Planning Commission
Meeting Agenda
May 19, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Registration Link: https://us02web.zoom.us/j/87994274676

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. **May 5, 2026 Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 25, Block 7 of Clark's Second Addition** — **Property Line Adjustment**
   304 SW B Street (PLA26-0008)
2. **Lots 23 & 24, Blk 2, Lincoln & Rice Addition** — **Property Line Adjustment**
   102 NE F Street (PLA26-0011)

IV. New Business

1. **Providence Village Phase 4** — **Preliminary Plat**
   7434 Nomad Road (PP25-0009)
2. **Opal Park Phase 2** — **Preliminary Plat**
   SW Regional Airport Blvd, between Barron and Adams Rd (PP25-0001)

Advertised Public Hearings

1. **Edward L. and Imelda Frail Revocable Trust** — **Rezoning***
   South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013) (RZ26-0017)
   Rezoning: A-1, Agriculture (T2.1 in the new code) to T4.2, Neighborhood Node **(Standard Review)** within the Urban Corridor Place Type, and A-1, Agriculture to T3.2, Neighborhood Transition **(Enhanced Review)** within the Suburban Neighborhood Place Type. *Portions of the application are not consistent with the Bentonville Development Code* (see Exhibit "A")

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

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

Meeting Recording: https://bentonvillear.portal.civicclerk.com/event/2056/media

Commissioners Present: Dana Davis (Chairman), Danny Bennett, Doug Bryant, Eric Hipp, Reginald Wright, Elaine Kerr
Commissioners Absent: Ifeoma Ibekwe
Staff Present: Tyler Overstreet, Tom Adler, Casey Hackler, Bonnie Bridges (via Zoom)

I. Call to Order

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

II. Approval of Minutes

1. **April 21, 2026 Meeting Minutes** — **Approval of Meeting Minutes**
   - Motion to approve by Bennett, second by Wright.
   - Minutes are approved unanimously on a voice vote.
   - Commissioner Kerr requests, without objection, that Item 1 under New Business be moved to the Consent Agenda. No objections heard.

III. Consent Agenda

1. **Boroughs Subdivision, Lots 1 and 2** — **Lot Split**
   615 N Walton Blvd (PP25-0008)

2. **Walmart Campus Subdivision, Ph 22** — **Final Plat**
   1812 SE 10th Street (FP25-0012)

3. **Walmart Campus Subdivision, Ph 23** — **Final Plat**
   1005 Excellence Drive (FP25-0013)

4. **Lot 27, Block 6 of Clark's Second Addition** — **Property Line Adjustment**
   403 SW 3rd Street (PLA26-0009)

5. **Phillips Park Phase 3** — **Large Scale Development**
   SE Corner of SE 28th and SE C St (LSD26-0005)

Condition added that the applicant must plant an additional 18 trees within the project site with the plan receiving prior approval of the Planning Director.

6. **St. Stephen's Driveway Waiver** **Waiver**
   1300 NE J St (WAV26-0005)
   Waiver: Section 1100.02 (a) (6) Distance Between Curb Cuts

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

IV. New Business

Advertised Public Hearings

V. Other New Business

VI. Old Business

VII. Other Business

1. **Code School Second Session** **Informational**
   July 17, 2026 at the Bentonville Library 1:30 pm
   - Mr. Overstreet informs the commissioners of the second code school session during the Commission's technical review meeting.

VIII. Adjournment

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

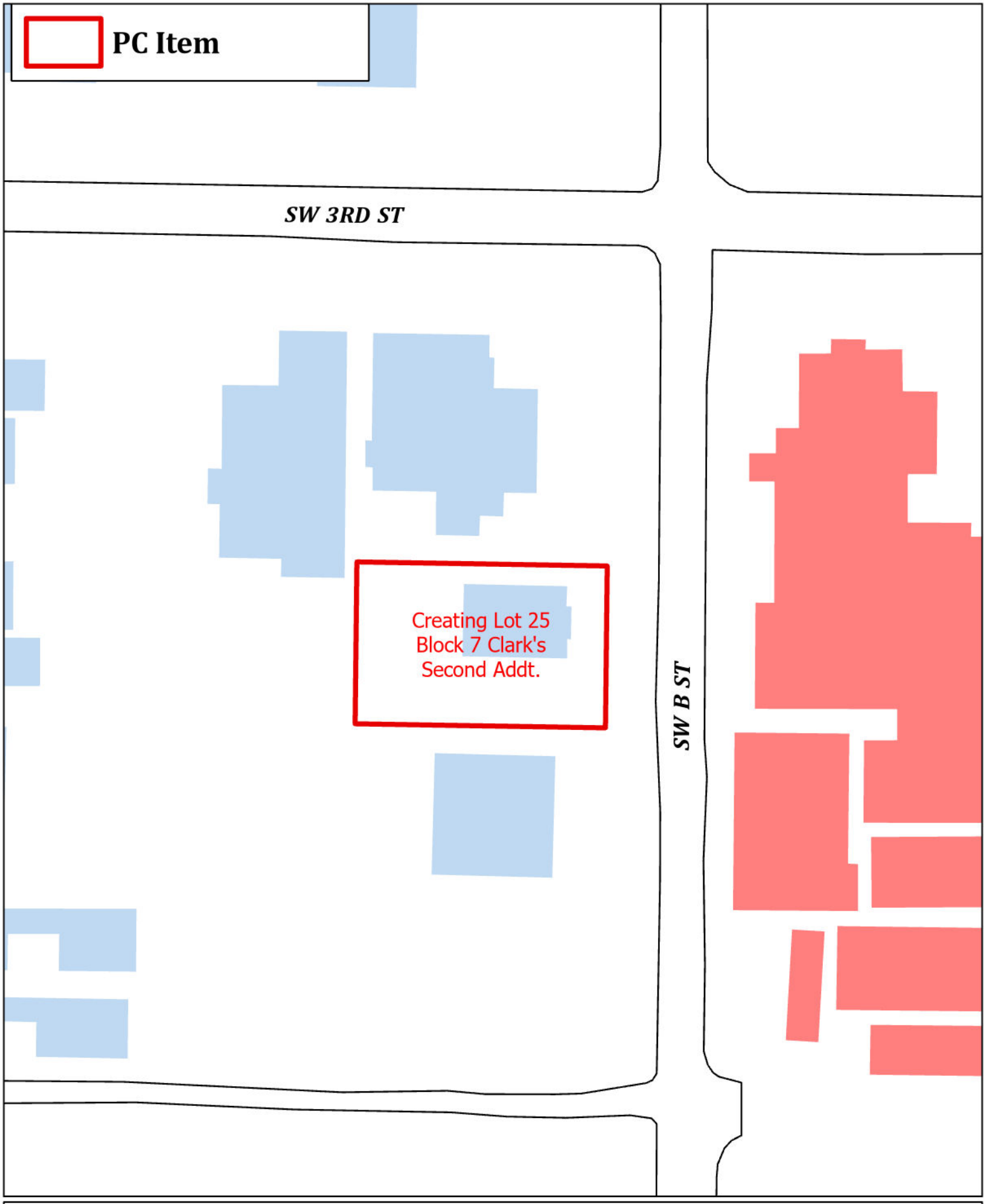
Consent Agenda Item PLA26-0008

For the Planning Commission meeting on May 19, 2026

Details

Property Line Adjustment, Part Of Lots 1 and 2, Block 7 Of Clark's Second Addition And A Portion of the Alley Vacated By Ord. 87-88, Creating Lot 25, Block 7 of Clark's Second Addition. 304 Southwest B Street, PLA26-0008.

This plat is dedicating a 10-foot utility easement along the west property line and a 2-foot utility easement near the south-east corner.



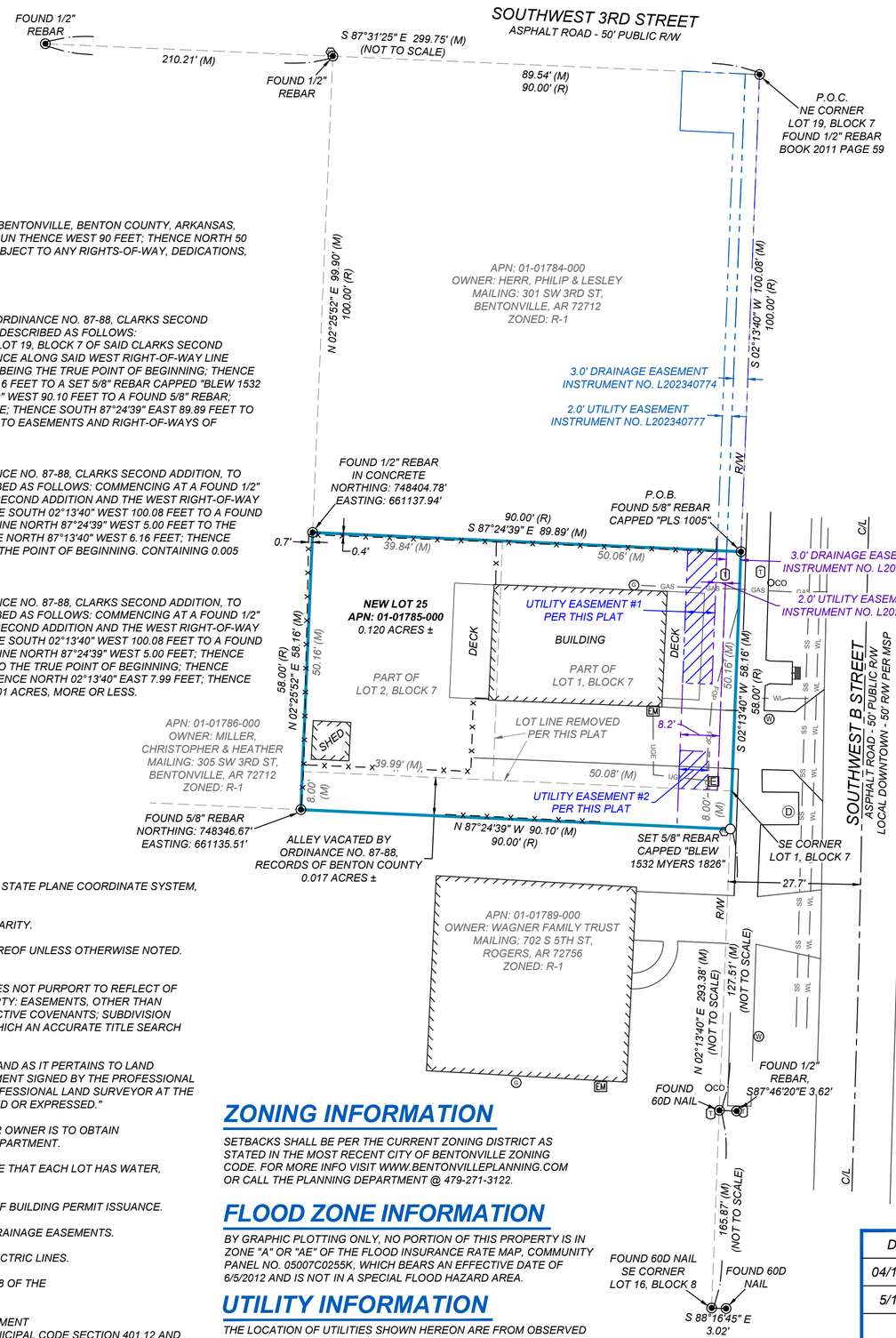
N
W E
S

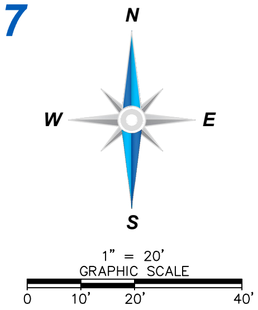
PLA26-0008
Creating Lot 25 Block 7 Clarks Second Addt
304 SW B ST

PROPERTY LINE ADJUSTMENT OF PART OF LOT 1 & 2, BLOCK 7 CREATING LOT 25, BLOCK 7 OF CLARK'S SECOND ADDITION

LOCATED IN: SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST
304 SOUTHWEST B STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

VICINITY MAP





RECORD DESCRIPTION

LIMITED LIABILITY COMPANY WARRANTY DEED L201924383:
PARTS OF LOTS 1 AND 2, BLOCK 7 CLARKS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; RUN THENCE WEST 90 FEET; THENCE NORTH 50 FEET; THENCE EAST 90 FEET; THENCE SOUTH TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS-OF-WAY, DEDICATIONS, EASEMENTS OR MINERAL RESERVATION OF RECORD.

SURVEY DESCRIPTION

NEW LOT 25:
PART OF LOTS 1 AND 2, BLOCK 7 AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 87-88, CLARKS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 19, BLOCK 7 OF SAID CLARKS SECOND ADDITION, AND THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST B STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°13'40" WEST 100.08 FEET TO A FOUND 5/8" REBAR CAPPED "PLS 1005" BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°13'40" WEST 58.16 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 87°24'39" WEST 90.10 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 02°25'52" EAST 58.16 FEET TO A FOUND 1/2" REBAR IN CONCRETE; THENCE SOUTH 87°24'39" EAST 89.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.120 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

UTILITY EASEMENT #1
PART OF LOT 1, BLOCK 7 AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 87-88, CLARKS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF LOT 19, BLOCK 7 OF SAID CLARKS SECOND ADDITION AND THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST B STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°13'40" WEST 100.08 FEET TO A FOUND 5/8" REBAR WITH CAP "PLS 1005"; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 87°24'39" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°13'44" WEST 28.04 FEET; THENCE NORTH 87°13'40" WEST 6.16 FEET; THENCE NORTH 02°13'40" EAST 28.02 FEET; THENCE SOUTH 87°24'39" EAST 6.16 FEET TO THE POINT OF BEGINNING. CONTAINING 0.005 ACRES, MORE OR LESS.

UTILITY EASEMENT #2
PART OF LOT 1, BLOCK 7 AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 87-88, CLARKS SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF LOT 19, BLOCK 7 OF SAID CLARKS SECOND ADDITION AND THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST B STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°13'40" WEST 100.08 FEET TO A FOUND 5/8" REBAR WITH CAP "PLS 1005"; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 87°24'39" WEST 5.00 FEET; THENCE SOUTH 02°13'44" WEST 28.04 FEET; THENCE SOUTH 02°13'40" WEST 14.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°14'15" WEST 7.97 FEET; THENCE NORTH 87°24'39" WEST 6.16 FEET; THENCE NORTH 02°13'40" EAST 7.99 FEET; THENCE SOUTH 87°13'40" EAST 6.16 FEET TO THE POINT OF BEGINNING. CONTAINING 0.001 ACRES, MORE OR LESS.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-31-140-04-1532

COMPLETED FIELD WORK:
FEBRUARY 25, 2026

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED L201924383.
2. SURVEY PLAT FILED IN DEED RECORD Q AT PAGE 502.

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

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

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

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

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

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

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

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

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

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

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

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.

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

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 WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. ____

PAGE ____

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2026.

_____
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.

DATE OF EXECUTION: _____

SIGNED: _____
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

LAND AREA

NEW LOT 25
0.120 ± ACRES

PREVIOUS LOT 1
0.058 ± ACRES

PREVIOUS LOT 2
0.046 ± ACRES

VACATED ALLEY
0.017 ± ACRES

OWNER/DEVELOPER

APN: 01-01785-000
OWNER: PURKEY, JUSTIN, & SERPA FRANCISCO
MAILING: 607 SW 2ND ST, BENTONVILLE, AR 72712

LEGEND & SYMBOLS

◉	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT (AS NOTED)
G	GAS METER
EM	ELECTRIC METER
E	ELECTRIC BOX
W	WATER METER
OCO	CLEAN OUT
T	TELEPHONE PEDESTAL
	CURB INLET
FO	FIBER OPTIC VAULT
D	STORM MANHOLE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
———	BOUNDARY LINE
— — —	RIGHT-OF-WAY LINE (R/W)
———	CENTERLINE (C/L)
— x — x —	FENCE LINE
UGE	UNDERGROUND ELECTRIC LINE
FOP	UNDERGROUND FIBER OPTIC LINE
SS	SANITARY SEWER LINE
GAS	UNDERGROUND GAS LINE
WL	UNDERGROUND WATER LINE
	EASEMENT LINE

BLEW & ASSOCIATES, PA.
CERTIFICATE OF AUTHORIZATION
No. 1534
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1532
SIGNATURE
BUCKLEY D. BLEW
PROFESSIONAL LAND SURVEYOR

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

_____
DATE OF EXECUTION

SHEET 1 OF 1

DATE	REVISION HISTORY	BY
04/17/2026	PLANNING COMMENTS	TPN
5/1/2026	PLANNING COMMENTS	ANC

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

SURVEYOR JOB NUMBER: 26-1680	**SURVEY DRAWN BY:** ANC - 2/27/2026
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: JUSTIN PURKEY & FRANCISCO SERPA	**CITY OF BENTONVILLE PROJECT NO:** PLA26-0008

	Lots 23 & 24, Blk 2, Lincoln & Rice Addition
	102 NE F Street
	PC Date: 5/19/2026

Staff Report Details

Project Number	(PLA26-0011)
Applicant / Current Owner	Blew & Associates / McDowell, John C & Dawn V Trustees
Site Area	+/- **[0.41]** Acres
Current Zoning	DN-1, Downtown Low Density Residential (T3.1, Neighborhood Edge)
Requested Zoning	
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment, Lots 20 and 21, Block 2 of Lincoln and Rice Addition, Creating Lots 23 and 24, Block 2 of Lincoln and Rice Addition. 102 Northeast F Street, PLA26-0011.

A property line adjustment of Lots 20 and 21, Block 2 of Lincoln and Rice Addition, creating Lots 23 and 24, Block 2 of Lincoln and Rice Addition. There are no dedications being made per this plat. This property line adjustment will give Lot 25 direct access to the 15-foot-wide public alley to the north.

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

PROPERTY LINE ADJUSTMENT FOR LOTS 20 & 21, BLOCK 2 OF LINCOLN & RICE ADDITION, CREATING LOTS 23 & 24, BLOCK 2 OF LINCOLN & RICE ADDITION

102 NE F STREET, BENTONVILLE, BENTON COUNTY, ARKANSAS

SURVEY DESCRIPTION

PREVIOUS LOT 21, BLOCK 2 (DEED FILE NO. L202611586)

LOT 21, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON A PROPERTY LINE ADJUSTMENT FOR PART OF LOTS 10-11 & 13 IN THE LINCOLN & RICE ADDITION CREATING LOTS 21 & 22, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. L202266493, AND BEING ALL OF LOT 13, AND A PORTION OF LOTS 10 AND 11, BLOCK 2, LINCOLN & RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CHISELED "X" MARKING THE SOUTHWEST CORNER OF LOT 18, BLOCK 2, OF THE LINCOLN & RICE ADDITION TO BENTONVILLE, ARKANSAS, AS RECORDED IN L201905248, THENCE N03°00'21"E 100.50 FEET TO A SET 5/8" CAPPED REBAR "1659" ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST F STREET, AND BEING THE TRUE POINT OF BEGINNING; THENCE N02°56'06"E 50.09 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE LEAVING SAID RIGHT-OF-WAY, S87°28'47"E 149.99 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE S86°46'47"E 67.83 FEET TO A FOUND 1/2" CAPPED REBAR "1532"; THENCE S02°42'48"W 49.29 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE N87°31'12"W 68.05 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING N87031'12"W 74.77 FEET TO A FOUND 1/2" REBAR; THENCE N87°23'00"W 75.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.250 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. 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.

PREVIOUS LOT 22, BLOCK 2 (INSTRUMENT NO. L202266493)

A PORTION OF LOT 10 AND 11, OF BLOCK 2, LINCOLN & RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CHISELED "X" MARKING THE SOUTHWEST CORNER OF LOT 18, BLOCK 2 OF THE LINCOLN & RICE ADDITION TO BENTONVILLE, ARKANSAS, AS RECORDED IN FILE L201905248, THENCE S87°37'46"E 150.03 FEET TO A FOUND 1/2" CAPPED REBAR "1532"; THENCE N02°57'59"E 2.07 FEET TO A SET 5/8" CAPPED REBAR "1659", BEING THE TRUE POINT OF BEGINNING; THENCE N02°57'59"E 97.97 FEET TO A FOUND 1/2" REBAR; THENCE S87°31'12"E 68.05 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE S02°42'48"W 98.04' FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE N87°27'25"W 68.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.154 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 23, BLOCK 2

PART OF LOT 21, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT ON FILE AS INSTRUMENT NO. L202266493, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 21 LOCATED ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST F STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE N02°56'06"E 50.09 FEET TO A FOUND 5/8" REBAR; THENCE DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE S87°30'09"E 149.96 FEET TO A FOUND 2" ALUMINUM MONUMENT; THENCE S03°20'26"W 50.44 FEET TO A FOUND 1/2" REBAR; THENCE N87°30'15"W 74.57 FEET TO A FOUND 1/2" REBAR; THENCE N87°14'17"W 75.03 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.173 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 24, BLOCK 2

PART OF LOT 21 AND 22, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT ON FILE AS INSTRUMENT NO. L202266493, ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 21 OF SAID LINCOLN AND RICE ADDITION, LOCATED ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST F STREET, THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF SAID LOT 21 S87°14'17"E 75.03 FEET TO A FOUND 1/2" REBAR; THENCE S87°30'15"E 74.57 FEET TO A FOUND 1/2" REBAR MARKING THE TRUE POINT OF BEGINNING; THENCE DEPARTING FROM SAID SOUTH LINE N03°20'26"E 50.44 FEET TO A FOUND 2" ALUMINUM MONUMENT; THENCE S86°55'13"E 67.64 FEET TO A FOUND 1/2" REBAR WITH CAP "1532"; THENCE S02°37'52"W 147.62 FEET TO A SET 5/8" CAPPED REBAR "BLEW 1532 MYERS 1826" ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE N87°27'25"W 68.40 FEET TO A SET 5/8" CAPPED REBAR "BLEW 1532 MYERS 1826"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N02°42'52"E 97.82 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.232 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
MARCH 17, 2026

REFERENCE DOCUMENTS:
1. DEED ORDINANCE NO. 2013-71 AND SURVEY PLAT RECORDED IN BOOK 2013, AT PAGES 48747-48748.
2. SURVEY PLAT RECORDED IN BOOK 19, AT PAGE 92.
3. SURVEY PLAT RECORDED IN FILE NO. L202266493.
4. LOT SPLIT OF LINCOLN AND RICE ADDITION RECORDED IN BOOK 2013, AT PAGE 634.
5. SUBDIVISION PLAT OF RICE & LINCOLN ADDITION TO BENTONVILLE, RECORDED IN PLAT BOOK "B", AT PAGE 106.
6. PROPERTY LINE ADJUSTMENT PLAT OF LINCOLN AND RICE ADDITION RECORDED IN FILE L201905248.

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

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

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

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

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

ALL UTILITIES HAVE BEEN FIELD VERIFIED.

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

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

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

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

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

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

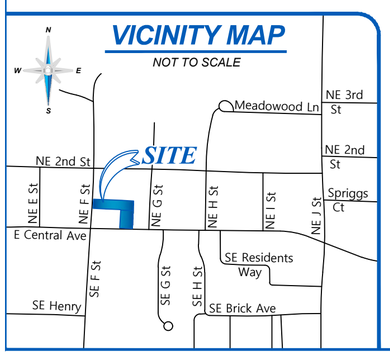
WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

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.

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

VICINITY MAP

NOT TO SCALE



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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

DATE OF EXECUTION: _____

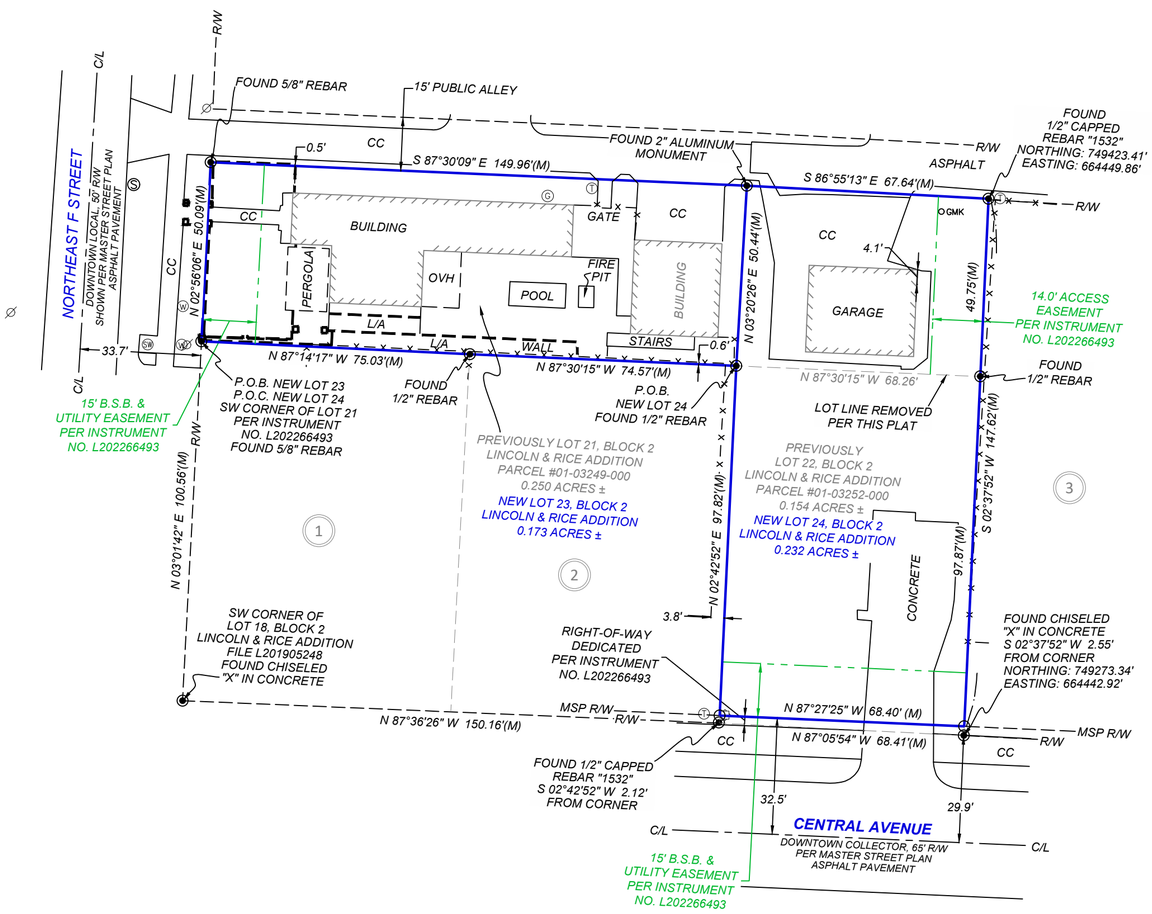
SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

_____
DATE OF EXECUTION

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1532
STATE OF ARKANSAS



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 WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

UTILITY INFORMATION

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

OWNER/DEVELOPER

OWNER: ANTHONY & BRITTANY GUGGINA
PHYSICAL ADDRESS: 102 NE F STREET, BENTONVILLE, AR 72712
PARCEL NO. 01-03249-000

OWNER: CHATSWORTH HOLDINGS LLCPHYSICAL
ADDRESS: 707 E CENTRAL AVE, BENTONVILLE, AR 727121
PARCEL #01-03252-00

FLOOD ZONE INFORMATION

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

ADJOINER INFORMATION

1. *LOT 18, BLOCK 2 OF LINCOLN & RICE ADDITION*
   HALL JAMES L JR & MARY MARGARET
   701 E CENTRAL AVE, BENTONVILLE, AR 72712
   PARCEL #01-03250-000
2. *LOT 14, BLOCK 2, LINCOLN & RICE ADDITION*
   CHATSWORTH HOLDINGS II LLC
   703 E CENTRAL AVE, BENTONVILLE, AR 72712
   PARCEL #01-03251-000
3. *LOT 11 AND 12, BLOCK 2 OF LINCOLN & RICE ADDITION*
   CYPERT FAMILY REVOCABLE TRUST -
   JAMES D & GAYE A
   711 E CENTRAL AVE, BENTONVILLE, AR 72712
   PARCEL #01-03253-000

LAND AREA

PREVIOUS LOT 21, BLOCK 2
LINCOLN & RICE ADDITION
PARCEL #01-03249-000
0.250 ACRES ±

PREVIOUS LOT 22, BLOCK 2
LINCOLN & RICE ADDITION
PARCEL #01-03252-000
0.154 ACRES ±

NEW LOT 23, BLOCK 2
LINCOLN & RICE ADDITION
0.173 ACRES ±

NEW LOT 24, BLOCK 2
LINCOLN & RICE ADDITION
0.232 ACRES ±

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" CAPPED REBAR "BLEW 1532 MYERS 1826"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE OF ROAD
- CC CONCRETE
- L/A LANDSCAPED AREA
- B.S.B. BUILDING SETBACK
- MSP MASTER STREET PLAN
- SW STORM MANHOLE
- S SANITARY SEWER MANHOLE
- OVH OVERHEAD POWER POLE
- W WATER METER
- T TELEPHONE PEDESTAL
- E ELECTRIC BOX
- G GAS METER
- UM UTILITY MANHOLE
- GMK GAS UTILITY MARKER
- (#) ADJOINER INFORMATION IDENTIFIER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE OF ROAD
- EASEMENT LINE
- FENCE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF APRIL, 2026.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1532
SIGNATURE
BUCKLEY D. BLEW
PROFESSIONAL LAND SURVEYOR

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

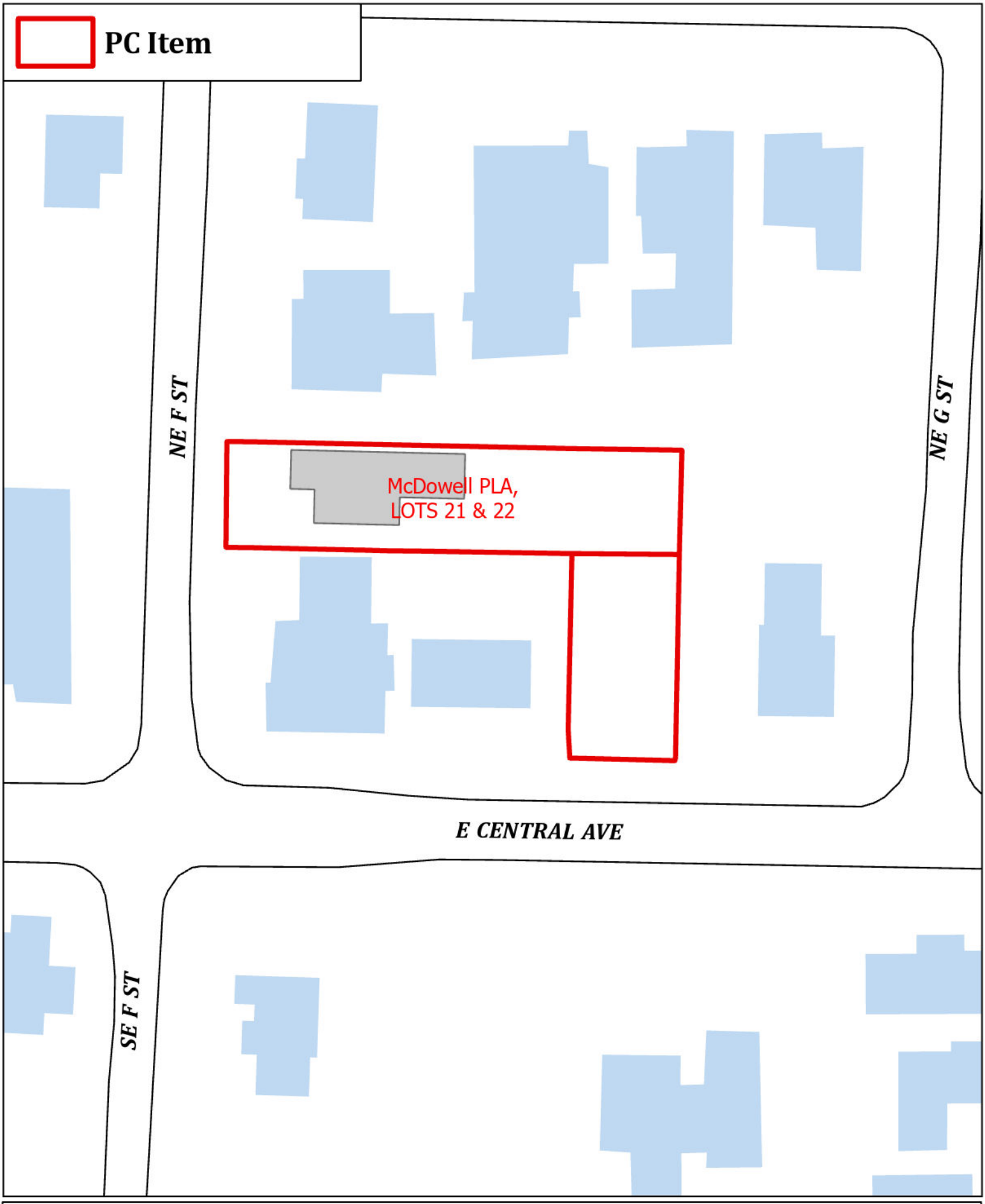
DATE	REVISION HISTORY	BY

BLEW
Surveying | Engineering | Environmental

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

SURVEYOR JOB NUMBER: *26-2764*	***SURVEY DRAWN BY:*** *04/07/2026 - BDM*
SURVEY REVIEWED BY: *TPN*	***SCALE:*** *1" = 30'*
FOR THE USE AND BENEFIT OF: *JOHN MCDOWELL*	***CITY OF BENTONVILLE PROJECT NO.:*** *PLA26-0011*

SHEET 1 OF 1



N
W E
S

PLA26-0011
Property Line Adjustment
102 NE F ST

THE CITY OF BENTONVILLE

	Providence Village Phase 4
	7434 Nomad Road
	PC Date: 5/19/2026

Staff Report Details

Project Number	(PP25-0009)
Applicant / Current Owner	Crafton Tull / Providence 2016 LLC
Site Area	+/- 20.00 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residential
Related projects	PP22-0003 (expired), VAC25-0031 (approved), GRD25-0010 (issued, in construction)

Property Description

Preliminary Plat: Providence Village Phase 4, Crafton Tull, 7434 Nomad Road, R-1, Low-Density Single-Family Residential, PP25-0009.

The preliminary plat for Providence Village Phase 4 is a 33-lot R-1 subdivision with 30 single-family lots (Lots 1-30), 1 common area lot (Lot 31), and 2 nonbuildable lots (Lots 32 & 33). This preliminary plat for Providence Village Phase 4 was previously approved on July 5th, 2022 (PP22-0003, page 96 of this link), but the project expired on June 17th, 2025 due to delayed start on construction after receiving two extensions. The original preliminary plat was approved with a waiver from Sec. 1100.16 (g) of the Land Development Code for the maximum length of cul-de-sac (maximum length allowed is 660 feet, proposing 1,376 feet). Because the waiver approval expired with the rest of the project, the applicant is re-requesting this waiver with no proposed change to the overall length. A turnaround per fire requirements has been added mid-way through the cul-de-sac. Sidewalk connections are provided to allow direct access to Nomad Road, which is a proposed Collector according to the Master Street Plan.

Project Details

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

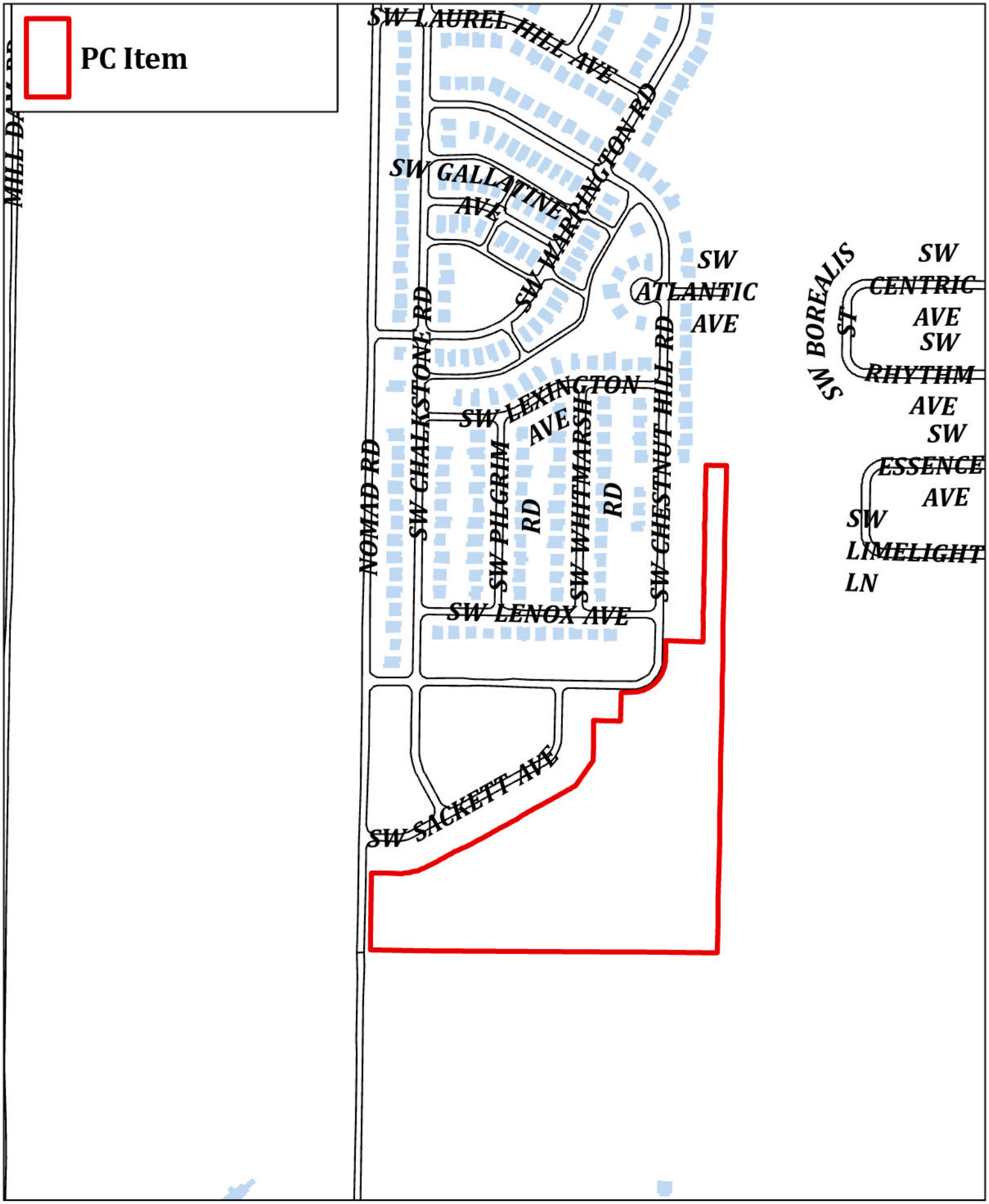
The original preliminary plat was approved with a waiver from Sec. 1100.16 (g) from the Land Development Code for the maximum length of cul-de-sac. The applicant is re-requesting this waiver since the maximum cul-de-sac length is 660 feet, and they are proposing the cul-de-sac to be 1376 feet long (no change in length from July 2022 approval).

Conclusion

The project is essentially the same as previously approved (30 single-family detached dwellings) with an additional fire turn-around at the midpoint of the long cul-de-sac.

Additional Details

The site is currently operating under an active grading permit (GR25-0010, see attached Grading Plan).



PP25-0009
Providence Village Phase IV
7434 SW NOMAD RD

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

April 13, 2026

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: Waiver Request for Cul-De-Sac length
Providence Village Ph 4 Preliminary Plat
Bentonville, AR
CTA No. 17106304

Dear Members of the Planning Commission,

We are requesting the reaffirmation of a waiver previously granted by the Planning Commission July 5, 2022 as part of the previous preliminary plat approval of Providence Village Phase 4.

This waiver was from the City of Bentonville Code Section 1100.16(g) for the maximum length of a cul-de-sac street. The city's code outlines a maximum length of 660 linear feet for cul-de-sac streets.

In the proposed plan set, SW. Sunbury Circle of Providence Phase 4 connects west to Nomad Rd. The street ends in a cul-de-sac and the cul-de sac design length is 1376 ft. The hardship in this request is the ability to cross the existing creek to the north. There are issues with the existing box culverts, and the creek will be better served by removing the culverts and returning the creek to a more natural flow path. Right of Way will be dedicated at the end of the cul-de-sac to provide connection for any future development east. If a future connection is made in that location, the street would no longer be a cul-de-sac. Per discussions with City Staff, I maintain that this waiver will not be of any consequence to the city, nor public safety.

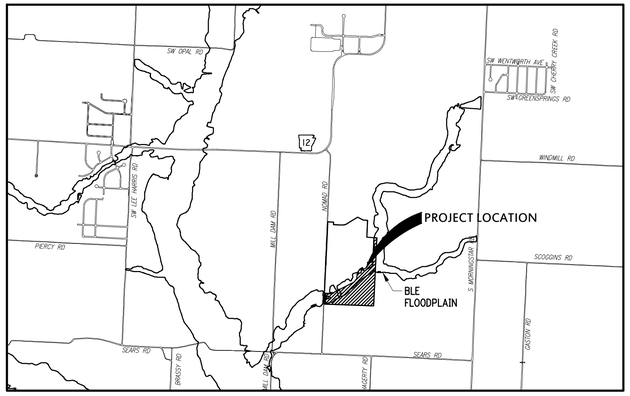
If you have any additional questions or concerns, please contact us at your earliest convenience.
Thank you
Sincerely,

Taylor Lindley, P.E.

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, ARKANSAS

PRELIMINARY PLAT



PROJECT INFORMATION

BUILDING SETBACK:	R-1 ZONING SETBACKS SHALL BE TO THE CURRENT ZONING DISTRICT AS STATED IN THE CITY OF BENTONVILLE ZONING CODE
TOTAL SITE AREA:	61.82± AC.
PHASE IV SITE AREA:	20.00± AC.
ZONING:	R-1
PROPERTY USAGE:	RESIDENTIAL
ATLAS PAGE #	564
OWNER:	PROVIDENCE 2016, LLC 4058 N. COLLEGE, SUITE 300 P.O. BOX 10560 FAYETTEVILLE, AR 72703 PHONE: 479-455-9090
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L202053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 100 OF SAID FINAL PLAT OF PROVIDENCE VILLAGE PHASE 2;
THENCE ALONG THE SOUTH LINE THEREOF N87°58'23"W 1277.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 100;
THENCE ALONG THE WEST LINE THEREOF N02°30'33"E 283.88 FEET;
THENCE LEAVING SAID WEST LINE S87°25'04"E 96.40 FEET;
THENCE 119.62 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET AND A LONG CHORD OF N77°41'00" E 118.27 FEET;
THENCE N62°47'03"E 110.16 FEET;
THENCE S27°12'57"E 120.88 FEET;
THENCE N62°47'03"E 52.00 FEET;
THENCE N27°12'57"W 114.99 FEET;
THENCE N62°27'26"E 453.85 FEET;
THENCE N35°22'15"E 112.78 FEET;
THENCE N02°34'56"E 146.88 FEET;
THENCE S87°25'04"E 100.00 FEET;
THENCE N02°34'56"E 105.00 FEET;
THENCE S87°25'04"E 35.08 FEET;
THENCE 197.92 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 126.00 FEET AND A LONG CHORD OF N47°34'56"E 178.19 FEET;
THENCE N02°34'56"E 65.36 FEET;
THENCE S87°25'04"E 135.11 FEET;
THENCE N02°34'56"E 647.72 FEET TO THE NORTH LINE OF SAID LOT 100;
THENCE ALONG SAID NORTH LINE S87°23'24"E 76.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 100;
THENCE ALONG THE EAST LINE THEREOF S02°42'11"W 474.66 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S02°39'02"W 1316.24 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

WAIVER

1100.16(G): CUL-DE-SAC LENGTH APPROVED AT PC ON 7/5/22
CURRENT CUL-DE-SAC DESIGN LENGTH = 1,376.10 L.F.

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. 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.

VICINITY MAP

NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

INDEMNIFICATION STATEMENT:
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.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY ENGINEER
JARROD BRIGHTWELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3168

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

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

WASTEWATER
CITY OF BENTONVILLE
CHRIS EARL
1901 N.E. A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3160

PHONE
AT&T
BRENT BALDWIN
1133 E HAROLD ST
FAYETTEVILLE, AR. 72703
PHONE: (479) 571-6609 OR
PHONE: (479) 200-9022

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

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

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

STORM WATER
CITY OF BENTONVILLE
ALLISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-6719

BUILDING & FIRE SAFETY
TODD PEARCE, FIRE CHIEF
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

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

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 05007C0245K, EFFECTIVE DATE JUNE 05 2012. THE PROPERTY IS WITHIN THE BLE ZONE.

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.

I, _____ HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE BENTONVILLE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

_____
REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. _____

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	PROJECT CONTROL SHEET
C-004	DEMOLITION PLAN
C-005	MASTER PHASING PLAN (C)
C-101	OVERALL SITE PLAN (C)
C-102	OVERALL PRELIMINARY PLAT
C-103	PRELIMINARY PLAT TABLES
C-104	PRELIMINARY PLAT A
C-105	PRELIMINARY PLAT B
C-106	PRELIMINARY PLAT C
C-107	OVERALL GRADING PLAN
C-108	DETAILED GRADING PLAN A
C-109	DETAILED GRADING PLAN B
C-110	DETAILED GRADING PLAN C
C-111	DETAILED GRADING PLAN D
C-112	EROSION CONTROL PLAN PHASE 1
C-113	EROSION CONTROL PLAN PHASE 2
C-114	OVERALL UTILITY PLAN (C)
C-115	UTILITY PLAN A (C)
C-116	UTILITY PLAN B (C)
C-117	UTILITY PLAN C (C)
C-118	STRIPING AND SIGNAGE PLAN
C-119	INTERSECTION PLAN
C-201	SW. SUNBURY AVE. P&P (C)
C-202	SW. SUNBURY AVE. P&P (C)
C-203	SW. SUNBURY AVE. P&P (C)
C-204	STORM SEWER LINE 1 P&P (C)
C-205	STORM SEWER LINE 1, 2 & 3 P&P (C)
C-206	STORM SEWER LINE 4 P&P (C)
C-207	STORM SEWER LINE 5 P&P (C)
C-208	STORM SEWER LINE 6 & 7 P&P (C)
C-209	POND 1 P&P (C)
C-210	POND 2 P&P (C)
C-211	SANITARY SEWER LINE 1 P&P (C)
C-212	SANITARY SEWER LINE 1 P&P (C)
C-213	SANITARY SEWER LINE 1 P&P (C)
C-214	SANITARY SEWER LINE 2 P&P (C)
C-215	SANITARY SEWER LINE 2 P&P (C)
C-216	WATERLINE 1 P&P (C)
C-217	WATERLINE 2 P&P (C)
C-218	WATERLINE 2 P&P (C)
C-219	WATERLINE 2 P&P (C)
C-220	WATERLINE 3 P&P (C)
C-221	RETAINING WALL 1 P&P (C)
C-222	RETAINING WALL 2 P&P (C)
C-501	TYPICAL SECTION
C-502	EROSION CONTROL DETAILS
C-503	EROSION CONTROL DETAILS
C-504	DRAINAGE DETAILS
C-505	DRAINAGE DETAILS
C-506	STANDARD DETAILS
C-507	STANDARD DETAILS
S-1	COVER SHEET
S-2	WALL CERTIFICATION
S-3	SECTION A- GENERAL TECHNICAL NOTES
S-4	SECTION A- GENERAL TECHNICAL NOTES
S-5	SECTION A- GENERAL TECHNICAL NOTES
S-6	SECTION A- GENERAL TECHNICAL NOTES
S-7	SECTION B- GEOSYNTHETIC SOIL REINFORCEMENT
S-8	SECTION C- WALL DRAINAGE
S-9	SECTION B - GEOSYNTHETIC SOIL REINFORCEMENT
S-10	ANALYSIS WALL SUMMARIES
S-11	FULL WALL 1 PROFILE
S-12	WALL 1 PROFILE A& B
S-13	WALL 1 PROFILE C
S-14	INDIVIDUAL WALL 1 SECTION PROFILE A
S-15	INDIVIDUAL WALL 1 SECTION PROFILE B
S-16	INDIVIDUAL WALL 1 SECTION PROFILE C
S-17	INDIVIDUAL WALL 1 SECTION PROFILE D
S-18	INDIVIDUAL WALL 1 SECTION PROFILE E
S-19	FULL WALL 2 PROFILE
S-20	WALL 2 PROFILE A & B
S-21	WALL 2 PROFILE C
S-22	INDIVIDUAL WALL 2 SECTION PROFILE A
S-23	INDIVIDUAL WALL 2 SECTION PROFILE B
S-24	DETAILS
E-1	ELECTRIC LAYOUT 1 OF 2
E-2	ELECTRIC LAYOUT 2 OF 2
E-3	BEUD DETAILS 1 OF 3
E-4	BEUD DETAILS 2 OF 3
E-5	BEUD DETAILS 3 OF 3
GWS-1	GENERAL WATER AND SEWER DETAILS 1 OF 1
SD-1	SEWER DETAILS 1 OF 2
SD-2	SEWER DETAILS 2OF 2
WD-1	WATER DETAILS 1 OF 2
WD-2	WATER DETAILS 2 OF 2
L-101	PLANTING PLAN
L-501	PLANTING DETAILS

901 N. 47th St., Suite 400
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

PROVIDENCE VILLAGE PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC BY:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

COVER SHEET

C-001

DRAWING: G:\17106304 PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 COVER SHEET.DWG
LAYOUT: C-001 | XREF: | PLOTTED: 5/5/2026 9:33:25 AM | BY: ALLISON LAMEY

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 BACK 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.

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 WITHIN THE WORK ZONE. 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 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, 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 (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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 1" 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.

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. 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.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL 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 SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. 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.
9. 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. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND 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.
14. 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.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

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.
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.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC (FO)
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 (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

901 N. 47th St., Suite 400
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

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710630
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

ISSUED FOR REVIEW

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

5.5.2026

GENERAL NOTES

C-002

DRAWING: C:\1710630_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 COVERSHEET.DWG
LAYOUT: C-002 | XREF: | BLOCK: | PLOTTED: 5/5/2026 9:13:39 AM
LAST PLOTTED BY: ALLISON LANEY, 5/5/2026 9:13:39 AM

LEGEND (EXISTING)

SYMBOLS

CONTROL POINT

LINEWORK

PROPERTY LINE

CURB

RIGHT OF WAY

LEGEND (PROPOSED)

LINEWORK

CURB

PROPERTY LINE

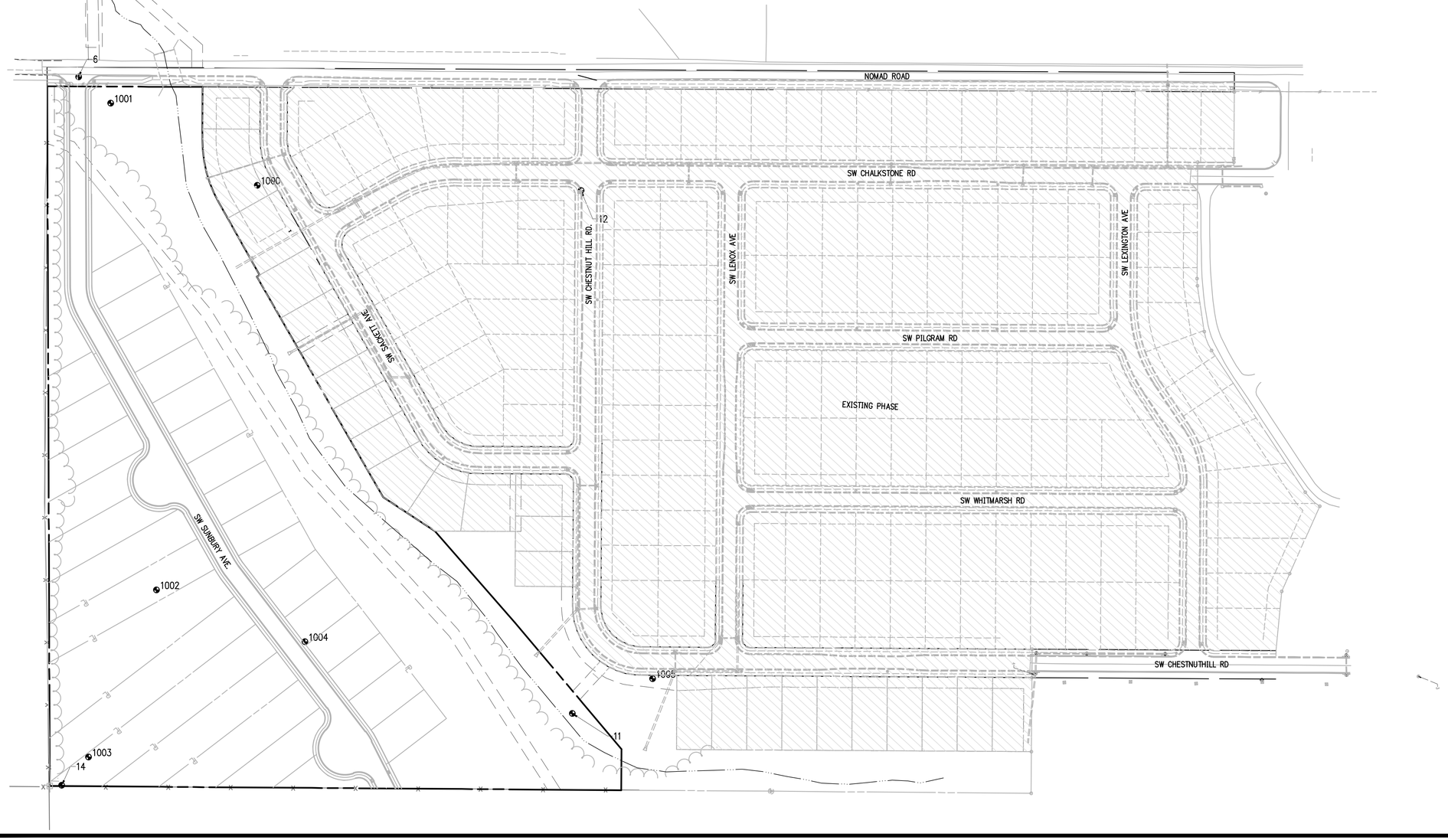
PHASE LINE

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
6	724951.17	645343.60	1180.53	5/8 RBR CTA BLUE CAP
11	725806.38	646539.55	1192.96	MAG IN BRIDGE
12	725859.57	645586.75	1225.04	MAG IN GUTTER
14	724870.05	646634.40	1244.42	5/8 REBAR
1000	725269.45	645553.81	1189.78	TEMPORARY CONTROL POINT 1/2 RBR NO CAP
1001	725008.15	645393.78	1180.04	TEMPORARY CONTROL POINT MAGNAIL ON ASPHALT
1002	725056.72	646284.66	1225.35	TEMPORARY CONTROL POINT 5/8 RBR
1003	724921.04	646584.93	1244.05	TEMPORARY CONTROL POINT 1/2 RBR
1004	725323.85	646389.86	1219.92	TEMPORARY CONTROL POINT 1/2 RBR
1005	725954.97	646482.08	1199.80	TEMPORARY CONTROL POINT 5/8 RBR

NOTE:
ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.



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

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

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE TYLER J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

PROJECT CONTROL SHEET

C-003

DRAWING: G:\17106304_PROVIDENCE\PHASE IV\CIVIL\DWGS\PROJECT CONTROL SHEET.DWG
LAYOUT: C-003 | XREF: | PLOTTED: 5/5/2026 7:29:31 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 #13:44 AM

DEMOLITION LEGEND

SYMBOLS TO BE DEMOLISHED

- MANHOLE
- STORM SEWER PIPE
- LIGHT POLE

LINEWORK TO BE DEMOLISHED

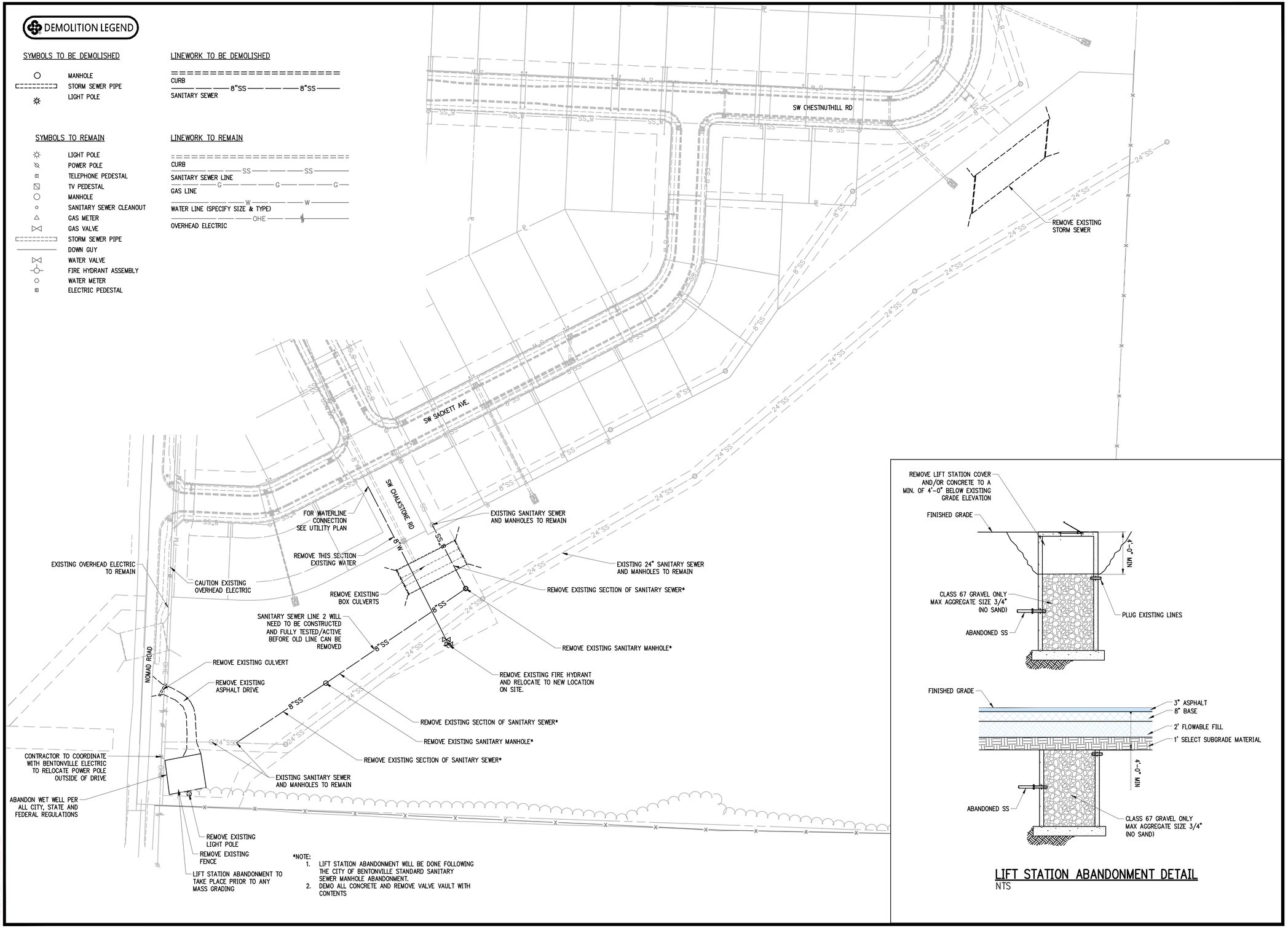
- CURB
- SANITARY SEWER

SYMBOLS TO REMAIN

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- ELECTRIC PEDESTAL

LINEWORK TO REMAIN

- CURB
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- OVERHEAD ELECTRIC



*NOTE:
1. LIFT STATION ABANDONMENT WILL BE DONE FOLLOWING THE CITY OF BENTONVILLE STANDARD SANITARY SEWER MANHOLE ABANDONMENT.
2. DEMO ALL CONCRETE AND REMOVE VALVE VAULT WITH CONTENTS

LIFT STATION ABANDONMENT DETAIL
NTS

901 N. 47th St., Suite 400
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
60' 0 60'

PROVIDENCE VILLAGE PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

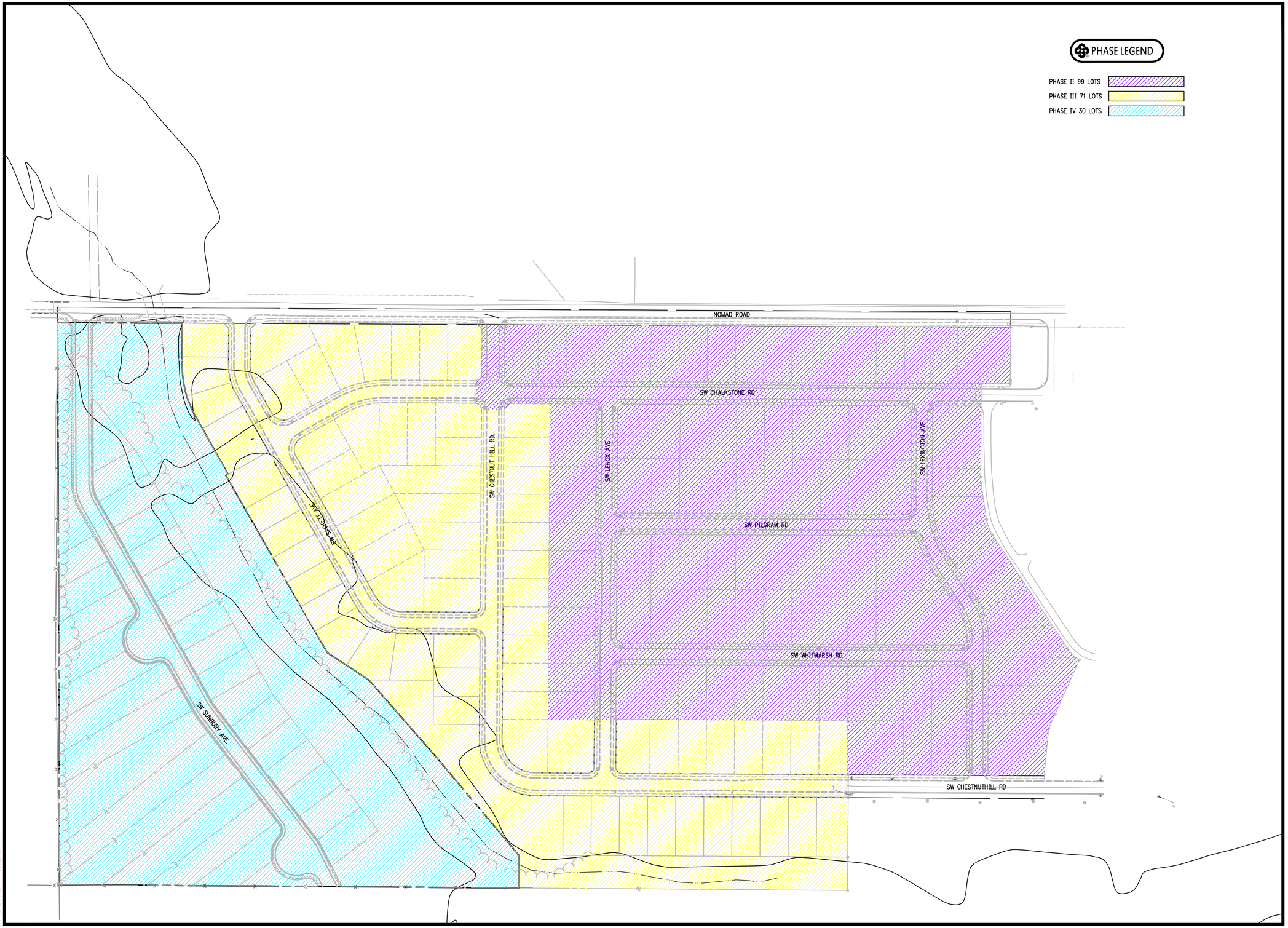
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009
5.5.2026

DEMOLITION PLAN

C-004

DRAWING: G:\17106304_PROVIDS\INFRASTRUCTURE\CIVIL\DWG\1 DEMOLITION PLAN.DWG
LAYOUT: LO1 | XREF: | PLOTTED: 5/5/2026 10:54 AM
LAST PLOTTED BY: ALLISON LANEY, 5/5/2026 9:13:56 AM



901 N. 47th St., Suite 400
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
100' 0 100'

PROVIDENCE VILLAGE
PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

5.5.2026

MASTER PHASING PLAN (C)

C-005

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 PHASING PLAN.DWG
LAYOUT: MASTER PLAN (C) | XREFS: | PLOTTED: 5/5/2026 11:11 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:14:15 AM

RESIDENTIAL DENSITY

ZONING R-1
TOTAL RESIDENTIAL LOTS: 30 LOTS TOTAL
NON RESIDENTIAL LOTS: COMMON AREA 1
COMMON AREA 2
DRAINAGE EASEMENT

- NOTHING BETWEEN 3' AND 8' WILL BE PLACED IN SHADED SIGHT TRIANGLES SHOWN ON PLANS AT ENTRANCE.

901 N. 47th St., Suite 400
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
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710A304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\1710A304_PROVISIBER INFRASTRUCTURE\CIVIL\DWG\1 OVERALL SITE PLAN.DWG
LAYOUT: C-101 LAST SAVED BY: TLINDLEY 5/5/2026 9:54:29 AM
LAST PLOTTED BY: ALISON LAMEY, 5/5/2026 9:54:29 AM

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT OWNER
- SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT

I, _____ HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION:_____

_____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. _____

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON:_____

DATE OF EXECUTION: _____

_____

CHAIRMAN, BENTONVILLE PLANNING COMMISSION

NOTE:
- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. VISIT WWW.BENTONVILLEPLANNING.COM OR CALL PLANNING DEPARTMENT @ 479-271-3122
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- A SEPARATE PERMIT IS REQUIRED FOR SUBDIVISION FENCING.
- 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.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNERS' ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.
- NOTHING BETWEEN 3' AND 8' WILL BE PLACED IN SHADED SIGHT TRIANGLES SHOWN ON PLANS AT ENTRANCE.
- FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 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.
- SHADE TREE REQUIREMENT IN EACH YARD WILL BE PLANTED WITH THE BUILDING PERMITS.

LEGEND (EXISTING)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- TREE

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

NOTE:
- THIS SITE IS NOT WITHIN AN AIRPORT ZONE

RESIDENTIAL DENSITY

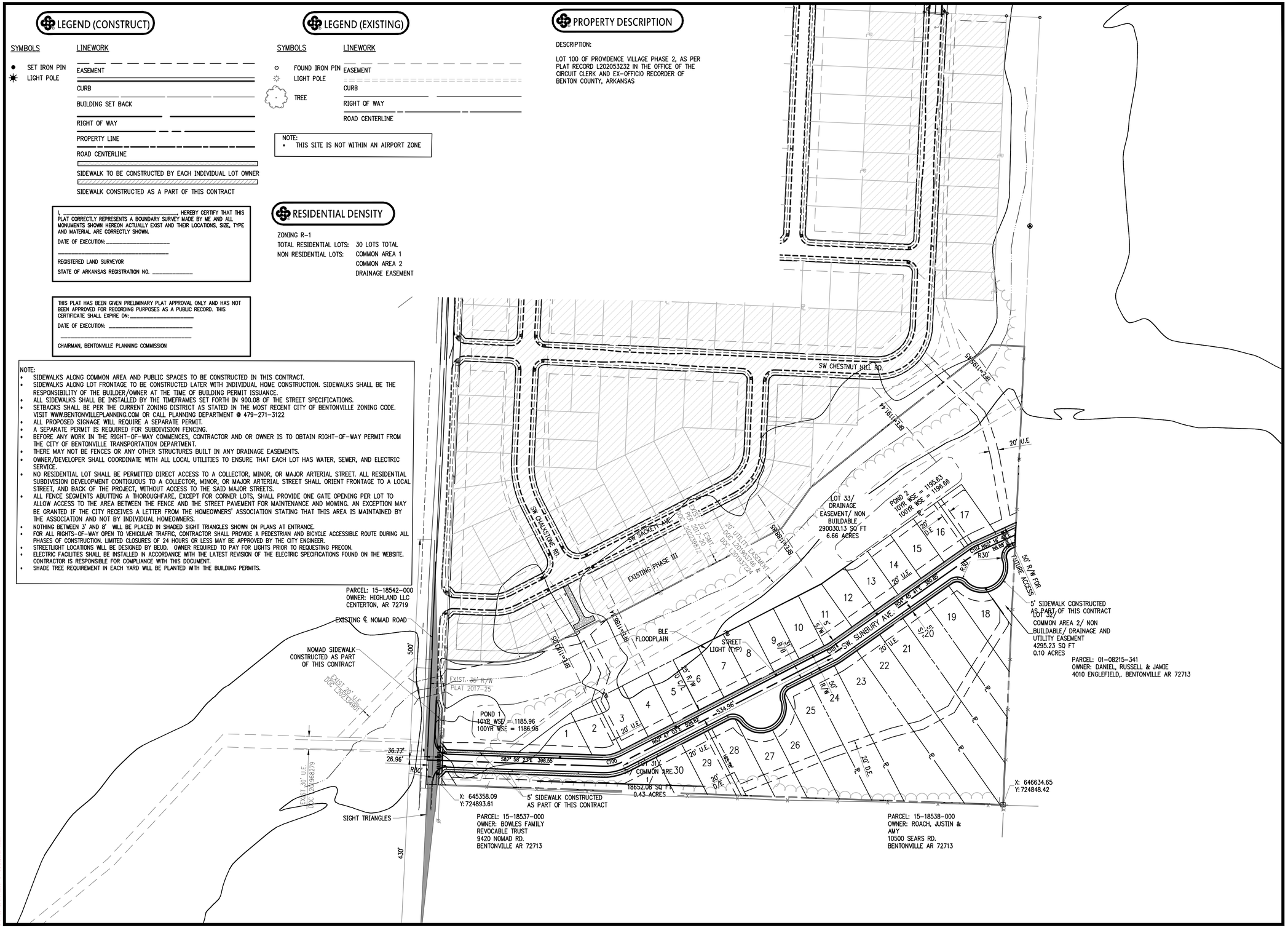
ZONING R-1

TOTAL RESIDENTIAL LOTS:	30 LOTS TOTAL
NON RESIDENTIAL LOTS:	COMMON AREA 1
	COMMON AREA 2
	DRAINAGE EASEMENT

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L2020053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS


SW CHESTNUT HILL RD.
SW CHALKSTONE RD.
SW SACKET AVE.
EXISTING PHASE III
EXIST. 20' ESMT. PER PLAT 2017-25 & DOC. L2022039872
20' UTILITY EASEMENT DOC. L2019037216 & DOC. L2019037224
EXIST. 35' R/W PLAT 2017-25
EXIST. 20' U.E. DOC. L2025034861
EXIST. 30' U.E. DOC. 2019682779
PARCEL: 15-18542-000
OWNER: HIGHLAND LLC
CENTERTON, AR 72719
EXISTING ℄ NOMAD ROAD
NOMAD SIDEWALK CONSTRUCTED AS PART OF THIS CONTRACT
500'
36.77'
26.96'
R30'
SIGHT TRIANGLES
30'
POND 1
10YR WSE = 1185.96
100YR WSE = 1186.96
BLE
FLOODPLAIN
STREET LIGHT (TYP)
LOT 31
COMMON ARE.30
18652.08 SQ FT
0.43 ACRES
LOT 33/
DRAINAGE EASEMENT/ NON BUILDABLE
280030.13 SQ FT
6.66 ACRES
POND 2
10YR WSE = 1195.63
100YR WSE = 1196.66
S87° 58' 23"E 398.55
N87° 47' 09"E 526.02
S87° 58' 23"E 534.96
S87° 58' 23"E 180.44
S87° 58' 23"E 188.54
S87° 58' 23"E 188.54
S87° 58' 23"E 188.54

901 N. 47th St., Suite 400
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
30' 0 30'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

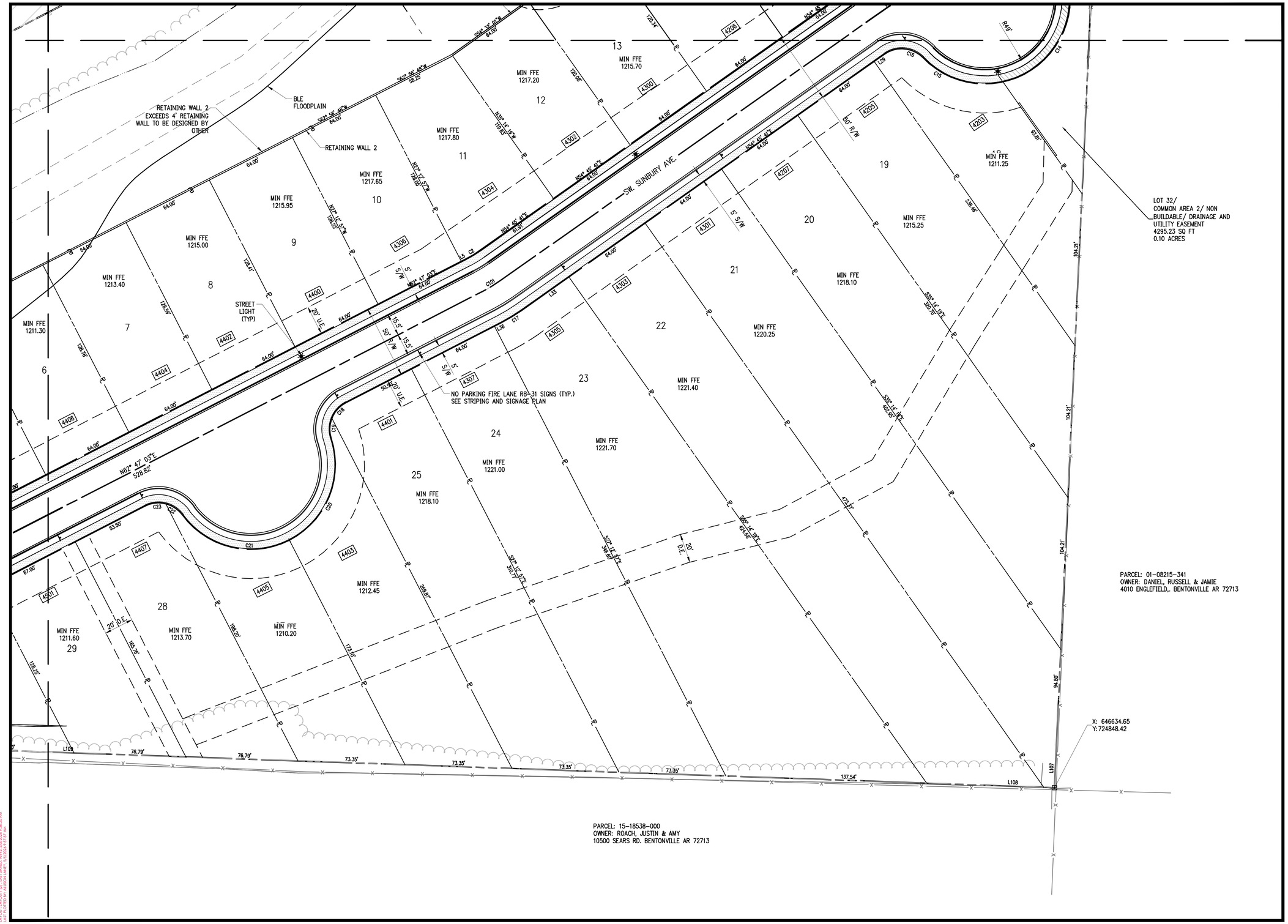
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

PRELIMINARY PLAT A

C-104

DRAWING: G:\17106304 PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 ENLARGED VIEW PRE PLAT.DWG
LAYOUT: LAYOUT1 XREF: XR-ALTA-TOPO, XR-ALTA-TOPO-ADJ, XR-ALTA-TOPO-ADJ2
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:37:25 AM



901 N. 47th St., Suite 400
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
30' 0 30'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

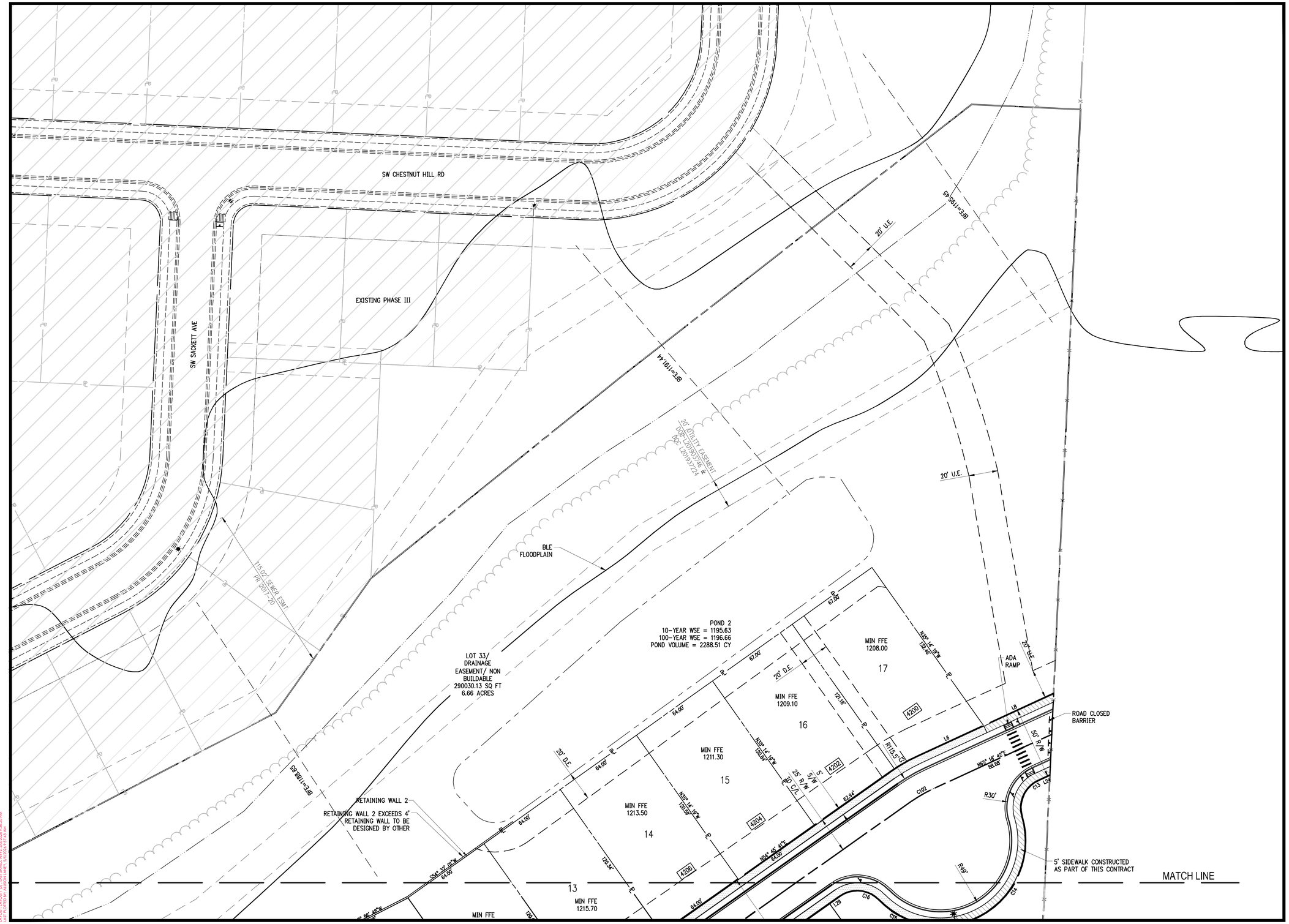
PP25-0009

5.5.2026

PRELIMINARY PLAT B

C-105

DRAWING: C:\171063\4_PROVISUB\FASTBCS\DWG\CIVIL\DWG\1 ENLARGED VIEW PRE PLAT.DWG
LAYOUT: LAYOUT1 (2) PLOTTED: 5/5/2026 9:37:28 AM BY: ALISON LANEY
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:37:37 AM



901 N. 47th St., Suite 400
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
30' 0 30'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

5.5.2026

PRELIMINARY PLAT C

C-106

DRAWING: C:\17106304_PROVIS\BIM\ARCH\SHEETS\CIVIL\CIVIL\VIEWS\ENLARGED VIEW PRE PLAT.DWG
XREF: C:\17106304_PROVIS\BIM\ARCH\SHEETS\CIVIL\CIVIL\VIEWS\ENLARGED VIEW PRE PLAT.DWG
LAST PLOTTED BY: ALLISON LAKEY, 5/5/2026 9:57:46 AM

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	EASEMENT
═══	STORM SEWER PIPE	CURB
X-X	STRUCTURE NUMBER	1206 INTERMEDIATE CONTOUR
▣	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205 INDEX CONTOUR
◉	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	RIGHT OF WAY
TC XX.XX	TOP OF CURB	PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT	ROAD CENTERLINE
HP XX.XX	HIGH POINT	FLOW LINE
LP XX.XX	LOW POINT	
FG XX.XX	FINISH GRADE	

LEGEND (EXISTING)

SYMBOLS		LINEWORK
○	FOUND IRON PIN	EASEMENT
		CURB
		1206 INTERMEDIATE CONTOUR
		1205 INDEX CONTOUR
		RIGHT OF WAY
		ROAD CENTERLINE

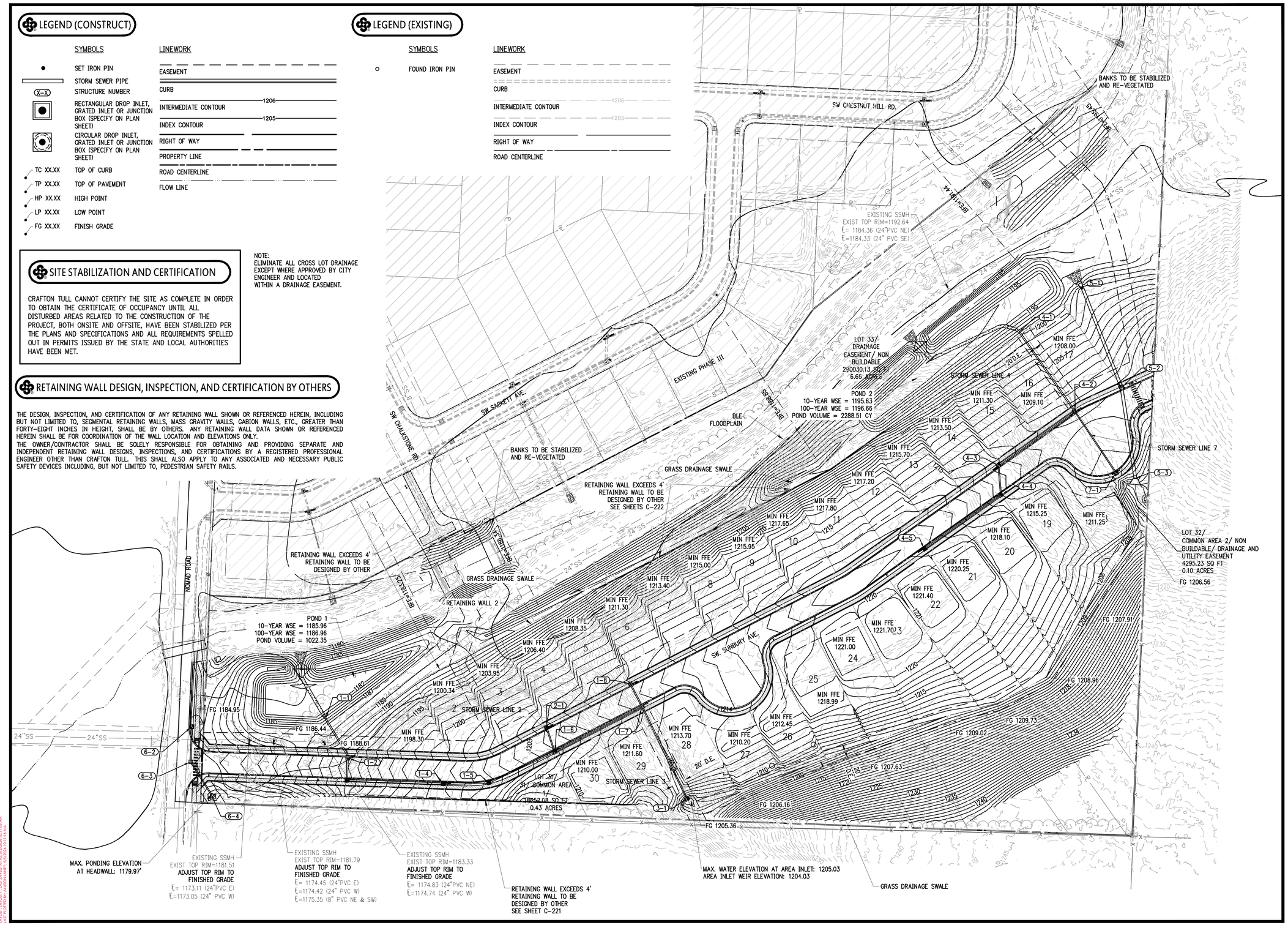
SITE STABILIZATION AND CERTIFICATION

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

NOTE:
ELIMINATE ALL CROSS LOT DRAINAGE EXCEPT WHERE APPROVED BY CITY ENGINEER AND LOCATED WITHIN A DRAINAGE EASEMENT.

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

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.
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.



901 N. 47th St., Suite 400
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
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

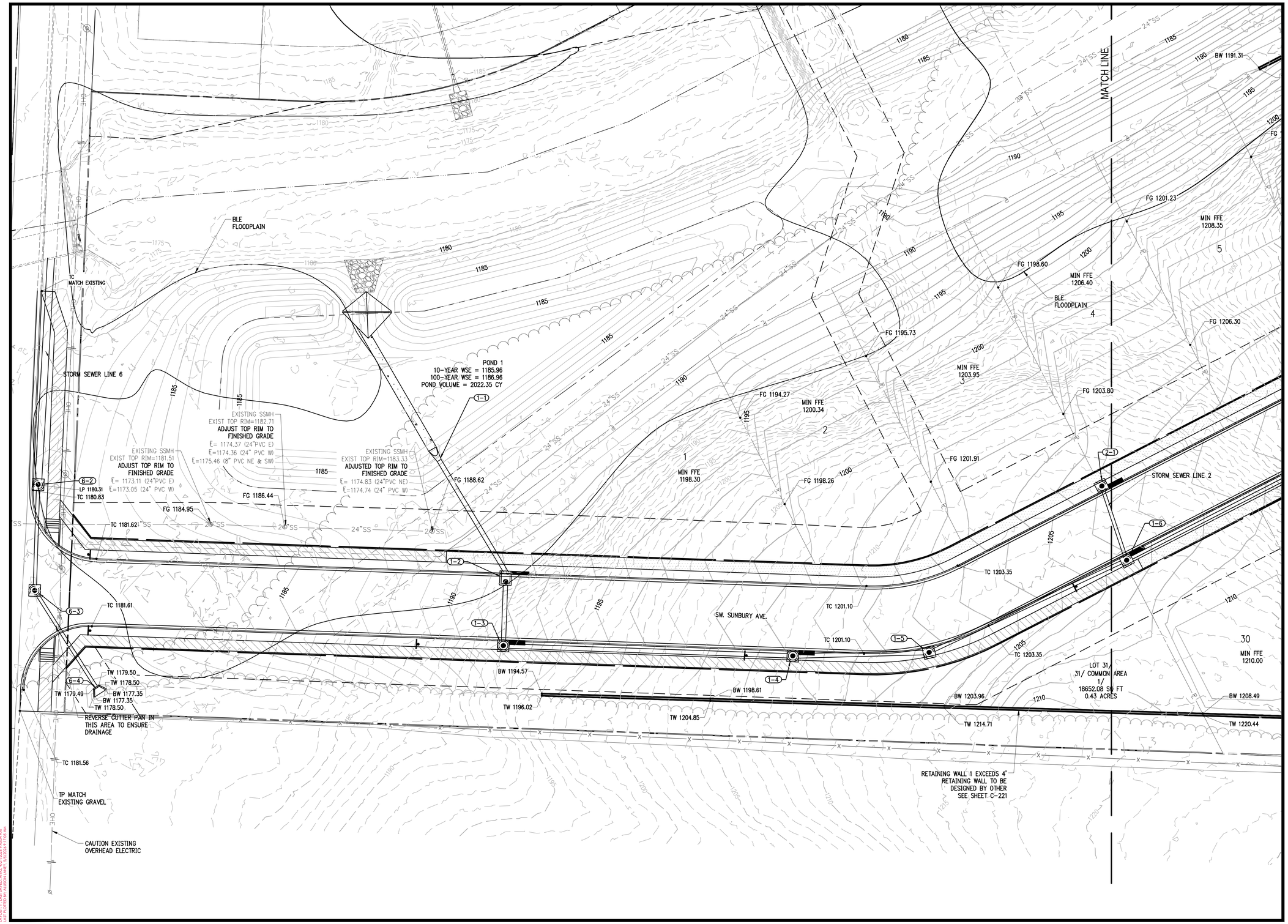
PP25-0009

5.5.2026

OVERALL GRADING PLAN

C-107

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 GRADING PLAN\DWG
LAST MODIFIED BY: AUSTIN LANEY, 5/5/2026 10:11:16 AM



901 N. 47th St., Suite 400
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

Key Plan

No.	Description	Date

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

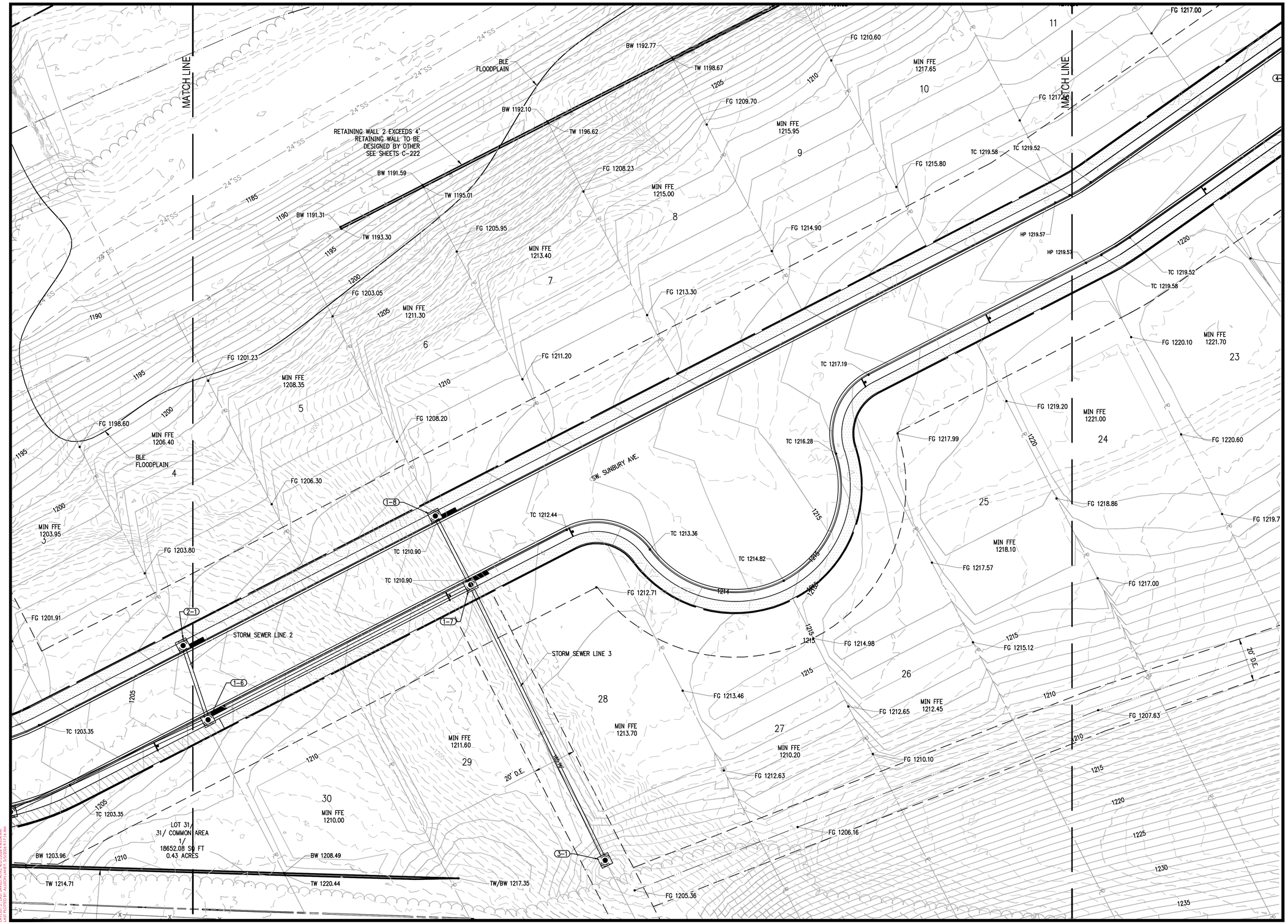
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

DETAILED GRADING PLAN A

C-108

DRAWING: G:\17106304_PROVO\SUBMITTALS\CIVIL\DWG\1 DETAILED GRADING PLAN.DWG
LAYOUT: LAYOUT1 PLOT SCALE: 1.000000 PLOT OFFSET: 0.00, 0.00
LAST PLOTTED BY: ALISON LAIRE, 5/7/2026 9:17:55 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

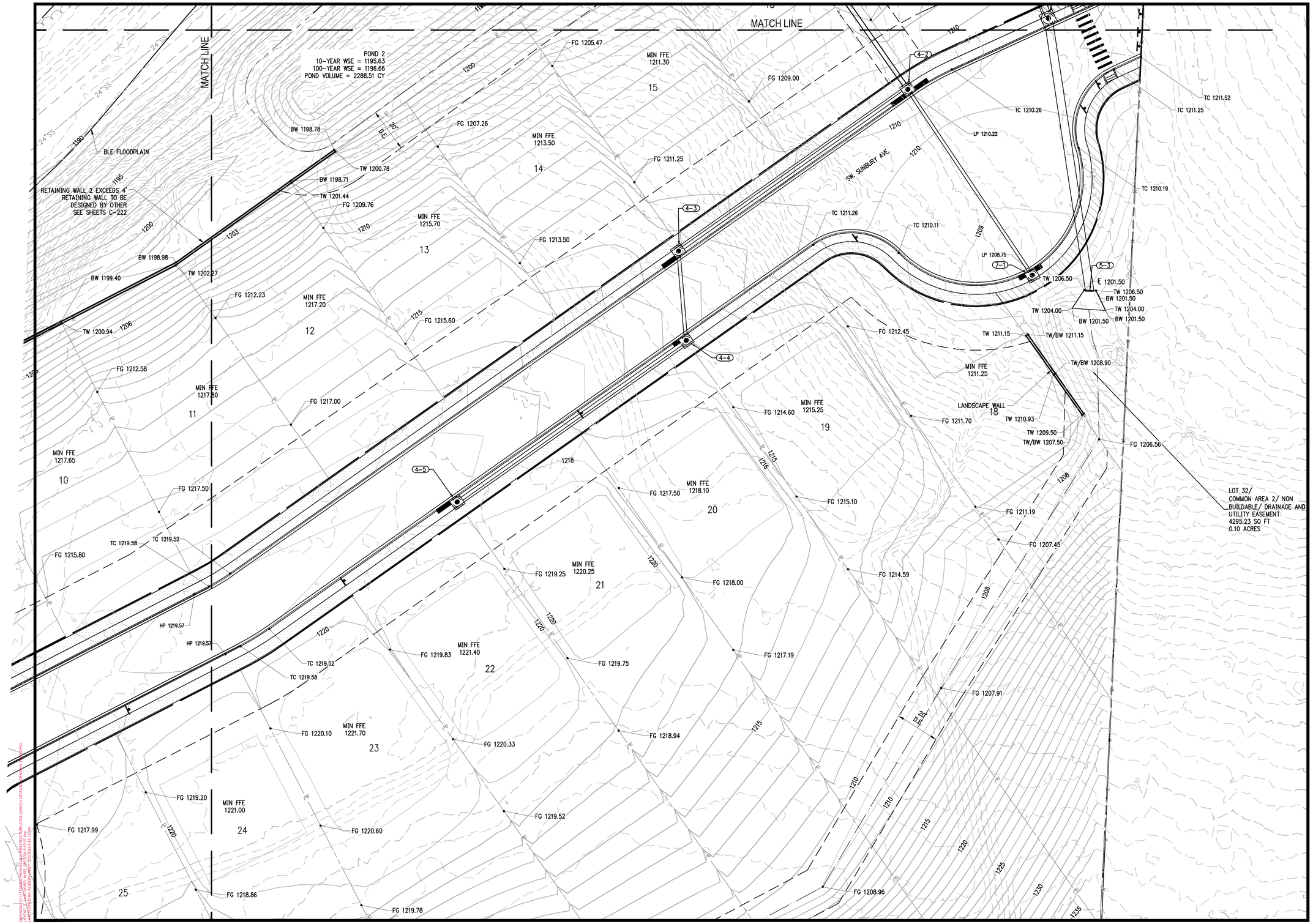
PP25-0009

5.5.2026

DETAILED GRADING PLAN B

C-109

DRAWING: C:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\01 DETAILED GRADING PLAN.DWG
LAYOUT: C-109 DETAILED GRADING PLAN B
LAST PLOTTED BY: ALISON LAMEY, 5/7/2026 9:31:16 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

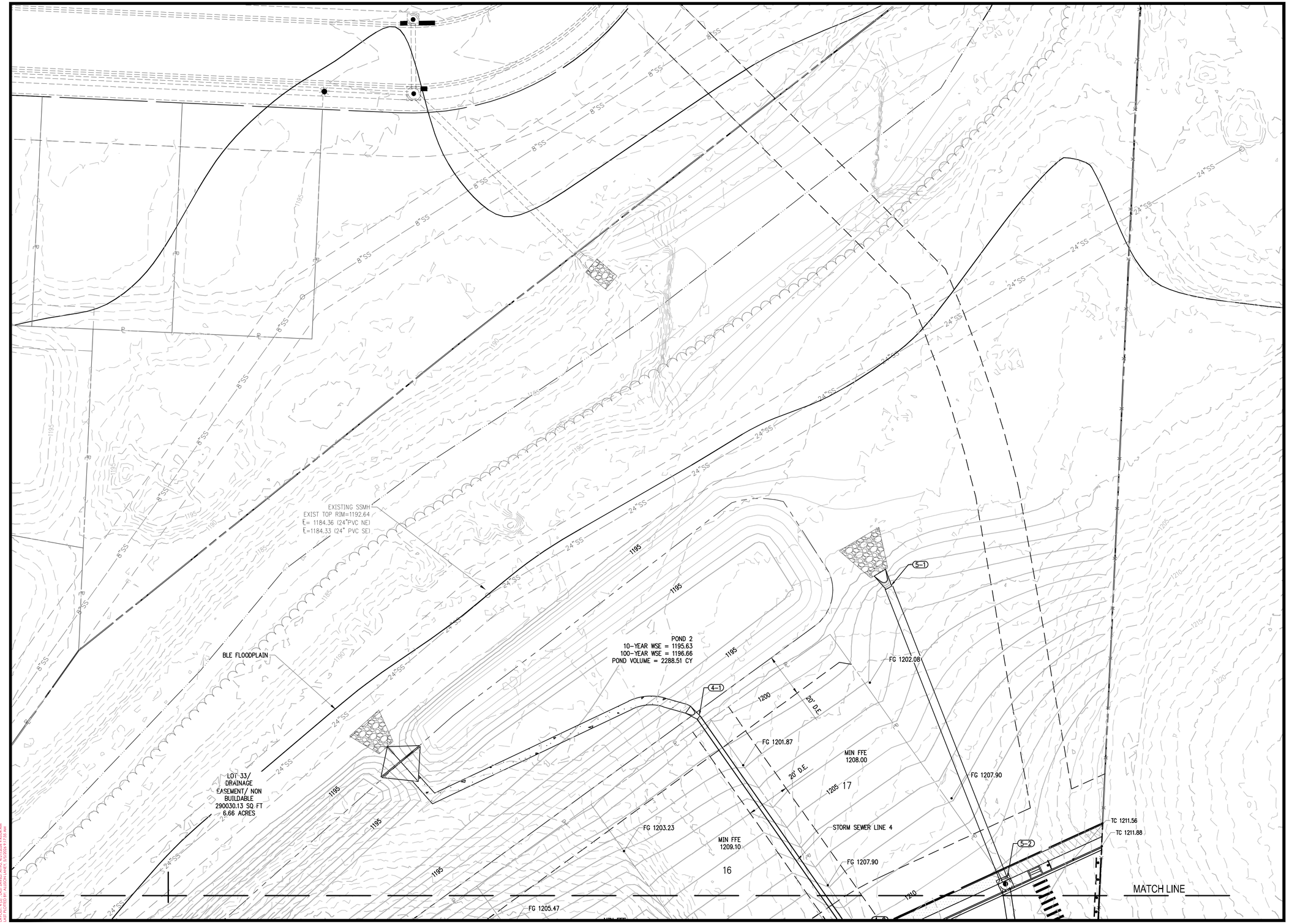
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

DETAILED GRADING PLAN C

C-110

DRAWING C:\17106304 PROVIDENCE PHASE IV\ARCHITECTURE\DWGS\17106304 DETAILED GRADED DRAWING
LAST SAVED BY: AUSCHLAKER 5/5/2026 9:53:19 AM
LAST PLOTTED BY: AUSCHLAKER 5/5/2026 9:53:19 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710.4304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

DETAILED GRADING PLAN D

C-111

DRAWING: G:\1710\304_PROVO\SHP\INFRASTRUCTURE\CIVIL\DWG\1 DETAILED GRADING PLAN.DWG
LAYOUT: C-111 DATE: 5/5/2026 - 11:57:53 AM
LAST PLOTTED BY: ALLISON LAMEY, 5/5/2026 11:57:53 AM

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

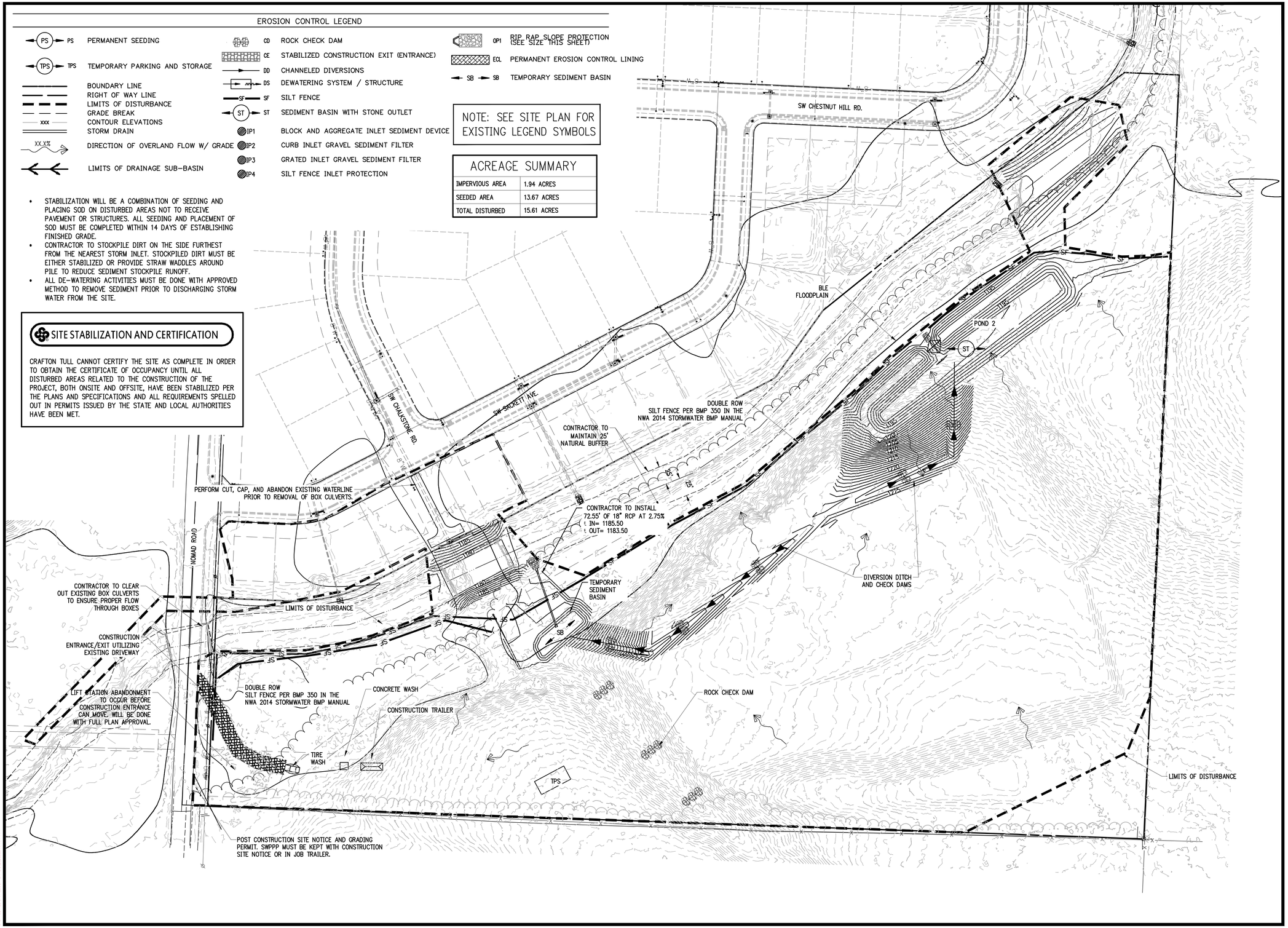
ACREAGE SUMMARY

IMPERVIOUS AREA	1.94 ACRES
SEEDED AREA	13.67 ACRES
TOTAL DISTURBED	15.61 ACRES

- STABILIZATION WILL BE A COMBINATION OF SEEDING AND PLACING SOD ON DISTURBED AREAS NOT TO RECEIVE PAVEMENT OR STRUCTURES. ALL SEEDING AND PLACEMENT OF SOD MUST BE COMPLETED WITHIN 14 DAYS OF ESTABLISHING FINISHED GRADE.
- CONTRACTOR TO STOCKPILE DIRT ON THE SIDE FURTHEST FROM THE NEAREST STORM INLET. STOCKPILED DIRT MUST BE EITHER STABILIZED OR PROVIDE STRAW WADDLES AROUND PILE TO REDUCE SEDIMENT STOCKPILE RUNOFF.
- ALL DE-WATERING ACTIVITIES MUST BE DONE WITH APPROVED METHOD TO REMOVE SEDIMENT PRIOR TO DISCHARGING STORM WATER FROM THE SITE.

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.



DRAWING: C:\17106304_PROVIDUS INFRASTRUCTURE\CIVIL\DWG\1 EROSION CONTROL PLANS\EROSION CONTROL PLAN PHASE 1.DWG
LAYOUT: LAYOUT1 PLOT: 5/5/2026 9:19:37 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:19:37 AM

901 N. 47th St., Suite 400
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
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

EROSION CONTROL PLAN PHASE 1

C-112

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

ACREAGE SUMMARY

IMPERVIOUS AREA	1.94 ACRES
SEEDED AREA	13.67 ACRES
TOTAL DISTURBED	15.61 ACRES

- STABILIZATION WILL BE A COMBINATION OF SEEDING AND PLACING SOD ON DISTURBED AREAS NOT TO RECEIVE PAVEMENT OR STRUCTURES. ALL SEEDING AND PLACEMENT OF SOD MUST BE COMPLETED WITHIN 14 DAYS OF ESTABLISHING FINISHED GRADE.
- CONTRACTOR TO STOCKPILE DIRT ON THE SIDE FURTHEST FROM THE NEAREST STORM INLET. STOCKPILED DIRT MUST BE EITHER STABILIZED OR PROVIDE STRAW WADDLES AROUND PILE TO REDUCE SEDIMENT STOCKPILE RUNOFF.
- ALL DE-WATERING ACTIVITIES MUST BE DONE WITH APPROVED METHOD TO REMOVE SEDIMENT PRIOR TO DISCHARGING STORM WATER FROM THE SITE.

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.

SW CHESTNUT HILL RD.
BANKS TO BE STABILIZED AND RE-VEGETATED
DOUBLE ROW SILT FENCE
SW SACKETT AVE.
SW CHALKSTONE RD.
CONTRACTOR TO MAINTAIN 25' NATURAL BUFFER
UNNAMED TRIBUTARY OF LITTLE OSAGE CREEK
BLE FLOODPLAIN
LOT 33/ DRAINAGE EASEMENT/ NON BUILDABLE 29030.14 SQ FT 0.66 ACRES
LOT 32/ COMMON AREA 2/ NON BUILDABLE/ DRAINAGE AND UTILITY EASEMENT 4295.23 SQ FT 0.10 ACRES
LIMITS OF DISTURBANCE
NOMAD ROAD
CONSTRUCTION ENTRANCE/EXIT
CONCRETE WASH
CONSTRUCTION TRAILER
TIRE WASH
TPS 1/ COMMON AREA 1/ 18652.08 SQ FT 0.43 ACRES
POST CONSTRUCTION SITE NOTICE AND GRADING PERMIT. SWPPP MUST BE KEPT WITH CONSTRUCTION SITE NOTICE OR IN JOB TRAILER.

GRAPHIC SCALE IN FEET
60' 0 60'

901 N. 47th St., Suite 400
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

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009
5.5.2026
EROSION CONTROL PLAN PHASE 2

C-113

DRAWING: C:\17106304_PROVIDS\@WIP\ASTBC\CIVIL\DWG\1 EROSION CONTROL PLAN.DWG
PLOTTED: 5/5/2026 11:44:43 AM BY: TAYLOR LINDLEY
LAST PLOTTED BY: ALISON LAKEY, 5/5/2026 11:29:29 AM

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	RIGHT OF WAY
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
WATER METER	
ELECTRIC PEDESTAL	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
MANHOLE	SANITARY SEWER LINE
STORM SEWER PIPE	WATER LINE
STRUCTURE NUMBER	UNDERGROUND ELECTRIC
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	PROPERTY LINE
WATER METER	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

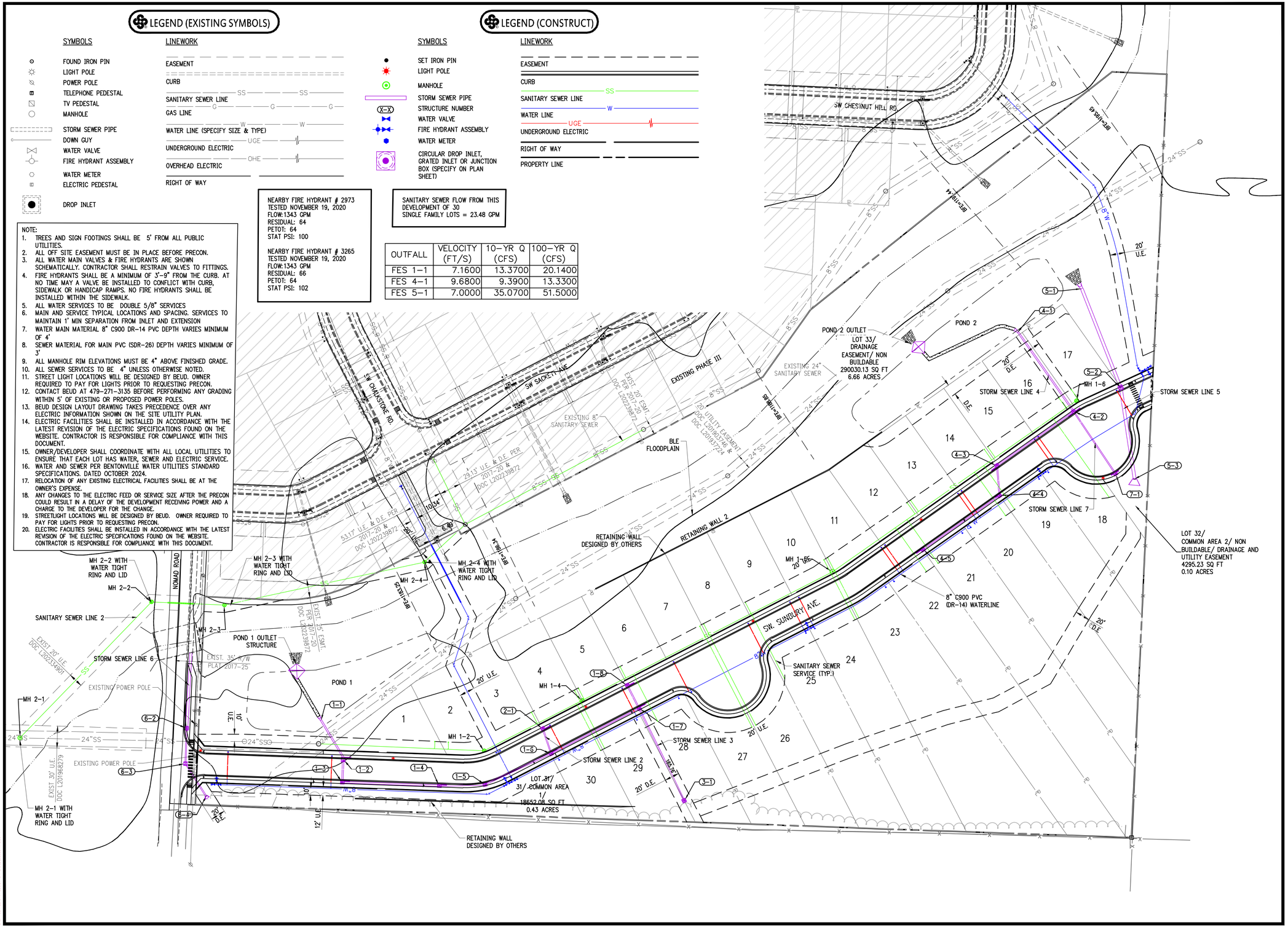
NOTE:
1. TREES AND SIGN FOOTINGS SHALL BE 5' FROM ALL PUBLIC UTILITIES.
2. ALL OFF SITE EASEMENT MUST BE IN PLACE BEFORE PRECON.
3. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL RESTRAIN VALVES TO FITTINGS.
4. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB, SIDEWALK OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
5. ALL WATER SERVICES TO BE DOUBLE 5/8" SERVICES
6. MAIN AND SERVICE TYPICAL LOCATIONS AND SPACING. SERVICES TO MAINTAIN 1' MIN SEPARATION FROM INLET AND EXTENSION
7. WATER MAIN MATERIAL 8" C900 DR-14 PVC DEPTH VARIES MINIMUM OF 4'
8. SEWER MATERIAL FOR MAIN PVC (SDR-26) DEPTH VARIES MINIMUM OF 3'
9. ALL MANHOLE RIM ELEVATIONS MUST BE 4" ABOVE FINISHED GRADE.
10. ALL SEWER SERVICES TO BE 4" UNLESS OTHERWISE NOTED.
11. STREET LIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' 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.
15. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
16. WATER AND SEWER PER BENTONVILLE WATER UTILITIES STANDARD SPECIFICATIONS. DATED OCTOBER 2024.
17. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
18. 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.
19. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
20. 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.

NEARBY FIRE HYDRANT # 2973
TESTED NOVEMBER 19, 2020
FLOW:1343 GPM
RESIDUAL: 64
PETOT: 64
STAT PSI: 100

NEARBY FIRE HYDRANT # 3265
TESTED NOVEMBER 19, 2020
FLOW:1343 GPM
RESIDUAL: 66
PETOT: 64
STAT PSI: 102

SANITARY SEWER FLOW FROM THIS DEVELOPMENT OF 30 SINGLE FAMILY LOTS = 23.48 GPM

OUTFALL	VELOCITY (FT/S)	10-YR Q (CFS)	100-YR Q (CFS)
FES 1-1	7.1600	13.3700	20.1400
FES 4-1	9.6800	9.3900	13.3300
FES 5-1	7.0000	35.0700	51.5000


SW CHESTNUT HILL RD.
SW SACKETT AVE.
SW CHARLSTONE RD.
NOMAD ROAD
SW. GUNBURY AVE.
EXISTING PHASE III
EXISTING 24" SANITARY SEWER
EXISTING 8" SANITARY SEWER
BLE FLOODPLAIN
POND 1
POND 1 OUTLET STRUCTURE
POND 2
POND 2 OUTLET
LOT 33/ DRAINAGE EASEMENT/ NON BUILDABLE 290030.13 SQ FT 6.66 ACRES
LOT 31/ 31/ COMMON AREA 1/ 18652.08 SQ FT 0.43 ACRES
LOT 32/ COMMON AREA 2/ NON BUILDABLE/ DRAINAGE AND UTILITY EASEMENT 4295.23 SQ FT 0.10 ACRES
RETAINING WALL DESIGNED BY OTHERS
RETAINING WALL 2
MH 1-6
MH 1-5
MH 1-4
MH 1-2
MH 2-1 WITH WATER TIGHT RING AND LID
MH 2-2 WITH WATER TIGHT RING AND LID
MH 2-3 WITH WATER TIGHT RING AND LID
MH 2-4 WITH WATER TIGHT RING AND LID
MH 2-1
MH 2-2
MH 2-3
MH 2-4
SANITARY SEWER LINE 2
STORM SEWER LINE 2
STORM SEWER LINE 3
STORM SEWER LINE 4
STORM SEWER LINE 5
STORM SEWER LINE 6
STORM SEWER LINE 7
SANITARY SEWER SERVICE (TYP.)
8" C900 PVC (DR-14) WATERLINE
EXISTING POWER POLE
EXIST. 35' R/W PLAT 2017-25
EXIST. 25' ESMT. PER 2017-20 DOC L202239872
EXIST. 20' U.E. DOC L202339801
EXIST. 30' U.E. DOC L201968279
EXISTING UTILITY EASEMENT DOC L201937746 & DOC L201937224
EXIST. 20' ESMT. PER 2017-20 DOC L202239872
29.13' U.E. & D.E. PER 2017-20 & DOC L202239872
53.17' U.E. & D.E. PER 2017-20 & DOC L202239872
20' U.E.
20' D.E.
12' U.E.
24"SS
8"SS
S=1.98%-2.48
S=1.98%-3.48
S=2.11%-2.58
S=2.11%-3.58
S=1.98%-3.38
S=1.98%-2.38

901 N. 47th St., Suite 400
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
30' 0 30'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710.304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

UTILITY PLAN A (C)

C-115

DRAWING: G:\1710\304_PROVISER\PAR\STRUCTURE\CIVIL\PW\C) ENLARGED VIEW UTILITY PLANS.DWG
LAYOUT: C-115 UTILITY PLAN A (C) | USER: ALISON LAMEY | 5/5/2026 9:44:10 AM
LAST PLOTTED BY: ALISON LAMEY, 5/5/2026 9:44:10 AM

MATCH LINE

MATCH LINE

EXIST. 20' U.E. L2019372 M

24"SS

EXISTING SSMH
EXIST TOP RIM=1188.39
E= 1179.18 (24"PVC NE)
E=1179.05 (24" PVC SW)

RETAINING WALL 2

BLE
FLOODPLAIN

LONG SIDE WATER SERVICE LINE ENCASED IN 2" PVC CONDUIT (TYP.)

MH 1-5

SW. SUNBURY AVE.

20' U.E.

8"W

SS

WATERLINE 2

USE DEFLECTION IN THIS AREA PER MANUFACTURER SPECIFICATIONS.

5/8" DOUBLE METER SETTER WATER METER (TYP.)

8" C900 PVC (DR-14) WATERLINE

2-8" VALVES
1-FIRE HYDRANT ASSEMBLY

SANITARY SEWER SERVICE (TYP.)

N.S.S

1-7

STORM SEWER LINE 3

185.78'

20' D.E.

3-1

4-3

4-4

4-5

STORM SEWER LINE 4

STORM SEWER LINE 7

7-1

5-3

2-8" VALVE
1-FIRE HYDRANT ASSEMBLY

AREA PER MANUFACTURER SPECIFICATIONS.

LOT 32/
COMMON AREA 2/ NON BUILDABLE/ DRAINAGE AND UTILITY EASEMENT
4295.23 SQ FT
0.10 ACRES

20' D.E.

6 7 8 9 10 11 12 13 18 19 20 21 22 24 25 26 27 28 29

E 2

DRAWING: C:\17106304_PROVISE\INFRASTRUCTURE\CIVIL\DWGS\ENLARGED VIEW UTILITY PLAN.DWG
LAYOUT: C-116 UTILITY PLAN B (C) ENLARGED VIEW
LAST PLOTTED BY: ALLISON LAKEY, 5/5/2026 9:44:15 AM

901 N. 47th St., Suite 400
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
30' 0 30'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

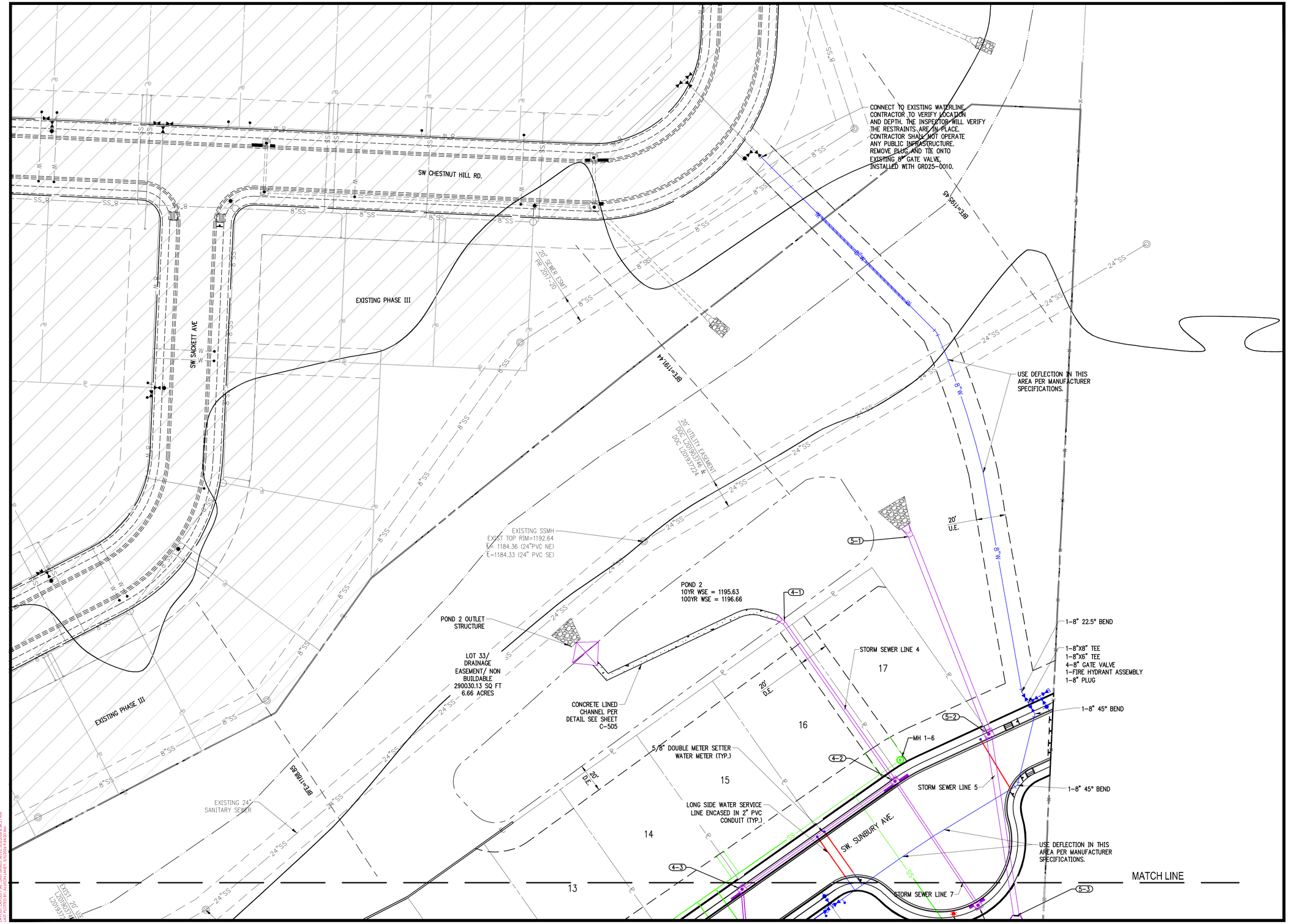
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

UTILITY PLAN B (C)

C-116



901 N. 47th St., Suite 400
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
30' 0 30'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

UTILITY PLAN C (C)

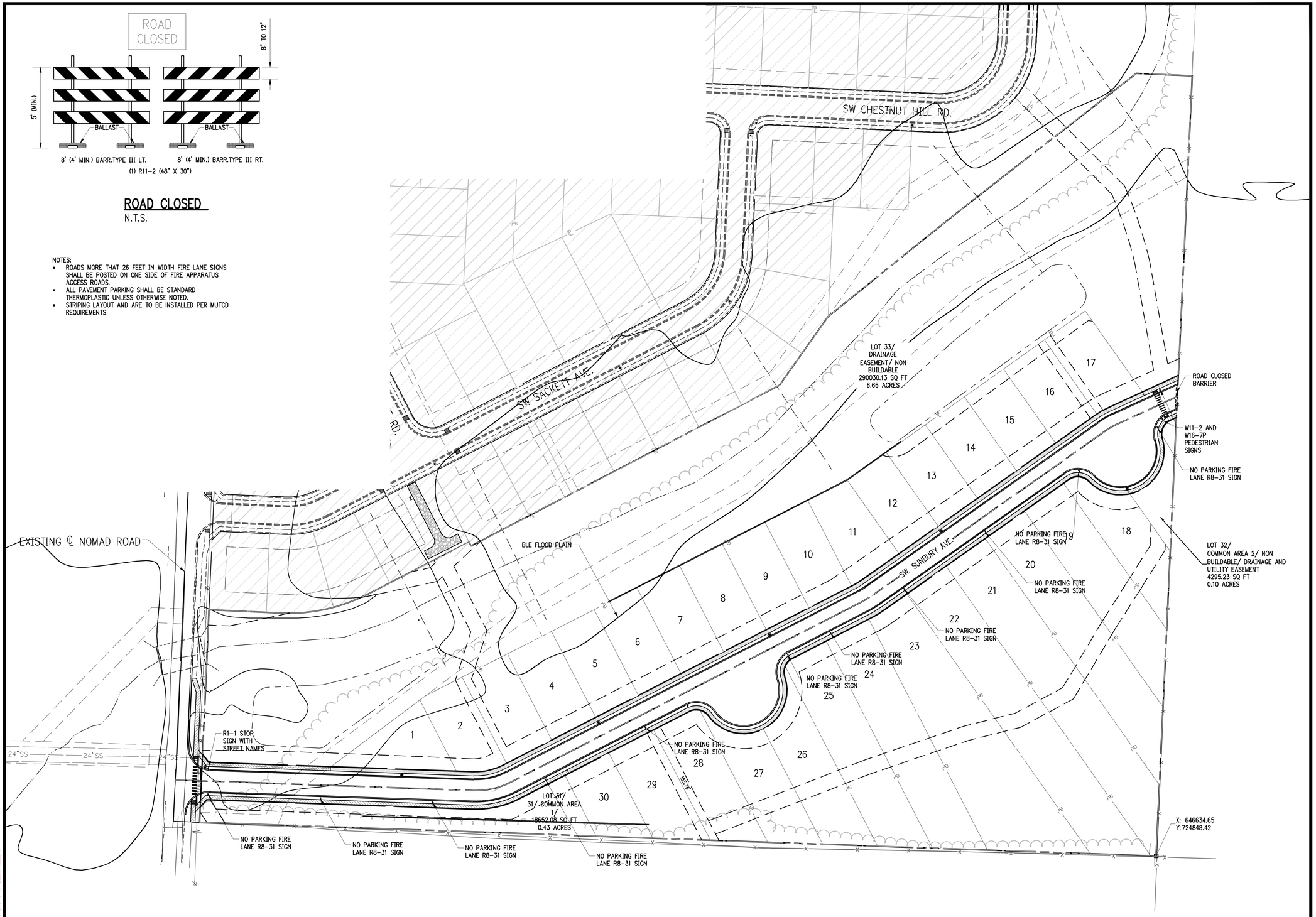
C-117

DRAWING: C:\171063\04_PROVIDS\BIM\RASTROUBE\CIVIL\DWGS\ ENLARGED VIEW UTILITY PLAN.DWG
LAYOUT: UTILITY PLAN C (C) | USER: ALISON LAREY | 5/5/2026 9:44:21 AM
LAST PLOTTED BY: ALISON LAREY | 5/5/2026 9:44:28 AM

ROAD CLOSED

N.T.S.

NOTES:
- ROADS MORE THAT 26 FEET IN WIDTH FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS.
- ALL PAVEMENT PARKING SHALL BE STANDARD THERMOPLASTIC UNLESS OTHERWISE NOTED.
- STRIPING LAYOUT AND ARE TO BE INSTALLED PER MUTCD REQUIREMENTS



901 N. 47th St., Suite 400
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
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC: by:
QC: Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

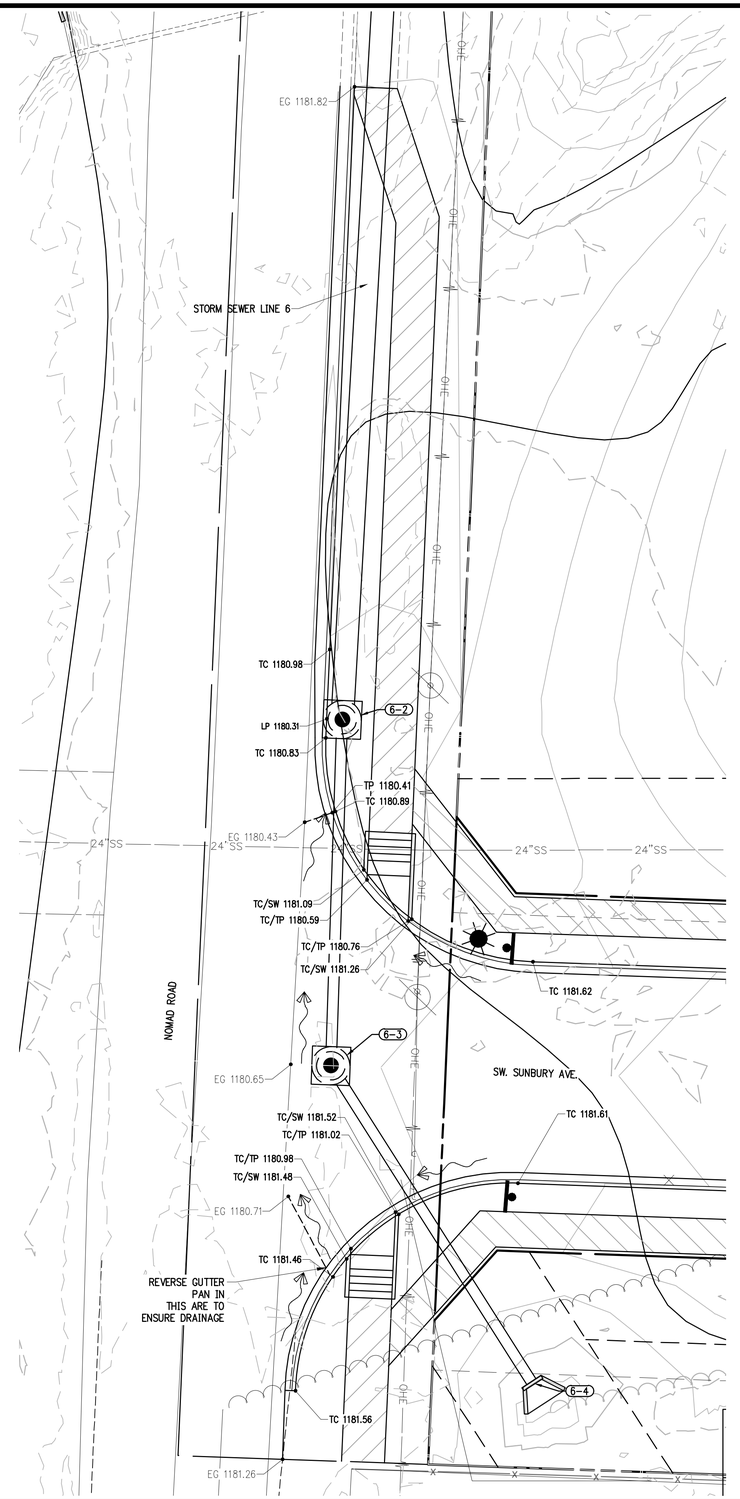
PP25-0009

5.5.2026

STRIPING AND SIGNAGE PLAN

C-118

DRAWING: G:\17106304_PROVIDS\INFRASTRUCT\CIVIL\DWG\1 STRIPING AND SIGNAGE PLAN.DWG
LAYOUT: LAYOUT1 | LAST SAVED BY: ALISON LANEY, 5/5/2026 9:20:53 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:20:55 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

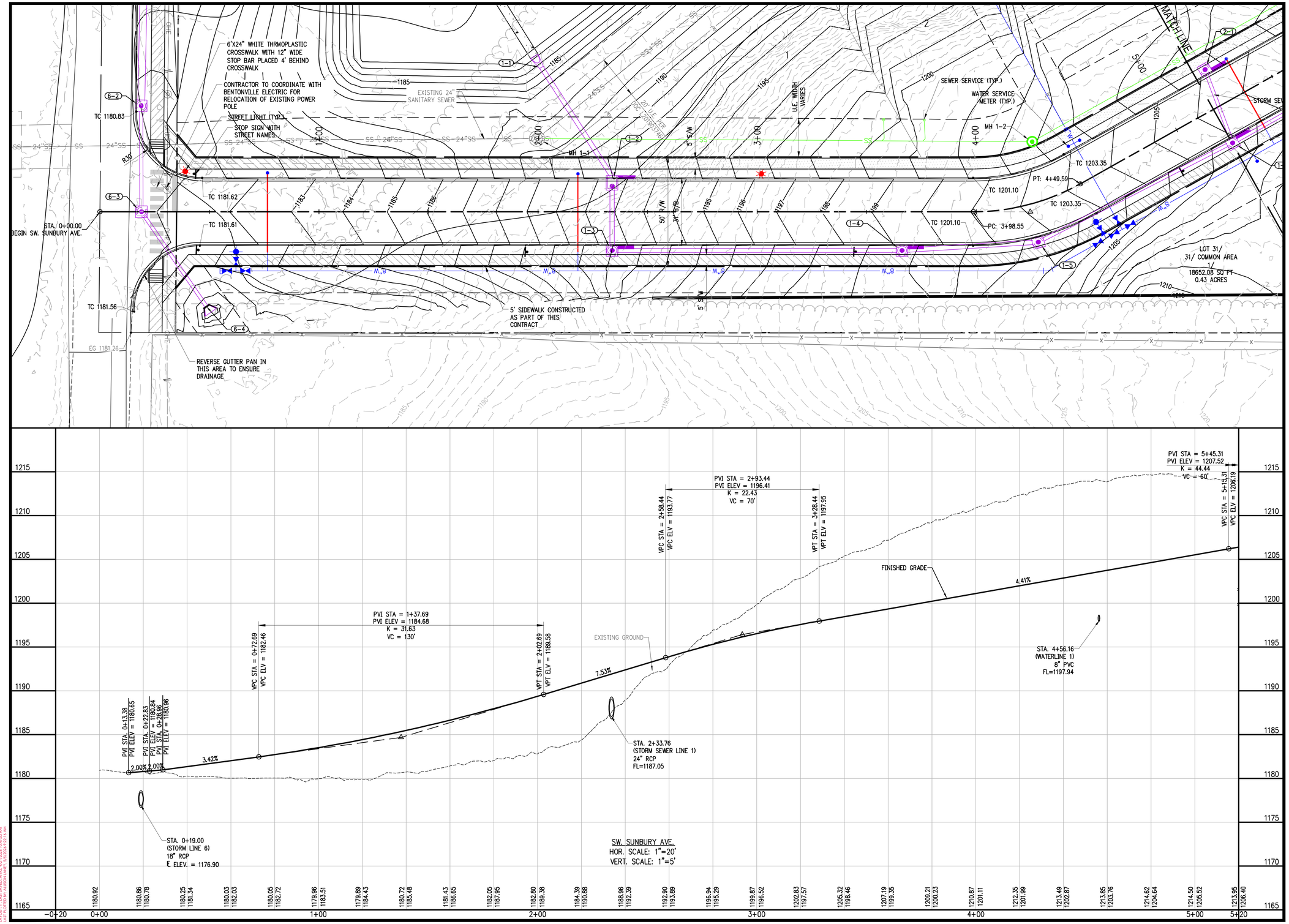
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

INTERSECTION PLAN

C-119

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\11 INTERSECTION PLAN.DWG
LAYOUT: LAYOUT1 - ARCH D (24"X36") - 1:20 SCALE
LAST PLOTTED BY: ALLISON LANEY 5/5/2026 9:21:08 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

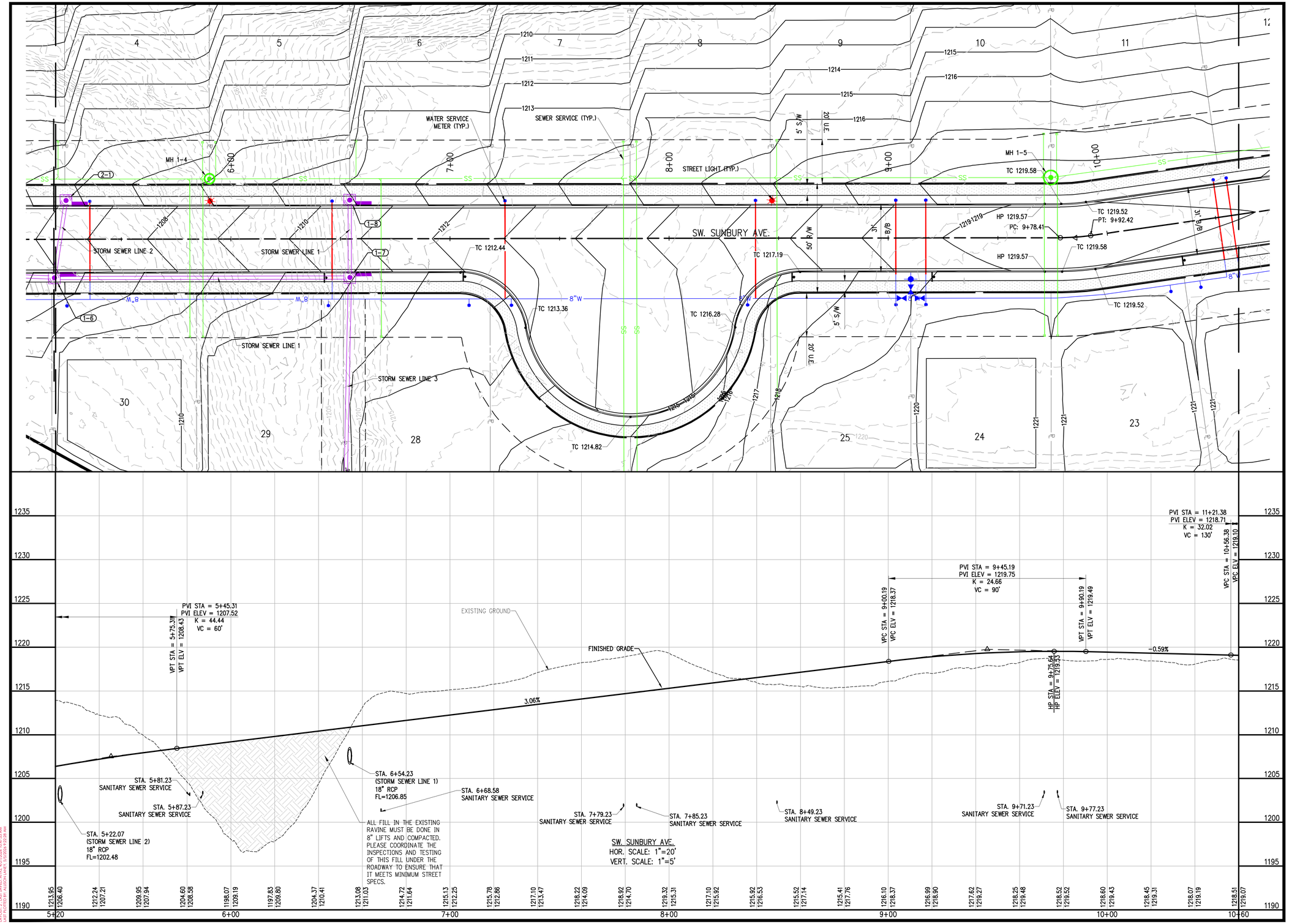
PP25-0009

5.5.2026

SW. SUNBURY AVE. P&P (C)

C-201

DRAWING: C:\17106304 PROVISER\INFRASTRUCTURE\CIVIL\DWG\1 ROAD P&P.DWG
LAYOUT: C-201 USER: TLINDLEY XREF: C:\17106304 PROVISER\...
LAST PLOTTED BY: ALISON LAHEY, 5/5/2026 9:22:15 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

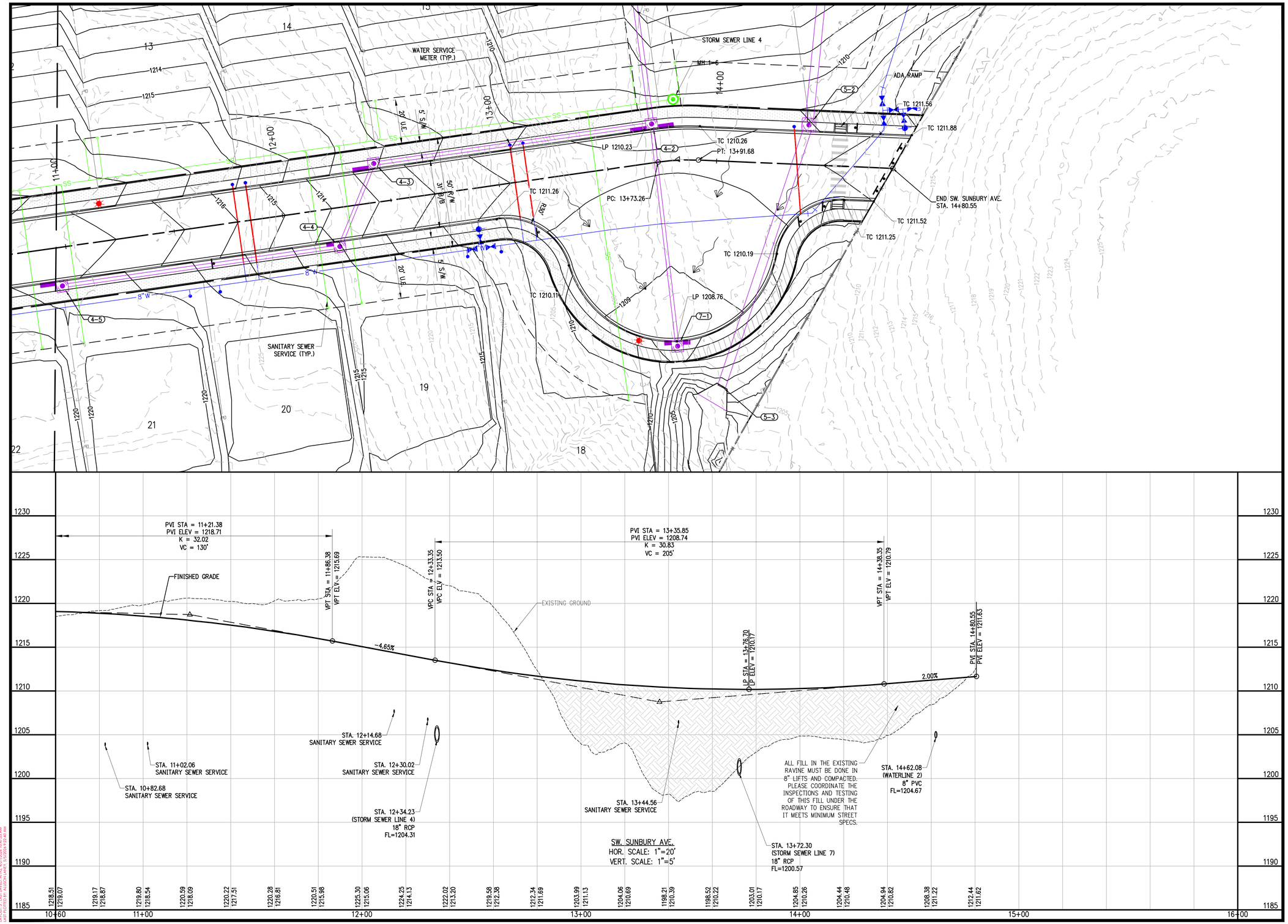
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

SW. SUNBURY AVE. P&P (C)

C-202

DRAWING: C:\171063\4_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\U SUNBURY AVE P&P.DWG
PLOTTED BY: ALISON LANEY, 5/5/2026 9:22:38 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:22:38 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

ISSUED FOR REVIEW

© 2026 Crafton, Tull & Associates, Inc.

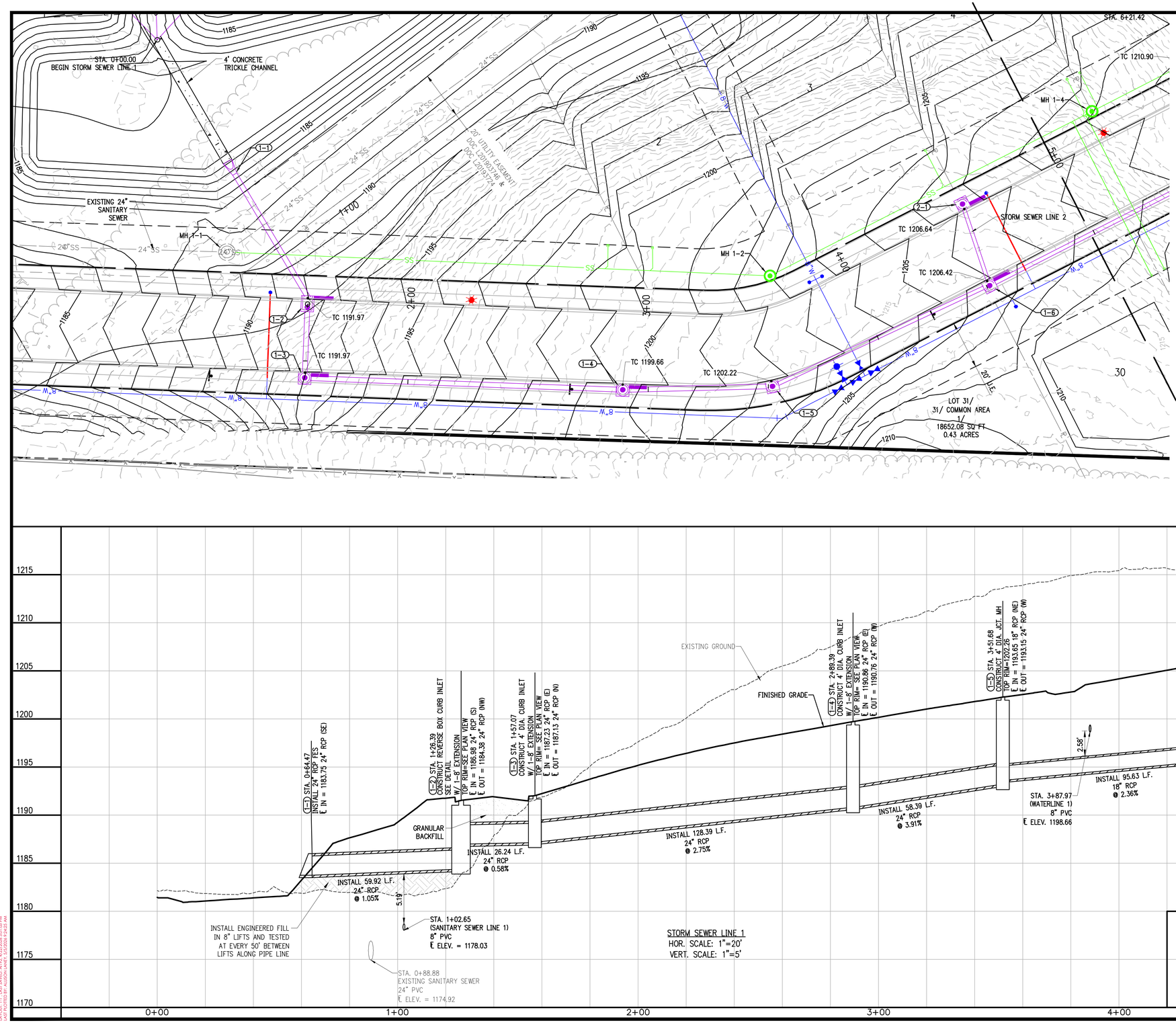
PP25-0009

5.5.2026

SW. SUNBURY AVE. P&P (C)

C-203

DRAWING: C:\171063\4_PROVISUB\INFRASTRUCTURE\CIVIL\DWG\1 ROAD P&P.DWG
LAYOUT: 1 ARCH D LANDSCAPE - (22.00 X 34.00 IN)
LAST PLOTTED BY: ALISON LAREY, 5/5/2026 9:25:40 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710.6304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

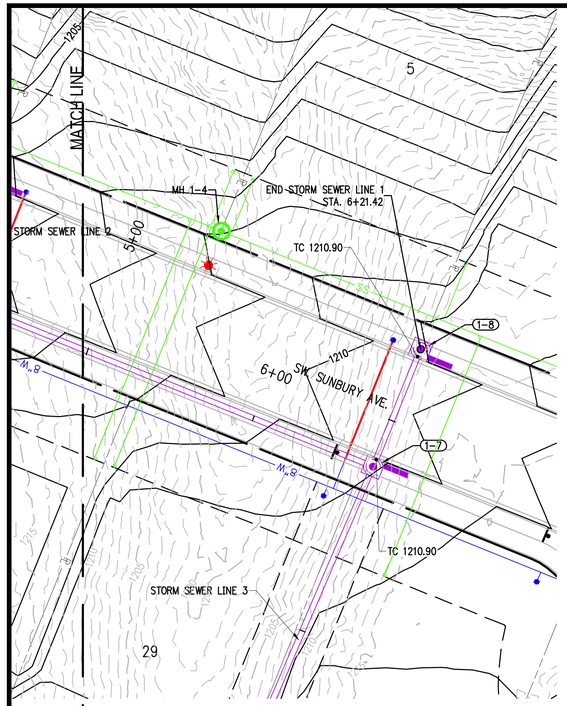
PP25-0009

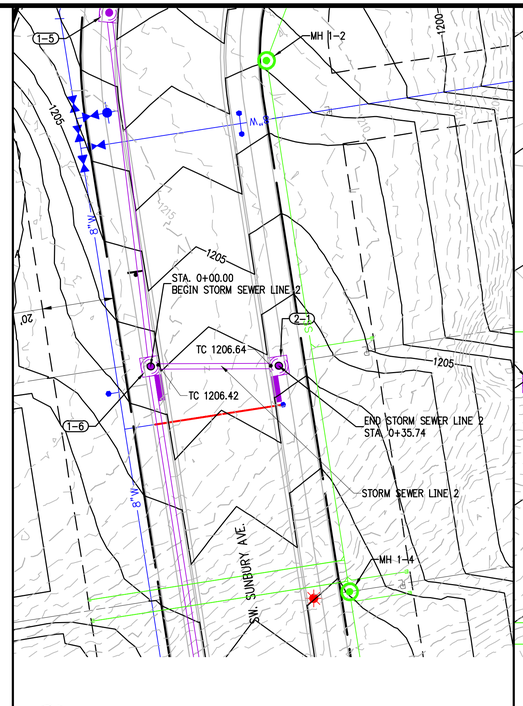
5.5.2026

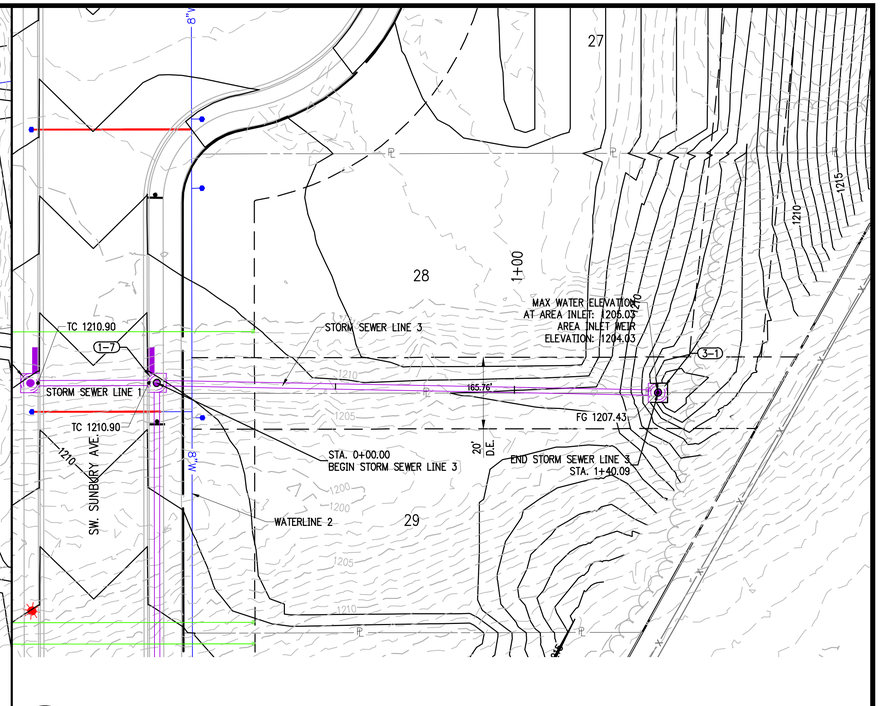
STORM SEWER LINE 1 P&P (C)

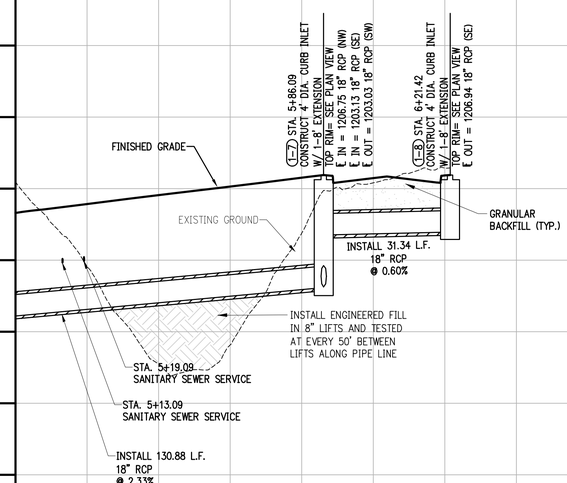
C-204

DRAWING: G:\1710.6304_PROVIDENCE\PHASE IV\CIVIL\DWG\1 STORM SEWER.DWG
LAYOUT: C-204 STORM SEWER LINE 1 P&P (C)
LAST PLOTTED BY: ALLISON LAMEY, 5/5/2026 9:24:25 AM

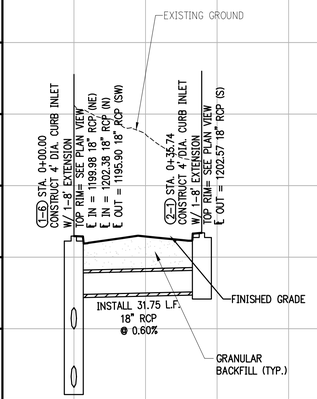




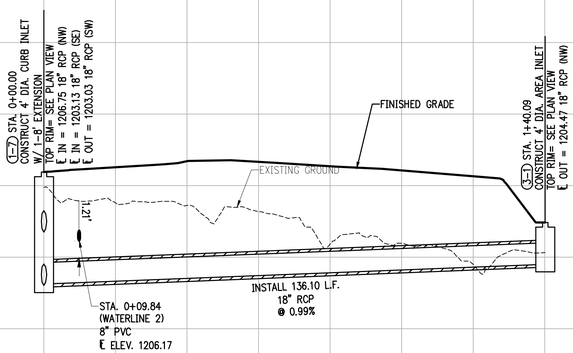




STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

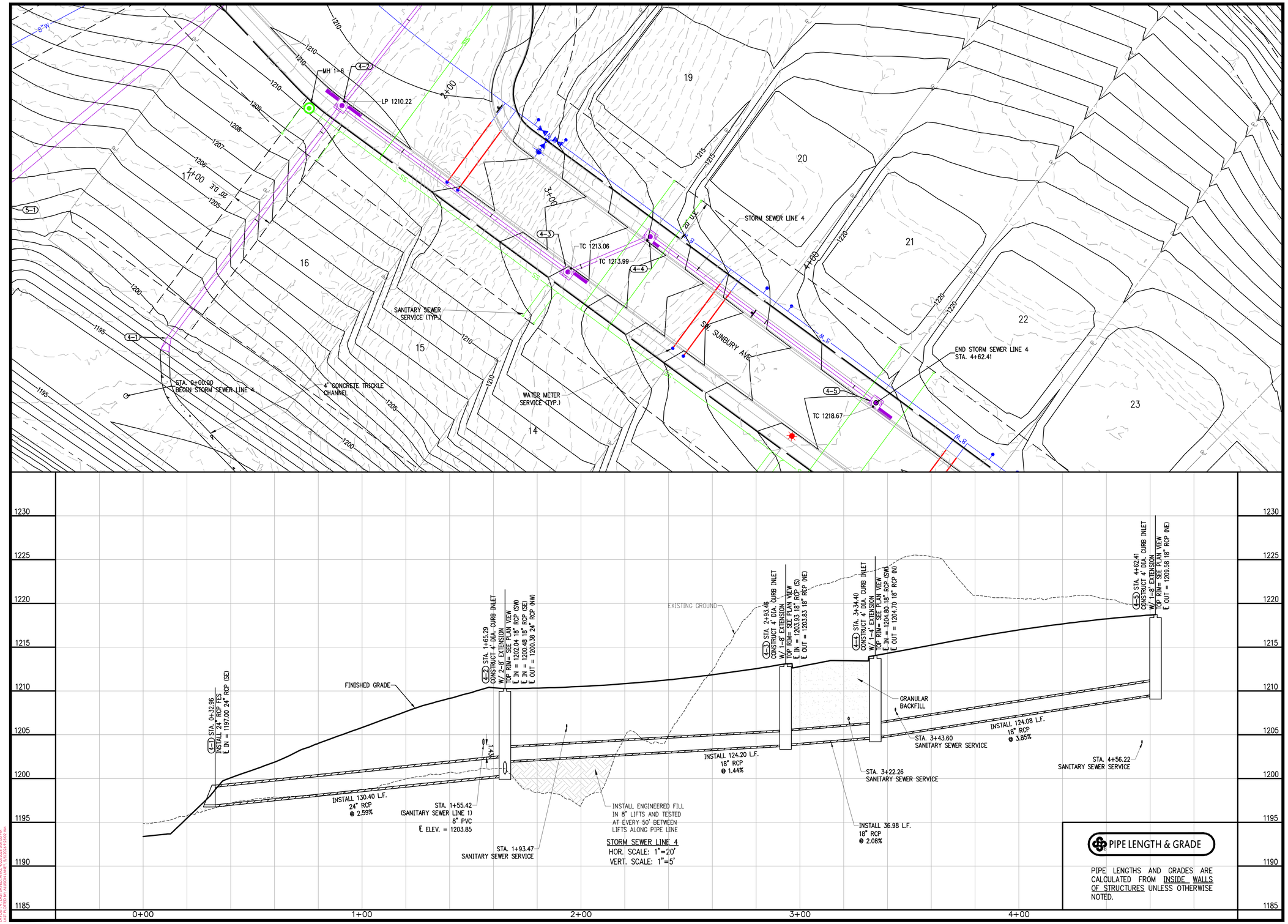
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009
5.5.2026
STORM SEWER LINE 1, 2 & 3 P&P (C)

C-205

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 STORM SEWER\DWG
XREF: C:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\
LAST PLOTTED BY: ALISON LAMEY, 5/5/2026 9:24:51 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

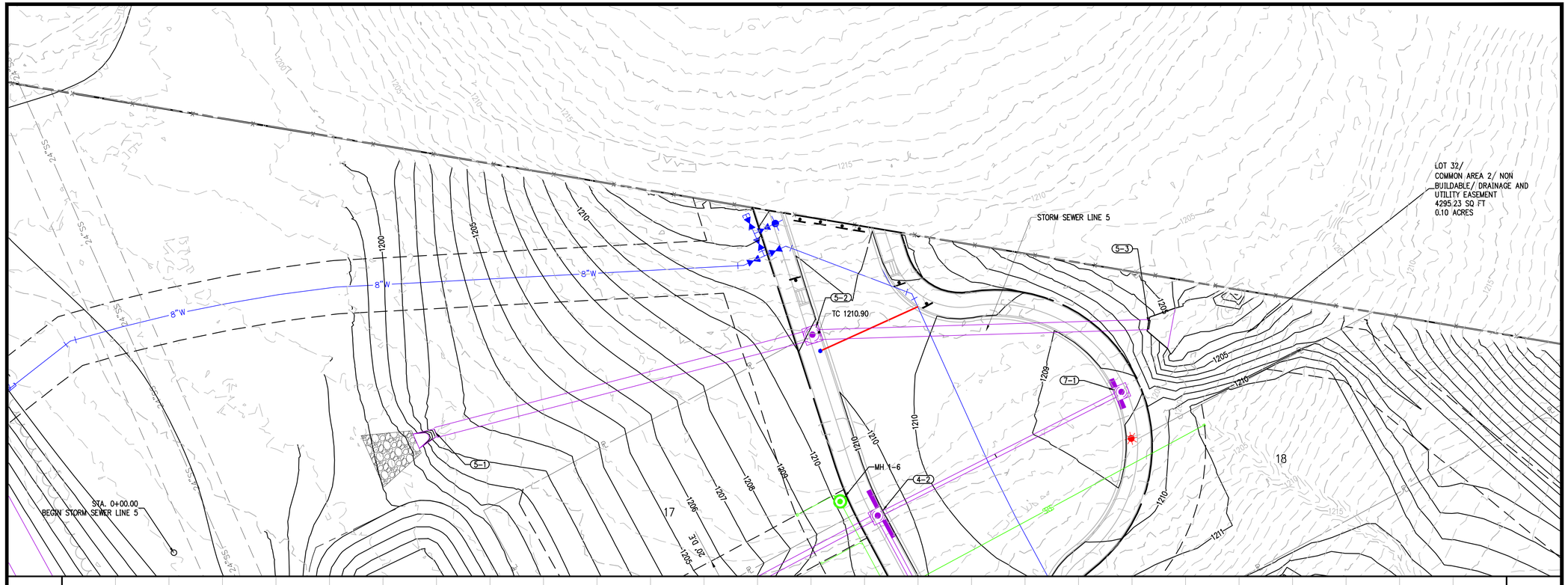
© 2026 Crafton, Tull & Associates, Inc.

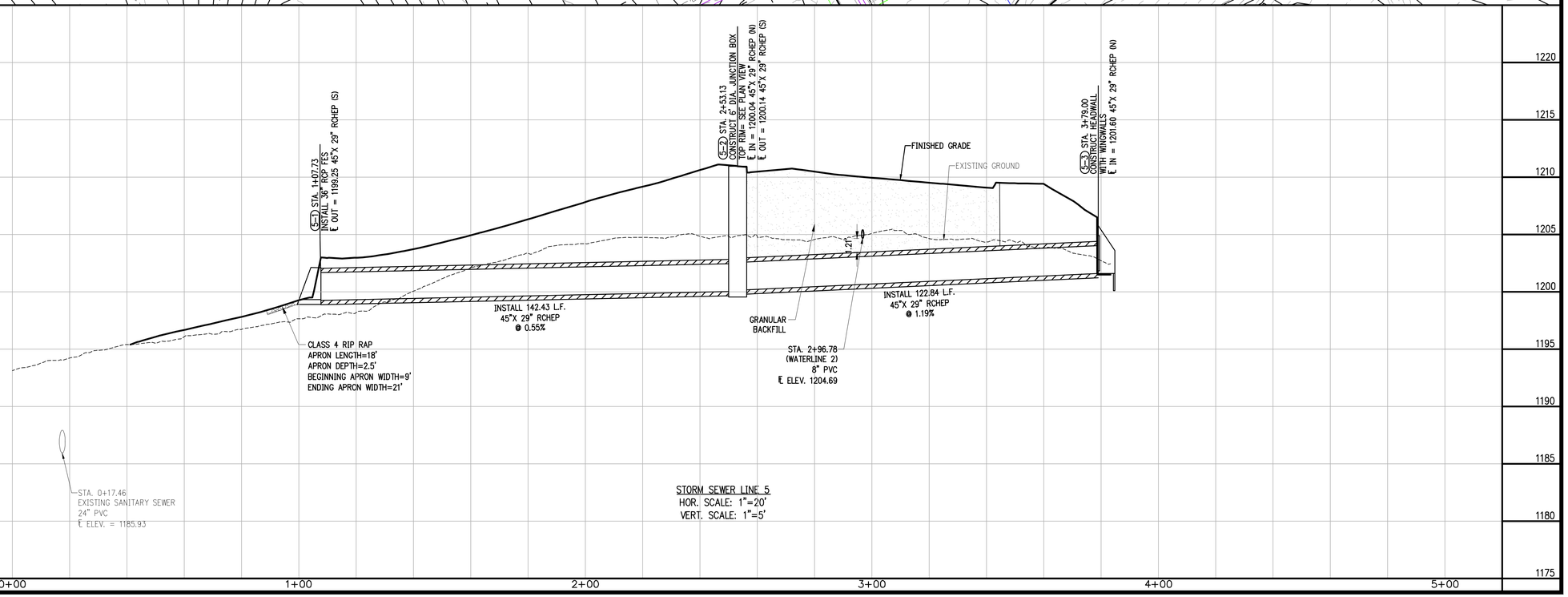
PP25-0009

STORM SEWER LINE 4 P&P (C)

C-206

DRAWING: C:\171063X4_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\STORM SEWER.DWG
LAYOUT#: LAYOUT1 | LAST PLOTTED: 5/5/2026 9:55:58 AM
LAST PLOTTED BY: ALISON LAREY | 5/5/2026 9:55:58 AM





STORM SEWER LINE 5
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

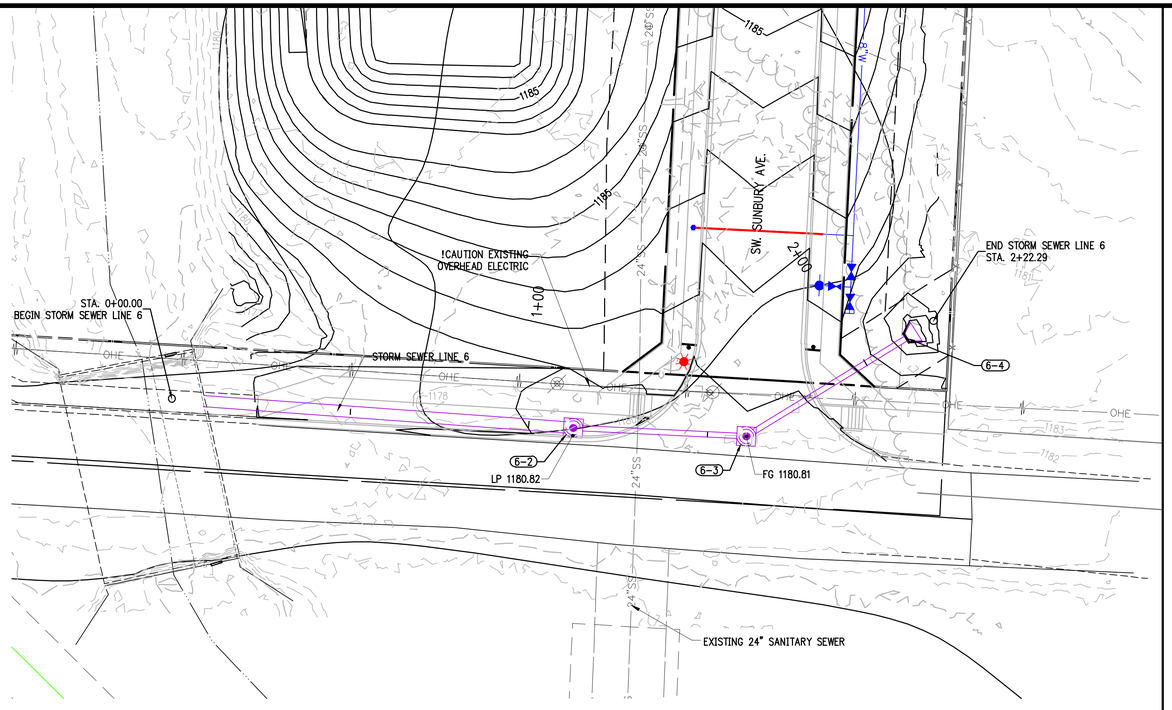
PP25-0009

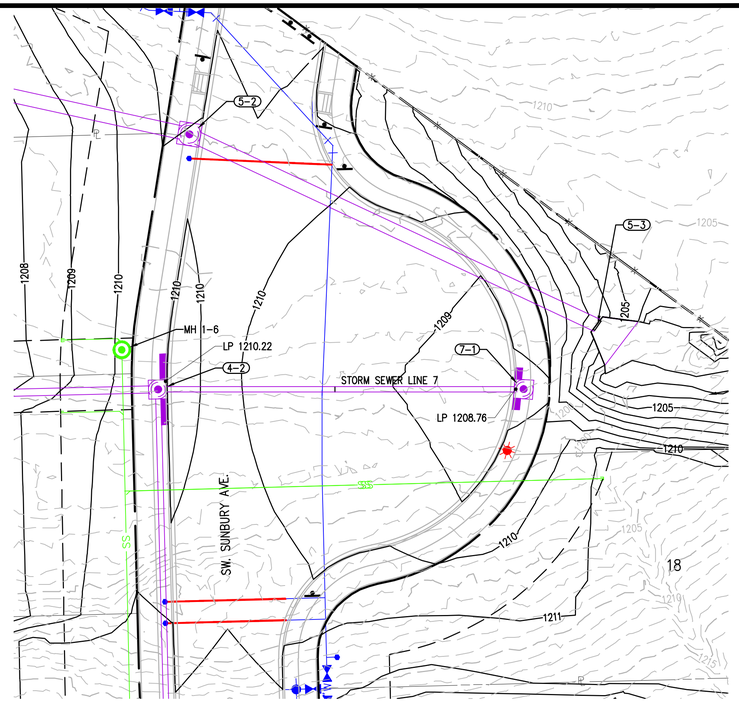
5.5.2026

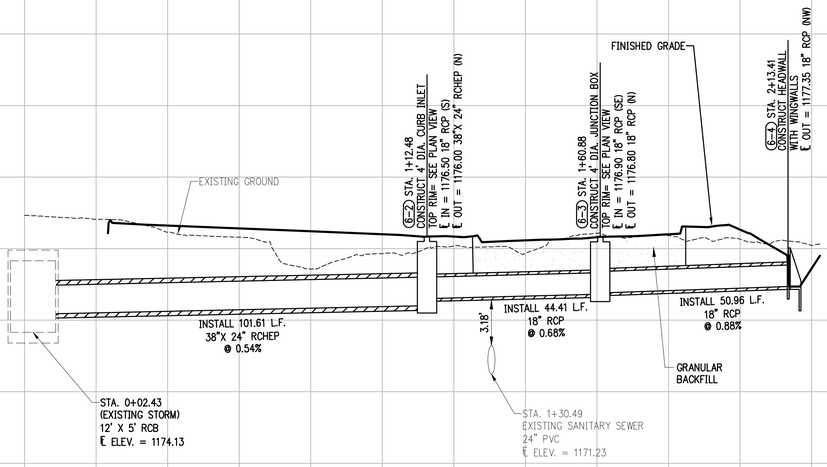
STORM SEWER LINE 5 P&P (C)

C-207

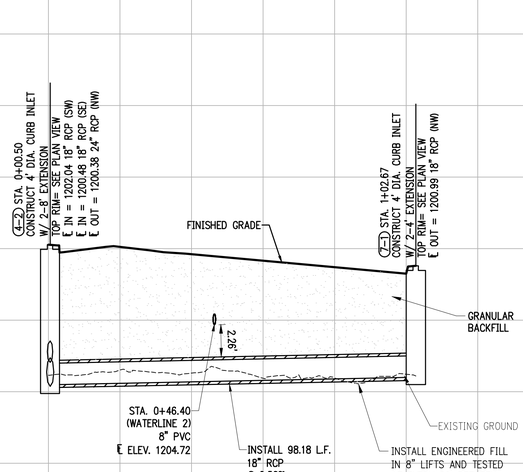
DRAWING: C:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\U_STORM SEWER.DWG
LAYOUT: LAYOUT1 (C207) | XREF: 17106304_BASE.DWG
LAST PLOTTED BY: ALISON LAREY, 5/5/2026 9:23:14 AM







STORM SEWER LINE 6
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 7
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

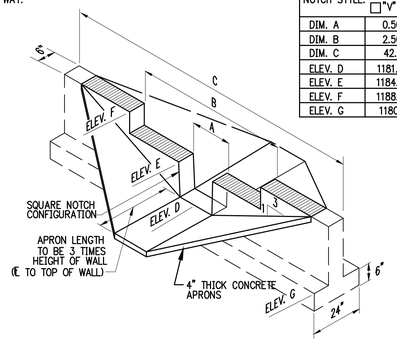
STORM SEWER LINE 6 & 7 P&P (C)

C-208

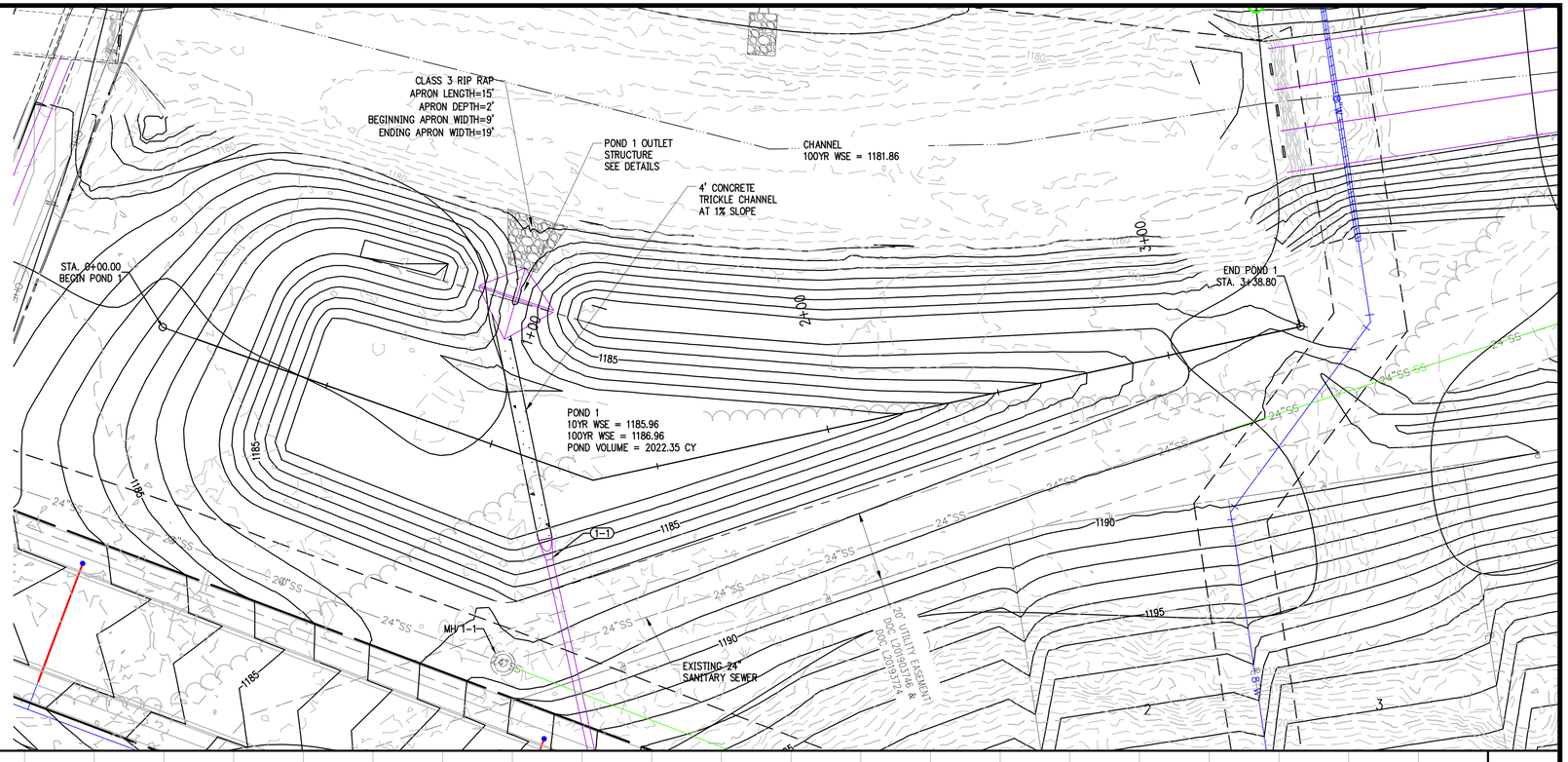
DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 STORM SEWER.DWG
LAYOUT: C-208 P&P (C) | XREF: C-208 P&P (C).DWG
LAST PLOTTED BY: ALLISON LANEY, 5/5/2026 9:25:53 AM

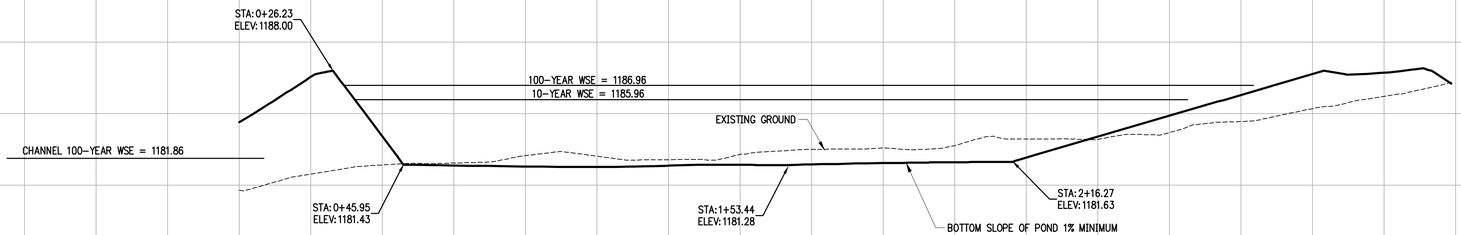
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
3. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
4. REINFORCEMENT SHALL BE #4s AT 12" O.C. EACH WAY.

NOTCH STYLE:	☒SQUARE ☐"V"
DIM. A	0.50'
DIM. B	2.50'
DIM. C	42.5
ELEV. D	1181.00
ELEV. E	1184.50
ELEV. F	1188.00
ELEV. G	1180.5



POND 1 WALL STYLE RELEASE STRUCTURE
NTS





POND 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 19309 TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

5.5.2026

POND 1 P&P (C)

C-209

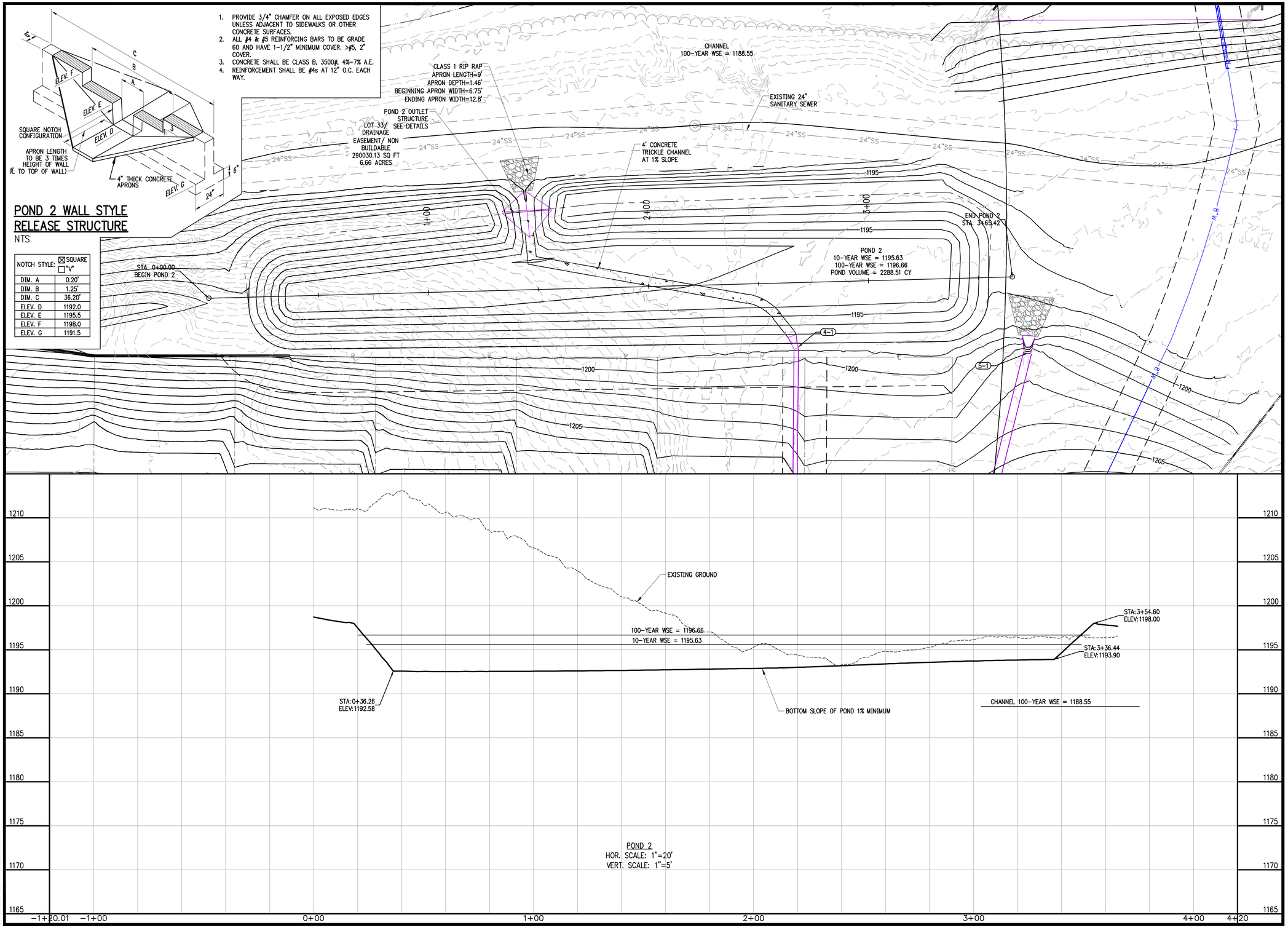
DRAWING: C:\17106304_PROVIDENCE VILLAGE PHASE IV\CIVIL\DWG\17106304_PROVIDENCE VILLAGE PHASE IV_MAIN.DWG
LAYOUT: C-209 | XREF: | PLOT: 5/5/2026 10:03:57 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:29:54 AM

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
3. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
4. REINFORCEMENT SHALL BE #4s AT 12" O.C. EACH WAY.

POND 2 WALL STYLE RELEASE STRUCTURE

NTS

NOTCH STYLE:	☒ SQUARE ☐ "V"
DIM. A	0.20'
DIM. B	1.25'
DIM. C	36.20'
ELEV. D	1192.0
ELEV. E	1195.5
ELEV. F	1198.0
ELEV. G	1191.5



POND 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

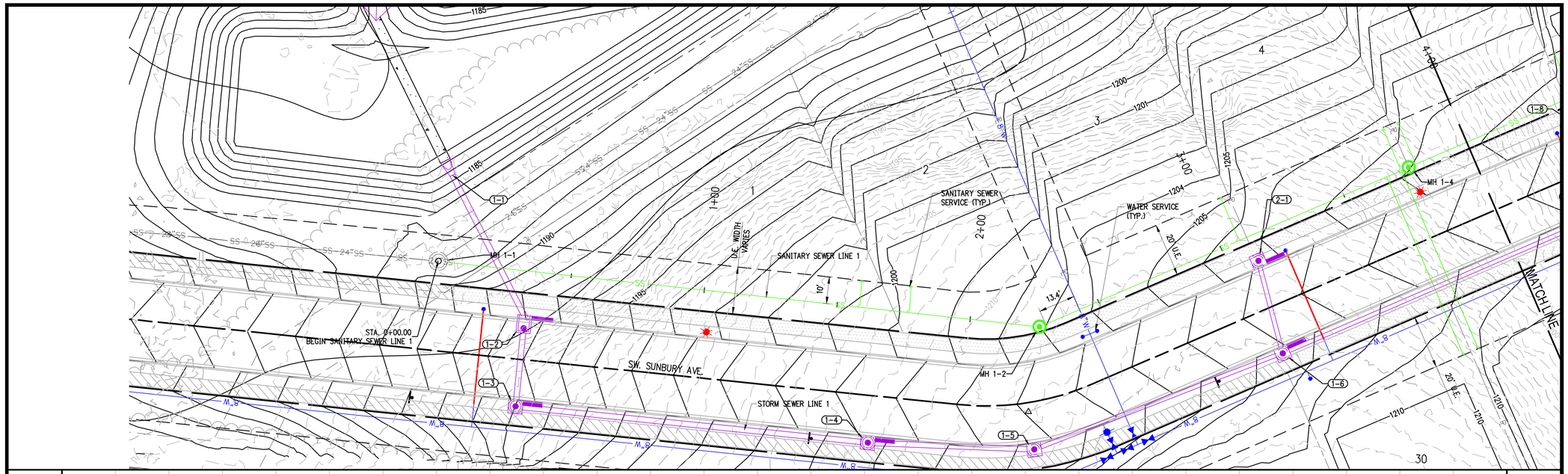
PP25-0009

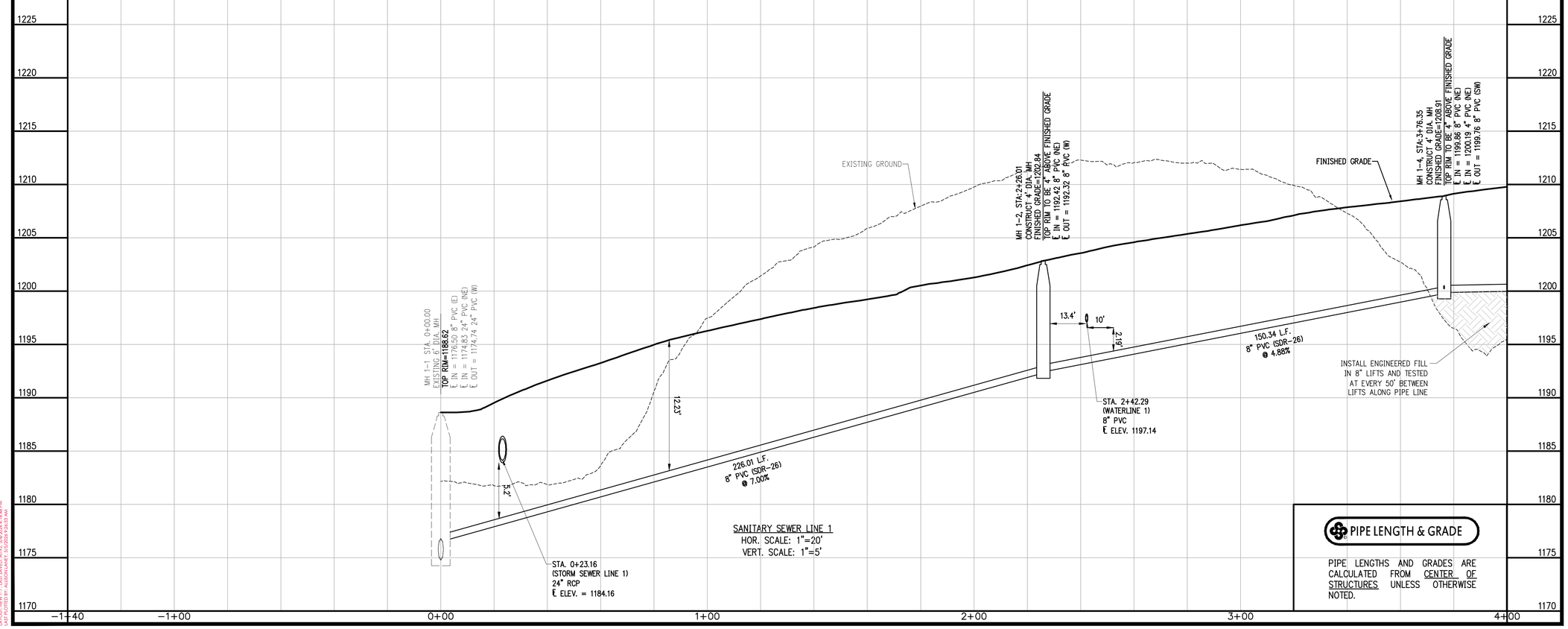
5.5.2026

POND 2 P&P (C)

C-210

DRAWING: G:\17106304_PROVIDENCE VILLAGE PHASE IV\CIVIL\CONSTRUCTION\17106304_PROVIDENCE VILLAGE PHASE IV_STORM SEWER.DWG
LAYOUT: C-210 POND 2 P&P (C) PLOT DATE: 5/5/2026 10:15:07 AM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 9:25:58 AM





SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710630.4
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

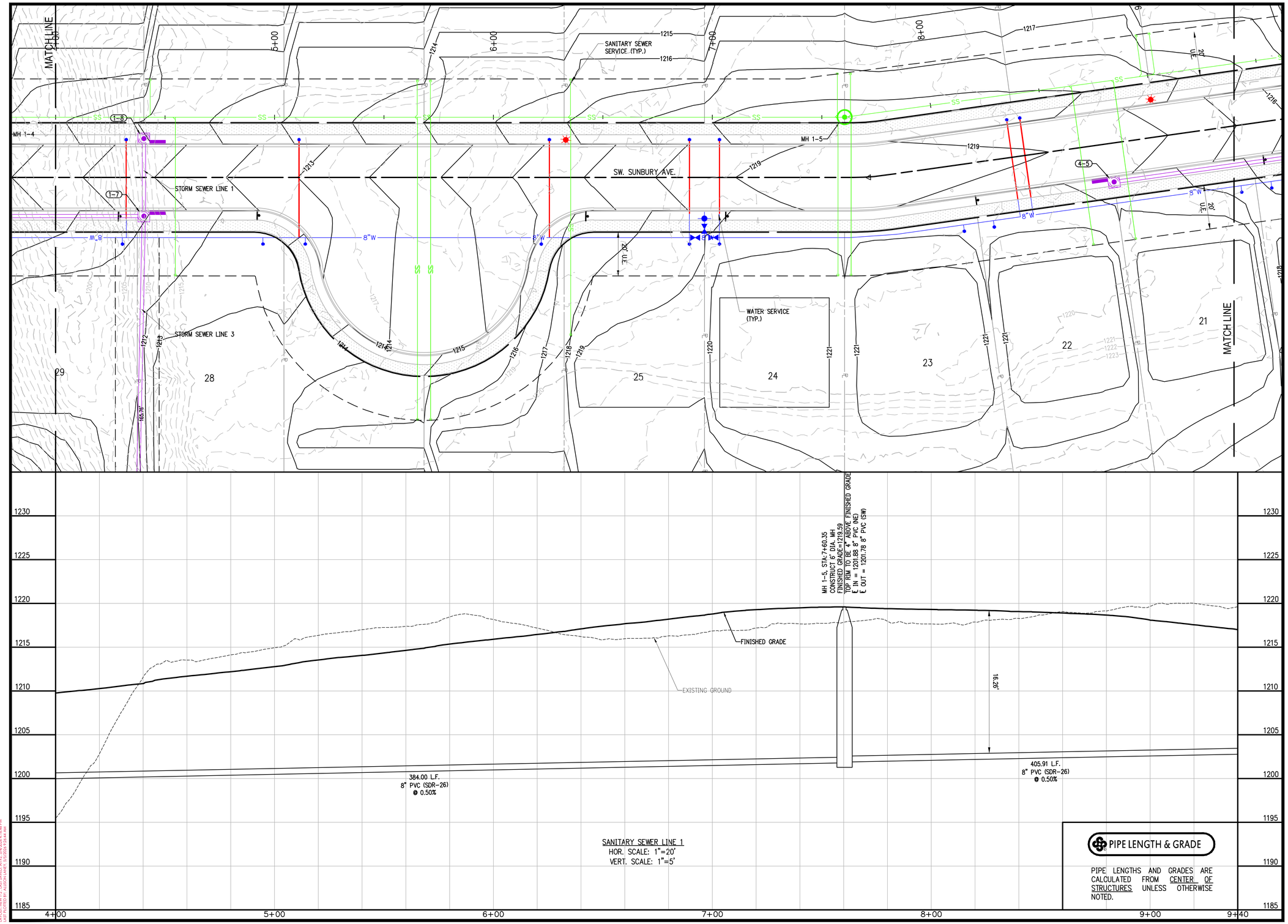
PP25-0009

5.5.2026

SANITARY SEWER LINE 1 P&P (C)

C-211

DRAWING: G:\1710630.4_PROVIDENCE INFRASTRUCTURE\CIVIL\DWG\1 SANITARY SEWER.DWG
LAYOUT: C-211 | XREF: | PLOT: 5/5/2026 9:54:33 AM
LAST PLOTTED BY: ALLISON LANEY, 5/5/2026 9:54:33 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

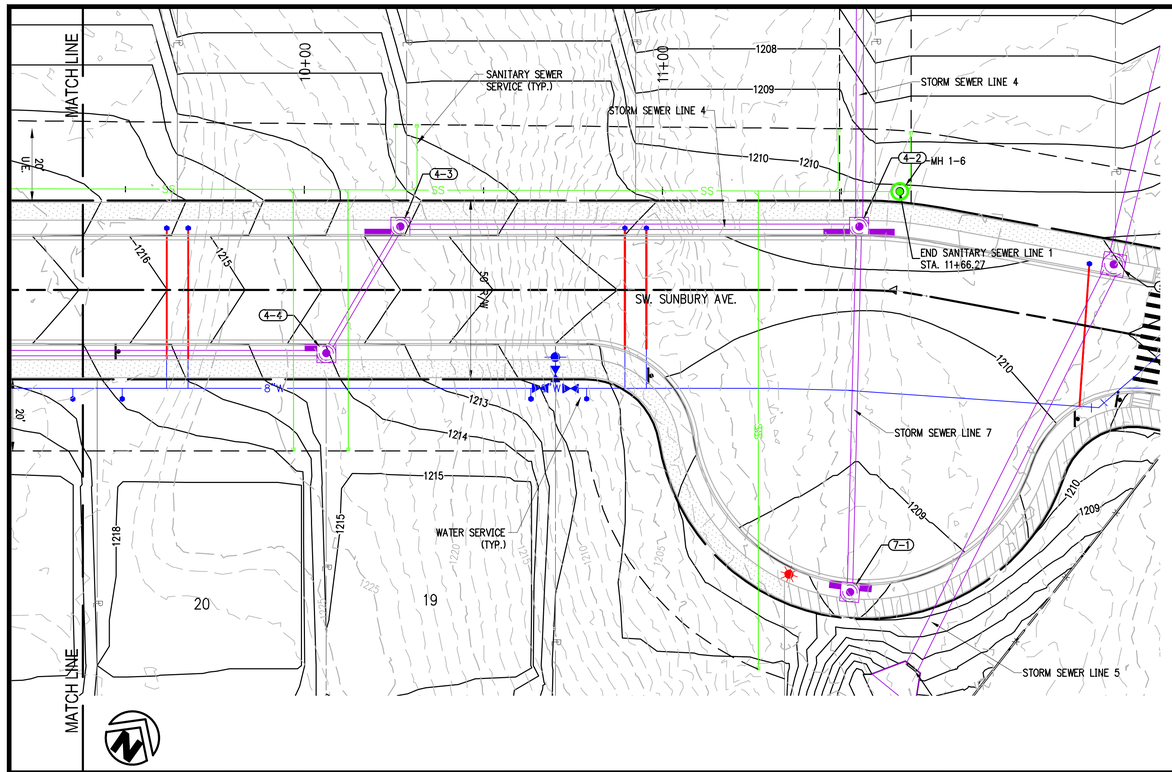
PP25-0009

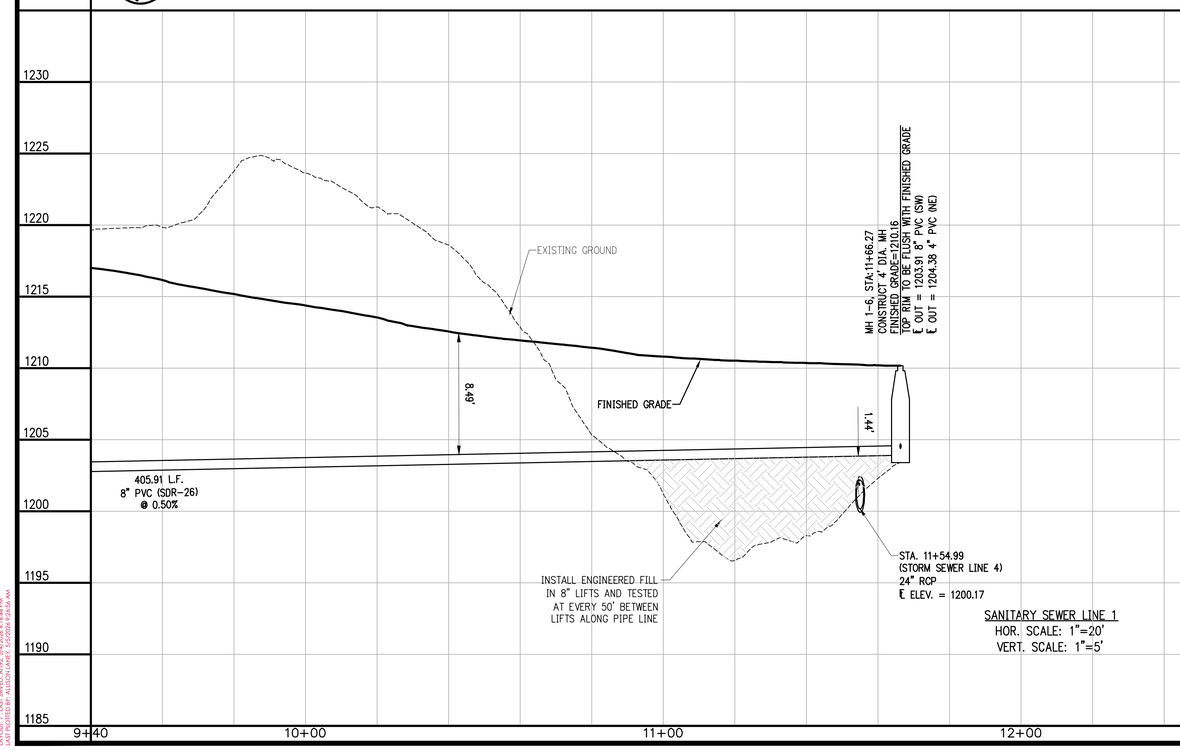
5.5.2026

SANITARY SEWER LINE 1 P&P (C)

C-212

DRAWING: C:\17106304_PROVIDUS\INFRASTRUCTURE\CIVIL\DWGS\1 SANITARY SEWER\DWG
LAYOUT: C-212 | USER: ALISON.LANEY | 5/5/2026 11:46:48 PM
LAST PLOTTED BY: ALISON LANEY, 5/5/2026 11:26:44 AM





SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC BY:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 19309 TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

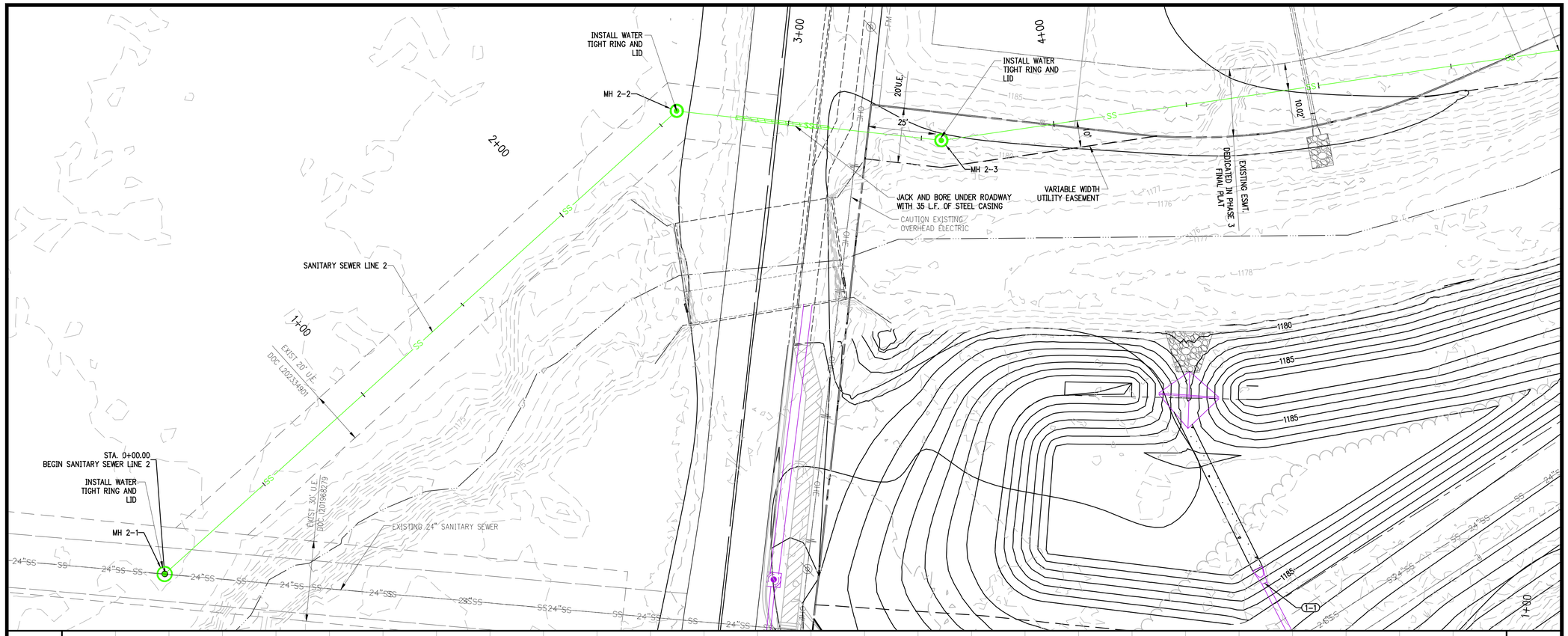
PP25-0009

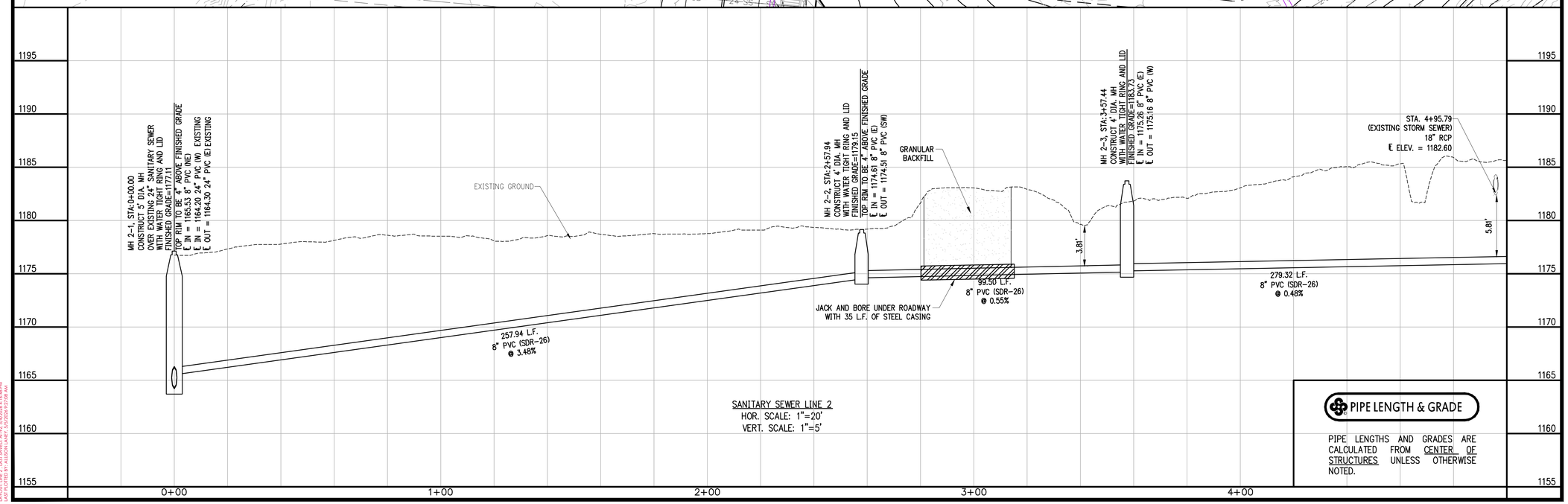
5.5.2026

SANITARY SEWER LINE 1 P&P (C)

C-213

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWGS\SANITARY SEWER.DWG
LAYOUT: LAYOUT1 PLOT SCALE: 1.00 PLOT STYLE: ACAD.ctb
LAST PLOTTED BY: ALLISON LANE 5/5/2026 9:26:56 AM





SANITARY SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

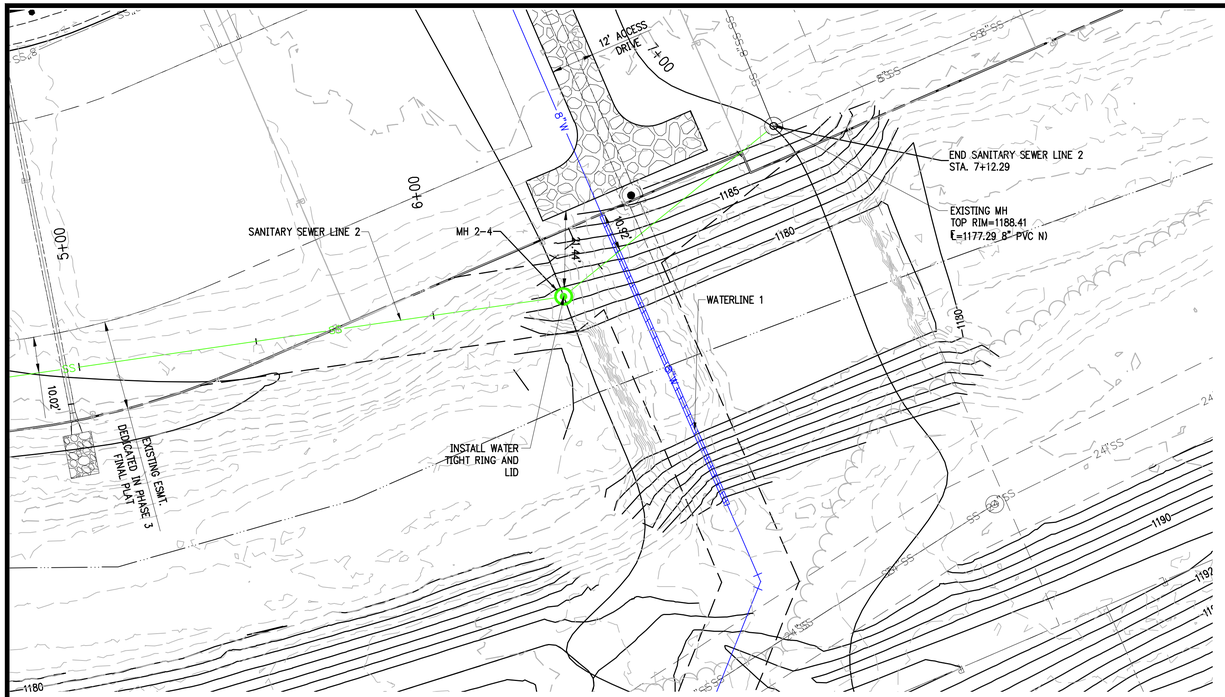
PP25-0009

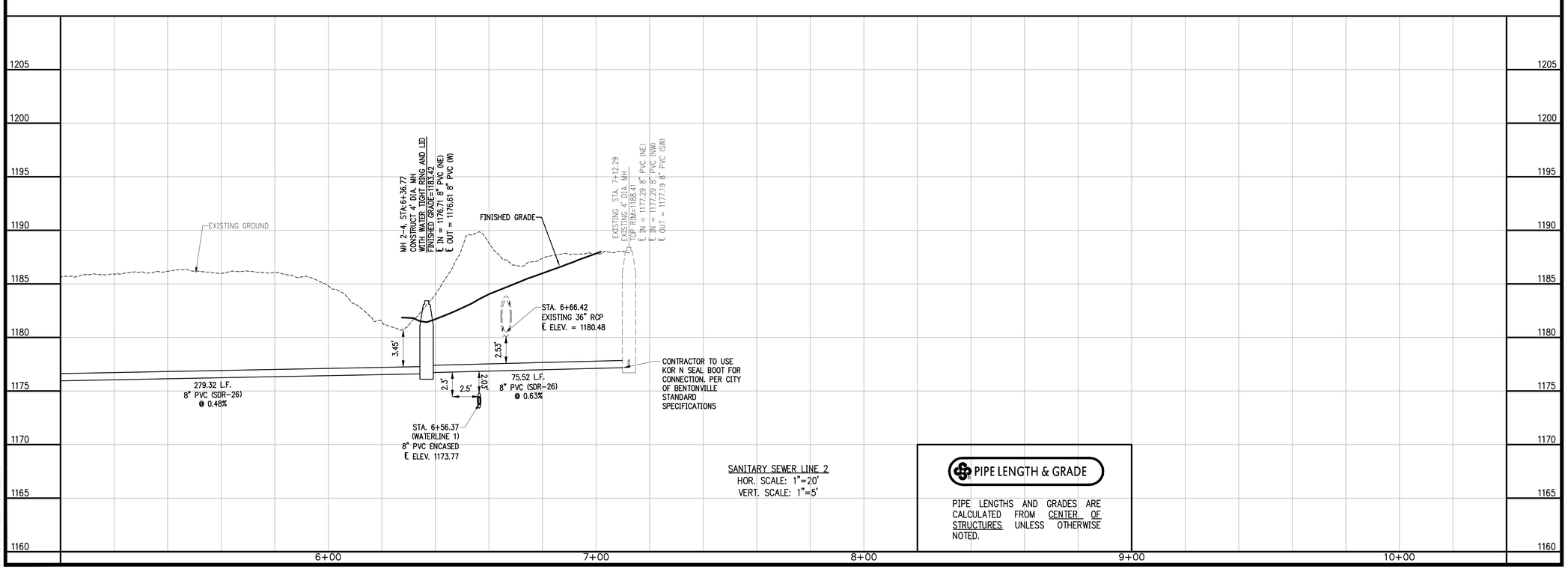
5.5.2026

SANITARY SEWER LINE 2 P&P (C)

C-214

DRAWING: G:\17106304_PROVIDENCE\BIM\REVIT\RELEASE\CIVIL\CIVIL\17106304_SANITARY SEWER LINE 2 PROFILE_C.dwg, 5/5/2026 7:27:38 AM, ALLISON LANEY
LAST PLOTTED BY: ALLISON LANEY, 5/5/2026 7:27:38 AM





SANITARY SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710.4304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

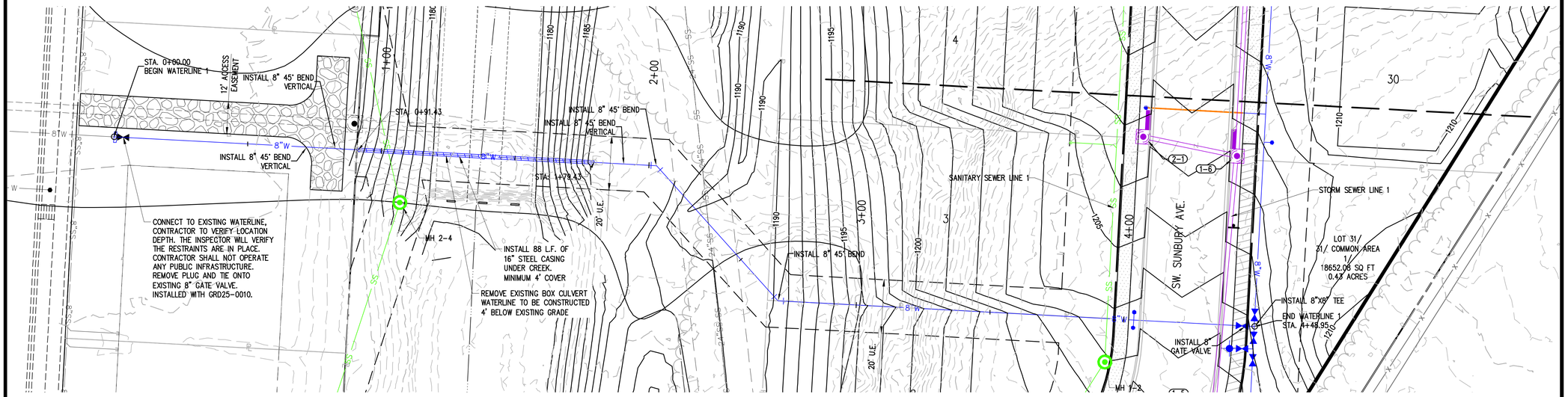
PP25-0009

5.5.2026

SANITARY SEWER LINE 2 P&P (C)

C-215

DRAWING: G:\1710.4304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\SANITARY SEWER.DWG
LAYOUT: C-215 | LAST SAVED BY: TLINDLEY | 5/5/2026 4:43:59 PM
LAST PLOTTED BY: ALISON LAMEY, 5/5/2026 4:27:19 PM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
5.5.2026

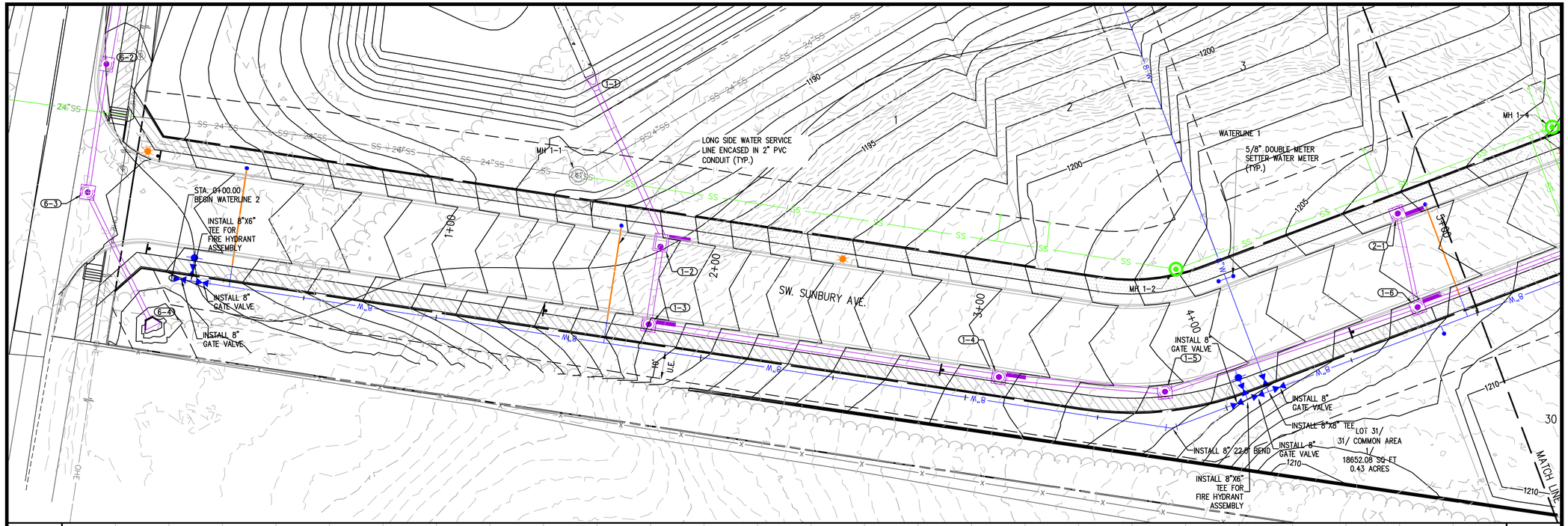
© 2026 Crafton, Tull & Associates, Inc.

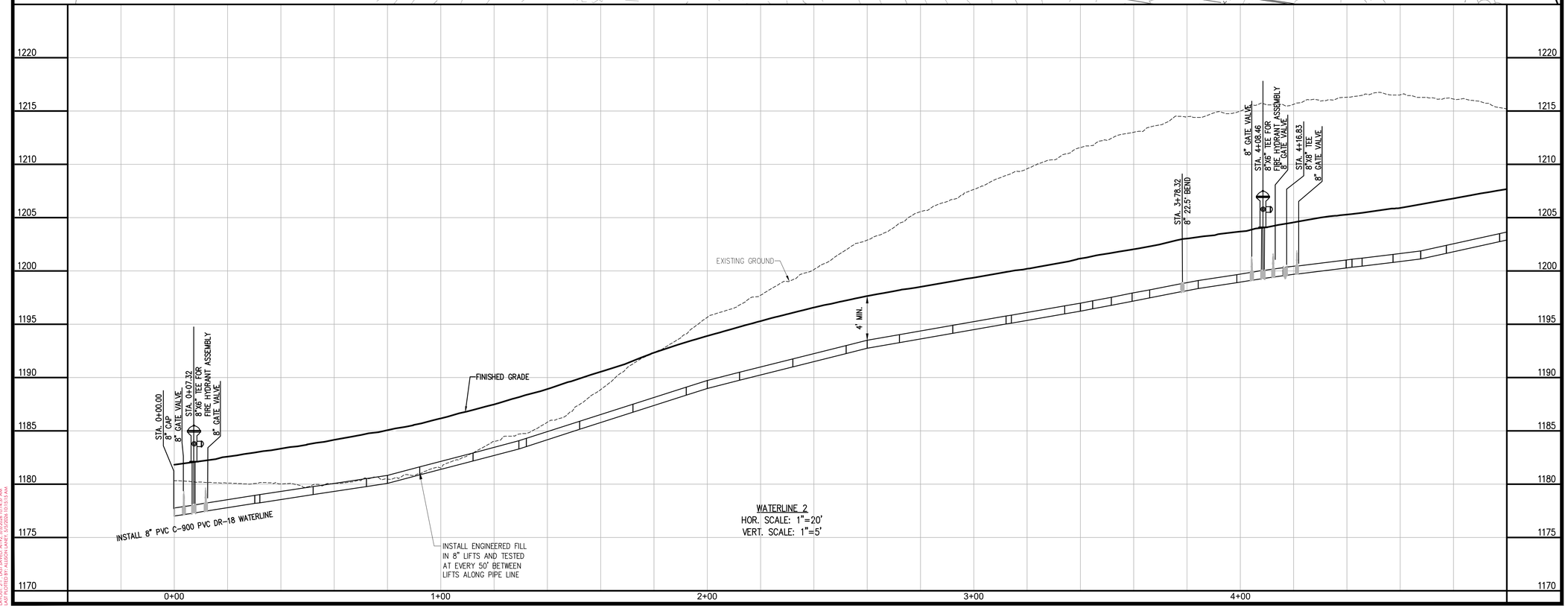
PP25-0009

WATERLINE 1 P&P (C)

C-216

DRAWING: G:\17106304_PROVIDENCE\BW\INFRASTRUCTURE\CIVIL\DWG\WATER P&P.DWG
LAYOUT: C-216 | USER: TLINDLEY | DATE: 5/5/2026 10:20:12 AM
LAST PLOTTED BY: ALISON LAKEY, 5/5/2026 10:20:12 AM





WATERLINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

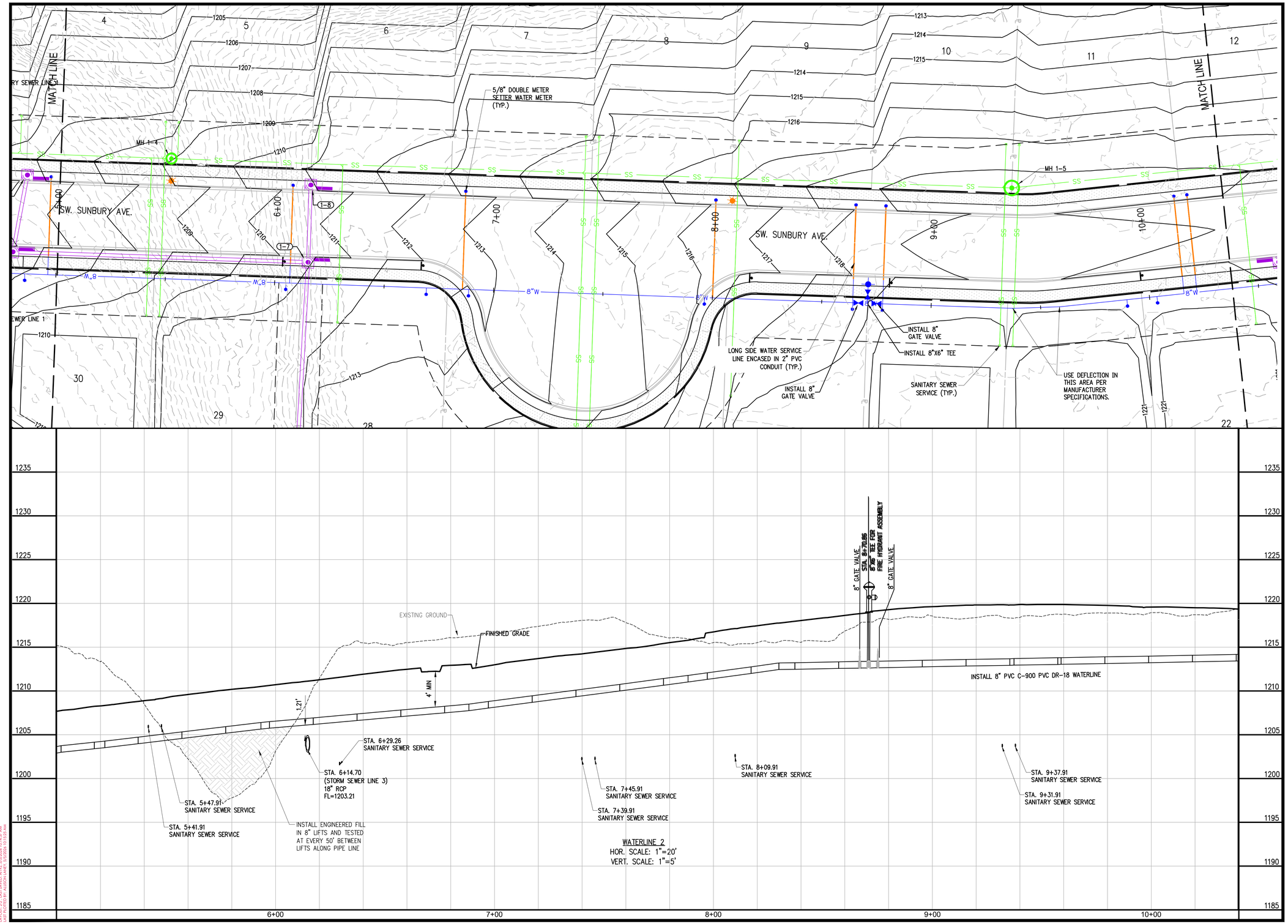
PP25-0009

5.5.2026

WATERLINE 2 P&P (C)

C-217

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 WATER P&P.DWG
LAYOUT: C-217 WATERLINE 2 P&P (C) 5/5/2026 10:15:13 AM
LAST PLOTTED BY: ALLISON LAMEY, 5/5/2026 10:15:13 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

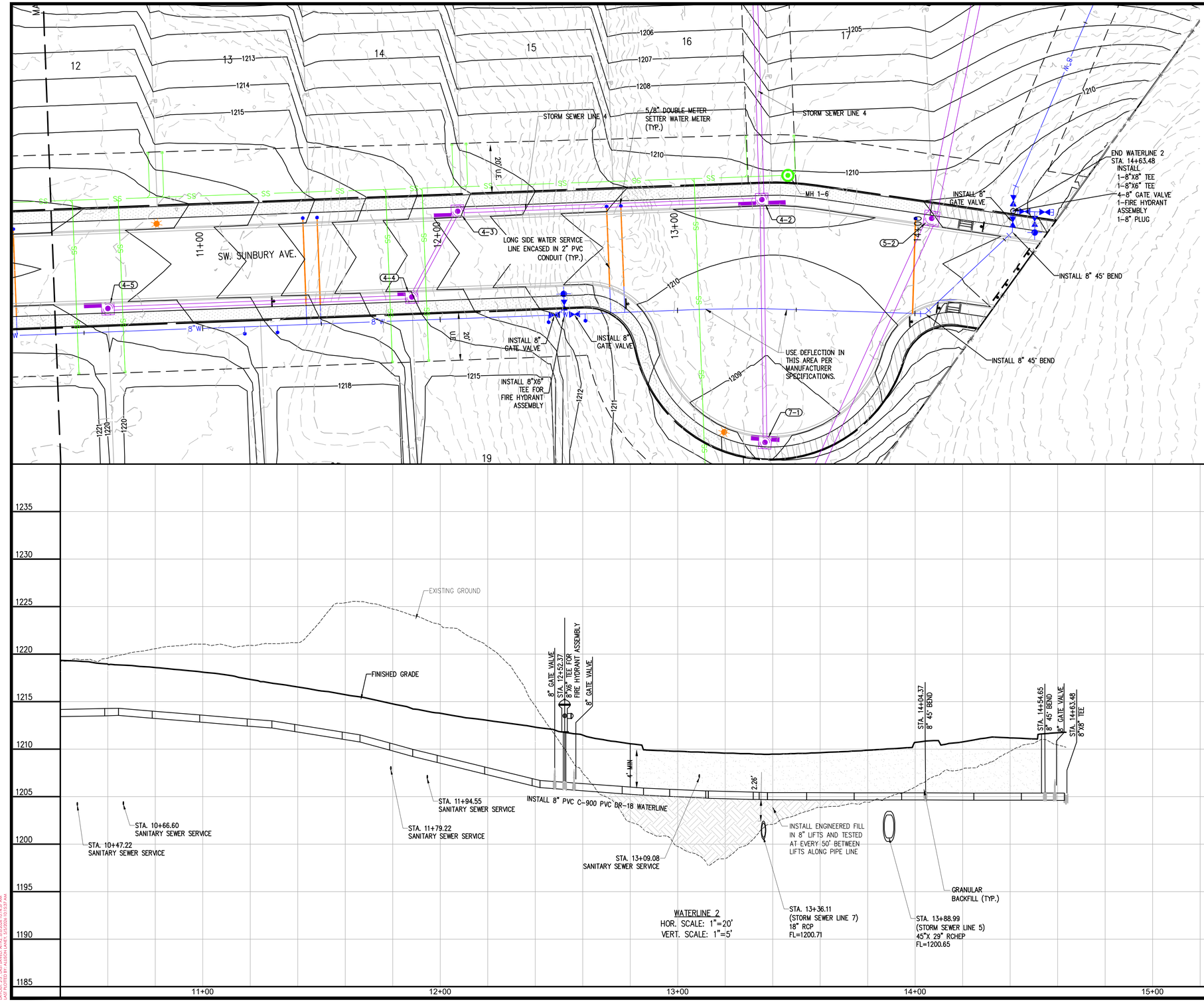
PP25-0009

5.5.2026

WATERLINE 2 P&P (C)

C-218

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 WATER P&P.DWG
LAYOUT: 2_ARCH E1 (30.00 X 42.00 INCHES) LANDSCAPE
LAST PLOTTED BY: ALLISON LAMEY, 5/5/2026 10:12:25 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

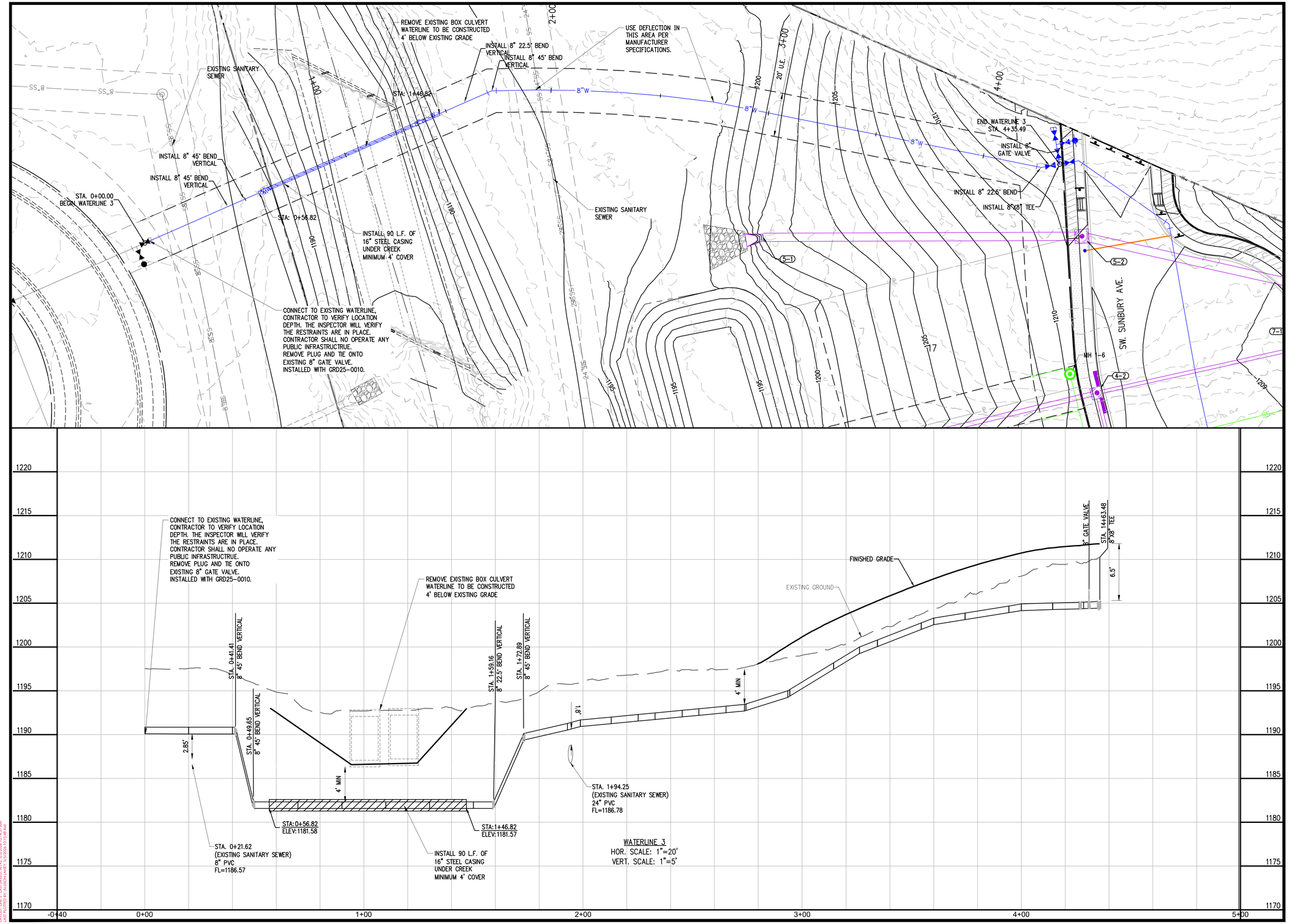
PP25-0009

5.5.2026

WATERLINE 2 P&P (C)

C-219

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 WATER P&P.DWG
LAYOUT: 1_ARCH D 24X36 (1) XREF: 17106304_TOPO.DWG
LAST PLOTTED BY: ALLISON LAMEY, 5/5/2026 10:13:37 AM



901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

© 2026 Crafton, Tull & Associates, Inc.

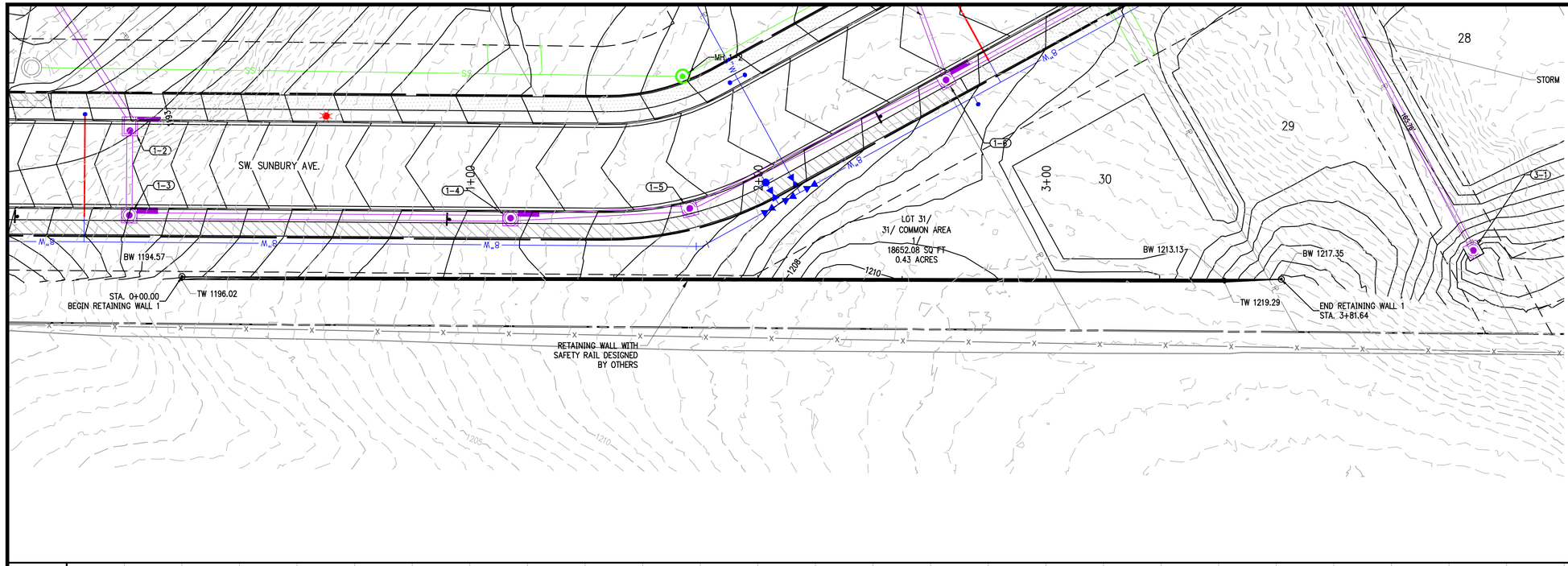
PP25-0009

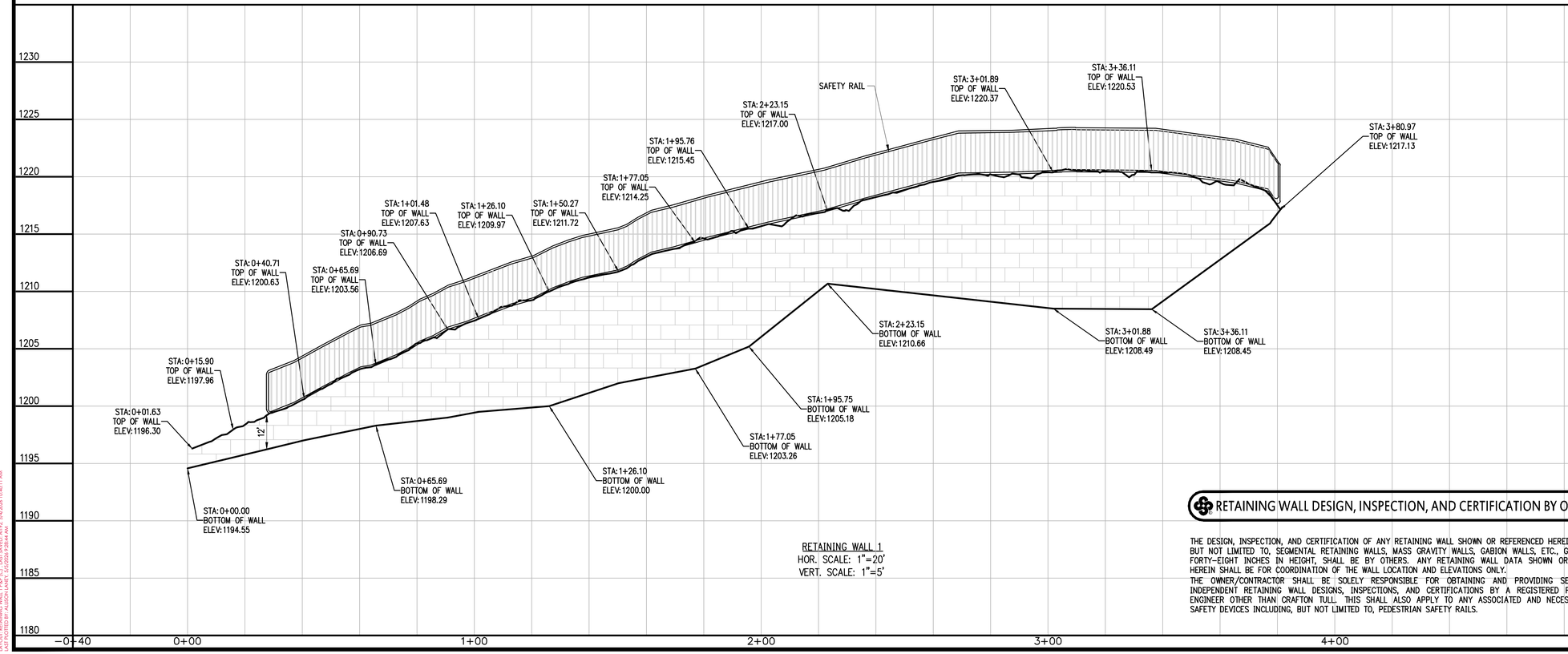
5.5.2026

WATERLINE 3 P&P (C)

C-220

DRAWING: G:\17106304 PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 WATER P&P.DWG
LAYOUT: WL3 PLAN & PROFILE | XREF: C-100 | XREF: C-101
LAST PLOTTED BY: ALISON LAIRY 5/5/2026 10:16:48 AM





RETAINING WALL 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

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.
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.

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

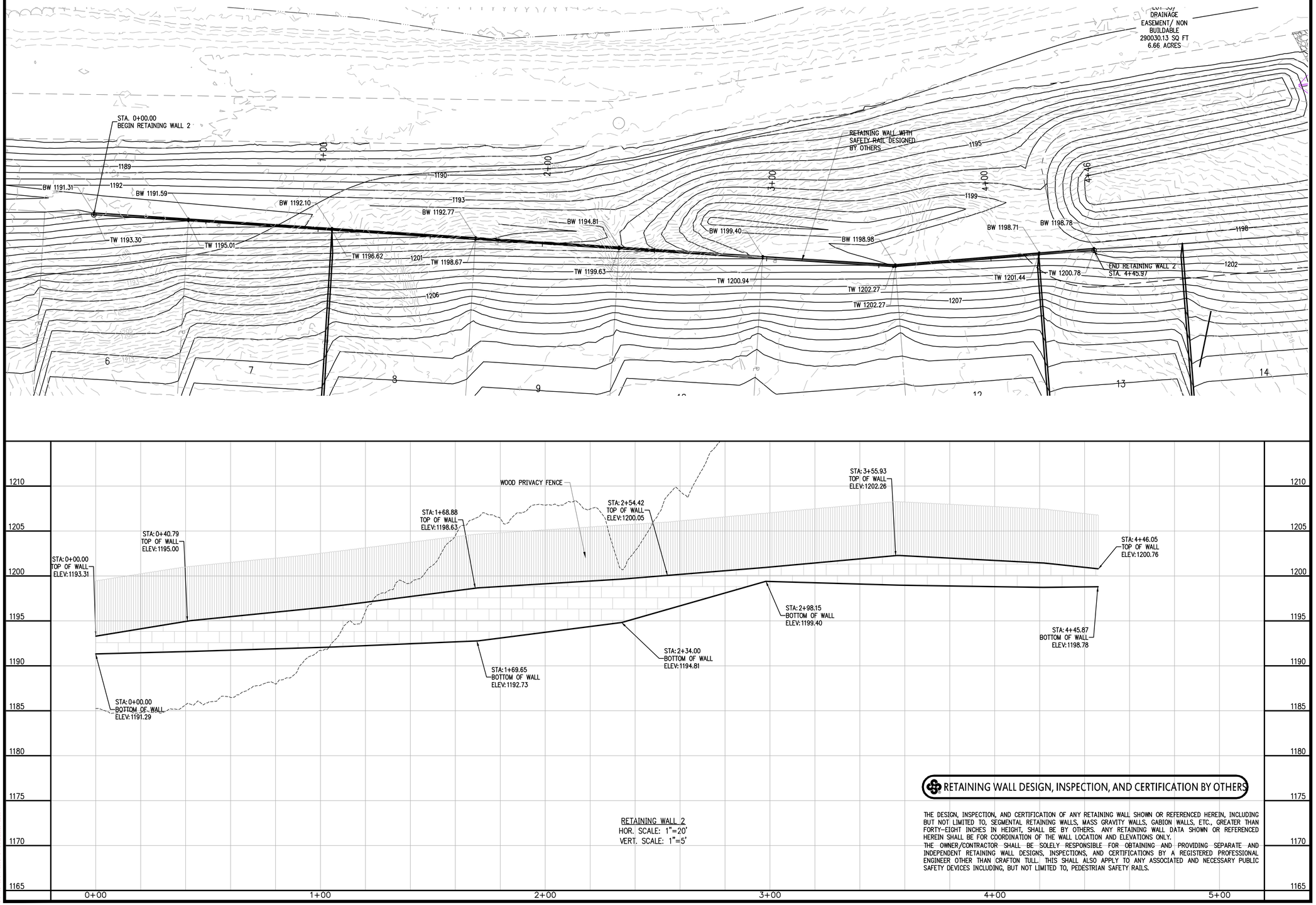
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009
5.5.2026

RETAINING WALL 1 P&P (C)

C-221

DRAWING C:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWGS\RETAINING WALL P&P.DWG
XREFS: ..\..\..\



RETAINING WALL 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

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.
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.

DRAWING: C:\1710304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\1 RETAINING WALL P&P.DWG
LAST SAVED BY: JLAMEY ON: 5/5/2026 11:47:42 AM CDT ON XREF: C:\1710304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\24 GRADING.DWG
LAST PLOTTED BY: ALLISON LAMEY, 5/5/2026 11:48:24 AM

901 N. 47th St., Suite 400
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
20' 0 20'

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710.4304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

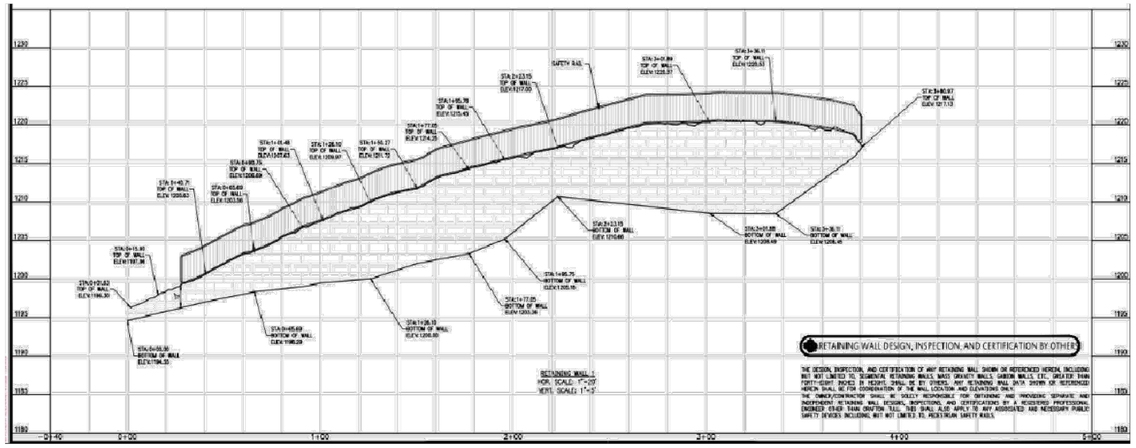
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

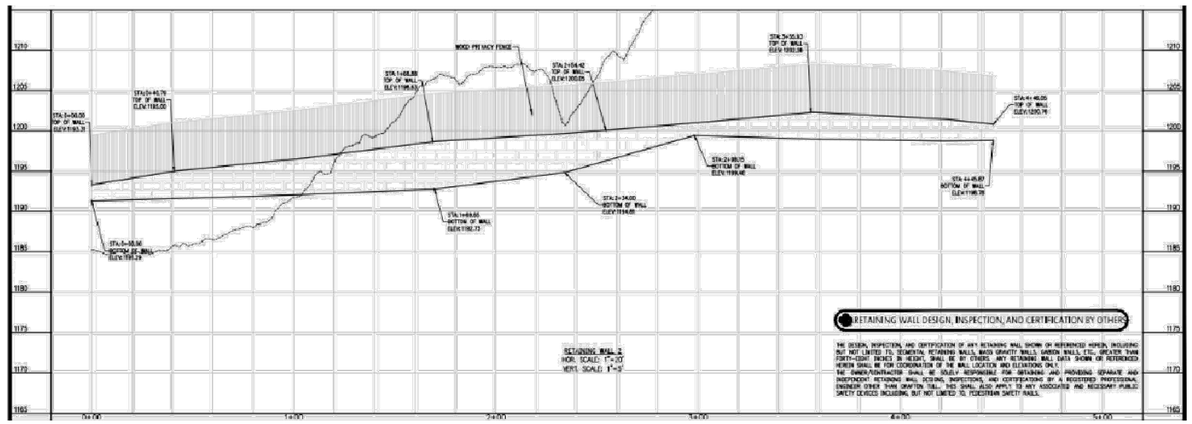
© 2026 Crafton, Tull & Associates, Inc.

PP25-0009
5.5.2026
RETAINING WALL 2 P&P (C)

C-222

RETAINING WALL
FOR
PROVIDENCE VILLAGE PHASE IV





8 x 18 inch BLOCK WITH STRATAGRID SG 200 GEOGRID

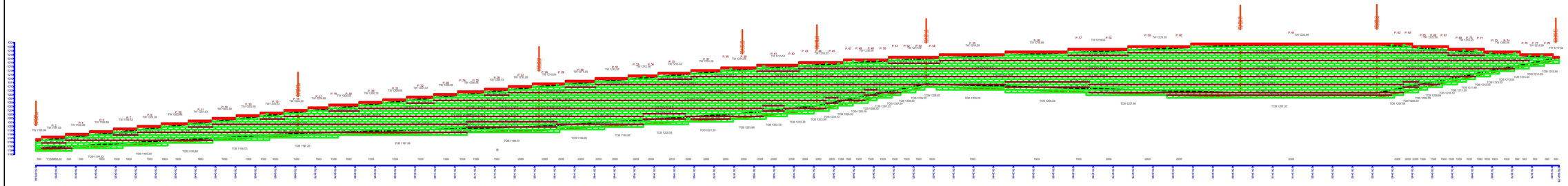
MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME PROVIDENCE VILLAGE PHASE IV	DRAWN ON 22-Apr-26	SCALE N.T.S	DRAWN BY: FABIEN MONDUN
CLIENT CRAFTON TULL	PROJECT NUMBER W26-036		CHECKED BY: STEVE GARRETT
PROJECT LOCATION BENTONVILLE, AR	COVER SHEET		SHEET S-1

DIMENSIONS ARE IMPERIAL (1H:1V)
MINIMUM BEARING CAPACITY: 2500-PSF



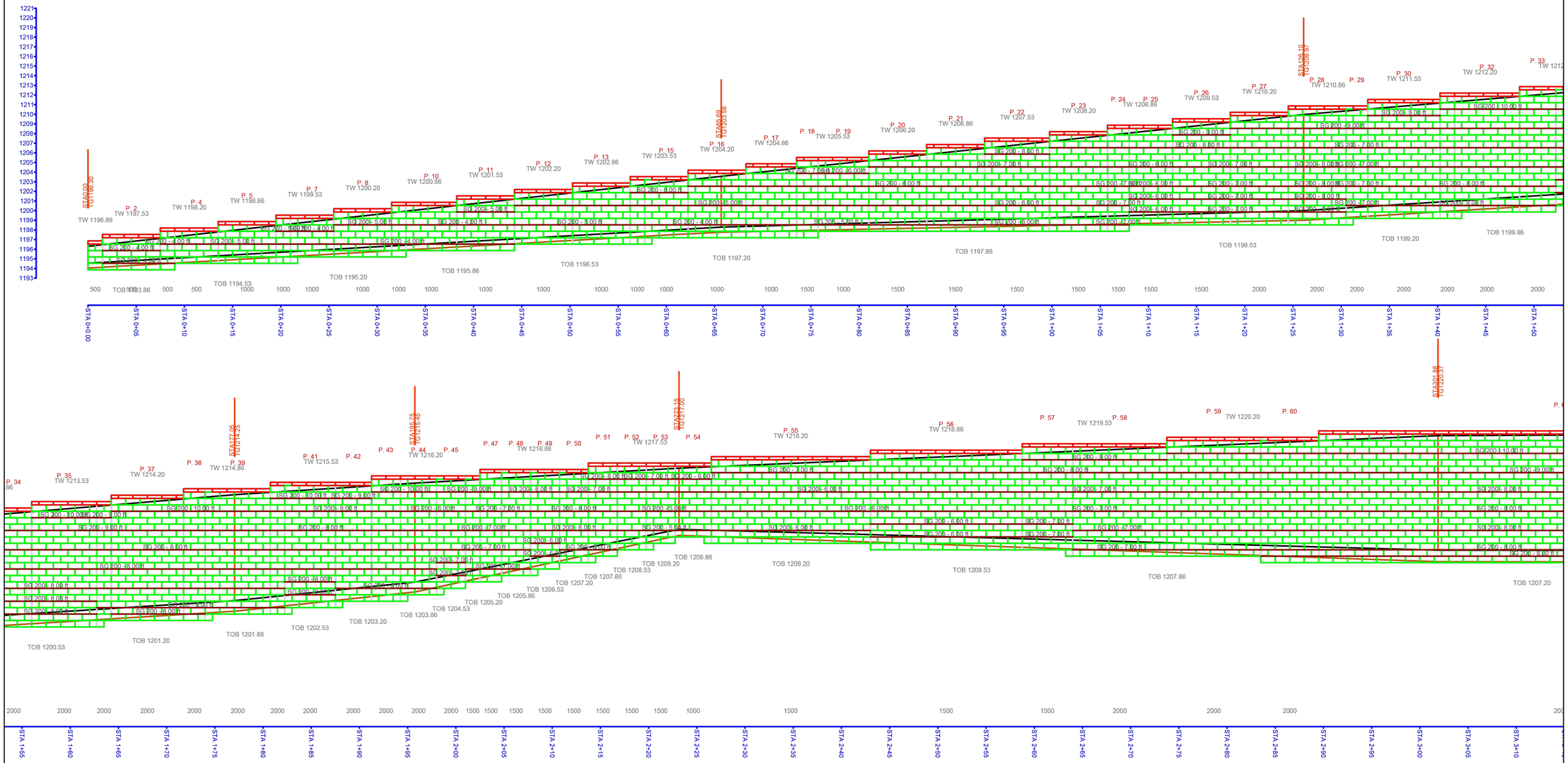
MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME PROVIDENCE VILLAGE PHASE IV	DRAWN ON 22-Apr-26	SCALE 1:5	DRAWN BY: FABIEN MONDUN
CLIENT CRAFTON TULL	PROJECT NUMBER W26-036	PAPER SIZE 11 X 17	CHECKED BY: STEVE GARRETT
PROJECT LOCATION BENTONVILLE, AR	FULL WALL 1 PROFILE		SHEET S-11

DIMENSIONS ARE IMPERIAL (1H:1V)
MINIMUM BEARING CAPACITY: 2500-PSF

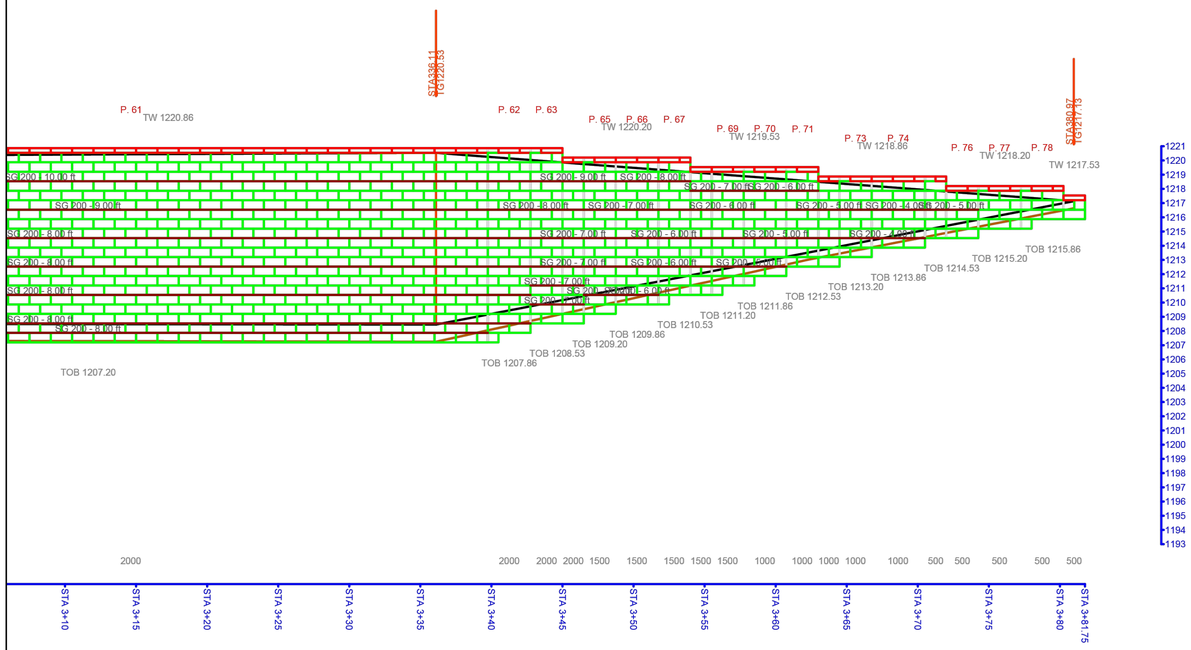


MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME PROVIDENCE VILLAGE PHASE IV	DRAWN ON 22-Apr-26	SCALE 1:10	DRAWN BY: FABIEN MONDUN
CLIENT CRAFTON TULL	PROJECT NUMBER W26-036	PAPER SIZE 11 X 17	CHECKED BY: STEVE GARRETT
PROJECT LOCATION BENTONVILLE, AR	WALL 1 PROFILE A & B		SHEET S-12



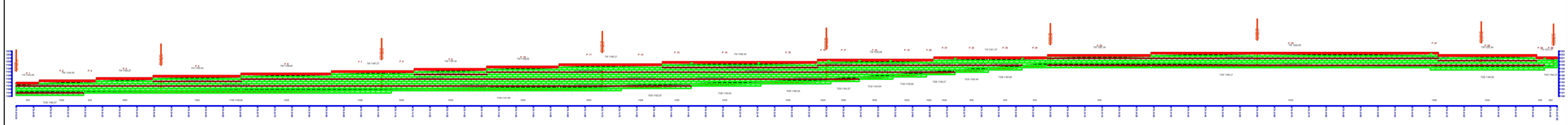
MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME PROVIDENCE VILLAGE PHASE IV	DRAWN ON 22-Apr-26	SCALE 1:10	DRAWN BY: FABIEN MONDUN
CLIENT CRAFTON TULL	PROJECT NUMBER W26-036		CHECKED BY: STEVE GARRETT
PROJECT LOCATION BENTONVILLE, AR	WALL 1 PROFILE C		SHEET S-13

DIMENSIONS ARE IMPERIAL (1H:1V)
MINIMUM BEARING CAPACITY: 2500-PSF



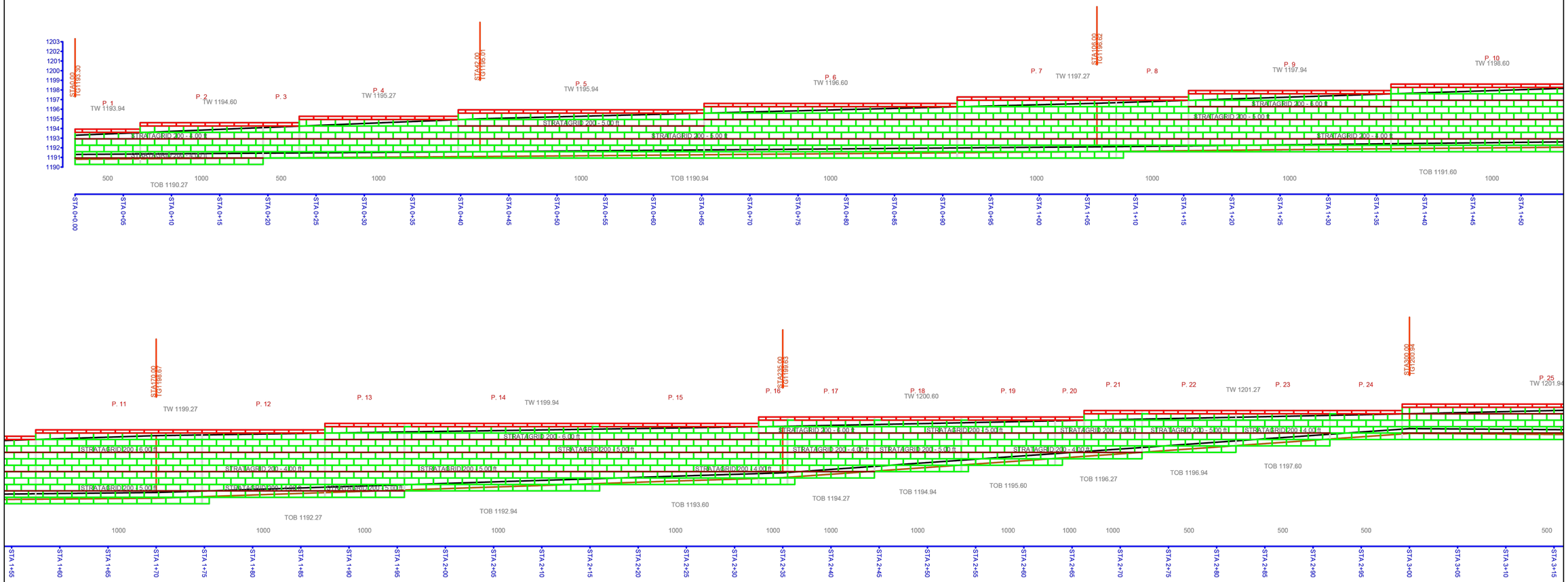
MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME *PROVIDENCE VILLAGE PHASE IV*	*DRAWN ON* *22-Apr-26*	*SCALE* *1:10*	*DRAWN BY:* *FABIEN MONDUN*
CLIENT *CRAFTON TULL*	*PROJECT NUMBER* *W26-036*	*PAPER SIZE* *11 X 17*	*CHECKED BY:* *STEVE GARRETT*
PROJECT LOCATION *BENTONVILLE, AR*	*FULL WALL 2 PROFILE*		*SHEET* S-19

DIMENSIONS ARE IMPERIAL (1H:1V)
MINIMUM BEARING CAPACITY: 2500-PSF

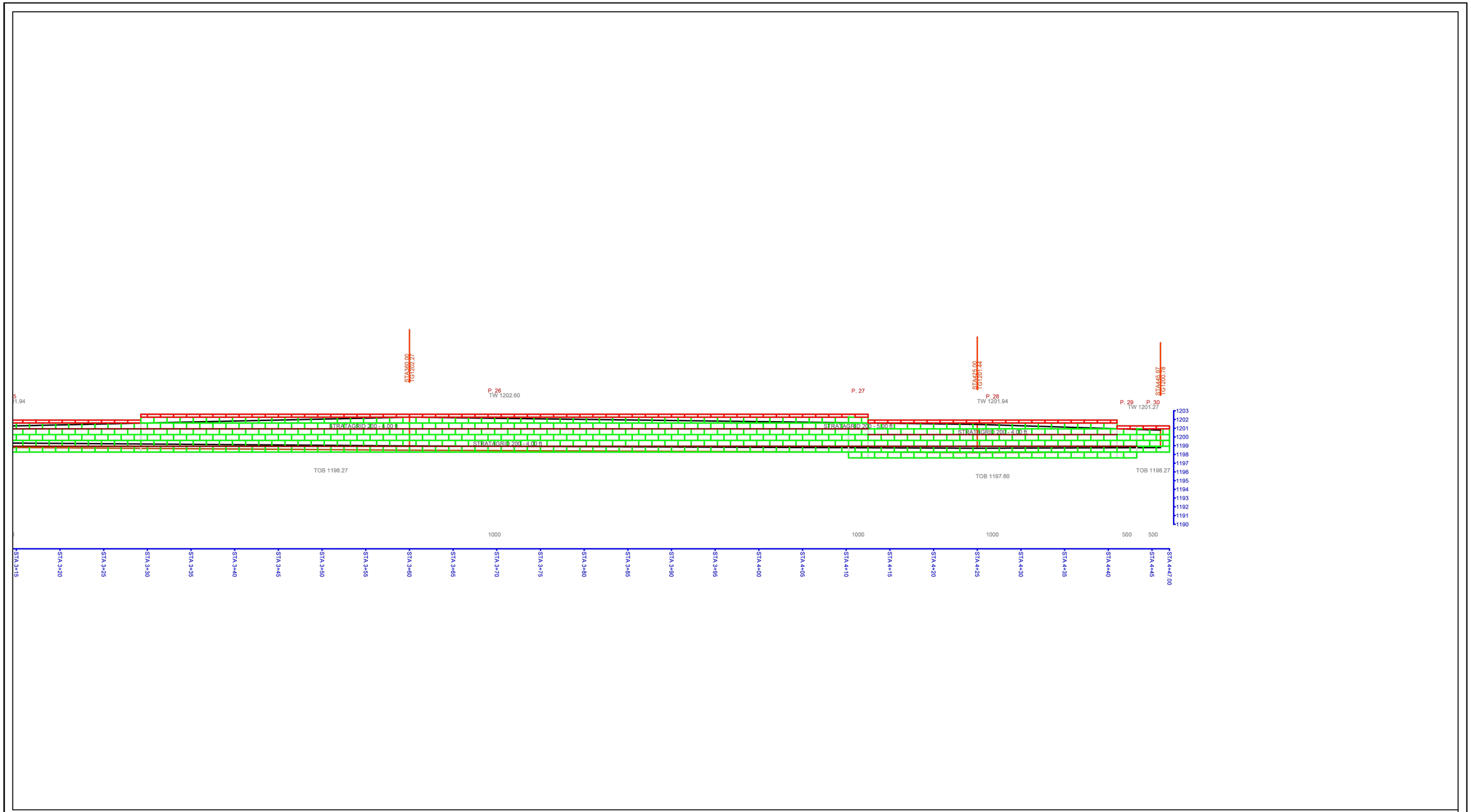


MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME *PROVIDENCE VILLAGE PHASE IV*	*DRAWN ON* *22-Apr-26*	*SCALE* *1:10*	*DRAWN BY:* *FABIEN MONDUN*
CLIENT *CRAFTON TULL*	*PROJECT NUMBER* *W26-036*	*PAPER SIZE* *11 X 17*	*CHECKED BY:* *STEVE GARRETT*
PROJECT LOCATION *BENTONVILLE, AR*	*WALL 2 PROFILE A & B*		*SHEET* S-20



MTA ENGINEERS

8001 NATIONAL DRIVE, LITTLE ROCK AR 72209

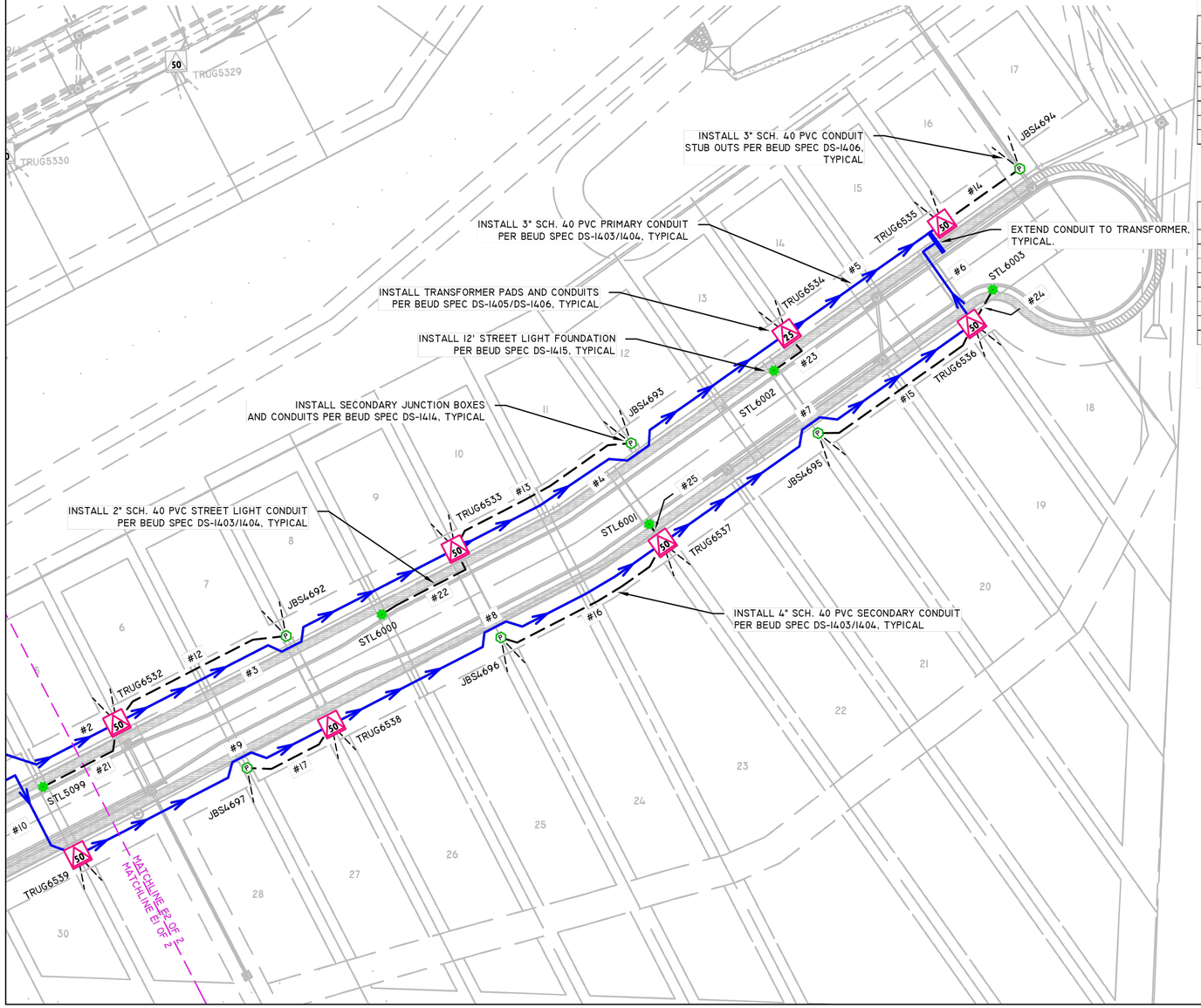
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 8019
STEVEN RAY GARRETT

PROJECT NAME PROVIDENCE VILLAGE PHASE IV	DRAWN ON 22-Apr-26	SCALE 1:10	DRAWN BY: FABIEN MONDUN
CLIENT CRAFTON TULL	PROJECT NUMBER W26-036	PAPER SIZE 11 X 17	CHECKED BY: STEVE GARRETT
PROJECT LOCATION BENTONVILLE, AR	WALL 2 PROFILE C		SHEET S-21

N

ISSUED FOR CONSTRUCTION
DATE: 6/27/2022 BY: JDM

CONTRACTOR NOTES:
1. CALL 479-271-3135 OPT. #2 FIVE DAYS IN ADVANCE FOR CONTRACTOR INSTALLED BEUD MATERIAL DELIVERY (IE JUNCTION BOX SLEEVE, TRANSFORMER PAD). CONTRACTOR MUST BE ON SITE WITH PERSONNEL AND EQUIPMENT TO UNLOAD MATERIAL AND SIGN FOR DELIVERY.
2. CALL 479-271-3135 OPT. #2, 24 HOURS IN ADVANCE TO SCHEDULE OPENING OF ELECTRIC DEVICES FOR CONDUIT INSTALLATION WHERE REQUIRED.
3. DRAWING NOT TO SCALE. UNLESS OTHERWISE NOTED ON THIS DRAWING, INSTALL ALL CONDUIT AND DEVICES IN ACCORDANCE WITH THE LATEST REVISION OF THE BEUD ELECTRIC SPECIFICATIONS.
4. THE BEUD ELECTRIC SPECIFICATIONS BOOK IS A COMPANION TO THIS DRAWING AND CAN BE DOWNLOADED AT http://tinyurl.com/beudspecs
5. SERVICE CONDUIT INSPECTION IS SCHEDULED BY CALLING THE BUILDING INSPECTION DEPARTMENT, 479-271-3125. ALL OTHER CONDUIT/ELECTRIC SITE INSPECTIONS ARE SCHEDULED BY CALLING THE PROJECT ENGINEER.



PRIMARY WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
1	POLE	7518	TRUG	6531	3"	1/0	1-PH	382
2	TRUG	6531	TRUG	6532	3"	1/0	1-PH	258
3	TRUG	6532	TRUG	6533	3"	1/0	1-PH	256
4	TRUG	6533	TRUG	6534	3"	1/0	1-PH	266
5	TRUG	6534	TRUG	6535	3"	1/0	1-PH	128
6	TRUG	6535	TRUG	6536	3"	1/0	1-PH	82
7	TRUG	6536	TRUG	6537	3"	1/0	1-PH	256
8	TRUG	6537	TRUG	6538	3"	1/0	1-PH	255
9	TRUG	6538	TRUG	6539	3"	1/0	1-PH	192
10	TRUG	6539	POLE	7519	3"	1/0	1-PH	604

TOTAL FOOTAGE TO ORDER: 3119

SECONDARY WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
11	TRUG	6531	JBS	4691	4"	4/0T	SEC	128
12	TRUG	6532	JBS	4692	4"	4/0T	SEC	128
13	TRUG	6533	JBS	4693	4"	4/0T	SEC	138
14	TRUG	6535	JBS	4694	4"	4/0T	SEC	64
15	TRUG	6536	JBS	4695	4"	4/0T	SEC	128
16	TRUG	6537	JBS	4696	4"	4/0T	SEC	128
17	TRUG	6538	JBS	4697	4"	4/0T	SEC	64

TOTAL FOOTAGE TO ORDER: 988

STREET LIGHT WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
18	TRUG	6531	STL	5097	2"	6D	SEC	224
19	STL	5097	STL	5096	2"	6D	SEC	235
20	TRUG	6531	STL	5098	2"	6D	SEC	16
21	TRUG	6532	STL	5099	2"	6D	SEC	72
22	TRUG	6533	STL	6000	2"	6D	SEC	79
23	TRUG	6534	STL	6002	2"	6D	SEC	38
24	TRUG	6536	STL	6003	2"	6D	SEC	26
25	TRUG	6537	STL	6001	2"	6D	SEC	16

TOTAL FOOTAGE TO ORDER: 946

STREET LIGHT INFORMATION

	STYLE	QTY
POLE	WADSWORTH	8
ARM	N/A	0
LUMINAIRE	GRANVILLE	8
VOLTAGE	120	

		REVISION
6/22/2022	0	ISSUED TO ENGINEER

BEUD CONSTRUCTION USE

THE CITY OF BENTONVILLE
3200 Municipal Dr
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC LAYOUT

PROVIDENCE VILLAGE PH 4
NOMAD RD
BENTONVILLE, AR 72712

SCAN FOR LATEST REVISION OF BEUD SPECS
www.tinyurl.com\BEUDspecs

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

WORK ORDER:	WFI031379
TRAKIT #:	PP22-0003
DRAWN:	JDM
CHECKED:	WDT
SHEET NUMBER:	E2 OF 2

LANDSCAPE NOTES

2. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
4. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
5. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
7. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
9. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
10. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
11. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
12. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
13. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
14. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
15. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
16. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
17. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
18. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
19. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
20. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
21. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
22. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%)OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.g)
23. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
24. ALL REQUIRED SHADE TREES TO PLANTED WITHIN THE YARDS OF THE HOMES WILL BE INSTALLED WITH THE BUILDING PERMITS FOR EACH HOME PER CODE SECTION: 1400.10 RESIDENTIAL TREE PLANTING REQUIRED a 1.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
DECIDUOUS SHADE TREE					
	12	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2"CAL	10' HT. MIN.
	18	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2"CAL	10' HT. MIN.
STREET TREES					
	14	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2"CAL	10'-12' HT.

MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION, AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. AFTER THE REQUIRED ONE YEAR WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

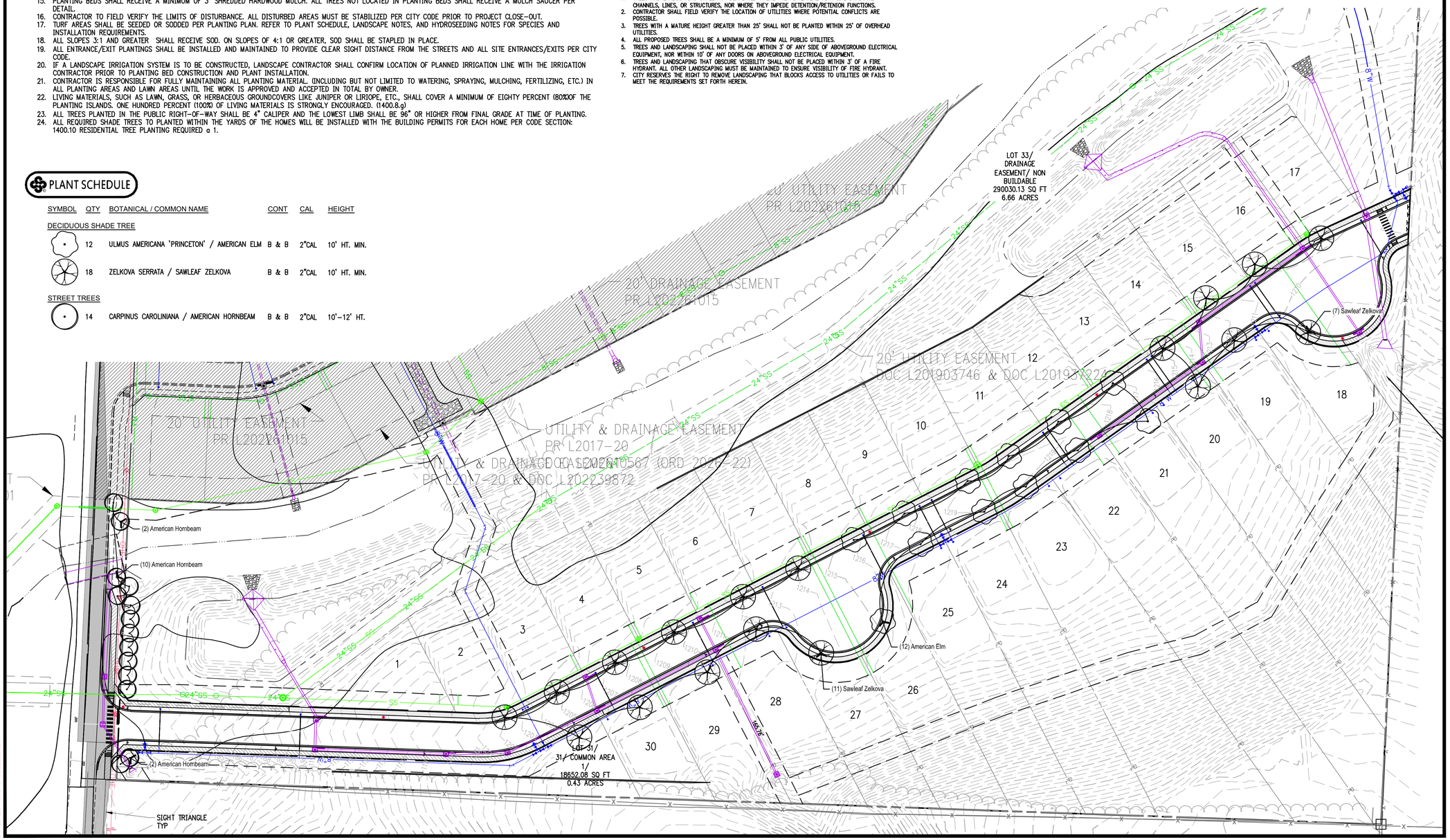
UTILITIES AND PLANT MATERIALS

1. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES WHERE POTENTIAL CONFLICTS ARE POSSIBLE.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
5. TREES AND LANDSCAPING SHALL NOT BE PLACED WITHIN 3' OF ANY SIDE OF ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' OF ANY DOORS ON ABOVEGROUND ELECTRICAL EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LANDSCAPE REQUIREMENTS

STREET TREES:
REQUIRED (NOMAD ROAD): 283.88 LF / 20 = 14 TREES PROVIDED

LOT TREES:
1 TREE PER LOT REQUIRED: 30 LOTS = 30 TREES PROVIDED



Arkansas One Call 811
Know what's **below**.
Call before you dig.

GRAPHIC SCALE IN FEET
50' 0 50'

901 N. 47th St., Suite 400
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

PROVIDENCE VILLAGE PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 1710&304
ISSUE DATE: 05/05/2026
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

© 2026 Crafton, Tull & Associates, Inc.

PP25-0009

PLANTING PLAN

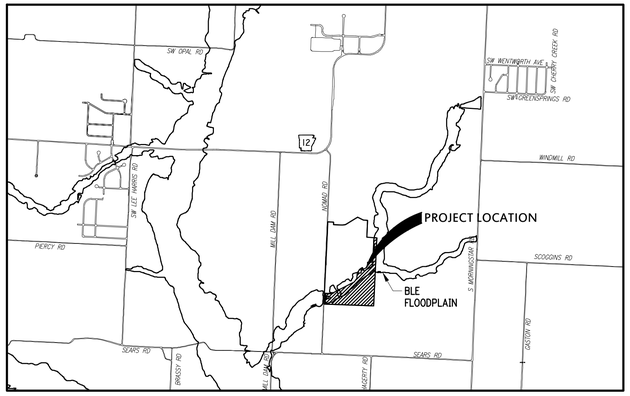
L-101

DRAWING: G:\1710\304_PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\L PLANTING PLAN.DWG
LAYOUT: L-101 PLANTING PLAN LAST MODIFIED BY: ALISON LAMEY, 2/5/2026 9:53:14 AM
LAST PLOTTED BY: ALISON LAMEY, 2/5/2026 9:53:34 AM

PROVIDENCE VILLAGE PH 4 GRADING ONLY

BENTONVILLE, ARKANSAS

EARLY GRADING



Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-101	OVERALL GRADING PLAN
C-102	EROSION CONTROL PLAN PH 1
C-103	EROSION CONTROL PLAN PH 2
C-501	EROSION CONTROL DETAILS
C-502	EROSION CONTROL DETAILS
C-503	EROSION CONTROL DETAILS
1 OF 2	CITY OF BENTONVILLE WATER DETAILS
2 OF 2	CITY OF BENTONVILLE WATER DETAILS

PLAN REVISIONS
AFG - Providence Village PH 4 - GRD25-0010 - **REVISION 0** - 9-18-2025

PROJECT INFORMATION

BUILDING SETBACK:	R-1 ZONING SETBACKS SHALL BE TO THE CURRENT ZONING DISTRICT AS STATED IN THE CITY OF BENTONVILLE ZONING CODE
TOTAL SITE AREA:	61.82± AC.
PHASE IV SITE AREA:	20.00± AC.
ZONING:	R-1
PROPERTY USAGE:	RESIDENTIAL
ATLAS PAGE #	564
OWNER:	PROVIDENCE 2016, LLC 4058 N. COLLEGE, SUITE 300 P.O. BOX 10560 FAYETTEVILLE, AR 72703 PHONE: 479-455-9090
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L202053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 100 OF SAID FINAL PLAT OF PROVIDENCE VILLAGE PHASE 2;
THENCE ALONG THE SOUTH LINE THEREOF N87°58'23"W 1277.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 100;
THENCE ALONG THE WEST LINE THEREOF N02°30'33"E 283.88 FEET;
THENCE LEAVING SAID WEST LINE S87°25'04"E 96.40 FEET;
THENCE 119.62 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET AND A LONG CHORD OF N77°41'00" E 118.27 FEET;
THENCE N62°47'03"E 110.16 FEET;
THENCE S27°12'57"E 120.88 FEET;
THENCE N62°47'03"E 52.00 FEET;
THENCE N27°12'57"W 114.99 FEET;
THENCE N62°27'26"E 453.85 FEET;
THENCE N35°22'15"E 112.78 FEET;
THENCE N02°34'56"E 146.88 FEET;
THENCE S87°25'04"E 100.00 FEET;
THENCE N02°34'56"E 105.00 FEET;
THENCE S87°25'04"E 35.08 FEET;
THENCE 197.92 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 126.00 FEET AND A LONG CHORD OF N47°34'56"E 178.19 FEET;
THENCE N02°34'56"E 65.36 FEET;
THENCE S87°25'04"E 135.11 FEET;
THENCE N02°34'56"E 647.72 FEET TO THE NORTH LINE OF SAID LOT 100;
THENCE ALONG SAID NORTH LINE S87°23'24"E 76.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 100;
THENCE ALONG THE EAST LINE THEREOF S02°42'11"W 474.66 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S02°39'02"W 1316.24 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

WAIVER

1100.16(G): CUL-DE-SAC LENGTH

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. 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.

VICINITY MAP

NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY ENGINEER
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5993

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

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

WASTEWATER
CITY OF BENTONVILLE
CHRIS EARL
1901 N.E. A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3160

PHONE
AT&T
BRENT BALDWIN
1133 E HAROLD ST
FAYETTEVILLE, AR. 72703
PHONE: (479) 571-6609 OR
PHONE: (479) 200-9022

GAS
BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
P.O BOX 2129
LOWELL, AR. 72745
(JOSHUA.KNIGHT@BLACKHILLSCORP.COM)
PHONE: (479) 333-7005

ELECTRIC
CITY OF BENTONVILLE
CHARLES BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3159

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

STORM WATER
CITY OF BENTONVILLE
JANET PAITH
JPAITH@BENTONVILLEAR.COM
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5002

BUILDING & FIRE SAFETY
BRENT BOYDSTON, FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

CABLE
COX COMMUNICATIONS
CHAD HODGE CHAD.HODGE@COX.COM
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3796

I, _____ HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE BENTONVILLE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

_____
REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. _____

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 05007C0245K, EFFECTIVE DATE JUNE 05 2012. THE PROPERTY IS WITHIN THE BLE ZONE.

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.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

APPROVED FOR GRADING ONLY
09/18/2025 8:09:42 AM

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

AFG - Providence Village PH 4 - GRD25-0010 - **REVISION 0** - 9-18-2025

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 01/09/2024
CONTACT: T. LINDLEY
QC By:
QC Date: MM/DD/YYYY

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY
9.18.2025

© 2024 Crafton, Tull & Associates, Inc.

PP22-0003

COVER SHEET

C-001

DRAWING: G:\17106304 PROVIDENCE INFRASTRUCTURE\CIVIL\DWG\EARLY GRADING CA\1 COVER SHEET EARLY GRADING.DWG
LAYOUT: LAYOUT1 LAST SAVED: 9/18/2025 8:53:42 AM
PLOTTED: 9/18/2025 8:53:42 AM PLOTTED BY: VAUD.CHI (HARD COPY ONLY)

LEGEND (CONSTRUCT)

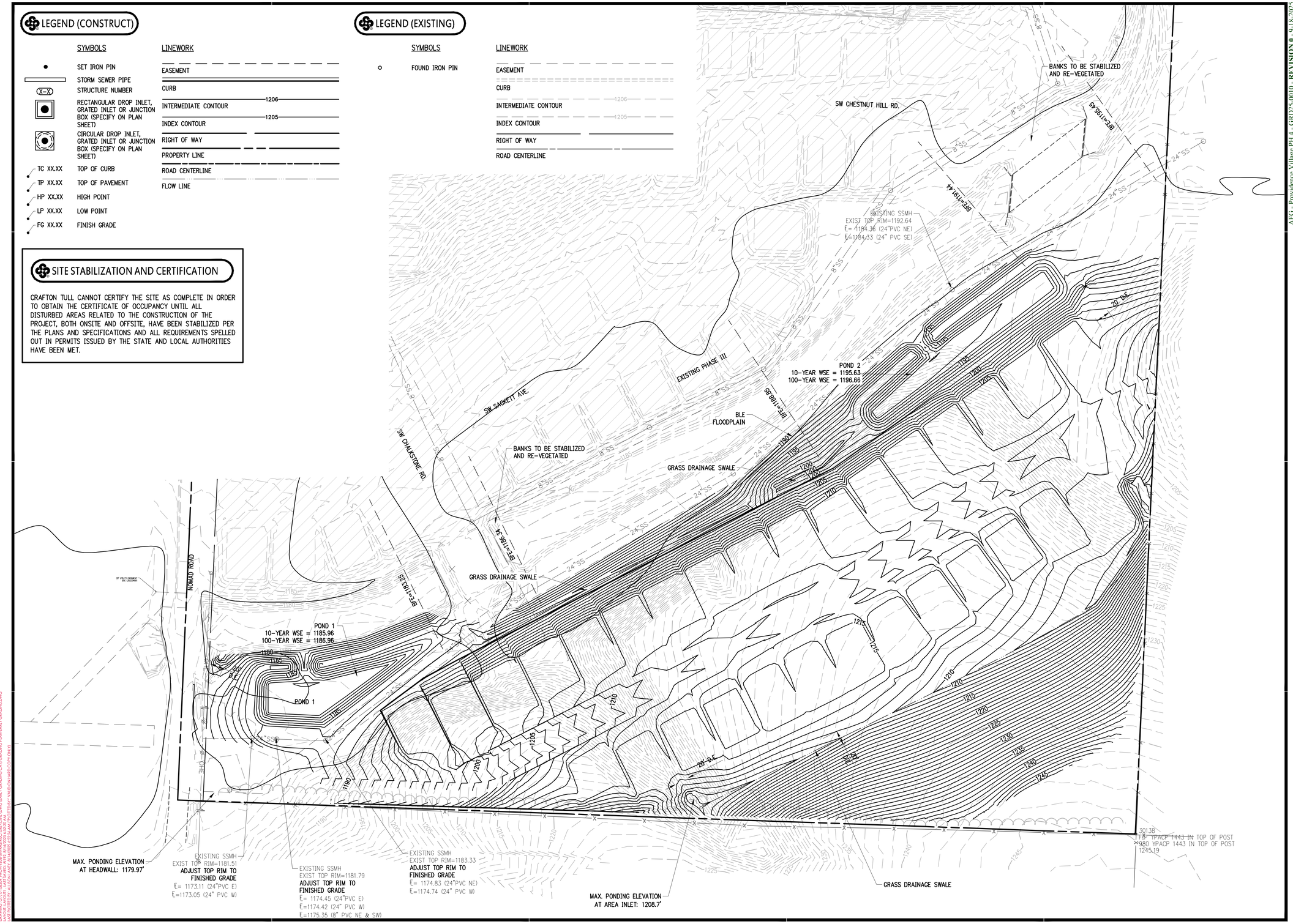
SYMBOLS		LINEWORK	
●	SET IRON PIN		EASEMENT
	STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	1206	INTERMEDIATE CONTOUR
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205	INDEX CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		RIGHT OF WAY
TC XX.XX	TOP OF CURB		PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT		ROAD CENTERLINE
HP XX.XX	HIGH POINT		FLOW LINE
LP XX.XX	LOW POINT		
FG XX.XX	FINISH GRADE		

LEGEND (EXISTING)

SYMBOLS		LINEWORK	
○	FOUND IRON PIN		EASEMENT
			CURB
		1206	INTERMEDIATE CONTOUR
		1205	INDEX CONTOUR
			RIGHT OF WAY
			ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

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



DRAWING: G:\171\0304 PROVIDENCE\INFRASTRUCTURE\CIVIL\DWG\EARLY GRADING PLAN\EARLY GRADING.DWG
LATEST PLOT: LAST SAVED: 9/17/2025 2:53:37 PM BY: TLINDLEY
XREFS ATTACHED: 9/17/2025 2:53:37 PM BY: TLINDLEY
PLOTTED: 9/18/2025 8:10:29 AM BY: WALD, DINAMID (COPT ONLY)

AFG - Providence Village PH 4 - GRD25-0010 - REVISION 0 - 9-18-2025

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
APPROVED FOR GRADING ONLY
CERTIFICATE OF AUTHORIZATION: CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER
09/18/2025 8:10:29 AM

GRAPHIC SCALE IN FEET
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 01/09/2024
CONTACT: T. LINDLEY
QC By:
QC Date: MM/DD/YYYY

ISSUED FOR CONSTRUCTION

STATE OF: ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 19309 TAYLOR A. LINDLEY

© 2024 Crafton, Tull & Associates, Inc.

PP22-0003

9.18.2025

OVERALL GRADING PLAN

C-101

EROSION CONTROL LEGEND

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

RP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)		
ECL	PERMANENT EROSION CONTROL LINING		
SB	TEMPORARY SEDIMENT BASIN		
	NATURAL BUFFER AREA		

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

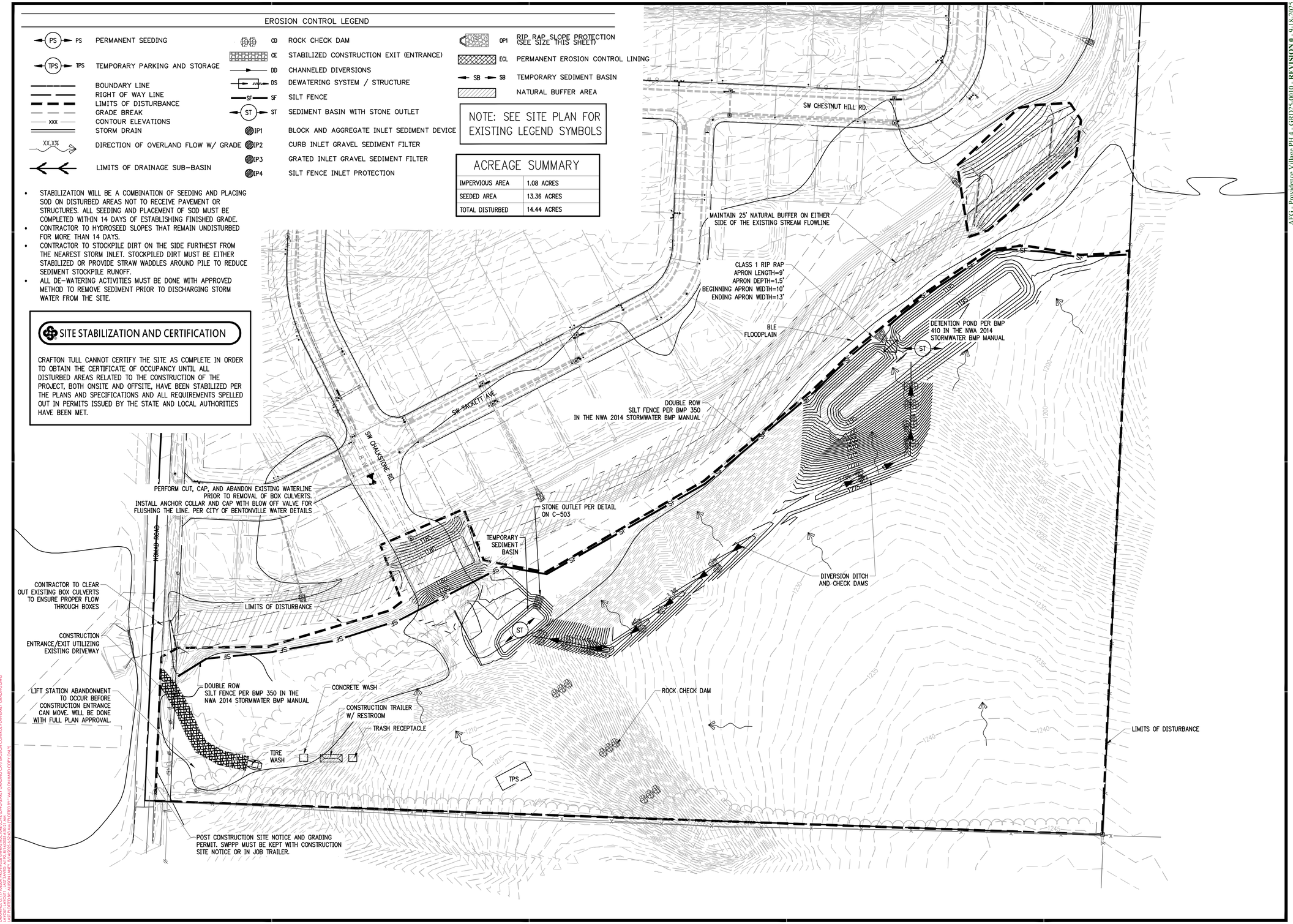
ACREAGE SUMMARY

IMPERVIOUS AREA	1.08 ACRES
SEEDED AREA	13.36 ACRES
TOTAL DISTURBED	14.44 ACRES

- STABILIZATION WILL BE A COMBINATION OF SEEDING AND PLACING SOD ON DISTURBED AREAS NOT TO RECEIVE PAVEMENT OR STRUCTURES. ALL SEEDING AND PLACEMENT OF SOD MUST BE COMPLETED WITHIN 14 DAYS OF ESTABLISHING FINISHED GRADE.
- CONTRACTOR TO HYDROSEED SLOPES THAT REMAIN UNDISTURBED FOR MORE THAN 14 DAYS.
- CONTRACTOR TO STOCKPILE DIRT ON THE SIDE FURTHEST FROM THE NEAREST STORM INLET. STOCKPILED DIRT MUST BE EITHER STABILIZED OR PROVIDE STRAW WADDLES AROUND PILE TO REDUCE SEDIMENT STOCKPILE RUNOFF.
- ALL DE-WATERING ACTIVITIES MUST BE DONE WITH APPROVED METHOD TO REMOVE SEDIMENT PRIOR TO DISCHARGING STORM WATER FROM THE SITE.

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.



901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
APPROVED FOR B GRADING ONLY
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

09/18/2025 8:10:29 AM

AFG - Providence Village PH 4 - GRD25-0010 - REVISION 0 - 9.18.2025

GRAPHIC SCALE IN FEET
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 01/09/2024
CONTACT: T. LINDLEY
QC By:
QC Date: MM/DD/YYYY

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

© 2024 Crafton, Tull & Associates, Inc.

PP22-0003

9.18.2025

EROSION CONTROL PLAN PH 1

C-102

DRAWING: G:\17106304 PROVIDS\INFRASTRUCTURE\CIVIL\CONSTUARY GRADING CAD\EROSION CONTROL PLAN\EARLY GRADING.DWG
LAYOUT: LAYOUT1 LAST SAVED: 9/18/2025 8:09:23 AM PLOTTED BY: DAVID ON HARD COPY ON A1

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

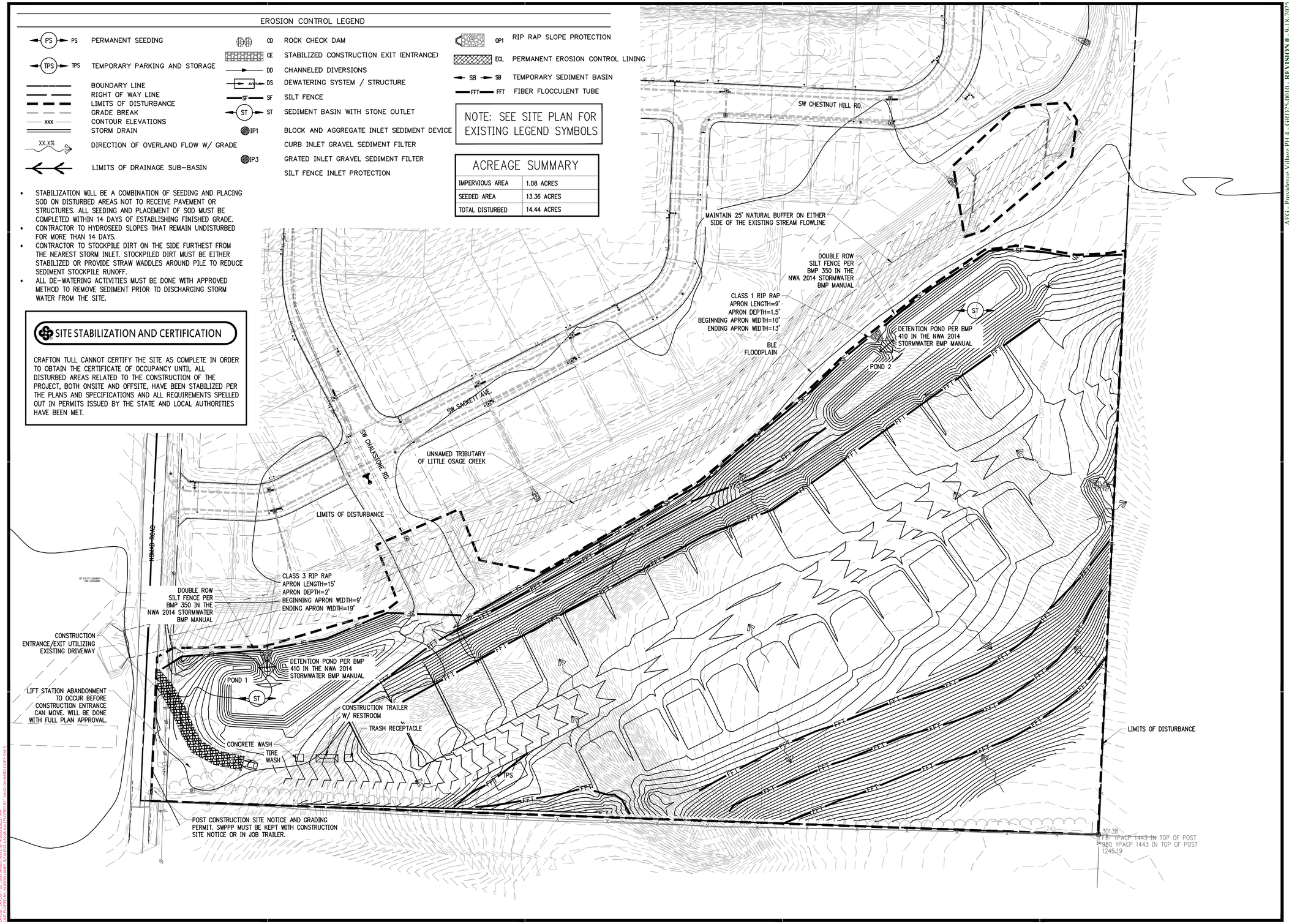
ACREAGE SUMMARY

IMPERVIOUS AREA	1.08 ACRES
SEEDED AREA	13.36 ACRES
TOTAL DISTURBED	14.44 ACRES

- STABILIZATION WILL BE A COMBINATION OF SEEDING AND PLACING SOD ON DISTURBED AREAS NOT TO RECEIVE PAVEMENT OR STRUCTURES. ALL SEEDING AND PLACEMENT OF SOD MUST BE COMPLETED WITHIN 14 DAYS OF ESTABLISHING FINISHED GRADE.
- CONTRACTOR TO HYDROSEED SLOPES THAT REMAIN UNDISTURBED FOR MORE THAN 14 DAYS.
- CONTRACTOR TO STOCKPILE DIRT ON THE SIDE FURTHEST FROM THE NEAREST STORM INLET. STOCKPILED DIRT MUST BE EITHER STABILIZED OR PROVIDE STRAW WADDLES AROUND PILE TO REDUCE SEDIMENT STOCKPILE RUNOFF.
- ALL DE-WATERING ACTIVITIES MUST BE DONE WITH APPROVED METHOD TO REMOVE SEDIMENT PRIOR TO DISCHARGING STORM WATER FROM THE SITE.

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.



901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
APPROVED FOR GRADING ONLY
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER
09/18/2025 8:10:29 AM

AFG - Providence Village PH 4 - GRD25-0010 - REVISION 0 - 9.18.2025

GRAPHIC SCALE IN FEET
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 17106304
ISSUE DATE: 01/09/2024
CONTACT: T. LINDLEY
QC by:
QC Date: MM/DD/YYYY

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 19309 — TAYLOR A. LINDLEY

© 2024 Crafton, Tull & Associates, Inc.

PP22-0003

9.18.2025

EROSION CONTROL PLAN PH 2

C-103

DRAWING: G:\17106304_PROVIDENCE\INFRASTRUCTURE\CIVIL\CONSTRUCTION\EARLY GRADING CAT\EROSION CONTROL PLAN\EARLY GRADING.DWG
LAST MODIFIED BY: LAST SAVED BY: AUTODESK AUTOCAD 2025
PLOTTED ON: 09/18/2025 8:10:29 AM PLOTTED BY: YAUD.CHAMIDI.CONT (ON 1)

Opal Park Phase 2

SW Regional Airport Blvd, between Barron and Adams Rd

PC Date: 5/19/2026

Staff Report Details

Project Number	PP25-0001
Applicant / Current Owner	Crafton Tull / Buffington Homes of Arkansas LLC
Site Area	+/- 97.16 Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Corridor, and Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential/Commercial
Related projects	PUD22-0003

Property Description

This property is located along Southwest Regional Airport Blvd., with Phase 2 being a part of a larger concept that includes the property stretching north to Southwest Opal Road.

Project Details

Preliminary Plat: Opal Park Subdivision, Buffington Homes of Arkansas LLC, SW Regional Blvd, Planned Unit Development, PP25-0001

This preliminary plat is for Opal Park Phase 2 situated between Barron Rd and Adams Rd on SW Regional Blvd. The project is zoned PUD, Planned Unit Development, with the associated project number PUD22-0003. This development is phase two of a multi-phase mixed-use development consisting of a total of 92 residential lots, and 1 open space lot. The residential lots are a mix of (57) townhome lots, and (35) single-family lots. The subdivision will be primarily serviced off of Regional Airport Blvd., with a future connection to Opal Road in Phase 3. There are future stub outs to the west for access to future developments. Easements are dedicated throughout for utility services and drainage. Sidewalks, stormwater drainage improvements and landscaping will all be completed per the requirements of the Land Development Code. On-street parking and alleys will offer residents and guests additional parking

Project Details

areas and a network of sidewalks and green space will tie the subdivision together. Natural traffic-calming is attained through roundabouts on the main boulevard and a connected but offset street grid.

Relationship to the Community Plan

Public Comment

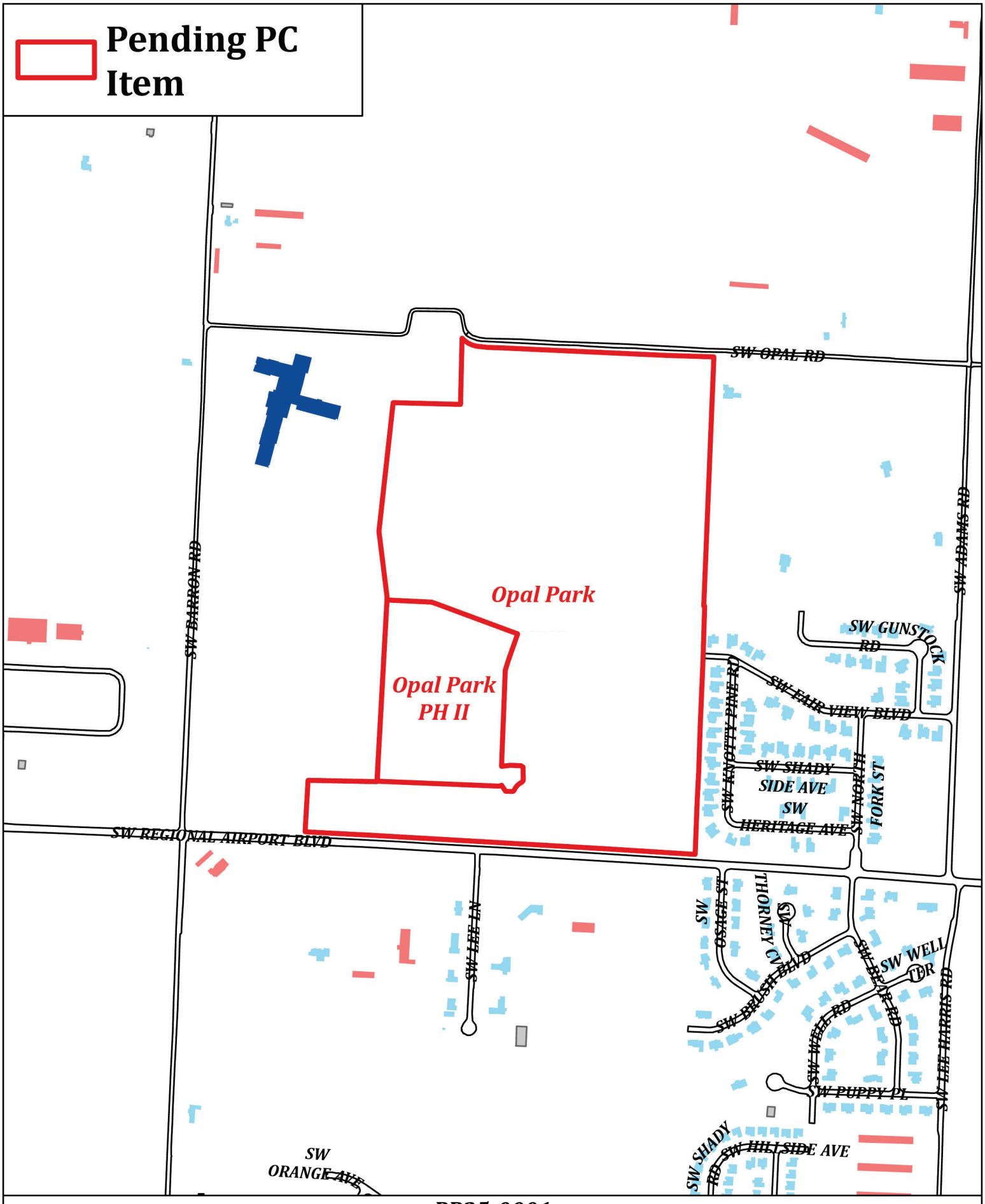
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff recommends approval.

Additional Details



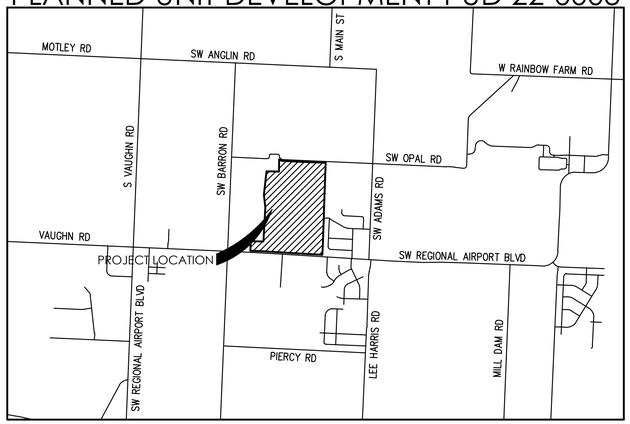
PP25-0001
Opal Park PH II
SW Regional Airport Blvd

OPAL PARK PH II

BENTONVILLE, ARKANSAS

ISSUED FOR CONSTRUCTION PP25-0001

PLANNED UNIT DEVELOPMENT PUD 22-0003



VICINITY MAP (NTS)

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83. HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND (EXISTING SYMBOLS)

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

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

DROP/CURB INLET — GRATED INLET — TREE — TREE TO BE REMOVED

LEGEND (CONSTRUCT)

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

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

SITE STABILIZATION AND CERTIFICATION

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

Arkansas One Call 811

Know what's **below**.

Call before you dig.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235 K, EFFECTIVE DATE JUNE 5, 2012.

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

GENERAL NOTES

1. THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THUS PLAT OR PLAN.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
8. 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.
9. 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.
10. 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.
11. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

PROJECT INFORMATION

BUILDING SETBACK:

TOWNHOME
- FRONT: 20'
- ATTACHED SIDE: 0'
- DETACHED SIDE INTERIOR: 5'
- EXTERIOR SIDE: 20'
- REAR: 20'

44'-59'
- FRONT: 20'
- INTERIOR SIDE: 5'
- EXTERIOR SIDE: 20'
- REAR: 20'

60'+
- FRONT: 20'
- INTERIOR SIDE: 7'
- EXTERIOR SIDE: 20'
- REAR: 25'

PHASE AREA:	13.35 AC.
OVERALL SITE AREA:	97.16 AC.
ZONING:	PUD
PROPERTY USAGE:	COMMERCIAL & RESIDENTIAL
ADDRESS:	SW REGIONAL AIRPORT BLVD BENTONVILLE, AR
SITE OWNER/DEVELOPER:	BUFFINGTON HOMES OF ARKANSAS, LLC RICK BUCHHOLZ CHIEF OPERATIONS OFFICER 610-587-6874 RYAN TRENHOLM LAND DEVELOPMENT PROJECT MANAGER RYAN.TRENHOLM@BUFFINGTONHOMESAR.COM 870-281-1843 P.O. BOX 8519 FAYETTEVILLE, AR 72703
SITE ENGINEER:	CRAFTON TULL CONNOR THREET P.E. 300 N. COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-636-4838

UTILITY AND PROJECT CONTACTS

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

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

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

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

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

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

ELECTRIC DEPT.
CITY OF BENTONVILLE,
TRAVIS MATLOCK,
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712,
(479) 271-3159
(479) 271-3135

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

PLANNING DEPT.
CITY OF BENTONVILLE,
TYLER OVERSTREET,
305 SW A STREET,
BENTONVILLE, AR,
(479) 271-3122

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE,
BRAD ARNOLD,
305 SW A STREET,
BENTONVILLE, AR,
(479) 271-3108

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

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

Sheet List Table

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	GENERAL NOTES
C-004	TOWNHOME SITE PLAN
C-101	OVERALL SITE PLAN (C)
C-102	PRELIMINARY PLAT A
C-103	PRELIMINARY PLAT B
C-104	OVERALL UTILITY PLAN (C)
C-105	UTILITY PLAN A (C)
C-106	UTILITY PLAN B (C)
C-107	OVERALL GRADING PLAN
C-108	GRADING PLAN A
C-109	GRADING PLAN B
C-110	INTERSECTION PLAN
C-111	INTERSECTION PLAN
C-112	EROSION CONTROL PLAN PH I
C-113	EROSION CONTROL PLAN PH II
C-114	TEMPORARY CONSTRUCTION ENTRANCE
C-201	SW DRAGONFLY DR P&P
C-202	SW DRAGONFLY DR P&P
C-203	SW TURQUOISE AVE P&P
C-204	SW HONEY OPAL WAY P&P
C-205	SW HAWKSTONE DR P&P
C-206	SW HAWKSTONE DR P&P
C-207	SW CORAL LN P&P
C-208	SW SUNSTONE WAY P&P
C-209	SW SUNSTONE WAY P&P
C-210	SW CRICKET LN P&P
C-211	SW CRICKET LN P&P
C-212	STORM LINE 3 & 16 P&P (C)
C-213	STORM LINE 16 P&P (C)
C-214	STORM LINE 16 & 17 P&P (C)
C-215	STORM LINE 18 P&P (C)
C-216	STORM LINE 19 P&P (C)
C-217	STORM LINE 20 P&P (C)
C-218	STORM LINE 21 22 & 23 P&P (C)
C-219	SANITARY LINE 1 P&P (C)
C-220	SANITARY LINE 1 P&P (C)
C-221	SANITARY LINE 2 P&P (C)
C-222	SANITARY LINE 3 P&P (C)
C-223	SANITARY LINE 4 P&P (C)
C-501	TYPICAL SECTIONS
C-502	CITY OF BENTONVILLE WATER & SEWER DETAILS
C-503	CITY OF BENTONVILLE WATER DETAILS
C-504	CITY OF BENTONVILLE WATER DETAILS
C-505	CITY OF BENTONVILLE SEWER DETAILS
C-506	CITY OF BENTONVILLE SEWER DETAILS
C-507	BENTONVILLE ELECTRIC UTILITY DETAILS
C-508	BENTONVILLE ELECTRIC UTILITY DETAILS
C-509	BENTONVILLE ELECTRIC UTILITY DETAILS
C-510	STANDARD DETAILS
C-510 A	BENTONVILLE STREET SPECIFICATIONS
C-510 B	BENTONVILLE STREET SPECIFICATIONS (2)
C-511	DRAINAGE DETAILS
C-512	DRAINAGE DETAILS 2
C-513	EROSION CONTROL DETAILS
C-514	BENTONVILLE ELECTRIC UTILITY PLAN
C-515	BENTONVILLE ELECTRIC UTILITY PLAN
C-516	BENTONVILLE ELECTRIC UTILITY PLAN
C-517	BENTONVILLE ELECTRIC UTILITY PLAN
C-518	BENTONVILLE ELECTRIC UTILITY PLAN
C-519	BENTONVILLE ELECTRIC UTILITY PLAN
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN A
L-103	PLANTING PLAN B

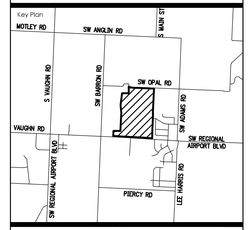
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II
BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 23100 — TRENT R. WOESSNER — 2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

COVER SHEET

C-001

DRAWING: G:\24300600_OPAL PARK PH II\PRE-STRUCTURES CONSTR\DWG\COVER SHEET.DWG
LAYOUT: C-001 | XREF: | PLOTTED BY: ROHAN THAKORE, 4/7/2026 2:03:53 PM

GRAPHIC SCALE IN FEET

200' 0 200'

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
20	729844.98	637551.83	1253.66	5/8 RBR CTA CAP IN CONC
21	729259.25	637139.50	1260.17	5/8 RBR CTA CAP
22	729159.02	638943.63	1220.28	5/8 RBR CTA CAP
23	730171.54	639091.43	1221.23	5/8 RBR CTA CAP
24	729997.28	639405.37	1221.02	MAG NAIL IN SW
25	731720.18	638879.89	1233.96	5/8 RBR CTA CAP
26	731741.16	638430.62	1241.73	5/8 RBR CTA CAP
27	731747.22	637770.10	1247.40	5/8 RBR CTA CAP
28	730908.83	637484.76	1247.63	5/8 RBR CTA CAP
29	729209.05	637790.63	1241.76	MAG NAIL IN ASPH
30	729457.79	640231.18	1192.66	MAG NAIL IN INLET
1015	731475.74	645787.19	1250.46	CITY BENTONVILLE MON 15

THE ABOVE CONTROL POINT TABLE ITEM VALUES DO NOT CONSTITUTE A "SURVEYING MEASUREMENT CERTIFICATION" AS DEFINED BY ARKANSAS CODE SECTION 17-48-101 (6) (A) (B) AS OF JULY 2014. THERE IS NO WARRANTY TO THIRD PARTIES AS TO ACCURACY OR CORRECTNESS OF THE NUMERICAL VALUES SHOWN HEREON.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°19'58.18"
COMBINED SCALE FACTOR: 0.99995761
VALUE CALCULATED AT THE FOLLOWING POINT:
N 729844.979 E 837551.831 Z 1253.655

PROJECT CONTROL CERTIFICATE:

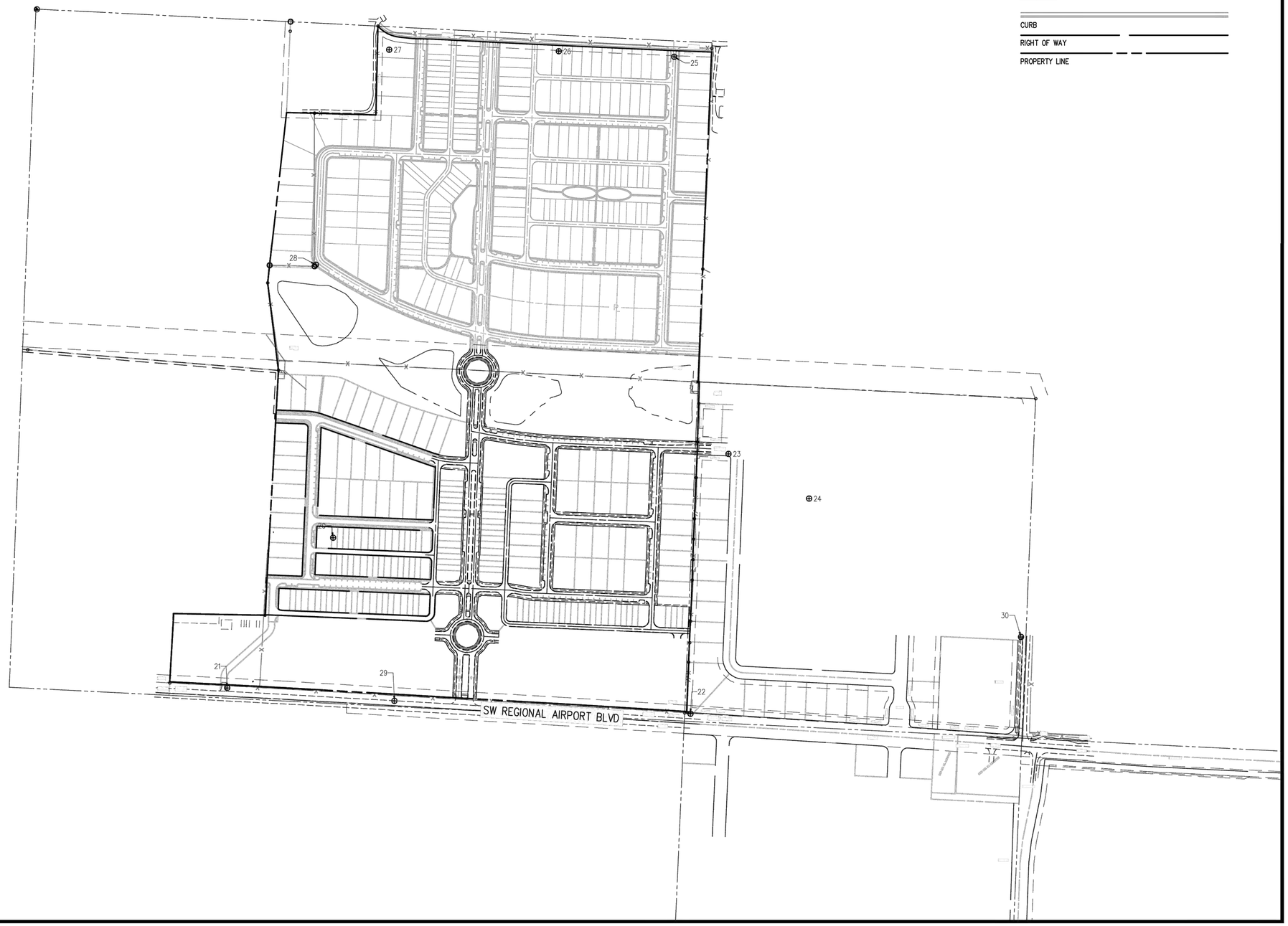
I HEREBY DECLARE THAT ON THE 19TH DAY OF DECEMBER, 2025 THE ABOVE CONTROL POINT TABLE ITEM VALUES WERE CHECKED TO FOR CONSISTENCY WITH THE FIELD DATA FOR EACH ITEM PROVIDED BY THE FIELD CREW UNDER MY SUPERVISION. THE CONTROL HORIZONTAL AND VERTICAL DATUM WAS CONFIRMED IN RELATION TO THE RELEVANT LOCAL MUNICIPAL CONTROL SYSTEM. THIS CERTIFICATION IS APPLICABLE ONLY TO THE CONTROL POINT VALUES AS THEY EXISTED AT THE TIME OF IMPLEMENTATION BY THE FIELD CREW UNDER MY SUPERVISION. THIS CERTIFICATE DOES NOT EXTEND TO ANY ITEM OR DEPICTION SHOWN HEREON, OTHER THAN THE CONTROL POINT VALUES SHOWN IN THE CONTROL POINT TABLE.

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

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

KEVIN J. MONTGOMERY PS 1460

NOTE:
THIS PLAN SHEET DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ALTA/ASPS LAND TITLE SURVEY. EXCEPT FOR THE CONTROL POINT TABLE VALUES, ALL ELSE IS SHOWN FOR INFORMATION ONLY.



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK
CURB
RIGHT OF WAY
PROPERTY LINE

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

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

OPAL PARK PH II

BENTONVILLE, AR

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 12/03/25
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

© 2025 Crafton, Tull & Associates, Inc.

PP25-0001

PROJECT CONTROL SHEET

C-002

DRAWINGS: C:\JOBS\600_OPAL PARK\01 IMPLEMENTATION\PLANS\ENGINEERING\OPAL PARK PH II - PROJECT CONTROL SHEET.DWG
LAYOUT: C-002 PROJECT CONTROL SHEET
LAST PLOTTED BY: KEVIN MONTGOMERY 12/19/2025 8:46:57 AM

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 1" 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 UTILITIES SHALL BE INSTALLED PER CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS, APPROVED BY CITY COUNCIL 10/22/2024 & SEALED BY CITY ENGINEER 10/23/2024.
23. IT IS ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
24. INCLUDE BEUDS LAYOUT DRAWING AND THE LATEST VERSION OF DETAIL SHEETS 1 THRU 3 IN PLAN SET AS SEPARATE FULL SIZE SHEETS PRIOR TO REQUESTING A PRECON.
25. RELOCATION OF ANY EXISTING FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
26. 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.
27. WITH EACH RESUBMITTAL, BEUD REQUIRES A COMPREHENSIVE LIST OF ALL THE SITE CHANGES THAT COULD AFFECT ELECTRICAL EQUIPMENT PLACEMENT.
28. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
29. CONDENSATE, SWIMMING POOL DRAINAGE, AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

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 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, 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 (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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 FACE/BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE/BACK 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. FOR ALL RIGHT-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
14. 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.
15. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
16. PROPOSED FENCING WILL BE PERMITTED SEPARATELY WITH FUTURE BUILDING PERMITS
17. ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.

PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 2 THE FOLLOWING SIX (6) CALLS:

1) 96.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 131.80 FEET AND A CENTRAL ANGLE OF 41°56'44.2", AND SUBTENDED BY A CHORD BEARING SOUTH 63°04'51" EAST FOR A CHORD DISTANCE OF 94.35 FEET;
2) SOUTH 83°57'40" EAST, A DISTANCE OF 51.03 FEET;
3) SOUTH 88°09'21" EAST, A DISTANCE OF 73.49 FEET;
4) SOUTH 87°07'17" EAST, A DISTANCE OF 408.39 FEET;
5) SOUTH 87°23'29" EAST, A DISTANCE OF 540.97 FEET;
6) SOUTH 87°57'08" EAST, A DISTANCE OF 143.08 FEET

TO THE POINT OF BEGINNING AND CONTAINING 97.16 ACRES MORE OR LESS.

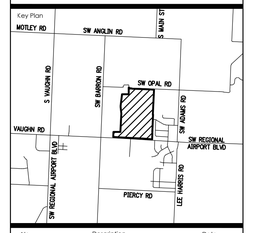
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

GENERAL NOTES

C-003

DRAWING: G:\24300600_OPAL PARK\2_WORK\SP\COVER\CPVAL\1_COVER SHEET.DWG
PLOTTED BY: NOAH HANCOCK, 4/13/2026 8:47:11 AM

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE
LIGHT POLE (LP)	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	CHAIN LINK FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT BUILDER
	SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT
	FIRE LANE

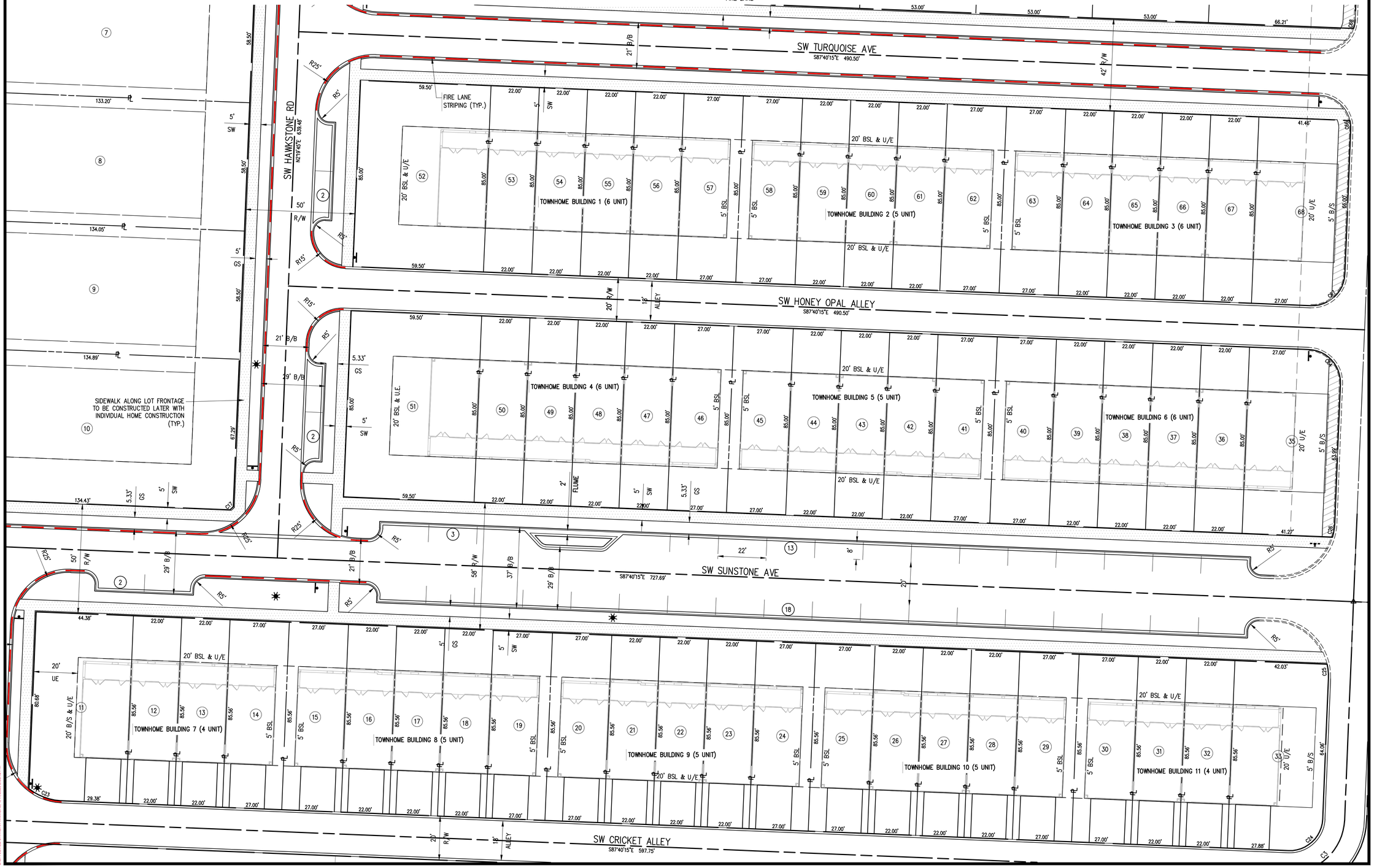
BUILDING SETBACKS

TOWNHOMES:

FRONT:	20'
SIDE:	0' (BETWEEN ATTACHED UNITS)
SIDE INTERIOR:	5'
SIDE EXTERIOR TO PUBLIC STREET:	20'
SIDE EXTERIOR TO PUBLIC ALLEY:	5'
REAR:	20'

NOTE:

1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
2) ALL PROPOSED FENCING AND SIGNAGE WILL WILL REQUIRE A SEPARATE PERMIT.
3) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



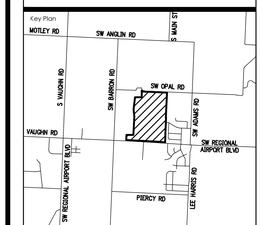
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 23100 — TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

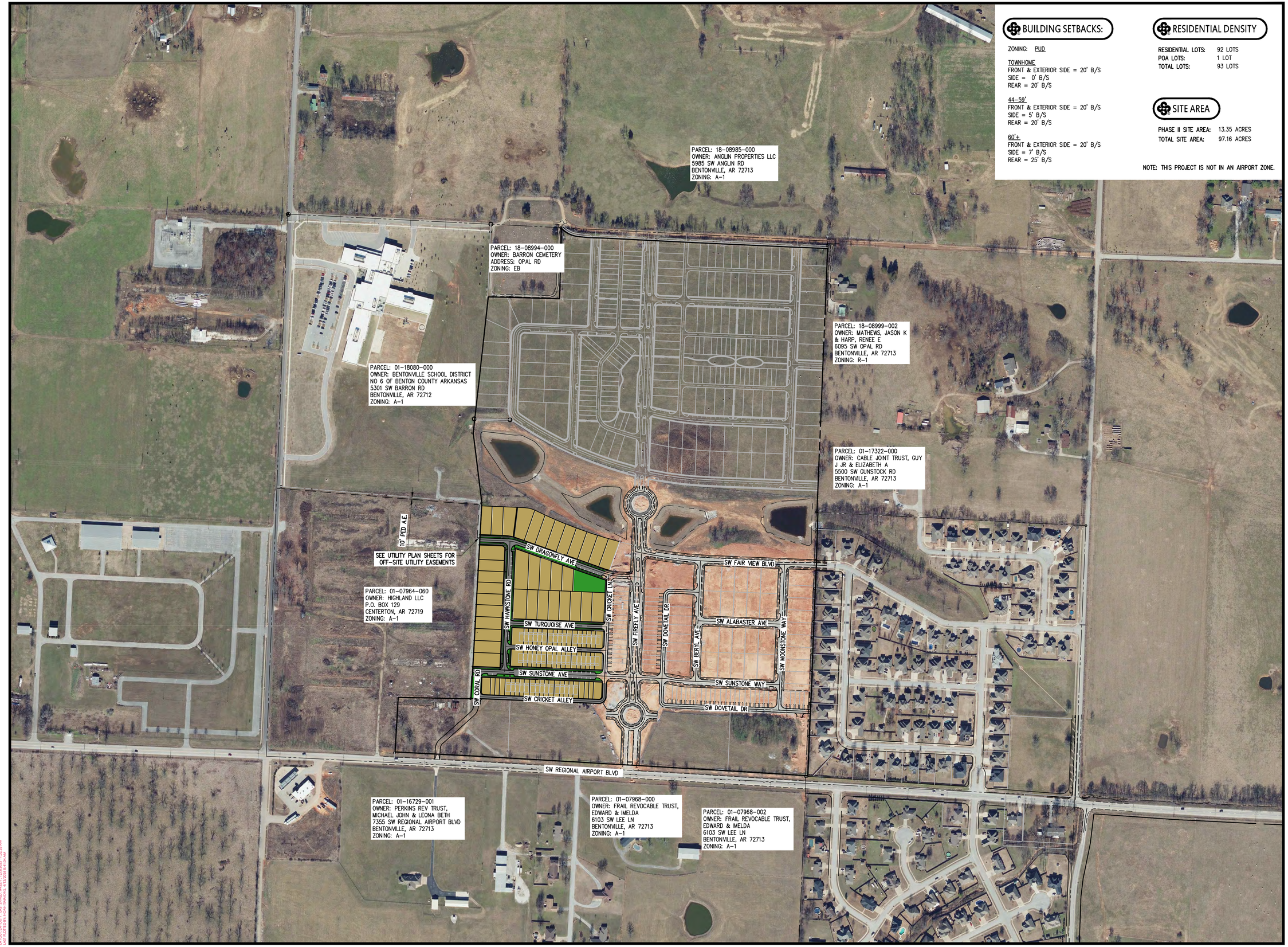
OPAL PARK PH II

BENTONVILLE, AR

TOWNHOME SITE PLAN

C-004

DRAWING: G:\24300600_OPAL PARK\2-SURVEY\STRUCTURES\TOWNHOME SITE PLAN.DWG
LAST PLOTTED BY: TRENT.WOESSNER@CRAFTONTULL.COM 4/7/2026 2:03:42 PM



BUILDING SETBACKS:

ZONING: PUD

TOWNHOME
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 0' B/S
REAR = 20' B/S

44-59'
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 5' B/S
REAR = 20' B/S

60'+
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 7' B/S
REAR = 25' B/S

RESIDENTIAL DENSITY

RESIDENTIAL LOTS:	92 LOTS
POA LOTS:	1 LOT
TOTAL LOTS:	93 LOTS

SITE AREA

PHASE II SITE AREA:	13.35 ACRES
TOTAL SITE AREA:	97.16 ACRES

NOTE: THIS PROJECT IS NOT IN AN AIRPORT ZONE.

GRAPHIC SCALE IN FEET
200' 0 200'

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

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

OPAL PARK PH II

BENTONVILLE, AR

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\JOBS\001 OPAL\PARK\SUBMITTALS\PP_CONSTR\DWG\OVERALL SITE PLAN.DWG
LAST SAVED BY: TWOESSNER 4/7/2026 8:41:34 AM
LAST PLOTTED BY: ADAM TRAMONTE, 4/7/2026 8:41:34 AM

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
LP	LIGHT POLE

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE

LINEWORK

- EASEMENT
- CURB
- CHAIN LINK FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT BUILDER
- SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT
- FIRE LANE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	55.14'	2175.00'	1°27'09"	N74° 44' 54"W	55.14'
C2	55.06'	2175.00'	1°27'02"	N73° 17' 49"W	55.06'
C3	55.01'	2175.00'	1°26'57"	N71° 50' 50"W	55.01'
C4	55.00'	2175.00'	1°26'56"	N70° 23' 53"W	55.00'
C5	55.03'	2175.00'	1°26'58"	N68° 56' 56"W	55.02'
C6	55.08'	2175.00'	1°27'04"	N67° 29' 55"W	55.08'
C7	55.18'	2175.00'	1°27'13"	N66° 02' 46"W	55.18'
C8	55.31'	2175.00'	1°27'25"	N64° 35' 27"W	55.31'
C9	1.01'	2175.00'	0°01'35"	N63° 50' 57"W	1.01'
C10	53.66'	129.00'	23°50'06"	N75° 45' 12"W	53.28'
C15	41.58'	175.00'	13°36'49"	S80° 51' 50"E	41.48'
C17	2.07'	19.50'	6°04'34"	N47° 19' 45"E	2.07'
C18	23.56'	15.00'	90°00'00"	N42° 40' 15"W	21.21'
C21	10.40'	175.00'	3°24'15"	S72° 21' 18"E	10.40'
C22	19.91'	249.00'	4°34'57"	S72° 56' 39"E	19.91'
C23	16.04'	25.50'	36°01'55"	S69° 39' 17"E	15.77'
C24	23.56'	15.00'	90°00'00"	N47° 19' 45"E	21.21'
C25	6.57'	25.50'	14°46'04"	N5° 03' 17"W	6.55'
C26	6.07'	25.00'	13°54'43"	S9° 15' 35"W	6.06'
C64	23.56'	15.00'	90°00'00"	S42° 40' 15"E	21.21'
C66	4.05'	15.00'	15°27'58"	S5° 24' 13"E	4.04'
C67	23.56'	15.00'	90°00'00"	S47° 19' 45"W	21.21'
C68	4.05'	15.00'	15°27'52"	S10° 03' 47"W	4.04'
C69	10.90'	121.00'	5°09'47"	S73° 14' 04"E	10.90'
C70	23.40'	299.00'	4°29'01"	S72° 53' 41"E	23.39'

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	START POINT	END POINT
C1	150.00	44.55	44.39	(637468.43,730312.22)	(637512.03,730303.88)
C2	270.00	80.21	79.91	(637937.70,730154.42)	(638016.19,730139.39)
C3	25.00	39.27	35.36	(637911.40,729529.26)	(637937.40,729553.22)

INSTALL MUTCD TYPE-3 BARRICADE & FUTURE STREET EXTENSION SIGNS

INSTALL MUTCD W11-2 & W16-7P MOUNTED TOGETHER ON SAME U-CHANNEL POST

INSTALL STANDARD CROSSWALK PER STREET SPECIFICATION 800.06(3)(b) AT THIS UNCONTROLLED CROSSING

INSTALL MUTCD R1-1 30" STOP SIGN SOUTH OF CROSSWALK (TYP.)

SIDEWALK ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION (TYP.)

FIRE LANE STRIPING (TYP.)

SIDEWALK ALONG PARK AREA TO BE CONSTRUCTED AS PART OF THIS CONTRACT

FIRE APPARATUS ISLAND SHALL BE SALMON-COLORED HEAVY DUTY CONCRETE WITH MOUNTABLE CURB, PER DETAIL SHEET C-510.

SW HAWKSTONE RD

SW DRAGONFLY AVE

MATCH LINE

GRAPHIC SCALE IN FEET
30' 0 30'

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

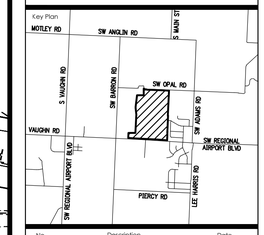
CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

PRELIMINARY PLAT A

C-102

DRAWING: C:\24300600_OPAL\PLAT\01-PRELIMINARY PLAT\PRELIMINARY PLAT.DWG
LAST PLOTTED BY: NOAH TRAMONTE, 4/13/2026 9:53:41 AM

MATCH LINE

SW TURQUOISE AVE
S87°40'15"E 490.50'

SW HONEY OPAL ALLEY
S87°40'15"E 490.50'

SW SUNSTONE AVE
S87°40'15"E 727.69'

SW CRICKET ALLEY
S87°40'15"E 597.75'

SW HAWKSTONE RD
N21°19'45"E 639.48'

SW CORAL RD
N21°19'45"E 160.56'

FIRE LANE STRIPING (TYP.)

INSTALL MUTCD R1-1 30" STOP SIGN (TYP.)

SIDEWALK ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION (TYP.)

INSTALL MUTCD TYPE-3 BARRICADE & FUTURE STREET EXTENSION SIGNS

INSTALL MUTCD W11-2 & W16-7P MOUNTED TOGETHER ON SAME U-CHANNEL POST

INSTALL STANDARD CROSSWALK PER STREET SPECIFICATION 800.06(3)(b) AT THIS UNCONTROLLED CROSSING

FIRE APPARATUS ISLAND SHALL BE SALMON-COLORED HEAVY DUTY CONCRETE WITH MOUNTABLE CURB, PER DETAIL SHEET C-510.

TEMPORARY ASPHALT CONSTRUCTION ENTRANCE SEE SHEET C-114

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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
30' 0 30'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

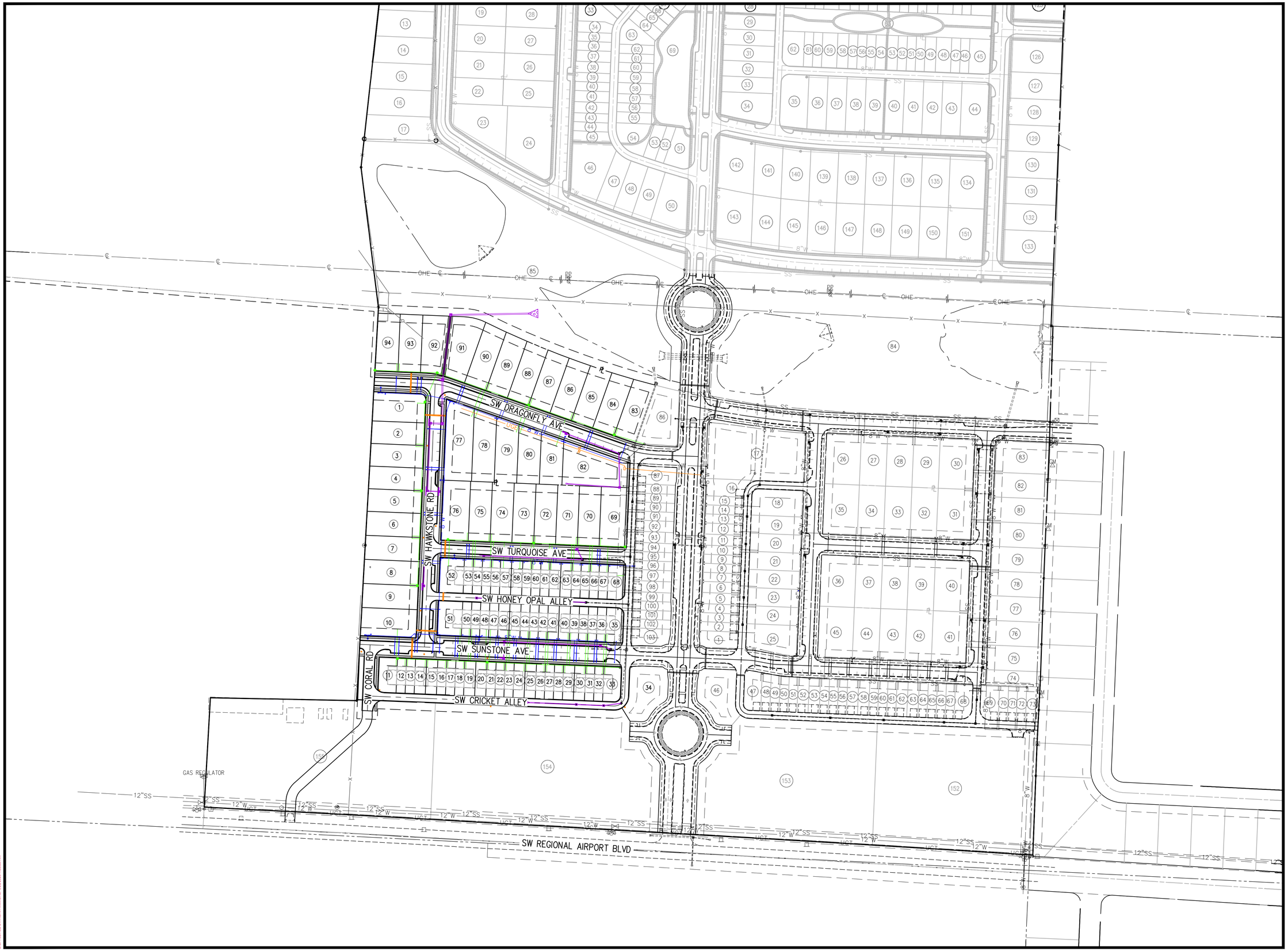
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

PRELIMINARY PLAT B

C-103

DRAWING: C:\24300600_OPAL\PARK\ARCHITECTURE\CIVIL\DWG\PRELIMINARY PLAT.DWG
LAST MODIFIED BY: TRENT WOESSNER, 4/13/2026 9:53:52 AM



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

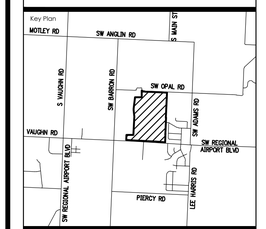
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

OVERALL UTILITY PLAN (C)

C-104

DRAWING CC:\JOBS\001_OPAL\PARKS\INFRASTRUCTURE\CIVIL\DWG\OVERALL UTILITY PLAN.DWG
LAST MODIFIED BY: HUGH FRANCIS, 4/20/2026 7:57:28 AM
LAST PLOTTED BY: HUGH FRANCIS, 4/20/2026 7:57:28 AM

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
ARV	AIR RELEASE VALVE		EASEMENT
	ELECTRIC BOX/PEDESTAL		CURB
EB	ELECTRIC JUNCTION BOX	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	ELECTRIC TRANSFORMER	G	GAS LINE
FDC	FIRE DEPARTMENT CONNECTION	W	WATER LINE (SPECIFY SIZE & TYPE)
FH	FIRE HYDRANT	UGT	UNDERGROUND TELEPHONE
GM	GAS METER	UGE	UNDERGROUND ELECTRIC
GV	GAS VALVE	OHE	OVERHEAD ELECTRIC
LP	LIGHT POLE	UGTV	UNDERGROUND TELEVISION
PP	POWER POLE	OHTV	OVERHEAD TELEVISION
	SANITARY MANHOLE	FO	FIBER OPTIC
CO	SANITARY SEWER CLEANOUT		RIGHT OF WAY
	SPRINKLER HEAD		ROAD CENTERLINE
	TELEPHONE PEDESTAL		
	TV PEDESTAL		
WM	WATER METER		
WV	WATER VALVE		
	DOWN GUY		
	STORM SEWER PIPE		

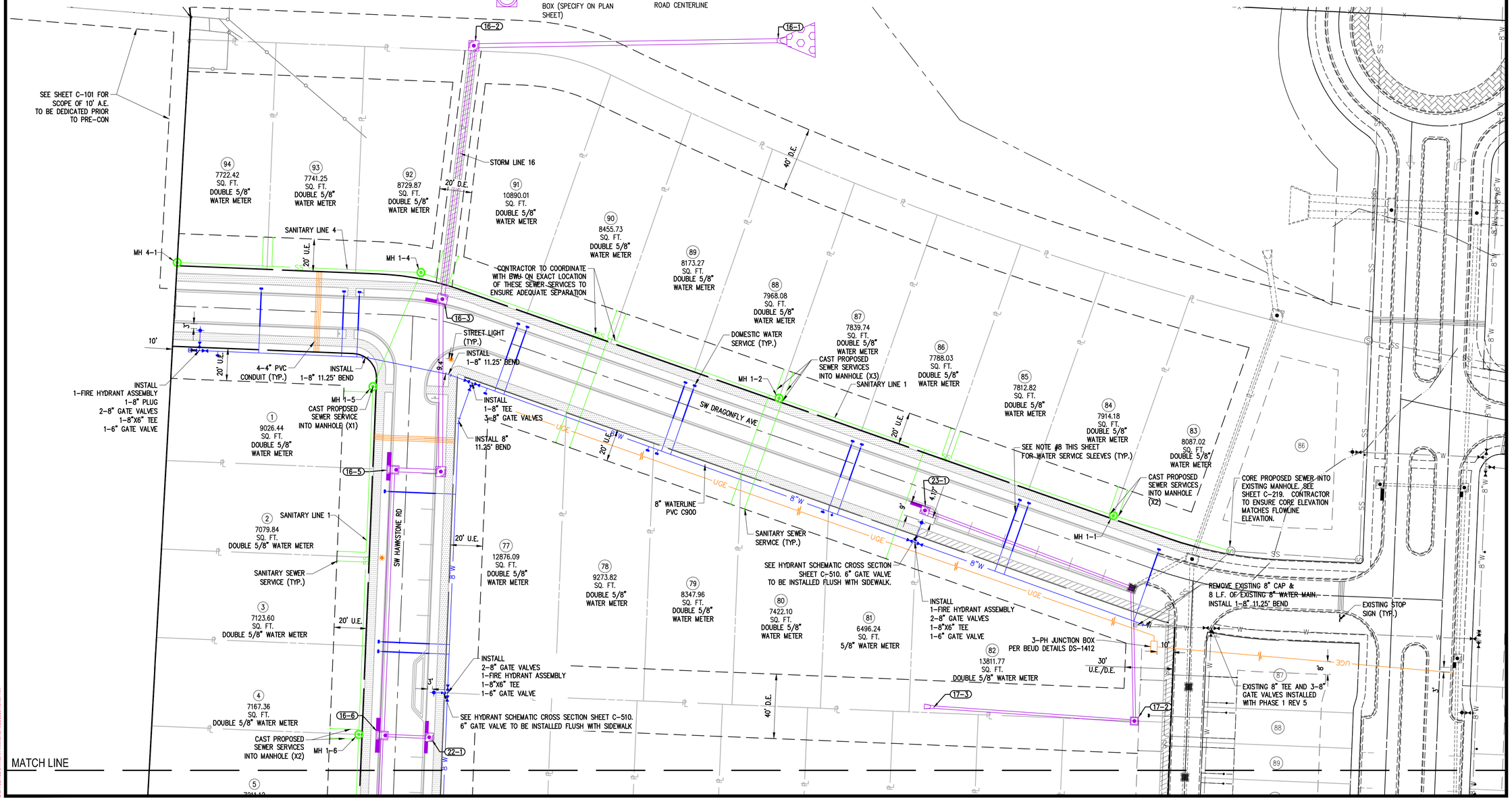
DROP/CURB INLET

GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	LIGHT POLE		EASEMENT
	POWER POLE		CURB
	TELEPHONE PEDESTAL	SS	SANITARY SEWER LINE
	TV PEDESTAL	G	GAS LINE
	MANHOLE	W	WATER LINE
	SANITARY SEWER CLEANOUT	UGT	UNDERGROUND TELEPHONE
	GAS METER	UGE	UNDERGROUND ELECTRIC
	GAS VALVE	OHE	OVERHEAD ELECTRIC
	STORM SEWER PIPE	FO	FIBER OPTIC
X-X	STRUCTURE NUMBER	UGTV	UNDERGROUND TELEVISION
	WATER VALVE		CHAIN LINK FENCE
	FIRE HYDRANT ASSEMBLY		RIGHT OF WAY
	AIR RELEASE VALVE		PROPERTY LINE
	FIRE DEPARTMENT CONNECTION		ROAD CENTERLINE
	WATER METER		
	BACK FLOW PREVENTER		
	REDUCER		
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		

NOTE:
1. THE MATERIAL SUBMITTAL MUST BE APPROVED BY BWU BEFORE ANY MATERIAL IS PLACED IN THE GROUND. THE SUBMITTAL MUST BE REVIEWED BY THE EOR AND STAMPED AS REVIEWED AND/OR ACCEPTED PRIOR TO SENDING TO BWU. APPROVAL PRIOR TO PRE-CON MEETING IS RECOMMENDED AND PREFERRED.
2. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
4. ALL 8" WATER MAIN SHALL MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
5. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
6. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
7. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
8. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.
9. ALL UTILITIES SHALL BE INSTALLED PER CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS, APPROVED BY CITY COUNCIL 10/22/2024 & SEALED BY CITY ENGINEER 10/23/2024.
10. ALL ON-SITE EASEMENTS MUST BE DEDICATED AND RECORDED PRIOR TO THE SITE FINAL INSPECTION.
11. ALL OFF-SITE EASEMENTS MUST BE DEDICATED AND RECORDED PRIOR TO PRE-CONSTRUCTION MEETING.
11. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
13. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
14. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT OWNER'S EXPENSE.

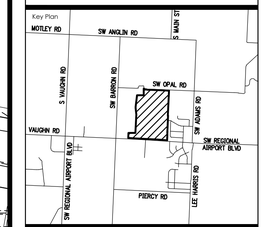


300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH II
BENTONVILLE, AR

Key Plan


No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 23100 — TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

UTILITY PLAN A (C)

C-105

DRAWING: G:\CAD\BWD_OPAL PARK\PLANS\ARCHITECT\SHEETS\CIVIL\LOWG\UTILITY PLAN.DWG
LAST SAVED BY: TWOESSNER ON 4/20/2026 8:15:47 AM
LAST PLOTTED BY: TWOESSNER ON 4/20/2026 8:15:57 AM

MATCH LINE

MH 1-6

(5) 7211.12 SQ. FT. DOUBLE 5/8" WATER METER

(6) 7718.03 SQ. FT. DOUBLE 5/8" WATER METER

SANITARY SEWER SERVICE (TYP.)

ALONG STREET D, STREETLIGHTS TO BE IN-BETWEEN CURB & SEWER MAIN PER BEUD REQUEST

(7) 7767.54 SQ. FT. DOUBLE 5/8" WATER METER

DOMESTIC WATER SERVICE (TYP.)

(8) 7817.04 SQ. FT. DOUBLE 5/8" WATER METER

CAST PROPOSED SEWER SERVICES INTO MANHOLE (X2)

MH 1-7

(9) 7866.55 SQ. FT. DOUBLE 5/8" WATER METER

4-4" PVC CONDUIT (TYP.)

SEE HYDRANT SCHEMATIC CROSS SECTION SHEET C-510. 6" GATE VALVE TO BE INSTALLED FLUSH WITH SIDEWALK.

INSTALL 2-8" 45° BENDS (TYP.) ROD BENDS TOGETHER

(10) 9307.13 SQ. FT. DOUBLE 5/8" WATER METER

INSTALL 1-8" PLUG
2-8" VALVES
1-FIRE HYDRANT
1-8"X6" TEE
1-6" GATE VALE

ANGLE POINT WEST BOUNDARY LOT 2 OF OPAL SUBDIVISION PLAT BOOK 2017 PAGE 462

SW CORAL RD

SW HAWKSTONE RD

SW TURQUOISE AVE

SW HONEY OPAL ALLEY

SW SUNSTONE AVE

SW CRICKET ALLEY

20' U.E.

10'

8" W

(76) 9721.05 SQ. FT. DOUBLE 5/8" WATER METER

(75) 7718.59 SQ. FT. DOUBLE 5/8" WATER METER

(74) 7718.59 SQ. FT. DOUBLE 5/8" WATER METER

(73) 7718.59 SQ. FT. DOUBLE 5/8" WATER METER

(72) 7718.59 SQ. FT. DOUBLE 5/8" WATER METER

(71) 7718.59 SQ. FT. DOUBLE 5/8" WATER METER

(70) 7718.59 SQ. FT. DOUBLE 5/8" WATER METER

(69) 9720.18 SQ. FT. DOUBLE 5/8" WATER METER

MH 2-3

MH 2-2

MH 2-1

CAST PROPOSED SEWER SERVICE INTO MANHOLE (X2)

REMOVE EXISTING WATER SERVICE

INSTALL 1-FIRE HYDRANT ASSEMBLY 1-8"X6" TEE 2-8" GATE VALVES 1-6" GATE VALVE

INSTALL 1-TEE 3-8" GATE VALVES

SEE HYDRANT SCHEMATIC CROSS SECTION SHEET C-510. 6" GATE VALVE TO BE INSTALLED FLUSH WITH SIDEWALK.

8" WATERLINE PVC C900

EXCAVATE WATER SERVICE TO CORP STOP BY CONTRACTOR & SHUT OFF BY BWU INSPECTOR. CONTRACTOR TO CAP THE LINE.

EXISTING SEWER SERVICE TO BE USED FOR LOT 70. CONTRACTOR TO VERIFY LOCATION IN FIELD.

INSTALL 1-8"X8" TAPPING SLEEVE 1-8" GATE VALVE TAP BY BWU AT OWNER'S EXPENSE

(52) 5057.50 SQ. FT. 5/8" WATER METER

(53) 1870.00 SQ. FT. 5/8" WATER METER

(54) 1870.00 SQ. FT. 5/8" WATER METER

(55) 1870.00 SQ. FT. 5/8" WATER METER

(56) 1870.00 SQ. FT. 5/8" WATER METER

(57) 2295.00 SQ. FT. 5/8" WATER METER

(58) 2295.00 SQ. FT. 5/8" WATER METER

(59) 1870.00 SQ. FT. 5/8" WATER METER

(60) 1870.00 SQ. FT. 5/8" WATER METER

(61) 1870.00 SQ. FT. 5/8" WATER METER

(62) 2295.00 SQ. FT. 5/8" WATER METER

(63) 2295.00 SQ. FT. 5/8" WATER METER

(64) 1870.00 SQ. FT. 5/8" WATER METER

(65) 1870.00 SQ. FT. 5/8" WATER METER

(66) 1870.00 SQ. FT. 5/8" WATER METER

(67) 1870.00 SQ. FT. 5/8" WATER METER

(68) 3521.00 SQ. FT. 5/8" WATER METER

(51) 5057.50 SQ. FT. 5/8" WATER METER

(50) 1870.00 SQ. FT. 5/8" WATER METER

(49) 1870.00 SQ. FT. 5/8" WATER METER

(48) 1870.00 SQ. FT. 5/8" WATER METER

(47) 1870.00 SQ. FT. 5/8" WATER METER

(46) 2295.00 SQ. FT. 5/8" WATER METER

(45) 2295.00 SQ. FT. 5/8" WATER METER

(44) 1870.00 SQ. FT. 5/8" WATER METER

(43) 1870.00 SQ. FT. 5/8" WATER METER

(42) 1870.00 SQ. FT. 5/8" WATER METER

(41) 2295.00 SQ. FT. 5/8" WATER METER

(40) 2295.00 SQ. FT. 5/8" WATER METER

(39) 1870.00 SQ. FT. 5/8" WATER METER

(38) 1870.00 SQ. FT. 5/8" WATER METER

(37) 1870.00 SQ. FT. 5/8" WATER METER

(36) 1870.00 SQ. FT. 5/8" WATER METER

(35) 3520.26 SQ. FT. 5/8" WATER METER

EXIST. 8" SANITARY SEWER

INSTALL 2-8" 45° BENDS (TYP.) ROD BENDS TOGETHER

EXIST. FIRE HYDRANT

EXIST. 8" WATERLINE

8" WATERLINE

REMOVE ±40 LF EXISTING 18" RCP & FES

DOMESTIC WATER SERVICE (TYP.)

REMOVE PLUG AND CONNECT TO EXIST. 8" WATERLINE. ANCHOR FITTING TO VALVE

TAP PROPOSED WATER METER ON EXISTING 8" MAIN, PERFORMED BY BWU AT OWNER'S EXPENSE

MH 3-2

STREET LIGHT (TYP.)

MH 3-1

CAST PROPOSED SEWER SERVICES INTO MANHOLE (X2)

CAST PROPOSED SEWER SERVICES INTO MANHOLE (X2)

SANITARY SEWER SERVICE (TYP.)

(11) 3773.45 SQ. FT. 5/8" WATER METER

(12) 1882.37 SQ. FT. 5/8" WATER METER

(13) 1882.37 SQ. FT. 5/8" WATER METER

(14) 2310.18 SQ. FT. 5/8" WATER METER

(15) 2310.18 SQ. FT. 5/8" WATER METER

(16) 1882.37 SQ. FT. 5/8" WATER METER

(17) 1882.37 SQ. FT. 5/8" WATER METER

(18) 1882.37 SQ. FT. 5/8" WATER METER

(19) 2310.18 SQ. FT. 5/8" WATER METER

(20) 2310.18 SQ. FT. 5/8" WATER METER

(21) 1882.37 SQ. FT. 5/8" WATER METER

(22) 1882.37 SQ. FT. 5/8" WATER METER

(23) 1882.37 SQ. FT. 5/8" WATER METER

(24) 2310.18 SQ. FT. 5/8" WATER METER

(25) 2310.18 SQ. FT. 5/8" WATER METER

(26) 1882.37 SQ. FT. 5/8" WATER METER

(27) 1882.37 SQ. FT. 5/8" WATER METER

(28) 1882.37 SQ. FT. 5/8" WATER METER

(29) 2310.18 SQ. FT. 5/8" WATER METER

(30) 2310.18 SQ. FT. 5/8" WATER METER

(31) 1882.37 SQ. FT. 5/8" WATER METER

(32) 1882.37 SQ. FT. 5/8" WATER METER

(33) 3618.39 SQ. FT. 5/8" WATER METER

(154) 151994.13 SQ. FT.

NOTE:

1. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE.
2. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
3. ALL 8" WATER MAIN SHALL MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
4. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
5. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
6. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
7. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.
8. ALL UTILITIES SHALL BE INSTALLED PER CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS, APPROVED BY CITY COUNCIL 10/22/2024 & SEALED BY CITY ENGINEER 10/23/2024.
9. ALL ON-SITE EASEMENTS MUST BE DEDICATED AND RECORDED PRIOR TO THE SITE FINAL INSPECTION.
10. ALL OFF-SITE EASEMENTS MUST BE DEDICATED AND RECORDED PRIOR TO PRE-CONSTRUCTION MEETING.
11. ALL METER SETS SHALL USE 45° FITTINGS.

DRAWING: G:\J-#430600_OPAL\PART2-WORK\STRUCTURES\CIVIL\DWG\UTILITY PLAN.DWG
LAST PLOTTED: 2026/04/20 08:13:53 AM BY: TWOESSNER
LAST PLOTTED BY: HOWE ENGINEERING, 4/20/2026 9:54:13 AM

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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
30' 0 30'

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 23100 TRENT R WOESSNER

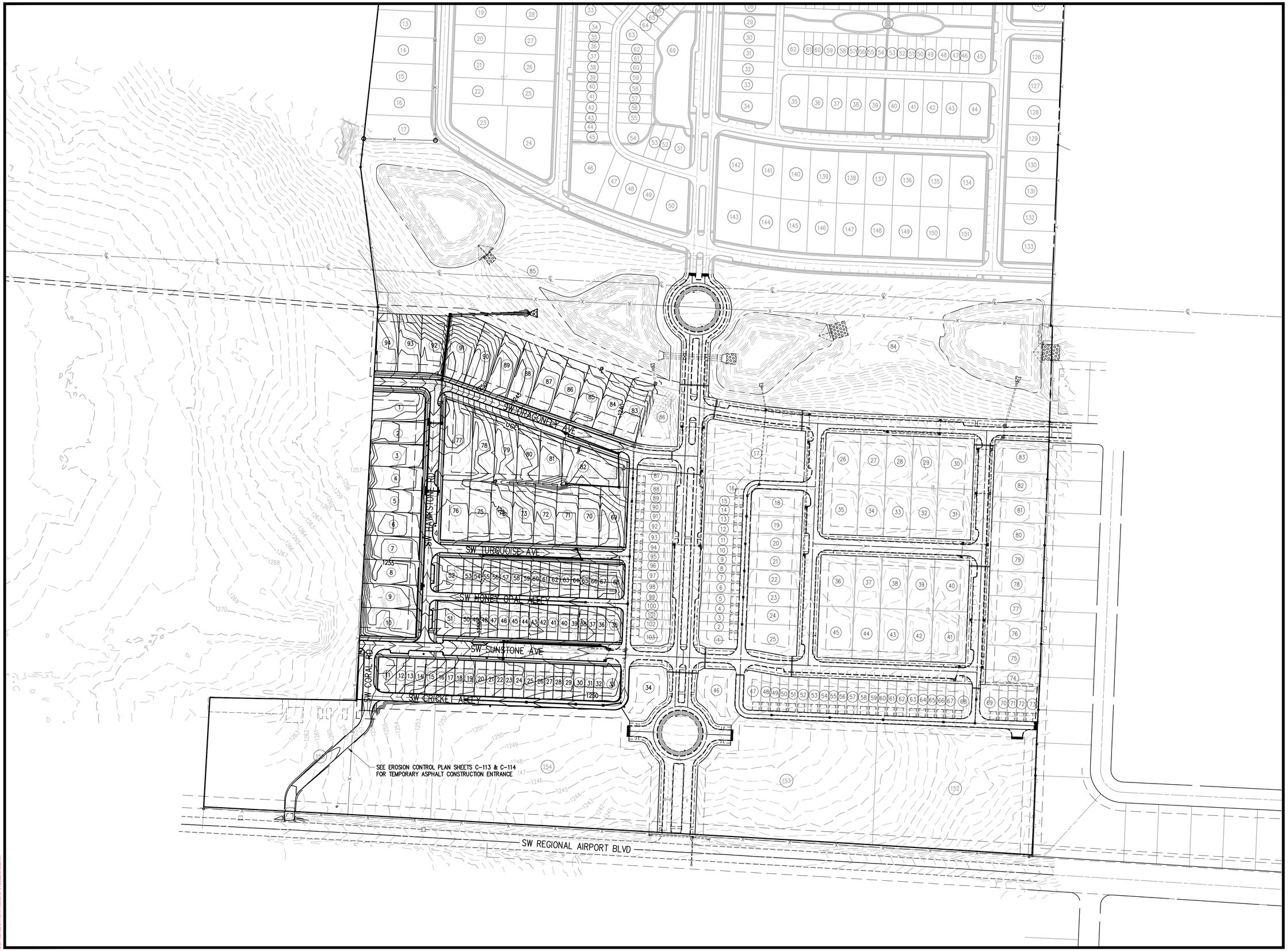
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

UTILITY PLAN B (C)

C-106

OPAL PARK PH II
BENTONVILLE, AR



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

CERTIFICATE OF AUTHORIZATION:

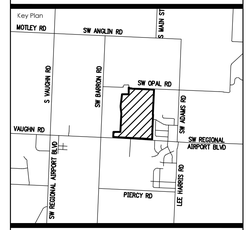
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

OVERALL GRADING PLAN

C-107

DRAWING G:\24300600_OPAL PARK\CURRENT SET\PLOTS\C107_OVERALL GRADING PLAN.DWG
LAST PLOTTED BY: NOAH TRAMONTE, 4/13/2026 8:43:55 AM

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIPE/REBAR
- LP LIGHT POLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- LIGHT POLE
- STORM SEWER PIPE
- X–X STRUCTURE NUMBER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

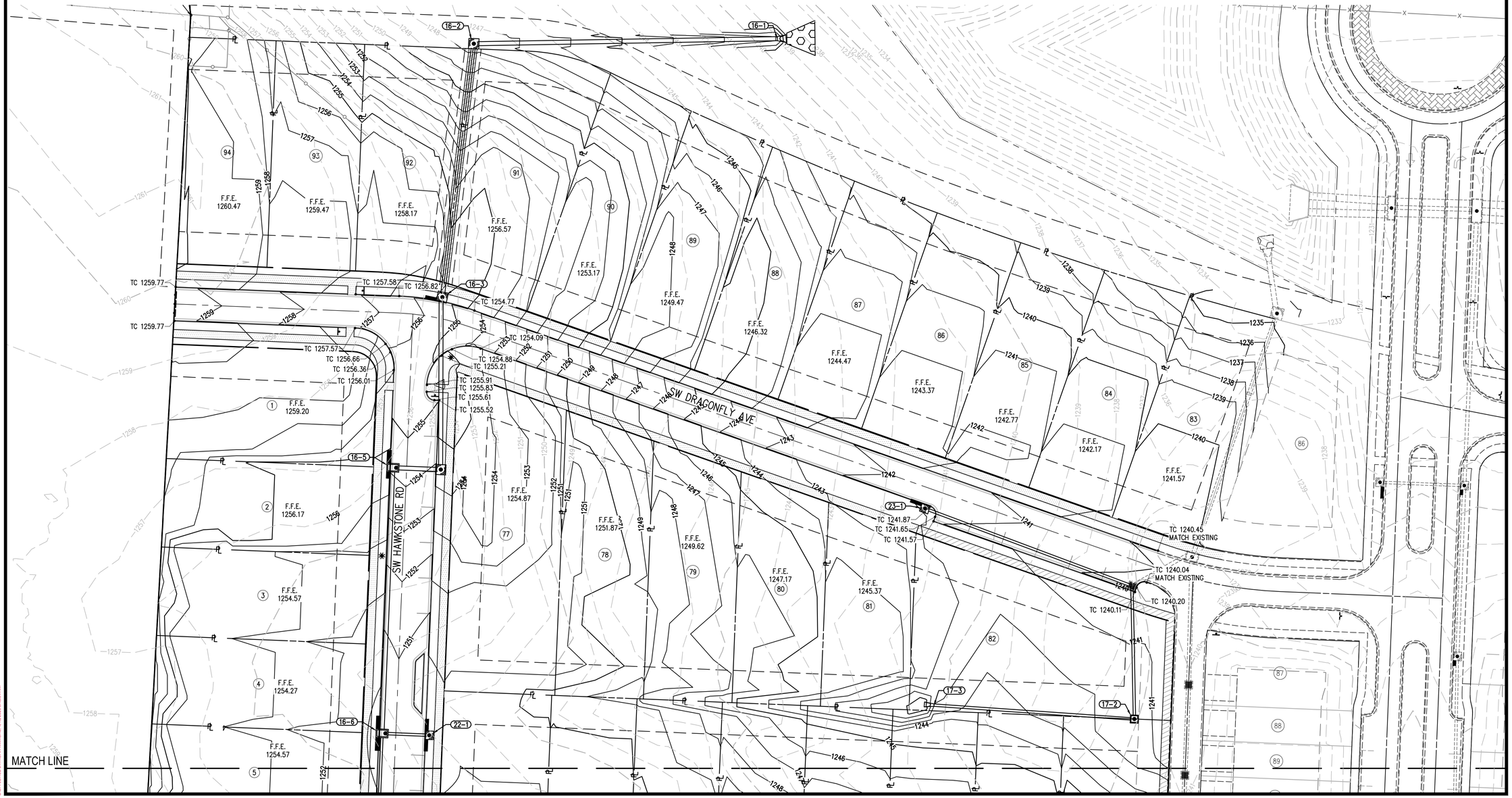
- EASEMENT
- CURB
- INTERMEDIATE CONTOUR 1206
- INDEX CONTOUR 1205
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

GRADING PLAN SPOT ELEVATIONS

BW	BOTTOM WALL
FG	FINISHED GRADE
FL	FLOW LINE
G	GUTTER
SW	SIDEWALK
TC	TOP CURB
TP	TOP PAVEMENT
TW	TOP WALL
EG	EXISTING GRADE

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.



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

CERTIFICATE OF AUTHORIZATION:

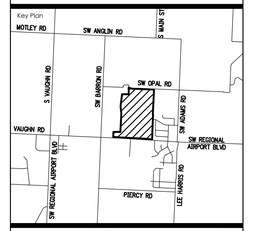
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300400
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 23100 — TRENT R WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

2026/04/20

GRADING PLAN A

C-108

DRAWING G:\24300400_OPAL PARK PH II\PRINTSET\CIVIL\C108_GRADING PLAN.DWG
LAST PLOTTED BY TRENT WOESSNER, 4/13/2026 8:43:34 AM

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

CERTIFICATE OF AUTHORIZATION:

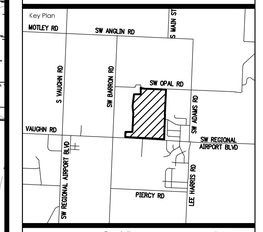
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300400
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

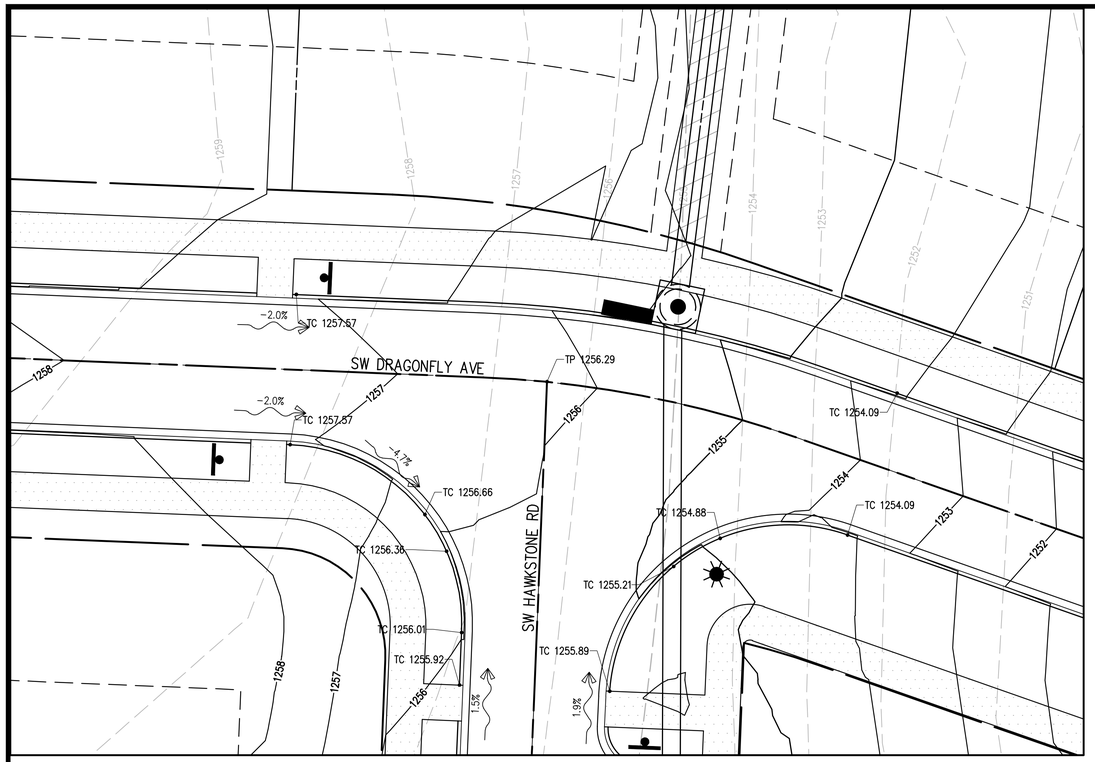
PP25-0001

2026/04/20

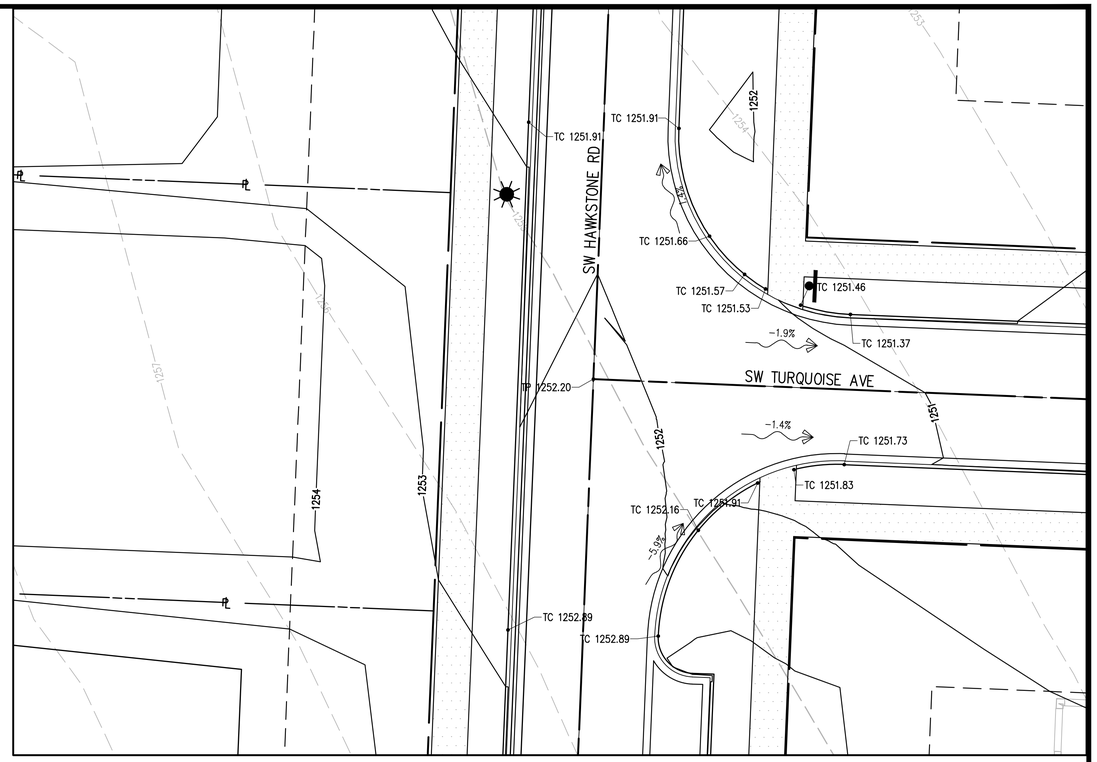
GRADING PLAN B

C-109

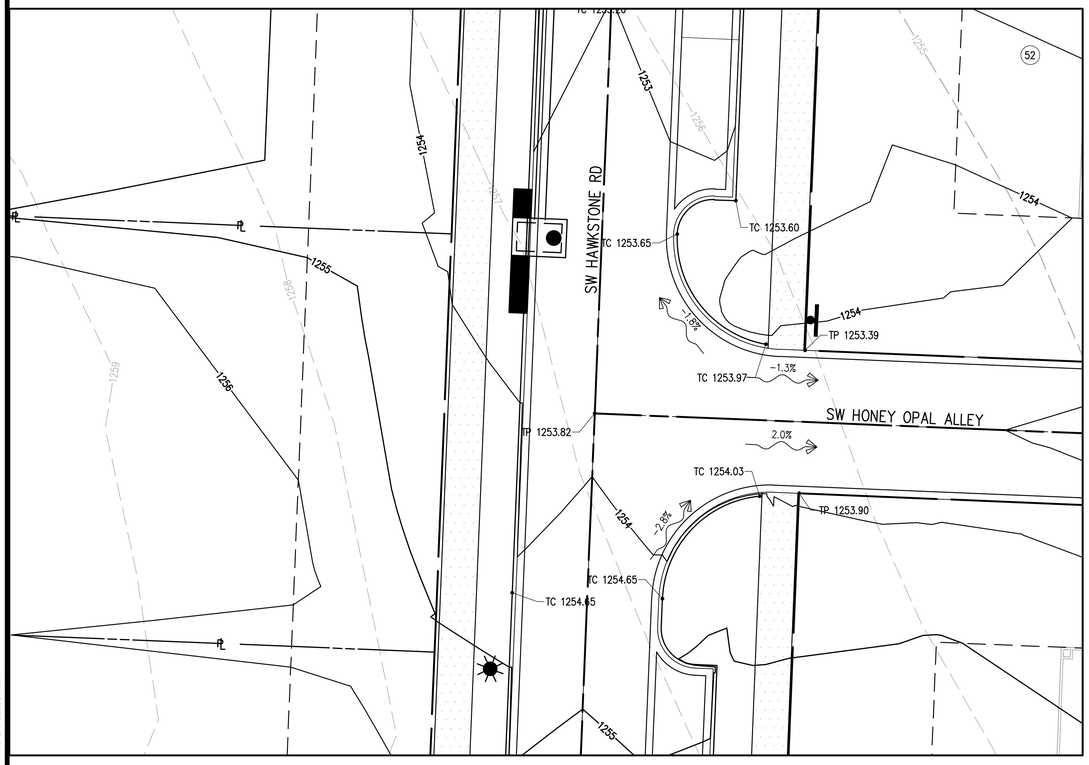
DRAWING G:\24300400_OPALPARK\PLANS\RECORD\CIVIL\DWG\PLGRADING PLAN.DWG
LAST PLOTTED BY TRENT.WOESSNER, AT 2/13/2026 8:43:43 AM



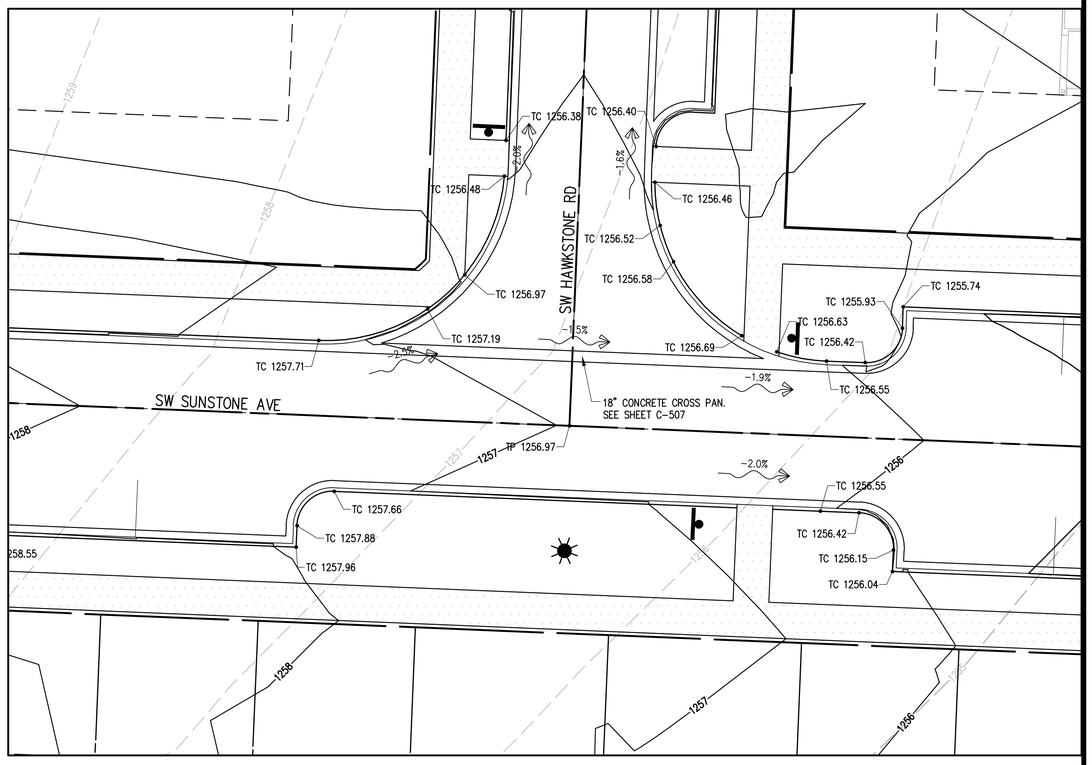
SW DRAGONFLY AVE & SW HAWKSTONE RD



SW HAWKSTONE RD & SW TURQUOISE AVE



SW HAWKSTONE RD & SW HONEY OPAL ALLEY



SW SUNSTONE AVE & SW HAWKSTONE RD

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

CERTIFICATE OF AUTHORIZATION:

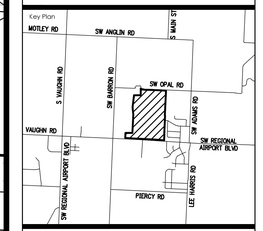
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
10' 0 10'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

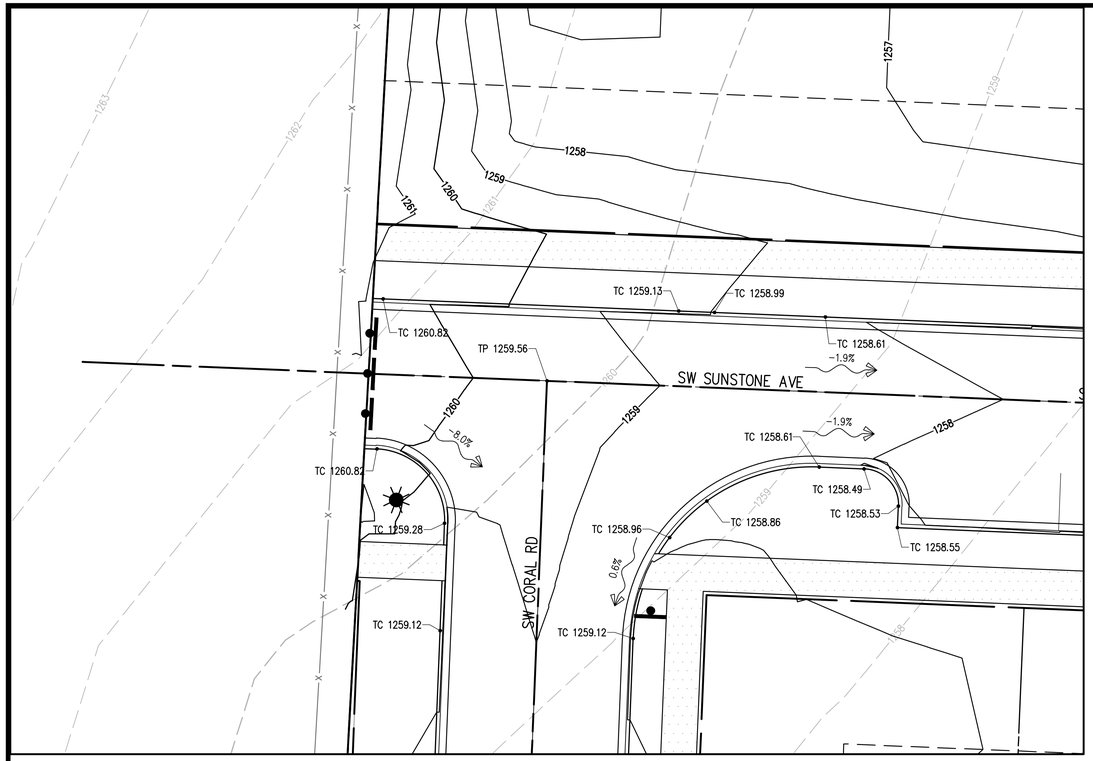
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

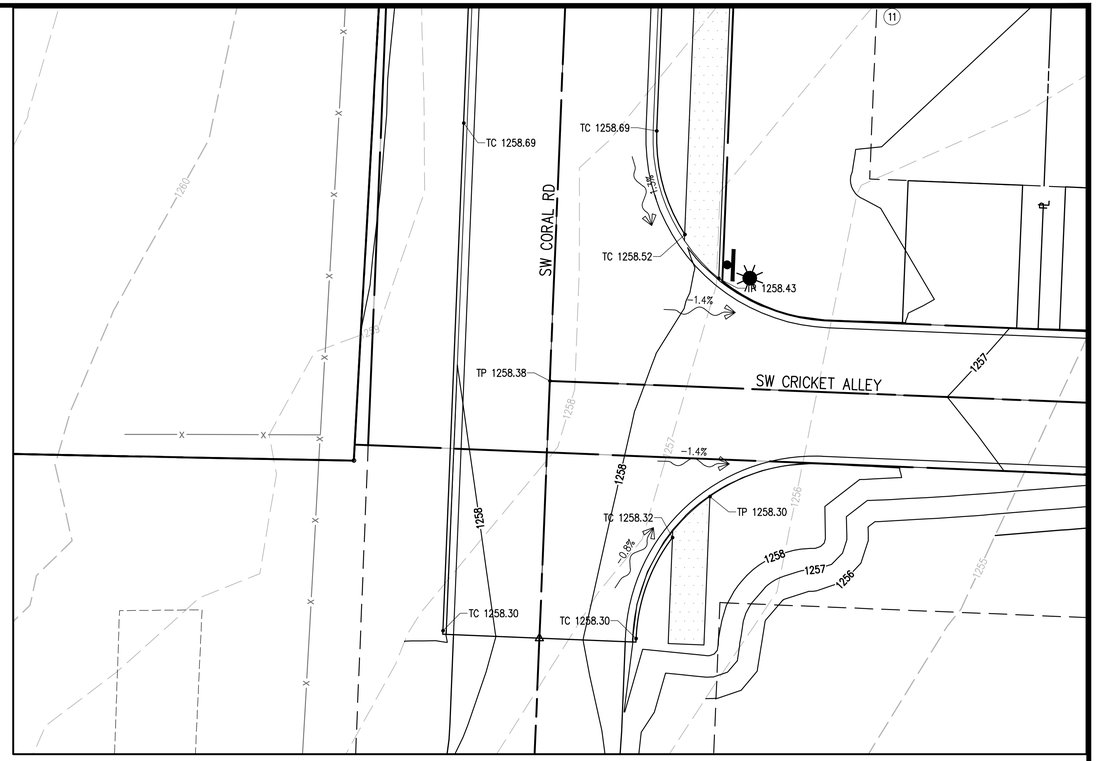
INTERSECTION PLAN

C-110

DRAWING: O:\24300600_CPH\PARKS_INFRASTRUCTURE\CIVIL\DWG\INTERSECTION PLAN.DWG
LAST MODIFIED BY: TWOESSNER ON 2026-02-13 AT 8:42:29 AM
LAST PLOTTED BY: NOAH TOWNSEND, AT 3/2/2026 8:42:29 AM



SW SUNSTONE AVE & SW CORAL RD



SW CORAL RD & SW CRICKET ALLEY

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

CERTIFICATE OF AUTHORIZATION:

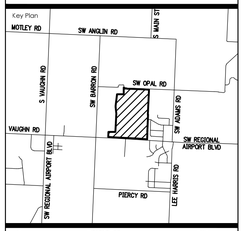
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
10' 0 10'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R WOESSNER
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

INTERSECTION PLAN

C-111

DRAWING: G:\24300600_OPAL\PLANS_WIP\ENGR\CTSPE\CIVIL\DWG\INTERSECTION PLAN.DWG
LAST PLOTTED BY: HOAH HAWKINS, 4/13/2026 8:44:41 AM

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SEE ADEQ ADDITIONAL ACREAGE SUBMISSION ID #HQC-DKOB-FDYPE.

ADEQ TOTAL & DISTURBED ACREAGES SHOWN ON ADDITIONAL ACREAGE SUBMISSION INCLUDE ONLY PHASES I & II OF OPAL PARK.
- TOTAL = 97.16 AC
- DISTURBED = 56 AC

POND 1 10-YR 24-HR STORAGE CAPACITY: 224,337 CF

POND 2 10-YR 24-HR STORAGE CAPACITY: 108,021 CF

POND 3 10-YR 24-HR STORAGE CAPACITY: 142,696 CF

POND 4 10-YR 24-HR STORAGE CAPACITY: 108,798 CF

CONSTRUCTION TRAILER W/SWPPP MAILBOX

LIMITS OF DISTURBANCE

6" CLASS 7 BASE & 1.5" ACHM SURFACE COURSE FOR 24' WIDE TEMPORARY CONSTRUCTION ENTRANCE DRIVE

CONSTRUCTION ENTRANCE, TIRE WASH AND CONCRETE WASHOUT

INSTALL 120 LF 24" RCP TEMPORARY CULVERT

ROCK CHECK DAM (TYP.)

SW REGIONAL AIRPORT BLVD

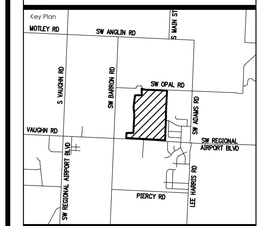
INSTALL 2-NOT A CONSTRUCTION SIGNS

NOT A CONSTRUCTION ENTRANCE

GRAPHIC SCALE IN FEET
100' 0 100'

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

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

Key Plan


No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF: ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

OPAL PARK PH II
BENTONVILLE, AR

EROSION CONTROL PLAN PH I

C-112

DRAWING: G:\24300600_OPAL PARK\2_SURVEY\STRUCTURES\CIVIL\DWG\EROSION CONTROL PHASING.DWG
LAYOUT: EROSION CONTROL PHASING PLOTTED BY: THOMAS TRAMONE 4/20/2026 9:55:16 AM

EROSION CONTROL LEGEND

PS — PS	PERMANENT SEEDING	CD	ROCK CHECK DAM
TPS — TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE
	LIMITS OF DISTURBANCE	SF	SILT FENCE
	GRADE BREAK	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
xxx	CONTOUR ELEVATIONS	IP2	CURB INLET FILTER SOCK
	STORM DRAIN	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP4	SILT FENCE INLET PROTECTION
	LIMITS OF DRAINAGE SUB-BASIN		

OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
ECL	PERMANENT EROSION CONTROL LINING
FFT — FFT	FIBER FLOCCULENT TUBE

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SEE ADEQ ADDITIONAL ACREAGE SUBMISSION ID #HQC-DKOB-FDYPE.

ADEQ TOTAL & DISTURBED ACREAGES SHOWN ON ADDITIONAL ACREAGE SUBMISSION INCLUDE ONLY PHASES I & II OF OPAL PARK.
- TOTAL = 97.16 AC
- DISTURBED = 56 AC

POND 1 10-YR 24-HR STORAGE CAPACITY: 224,337 CF

POND 2 10-YR 24-HR STORAGE CAPACITY: 108,021 CF

POND 3 10-YR 24-HR STORAGE CAPACITY: 142,696 CF

POND 4 10-YR 24-HR STORAGE CAPACITY: 108,798 CF

TEMPORARY PARKING AND STORAGE

CONSTRUCTION TRAILER W/SWPPP MAILBOX

LIMITS OF DISTURBANCE

6" CLASS 7 BASE & 1.5" ACHM SURFACE COURSE FOR 24' WIDE TEMPORARY CONSTRUCTION ENTRANCE DRIVE

CONSTRUCTION ENTRANCE, TIRE WASH AND CONCRETE WASHOUT

INSTALL 120 LF 24" RCP TEMPORARY CULVERT

ROCK CHECK DAM (TYP.)

INSTALL MODIFIED TYPICAL ALLEY SECTION TO BE USED AS CONSTRUCTION ENTRANCE WITH:
24" SELECT FILL
6" CLASS 7 BASE
1.5" ACHM SURFACE COURSE
REMAINING 1.5" ACHM SURFACE COURSE TO BE INSTALLED PRIOR TO FINAL INSPECTION

SW REGIONAL AIRPORT BLVD

INSTALL 2-NOT A CONSTRUCTION SIGNS

NOT A CONSTRUCTION ENTRANCE

GRAPHIC SCALE IN FEET
100' 0 100'

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

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

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 23100 — TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

OPAL PARK PH II
BENTONVILLE, AR

EROSION CONTROL PLAN PH II

C-113

DRAWING: G:\JOBS\00_OPAL PARK\2_DESIGN\STRUCTURES\CIVIL\DWG\EROSION CONTROL PLAN.DWG
LAYOUT: EROSION CONTROL PLAN PH II MODIFIED
LAST PLOTTED BY: THOMAS TRAHORNE AT 2/13/2026 8:43:59 AM

SEQUENCING NOTES
1. REMOVE EXISTING ASPHALT DRIVEWAY AND CMP CULVERT.
2. REMOVE FARM GATE AND WOODEN FARM FENCE AS NEEDED TO INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL 24' WIDE TEMPORARY B-STONE CONSTRUCTION ENTRANCE FROM EDGE OF EXISTING AR-12 HIGHWAY TO ARDOT RIGHT-OF-WAY, WITH 40 LF OF TEMPORARY 18" RCP CULVERT UNDERNEATH, CENTERED ON EXISTING DITCH FLOWLINE.
4. UPON COMPLETION, REMOVE TEMPORARY DRIVEWAY & CULVERT. RE-GRADE DITCH TO DRAIN. SOD OR SEED/STRAW FOR ALL DISTURBED AREA. RE-CONNECT BARBED WIRE FENCING AS NEEDED.

ANGLE POINT WEST BOUNDARY LOT 2 OF OPAL SUBDIVISION PLAT BOOK 2017 PAGE 462

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

6" CLASS 7 BASE & 1.5" ACHM SURFACE COURSE FOR 24' WIDE TEMPORARY CONSTRUCTION ENTRANCE DRIVE

24'

CONTRACTOR TO REMOVE TEMPORARY B-STONE & ASPHALT DRIVE UPON COMPLETION & RE-GRADE DITCH TO ENSURE POSITIVE DRAINAGE

END B-STONE & BEGIN ASPHALT AT RIGHT-OF-WAY

ARDOT RIGHT-OF-WAY

EXISTING UTILITY MARKER TO REMAIN

HP 1260.70
FL 1258.13

HP 1260.43
FL 1257.63

FL 1259.02
MATCH EXISTING

EG 1259.79

EG 1259.37

FL 1257.22
MATCH EXISTING

REMOVE EXISTING CMP & INSTALL 40 LF TEMPORARY 18" RCP

REGIONAL AIRPORT BOULEVARD
UBLIC STREET R/W
BOOK 2017 PAGE 462

SW REGIONAL AIRPORT BLVD

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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'

OPAL PARK PH II
BENTONVILLE, AR

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

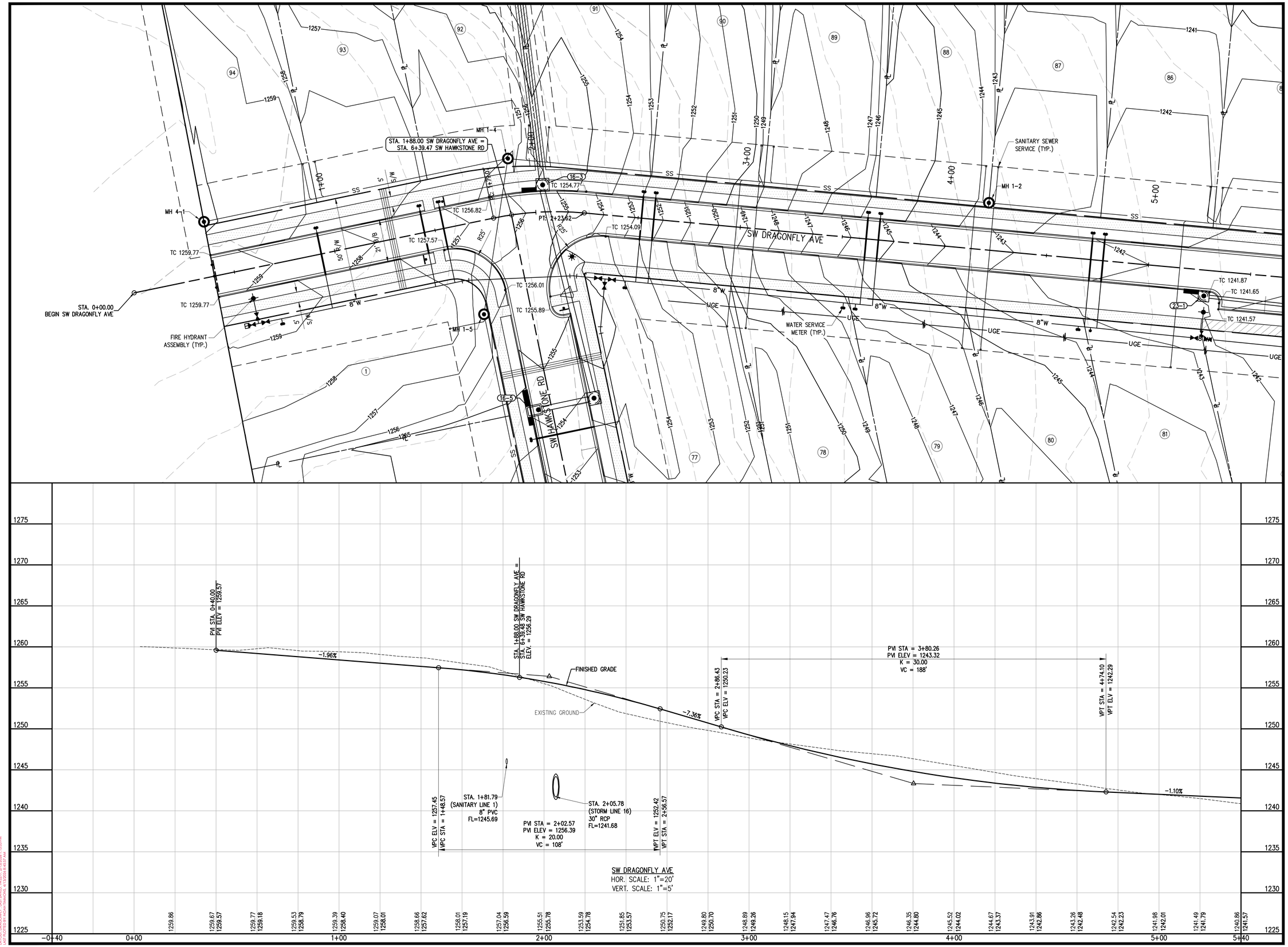
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

TEMPORARY CONSTRUCTION ENTRANCE

C-114

DRAWING: C:\24300600_OPAL\PARK\SHEETS\SHEETS\CIVIL\DWG\TEMP CONST ENTRANCE.DWG
LAYOUT: TEMP CONST ENTRANCE PLOTTED BY: TRENT.WOESSNER AT: 12/18/2024 4:43:28 AM



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

CERTIFICATE OF AUTHORIZATION:

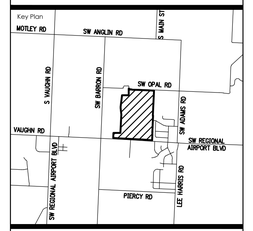
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

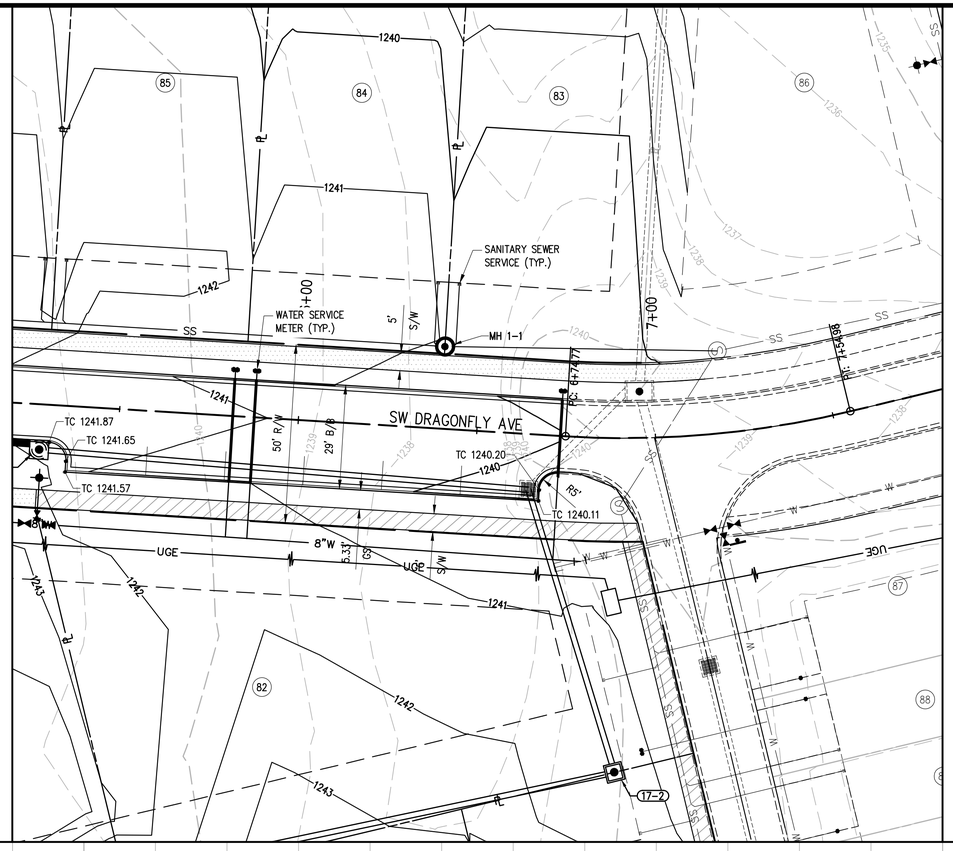
© 2026 Crafton, Tull & Associates, Inc.

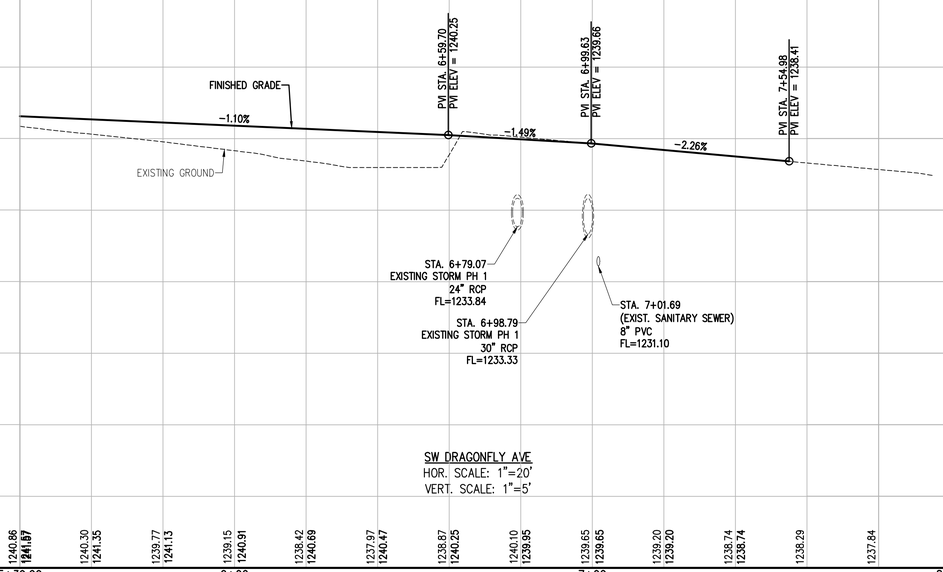
PP25-0001
2026/04/20

SW DRAGONFLY DR P&P

C-201

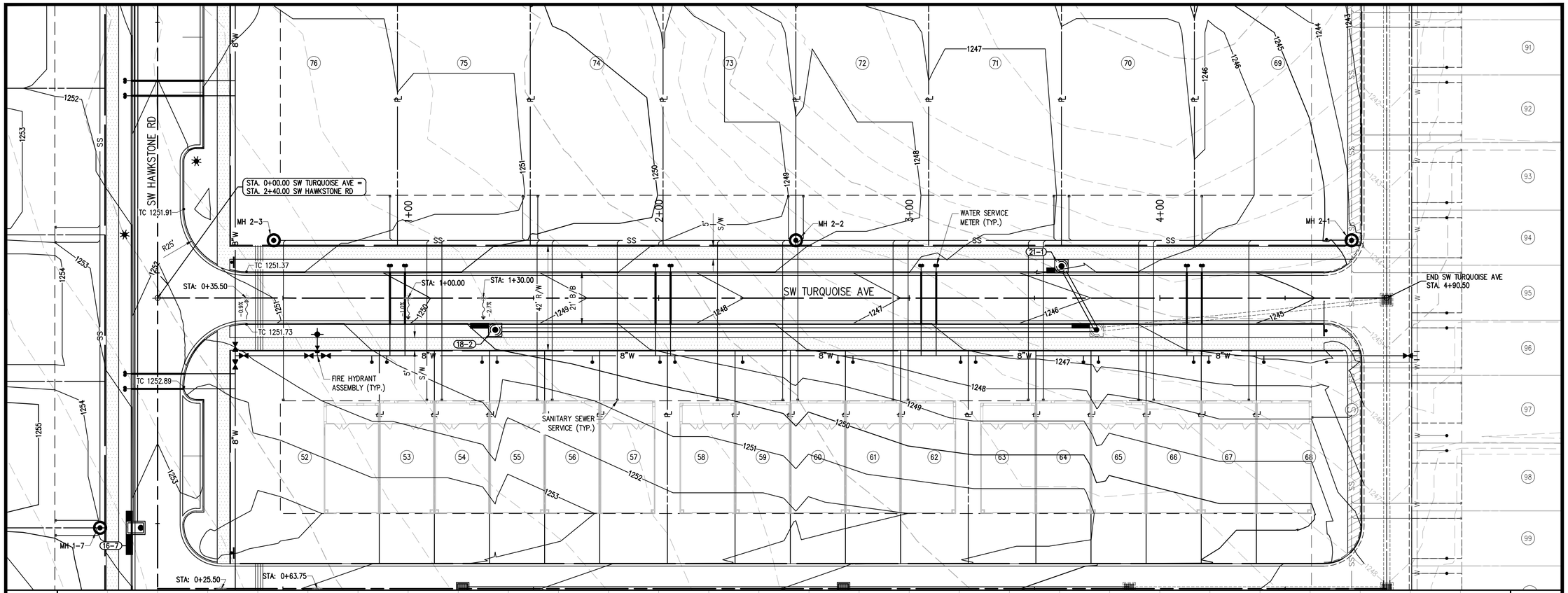
DRAWING: G:\JOBS\600_CIVIL\PLANS\INFRASTRUCTURE\CIVILS\DWG\ROAD P&P.DWG
LAST PLOTTED BY: THOMAS TRAMONTE AT 2/12/2026 8:43:57 AM

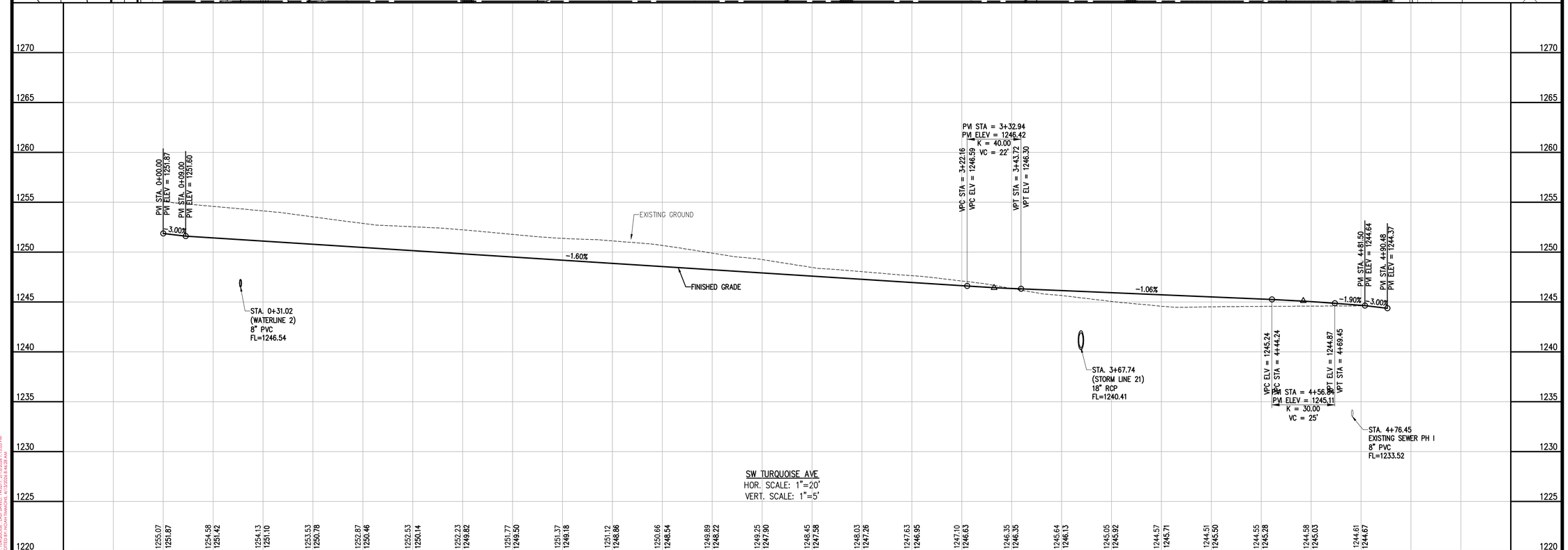




SW DRAGONFLY AVE
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

| | | |





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

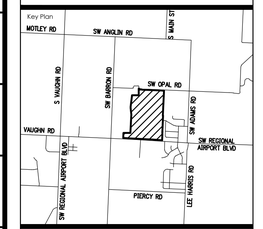
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

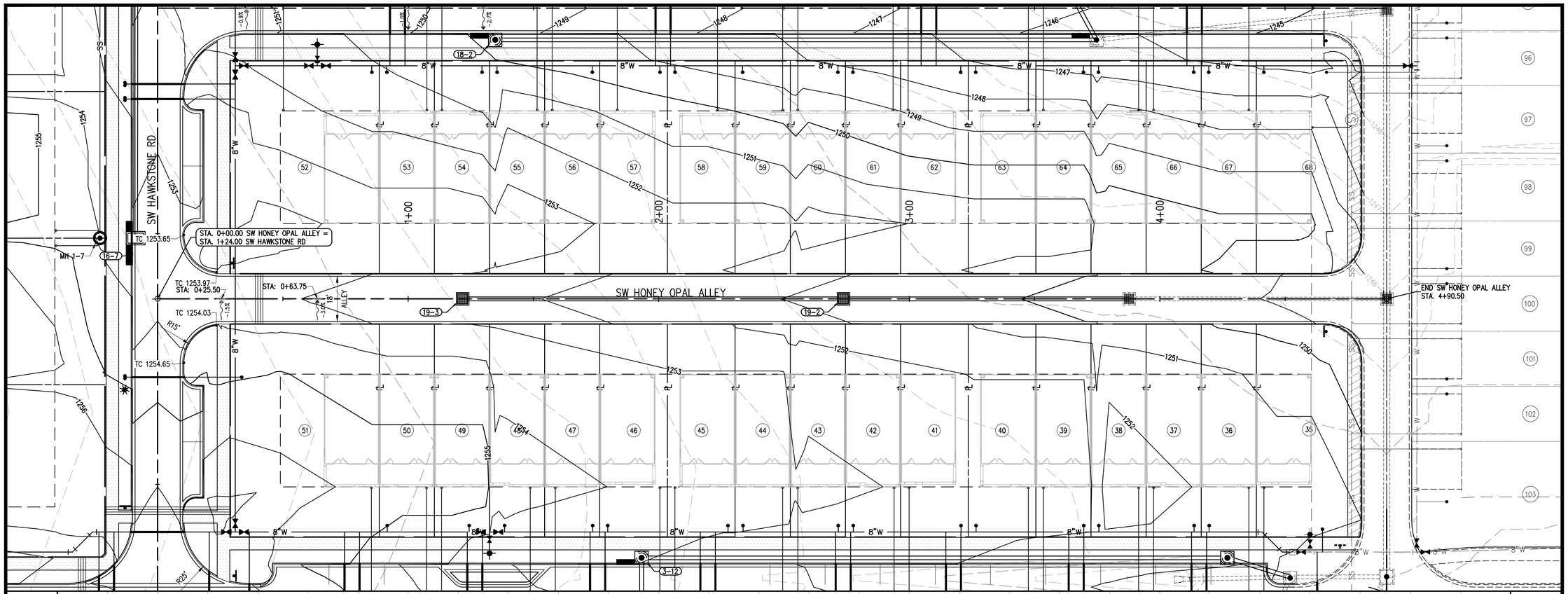
© 2026 Crafton, Tull & Associates, Inc.

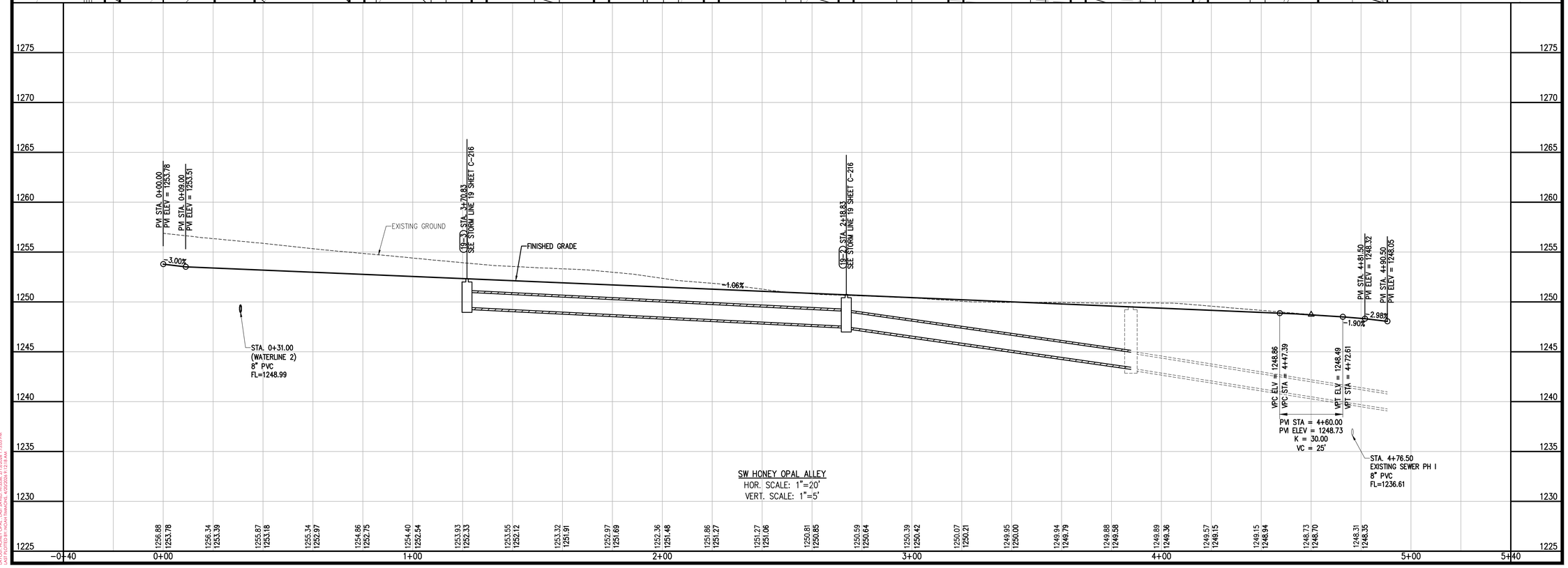
PP25-0001
2026/04/20

SW TURQUOISE AVE P&P

C-203

DRAWING: G:\JOBS\600_OPAL PARK\2_DESIGN\STREET\CIVIL\DWG\ROAD PAP.DWG
LAST PLOTTED BY: THOMAS TRAMONTE, 4/17/2026 8:40:28 AM





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

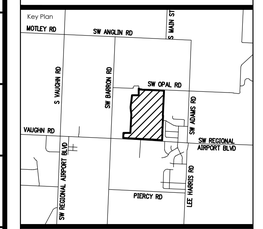
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

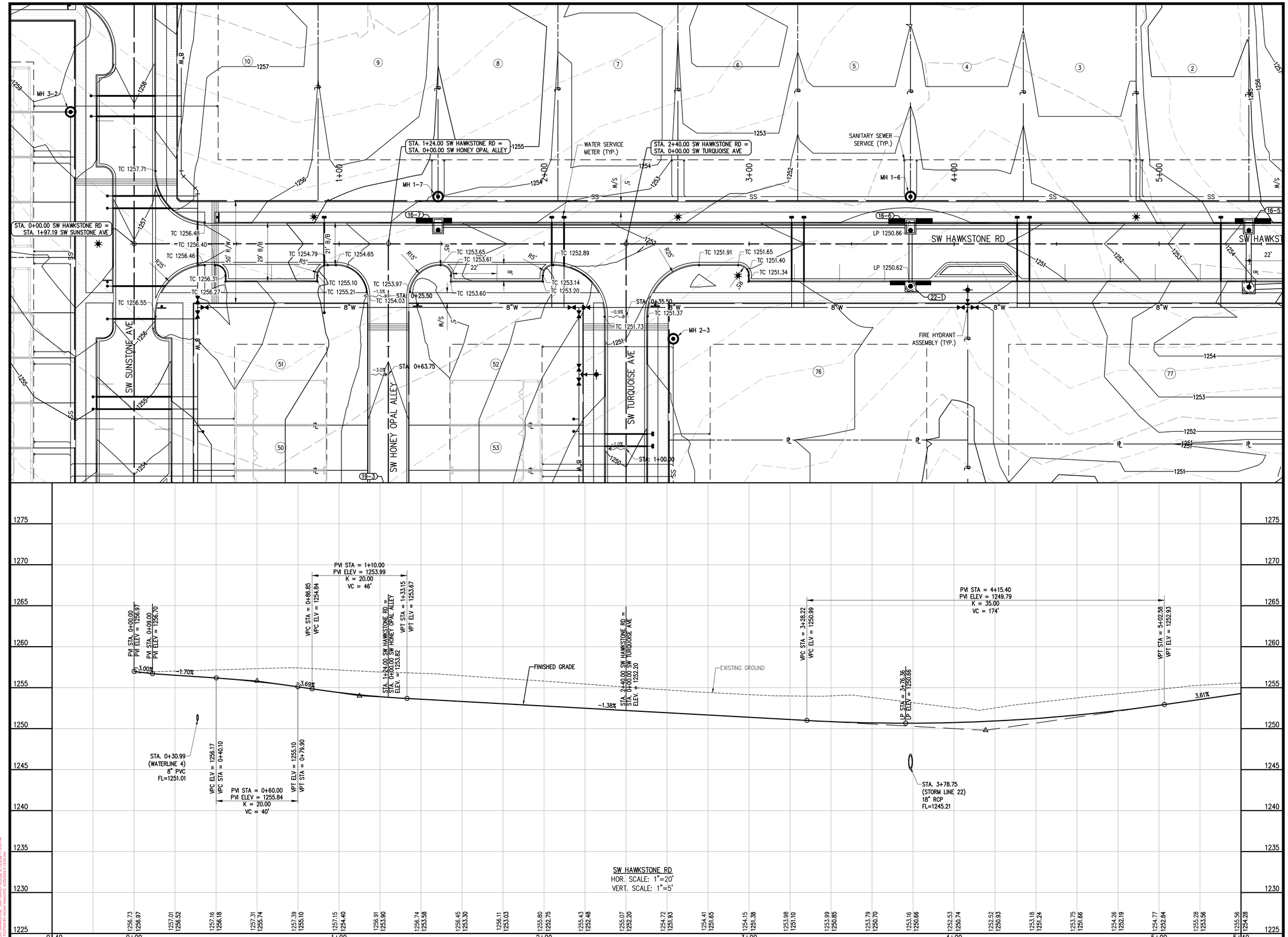
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20
SW HONEY OPAL WAY P&P

C-204

DRAWING: G:\24300600_OPAL PARK PH II\PARK\STRUCTURES\CIVIL\DWG\ROAD P&P.DWG
LAYOUT: C-204 | XREF: | PLOTTED BY: THOMAS TRAMONE | 4/20/2026 9:13:18 AM



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

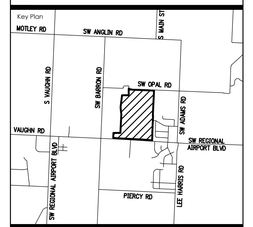
CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

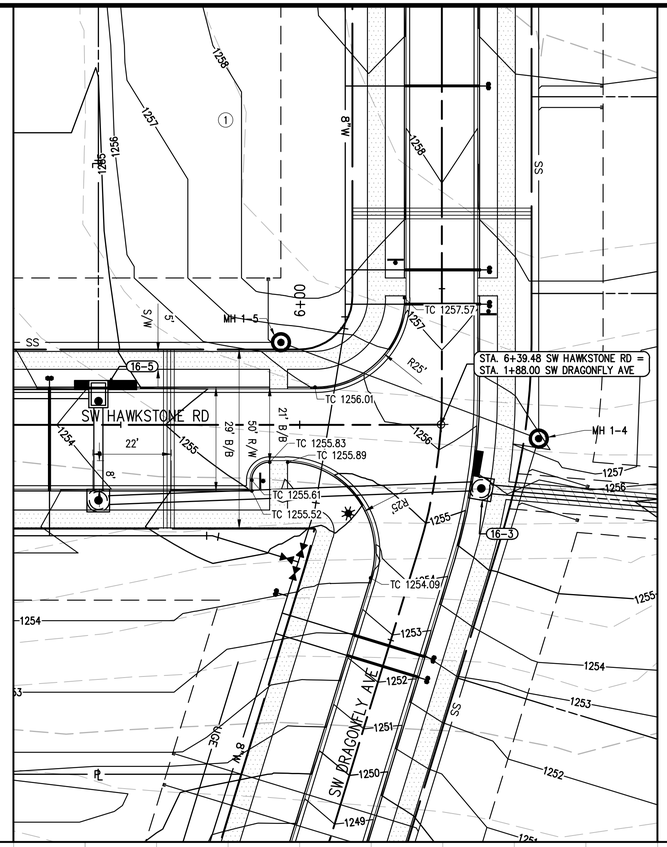
© 2026 Crafton, Tull & Associates, Inc.

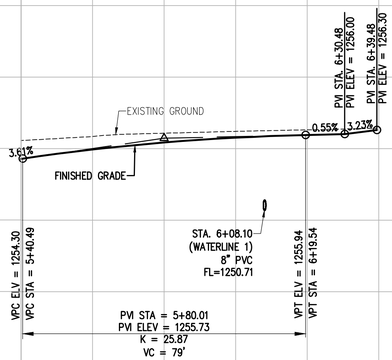
PP25-0001
2026/04/20

SW HAWKSTONE DR P&P

C-205

DRAWING: G:\24300600_OPAL PARK PH II\PRE-CONSTRUCTION\CIVIL\DWG\ROAD P&P.DWG
LAST PLOTTED BY: TRENT WOESSNER 4/20/2026 7:13:53 AM





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

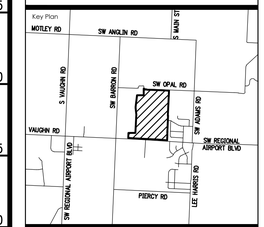
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

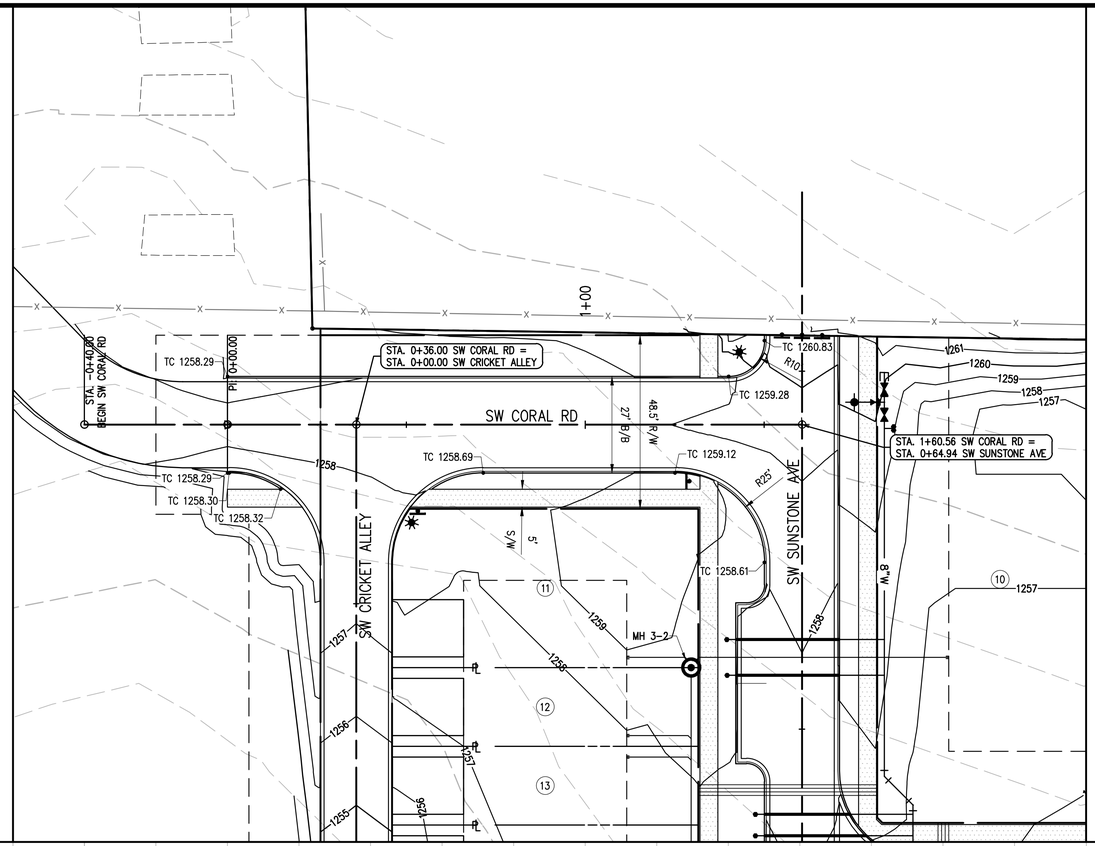
© 2026 Crafton, Tull & Associates, Inc.

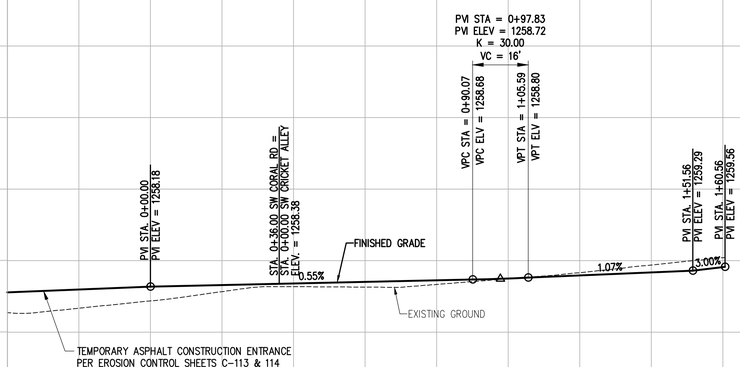
PP25-0001
2026/04/20

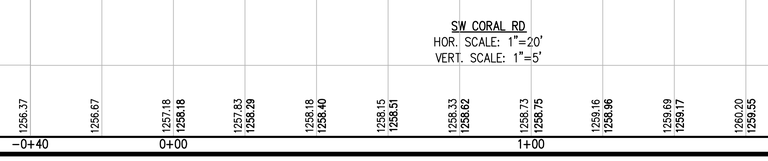
SW HAWKSTONE DR P&P

C-206

DRAWING: G:\24300600_OPAL PARK\CIVIL\PRP\STRUCTURES\CIVIL\DWG\ROAD PKP.DWG
LAST SAVED BY: TRENT WOESSNER 2/13/2026 8:47:13 AM
LAST PLOTTED BY: NOAH MAHONE 4/17/2026 8:47:13 AM







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

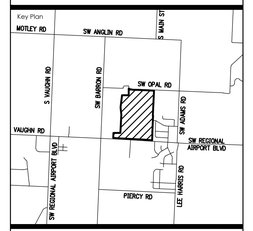
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

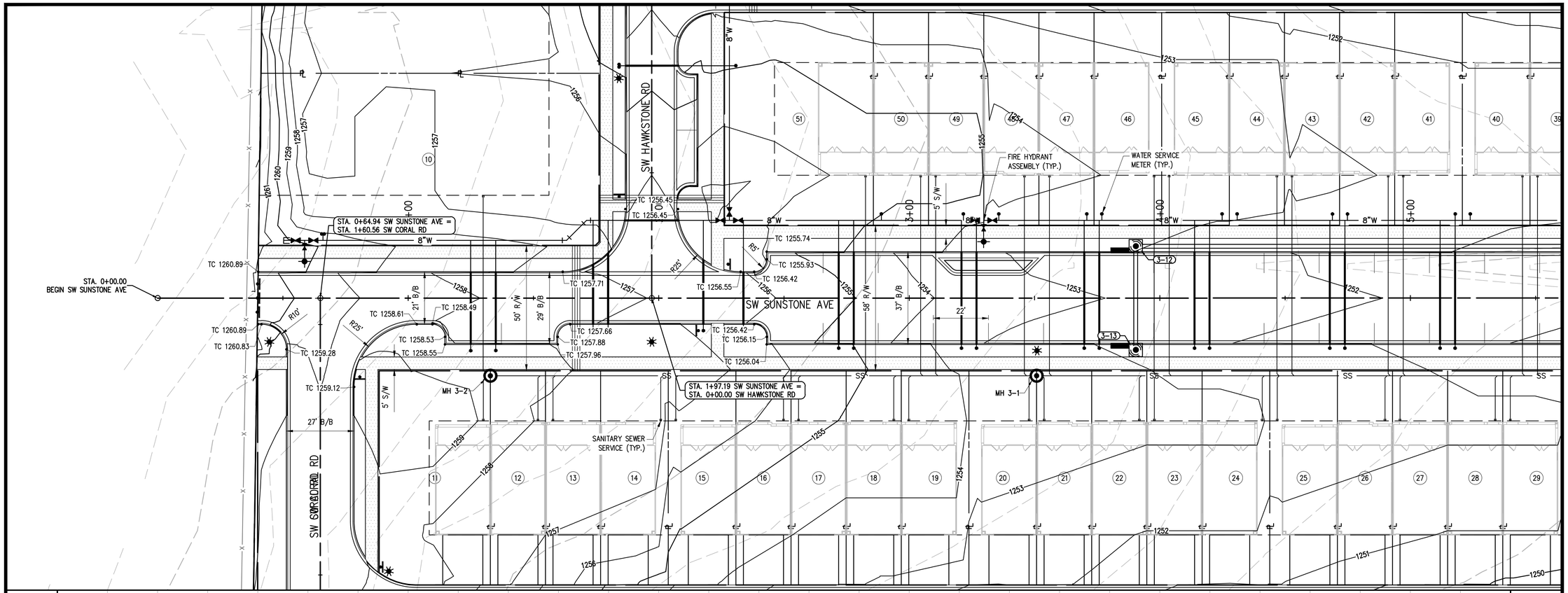
© 2026 Crafton, Tull & Associates, Inc.

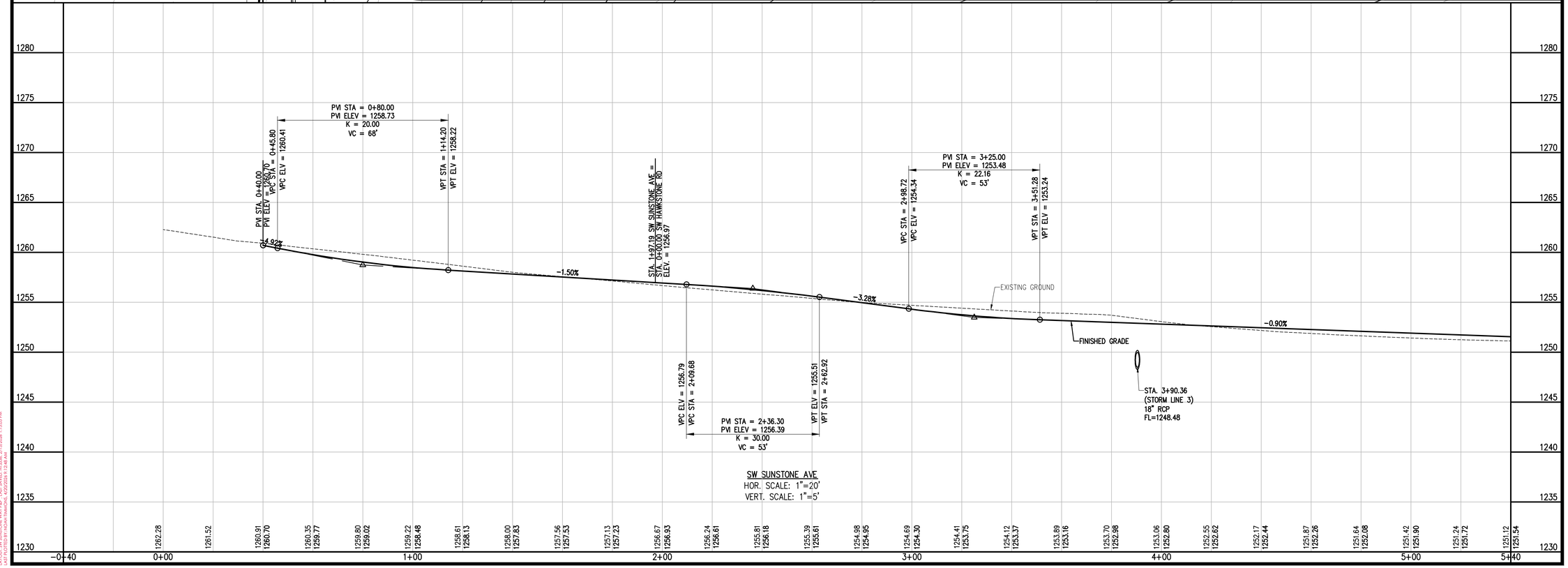
PP25-0001
2026/04/20

SW CORAL LN P&P

C-207

DRAWING: G:\24300600_OPAL PARK\7_PERMITS\PERMIT SETS\CIVIL\DWGS\ROAD P&P.DWG
LAST PLOTTED BY: HOANG NGUYEN, 4/7/2026 8:47:27 AM





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

CERTIFICATE OF AUTHORIZATION:

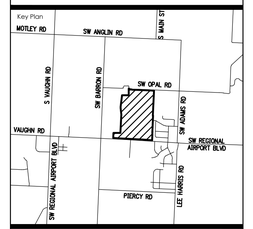
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

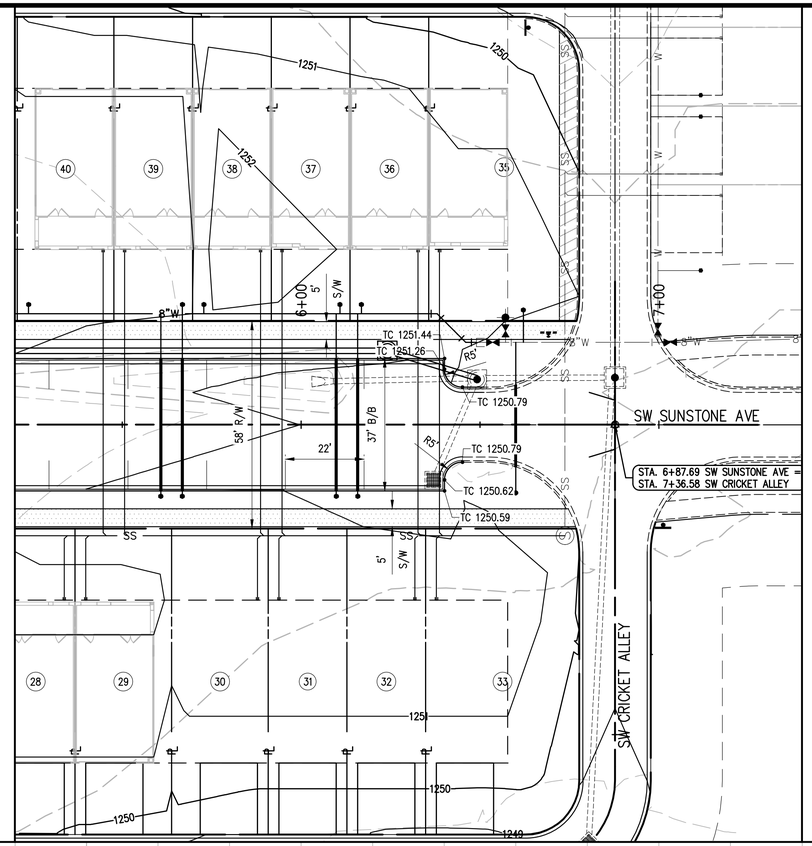
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

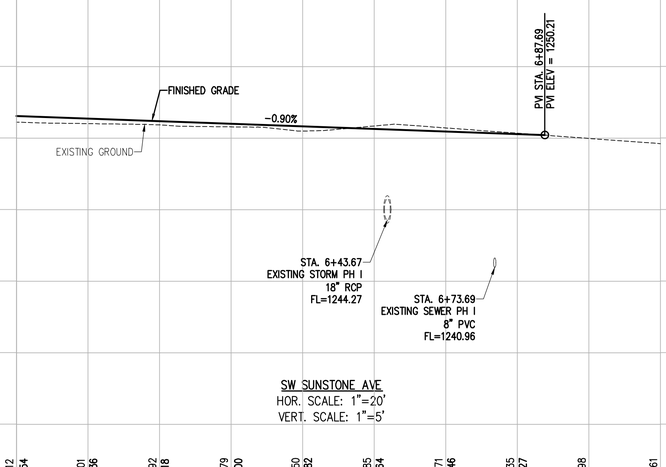
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

SW SUNSTONE WAY P&P

C-208





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

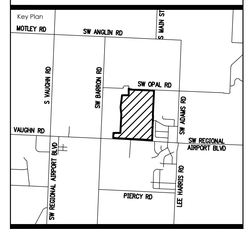
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

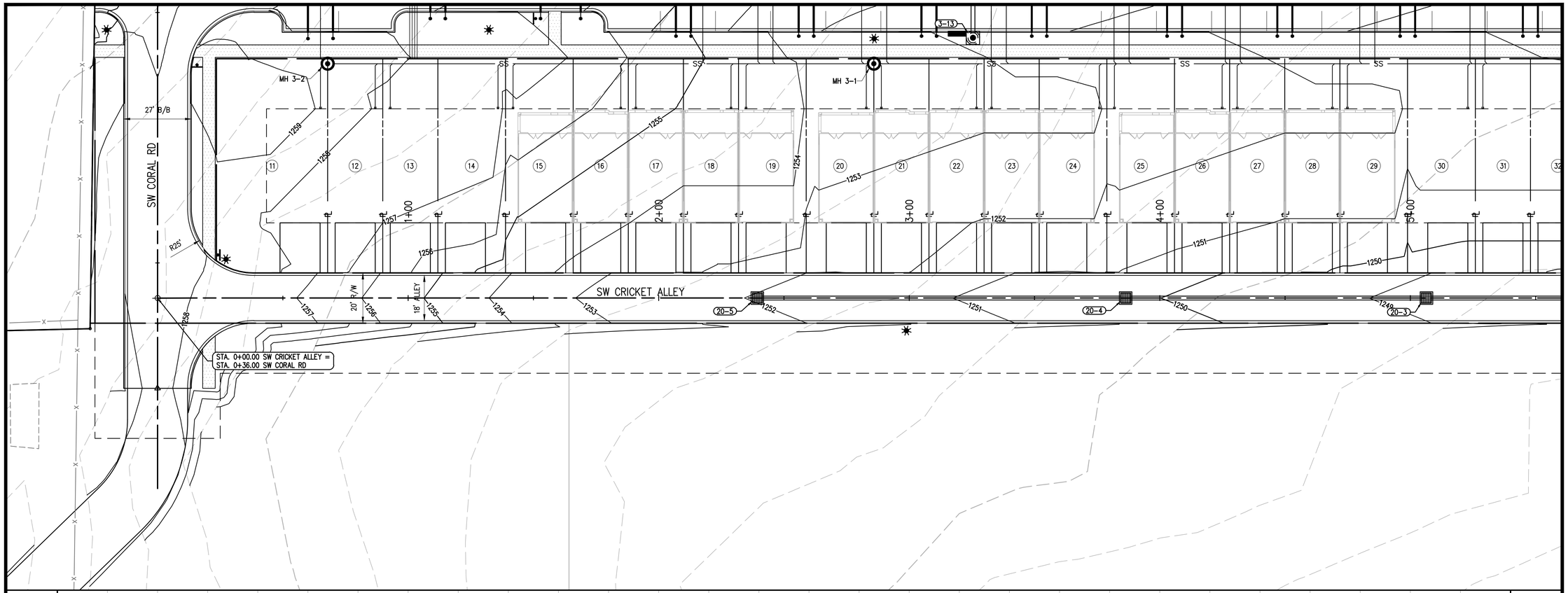
© 2026 Crafton, Tull & Associates, Inc.

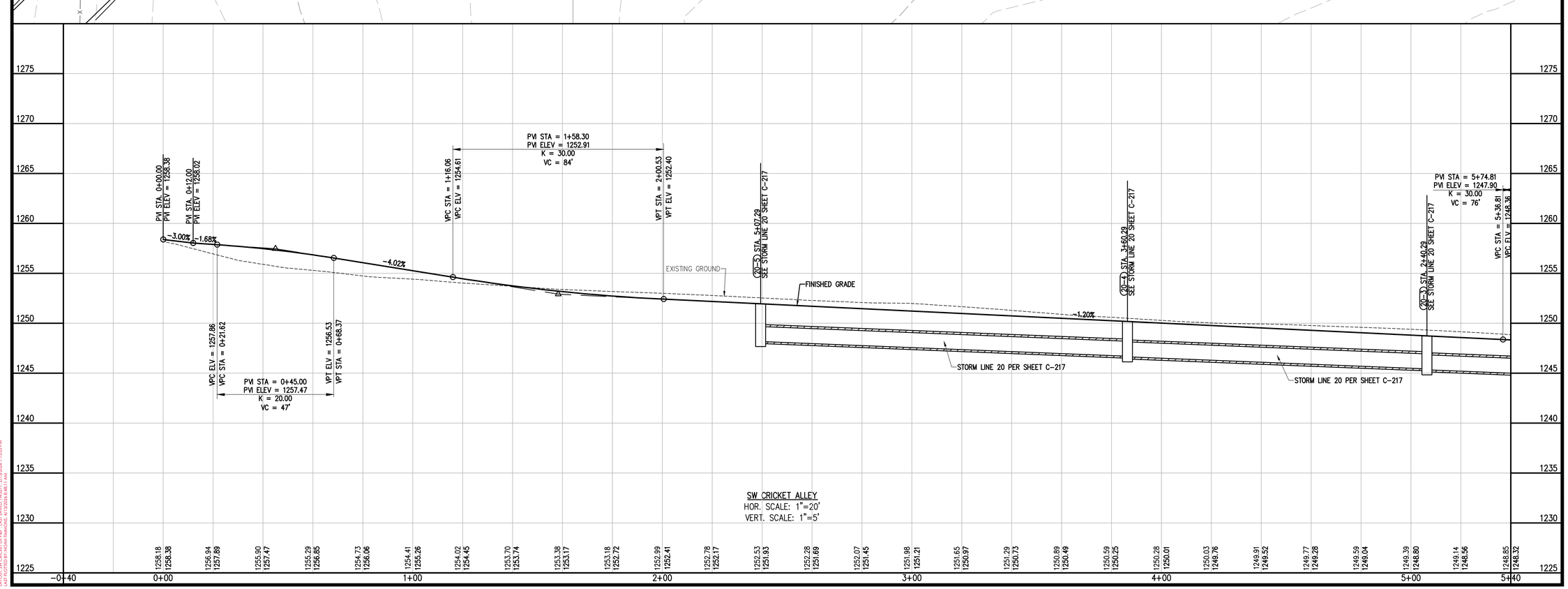
PP25-0001
2026/04/20

SW SUNSTONE WAY P&P

C-209

DRAWING: G:\JOBS\600_OPAL PARK\PLANS\ARCHITECTURE\PLOTS\DWG\REVISED P&P.DWG
LAST PLOTTED BY: TRENT WOESSNER AT: 2/13/2026 8:47:54 AM





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

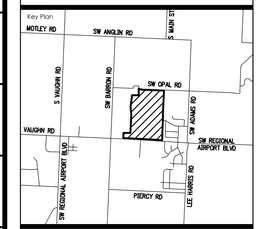
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

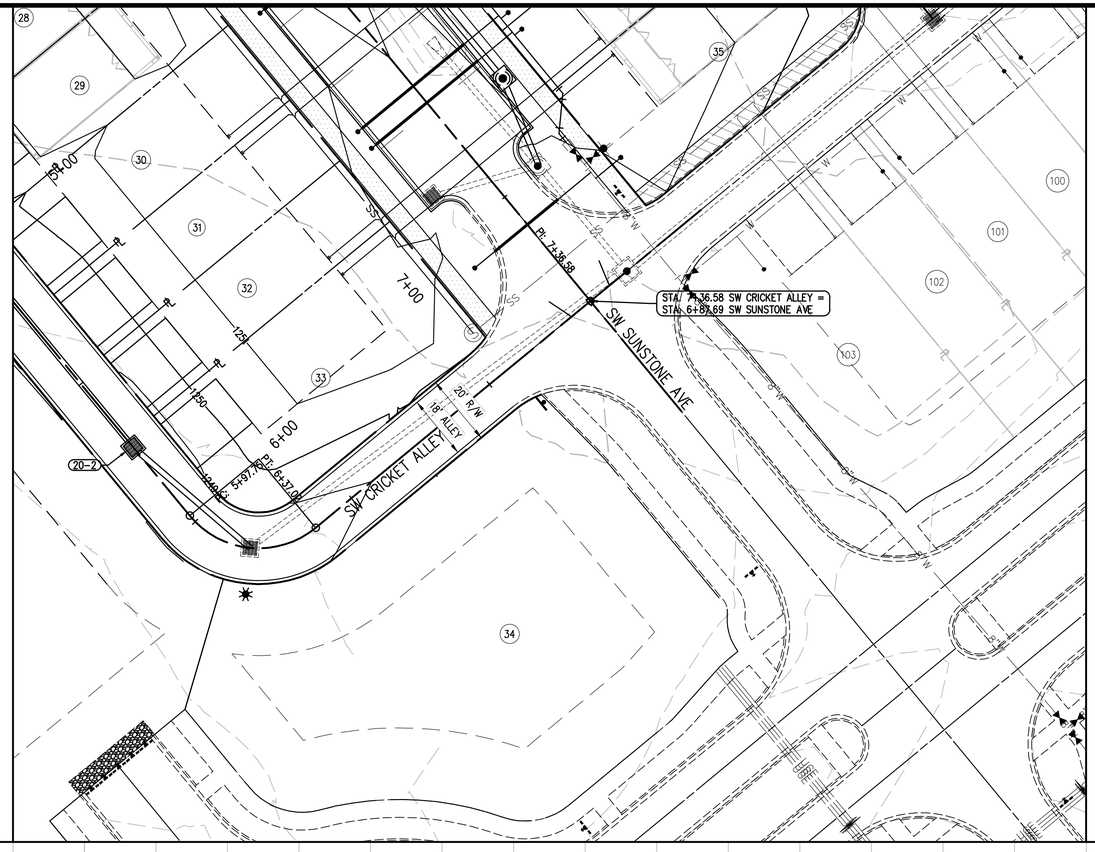
© 2026 Crafton, Tull & Associates, Inc.

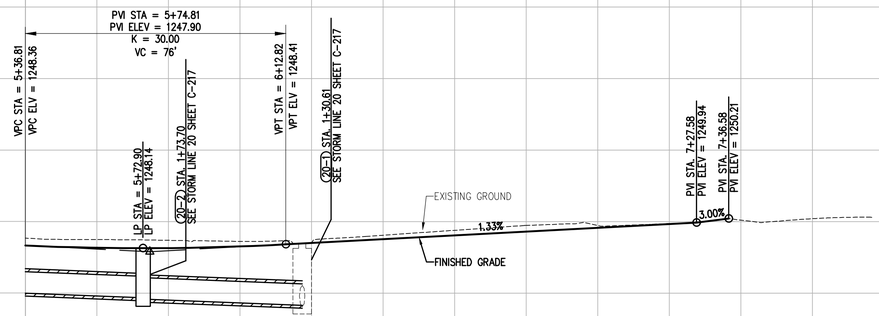
PP25-0001
2026/04/20

SW CRICKET LN P&P

C-210

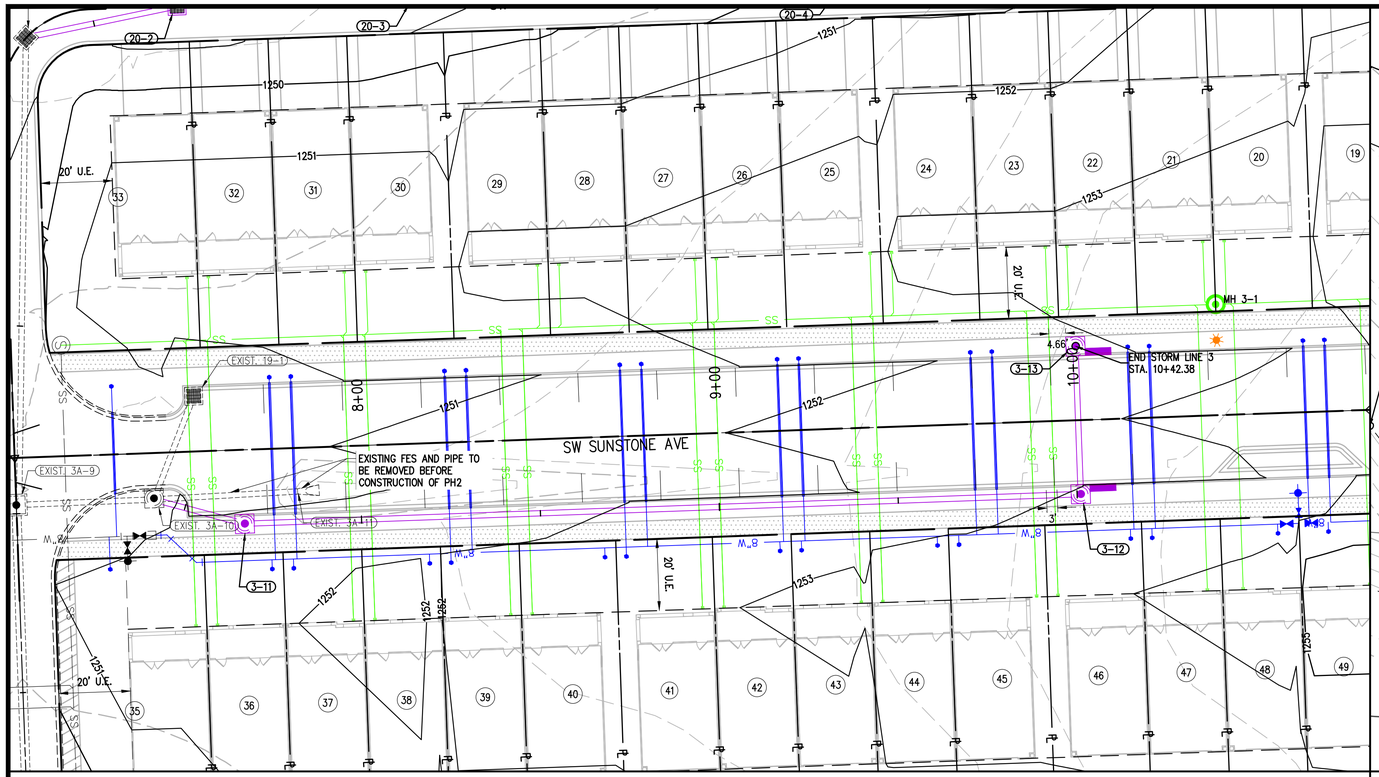
DRAWING: C:\JOBS\600 OPAL PARK\24300600 PRELIMINARY PLAT\CIVIL\DWGS\SHEETS\C-210 SW CRICKET LN P&P.DWG
LAST PLOTTED BY: THOMAS TRAHORE AT 2/12/2026 8:48:17 AM

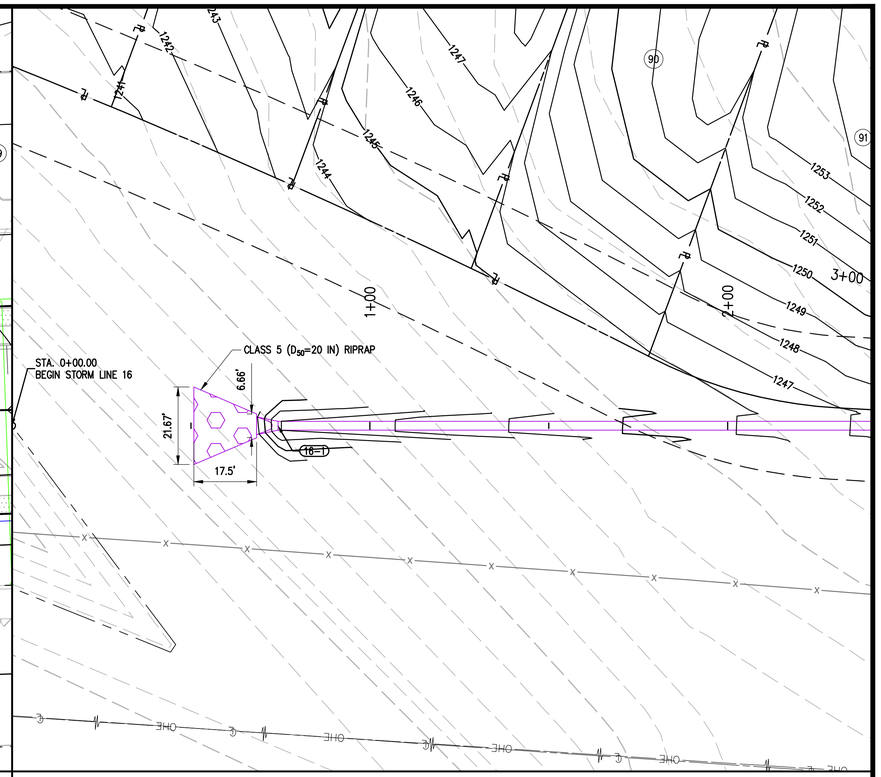


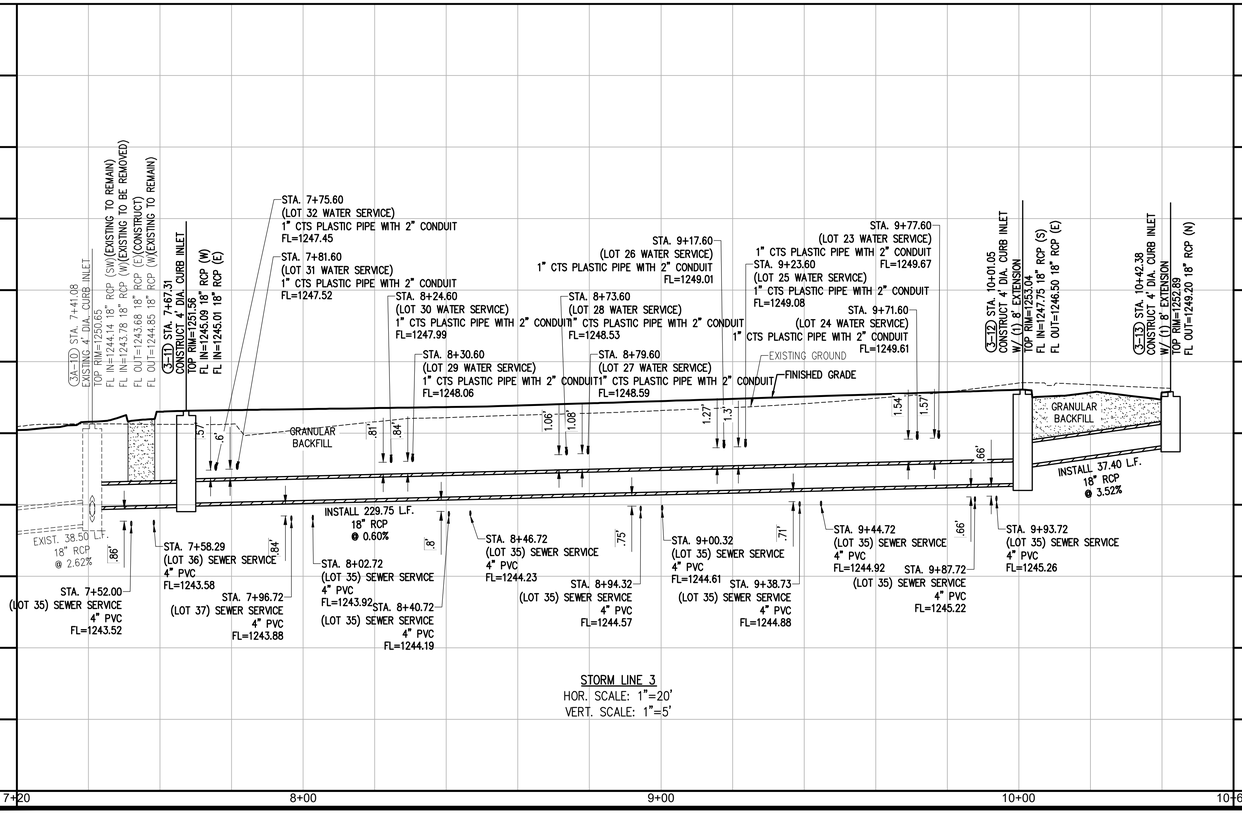


SW CRICKET ALLEY
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

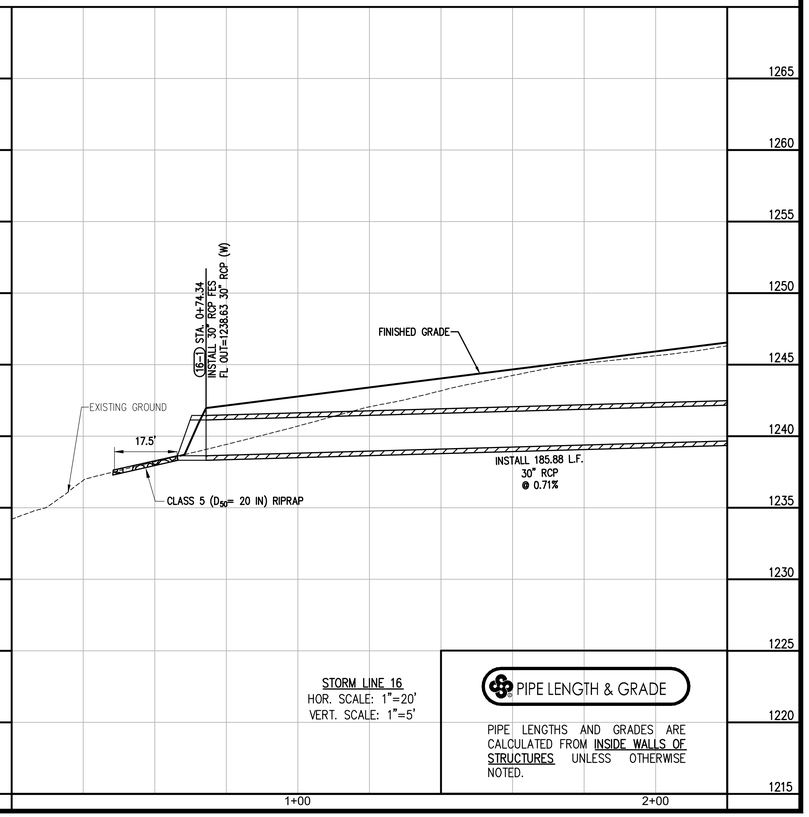
| | | |







STORM LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM LINE 16
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES. UNLESS OTHERWISE NOTED.

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

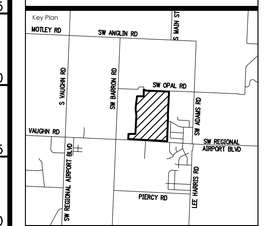
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
TRENT R. WOESSNER
No. 23100

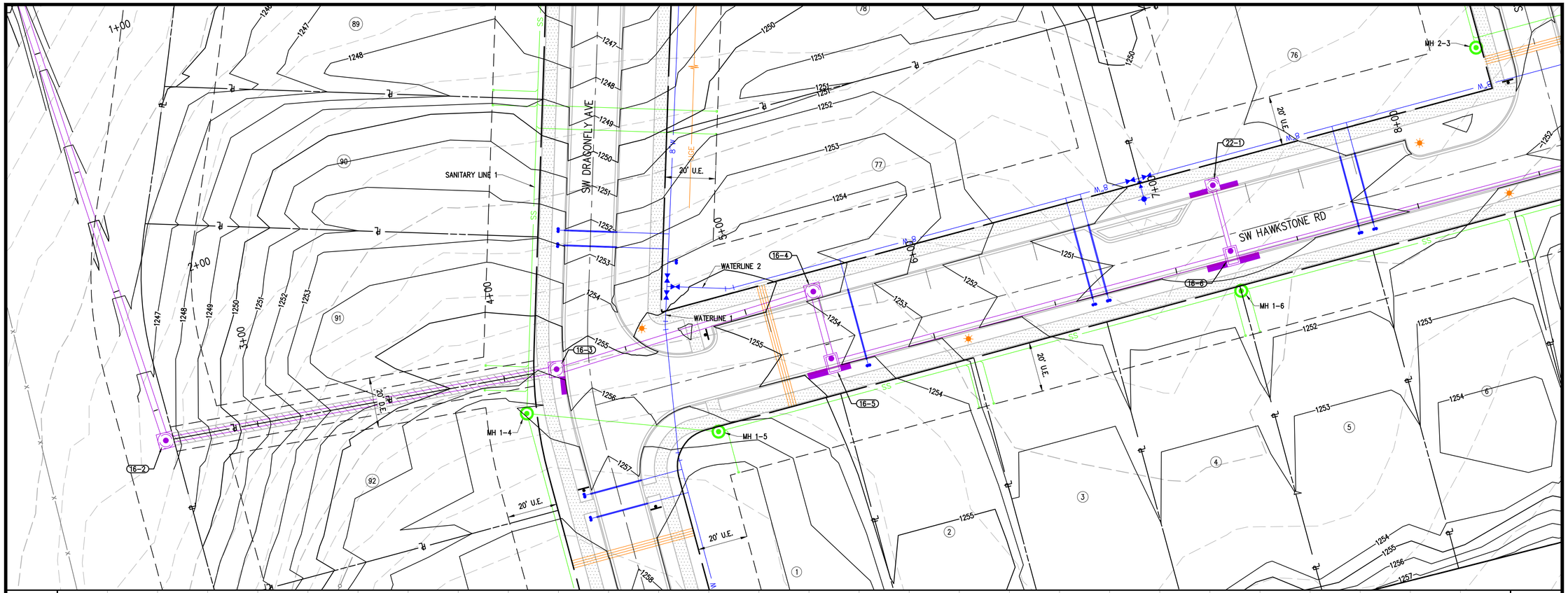
© 2026 Crafton, Tull & Associates, Inc.

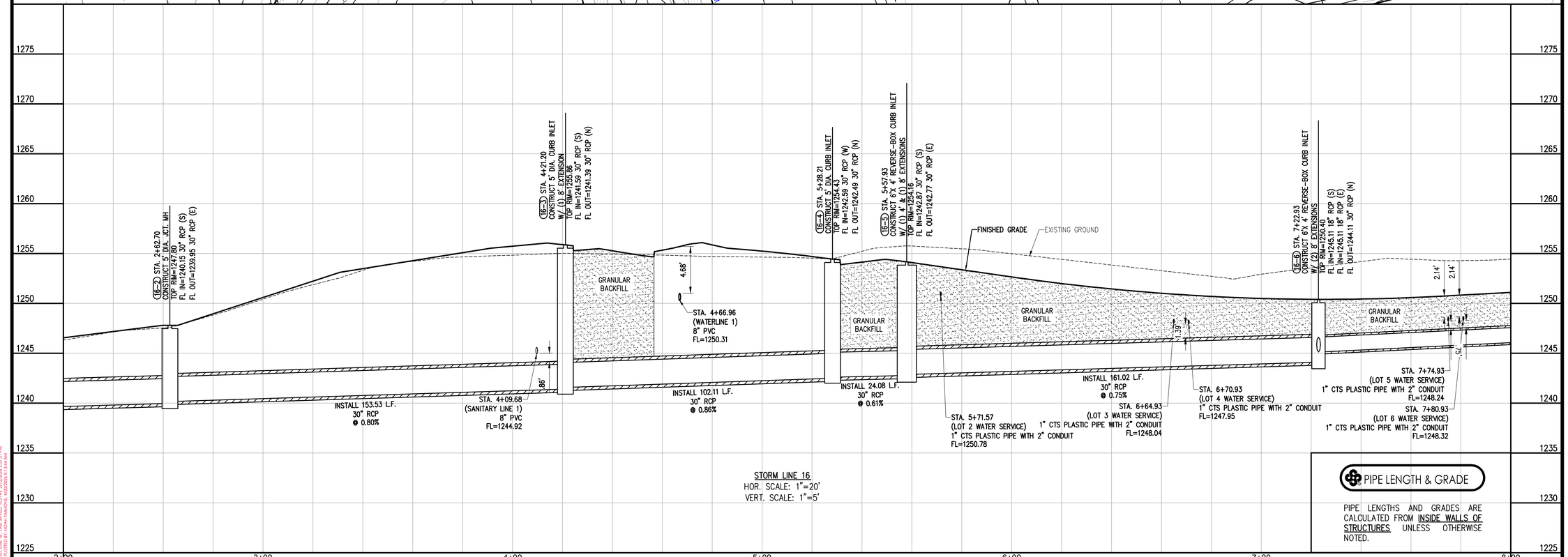
PP25-0001
2026/04/20

STORM LINE 3 & 16 P&P (C)

C-212

DRAWING: C:\24300600_OPAL PARK PH II\ARCH\SHEETS\SHEETS\STORM LINE 3 & 16 P&P (C).DWG
LAST PLOTTED BY: HOJAH RAMONE, 4/20/2026 9:13:29 AM





STORM LINE 16
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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

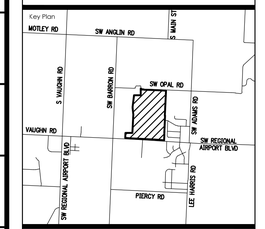
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

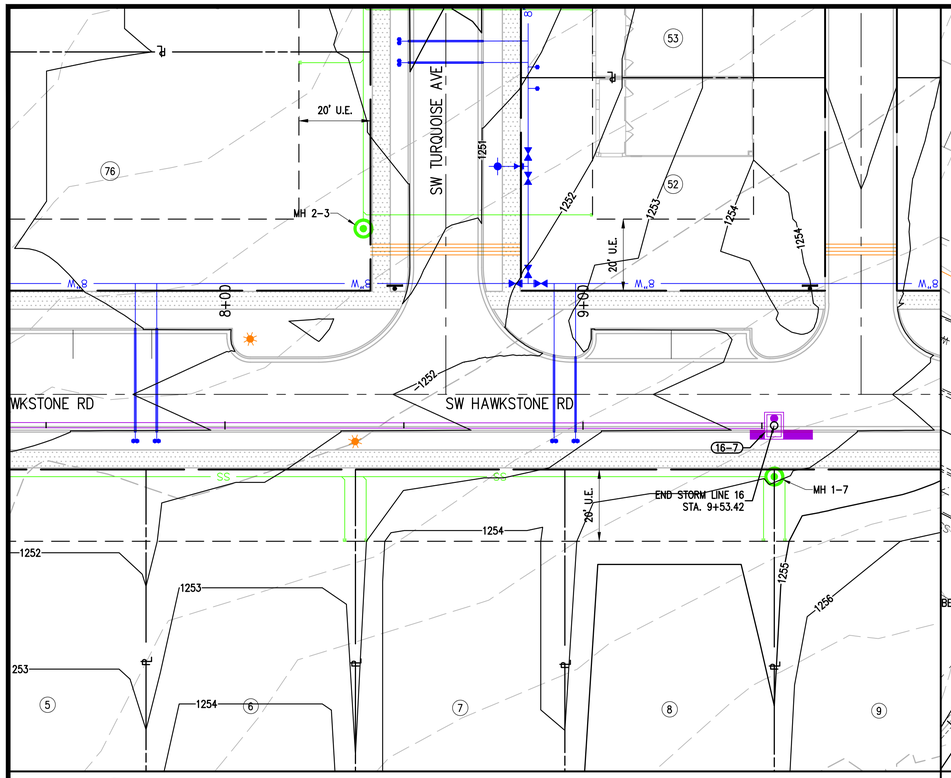
© 2026 Crafton, Tull & Associates, Inc.

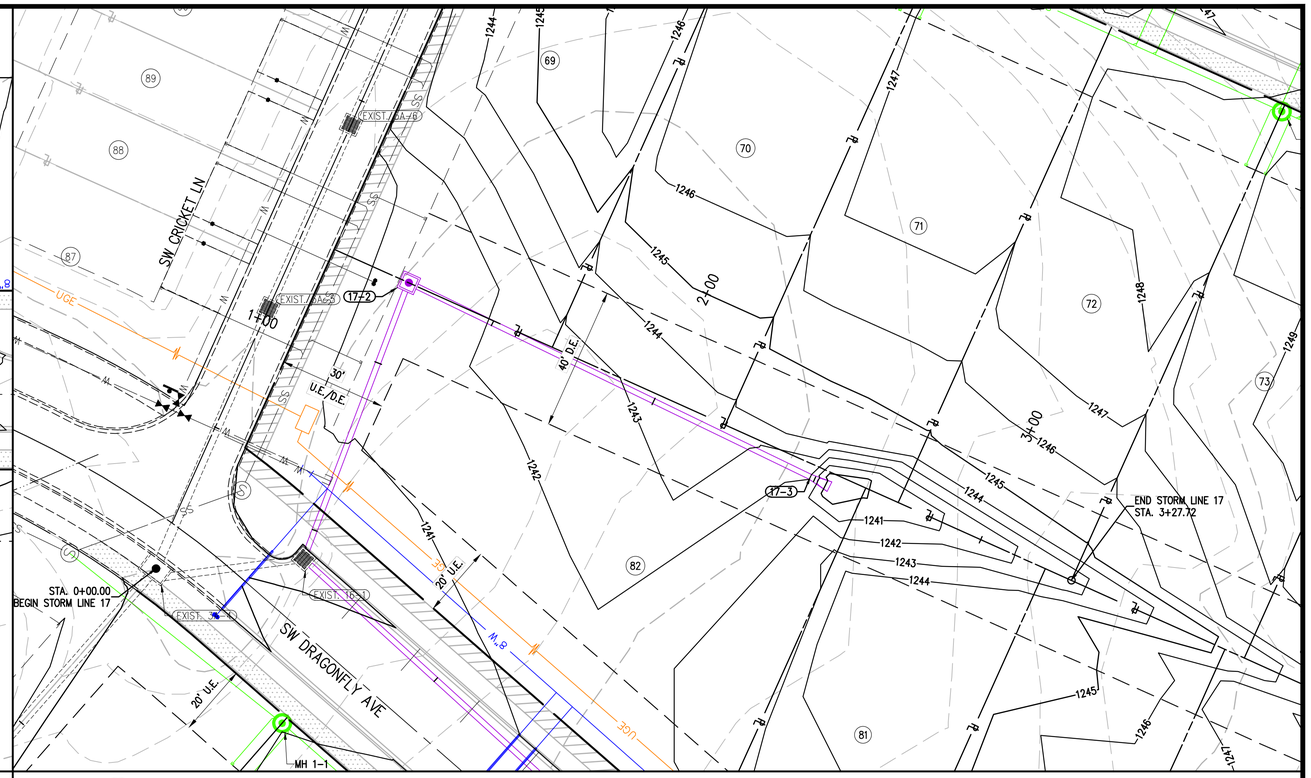
PP25-0001
2026/04/20

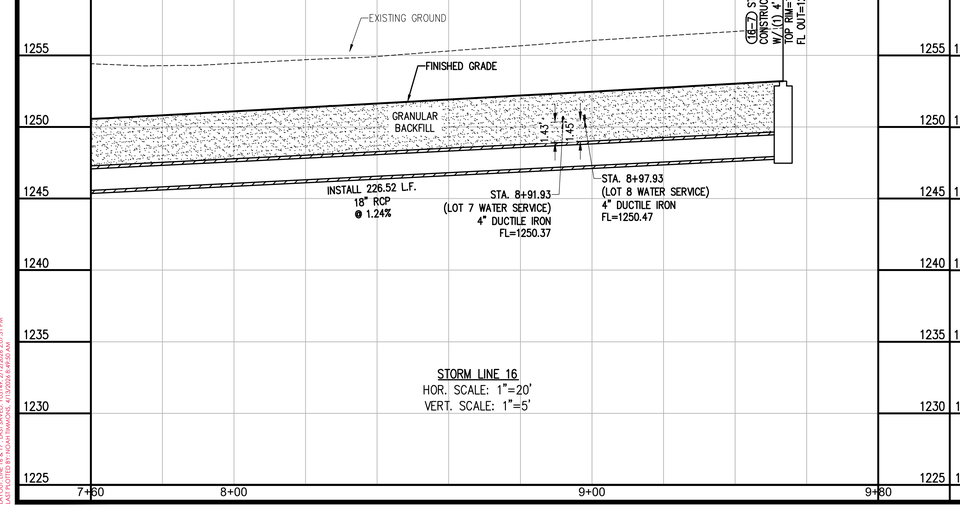
STORM LINE 16 P&P (C)

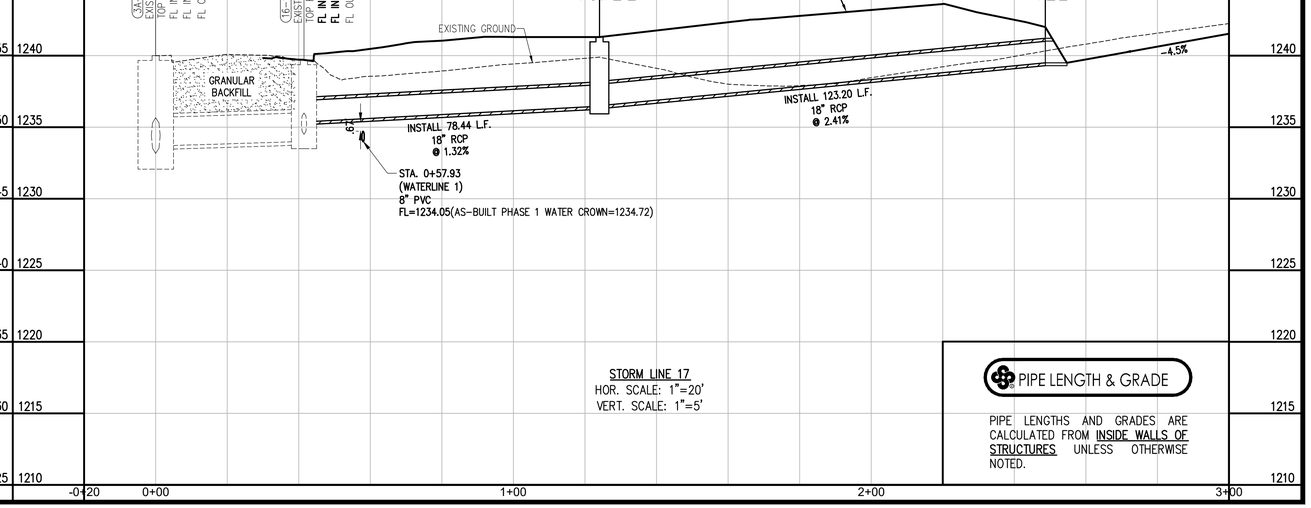
C-213

DRAWING C:\24300600_OPAL PARK PH II\PERMITS\SHEETS\SHEETS.DWG\LAYOUT\STORM SEWER.DWG
LAST PLOTTED BY: NOAH TRAMONTE 4/20/2026 9:13:44 AM









PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES. UNLESS OTHERWISE NOTED.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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'

OPAL PARK PH II

BENTONVILLE, AR

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

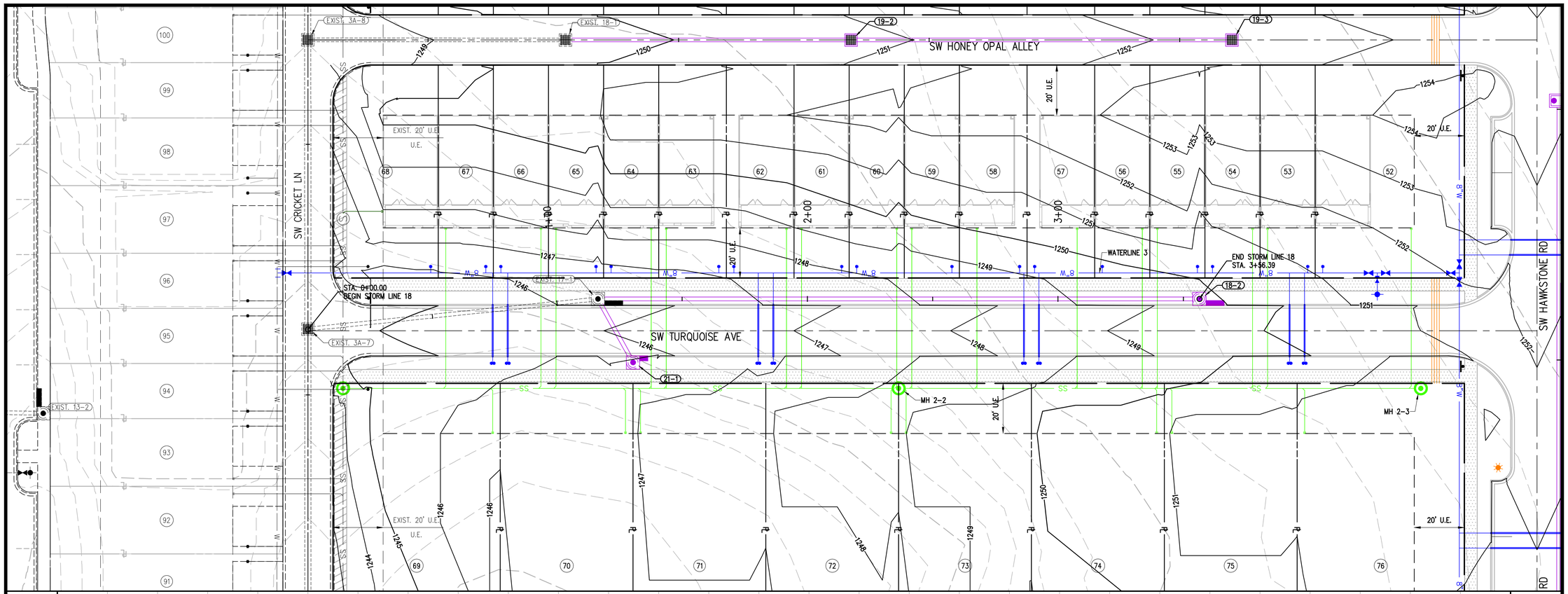
© 2026 Crafton, Tull & Associates, Inc.

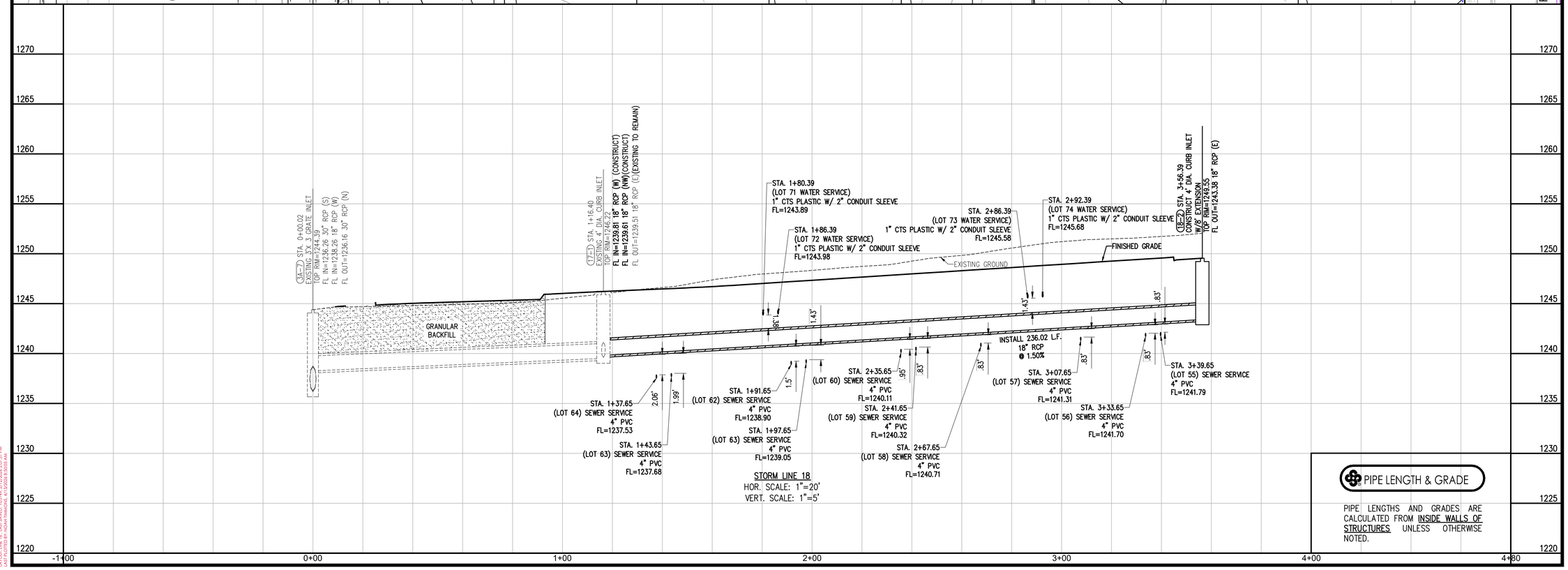
PP25-0001

STORM LINE 16 & 17 P&P (C)

C-214

DRAWING: C:\24300600_OPAL\PLANSET\SHEETS\SHEETS\STORM LINE 16 & 17 P&P (C).DWG
LAST PLOTTED BY: MICAH TRAMONTE, 4/1/2026 8:49:50 AM





PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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'

OPAL PARK PH II
BENTONVILLE, AR

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

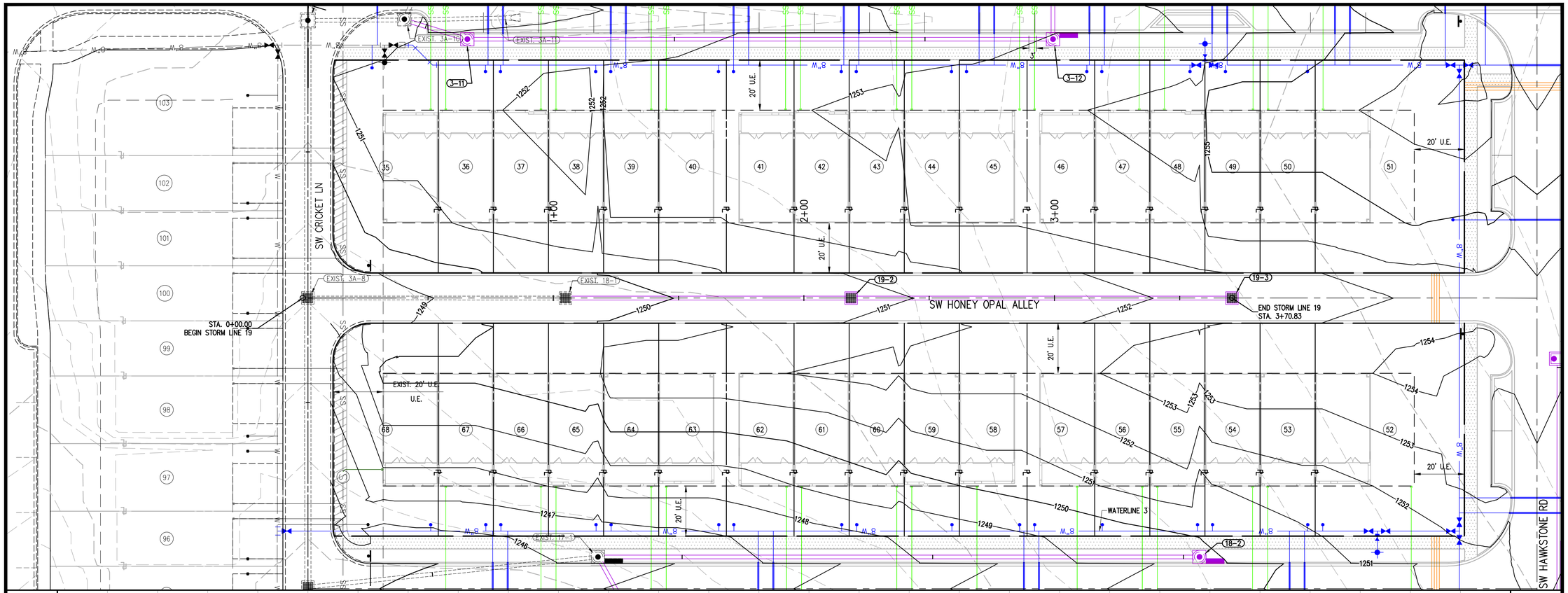
© 2026 Crafton, Tull & Associates, Inc.

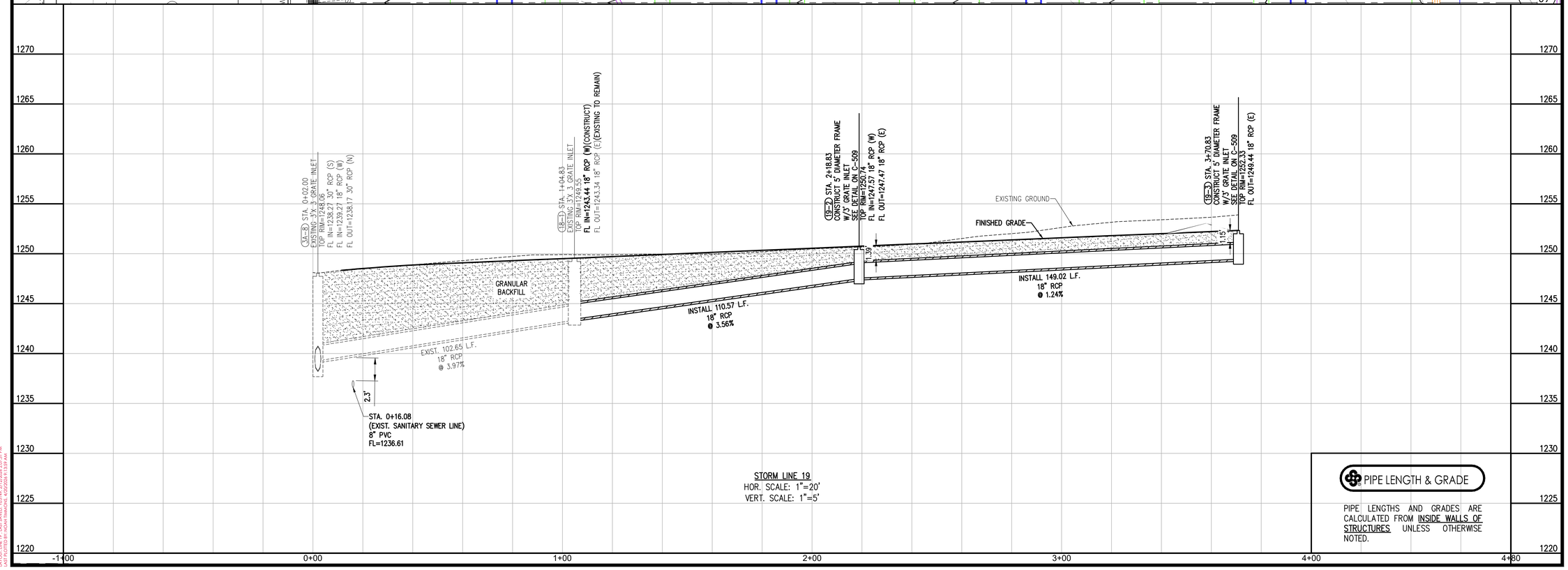
PP25-0001
2026/04/20

STORM LINE 18 P&P (C)

C-215

DRAWING C:\LANDDESK CIVILPLANS\PROJECTS\PP25-0001 OPAL PARK PH II\CAD\CONSTRUCTION\STORM SEWER\SHEETS\STORM LINE 18 P&P (C).DWG
LAST PLOTTED BY: THOMAS WAGNER, 4/1/2026 8:30:55 AM





STORM LINE 19
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

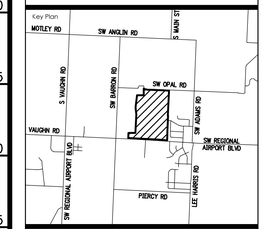
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II
BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

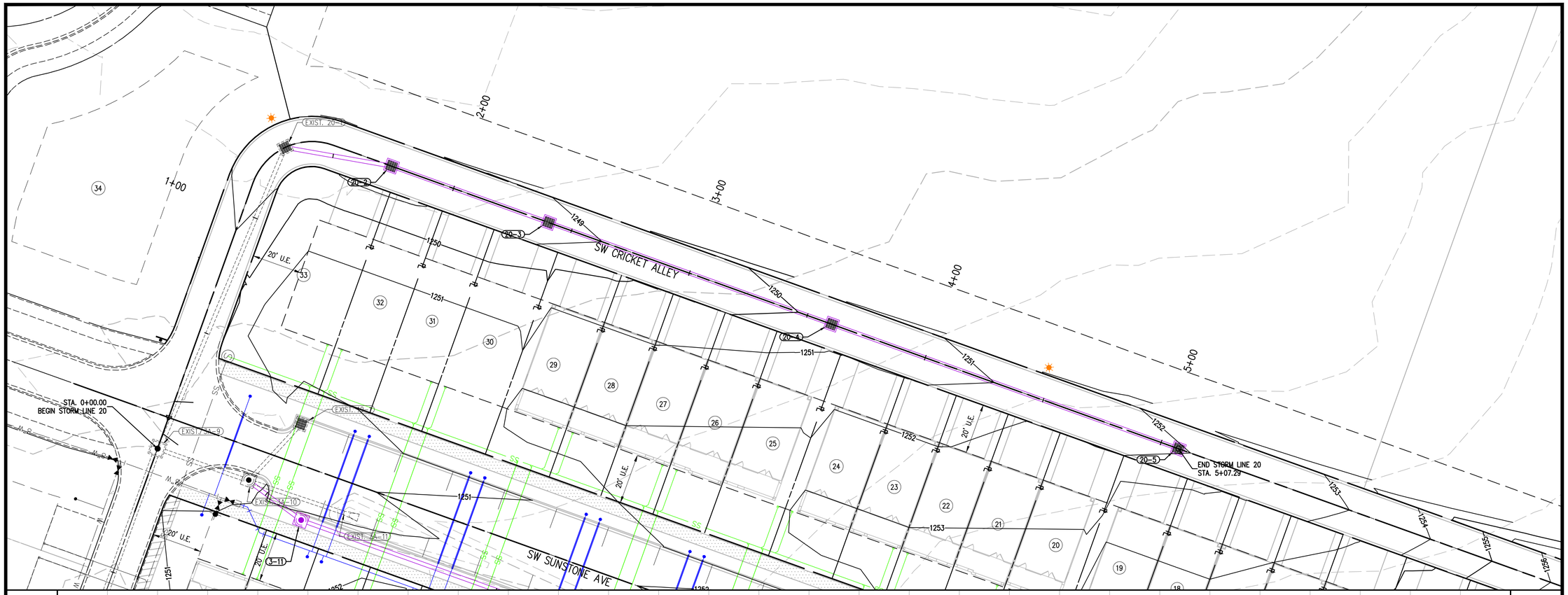
© 2026 Crafton, Tull & Associates, Inc.

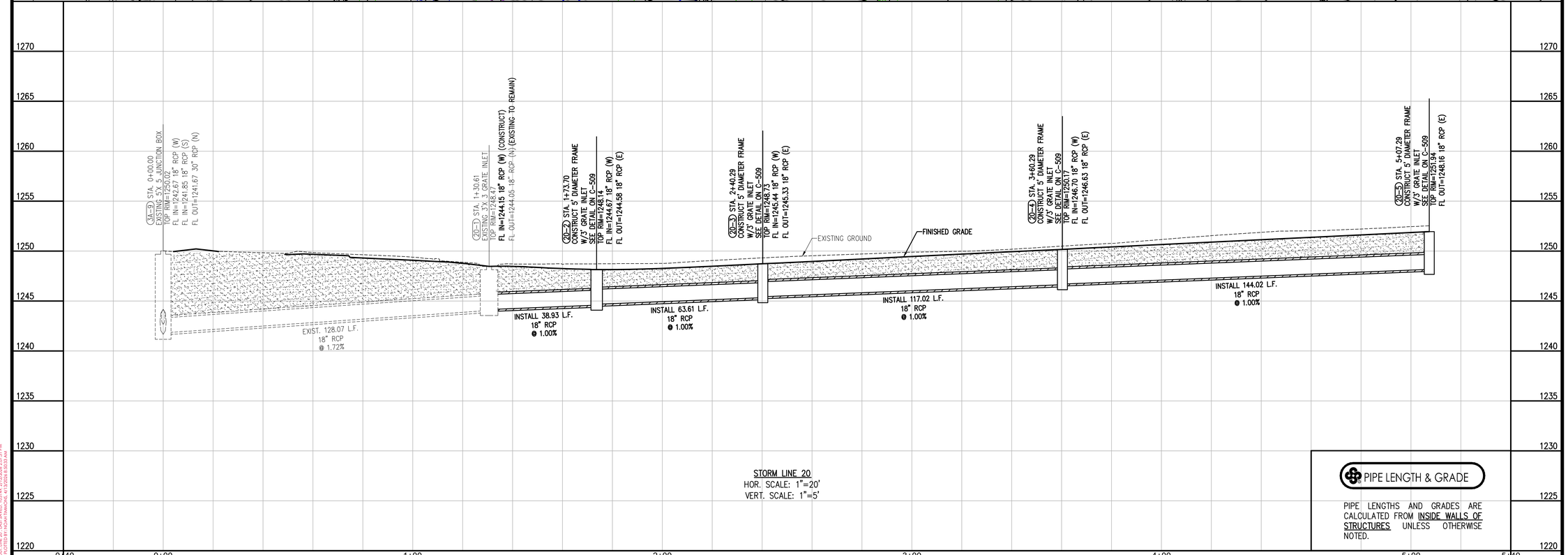
PP25-0001
2026/04/20

STORM LINE 19 P&P (C)

C-216

DRAWING C:\24300600_OPAL PARK PH II\PERMITS\CONSTRUCTION PLANS\CIVIL\STORM SEWER\STORM LINE 19 P&P.DWG
LAST PLOTTED BY: THOMAS TRAMONTE 4/20/2026 7:13:31 AM





STORM LINE 20
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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

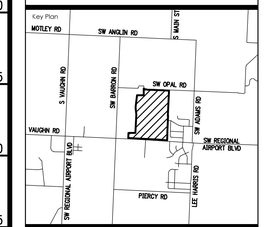
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

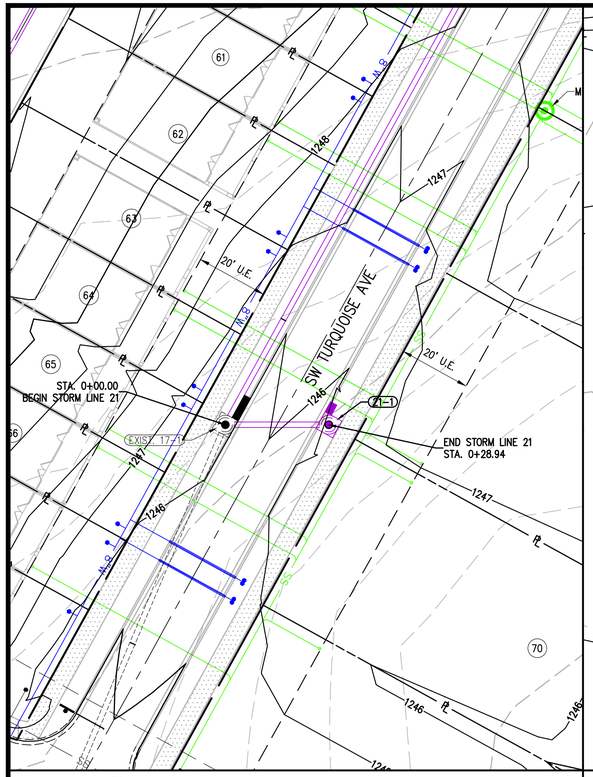
© 2026 Crafton, Tull & Associates, Inc.

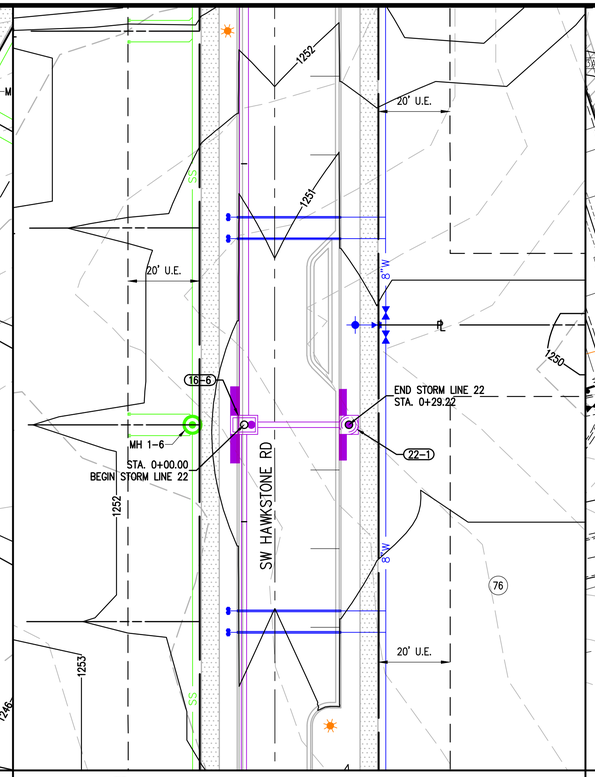
PP25-0001
2026/04/20

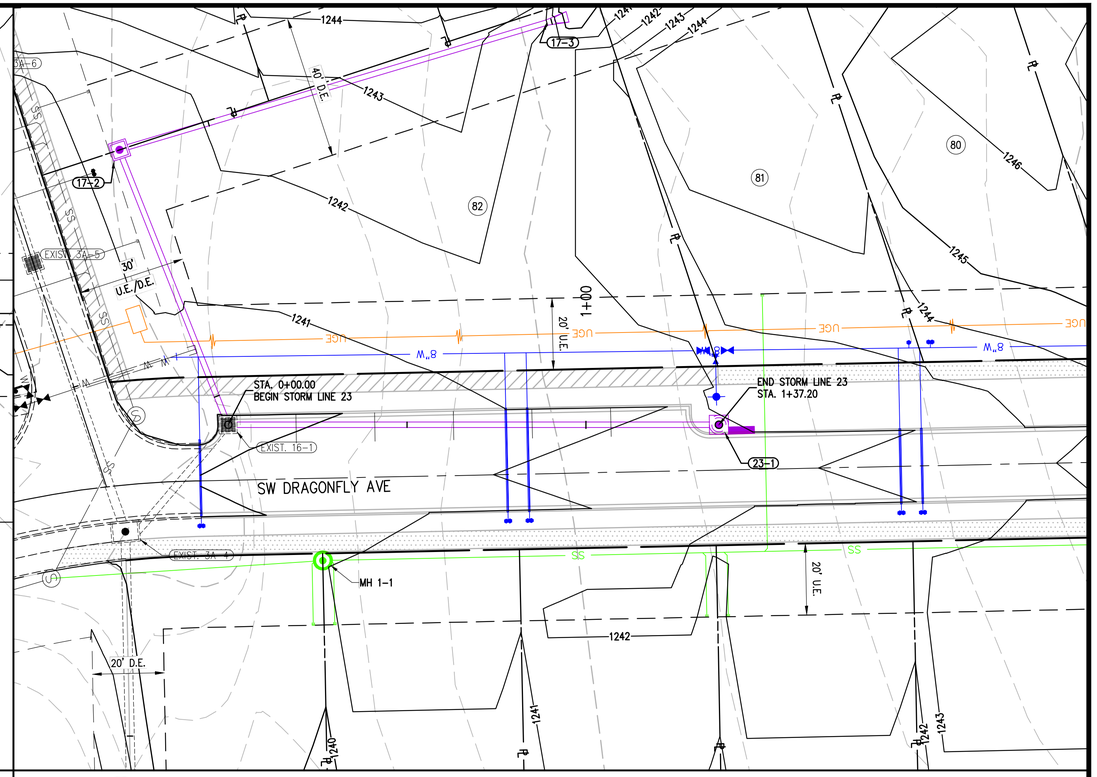
STORM LINE 20 P&P (C)

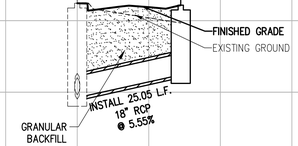
C-217

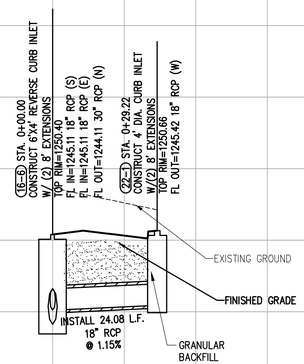
DRAWING C:\JOBS\00_OPAL PARK\PLANS\PRINTSET\SHEETS\SHEETS.DWG\LAYOUT\STORM SEWER.DWG
LAST PLOTTED BY: ADAM MANNING AT 2/13/2026 8:33:33 AM

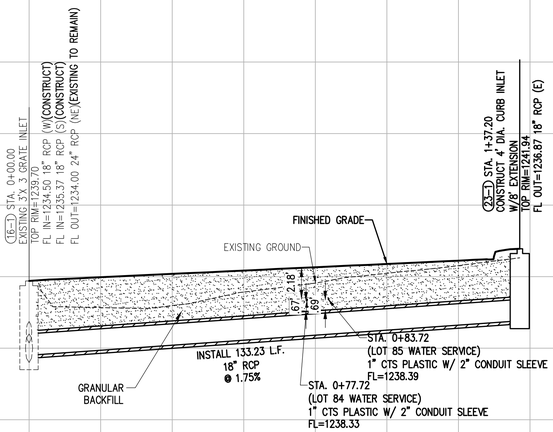












STORM LINE 21
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

STORM LINE 22
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

STORM LINE 23
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES. UNLESS OTHERWISE NOTED.

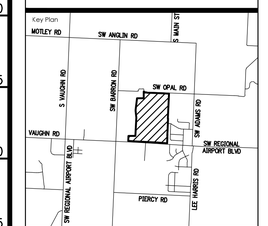
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II
BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300400
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

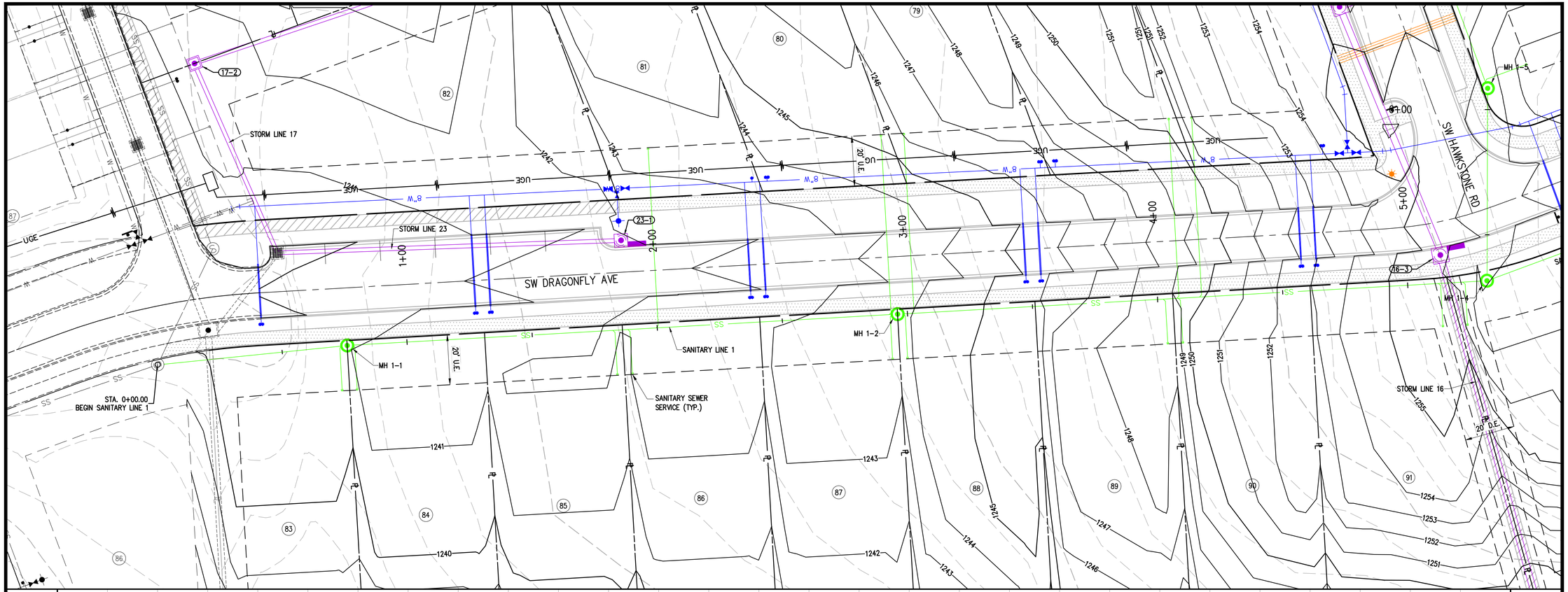
STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 23100 TRENT R. WOESSNER

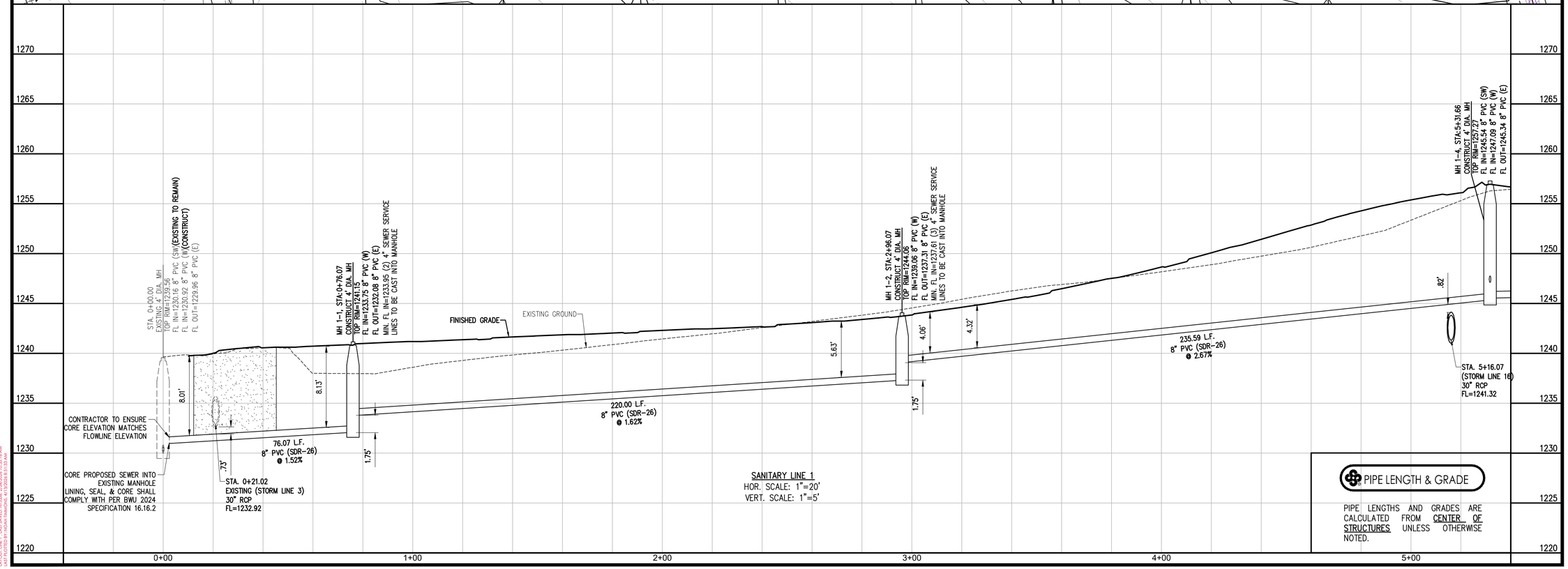
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20
STORM LINE 21 22 & 23 P&P (C)

C-218

DRAWING: C:\24300400_OPAL\PAVE\SHEETS\CURB STAKING\STORM LISTING\STORM SEWER.DWG
LAST PLOTTED BY: RICHARD TANNONE, 4/20/2026 9:14:37 AM





SANITARY LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
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'

OPAL PARK PH II
BENTONVILLE, AR

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

No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TERRENT R. WOESSNER

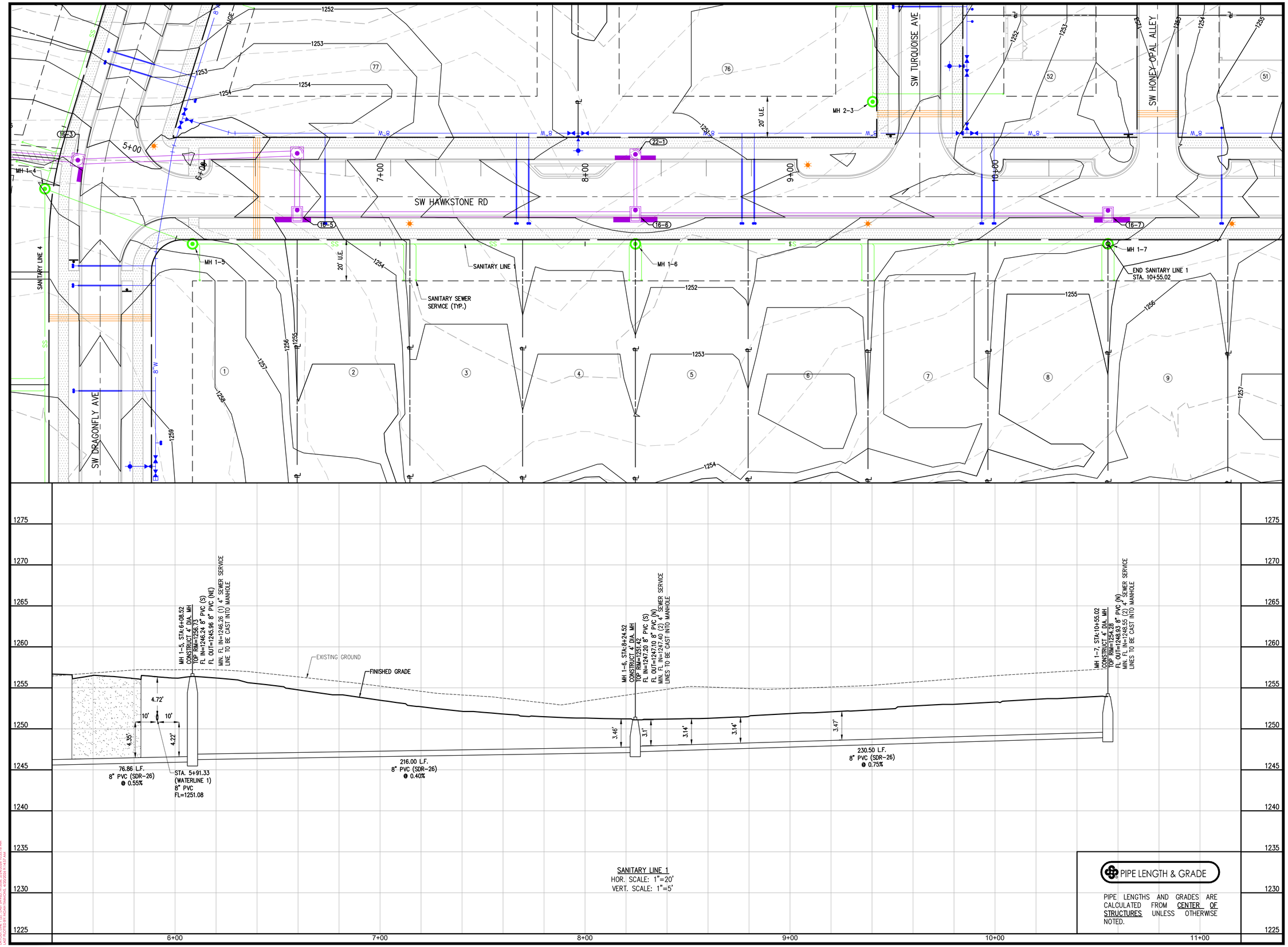
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

SANITARY LINE 1 P&P (C)

C-219

DRAWING: C:\24300600_OPAL PARK\2-SHEETS\CIVIL\DWGS\SANITARY SEWER.DWG
LAYOUT: C-219 SANITARY LINE 1 P&P (C) PLOTTED: 2/13/2026 8:53:33 AM
LAST PLOTTED BY: TIGRAN TAMAZIAN



SANITARY LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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

CERTIFICATE OF AUTHORIZATION:

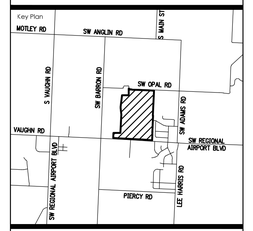
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC By: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

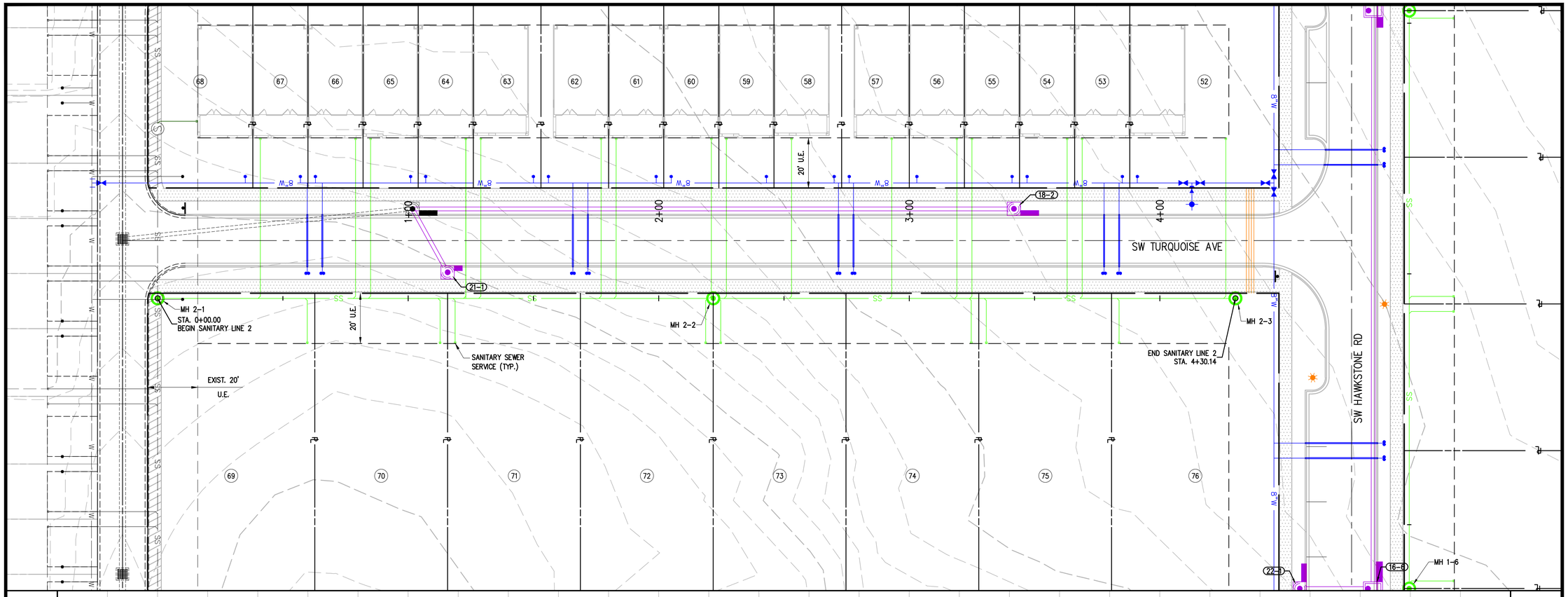
© 2026 Crafton, Tull & Associates, Inc.

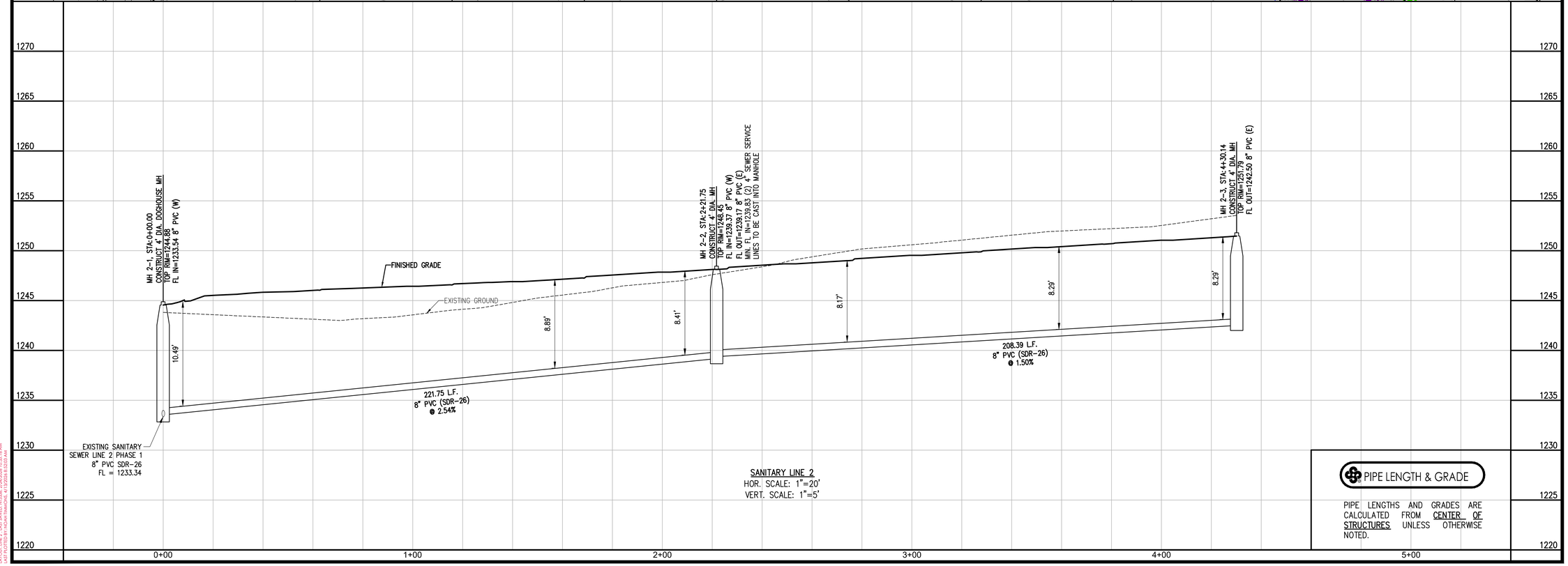
PP25-0001
2026/04/20

SANITARY LINE 1 P&P (C)

C-220

DRAWING C:\24300600 OPAL PARK\23-DRAWINGS\27-CIVIL\DWGS\SANITARY SEWER.DWG
LAST PLOTTED BY: THOMAS WARDLE 4/20/2026 9:14:27 AM





SANITARY LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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

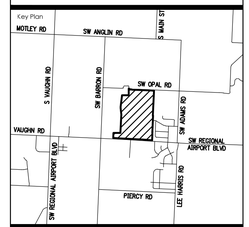
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

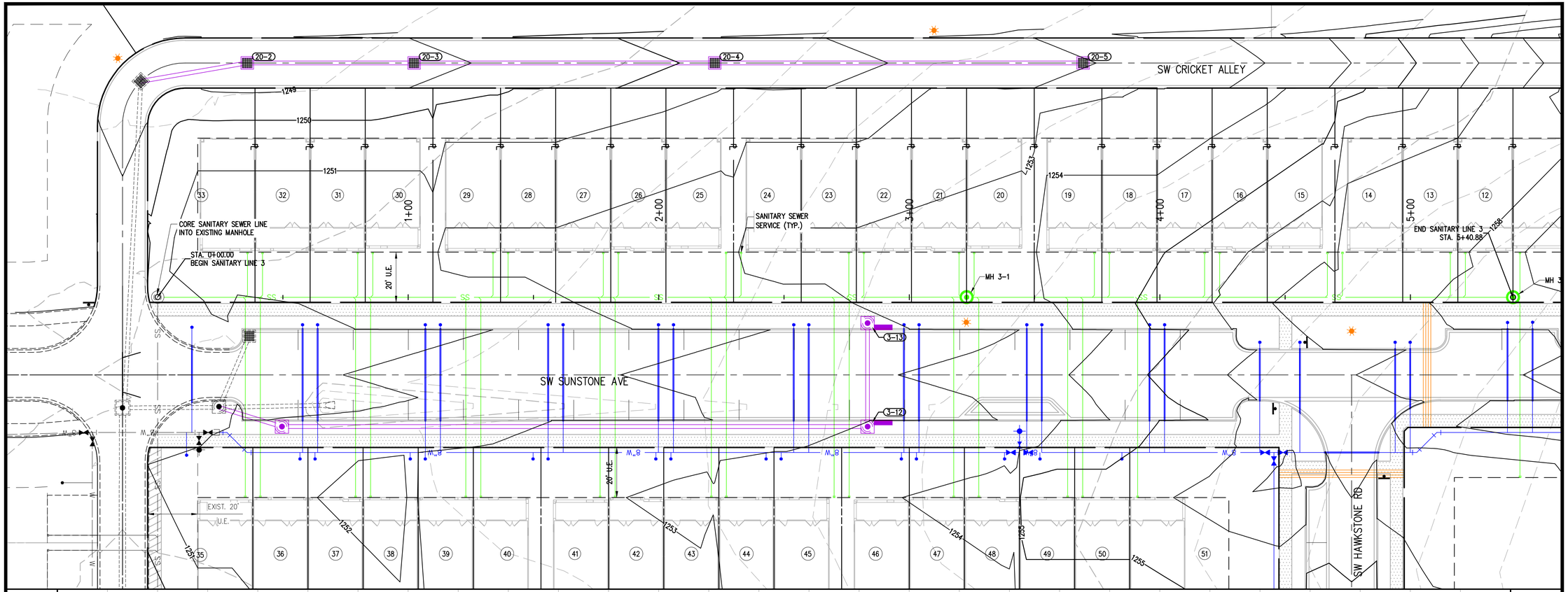
© 2026 Crafton, Tull & Associates, Inc.

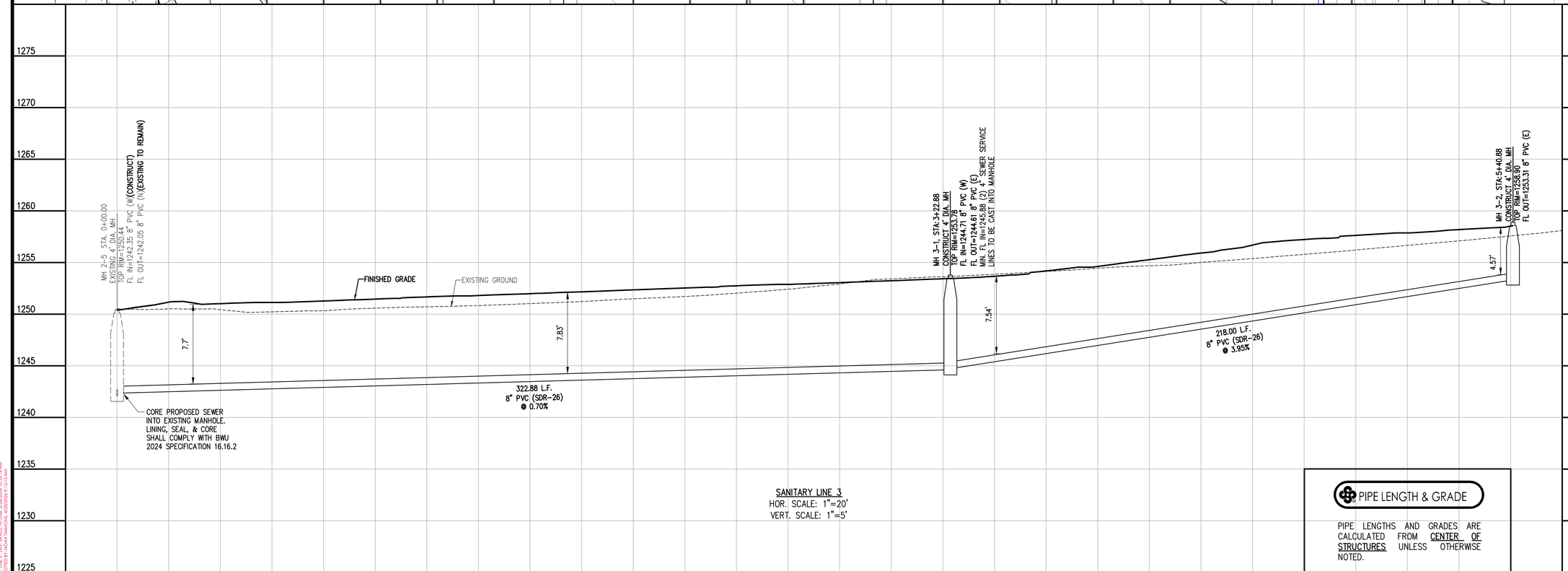
PP25-0001
2026/04/20

SANITARY LINE 2 P&P (C)

C-221

DRAWING: C:\24300600_OPAL PARK\SHEETS\SHEETS_CIVIL\CIVIL\SANITARY SEWER.DWG
LAST PLOTTED BY: ROHAN TRANDAL @ 1/9/2026 8:33:33 AM





SANITARY LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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

CERTIFICATE OF AUTHORIZATION:

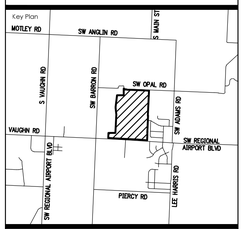
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

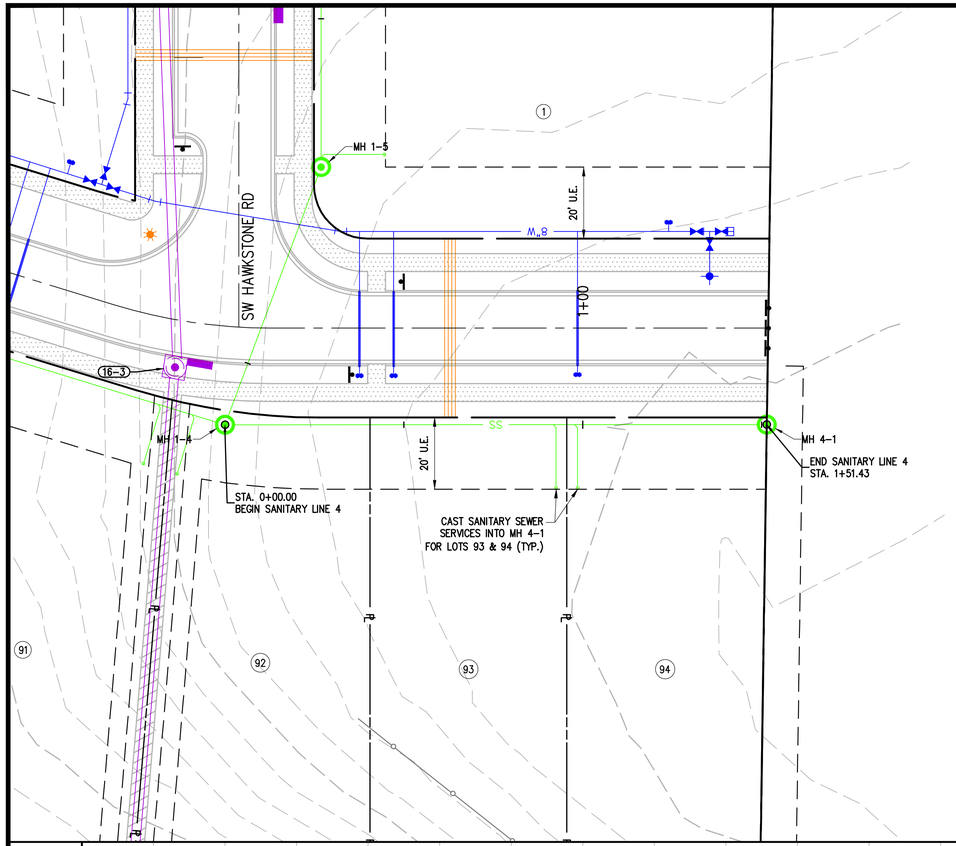
© 2026 Crafton, Tull & Associates, Inc.

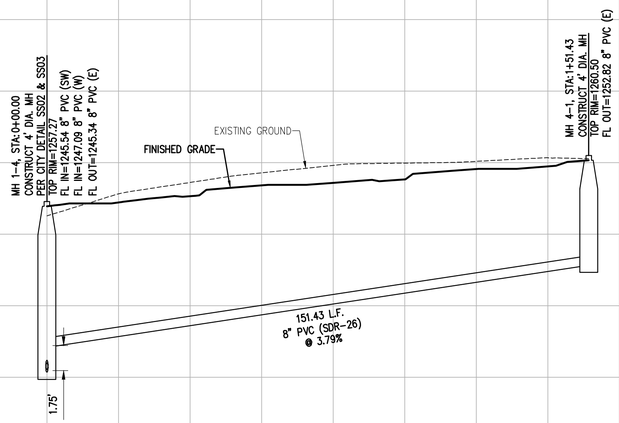
PP25-0001
2026/04/20

SANITARY LINE 3 P&P (C)

C-222

DRAWING: G:\24300600_OPAL PARK\2-SHEETSET\STRUCTURES_CIVIL\DWGS\SANITARY SEWER.DWG
LAST PLOTTED BY: TIOKAN TAMONG ON 4/20/2026 9:13:13 AM





SANITARY LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

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

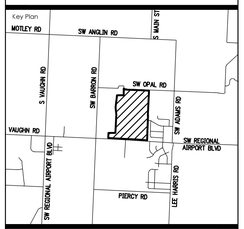
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

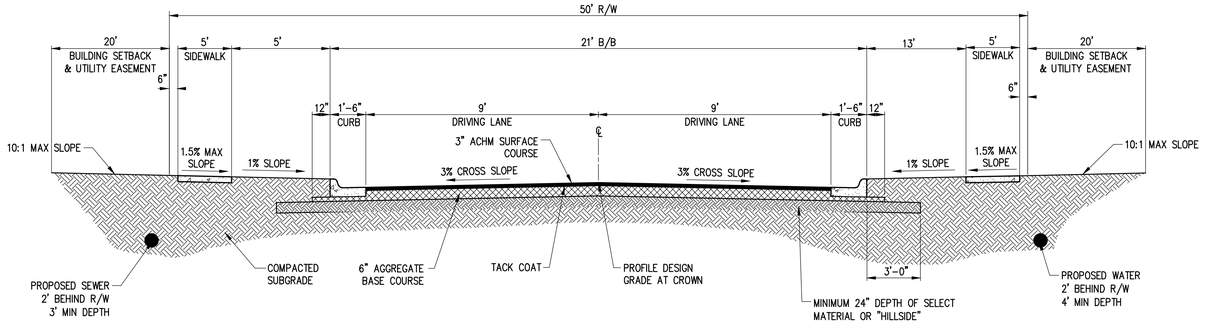
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

SANITARY LINE 4 P&P (C)

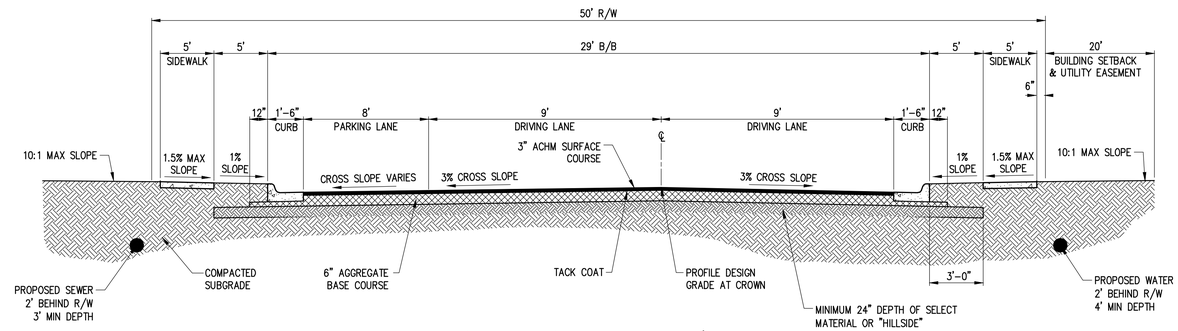
C-223

DRAWING: C:\24300600 OPAL PARK\SHEETS\SHEET SETS\CIVIL\DWGS\SANITARY SEWER.DWG
LAST PLOTTED BY: THOMAS TRAMONTE AT 2/13/2026 8:33:31 AM

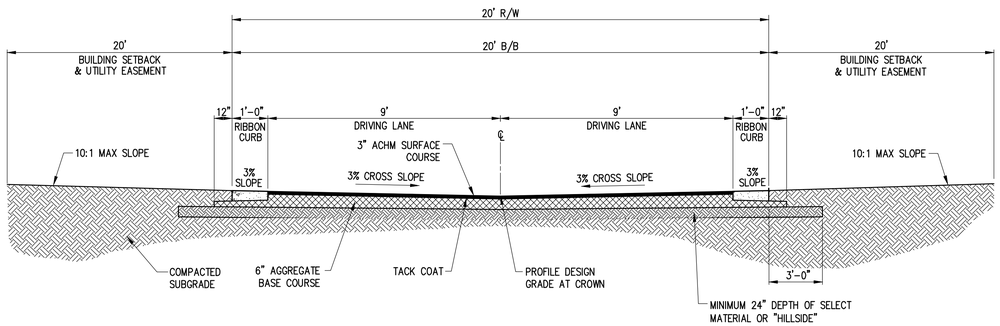


TYPICAL LOCAL STREET
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE RIGHT-OF-WAY AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE RIGHT-OF-WAY AND A MINIMUM OF 4' BELOW FINAL GRADE.
4. SEE SHEET C-102 DIMENSION LABELS FOR ALTERNATE LOCAL STREET WITHOUT EXTRA GREENSPACE, WHERE STREET TERMINATES AT WESTERN PROPERTY LINE OF SITE.



TYPICAL LOCAL STREET W/PARKING
NTS



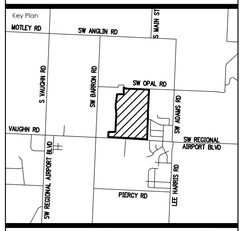
TYPICAL ALLEY
NTS

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

CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II
BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

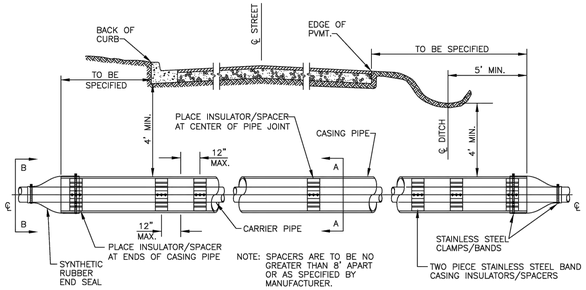
PP25-0001

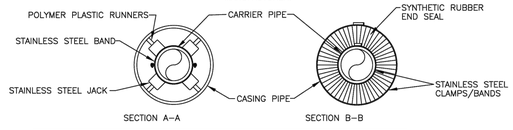
TYPICAL SECTIONS

C-501

DRAWING G:\24300600_OPAL PARK\CIVIL\INFRASTRUCTURE\CIVIL\DWG\TYPICAL SECTIONS.DWG
LAST PLOTTED BY: TRENT WOESSNER, 4/17/2026 8:52:41 AM

ENCASEMENT DETAIL





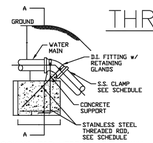
CARRIER & CASING SIZES										
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
CASING	16"	16"	16"	18"	24"	24"	30"	30"	36"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500	.500

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

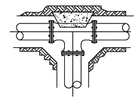
*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

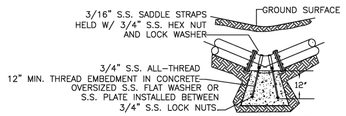
THRUST BLOCKING



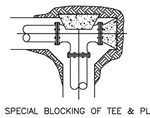
BLOCKING FOR VERTICAL TIE DOWN



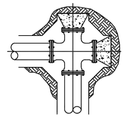
BLOCKING FOR TEE



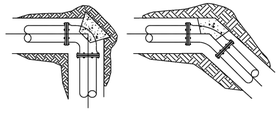
TYPICAL BLOCKING FOR VERTICAL BENDS



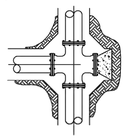
SPECIAL BLOCKING OF TEE & PLUG (WHEN DIRECTED BY WATER DEPT.)



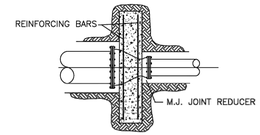
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



TYPICAL BLOCKING FOR HORIZONTAL BENDS



TYPICAL SECTION OF CROSS & PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



THRUST SUPPORT FOR REDUCER (SIZE TO BE DETERMINED BY WATER DEPT.)

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

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

BLOCKING SCHEDULE					
PIPE SIZE	BENDS	45°	22 1/2°	11 1/4°	ROD DIA.
VOLUME REQ'D (CU. FT.)		98.5	50.2	25.2	
8"	A (FT.)	5.00'	4.00'	3.00'	3/4 IN.
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
VOLUME REQ'D (CU. FT.)		209.5	106.8	53.7	
12"	A (FT.)	6.00'	5.00'	4.00'	3/4 IN.
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
VOLUME REQ'D (CU. FT.)		457.2	233.1	117.1	1 IN.
18"	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
VOLUME REQ'D (CU. FT.)		800.3	408.0	205.0	1 1/4 IN.
24"	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

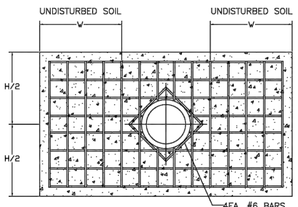
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

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

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

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



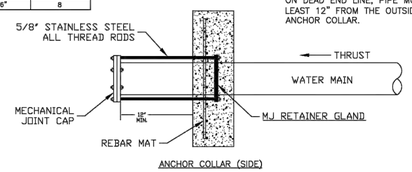
ANCHOR COLLAR (ELEVATION)

NOTE:
USE M.J. RETAINER GLANDS FOR PIPE 24" AND SMALLER.

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

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

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

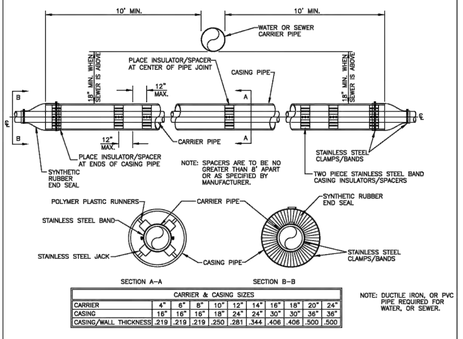


ANCHOR COLLAR (SIDE)

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

GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL



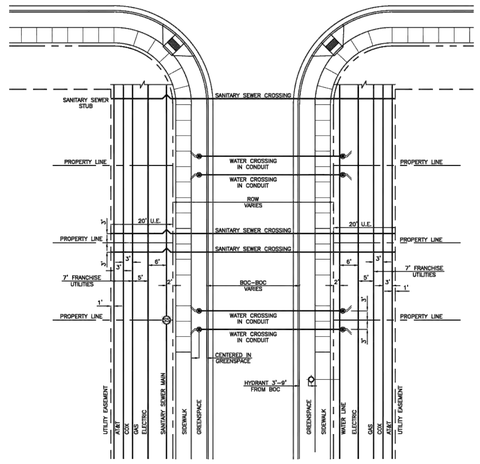
CARRIER & CASING SIZES										
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
CASING	16"	16"	16"	18"	24"	24"	30"	30"	36"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500	.500

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

*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

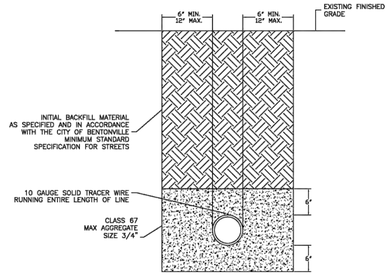
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07

THE CITY OF WATER B UTILITIES BENTONVILLE

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

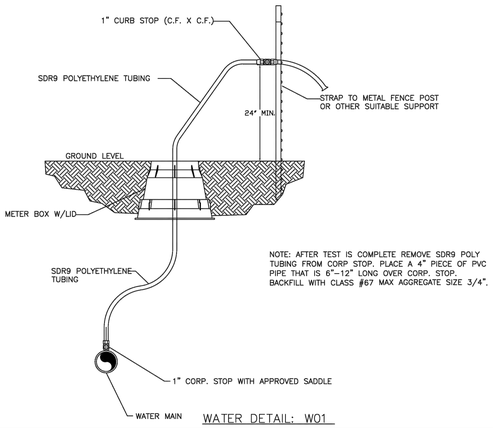
WATER/SEWER DETAILS

DIAL BEFORE YOU DIG
811 OR 1-800-482-8998
ARKANSAS ONE-CALL SYSTEM, INC.

REVISION:
2024

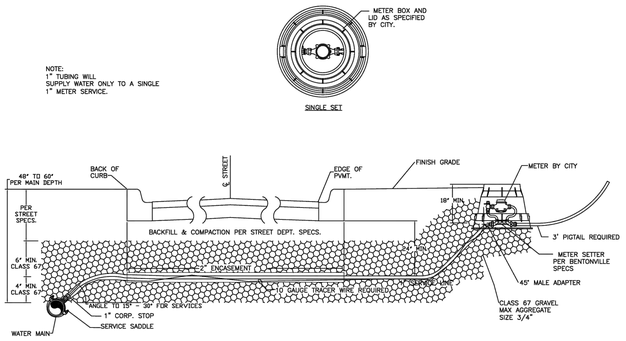
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 1	OF 1

TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



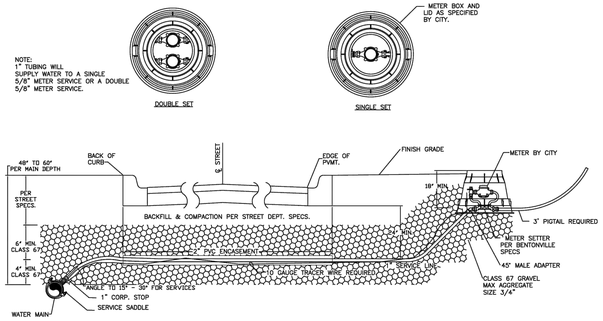
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



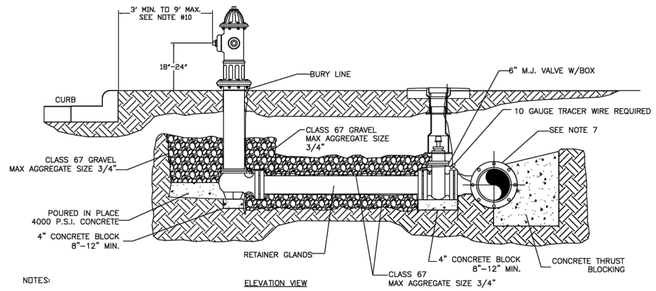
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



WATER DETAIL: W03

FIRE HYDRANT DETAIL W/ RETAINER GLANDS

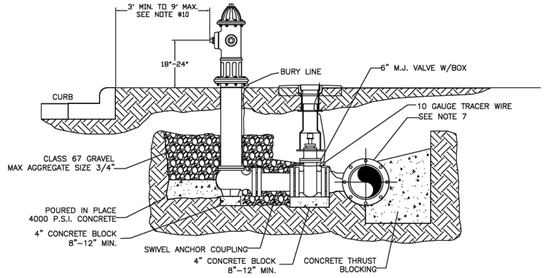


ELEVATION VIEW

NOTES:
1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRIVING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



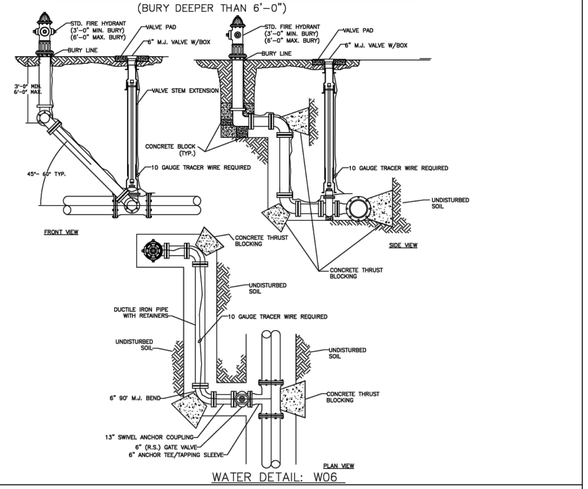
ELEVATION VIEW

NOTES:
1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 13" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRIVING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W05

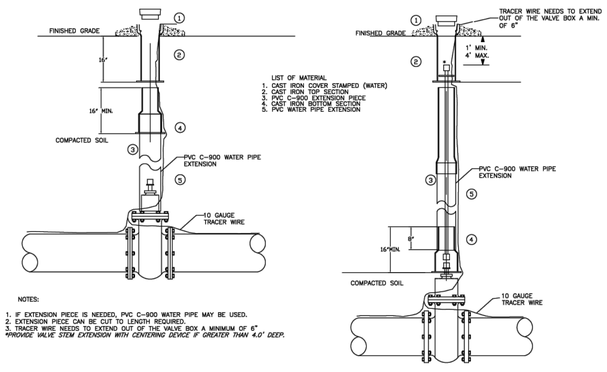
DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'-0")



WATER DETAIL: W06

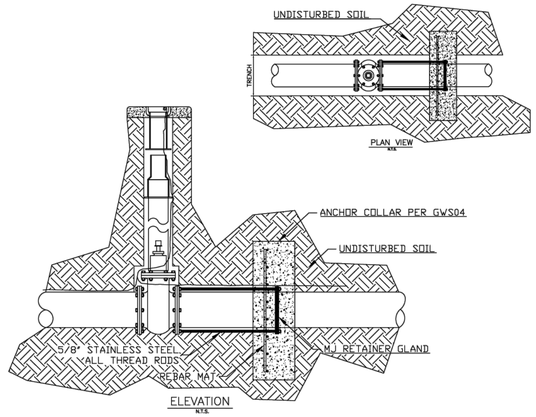
VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION



NOTES:
1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6"
*PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

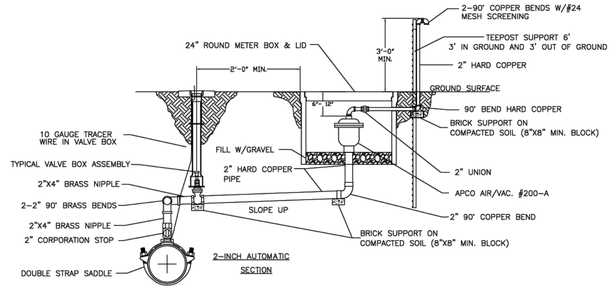
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W09

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

WATER DETAILS

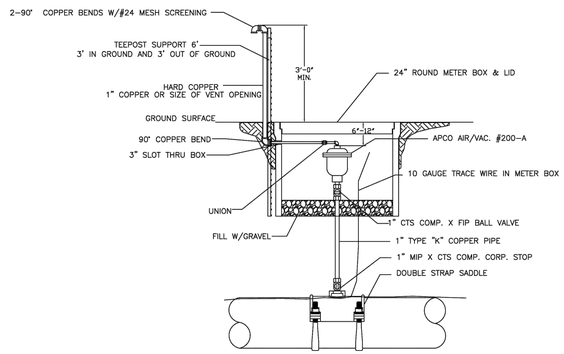
CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE-CALL SYSTEM, INC.

REVISION:
2024

NOTES:

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

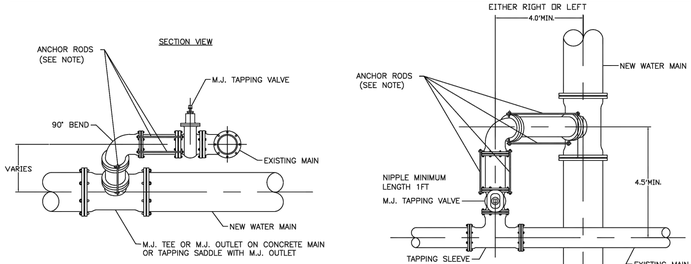
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION - NEW MAIN TO EXISTING MAIN



THRUST BLOCKING REQUIRED AT TEES AND ELBOWS.

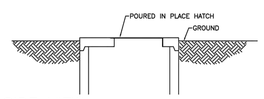
ROD REQUIREMENTS	
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

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

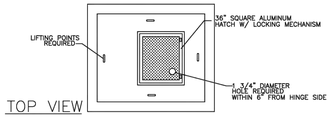
WATER DETAIL: W11

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

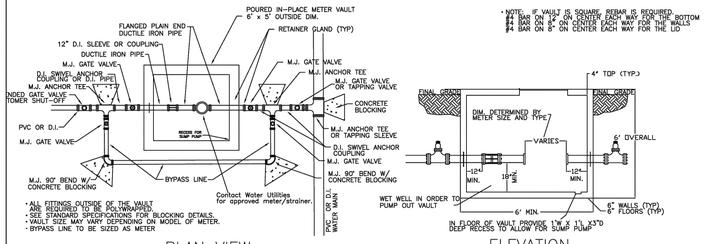
(DIMENSIONS MAY VARY FOR METER SIZES)



SIDE VIEW



TOP VIEW

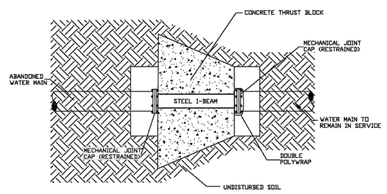


PLAN VIEW
N.T.S.

ELEVATION
N.T.S.

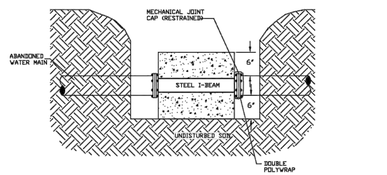
WATER DETAIL: W12

CUT/CAP DETAIL



PLAN VIEW

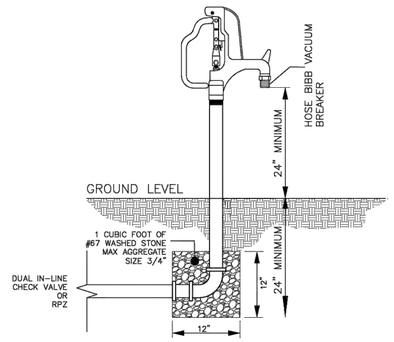
* STEEL I-BEAM TO BE SIZED BY PROJECT ENGINEER AND INCLUDED IN THE PROJECT SUBMITTAL.



PROFILE VIEW

WATER DETAIL: W13

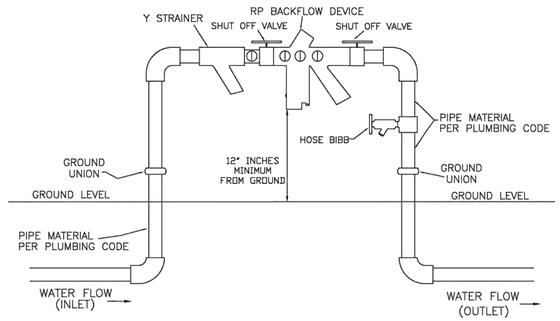
FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



ELEVATION
N.T.S.

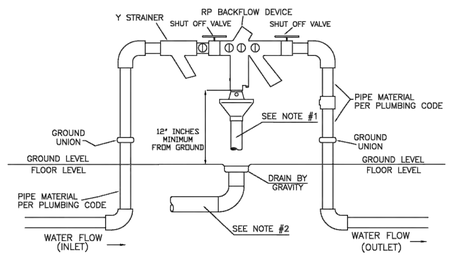
WATER DETAIL: W14

REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

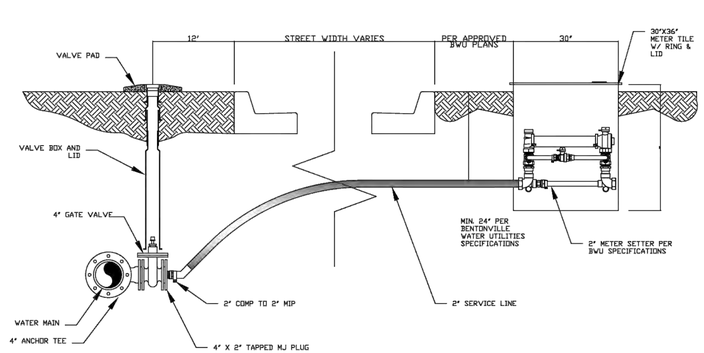


INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

WATER SERVICE DETAIL 2"



ELEVATION
N.T.S.

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

WATER DETAIL: W18

THE CITY OF WATER B UTILITIES BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS

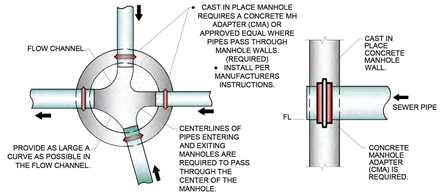
CALL BEFORE YOU DIG
1-800-482-8998
ARKANSAS ONE-CALL SYSTEM

REVISION:
2024

NOTES:

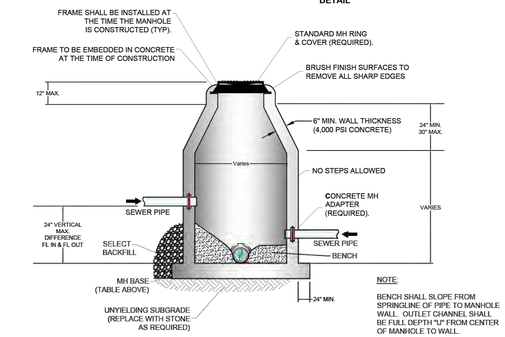
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	2	OF	2

SANITARY SEWER
CAST IN PLACE MANHOLE



MANHOLE FLOW CHANNEL

CONCRETE MANHOLE ADAPTER (CMA) DETAIL



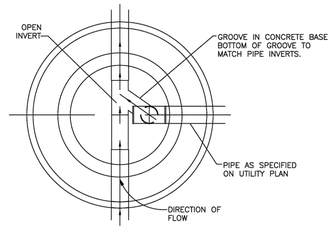
NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "L" FROM CENTER OF MANHOLE TO WALL.

Pipe Size	Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
12" OR LESS	4' DIA	6"	8"	24"
15" TO 24"	5' DIA	8"	10"	24"
>24"	6' DIA	8"	12"	30"

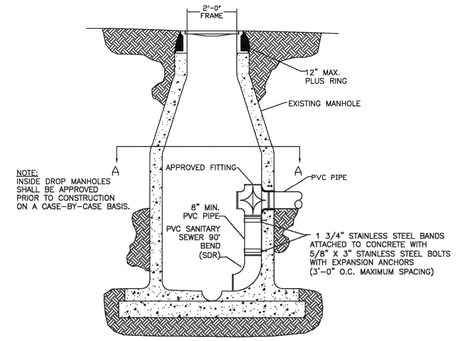
MANHOLE INFORMATION TABLE

SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



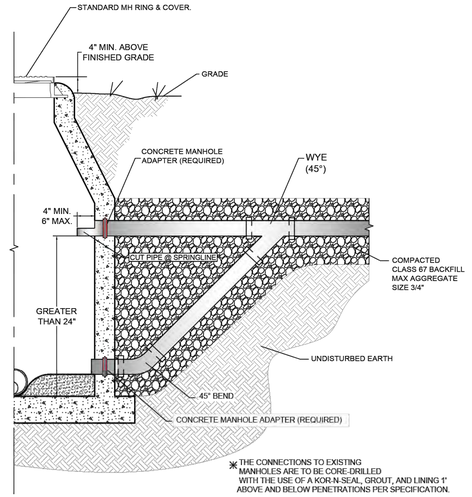
SECTION A-A



NOTE:
INSIDE DROP MANHOLES SHALL BE APPROVED PRIOR TO CONSTRUCTION ON A CASE-BY-CASE BASIS.

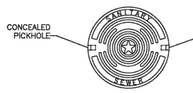
SANITARY SEWER DETAIL: SS02

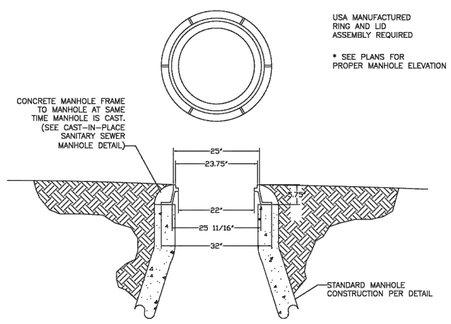
SANITARY SEWER
EXTERIOR DROP MANHOLE



SANITARY SEWER DETAIL: SS03

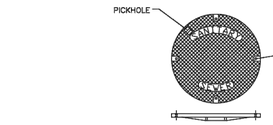
HEAVY DUTY MANHOLE
LID & FRAME

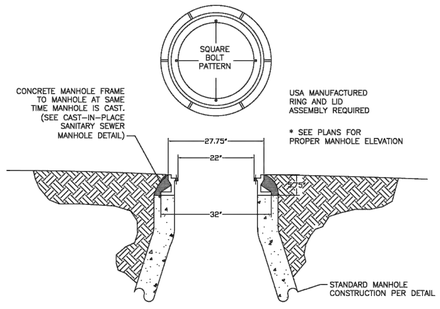




SANITARY SEWER DETAIL: SS04

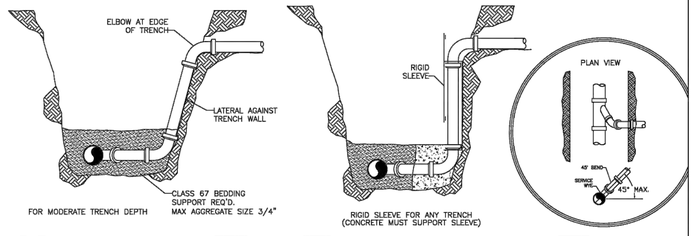
WATER TIGHT BOLTED MANHOLE
LID & FRAME

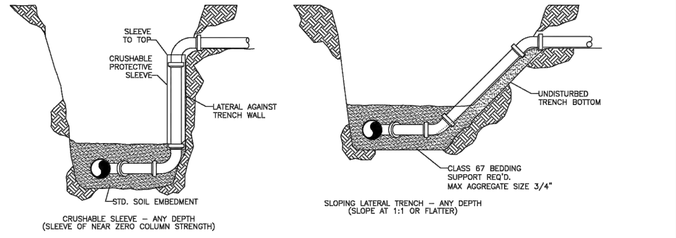




SANITARY SEWER DETAIL: SS05

SANITARY SEWER
SERVICE WYE





SANITARY SEWER DETAIL: SS06

THE CITY OF WATER B UTILITIES BENTONVILLE
3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

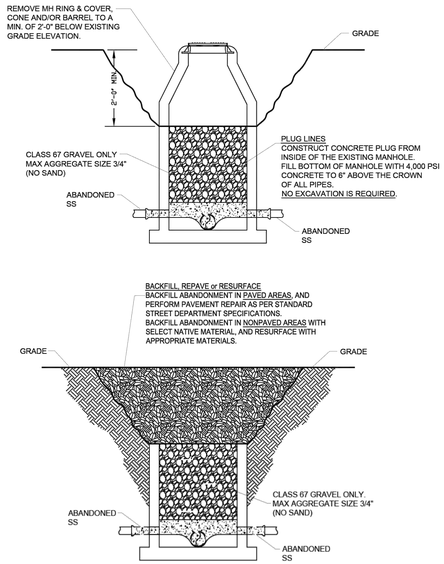
SAN.SEWER DETAILS

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

REVISION:
2024

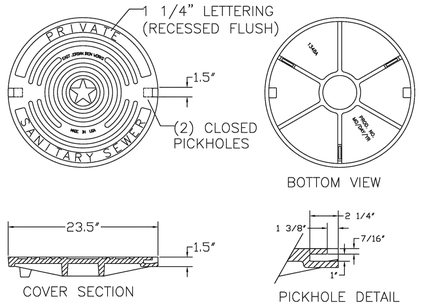
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 1	OF 2

SANITARY SEWER MANHOLE ABANDONMENT



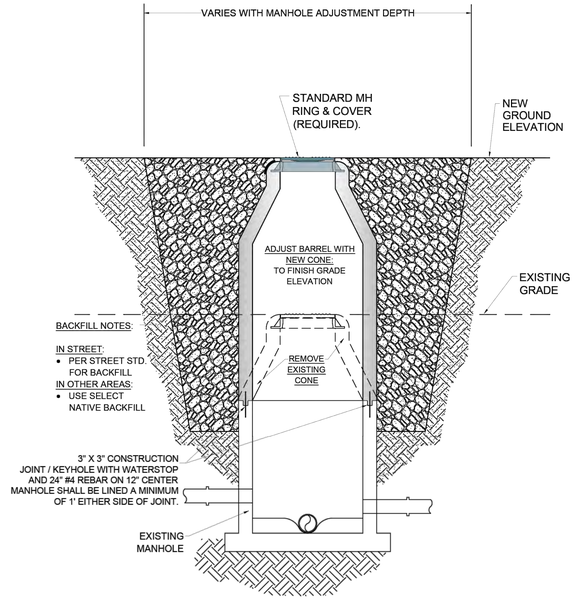
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09

THE CITY OF WATER B UTILITIES BENTONVILLE

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

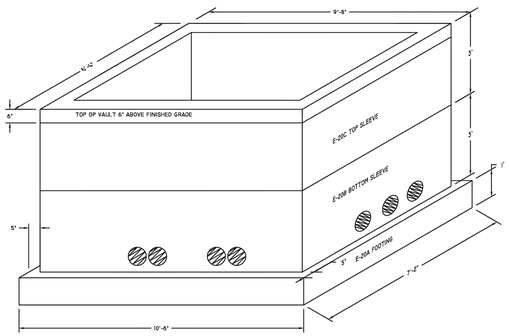
SAN.SEWER DETAILS

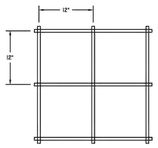
CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE-CALL SYSTEM

REVISION:
2024

NOTES:

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

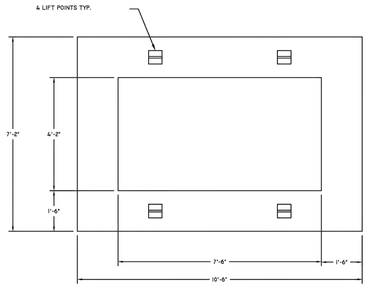




STEEL REINFORCING GRID REQUIRED USING #4 REBAR AT 12" O.C. THROUGHOUT

CONTRACTOR SHALL COVER EACH UNUSED HOLES INDIVIDUALLY. NO GLUE SHALL BE USED.

DS-1420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY



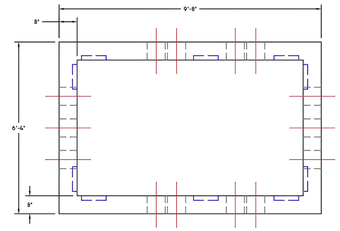
TOP VIEW

FRONT VIEW

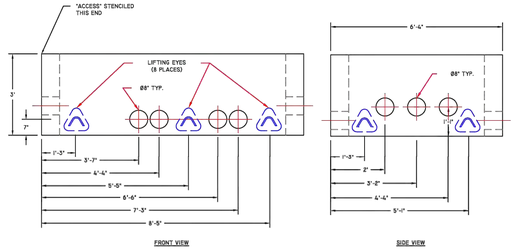
NOTE: CLASS 67 STONE MUST NOT BE INSTALLED ANY HIGHER THAN 2" FROM TOP OF FOOTING.

FOOTER WEIGHT: 3,200 LBS

DS-1420A PADMOUNT SWITCHGEAR VAULT FOOTER



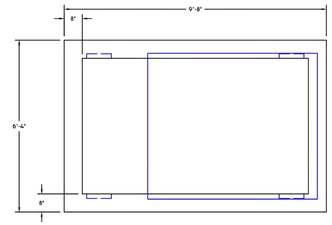
TOP VIEW



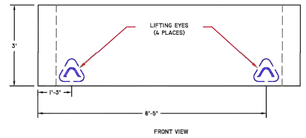
FRONT VIEW SIDE VIEW

BOTTOM SLEEVE WEIGHT: 8,900 LBS

DS-1420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE



TOP VIEW



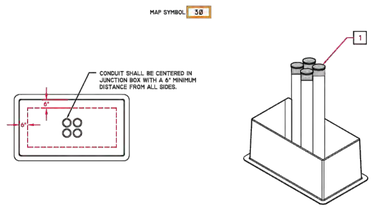
FRONT VIEW

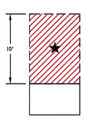
TOP SLEEVE WEIGHT: 9,200 LBS

DS-1420C PADMOUNT SWITCHGEAR TOP SLEEVE

THE CITY OF BENTONVILLE
608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

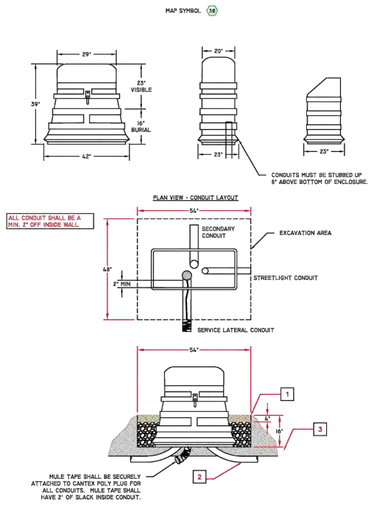
ELECTRIC LAYOUT





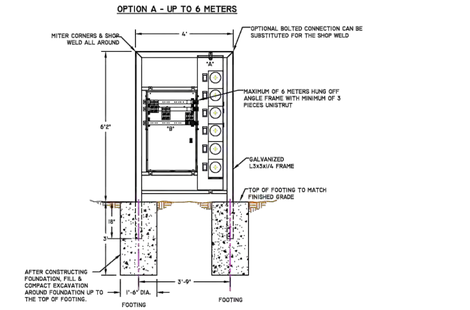
NOTES:
1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3' TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS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

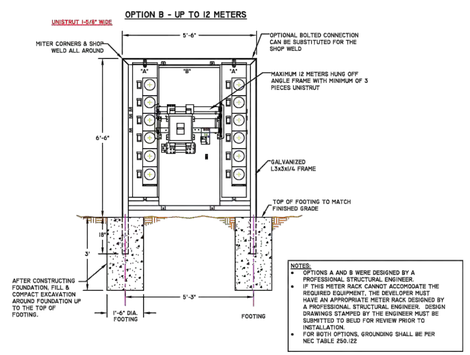
DS-1413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE



NOTES:
1. EXCAVATE A 54" W X 48" H X 16" D PIT CENTERED IN A 7' X 7' CLEAR, LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. BACKFILL PIT WITH CLASS 67 GRAVEL TO WITHIN 4" OF TOP. BACKFILL LAST 4" OF PIT WITH TOPSOIL.

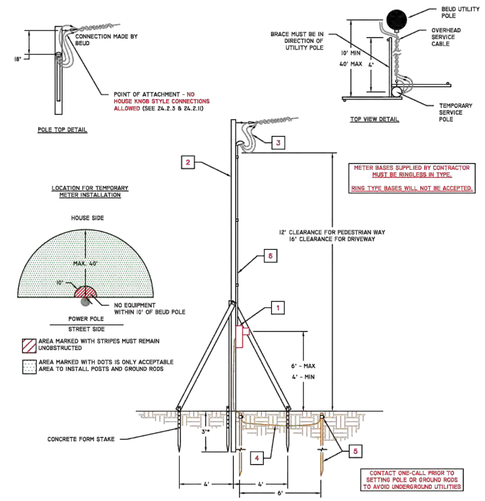
DS-1414-1 THREE PHASE SECONDARY JUNCTION BOX





NOTES:
- OPTIONS A AND B WERE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.
- IF THIS METER RACK CANNOT ACCOMODATE THE REQUIRED EQUIPMENT, THE DEVELOPER MUST HAVE AN APPROPRIATE METER RACK DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER. DESIGN DRAWINGS STAMPED BY THE ENGINEER MUST BE SUBMITTED TO BEUD FOR REVIEW PRIOR TO INSTALLATION.
- FOR BOTH OPTIONS, GROUNDING SHALL BE PER NEC TABLE 250.122

DS-1024 SINGLE PHASE FREE STANDING METER RACK



NOTES: #
1. RINGLESS METER SOCKET FURNISHED AND INSTALLED BY CUSTOMER USING MINIMUM (2) 2 IN WOOD SCREWS. SEAL ALL HOLES. METER PROVIDED BY BEUD.
2. PROVIDE A MINIMUM 4"X4" STRUCTURE THAT PROVIDES ADEQUATE CLEARANCES FOR SPECIFIC INSTALLATION THAT IS STRUCTURALLY SOUND.
3. MINIMUM CONDUCTORS ALLOWED #6 COPPER OR #4 ALUMINUM, NEUTRAL SHALL BE IDENTIFIED. MINIMUM LENGTH OF CONDUCTOR EXTENDING 2 FEET.
4. GROUNDING CONDUCTOR MINIMUM SIZE #6 SOLID COPPER AND SHALL BE BURIED. GROUNDING CONDUCTOR MUST BE CONTINUOUS.
5. CUSTOMER TO FURNISH AND INSTALL: (2) 5/8' DIA. X 8' DRIVEN GROUND RODS, COPPER OR COPPER CLAD. 2 LOCATIONS PER NEC 250.50(A)(2). USE COPPER OR BRONZE GROUND ROD CONNECTORS OR CLAMPS.
6. GALVANIZED RIGID STEEL, IMC, OR PVC SCHEDULE 80 CONDUIT.

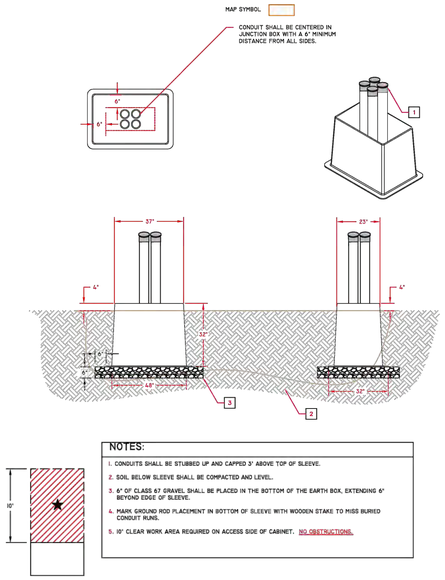
DS-1001 BRACED TEMPORARY SERVICE POLE

REVISION	
07/07/2014	BEUD REVISION
01/15/2015	BEUD REVISION
01/08/2016	BEUD REVISION
12/2017	BEUD CLARIFICATIONS
12/2018	BEUD REVISION
09/2024	BEUD REVISION

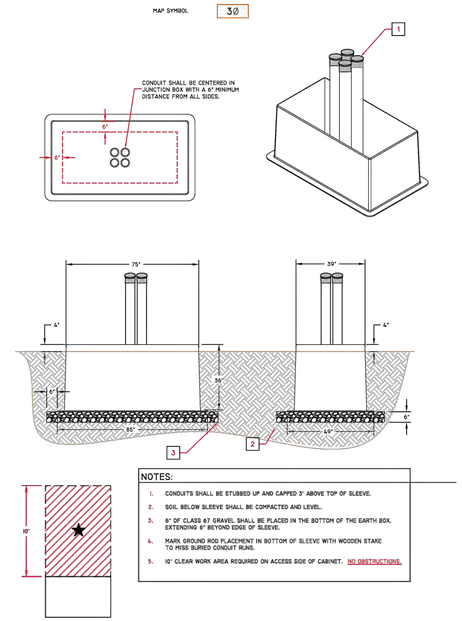
SCAN FOR LATEST REVISION OF BELD SPECS
www.tinyurl.com/BELDspecs

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

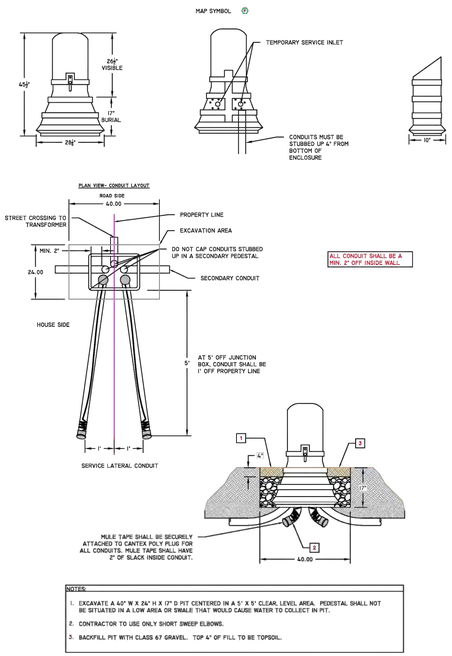
DRAWN:	AJH 09/2024
CHECKED:	WDT REV 5
SHEET NUMBER:	3



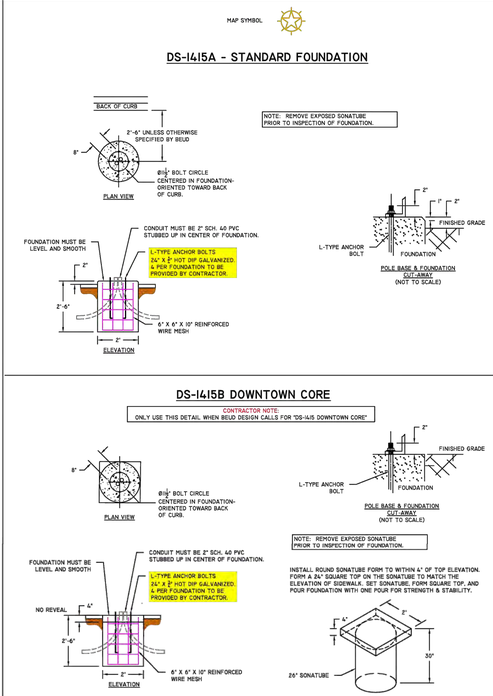
DS-1411 SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE



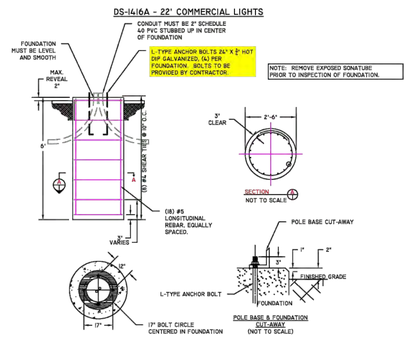
DS-1412 THREE PHASE 200A PRIMARY JUNCTION BOX SLEEVE

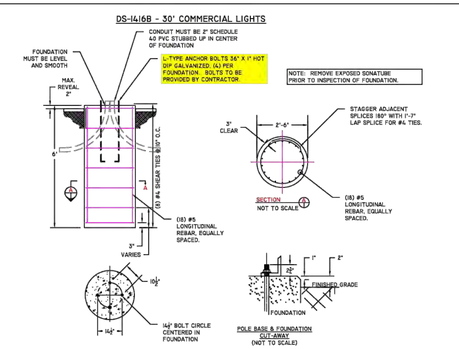


DS-1414 SECONDARY JUNCTION BOX

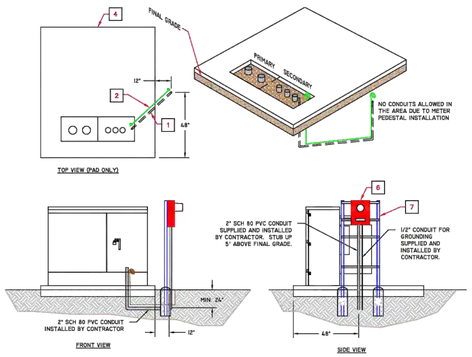


DS-1415 STREET LIGHT FOUNDATION FOR 12' RESIDENTIAL LIGHTS

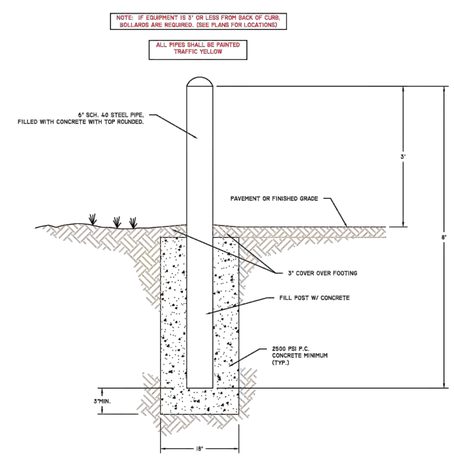




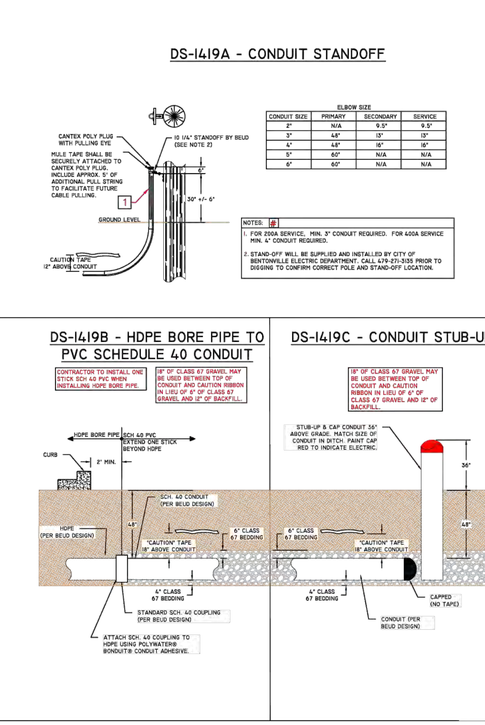
DS-1416 STREET LIGHT FOUNDATION FOR 22' AND 30' COMMERCIAL LIGHTS



DS-1417 TRANSFORMER PAD AND METER CONFIGURATION FOR CT'S ON SPADES



DS-1418 PIPE BOLLARD DETAIL



DS-1419 CONDUIT INSTALLATION DETAILS

THE CITY OF BENTONVILLE
608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC LAYOUT

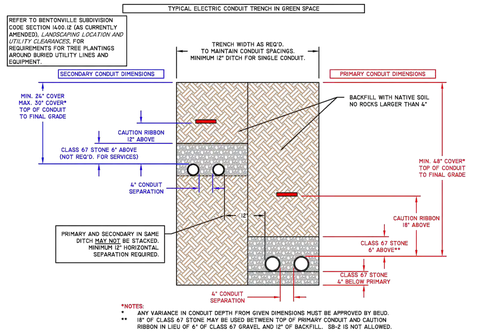
REVISION	DATE
BELD REVISION	05/05/2014
BELD REVISION	07/27/2015
BELD REVISION	10/26/2015
BELD CLARIFICATIONS	1/23/17
BELD REVISION	04/2019
BELD REVISION	09/2024

SCAN FOR LATEST REVISION OF BELD SPECS
www.dnyurl.com/JBELDspecs

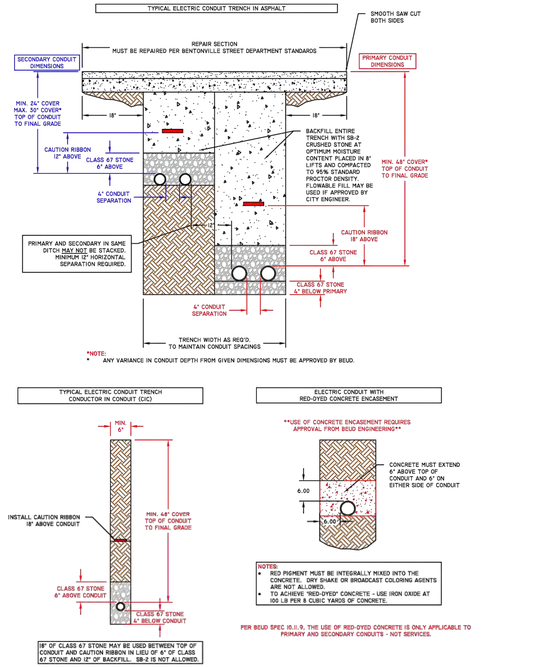
811 Know what's below. Call before you dig.

DRAWN: AJH 09/2024
CHECKED: WDT REV 5

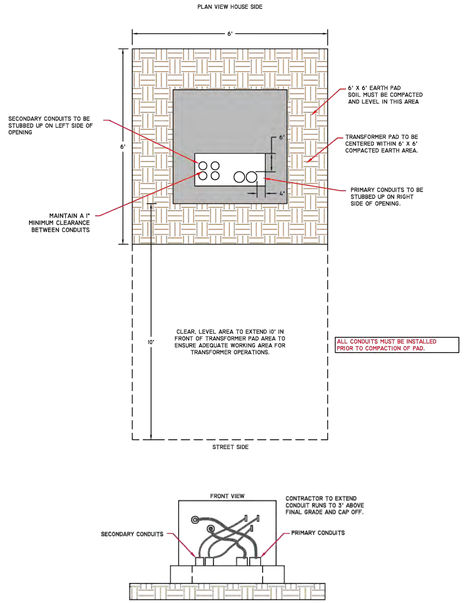
SHEET NUMBER: 2



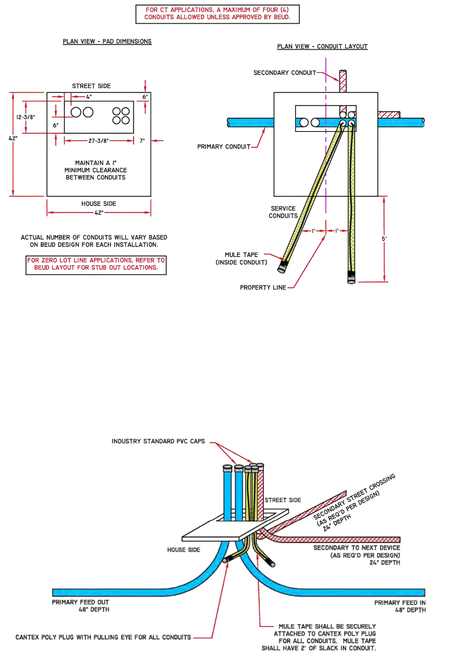
DS-1403 ELECTRIC TRENCH DETAILS SHEET 1



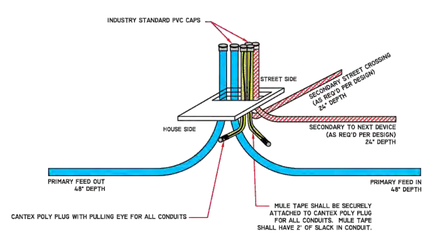
DS-1404 ELECTRIC TRENCH DETAILS SHEET 2



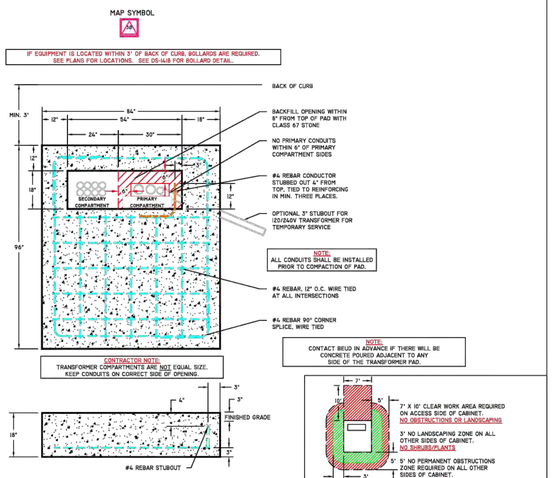
DS-1405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS

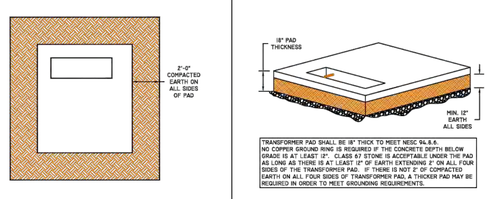


DS-1406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA

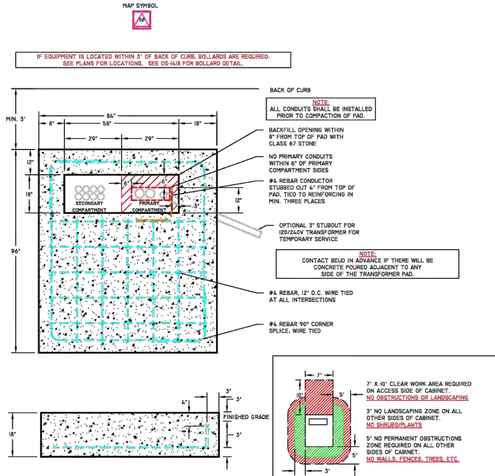


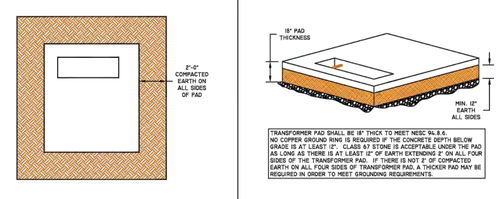
DS-1407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER



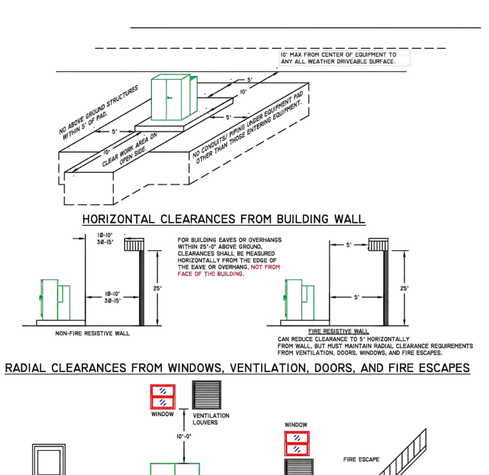


DS-1408 THREE PHASE TRANSFORMER PAD 45-1000 kVA





DS-1409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA



DS-1410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT

CITY OF BENTONVILLE
608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

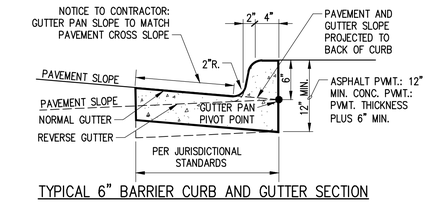
ELECTRIC LAYOUT

REVISION	BY	DATE
BEUD REVISION	AJH	09/30/2024
BEUD REVISION	AJH	07/27/2023
BEUD REVISION	AJH	03/22/2023
BEUD CLARIFICATIONS	AJH	02/2017
BEUD REVISION	JT	02/2015
BEUD REVISION	JT	12/2014

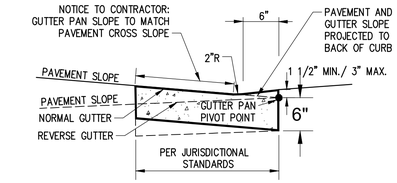
SCAN FOR LATEST REVISION OF BEUD SPECS
www.tinyurl.com/BEUDspecs

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

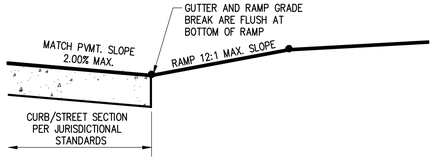
DRAWN: AJH 09/2024
CHECKED: WOT REV 5
SHEET NUMBER:



TYPICAL 6" BARRIER CURB AND GUTTER SECTION



TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS

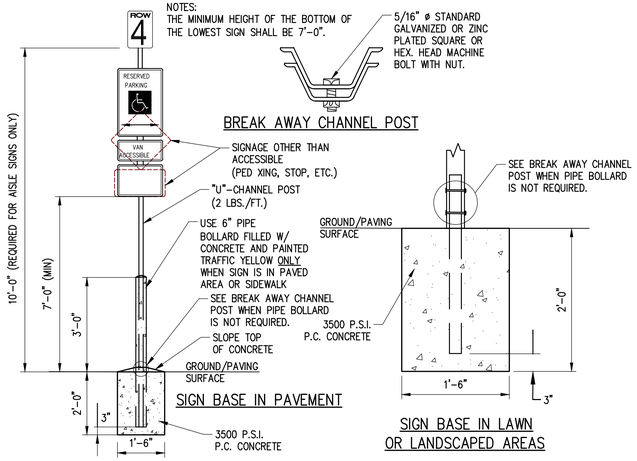


STREET GUTTER AT RAMP TYP. SECTION

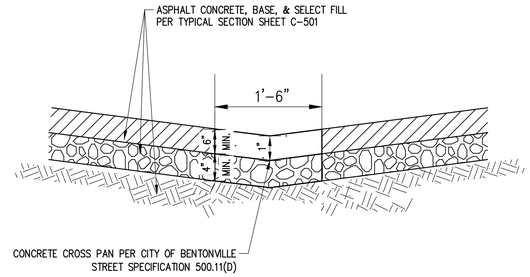
TYPICAL CURB AND GUTTER SECTIONS

AUG. 13, 2020

NTS

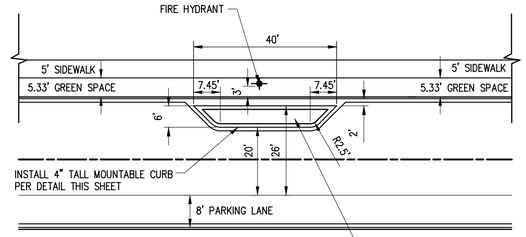


SIGN POST INSTALLATION



CONCRETE CROSS-PAN

NTS

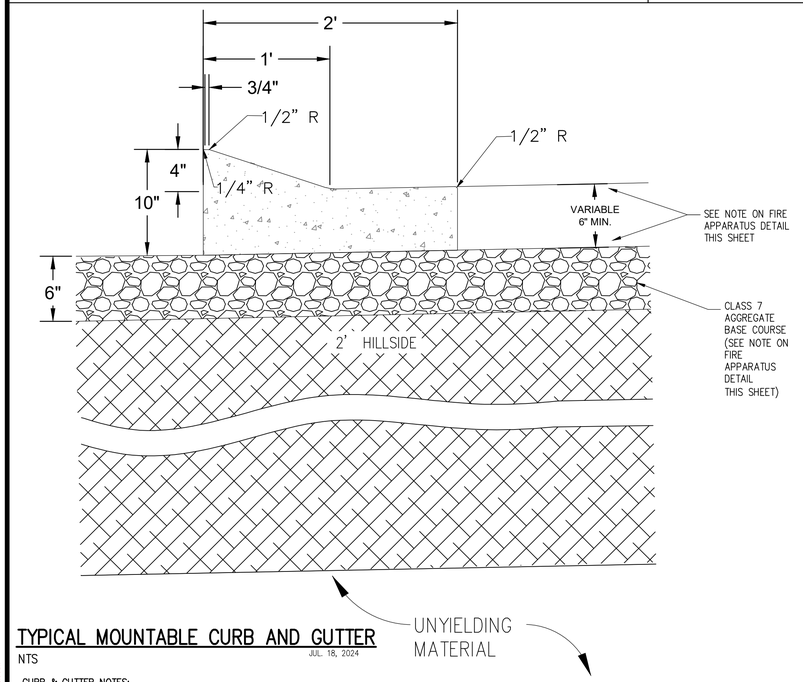


NOTE:
HEAVY DUTY CONCRETE SHALL BE 6" 4000 PSI PORTLAND CEMENT CONCRETE OVER 4" CLASS 7 BASE PER GTS GEOTECHNICAL REPORT ADDENDUM #1 SIGNED 04/15/2026

COLORED CONCRETE PER:
SOLOMAN DRY PIGMENT 417 APPLE RED 4% LOADING 1 BAG PER YD
AVAILABLE AT DARRAGH COMPANY (479) 725-0707
(OR APPROVED EQUAL)

FIRE APPARATUS ACCESS

NTS



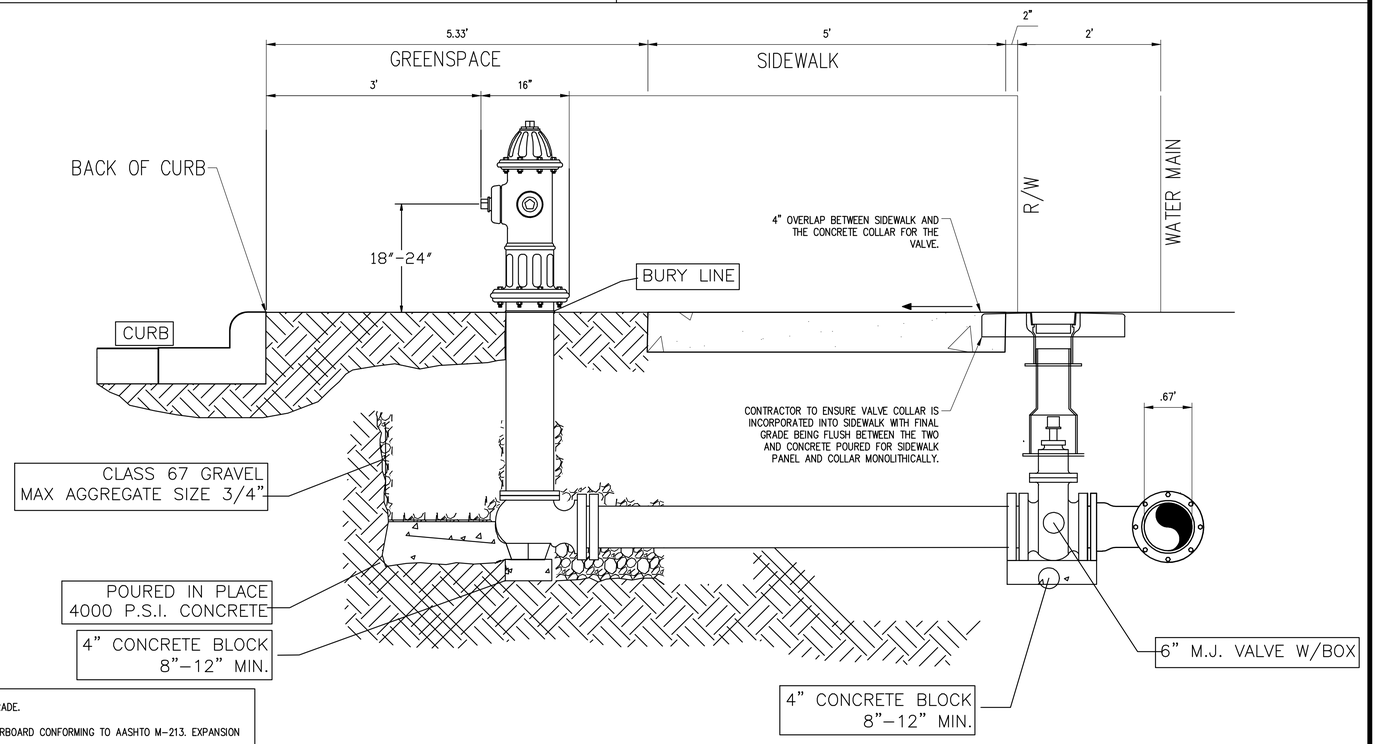
TYPICAL MOUNTABLE CURB AND GUTTER

JUL. 18, 2024

NTS

CURB & GUTTER NOTES:

1. CONTRACTION JOINTS SHALL BE 1/8" TO 3/8" X 1 1/2" AT 15 FT. INTERVALS. ALL CONTRACTION JOINTS AND COLD JOINTS SHALL BE FILLED WITH JOINT SEALANT TO FINISHED GRADE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 p.s.i.
3. EXPANSION MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES AND ENDS OF CURB RETURNS. THE EXPANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATEIRAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER THAN GRADE.
4. EXPANSION JOINTS SHALL BE FILLED WITH JOINT SEALANT SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES WITH THE CURB LINE.
5. FINISH SHALL BE MEDIUM BROOM FINISH.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL1" OR AN APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTUREER'S INSTRUCTIONS.
8. GUTTER SHALL MATCH THE CROSS SLOPE OF THE ROAD WITHIN +/- 0.5% GUTTER DRAINING THE OPPOSITE DIRECTION AS THE ROAD WILL NOT BE ACCEPTED.



HYDRANT ASSEMBLY SCHEMATIC CROSS SECTION

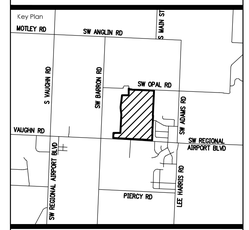
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II

BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER

© 2026 Crafton, Tull & Associates, Inc.

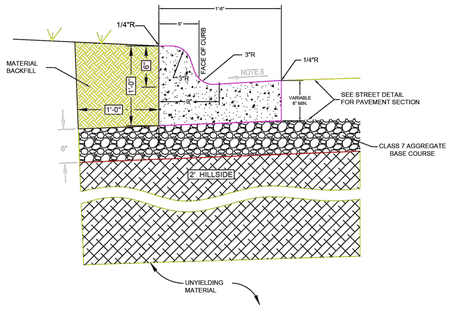
PP25-0001

2026/04/20

STANDARD DETAILS

C-510

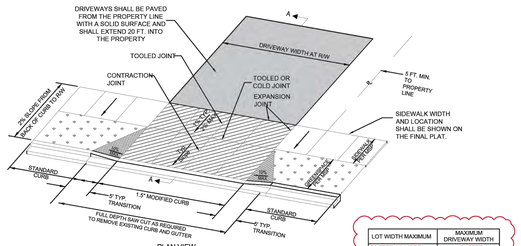
DRAWING: G:\JOBS\600_OPAL\PAPH_SHP\PLOTS\C-510.DWG 12/18/2024 8:19:17 AM
LAST PLOTTED BY: HOSAM TAWADRI, 4/9/2026 8:19:17 AM



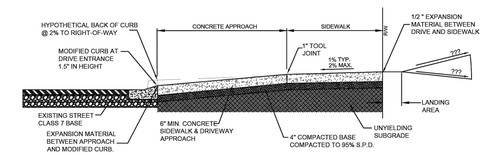
CURB & GUTTER NOTES:

1. CONTRACTION JOINTS SHALL BE 1/8" TO 3/8" X 1 1/2" AT 15 FT. INTERVALS. ALL CONTRACTION JOINTS AND COLD JOINTS SHALL BE FILLED WITH JOINT SEALANT TO FINISHED GRADE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 p.s.i.
3. EXPANSION MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES AND ENDS OF CURB RETURNS. THE EXANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER THAN GRADE.
4. EXPANSION JOINTS SHALL BE FILLED WITH JOINT SEALANT SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES WITH THE CURB LINE.
5. FINISH SHALL BE MEDIUM BROOM FINISH.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
8. GUTTER SHALL MATCH THE CROSS SLOPE OF THE ROAD WITHIN ±0.5%. GUTTER DRAINING THE OPPOSITE DIRECTION AS THE ROAD WILL NOT BE ACCEPTED.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/28/2023	DETAIL CREATED	BW	CURB AND GUTTER	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION:	SHEET:
				TYPE "A" CURB AND GUTTER	CG-1



LOT WIDTH MAXIMUM	MAXIMUM DRIVEWAY WIDTH
70 FEET OR MORE	24 FEET
50 FEET TO 69 FEET	20 FEET
LESS THAN 50 FEET	16 FEET

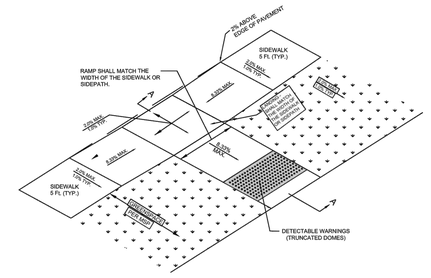


SECTION A-A

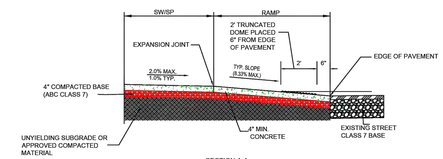
NOTES:

1. FULL DEPTH EXPANSION JOINTS (SIX INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET AND AT THE EDGE OF DRIVEWAY AS SHOWN ABOVE. EXPANSION MATERIAL SHALL BE ASPHALT IMPREGNATED FIBERBOARD OR APPROVED EQUAL. (NO WOOD)
2. CONCRETE TO BE SAW CUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND. SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH. TEXTURED, STAMPED, OR EXPOSED AGGREGATE CONCRETE IS NOT ALLOWED WITHIN STREET RIGHT OF WAY.
6. ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO AND AFTER CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL DW1A AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/30/2023	DETAIL CREATED	BW	RESIDENTIAL DRIVEWAY	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION:	SHEET:
				STANDARD RESIDENTIAL DRIVEWAY WITH GREENSPACE AND SIDEWALK	DW-1



STANDARD CURB RAMP
PLAN VIEW

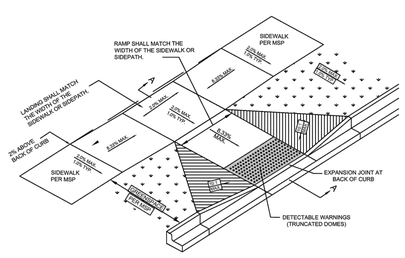


SECTION A-A

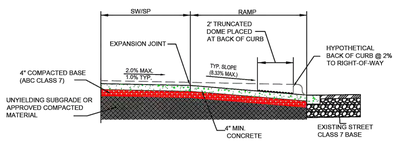
NOTES:

1. THIS RAMP SHALL BE USED WHEN THERE IS NOT ANY CURB AND GUTTER PRESENT WITHIN THE ROADWAY.
2. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
3. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
4. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
5. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND. SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
6. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
7. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
8. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/13/2023	DETAIL CREATED	BW	HANDICAP RAMP	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION:	SHEET:
				HANDICAP RAMP FOR USE WITH NO CURB AND GUTTER	HR-1



WING CURB RAMP
PLAN VIEW



SECTION A-A

NOTES:

1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND. SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/13/2023	DETAIL CREATED	BW	HANDICAP RAMP	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION:	SHEET:
				HANDICAP RAMP WITH RETURN CURB	HR-2

RETURN CURB RAMP
PLAN VIEW

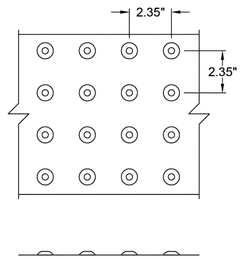
SECTION A-A

NOTES:

1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND. SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/13/2023	DETAIL CREATED	BW	HANDICAP RAMP	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION:	SHEET:
				HANDICAP RAMP WITH WINGS	HR-3

TRUNCATED DOME SECTION



TRUNCATED DOME SPACING

DETECTABLE WARNING DEVICE DETAIL

NOTES:

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
5. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF BENTONVILLE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/13/2023	DETAIL CREATED	BW	DETECTABLE WARNING DEVICE	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION:	SHEET:
				DETECTABLE WARNING DEVICE WITH TRUNCATED DOMES	TD-1

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

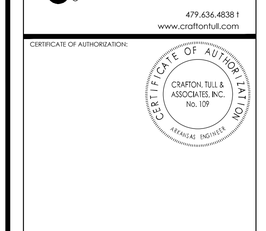
CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by:: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

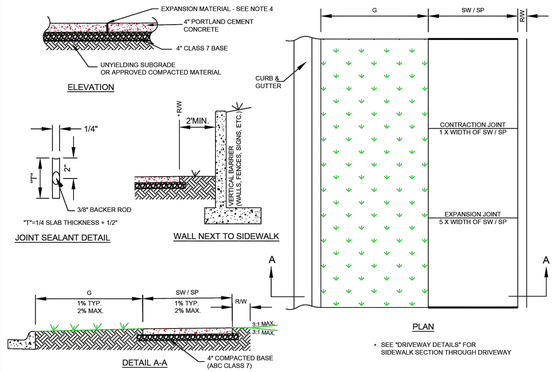
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

BENTONVILLE STREET SPECIFICATIONS

C-510 A

DRAWING: G:\24300600_OPAL\PARKS\MP&STS\CRAFTON\DWG\DETAILS.DWG
LAST PLOTTED BY: HOAH TRANORE, 4/17/2026 8:53:28 AM



CLASSIFICATION	GREENSPACE (G)	SIDEWALK (SW)	SIDEPATH (SP)	RIGHT OF WAY (R/W)
ARTERIAL BLVD W/ SIDEPATH	5'-0"	5'-0"	12'-0"	1'-0"
ARTERIAL W/ SIDEPATH	6'-0"	5'-0"	12'-0"	1'-0"
ARTERIAL W/ 2-WAY SBL	6'-0"	5'-0"	12'-0"	0'-6"
ARTERIAL WITH SIDEWALKS	10'-0"	5'-0"		0'-6"
COLLECTOR BLVD W/ BIKE LANES	4'-0"	5'-0"		0'-6"
COLLECTOR W/ SIDEPATH	7'-0"	5'-0"	12'-0"	1'-0"
COLLECTOR W/ BIKE LANES	4'-0"	5'-0"		0'-6"
DOWNTOWN COLLECTOR		12'-0"		2'-0"
DOWNTOWN COLLECTOR W/ PARKING		12'-0"		
LOCAL W/ SHARED USE	4'-0"	5'-0"		0'-6"
DOWNTOWN LOCAL	3'-0"	5' & 8'		1'-6"

*CONFIRM ALL DIMENSIONS WITH THE MASTER STREET PLAN. REVIEW PLANS FOR STREET CLASSIFICATIONS.

ALL SIDEWALKS REQUIRE INSPECTION BEFORE CONCRETE PLACEMENT. CONTACT ENGINEER OF RECORD TO SCHEDULE INSPECTION.

IF INSTALLING SIDEWALK BY MECHANICAL MEANS, THE SIDEWALK WILL BE CHECKED AFTER PLACEMENT AND ANY DEFICIENCIES SHALL TO BE CORRECTED.

SIDEWALK WILL BE CHECKED FOR ADA REQUIREMENTS & WORKMANSHIP.

SIDEWALK CONSTRUCTION NOTES:

1. SIDEWALK SHALL HAVE TOOLED OR SAW-CUT TRANSVERSE JOINTS AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK (5' TYP.). THESE WEAKENED PLANE (CONTRACTION) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i.
3. CONCRETE SHALL MEET ARDOT REQUIREMENTS FOR SIDEWALK.
4. CONTRACTION JOINTS SHALL BE PLACED AT AN INTERVAL 1X'S THE WIDTH OF THE SIDEWALK AND EXPANSION SHALL BE PLACED AT AN INTERVAL OF 5X'S THE WIDTH OF THE SIDEWALK.
5. EXPANSION JOINT MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SILICONE SEALER TO FINISHED GRADE.
6. ALL COLD JOINTS AND SAW-CUT JOINTS SHALL BE FILLED TO FINISHED GRADE WITH JOINT SEALANT.
7. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
8. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL9" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
9. ALL SIDEWALKS SHALL HAVE ONE-HALF INCH ROLLED EDGES AND A BROOMED FINISH.

DATE:	REVISION:	BY:
6/7/2023	DETAIL CREATED	SW

TITLE: SIDEWALK

DESCRIPTION: GENERAL SIDEWALK DETAIL

DRAWN: JUNE 2023
APPROVED: JUNE 2023
SHEET: SW-1

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

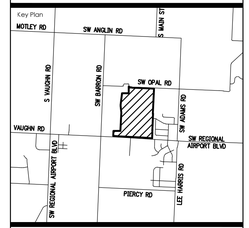
CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 04/14/2026
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 23100
TRENT R. WOESSNER
2026/04/20

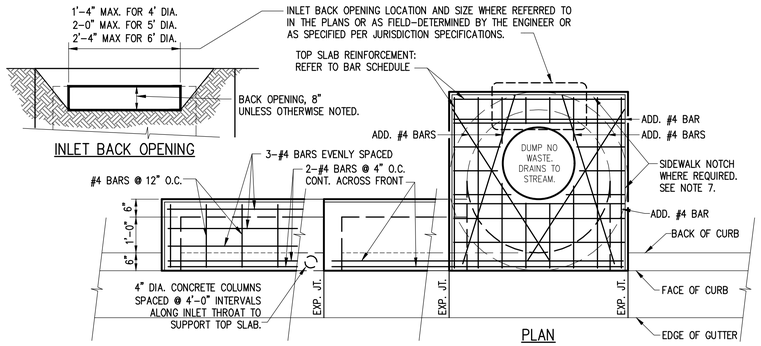
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

BENTONVILLE STREET SPECIFICATIONS (2)

C-510 B

DRAWING: G:\24300600_OPAL\PARCS AMPHI\STRUCT\DET_CIVIL\DWG\DET-STD.DWG
LAST PLOTTED BY: HOAH TRAMONTE, 4/17/2026 8:53:37 AM
LAST PLOTTED BY: HOAH TRAMONTE, 4/17/2026 8:53:52 AM



INLET NOTES:

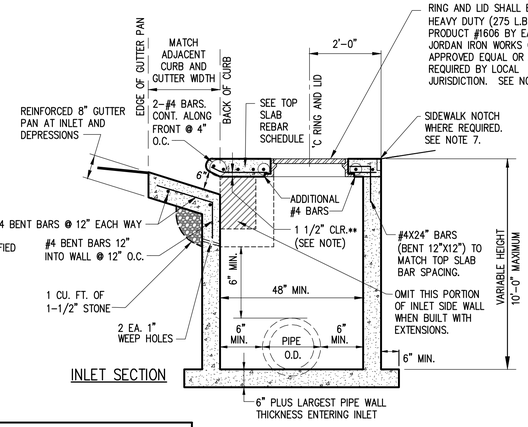
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.
10. TOP OF INLET AND SURFACE OF LID MUST BE FLUSH WITH SIDEWALK. MAXIMUM VERTICAL CHANGE SHALL NOT EXCEED 1/4 INCH.

INLET INSIDE DIAMETER SCHEDULE		
DIAMETER OF LARGEST PIPE ENTERING INLET	INSIDE INLET DIAMETER	MINIMUM INLET WALL THICKNESS
18" TO 24"	4'-0" DIA.	6"
27" TO 36"	5'-0" DIA.	8"
LARGER THAN 36"	NOT ALLOWED	N/A
PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.		

NON-TRAFFIC TOP SLAB REINFORCEMENT SCHEDULE	
INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS
4'-0"	#4s @ 8" O.C. EACH WAY CENTERED
5'-0"	#4s @ 7" O.C. EACH WAY CENTERED
6'-0"	#5s @ 9" O.C. EACH WAY CENTERED

**REBAR CLEARANCE NOTE
SINGLE MAT: 2-1/2" CLEAR
DOUBLE MAT: 1-1/2" CLEAR

L (LENGTH) ALONG CURB IF APPLICABLE
W (WIDTH) FRONT TO BACK
4' X 6'
TYPICAL CURB INLET AND JUNCTION MANHOLE NOMENCLATURE



NON-TRAFFIC ONLY

TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

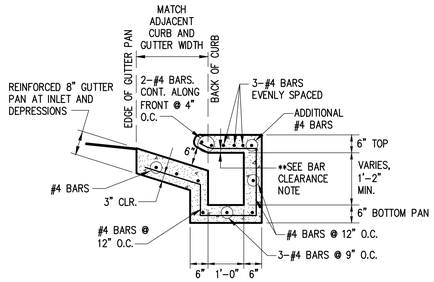
NTS

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

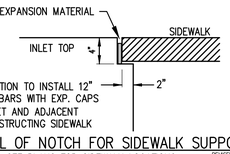
REVISED 8/07/2020

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

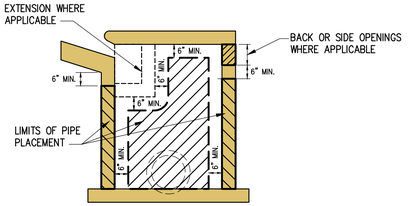


TYPICAL NON-TRAFFIC EXTENSION SECTION

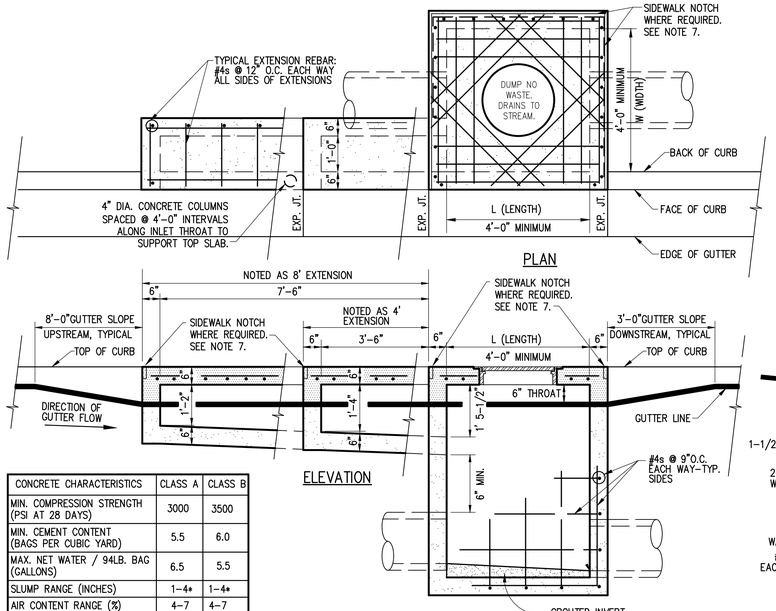


NOTE:
CONTRACTOR HAS THE OPTION TO INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS AT 18" O.C. BETWEEN INLET AND ADJACENT SIDEWALK IN LIEU OF CONSTRUCTING SIDEWALK NOTCH.

DETAIL OF NOTCH FOR SIDEWALK SUPPORTS
SEE PLANS FOR SIDEWALK LOCATIONS
REVISED 04/03/15

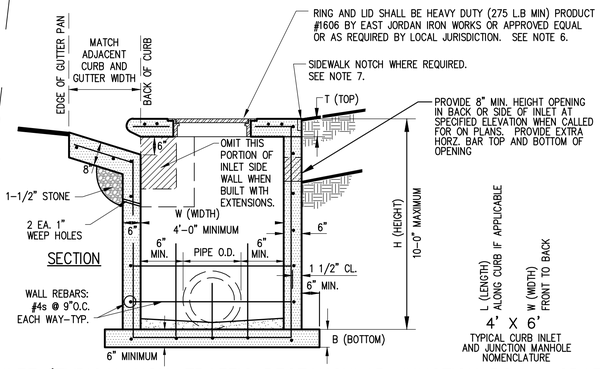


PIPE CLEARANCE PLACEMENT LIMITS
MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.



INLET NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.



L (LENGTH) ALONG CURB IF APPLICABLE
W (WIDTH) FRONT TO BACK
4' X 6'
TYPICAL CURB INLET AND JUNCTION MANHOLE NOMENCLATURE

NON-TRAFFIC RECTANGULAR CURB INLET AND JUNCTION BOX DIMENSIONS AND REINFORCING SCHEDULE								
A (WALL) WALL THICKNESS	H (HEIGHT) TOP OF BOX TO 'F'	L (LENGTH) ALONG CURB INSIDE BOX	W (WIDTH) INSIDE BOX	T (TOP) SLAB THICKNESS	B (BOTTOM) SLAB THICKNESS	TOP SLAB STEEL	BOTTOM SLAB STEEL	ADDITIONAL DIAGONAL BARS AT RING AND LID
6 INCHES (10' MAX. DEPTH)	10'-0" MAXIMUM - SEE PLAN SHEETS	4'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	EIGHT #4s X MAXIMUM LENGTH POSSIBLE @ 6" O.C.
		4'	5'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		4'	6'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		4'	7'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		4'	8'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		4'	10'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		5'	5'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	6'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		7'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		7'	7'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		8'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		9'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		9'	5'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		8'	8'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		10'	6'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		16'	6'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		16'	8'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	

TYPICAL NON-TRAFFIC RECTANGULAR CURB INLET (TYPICAL NON-TRAFFIC RECTANGULAR JUNCTION BOX & GRATED INLET SIMILAR)

NTS

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

REVISED 04/16/15

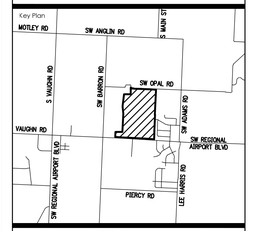
NON-TRAFFIC ONLY

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

CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH II
BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET
2026/04/20

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

DRAINAGE DETAILS

C-511

DRAWING C:\JOBS\600\01 OPAL PARK\2 ARKITECTURE\CIVIL\DWG\600#01.DWG
LAST PLOTTED BY: NOAH RAMORE, 4/13/2026 8:33:53 AM

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E

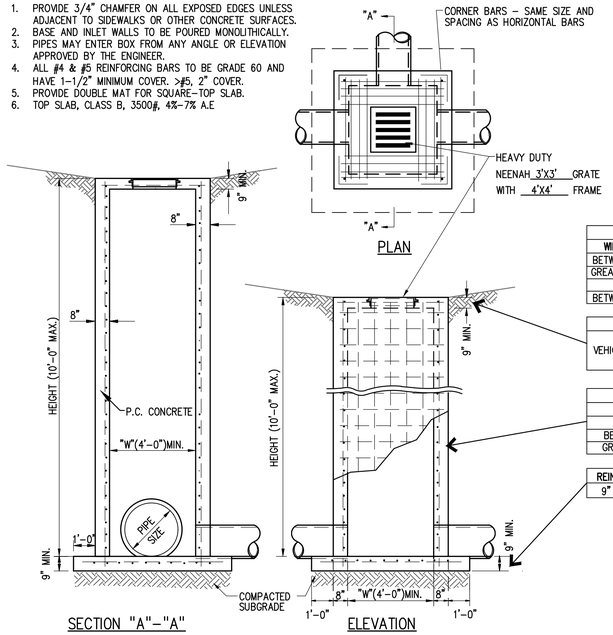


TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

TABLE OF TOP & BOTTOM DIMENSIONS			
WIDTH ("W")	BOTTOM	WALL	TOP
BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	9"
GREATER THAN 7'	6" + PIPE THICKNESS	8"	
4'	6" + PIPE THICKNESS	8"	
BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	

REINFORCEMENT SCHEDULE, TOP		
VEHICLE LOADS	STEEL	SPECIAL PATTERN
	DOUBLE MAT #5 @ 6" E.W.	DIAGONAL @ COVER

REINFORCEMENT SCHEDULE, WALLS		
WIDTH ("W")	HOR.	VERT.
4'	#4 @ 9"	#4 @ 10"
BETWEEN 4' & 7'	#6 @ 9"	#4 @ 10"
GREATER THAN 7'	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.

CORNER BAR

TYPICAL TRAFFIC-RATED RECTANGULAR BARREL GRATED INLET
NTS

REVISED 04/16/15

TRAFFIC-RATED

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E
7. PIPES SHALL NOT CONNECT AT OR WITHIN 6" OF ANY CORNER EDGE.

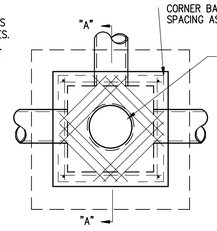


TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

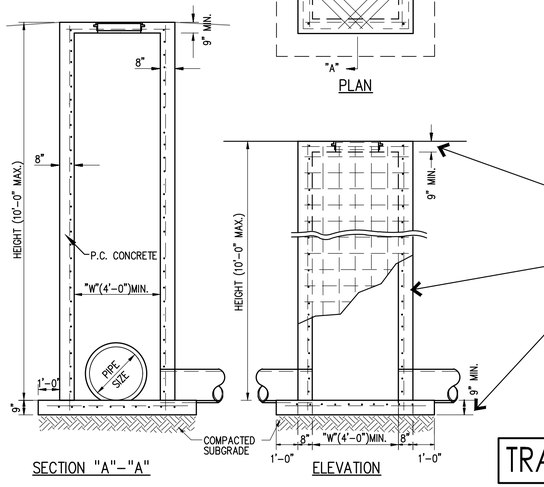
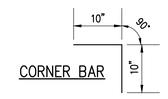


TABLE OF TOP & BOTTOM DIMENSIONS			
WIDTH ("W")	BOTTOM	WALL	TOP
BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	9"
GREATER THAN 7'	6" + PIPE THICKNESS	8"	
4'	6" + PIPE THICKNESS	8"	
BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	

REINFORCEMENT SCHEDULE, TOP		
VEHICLE LOADS	STEEL	SPECIAL PATTERN
	DOUBLE MAT #5 @ 6" E.W.	DIAGONAL @ COVER

REINFORCEMENT SCHEDULE, WALLS		
WIDTH ("W")	HOR.	VERT.
4'	#4 @ 9"	#4 @ 10"
BETWEEN 4' & 7'	#6 @ 9"	#4 @ 10"
GREATER THAN 7'	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.



CORNER BAR

TYPICAL TRAFFIC-RATED RECTANGULAR BARREL JUNCTION BOX
NTS

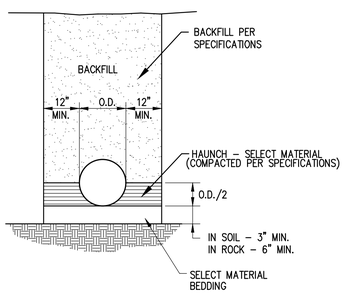
REVISED 04/16/15

TRAFFIC-RATED

NOTES:
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

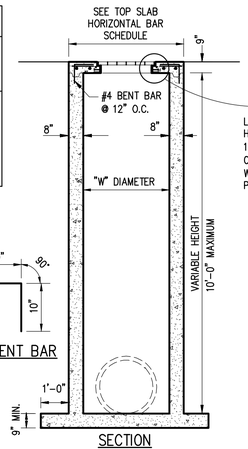
CONSTRUCTION SEQUENCE

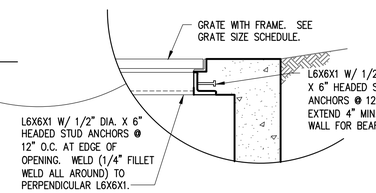
1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



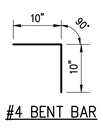
CONCRETE PIPE INSTALLATION
NTS

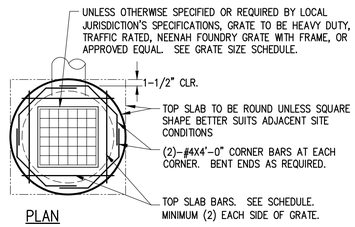
TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE		
TOP SLAB THICKNESS	"W" INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS, VEHICLE LOADS
VEHICLE LOADS, 9"	6'-0" MAXIMUM	#5s @ 6" O.C. EACH WAY, DOUBLE MAT





"W" INLET INSIDE DIAMETER SCHEDULE		
"W" BARREL DIAMETER TO BE DETERMINED BY CONSIDERING DEPTH OF BURY, PIPE SIZES AND PIPE ARRANGEMENT REQUIREMENTS.	DIAMETER OF LARGEST PIPE ENTERING INLET	"W" MINIMUM INLET DIAMETER
	12" TO 27"	4'-0" DIA.
	30" TO 42"	5'-0" DIA.
	48" TO 54"	6'-0" DIA.
	PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.	





GRATE SIZE SCHEDULE			
INSIDE BARREL DIAMETER	GRATE SIZE	NEENAH GRATE	FRAME
4'-0"	30" X 30"	R-4880-C	NEENAH PROVIDED
5'-0"	36" X 36"	R-4884-A	
6'-0"	36" X 66"	R-4895-2	CONTRACTOR PROVIDED

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E

TYPICAL TRAFFIC-RATED CIRCULAR-BARREL GRATED INLET
NTS

REVISED 04/16/15

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.

TRAFFIC-RATED

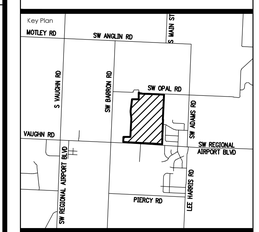
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CRAFTON, TULL & ASSOCIATES, INC. No. 109

OPAL PARK PH II
BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 19950 CONNOR THREET 2026/04/20

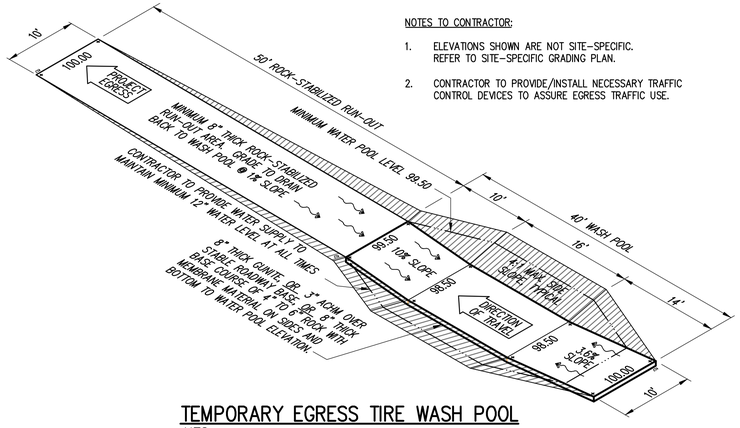
© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

DRAINAGE DETAILS 2

C-512

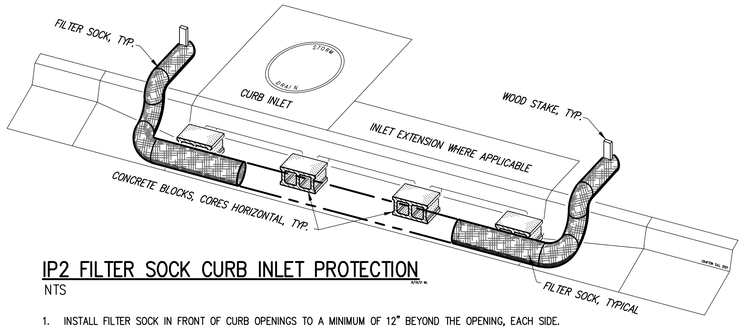
DRAWING: G:\JOBS\300_CP\PAPP\PAPP\ARTEC\SET\DWG\CAD\DWG\DETAILS.DWG
LAST PLOTTED: 2026/04/20 10:43:22 AM BY: CONNOR THREET
LAST PLOTTED BY: ADAM TOMMONS, AT: 3/2026 8:34:22 AM



NOTES TO CONTRACTOR:

1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.
2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.

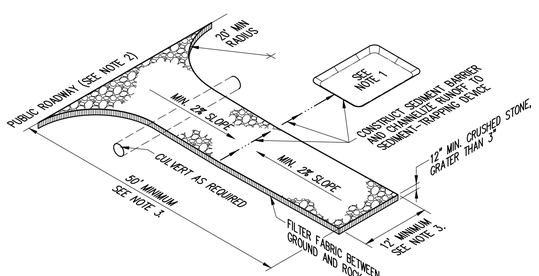
TEMPORARY EGRESS TIRE WASH POOL
NTS



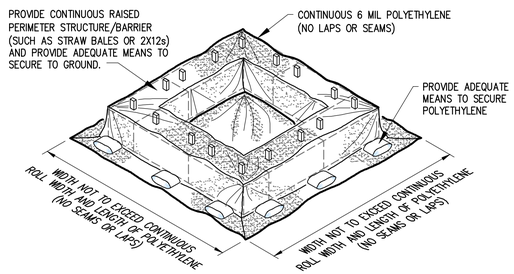
IP2 FILTER SOCK CURB INLET PROTECTION
NTS

1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4. MAINTAIN FREE OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
5. FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
6. CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.



STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS



CONCRETE WASH-OUT BASIN
NTS

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

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

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

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

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

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

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

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

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

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

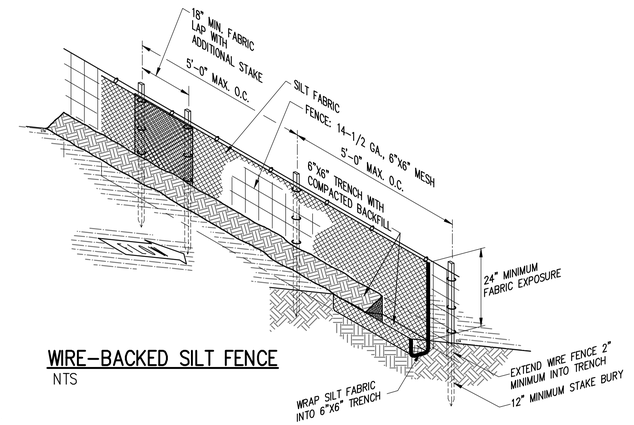
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

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



WIRE-BACKED SILT FENCE
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY	
IMPERVIOUS AREA	2.52 AC
SEEDED AREA	1.02 AC
TOTAL DISTURBED	13.35 AC

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

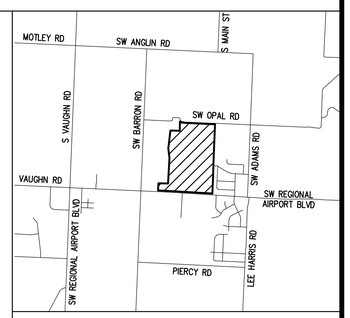
BUFFINGTON HOMES OF ARKANSAS, LLC
2826 JOYCE BLVD, SUITE 1
FAYETTEVILLE, AR 72703

SITE OPERATOR/GENERAL CONTRACTOR:
EMERY SAPP & SONS

SUPERINTENDENT:
CODY VANDERGRIFF

T.B.M.
ENTER BENCHMARK INFORMATION

USGS QUADRANGLE MAP
NTS

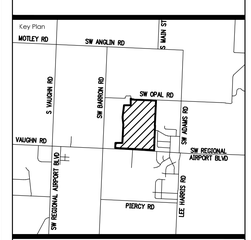


VICINITY MAP
NTS

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

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

OPAL PARK PH II
BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: C. THREET
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19950
CONNOR THREET

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001
2026/04/20

EROSION CONTROL DETAILS

C-513

DRAWING: C:\24300600 OPAL PARK PH II\ARCHITECTURE\CIVIL\DWGS\1 DETAILS.DWG
LAST PLOTTED BY: NOAH TRAMONTE, AT 1/2/2026 8:34:08 AM

STANDARD INSTALLATION NOTES
TYPICAL ALL LOCATIONS

PRIMARY CONDUIT:

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

SECONDARY CONDUIT:

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

STREET LIGHTS:

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

SINGLE PHASE TRANSFORMERS:

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

SECONDARY JUNCTION BOXES:

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

STUB-OUTS:

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

THREE PHASE TRANSFORMERS:

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

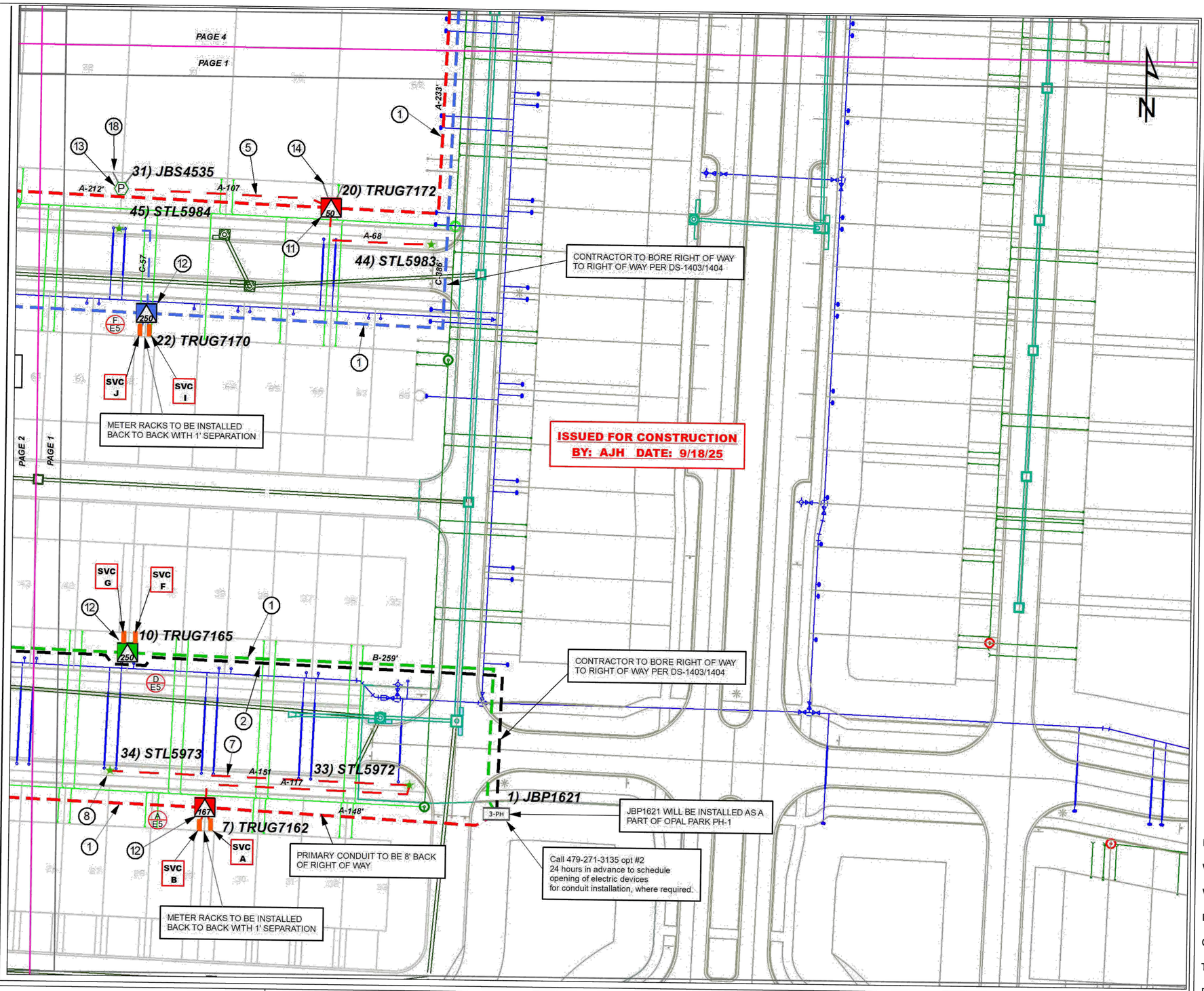
PRIMARY JUNCTION BOXES:

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

MISCELLANEOUS:

27. CONDUITS AND CONDUCTORS BY CONTRACTOR

X = DETAIL LETTER
\# = DETAIL PAGE NUMBER



THE CITY OF BENTONVILLE

Electric Layout

OPAL PARK PH 2
SW REGIONAL AIRPORT

Date:	04/15/2025
W/O #:	WF1199345
WO Chg:	
Drawn:	JJS
Checked:	AJH
TRAKIT:	PP25-0001
ProjectID:	STK200024

SHEET E 1

Revisions						

STANDARD INSTALLATION NOTES
TYPICAL ALL LOCATIONS

PRIMARY CONDUIT:

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

SECONDARY CONDUIT:

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

STREET LIGHTS:

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

SINGLE PHASE TRANSFORMERS:

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

SECONDARY JUNCTION BOXES:

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

STUB-OUTS:

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

THREE PHASE TRANSFORMERS:

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

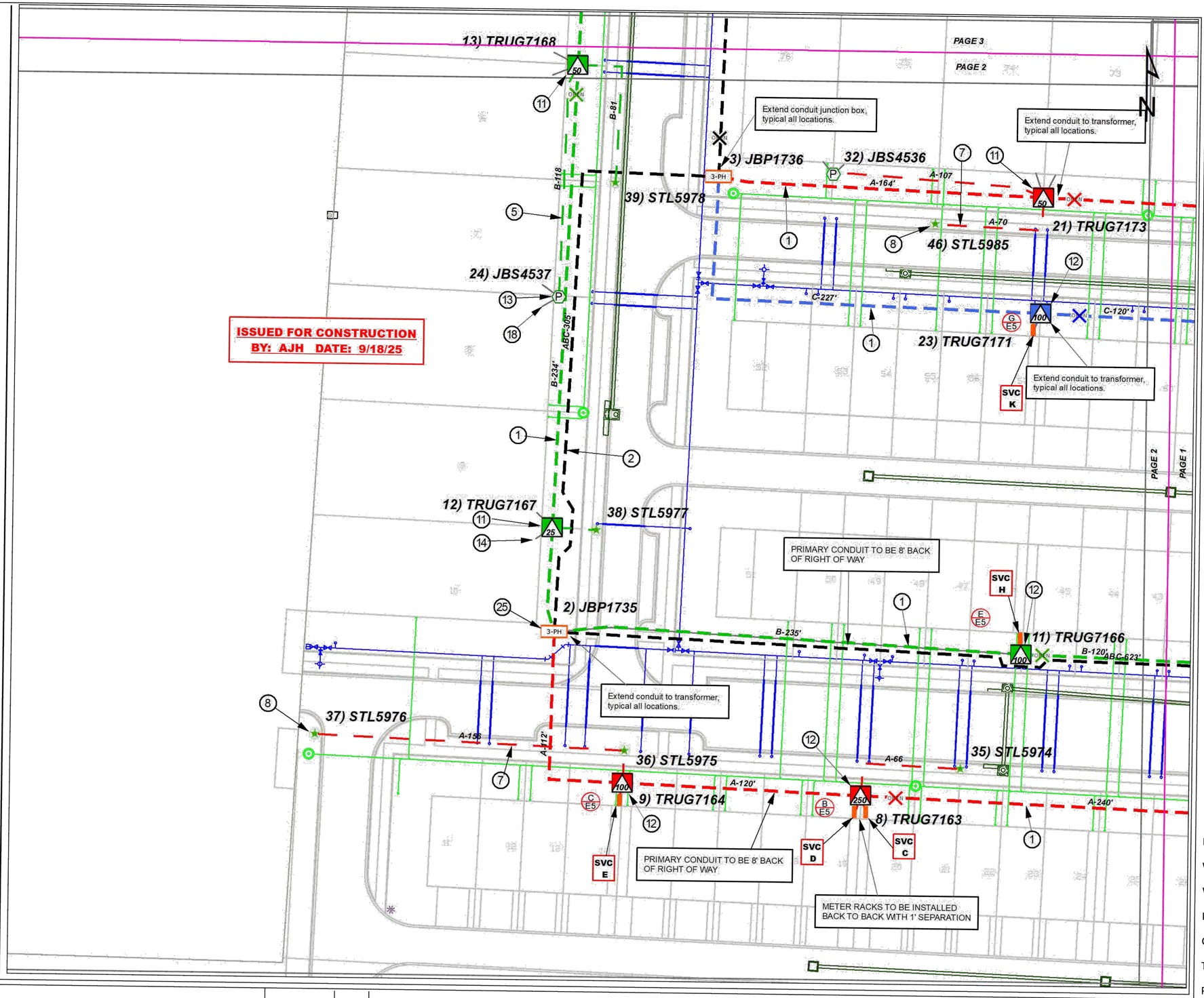
PRIMARY JUNCTION BOXES:

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

MISCELLANEOUS:

27. CONDUITS AND CONDUCTORS BY CONTRACTOR

X / # — X = DETAIL LETTER, # = DETAIL PAGE NUMBER



THE CITY OF BENTONVILLE

Electric Layout

OPAL PARK PH 2
SW REGIONAL AIRPORT

Date:	04/15/2025
W/O #:	WF1199345
WO Chg:	
Drawn:	JJS
Checked:	AJH
TRAKIT:	PP25-0001
ProjectID:	STK200024

SHEET E 2

Revisions						

STANDARD INSTALLATION NOTES
TYPICAL ALL LOCATIONS

PRIMARY CONDUIT:

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

SECONDARY CONDUIT:

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

STREET LIGHTS:

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

SINGLE PHASE TRANSFORMERS:

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

SECONDARY JUNCTION BOXES:

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

STUB-OUTS:

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

THREE PHASE TRANSFORMERS:

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

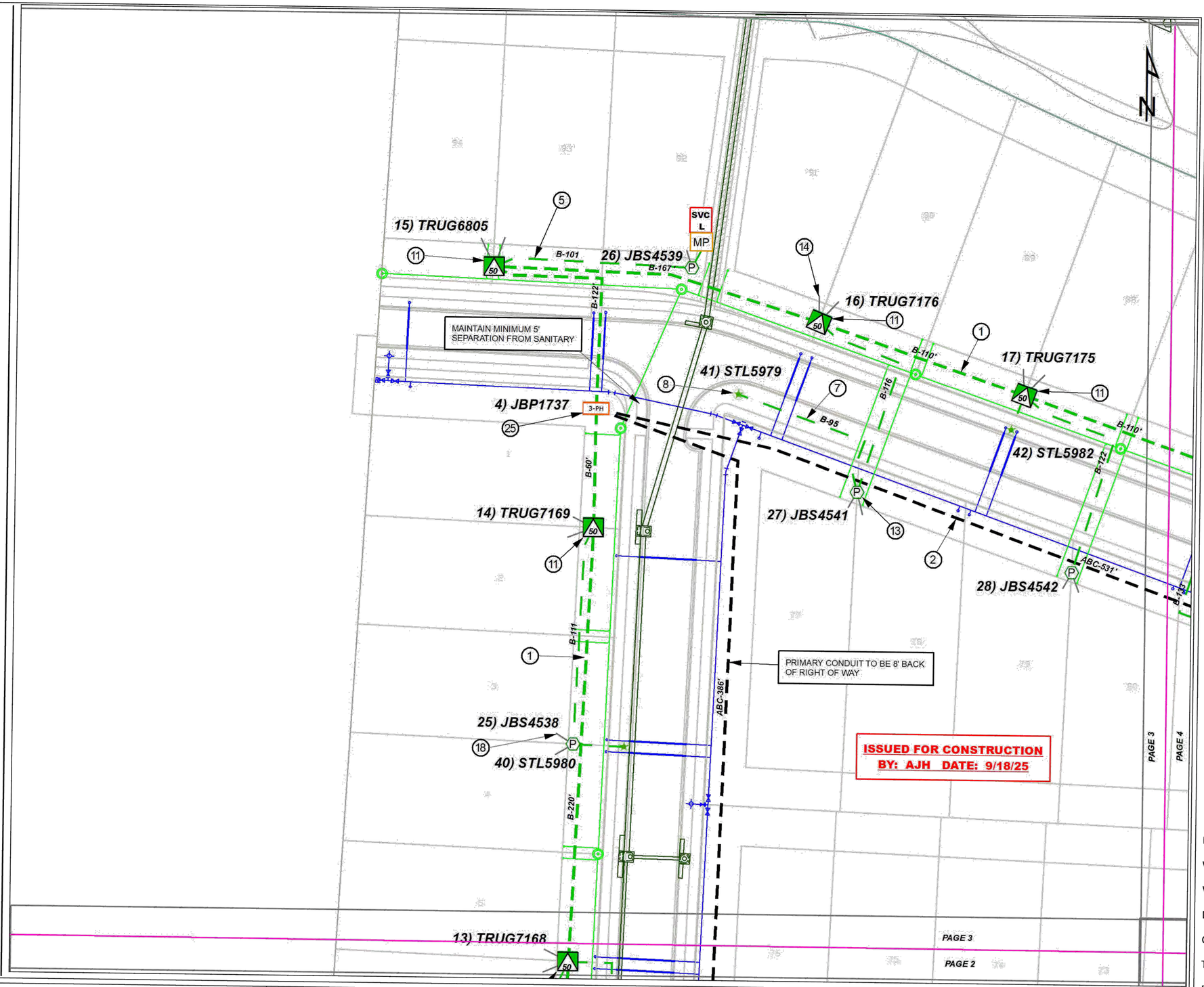
PRIMARY JUNCTION BOXES:

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

MISCELLANEOUS:

27. CONDUITS AND CONDUCTORS BY CONTRACTOR

X = DETAIL LETTER
# = DETAIL PAGE NUMBER



Revisions						

THE CITY OF BENTONVILLE

Electric Layout

OPAL PARK PH 2
SW REGIONAL AIRPORT

Date:	04/15/2025
W/O #:	WF1199345
WO Chg:	
Drawn:	JJS
Checked:	AJH
TRAKIT:	PP25-0001
ProjectID:	STK200024

SHEET E 3

STANDARD INSTALLATION NOTES
TYPICAL ALL LOCATIONS

PRIMARY CONDUIT:

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

SECONDARY CONDUIT:

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

STREET LIGHTS:

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

SINGLE PHASE TRANSFORMERS:

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

SECONDARY JUNCTION BOXES:

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

STUB-OUTS:

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

THREE PHASE TRANSFORMERS:

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

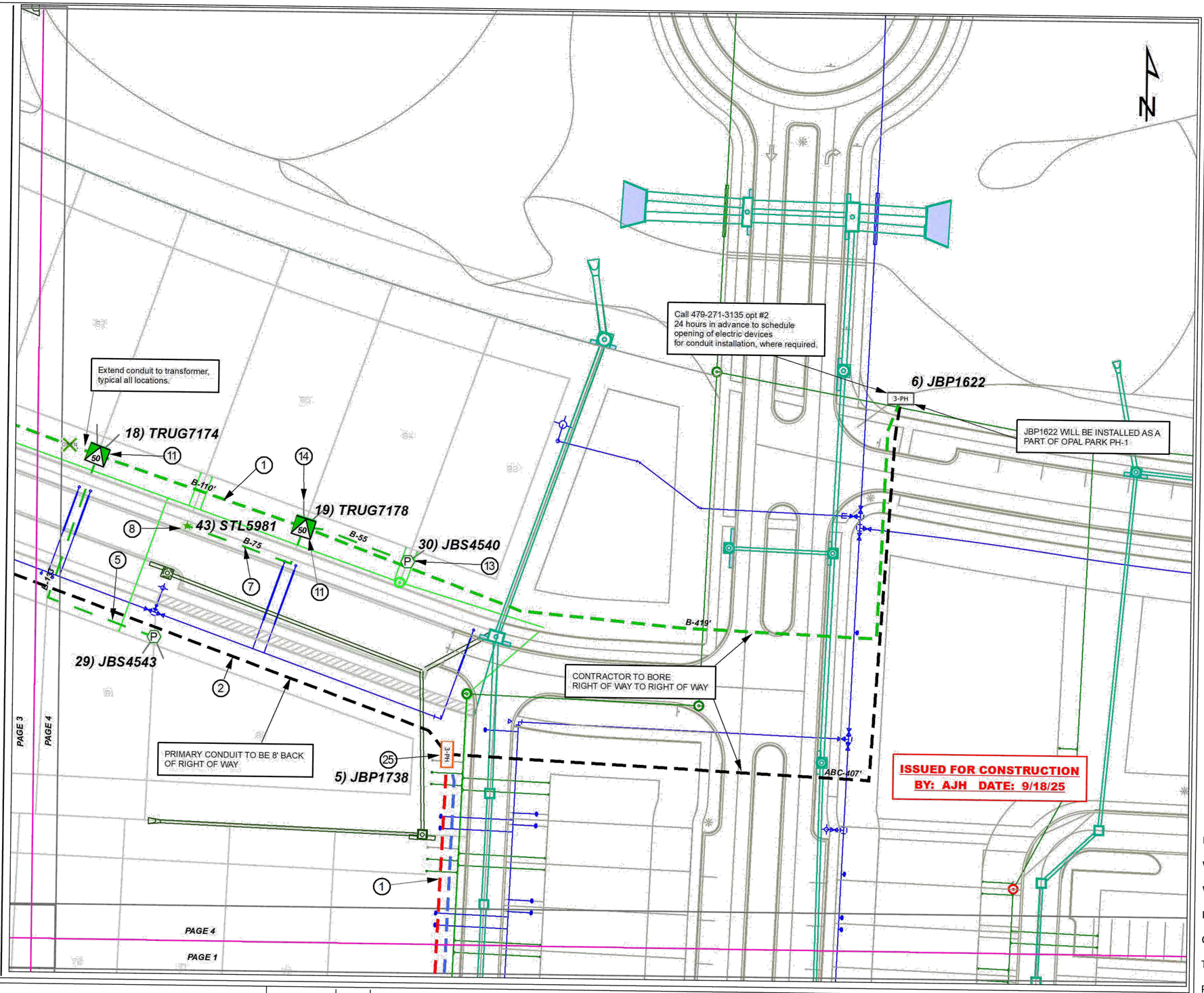
PRIMARY JUNCTION BOXES:

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

MISCELLANEOUS:

27. CONDUITS AND CONDUCTORS BY CONTRACTOR

X = DETAIL LETTER
\# = DETAIL PAGE NUMBER



THE CITY OF BENTONVILLE

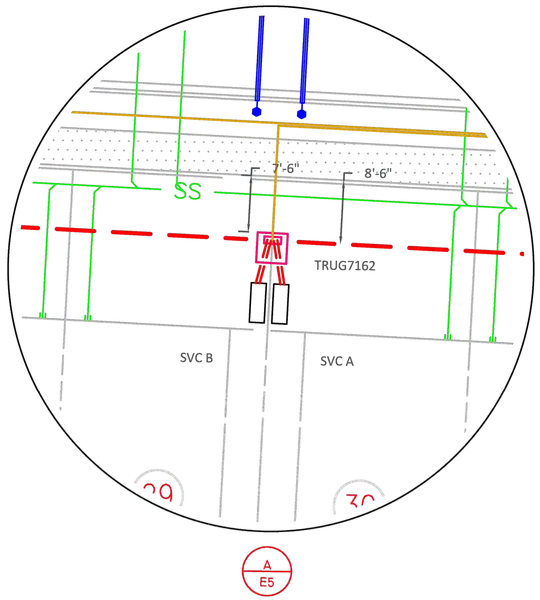
Electric Layout

OPAL PARK PH 2
SW REGIONAL AIRPORT

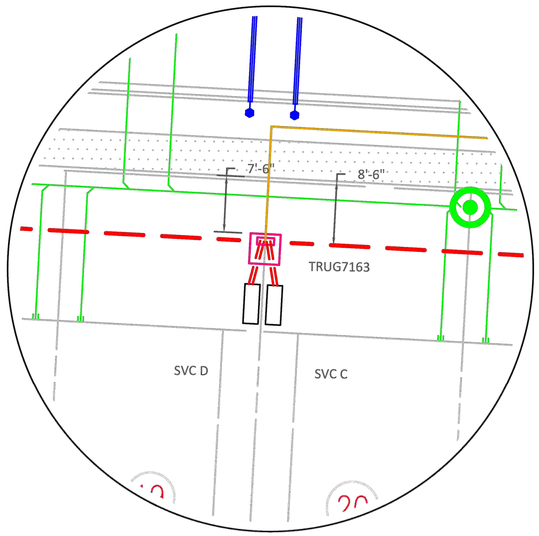
Date:	04/15/2025
W/O #:	WF1199345
WO Chg:	
Drawn:	JJS
Checked:	AJH
TRAKIT:	PP25-0001
ProjectID:	STK200024

SHEET E 4

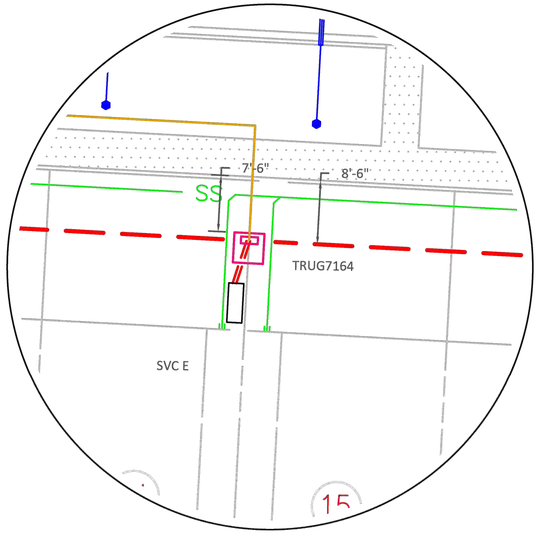
Revisions						



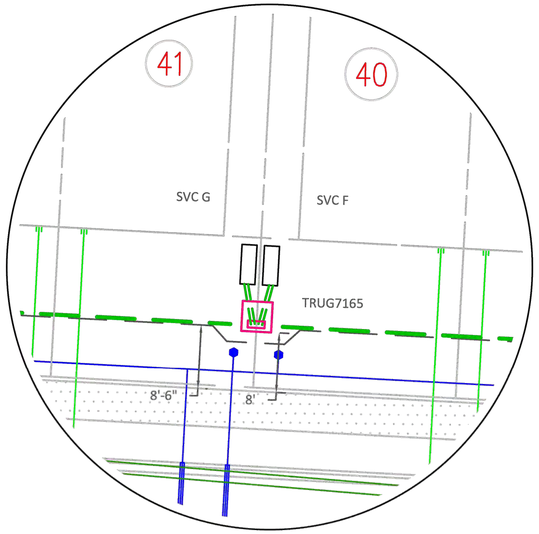
A
E5



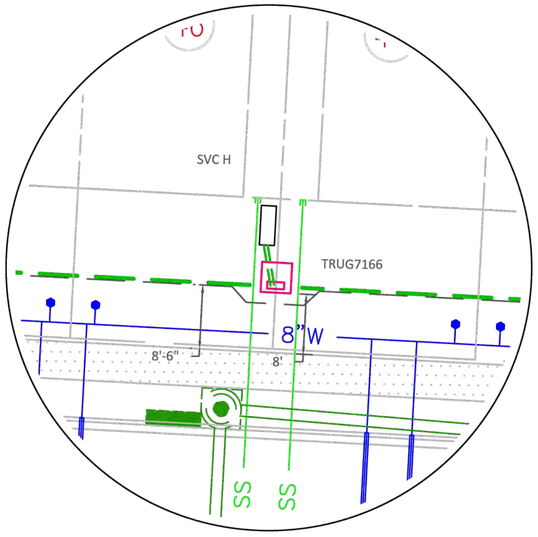
B
E5



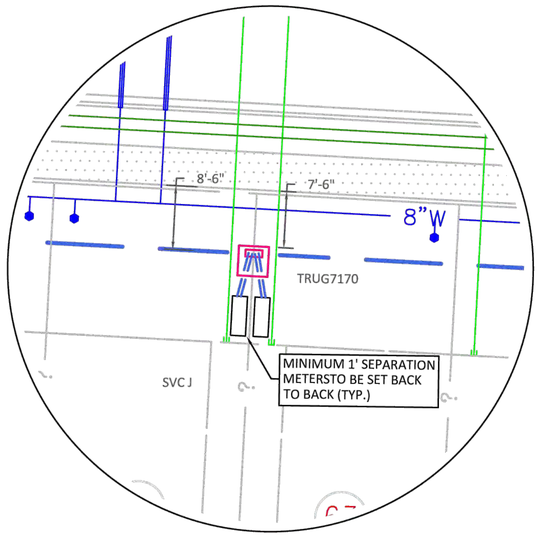
C
E5



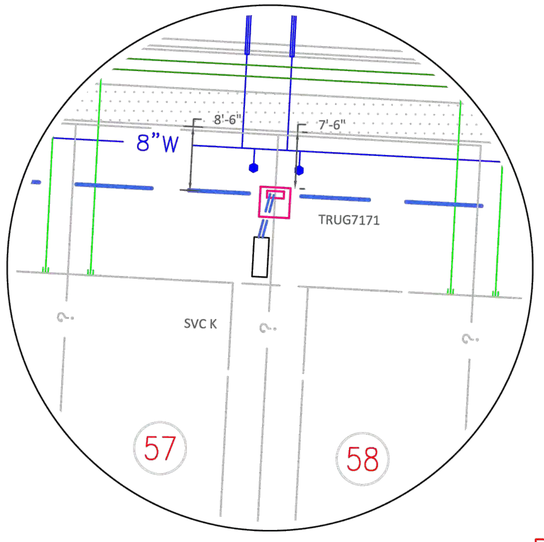
D
E5



E
E5



F
E5



G
E5

ISSUED FOR CONSTRUCTION
DATE: 9/18/2025 BY: AJH

Revisions									

THE CITY OF BENTONVILLE

Electric Layout

OPAL PARK PH-2

SW REGIONAL AIRPORT

Date: 4/15/25
W/O #: WF1199345
WO Chg:
Drawn: JJS
Checked: AJH
TRAKIT: PP25-0001

SHEET E5

PRIMARY WIRE RUNS					
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
2	JBP1735	4"	1/0 PRIMARY UG	3-PH	623
3	JBP1736	4"	1/0 PRIMARY UG	3-PH	305
	TO JBP1736	4"	1/0 PRIMARY UG	3-PH	386
4	JBP1737	4"	1/0 PRIMARY UG	3-PH	531
5	JBP1738	4"	1/0 PRIMARY UG	3-PH	407
7	TRUG7162	3"	1/0 PRIMARY UG	1-PH	148
8	TRUG7163	3"	1/0 PRIMARY UG	1-PH	120
	TO TRUG7163	3"	1/0 PRIMARY UG	1-PH	240
9	TRUG7164	3"	1/0 PRIMARY UG	1-PH	112
10	TRUG7165	3"	1/0 PRIMARY UG	1-PH	259
11	TRUG7166	3"	1/0 PRIMARY UG	1-PH	235
	TO TRUG7166	3"	1/0 PRIMARY UG	1-PH	120
12	TRUG7167	3"	1/0 PRIMARY UG	1-PH	53
13	TRUG7168	3"	1/0 PRIMARY UG	1-PH	220
	TO TRUG7168	3"	1/0 PRIMARY UG	1-PH	234
14	TRUG7169	3"	1/0 PRIMARY UG	1-PH	60
15	TRUG6805	3"	1/0 PRIMARY UG	1-PH	122
16	TRUG7176	3"	1/0 PRIMARY UG	1-PH	167
17	TRUG7175	3"	1/0 PRIMARY UG	1-PH	110
18	TRUG7174	3"	1/0 PRIMARY UG	1-PH	110
	TO TRUG7174	3"	1/0 PRIMARY UG	1-PH	110
19	TRUG7178	3"	1/0 PRIMARY UG	1-PH	419
20	TRUG7172	3"	1/0 PRIMARY UG	1-PH	233
21	TRUG7173	3"	1/0 PRIMARY UG	1-PH	164
	TO TRUG7173	3"	1/0 PRIMARY UG	1-PH	212
22	TRUG7170	3"	1/0 PRIMARY UG	1-PH	386
23	TRUG7171	3"	1/0 PRIMARY UG	1-PH	227
	TO TRUG7171	3"	1/0 PRIMARY UG	1-PH	120

STREET LIGHT WIRE RUNS					
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
33	STL5972	2"	#6 DUPLEX	STL	117
34	STL5973	2"	#6 DUPLEX	STL	151
35	STL5974	2"	#6 DUPLEX	STL	66
36	STL5975	2"	#6 DUPLEX	STL	16
37	STL5976	2"	#6 DUPLEX	STL	156
38	STL5977	2"	#6 DUPLEX	STL	22
39	STL5978	2"	#6 DUPLEX	STL	81
40	STL5980	2"	#6 DUPLEX	STL	26
41	STL5979	2"	#6 DUPLEX	STL	95
42	STL5982	2"	#6 DUPLEX	STL	19
43	STL5981	2"	#6 DUPLEX	STL	75
44	STL5983	2"	#6 DUPLEX	STL	68
45	STL5984	2"	#6 DUPLEX	STL	57
46	STL5985	2"	#6 DUPLEX	STL	70

SECONDARY WIRE RUNS					
Loc Number	Loc Name	Conduit Size	Wire Size	Phase	Length
24	JBS4537	3"	4/0 TRIPLEX UG	SEC	118
25	JBS4538	3"	4/0 TRIPLEX UG	SEC	111
26	JBS4539	3"	4/0 TRIPLEX UG	SEC	101
27	JBS4541	3"	4/0 TRIPLEX UG	SEC	116
28	JBS4542	3"	4/0 TRIPLEX UG	SEC	122
29	JBS4543	3"	350 TRIPLEX UG	SEC	133
30	JBS4540	3"	4/0 TRIPLEX UG	SEC	55
31	JBS4535	3"	4/0 TRIPLEX UG	SEC	107
32	JBS4536	3"	4/0 TRIPLEX UG	SEC	107
	SVC A	2X3"	350 TRIPLEX UG	SEC	9
	SVC B	2X3"	350 TRIPLEX UG	SEC	9
	SVC C	2X3"	350 TRIPLEX UG	SEC	9
	SVC D	2X3"	350 TRIPLEX UG	SEC	9
	SVC E	2X3"	350 TRIPLEX UG	SEC	9
	SVC F	2X3"	350 TRIPLEX UG	SEC	8
	SVC G	2X3"	350 TRIPLEX UG	SEC	8
	SVC H	2X3"	350 TRIPLEX UG	SEC	8
	SVC I	2X3"	350 TRIPLEX UG	SEC	9
	SVC J	2X3"	350 TRIPLEX UG	SEC	9
	SVC K	2X3"	350 TRIPLEX UG	SEC	9
	SVC L	3"	1/0 TRIPLEX UG	SEC	11

TRUG Number	TRUG Size	Total Number of Units	Total Heat Strip kW
7162	167	9	180
7163	250	10	200
7164	100	4	80
7165	250	11	220
7166	100	6	120
7170	250	11	220
7171	100	6	120

Service	Building Name/Style	Number of Units	Service Size	Service Voltage	Meter Count	Meter Form	CT Meter
A	4 PACK	4	800	120/240	4	2S	No
B	5 PACK	5	800	120/240	5	2S	No
C	5 PACK	5	800	120/240	5	2S	No
D	5 PACK	5	800	120/240	5	2S	No
E	4 PACK	4	800	120/240	4	2S	No
F	6 PACK	6	800	120/240	6	2S	No
G	5 PACK	5	800	120/240	5	2S	No
H	6 PACK	6	800	120/240	6	2S	No
I	6 PACK	6	800	120/240	6	2S	No
J	5 PACK	5	800	120/240	5	2S	No
K	6 PACK	6	800	120/240	6	2S	No
L	POND PUMP	0	200	120/240	1	2S	No

STREET LIGHT INFORMATION			
	DS NUMBER	DESCRIPTION	QTY
POLE	DS-1130	12' WADSWORTH	14
FIXTURE/ARM	DS-1110	GRANVILLE LED	14
WIRING	DS-1140	120V 2-WIRE	14

ISSUED FOR CONSTRUCTION
DATE: 9/18/2025 BY: AJH

Opal Park PH1		
PHASE	HOUSES	TOWNHOMES
A	10	16
B	0	29
C	29	17
Total	39	62

Opal Park PH2		
PHASE	HOUSES	TOWNHOMES
A	8	23
B	28	17
C	0	17
Total	36	57

THE CITY OF BENTONVILLE

Electric Layout

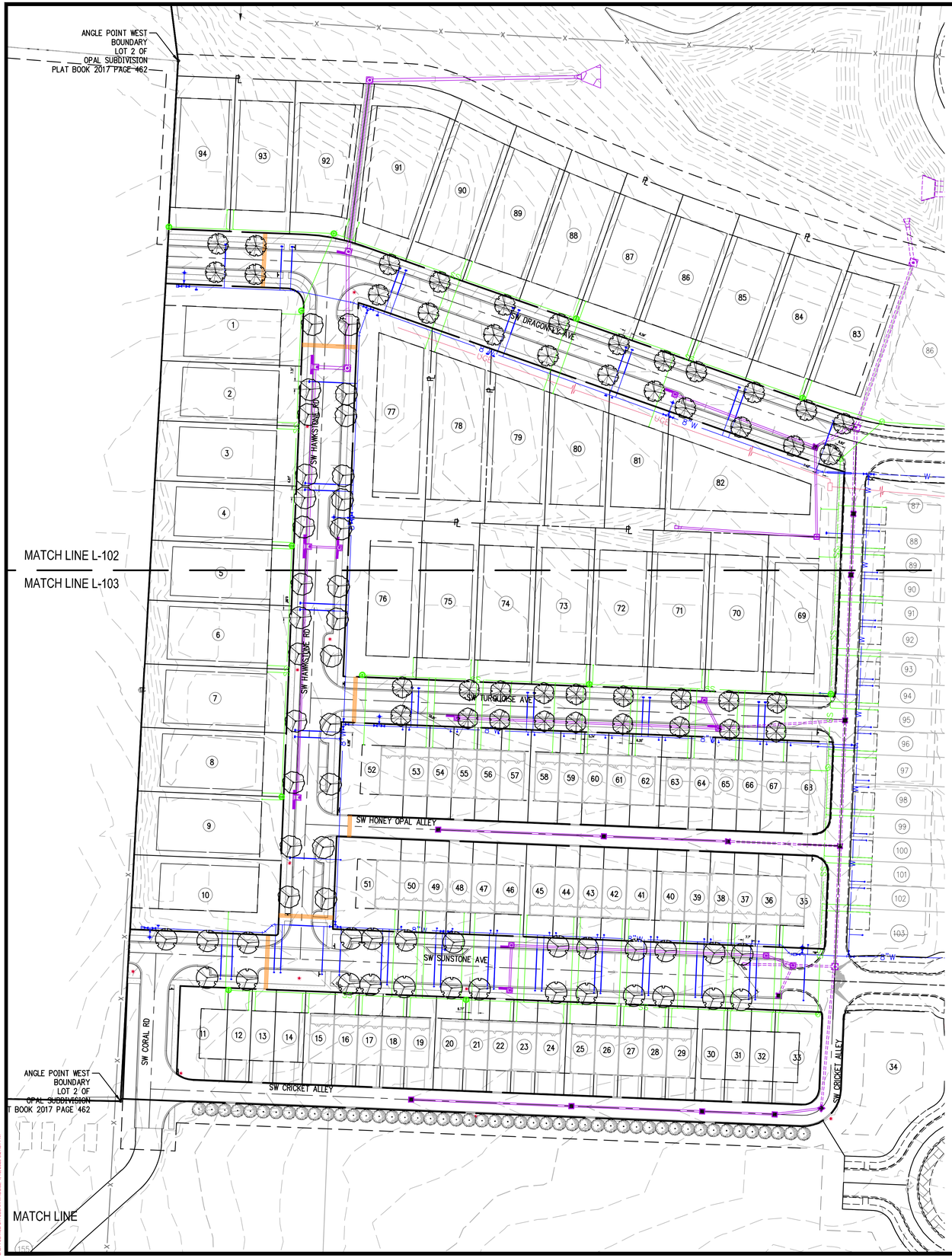
OPAL PARK PH-2

SW REGIONAL AIRPORT

Date: 04/15/2025
W/O #: WF1199345
WO Chg:
Drawn: JPH
Checked: AJH
TRAKIT: PP25-0001

SHEET E6

Revisions



LANDSCAPE REQUIREMENTS

RESIDENTIAL STREET FRONTAGE TREES:
1 TREE PER LOT IN R.O.W.
94 LOTS = 94 TREES REQUIRED AND PROVIDED

LOT TREES:
1 LARGE SHADE TREE PER LOT TO BE PROVIDED AFTER CONSTRUCTION OF HOMES (NOT SHOWN)

BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

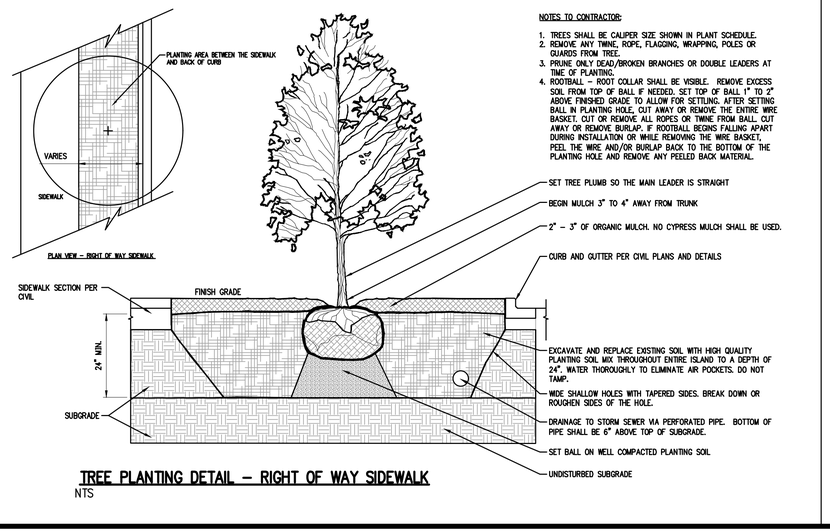
1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. STREET TREES SHALL BE PLACED AS PERPENDICULAR PAIRS ACROSS THE ROAD SECTION AS INDICATED ON PLANS.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	48	ILEX OPACA / AMERICAN HOLLY	B & B		8' HT. MIN.
	26	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B & B	2"CAL	
	24	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"CAL	
	26	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2"CAL	
	18	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2"CAL	



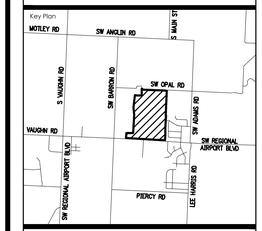
TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS

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

CERTIFICATE OF AUTHORIZATION:

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH II
BENTONVILLE, AR



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

© 2026 Crafton, Tull & Associates, Inc.

REGISTERED LANDSCAPE ARCHITECT
HUNTER ADKISSON
License Number 712208
STATE OF ARKANSAS

PP25-0001
04/15/2026

OVERALL PLANTING PLAN

L-101

DRAWING G:\240600_OPAL\PARK\CONFIRMATIONS_CIVIL\SHEETS\PLANTING PLAN.DWG
LAST SAVED BY: TWOESSNER ON 4/15/2026 3:21:31 PM
LAST PLOTTED BY: SUSAN RHODES, 4/15/2026 3:21:31 PM

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

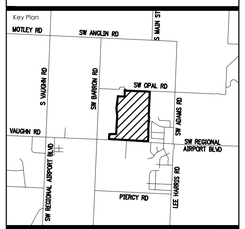
CERTIFICATE OF AUTHORIZATION:

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
HUNTER ADKISSON
License Number 2199
STATE OF ARKANSAS

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

04/15/2026

PLANTING PLAN A

L-102

MATCH LINE

(12) Littleleaf Linden

(24) Shumard Oak

SW DRAGONFLY AVE

SW HAWKSTONE RD

20' U.E.

40' U.E.

10'

20' D.E.

40' D.E.

121.56' U.E.

6.59'

7.31'

6.82'

7.42'

30' U.E./D.E.

8" W

UGE

SS

DRAWING: G:\24300600_OPAL\PLANS\CAD\ARCHITECTURE\CIVIL\DWGS\1 PLANTING PLAN.DWG
LAST PLOTTED BY: SUSAN PRIDDLE, 4/15/2026 3:21:13 PM

MATCH LINE

(14) Littleleaf Linden

SW HAWKSTONE RD

SW TURQUOISE AVE

(19) Princeton American Elm

SW HONEY OPAL ALLEY

EXIST. 8" SANITARY SEWER

EXIST. 8" WATERLINE

SW SUNSTONE AVE

SW CORAL RD

SW CRICKET ALLEY

(26) Wildfire Tupelo

(48) American Holly

NOTE:

1. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE.
2. FIRE HYDRANTS SHALL BE A MINIMUM OF 3'-9" FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK.
3. ALL 8" WATER MAIN SHALL MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
4. ALL 8" SANITARY SEWER MAIN SHALL MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM-3034 AND CELL CLASSIFICATION 12454-B.
5. ALL WATER AND SEWER TAPS ON EXISTING MAINS WILL BE BY THE CITY AT THE OWNER'S EXPENSE.
6. ALL GRATED INLETS WILL BE CONSTRUCTED USING NEENAH R-3396 FRAME AND TYPE 'C' CONCAVE GRATE. (SHOWN IN DETAILS)
7. ALL WATER SERVICES SHALL BE ENCOMPASSED WITH CONDUIT WHEN CROSSING UNDER PAVEMENT.
8. ALL PHASE ONE EASEMENTS WILL BE RECORDED UPON FINAL PLAT OF PHASE ONE.

DRAWING: G:\2400600_OPAL\PARK\WORKING\STUDIES\CIVIL\CIVIL\DWG\1 PLANTING PLAN.DWG
LAST PLOTTED: 2026-02-13 08:57:33 PM
LAST PLOTTED BY: SUSAN HANCOCK, 4/15/2026 9:57:33 PM

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

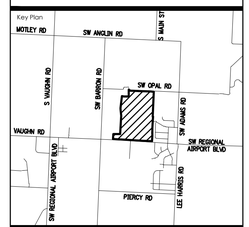
CERTIFICATE OF AUTHORIZATION:

GRAPHIC SCALE IN FEET
30' 0 30'

OPAL PARK PH II

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 24300600
ISSUE DATE: 02/13/26
CONTACT: T. WOESSNER
QC by: M. LOVE
QC Date: 12/18/24

ISSUED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
HUNTER ADKISSON
License Number 713026
STATE OF ARKANSAS

© 2026 Crafton, Tull & Associates, Inc.

PP25-0001

04/15/2026

PLANTING PLAN B

L-103

	Edward L. and Imelda Frail Revocable Trust
	South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013)
	PC Date: 5/19/2026

Staff Report Details

Project Number	(RZ26-0017)
Applicant / Current Owner	Crafton Tull / Edward L. and Imelda Frail Revocable Trust
Site Area	+/- **[30.52]** Acres
Current Zoning	A-1, Agriculture (T2.1)
Requested Zoning	T4.2, Neighborhood Node (northern portion) and T3.2, Neighborhood Transition (southern portion)
Current Future Land Use Map Designation	Urban Corridor (north) and Suburban Neighborhood (south)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Agriculture
Related projects	

Property Description

The subject property is located south of SW Regional Airport Boulevard. The property is presently zoned A-1, Agriculture (T2.1), with a future land use map designation of Urban Corridor for the northerly portion, Suburban Neighborhood for southerly portion. The applicant is requesting T4.2, Neighborhood Node in the north and T3.2, Neighborhood Transition in the south.

Project Details

The applicant has requested a rezoning of the property from A-1 (T2.1) to T4.2 on the north side which is consistent with the Zoning Alignment Policy under standard review for those portions within the Urban corridor. **There are portions of the T4.2 rezone request (see exhibit "A") which are located within the Suburban Neighborhood place type which, according to Table 2.1 of the Bentonville Community Code, does not support the T4.2 zoning district.** The rezone request in the south for T3.2 is within the Suburban Neighborhood place type is consistent with Table 2.1 under enhanced review. The property is currently zoned A-1 (T2.1) and is adjacent to the Opal Park PUD to the north, A-1 (T2.1) to the west, and R-1 to the south and east. The surrounding uses include agriculture and single-family residences.

Relationship to the Community Plan

The property is designated as Urban Corridor and Suburban Neighborhood on the Future Land Use Map and is surrounded by Urban Corridor to the north and Suburban Neighborhood on all other sides. The current agriculture zoning is not in alignment with the FLUM. The Community Plan defines Urban Corridor as main thoroughfares comprised of commercial and residential uses that can serve adjacent Neighborhoods. The Suburban Neighborhood Place Type is primarily comprised of single-family homes. T4.2 is the lowest intensity zone allowed in the Urban Corridor place type while T3.2 is the highest zone allowed in Suburban Neighborhood place type.

Public Comment

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

Analysis / Waivers

The applicant requested a zoning change from A-1 (T2.1) to T4.2 and T3.2.

Consistency

This rezone is not consistent with the Bentonville Community Code as submitted. The applicant has indicated a desire to amend the application to down zone those areas within the Suburban Neighborhood place type to T3.2.

Impact

If approved, the impact of the T4.2 zone on the surrounding area will be for the allowance of some limited commercial uses and a variety of housing types ranging from single family detached up to 12 units per building.

Compatibility

There are existing R-1 properties in the area, the applicant has indicated a desire to amend the application to place T3.2 adjacent to the R-1 along SW Lee Ln. The lowest intensity zoning district (T4.2) for the Urban Corridor place type is being proposed for the property bordering the R-1 along SW Osage St.

Intensity

The intensity proposed for the area adjacent to Regional Airport is the lowest possible (T4.2) for the Urban Corridor.

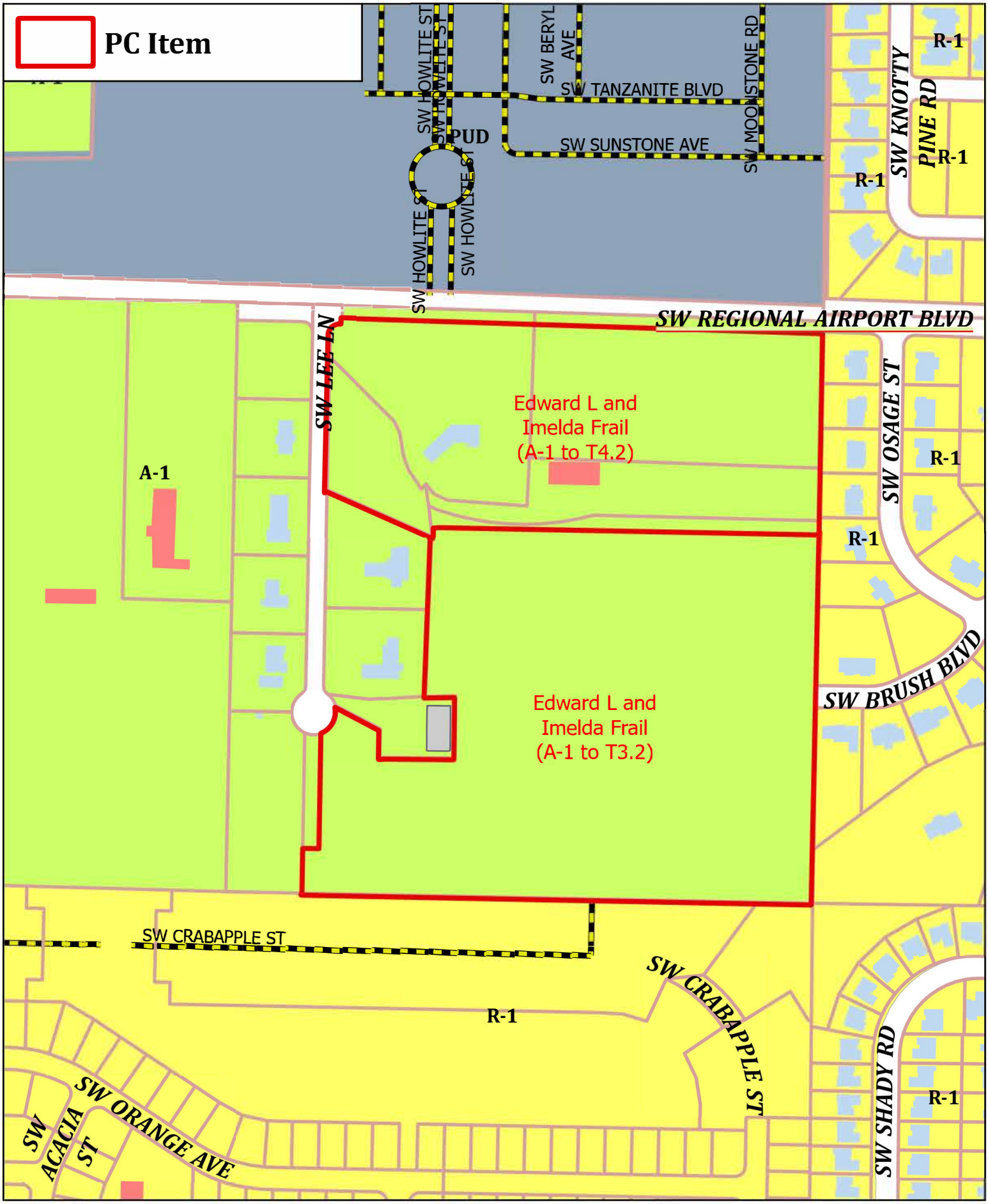
Orderly Transition

If the proposed section of non-compliant T4.2 was downgraded to T3.2, the transition would be orderly with the higher intensity along Regional Airport and the T3.2 zone adjacent to R-1.

Conclusion

Staff recommends disapproval as the application is not consistent with the goals of the community plan and Table 2.1 of the Bentonville Community Code. Staff has made the applicant aware of the inconsistencies and the applicant has indicated a desire to amend the application to bring it into conformance with the Bentonville Code.

Additional Details



RZ26-0017
Rezoning A-1 to T3.2 and T4.2
01-07968-000

Crafton Tull

300 North College - Suite 317
Fayetteville, AR 72701

479.455.2207
craftontull.com

May 11, 2026

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

RE: SW Regional Airport Blvd Rezone
CT Job No. 26300400

To Whom it May Concern,

Requested with this application is the rezoning of approximately 29.84 acres from A-1 to a combination of T3.2 and T4.2. We are requesting this change to develop this property in accordance with the current Future Land Use Map. Our original request has been modified to follow the exact Future Land Use Map as shown on the attached. This request comes after discussion with staff on what might be an appropriate zoning district for this area, considering the residential to the east and west of this site, as well as a Planned Residential Zoning District across the street (Opal Park).

The northern area of the site is classified as an Urban Corridor place type, and we are requesting T4.2 zoning. This is the lowest intensity zoning that is deemed appropriate for this place type. This is a standard review based on the Urban Corridor place type. It is largely compatible with the surrounding areas with residential all around the site, and the higher density Opal Park to the north of this area.

The southern area of the site is classified as a Suburban Neighborhood place type, and we are requesting T3.2 zoning. This is an enhanced review within Suburban Neighborhood. Because of this, seven conditions must be further elaborated:

1. *The proposed zone will not result in exceeding existing or planned utility capacity for the place type.* This development will not exceed the existing capacity for utilities in this area. Sewer has recently been upgraded in this basin, and there are no known water issues. Water and sewer connections are readily available to this site. There is an existing 8” water main along the south side of SW Regional Airport Blvd as well as along SW Brush Blvd, creating a looped system. There is a 12” sewer main on the north side of SW Regional Airport Blvd, as well as an 8” along SW Brush Blvd.
2. *The property lies on a place type boundary and the requested district matches a district applied on either side of that boundary.* This T3.2 request is closely in line with adjacent zoning districts. The subdivision east and south of this is Zoned R-1, which is typically a 60’ lot minimum. West of this site, they are larger single family tracts currently in A-1. The residential proposed is still the same use as the neighboring property, albeit with a slightly higher density.
3. *The property is within ¼ mile of transit, a four (4)-lane road, or a shared use trail, and additional travel demand can be served by existing infrastructure.* The property is located along SW Regional Airport Blvd which is classified as an Arterial and is a state highway. This highway is capable of handling the increase in traffic generated by this development. It will be connected to sidewalk systems east and south of this site, as well as across the street from Opal Park, which will have trails and further amenities for residents to be able to walk to. It is transportation zone 20512.

Crafton Tull

300 North College - Suite 317
Fayetteville, AR 72701

479.455.2207
craftontull.com

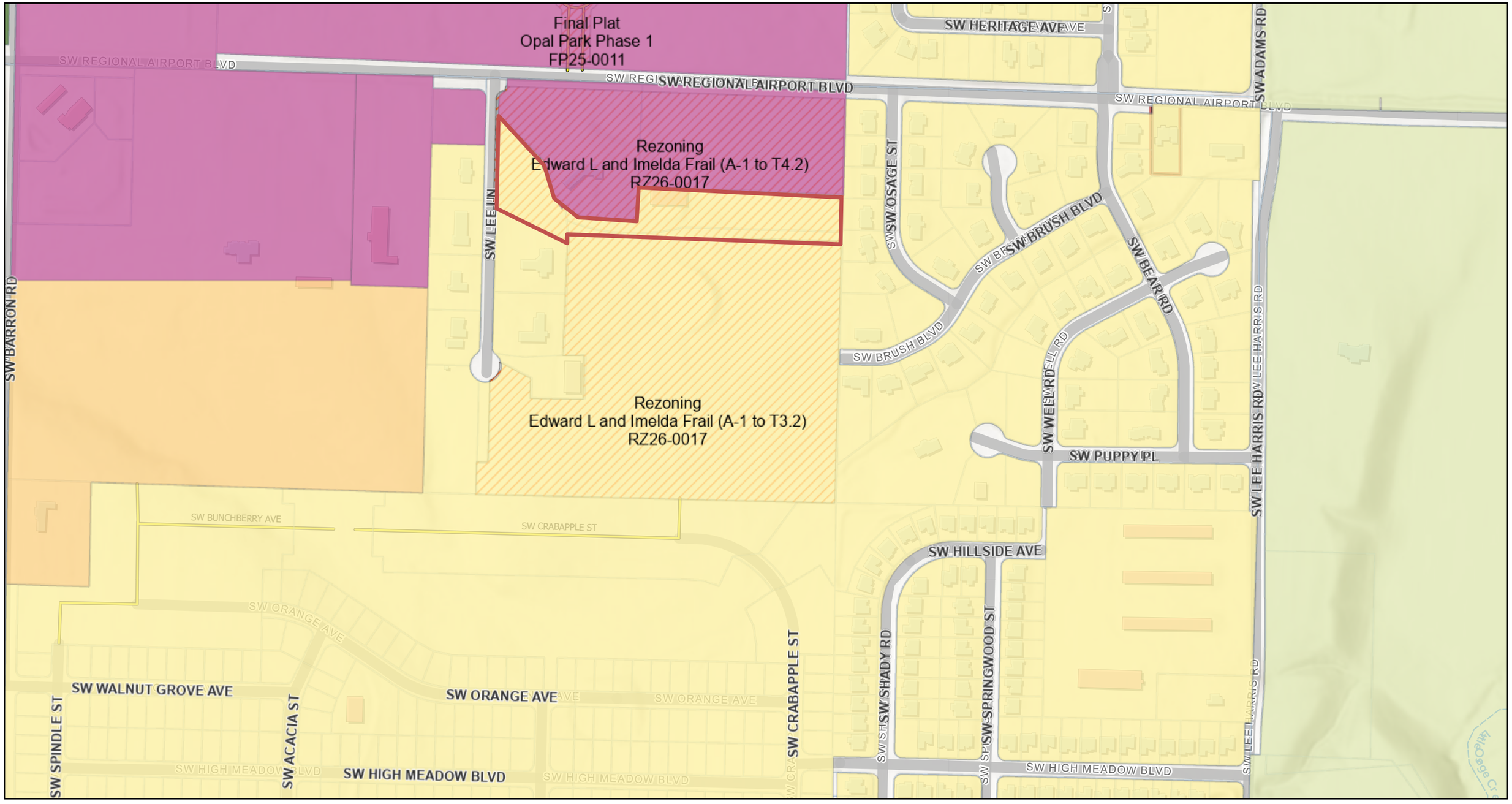
4. *The property is within one (1 mile) of a job center that supports alternatives to driving.* Yes this property is within one mile of industrial and commercial zones, providing an alternative to driving.
5. *The property is adjacent to vacant land and the requested district sets a clear pattern for compatible future development.* This site is bound by development subdivisions on all four sides. Slightly further west, however, there is still vacant land. Granting this request to T3.2 is in line with adjacent subdivisions which are predominately R-1.
6. *The request is consistent with the surrounding development pattern.* Yes this request is similar to the subdivision east and south of this site, as well as Opal Park across the highway.
7. *This request advances the goals of the comprehensive plan.* This request matches the future land use plan, which is in keeping in line with the goals of the comprehensive plan.

The current owners of this property are Edward & Imelda Frail Revocable Trust. The property will ultimately be sold with a successful rezone and preliminary plat drawings.

Thanks,

Blake Murray, P.E., CFM
Vice President

Portion of rezone in red not consistent with Table 2.1



5/8/2026, 9:40:16 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Corridor Urban
- Center Regional
- Recreation Outdoor and Entertainment
- Other Rural and Estates
- Pending Agenda Items
- Tax Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

Notice of Intent to Rezone

Project #: RZ26-0017

Crafton Tull has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from: SW Regional Airport Blvd to Walnut Grove Subdivsion

The legal description of the property is:

[PLEASE SEE FOLLOWING PAGE]

The common description of the property is: SW Regional Airport Blvd Rezone

The Public Hearing will be held on May 19, 2026, at 5:00 pm, at:

Bentonville City Hall
305 SW A St.
Bentonville, AR 72712

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

1. Attend the public hearing and express your views. You can attend online by going to bentonvillear.com/592/Agendas-Minutes
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department located at City Hall.
3. Use the bottom of this form to express our opinion by checking the appropriate box. This may also be mailed or delivered to the Bentonville City Hall.

For more information, call the Bentonville Planning Department at (479) 271-3122 or email at planning@bentonvillear.com.

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

☐ I have no objections to the rezoning
☒ I object to the rezoning because:

1) INCONSISTENCY WITH BENTON COUNTY POR 2023; 2) ILLEGAL SPOT ZONING AS T3.2 HAS NO OTHER TB-X ZONING IN VICINITY; 3) INADEQUATE INFRASTRUCTURE ON S.W. LEE LANE; 4) DRAMATIC & UNSUPPORTED DENSITY INCOMPATIBILITY INCREASES DENSITY WITH NO TRANSITION ZONING; 5) APPLICANT NO SHOWINGS OF CHANGED CONDITIONS OR ORIGINAL ZONING MISTAKE; 6) UNADDRESSED STORMWATER, FLOODPLAIN, AND ENVIRONMENTAL CONCERNS WITH FIRM ANALYSIS, SWPPP PLAN; 7) BOUNDARY AND ACREAGE AMBIGUITY REQUIRES PRECISE CURRENT BOUNDARY SURVEY

[signature] 6506 S.W. BRUSH BLD, 72713
Signature & Physical Address

Signature & Physical Address

Vincent A. Thompson
6506 SW Brush Blvd
Bentonville, AR 72713
Parcel No. 01-13926-000

May 6, 2026

Benton County Planning Commission
215 E. Central Ave.
Bentonville, AR 72712
Attn: Planning Commission Secretary

RE: Formal Written Objection to Rezoning Application – Parcel 01-07968-013
Applicant: Frail Revocable Trust (Edward & Imelda Frail)
Proposed Change: A1 (Agricultural) → T3.2 (Sub-Urban Transect)
Location: 6103 SW Lee Ln, Bentonville, AR 72713 | NE¼ of NW¼, Section 21, T19N, R31W
Hearing Date: May 19, 2026

Dear Members of the Benton County Planning Commission:

I, Vincent A. Thompson, submit this letter as my formal written objection to the above-referenced rezoning application. I am the owner of record of the real property located at 6506 SW Brush Blvd, Bentonville, Arkansas 72713, identified as Parcel No. 01-13926-000 (Lot 27, Stonecreek Subdivision, Section 21, Township 19 North, Range 31 West, Benton County, Arkansas), comprising 0.65 acres. My property is adjacent to or within close proximity of the subject rezoning parcel, and I have a direct, legally cognizable interest in the outcome of this application. I submit this written objection as an affected adjacent property owner with standing to appear and be heard in this proceeding.

The applicant, the Frail Revocable Trust (Edward & Imelda Frail), has filed an application seeking to rezone Parcel 01-07968-013 — a tract of approximately 18.84 acres located at 6103 SW Lee Ln, Bentonville, Arkansas 72713, legally described as the NE¼ of the NW¼ of Section 21, Township 19 North, Range 31 West, Benton County, Arkansas, per Survey 2008-629 — from its current classification of A1 (Agricultural) to T3.2 (Sub-Urban Transect) under the Benton County SmartCode and Planning and Development Regulations. I respectfully but firmly oppose this application in its entirety.

Ground 1: Inconsistency with the Benton County Comprehensive Plan. The Benton County Planning and Development Regulations (PDR 2023, Ordinance No. O-2023) express the County's explicit goal to "protect and preserve, to the extent feasible and practicable, the agricultural and rural character of the County for successive generations." The subject parcel is agricultural in character, located on a rural county road (SW Lee Lane), and surrounded by agricultural and low-density residential land. Rezoning 18.84 acres to T3.2 — which permits dense residential development with lot sizes as small as approximately 3,000–5,000 square feet and attached housing — directly contravenes this stated policy goal. The application fails to

demonstrate consistency with the Comprehensive Plan as required by A.C.A. §14-17-206(d)(1) and should be denied on this ground alone.

Ground 2: Illegal Spot Zoning. The proposed T3.2 classification would create an isolated pocket of dense Sub-Urban Transect zoning surrounded entirely by agricultural (A1) and low-density residential land with no contiguous T3.x zoning in the vicinity. This constitutes illegal spot zoning under Arkansas law. The
Arkansas Supreme Court and Court of Appeals have consistently held that rezonings which single out a parcel for a use incompatible with surrounding zoning classifications — for the primary benefit of the property owner rather than the general public — are invalid. The applicant has not demonstrated any community-wide planning benefit that would distinguish this application from a textbook spot-zoning scenario.

Ground 3: Inadequate Infrastructure on SW Lee Lane. SW Lee Lane is a rural county road with no curb, gutter, sidewalks, urban-standard drainage, or municipal water and sewer infrastructure capable of supporting the 80 to 100 or more dwelling units that an 18.84-acre T3.2 development could generate. Benton County PDR 2023 §1.5 requires that adequate roads and infrastructure be considered in the development process. No traffic impact study, infrastructure adequacy report, sewer capacity analysis, or drainage plan has been filed with this application. The Commission cannot responsibly approve a T3.2 classification on this parcel without evidence that existing and planned infrastructure is adequate to support the resulting development.

Ground 4: Dramatic and Unsupported Density Incompatibility. A1 zoning requires a minimum 5-acre lot. T3.2 permits lots as small as approximately 3,000–5,000 square feet and multi-family dwellings. The density increase from current A1 to proposed T3.2 represents a ratio of more than 40:1. No transitional zoning analysis, compatibility study, or phasing plan has been submitted to justify this extreme density jump. The adjacent Stonecreek Subdivision — where my property is located — is a low-density platted residential community. The proposed T3.2 development would be fundamentally incompatible with the existing character of the surrounding neighborhood.

Ground 5: No Showing of Changed Conditions or Original Mistake. Arkansas law, as interpreted in *Chrobocinski v. City of Fort Smith* and related decisions, requires that a rezoning applicant demonstrate either a material mistake in the original zoning classification or substantially changed conditions in the area that make the current classification inappropriate. The applicant has submitted no evidence of either. General regional growth in the Bentonville area, without more, does not constitute the "substantially changed conditions" that Arkansas law requires to justify a rezoning of this magnitude on a specific rural parcel that remains agricultural in character and use.

Ground 6: Unaddressed Stormwater, Floodplain, and Environmental Concerns. The conversion of 18.84 acres of agricultural land to Sub-Urban Transect development will dramatically increase impervious surface coverage and resulting stormwater runoff, with potential adverse impacts on adjacent and downstream properties, including my own parcel. No

FEMA Flood Insurance Rate Map (FIRM) analysis, stormwater pollution prevention plan (SWPPP), or wetlands determination has been
submitted with this application, as required by A.C.A. §14-17-206(b)(2)-(3) and applicable Benton County and Arkansas environmental regulations.

Ground 7: Boundary and Acreage Ambiguity. The legal description of parcel 01-07968-013, per Survey 2008-629, contains complex metes-and-bounds calls with a stated acreage of "18.83 acres more or less," while the Benton County Assessor's records reflect 18.84 acres. Before the Commission can act on a rezoning application, the boundaries and acreage of the subject parcel must be precisely and unambiguously established by a current, signed, and sealed boundary survey prepared by a licensed Arkansas Professional Land Surveyor. I respectfully request that this be required as a precondition of further consideration of this application.

Formal Invocation of Protest Petition Rights Under A.C.A. §14-17-209. I hereby formally notify the Benton County Planning Commission and Quorum Court that I am initiating the process of organizing a written protest petition pursuant to A.C.A. §14-17-209, and that I intend to submit a completed protest petition bearing signatures from owners representing 20% or more of the private land area within 300 feet of the boundary of parcel 01-07968-013. I respectfully request that this letter be noted on the record as the initiation of a formal protest and that the Commission preserve the record accordingly. Upon submission of a qualifying protest petition, any approval of this rezoning application by the Benton County Quorum Court will require a three-fourths (¾) supermajority vote, as mandated by Arkansas law.

Formal Requests. Based on all of the foregoing grounds, I respectfully request that the Benton County Planning Commission:

1. **Deny** the rezoning application for parcel 01-07968-013 (A1 to T3.2) in its entirety, based on itsinconsistency with the Benton County Comprehensive Plan, its characteristics as illegal spotzoning, the infrastructure deficiency of SW Lee Lane, the absence of changed conditions, and the unaddressed environmental concerns documented above; or, in the alternative,

2. **Continue** the hearing to a future date, requiring the applicant to first submit: (a) a traffic andinfrastructure impact study by a licensed Professional Engineer; (b) a sewer and water capacityanalysis; (c) a stormwater and drainage study; (d) a FEMA FIRM floodplain analysis; (e) a current,signed, and sealed boundary survey for parcel 01-07968-013; and (f) a written ComprehensivePlan consistency analysis identifying specific policies that support the proposed T3.2classification; and

3. **Ensure** that the record of this proceeding reflects this written objection in full, including allgrounds stated herein.

I further request that the Planning Commission and Benton County Quorum Court provide all future notices, hearing dates, agendas, staff reports, and correspondence related to this rezoning application in writing to my address of record: Vincent A. Thompson, 6506 SW Brush Blvd, Bentonville, AR 72713.

I reserve all rights to supplement this objection with additional written or oral argument, to submit additional evidence at any hearing, and to pursue all available administrative and judicial remedies in connection with this application, including without limitation an appeal pursuant to A.C.A. §14-17-211 and any applicable Circuit Court challenge.

Respectfully submitted,

Vincent A. Thompson
Property Owner | Parcel No. 01-13926-000
6506 SW Brush Blvd, Bentonville, AR 72713
Date: MAY 6, 2026

Enclosures: Statutory/Regulatory Objections to Rezoning

The strongest independent grounds for objection are: (1) Comprehensive Plan inconsistency, (2) Spot zoning illegality, (3) Infrastructure deficiency on Lee Lane, and (8) the Protest Petition right. Any one of these, properly argued and documented, can be sufficient basis for denial or a required supermajority vote. Together, they present a formidable case against approval.

VULNERABILITY NO. 1

Consistency Failure with the Benton County Comprehensive Plan

Plain-English Explanation: Benton County's Planning and Development Regulations (PDR 2023, adopted by Quorum Court Ordinance No. O-2023) contain an explicit policy goal to *"protect and preserve, to the extent feasible and practicable, the agricultural and rural character of the County for successive generations."* SW Lee Lane, in Section 21-19-31, is a rural lane without urban infrastructure, surrounded by agricultural land and low-density residential parcels. Rezoning 18.84 acres of that agricultural corridor to T3.2 — a high-density Sub-Urban Transect classification allowing lot sizes as small as approximately 3,000–5,000 square feet, attached dwellings, and high lot-coverage ratios — directly contravenes the stated land-use policy of the County.

The Law Requires Consistency: Arkansas Code Annotated §14-17-206(d)(1) mandates that "plans are consistent with state plans and other related regional, county, and municipal plans... in order to avoid inconvenience and economic waste and to assure a coordinated and harmonious development of the county, region, and state." A rezoning decision that contradicts the adopted Comprehensive Plan is not entitled to a presumption of validity and is subject to reversal on appeal.

Specific Argument: The Planning Commission must affirmatively find that this rezoning is consistent with the Comprehensive Plan before approving it. The applicant has made no such showing. The Commission should require the applicant to demonstrate, on the record, which Comprehensive Plan goals or policies support the T3.2 classification for this rural parcel — and should deny the application if no such support exists.

Statutory/Regulatory Authority: A.C.A. §14-17-206; A.C.A. §14-17-207; Benton County PDR 2023 (Ordinance No. O-2023), stated policy of agricultural preservation.

VULNERABILITY NO. 2

Illegal Spot Zoning / Incompatible Classification

Plain-English Explanation: "Spot zoning" occurs when a small area is singled out for a use classification that is inconsistent with and incompatible with the surrounding zoning and land uses, primarily for the benefit of the property owner rather than the public. While the Frail parcel at 18.84 acres is not small in absolute terms, the principle applies: it would create an isolated pocket of dense Sub-Urban Transect zoning in a landscape that is otherwise agricultural (A1) or low-density platted residential (Stonecreek Subdivision). There is no contiguous T3.2 zoning in this area — meaning the applicant seeks a classification that has no geographic or planning connection to any adjacent urban zone.

Arkansas Case Law: Arkansas courts have consistently struck down spot zoning that benefits a single landowner at the expense of the surrounding community. The Arkansas Supreme Court in *Alderman v. City of Fayetteville* recognized the "single-tract benefit" test as a hallmark of illegal spot zoning. Similarly, in *City of Little Rock v. Breeding*, the court found that a rezoning creating a use incompatible with surrounding zones, without adequate justification, constitutes spot zoning. The absence of transitional zoning between A1 and T3.2 makes this application particularly vulnerable to a spot-zoning challenge in Circuit Court.

Specific Argument: T3.2 as applied to parcel 01-07968-013 would create a legally isolated zone of dense suburban development that: (a) serves no community-wide planning goal, (b) benefits only the applicant/Trust, and (c) is incompatible in character, density, and land use with every adjacent parcel. This is the textbook definition of illegal spot zoning under Arkansas law.

Statutory/Regulatory Authority: A.C.A. §14-17-209; Arkansas common law on spot zoning (*Alderman v. City of Fayetteville*; *City of Little Rock v. Breeding*); Benton County PDR 2023 on zoning classifications.

VULNERABILITY NO. 3

Infrastructure Deficiency on SW Lee Lane

Plain-English Explanation: SW Lee Lane is a rural county road. It has no curb, no gutter, no sidewalks, no urban-standard drainage system, no municipal sewer connection adequate for urban density, and no municipal water infrastructure sized for 80 to 100 or more residential units that an 18.84-acre T3.2 development could produce. Sub-Urban Transect zoning (T3.2) by its SmartCode definition anticipates urban-grade public infrastructure, walkable streets, and municipal services. None of those conditions exist on SW Lee Lane today.

The Regulation Requires Infrastructure Adequacy: Benton County PDR 2023 §1.5 provides that "adequate roads and other infrastructure should be considered in the development process." The

Benton County Subdivision Regulations require that infrastructure — including roads, drainage, water, and sewer — meet county standards before plat approval can be granted. No traffic impact study has been filed with the rezoning application. No infrastructure adequacy report has been submitted. No evidence has been presented that Bentonville Water Utilities or Benton County Road Department has assessed the capacity of SW Lee Lane or utility infrastructure to support T3.2 density.

Specific Argument: The Planning Commission should require, as a minimum pre-condition for any further consideration of this application, the submission of: (a) a traffic impact analysis by a licensed Arkansas Professional Engineer, (b) a sewer and water infrastructure capacity study, and (c) a drainage and stormwater management plan. Absent these documents, the Commission cannot make an informed finding that the rezoning is appropriate or that public safety and welfare will be protected.

Statutory/Regulatory Authority: A.C.A. §14-17-206(b)(4) (water, sewer, drainage adequacy); A.C.A. §14-17-208; Benton County PDR 2023 §1.5; Benton County Subdivision Regulations (infrastructure standards).

VULNERABILITY NO. 4

Dramatic Density Jump Incompatible with Surrounding Development

Plain-English Explanation: Under Benton County's A1 (Agricultural) zoning classification, the minimum lot size is 5 acres. A single 18.84-acre A1 parcel could support at most 3 to 4 residential lots under current zoning. Under T3.2 (Sub-Urban Transect), lot sizes as small as approximately 3,000–5,000 square feet are permitted, multi-family attached housing may be allowed, and lot coverage ratios increase dramatically. At T3.2 densities, the subject parcel could potentially support 80 to 100 or more dwelling units — a density increase of more than 40:1 over the existing zoning. This is not a gradual or transitional density adjustment; it is an extreme leap that has no planning precedent or justification in the record.

Adjacent Context: The Stonecreek Subdivision — where Vincent Thompson's parcel (01-13926-000, Lot 27) is located — is a platted low-density residential subdivision. Lot 27 is 0.65 acres. The surrounding parcels in Section 21-19-31 reflect a mix of agricultural land and platted low-density residential development. T3.2 is the wrong classification for this location because there is no planning framework, no transition zone, and no urban context to support it.

Specific Argument: Planning best practice and Arkansas law require that rezoning be consistent with the character of surrounding uses. A density jump of 40:1 between an existing agricultural parcel and a

proposed sub-urban transect classification — with no intermediate transitional zoning analysis, no phasing plan, and no compatibility study — cannot be justified under the standards applicable to Benton County's planning authority.

Statutory/Regulatory Authority: A.C.A. §14-17-206(d)(1) (coordinated and harmonious development); Benton County PDR 2023; SmartCode T3.2 Transect standards; Benton County Zoning Regulations (A1 minimum lot size).

VULNERABILITY NO. 5

Leapfrog Development Pattern Outside Urban Growth Boundary

Plain-English Explanation: "Leapfrog development" refers to the establishment of urban-density development at a location physically disconnected from the existing urban area and its supporting infrastructure — with undeveloped or agricultural land remaining between the new development and the existing urban fabric. The subject parcel (6103 SW Lee Ln, Section 21-19-31) lies in a rural agricultural corridor outside Bentonville's established urban growth area. Approving T3.2 zoning here would create a node of dense suburban development that is not contiguous with existing urban zones, lacks connecting infrastructure, and leapfrogs over lower-density transitional areas.

The Policy Against Leapfrog Development: Benton County PDR 2023 explicitly states the goal to "assure a coordinated and harmonious development of the County, region, and State." Scattered, disconnected urban-density development is the antithesis of coordinated planning. It creates inefficient public service delivery (fire, police, EMS, school bus routes), burdens county road infrastructure, and establishes precedent for further fragmented development throughout the rural landscape.

Specific Argument: The applicant must demonstrate that the subject parcel is within or immediately adjacent to an area designated for urban growth in the applicable Comprehensive Plan, and that urban infrastructure and services are available or contractually committed. If the parcel falls outside the designated urban growth area, the rezoning application fails on its face as a leapfrog development that contradicts coordinated county planning policy.

Statutory/Regulatory Authority: A.C.A. §14-17-206(b) and §14-17-206(d)(1); Benton County PDR 2023 (coordinated development goal); standard planning doctrine on contiguous urban growth boundaries.

VULNERABILITY NO. 6

Stormwater, Floodplain & Environmental Concerns

Plain-English Explanation: The legal description of parcel 01-07968-013 (as established in Survey 2008-629) encompasses an irregular, complex metes-and-bounds tract in the NE¼ of the NW¼ of Section 21. This area of Benton County includes drainage features, seasonal drainage channels, and terrain consistent with portions of the floodplain or flood-fringe areas associated with area watersheds. Converting 18.84 acres from agricultural land (which is pervious and acts as a natural sponge for precipitation) to a Sub-Urban Transect development (which involves significant impervious surface from rooftops, driveways, parking areas, and streets) would dramatically increase the volume and velocity of stormwater runoff discharged to downstream properties and waterways — including potentially affecting adjacent parcels in Stonecreek Subdivision.

The Regulatory Framework: Benton County PDR 2023 requires stormwater pollution prevention plan (SWPPP) compliance, erosion control best management practices (BMPs), and consideration of flood hazard areas. The Arkansas Natural Resources Commission and the Arkansas Department of Energy & Environment (ADEE) impose stormwater permitting requirements for development sites exceeding one acre. A FEMA Flood Insurance Rate Map (FIRM) analysis has not been submitted with the application. No SWPPP, no drainage study, and no wetlands determination has been provided.

Specific Argument: Before the Commission can approve a T3.2 classification on 18.84 acres, the applicant must submit: (a) a FEMA FIRM analysis identifying whether any portion of the parcel falls within a Special Flood Hazard Area (SFHA), (b) a preliminary drainage and stormwater management study, and (c) evidence of compliance with or exemption from Arkansas Phase II MS4 stormwater permitting requirements.

Statutory/Regulatory Authority: A.C.A. §14-17-206(b)(2) (protection of areas of environmental concern); A.C.A. §14-17-206(b)(3) (development of land subject to flooding); Benton County PDR 2023 (stormwater and BMP requirements); Arkansas Natural Resources Commission Stormwater Rules; FEMA NFIP/FIRM requirements.

VULNERABILITY NO. 7

No Changed Conditions to Justify Rezoning

Plain-English Explanation: Arkansas law has long recognized that a rezoning is not a matter of the applicant's preference or economic interest alone — it requires a demonstrated planning justification. The two recognized justifications under Arkansas case law are: (1) that the original zoning classification

was a mistake, or (2) that conditions in the area have substantially changed since the original classification was assigned, making the original zoning no longer appropriate. The Frail Revocable Trust's application, as filed, presents neither ground. The parcel has been classified A1 — consistent with its agricultural character, its rural road access, and the character of Section 21-19-31 — and there is no evidence in the record that conditions have materially changed so as to warrant the dramatic jump to T3.2.

The Legal Standard: In *Chrobocinski v. City of Fort Smith*, the Arkansas Supreme Court held that a rezoning without a showing of mistake or substantially changed conditions is not a proper exercise of the zoning power and may be reversed on appeal. General growth in the Bentonville metropolitan area is insufficient as a "changed condition" to justify a 40:1 density increase on a specific rural parcel that remains agricultural in character.

Specific Argument: The Commission should require the applicant to make a specific, documented showing of either: (a) a material mistake in the original A1 classification of this parcel, or (b) specific, substantial changes in conditions in the immediate vicinity of the parcel that make T3.2 appropriate. General references to regional growth or Bentonville's expansion do not satisfy this legal standard when the immediate area remains agricultural and rural.

Statutory/Regulatory Authority: A.C.A. §14-17-209; *Chrobocinski v. City of Fort Smith*; *Alderman v. City of Fayetteville*; Arkansas common law on rezoning justification standards.

VULNERABILITY NO. 8

Protest Petition Rights Under A.C.A. §14-17-209 (Supermajority Requirement)

Plain-English Explanation: Arkansas law provides a powerful procedural protection for adjacent property owners who object to a rezoning. Under A.C.A. §14-17-209, if owners of 20% or more of the land area within 300 feet of the subject parcel (excluding streets and alleys) submit a written protest petition to the Planning Board or Quorum Court, the rezoning may be approved **only by a three-fourths (¾) supermajority vote** of the Quorum Court — rather than by a simple majority. This is one of the most powerful tools available to adjacent property owners and significantly raises the political threshold required for approval.

Who Qualifies: Vincent Thompson (parcel 01-13926-000, 0.65 acres) is an adjacent or nearby property owner within the Section 21-19-31 area. To trigger the supermajority requirement, Thompson and other nearby owners must collectively represent 20% or more of the private land area within 300 feet of the

boundary of parcel 01-07968-013 (excluding road rights-of-way). Given the size of the subject parcel and the configuration of Section 21, it is important to identify and contact all property owners within 300 feet of the parcel boundary as soon as possible.

How to Organize a Protest Petition:

1. Obtain the list of all property owners within 300 feet of parcel 01-07968-013 from the Benton County Assessor's office (215 E. Central Ave, Bentonville) or the Benton County GIS portal. Request this by parcel number and specify a 300-foot buffer.
2. Calculate the total private land area (excluding road rights-of-way) within 300 feet. You need signatures from owners representing at least 20% of that total area.
3. Draft a simple, clear protest petition letter stating: the parcel number of the rezoning application (01-07968-013), the classification change sought (A1 → T3.2), each signing owner's name, parcel number, acreage, and legal description, and a statement that the signer objects to the rezoning.
4. Collect notarized or witnessed signatures from each participating owner.
5. Submit the protest petition to the Benton County Planning Commission Secretary **before or at the public hearing.** Deliver a copy to the Benton County Quorum Court Clerk as well.
6. Once the petition is filed, the Commission must note it on the record, and any subsequent Quorum Court vote on the rezoning requires a ¾ supermajority to approve.

What it Accomplishes: A valid protest petition does not guarantee denial — but it raises the approval threshold from a simple majority to a ¾ supermajority of the Quorum Court, making approval significantly more difficult. It also creates a strong record of community opposition that the Commission and Quorum Court must acknowledge.

Statutory/Regulatory Authority: A.C.A. §14-17-209(c) (protest petition and supermajority vote requirement for county zoning); Benton County PDR 2023 (zoning amendment procedures).

VULNERABILITY NO. 9

Procedural Notice Defects (Verify Before Hearing)

Plain-English Explanation: Arkansas law imposes specific procedural notice requirements for county zoning actions. A failure to comply with any of these requirements may independently void or delay the

hearing, giving objectors the right to demand a continuance or challenge the proceeding. These defects can be powerful procedural grounds for objection, but they must be verified before the hearing — they cannot be assumed.

Notice Requirements to Verify:

7. **Certified Mail to Adjacent Owners:** Arkansas county planning law and Benton County PDR 2023 require that written notice be mailed to property owners within a specified distance of the subject parcel (typically all owners within 300 feet). Verify that you received proper certified or first-class mail notice of the hearing, including the correct parcel number and classification change. If notice was not sent to all adjacent owners, or if the parcel description in the notice was incorrect, this is a procedural defect.
8. **Newspaper Publication:** A.C.A. §14-17-207 and applicable county regulations require public notice by publication in a newspaper of general circulation in Benton County, at least 15 days before the date of the public hearing. Verify: (a) that publication occurred in a qualifying newspaper, (b) that the published notice ran at least 15 days before the hearing date, and (c) that the notice accurately identified the parcel, the applicant, and the proposed classification change.
9. **Application Accuracy:** Verify that the application correctly states the current zoning (A1), the proposed zoning (T3.2), the parcel acreage (18.84 acres), and the legal description. Errors in the application may render it procedurally defective.
10. **Posting on the Property:** Some county regulations also require physical posting of a notice sign on the subject property. Verify whether the parcel has been posted in accordance with any applicable Benton County requirements.

Specific Argument: If any notice defect is identified, Vincent Thompson should raise it at the outset of the hearing — before any substantive argument — and formally request either a continuance to allow proper notice to be given, or dismissal of the application without prejudice pending re-filing with proper notice.

Statutory/Regulatory Authority: A.C.A. §14-17-204; A.C.A. §14-17-207(b) (adoption and amendment procedures, notice requirements); Benton County PDR 2023 (application and hearing procedures).

VULNERABILITY NO. 10

Metes-and-Bounds Boundary Ambiguity – Survey 2008-629

Plain-English Explanation: The legal description of parcel 01-07968-013, as established in Survey 2008-629, contains multiple complex metes-and-bounds calls with irregular bearings, curve data, and multiple monuments referenced (found rebar pins, found iron pipes). The deed states "18.83 acres more or less," while the assessor record reflects 18.84 acres. This discrepancy, while small, raises a question: what is the actual, surveyed acreage of the parcel? The legal description includes at least one curve element (noted in associated documents with a delta angle of approximately 89°47'34" and a radius of 50.00 feet) and multiple bearing and distance calls that require independent verification.

Why This Matters for Rezoning: The exact boundaries of the parcel subject to rezoning must be clearly and unambiguously established before the Commission can act. If the boundaries are uncertain, overlap with adjacent parcels, include road rights-of-way that are not properly accounted for, or if the parcel's actual acreage differs materially from what is stated in the application, the Commission may be rezoning the wrong area or an incorrectly defined area. This is grounds to require an independent boundary survey as a condition of further consideration.

Specific Argument: Thompson requests that the Planning Commission require the applicant to submit a current, signed, and sealed boundary survey by a licensed Arkansas Professional Land Surveyor confirming the exact boundary and acreage of parcel 01-07968-013 before proceeding with the rezoning hearing. See Section 4 of this package for a complete guide to commissioning and using such a survey.

Statutory/Regulatory Authority: A.C.A. §14-17-208 (subdivision and plat requirements); Arkansas minimum technical standards for surveys (ASBPE&S); Benton County PDR 2023 (legal description requirements for zoning applications).

Vulnerability Scorecard Summary

The following table summarizes all ten identified vulnerabilities, their legal basis, strength, and the specific action required.

#	Vulnerability	Statutory / Regulatory Basis	Strength	Action Required
1	Comprehensive Plan Consistency Failure	A.C.A. §14-17-206(d)(1); Benton County PDR 2023	**HIGH**	Demand applicant identify specific Comp Plan policies supporting T3.2 on this parcel; submit written argument citing PDR 2023 agricultural preservation goal
2	Illegal Spot Zoning	A.C.A. §14-17-209; *Alderman v. City of Fayetteville*; *City of Little Rock v. Breeding*	**HIGH**	Argue single-tract benefit; submit analysis of all surrounding zone classifications; preserve for circuit court appeal if approved
3	Infrastructure Deficiency – SW Lee Lane	A.C.A. §14-17-206(b)(4); Benton County PDR 2023 §1.5	**HIGH**	Demand traffic impact study, sewer/water capacity report, and drainage plan as conditions of further consideration; document Lee Lane's current condition with photographs
4	Dramatic Density Jump (40:1)	A.C.A. §14-17-206(d)(1); Benton County PDR 2023; SmartCode T3.2 standards	**HIGH**	Present density comparison analysis; document Stonecreek Subdivision lot sizes versus T3.2 minimums; request Commission find density incompatibility
5	Leapfrog Development Pattern	A.C.A. §14-17-206(b) & (d)(1); Benton County PDR 2023	**MEDIUM**	Obtain Benton County GIS map showing urban growth boundary and existing zoning in Section 21; demonstrate geographic disconnection from existing T3.x zones
6	Stormwater / Floodplain / Environmental	A.C.A. §14-17-206(b)(2)(3); Benton County PDR 2023; FEMA FIRM	**MEDIUM**	Request FEMA FIRM map review for Section 21-19-31; demand SWPPP and drainage study; document any drainage channels or wet areas on or near the parcel
7	No Changed Conditions / No Mistake Shown	A.C.A. §14-17-209; *Chrobocinski v. City of Fort Smith*	**HIGH**	Formally request applicant state on the record the specific mistake or changed condition justifying rezoning; argue general regional growth is insufficient
8	Protest Petition – ¾ Supermajority Right	A.C.A. §14-17-209(c); Benton County PDR 2023	**HIGH**	Immediately identify all owners within 300 feet; calculate 20% threshold; circulate petition; submit before or at hearing to Quorum Court Clerk
9	Procedural Notice Defects	A.C.A. §14-17-204; §14-17-207(b)	**MEDIUM**	Verify all four notice elements before hearing; if any defect found, raise at outset of hearing and demand continuance or dismissal
10	Metes-and-Bounds Boundary Ambiguity	A.C.A. §14-17-208; ASBPE&S standards; Benton County PDR 2023	**MEDIUM**	Commission independent boundary survey (see Section 4); request Commission require current sealed survey as condition of hearing; identify acreage discrepancy on the record