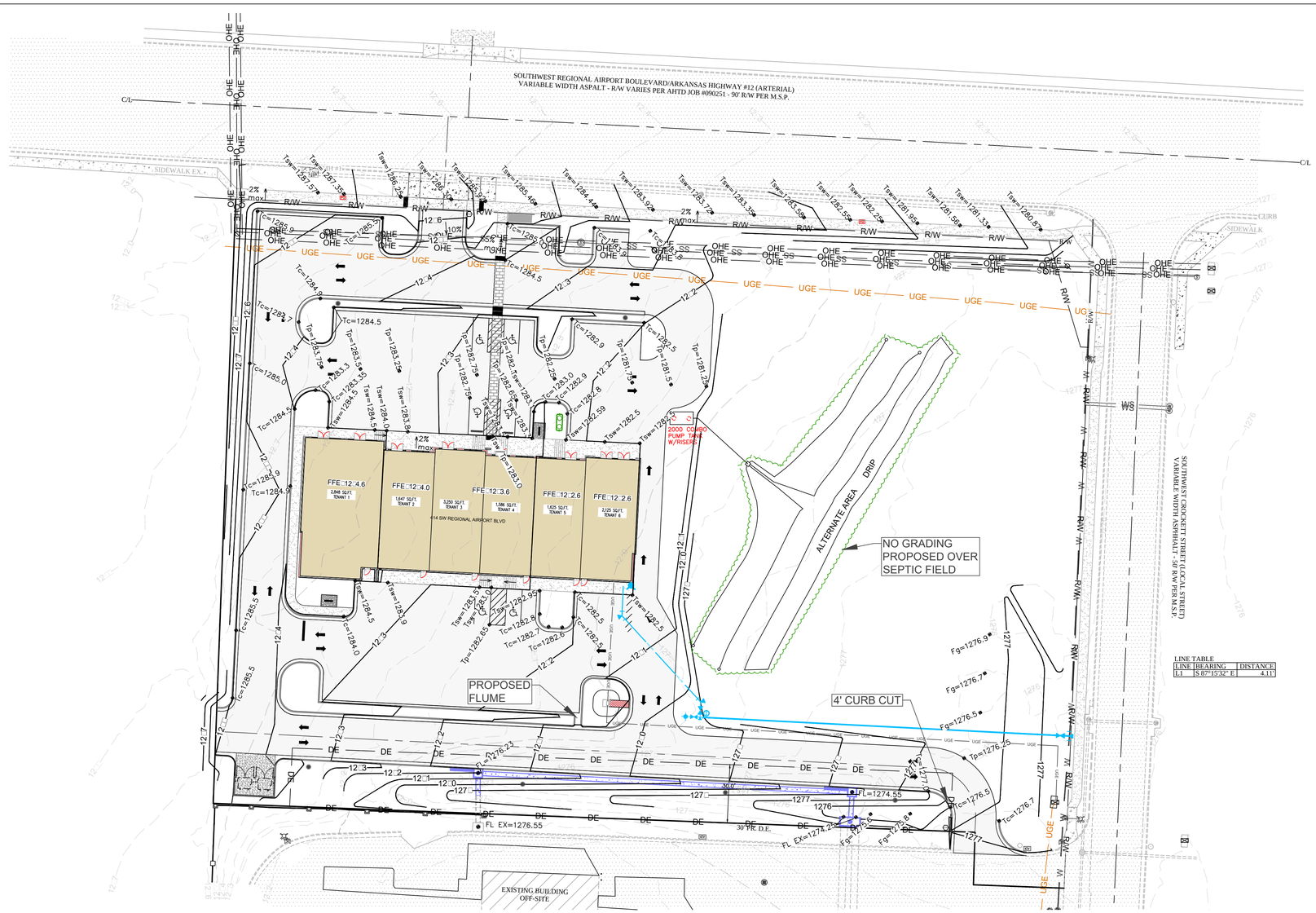

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REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
   (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
   (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, OR VEGETATION.
5. SOIL THAT HAS BEEN EXPOSED FOR THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED MULCHED, OR REVEGETATED

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

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

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

DRAINAGE NOTE:
1) ELIMINATE ALL CROSS LOT DRAINAGE.

LSD25-0048

DRAWN BY: K. HANEY
ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01-07-2026
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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3rd Submittal	12/19/25
4th Submittal	12/19/25
	01/01/26

CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT
GRADING PLAN - SPOT ELEVATIONS
BENTONVILLE, ARKANSAS

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PROJECT NO. 24-047

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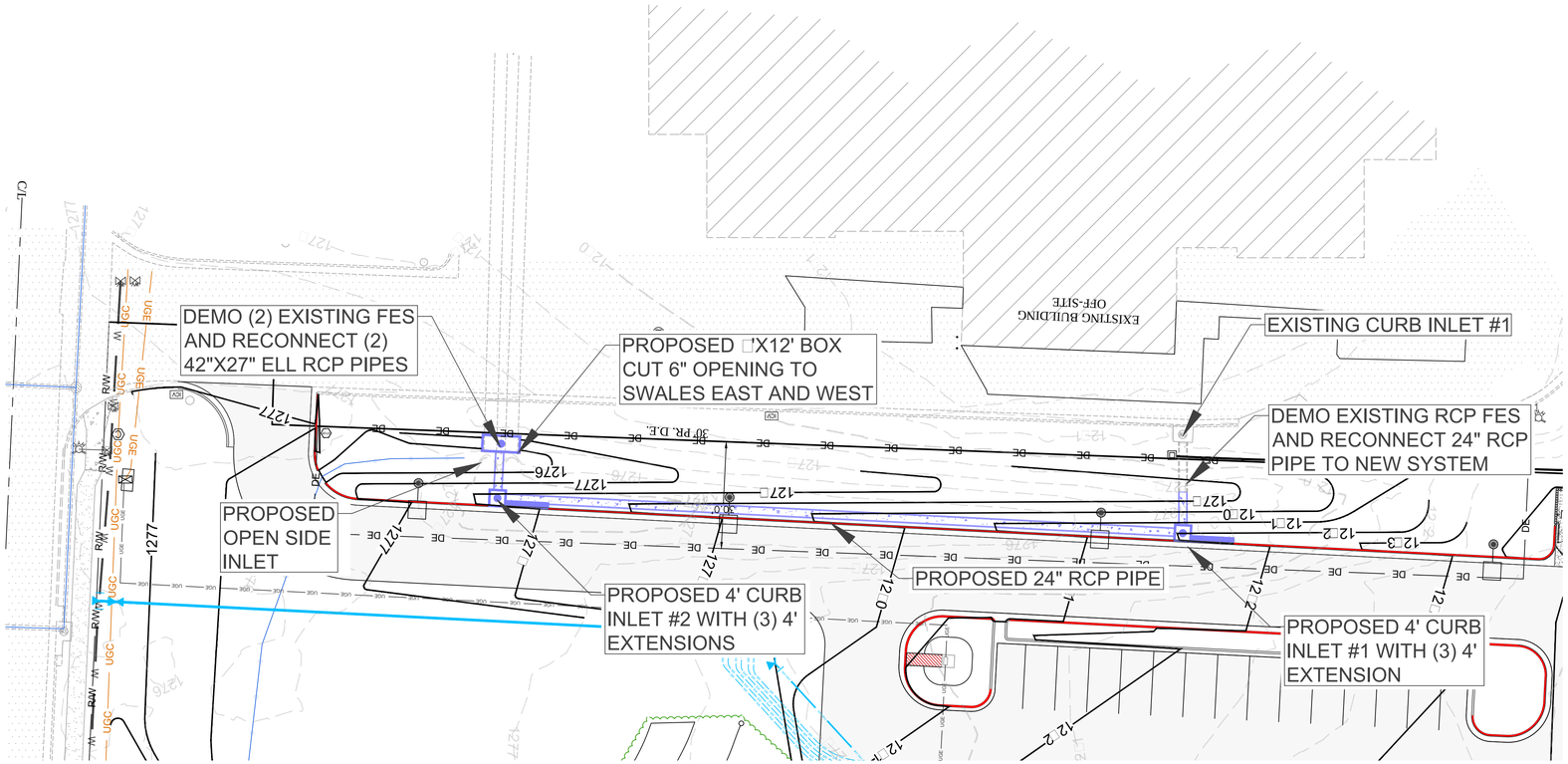
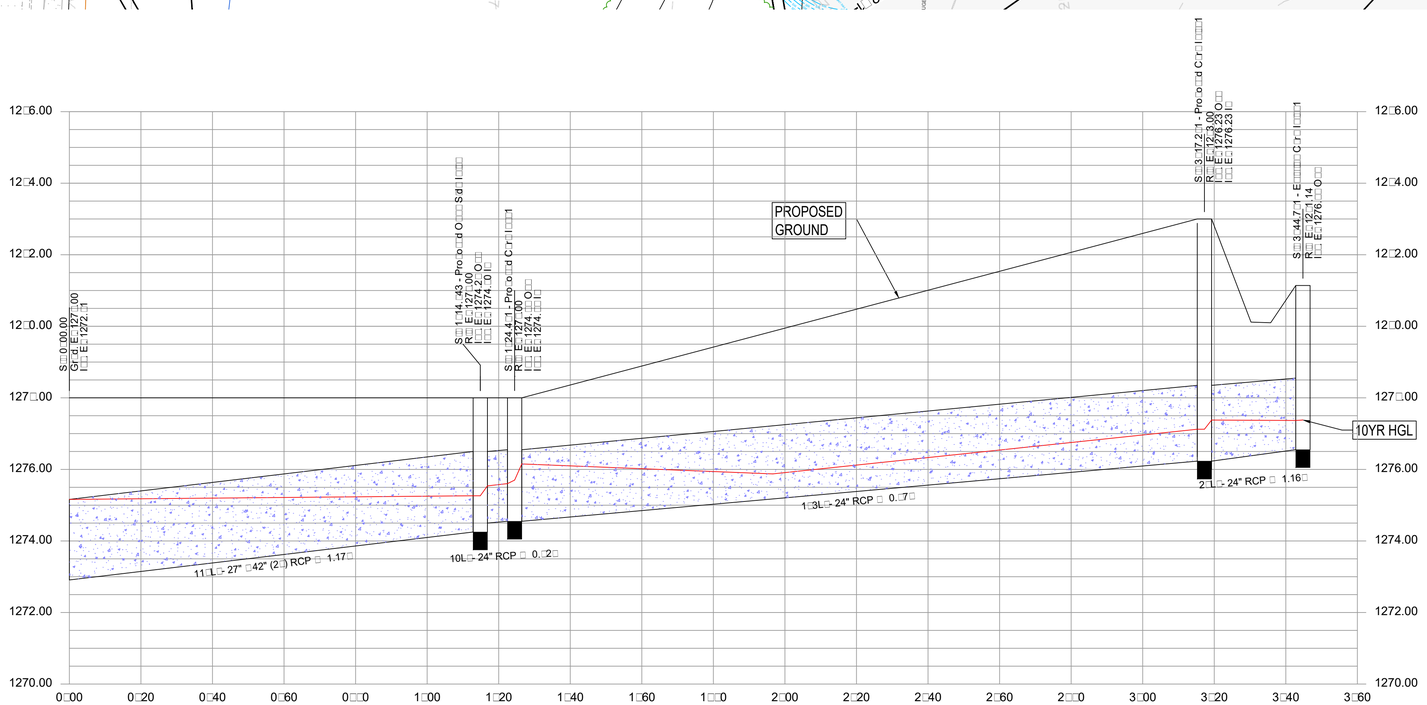
GP02





STORM BOX

- 4' INLET EXTENSION
- STORM BOX 4'X4'
- STORM BOX □X□
- STORM BOX 6'X6'
- STORM BOX 10'X□

STORM LEGEND

- PROPOSED GROUND
- EXISTING GROUND
- 10YR HGL
- CLASS 7 BASE COMPACTED □□□
- RCP — 1"□2' VERTICAL, 1"□20' HORIZONTAL
- HP/HDPE

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STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 9810 GEOFFREY H. BATES

01-07-2026

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

ENGINEER: G. BATES
DRAWN BY: K. HANEY

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CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT

STORM PLAN & PROFILE

BENTONVILLE, ARKANSAS

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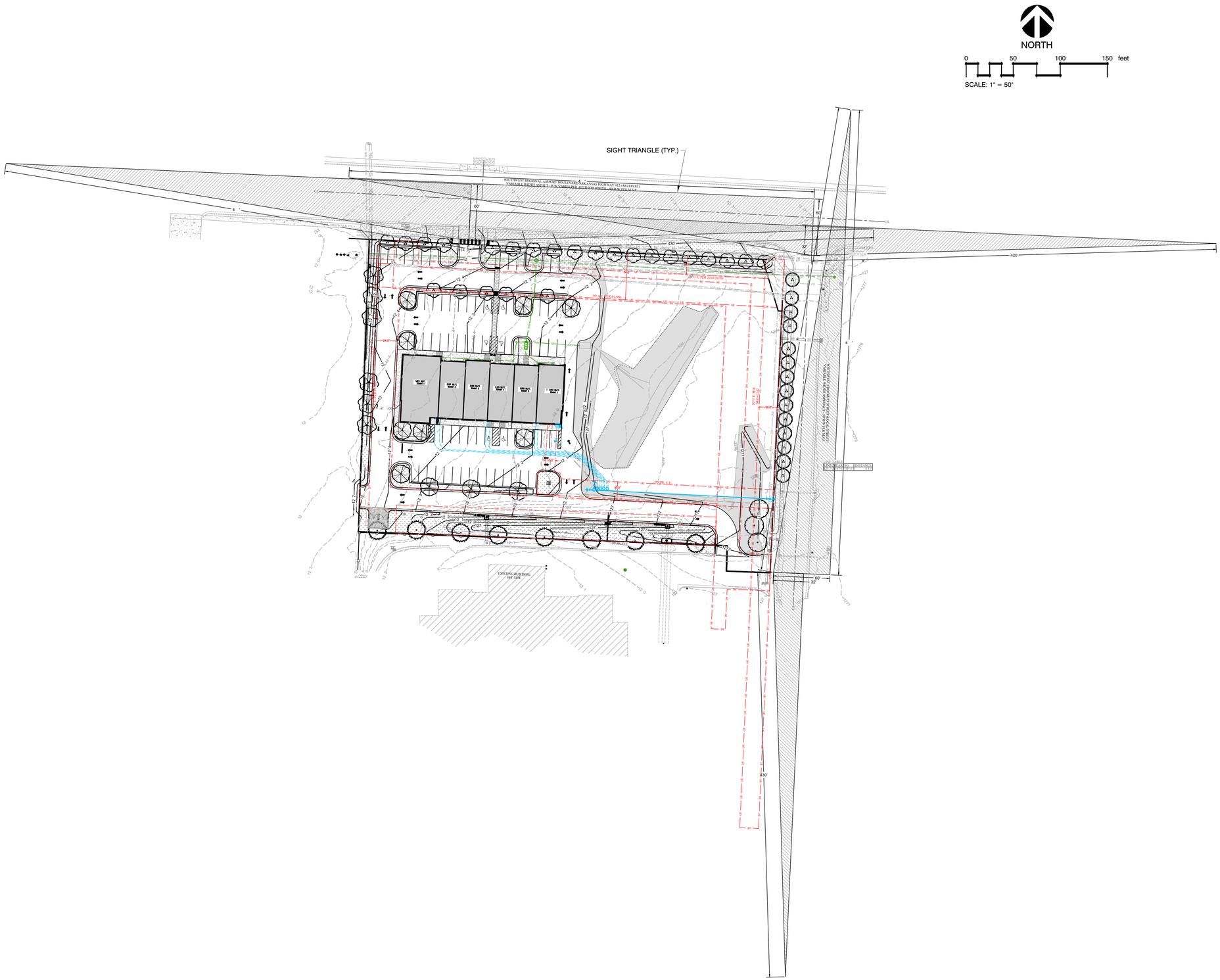

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811

LSD25-0048

DRAWN BY: K. HANEY ENGINEER: G. BATES

JAMES L. GIBSON 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS

1/7/2026

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CROCKETT COMMERCIAL
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OVERALL LANDSCAPE PLAN
BENTONVILLE, ARKANSAS

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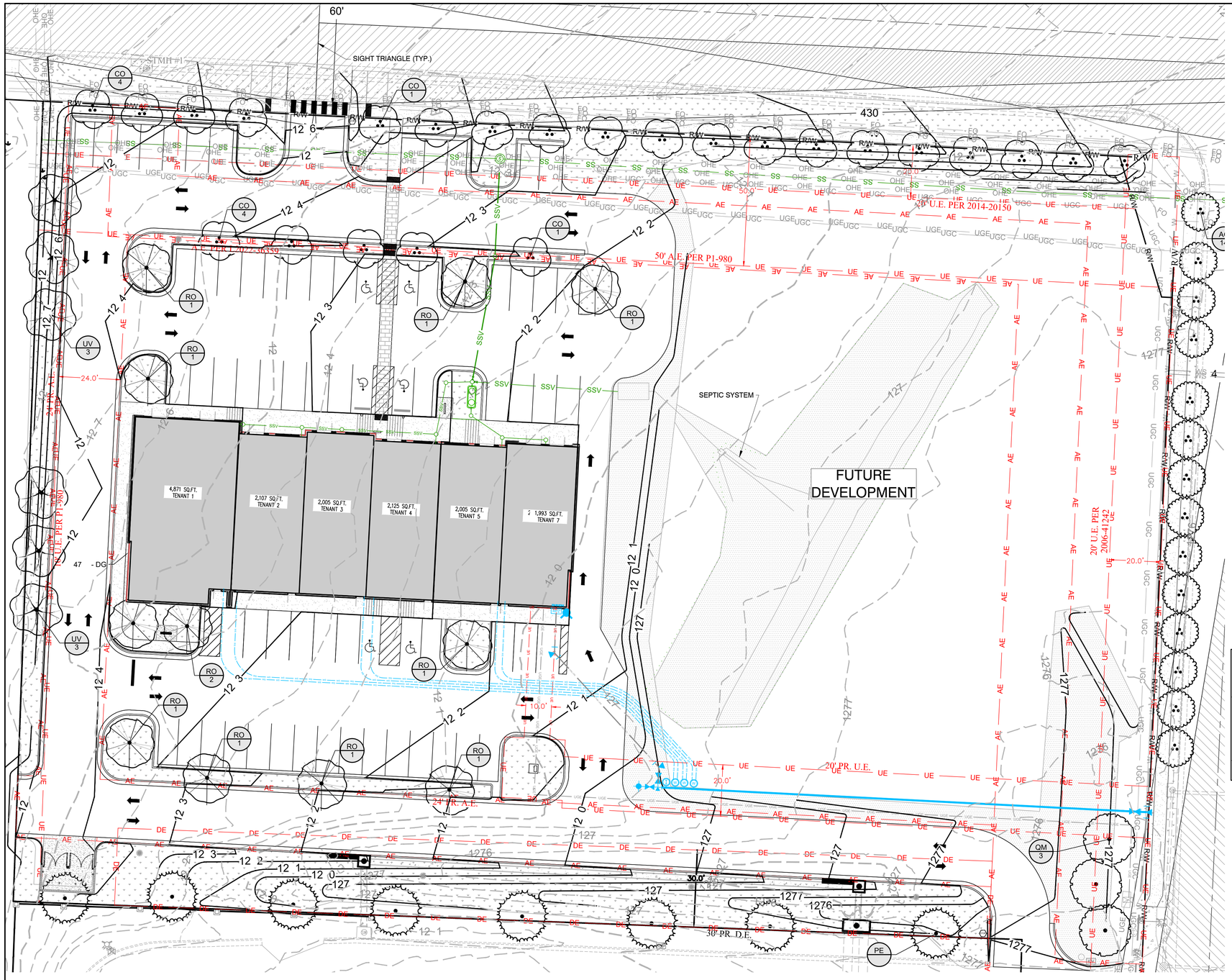

LANDSCAPE PLAN GENERAL NOTES

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

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER		
1 TREE PER 20 FT		
SW REG. AIRPORT LF	19 TREES REQUIRED	19 TREES PROPOSED
SW CROCKET ST	17 TREES REQUIRED	17 TREES PROPOSED
PERIMETER LANDSCAPING		
1 TREE PER 50 LF		
WEST BOUNDARY 311 LF	6 TREES REQUIRED	6 TREES PROPOSED
SOUTH BOUNDARY 392 LF	8 TREES REQUIRED	8 TREES PROPOSED
INTERIOR PARKING LOT		
TOTAL PARKING LOT AREA		
26,311 SF x .08 =2,104 SF	2,104 SF GREENSPACE REQUIRED	5,141 SF GREENSPACE PROVIDED
	11 TREES REQUIRED	11 TREES PROVIDED
SCREENING		
N/A		

NORTH
0 20 40 60 feet
SCALE: 1" = 20"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	8` min.	3
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8` min.	11
	UV	Ulmus americana `Valley Forge` / American Elm	2.5" Cal.	B&B or Cont.	8` min.	6
EVERGREEN TREES						
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	8` min.	8
ORNAMENTAL TREES						
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" Cal.	B&B or Cont.	6` min,	14
	CO	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	2" Cal.	B&B or Cont.	6` min,	24

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	CD	Cynodon dactylon / Bermuda Grass	18,115 sf
	CT	Cynodon dactylon `Tif 419` / Bermuda Grass	25,840 sf
ROCK / STONE			
	DG	Decorative / Crushed Granite Gravel / 1" - 2"	47 sf

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LSD25-0048

DRAWN BY: K. HANEY ENGINEER: G. BATES

JAMES GIBSON 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS
1/7/2026

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CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT

LANDSCAPE PLAN

BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-047

DRAWING NO. L1.1

LANDSCAPE SPECIFICATIONS

DESCRIPTION
PROVIDE TREES, SHRUBS, GROUND COVERS, SOD, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:

1. SOIL PREPARATION.
2. TREES, SHRUBS, GROUND COVERS, AND ANNUALS/PERENNIALS.
3. PLANTING MIXES.
4. TOP SOIL, MULCH AND PLANTING ACCESSORIES.
. MAINTENANCE.

QUALITY ASSURANCE
PLANT NAMES INDICATED COMPLY WITH STANDARDIZED PLANT NAMES AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.

COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK . A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST, AND PROVIDING THAT THE LARGER PLANTS WILL NOT BE CUT BACK TO SIZE INDICATED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MAXIMUM OF 2 ARE OF THE MINIMUM SIZE INDICATED AND 7 ARE OF THE MAXIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN THE SIZE, VARIETY AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

DELIVER, STORAGE AND HANDLING
TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH APPROVED ANTI-DESICCANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, WET PEAT MOSS, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEELED-IN PLANTINGS DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

PROJECT CONDITIONS
PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FINAL GRADING OR SURFACING.

WARRANTY
WARRANT PLANT MATERIAL TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, ARE IN AN UNHEALTHY, OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT THE CONTRACTOR'S EXPENSE. WARRANT ALL REPLACEMENT PLANTS FOR 1 YEAR AFTER INSTALLATION.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 7 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.

MAINTAIN AND PROTECT PLANT MATERIAL, LAWNS, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

ACCEPTANCE
INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.

1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL COMMENCE THE SPECIFIED PLANT MAINTENANCE.

CODES, PERMITS AND FEES
OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO ALSO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

PART 2 - PRODUCTS

MATERIALS
PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING THE STORAGE PERIOD.

1. BALLED AND PLANTS WRAPPED WITH BURLAP. TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK . CRACKED OR MUSHROOMED BALLS, OR SIGNS OF CIRCLING ROOTS ARE NOT ACCEPTABLE.
2. CONTAINER- GROWN STOCK. GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
   . NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
   CONTAINER STOCK SHALL NOT BE POT BOUND.
3. PLANTS PLANTED IN ROWS SHALL BE MATCHED IN FORM.
4. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
   . IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
6. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.

ACCESSORIES
TOPSOIL: SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6. .

NOTE: ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, RUBBLE, STONES, BUILDING MATERIAL, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOP SOIL.

1. SOD AREAS: SPREAD A MINIMUM 4 LAYER OF TOP SOIL AND RAKE SMOOTH.
2. PLANTING BED AREAS: SPREAD A MINIMUM 4 LAYER OF TOP SOIL AND RAKE SMOOTH.
3. LANDSCAPE ISLANDS/MEDIANS: FRACTURE/LOOSEN EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. REMOVE AND REPLACE ANY SUBGRADE UNSUITABLE FOR PLANTING. ONCE SUBGRADE IS CLEAN OF DEBRIS AND LOOSENED, ADD TOPSOIL TO A MINIMUM BERM 6". * HEIGHT ABOVE ISLAND CURBING.
4. ANNUAL/PERENNIAL BED AREAS: ADD A MINIMUM OF 4 ORGANIC MATTER AND TILL TO A MINIMUM 12 DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY. SEE LANDSCAPE PLANS FOR TYPE OF MUCH TO BE USED. HOLD MULCH 4 FROM TREE TRUNKS AND SHRUB STEMS.

1. HARDWOOD: 6 MONTH OLD WELL ROTTED DOUBLE SHREDDED NATIVE HARDWOOD BARK MULCH NOT LARGER THAN 4 IN LENGTH AND IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL MINIMUM DEPTH OF 3 .

PART 3 - EXECUTION

INSPECTION
PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOP SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

PREPARATION
PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STAKING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT SPACING OF PLANT MATERIAL SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST 12 GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 24 GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SUB GRADE TO HOLD ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

INSTALLATION
SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL 2 - 3 ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH TOPSOIL MIX AND EXCAVATED MATERIAL. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

AFTER BALLED AND WRAPPED IN BURLAP PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.

1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF THE ROOT BALL

SPACE GROUND COVER PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED QUANTITY OF PLANTS. PLANT TO WITHIN 24 OF THE TRUNKS OF TREES AND SHRUBS WITHIN PLANTING BED AND TO WITHIN 1 OF EDGE OF BED.

SOD

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCHING:

1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL (SEE LANDSCAPE PLAN FOR MULCH TYPE) DEPTH OF MULCH AS NOTED ABOVE. HOLD MULCH BACK 4 AWAY FROM TREE TRUNKS AND SHRUB STEMS. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

PRUNING:

1. PRUNE DECIDUOUS TREES AND EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

WORKMANSHIP
DURING LANDSCAPE/IRRIGATION INSTALLATION OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

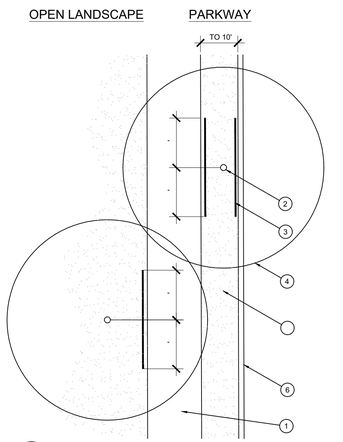
UPON COMPLETION OF INSTALLATION OPERATIONS, ALL EXCESS MATERIALS, EQUIPMENT, DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. SWEEP PARKING AND WALKS CLEAN OF DIRT AND DEBRIS. REMOVE ALL PLANT TAGS AND OTHER DEBRIS FROM LAWNS AND PLANTING AREAS.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

MAINTENANCE
CONTRACTOR SHALL PROVIDE MAINTENANCE UNTIL WORK HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

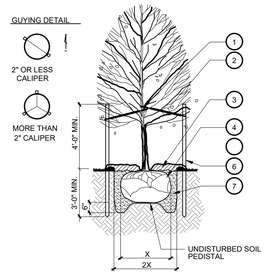
MAINTENANCE SHALL INCLUDE MOWING, FERTILIZING, MULCHING, PRUNING, CULTIVATION, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS AND LAWNS FREE OF INSECTS AND DISEASE.

1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
2. REPAIR GUY WIRES AND STAKES AS REQUIRED. REMOVE ALL STAKES AND GUY WIRES AFTER 1 YEAR.
3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
4. WATER TREES, PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.



3 ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER



DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

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

PLANTING NOTES

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

1 TREE PLANTING DETAIL
N.T.S.

EVERGREEN TREE PLANTING LEGEND

SYMBOL DESCRIPTION

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

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. TREES TO BE INSTALLED SO TOP OF ROOT BALLS 2-3" HIGHER THAN ADJACENT SURROUNDING GRADE. PLANTS TOO LARGE FOR 2 PERSONS TO LIFT IN AND OUT OF HOLES SHALL BE PLACED WITH SLING. DO NOT ROCK TREES IN HOLES TO RAISE.
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

2 EVERGREEN TREE PLANTING DETAIL
N.T.S.

LSD25-0048

DRAWN BY: K. HANEY ENGINEER: G. BATES

JAMES ALAN GIBSON 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS
1/7/2026

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

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REVISIONS

	DATE
1st Pre App. Submittal	10/06/25
2nd Pre App. Submittal	10/15/25
1st. Submittal	11/13/25
2nd. Submittal	12/08/25
3rd. Submittal	12/19/25
4th. Submittal	01/07/26

CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT

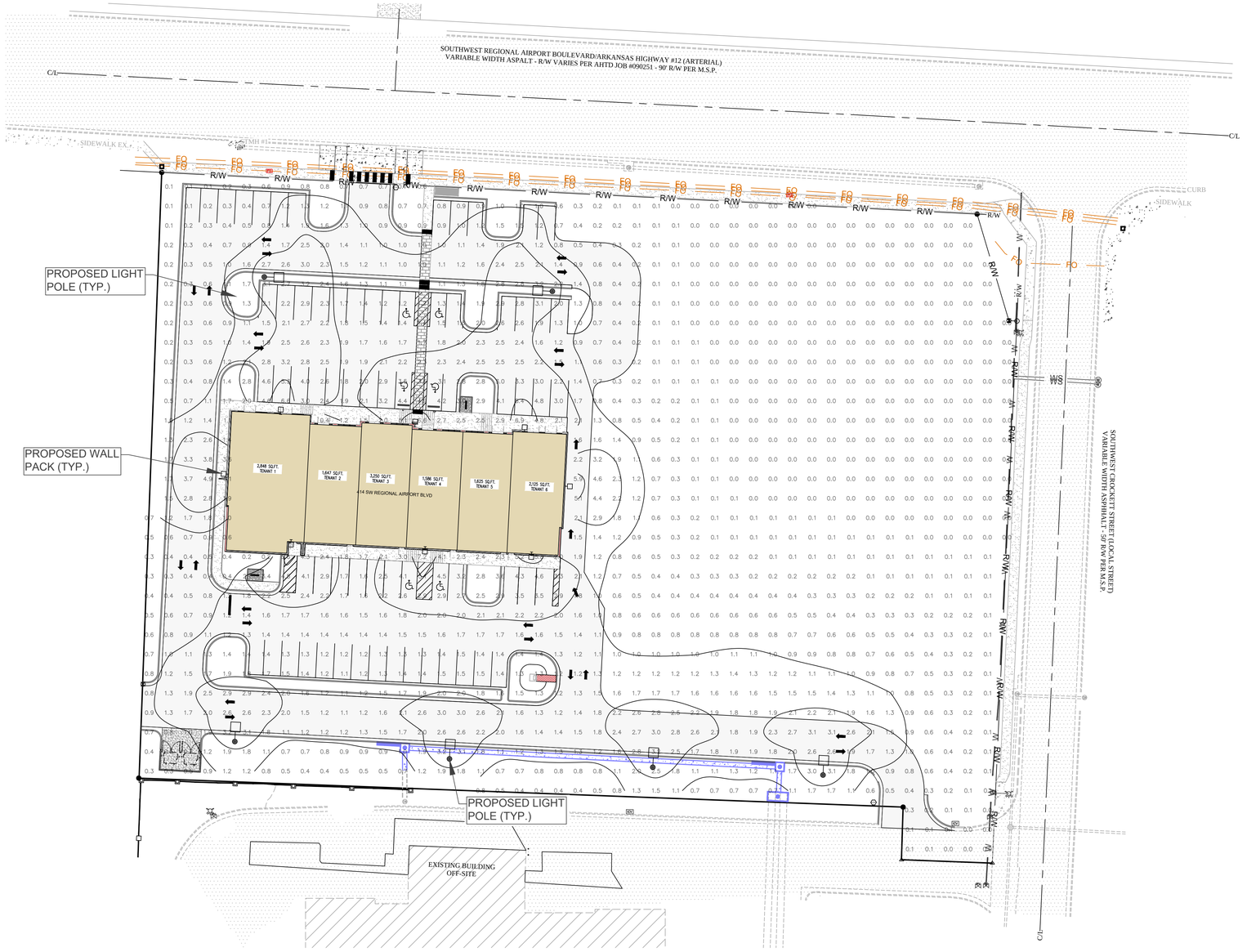
LANDSCAPE DETAILS AND SPECIFICATIONS

BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-047

DRAWING NO. L1.2



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY	LUMENS / LAMP
Pole Light		(1)	OUTDOOR AREA LIGHT	ELECTRONIC	POLE	NLS LIGHTING, NV-1-T4FTW-48L-1-30K7	120V 1P 2W	XI180C125V200BSF2	SA GROUP 12/10/2024 THE CANDELA VALUES ARE ABOSOLUTE AND SHOULD NOT BE FACTOREDFOR DIFFERENT LAMP RATINGS 120VAC, 60Hz, 1.29A, 154.83W, 0.9981PF	6	0
Wall Pack (Copy 1)		(1) <Press Edit to Change> Non-Cutoff Wallpack WP-5060-WW740 4000K 120° 60.00W 7560.00lm, Non-Cutoff Wallpack WP-5060-WW740 40	OUTDOOR AREA LIGHT	ELECTRONIC	WALL	NLS LIGHTING, HRM-1-T4FTW-32L-1-27K7	120V 1P 2W		SA GROUP 1/3/2025 THE CANDELA VALUES ARE ABOSOLUTE AND SHOULD NOT BE FACTOREDFOR DIFFERENT LAMP RATINGS 120VAC, 60Hz, 0.9975PF	8	7560

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
2) ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

N

0 30 60

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

DRAWN BY: K. HANEY ENGINEER: G. BATES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01-07-2026

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

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3rd Submittal	12/19/25
4th Submittal	12/19/25
	01/01/26

CROCKETT COMMERCIAL
LARGE SCALE DEVELOPMENT

LIGHTING PLAN

BENTONVILLE, ARKANSAS

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

PROJECT NO. 24-047

DRAWING NO. LP01

LSD25-0048

GENERAL FLASHING NOTE:

G.C. TO PROVIDE FLASHING REQUIRED TO MAKE BUILDING WATER TIGHT. USE APPROPRIATE MEANS, METHODS, AND MATERIALS TO FLASH AND COUNTER FLASH ANY AND ALL AREAS WHERE DISSIMILAR MATERIALS MEET OR EXTERIOR SURFACES CHANGE DIRECTION OR PLANE. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT: JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. IF A FLASHING DETAIL IS NOT APPARENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INFORMATION FROM THE ARCHITECT IN WRITTEN FORM (RFI) REGARDING THE PROCEDURE IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING A WRITTEN RESPONSE FROM THE ARCHITECT IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, IT'S FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHOULD FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REAPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION.

REV	DATE	DESCRIPTION
1		
2		
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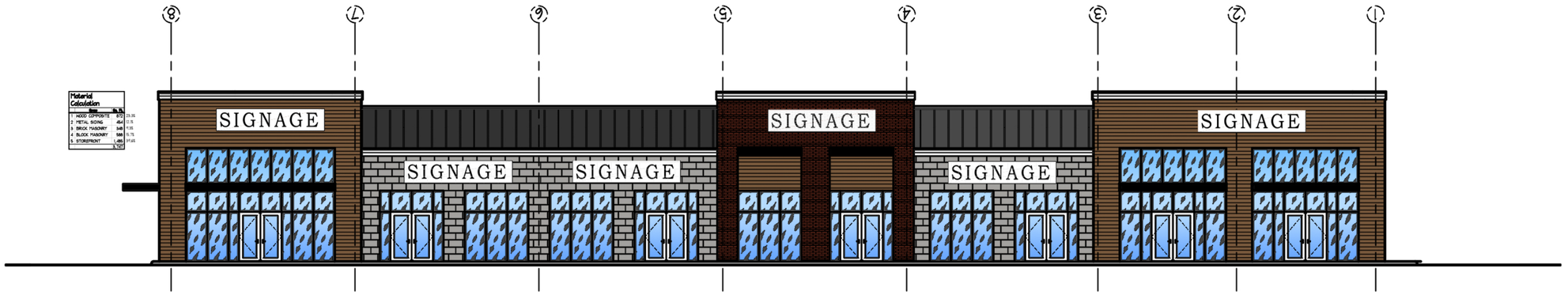
7		

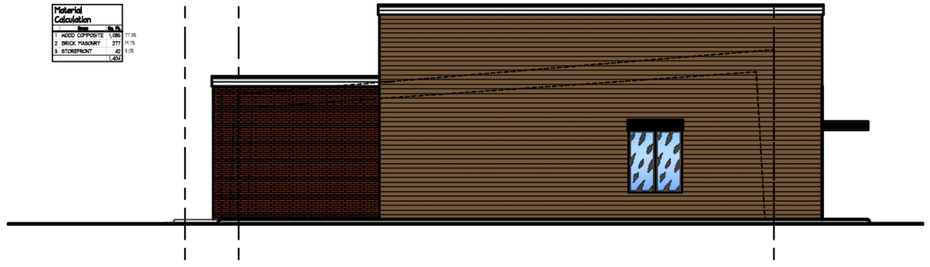
ISSUED: DRAWN:

Arch D (landscape)

PRELIMINARY NOT FOR CONSTRUCTION



A-4 EXTERIOR ELEVATION at FRONT
Scale : 3/32"=1'-0"



A-4 EXTERIOR ELEVATION at SIDE
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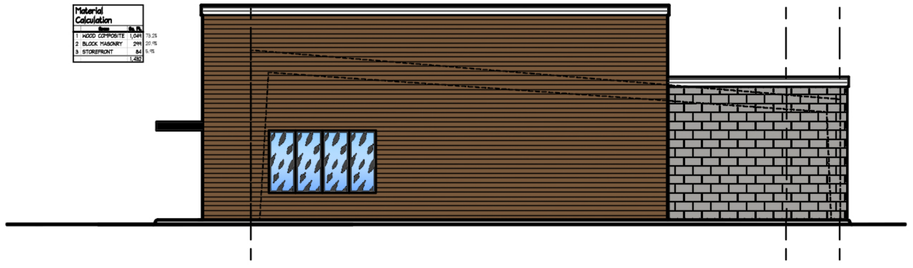
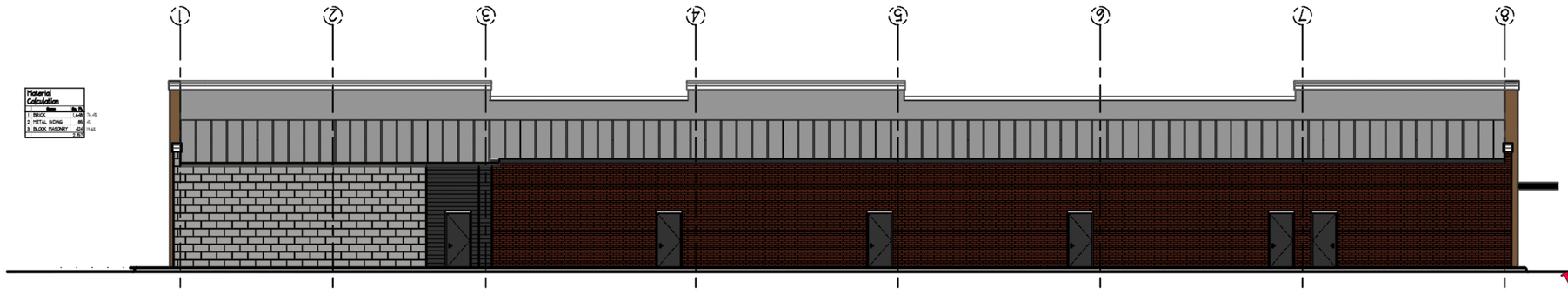


A-4 EXTERIOR ELEVATION at SIDE
Scale : 3/32"=1'-0"



A-4 EXTERIOR ELEVATION at BACK
Scale : 3/32"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

UGITT AND ASSOCIATES ARCHITECT
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KEITH F. WHEELER AIA
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SWREGIONAL
AIRPORT BLVD
BENTONVILLE, AR
SUBMITTAL Date: --- / --- / -----

Description: SWREGIONAL
Location: BENTONVILLE, AR
Sheet Content:
Sheet: A-4
Document Date: November 10, 2025

Last Edited By: KEITH
F:_PROJECTS_KEITH.WHEELER\AR_BENTONVILLE_SWREGIONALAIRPORTBLVD\SWREGIONAL_NEW_FOOTPRINT.DWG

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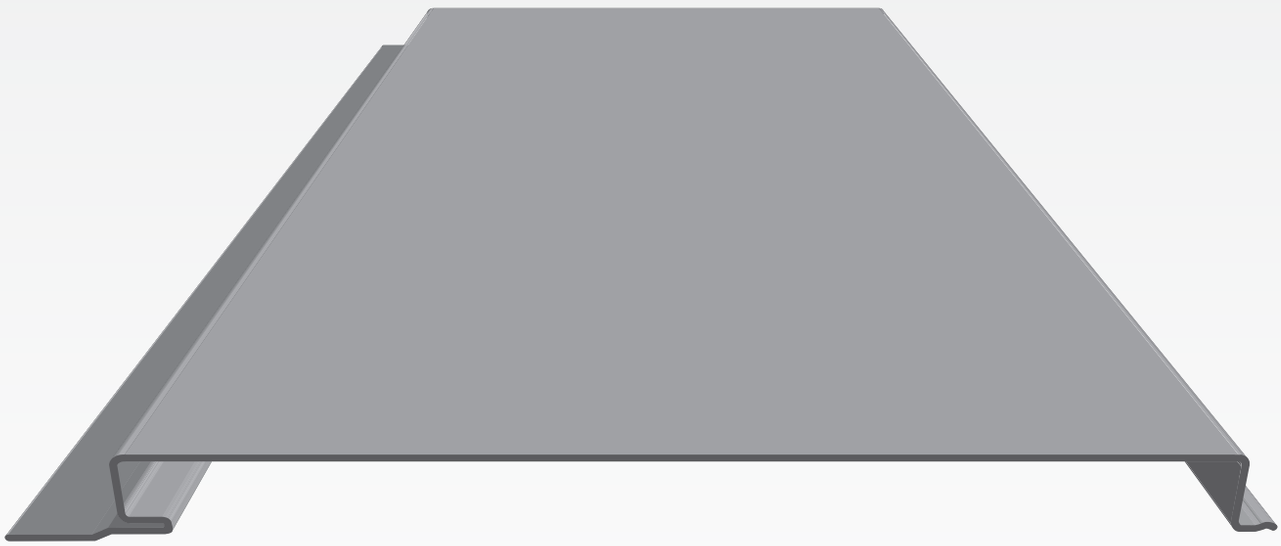
EMERY SAPP & SONS

Precision-Loc™
Product Guide

HELPFUL INFORMATION ON PANELS, TRIMS, GUTTERS AND ACCESSORIES



CENTRAL® STATES MANUFACTURING, INC.
METAL BUILDING COMPONENTS

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We promise to improve your business by accurately providing quality products right when you need them. Every time.

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centralstatesco.com

INDEX

Information in this catalog may vary by plant location.
Please call your salesperson to verify product availability.

Panel Codes	4
Converting Pitch to Degree	5
Care and Handling	6-7
Gauge and Color Codes	8
Trims	9
Fasteners	9

NOTICE: *The application and detail drawings in this manual are strictly for illustration purposes and may not be applicable to all building designs or product installations. Projects should conform to local building codes. Central States Manufacturing is not responsible for the performance of the material if it is not installed correctly.*

Information contained in this booklet was in effect at the time of publication and is subject to change without notice.

WARRANTIES

Warranties are available in paper format and downloadable from our website. After the job is complete, fill out a warranty with your contractor/installer details and the Central States order number. Give the warranty to the building owner to keep for their records. Optional warranty registration is available online.

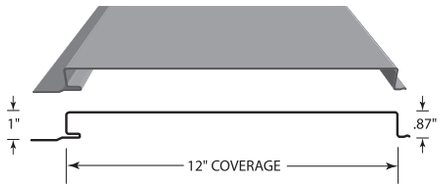
Learn more at centralstatesco.com/warranties

PRECISION-LOC®

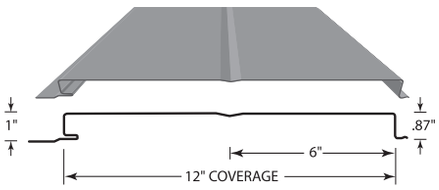
Precision-Loc® is a simple but versatile concealed fastener soffit and wall panel with clean lines that complement a building's roof and walls. The 12" width offers flexibility in design, and is available in a smooth, flat appearing finish or with one stiffening groove.

- 24 ga. AZ50 painted or AZ55 bare Galvalume®
- Excellent 1" deep soffit panel.
- 12" wide panel with interlocking seam.
- Fastens directly to the sub-structure.
- Minimum length for solid panels is 6".
- Minimum length for vented panels is 36".

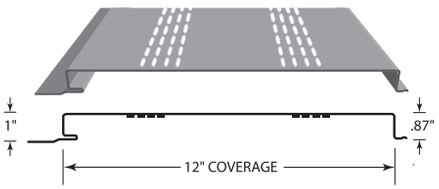
1" SOFFIT PANEL - SOLID FLAT (NO RIBS)



1" SOFFIT PANEL - SOLID WITH ONE RIB

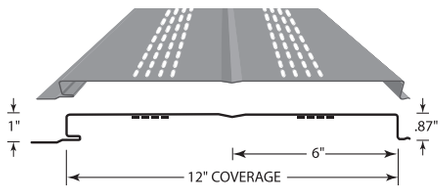


1" SOFFIT PANEL - VENTED FLAT (NO RIBS)



Due to the penetration of the steel's protective coating, the vented profile is subject to rust.

1" SOFFIT PANEL - PERFORATED WITH ONE RIB



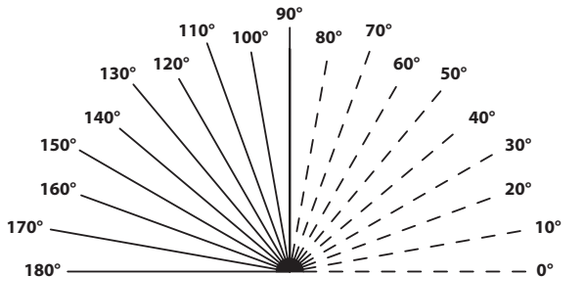
Due to the penetration of the steel's protective coating, the vented profile is subject to rust.

PANEL CODES

PANEL PROFILE	TYPE	CODE
Precision-Loc®	Flat, no ribs	PR124(color)
Precision-Loc®	Flat, 1 rib	PR124(color)1
Precision-Loc®	Vented, no ribs	PR124(color)FV
Precision-Loc®	Vented, 1 rib	PR124(color)V

CONVERTING PITCH TO DEGREES

Use these charts to calculate degrees when designing custom trim.
Please specify pitch when ordering.



SINGLE SLOPE PITCHES
Fascia, Eave, Endwall, Tie-In, Gutter

DOUBLE SLOPE PITCHES
Hip, Valley

RIDGE CAP

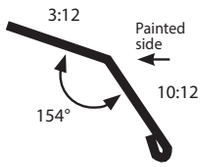
1:12 PITCH	2:12 PITCH	3:12 PITCH	4:12 PITCH	5:12 PITCH	6:12 PITCH	7:12 PITCH	8:12 PITCH	9:12 PITCH	10:12 PITCH	11:12 PITCH	12:12 PITCH
94°	99°	104°	108°	112°	116°	120°	123°	126°	129°	132°	135°
173°	167°	160°	154°	148°	143°	138°	134°	130°	126°	123°	120°
170°	161°	152°	143°	135°	127°	120°	113°	106°	100°	95°	90°

TRANSITION TRIM

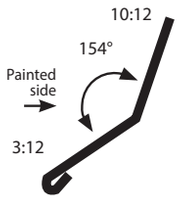
Find the box that intersects your lower and upper roof pitches.

If the intersection lands in the gray area, select a Lower Transition trim.

Upper Transition Trim



Lower Transition Trim



LOWER ROOF PITCH (INCHES OF RISE OVER 12" OF RUN)

UPPER ROOF PITCH (INCHES OF RISE OVER 12" OF RUN)	1:12 PITCH	2:12 PITCH	3:12 PITCH	4:12 PITCH	5:12 PITCH	6:12 PITCH	7:12 PITCH	8:12 PITCH	9:12 PITCH	10:12 PITCH	11:12 PITCH	12:12 PITCH	13:12 PITCH	14:12 PITCH	15:12 PITCH	16:12 PITCH	17:12 PITCH	18:12 PITCH
1:12 PITCH		175°	171°	166°	162°	158°	155°	151°	148°	145°	142°	140°	137°	135°	133°	132°	130°	128°
2:12 PITCH	175°		175°	171°	167°	163°	159°	156°	153°	150°	147°	144°	142°	140°	138°	136°	135°	133°
3:12 PITCH	171°	175°		176°	171°	167°	164°	160°	157°	154°	152°	149°	147°	145°	143°	141°	139°	138°
4:12 PITCH	166°	171°	176°		176°	172°	168°	165°	162°	159°	156°	153°	151°	149°	147°	145°	144°	142°
5:12 PITCH	162°	167°	171°	176°		176°	172°	169°	166°	163°	160°	158°	155°	153°	151°	149°	148°	146°
6:12 PITCH	158°	163°	167°	172°	176°		176°	173°	170°	167°	164°	162°	159°	157°	155°	153°	152°	150°
7:12 PITCH	155°	159°	164°	168°	172°	176°		177°	173°	170°	168°	165°	163°	161°	159°	157°	155°	154°
8:12 PITCH	151°	156°	160°	165°	169°	173°	177°		177°	174°	171°	169°	166°	164°	162°	161°	159°	157°
9:12 PITCH	148°	153°	157°	162°	166°	170°	173°	177°		177°	174°	172°	170°	167°	166°	164°	162°	161°
10:12 PITCH	145°	150°	154°	159°	163°	167°	170°	174°	177°		177°	175°	173°	170°	168°	167°	165°	163°
11:12 PITCH	142°	147°	152°	156°	160°	164°	168°	171°	174°	177°		178°	175°	173°	171°	169°	168°	166°
12:12 PITCH	140°	144°	149°	153°	158°	162°	165°	169°	172°	175°	178°		178°	176°	174°	172°	170°	169°

DELIVERY

Deliveries will be made using a 65' tractor/trailer weighing approximately 80,000 lbs. It is imperative that all delivery locations be accessible by a vehicle of this size. Our drivers have the authority to refuse delivery to any location they see as unsafe or inaccessible. The customer is responsible for any charges incurred if truck is detained for any reason. The customer is responsible for unloading all trucks. Any damage that occurs at this point is the customer's responsibility. There must be equipment available to unload the truck.

CARE AND HANDLING

STAGE

Galvalume® steel panels have a good service life when exposed to normal weather conditions; however, to protect the appearance of panels and trims from damage, there are a few simple precautions that can be taken. The steel panels are subject to stain when water sits upon, or becomes trapped between the sheets. If the Galvalume® panels are to be stored for any period of time, they should be stored only in a dry place, preferably under a roof. Stand panels on end and fan them out at the bottom to provide air circulation and moisture run off. If space does not allow this, the panels should be separated, blocked off of the floor at least 12 inches to allow air flow, and stored at an incline to encourage drainage. The panels should then be covered, yet still have good air flow through the sheets to prevent condensation. Do not use a plastic cover, as this may cause the panels to sweat or condensation to occur.

STORAGE

Failure to follow these steps may result in wet storage stains and premature rusting. The manufacturers warranty will be void at this time, and the manufacturer will not be responsible.

HANDLING

When unloading panels, extreme caution must be employed. Care needs to be used when unloading panels with a forklift. Panel edges and underside paint may become damaged if the forklift driver does not use caution. Once at the job site, care must be taken in order to protect the painted surface. When unbundling the panels, never drag them across the surface of one another. This may cause scratches across the underneath panels. It is recommended that the panels be "rolled" off the top of the bundle to prevent scratching. Never lift panels by the ends, instead lift the panels longitudinally and carry vertically.

Panel edges are very sharp, therefore, safety equipment should be worn by all workers handling the material.

CARE AND HANDLING

CUTTING

A portable field shear is the ideal method for cutting panels. Nibblers or a power shear may also be used. Although we do not recommend it, if you decide to cut with a saw, it is very important that the panels be turned upside down during cutting so that hot shavings do not come in contact with the painted surface. Make sure all adjacent panels are covered so that shavings are not imbedded in these panels. If metal shavings become imbedded in the paint surface, they will quickly rust. To avoid this, panels should be thoroughly wiped of all filings on both sides of the panel. Failure to comply with the recommended cutting procedures releases the manufacturer of any responsibility.

DRILLING

Panels should not be drilled while stacked. This will cause shavings that will become imbedded in the paint surface.

Shavings created by saw cutting or drilling may cause the panel to rust and will void warranties in affected areas.

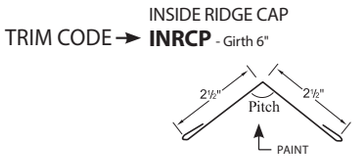
HOW TO ORDER TRIM

STEP 1:

In CentralLink™, start by entering the Item ID.

Item ID is made of the **TRIM CODE**, a **GAUGE CODE**, and a **COLOR CODE**.

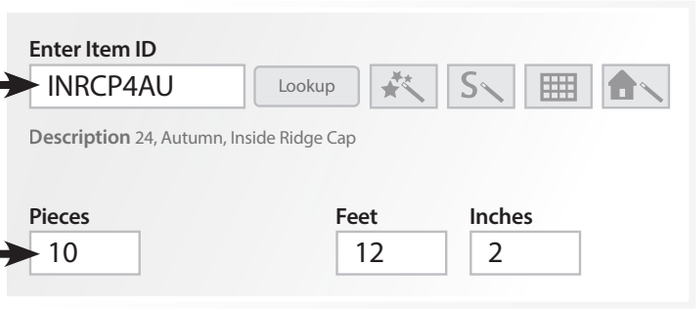
The TRIM CODE can be found with each drawing next to the trim's name. The GAUGE CODE and COLOR CODES are found below.



EXAMPLE: *Inside Ridge Cap, 24 gauge, Autumn*

INRCP 4 AU

TRIM CODE | GAUGE CODE | COLOR CODE



CentralLink order screen

STEP 2:

Then type the number of pieces you need along with the length in feet and inches.

GAUGE CODES

GAUGE	CODE
24	4

COLOR CODES

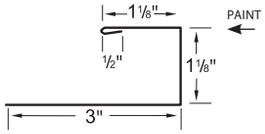
FEVE*	PANEL GAUGE	TRIM GAUGE	CODE
Ash	24	24	AS
Autumn	24	24	AU
Brite	24	24	BT
Bronze	24	24	BZ
Dark Bronze	24	24	DB
Evergreen	24	24	EV
Galvalume®	24	24	GL
Sand	24	24	SA
Slate Gray	24	24	SG
Smoke	24	24	SM
Terratone	24	24	TE
Tudor	24	24	TU
Verdigris	24	24	VE

*FEVE = Flourinated Polymer Paint System

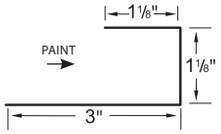
TRIMS

Unless otherwise noted, trims are 24 gauge, and all angles are 90° or 45°. See page 8 for gauge and color codes.

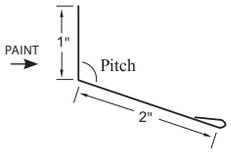
J-TRIM
HLJT - Girth 5.75"



PANEL CAP
HLPC - Girth 5.25"

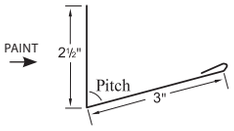


SOFFIT WIDE ANGLE
SWA - Girth 3.75"



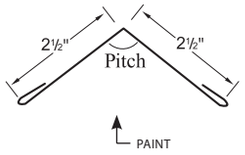
Specify pitch.

SOFFIT NARROW ANGLE
SNA - Girth 6"



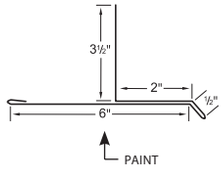
Specify pitch.

INSIDE RIDGE CAP
INRCP - Girth 6"



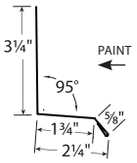
Specify pitch.

SOFFIT BASE TRIM
SBT - 13"

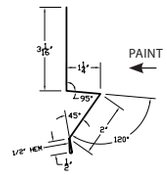


Specify pitch.

BASE TRIM
BA - 6.125"



RAT GUARD
PRRG - Girth 7.3125"



Specify pitch.

OUTSIDE ANGLE
OA278 - Girth 3.875"
OA478 - Girth 5.875"
OA678 - Girth 7.875"

FLAT SHEET
FS4 - 24 gauge. Girth 48.5"

10 sheets or fewer will be packaged in a roll.
Additional pallet charge on orders of 10 or more.

TOUCH UP PEN
PEN(color) - 0.6 oz. paint pen.

FASTENERS

Fastener color availability may vary by location, contact your sales consultant for details. Order fasteners in increments of 250 pieces.

TYPE	PART #	LENGTH	DIAMETER	HEAD	COLOR	#BAG
PANCAKE HEAD DRILLER	**12FASTENER**	1"	#10	2/2 QUADREX	GALVANIZED	250
LOW PROFILE WAFER HEAD	**1WFAST**	1"	#10	#2 Square drive	galvanized	250
POP RIVET	**POP(color)**		1/8"		ALL	100

NOTES

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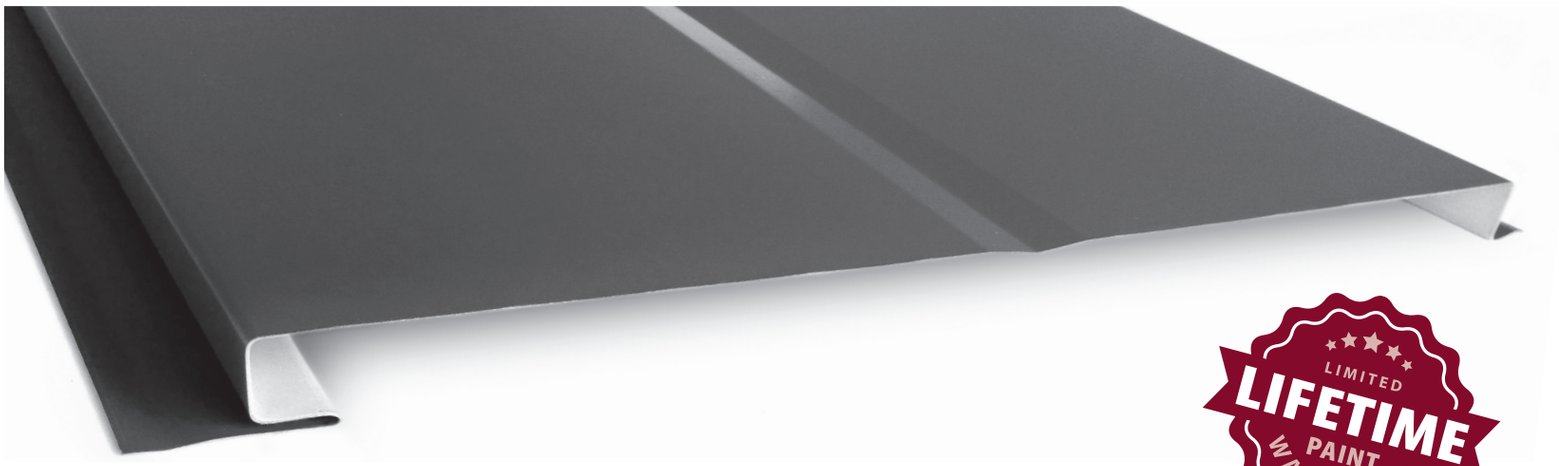
Precision-Loc®

Soffit and Wall Panel



LIMITED LIFETIME PAINT WARRANTY

An *effective* and *versatile* soffit and fascia panel

Precision-Loc is a concealed-fastener panel with clean lines that complement a building's eaves and walls. The 12" width offers flexibility in design and is available in solid or vented, with a flat appearing finish or with one stiffening groove.

- Excellent 1" deep soffit panel.
- 12" wide panel with interlocking seam.
- Smooth finish or with one "V" groove.
- Fastens directly to the sub-structure.
- Flurinated Polymer (FEVE) paint system.

RECOMMENDED N/A PITCH AND ABOVE	24 GAUGE	12" OVERALL COVERAGE	1" MAXIMUM RIB HEIGHT

CENTRAL STATES® MANUFACTURING, INC.
METAL BUILDING COMPONENTS

CENTRALSTATESCO.COM

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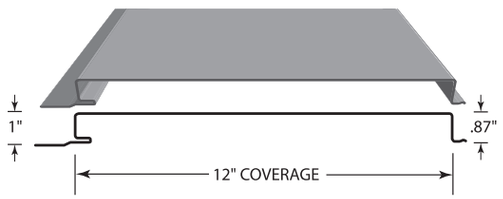
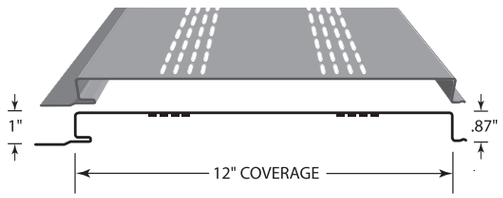
CE FLYR_PrecisionLoc_240412

Choose the panel that best fits your project.

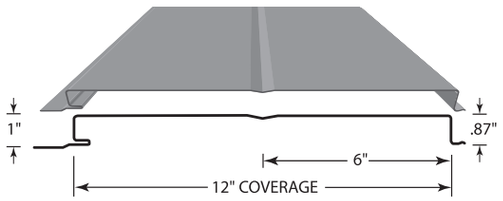
1" SOFFIT PANEL - SOLID FLAT (NO RIBS)



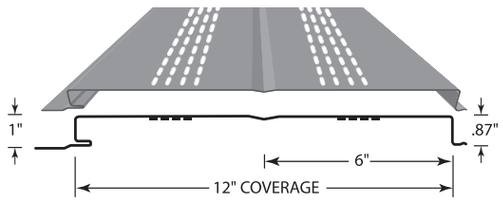
1" SOFFIT PANEL - VENTED FLAT (NO RIBS)*



1" SOFFIT PANEL - SOLID WITH ONE RIB



1" SOFFIT PANEL - PERFORATED WITH ONE RIB*



Find more information at
centralstatesco.com

MINIMUM SPECIFICATIONS
FOR PRIME PAINTED PANELS

GAUGE
24 ga.

STEEL THICKNESS
0.023"

PAINT THICKNESS
Top coat paint: .70 mil
Top coat primer: .30 mil
Bottom coat backer: .35 mil
Bottom coat primer: .35 mil

TOTAL THICKNESS
0.0247"

RUST PROTECTANT SUBSTRATE
Galvalume® AZ50

STEEL STRENGTH
50,000 PSI min

PAINT SYSTEM
Flurinated Polymer (FEVE)

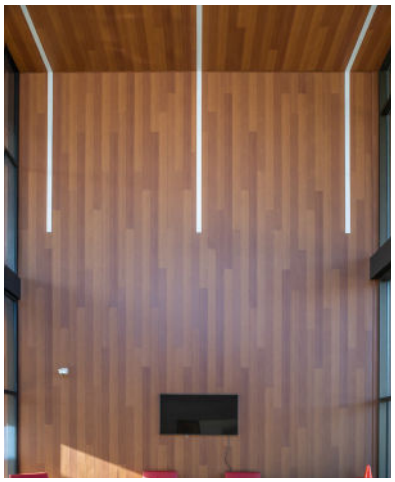
WARRANTY
Lifetime limited paint adhesion
30-yr. chalk and fade
50-yr. Galvalume perforation*

* Due to the penetration of the steel's protective coating, vented profiles are subject to rust and not covered by a perforation warranty.

HARRYWOOD PLUS

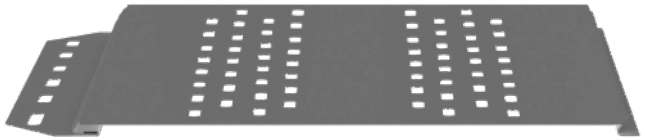
Data Sheet

Prefinished Steel Wall Profile Without Visible Screws



HARRYWOOD PLUS

HARRYWOOD PLUS VENTED



DESCRIPTION

Profile designed for wall installation and a vertical, horizontal or a diagonal installation. Designed specifically to save you time and money on installation, each panel fits on top of the next, requiring only gravity and a gentle push to put the panel in place. Now you can say goodbye to installation hassles!

WARRANTY

Since we use a superior grade of steel and an unparalleled painting process that ensures longevity, MAC offers its customers a 40-year Quiet Guarantee.

INSTALLATION WARRANTY

In the event that a problem occurs during installation of the siding, it is important to notify the supplier prior to the installation of greater than 144 sq. ft. (the equivalent of 2 boxes) to ensure that the warranty applies. Beyond 144 sq. ft., the responsibility for the installation lies with the installer.

PRODUCT SPECIFICATIONS

Dimensions	
Standard length	144 in (3658 mm)
Height (covered)	6.0625 in (154 mm)
Thickness (depth)	0.29 in (7.3mm)
Weight (per panel)	6 lbs (2.7 kg)
Screw holes (openings)	0.75 x 0.1875 in (19 mm x 4.8 mm)
Screw holes intervals	1.5 in (38.1mm)
Vented soffit option	In square inch of opening per linear foot of profile
Ventilation	4.94
Available gauge | Galvanized Z275 (G90) 33 SS (230) grade steel as per ASTM A653/A653M	
Gauge	26 g | 24 g
Packaging details	
Box contents	12 panels of 144 in (3658 mm)
Total surface area	72.75 sq.feet / box (6.75 sq. m.)
Box dimensions	145.75 x 8.5 x 2.188 in (3702 x 215.9 x 55.6 mm)
Box weight	78 lbs (35.5 kg) 26 g | 98 lbs (44.5 kg) 24 g
Single package size	24.25 x 32 (max) x 120 in | 7 boxes max
Pallet package size	45 x 35 x 148 in | 50 boxes max
* Wooden rack packaging for custom orders. Dimensions may vary.	
Premixed wood grain panel shades in every box for the WOOD COLLECTION	

Installation direction	
Installation orientation	horizontal | vertical | diagonal

HARRYWOOD PLUS

Data Sheet

Prefinished Steel Wall Profile Without Visible Screws

TESTS

WIND RESISTANCE

Resistance to overload due to uniformly distributed static pressure-related winds, according to ASTM Standard D5206-06a.

Resistance type	Pressure
Breaking pressure of a component Failure mode - nailing tape (16 in c/c)	3750 Pa (78 psf)
Breaking pressure of a component Failure mode - nailing tape (24 in c/c)	3030 Pa (63 psf)

FIRE RESISTANCE

- Tested to ASTM-E2768 for use in non-combustible construction in Wildland Urbann Interfaces in California (required for WUI listing).
- Tested as per CAN/ULC-S135 for use in non-combustible constructions.
- Tested as per ASTM E84 for non-combustible construction (Class A category).
- Classified 0 Flammability Hazard, according to the NFPA Rating Explanation Guide.

TYPE OF TEST	DESCRIPTION	STATUS
CAN/ULC-S135	Fire resistance (CAN)	Compliant
ASTM E84	Fire resistance (USA)	Class A
W.U.I.	Wildland Urban Interface accreditation	Inscription 8140-2358-0500
ASTM D5206-06A	Maximum sustained pressure	3750 Pa (78 psf) 16 in c/c 3030 Pa (63 psf) 24 in c/c
ASTM E330	Plank deflection under wind pressure (Tested for these variables, the results are available upon request)	16 in c/c | + 3100 Pa - 3100 Pa 24 in c/c | + 3000 Pa - 3100 Pa
ASTM E283	Air leakage of the wall assembly	Compliant
FBC	Florida Building Code accreditation	In progress
TDI	Texas Department of Insurance accreditation	EC-150 Evaluation
Miami Dade, ASTM E1886, E1996, TAS 202 & TAS 203	ZHLA.63 Hurricane Resistance accreditation	UL assembly number ZHLA.63: Requires 16 in c/c Design pressure 75 psf Wind zone 4. Missile impact as per ASTM E1996 level D (9 lb 2x4 @ 50 ft/s) TAS 202 & 203

TEXTURAL III & IV PAINT SYSTEM

We applly TEXTURAL paint technology to all of our products to ensure their superior quality. Each of the colors from the wide range we offer create unparalleled depths of hue and texture, perfectly reproducing noble materials such as oxidized copper, zinc, and wood, while eliminating unwanted glare from the sun through clean matte surface finishes.

IMPORTANT | WOOD COLLECTION

All the colors in the Wood Collection are available in six different planks of various wood grains and shades. Each of the planks is identified on the back side with a sequence of numbers from 7 to 9 in bold characters preceded by the # sign.

*It is important to pay particular attention to this, and to install the panels in random order to optimize the wood effect. To avoid creating a "wallpaper" effect, never reproduce the same installation sequence.

plank #

6 planks | 6 shades

mixed shade result

ENVIRONMENT | SPECIFIC EDP, HPD AND EDS

Placing the environment at the heart of our priorities, all of our products are made from 86% recycled material and are 100% recyclable at the end of their life.

We are committed to offering sustainable, long-lasting products made exclusively from premium North American steel. Our materials are designed to support responsible building practices and can contribute to the achievement of LEED certification. To learn more, we invite you to consult our Environmental Product Declarations (EPD) and Health Product Declarations (HPD) available on our Environmental page.

HARRYWOOD PLUS

Data Sheet

Prefinished Steel Wall Profile Without Visible Screws

INSTALLATION SURFACES

- On plywood (min. thickness 5/8 in)
- On wood furring (16 in [406 mm] or 24 in [609 mm] center/center)
- On metal furring (16 in [406 mm] or 24 in [609 mm] center/center)

Note: All furring strips must be leveled horizontally and vertically to permit installation according to accepted practice and to obtain a good final installation result.

ASSEMBLY

- Join panels along their lengths by superimposing (juxtaposing) the notches provided for this purpose at the ends of the siding panels.
- It is important to leave a 1/8- to 1/4-inch space between the two to allow for material expansion.
- Panels are notched at the ends during the manufacturing process for juxtaposition during longitudinal assembly.

FIXATION

- The M10SHW starter strip should be installed as a hidden clip at the bottom of walls behind the Harrywood Plus profiles. It should be carefully levelled, as this will determine the straightness of the structure, whether or not it is installed in combination with a drip molding.
- Before starting the installation, refer to the videos and installation guides to make sure you have all the tools and accessories you need to begin.
- A methodical verification of the work must be done every 3 or 4 sheets in order to detect possible anomalies.
- Continuous installation of drip moldings, starter moldings, inset/outset corner pieces, corner pieces, borders, soffits, moldings adjacent to doors and windows according to the manufacturer's recommendations.
- Set a screw every 16 or 24 inches (406 or 609.6 mm) in the center of the holes (openings) provided for this purpose.
- If the wall exceeds 30 ft, it is recommended to use vertical expansion molding to assist the material.
- When there are several floors to cover, it is important to put horizontal transition molding on your structure, on every floor.
- When necessary, cut the panels into lengths, using only a specialized MAC guillotine, sheet metal scissors, or a steel nibbler. Please refer to the cutting recommendation leaflet for all details and models.
- Installation of MAC siding products on ZIP system Insulated R-Sheathing Panels, or on other dual composite panels made from softer materials than wood, is not recommended. This type of panel doesn't offer a good rigid mounting surface for the MAC products and will allow for movement and deformation under varying weather conditions and levels of sun exposure, and lead to oil canning.

FASTENING

MAC is proud to offer you a screw system adapted to its profiles. The screws used to screw our products must meet the STM B-117 2000h standard. The use of MAC screws designed for our profiles is strongly recommended.

Use the MAC Anticorrosion Wood Screw or Anticorrosion Self-Drilling K-LATCH Screw (1 1/8 or 2 1/2 in) depending on the type of furring or surface to be fastened.

The screws should be set with moderate contact on the clip part of the panel to avoid impeding the expansion of the metal. The screws must not exert any upward or downward pressure to avoid deforming the siding or opening the panels at the joints. Remove the protective film from the siding prior to installation to facilitate a good visual inspection of the quality of the installation and in order to make appropriate corrections as installation progresses.

A059.250
Wood Screw MAC
Anticorrosion
1 1/8 in

A060.250
MAC K-LATCH Self-Drilling
Anticorrosion Screw
1 1/8 in

ACCESSORIES & MOLDINGS

With an eye for detail, MAC offers a series of accessories compatible with its profiles to ensure a perfect finish. Discover our moldings, arches, soffits, vents, screws, and snow gates offered in our unique color series.

All standard moldings such as transition trim, inside/outside corners, and drip moldings are available from the MAC manufacturer or distributors in 10 ft (3048 mm) lengths. Please refer to the website for the complete molding and flashing guide. Custom moldings are available in 10 ft (3048 mm) lengths upon request. They can be manufactured by MAC or by a forming company from flat rolls supplied by MAC.

RESOURCES

To help you in the realization of your project, we have made all of the CAD, REVIT, and DWG drawings, as well as the videos and technical guides of our profiles, available for you to use on website. Find these resources in the PRO Space of each.

Nettleton
CONCRETE, INC
CONCRETE MASONRY UNITS • READY MIX

Express the Natural Beauty of Polished Stone Aggregates

Burnished Face

Concrete Masonry. Redefined.

Custom Colored And Polished

Nettleton Concrete Burnished Face offers a ***beautiful and durable*** alternative to standard concrete masonry. Burnished Face are uniquely processed on one or more surfaces to expose the natural aggregates and create a desirable, polished appearance. These units will ***enhance any project*** with the aesthetics and natural beauty of minded aggregates at a fraction of the cost of polished stone.

Nettleton Concrete Burnished Face are manufactured under strict standards while quality control procedures ensure a consistent product of the highest quality. These units can be produced in a single color or two-tone variegated colors enabling the designer to select ***expressive color combinations that enhance the project's architectural style.*** The colors in Nettleton Concrete Burnished Face are not only on the surface, but integrated throughout the entirety of the block.

In addition to the advantages of standard units, Nettleton Concrete Burnished Face provide a stylish alternative for either ***interior or exterior*** load-bearing or veneer applications.

Burnished | Blue Chip

Burnished | Cranberry and Dove Gray

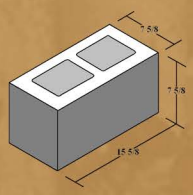
Burnished | Buff

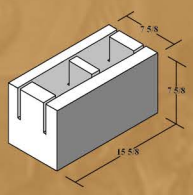
Burnished | Malibu

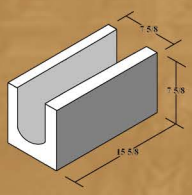
Integral water repellent is added to each unit to help avoid effloresence and slow the aging process by preventing water penetration. When a water repellent mortar is used, the entire wall is capable of repelling water and **providing lasting beauty.** A jobsite-applied coat of sealer not only enriches the color and appearance of the block, but provides added moisture protection for the block and mortar joints in the finished wall.

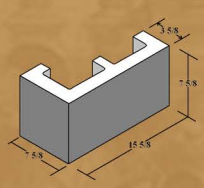
Stylish and Adaptable, Nettleton Concrete Burnished Face are available in a variety of sizes and specialty finishes such as scoring, bullnosing, and chamfering.

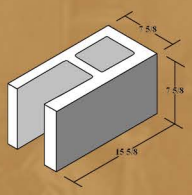
Size/Shape Selections

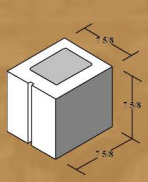

Pilaster


Knockout

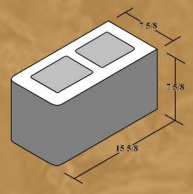

U-Block

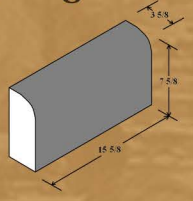

L-Corner

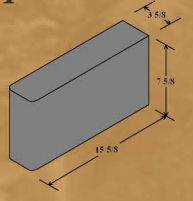

A-Block

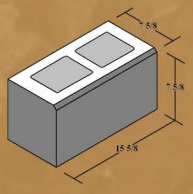

Half Sash

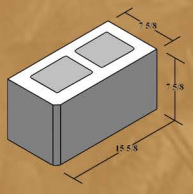
Bullnose / Chamfering / Scoring Options

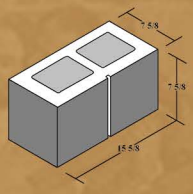

Pilaster - 1 Face
1 End 2 Bullnose


Solid Cap - 1 Face
1 Top 2 9/16" Bullnose


Solid Cap - 1 Face
1 End 1 Top 2 Bullnose

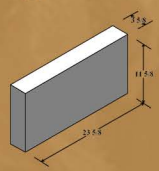

Pilaster - 1 Face 1 End
Chamfered Top

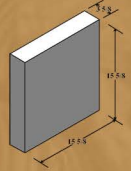

Pilaster - 1 Face 1 End
Chamfered End

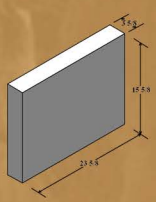

Half Score Pilaster
1 Face 1 End

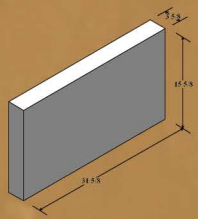
**Bullnosed and chamfered edges of veriable sizes are available on most units*

Megastone Series


12" x 24"


16" x 16"


16" x 24"


16" x 32"

Most units are available in nominal 4", 6", 8", and 12" depths.
Finishable areas are shaded. Not all shapes and sizes shown.
Contact Nettleton Concrete for more details.

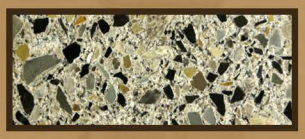
Color Selections

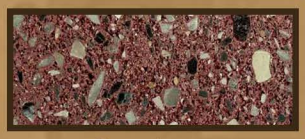
Bisque

*Blue Chip

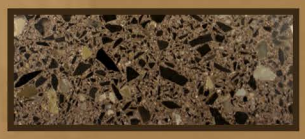
*Buff

Cinnamon

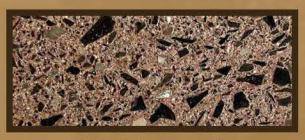

Cookies & Cream


Cranberry

Dalmation

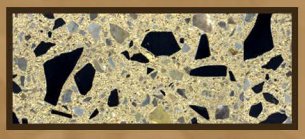

Dark Brown

*Dove Gray

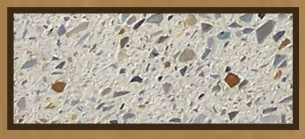

*Driftwood

Emerald

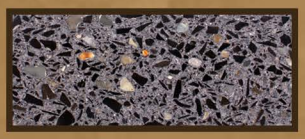
Honey Comb


*Honey Nut Chip

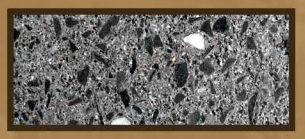
Hurricane Gold


Malibu

Onyx


Raven

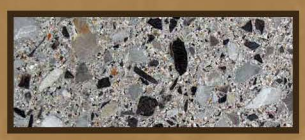
Sand Dollar


*Slate Black

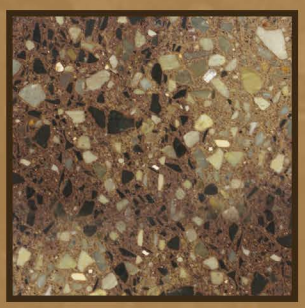
*Stone Gray

*Venetian

*Walnut


*Warm Stone

Due to the nature of natural aggregates, some variation is to be expected. We recommend erecting a jobsite sample panel.


Arkansas Blend

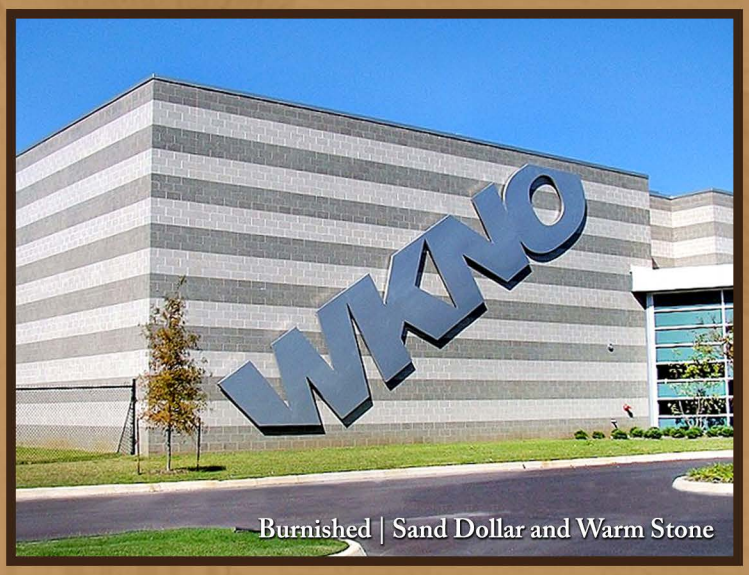
Cocoa Blend

Pecan Buff Blend

*Slate Natural Blend

*Standard Colors feature a simplified mix design, providing a more economical solution.

Burnished Buff



QUALITY PRACTICES

A. DELIVERY, STORAGE, AND HANDLING OF CUSTOM CONCRETE MASONRY UNITS (CCMU)

1. Palletized CCMU should not be stacked on top of each other.
2. CCMU should be laid in wall ASAP to minimize the introduction of moisture into the units.
3. Keep CCMU covered at all times to prevent rain penetration that will cause efflorescence to be visible. Efflorescence is primarily calcium that is released when concrete cures. Moisture enables the calcium to leach to the surface when moisture is present.
4. Nettleton Concrete recommends the erection of sample panels that are representative of materials and workmanship. The size of the panel should be of sufficient size to demonstrate the architectural style/design of the project.

B. INSTALLATION

1. Keep walls covered at the end of each day and/or during rain to prevent efflorescence and color variation caused by moisture entering the wall cavity.
2. Lay units from more than one pallet a time during installation and using the best concrete masonry practices.
3. A water repellant mortar admixture should be used in mortar to ensure the highest level of water repellency of CCMU masonry wall.
4. Nettleton Concrete uses water repellant in the manufacturing of all CCMU. Use proper flashing to prevent moisture penetration.
5. Flashing must be located properly, wherever moisture vapor or water can potentially move into CCMU.
6. Exterior Insulation Finishing Systems (EIFS) must be flashed.
7. Weep holes must be located 16' on center.
8. All head joints and bed joints must be full to restrict water penetration into the CCMU.
9. Use only concave or (V) configuration of mortar jointing. Raked joints are not recommended because they collect moisture.
10. It is generally recommended that joints be tooled when the mortar reaches "thumbprint hardness". Tooling the mortar too soon lightens the color and shrinkage cracks may occur. Tooling it too late may cause the mortar not to seal properly against the masonry units and the color will be darker.
11. Concrete grout used in the CCMU should be low slump. Concrete should not contain excessive water that can "bleed through" the interior and exterior of the masonry wall causing efflorescence. If a higher slump, more flow-able mix is required, Nettleton Concrete recommends the use of a super plasticizer admixture.
12. Precautions must be taken when sawing CCMU. Please consult our SDS sheets on the materials and use the appropriate Personal Protection Equipment, (PPE). CCMU may be stained by masonry dust and pigments from sawing. CCMU should be properly cleaned before installing.
13. Brush walls down daily with stiff bristled non metallic brush to prevent mortar from drying on the face.

C. CLEANING

1. CCMU must be cleaned properly including mortar droppings, mortar splatters and efflorescence. Improper cleaning materials and/or methods will also harm water repellency.
2. DO NOT USE WATER PRESSURES HIGHER THAN MUNICIPAL WATER PRESSURE – Using high pressure will most likely cause efflorescence, streaking, and color variation. USE OF PRESSURE HIGHER THAN MUNICIPAL WATER PRESSURE RELIEVES NETTLETON CONCRETE OF ANY LIABILITY.
3. Nettleton Concrete recommends that you use masonry cleaner to clean CCMU. Your Nettleton Concrete representative can help supply you with a cleaning agent and it can ship with your CCMU to your jobsite.
4. Consistent application of water and cleaner on the wall system will ensure consistent color after completion of cleaning. Inconsistent application will cause color variation.

D. EFFLORESENCE STAINING

1. Keep all sprinklers from causing water to contact CCMU.
2. Wet mud or bark will cause efflorescence staining of CCMU – Nettleton Concrete recommends hay or straw placed at foundation to help prevent this.
3. Staining below window sills, metal brackets, and vents that attach to the walls, etc., can be avoided by having projections carried out at least one inch from the face of the wall with a drip notch or groove on the underside in order to keep water from running back under sill and down the face of the wall and onto metal devices or other stain producing items attached to wall. These items should be insulated from the visible portion of the wall by a non-staining gasket material having a drip to divert potential staining material away from the wall.

E. COLOR VARIATION

1. Nettleton Concrete uses the most economical high-quality consistent aggregates available for manufacturing. These are all natural mined materials and are subject to variation.
2. Solid units, due to moisture, may appear darker than cored units.
3. Large segments of smooth face units will accent color and texture variation of the natural materials more than split-face units.
4. Special care should be taken to lay CCMU in the same direction/orientation to maintain proper shade and texture appearance.
5. Due to changes in mined material, color variation should be expected in CCMU produced at different times. Ex: additions, change order, etc.
6. Nettleton Concrete does not manufacture each order at the same time, but will generally produce the order during a 1 week period, depending on size, weather permitting.

F. WATER REPELLENCY

1. Water Repellency should not be confused with water proofing. Nettleton Concrete CCMU have integral water repellant added at the time of production. Generally West and Southwest facing walls are more subject to extra moisture because of the natural flow of the JET stream. Therefore, Nettleton Concrete recommends that all exterior walls be treated with a sealer to provide the highest level of water repellency.

G. SEALER

1. The use of any sealer on block surface should be carefully considered. If the sealer is applied to a wall that still contains the basic ingredients for efflorescence (moisture) the resulting problems could be severe. As the salt solution attempts to migrate toward the surface, most of the salts become trapped in the concrete pores just inside the sealer. The result is an interior crystalline buildup called subflorescence which can exert considerable pressure and spall the unit face. If required the following should be considered;
   i. Block sealer shall not be applied until the wall has dried out a minimum of 72 hours without rain and there is no visible sign of efflorescence on the wall.
   ii. Make sure to apply materials in accordance with manufacturers printed instructions.
   iii. Sealers should be applied evenly without overlapping. Uneven application of sealers can discolor CCMU.
   iv. Apply a second coat of sealer to masonry surfaces that are porous.
   v. All windows must be covered and all cars removed before spraying as glass and finished metal can be damaged. Sealers are extremely hard if not impossible to remove from glass.

SPECIFICATIONS

Burnished Face

Part 1 – General

SUBMITTAL

In accordance with Section 01350 submittal procedures, submit color samples for selection from manufacturer's series. Submit product literature, certifications, test reports and full size sample(s) of each color specified. Provide current integral water repellent CMU producer qualification.

QUALITY ASSURANCE

Certifications: Burnished Face Masonry Units are hollow or solid load bearing concrete masonry units with one or more faces or ends ground using a minimum three-stage vertical spindle/ polishing machine to expose carefully selected aggregates complying with ASTM C33. Units are manufactured by means of moisture controlled curing for 24 hours minimum, and allowed to further cure a minimum of 20 days before beginning burnishing process. Concrete blocks for burnishing shall conform to ASTM C90 for Normal weight. Burnished surfaces are produced unsealed. A factory applied sacrificial sealer may be applied upon request. All units contain an integral water repellant CMU admixture at the time of manufacture. Units shall conform to ASTM C744 with respect to abrasion, crazing resistance, and color change.
Fire Resistance: Define hourly ratings required as 1, 2, 3, or 4 hours.
Field Constructed Mock-Ups: Construct a sample panel no less than 4' x 6' containing each color and size units to be used in the project illustrating color, clear sealer finish, texture, and mortar joints to establish a standard of quality for completed work. Retain mock-up during construction as a quality standard. Completely remove when work is accepted.

DELIVERY, STORAGE AND HANDLING

Burnished Face Masonry Units shall be delivered on covered wood pallets with protective layers between courses to protect burnished faces. Store in protected area and covered to ensure units remain dry and clean. Do not allow units to sit in standing water. Handle masonry units in manner to avoid chipping, breaking, contact with contaminating materials, and marring of burnished faces.

Part 2 – Products

PRODUCT NAME

Burnished Face

MANUFACTURER

Nettleton Concrete, Inc. (800) 382-2462
2318 Moore Rd. · Jonesboro, Arkansas 72401

RELATED MATERIALS

Colored matching or contrasting mortar is available from the manufacturer. For all exterior mortar, use matching manufacturer approved water repellent mortar additive, following manufacturer's instructions. For final sealing, Bright Kure & Seal manufactured by TK Products, or approved equal, is to be applied as directed by manufacturer's recommendations after CMUs have been installed, cleaned, washed, and dried.

SIZES AND SHAPES

Nominal 4", 6", 8", 10" and 12" standard block thicknesses are available as well as all standard block shapes. High-strength units for special structural requirements and oversized Megastone units are also available.

WATER REPELLENCY

Burnished Face Masonry Units are manufactured with RainBloc® integral water repellent, or approved equal, to assist in controlling efflorescence. Use of RainBloc® mortar admixture, or approved equal, according to manufacturer's recommendations is required for a water repellent wall.

MASONRY CLEANER

Use masonry cleaners such as Light Duty Concrete Cleaner, manufactured by Prosoco, Inc. Do not apply cleaner with a pressure sprayer above 50 psi.

Part 3 – Execution

INSTALLATION

Install Burnished Face Masonry Units as part of unit masonry work specified in Section 04850 - Unit Masonry Assemblies. Always lay blocks from more than one pallet at a time during installation. Complete masonry construction using procedures and workmanship consistent with quality masonry practices.
Cutting: Field cut Burnished Face Masonry Units with motor-driven masonry saws using an abrasive or diamond blade to provide straight true edges and avoid damage to burnished face. Do not install chipped or broken units.
Mortar Bedding and Jointing: All mortar joints should be tuckpointed for the appropriate appearance. For external applications, tuckpoint joints to control water penetration. Raked joints are not recommended for any application.
Protection: During erection, cover top of walls with waterproof sheeting at end of each day. Cover partially completed walls when work is not in progress. Extend cover 24 inches minimum down both sides and hold securely in place. Protect face of walls, sills, and other projections from roof run-off, splashed water, mud, grout, and mortar. Spread sand or straw at base of walls to minimize dirt and clay splashing onto burnished faces. Without damaging completed work, it is recommended to provide protective boards at exposed external corners which may be damaged by construction activities.

INSPECTION

Faces of units exposed in finished work shall be of uniform color and texture and free of chips, cracks, or other imperfections detracting from appearance of the finished wall when viewed from a distance of fifteen (15) feet at right angles to the wall under normal lighting conditions.

FLASHING OF MASONRY WORK

Install flashing at locations shown in the plans and in strict accordance with the details and quality masonry flashing practices.

WEEP HOLES AND VENTS

Install weep holes and vents at proper intervals at courses above grade, above flashing, and at any water stops over windows, doors and beams.

CLEANING

Exercise care that wet mortar is not splashed onto burnished face during installation. Excess or splashed mortar shall be cleaned from face with dry burlap wipe or masonry brush. Remove after mortar becomes hard enough not to smear but prior to mortar setting.

FINAL CLEANDOWN

Clean completed wall surfaces using masonry cleaners such as Light Duty Concrete Cleaner, manufactured by Prosoco, Inc. Dilute cleaning solution as recommended by manufacturer. Strictly follow manufacturers cleaning instructions. Do not use acid or abrasives on finished surfaces. Do not power wash. High pressure power washing may interfere with performance of the integral water repellent causing efflorescence.

MANDATORY FIELD APPLICATION

For finished walls that have been cleaned, washed, and dried, apply a jobsite application of Bright Kure & Seal manufactured by TK Products or equivalent as directed by manufacturer's recommendations.

MAINTENANCE

Burnished Face Masonry Units, properly installed, cleaned, and sealed, need virtually no maintenance other than routine cleaning with standard commercial grade cleaning agents. Contact manufacturer for specific cleaning recommendations.

Nettleton CONCRETE, INC
CONCRETE MASONRY UNITS · READY MIX

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BURNISHED FACE MASONRY UNITS
Specifications

Part 1 – General

SUBMITTAL
In accordance with Section 01350 submittal procedures, submit color samples for selection from manufacturer's series. Submit product literature, certifications, test reports and full size sample(s) of each color specified. Provide current integral water repellent CMU producer qualification.

QUALITY ASSURANCE
Certifications: Burnished Face Masonry Units are hollow or solid load bearing concrete masonry units with one or more faces or ends ground using a minimum three-stage vertical spindle/ polishing machine to expose carefully selected aggregates complying with ASTM C33. Units are manufactured by means of moisture controlled curing for 24 hours minimum, and allowed to further cure a minimum of 20 days before beginning burnishing process. Concrete blocks for burnishing shall conform to ASTM C90 for Normal weight. Burnished surfaces are produced unsealed. A factory applied sacrificial sealer may be applied upon request. All units contain an integral water repellant CMU admixture at the time of manufacture. Units shall conform to ASTM C744 with respect to abrasion, crazing resistance, and color change.
Fire Resistance: Define hourly ratings required as 1, 2, 3, or 4 hours.
Field Constructed Mock-Ups: Construct a sample panel no less than 4' x 6' containing each color and size units to be used in the project illustrating color, clear sealer finish, texture, and mortar joints to establish a standard of quality for completed work. Retain mock-up during construction as a quality standard. Completely remove when work is accepted.

DELIVERY, STORAGE AND HANDLING
Burnished Face Masonry Units shall be delivered on covered wood pallets with protective layers between courses to protect burnished faces. Store in protected area and covered to ensure units remain dry and clean. Do not allow units to sit in standing water. Handle masonry units in manner to avoid chipping, breaking, contact with contaminating materials, and marring of burnished faces.

Part 2 – Products

PRODUCT NAME
Burnished Face Masonry Units

MANUFACTURER
Nettleton Concrete, Inc. (800) 382-2462
2318 Moore Rd. · Jonesboro, Arkansas 72402

RELATED MATERIALS
Colored matching or contrasting mortar is available from the manufacturer. For all exterior mortar, use matching manufacturer approved water repellent mortar additive, following manufacturer's instructions. For final sealing, Bright Kure & Seal manufactured by TK Products, or approved equal, is to be applied as directed by manufacturer's recommendations after CMUs have been installed, cleaned, washed, and dried.

SIZES AND SHAPES
Nominal 4", 6", 8", 10" and 12" standard block thicknesses are available as well as all standard block shapes. High-strength units for special structural requirements and oversized Megastone units are also available.

WATER REPELLENCY
Burnished Face Masonry Units are manufactured with RainBloc® integral water repellent, or approved equal, to assist in controlling efflorescence. Use of RainBloc® mortar admixture, or approved equal, according to manufacturer's recommendations is required for a water repellent wall.

MASONRY CLEANER
Use masonry cleaners such as Light Duty Concrete Cleaner, manufactured by Prosoco, Inc. Do not apply cleaner with a pressure sprayer above 50 psi.

Part 3 – Execution

INSTALLATION
Install Burnished Face Masonry Units as part of unit masonry work specified in Section 04850 - Unit Masonry Assemblies. Always lay blocks from more than one pallet at a time during installation. Complete masonry construction using procedures and workmanship consistent with quality masonry practices.
Cutting: Field cut Burnished Face Masonry Units with motor-driven masonry saws using an abrasive or diamond blade to provide straight true edges and avoid damage to burnished face. Do not install chipped or broken units.
Mortar Bedding and Jointing: All mortar joints should be tuckpointed for the appropriate appearance. For external applications, tuckpoint joints to control water penetration. Raked joints are not recommended for any application.
Protection: During erection, cover top of walls with waterproof sheeting at end of each day. Cover partially completed walls when work is not in progress. Extend cover 24 inches minimum down both sides and hold securely in place. Protect face of walls, sills, and other projections from roof run-off, splashed water, mud, grout, and mortar. Spread sand or straw at base of walls to minimize dirt and clay splashing onto burnished faces. Without damaging completed work, it is recommended to provide protective boards at exposed external corners which may be damaged by construction activities.

INSPECTION
Faces of units exposed in finished work shall be of uniform color and texture and free of chips, cracks, or other imperfections detracting from appearance of the finished wall when viewed from a distance of fifteen (15) feet at right angles to the wall under normal lighting conditions.

FLASHING OF MASONRY WORK
Install flashing at locations shown in the plans and in strict accordance with the details and quality masonry flashing practices.

WEEP HOLES AND VENTS
Install weep holes and vents at proper intervals at courses above grade, above flashing, and at any water stops over windows, doors and beams.

CLEANING
Exercise care that wet mortar is not splashed onto burnished face during installation. Excess or splashed mortar shall be cleaned from face with dry burlap wipe or masonry brush. Remove after mortar becomes hard enough not to smear but prior to mortar setting.

FINAL CLEANDOWN
Clean completed wall surfaces using masonry cleaners such as Light Duty Concrete Cleaner, manufactured by Prosoco, Inc. Dilute cleaning solution as recommended by manufacturer. Strictly follow manufacturers cleaning instructions. Do not use acid or abrasives on finished surfaces. Do not power wash. High pressure power washing may interfere with performance of the integral water repellent causing efflorescence.

MANDATORY FIELD APPLICATION
For finished walls that have been cleaned, washed, and dried, apply a jobsite application of Bright Kure & Seal manufactured by TK Products or equivalent as directed by manufacturer's recommendations.

MAINTENANCE
Burnished Face Masonry Units, properly installed, cleaned, and sealed, need virtually no maintenance other than routine cleaning with standard commercial grade cleaning agents. Contact manufacturer for specific cleaning recommendations.

	8th Street Gateway Park Phasing
	Both sides of SW 8th Street, west of SW I Street.
	PC Date: 1/20/2026

Staff Report Details

Project Number	(LSD23-0047)
Applicant / Current Owner	City of Bentonville / Parks Dept. David Wright
Site Area	+/- 85.22 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	Outdoor Recreation and Entertainment
Requested Future Land Use Map Designation	N/A
Development Type / Use	City Park
Related projects	N/A

Property Description

Project Details

The 8th Street Gateway Park is approximately 85 acres of world-class parkland, straddling SW 8th Street, west of SW I Street. Original approval of the project was on December 5, 2023: https://bentonvillear.portal.civicclerk.com/event/1293/files/attachment/1713

The applicant is requesting an amendment to the LSD with the intent to phase the turnover of the park. The phasing plan shows three phases with a Phase 1 completion date of June 15th, 2026, Phase 2 completion date of August 15th, 2026, and Phase 3 completion date of November 15th, 2026. For a large project such as this, phasing the completion allows for more manageable delivery and site final logistics. The applicant notes that all BEUD primary electric and transformers will be completed and turned over at site final completion of Phase 1.

Relationship to the Community Plan

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval.

Additional Details

E | D | G

Ecological Design Group
216 W Birch St.
Rogers, AR 72756

Date: December 31st, 2025
Project: 8th Street Gateway Park (LSD23-0047)
Location: Bentonville, AR
EDG Project No: #19-061

RE: Phasing Plan for Phased Site Final Inspections

Bentonville Parks and Recreation and their contractor, Crossland Construction Company, have requested a phased turnover for the 8th St Gateway Park Project, and a phased site final inspection process. Please see the attached map showing the proposed phases of the park. Each date on the map indicates the date they hope to receive their site final approval, and turn over all public utilities to City operation and all facilities to City Parks and Recreation operation. All BEUD primary electric and transformers will be completed and turned over at site final completion of phase 1. Please let us know if this is agreeable to the City, and what other steps need to be taken to notify all departments and track the phasing process in the City review system.

Please feel free to contact me at cposey@ecologicaldg.com with any questions or comments.

Thank you,

Caleb Posey

Caleb Posey,
Civil Engineer
4779 441 0199

C4.01

C4.02

C4.03

C4.04

C4.05

C4.06

C4.07

C4.08

C4.09

C4.10

PHASE 1
Completion 6/15/2026

PHASE 2
Completion 08/15/26

PHASE 3
Completion 11/15/26

NOTE:
All BEUD Primary Electrical lines/ Transformers to be completed during Phase 1

1 OVERALL EROSION CONTROL PLAN
SCALE: 1" = 150'-0"

NORTH

0' 150' 300' 600'

REVISIONS

NO.	DATE	DESCRIPTION

port
Philadelphia + Chicago
porturbanism.com

53 W. Jackson Blvd.
Suite 925
Chicago, IL 60604

ARCHITECT OF RECORD
Polk Stanley Wilcox Architects
509 W. Spring St.
Fayetteville, AR 72701

CIVIL + ECOLOGICAL ENGINEER:
Ecological Design Group, Inc.
216 W. Birch St.
Rogers, AR 72756

STRUCTURAL ENGINEER:
Apex Engineers, Inc.
1625 Locust St.
Kansas City, MO 64108

MEP ENGINEER
Prigm Engineering
310 W Dickinson St
Suite 210
Fayetteville, AR 72701

SKATEPARK DESIGNER:
California Skateparks
273 N Benson Ave
Upland, CA 91786

PUMP TRACK DESIGNER:
American Ramp Company
601 McKinley Ave
Joplin, Missouri 64801

IRRIGATION DESIGNER
MDL Consulting
2829 West Country Club
Searcy, AR 72143

CLIENT:
THE CITY OF BENTONVILLE
Parks and Recreation
215 SW A Street
Bentonville, AR 72712

8th STREET GATEWAY PARK
BENTONVILLE, AR

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2511 — ARKANSAS

STATE OF ARKANSAS — PROFESSIONAL ENGINEER — No. 14094 — BRAHM M. DRIVER — 8/23/24

ISSUED FOR CONSTRUCTION

Job No:	1939
Issue Date:	8.23.2024
Drawn By:	
Checked By:	
Drawing Title:	OVERALL EROSION CONTROL PLAN
Drawing No:	C4.00
COB Project Number :	LSD23-0047

	Townhomes at OZ
	405 Southeast A Street
	PC Date: 1/20/2026

Staff Report Details

Project Number	(PP25-0010)
Applicant / Current Owner	MZ Development Group LLC
Site Area	+/- **0.96** Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	
Current Future Land Use Map Designation	City Center and Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single-Family Residential
Related projects	RZ23-0082

Property Description

Preliminary Plat: Townhomes at OZ, MZ Development Group LLC, 405 SE A St, DE, Downtown Edge, PP25-0010

This project is zoned DE, Downtown Edge. The development consists of two townhome structures that will have 4 single-family units each. Each unit will have 4 bedrooms, and 7 of the 8 units will have an attached accessory dwelling unit over a two-car garage, bringing the total to 5 bedrooms for 7 of the 8 units. This project will be phased to ensure adequate sewer capacity is available for each unit; 1 unit will be constructed as a second phase as only 7 sewer services were pre-existing on the site. Easements are dedicated throughout for utility services and access. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development code.
The Development Code requires residential developments of over 4 units to meet the large-scale development building material requirements. The Large Scale Development building material requirements for this project (DE Zone) are given in Section 1100.22 of the Development Code:

> *Exterior façade materials and details should be consistent with the character of the surrounding context*

Images and renderings have been included in the packet showing consistency with the surrounding context. All other Large Scale aspects have been included in the Preliminary Plat, therefore approval of the

Property Description

preliminary plat is an approval of the Large Scale Development requirements of the code.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

There are downstream sewer constraints that limit this project to Phase 1 at this time. Staff recommends approval with the following condition of approval:

Phase 2 is not authorized to proceed until there is adequate downstream sewer capacity. There will be no connection to the public water or sewer system for the 8th unit until further approval is granted by BWU. The Owner/Developer shall satisfy all required permits and fees needed for the last unit at the time of utility connection.

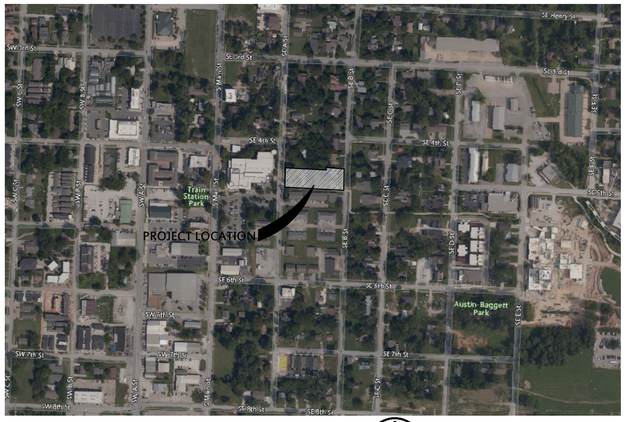
Additional Details

PP25-0010
Townhomes at OZ
405 SE A ST

TOWNHOMES AT OZ

BENTONVILLE, ARKANSAS

PP25-0010



VICINITY MAP

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-003	DEMOLITION PLAN
C-004	PRELIMINARY PLAT
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN (C)
C-105	EROSION CONTROL PHASE 1
C-106	EROSION CONTROL PHASE 2
C-107	PAVING PLAN
C-501	TYPICAL SECTIONS
C-502	EROSION CONTROL DETAILS
C-503	STANDARD DETAILS
C-504	BENTONVILLE MUNICIPAL DETAILS
C-505	BENTONVILLE MUNICIPAL DETAILS
C-506	BWU WATER SEWER DETAILS 1
C-507	BWU WATER DETAILS 1 OF 2
C-508	BWU WATER DETAILS 2 OF 2
C-509	BWU SEWER DETAILS 1 OF 2
C-510	BWU SEWER DETAILS 2 OF 2
C-511	BEUD ELECTRIC DETAILS
C-512	BEUD ELECTRIC DETAILS
C-513	BEUD ELECTRIC DETAILS
• A1.0	BUILDING ELEVATIONS
• A2.0	BUILDING ELEVATIONS
• A2.1	BUILDING ELEVATIONS
• A2.2	BUILDING ELEVATIONS
• A3.0	BUILDING ELEVATIONS
• A3.1	BUILDING ELEVATIONS
• L-170	OVERALL LANDSCAPE PLAN
• L-500	LANDSCAPE DETAILS
•	BY OTHERS

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	BUILDING SET BACK
BACK FLOW PREVENTER	RIGHT OF WAY
REDUCER	PROPERTY LINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

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.

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 05007C0255 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.

Arkansas One Call 811

Know what's **below**.

Call before you dig.

GENERAL 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 ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
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. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. 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.
11. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
12. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

PROJECT CONTACTS

CITY ENGINEER
CITY OF BENTONVILLE
JARROD BRIGHTWELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-5993

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

WATER DEPARTMENT
CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

PLANNING DEPARTMENT
CITY OF BENTONVILLE
TYLER OVERSTREET
305 SW "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3122

BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, ARKANSAS 72745
PHONE: (479) 333-7005
joshua.knight@blackhillscorp.com

AT&T
BRENT BALDWIN
1133 EAST HAROLD ST.
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-571-6609
CELL: 479-200-9022

OWNER
M2 DEVELOPMENT LLC
DON MARLEY
1505 CHATEAU COURT
CENTERTON, ARKANSAS 72719
OFFICE: 479-462-8255
DMARLEY77@GMAIL.COM

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
TRAVIS MATLOCK
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3135 OPT 2

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

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
CHRIS EARL
1901 NE "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3161

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-6719
AWEST@bentonvillear.com

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
TODD PEARCE
305 SW A STREET
BENTONVILLE, AR.
PHONE: (479) 271-3108

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

SITE ENGINEER
CRAFTON TULL
LIBBY TOPPING
901 N 47TH ST., SUITE 400
ROGERS, ARKANSAS 72756
OFFICE: 479-636-4838
EMAIL LIBBY.TOPPING@CRAFTONTULL.COM

WAIVER REQUESTS

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

SITE INFORMATION:

ZONING:
D-F
AIRPORT ZONING:
ZONE C (3) OUTER SAFETY ZONE (OSZ)
BUILDING USE:
RESIDENTIAL
BUILDING SETBACKS:
FRONT: 20' MAXIMUM
SIDE: 7'
REAR: 12' MINIMUM
OVERALL SITE CALCULATIONS:
SITE AREA 0.85± ACRES (37,046± SQ FT)
TOWNHOME SITE CALCULATIONS: (MINUS R\W)
SITE AREA 0.82± ACRES (35,616± SQ FT)
TOTAL PROJECT AREA 0.96± ACRES (41,818± SQ FT)
MAXIMUM LOT COVERAGE 80% (IMPERVIOUS AREA):
35,616± SQ FT X 0.80 = 28,493± SQ FT (PERMITTED)
21,075± / 35,616± = 59% (IMPERVIOUS AREA PROVIDED)
OPEN SPACE REQUIRED 20%:
35,616± SQ FT X 0.20 = 7,123± SQ FT (REQUIRED)
14,541± / 35,616± = 41% (OPEN SPACE PROVIDED)
MAXIMUM BUILDING HEIGHT (50'-0"):
BUILDING 1 29'-11" (TO EAVE)
BUILDING 2 29'-11" (TO EAVE)
PROPOSED UNIT CALCULATIONS (TOWNHOMES):
BUILDING 1 4 UNITS:
BUILDING 2 4 UNITS:
TOTAL: 2 BUILDINGS 8 UNITS
EXISTING UNIT CALCULATIONS (DEMOED):
3 BUILDINGS 7 UNITS:
PROPOSED SEWER SERVICES (TOWNHOMES):
BUILDING 1 4 SEWER SERVICES:
BUILDING 2 4 SEWER SERVICES:
TOTAL: 8 SEWER SERVICES
EXISTING SEWER DERVICES (DEMOED):
TOTAL: 7 SEWER SERVICES
BUILDING SQUARE FOOTAGE (FOOTPRINT):
BUILDING 1 5,000± SQ FT
BUILDING 1 5,000± SQ FT
TOTAL: 10,000± SQ FT (FOOTPRINTS)
TOWNHOME PARKING CALCULATIONS:
REQUIRED PARKING:
MULTI-FAMILY: 2 SPACE PER UNIT
8 UNITS X 2 = 16 STALLS
ADA: 1 TO 25 = 1
TOTAL REQUIRED: 16 PARKING STALLS
PROVIDED PARKING:
STANDARD PARKING: 5 PARKING
GARAGES: 14 STALLS (GARAGES PARK 2 CARS EACH)
TOTAL STALLS: 19 PARKING STALLS

PROPERTY DESCRIPTION

PARCEL 01-03825-00

LOT 5A, BLOCK 5, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD P2, PAGE 797, BEING PART OF LOT 5, BLOCK 5 OF RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A, PAGE 38, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR FOR THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE SOUTH LINE OF SAID LOT 5, NORTH 86°47'25" WEST A DISTANCE OF 140.63 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED "1659";
THENCE NORTH 01°05'49" EAST A DISTANCE OF 55.05 FEET TO A FOUND 5/8" REBAR;
THENCE SOUTH 86°47'45" EAST A DISTANCE OF 140.98 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "0944";
THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 01°27'40" WEST A DISTANCE OF 55.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

PARCEL 01-03826-00

LOT 5B AND LOT 5C, BLOCK 5, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD P2, PAGE 797, BEING PART OF LOTS 4 AND 5, BLOCK 5 OF RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A, PAGE 38, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR FOR THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE SOUTH LINE OF SAID LOT 5, NORTH 86°47'25" WEST A DISTANCE OF 140.63 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED "1659" FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 86°47'25" WEST A DISTANCE OF 189.42 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED "1659" FOR THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE ALONG THE WEST LINE OF SAID LOT 5, NORTH 02°20'00" EAST A DISTANCE OF 108.65 FEET TO A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 5, SAID CORNER BEING THE WEST COMMON CORNER OF LOTS 4 AND 5, ALSO BEING THE SW CORNER OF PLAT RECORD N, PAGE 204;
THENCE ALONG THE COMMON LINE OF SAID LOTS 4 AND 5, SOUTH 86°50'59" EAST A DISTANCE OF 187.10 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "0944";
THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 86°56'52" EAST A DISTANCE OF 41.11 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "0944";
THENCE NORTH 01°12'58" EAST A DISTANCE OF 12.82 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED "1659";
THENCE SOUTH 88°16'37" EAST A DISTANCE OF 100.06 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED "1659 1826" ON THE EAST LINE OF SAID LOT 4, BEING THE EAST LINE OF PLAT N-204;
THENCE ALONG SAID EAST LINE, SOUTH 02°55'57" WEST A DISTANCE OF 11.89 FEET TO THE EAST COMMON CORNER OF SAID LOTS 4 AND 5, BEING THE SOUTHEAST CORNER OF PLAT N-204;
THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 00°55'34" WEST A DISTANCE OF 53.99 FEET TO A FOUND 1/2" REBAR WITH CAP "0944";
THENCE NORTH 86°47'45" WEST A DISTANCE OF 140.98 FEET TO A FOUND 5/8" REBAR;
THENCE SOUTH 01°05'49" WEST A DISTANCE OF 55.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.67 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

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

TOWNHOMES AT OZ
BENTONVILLE, ARKANSAS

ALL LSD IMPROVEMENTS WILL BE CONSTRUCTED WITH PRELIMINARY PLAT

Key Plan

No.	Description	Date

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PROJECT NO: 24107501
ISSUE DATE: 01/05/26
CONTACT: L.TOPPING
QC by:
QC Date:

PRELIMINARY PLANS

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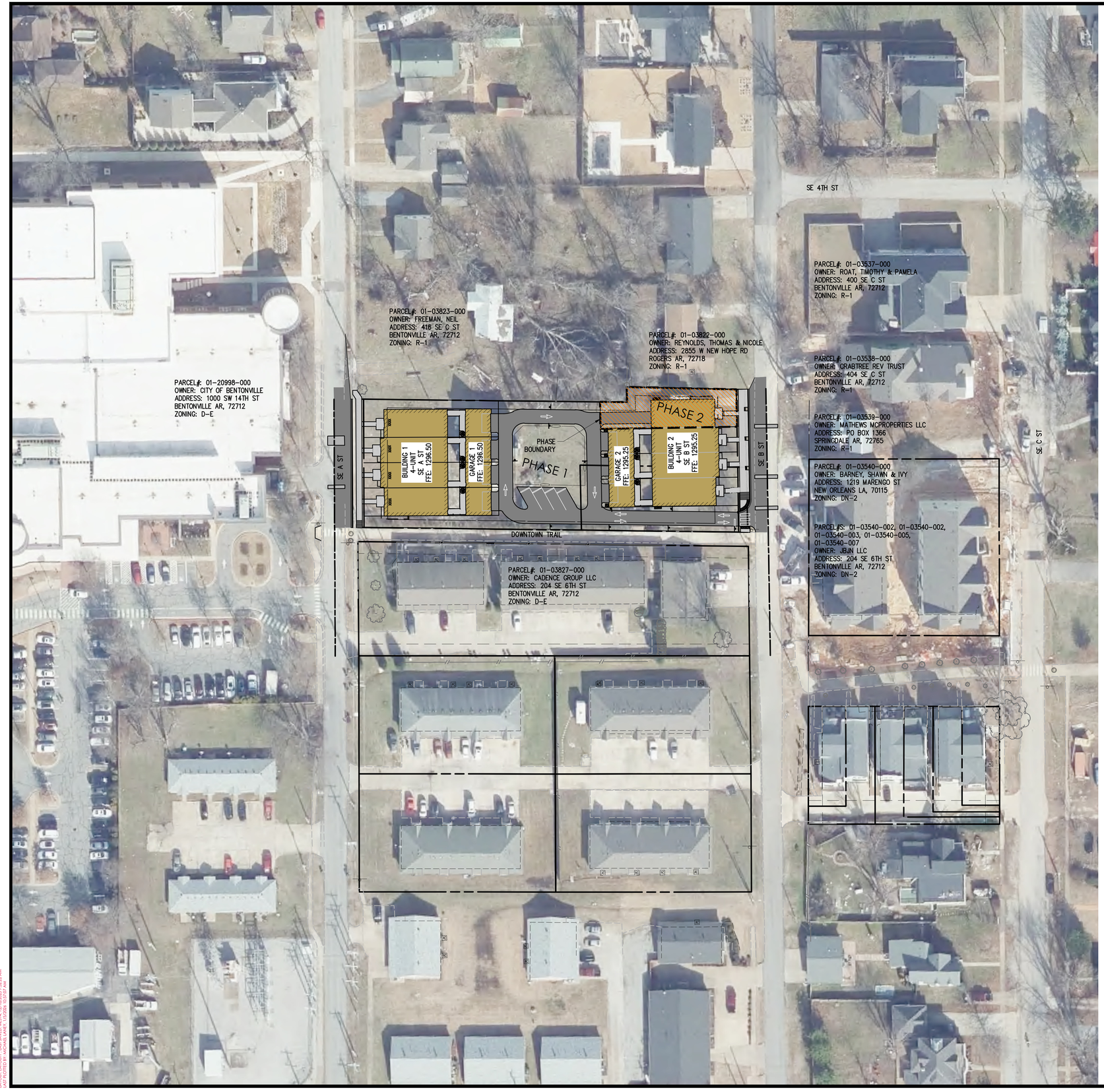
PP25-0010

COVER SHEET

C-001

DRAWING C:\24107501_TRACKS\DETOWNHOMES\SHEETS\ARCHITECTURE\PLCIVIL\DWG\COVER.DWG
LAST PLOTTED BY: MICHAEL LOVEY 1/5/2026 10:05:32 AM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
LIGHT POLE	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	PERIMETER FENCE (DETERMINED BY ARCHITECT)
	ROAD CENTERLINE
	PHASE LINE
	SIDEWALK
	PHASE 2

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. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER. IF APPLICABLE, THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
14. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
15. NOTE THAT ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
16. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
17. SITE IS LOCATED IN AND MEETS REQUIREMENTS OF AIRPORT ZONING C (3) SAFETY ZONE (OSZ).
18. ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
19. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

NO SIGN SHOWN AT THIME.

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Rogers, Arkansas 72756
Crafton Tull
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
40' 0 40'

TOWNHOMES AT OZ

BENTONVILLE, ARKANSAS

ALL LSD IMPROVEMENTS WILL BE CONSTRUCTED WITH PRELIMINARY PLAT

Key Plan

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ISSUE DATE: 01/05/26
CONTACT: LTOPPING
QC by:
QC Date:

PRELIMINARY PLANS

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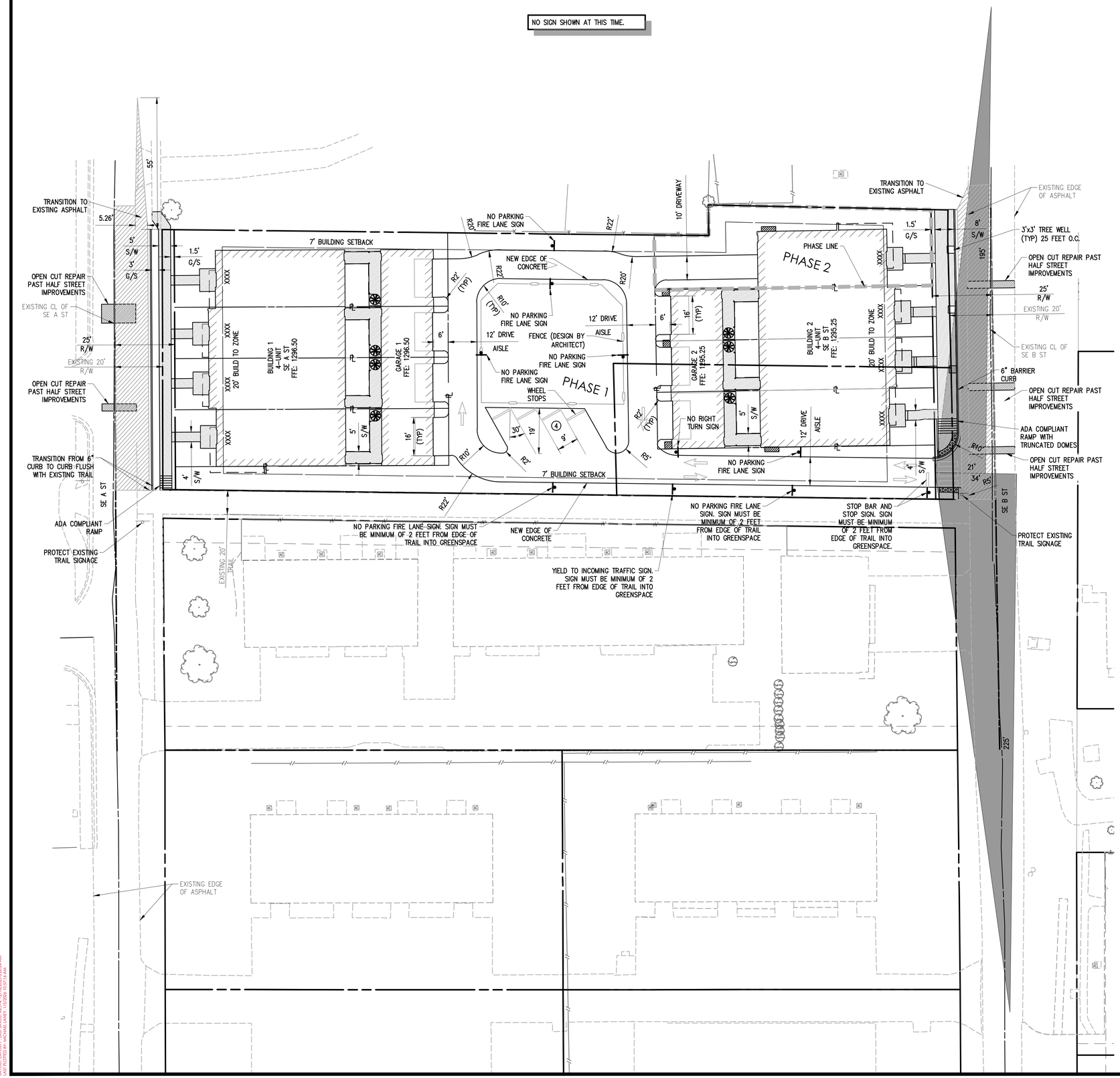
PP25-0010

OVERALL SITE PLAN (C)

C-101

DRAWING CO-LIVE DESIGNS: \\RAGSDESTOWNSHIP\DATA\REVIT\CRAFTON TULL\24107501_TOWNHOMES AT OZ_CENTRAL_LTOPPING.RVT
LAST PLOTTED BY: MICHAEL LARRY | 1/2/2026 10:37:07 AM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
LIGHT POLE	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	PERIMETER FENCE (DETERMINED BY ARCHITECT)
	ROAD CENTERLINE
	PHASE LINE
	SIDEWALK
	HALF STREET MILL AND OVERLAY

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.
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20.

GRAPHIC SCALE IN FEET
20' 0 20'

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

TOWNHOMES AT OZ

BENTONVILLE, ARKANSAS

ALL LSD IMPROVEMENTS WILL BE CONSTRUCTED WITH PRELIMINARY PLAT

Key Plan

No.	Description	Date

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PROJECT NO: 24107501
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QC by:
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PRELIMINARY PLANS

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PP25-0010

SITE PLAN

C-102

DRAWING C:\24107501_TRAILSIDE\DWG\REVIEW\ARCHITECTURE\CIVIL\LDW\LDWSITE PLAN.DWG
LAST PLOTTED BY: MICHAEL LOPEZ - 1/5/2026 - 10:57:16 AM

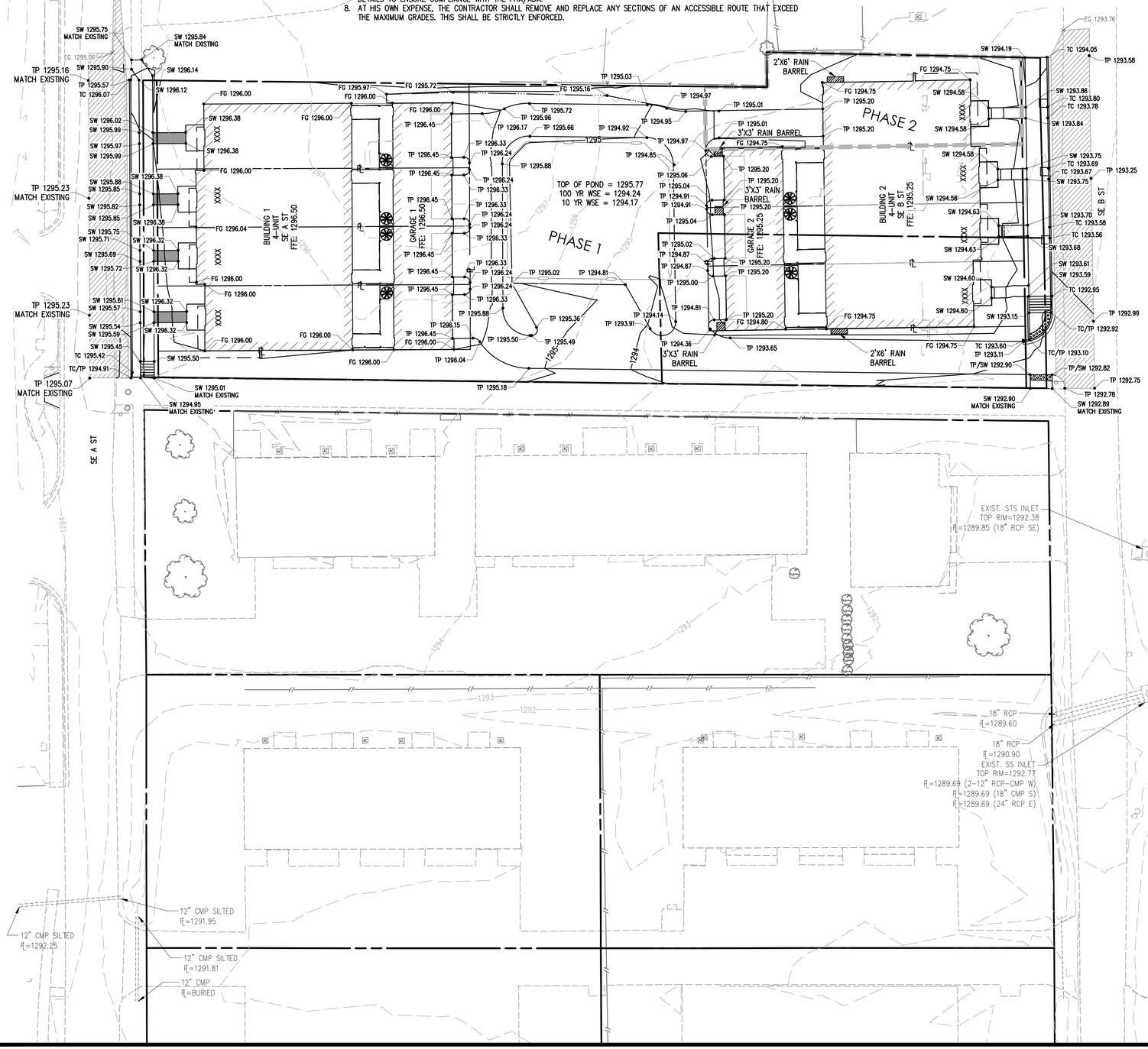
ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-503 AND C-504.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

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.



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
PP	POWER POLE		EASEMENT
	SANITARY MANHOLE		CURB
	DOWN GUY	1206	INTERMEDIATE CONTOUR
	STORM SEWER PIPE	1205	INDEX CONTOUR
DROP/CURB INLET	GRATED INLET	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
TREE	TREE TO BE REMOVED	W	WATER LINE (SPECIFY SIZE & TYPE)
		OHE	OVERHEAD ELECTRIC
			BARBED WIRE FENCE
			RIGHT OF WAY

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	STORM SEWER PIPE		EASEMENT
X-X	STRUCTURE NUMBER		CURB
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1206	INTERMEDIATE CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205	INDEX CONTOUR
			RIGHT OF WAY
			PROPERTY LINE
			GRADE BREAK LINE

TC XX.XX	TOP OF CURB
TP XX.XX	TOP OF PAVEMENT
HP XX.XX	HIGH POINT
LP XX.XX	LOW POINT
FG XX.XX	FINISH GRADE
SW XX.XX	SIDEWALK
TW XX.XX	TOP OF WALL
BW XX.XX	BOTTOM OF WALL
TC/TP XX.XX	TOP OF CURB/TOP OF PAVEMENT
TG XX.XX	TOP OF GRATE
FF XX.XX	FINISHED FLOOR

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 PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE..
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 4" 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, GEO-TECHNICAL REPORT 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 (12Δ) ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.
21. ELIMINATE ALL CROSS LOT DRAINAGE.

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Crafton Tull
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
20' 0 20'

TOWNHOMES AT OZ

BENTONVILLE, ARKANSAS

ALL LSD IMPROVEMENTS WILL BE CONSTRUCTED WITH PRELIMINARY PLAT

Key Plan

No.	Description	Date

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PROJECT NO: 24107501
ISSUE DATE: 01/05/26
CONTACT: L.TOPPING
QC by:
QC Date:

PRELIMINARY PLANS

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PP25-0010

GRADING PLAN

C-103

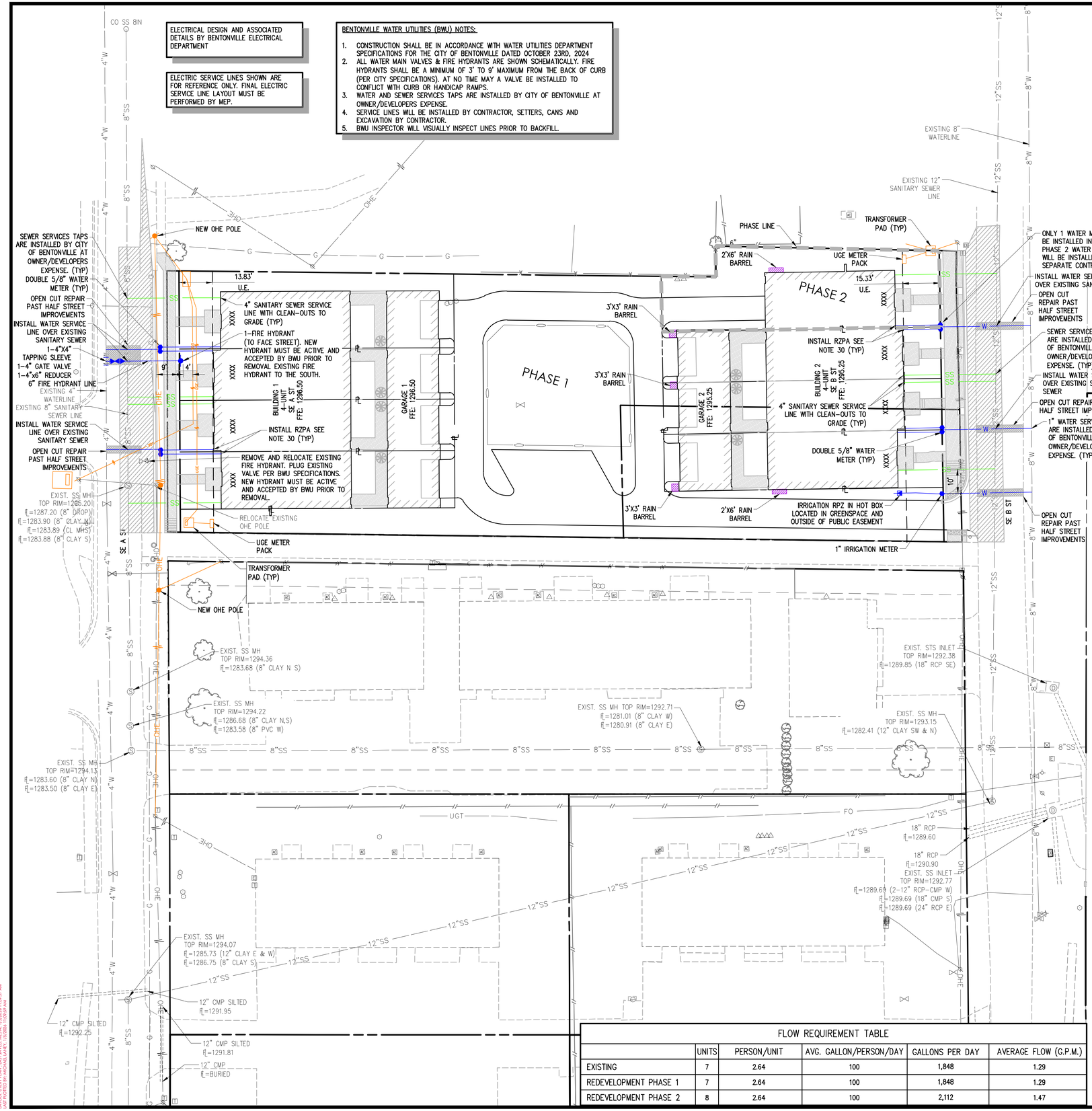
DRAWING: (C) (24107501) (RASS)(BENTONVILLE)(MASTER)(CIVIL)(ENG)(GRADING PLAN)ENG
LAST SAVED BY: MICHAEL EADY | 1/5/2026 10:57:29 AM
LAST PLOTTED BY: MICHAEL EADY | 1/5/2026 10:57:29 AM

ELECTRICAL DESIGN AND ASSOCIATED DETAILS BY BENTONVILLE ELECTRICAL DEPARTMENT

ELECTRIC SERVICE LINES SHOWN ARE FOR REFERENCE ONLY. FINAL ELECTRIC SERVICE LINE LAYOUT MUST BE PERFORMED BY MEP.

BENTONVILLE WATER UTILITIES (BWU) NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED OCTOBER 23RD, 2024
2. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. FIRE HYDRANTS SHALL BE A MINIMUM OF 3' TO 9' MAXIMUM FROM THE BACK OF CURB (PER CITY SPECIFICATIONS). AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.
3. WATER AND SEWER SERVICES TAPS ARE INSTALLED BY CITY OF BENTONVILLE AT OWNER/DEVELOPERS EXPENSE.
4. SERVICE LINES WILL BE INSTALLED BY CONTRACTOR, SETTERS, CANS AND EXCAVATION BY CONTRACTOR.
5. BWU INSPECTOR WILL VISUALLY INSPECT LINES PRIOR TO BACKFILL.



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
ELECTRIC BOX/PEDESTAL	EASEMENT
ELECTRIC JUNCTION BOX	CURB
ELECTRIC TRANSFORMER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
FIRE HYDRANT	GAS LINE
LIGHT POLE	WATER LINE (SPECIFY SIZE & TYPE)
POWER POLE	OVERHEAD ELECTRIC
SANITARY MANHOLE	RIGHT OF WAY
WATER METER	
WATER VALVE	
DOWN GUY	
STORM SEWER PIPE	
DROP/CURB INLET	
GRATED INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
MANHOLE	SANITARY SEWER LINE
SANITARY SEWER CLEANOUT	WATER LINE
STORM SEWER PIPE	UNDERGROUND ELECTRIC
STRUCTURE NUMBER	ROOF DRAIN
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)	PROPERTY LINE
AIR RELEASE VALVE	PHASE LINE
FIRE DEPARTMENT CONNECTION	SIDEWALK
WATER METER	HALF STREET MILL AND OVERLAY
BACK FLOW PREVENTER	
REDUCER	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

UTILITY NOTES

1. 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.
2. 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.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. 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.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. 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.
9. 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.
10. 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.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. 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.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. 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.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. 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.
19. 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.
20. CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS.
21. 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.
22. ALL TREES MUST MAINTAIN MINIMUM 5' SEPARATION FROM PUBLIC UTILITIES.
23. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED OCTOBER 23RD, 2024.
24. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
25. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
26. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
27. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
28. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
29. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
30. INSTALL RPZA BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICES AND IRRIGATION. REFER TO MECH PLANS FOR TYPES AND LOCATIONS (TYP.)
31. WATER SERVICE LINES AFTER THE DEMARCATION VALVE OR POST INDICATOR VALVE ARE NOT WITHIN CRAFTON TULL'S SCOPE. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. FIRE HYDRANTS SHALL BE A MINIMUM OF 3' TO 9' MAXIMUM FROM THE BACK OF CURB (PER CITY SPECIFICATIONS). AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.
32. WATER SERVICES ARE INSTALLED BY CITY OF BENTONVILLE AT OWNER/DEVELOPERS EXPENSE.
33. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

FLOW REQUIREMENT TABLE

	UNITS	PERSON/UNIT	AVG. GALLON/PERSON/DAY	GALLONS PER DAY	AVERAGE FLOW (G.P.M.)
EXISTING	7	2.64	100	1,848	1.29
REDEVELOPMENT PHASE 1	7	2.64	100	1,848	1.29
REDEVELOPMENT PHASE 2	8	2.64	100	2,112	1.47

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

GRAPHIC SCALE IN FEET
20' 0 20'

TOWNHOMES AT OZ

BENTONVILLE, ARKANSAS

ALL LSD IMPROVEMENTS WILL BE CONSTRUCTED WITH PRELIMINARY PLAT

Key Plan

No.	Description	Date

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PROJECT NO: 24107501
ISSUE DATE: 01/05/26
CONTACT: L.TOPPING
QC by:
QC Date:

PRELIMINARY PLANS

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UTILITY PLAN (C)

C-104

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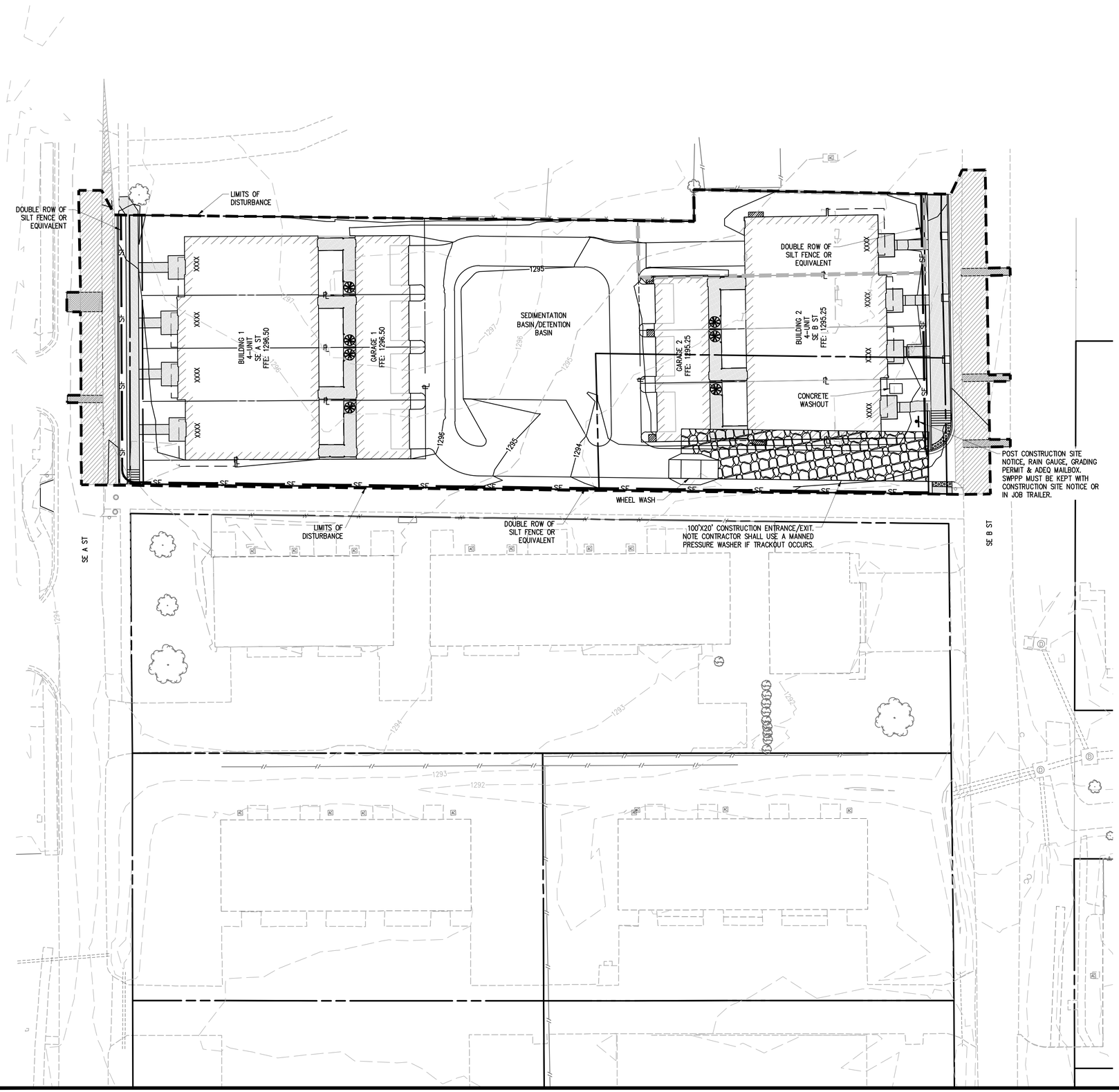

EROSION CONTROL LEGEND

PS	PS	PERMANENT SEEDING
TPS	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
xxx		CONTOUR ELEVATIONS
		STORM DRAIN
XX.X%		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN
CD	CD	ROCK CHECK DAM
CE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
DD	DD	CHANNELED DIVERSIONS
DS	DS	DEWATERING SYSTEM / STRUCTURE
SF	SF	SILT FENCE
ST	ST	SEDIMENT BASIN WITH STONE OUTLET
IP1	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
IP2	IP2	CURB INLET FILTER SOCK
IP3	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
IP4	IP4	SILT FENCE INLET PROTECTION
OP1	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
ECL	ECL	PERMANENT EROSION CONTROL LINING
SB	SB	TEMPORARY SEDIMENT BASIN
FFT	FFT	FIBER FLOCCULENT TUBE

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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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CERTIFICATE OF AUTHORIZATION:

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GRAPHIC SCALE IN FEET
20' 0 20'

TOWNHOMES AT OZ

BENTONVILLE, ARKANSAS

ALL LSD IMPROVEMENTS WILL BE CONSTRUCTED WITH PRELIMINARY PLAT

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QC Date:

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EROSION CONTROL PHASE 2

C-106

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LAST SAVED BY: LTOPPING 1/5/2026 11:09:27 AM
LAST PLOTTED BY: MICHAEL CAREY 1/5/2026 11:10:37 AM

1 FRONT VIEW

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
INTERIOR UNIT			
GARAGE	FIRST FLOOR PLAN	449 SF	NO
ADU	SECOND FLOOR PLAN	342 SF	NO
		791 SF	
FIRST FLOOR	FIRST FLOOR PLAN	1193 SF	YES
SECOND FLOOR	SECOND FLOOR PLAN	716 SF	YES
THIRD FLOOR	THIRD FLOOR PLAN	902 SF	YES
TOTAL HEATED S.F.		2811 SF	
		3602 SF	

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
OUTSIDE UNIT			
GARAGE	FIRST FLOOR PLAN	488 SF	NO
ADU	SECOND FLOOR PLAN	372 SF	NO
		859 SF	
THIRD FLOOR	THIRD FLOOR PLAN	1231 SF	YES
SECOND FLOOR	SECOND FLOOR PLAN	785 SF	YES
FIRST FLOOR	FIRST FLOOR PLAN	1231 SF	YES
TOTAL HEATED S.F.		3248 SF	
		4107 SF	

SHEET INDEX

A1.0	TITLE SHEET, PROJECT DATA, 3d IMAGES & SITE PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	THIRD FLOOR PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

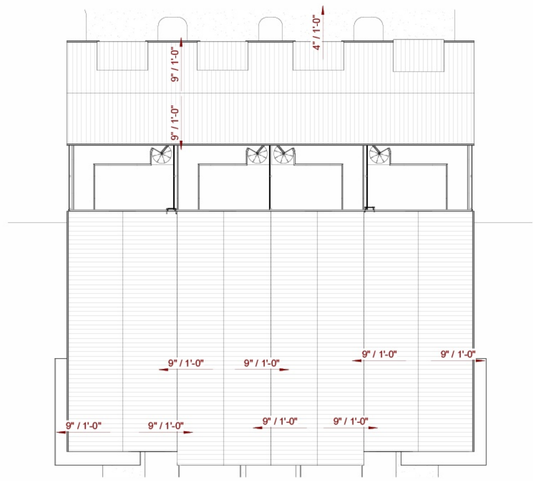
CERTIFICATE OF AUTHENTICATION

I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.

12.3.25

Name / Date:

2 REAR VIEW



3 ROOF PLAN
1/16" = 1'-0"

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479-459-2838 · bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

SE A & B TOWNHOUSES

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4371 ARKANSAS

TITLE SHEET, PROJECT DATA, 3d IMAGES & SITE PLAN

Seal

Revisions

Date 12.18.25

Project 25.102

A1.0

AREA SCHEDULE

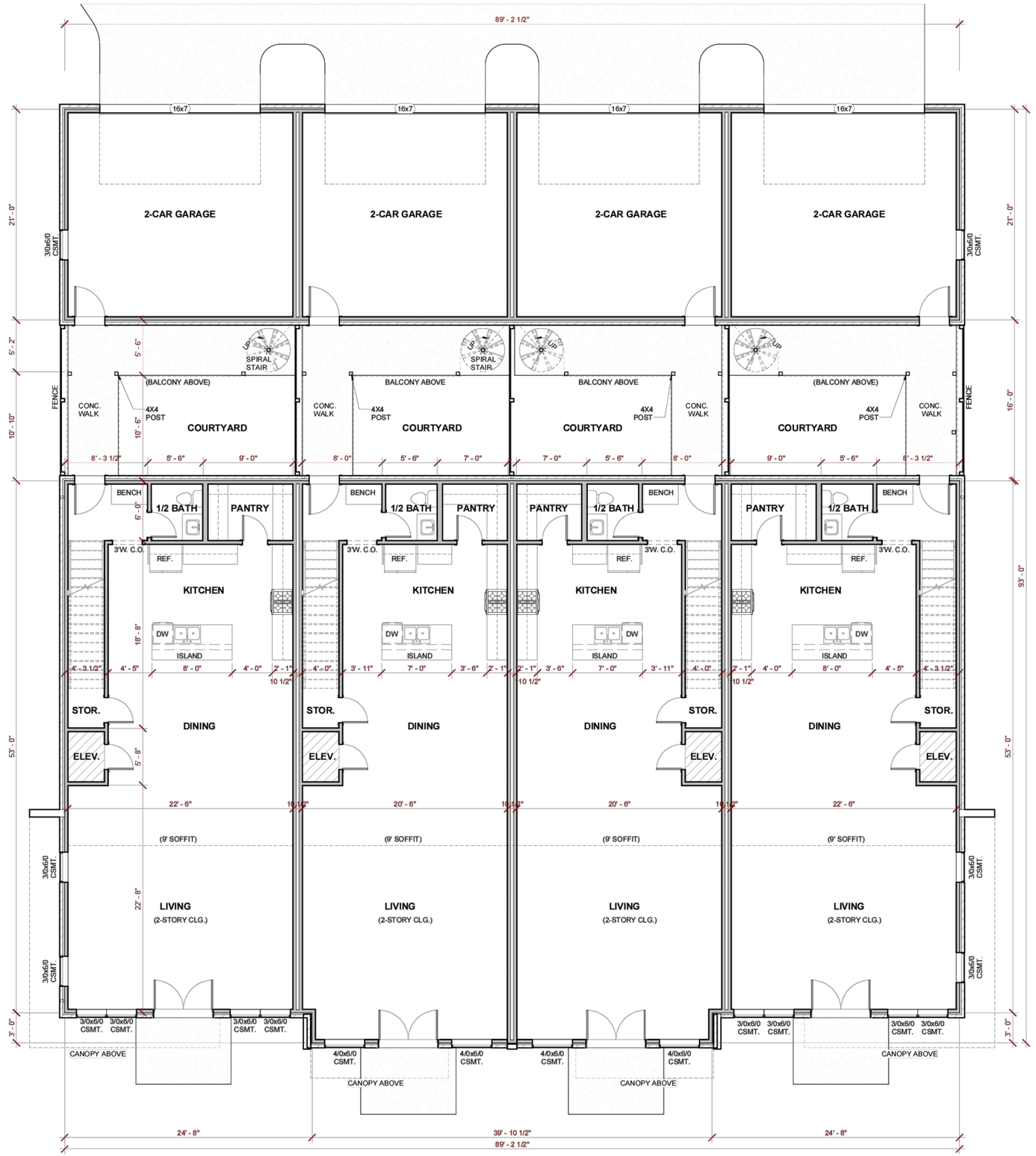
NAME	LEVEL	AREA	HT./CL.
INTERIOR UNIT			
GARAGE	FIRST FLOOR PLAN	449 SF	NO
ADU	SECOND FLOOR PLAN	342 SF	NO
		791 SF	
FIRST FLOOR	FIRST FLOOR PLAN	1193 SF	YES
SECOND FLOOR	SECOND FLOOR PLAN	716 SF	YES
THIRD FLOOR	THIRD FLOOR PLAN	902 SF	YES
		2811 SF	
		3602 SF	

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
OUTSIDE UNIT			
GARAGE	FIRST FLOOR PLAN	488 SF	NO
ADU	SECOND FLOOR PLAN	372 SF	NO
		859 SF	
THIRD FLOOR	THIRD FLOOR PLAN	1231 SF	YES
SECOND FLOOR	SECOND FLOOR PLAN	785 SF	YES
FIRST FLOOR	FIRST FLOOR PLAN	1231 SF	YES
		3248 SF	
		4107 SF	

WINDOW COUNT SCHEDULE

TYPE	COUNT	DESCRIPTION	BLINDS
2/0x5/0 FIXED	4		
3/0x2/0 FIXED	16		
3/0x5/0 CSMT.	16		
3/0x6/0 CSMT.	32		
3/0x6/0 FIXED	16		
4/0x2/0 FIXED	4		
4/0x6/0 CSMT.	4		
4/0x6/0 FIXED	8		
6/0x2/0 FIXED	4		
Grand total: 104			



1 FIRST FLOOR PLAN
3/16" = 1'-0"

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PROPOSED PROJECT FOR:

SE A & B TOWNHOUSES

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4377 ARKANSAS

FIRST FLOOR PLAN

Seal

Revisions

Date 12.18.25

Project 25.102

A2.0

1 SECOND FLOOR PLAN
3/16" = 1'-0"

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PROPOSED PROJECT FOR:

SE A & B TOWNHOUSES

BENTONVILLE, ARKANSAS

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REGISTERED ARCHITECT
NO. 4377
ARKANSAS

SECOND FLOOR PLAN

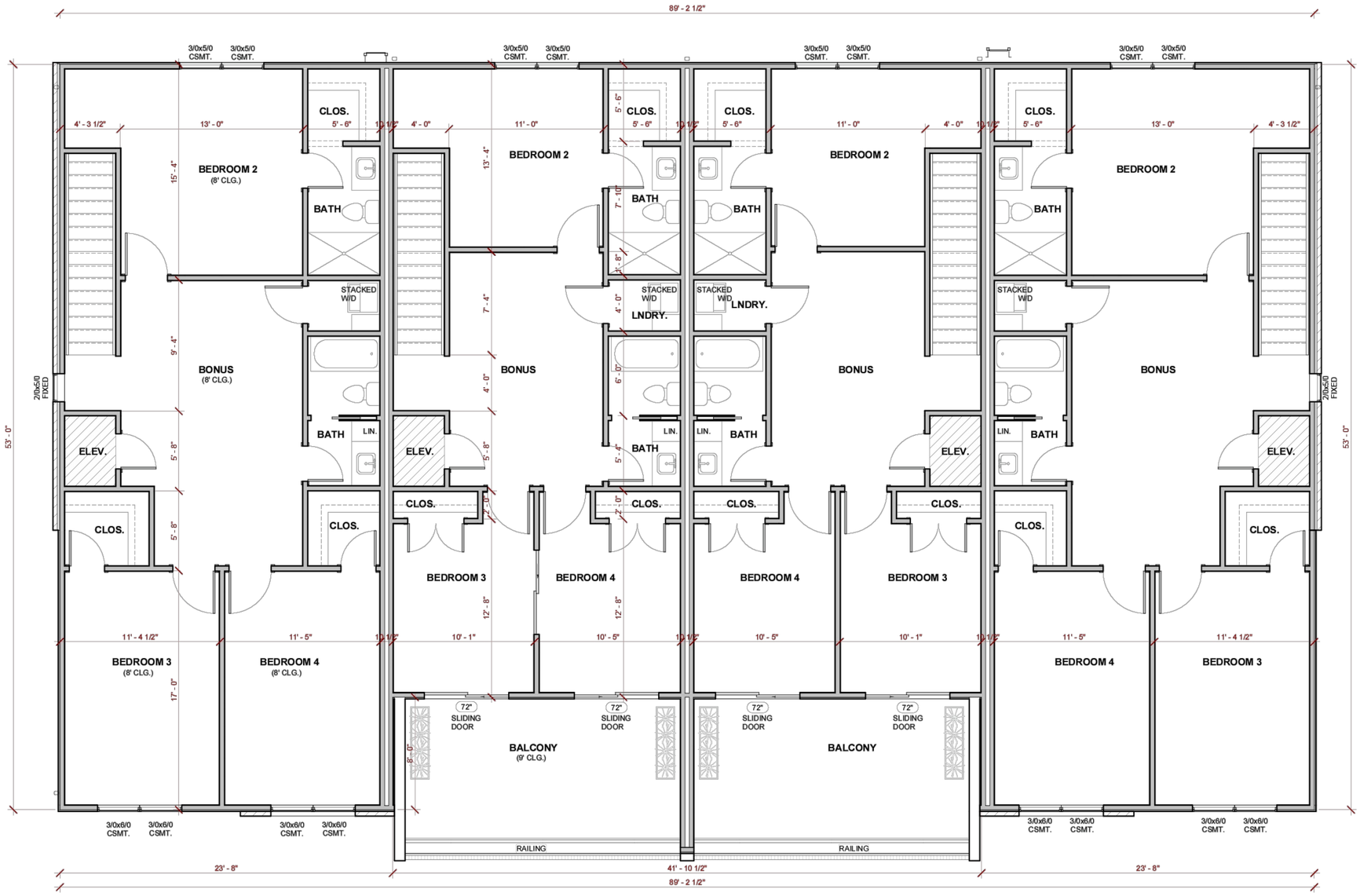
Seal

Revisions

Date 12.18.25

Project 25.102

A2.1



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

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PROPOSED PROJECT FOR:

SE A & B TOWNHOUSES

BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4377 ARKANSAS

THIRD FLOOR PLAN

Seal

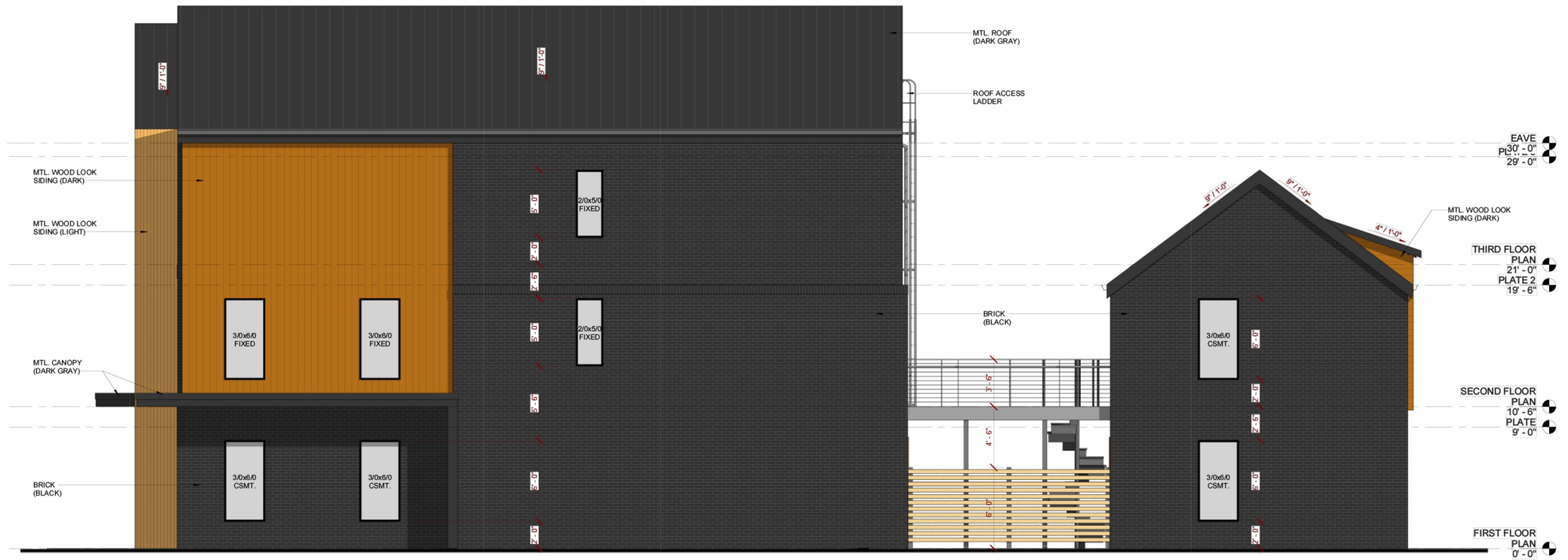
Revisions

Date 12.18.25

Project 25.102

A2.2

1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"

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PROPOSED PROJECT FOR:

SE A & B TOWNHOUSES

BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4371
ARKANSAS

ELEVATIONS

Seal

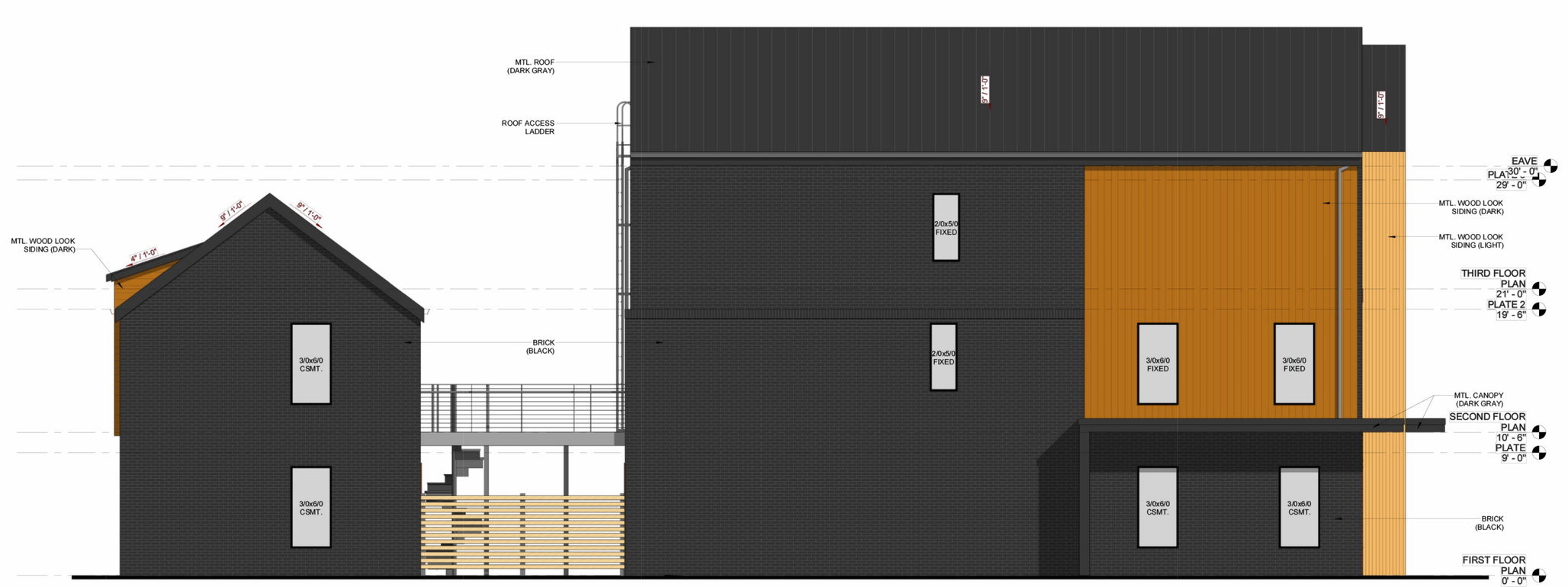
Revisions

Date 12.18.25

Project 25.102

A3.0

1 REAR VIEW
1/4" = 1'-0"



2 SIDE ELEVATION 2
1/4" = 1'-0"

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PROPOSED PROJECT FOR:

SE A & B TOWNHOUSES

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ARKANSAS

ELEVATIONS

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Revisions

Date 12.18.25

Project 25.102

A3.1

Townhomes at Oz

Architectural Planning

Downtown Bentonville

- Downtown Bentonville is an eclectic area that has something for everyone
- We see multiple types of housing throughout, from remodeled homes to brownstones and everything in between
- We see natural materials being implemented all around
- We see traditional and modern architecture living beside each other
- This is what Downtown Bentonville is, a beautiful mix of differences coming together to form something unique

Black with Natural / Wood Accents

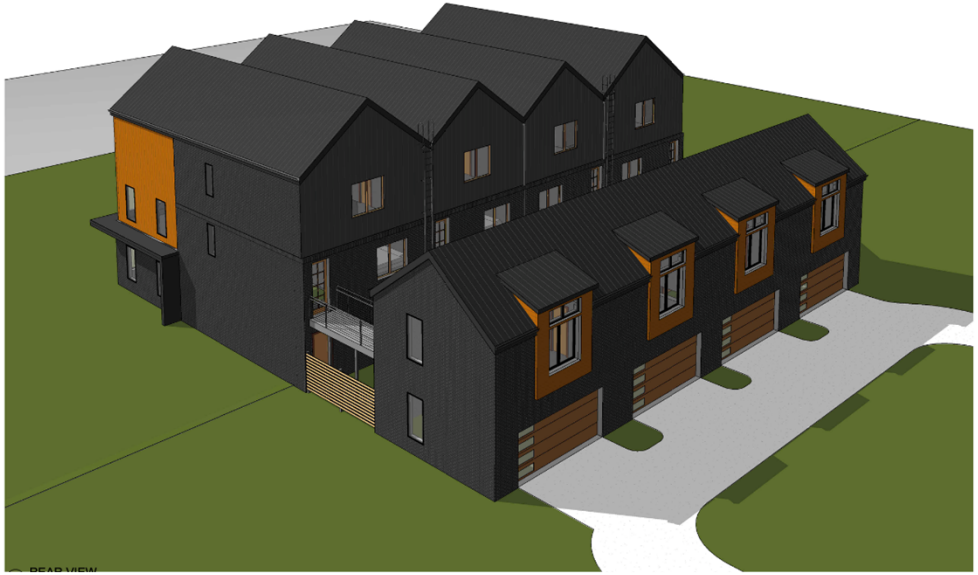
Black Exterior Tied with Additional Finishes

Different Types of Townhouses

Neighboring Properties with Natural Finishes

Remodeled Homes & New Townhouses

Townhomes at Oz



Design Inspirations

Design Inspirations

Design Inspirations

	Hancock Residential Temporary Parking and Material Staging
	502, 506, and 508 SE 7th Street
	PC Date: 1/20/2026

Staff Report Details

Project Number	(CU25-0037)
Applicant / Current Owner	Sand Creek Engineering / Patrick Sbarra - 3 Good Fellas
Site Area	+/- **[.91]** Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Temporary construction parking and storage/staging
Related projects	LSD25-0016 Hancock Residential

Property Description

The subject properties are located at 502, 506, and 508 SE 7th Street. The properties are zoned DE, Downtown Edge and will be used as a temporary parking and staging lot for the Hancock Residential development, LSD25-0016. The property has direct access to SE 7th Street to the north, SE D Street to the west, and SE E Street to the east. Temporary uses are allowed by a conditional use permit in all zoning districts.

Project Details

Per the applicant's narrative, the conditional use request is for the use of a portion of these lots for their contractor parking and construction material storage/staging during the construction process of the Hancock Residential apartments. The properties will be maintained on a regular basis so that they do not become unsightly during the time of the land lease agreement. The intent is to park on the grass and keep it mowed and trimmed. There may be a possibility of the contractor putting down some gravel in areas that don't have existing grass to avoid it turning into mud, but they would like to keep as much grass as possible to help avoid any erosion. Any graveled area will be reworked with topsoil, seeded, and strawed at the end of the project.

Relationship to the Community Plan

Public Comment

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

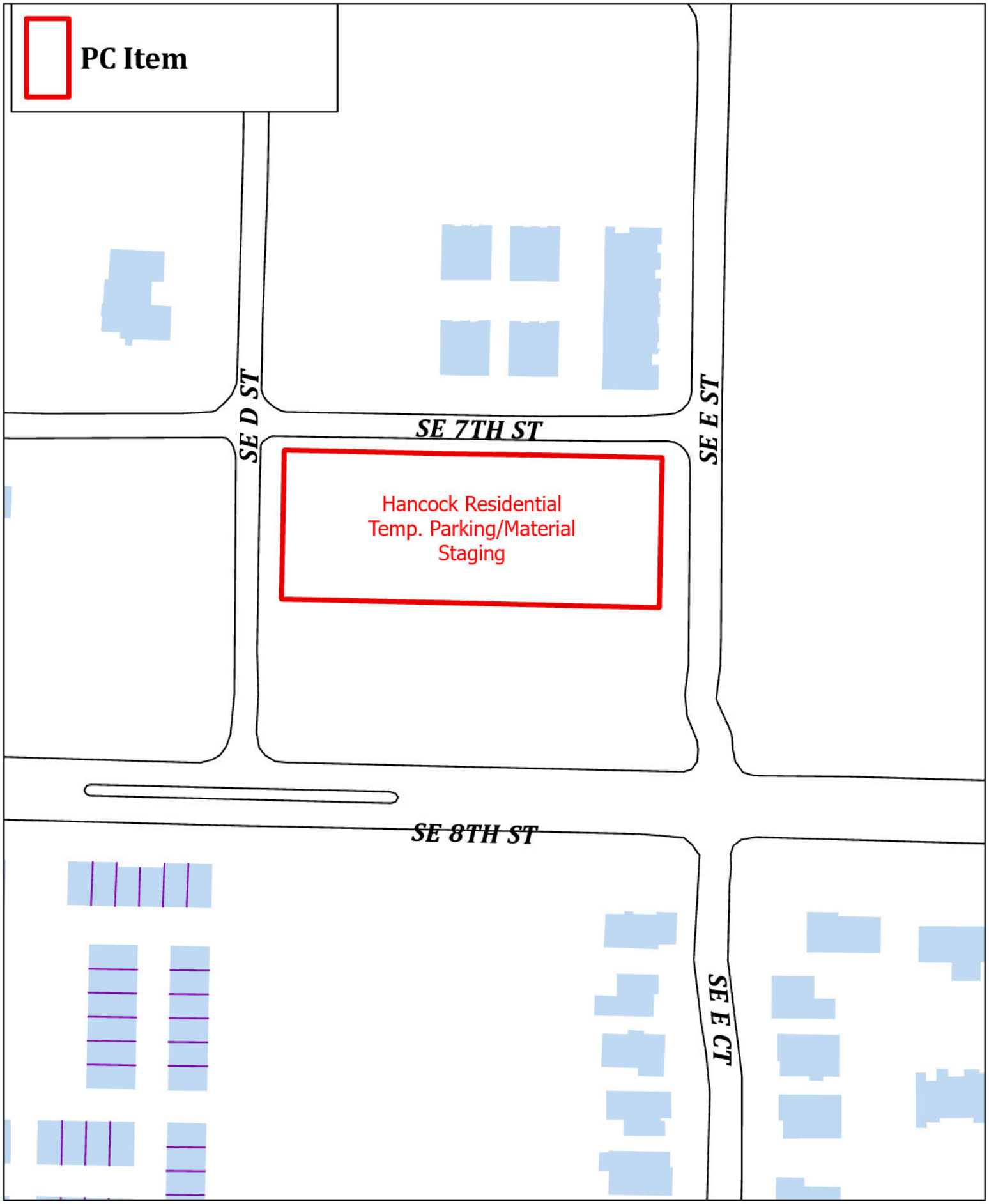
Analysis / Waivers

Conclusion

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:
1. This conditional use permit shall be valid for the duration of construction of the Hancock Residential apartments, and upon completion of construction the applicant shall remove any gravel, spread topsoil, seed, and straw to stabilize the site.
2. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. The applicant shall maintain all construction entrances free of all construction track out, as required by the SWPPP.
5. Applicant must obtain a grading permit for the proposed temporary use.

Additional Details

Sewer / Water Department Comments: No existing utilities are located within the subject properties. There is an existing water main on the west side of 502. Contractor shall prevent damage to existing hydrant and ensure that it is not damaged.



N
W E
S

CU25-0037
Hancock Residential Temp. Parking/Material Staging
508 SE 7TH ST

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

Date: December **12, 2025** SC Job # 23028

City of Bentonville
Planning & Engineering Department
305 S.W. “A” Street
Bentonville, AR 72713

Re: **3 Good Fellas – Hancock Residential**
NW Corner SE 7th & E
Bentonville, AR 72713

Dear Planning & Engineering Department,

The subject properties are located at 502, 506, and 508 SE 7th Street Bentonville Arkansas. The current developer of the 3-Good Fellas – Hancock Residential would like to request a conditional use approval to use a portion of these lots for their contractor parking and construction material storage/staging during the construction process of the Hancock Residential apartments. The property will be maintained on a regular basis so that it does not become unsightly during the time of the land lease agreement. The intent is to park on the grass and keep it mowed/trimmed. There may be a possibility of the contractor putting down some gravel in areas that don't have existing grass to avoid it turning into mud, but they would like to keep as much of it grass as possible to help avoid any erosion. Any graveled area will be reworked with topsoil, seeded, and strawed at the end of the project.

The following submittal packet contains a property consent form, license agreement between the property owners, exhibit, filed warranty deeds, and deed descriptions in word format.

Respectfully submitted,

Anthony Ferreyra
Project Manager

LOT 8, BLOCK K
ORCHARD ADDITION
3 GOODFELLAS REAL
ESTATE GROUP LLC
35,406 SQFT or 0.81 ACRES±
ZONED: D-E

50' 0 50'

SCALE: 1" = 50'

SHEET: CONDITIONAL USE EXHIBIT

PROJECT: HANCOCK RESIDENTIAL
NW CORNER SE 7th 7 & "E" ST.
BENTONVILLE, ARKANSAS

SAND CREEK

Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
Bentonville, Arkansas 72712
Ph.(479) 464-9282 Fax(479) 464-9284

SCE PROJECT #: 23028

DATE: 12/11/2025

SHEET: 1 OF 1