Planning Commission
Meeting Agenda
July 21, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Registration Link:https://us02web.zoom.us/j/88142149434

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. **July 7, 2026 Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lots 9 & 10, Block 2 of B-W Heights Subdivision** — **Lot Split**
   904 SE 10th Street (LS24-0051)
2. **Lot 166 of Original Town of Bentonville Subdivision** — **Property Line Adjustment**
   404 SW 2nd Street (PLA26-0018)
3. **Upcoming Public Hearing for an Alley Right of Way Vacation** — **Vacation**
   Council will hold a Public Hearing on July 28, 2026 for an Alley Right of Way Vacation located at Lot 13, Block 11 of the Gilmore's Addition (VAC26-0035)

IV. New Business

1. **Downtown Bentonville Mixed Use (The Hart on Main)** — **Large Scale Development**
   212 N. Main St. (LSD26-0001)
2. **AWE Maintenance Facility** — **Large Scale Development**
   1119 NE J St. (LSD25-0051)
3. **Bentonville Ballroom** — **Large Scale Development**
   607 SE E Street (LSD26-0017)

Advertised Public Hearings

1. **STEM Lands, LLC** **Rezoning***

607 SW F Street (RZ26-0018)

Rezoning: T5.1, Town Center Low to T5.2, Town Center High **(Standard Review)** within the Regional Center Place Type

V. Other New Business

VI. Old Business

1. **SNUG Properties, LLC** **Rezoning***

1108 Royal Dr (RZ26-0032)

Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition **(Standard Review)** within the Walkable Neighborhood Place Type

VII. Other Business

VIII. Adjournment

Planning Commission
Meeting Agenda
July 7, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM

Registration Link: https://us02web.zoom.us/j/83061235937

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.**

Commissioners Present: Danny Bennett (acting chairman), Eric Hipp, Reginald Wright, Elaine Kerr, Ifeoma Ibekwe, Doug Bryant
Commissioners Absent: Dana Davis
Staff Present: Tyler Overstreet, Tom Adler, Claire Wise, Jacob Gonzales, Bonnie Bridges, Dan Weese

I. Call to Order

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

II. Approval of Minutes

1. June 16, 2026 Meeting Minutes — Approval of Meeting Minutes
   - Meeting minutes are approved unanimously on a voice vote.
   - Commissioner Kerr requests, without objection, that Items 1-4 under New Business, and Item 1 under Other New Business, be moved to the Consent Agenda, and that Item 5 under Advertised Public Hearings be changed to Item 1 under Advertised Public Hearings.
   - No objections heard.

III. Consent Agenda

1. Lots 5 & 6 of Weins Acres — Property Line Adjustment
   4201 SW 2nd Street (PLA26-0014)
2. Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement — Vacation

Council will hold a public hearing on July 14, 2026 for Right of Way Vacation with a Utility Easement Dedication located at Lot 1 of Walmart Campus Subdivision Ph 2 (VAC26-0026).

3. **Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement** — **Vacation**

   Council will hold a public hearing on July 14, 2026 for a Right of Way Vacation with a Utility Easement dedication located at Lot 1 of Walmart Campus Subdivision Ph 2 (VAC26-0027).

4. **Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement** — **Vacation**

   Council will hold a public hearing on July 14, 2026 for a General Easement Vacation located at Block 3, Lot 19 of Hazel Park Subdivision (VAC26-0030).

5. **Upcoming Public Hearing for a Right of Way Vacation & Establishing a Utility Easement** — **Vacation**

   Council will hold a public hearing on July 14, 2026 for a General Easement Vacation located at Block 3, Lot 18 of Hazel Park Subdivision (VAC26-0031).

6. **Applejack II Townhomes LSD Extension Request** — **Large Scale Development Extension**

   908 East Central (LSD25-0026)

7. **Plaza Surgery Center** — **Large Scale Development**

   701 SE Plaza Avenue (LSD26-0010)

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

IV. New Business

Advertised Public Hearings

1. **Laurel Canyon PUD Amendment** — **Planned Unit Development Amendment***

   902, 904, 906, 908, and 1002 SE 3rd St (PUD25-0002)

   - Mr. Adler provides an overview of the staff report.
   - Chairman Bennett opens the public hearing.
   - Chairman Bennett closes the public hearing, opens discussion among commissioners.
     - Commissioner Wright asks a question related to parking allocation. Mr. Overstreet answers the question. Mr. Adler provides additional information.
   - Ms. Bridges asks a question about how this amendment affects the PUD. Mr. Overstreet answers.
   - Commissioner Bennett asks for vote to be called.

- Item is approved 6-0 with the condition that a shared use parking agreement in a form acceptable to the Staff Attorney and the Planning Director be provided to the Planning Commission at the time of Large Scale Approval.

2. **Michael Koenitz-Hudac** **Rezoning***

1201 and 1203 SW I St (RZ26-0030)

Rezoning: T2.1, Rural to T5.2, Town Center High **(Standard Review)** within the Regional Center Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Bennett opens public hearing.
- Bill Watkins, on behalf of the owner, speaks. Mr. Watkins goes over certain points in the staff report, speaks to purpose of the rezoning, stating that it is in alignment with policy.
- Chairman Bennett closes public hearing.
- Chairman Bennett calls for a vote.
- Item is approved 6-0.

3. **Gocio** **Rezoning***

716 Jefferson St (RZ26-0031)

Rezoning: R-1 Suburban Single-Family to T4.2, Neighborhood Node **(Enhanced Review)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- It is disclosed that the item was amended to a rezone to a T4.1 down from a T4.2.
- Chairman Bennett opens public hearing.
- Bill Watkins, on behalf of the applicant, speaks. Mr. Watkins goes on to explain that the rezoning is in alignment with FLUM policy, aligning with an orderly transition according to the standard review process.
    - Mr. Watkins cites examples of nearby T4.1 and T4.2 zoning districts.
    - Mr. Watkins acknowledges the restriction of commercial uses with a T4.1.
- Dave Burris, representing a neighbor, speaks. Mr. Burris speaks to the quality of the neighborhood. Mr. Burris provides a history of 716 Jefferson, citing the record of single-family development on the parcel throughout time. Mr. Burris believes that deviating from this development pattern would not be in alignment with FLUM policy. Mr. Burris attributes inconsistencies with nearby zoning districts as being remnants of the old zoning code. Mr. Burris believes this is an attempt to entice a future developer.
- Robin Edwards speaks. Ms. Edwards lives across the street from the site. Ms. Edwards appreciates the change to T4.1. Ms. Edwards asks the Commission to deny the rezone request. Ms. Edwards cites incompatibility issues with what a T4.1 allows and the existing condition of the neighborhood as a single-family residential neighborhood. Ms. Edwards cites concerns about

there not being a plan for development at the time of rezoning. Ms. Edwards asks that future development remain single-family in nature.

- Tina Franklin speaks. Ms. Franklin is a neighbor from a block and a half away. Ms. Franklin cites the neighborhood as being stable and not ideal for new development.
- Amy Lang, resident of 711 Jefferson speaks. Ms. Lang cites the fact that earlier-mentioned T4.1/T4.2 properties abut commercial development along S. Walton Blvd. Ms. Lang cites those designations as being results of the zoning change, and believes that this does not provide a for the natural transition outlined in the standard review process. Ms. Lang cites the existing nature of the neighborhood as being single-family in nature. Ms. Lang cites concerns regarding traffic and conflicts with cyclists being hit, specifically enroute to Coler Mountain Bike Park, which lies a few miles to the west. Ms. Lang also raises drainage concerns with nearby townhomes.
- Ty Ownes, representing his mother, speaks. Mr. Owens seeks to understand what issue this rezoning solves. Mr. Owens believe it does not help the residents of the neighborhood. Mr. Owens believes the development does not address the issue of affordable housing in Bentonville.
- Mary Lyons, resident of Jefferson St., speaks. Ms. Lyons seeks to know how density can be accommodated through other, less intensive zoning districts. Ms. Lyons provides other examples of when density has negatively impacted the neighborhood. Ms. Lyons expresses concerns about adding density to an area that is prone to flooding. Ms. Lyons cites concerns regarding traffic and conflicts with pedestrians and cyclists.
- Mark Forder, whose father lives near the property, speaks. Mr. Forder asks the commission to consider a rezoning from T4.1 to something less dense. Mr. Forder cites previously stated issues (i.e., traffic and drainage). Mr. Forder asks the commission to keep these issues in mind.
- Joe De la Cruz, next door neighbor, speaks. Mr. De la Cruz cites the single-family nature of the neighborhood. Mr. De la Cruz provides insight on how the neighbors adapted to the proposed change. Mr. De la Cruz expresses frustration with learning, this morning, that a new proposed change was being made (rezoning to T4.1). Mr. De la Cruz cites opposition to anything but single-family development.
- Sean Gocio, owner, speaks online. Mr. Gocio acknowledges the anxiety around rezoning to higher density. Mr. Gocio states that T4.1 fits the nature of the parcel as a large tract. Mr. Gocio believes T4.1 aligns with FLUM policy. Mr. Gocio expresses shock at the opposition to the rezoning.
- Ann Bryant, 309 Huffman St., speaks. Ms. Bryant expresses that opposition is community-driven. Ms. Bryant cites plenty of space in the neighborhood for occupation. Ms. Bryant cites examples of new builds not fitting the character of the existing neighborhood. Ms. Bryant expresses skepticism of

developers who are not known to the neighborhood. Ms. Bryant cites concerns about traffic and conflicts with pedestrians and cyclists.

- Chairman Bennett closes public hearing.
- Mr. Watkins speaks. Mr. Watkins cites T4.1's compatibility with FLUM policy. Mr. Watkins cites the fact that townhomes are considered single-family units. Mr. Watkins addresses the commission as having the power to determine future development, not neighbors. Mr. Watkins cites the fact that this rezoning meets the requirements for a rezone outlined in a standard review. Mr. Watkins believes that someone in the future will come forward and develop something larger. Mr. Watkins reiterates the natural transition that T4.1 provides as it concerns alignment with FLUM and standard review policy. Mr. Watkins opens himself to questions.
- Commissioner Wright asks staff for clarity on how the change from T4.2 to T4.1 could have been done so rapidly, the legality of it.
    - Mr. Overstreet states that, if going to a lower intensity district, that change can happen without notice.
- Commissioner Bryant asks a question about height requirements.
    - Mr. Overstreet refers to the T4.1 code section.
    - Chairman Bennett asks a question about setbacks.
    - Mr. Overstreet answers.
- Commissioner Bryant seeks clarification on some outlier parcels nearby.
    - Mr. Overstreet provides clarity on their existing nonconforming status.
- Commissioner Bryant speaks to the nature of nearby existing through-lots. States that development could take place there, have taken place there.
- Commissioner Wright asks for clarity on the size of the lot. Seeks clarity on a 4-unit development being the largest allotted use. Multiple commissioners clarify.
- Commissioner Kerr states her belief that with all of the notices and meetings held regarding the future land use map over a 2-year period, the neighborhood should have been aware of the changes that could come to the neighborhood and therefore should not be surprised by tonight's rezoning request. .
    - Commissioner Bryant states that no involvement is required until neighbors receive a notice in the mail.
    - Commissioner Kerr acknowledges that Bentonville is growing, and that change is happening and will continue to happen, and that development cannot be hung-up on the desires of 50 people.
- A member of the public informs the Commission that the notices received in the mail stated that tonight's meeting would be held at the Municipal Complex, not City Hall.
- Commissioner Wright asks if this needs to be tabled.
    - Mr. Overstreet states he believes it does.

- Mr. Watkins requests that this item be tabled, allowing them to cure the defect in the notice and also reflect that the rezoning will be to T4.1 as opposed to T4.
- Motion by Wright, second by Kerr to table the item.
- A vote to table the item indefinitely is called.
- The item is tabled 6-0.

4. **SNUG Properties, LLC** **Rezoning***

1108 Royal Dr (RZ26-0032)

Rezoning: R-1 Suburban Single-Family to T4.1, Neighborhood General **(Standard Review)** within the Walkable Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Bennett opens the public hearing.
- Courtney Pacheco, owner of the subject site, speaks online. Ms. Pacheco provides information on her plan to develop a house on this parcel. Ms. Pacheco states that she is early on in the design and development process.
- Josh Ettleman, neighbor, speaks. Mr. Ettleman states that a T3 would be more appropriate than a T4. Mr. Ettleman believes that the city should make the neighborhood bikeable and walkable before allowing for a denser zoning classification.
- Ms. Ettleman, Josh's wife, speaks. Ms. Ettleman states that new development, if not a single-story development, would be uncharacteristic of the neighborhood. Ms. Ettleman believes that, before density, the neighborhood should be made more pedestrian-friendly.
- Chairman Bennett closes public hearing.
- Ms. Pacheco is asked to respond to Ms. Ettleman's question. Ms. Pacheco, speaking online, states that she is open to looking at a less-intensive zoning designation. Ms. Pacheco acknowledges the concerns raised by Ms. Ettleman.
- Mr. Overstreet asks that this item be tabled, seeking not to put the applicant, Ms. Pacheco, on the spot.
- Commissioner Bryant cites a nearby property as an example of where density is embedded into a single-family neighborhood.
- Commissioner Wright makes a motion to table the item. Commissioner Hipp seconds.
- The item is tabled 6-0.

5. **J & M Capital Ventures, LLC** **Rezoning***

4001-4104 SW Pawhuska St (RZ26-0033)

Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition **(Enhanced Review)** within the Suburban Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Bennett opens public hearing.

- Justin Gastin, with Lennar Homes, speaks. Mr. Gastin provides context as to why the rezoning is needed.
- Paula Aheart, resident of nearby Osage Hills neighborhood, speaks. Ms. Aheart states that her neighbors were sent to the Municipal Complex, per the direction in the mailed notice. Ms. Aheart is seeking clarification on what the rezone actually means, implications. Ms. Aheart cites concerns about how a rezone may affect their property. Ms. Aheart cites concerns with development traffic (dump trucks, etc.) and pedestrian traffic.
- Bob Aheart speaks. Mr. Aheart cites concerns with future property values, provides examples of other nearby developments that he believes have reduced the value of nearby homes. Mr. Aheart states that there is a group of neighbors who are opposed to the change.
- Chairman Bennett closes public hearing.
- Motion by Ibekwe, second by Kerr to table the item to allow the applicant to cure the defect in the notice.
- The item is tabled 6-0.

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

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

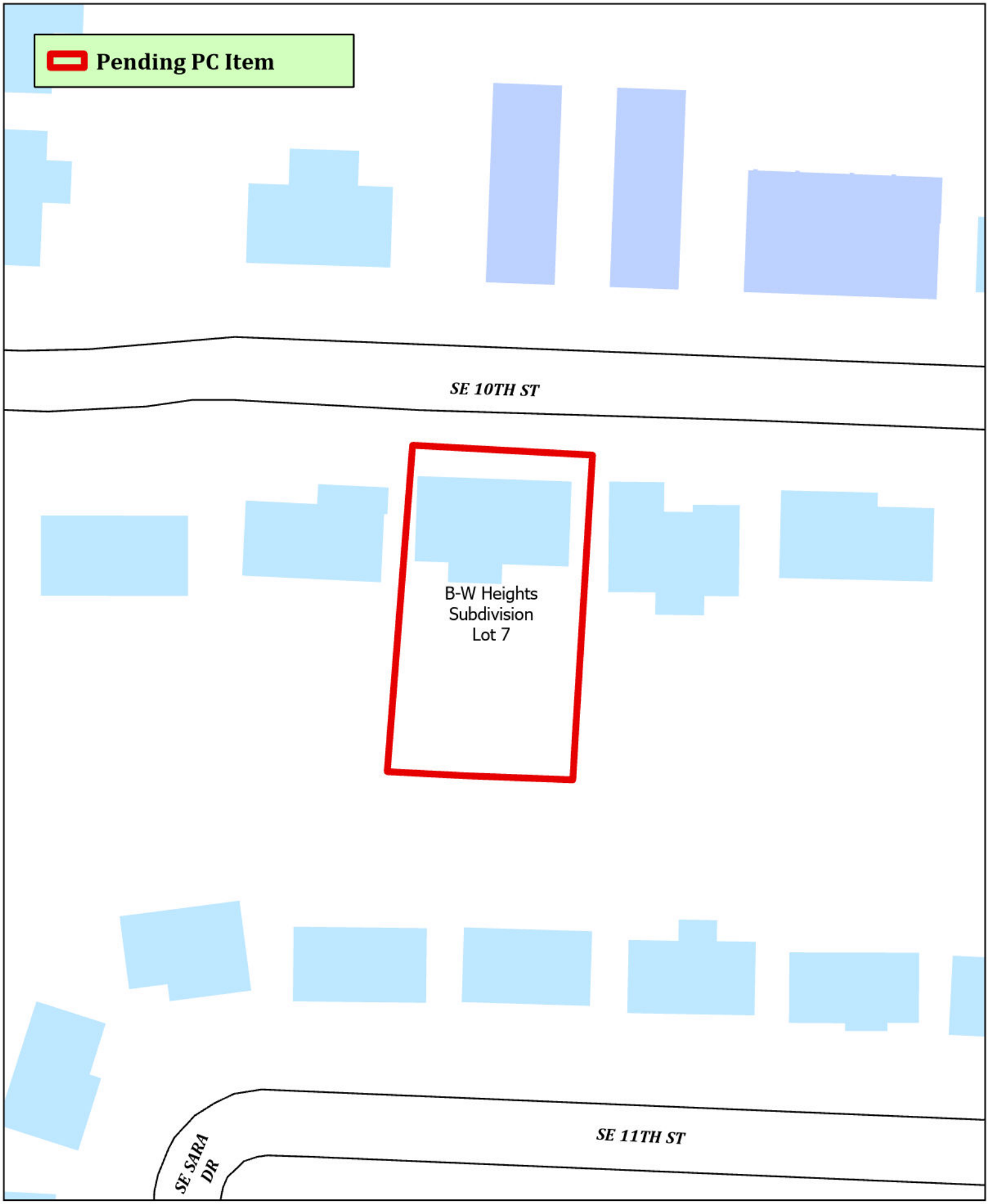
Consent Agenda Item

For the City Council meeting on July 21, 2026

Details

Lot Split: Lot 7, Block 2 of B-W Heights Subdivision Creating New Lots 9 and 10, 904 SE 10th Street, LS24-0051.

A lot split of Lot 7, Block 2 of B-W Heights Subdivision creating lots 9 and 10. The plat dedicates a 14' covenant of easement along the new lot line with 7' on each lot, a 10' utility easement along the south lot line, a 15' utility easement along the north lot line, and 32.5' of ROW dedicated along SE 10th St. per the M.S.P.



LS24-0051
B-W Heights Subdivision
Lot Split

RECORD INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. L202180972, RECORDED OCTOBER 28, 2021, AT 2:10 P.M.

LOT 7, BLOCK 2
RECORD DESCRIPTION

LOT 7, BLOCK 2, B-W HEIGHTS SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD "K" AT PAGE 156.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 9, BLOCK 2
SURVEY DESCRIPTION

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP-20-NORTH, RANGE-30-WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE ORIGINAL LOT 7, BLOCK 2 OF THE B-W HEIGHTS SUBDIVISION, RECORDED AS PLAT K, PAGE 156, FILED DECEMBER 16, 1971;
THENCE N 87°45'14" W A DISTANCE OF 40.01' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889", ALSO BEING THE POINT OF BEGINNING;
THENCE S 02°40'04" W A DISTANCE OF 135.19' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889";
THENCE N 87°27'13" W A DISTANCE OF 39.89' TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF ORIGINAL LOT 7;
THENCE N 02°37'11" E A DISTANCE OF 134.99' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889" AT THE NORTHWEST CORNER OF ORIGINAL LOT 7;
THENCE S 87°45'14" E A DISTANCE OF 40.01' BACK TO THE POINT OF BEGINNING, HAVING AN AREA OF 5,397 SQUARE FEET, 0.124 ACRES MORE OR LESS.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 10, BLOCK 2
SURVEY DESCRIPTION

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP-20-NORTH, RANGE-30-WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE ORIGINAL LOT 7, BLOCK 2 OF THE B-W HEIGHTS SUBDIVISION, RECORDED AS PLAT K, PAGE 156, FILED DECEMBER 16, 1971;
THENCE S 02°42'56" W A DISTANCE OF 135.40' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889" AT THE SOUTHEAST CORNER OF ORIGINAL LOT 7;
THENCE N 87°27'13" W A DISTANCE OF 39.89' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889";
THENCE N 02°40'04" E A DISTANCE OF 135.19' TO A SET 5/8" REBAR WITH A CAP STAMPED "SWOPE 1889";
THENCE S 87°45'14" E A DISTANCE OF 40.01' BACK TO THE POINT OF BEGINNING, HAVING AN AREA OF 5,405 SQUARE FEET, 0.124 ACRES MORE OR LESS.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

ACCESS EASEMENT DESCRIPTION

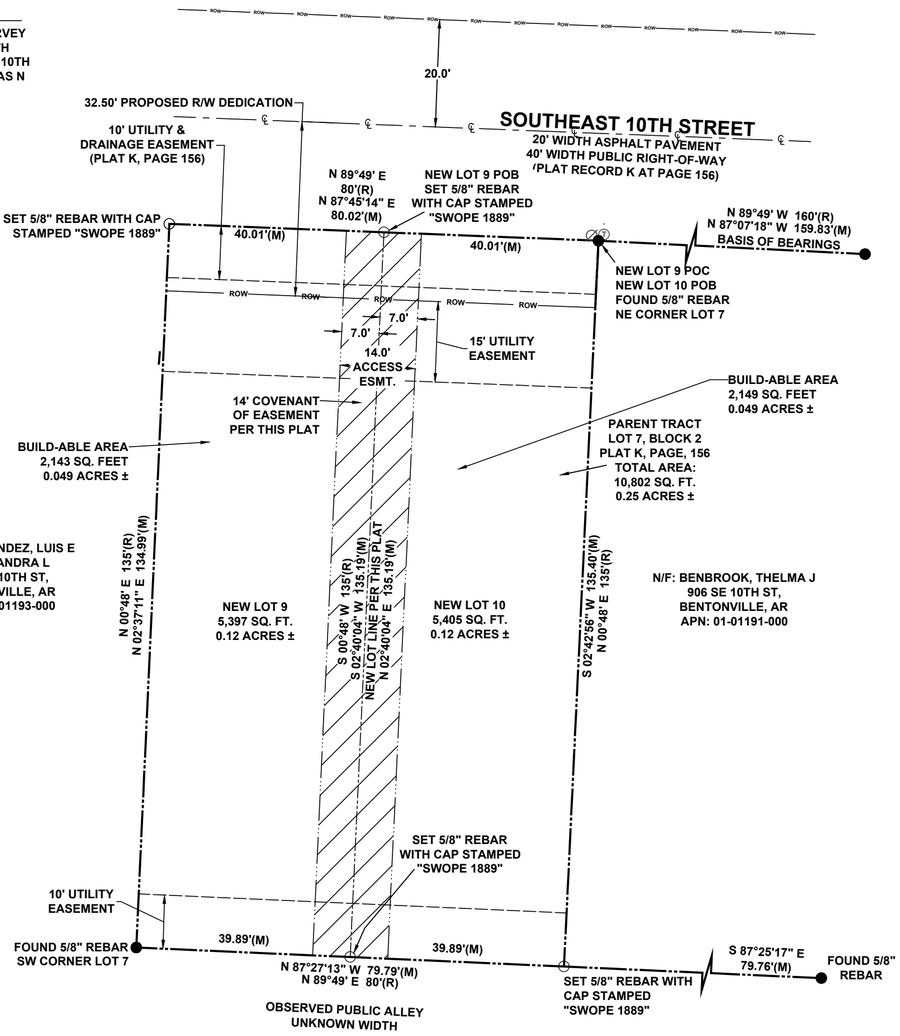
A PART OF THE SW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

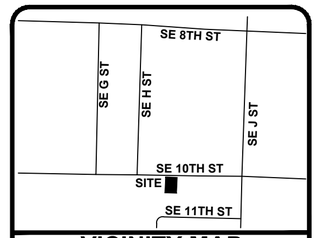
COMMENCING FROM THE NORTHEAST CORNER OF LOT 7 BEING A FOUND 1/2" IRON REBAR; THENCE N 87°45'14" E A DISTANCE OF 40.01' TO A SET 5/8" IRON REBAR STAMPED "SWOPE 1889", BEING THE POINT OF BEGINNING OF A 14 FOOT IN WIDTH ACCESS EASEMENT ALONG THE FOLLOWING DESCRIBED CENTERLINE; THENCE S 02°40'04" W A DISTANCE OF 135.19' TO THE POINT OF TERMINATION, BEING A SET 5/8" IRON REBAR STAMPED "SWOPE 1889" AT THE SOUTHEAST CORNER OF NEW LOT 9 CONTAINING ±1,892.7 SQ. FEET, MORE OR LESS.

WE HEREBY DECLARE THAT THE COVENANT OF EASEMENT DEPICTED ON NEW LOTS 9 AND 10 OF THIS PLAT SHALL BE HELD, SOLD, OR CONVEYED, SUBJECT TO THE FOLLOWING INTEREST WHICH SHALL BECOME AN ACCESS EASEMENT AS GRANTED BY THIS PLAT, WHICH IS CREATED FOR THE PURPOSE OF PROTECTING THE VALUE AND DESIRABILITY OF LOTS 9 AND 10 AND WHICH SHALL RUN WITH, THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE DESCRIBED PROPERTIES OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AND SHALL INURE TO THE BENEFIT OF EACH OWNER.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 10TH STREET. THE BEARING IS DENOTED AS N 87°07'18" W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.





Recording Block

NOTES:

- ALL MAN-MADE STRUCTURES EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE IN THE PROHIBITED SETBACK AREAS AS DEFINED HEREIN SHALL BE ALLOWED TO BE CONTINUED UNTIL THE STRUCTURE SHALL BE DESTROYED OR ABANDONED, EXCEPT ANY SUCH MAN-MAE STRUCTURE WHICH IS LISTED ON A STATE OR NATIONAL REGISTER OF HISTORICAL PLACES MAY BE REBUILT OR RESTORED ON THE SAME SITE FOLLOWING DESTRUCTION OR ABANDONMENT.
- ACCEPTANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC COMPLIANCE.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING AND DEVELOPMENT REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS
- PARENT TRACT DEED REFERENCE RECORDED IN BOOK K AT PAGE 156 AS WELL AS DEED RECORDED AT L202180972
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- OWNER CONTACT INFORMATION
  NAME: MUNI SHEKARRAJA
  EMAIL: munishekarraja@gmail.com
  PHONE: 816-383-0764
- 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 LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
- 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. THERE SHALL BE A COMMON DRIVE TO SERVE THE TWO NEW LOTS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk

NOTARY

State of: _____

County of: _____

Subscribed and sworn before me this _____ day of _____, 2026.

_____
Notary Public

_____
My commission expires

CERTIFICATION INFORMATION

1. IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
2. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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, easements, etc. as shown on said plat.

Date: _____

Signed by: _____

LEGEND

●	FOUND MONUMENT (AS-NOTED)
○	SET MONUMENT (AS-NOTED)
∅	POWER POLE
Ⓣ	TELEPHONE PEDESTAL
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT
	BOUNDARY LINE
	CENTERLINE OF ROAD
ROW ROW	RIGHT-OF-WAY
	BUILDING SET BACK
	UTILITY EASEMENT

FLOOD INFORMATION

THIS PROPERTY LIES IN ZONE 'X' AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0255K, EFFECTIVE 06/05/2012.

ZONING NOTE

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

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

A LOT SPLIT OF LOT 7, BLOCK 2 OF B-W HEIGHTS SUBDIVISION CREATING NEW LOTS 9 AND 10

Muni Shekar Raja Jampana

904 SE 10th Street
Bentonville, AR 72713

APN: 01-01192-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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: _____

PRELIMINARY
SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1889
PRELIMINARY
SIGNATURE
Phillip R. Swope

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DRAWN BY: S.F.	JOB NUMBER: 24-266
SUBMITTAL DATE: 06/10/2026	City Number: LS24-0051
DRAWING NAME: 24-266(SE 10TH)(SU).dwg	
SHEET NUMBER: 1 OF 1	

r:\~survey\24-266 munlexternal references\24-266(se 10th)(su).dwg - Plotted on 6/10/2026 1:38:22 PM @ a scale of 1:1 to dwg to pdf.pc3 by Kyle Rodgers

Consent Agenda Item PLA26-0018

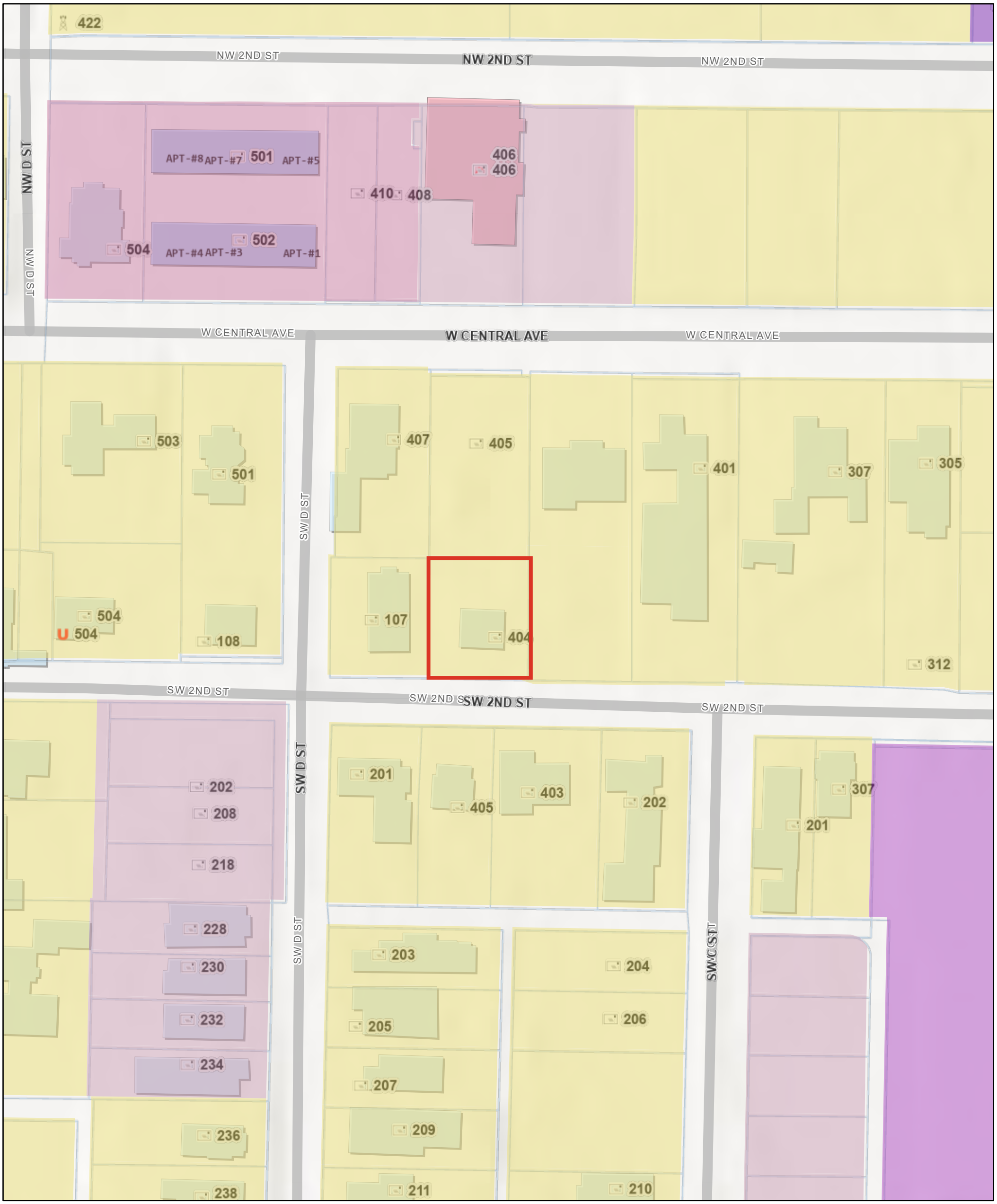
For the Planning Commission meeting on July 21, 2026

Details

Property Line Adjustment: Lot 166 of the Original Town of Bentonville Subdivision & The West Half of a Vacated Alley, Creating New Lot 238, 404 SW 2nd Street, PLA26-0018.

A Property Line Adjustment of lot 166 of the Original Town of Bentonville Subdivision and the west half of a vacated alley creating lot 238, creating lot lines along the north and west of new lot 238. A 10' utility easement along the southern is being dedicated, street-front property line, right-of-way is being dedicated on SW 2nd Street to comply with the Local Master Street Plan requirements, and 6' of the vacated alley on the east is now platted with this lot (the City retained a utility easement where the previous alley was).

PLA26-0018 Vicinity Map



7/10/2026, 8:55:39 AM

2026 Zoning Map

- T4.1
- T4.2
- T5.1
- T5.2
- R1

Address

- Electric Only
- Irrigation Only
- Main address
- Space
- Tower
- Utility address
- Tax Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 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

A PROPERTY LINE ADJUSTMENT OF LOT 166 OF ORIGINAL TOWN OF BENTONVILLE SUBDIVISION & THE WEST HALF OF A VACATED ALLEY CREATING NEW LOT #238

ADJACENT LAND OWNERS

1) BROWN, JOSHUA H & BROWN, BRITNI L TRUSTEES
230 SW D ST
BENTONVILLE AR 72712
PARCEL #01-01099-000
LOT 237 BENTONVILLE ORIGINAL
ZONED: R-1
2) PRITCHETT, NYKILE & MICHELE STAMPS
403 SW 2ND ST
BENTONVILLE AR 72712-5803
PARCEL #01-01738-000
LOT 3, W25' 2, E13' 4/3 CLARK'S 2ND ADDN.
ZONED: R-1
3) GREEN THUMB RETREATS LLC
403 SW 2ND ST
BENTONVILLE AR 72712
PARCEL #01-01739-000
LOT 25 CLARK'S 2ND ADDN.
ZONED: R-1
4) COMO PROPERTY HOLDINGS LLC
201 SW D ST
BENTONVILLE AR 72712
PARCEL #01-01740-000
LOT 6, W/2, 5/3 CLARK'S 2ND ADDN.
ZONED: R-1
5) JONES, GINA GUILLEM & DALE
728 JOHNS WELL CT
ARGYLE TX 76226
PARCEL #01-01113-000
LOT PT 166 BENTONVILLE ORIGINAL
ZONED: R-1
6) HILAND, JAMES W & SUSANNE M
407 W CENTRAL AVE
BENTONVILLE AR 72712-5244
PARCEL #01-01112-000
LOT PT 166 BENTONVILLE ORIGINAL & PT VACATED ST
ZONED: R-1
7) ROTH FAMILY PARTNERSHIP LLLP
6077 SW REGIONAL AIRPORT BLVD
STE 1
BENTONVILLE AR 72713
PARCEL #01-01111-000
LOT 205 BENTONVILLE ORIGINAL & PT VACATED ALLEY
ZONED: R-1

FIELD WORK:
APRIL 20 & 30, 2026

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

PROPERTY ZONED:
R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)
AIRPORT ZONE 3

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

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 55255
2)PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 434
3) PLAT OF SURVEY FILED IN BOOK L2025 AT PAGE 70585
4) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 1420
5) PLAT OF SURVEY FILED IN BOOK 3 AT PAGE 163
6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 826
7) PLAT OF SURVEY DATED 5/4/23, PREPARED BY BATES & ASSOCIATES FOR PHIL LIBIN & TAMMY SUN, JOB #15-176
8) CITY OF BENTONVILLE ORDINANCE 2019-169 FILED IN BOOK L2019 AT PAGE 61126
9) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 60752
10) WARRANTY DEED FILED IN BOOK L2026 AT PAGE 2874

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

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED FILED IN BOOK L2026 AT PAGE 2874.

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

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

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

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

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

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

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

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

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

BEUD NOTES:
1) OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

2) BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

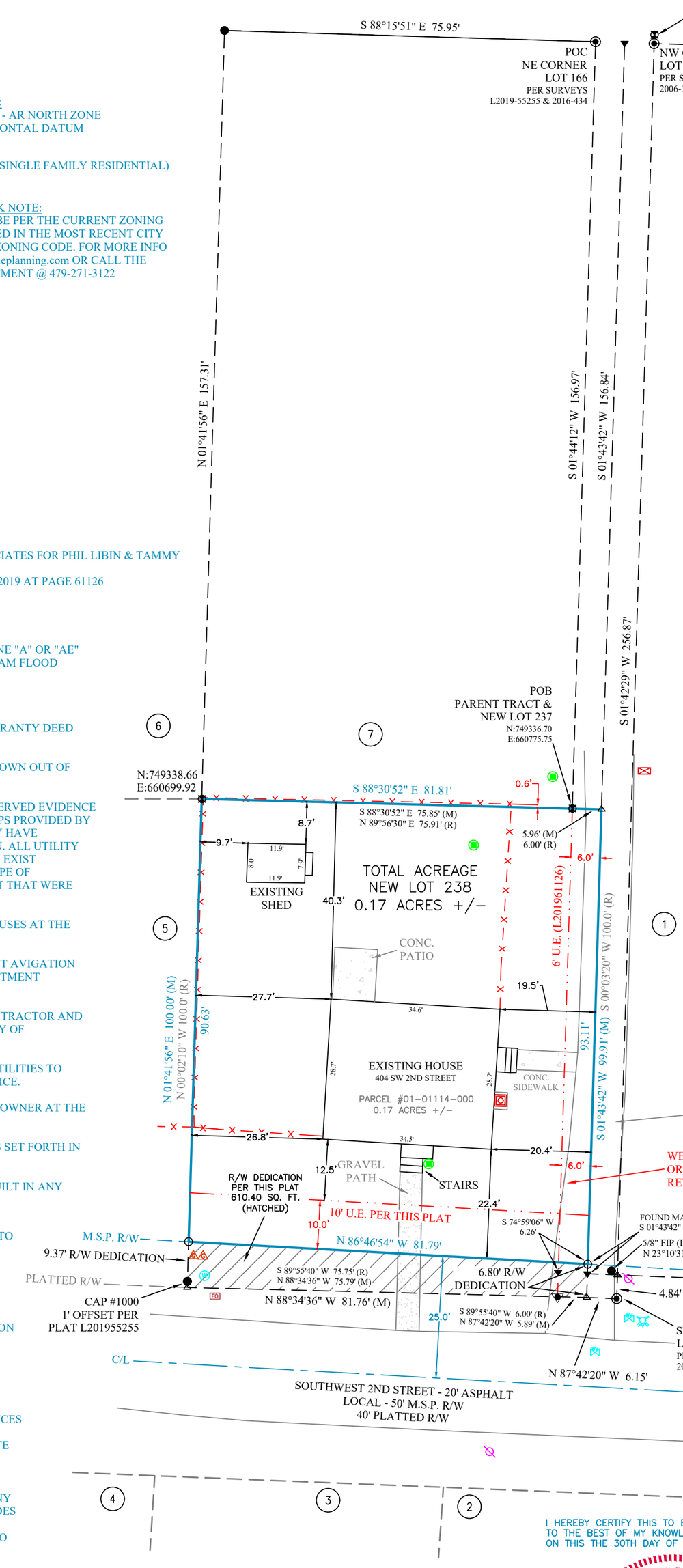
3) ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

4) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE

SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #01-01114-000:
A PART OF LOT 166 IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND ALSO A PART OF THE WEST HALF OF A 12' PLATTED ALLEY VACATED PER CITY OF BENTONVILLE ORDINANCE 2019-169 FILED AS DOCUMENT L201961126, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S01°44'12"W 156.97' FROM AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 166 AND RUNNING THENCE S88°30'52"E 5.96' TO THE CENTERLINE OF SAID VACATED ALLEY AND THE WEST LINE OF A SURVEY FILED IN BOOK L2025 AT PAGE 70585, THENCE ALONG SAID VACATED ALLEY CENTERLINE AND WEST SURVEY LINE S01°43'42"W 99.91', THENCE LEAVING SAID VACATED ALLEY CENTERLINE AND WEST SURVEY LINE N87°42'20"W 81.77' TO AN EXISTING REBAR, THENCE N01°41'56"E 98.76' TO AN EXISTING REBAR, THENCE S88°30'52"E 75.85' TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST 2ND STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OR RECORD.

NEW LOT #238:
A PART OF LOT 166 IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND ALSO A PART OF THE WEST HALF OF A 12' PLATTED ALLEY VACATED PER CITY OF BENTONVILLE ORDINANCE 2019-169 FILED AS DOCUMENT L201961126, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S01°44'12"W 156.97' FROM AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 166 AND RUNNING THENCE S88°30'52"E 5.96' TO THE CENTERLINE OF SAID VACATED ALLEY AND THE WEST LINE OF A SURVEY FILED IN BOOK L2025 AT PAGE 70585, THENCE ALONG SAID VACATED ALLEY CENTERLINE AND WEST SURVEY LINE S01°43'42"W 93.11' TO THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 2ND STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°42'20"W 81.79', THENCE LEAVING SAID RIGHT-OF-WAY N01°41'56"E 90.63' TO AN EXISTING REBAR, THENCE S88°30'52"E 75.85' TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



PROPERTY OWNER/DEVELOPER:
CC CURATED COLLECTIONS LLC
404 SW 2ND ST
BENTONVILLE, AR 72712

CONTACT INFO:
clcobb@att.net

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

CC CURATED COLLECTIONS LLC

SOURCE OF TITLE: WARRANTY DEED L202602874

DATE OF EXECUTION:_____

PRINTED:_____ SIGNED:_____

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED_____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

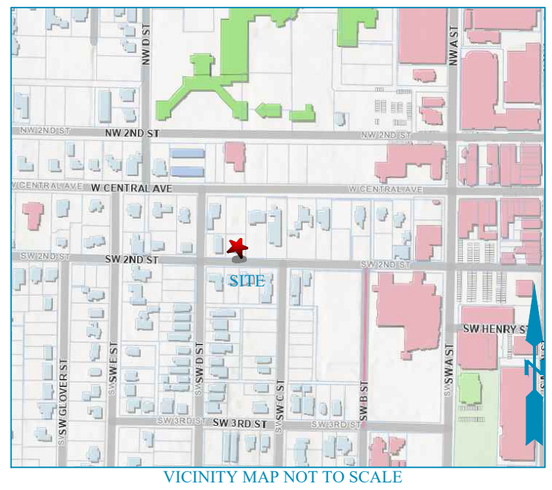
DATE OF EXECUTION: _____

SIGNED: _____
MAXWELL RICHARDS - REGISTERED LAND SURVEYOR NO. 1968 -
STATE OF ARKANSAS

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

0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

VICINITY MAP



VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT #PLA26-0018

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 30TH DAY OF APRIL, 2026.

REGISTERED
STATE OF ARKANSAS
NO. 1968
SIGNATURE
MAXWELL L. RICHARDS
PROFESSIONAL LAND SURVEYOR

DRAFT

DATE:

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.

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

(R) RECORD BEARING & DISTANCE
(M)MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND PIPE
FOUND 1/2" REBAR
FOUND 3/8" REBAR
FOUND MAG NAIL
COMPUTED POINT
AC CONDENSER UNIT
ELECTRICAL BOX
POWER POLE
FO FIBER OPTIC VAULT
GAS METER
CLEANOUT
W WATER METER
FIRE HYDRANT
WATER VALVE
BOUNDARY LINE (MEASURED)
PARCEL LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
UTILITY EASEMENT

DRAWING #26-110

FOR USE AND BENEFIT OF:
CC CURATED COLLECTIONS LLC

ADDRESS:
404 SOUTHWEST 2ND STREET
BENTONVILLE, ARKANSAS

DATE: 07/09/26 SCALE: 1"=20'
LOCATION: PT LOT 166 BENTONVILLE ORIGINAL
SURVEYED: LW DRAFTED: HH
DRAFT DATE: 05/07/26
REVIEWED: MR
COA #1335

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

BATES & ASSOCIATES, INC. Copyright 2026
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	7/14/2026	**Submitted By:**	Tracy Billings
Phone:	479-696-0229	**For Department(s):**	Planning
Email:	tbillings@bentonville.ar.gov		

Item Type (Check all that apply)

☐ Informational ☐ Bid Award ☐ Enter into an Agreement ☐ Change Order
☐ Recognizing Funds ☐ Budget Adjustment ☐ Waiver of Bid ☐ Emergency Clause
☐ Ordinance ☑ Resolution ☐ Informational

Title, Recommendation & Justification

Title:	Resolution Setting a Public Hearing for an Alley Right of Way Vacation (VAC26-0035)
Action Recommendation & Justification:	Resolution to set a Public Hearing for July 28, 2026 for an Alley Right of Way Vacation located at Lot 13, Block 11 of the Gilmore's Addition (VAC26-0035).
Additional Comments for Consideration (Optional):	
Amount for Approval:	$ 0

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER:_____

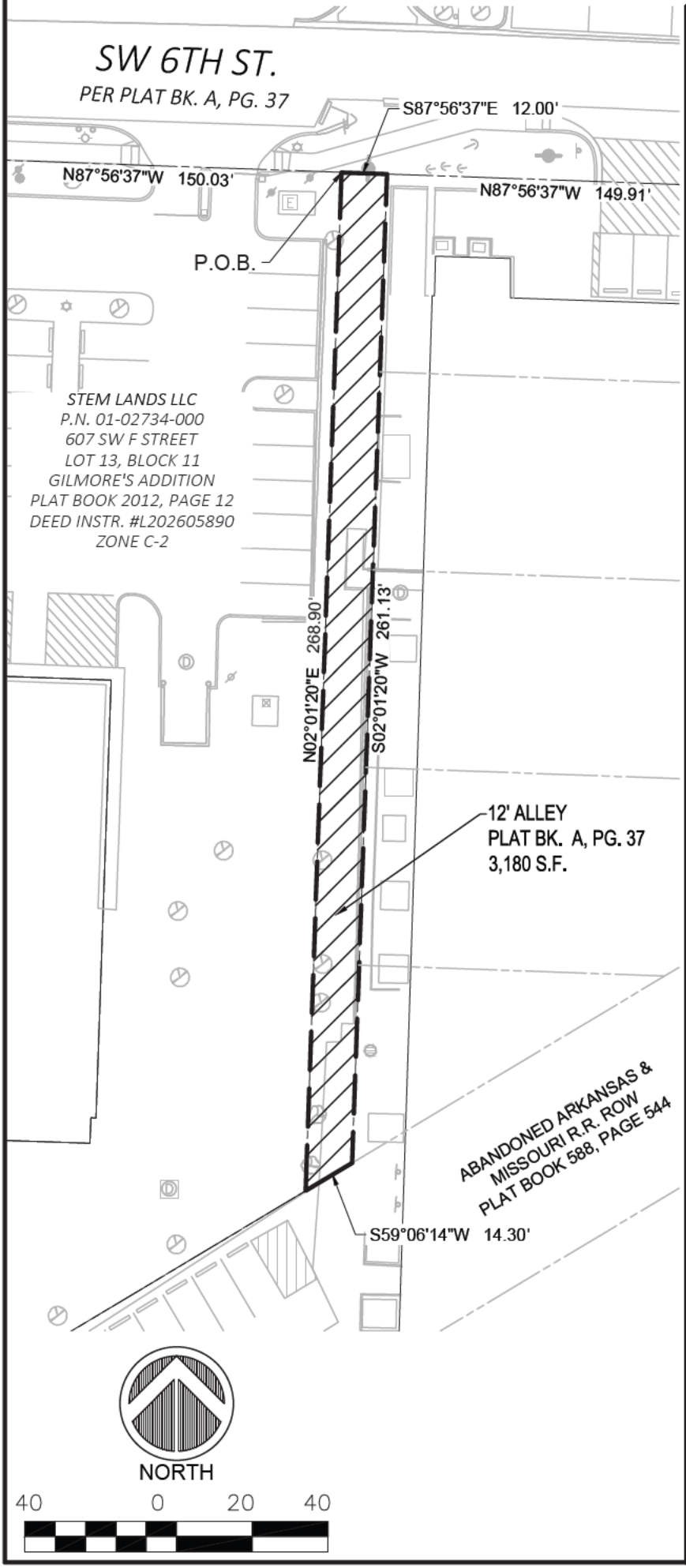
Budget Adjustment *(to be completed by Finance when applicable)*

		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		
		$ Expense	$ Revenue
Account Number (ORG-OBJECT)	Account Description		

Fund(s) Impacted (check all that apply) ☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):_____

Budget Impact Notes for Consideration (Optional):

EXHIBIT



A PORTION OF A 12 FOOT ALLEY, LYING IN BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT RECORD "A", PAGE 37, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 2012, AT PAGE 12, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 6TH STREET; THENCE S87°56'37"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OF SOUTHWEST 6TH STREET, A DISTANCE OF 12.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 4, PAGE 25; THENCE S02°01'20"W ALONG THE WESTERLY LINE OF LOTS 2, 4, 6, 8, & 10, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 4, PAGE 25, A DISTANCE OF 261.13 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED ARKANSAS MISSOURI RAILROAD RIGHT-OF-WAY; THENCE S59°06'14"W ALONG SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 14.30 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE N02°01'20"E ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 268.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 3,180 SQUARE FEET MORE OR LESS

REGISTERED
STATE OF
ARKANSAS
[redacted]
EN J. YO
SIONAL LAND SU

3/4/26

RESOLUTION NO._____

IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

WHEREAS, a petition was filed with the City Council of Bentonville, Arkansas by **STEM Lands, LLC** requesting an alley right of way vacation (VAC26-0035) within the City of Bentonville, Arkansas be vacated, which said alley right of way easement is described as follows:

A PORTION OF A 12 FOOT ALLEY, LYING IN BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT RECORD "A", PAGE 37, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 2012, AT PAGE 12, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 6TH STREET; THENCE S87°56'37"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OF SOUTHWEST 6TH STREET, A DISTANCE OF 12.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 4, PAGE 25; THENCE S02°01'20"W ALONG THE WESTERLY LINE OF LOTS 2, 4, 6, 8, & 10, BLOCK 11 OF GILMORE'S ADDITION, RECORDED IN PLAT BOOK 4, PAGE 25, A DISTANCE OF 261.13 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED ARKANSAS MISSOURI RAILROAD RIGHT-OF-WAY; THENCE S59°06'14"W ALONG SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 14.30 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE N02°01'20"E ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 268.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 3,180 SQUARE FEET MORE OR LESS

WHEREAS, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described alley right of way easement is set for a hearing July 28, 2026 at 6:00 p.m. in the City Council Chambers of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the _____ day of _____ 2026 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

_____
Malorie Marrs, City Clerk
Bentonville, Arkansas

_____
Stephanie Orman, Mayor
City of Bentonville, Arkansas

	Downtown Bentonville Mixed Use (The Hart on Main)
	212 N. Main St.
	PC Date: 7/21/2026

Staff Report Details

Project Number	(LSD26-0001)
Applicant / Current Owner	CEI / 216 and 220 North Main LLC
Site Area	+/- **[2.38]** Acres
Current Zoning	T5.2 Town Center High
Requested Zoning	
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	
Development Type / Use	Mixed-use commercial/residential development
Related projects	PLA26-0005

Property Description

Large Scale Development: N. Main Mixed Use, 212 and 220 N. Main LLC, 212 N. Main Street, Large-Scale Development, *LSD26-0001*

This is a large-scale mixed-use development north of the square on N. Main Street which proposes retail, offices, food and beverage, residential and subsurface parking. Building "A", the southerly structure, is six stories, (152,544 SF) consisting of 17 residential units. Building "B", the northerly building is seven stories, tapering to six stories on the north end, (277,445 SF) consisting of 184 residential units over three levels (157,603 SF) of subsurface parking. All the elevations along NE 2nd and N Main step back the highest areas of the buildings from the right of way. The project preserves and integrates the old jail building on N Main. The maximum height of the project is 80' (Downtown Core's maximum of 80', T5.2 of the new code has a max of 96').

273 parking spaces are required and 354 are provided. Vehicle access to the project will be achieved through a garage entrance off N. Main St., with pedestrian access on all sides of the subject site. Primary materials exceed 75% on this project and include brick, painted metal, and glazing. The special-use primary materials proposed are detailed on Sheet AP200 of the architectural drawings and include cross-laminated timber, Accoya wood siding, and cast stone.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The project is seeking the following waivers:

1. **Overhead Door:** A waiver under 1100.23 of the old code for the overhead door / loading dock on Main Street at the Wal Mart alley per the attached request. The building is surrounded by either the promenade or public street on all four sides so the applicant has minimized the footprint of the back of house operations to 38' at a location where there are no active facades across the street. Staff recommends approval as trees have been added to the north to screen the area when traveling from the north; to the south there are transformers that prevents any tree planting. The colors of the doors are such that they will blend with the building facade when closed.
2. **Trees:** along N. Main St: 21 required and18 provided
3. **Screening** along the north property line.
4. **Access Management:** Offset for north and south driveways and curb radii for the north and south driveways.

Conclusion

Staff recommends approval of the waivers and project with the condition that the road closure is not permitted with this approval - a separate road closure permit will be required once dates and limits of work are determined.

Additional Details

Water/sewer comments: This project is currently upstream of an interceptor at capacity, and as such cannot have a preconstruction meeting held until the capital project responsible for upgrading all of the downstream constraints has held a pre-construction meeting. Additionally, ADH approval is required prior to plan approval and the scheduling of a Pre-Construction meeting.

LARGE SCALE DEVELOPMENT PLANS

N MAIN MIXED USE

NE A STREET & NE MAIN STREET

BENTONVILLE, AR

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: THERE ARE NO KNOWN WETLANDS ON SITE. IF THERE ARISES ANY EVIDENCE OF A DESIGNATED WETLAND ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

CITY OF BENTONVILLE GENERAL NOTES:

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

B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY. INSPECTION REQUESTS MAY BE MADE TO WATERSEWER@BENTONVILLE.AR.COM.

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

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

E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.

F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF ON B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

G. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR ANY SIDEWALK AND STREET CLOSURES TO CEI FOR SUBMITTAL AND APPROVAL BY THE CITY AND ARDOT.

H. A PAVEMENT PRE-CONSTRUCTION MEETING WILL BE REQUIRED. ALL REQUIRED DOCUMENTS WILL NEED TO BE SUBMITTED TO THE CITY OF BENTONVILLE BEFORE A PAVEMENT PRE-CONSTRUCTION CAN BE SCHEDULED.

I. 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.

J. A PROMENADE STREET SHALL NOT BE USED BY ANY CONTRACTOR FOR ANY CONSTRUCTION RELATED ACTIVITIES.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0225K
MAP REVISED: JUNE 5, 2012

WAIVERS REQUESTED:

1. SEC 1100.02 ACCESS MANAGEMENT STANDARDS (APPLIES TO NORTH GARAGE DRIVEWAY AND SOUTH SERVICE DRIVEWAY)

(4) OFFSET. EITHER THE CENTERLINE OF OPPOSING NONRESIDENTIAL DRIVEWAYS SHALL ALIGN, OR SHALL BE OFFSET NO LESS THAN SEVENTY-FIVE (75) FEET. THIS CONDITION SHALL NOT APPLY WHERE A PERMANENT MEDIAN EXISTS WITHOUT BREAK FOR THESE DRIVEWAYS.

2. SEC 1100.02 ACCESS MANAGEMENT STANDARDS (APPLIES TO NORTH GARAGE DRIVEWAY AND SOUTH SERVICE DRIVEWAY)

(4) CURB RADIUS. TO ENSURE SAFE TURN MOVEMENTS, TURNING RADII FOR COMMERCIAL DRIVE CURB CUTS SHOULD BE AT LEAST 15' FOR CURB CUTS ALONG STREETS DESIGNATED ON THE CITY OF BENTONVILLE'S MASTER STREET PLAN. EXCEPTIONS MAY BE GRANTED THROUGH A WAIVER TO THE PLANNING COMMISSION FOR SHORTER RADII IN THE DOWNTOWN AREA AND FOR LARGER RADII NEEDED WHERE THERE MAY BE A NEED TO ACCOMMODATE TRUCK TRAFFIC.

3. SEC 1100.15 SIDEWALK REQUIREMENTS (APPLIES TO MAIN STREET SIDEWALK AT NORTH END OF PROPERTY)

(d) REQUIREMENT. THE OWNER OF ANY PROPERTY ABUTTING A PUBLIC STREET OR HIGHWAY FOR WHICH A SIDEWALK IS REQUIRED BY THE CITY'S CURRENT MASTER STREET PLAN, SHALL CONSTRUCT A SIDEWALK ACCORDING TO THE MASTER STREET PLAN AND AS SET FORTH IN THE CITY'S CURRENT ADOPTED STANDARD SPECIFICATIONS FOR STREETS.

4. SEC 1400.09 SCREENING REQUIREMENTS (APPLIES TO NORTH PROPERTY LINE)

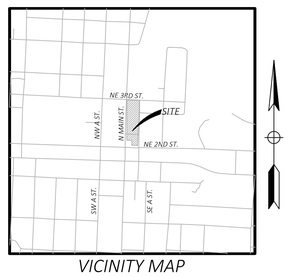
(c) SCREEN TYPE A: OPAQUE SCREEN. INTENDED TO EXCLUDE ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION.
(1) MINIMUM HEIGHT. MINIMUM HEIGHT OF TWENTY (20) FEET. OPAQUE FROM THE GROUND TO A HEIGHT OF SIX (6) FEET, INTERMITTENT VISUAL OBSTRUCTION PERMITTED FROM ABOVE THE OPAQUE PORTION.
(2) MATERIALS. MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BERM, PLANTED EVERGREEN VEGETATION, OR EXISTING EVERGREEN VEGETATION.

5. SEC 1400.16 DOWNTOWN ZONING DISTRICTS LANDSCAPING (APPLIES TO TREES ALONG MAIN STREET)

(b) DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS. THE TABLE BELOW ESTABLISHES THE MINIMUM REQUIREMENTS, UNLESS OTHERWISE INDICATED, FOR TREE PLANTINGS ALONG STREETS IN THE DOWNTOWN ZONING DISTRICTS.
(1) REQUIREMENT - ARTERIAL OR COLLECTOR STREET: 1 TREE PER 30 LINEAR FEET

6. SEC 1100.23 DOWNTOWN NON-RESIDENTIAL AND MIXED USE DESIGN STANDARDS

(d) (1) DOWNTOWN COMMERCIAL BUILDING DESIGN STANDARDS.
(a) FACADES. LOADING DOCKS,OVERHEAD DOORS, AND OTHER SERVICE ENTRIES ARE PROHIBITED ON PRIMARY STREETFACING FACADES. FEATURES ADDED TO THE FACADE, SUCH AS BALCONIES AND SHUTTERS, SHALL BE BE USEABLE AND/OR OPERATIONAL TO ENSURE AUTHENTICITY OF DESIGN.



VICINITY MAP
NOT TO SCALE
Latitude: 36°22'24"N
Longitude: 94°12'30"W

SITE DATA		
SITE AREA		2.38 ACRES (104,009 ± SF)
BUILDING AREA SEE ARCH. SHEET G002 FOR ADDITIONAL INFORMATION	BUILDING "A"	152,544 SF
		17 CONDOS
	BUILDING "B"	277,445 SF
		184 APARTMENTS
	BELOW GRADE PARKING GARAGE	157,603 SF
	TOTAL	587,592 SF
ZONING		DOWNTOWN CORE
PARKING REQUIRED		273 SPACES, SEE ARCH. SHEET G005 FOR CALCS.
PARKING PROVIDED		313 SPACES
FRONT SETBACK DC RESIDENTIAL		20' MAX
FRONT SETBACK DC NONRESIDENTIAL		0' MAX
SIDE SETBACK		0' MIN
REAR SETBACK		0' MIN
HEIGHT STANDARDS		20' MIN - 80' MAX
DOWNTOWN DISTRICT ENCROACHMENT STANDARDS (SEC 401.8-B)	HEIGHT CLEARANCE	8' MIN
	SETBACK ADJ TO STREET	2' MIN BACK OF CURB

NOTE:
THIS SITE LIES WITHIN AIRPORT ZONE C (3); OUTER SAFETY ZONE (OSZ). THIS SITE MEETS THE REQUIREMENTS OF ZONE C (3).

CEI CONTACT:

NAME: JON STANLEY
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NAME: BENJAMIN POWELL, P.E.
ENGINEER OF RECORD
EMAIL: BPOWELL@CEIENG.COM
PHONE: (479) 273-9472

NAME: SASHA WEST
CONSTRUCTION MANAGER
EMAIL: SWEST@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

OWNER: 216 AND 220 N. MAIN, LLC
CONTACT: JARED FACISZEWSKI
ADDRESS: 100 NW 2ND ST
BENTONVILLE, AR 72712
PHONE: (479) 422-2680

DEVELOPER: RIVERSIDE RESOURCES
CONTACT: BARRETT LEPORE
EMAIL: BLEPORE@RIVERSIDERESOURCES.COM
PHONE: (512) 771-3173

ARCHITECT: HdM US / Page LLC
CONTACT: GERARD ROBINSON
ADDRESS: 4250 N VENETIAN LANE
FAYETTEVILLE, AR 72703
EMAIL: GROBINSON@PAGETHINK.COM
PHONE: (512) 472-6721

MEP: BURO HAPPOLD
CONTACT: TIMOTHY WASHINGTON
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SUITE 08-130
ATLANTA, GA 30361
EMAIL: TIMOTHY.WASHINGTON@BUROHAPPOLD.COM
PHONE: (470) 681-7746

LANDSCAPE: NUDGE DESIGN
CONTACT: PHILIP KOSKE
ADDRESS: 127 EAST RIVERSIDE #103
AUSTIN, TX 78704
EMAIL: PHILIP.KOSKE@NUDGEDESIGN.COM
PHONE: (512) 586-4630

PLAN INDEX:

C0.0 COVER SHEET
C0.1 TOPO SURVEY
C1.0 DEMOLITION PLAN
C2.0 SITE PLAN
C2.1 SIGHT TRIANGLE EXHIBIT
C2.2 MAINTENANCE OF TRAFFIC
C3.0 GRADING PLAN
C3.1 N MAIN STREET PROFILE
C4.0 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES & DETAILS
C5.0 UTILITY PLAN
C5.1 WATER LINE PROFILES
C6.0 DETAIL SHEET 1

ASSOCIATED PLANS:

1. CITY OF BENTONVILLE STANDARD WATER AND SEWER DETAILS
2. CITY OF BENTONVILLE ELECTRIC STANDARD DETAILS
3. CITY OF BENTONVILLE STANDARD STREET DETAILS

RESOURCE LIST:

CITY OF BENTONVILLE

PLANNING DEPARTMENT
TYLER OVERSTREET
DIRECTOR
305 S.W. A STREET
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TOVERSTREET@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT
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STORMWATER
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STREET DEPARTMENT
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PHONE: (479) 271-3130

ELECTRIC DEPARTMENT
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3135 EXT. 2

WATER DEPARTMENT
BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140
BEAU.THOMPSON@BENTONVILLE.AR.GOV

WASTEWATER DEPARTMENT
CHRIS EARL
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3161
CHRIS.EARL@BENTONVILLE.AR.GOV

FIRE DEPARTMENT
JUSTIN SCANTLIN
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927
(479) 685-1096
JSCANTLIN@BENTONVILLEAR.COM

BUILDING AND FIRE SAFETY
BRAD ARNOLD
305 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

FRANCHISE UTILITIES

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

TELEPHONE
AT&T
BRENT BALDWIN
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FAYETTEVILLE, AR 72701
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BB6585@ATT.COM

CABLE
COX COMMUNICATIONS
TIMOTHY GOSS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
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TIMOTHY.GOSS@COX.COM

Know what's below.
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LSD26-0001

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DRAWING LOCATION - P:\13000\13833.01\DRAWINGS\[DESIGN - BLOG]WORKING\13833-CS-BLOG.DWG -- SAVED BY - SBLACKWELL

HdM US / Page LLC
An Arkansas Limited Liability Company
HERZOG & DE MEURON Page/

HdM US / Page LLC
4250 N VENETIAN LANE
FAYETTEVILLE, AR 72703

TEL 512 472 6721
FAX 512 477 3211

CEI Solutions for Land and Life

CONSULTANT TEAM

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300-397 W 7TH AVE
VANCOUVER, BC
V5Y 1M2
604 731 7412

MEP
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1175 PEACHTREE ST NE
SUITE 08-130
ATLANTA, GA, 30361
470 681 7746

CIVIL
CEI
2600 NE 11TH ST
BENTONVILLE, AR 72712
479 273 9472

LANDSCAPE
NUDGE DESIGN
127 EAST RIVERSIDE #103
AUSTIN, TX 78704
512 586 4630

EXTERIOR ENVELOPE
RDH BUILDING SCIENCE
6145 BROADWAY
DENVER, CO 80216
720 991 0001

PARKING
HWA PARKING
9600 GREAT HILLS TRAIL
SUITE 150 W
AUSTIN, TX 78759

ACOUSTICS
SLR INTERNATIONAL CORP
2925 BRIARPARK DR, SUITE 675
HOUSTON, TX 77042
713 789 9400

VERTICAL TRANSPORTATION, FACADE ACCESS, BUILDING LOGISTICS
LERCH BATES
326 S. JEFFERSON STREET, SUITE 760
CHICAGO, IL 60661
815 793 8221

KEYPLAN

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

ARKANSAS
LICENSED PROFESSIONAL ENGINEER
BENJAMIN AUGUST POWELL
No. 21635
06/19/2026

CLIENT

216 AND 220 NORTH MAIN, LLC
125 W CENTRAL AVE, SUITE 200
BENTONVILLE, AR 72712

PROJECT

N MAIN
MIXED USE
NE A STREET & NE MAIN STREET
BENTONVILLE, AR

CEI PROJECT NUMBER	CEI PROFESSIONAL OF RECORD
33833	BAP
CEI PROJECT MANAGER	CEI DESIGNER
JS	SB
CEI REVISION	
REV-4	
CITY PROJECT #	ARCH PROJECT #
LSD26-0001	31CM23116

ORIGINAL ISSUE

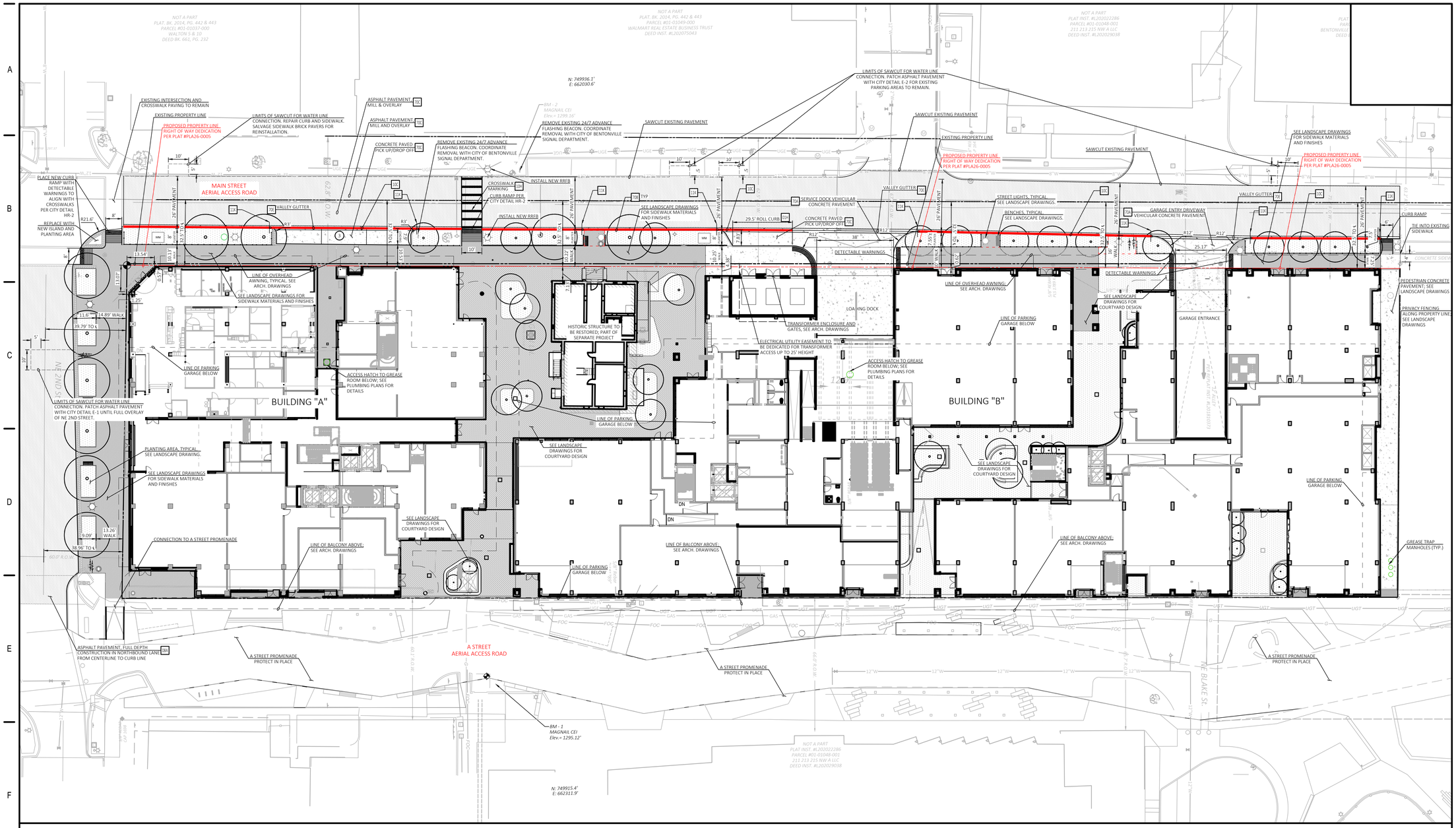
LARGE SCALE DEVELOPMENT PLANS
6/19/2026

SHEET NAME

COVER SHEET

SHEET NUMBER

C0.0



EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Break Line
- G — Gas Line
- FOC — Underground Fiber Optic Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- (SWR) — Storm Drainage Pipe
- UGT — Underground Telephone Line
- UGTV — Underground Communication Line
- W — Water Line
- UGE — Underground Electric Line
- Chainlink Fence Line
- Wood Fence Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LSAYXXX"
- Found Nail (As Noted)
- Found Pipe (As noted)
- Found Chiseled "X"
- Found Brass Cap (As Noted)
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Circular Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Water Valve
- Traffic Sign (Type of Sign)
- Telephone Manhole (TMH)
- Fire Department Connection
- Irrigation Control Box
- Air Conditioner Unit
- Handicap Parking (ADA)
- Bollard / Guard Post
- Ground Light
- Light Pole Straight
- Light Pole Overhanging
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Light Pole (4 Lamps)
- MB — Mailbox
- MW — Monitoring Well
- Gas Riser
- Water Riser
- Electric Riser
- Telephone Riser
- Cable TV Vault
- Electric Vault
- Fiber Optic Vault
- Telephone Vault
- (Size) — Tree (Deciduous)
- (Size) — Tree (Evergreen)
- Bush
- BH — Building Height
- FF — Finished Floor

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01H/70B.
- BUILDING CONTROL POINT
- # — PROPOSED LOADING / DELIVERY SPACES
- ASPHALT PAVING (SEE CITY OF BENTONVILLE STREET SPECS).
- SIDEWALK PAVING, VARIES (SEE LANDSCAPE PLANS).
- LANDSCAPE AREA, VARIES (SEE LANDSCAPE PLANS).
- CONCRETE PAVEMENT

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A.

SITE DETAILS

01H TYPE H CURB (ROLL OVER)
10H CROSSWALK MARKING
10C FIRE LANE MARKING
11K NO PARKING FIRE LANE SIGN
70A CITY OF BENTONVILLE COMMERCIAL DRIVEWAY (DETAIL DW-2)
70B CITY OF BENTONVILLE CURB AND GUTTER (DETAIL CG-1)
70C DOWNTOWN COLLECTOR WITH PARKING (SECTION DETAIL)
70D DOWNTOWN COLLECTOR WITHOUT PARKING (SECTION DETAIL)
70E CONCRETE VALLEY GUTTER

CITY OF BENTONVILLE NOTES

A. ALL PROPOSED SIGNAGE SHALL REQUIRE A SEPARATE PERMIT

B. ALL PROPOSED FENCING SHALL REQUIRE A SEPARATE PERMIT

C. THIS SITE LIES WITHIN AIRPORT ZONE C (3); OUTER SAFETY ZONE (OSZ). THIS SITE MEETS THE REQUIREMENTS OF ZONE C (3).

D. ALL ROAD CLOSURES MUST FOLLOW THE CITY OF BENTONVILLE "MINIMUM STANDARD SPECIFICATIONS FOR STREETS (2024)". CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC SHEETS IN ACCORDANCE WITH ARTICLE 300 OF THE "MINIMUM STANDARD SPECIFICATIONS FOR STREETS (2024)".

E. LOCATIONS FOR NEW RRFBs TO BE STAKED PRIOR TO FOUNDATION INSTALLATION AND APPROVED BY CITY OF BENTONVILLE SIGNAL DEPARTMENT.

F. A PROMENADE STREET SHALL NOT BE USED BY ANY CONTRACTOR FOR ANY CONSTRUCTION RELATED ACTIVITIES.

SITE BENCHMARK

BENCHMARK #1: MAG NAIL NORTHING: 749935.90' EASTING: 662297.90' ELEVATION: 1295.12'

BENCHMARK #2: MAG NAIL NORTHING: 749934.50' EASTING: 662049.60' ELEVATION: 1299.16'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

Know what's below. Call before you dig.

SITE DATA

SITE AREA	2.38 ACRES (104,009 ± SF)
BUILDING AREA	587,592 GSF
ZONING	DOWNTOWN CORE
PARKING REQUIRED	273 SPACES, SEE ARCH. SHEET G005 FOR CALCS.
PARKING PROVIDED	313 SPACES
FRONT SETBACK DC RESIDENTIAL	20' MAX
FRONT SETBACK DC NONRESIDENTIAL	0' MAX
SIDE SETBACK	0' MIN
REAR SETBACK	0' MIN
HEIGHT STANDARDS	20' MIN - 80' MAX
ENCROACHMENT STANDARDS	8' MIN HEIGHT CLEARANCE 2' MIN SETBACK ADJ TO STREET

NOTE:
SITE IS LOCATED IN AIRPORT ZONE C (3) OUTER SAFETY ZONE (OSZ).

LSD26-0001

HdM US / Page LLC
An Arkansas Limited Liability Company

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HdM US / Page LLC
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300-397 W 7TH AVE
VANCOUVER, BC
V5Y 1M2
604 731 7412

MEP
BURO HAPPOLD
1175 PEACHTREE ST NE
SUITE 08+130
ATLANTA, GA. 30361
470 681 7746

CIVIL
CEI
2600 NE 11TH ST.
BENTONVILLE, AR 72712
479 273 9472

LANDSCAPE
NUDGE DESIGN
127 EAST RIVERSIDE #103
AUSTIN, TX 78704
512 586 4630

EXTERIOR ENVELOPE
RDH BUILDING SCIENCE
6143 BROADWAY
DENVER, CO 80216
720 991 0001

PARKING
HWA PARKING
9600 GREAT HILLS TRAIL
SUITE 150 W
AUSTIN, TX 78759

ACOUSTICS
SLR INTERNATIONAL CORP
2925 BRIARPARK DR. SUITE 675
HOUSTON, TX 77042
713 789 9400

VERTICAL TRANSPORTATION, FACADE ACCESS, BUILDING LOGISTICS
LERCH BATES
328 S. JEFFERSON STREET, SUITE 760
CHICAGO, IL 60661
815 793 8221

KEYPLAN

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 21635 — BENJAMIN AUGUSS POWELL
06/19/2026

CLIENT

216 AND 220 NORTH MAIN, LLC
125 W CENTRAL AVE, SUITE 200
BENTONVILLE, AR 72712

PROJECT

N MAIN MIXED USE

NE A STREET & NE MAIN STREET
BENTONVILLE, AR

CEI PROJECT NUMBER 30833	**CEI PROFESSIONAL OF RECORD** BAP
CEI PROJECT MANAGER JB	**CEI DESIGNER** SB
CEI REVISION REV-4	
CITY PROJECT # LSD26-0001	**ARCH PROJECT #** 31CMD3116

ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT PLANS
6/19/2026

SHEET NAME

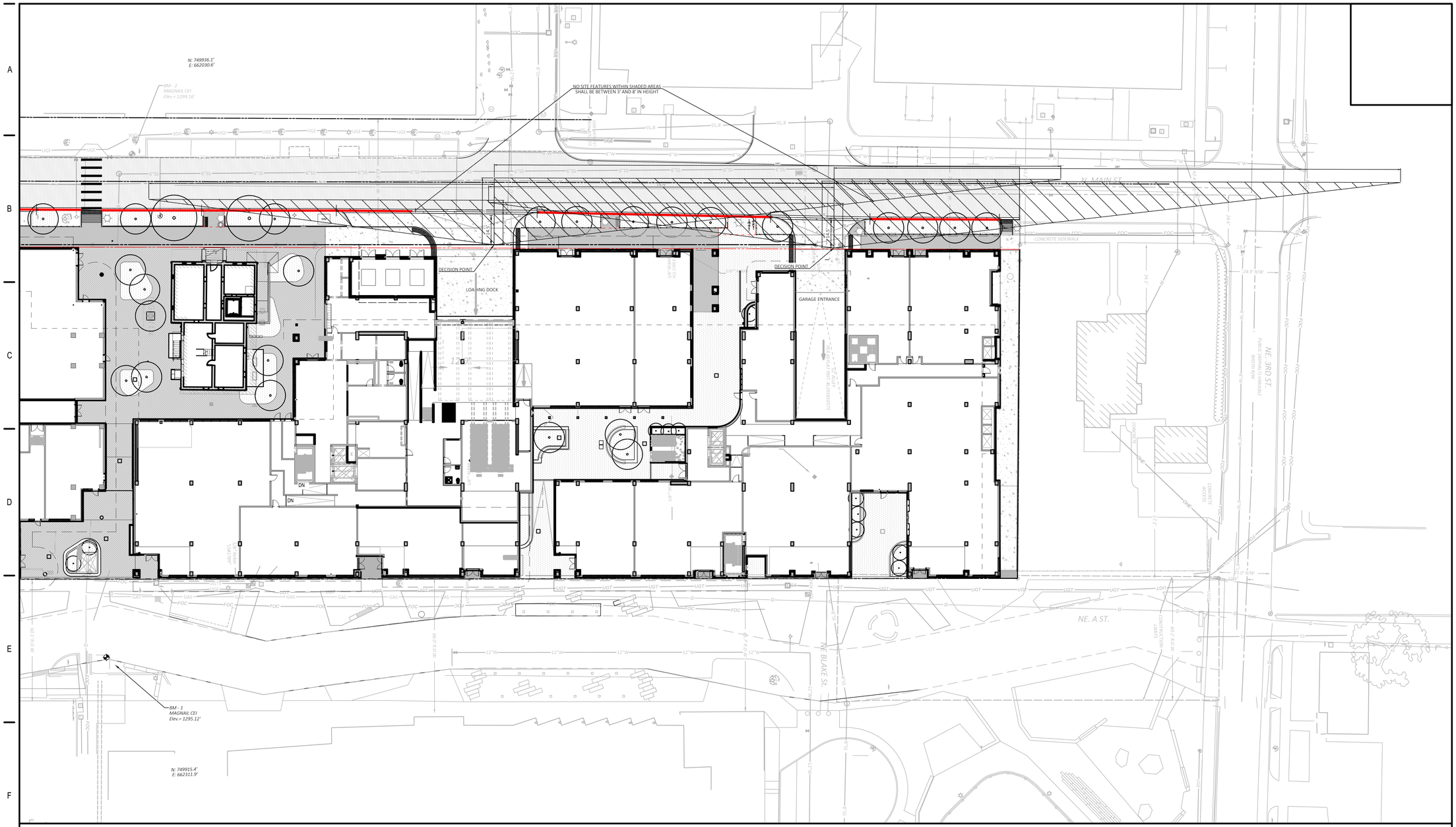
SITE PLAN

SHEET NUMBER

C2.0

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EXISTING LEGEND

Boundary Line	Utility Pole
Adjoining Boundary Line	Water Valve
Right-of-Way Line	Traffic Sign (Type of Sign)
Easement Line	Telephone Manhole (TMH)
Centerline	Fire Department Connection
Break Line	Irrigation Control Box
Gas Line	Air Conditioner Unit
Underground Fiber Optic Line	Handicap Parking (ADA)
Overhead Electric Line	Bollard / Guard Post
Sanitary Sewer Line	Ground Light
Storm Drainage Pipe	Light Pole Straight
Underground Telephone Line	Light Pole Overhanging
Underground Communication Line	Light Pole (1 Lamp)
Water Line	Light Pole (2 Lamps)
Underground Electric Line	Light Pole (3 Lamps)
Chainlink Fence Line	Light Pole (4 Lamps)
Wood Fence Line	Mailbox
Benchmark (BM)	Monitoring Well
Found Monument (As Noted)	Gas Riser
Set 5/8" Rebar "LSIXXXX"	Water Riser
Found Nail (As Noted)	Electric Riser
Found Pipe (As noted)	Telephone Riser
Found Chiseled "X"	Cable TV Vault
Found Brass Cap (As Noted)	Electric Vault
Gas Meter	Fiber Optic Vault
Electric Meter	Telephone Vault
Water Meter	Tree (Deciduous)
Drainage Manhole (DMH)	Tree (Evergreen)
Grate Inlet (GI)	Bush
Circular Grate Inlet (GI)	Building Height
Fire Hydrant	Finished Floor
Sewer Manhole (SMH)	
Sewer Clean Out	
Guy Wire / Anchor	

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER, SEE DETAIL 01H/708.
- BUILDING CONTROL POINT
- PROPOSED LOADING / DELIVERY SPACES
- ASPHALT PAVING (SEE CITY OF BENTONVILLE STREET SPECS).
- SIDEWALK PAVING, VARIES (SEE LANDSCAPE PLANS).
- LANDSCAPE AREA, VARIES (SEE LANDSCAPE PLANS).
- CONCRETE PAVEMENT

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A.

CITY OF BENTONVILLE NOTES

A. ALL PROPOSED SIGNAGE SHALL REQUIRE A SEPARATE PERMIT

B. ALL PROPOSED FENCING SHALL REQUIRE A SEPARATE PERMIT

C. THIS SITE LIES WITHIN AIRPORT ZONE C (3); OUTER SAFETY ZONE (OS2). THIS SITE MEETS THE REQUIREMENTS OF ZONE C (3).

D. 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.

E. A PROMENADE STREET SHALL NOT BE USED BY ANY CONTRACTOR FOR ANY CONSTRUCTION RELATED ACTIVITIES.

SITE BENCHMARK

BENCHMARK #1: MAG NAIL NORTHING: 749915.90'
EASTING: 662297.90'
ELEVATION: 1295.12'

BENCHMARK #2: MAG NAIL NORTHING: 749934.50'
EASTING: 662049.60'
ELEVATION: 1299.16'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

Know what's below.
Call before you dig.

SITE DATA	
SITE AREA	2.38 ACRES (104,009 ± SF)
BUILDING AREA	587,592 GSF
ZONING	DOWNTOWN CORE
PARKING REQUIRED	273 SPACES, SEE ARCH. SHEET G005 FOR CALCS.
PARKING PROVIDED	313 SPACES
FRONT SETBACK DC RESIDENTIAL	20' MAX
FRONT SETBACK DC NONRESIDENTIAL	0' MAX
SIDE SETBACK	0' MIN
REAR SETBACK	0' MIN
HEIGHT STANDARDS	20' MIN - 80' MAX
ENCROACHMENT STANDARDS	8' MIN HEIGHT CLEARANCE 2' MIN SETBACK ADJ TO STREET

NOTE:
SITE IS LOCATED IN AIRPORT ZONE C (3) OUTER SAFETY ZONE (OS2).

LSD26-0001

DRAWING LOCATION - P:\33600\53833\RDWKING\DESIGN - BIDDWORKING\53833-SP-BLDG.DWG - SAVED BY - SBLACKWELL

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KEYPLAN

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

ARKANSAS
LICENSED PROFESSIONAL ENGINEER
BENJAMIN AUGUST POWELL
No. 21635
06/19/2026

CLIENT

216 AND 220 NORTH MAIN, LLC
125 W CENTRAL AVE, SUITE 200
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PROJECT

N MAIN MIXED USE

NE A STREET & NE MAIN STREET
BENTONVILLE, AR

CEI PROJECT NUMBER 33833	**CEI PROFESSIONAL OF RECORD** BAP
CEI PROJECT MANAGER JS	**CEI DESIGNER** SB
CEI REVISION REV.4	
CITY PROJECT # LSD26-0001	**ARCH PROJECT #** 31CM23116

ORIGINAL ISSUE

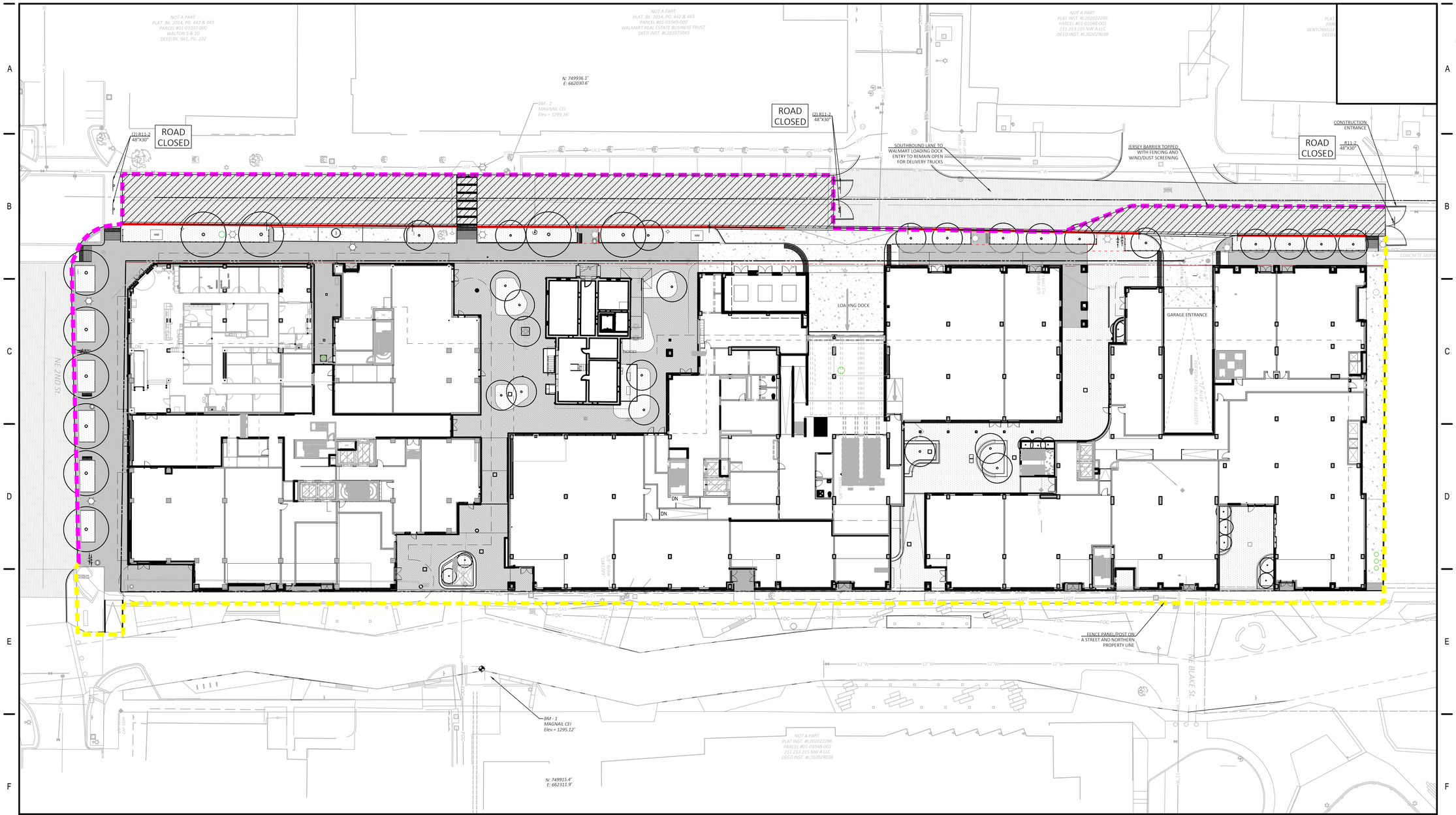
LARGE SCALE DEVELOPMENT PLANS
6/19/2026

SHEET NAME

SIGHT TRIANGLE EXHIBIT

SHEET NUMBER

C2.1



EXISTING LEGEND

Boundary Line	Utility Pole
Adjoining Boundary Line	Water Valve
Right-of-Way Line	Traffic Sign (Type of Sign)
Easement Line	Telephone Manhole (TMH)
Centerline	Fire Department Connection
Break Line	Irrigation Control Box
G — Gas Line	Air Conditioner Unit
FOC — Underground Fiber Optic Line	Handicap Parking (ADA)
OHE — Overhead Electric Line	Bollard / Guard Post
SS — Sanitary Sewer Line	Ground Light
(Size) — Storm Drainage Pipe	Light Pole Straight
UGT — Underground Telephone Line	Light Pole Overhanging
UGTV — Underground Communication Line	Light Pole (1 Lamp)
W — Water Line	Light Pole (2 Lamps)
UGE — Underground Electric Line	Light Pole (3 Lamps)
Chainlink Fence Line	Light Pole (4 Lamps)
Wood Fence Line	Mailbox
Benchmark (BM)	Monitoring Well
Found Monument (As Noted)	Gas Riser
Set 5/8" Rebar "LSI#XXX"	Water Riser
Found Nail (As Noted)	Electric Riser
Found Pipe (As noted)	Telephone Riser
Found Chiseled "X"	Cable TV Vault
Found Brass Cap (As Noted)	Electric Vault
Gas Meter	Fiber Optic Vault
Electric Meter	Telephone Vault
Water Meter	
Drainage Manhole (DMH)	Tree (Deciduous) (Size)
Grate Inlet (GI)	
Circular Grate Inlet (GI)	Tree (Evergreen) (Size)
Fire Hydrant	
Sewer Manhole (SMH)	Bush
Sewer Clean Out	BH — Building Height
Guy Wire / Anchor	FF — Finished Floor

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONSTRUCTION AREA
- ROAD CLOSURE AREA
- SIGN

CITY OF BENTONVILLE NOTES

A. A PROMENADE STREET SHALL NOT BE USED BY ANY CONTRACTOR FOR ANY CONSTRUCTION RELATED ACTIVITIES.

SITE BENCHMARK

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0 20' 30' 40'
SCALE IN FEET

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

LSD26-0001

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CHICAGO, IL 60661
815 793 8221

KEYPLAN

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 21635 BENJAMIN AUGUST POWELL
06/19/2026

CLIENT

216 AND 220 NORTH MAIN, LLC
125 W CENTRAL AVE, SUITE 200
BENTONVILLE, AR 72712

PROJECT

N MAIN MIXED USE

NE A STREET & NE MAIN STREET
BENTONVILLE, AR

CEI PROJECT NUMBER: 13833	CEI PROFESSIONAL OF RECORD: BAP
CEI PROJECT MANAGER: JS	CEI DESIGNER: SB
CEI REVISION: REV.4	
CITY PROJECT #: LSD26-0001	ARCH PROJECT #: 31CM23116

ORIGINAL ISSUE

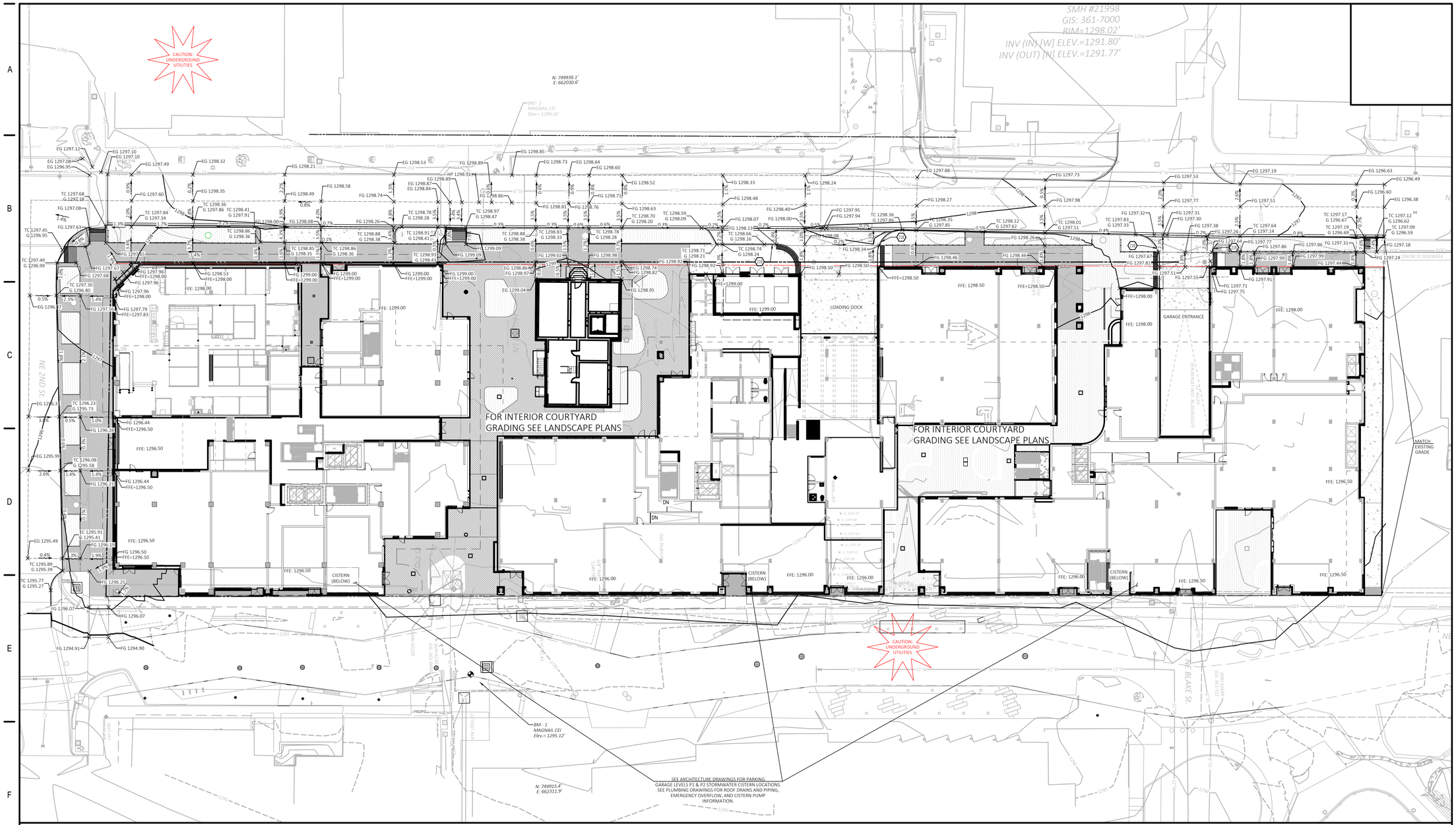
LARGE SCALE DEVELOPMENT PLANS
6/19/2026

SHEET NAME

MAINTENANCE OF TRAFFIC

SHEET NUMBER

C2.2



EXISTING LEGEND

Boundary Line	Utility Pole
Adjoining Boundary Line	Water Valve
Right-of-Way Line	Traffic Sign (Type of Sign)
Easement Line	Telephone Manhole (TMH)
Centerline	Fire Department Connection
Break Line	Irrigation Control Box
Gas Line	Air Conditioner Unit
Underground Fiber Optic Line	Handicap Parking (ADA)
Overhead Electric Line	Bollard / Guard Post
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Found Pipe (As noted)	Telephone Riser
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Found Brass Cap (As Noted)	Electric Vault
Gas Meter	Fiber Optic Vault
Electric Meter	Telephone Vault
Water Meter	Tree (Deciduous) (Size)
Drainage Manhole (DMH)	Tree (Evergreen) (Size)
Grate Inlet (GI)	Bush
Circular Grate Inlet (GI)	Building Height
Fire Hydrant	Finished Floor
Sewer Manhole (SMH)	
Sewer Clean Out	
Guy Wire / Anchor	

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01H/708.
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- GRATE INLET

GRADING NOTES

21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 26A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

CITY OF BENTONVILLE NOTES

A. A PROMENADE STREET SHALL NOT BE USED BY ANY CONTRACTOR FOR ANY CONSTRUCTION RELATED ACTIVITIES.

SITE BENCHMARK

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NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

NOTE: ELIMINATE ALL CROSS LOT DRAINAGE DURING CONSTRUCTION.

0 20' 30' 40'
SCALE IN FEET

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

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CEI REVISION REV4	
CITY PROJECT # LSD26-0001	ARCH PROJECT # 310M2316

ORIGINAL ISSUE
LARGE SCALE DEVELOPMENT PLANS
6/19/2026

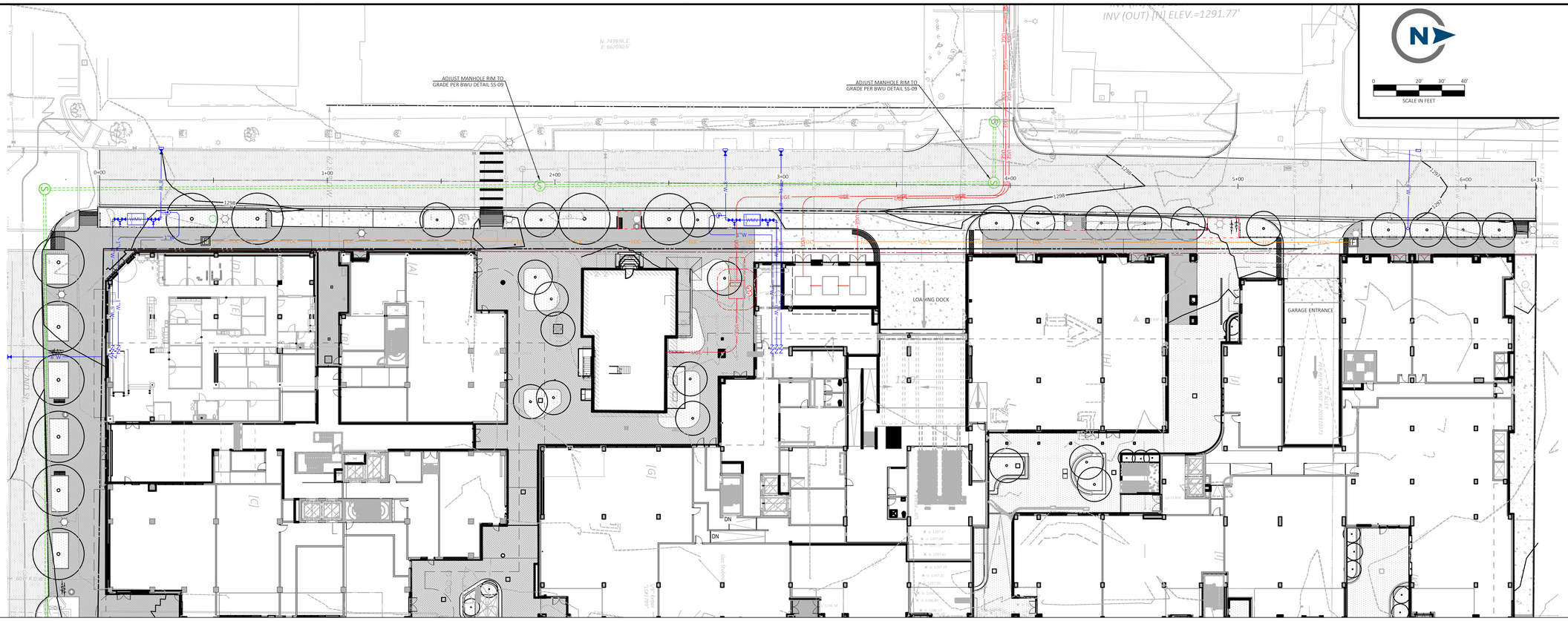
SHEET NAME
GRADING PLAN

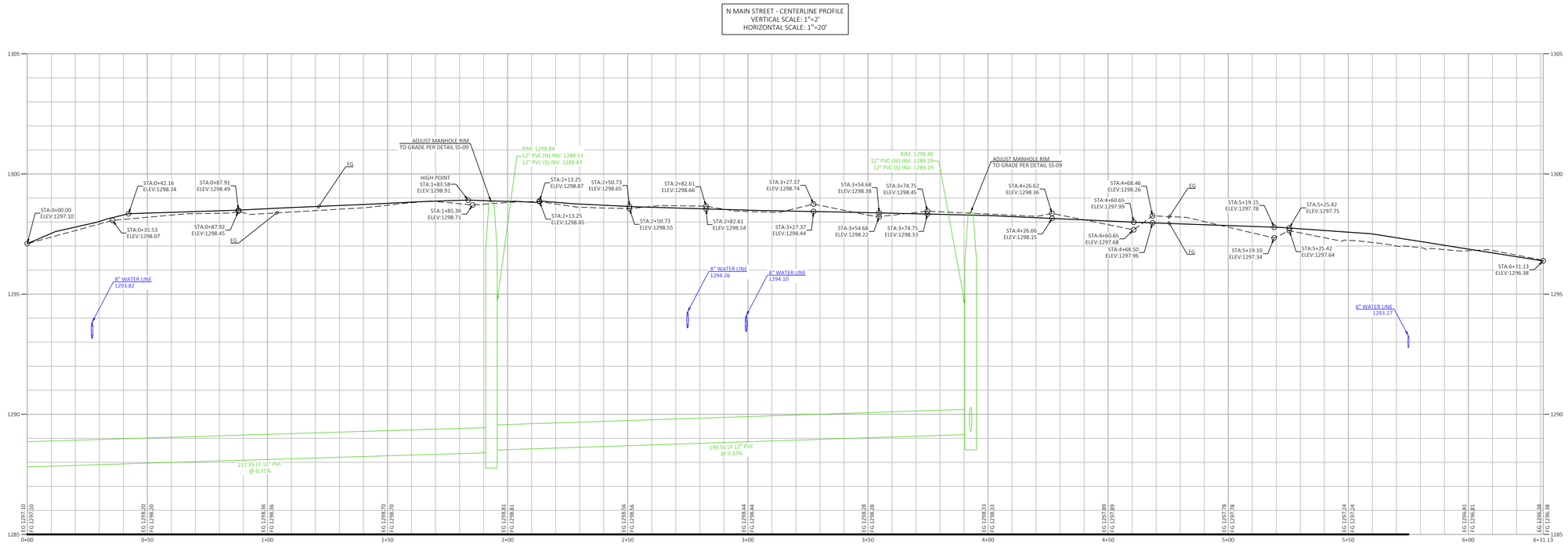
SHEET NUMBER
C3.0

LSD26-0001

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LSD26-0001

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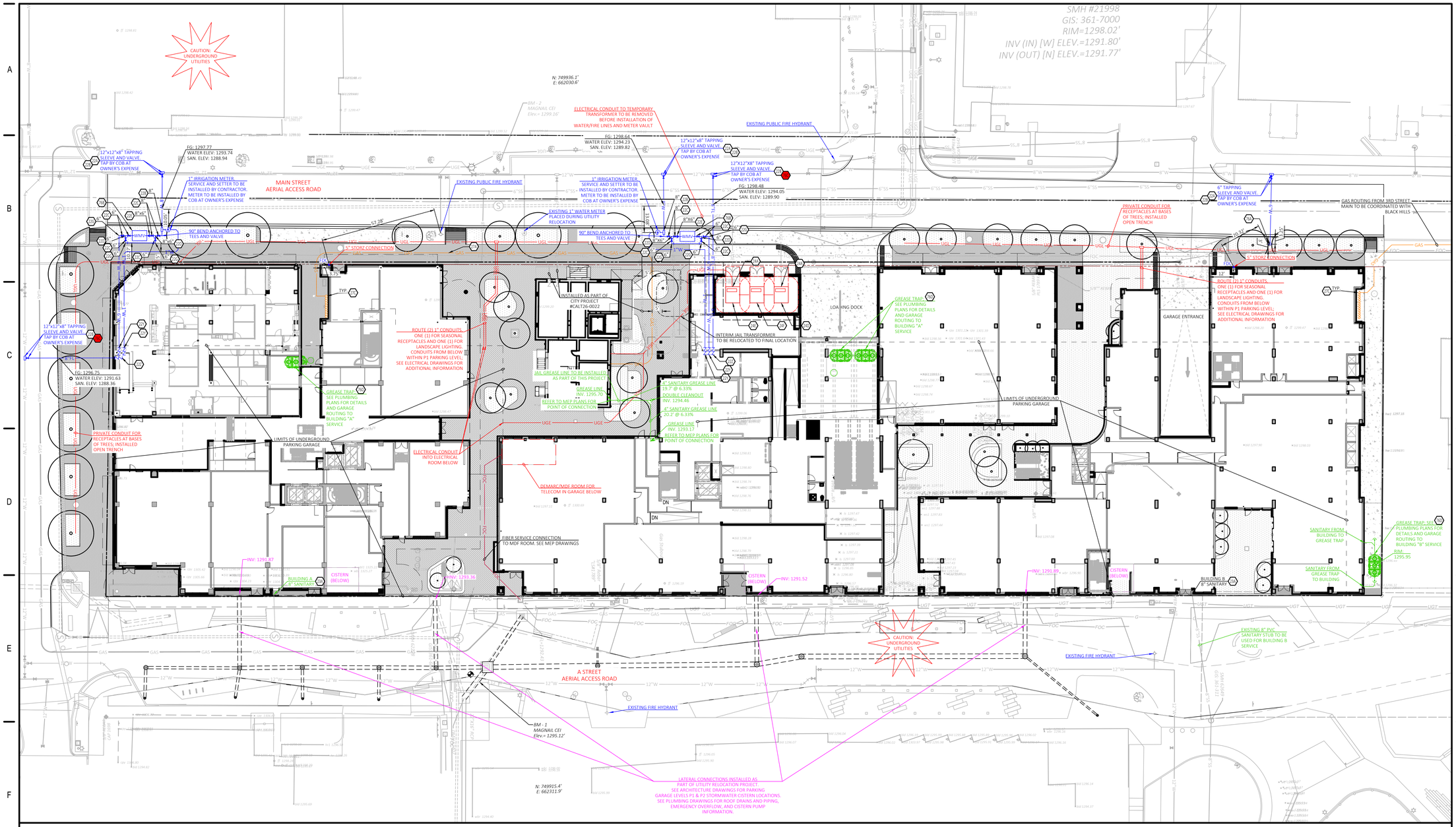
ORIGINAL ISSUE
LARGE SCALE DEVELOPMENT PLANS
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SHEET NAME
N MAIN STREET PROFILE

SHEET NUMBER
C3.1

DRAWING LOCATION: P:\33000\33833.01\DWKING\SHEETS\LSD26 - BLDG\WORKING\33833-ROAD PROFILE BLDG.DWG - SAVED BY: SBLACKWELL

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EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Break Line
- Gas Line
- Underground Fiber Optic Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Telephone Line
- Underground Communication Line
- Water Line
- Underground Electric Line
- Chainlink Fence Line
- Wood Fence Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LSXXXXX"
- Found Nail (As Noted)
- Found Pipe (As noted)
- Found Chiseled "X"
- Found Brass Cap (As Noted)
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Circular Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Water Valve
- Traffic Sign (Type of Sign)
- Telephone Manhole (TMH)
- Fire Department Connection
- Irrigation Control Box
- Air Conditioner Unit
- Handicap Parking (ADA)
- Bollard / Guard Post
- Ground Light
- Light Pole Straight
- Light Pole Overhanging
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Light Pole (4 Lamps)
- Mailbox
- Monitoring Well
- Gas Riser
- Water Riser
- Electric Riser
- Telephone Riser
- Cable TV Vault
- Electric Vault
- Fiber Optic Vault
- Telephone Vault
- Tree (Deciduous) (Size)
- Tree (Evergreen) (Size)
- Bush
- Building Height
- Finished Floor

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"G — GAS SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- X"SS — SANITARY SEWER SERVICE
- X"W — WATER SERVICE
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- WATER METER
- GATE VALVE
- REDUCER
- DOUBLE CHECK VALVE

UTILITY NOTES

22A POINT OF CONNECTION - WATER SERVICE (PER BWU SPECS AND DETAILS).
22B M.J.TAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22C M.J.GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22D M.J.TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22E M.J. REDUCER (SEE SIZES THIS SHEET).
22G 90 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22Y INTERIOR RPZ BACKFLOW PREVENTER (PER BWU SPECS AND DETAILS).
22Z INTERIOR DCVA TYPE BACKFLOW PREVENTER (PER BWU SPECS AND DETAILS).
23A POINT OF CONNECTION - SANITARY SEWER SERVICE.
24A POINT OF CONNECTION - ELECTRICAL SERVICE.
24D BUILDING A ELECTRIC TRANSFORMER (3500 KVA, 480Y/277V 3-PHASE TRANSFORMER (FRONT FACING STREET). SEE BEUD DETAIL DS1417 FOR TRANSFORMER / CT METER SETUP).
24E BUILDING B ELECTRIC TRANSFORMER (4000 KVA, 480Y/277V 3-PHASE TRANSFORMER (FRONT FACING STREET). SEE BEUD DETAIL DS1417 FOR TRANSFORMER / CT METER SETUP).
24F RELOCATED JAIL TRANSFORMER.
27A POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS).
27C PROPOSED GAS METER.
76A FIRE HYDRANT AND VALVE (PER BWU SPECS & DETAILS).
76B 6" METER VAULT (5'W x 7.25L x 7'D; REFER TO BWU WATER DETAIL W12 FOR PIPE LAYOUT). CONTRACTOR TO PROVIDE 6" SENSUS OMNI T2 METER.
76C RED LOCKING LID MARKED "FIRE".
76D SCHIER GB-1500 GREASE INTERCEPTOR.

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE PVC C-900 DR-18 WITH 48" MIN. COVER.
B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.
C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.
H. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
I. IBR INSPECTION ONLY AFTER FIRE LINE PLAN HAS BEEN SUBMITTED TO THE CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY THE FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE PLAN.
J. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
K. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
L. 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.
M. SEE SEWER STUDY INCLUDED WITH LSD26-0001 FOR PROJECTED SEWER LOADING INFORMATION.
N. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024.

CITY OF BENTONVILLE NOTES

A. A PROMENADE STREET SHALL NOT BE USED BY ANY CONTRACTOR FOR ANY CONSTRUCTION RELATED ACTIVITIES.

SITE BENCHMARK

BENCHMARK #1: MAG NAIL NORTHING: 749915.90' EASTING: 662297.98' ELEVATION: 1295.12'
BENCHMARK #2: MAG NAIL NORTHING: 749934.50' EASTING: 662049.80' ELEVATION: 1299.16'

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

Know what's below. Call before you dig.

PROPOSED PLUS EXISTING SEWER LOADING

Reach	Proposed and Existing Sewer Loading Connection Point	Peak Factor	Average Flow (gpm)	Peak Flow (gpm)	Average Flow (cfs)	Peak Flow (cfs)
South	Proposed Building B1 (A) - To Structure S-2	4.15	11.84	49.15	0.03	0.11
	Existing To GIS Structure 361-7000 (S-1)	4.36	1.93	8.42	0.00	0.02
	Existing To GIS Structure 361-349	4.02	13.12	52.76	0.03	0.12
	Existing To GIS Structure 361-8017	4.14	0.74	3.08	0.00	0.01
North	Proposed Building B2 (B) - To Blake Street Connection	3.92	44.27	173.55	0.10	0.39
	Existing To GIS Structure 361-336	3.91	1.31	5.13	0.00	0.01
	Existing To GIS Structure 361-691	3.91	0.39	1.52	0.00	0.01
Convergence	Existing To GIS Structure 361-314	3.68	29.70	109.29	0.07	0.24
South Reach Limiting Capacity prior to convergence into 12"		1.77 cfs	794.43 gpm			
South Reach Peak flow at limiting line prior to convergence into 12"		0.13 cfs	58.35 gpm			
Remainder of Flow into South Reach downstream of limiting line		0.12 cfs	53.86 gpm			
North Reach Limiting Capacity prior to convergence into 12"		0.73 cfs	327.65 gpm			
North Reach Peak flow at limiting line prior to convergence into 12"		0.41 cfs	184.02 gpm			
Offsite flows coming entering the system from the south		0.24 cfs	107.72 gpm			
Total Capacity of convergence into 12"		10.04 cfs	4506.26 gpm			
Total Peak flow of convergence into 12"		0.91 cfs	408.44 gpm			

Flow and flow duration for commercial uses are based on ADH Appendix B and 10 States Standards.

Blue filled rows are added to determine the total peak flow at the convergence point.

LSD26-0001

HdM US / Page LLC
An Arkansas Limited Liability Company
HERZOG & DE MEURON Page/

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4250 N VENETIAN LANE
FAYETTEVILLE, AR 72703

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FAX 512 477 3211

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VANCOUVER, BC
V5Y 1M2
604 731 7412

MEP
BURO HAPPOLD
1175 PEACHTREE ST NE
SUITE 08+130
ATLANTA, GA, 30361
470 681 7746

CIVIL
CEI
2900 NE 11TH ST
BENTONVILLE, AR 72712
479 273 9472

LANDSCAPE
NUDGE DESIGN
127 EAST RIVERSIDE #103
AUSTIN, TX 78704
512 586 4630

EXTERIOR ENVELOPE
RDH BUILDING SCIENCE
6145 BROADWAY
DENVER, CO 80216
720 991 0001

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HWA PARKING
9600 GREAT HILLS TRAIL
SUITE 150 W
AUSTIN, TX 78759

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SLR INTERNATIONAL CORP
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HOUSTON, TX 77042
713 789 9400

VERTICAL TRANSPORTATION, FACADE ACCESS, BUILDING LOGISTICS
LERCH BATES
328 S JEFFERSON STREET, SUITE 760
CHICAGO, IL 60661
815 793 8221

KEYPLAN

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 21635 BENJAMIN AUGUST POWELL
06/19/2026

CLIENT
216 AND 220 NORTH MAIN, LLC
125 W CENTRAL AVE, SUITE 200
BENTONVILLE, AR 72712

PROJECT
N MAIN
MIXED USE
NE A STREET & NE MAIN STREET
BENTONVILLE, AR

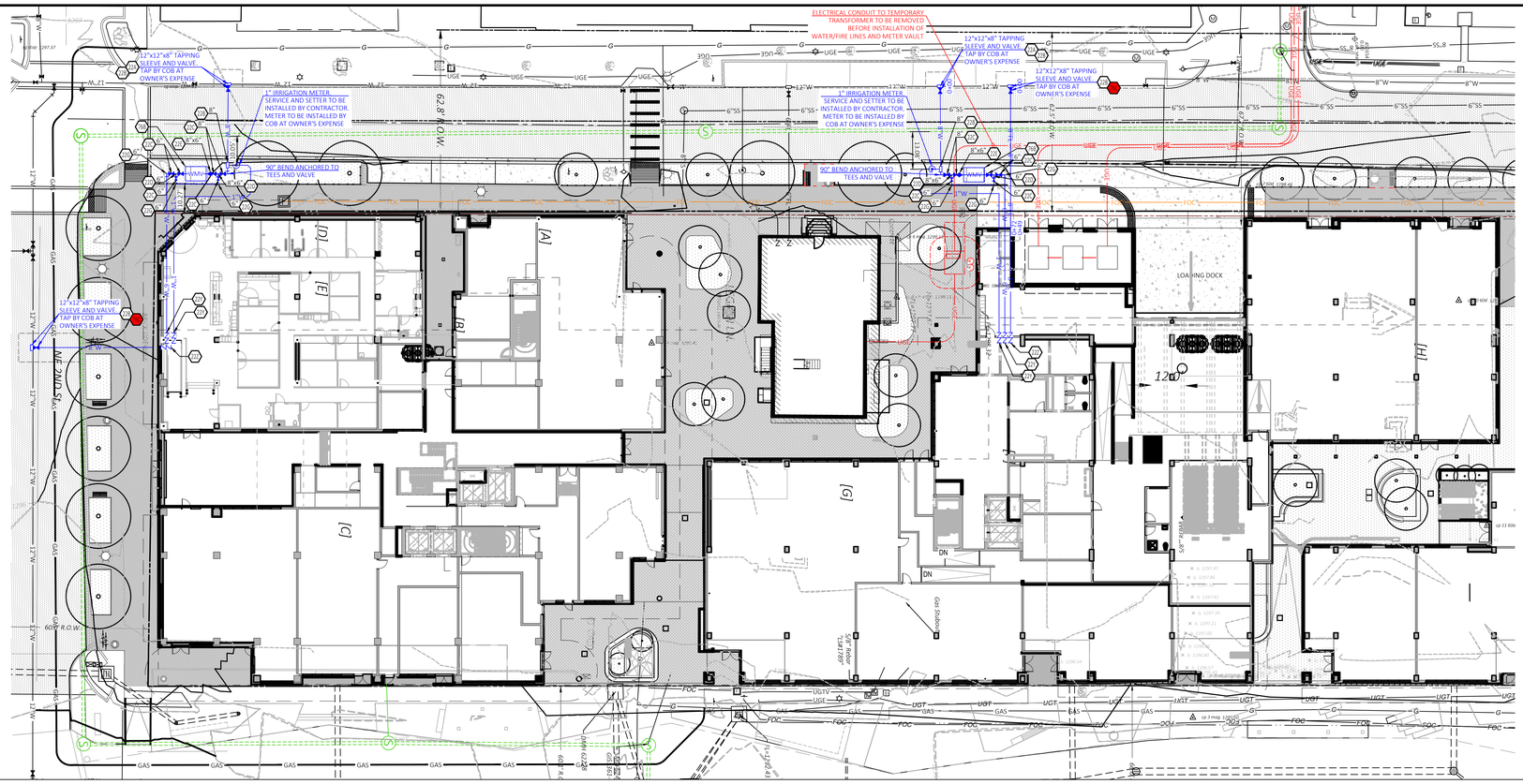
CEI PROJECT NUMBER	CEI PROFESSIONAL OF RECORD
33833	BAP
CEI PROJECT MANAGER	CEI DESIGNER
JS	SB
CEI REVISION	
REV-4	
CITY PROJECT #	ARCH PROJECT #
LSD26-0001	3YDM23116

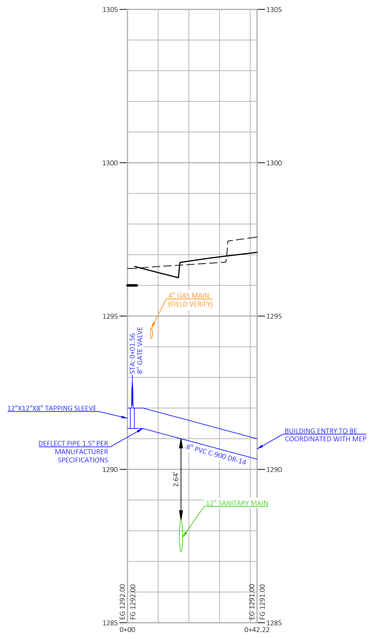
ORIGINAL ISSUE
LARGE SCALE DEVELOPMENT PLANS
6/18/2026

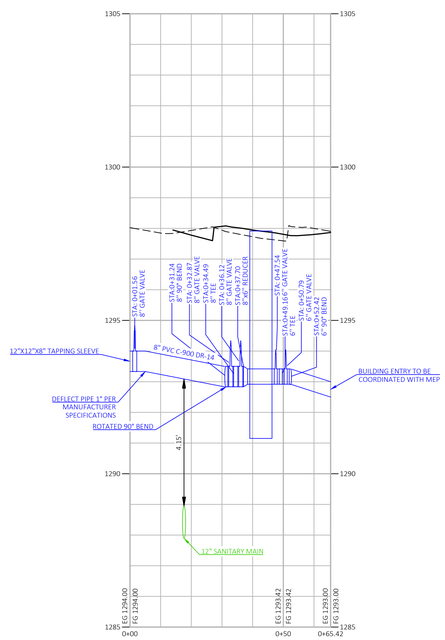
SHEET NAME
UTILITY PLAN

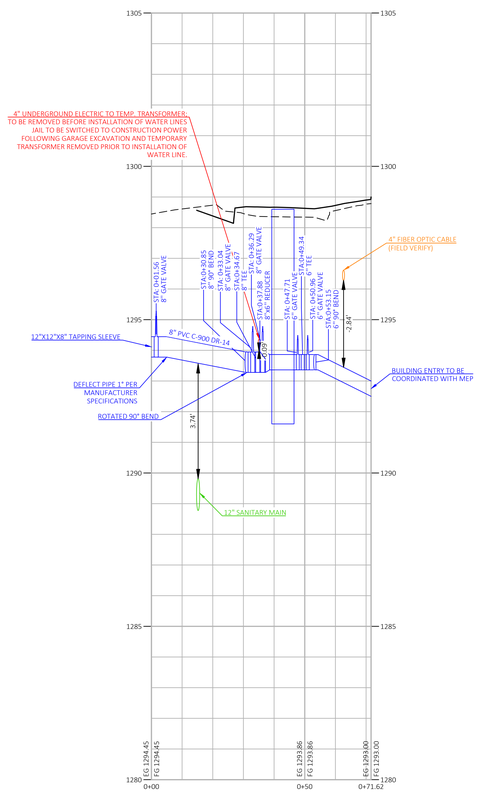
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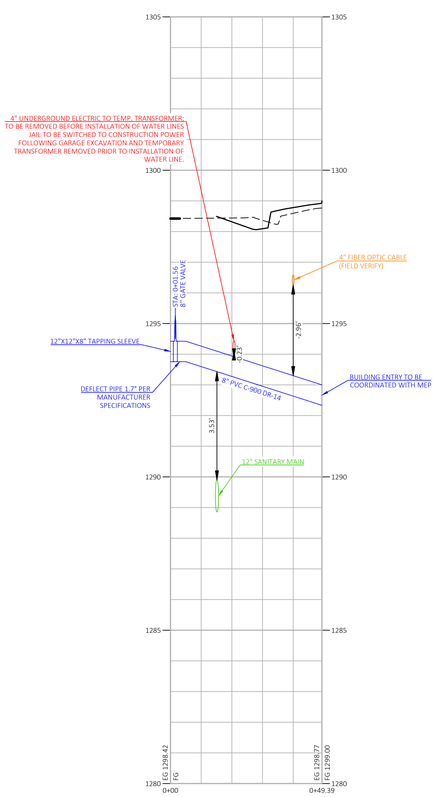
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KEYPLAN

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REVISION	DESCRIPTION	DATE

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06/19/2026

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MIXED USE
NE A STREET & NE MAIN STREET
BENTONVILLE, AR

CEI PROJECT NUMBER: 33833	CEI PROFESSIONAL OF RECORD: BAP
CEI PROJECT MANAGER: JS	CEI DESIGNER: SB
CEI REVISION: REV-4	
CITY PROJECT #: LSD26-0001	ARCH PROJECT #: 31CM23116

ORIGINAL ISSUE
LARGE SCALE DEVELOPMENT PLANS
6/19/2026

SHEET NAME
WATER LINE PROFILES

SHEET NUMBER
C5.1

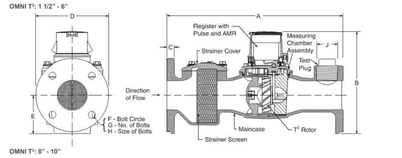
LSD26-0001

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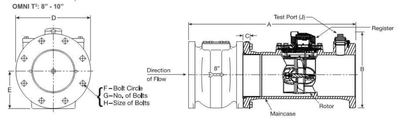
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OMNI T²: 1-1/2", 2", 3", 4", 6", 8" and 10" Sizes

OMNI T²: 1 1/2" - 6"



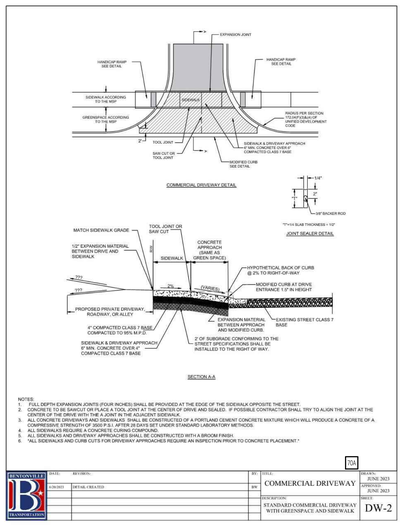
OMNI T²: 8" - 10"



DIMENSIONS AND NET WEIGHTS

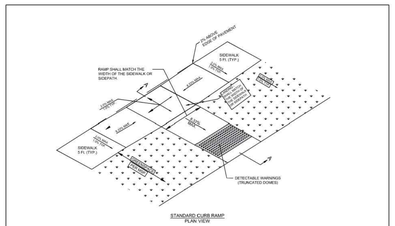
Meter and Pipe Size	Normal Operating Range		Connections	A	B	C	D	E	F	G	H	J	Net Weight	Shipping Weight
1-1/2" DN 40mm	1 gpm 28 m³/hr	200 gpm 45 m³/hr	Flanged	13" 330mm	7-7/8" 200mm	10-1/6" 264mm	5-1/8" 130mm	2-5/16" 59mm	4" 102mm	2	5/8" 16mm	1" 25mm	18.8 lbs. 8.53 kg.	22.8 lbs. 10.20 kg.
2" DN 50mm	1.5 gpm 34 m³/hr	250 gpm 57 m³/hr	Flanged	17" 430mm	7-7/8" 200mm	10-1/6" 264mm	5-3/4" 146mm	2-5/16" 59mm	4-1/2" 114mm	2	3/4" 19mm	1-1/2" 40mm	27.4 lbs. 12.42 kg.	34.5 lbs. 15.65 kg.
3" without Strainer DN 80mm	1.5 gpm 34 m³/hr	250 gpm 57 m³/hr	Flanged	10" 254mm	7-7/8" 200mm	1" 25mm	5-3/4" 146mm	2-5/16" 59mm	4-1/2" 114mm	2	3/4" 19mm	N/A	17.4 lbs. 7.9 kg.	24.5 lbs. 11.11 kg.
3" DN 80mm	2.5 gpm 57 m³/hr	650 gpm 148 m³/hr	Flanged	19" 430mm	8-3/4" 223mm	3/4" 19mm	7-7/8" 200mm	4-1/8" 105mm	6" 153mm	4	5/8" 16mm	2" 50mm	48.9 lbs. 22.00 kg.	57.4 lbs. 26.04 kg.
4" DN 100mm	5 gpm 68 m³/hr	1250 gpm 284 m³/hr	Flanged	23" 584mm	11-3/16" 284mm	10/16" 24mm	9-1/8" 232mm	4-3/4" 121mm	7-1/2" 191mm	6	5/8" 16mm	2" 50mm	67.9 lbs. 30.80 kg.	75.8 lbs. 34.38 kg.
6" DN 150mm	8 gpm 91 m³/hr	2500 gpm 568 m³/hr	Flanged	27" 685mm	13-1/4" 336mm	10/16" 24mm	11" 279mm	5-3/4" 146mm	9-1/2" 242mm	8	3/4" 19mm	2" 50mm	140 lbs. 52.3 kg.	160 lbs. 61.6 kg.
8" DN 200mm	5 gpm 1.1 m³/hr	3500 gpm 795 m³/hr	Flanged	30-1/8" 765 mm	15" 381 mm	11/16" 17 mm	13-1/2" 343 mm	6-3/4" 172 mm	11-3/4" 300 mm	8	3/4" 19 mm	2" NPT	471 lbs. 214 kg.	521 lbs. 236 kg.
10" DN 250mm	6 gpm 1.4 m³/hr	5500 gpm 1249 m³/hr	Flanged	41-1/8	19" 485mm	11/16" 17mm	16" 408mm	8-1/2" 216mm	14-1/4" 362mm	12	7/8" 22mm	2" NPT	686 lbs. 311 kg.	745 lbs. 338 kg.

SENSUS



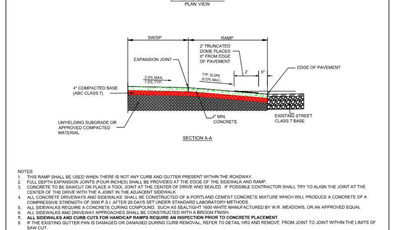
NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE 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 SEAL-TIGHT 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 MANUFACTURING	DATE:	REVISIONS:	BY:	TITLE: HANDICAP RAMP	DRAWN: JUNE 2023
	ACCEPTED	DETAIL CREATED	BW	DESCRIPTION: HANDICAP RAMP FOR USE WITH NO CURB AND GUTTER	APPROVED: JUNE 2023
					SHEET: HR-1



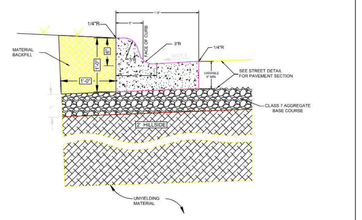
NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
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BENTONVILLE MANUFACTURING	DATE:	REVISIONS:	BY:	TITLE: HANDICAP RAMP	DRAWN: JUNE 2023
	ACCEPTED	DETAIL CREATED	BW	DESCRIPTION: HANDICAP RAMP WITH RETURN CURB	APPROVED: JUNE 2023
					SHEET: HR-2



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 CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH A BROOM FINISH.
5. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEAL-TIGHT 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 MANUFACTURING	DATE:	REVISIONS:	BY:	TITLE: CURB AND GUTTER	106
	ACCEPTED	DETAIL CREATED	BW	DESCRIPTION: TYPE "A" CURB AND GUTTER	DRAWN: JUNE 2023
					APPROVED: JUNE 2023
					SHEET: CG-1



CURB & GUTTER NOTES:
1. EXPANSION 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.
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
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.



"NO PARKING - FIRE LANE" SIGN
N.T.S. 111



W =	WIDTH (feet) OF FIRE LANE
R =	RADIUS NECESSARY TO ACCOMMODATE FIRE VEHICLES
WR =	TURNING RADIUS PAVEMENT WIDTH

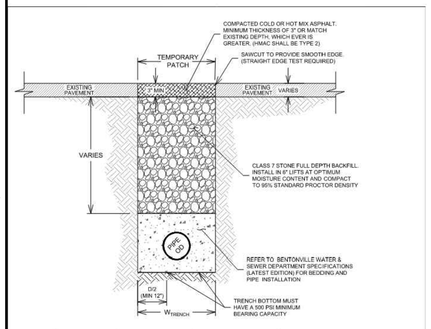
W	R	WR
22'	30'	30'MIN.
23'	20'	30'MIN.
30'	10'	30'MIN.

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE." STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

FIRE LANE MARKING
N.T.S. 112

NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET.
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 CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH A BROOM FINISH.
5. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEAL-TIGHT 1600 WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
6. "ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT."

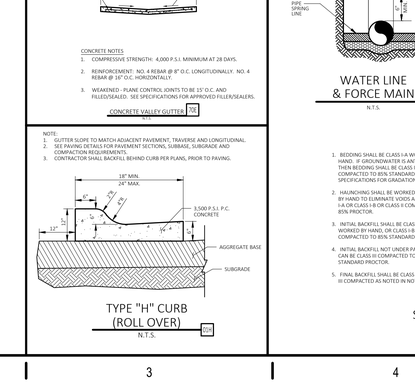
BENTONVILLE MANUFACTURING	DATE:	REVISIONS:	BY:	TITLE: COMMERCIAL DRIVEWAY	DRAWN: JUNE 2023
	ACCEPTED	DETAIL CREATED	BW	DESCRIPTION: STANDARD COMMERCIAL DRIVEWAY WITH GREENSPACE AND SIDEWALK	APPROVED: JUNE 2023
					SHEET: DW-2



STREET CUT TEMPORARY PATCH
(DONE BY CONTRACTOR CUTTING ROAD)

NOTES:
1. FLOWABLE FILL AS AN ALTERNATIVE TO CLASS 7 FULL DEPTH BACKFILL MUST BE REQUESTED AND APPROVED BY ENGINEERING DEPARTMENT PRIOR TO USE. A 300 PSI MIX IS REQUIRED IF APPROVED.
2. REFER TO BENTONVILLE WATER & SEWER SPECIFICATIONS AND DETAILS FOR INFORMATION REGARDING PIPE BEDDING.
3. REFER TO CITY OF BENTONVILLE STREET CUT SPECIFICATIONS (LATEST EDITION) FOR ADDITIONAL INFORMATION.
4. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL STREET CUTS. THESE CAN BE FOUND ON OUR WEBSITE (WWW.BENTONVILLEAR.COM) OR PICKED UP AT THE STREET/ENGINEERING DEPARTMENT OFFICE LOCATED AT 3200 SW MUNICIPAL DRIVE.
5. INSURE AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE PRIOR TO CLOSING ANY ROADWAY.
6. NO OVERNIGHT STREET CUTS ARE ALLOWED UNLESS APPROVED BY THE CITY STREET DEPARTMENT AND IS MARKED ACCORDING TO NIGHT TIME CLOSURE REQUIREMENTS FOUND IN MUTCD AND IS COVERED WITH STEEL TRAFFIC PLATES.

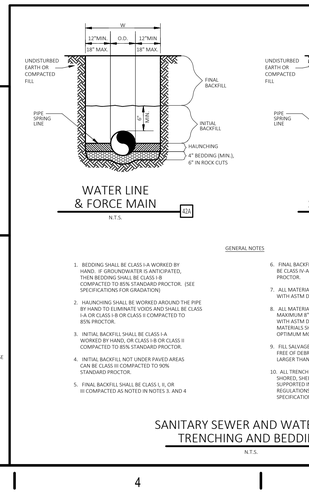
DETAIL E-1
BENTONVILLE ENGINEERING



STREET CUT PERMANENT PATCH

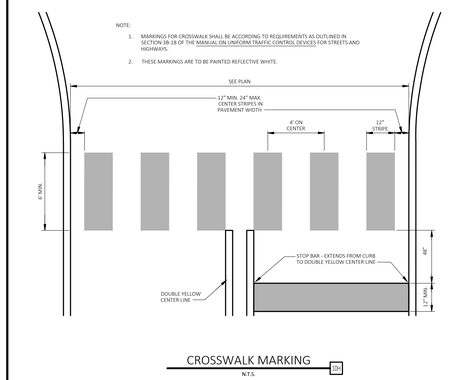
NOTES:
1. FLOWABLE FILL AS AN ALTERNATIVE TO CLASS 7 FULL DEPTH BACKFILL MUST BE REQUESTED AND APPROVED BY ENGINEERING DEPARTMENT PRIOR TO USE. A 300 PSI MIX IS REQUIRED IF APPROVED.
2. REFER TO BENTONVILLE WATER & SEWER SPECIFICATIONS AND DETAILS FOR INFORMATION REGARDING PIPE BEDDING.
3. REFER TO CITY OF BENTONVILLE STREET CUT SPECIFICATIONS (LATEST EDITION) FOR ADDITIONAL INFORMATION.
4. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL STREET CUTS. THESE CAN BE FOUND ON OUR WEBSITE (WWW.BENTONVILLEAR.COM) OR PICKED UP AT THE STREET/ENGINEERING DEPARTMENT OFFICE LOCATED AT 3200 SW MUNICIPAL DRIVE.
5. INSURE AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE PRIOR TO CLOSING ANY ROADWAY.
6. NO OVERNIGHT STREET CUTS ARE ALLOWED UNLESS APPROVED BY THE CITY STREET DEPARTMENT AND IS MARKED ACCORDING TO NIGHT TIME CLOSURE REQUIREMENTS FOUND IN MUTCD AND IS COVERED WITH STEEL TRAFFIC PLATES.

DETAIL E-2
BENTONVILLE ENGINEERING

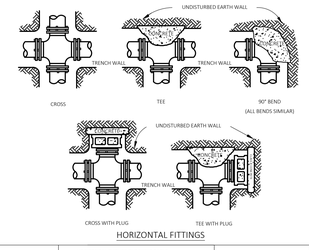


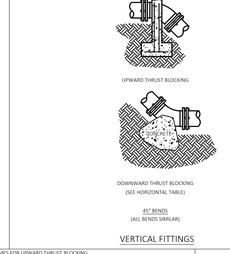
GENERAL NOTES
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR CAISSONS)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321, LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

SANITARY SEWER AND WATER LINE TRENCHING AND BEDDING
N.T.S.



CROSSWALK MARKING
N.T.S. 109





HORIZONTAL THRUST BLOCKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING						
	TYPE OF FITTINGS						
	TEE	90°	45°	22½°	11¼°		
2"	1	1	1	1	1		
3"	1	1	1	1	1		
4"	1	1	1	1	1		
6"	1.5	2	1	1	1		
8"	2.5	3.5	1.8	1	1		
10"	4	5	2.8	1.5	1		
12"	6	8	4	2	1.5		
14"	9	11	5.5	3	2		
16"	10	14.2	7	4	3		
18"	21	21	12	6	4		
20"	26	26	14	7	5		
24"	38	38	20	10	7		
30"	59	59	32	16	9		
36"	85	85	46	23	12		

MINIMUM CONCRETE VOLUMES FOR UPWARD THRUST BLOCKING

PIPE SIZE inches	11.25 DEGREE BEND			22.5 DEGREE BEND			45 DEGREE BEND			90 DEGREE BEND		
	ANCHOR STRAPS		Concrete VOLUME cu.yd.	ANCHOR STRAPS		Concrete VOLUME cu.yd.	ANCHOR STRAPS		Concrete VOLUME cu.yd.	ANCHOR STRAPS		Concrete VOLUME cu.yd.
	NO.	SIZE		NO.	SIZE		NO.	SIZE		NO.	SIZE	
2.0	1	#4Ø	0.04	1	#4Ø	0.08	1	#4Ø	0.16	1	#4Ø	0.30
3.0	1	#4Ø	0.08	1	#4Ø	0.16	1	#4Ø	0.33	1	#4Ø	0.61
4.0	1	#4Ø	0.16	1	#4Ø	0.33	1	#4Ø	0.64	1	#4Ø	1.19
6.0	1	#4Ø	0.37	1	#4Ø	0.74	1	#4Ø	1.44	1	#4Ø	2.67
8.0	1	#4Ø	0.66	1	#4Ø	1.31	1	#4Ø	2.57	1	#4Ø	4.74
10.0	1	#4Ø	1.03	1	#4Ø	2.04	2	#4Ø	4.01	2	#5Ø	7.40
12.0	1	#4Ø	1.48	1	#4Ø	2.94	2	#4Ø	5.77	2	#5Ø	10.65
14.0	1	#4Ø	2.01	2	#4Ø	4.01	2	#4Ø	7.86	3	#5Ø	14.52
16.0	1	#4Ø	2.63	2	#4Ø	5.23	2	#5Ø	10.26	3	#5Ø	18.95

NOTE: 18" AND LARGER REQUIRES SPECIFIC DESIGN

NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED,

ENGINEER OF RECORD SHALL SUBMIT A SOLAR POWER REPORT (SPR) FROM CARMANAH. SPR REPORT MUST BE APPROVED BY THE CITY ENGINEER DURING REVIEW OF THE PLANS. SEE LINK FOR THE SPR: ***HTTPS://CARMANAH.COM/SUPPORT/REQUEST-SOLAR-POWER-REPORT-SPR***

**DENOTES SIGN OPTIONS AS SHOWN BELOW AS APPROVED BY THE CITY OF BENTONVILLE



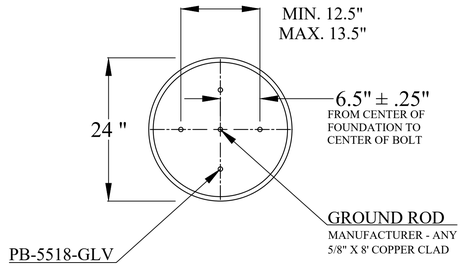
FRONT VIEW
W11-15 - (FYG) (IF REQUIRED)
COMBINED BIKE-PED SIGN
N.T.S.



FRONT VIEW
W11-1 - (FYG) (IF REQUIRED)
BICYCLE WARNING SIGN
N.T.S.



FRONT VIEW
S1-1 - (FYG) (IF REQUIRED)
SCHOOL ZONE SIGN
N.T.S.



TOP VIEW
RRFB FOUNDATION BOLT PATTERN
N.T.S.

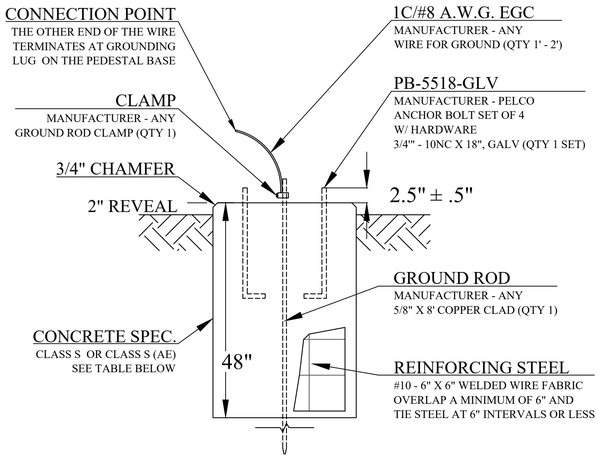
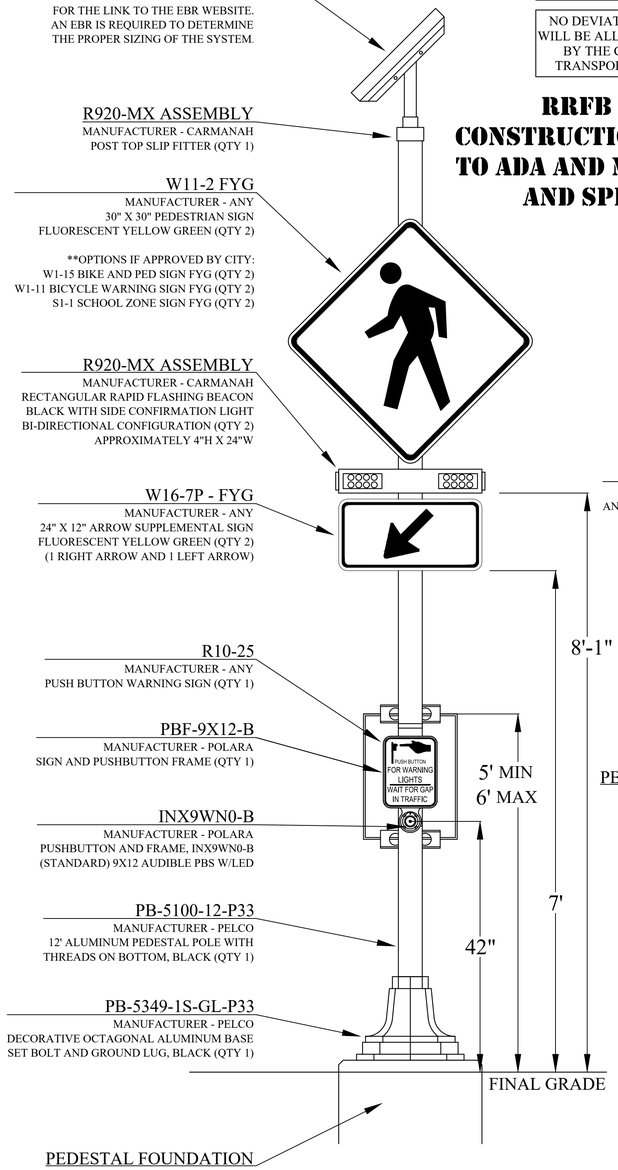


TABLE 802-1 - ARDOT SPECIFICATION (2014 ED.)		
CHARACTERISTIC	CLASS S	CLASS S (AE)
MIN. STRENGTH (PSI)	3500	4000
MIN. CEMENT (BAGS/CY)	6.50	6.50
MAX WATER (GAL/BAG)	5.50	5.00
SLUMP RANGE (IN.)	1" TO 4"	1" TO 4"
AIR CONTENT (%)	----	6 ± 2

SIDE VIEW
RRFB FOUNDATION WITH GROUND
N.T.S.



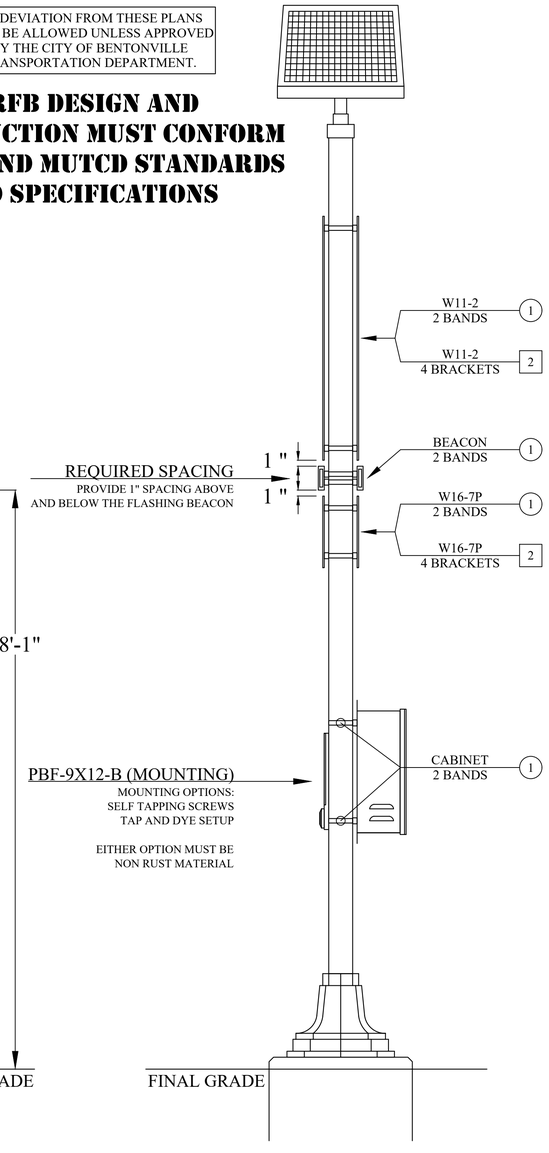
FRONT VIEW
RRFB W/ PUSHBUTTON ACTUATION
N.T.S.

0.75" X 0.030" MIN BAND (1)
MANUFACTURER - PELCO
STAINLESS STEEL BAND (TYPICAL)
(WORM DRIVE HOSE CLAMPS ACCEPTABLE)
TOTAL BAND QUANTITY - 6

US-8120-31 (2)
MANUFACTURER - PELCO
1-BOLT FLARED LEG BRACKET
(ZINC PLATED) WITH FIBER WASHER
TOTAL BRACKET QUANTITY - 8

NO DEVIATION FROM THESE PLANS WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

RRFB DESIGN AND CONSTRUCTION MUST CONFORM TO ADA AND MUTCD STANDARDS AND SPECIFICATIONS



SIDE VIEW
RRFB W/ PUSHBUTTON ACTUATION
N.T.S.

GENERAL NOTES:

- THE CITY OF BENTONVILLE SPECIFICATIONS, ORDINANCES AND STANDARDS SHALL GOVERN UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- UNLESS APPROVED BY LARGE SCALE DEVELOPMENT OR PRELIMINARY PLAT, ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT OF WAY SHALL NEED THE PROPER PERMIT.
- IF WORK IS BEING PERFORMED IN ARDOT RIGHT OF WAY, A COPY OF THE PERMIT AND REQUIREMENTS SHALL BE SUBMITTED TO THE CITY OF BENTONVILLE TRANSPORTATION OFFICE.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT, INSPECTIONS MUST BE CALLED IN BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY. CALL (479) 271-3168 TO SCHEDULE AN INSPECTION.
- THE ENGINEER OF RECORD MUST CERTIFY THAT THE RRFB WAS CONSTRUCTED AND INSTALLED PER PLAN. IF WARRANTED, AN ENGINEERING ESTIMATE FOR THE COST OF CONSTRUCTION SHALL BE SUBMITTED AND A MAINTENANCE BOND SHALL BE SUPPLIED.
- EQUIPMENT AND MATERIAL SUBMITTALS ALONG WITH A TRAFFIC CONTROL PLAN WILL BE REQUIRED AND SHALL BE APPROVED BY THE CITY OF BENTONVILLE TRANSPORATION DEPARTMENT BEFORE ANY CONSTRUCTION BEGINS.
- ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO MUTCD, LATEST EDITION, AND TO THE STANDARD HIGHWAY SIGNS, LATEST EDITION, OR AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- CONTRACTOR SHALL LOCATE THEIR OWN LAYDOWN YARD. CONTRACTOR SHALL PROVIDE PERIMETER BMP'S ON THE DOWNSTREAM SIDE OF THE LAYDOWN AREA.

SITE NOTES:

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION PHASES OF THE PROJECT.
- CONTRACTOR ASSUMES ALL LIABILITY IF ANY ACCIDENTS OR INJURIES OCCUR DUE TO EQUIPMENT BEING TURNED ON PREMATURELY OR BEFORE ALL PEDESTRIAN ACCESSES ARE IN PLACE AND FINALLY CONSTRUCTED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" OF TOP SOIL AND SOD. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
- CONTRACTOR SHALL CONSTRUCT BMP'S TO PREVENT SILT RUNOFF.
- CONTRACTOR SHALL INSPECT, REPAIR AND MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR SETTING UP UTILITY LOCATES FOR THE PROJECT AND ALL COORDINATION REQUIRED TO FULFILL THIS ITEM.
- BEFORE ANY EQUIPMENT IS TURNED ON FOR OPERATION, CONTRACTOR SHALL NOTIFY THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT 5 DAYS IN ADVANCE.
- CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT STRIPING THAT IS TO TIE INTO PROPOSED STRIPING. IN THE EVENT OF DAMAGE, CONTRACTOR SHALL REPLACE ANY OF SAID STRIPING AT NO COST TO THE OWNER.

FOUNDATION NOTES:

- FOUNDATION MUST BE LEVEL AND SMOOTH.
- CONCRETE FOUNDATION SHALL BE PLACED IN UNDISTURBED SOIL.
- CONCRETE FOUNDATION SHOULD BE 2' BACK OF CURB MINIMUM WITH 4' TYPICAL TO FACE OF FOUNDATION AND MUST MEET ADA REQUIREMENTS. ANY DEVIATION FROM THESE DIMENSIONS WILL NEED TO BE REVIEWED AND APPROVED BY THE TRANSPORTATION DEPARTMENT.
- 2" REVEAL SHALL BE PROVIDED AND FINISH APPLIED FOR AESTHETICS.
- TOP OF BOLTS SHALL BE 2.5" ± .5" ABOVE THE FINISHED FOUNDATION SURFACE. CUTTING BOLTS TO LENGTH WILL NOT BE PERMITTED AND FOUNDATION WILL NEED TO BE REPLACED.
- GROUND ROD SHALL BE INSTALLED IN THE CENTER OF THE FOUNDATION AND SHALL BE 4" ABOVE THE FINISHED FOUNDATION SURFACE.
- 1C/#8 COPPER WIRE SHALL BE USED FOR GROUNDING. PROPER GROUNDING CLAMP OR WELD SHALL SECURE COPPER WIRE TO GROUNDING ROD. THE OTHER END OF THE COPPER WIRE SHALL TERMINATE AT GROUNDING LUG ON THE PEDESTAL BASE.
- GROUND WIRE RESISTANCE SHALL BE LESS THAN 25Ω. SUPPLEMENTAL GROUND RODS MAY BE NECESSARY IF MORE THAN 25Ω.

RRFB NOTES:

- RRFB'S SHALL BE CONSTRUCTED ACCORDING TO THESE DETAILS AND SPECIFICATIONS. NO DEVIATION FROM THESE PLANS WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- ALL SIGNAGE FOR RRFB'S SHALL BE DIAMOND GRADE OR DG3 RETRO-REFLECTIVE SHEETING OF FLUORESCENT YELLOW GREEN (FYG) WITH 0.080 GUAGE ALUMINUM BACKING.
- ANY HOLES DRILLED INTO POLE SHALL BE DEBURRED USING A FILE OR A ROTARY TOOL.
- RRFB POLE SHALL BE PLUMB. POLES OUT OF PLUMB SHALL BE REMOVED AND A SOLUTION SHALL BE PRESENTED TO THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- ADVANCED WARNING SIGNS ARE REQUIRED WITH THE INSTALLATION OF THE RRFB. ALL SIGNS MUST MEET MUTCD REQUIREMENTS AND BE APPROVED BY THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

REQUIRED INSPECTIONS:

BELOW ARE A LIST OF REQUIRED INSPECTIONS THAT WILL NEED TO BE PERFORMED BEFORE FINAL ACCEPTANCE WILL BE GIVEN:

- **INITIAL STORMWATER BMP (IF GROUND IS BEING DISTURBED)**
- **CONDUITS (IF PART OF THE DESIGN)**
- **FOUNDATION LOCATION (LOCATES AND STAKING NEED TO BE IN PLACE)**
- **FOUNDATION FORMS AND REINFORCING STEEL**
- **FOUNDATION FORM REMOVAL (PERFORMED BEFORE BACKFILLING FOUNDATION)**
- **INITIAL START-UP**
- **FINAL INSPECTION**

FINAL ACCEPTANCE:

DOCUMENTS REQUIRED BEFORE FINAL ACCEPTANCE OF THE PROJECT IS GIVEN:

- **FINAL SOLAR POWER REPORT FOR EACH RRFB**
- **ENGINEERING ESTIMATE FOR CONSTRUCTION (ONLY IF PART OF A LSD OR PRELIM. PLAT)**
- **MAINTENANCE GUARANTY (IF REQUIRED)**
- **ALL MANUFACTURER WARRANTIES AND SUPPORTING DOCUMENTATION**

THE CITY OF BENTONVILLE

TRANSPORTATION DEPART.
3200 SW MUNICIPAL DRIVE
BENTONVILLE AR, 72712

Arkansas 811 Know what's below. Call before you dig.
ACA §§ 14-271-101 through **115**
CHAPTER 271 - UNDERGROUND FACILITIES DAMAGE PREVENTION ACT

PROJECT NAME:

PROJECT LOCATION / INTERSECTION:

REV.	DATE	DESCRIPTION	BY
1.0	11/26/2018	DEVELOPMENT OF RRFB DETAILS FOR CONSTRUCTION	BW
1.1	9/24/2021	CHANGED QTY OF PBF-9X12-B FROM 2 TO 1	BW
1.2	8/23/2023	UPDATED STANDARD DETAIL WITH STAFF COMMENTS	BW
1.3	7/23/2024	UPDATED STANDARD DETAIL WITH STAFF COMMENTS	BW

DETAIL NAME:
SOLAR POWER RRFB WITH PUSHBUTTON ACTUATION (BI-DIRECTIONAL)

DETAIL #:
RRFB-PUSH-1.3

SHEET:

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
GP000	COVER SHEET
AP001	ARCHITECTURAL - SITE AND ROOF PLAN
G005	GENERAL - BUILDING DATA
GL001	GENERAL - CODE REVIEW
GL002	GENERAL - CODE REVIEW
GL003	GENERAL - CODE REVIEW
AP100	FLOOR PLAN - OVERALL AND SLAB - LEVEL P3
AP101	FLOOR PLAN - OVERALL AND SLAB - LEVEL P2
AP102	FLOOR PLAN - OVERALL AND SLAB - LEVEL P1
AP200	ARCHITECTURAL - FAÇADE MATERIALS
AP201	ARCHITECTURAL - ELEVATIONS - EAST
AP202	ARCHITECTURAL - ELEVATIONS - WEST
AP203	ARCHITECTURAL - ELEVATIONS - NORTH/SOUTH
AP204	ARCHITECTURAL - SECTIONS - E & S - ENCROACHMENT EXHIBITS
AP205	ARCHITECTURAL - SECTIONS - W - ENCROACHMENT EXHIBITS
AP206	ARCHITECTURAL - SITE LINE STUDY



PROJECT

NE A STREET

BENTONVILLE, AR

CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER

LSD-260001

CLIENT

216 and 220 North Main, LLC

125 W Central Avenue, Suite 200 Bentonville,
AR 72712

ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
22 APR 2026

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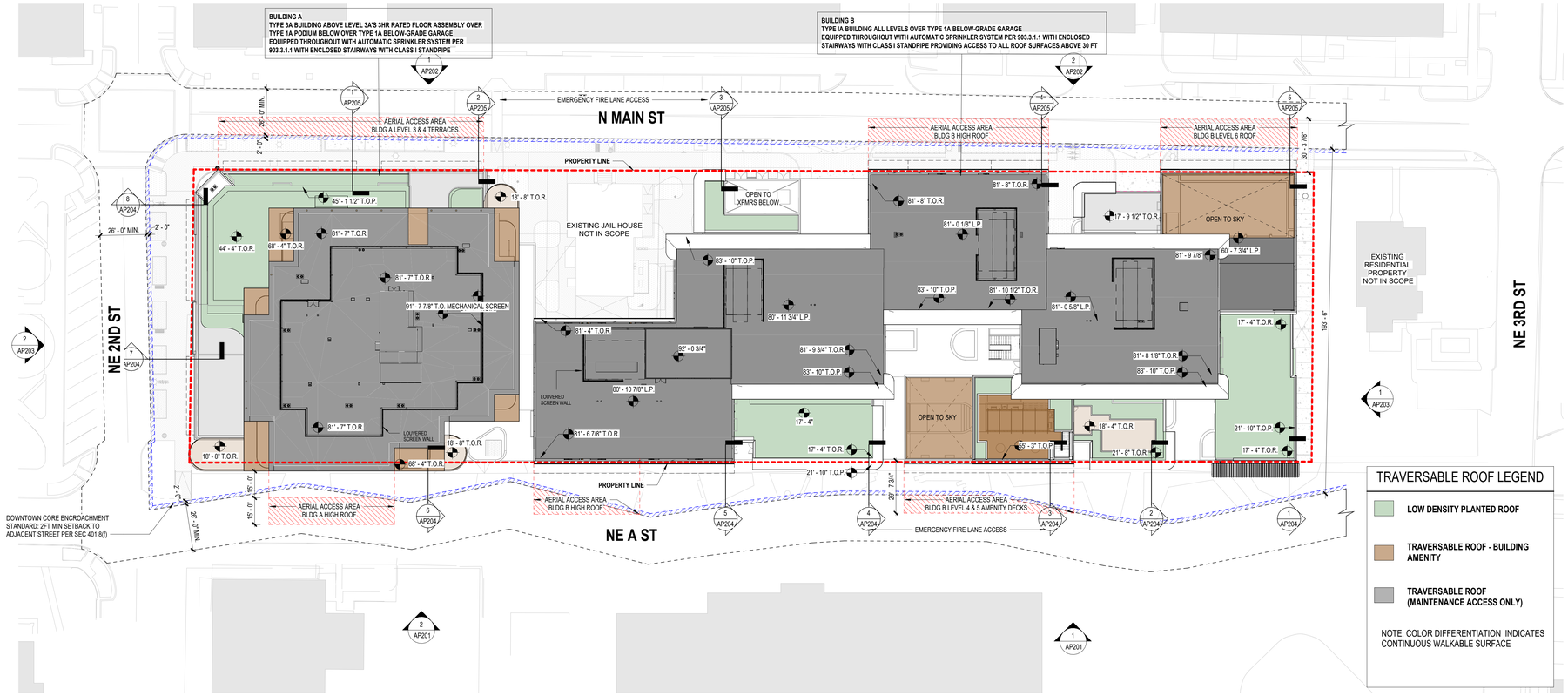
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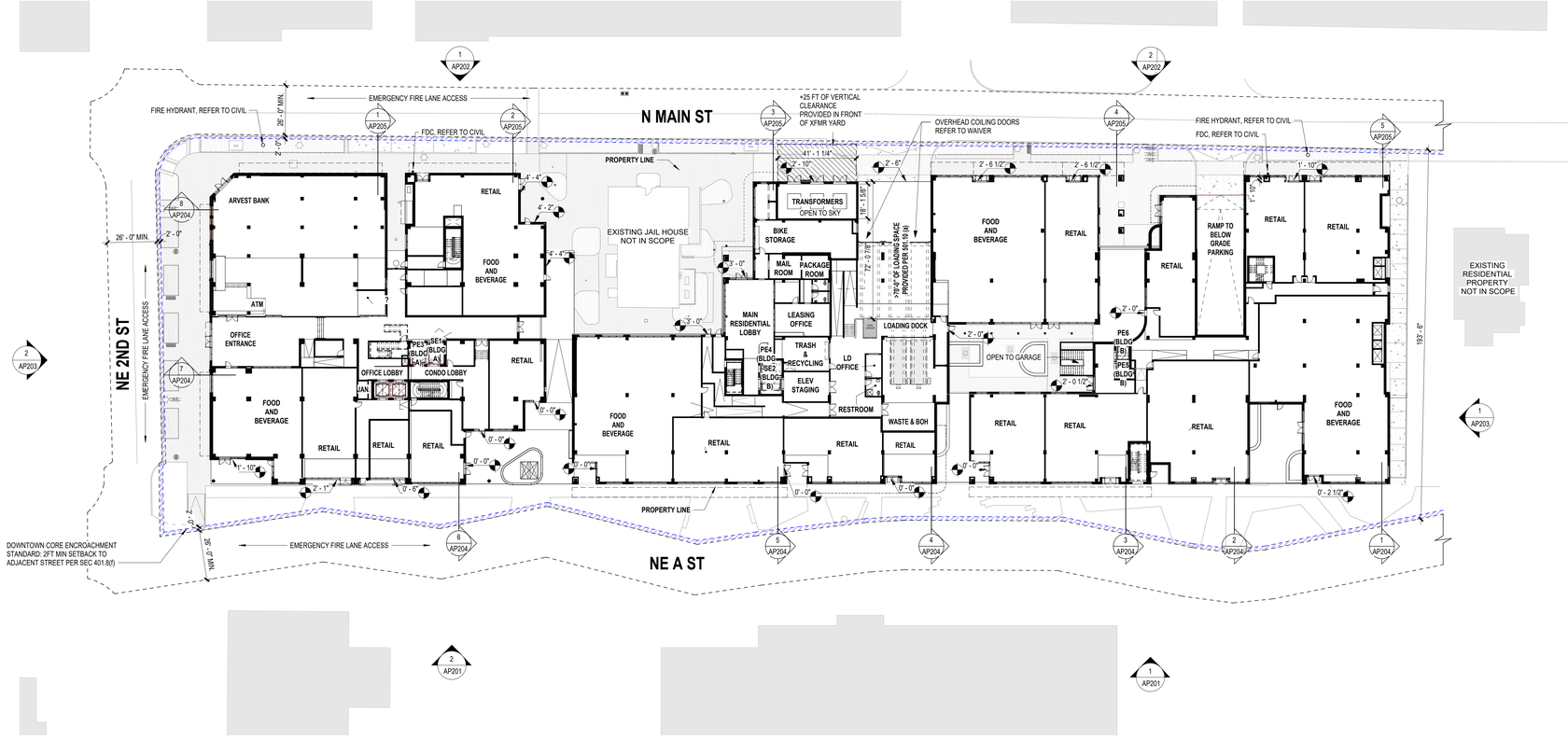
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2 LARGE SCALE DEVELOPMENT - SITE PLAN - ROOF

SCALE: 1" = 30'-0"



1 LARGE SCALE DEVELOPMENT - SITE PLAN - LEVEL 1

SCALE: 1" = 30'-0"

FILE PATH: Autodesk Docs://31CM23116-NE A Street/31CM23116-A-R25-CENTRAL_LSD Study 04-22026.rvt
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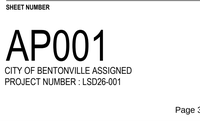
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KEYPLAN



REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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CLIENT

216 AND 220 NORTH MAIN, LLC
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BENTONVILLE, AR 72712

PROJECT

NE A STREET

BENTONVILLE, AR

PROJECT NUMBER	ABBREVIATION
43CM23116	NE A
DRAWN BY	**CHECKED BY**
Author	Checker

ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
22 APR 2026

SHEET NAME

ARCHITECTURAL - SITE AND ROOF PLAN

SHEET NUMBER

AP001

CITY OF BENTONVILLE ASSIGNED
PROJECT NUMBER : LSD26-001

GROSS SQUARE FOOTAGE			
Level	Description	Occupancy Classification	Area
BUILDING A			
ROOF	Roof/Mech		
6A	Condo/Amenity	R-2, A-3	15,189 SF
5A	Condo	R-2	16,333 SF
4A	Condo	R-2	16,333 SF
3A	Office	B	27,460 SF
2A	Office	B	29,605 SF
1	Lobby, Retail, F&B	B, A-2, A-3, M, S-2	47,624 SF
ABOVE GRADE TOTAL			**152,544 SF**
BUILDING B			
ROOF	Roof/Mech		
LEVEL 7B	Residential	R-2	32,243 SF
LEVEL 6B	Residential	R-2	32,243 SF
LEVEL 5B	Residential	R-2	36,669 SF
LEVEL 4B	Residential/Amenity	R-2, A-3	41,197 SF
LEVEL 3B	Residential	R-2	41,197 SF
LEVEL 2B	Residential/Amenity	R-2, A-3	41,197 SF
LEVEL 1	Lobby, Retail, F&B, Loading	B, A-2, M, S-2	52,699 SF
ABOVE GRADE TOTAL			**277,445 SF**
BELOW GRADE PARKING GARAGE			
LEVEL P1	Parking	S-2	70,830 SF
LEVEL P2	Parking	S-2	70,830 SF
LEVEL P3	Parking	S-2	15,943 SF
BELOW GRADE TOTAL			**157,603 SF**

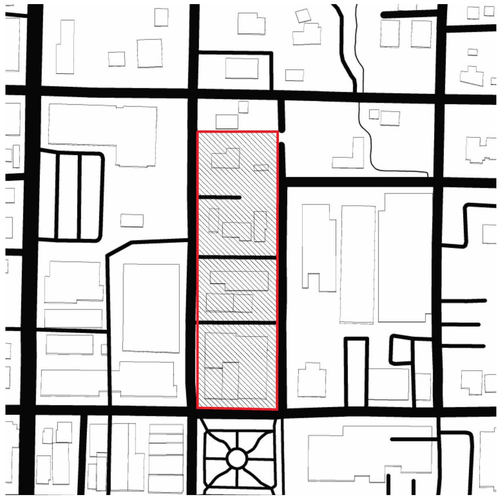
TENANT NET FLOOR AREAS (NON-RESIDENTIAL)		
BUILDING	DESCRIPTION	NSF
LEVEL 1		
A	FOOD & BEVERAGE	5,690 SF
A	OFFICE (ARVEST)	6,278 SF
A	RETAIL	6,355 SF
		18,324 SF
B	FOOD & BEVERAGE	12,555 SF
B	LEASING (MULTIFAMILY COMMON)	1,198 SF
B	RETAIL	21,780 SF
		35,533 SF
LEVEL 2A		
A	OFFICE	21,113 SF
		21,113 SF
LEVEL 3A		
A	OFFICE	17,372 SF
		17,372 SF
		92,341 SF

EXISTING STRUCTURES (501.06.d.3)	
TRACT	EXISTING FOOTPRINT (SF)
A, B, C, D, E	23,527 SF
F	5,390 SF
G	4,568 SF
H	2,237 SF
I	1,697 SF
TOTAL	**37, 419 SF**

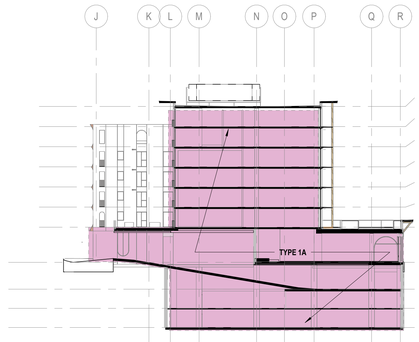
CODE MINIMUM PARKING REQUIRED					
LEVEL	COMBINED AREA (NSF)	UNITS	RAZED STRUCTURES (501.06.d.3)	PARKING RATIO (501.06.d.1)	SPACES REQUIRED
1	54,092 NSF	-	37,419 SF	1 SPACE/500 SF	33.346
2+	38,485 NSF	-		1 SPACE/1000 SF	38.485
		201		1 SPACE/UNIT	201
TOTAL					**273**

*QUANTITY - PARKING SPACES - PER LEVEL		
Level	SPACE TYPE	QUANTITY
LEVEL P1	ADA EV PARKING SPACE	1
LEVEL P1	ADA EV VAN PARKING SPACE	1
LEVEL P1	ADA PARKING SPACE	2
LEVEL P1	ADA VAN PARKING SPACE	2
LEVEL P1	STANDARD EV PARKING SPACE	9
LEVEL P1	STANDARD PARKING SPACE	113
LEVEL P1: 128		128
LEVEL P2	ADA EV PARKING SPACE	1
LEVEL P2	ADA PARKING SPACE	5
LEVEL P2	STANDARD EV PARKING SPACE	7
LEVEL P2	STANDARD PARKING SPACE	148
LEVEL P2: 161		161
LEVEL P3	ADA PARKING SPACE	4
LEVEL P3	STANDARD PARKING SPACE	61
LEVEL P3: 65		65
Grand total: 354		354

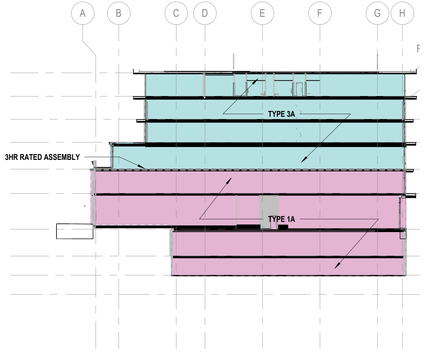
CODE MINIMUM LOADING REQUIRED			
LEVEL	COMBINED AREA (NSF)	LOADING AREA CATEGORY (501.10.c.3)	LOADING SPACES REQUIRED (501.10.c.3)
1	56,061 NSF		
2+	38,485 NSF		
		40,000 - 100,000 SF	3
TOTAL	**94,546 NSF**		**3 LOADING SPACES**



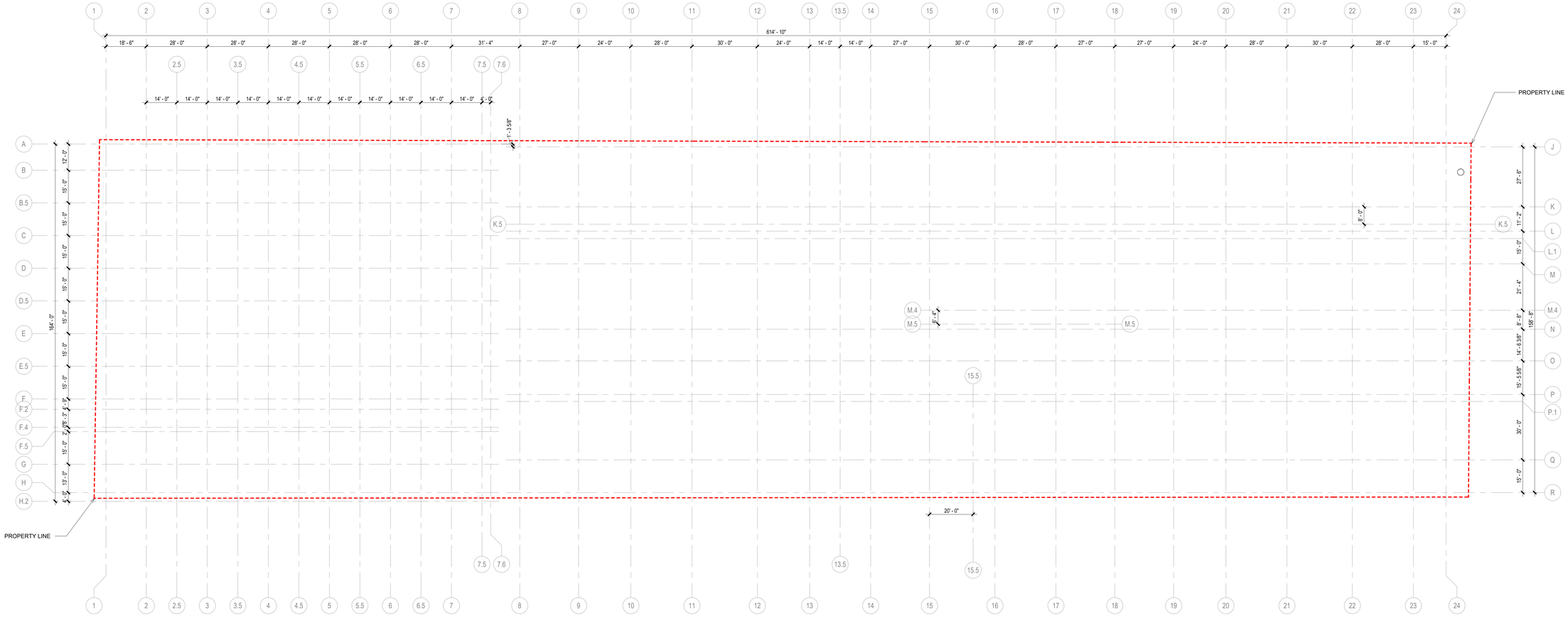
VICINITY PLAN



3 CONSTRUCTION TYPE - BUILDING B DIAGRAM
SCALE: 1/32" = 1'-0"



2 CONSTRUCTION TYPE - BUILDING A DIAGRAM
SCALE: 1/32" = 1'-0"



1 GRID LAYOUT PLAN
SCALE: 1" = 20'-0"

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KEYPLAN



REVISION HISTORY

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CLIENT

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BENTONVILLE, AR 72712

PROJECT

NE A STREET

BENTONVILLE, AR

PROJECT NUMBER	ABBREVIATION
43CM23116	NE A
DRAWN BY	**CHECKED BY**
Author	Checker

ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
22 APR 2026

SHEET NAME

GENERAL - BUILDING DATA

SHEET NUMBER

G011

FILE PATH: Autodesk Docs://31CM23116-NE A Street/31CM23116-A-R25-CENTRAL_LSD Study 04-2026.rvt
USER NAME:
DATE STAMP: 4/21/2026 7:53:49 PM

PROJECT DESCRIPTION

PROJECT NAME:	NE A Street		
MIXED-USE DEVELOPMENT, CONSISTING OF TWO BUILDINGS (A AND B) OVER PODIUM, WITH 2.5 LEVELS OF BELOW GRADE PARKING. BUILDING A IS A 6-STORY MIXED-USE BUILDING CONSISTING OF RETAIL, F&B, OFFICE, AND CONDO FOR INDIVIDUAL OWNERSHIP. BUILDING B IS A 7-STORY MIXED USE BUILDING CONSISTING OF RETAIL, F&B, AND MULTIFAMILY DWELLINGS FOR RENT. BOTH BUILDINGS CONSIST OF SEPARATED AND NON-SEPARATED OCCUPANCIES.			
BUILDING HEIGHT TO HIGHEST OCCUPIED FLOOR	70'-7" (FROM AVERAGE GRADE)		
BUILDING AREA (GROSS)	REFER TO GROSS FLOOR AREA TABLE		
LOCATION:	BLOCKS BOUND BY NE A ST, NW 2nd ST, N Main St, NE 3rd (excluding Mason tract)	BENTONVILLE AR	78703
JURISDICTION:	DC - DOWNTOWN CORE		

APPLICABLE CODES - THIS BUILDING SHALL BE DESIGNED TO THE FOLLOWING CODES:

2021 ARKANSAS FIRE PREVENTION CODE VOLUME 1 (FIRE) + CITY OF BENTONVILLE (COB) AMENDMENTS
2021 ARKANSAS FIRE PREVENTION CODE VOLUME 2 (BUILDING) + CITY OF BENTONVILLE (COB) AMENDMENTS
2021 ARKANSAS MECHANICAL CODE
2020 ARKANSAS ELECTRICAL CODE (NATIONAL ELECTRIC CODE)
2018 ARKANSAS PLUMBING CODE
2018 ARKANSAS FUEL GAS CODE
2014 ARKANSAS ENERGY CODE FOR NEW BUILDING CONSTRUCTION SUPPLEMENTS AND AMENDMENTS
FHA SAFE HARBOR - ANSI ICC A117.1 (2009) PER IBC 2021

IN ALL CASES, LOCAL AMENDMENTS ISSUED BY THE CITY OF BENTONVILLE GOVERN

SEISMIC RISK CATEGORY	II	TABLE 1604.5
WIND LOAD	EXPOSURE B, CATEGORY II WIND SPEED = 107 MPH @ 33' ABOVE THE GROUND	SECTION 1609

3 USE AND OCCUPANCY CLASSIFICATION

ASSEMBLY / BAR & DINING	GROUP A-2	SECTION 303.3
ASSEMBLY / LOBBY & AMENITY	GROUP A-3	SECTION 303.4
BUSINESS	GROUP B	SECTION 304.1
MERCANTILE	GROUP M	SECTION 309.1
RESIDENTIAL	GROUP R-2	SECTION 310.3
STORAGE / LOW-HAZARD & PARKING	GROUP S-2	SECTION 311.3

4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

UNDERGROUND BUILDINGS	
EXCEPTION 2. Parking garages provided with automatic sprinkler systems in compliance with Section 405.3	405.1
MOTOR-VEHICLE-RELATED OCCUPANCIES	
Enclosed public parking garages shall also comply with Sections 406.4 and 406.6	406.1
CLEAR HEIGHT REQUIRED 7'-0"	406.2.2
ACCESSIBLE PARKING FOR R-2 IS 2% OF TOTAL BUT NOT LESS THAN 1	1106.3 - 1
FLOOR SURFACES ARE REQUIRED TO SLOPE TO FACILITE MOVEMENT OF LIQUIDS	406.2.4
ELECTRIC VEHICHLE CHARGING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE TO NFPA 70	406.2.7
APPLIANCES TO BE INSTALLED PER NOTED REQUIREMENTS	406.2.9
MECHANICAL VENTILATION REQUIRED	406.6.2
AUTOMATIC FIRE SUPPRESSION REQUIRED	406.6.3
GROUPS I-1, R-1, R-2, R-3 AND R-4	
WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 711	420.2
HORIZONTAL SEPARATION REQUIRED IN ACCORDANCE WITH SECTION 711 SEPARATING DWELLING UNITS AND SLEEPING UITS	420.3
AUTOMATIC SPRINKLER SYSTEM REQUIRED	420.4
FIRE ALARM AND SMOKE ALARM REQUIRED	420.5
COOKING APPLIANCES USED FOR DOMESTIC COOKING SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF IMC	420.10
EMERGENCY GENERATOR ROOM REQUIRMENTS:	403.4.8.1
MIN. 2 HR FIRE RESISTANCE RATING IF FUEL STORAGE ROOM IS INSIDE ROOM	IFC 605.4.2.6

5 GENERAL BUILDING HEIGHTS AND AREAS

CONSTRUCTION TYPE:			**Type IA and IIIA**	
BUILDING HEIGHT LIMITS				
	1. MAXIMUM HEIGHT ALLOWED	R-2 AND B = 85'	TABLE 504.3	TYPE 3A CONSTRUCTION
	2. MAXIMUM NUMBER OF STORIES ALLOWED	R-2 = 5 B = 6	TABLE 504.4	
BUILDING AREA LIMITS				
THE FLOOR AREA OF A BUILDING IS DETERMINED BY CONSTRUCTION TYPE, OCCUPANCY, SPRINKLERED AND AMOUNT OF BUILDING FRONTAGE			506.1	
BASEMENTS ARE NOT REQUIRED TO BE INCLUDED IN THE TOTAL ALLOWABE FLOOR AREA OF THE BUILDING PROVIDED SUCH AREA DOESN'T EXCEED THAT ALLOWED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING			506.1.3	
ALLOWABLE AREAS			TABLE 506.2	
MIXED OCCUPANCY BUILDING CALCULATIONS			506.2.2	
FRONTAGE INCREASE ALLOWED			506.3	
THIS PROJECT IS DESIGNED UNDER THE REQUIREMENTS OF NON-SEPARATED MIXED USE OCCUPANCIES				
MIXED USE AND OCCUPANCY				
THE BUILDING, OR PORTIONS OF BUILDING, CAN BE CLASSIFIED AS EITHER ACCESSORY OCCUPANCIES, NON-SEPARATED OCCUPANCIES, SEPARATED OCCUPANCIES OR COMBINATION.			508.1	
THE ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES OF THE BUIDING OR PORTION THEREOF TO BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION			508.3.2	
NO SEPARATION REQUIRED BETWEEN NONSEPARATED OCCUPANCIES			508.3.3	
WHERE SEPARATION IS REQUIRED OR CHOSEN, RATINGS ARE AS REQUIRED			TABLE 508.4	
SPECIAL PROVISIONS				
HORIZONTAL BUILDING SEPARATION			510.2	
MULTIPLE BUILDINGS ABOVE HORIZONTAL ASSEMBLY			510.9	

6 TYPES OF CONSTRUCTION

TABLE 601: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT		**TYPE 1A**	**TYPE 3A**
PRIMARY STRUCTURAL FRAME	TABLE 601	3 HR	1 HR
BEARING WALLS			
EXTERIOR	TABLE 601	3 HR	2 HR
INTERIOR	TABLE 601	3HR	1 HR
NONBEARING WALLS AND PARTITIONS (EXTERIOR)	TABLE 705.5	SEE SECTION 7	SEE SECTION 7
NONBEARING WALLS AND PARTITIONS (INTERIOR)	TABLE 601	0 HR	0 HR
FLOOR - FLOOR / CEILING ASSEMBLIES	TABLE 601	2 HR	1 HR
ROOF - ROOF / CEILING ASSEMBLIES	TABLE 601	1 1/2 HR	1 HR
COLUMNS SUPPORTING FLOORS	TABLE 601	3 HR	1 HR
SHAFT ENCLOSURES (4 STORIES OR MORE & NOT LESS THAN ASSEMBLY PENETRATED)	SECTION 713.4	2 HR	2 HR
STAIRWAYS (CONNECTING 4 STORIES OR MORE & NOT LESS THAN ASSEMBLY PENETRATED)	SECTION 1022.2	2 HR	2 HR

NOTE: PER EXCEPTION "B" ON TABLE 601, EXCEPT IN GROUP F-1, H, M, ANS S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS

NOTE: PER EXCEPTION "C" ON TABLE 601, IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED FOR ROOF CONSTRUCTION, INCLUDING PRIMARY STRUCTURAL FRAME MEMBERS WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED

7 FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.2: MAXIMUM DISTANCE OF PROJECTIONS

FSD DISTANCE	**MIN. DISTANCE FROM LINE USED TO DETERMINE FSD**
0 - 2 FEET	PROJECTIONS NOT PERMITTED
2 - <3 FEET	24 INCHES
3 - <5 FEET	TWO THIRDS OF FSD
>5 FEET	40 INCHES

TABLE 705.5: FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS OF EXTERIOR (NONBEARING) WALLS...

DISTANCE	**CONSTRUCTION TYPE**	**M**	**A, B, R, S-2**	
X<5'	IA, IIIA	2 HR	1 HR	RATED FROM INTERIOR AND EXTERIOR
5'<X<10'	IA	2 HR	I HR	RATED FROM INTERIOR AND EXTERIOR
	IIIA	1HR	1 HR	RATED FROM INTERIOR AND EXTERIOR
10<X<30'	IA, IIIA	1 HR	1 HR	RATED FROM INTERIOR
X>30'	IA, IIIA	NR	NR	

NOTE: PER EXCEPTION "G" ON TABLE 705.5, WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0...

EXTERIOR WALLS SHALL EXTEND TO THE HEIGHT REQUIRED BY SECTION 705.11	705.6

TABLE 705.8: MAXIMUM AREA OF EXTERIOR OPENINGS BASED ON FIRE SEPARATION DISTANCE

ALLOWABLE AREA OF PROTECTED AND UNPROTECTED OPENINGS (PER LEVEL) TO THE PROPERTY LINE OR CENTER LINE OF STREET

DISTANCE	**UNPROTECTED OPENINGS IN SPRINKLERED BUILDINGS**
0 - 3 FEET	NO OPENINGS ALLOWED
3 - 5 FEET	15%
5 - 10 FEET	25%
10 - 15 FEET	45%
15 - 20 FEET	75%
OVER 20 FEET	NO LIMIT

PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS	705.11
EXCEPTIONS:	
1. THE WALL IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED IN ACOORDANCE WITH TABLE 705.5 BECAUSE OF FIRE SEPARATION DISTANCE	
6. WHERE THE WALL IS PERMITTED TO HAVE NOT LESS THAN 25% UNPROTECTED OPENINGS	
FIRE BARRIERS	**707**
REQUIREMENTS BY COMPONENT:	
SHAFT ENCLOSURES	707.3.1
INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION	707.3.2
ENCLOSURES FOR EXIT ACCESS STAIRWAYS	707.3.3
EXIT PASSAGEWAYS	707.3.4
SEPARATED OCCUPANCIES	508.4
EXTERIOR WALLS OF SHAFTS, STAIRWAYS, RAMPS OR EXIT PASSAGEWAYS SHALL BE RATED PER REQUIREMENTS FOR EXTERIOR WALLS PER SECTION 705	707.4
EXCEPTIONS:	
EXTERIOR EGRESS BALCONIES	1021
INTERIOR EXIT STAIRWAYS AND RAMPS	1023.7
EXIT PASSAGEWAYS	1024.8
EXTERIOR EXIT STAIRWAYS AND RAMPS	1027.6
THE SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED TO THE LEVEL OF THE FIRE BARRIER SUPPORTED	707.5.1
FIRE PARTITIONS	**708**
APPLICABLE ELEMENTS	
SEPARATION BETWEEN INDIVIDUAL DWELLING UNITS — R OCCUPANCY — 1 HR	420.2
CORRIDOR WALLS	1020.3
ELEVATOR LOBBY	3006.3
EGRESS BALCONIES	1021.2
THE SUPPORTING CONSTRUCTION FOR A FIRE PARTITION SHALL BE PROTECTED TO THE LEVEL OF THE FIRE BARRIER SUPPORTED	708.4.1
SHAFT ENCLOSURES	**713**

SHAFT ENCLOSURES		**713**
SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS PER 707 AND/OR HORIZONTAL ASSEMBLIES PER 711		713.2
SHAFT ENCLOSURES SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION		713.3
FIRE RESISTIVE RATINGS OF SHAFT ENCLOSURES		
EXITS AND SHAFTS CONNECTING LESS THAN 4 STORIES	1 HR	SECTION 713.4
EXITS AND SHAFTS CONNECTING 4 STORIES OR MORE	2 HR	SECTION 713.4 AND 1024.3
NOTE: SHAFT ENCLSURES SHALL MATCH THE FLOOR ASSEMBLY PENETRATED BUT NOT MORE THAN 2 HOURS		
WASTE/RECYLING CHUTE ACCESS ROOMS		
ROOMS OR COMPARTMENTS ENCLOSED BY NOT LESS THAN 1 HR FIRE BARRIERS		713.13.3
OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENINGS PROTECTIVES HAVING A FIRE PROTECTION RATING NO LESS THAN 3/4 HOUR		713.13.3
CHUTE DISCHARGE ROOM		
OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING EQUAL TO THE PROTECTION REQUIRED FOR THE SHAFT ENCLOSURE		713.13.4
ELEVATOR, DUMBWAITER AND OTHER HOISTWAYS		712, 713, CHAPTER 30

TABLE 716.1: OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

DOOR RATING REQUIREMENTS		
A. 3-HOUR FIRE WALL/BARRIER	3 HOUR	TABLE 716.1(2)
3-HOUR EXTERIOR WALL	1½ HOUR	TABLE 716.1(2)
B. 2-HOUR SHAFT / STAIRWAY	1½ HOUR	TABLE 716.1(2)
C. 2-HOUR FIRE WALL/BARRIER	1½ HOUR	TABLE 716.1(2)
2-HR EXTERIOR WALL	1½ HOUR	
D. 1-HOUR SHAFT / STAIRWAY	1 HOUR	TABLE 716.1(2)
E. 1-HOUR FIRE WALL/BARRIER	¾ HOUR	TABLE 716.1(2)
F. 1-HOUR SMOKE BARRIER	1/3 HOUR	TABLE 716.1(2)
G. .5-HOUR CORRIDOR	1/3 HOUR	TABLE 716.1(2)
GLAZING RATING REQUIREMENTS		
A. FIRE WALLS	NOT ALLOWED, EXCEPT FIRE-RESISTANCE-RATED GLAZING TESTED TO ASTM E119 OR UL263	TABLE 716.1(3)
B. RATING IN 2-HOUR FIRE BARRIER	NOT ALLOWED, EXCEPT FIRE-RESISTANCE-RATED GLAZING TESTED TO ASTM E119 OR UL263	TABLE 716.1(3)
C. RATING IN 1-HOUR FIRE BARRIER	NOT ALLOWED, EXCEPT FIRE-RESISTANCE-RATED GLAZING TESTED TO ASTM E119 OR UL263	TABLE 716.1(3)
D. RATING IN 1-HOUR FIRE PARTITION	¾ HOUR	TABLE 716.1(3)
E. RATING IN 1-HOUR SMOKE BARRIER	¾ HOUR	TABLE 716.1(3)
GLAZING IN DOORS		
A. MAXIMUM SIZE IN HORIZONTAL EXIT ENCLOSURES AND EXIT PASSAGEWAYS.(UNLESS TESTED AS PART OF DOOR ASSEMBLY).	100 SQ. IN.	716.2.5.1.2
B. MAXIMUM SIZE IN FIRE DOORS IN FIRE BARRIERS	100 SQ. IN.	716.2.5.1.2
C. RATING MUST MEET RATING REQUIREMENT OF DOOR.		716.2
FIRE DAMPERS		**717**
A. FIRE DAMPERS SHALL COMPLY WITH UL 555.		717.3.1
B. REQUIRED RATING FOR LESS THAN 3-HOUR FIRE-RATED ASSEMBLIES.	1½ HOUR	TABLE 717.3.2.1
C. REQUIRED RATING FOR 3-HOUR OR GREATER FIRE-RATED ASSEMBLIES.	3 HOURS	TABLE 717.3.2.1
D. FIRE DAMPERS ARE REQUIRED AT FIREWALLS.		717.5.1
E. FIRE DAMPERS ARE REQUIRED IN 2-HOUR FIRE BARRIERS.		717.5.2
F. FIRE DAMPERS ARE NOT REQUIRED IN 1-HOUR FIRE BARRIERS WHERE FULLY SPRINKLERED AND FULLY DUCTED.		717.5.2 EX. 3
G. FIRE DAMPERS ARE REQUIRED AT AIR TRANSFER OPENINGS.		717.5.2
H. FIRE DAMPERS ARE REQUIRED AT SHAFT ENCLOSURES.		717.5.3
ELEVATOR MACHINE ROOMS		
FIRE RESISTANCE RATING	1HOUR	3005.4. EX.1
SMOKE DAMPERS		
IN GROUP B AND R OCCUPANCIES, THAT ARE FULLY SPRINKLERED, SMOKE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF SHAFTS WHERE:		717.5.3 EX. 2
A. ROOM EXHAUST OPENINGS ARE INSTALLED WITH STEEL SUBDUCTS, WITH A WALL THICKNESS OF AT LEAST 0.019 IN.		
B. THE DUCTS MUST EXTEND AT LEAST 22 IN. VERTICALLY.		
C. AN EXHAUST FAN IS INSTALLED AT THE UPPER TERMINATION OF THE SHAFT THAT IS POWERED CONTINUOUSLY.		
CORRIDORS		
A. SMOKE DAMPERS ARE NOT REQUIRED IN CORRIDOR PENETRATIONS WHERE THE DUCT IS CONSTRUCTED OF STEEL NOT LESS THAN 0.019 IN. AND THERE ARE NO OPENINGS SERVING THE CORRIDOR		717.5.4 EX. 1
DAMPER ACCESS		
A. DAMPERS SHALL BE PROVIDED WITH A MEANS OF ACCESS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE.		717.4
B. ACCESS SHALL BE LABELED WITH FIRE/SMOKE DAMPER, SMOKE DAMPER, OR FIRE DAMPER ON EXTERIOR OF DUCT.		717.4
C. MINIMUM HEIGHT OF LETTERS	½ IN.	717.4
DAMPER ACTIVATION		
A. ALL FIRE DAMPERS SHALL CLOSE AUTOMATICALLY UPON OPERATION OF A LISTED FUSIBLE LINK OR OTHER APPROVED HEAT-ACTIVATED DEVICE.		717.3.3
B. FUSIBLE LINKS SHALL HAVE A TEMPERATURE RATING APPROXIMATELY 50°F ABOVE NORMAL OPERATING TEMPERATURE, AND NOT LESS THAN 160°F.		717.3.3.4

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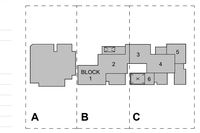
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8 INTERIOR FINISHES

TABLE 803.13: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (SPRINKLERED BUILDING)

GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
A-2, A-3	B	B	C
B, M	B	C	C
R-2	C	C	C
S	C	C	C

SECTION 804.4 INTERIOR FLOOR FINISH REQUIREMENTS

FLOOR FINISHES IN GROUP A, B, M, R-2 AND S OCCUPANCIES ARE REQUIRED TO BE NOT LESS THAN CLASS II

9 FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEM

BUILDING WILL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13. — 403.3 — 903.1.1

FIRE ALARM SYSTEM

A. A MANUAL FIRE ALARM SYSTEM AND AN AUTOMATIC DETECTION SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 72. — 907.2

B. A MANUAL FIRE ALARM SYSTEM IS REQUIRED, AND IS REQUIRED TO BE INITIATED BY SPRINKLER SYSTEM WATER FLOW ALARMS, DETECTION DEVICES, OR DETECTION SYSTEMS. — 907.2.9.1

FIRE EXTINGUISHERS : TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

MAXIMUM FLOOR AREA FOR EXTINGUISHER NOT TO EXCEED 11,250 SQ.FT.

MAXIMUM TRAVEL DISTANCE FOR EXTINGUISHER NOT TO EXCEED 75 FT.

IN-BUILDING TWO-WAY EMERGENCY RESPONDER COMMUNICATION COVERAGE SHALL BE PROVIDED IN ALL NEW BUILDINGS — 918.1

10 MEANS OF EGRESS

CEILING HEIGHTS

MEANS OF EGRESS SHALL HAVE MIN CLNG HT OF 7'-6" — 1003.2

EXCEPTIONS:

SLOPED CEILINGS	1208.2
RESIDENTIAL UNITS	1208.2
PROJECTIONS	1003.3
STAIR HEADROOM	1011.3
DOOR HEIGHT	1010.1.1
RAMP HEADROOM	1012.5.2
PARKING GARAGES	406.2.2
AREAS ABOVE AND BELOW MEZZANINES	505.2

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ASSEMBLY	15 SF (NET)
EXERCISE	50 SF (GROSS)
BUSINESS	150 SF (GROSS)
MERCANTILE / RETAIL	60 SF (GROSS)
RESIDENTIAL	200 SF (GROSS)
PARKING GARAGE	200 SF (GROSS)
ACCESSORY STORAGE / MECH. EQUIPMENT ROOMS	300 SF (GROSS)
POOL	50 SF (GROSS)
POOL DECK	15 SF (GROSS)
KITCHEN (COMMERCIAL)	200 SF (GROSS)
CORRIDORS / UNOCCUPIED	0 SF

OUTDOOR AREAS ARE TO BE INCLUDED IN OCCUPANT LOADS FOR EGRESS SIZING ONLY WHEN USED BY PERSONS IN ADDITION TO THOSE PERSONS INSIDE THE BUILDING, WHERE THE EGRESS PATH PASSES THROUGH THE BUILDING, AND WHERE THE OUTDOOR AREA IS NOT ASSOCIATED WITH GROUP R-3 OR INDIVIDUAL R-2 DWELLING UNITS. — 1004.7

MEANS OF EGRESS SIZING

STAIRWAYS = 0.2" INCHES WIDTH PER OCCUPANT	EXCEPTION 1	1005.3.1
OTHER EGRESS COMPONENTS = 0.15" INCHES WIDTH PER OCCUPANT	EXCEPTION 1	1005.3.2

*BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD PER SPACE	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
A, M	49	75
B	49	100
R-1	10	75
R-2	20	125
S	49	100

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MIN. NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

TWO EXITS AND EXIT ACCESS DOORWAY CONFIGUATION

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS ARE REQUIRED FROM ANY SPACE, THEY SHALL BE SPACED APART BY MIN 1/3 DIAGONAL OF SPACE, IF SPRINKLERED. — 1007.1.1 EX. 2

MEANS OF EGRESS ILLUMINATION

DWELLING AND SLEEPING UNITS DO NOT REQUIRE EGRESS LIGHTING. — 1008.2 EX. 3

MINIMUM ILLUMINATION AT THE WALKING SURFACE LEVEL	1 FOOTCANDLE	1008.2.1
MINIMUM ILLUMINATION AT EXIT STAIRS AND LANDINGS	10 FOOTCANDLE	

ACCESSIBLE MEANS OF EGRESS

ACCESSIBLE SPACES SHALL BE PROVIDED WITH MINIMUM 1 ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED FROM ANY ACCESSBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACES SHALL BE SERVED BY NOT LESS THAN 2 ACCESSIBLE MEANS OF EGRESS — 1009.1

AT LEAST ONE ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH 1009.4 — 1009.2.1

AREA OF REFUGE NOT REQUIRED AT STAIRWAYS — EXCEPTION 2 — 1009.3

A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE — 1009.8

DOORS, GATES AND TURNSTILES

MIN. DOOR WIDTH = 32 INCHES CLEAR		1010.1.1
MIN. DOOR HEIGHT = 80 INCHES		1010.1.1
MIN DOOR LEAF = 32 INCHES CLEAR		1010.1.1
OCCUPANCY LOAD OF 50 OR GREATER = DOOR SWINGS IN DIRECTION OF TRAVEL		1010.1.2.1

STAIRWAYS

RISERS / TREADS

1. RISER HEIGHT (MIN)	4 INCHES	1011.5.2
2. RISER HEIGHT (MAX)	7 INCHES	1011.5.2
3. TREAD DEPTH (MIN)	11 INCHES	1011.5.2
4. STAIR WIDTH (MIN)	44 INCHES	1011.2.
	36 INCHES WHERE OCC. LOAD < 50	1011.2. EX 1
	SPIRAL STAIRCASES	1011.2 EX 2

LANDINGS — 1011.6

1. WIDTH (DIRECTION OF TRAVEL)	NOT LESS THAN THE WIDTH OF THE STAIR, BUT NEED NOT EXCEED 48 IN. WHEN THE STAIR HAS A STRAIGHT RUN	1011.6
2. MAXIMUM HEIGHT BETWEEN LANDINGS	12 FEET	1011.8
3. MINIMUM HEADROOM	80 INCHES (6'-8")	1011.3

IN BUILDINGS 4 OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF UNLESS THE ROOF HAS A SLOPE STEEPER THAN 4:12 (33%) — 1011.12

EXIT RAMP REQUIREMENTS

	SAME AS CORRIDORS (SECTION 1020.3). 36 INCHES MINIMUM BETWEEN	
1. MINIMUM WIDTH	HANDRAILS.	1012.5.1
2. MAXIMUM RUNNING SLOPE ON EGRESS ROUTE	1:12 (8.3 PERCENT)	1012.2
3. MAXIMUM RUNNING SLOPE ON ALL OTHER RAMPS	1:8 (12.5 PERCENT)	1012.2
4. MAXIMUM CROSS SLOPE	1:48 (2 PERCENT)	1012.3
5. MAXIMUM VERTICAL RISE	30 INCHES	1012.4
6. LANDING LENGTH	60 INCHES MIN.	1012.6.3
7. HEADROOM	80 INCHES MIN.	1012.5.2

HANDRAILS

RAMPS WITH RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SECTION 1014 — 1012.8

EXIT SIGNS

EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET — 1013.1

HANDRAILS — 1014

HEIGHT	34 TO 38 INCHES HIGH	1014.2
RAIL DIMENSIONS		
CIRCULAR	1 1/4" (MIN) 2" (MAX)	1014.3.1
CLEAR SPACE TO WALL	1 1/2" (MIN)	1014.7
HANDRAIL EXTENSIONS	12 INCHES HORIZONTAL RUN BEYOND TOP RISER AND EXTEND SLOPE FOR TREAD DEPTH BEYOND BOTTOM RISER	1014.6
INTERMEDIATE HANDRAILS	INTERMEDIATE HANDRAILS ARE REQUIRED SO THAT ALL PORTIONS OF THE STAIRWAY ARE WITHIN 30 IN. OF HANDRAIL.	1014.9

GUARDRAILS

GUARDS SHALL BE LOCATED ALONG THE OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE — 1015.2

GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF OF LOADING DOCKS — 1015.2 EX. 1

HEIGHT	42 INCHES MIN. HEIGHT	1015.3
OPENESS	SHALL HAVE OPENINGS THAT ALLOW PASSAGE OF A SHPERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT	1015.4
	EX: FROM HEIGHT 36-42" OPENINGS THAT ALLOW PASSAGE OF A SPERE 4 3/8" IN DIAMETER	

EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM		W/ EXT EGRESS BALCONY PER...
OCCUPANCY A,M,R	250 FEET	350 FEET
OCCUPANCY B	300 FEET	400 FEET
OCCUPANCY S-2	400 FEET	500 FEET

EXIT ACCESS STAIRWAYS AND RAMPS

EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE ENCLOSED IN A SHAFT ENCLOSURE PER 713 IN OTHER THAN I-2 AND I-3 OCCUPANCIES — 1019.3

EXCEPTIONS:

EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN TWO ADJACENT STORIES	1019.3 EX 1
EXTERIOR EXIT ACCESS STAIRWAYS OR RAMPS BETWEEN OCCUPIED ROOFS	1019.3 EX 9

CORRIDORS

TABLE 1020.2 CORRIDOR FIRE-RESISTANCE RATING (SPRINKLERED BUILDING)

A, B, M, S	GREATER THAN 30 OCCUPANTS	NR
R	GREATER THAN 10 OCCUPANTS	.5 HOUR FIRE PARTITION

TABLE 1020.3 CORRIDOR WIDTH

MINIMUM WIDTH WITHIN A DWELLING UNIT.	36 IN.	TABLE 1020.3
MINIMUM WIDTH SERVING LESS THAN 50 OCCUPANTS.	36 IN.	TABLE 1020.3
MINIMUM WIDTH (ALL OTHERS) – 44 IN. OR THE REQUIRED CAPACITY OF THE EXIT TO WHICH THE CORRIDOR LEADS.	44 IN.	TABLE 1020.3

THE REQUIRED CORRIDOR WIDTH SHALL BE UNOBSTRUCTED WITH THE FOLLOWING EXCEPTIONS: — 1020.4 / 1005.7

DOORS, WHEN FULLY OPEN, AND HANDRAILS, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 IN.	1005.7.1
DOORS IN THE COURSE OF SWING SHALL NOT REDUCE THE REQUIRED CORRIDOR WIDTH BY MORE THAN ONE-HALF.	1005.7.1

DEAD-END CORRIDORS

OCC A	20 FEET
OCC B, M, R-1 R-2, S	50 FEET WITH AUTOMATIC SPRINKLER SYSTEM

EGRESS BALCONIES

BALCONIES USED FOR EGRESS PURPOSES SHALL CONFORM TO THE SAME REQUIREMENTS AS CORRIDORS FOR MINIMUM WIDTH, REQUIRED CAPACITY, HEADROOM, DEAD ENDS AND PROJECTIONS. — 1021.1

EXT EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED BY CORRIDORS — 1021.2

SEPARATION IS NOT REQUIRED WHERE THE EXT EGRESS BALCONY IS SERVED BY AT LEAST TWO STAIRWAYS AND DEAD-END TRAVEL DOES NOT REQUIRE TRAVEL PAST AN UNPROTECTED OPENING TO REACH A STAIRWAY — 1021.2 EX

THE LONG SIDE OF AN EGRESS BALCONY SHALL BE MIN 50% OPEN, WITH THE OPEN AREA ABOVE THE GUARDS DISTRIBUTED TO MINIMIZE THE ACCUMULATION OF SMOKE OR TOXIC GASES — 1021.3

EXT EGRESS BALCONIES SHALL HAVE A MIN FIRE SEPARATION DISTANCE OF 10' MEASURED FROM THE EXTERIOR EDGE OF THE BALCONY TO ADJACENT LOT LINES, OTHER PORTIONS OF THE BUILDING, OTHER BUILDINGS ON THE SAME LOT — 1021.4

STAIRWAY IDENTIFICATION

SIGNS MUST BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS. THE SIGNS MUST IDENTIFY THE STAIRWAY ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. — 1023.9

EXTERIOR EXIT STAIRWAYS AND RAMPS

EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SF OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42" ABOVE THE ADJACENT FLOOR OR LANDING LEVEL — 1027.3

THE OPEN AREAS ADJOINING EXT EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS, COURTS OR PUBLIC WAYS. REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING — 1027.4

EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10' TO ADJACENT LOT LINES, OTHER PORTIONS OF THE BUILDING, OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXT WALLS AND OPENINGS ARE PROTECTED PER 705 — 1027.5

EXIT DISCHARGE

EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING AND SHALL BE AT GRADE OR PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. COMBINED USE OF EX 1 AND 2 NOT EXCEED 50% OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS — 1028.2, EX 1

ASSEMBLY

A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT HAS AN OCCUPANT LOAD OF GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT, THAT MAIN EXIT SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE NOT LESS THAN 1/2 OF THE OCCUPANT LOAD, BUT SUCH CAPACITY SHALL BE NOT LESS THAN THE TOTAL REQUIRED CAPACITY OF ALL MEANS OF EGRESS LEADING TO THE EXIT — 1030.2

11 ACCESSIBILITY

TYPE A UNITS — 1107.6.2.2.1
TYPE B UNITS — 1107.6.2.2.2

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE UNIT SHALL BE A TYPE A UNIT. ALL GROUP R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS SHALL BE DISPERED AMONG THE VARIOUS CLASSES OF UNITS

184 RENTAL UNITS
TYPE A UNITS = 4
TYPE B UNITS = 180

17 CONDO UNITS
TYPE A UNITS = 1
TYPE B UNITS = 16

PARKING (REFERENCE FULL PARKING SUMMARY ON DRAWINGS)

ACCESSIBLE SPACES REQUIRED (301 TO 400)	8 MINIMUM	TABLE 1106.2
VAN SPACES	1 PER 6	1106.6

12 INTERIOR ENVIRONMENT

SOUND TRANSMISSION

AIR-BORNE SOUND	ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A STC OF NOT LESS THAN 50, OR NNIC RATING OF NOT LESS THAN 45 IF FIELD TESTED.	MIN. 50 STC (45 IF FIELD TESTED)	1206.2
STRUCTURE-BORNE SOUND	FLOOR-CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IIC RATING OF NOT LESS THAN 50, OR A NISR OF NOT LESS THAN 45 IF FIELD TESTED	MIN. 50 IIC (45 IF FIELD TESTED)	1206.3

INTERIOR SPACE DIMENSIONS

HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7' IN ANY PLAN DIMENSION		1208.1
MINIMUM CEILING HEIGHTS		1208.2
OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS	7'-6" MIN	
BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE AND LAUNDRY ROOMS	7'-0" MIN	
CORRIDORS IN DWELLING UNITS IN GROUP R	7'-0" MIN	EX 4
ROOM AREA		1208.3

DWELLING UNIT SHALL HAVE AT LEAST ONE ROOM > 120 NSF
OTHER HABITABLE ROOMS SHALL BE > 70 NSF

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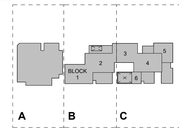
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43CM23116	NE A

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ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
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14 EXTERIOR WALLS

WOOD VENEERS ON EXTERIOR WALLS OF BUILDINGS OF TYPE I, II, III AND IV CONSTRUCTION SHALL BE NOT LESS THAN 1" NOMINAL THICKNESS CONFORMING TO THE FOLLOWING:	1404.5
1. THE VENEER SHALL NOT EXCEED 40' IN HEIGHT ABOVE GRADE. WHERE FIRE RETARDANT TREATED WOOD IS USED, THE HEIGHT SHALL NOT EXCEED 60' IN HEIGHT ABOVE GRADE	
2. THE VENEER IS ATTACHED TO OR FURRED FROM A NONCOMBUSTIBLE BACKING THAT IS FIRE RESISTANCE RATED AS REQUIRED BY OTHER PROVISIONS OF THE CODE	
3. WHERE OPEN OR SPACED WOOD VENEERS (W/O CONCEALED SPACES) ARE USED, THEY SHALL NOT PROJECT MORE THAN 24" FROM THE BUILDING WALL	
ON BUILDINGS OF TYPES I, II, III AND IV CONSTRUCTION, EXTERIOR WALL COVERINGS SHALL BE PERMITTED TO BE CONSTRUCTED OF COMBUSTIBLE MATERIALS, COMPLYING WITH THE FOLLOWING LIMITATIONS:	1405.1.1
1. SHALL NOT EXCEED 10% OF AN EXTERIOR WALL SURFACE WHERE THE FSD IS 5' OR LESS	
2. SHALL BE LIMITED TO 40' IN HEIGHT ABOVE GRADE PLANE	
3. IF CONSTRUCTED OF FIRE RETARDANT TREATED WOOD, NO LIMIT PER FSD AND PERMITTED UP TO 60' ABOVE GRADE PLANE	
4. WOOD VENEERS SHALL COMPLY WITH 1404.5	
COMBUSTIBLE EXTERIOR WALL COVERINGS LOCATED ALONG THE TOP OF EXTERIOR WALLS SHALL BE COMPLETELY BACKED UP BY THE EXTERIOR WALL AND SHALL NOT EXTEND OVER OR ABOVE ITS TOP.	1405.1.2
WHERE COMBUSTIBLE EXTERIOR WALL COVERING IS FURRED OUT FROM THE EXTERIOR WALL AND FORMS A SOLID SURFACE, THE DISTANCE BETWEEN THE BACK OF THE EXTERIOR WALL COVERING AND THE EXTERIOR WALL SHALL NOT EXCEED 1-5/8". THE RESULTANT CONCEALED SPACE SHALL BE FIREBLOCKED PER 718.	1405.1.3

29 PLUMBING SYSTEMS

2902.3 EMPLOYEE AND PUBLIC TOILET FACILITIES

PUBLIC TOILET FACILITIES SHALL NOT BE REQUIRED IN OPEN OR ENCLOSED PARKING GARAGES. TOILET FACILITIES SHALL NOT BE REQUIRED IN PARKING GARAGES WHERE THERE ARE NO PARKING ATTENDANTS.

MINIMUM PLUMBING FIXTURES TABLE 422.1

PLUMBING FIXTURES	**REQUIRED** WATER CLOSETS	**REQUIRED** LAVATORIES
	(M : 1: 50 [2: FIRST 50])	*(M : 1: 80 [2 PER FIRST 80])*
	(F : 1: 50 [2 PER FIST 50])	*(M : 1: 80 [2 PER FIRST 80])*
MALES =		
FEMALES =		
DRINKING FOUNTAIN	1 PER 100	
SERVICE SINK	1	

29 PLUMBING

2902.3 EMPLOYEE AND PUBLIC TOILET FACILITIES

PUBLIC TOILET FACILITIES SHALL NOT BE REQUIRED IN OPEN OR ENCLOSED PARKING GARAGES. TOILET FACILITIES SHALL NOT BE REQUIRED IN PARKING GARAGES WHERE THERE ARE NO PARKING ATTEDANTS

TABLE 404.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

BATHROOMS FOR PRIVATE RESIDENCE USE ON AMENITY LEVELS (LEVEL?) SHALL BE PROVIDED FOR CONVENIENCE ONLY

PLUMBING FIXTURES - LEVEL 01-07		REQUIRED **WATER CLOSETS** M:1:50 (2:FIRST 50) F:1:50 (2:FIRST 50)	REQUIRED **LAVATORIES** M:1:80 (2:FIRST 80) F:1:80 (2:FIRST 80)	REQUIRED **DRINKING FOUNTAINS** 1 PER 100
BUSINESS OCCUPANCY ?SF				
LEVEL 01 OCCUPANTS = ?	**MALES = ?**	?	?	?
	FEMALES=?	?	?	?
LEVEL 02 OCCUPANTS= ?	**MALES = ?**	?	?	?
	FEMALES=?	?	?	?
LEVEL 03 OCCUPANTS = ?	**MALES = ?**	?	?	?
	FEMALES=?	?	?	?
LEVEL 04 OCCUPANTS = ?	**MALES = ?**	?	?	?
	FEMALES=?	?	?	?
LEVEL 05 OCCUPANTS = ?	**MALES = ?**	?	?	?
	FEMALES=?	?	?	?
LEVEL 06 OCCUPANTS = ?	**MALES = ?**	?	?	?
	FEMALES=?	?	?	?
	TOTAL:	?	?	?

30 ELEVATORS AND CONVEYING SYSTEMS

HOISTWAY ENCLOSURE PROTECTION

ELEVATOR, DUMBWAITER AND OTHER HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES PER 712 AND 713	3002.1

ELEVATOR CARS

WHERE ELEVATORS ARE PROVIDED IN BUILDINGS 4+ STORIES ABOVE OR BELOW GRADE PLANE, AT LEAST ONE ELEVATOR SHALL PROVIDE FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS AND SHALL BE SIZED TO ACCOMMODATE A STRETCHER.	3002.4

ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION

HOISTWAY DOOR OPENING SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 3006.3 WHERE HOISTWAY CONNECTS MORE THAN 3 FLOORS, IS REQUIRED TO BE ENCLOSED WITHIN A SHAFT ENCLONSURE, AND ANY OF THE FOLLOWING CONDITIONS APPLY: 5. HOISTWAY IS MORE THAN 75 FEET IN HEIGHT EXCEPTION: 2. AT EXIT DISCHARGE EQUIPED WITH AUTOMATIC SPRINKLER SYSTEM	3006.2
WHERE CORRIDORS ARE REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH 1020.2, ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH 3006.3, WHICH REQUIRES ONE OF THE FOLLOWING:	3006.2.1
1. PROVIDE AN AN ENCLOSED ELEVATOR LOBBY AT EACH FLOOR TO SEPARATE THE ELEVATOR HOISTWAY SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. DOORS PROTECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL COMPLY WITH 716.2.2.1 AS REQUIRED FOR CORRIDOR WALLS	3006.3
2. ELEVATOR LOBBIES MAY BE SEPARATED FROM THE REST OF THE BUILDING BY SMOKE PARTITIONS.	3006.3
3. ADDITIONAL DOORS SHALL BE PROVIDED AT EACH ELEVATOR HOISTWAY DOOR OPENING AND SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN 716.2.2.1.1	3006.3
4. ELEVATOR HOISTWAY SHALL BE PRESSURIZED	3006.3

HOISTWAY PROTECTION	HOISTWAY PROTECTION REQUIRED FOR OCCUPIED SPACES BELOW ELEVATOR PITS	
COUNTERWEIGHT PROTECTION	COUNTERWEIGHTS BETWEEN CARS WILL REQUIRE COUNTERWIEIGHT PROTECTION	
ELEVATOR MACHINE ROOMS		
FIRE RESISTANCE RATING	1 HOUR	3005.4 EX. 1

APPENDIX D FIRE DISTRICTS

TYPES OF CONSTRUCTION PERMITTED	D102.1
ROOF COVERING	D102.2.4
STRUCTURAL FIRE RATING	D102.2.5
ARCHITECTURAL TRIM	D102.2.7
PERMANENT CANOPIES	D102.2.8
ROOF STRUCTURES	D102.2.9
EXCEPTIONS	D105.1
REFERENCED STANDARDS	TABLE D106.1

PARKING SUMMARY

REFERENCE DRAWINGS FOR COMPLETE PARKING SUMMARY

REQUEST FOR MODIFICATION OR ALTERNATE MEANS OF COMPLIANCE

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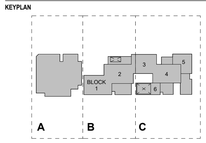
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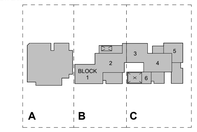
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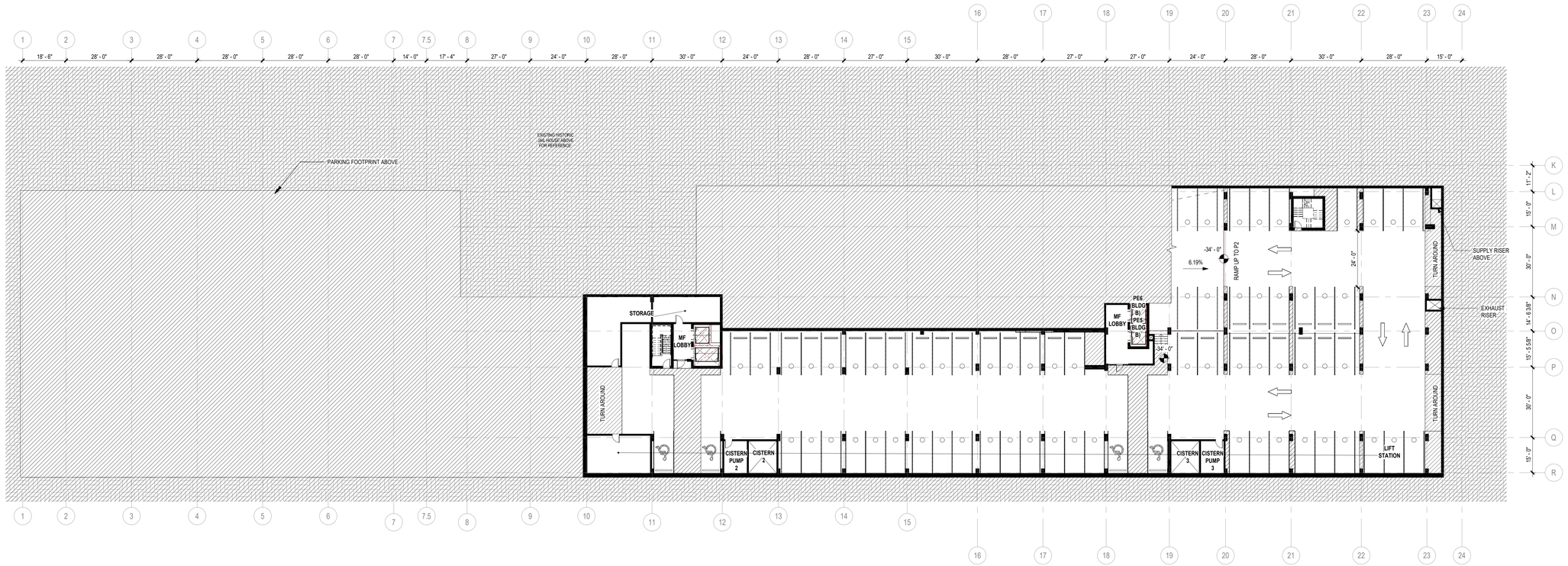
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SHEET NAME

FLOOR PLAN - OVERALL AND SLAB - LEVEL P3

SHEET NUMBER

AP100



1 **OVERALL FLOOR PLAN - LEVEL P3**
SCALE: 1" = 20'-0"

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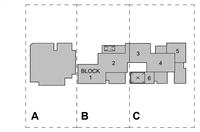
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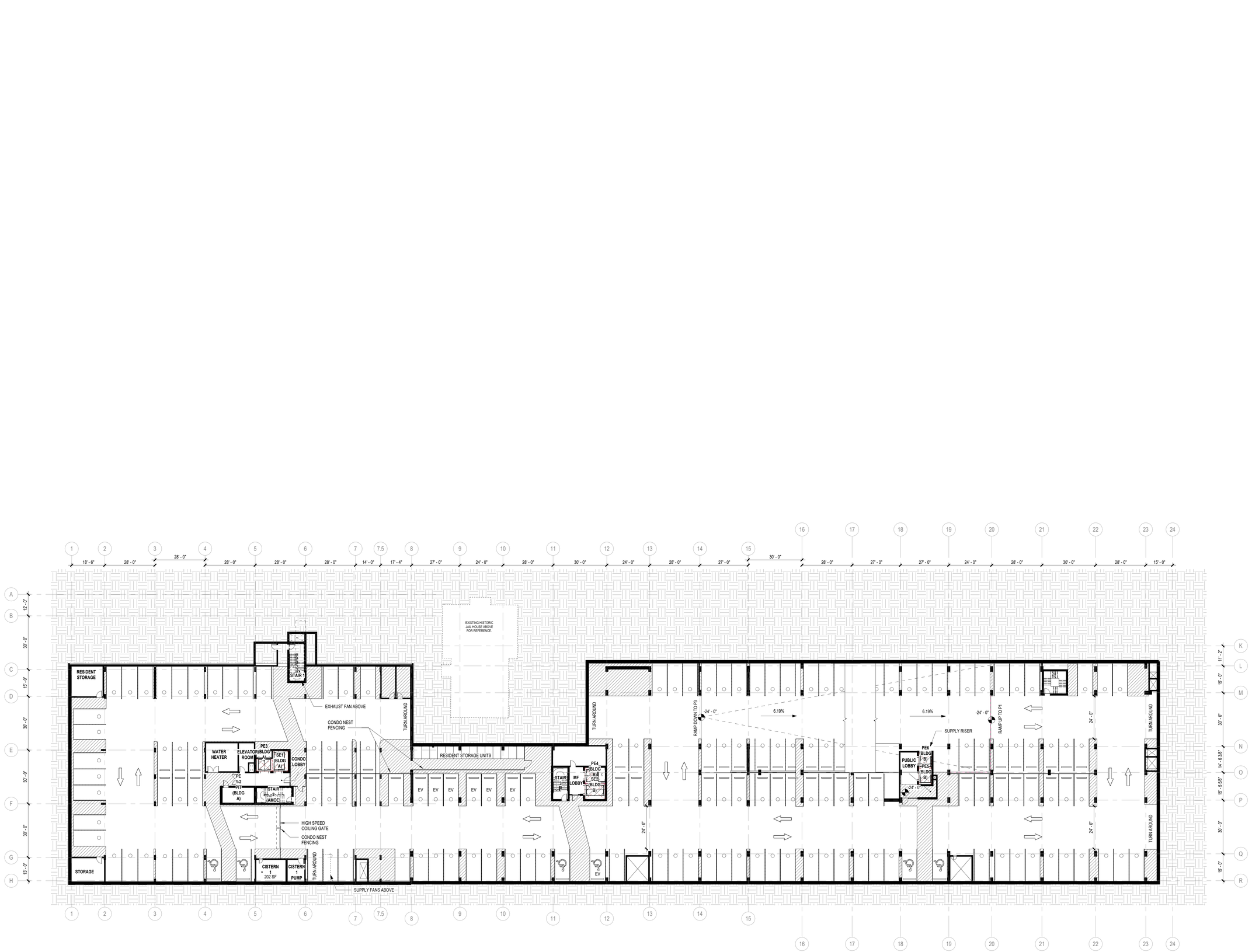
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FLOOR PLAN - OVERALL AND SLAB - LEVEL P2

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AP101



1 **OVERALL FLOOR PLAN - LEVEL P2**
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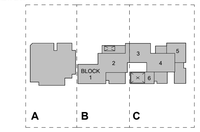
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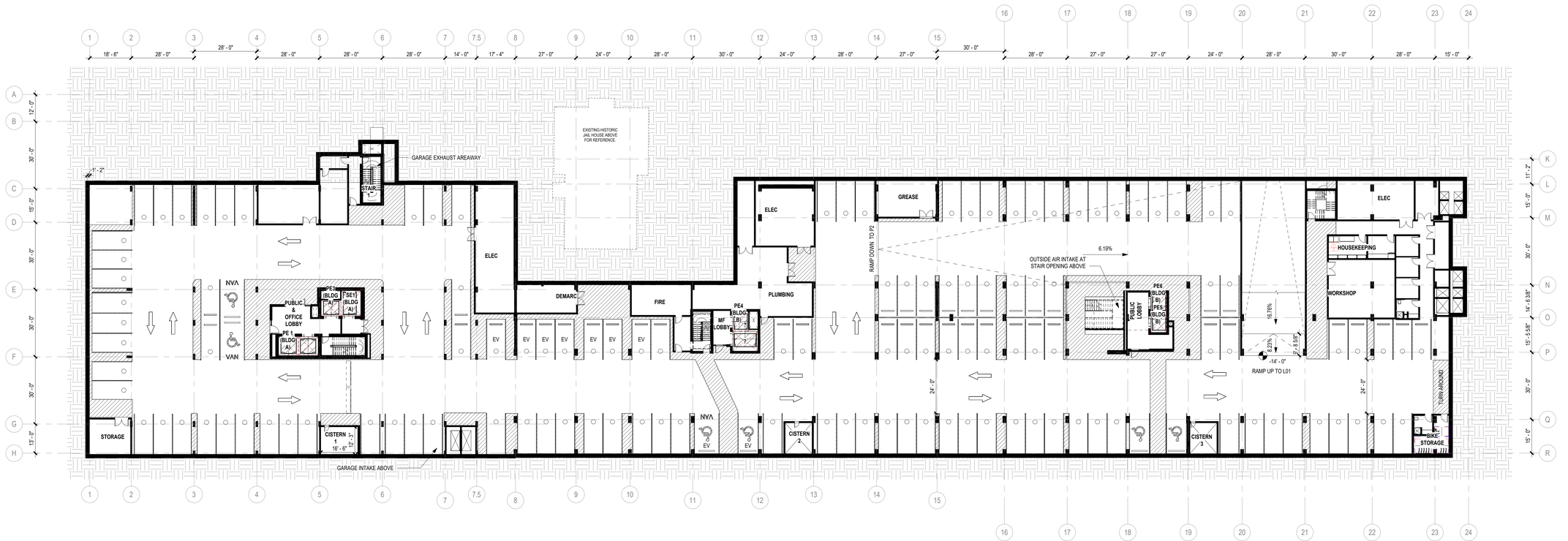
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SHEET NAME

FLOOR PLAN - OVERALL AND SLAB - LEVEL P1

SHEET NUMBER

AP102



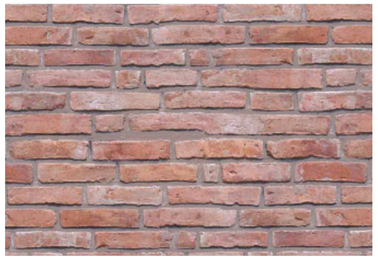
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STREET ELEVATION EXTERIOR MATERIALS

WEST ELEVATION TOTAL:	**48,382 SF**	**EAST ELEVATION TOTAL:**	**50,210 SF**	**NORTH ELEVATION TOTAL:**	**12,959 SF**	**SOUTH ELEVATION TOTAL:**	**12,957 SF**
PRIMARY MATERIALS	**45,098 SF (93%)**	PRIMARY MATERIALS	**46,214 SF (92%)**	PRIMARY MATERIALS	**11,283 SF (86.6%)**	PRIMARY MATERIALS	**12,558 SF (96.9%)**
BRK	**22,198 SF**	**BRK**	**19,176 SF**	**BRK**	**9,592 SF**	**BRK**	**5,536 SF**
PAINTED METAL	**3,793 SF**	**PAINTED METAL**	**4,697 SF**	**PAINTED METAL**	**228 SF**	**PAINTED METAL**	**1,214SF**
GLAZING	**19,107 SF**	**GLAZING**	**22,341 SF**	**GLAZING**	**1,409 SF**	**GLAZING**	**5,463 SF**
SPECIAL USE MATERIALS	**3,284 SF (7%)**	SPECIAL USE MATERIALS	**3,996 SF (8%)**	SPECIAL USE MATERIALS	**1,696 SF (13.1%)**	SPECIAL USE MATERIALS	**339 SF (3.1%)**
CLT	**1,335 SF**	**CLT**	**1669 SF**	**CLT**	**79 SF**	**CLT**	**337 SF**
WDC-1.1X	**1,605 SF**	**WDC-1.1X**	**1,722 SF**	**WDC-1.1X**	**1,640 SF**	**WDC-1.1X**	**- SF**
CST-1.1X	**344 SF**	**CST-1.1X**	**605 SF**	**CST-1.1X**	**26 SF**	**CST-1.1X**	**62 SF**

PRIMARY MATERIALS



BRICK:

BRK 1.1 - RED BRICK



BRK 2.1 - BRICK (PAINTED, WHITEWASH)







PAINTED METAL ELEMENTS:

DM-1.1X - BALUSTRADES
DM-2.1X - BALUSTRADES

FST-1 - METAL FASCIA
MCM-1.1X - MCM PANEL

SCRN-1 - MECHANICAL EQUIPMENT SCREEN



GLAZING:

CW-X - CURTAIN WALL
ST-X - STORE FRONT
WH-X - HISTORIC WINDOW
W-X - PUNCHED WINDOW

SPECIAL USE MATERIALS



CROSS LAMINATED TIMBER



WDC-1.1X - ACCOYA WOOD SIDING



CST-1.1X - CAST STONE

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V5Y 1M2
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LANDSCAPE
NUDGE DESIGN
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720 991 0001

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REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

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CLIENT

216 AND 220 NORTH MAIN, LLC
125 W CENTRAL AVE, SUITE 200
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PROJECT

NE A STREET
BENTONVILLE, AR

PROJECT NUMBER	ABBREVIATION
43CM23116	NE A
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ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
22 APR 2026

SHEET NAME

ARCHITECTURAL - FACADE MATERIALS

SHEET NUMBER

AP200

FILE PATH: Autodesk Docs://31CM23116-NE A Street/31CM23116-A-R25-CENTRAL_LSD_Study 04-2026.rvt
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2 EXTERIOR ELEVATION - OVERALL - EAST A

SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - OVERALL - EAST B

SCALE: 3/32" = 1'-0"

FACADE MATERIALS LEGEND

PRIMARY MATERIALS

- **BRK-1.1** - BRICK
- **BRK-2.1** - BRICK (WHITE/LIMEWASHED)
- **(GLZ)** GLAZING -
  - **CW-X** - CURTAIN WALL
  - **ST-X** - STORE FRONT
  - **WH-X** - HISTORIC WINDOW
- **(PME)** PAINTED METAL ELEMENTS -
  - **DM-1.1X** - BALUSTRADES
  - **DM-2.1X** - BALUSTRADES
  - **FST-1** - METAL FASCIA WINDOW/DOOR/CURTAINWALL FRAMES

SPECIAL USE MATERIALS

- **CLT** - CROSS LAMINATED TIMBER
- **WDC-1.1X** - ACCOYA WOOD SIDING
- **CST 1.1X** - CAST STONE

FACADE MATERIAL AREAS: EAST ELEVATION TOTAL - 50,210 SF

PRIMARY MATERIALS	46,214 SF (92%)	SPECIAL USE MATERIALS	3,996 SF (8%)
BRICK	19,176 SF	CLT	1,669 SF
PAINTED METAL	4,697 SF	WDC-1.1X	1,722 SF
GLAZING	23,341 SF	CST-1.1X	605 SF

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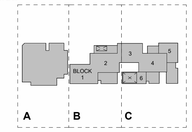
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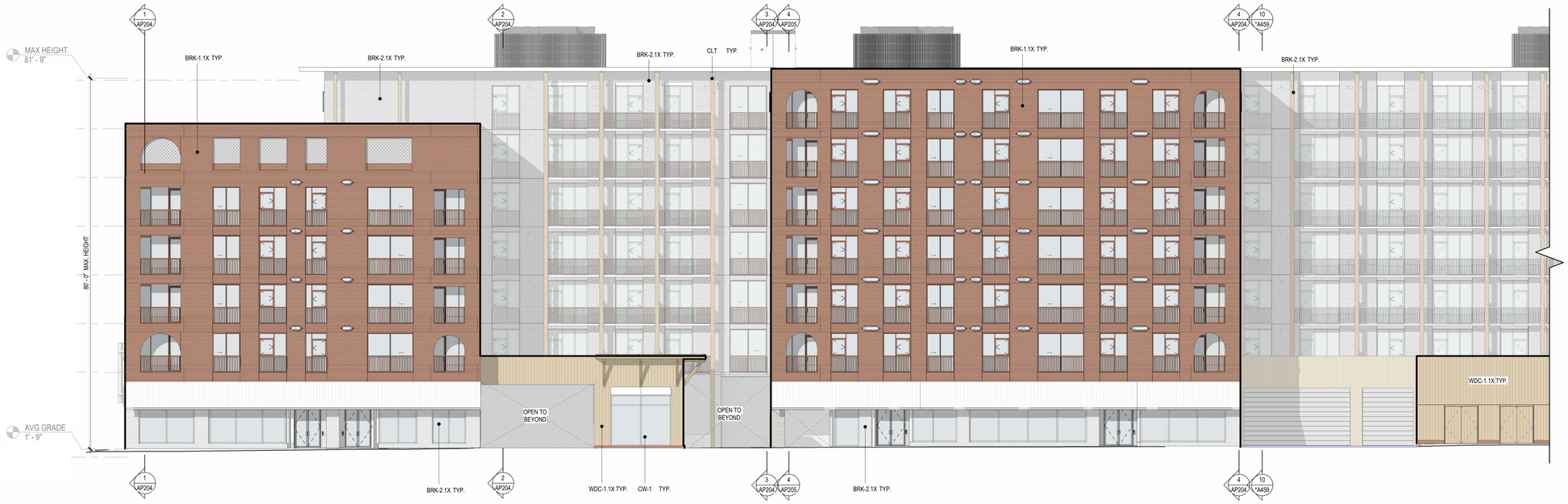
LARGE SCALE DEVELOPMENT
22 APR 2026

SHEET NAME

ARCHITECTURAL - EXTERIOR ELEVATIONS - EAST

SHEET NUMBER

AP201



2 EXTERIOR ELEVATION - OVERALL - WEST B

SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - OVERALL - WEST A

SCALE: 3/32" = 1'-0"

FACADE MATERIALS LEGEND

PRIMARY MATERIALS

- **BRK-1.1** - BRICK
- **BRK-2.1** - BRICK (WHITE/LIMEWASHED)
- **(GLZ)** GLAZING -
  - **CW-X** - CURTAIN WALL
  - **ST-X** - STORE FRONT
  - **WH-X** - HISTORIC WINDOW
- **(PME)** PAINTED METAL ELEMENTS -
  - **DM-1.1X** - BALUSTRADES
  - **DM-2.1X** - BALUSTRADES
  - **FST-1** - METAL FASCIA WINDOW/DOOR/CURTAINWALL FRAMES

SPECIAL USE MATERIALS

- **CLT** - CROSS LAMINATED TIMBER
- **WDC-1.1X** - ACCOYA WOOD SIDING
- **CST 1.1X** - CAST STONE

FACADE MATERIAL AREAS: WEST ELEVATION TOTAL - 48,382 SF

PRIMARY MATERIALS	45,098 SF (93%)	SPECIAL USE MATERIALS - 3,284 SF (7%)	
BRICK	22,198 SF	CLT -	1,335 SF
PAINTED METAL	3,793 SF	WDC-1.1X -	1,605 SF
GLAZING	19,107 SF	CST-1.1X -	344 SF

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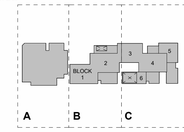
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ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
22 APR 2026

SHEET NAME

ARCHITECTURAL - EXTERIOR ELEVATIONS - WEST

SHEET NUMBER

AP202

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2 EXTERIOR ELEVATION - OVERALL - SOUTH AT BUILDING A

SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - OVERALL - NORTH AT BUILDING B

SCALE: 3/32" = 1'-0"

FACADE MATERIALS LEGEND

PRIMARY MATERIALS

- **BRK-1.1** - BRICK
- **BRK-2.1** - BRICK (WHITE/LIMEWASHED)
- **(GLZ)** GLAZING -
  - **CW-X** - CURTAIN WALL
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SPECIAL USE MATERIALS

- **CLT** - CROSS LAMINATED TIMBER
- **WDC-1.1X** - ACCOYA WOOD SIDING
- **CST 1.1X** - CAST STONE

FACADE MATERIAL AREAS: NORTH ELEVATION TOTAL - 12,979 SF

PRIMARY MATERIALS	11,283 SF (86.9%)	SPECIAL USE MATERIALS	1,696 SF (13.1%)
BRK	**9,592 SF**	**CLT**	**79 SF**
PME	**282 SF**	**WDC-1.1X**	**1,591 SF**
GLZ	**1,409 SF**	**CS-1.1X**	**26 SF**

FACADE MATERIAL AREAS: SOUTH ELEVATION TOTAL - 12,957 SF

PRIMARY MATERIALS	12,558 SF (96.9%)	SPECIAL USE MATERIALS - 399 SF (3.1%)	
BRK	**5,881 SF**	**CLT**	**337 SF**
PME	**1,214 SF**	**WDC-1.1X**	**- SF**
GLZ	**5,463 SF**	**CS-1.1X**	**62 SF**

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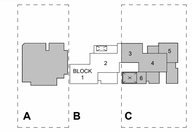
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KEYPLAN



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PROJECT

NE A STREET
BENTONVILLE, AR

PROJECT NUMBER	ABBREVIATION
43CM23116	NE A
DRAWN BY	**CHECKED BY**
Author	Checker

ORIGINAL ISSUE

LARGE SCALE DEVELOPMENT
22 APR 2026

SHEET NAME

ARCHITECTURAL - EXTERIOR ELEVATIONS - NORTH/SOUTH

SHEET NUMBER

AP203

FILE PATH: A:\Autodesk Docs://31CM23116-NE A Street\31CM23116-A-R25-CENTRAL_LSD Study 04-2026.rvt
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MATERIALS SCHEDULE

	KEY	ITEM	COLOR/FINISH/SIZE	CONTACT/MFR	BID ALTERNATE	NOTES
	1	HARDSCAPE				
	1.1	CONCRETE FINISH 1	NATURAL GRAY BROOM FINISH			FINISH, TOOLING AND CONSTRUCTION METHODS TO MATCH CITY STANDARD DETAILS
	1.2	CONCRETE FINISH 2	INTEGRAL COLOR: DAVIS COLORS TBD BROOM FINISH W/ REDWOOD EXPANSION JOINTS			PROVIDE MOCKUPS FOR REVIEW AND APPROVAL
	1.3	SQUARE-EDGE WIRE-CUT CLAY BRICK PAVER	4 X 8 X 2-3/4" - VEHICULAR COLOR: PATHWAY RED	PINEHALL BRICK ADAM MCPIKE ANTIQUE BRICK AND BLOCK: 501-680-0450		STANDARD CITY SIDEWALK, BASKETWEAVE PATTERN
	1.4	SQUARE-EDGE WIRE-CUT CLAY BRICK PAVER	4 X 12 X 2-3/4" - VEHICULAR COLOR: PATHWAY RED	PINEHALL BRICK ADAM MCPIKE ANTIQUE BRICK AND BLOCK: 501-680-0450		RUNNING BOND PER PLANS
	1.5	CHAMFER-EDGE CLAY BRICK PAVER	4 X 8 X 2-1/4" A BLEND: 90% REGIMENTAL RED, 10% SIENNA B BLEND: 50% LIGHTHOUSE, 50% NUTMEG	BELDEN BRICK ADAM MCPIKE ANTIQUE BRICK AND BLOCK: 501-680-0450		TWO-COLOR BLENDS ARE DESIGNED TO FEATHER INTO PROMENADE OMBRE PAVING. PERCENTAGE DISTRIBUTION TO FOLLOW EXISTING PATTERNING
	1.6	CLAY BRICK VENEER	4 X 8 X 1/2" COLOR: PATHWAY RED, PAINTED FINISH TO MATCH ARCHITECTURE	PINEHALL BRICK ADAM MCPIKE ANTIQUE BRICK AND BLOCK: 501-680-0450		
	1.7	PRE-CAST CONCRETE WALL	18"W, NATURAL GRAY, LIGHT SANDBLAST FINISH	STUDIO 431 BY LANDSCAPE FORMS: LANDSCAPEFORMS.COM		CUSTOM HEIGHTS, LENGTHS & RADII PER PLANS
	1.8	LIMESTONE BLOCK WALL	8"H X 12"W X 24"L, STACKED BOND PATTERN TYPICAL: CHOPPED FACES, SAWN TOP AND BOTTOM CAP: CHOPPED FACE, CHATTED TOP, RADIUS EDGE	OZARK SOUTHERN STONE CHRIS VAUGH: (870)423-6524		
	1.9	WOOD FENCE	A) AT NORTH PL: 1X6 CEDAR, S4S FINISH, SQUARE CORNERS, PAINTED FINISH, COLOR: TBD B) AT UTILITY YARD: 1X6 ACCOYA TO MATCH ARCH	LOCAL SOURCE		
	1.10	WOOD DECKING	1X6 PROPRIETARY GROOVED IPE LENGTHS PER PLAN	GRAD CONCEPT		REF 4.3 FOR RAIL AND PEDESTAL SYSTEM.
	1.11	WOOD CLADDING	ACCOYA	LOCAL SOURCE		BOARD AND BATTEN LAYOUT. REFER TO WALL DETAILS FOR BOARD DIMENSIONS
	1.12	PRE-CAST CONCRETE PEDESTAL PAVER	21W X 63 X 2-1/2TH SOFT GRAY, NV FINISH	ATELIER VALS		
	1.13	PRE-CAST CONCRETE FIREPIT	48"DIAMETER SOFT GRAY, NV FINISH	ATELIER VALS		REF DETAILS
	1.14	ARTIFICIAL TURF	'K9' GRASS	FOREVER LAWN		REFER TO DETAIL FOR PEDESTAL SUPPORT SPECS
	1.15	METAL FINISH 1	COLOR: SW URBANE BRONZE	SHERWIN WILLIAMS		REFERENCE SPECIFICATION FOR HIGH-PERFORMANCE COATING REQUIREMENTS
	1.16	METAL PLANTER	3/8"TH STEEL POWDERCOAT FINISH, COLOR: TBD	FORM & FIBER (903) 603-9269		CUSTOM HEIGHTS AND DIMENSIONS PER PLANS
	1.17	DECORATIVE ROCK	1-1/4" BEIGE RIVER GRAVEL	WHITE RIVER ROCKS (479) 445-5497		
	1.18	LAVA PEBBLES	TUMBLED, BLACK	LOCAL SOURCE		
	2	LIGHTING				
	2.1	STREET LIGHT	UTILITY WASHINGTON SERIES LUMINAIRE MODEL WFCL3 FULL CUTOFF LED3	HOLOPHANE BY ACUITY BRANDS		REFER TO TYPICAL BENTONVILLE ELECTRIC FOUNDATION DETAILS FOR INSTALLATION
	3	DRAINAGE & PLANTING ACCESSORIES				
	3.1	WUNDERCOVER HIDDEN ACCESS COVER	MODEL: WP-XX-P-SS STAINLESS STEEL FINISH	WUNDERCOVERS, INC. (775) 400-2883		DIMENSIONS PER PLAN. CONTRACTOR TO VERIFY REQUIRED RISER HEIGHTS FOR EACH CONDITION.
	3.2	WUNDERGRATE DRAIN COVER	MODEL: WC-XX-P-SS STAINLESS STEEL FINISH	WUNDERCOVERS, INC. (775) 400-2883		DIMENSIONS PER PLAN. CONTRACTOR TO VERIFY REQUIRED RISER HEIGHTS FOR EACH CONDITION.
	3.3	GARDEN ROPE	1" DIAMETER MANILA ROPE	ULINE OR APPROVED EQUAL		
	3.4	SLOT DRAIN	BRICKSLOT 100: S.S., HEEL RESISTANT, CLASS C A) ON GRADE: KS100 KLASSIKDRAIN B) OVER STRUCTURE: H100KS-8 SLABDRAIN	ACOUSA.COM		INSTALL PER MFR'S INSTRUCTIONS PIPE SIZING AND CONNECTIONS TO CISTERNS PER MEP
	3.5	AREA DRAIN GRATE	'JAMISON', 'RAW' IRON 12" SQUARE, TYPE P FRAME FOR USE WITH DUCTILE IRON 12X12 DRAIN BODY	URBAN ACCESSORIES (877) 487-0488 WATTS.COM		PIPE SIZING AND ROUTING PER CIVIL (ON GRADE) AND MEP (OVER-STRUCTURE)
	3.6	TRENCH DRAIN GRATE	'JAMISON', 'RAW' IRON, TYPE P FRAME, BOLT DOWN 4.84"W X 19.68"L, PERPENDICULAR BARS	URBAN ACCESSORIES (877) 487-0488		OVERALL LENGTHS PER PLANS
	3.7	PAVER GRATE	PAVER SUSPENSION SYSTEM BY URBAN ACCESSORIES	URBAN ACCESSORIES (877) 487-0488		
	3.8	LANDSCAPE PLANTER DRAIN	'RD-100' ATRIUM ROOF DRAIN FIXTURE WITH 4" CONNECTING PORT	WATTS		COORDINATE FOOTINGS WITH PIPE ROUTING.
	3.9	PERFORATED DRAIN	'EZFLOW' GRAVEL-FREE FRENCH DRAIN SYSTEM	NDS		REF PLANS FOR FLEX DRAIN PIPE LAYOUT. MAINTAIN 1% MIN. POSITIVE SLOPE IN EACH RUN
	3.10	GARDENHATCH INSPECTION CHAMBER	STAINLESS STEEL	HYDROTECH (514) 353-6000		AT PLANTING, OVER-STRUCTURE CONDITIONS. CONTRACTOR TO VERIFY REQUIRED RISER HEIGHTS FOR EACH CONDITION.
	3.11	SOIL CELL	2X (OVER-STRUCTURE CONDITION) 3X (AT ON-GRADE CONDITION)	DEEPROOT.COM		
		NOT USED				
	3.13	EXTENSIVE GREEN ROOF	'EXTENSIVE GARDEN ROOF' SYSTEM	MFR: HYDROTECH.COM (514) 353-6000 INSTALLER: OZARK GREENROOFS (479) 301-8606		TURN-KEY GREEN ROOF SYSTEM, INCLUDING PLANTING, PER MFR. REFER TO SPECIFICATIONS AND PLANS FOR EXTENTS
	3.14	TREE GUY TYPE 1	MODEL: RF1PDMAN	PLATIPUS EARTH ANCHORING SYSTEM		
	3.15	TREE GUY TYPE 2	'ARBORTIE AT LD 100'	DEEPROOT.COM		
	4	MISCELLANEOUS				
	4.1	HIGH-DENSITY STRUCTURAL FOAM	XPS FOAM, 60PSI	DUPONT		DRILL 1" DIAMETER HOLES AS REQUIRED FOR DRAINAGE.
	4.2	LOW-DENSITY PLANTER FILL FOAM	35 PSI FILL	DUPONT		FOAM TO BE USED IN PLANTERS AS REQUIRED TO MAINTAIN AVERAGE SOIL DEPTHS PER PLANS.
	4.3	DECK JOIST AND PEDESTAL SYSTEM	'PR39' ALUMINUM RAIL AND PEDESTALS	GRAD CONCEPT		REFER TO MFR'S INSTALLATION GUIDE FOR REQUIRED ACCESSORIES
	4.4	PEDESTAL SYSTEM 2	'GRIDLOC GRID' WITH 'ELEVATOR PEDESTAL SYSTEM'	HANOVER		PAVED CONDITIONS
	4.5	FIBERGRATE	1" GRID MOLDED GRATING	FIBERGRATE COMPOSITE STRUCTURES		
	5	SITE FURNISHINGS				
	5.1	BIKE RACK	SWERVE RACK, BLACK POWDERCOAT 20"L X 34.5"H X 15" MINIMUM SPACING	DERO		REFER TO DETAIL AND APBP/TRAILBLAZERS MODEL BICYCLE PARKING FOR INSTALLATION GUIDELINES
	5.2	PARK BENCH	'CLASSIC C-10', 6' LONG BLACK POWDERCOAT & KEBONY	VICTOR STANLEY		SURFACE-MOUNT
	5.3	BENCH	612 'VROOM' 1200 BENCH WHITE POWDERCOATED STEEL WITH KEBONY WOOD	VESTRE.COM		
	5.4	WOOD BUILT-IN BENCH	ACCOYA	STUDIO 431 BY LANDSCAPE FORMS: LANDSCAPEFORMS.COM		
	5.5	FIREPIT INSERT	'ROUND FLAT' STAINLESS-STEEL, 30-INCH INSERT, GAS POWERED WITH 120V ON-OFF IGNITION	MFR: HPC (937) 436-9800		INCLUDE FIREMAGIC 1-HOUR S.S. GAS TIMER BOX FOR TIMED GAS CONTROL; 42,000 MAX BTU
	5.6	PET-WASTE STATION	SKU: MM-0603 WHITE/BLACK LOW-PROFILE STATION	MUTTMITT.COM		CONTRACTOR TO PROVIDE 16" X 24"D CONCRETE PIER; INSTALL PER MFR'S RECOMMENDATIONS
	5.7	TRASH RECEPTACLE	'IRONSITES S-35' BLACK POWDERCOAT	VICTOR STANLEY		SIDE ACCESS DOOR, RAIN BONNET

NE A STREET
LARGE SCALE DEVELOPMENT PERMIT
APRIL 24, 2026

LANDSCAPE ARCHITECTURE SHEET INDEX

LANDSCAPE COVER SHEET	L000
LEVEL 1 OVERALL SITE PLAN	L100
LEVEL 1 SITE PLAN SOUTH	L101
LEVEL 1 SITE PLAN NORTH	L102
LEVEL 1 GRADING PLAN SOUTH	L103
LEVEL 1 GRADING PLAN NORTH	L104
LEVEL 1 PLANTING PLAN SOUTH	L106
LEVEL 1 PLANTING PLAN NORTH	L107
HARDSCAPE DETAILS	L700
HARDSCAPE DETAILS	L701
PLANTING DETAILS & NOTES	L801

AMENITY LIST

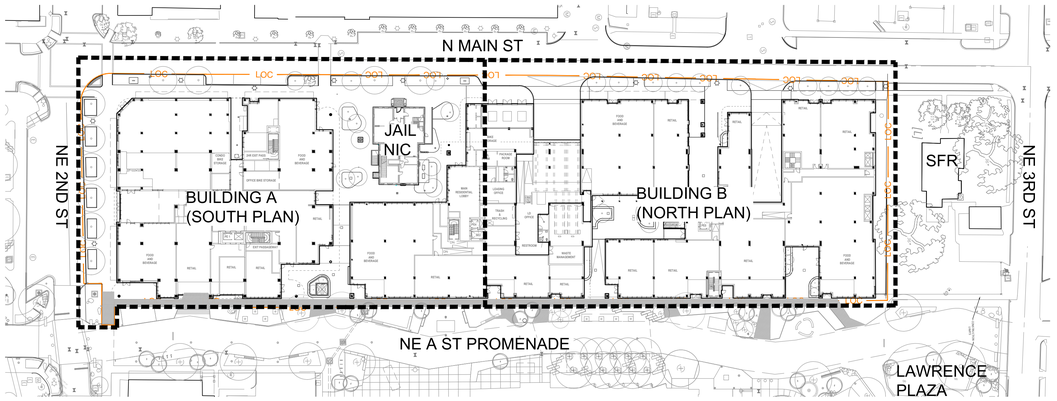
1. PARK BENCHES
2. BIKE PARKING
3. DOG WASTE STATION
4. TRASH RECEPTACLES
5. SHADED PLAZA SPACES

LEGEND

- X / LDX.XX — REFERENCE DETAIL SYMBOL
- X.XX — REFERENCE MATERIAL SYMBOL
- X / LDX.XX — SECTION SYMBOL
- 1299.XX — PROPOSED SPOT GRADE
- (1299.XX) — EXISTING SPOT GRADE
- 800 — PROPOSED TOPOGRAPHY
- 800 — EXISTING TOPOGRAPHY
- EXISTING TREE TO BE REMOVED
- PA — PLANTING AREA

GENERAL NOTES

1. This set of drawings is subject to a project manual. All work within should comply with Division 1 and other project requirements, as well as specification sections that apply to the scope of work within this construction document.
2. This set of drawings is subject to a City of Bentonville Large Scale Development permit. All work within should comply with general notes, typical details and landscape requirements within those documents. This set of drawings is coordinated with Large Scale Development documents, but not all requirements/impacts are explicitly defined in both drawing sets.
3. Layout of all project areas should be done with the aid of CAD files provided by the Landscape Architect and with the oversight of the general contractor. Layout conflicts should be brought to the attention of the Landscape Architect prior to work.
4. Contractor shall have a minimum of 5 years experience in construction of similar size and complexity.
5. Contractor shall be familiar with all existing site conditions and underground utilities, pipes and structures. Locate and verify condition of utilities prior to any excavation. Extreme care shall be exercised in excavating and working near existing utilities.Contractor shall take sole responsibility of any costs incurred due to bodily injury and/ or damage of owner's property or said utilities. Contractor is responsible for contacting utility companies before excavation.
6. Any conflicting information shall be brought to the attention of the Landscape Architect, or the Landscape Architect and Owner shall assume the Contractor has incorporated the costliest item in this contract. Conflicts arising due to lack of coordination shall be the responsibility and the expense of the Contractor.
7. Do not willfully proceed with construction as designed when unknown obstructions and/ or grade differences exist that may have not been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure in giving such notifications.
8. Contractor shall be responsible for all coordination with his subcontractors to accomplish his scope of work. Contractor shall coordinate construction with other trades working on the site simultaneously.
9. Contractor shall notify Owner and Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
10. Contractor shall be responsible for performing field measurements prior to fabrication and/ or purchase of any materials.
11. Any required changes to the drawings and work resulting from the acceptance of Contractors alternates and/ or substitutions are the responsibility of the Contractor and shall be submitted to the Landscape Architect and the Owner for approval.
12. Contractors shall comply with all applicable ordinances and local codes. Required permits shall be obtained by the Contractor.
13. All construction covered by these contract documents shall be in conformance with the latest edition of all applicable city and OSHA codes and standards including but not limited to the Uniform Building Code, enacted by the International Conference of Building Officials, most recent edition, and amendments as adopted by the local government.
14. Contractors are responsible for removal of trash and repair or hazardous conditions (tools, open holes, etc.) on a daily basis by end of work day. Remove all excessive dirt build-up on haul route as required daily.
15. Upon completion of construction and prior to final approval, Contractor shall thoroughly clean up the project site of all trash, scrap, masonry pieces, mortar and litter, etc. Repair all damages to finish grade tailing from excavations, wheel ruts, etc. caused by construction.
16. Portions of this scope require shop drawings and/or stamped engineered drawings for approval prior to work. Refer to specifications.
17. Portions of this scope require mockups for approval. Refer to specifications and mockup details.
18. Where potential utility conflicts with landscaping, utility locations shall be field verified.
19. All proposed trees shall be a minimum of 5 feet from all public utilities.



1 Key Plan
SCALE: 1" = 50'-0"

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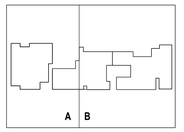
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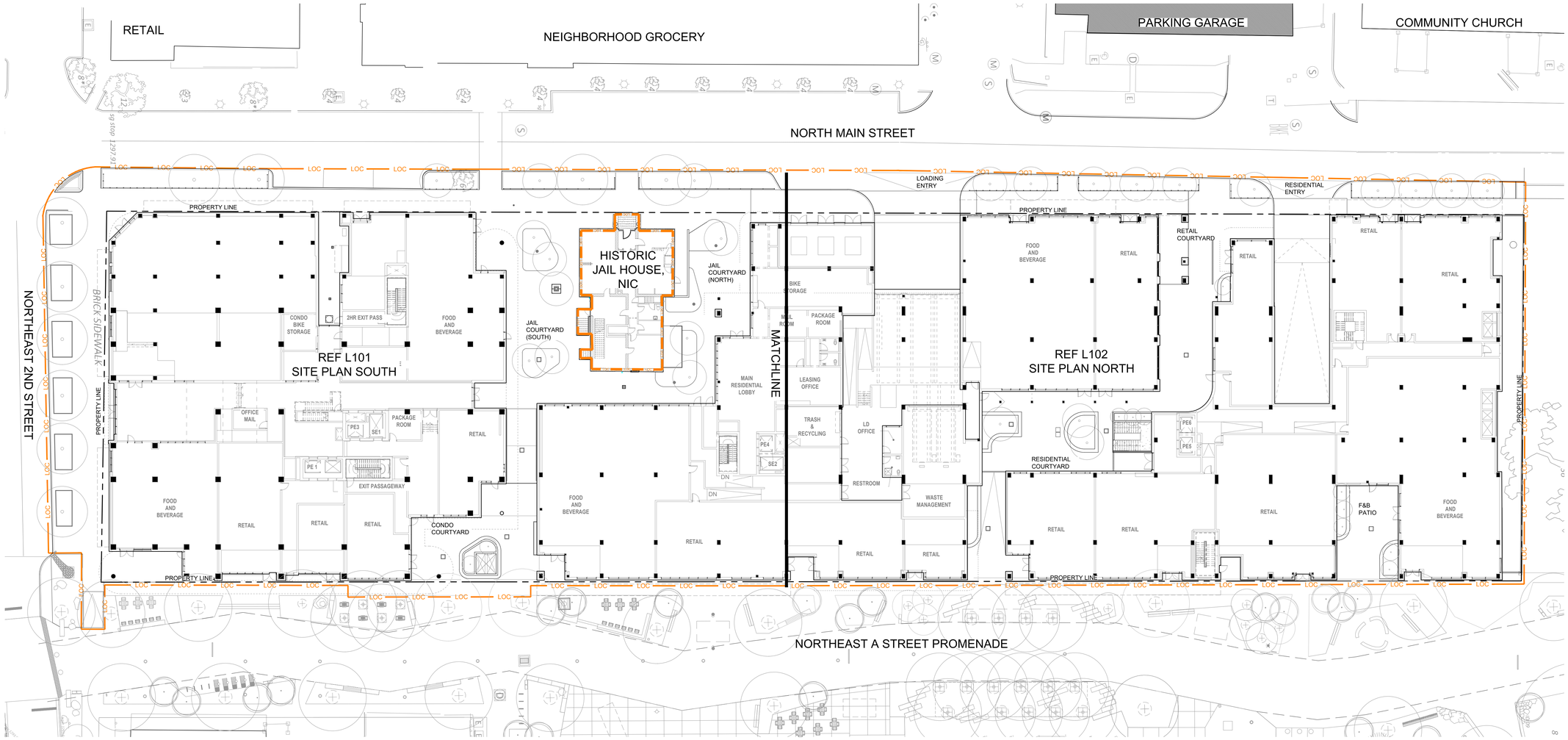
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LANDSCAPE COVER SHEET

SHEET NUMBER

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0 10 20 40

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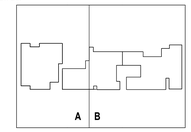
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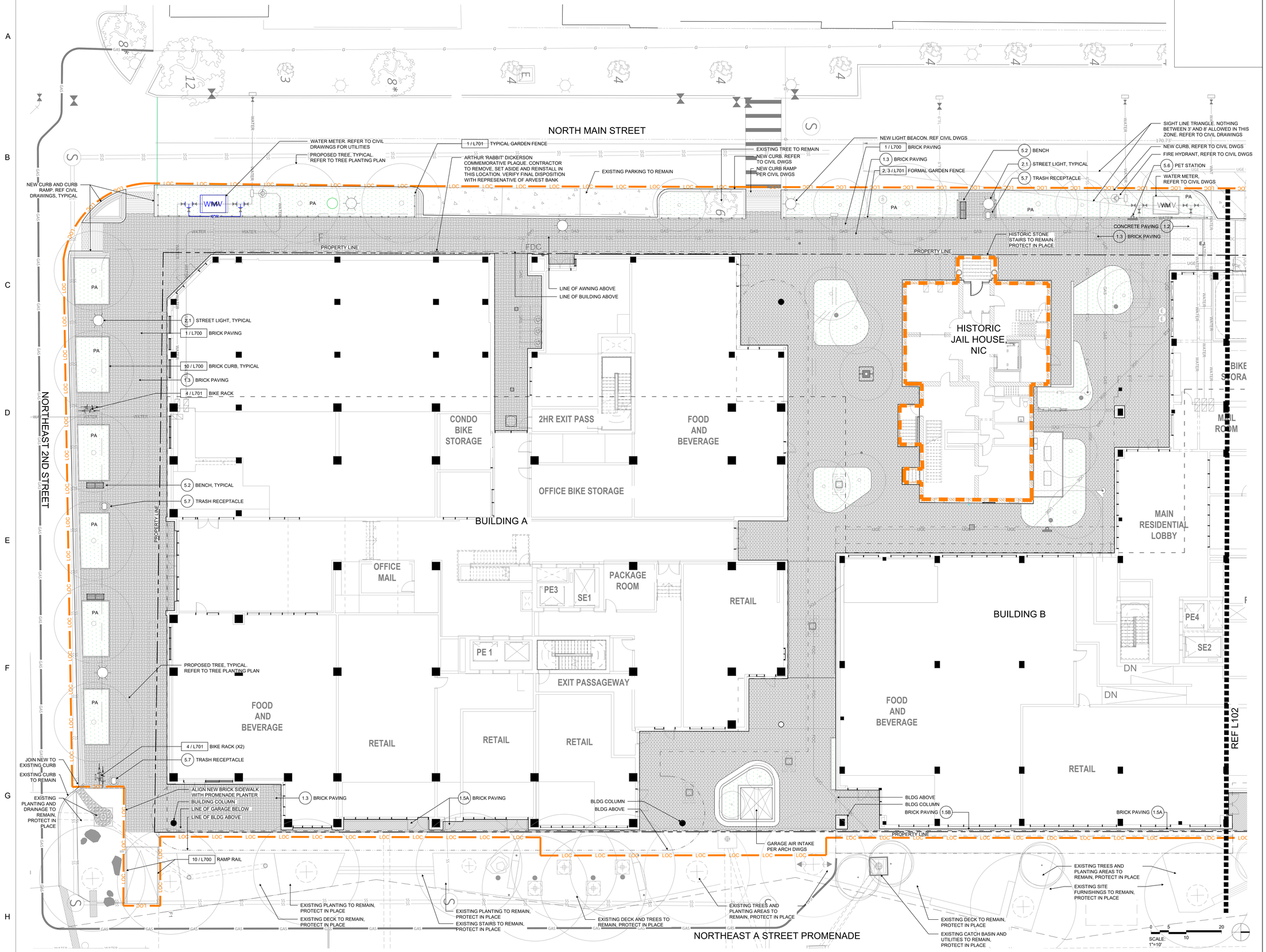
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SHEET NAME

LEVEL 01 OVERALL SITE PLAN

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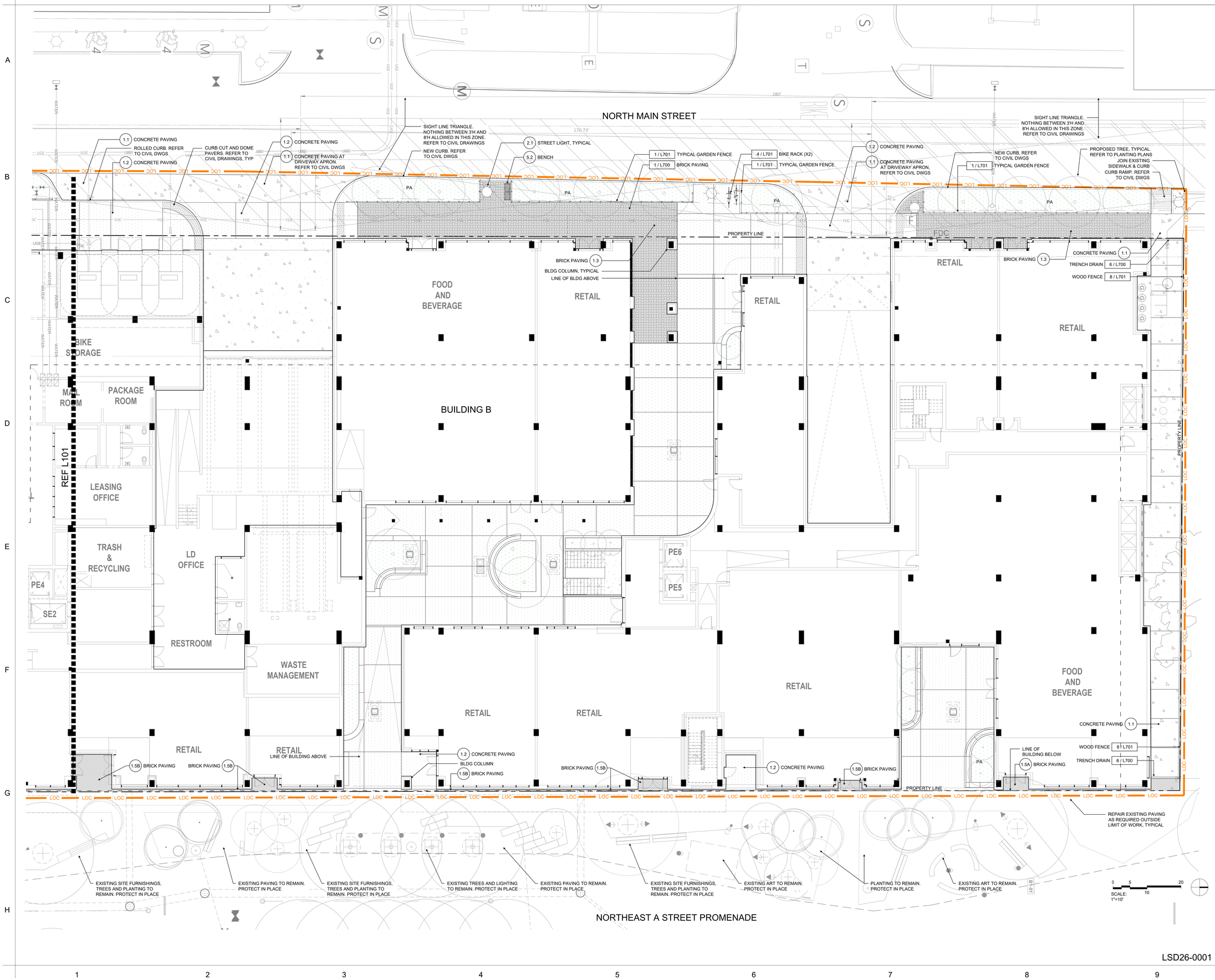
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LEVEL 01 SITE PLAN SOUTH

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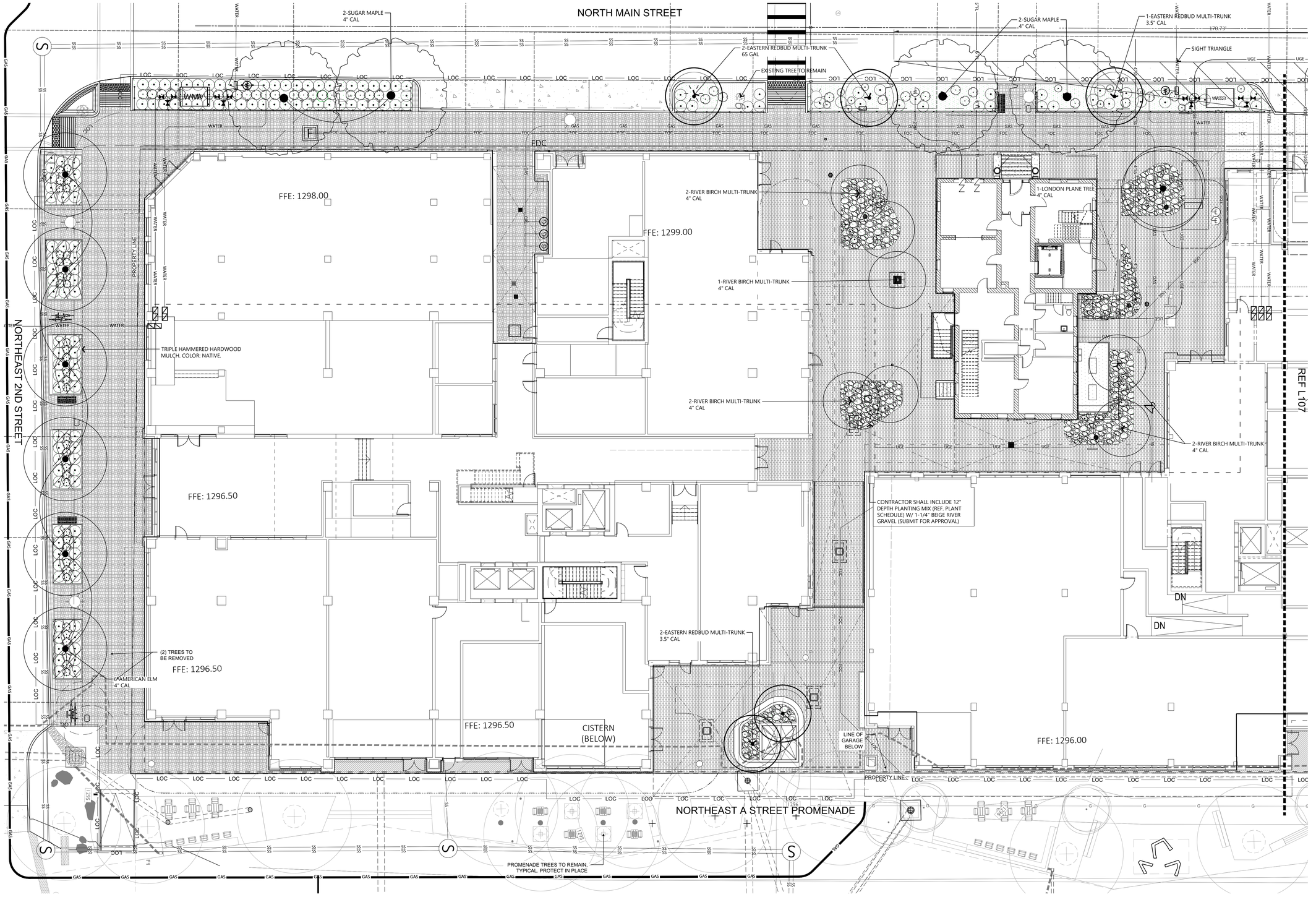
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LEVEL 01 SITE PLAN NORTH

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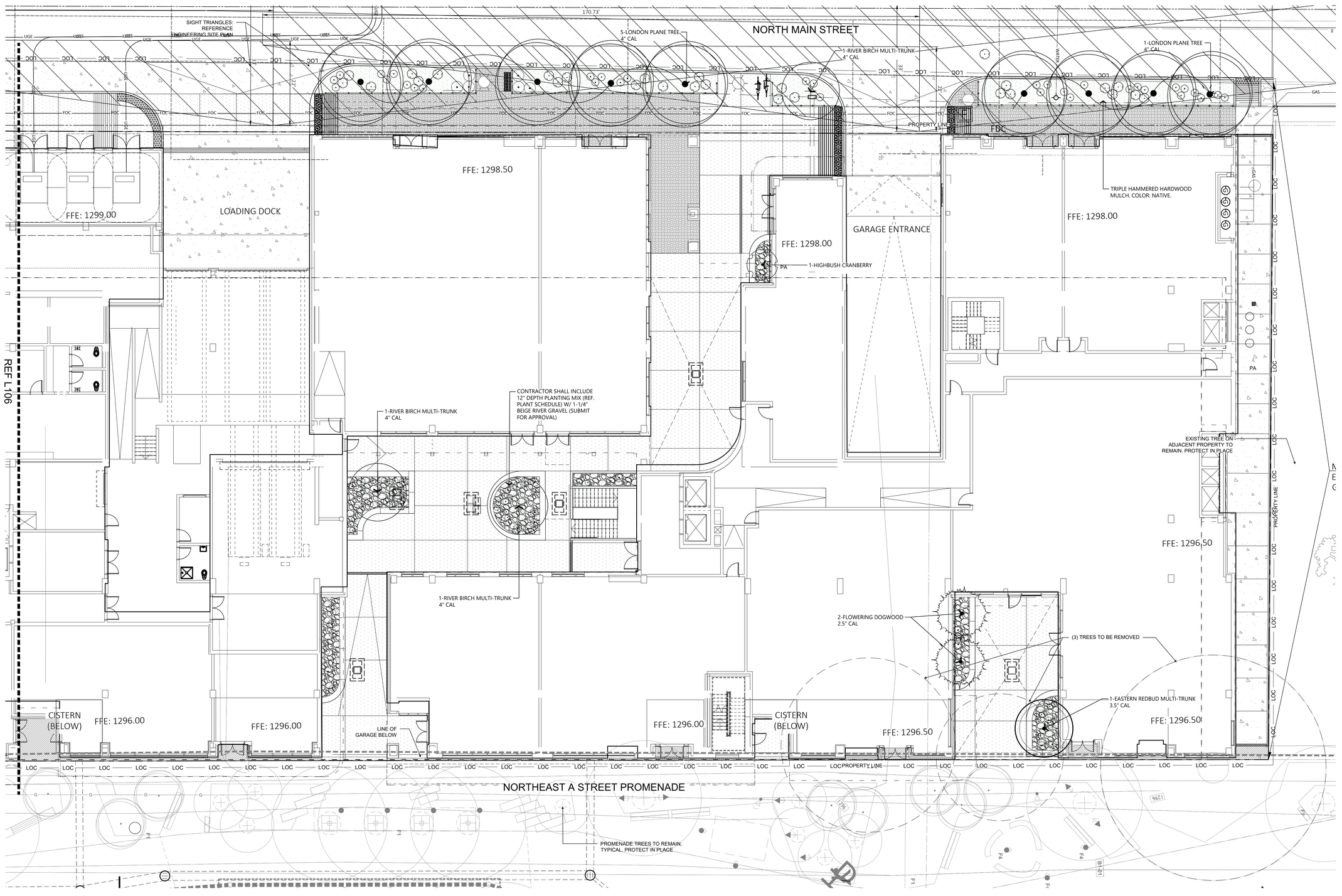
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LEVEL 01 PLANTING PLAN SOUTH

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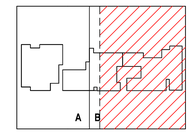
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LEVEL 01 PLANTING PLAN NORTH

SHEET NUMBER
L107

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

May 26, 2026
RE: N Main Street Mixed Use Waiver Request
CEI Project No. 33833
COB Project LSD26-0001

Dear Bentonville Planning Commission:

On behalf of 216 and 220 North Main, LLC, CEI is requesting a waiver for the loading dock overhead doors facing Main Street. Code section and explanation are as follows.

Sec 1100.23 Downtown Non-Residential And Mixed-Use Design Standards

(d) *Downtown commercial design standards.* Buildings designed for non-residential or commercial only uses shall meet the following standards.

1) *Downtown commercial building design standards.*
   a) *Façades.* Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades. Features added to the façade, such as balconies and shutters, shall be useable and/or operational to ensure authenticity of design.

      We are requesting a waiver of the loading dock overhead doors, which face Main Street on "Building B" across from the Wal Mart alley. Due to the site location facing the historic Square to the south, the pedestrian A Street Promenade on the east, and existing residence to the north, the only viable location for loading is via Main Street. The loading location has been selected to generally align with the Wal Mart alley for truck maneuvering and to remain clear of Farmer's Market programming further south toward the Square.

      The design of the loading access consolidates all loading and service activities to one location to minimize the visual impacts for back of house operations along Main Street. Additionally, the loading dock line of sight is limited due to the 38' opening; across Main Street on the opposite sidewalk, there are no active facades at the Wal Mart, alley access, or parking deck which would have the loading access as a focal point. North of the loading access are trees and landscaping to help conceal the doors when approaching from the north; trees are prohibited to the south in order to provide unobstructed transformer access for BEUD at the gated transformer enclosures.

      Due to the width of the opening for required truck turning and maneuvering at one consolidated location, overhead doors are the only viable screening of the service entrance due to the span. The color and material selection of the doors matches the façade to blend in visually when doors are closed. The doors are also set back >30 feet from the street and ramp down in elevation for further concealment. Renderings of the loading area have been provided in the third submittal for consideration.

Thank you for your consideration of our requests, and we look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-321-0531, or by email at ccaletka@ceieng.com.

Chad Caletka, CEI Engineering Associates, Inc.

622 - NE A STREET

A Mixed Use Development in Bentonville

LOADING DOCK

03.26.2026

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LOADING DOCK ENTRACE



LOADING DOCK ENTRACE - CLOSED



LOADING DOCK ENTRACE - OPEN



LOADING DOCK ENTRACE - CLOSED



LOADING DOCK ENTRACE - OPEN



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Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

January 16, 2026
RE: N Main Street Mixed Use Waiver Request
CEI Project No. 33833
COB Project LSD26-XXXX

Dear Bentonville Planning Commission:

On behalf of 216 and 220 North Main, LLC, CEI is requesting a waiver for the (2) proposed driveway alignments and curb radii on N Main Street between NE 2nd Street and NE 3rd Street, which will serve as loading and vehicular access to the site.

The project proposes (2.5) levels of underground parking garage with mixed use buildings between (2) and (7) stories above ground. The historic Bentonville Jail is to remain, but is part of a separate restoration project. The eastern side of the site is unable to provide vehicular access given the recent construction of the A Street Promenade, which has closed vehicular access in NE A Street. The south side of the site along NE 2nd Street faces the Bentonville Square and intends to keep the historic relationship to the Square, which does not provide vehicular access into the subject property. The north side of the site is adjacent to the 228 N Main Street residence and is also unable to provide vehicular access from NE 3rd Street. We request a separate waiver for each of the driveways and a third waiver for the driveway radii, which will be detailed separately below.

1. **Sec 1100.02 Access Management Standards**
   - ❖ South Driveway (Private / Controlled Loading Access Only)
     - *(4) Offset. Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than seventy-five (75) feet. This condition shall not apply where a permanent median exists without break for these driveways.*

       We request a waiver of the project's southern driveway, which provides access to a private and access controlled loading dock beneath the proposed development. The centerline of the service driveway curb cut is offset about 19.5 feet to the south of the existing Neighborhood Market service driveway centerline on the west side of Main Street. The driveways overlap about 20 feet, but are not perfectly aligned with the 32 feet wide Neighborhood Marked service driveway.

       The lack of vehicular access on (3) sides of the subject property have constrained vehicular access to Main Street. Furthermore, the Bentonville Farmer's Market programming area further south on Main Street, the location of the historic Benton County Jail, and previously installed electric primary conduit locations have limited options for the service drive location, which has been offset to work with the proposed building column grid while accommodating the spatial constraints on the site.

2. **Sec 1100.02 Access Management Standards**
   - ❖ North Driveway (Public Parking Garage Access)
     - *(4) Offset. Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than seventy-five (75) feet. This condition shall not apply where a permanent median exists without break for these driveways.*

       We request a waiver of the project's northern driveway, which provides access to the public parking garage beneath the proposed development. The centerline of the garage driveway curb cut is offset about 18.5 feet to the north of the existing Main Street Parking Garage driveway centerline on the

west side of Main Street. The driveways overlap about 12.5 feet, but are not perfectly aligned with the 46 feet Main Street Parking Garage driveway.

The lack of vehicular access on (3) sides of the subject property have constrained vehicular access to Main Street. Furthermore, the Bentonville Farmer's Market programming area further south on Main Street, the location of the historic Benton County Jail, and previously mentioned service driveway and loading dock have limited options for the parking garage driveway, which has been offset to work with the proposed building column grid while accommodating the spatial constraints on the site. In addition, a break in the building massing is provided further south to break up the scale of the building along Main Street and provide pedestrian access into the project's northern courtyard.

2. **Sec 1100.02 Access Management Standards**

- Driveway Curb Radii (Both South and North Driveways)
  - *(7) Curb radius. To ensure safe turn movements, turning radii for commercial drive curb cuts should be at least 15' for curb cuts along streets designated on the City of Bentonville's Master Street Plan. Exceptions may be granted through a waiver to the planning commission for shorter radii in the downtown area and for larger radii needed where there may be a need to accommodate truck traffic.*

    We request a reduction of the 15' curb radius to 12' given the context of the Downtown and adjacency to the Square. The design of the Main Street streetscape environment prioritizes pedestrians with wider sidewalks and seeks to minimize vehicular movements in sidewalk areas along Main Street and to reduce visual impacts from service areas. Vertical obstructions, including street trees and street lights, have been pulled back to avoid turning conflicts at driveway locations.

Thank you for your consideration of our requests, and we look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-321-0531, or by email at ccaletka@ceieng.com.

Chad Caletka, CEI Engineering Associates, Inc.

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

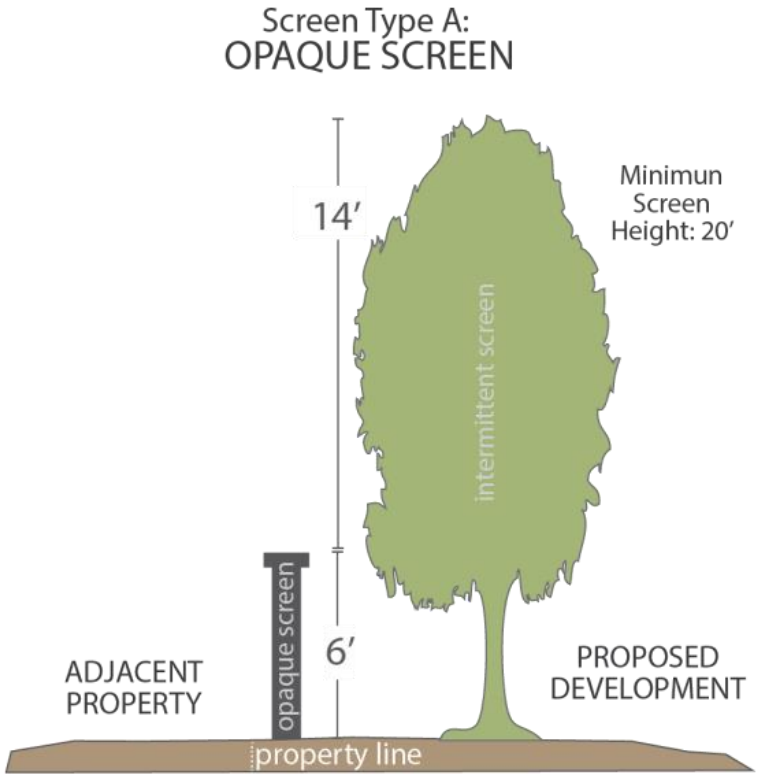
2600 NE 11th Street
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

January 16, 2026
RE: N Main Street Mixed Use Waiver Request
CEI Project No. 33833
COB Project LSD26-XXXX

Dear Bentonville Planning Commission:

On behalf of 216 and 220 North Main, LLC, CEI is requesting a waiver for the screening between the proposed development and the adjacent property to the north.

1. **Sec 1400.09 Screening Requirements**
   - North Property Line Screening
     - *(c) Screen type A:* Opaque screen. Intended to exclude all visual contact between uses and to create a strong impression of spatial separation.
       - *(1) Minimum height.* Minimum height of twenty (20) feet. Opaque from the ground to a height of six (6) feet, intermittent visual obstruction permitted from above the opaque portion.
       - *(2) Materials.* May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.



We request a waiver of the Screen Type A minimum height requirement of 20 feet, which would remove the tree plantings. A 6' height privacy fence is being provided at the property line adjacent to the 228 N Main address, along with a variable width paved pedestrian walkway (8 feet wide minimum) to provide a pedestrian connection through the project from Main Street to the A Street Promenade. The fencing and sidewalk can be found on the Civil Site Plan Sheet C2.0 and the Landscape Plan Sheet L102 for reference.

Section 1400.03 Exemptions from Landscaping, Screening and Buffering Regulations excludes Downtown Core zoning districts from Section 1400.06 Street Frontage Buffer Landscaping, Section 1400.07 Perimeter landscape requirements, and Section 1400.15 Minimum tree size at time of planting. Given these exemptions, we would request that the Type A Screening also be exempt from tree planting similar to the perimeter landscape requirements exemption.

Lastly, the north side of the project will be densely shaded from the building and will provide difficult growing conditions to establish dense vegetation, which would be unlikely to meet the intent of the screening requirements in the Downtown Core setting.

Thank you for your consideration of our requests, and we look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-321-0531, or by email at ccaletka@ceieng.com.

Chad Caletka, CEI Engineering Associates, Inc.

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

March 26, 2026

RE: N Main Street Mixed Use Waiver Request
CEI Project No. 33833
COB Project LSD26-0001

Dear Bentonville Planning Commission:

On behalf of 216 and 220 North Main, LLC, CEI is requesting a waiver for the street tree spacing along N Main Street.

1. **Sec 1400.16 Downtown Zoning Districts Landscaping**
   - ❖ Main Street Trees
     - *(b) Downtown zoning street tree planting requirements.* The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the Downtown zoning districts.
       - *(1) Requirement.* Arterial or Collector Street: 1 tree per 30 linear feet.

       We request a waiver of the quantity of trees along the N Main Street frontage, which is approximately 630 feet in length. At 30 feet typical tree spacing, this would equate to (21) trees. The current landscape plan provides (18) trees for a net shortage of (3) trees.

       The following Main Street right of way constraints limit the available area for tree planting:

       - (2) 6-inch water meter vaults and associated clearance requirements
       - RRFB pole at the existing mid-block crossing
       - Electric transformer clear space requirements
       - Loading spaces which are located in what would be planting areas
       - Two driveway cuts for loading dock and parking garage access
       - Curb ramp on north of project to allow cross access for bicycles

To overcome the deficit of street trees, the courtyard north and south of the existing historic Jail has (2) trees within 12 feet of the right of way, which provide trees visible from the sidewalk to help offset the deficiency. The courtyard has (4) additional trees set further back from the immediate proximity of the right of way which will further help with the public greenspace experience from the right of way and within the project courtyard.

Thank you for your consideration of our requests, and we look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-321-0531, or by email at ccaletka@ceieng.com.

Chad Caletka, CEI Engineering Associates, Inc.

AWE Maintenance Facility

1119 NE J St.

PC Date: 7/21/2026

Staff Report Details

Project Number	LSD25-0051
Applicant / Current Owner	ALWF Lands LLC
Site Area	+/- **[Site_Area]** Acres
Current Zoning	T2.1 Rural (A-1 Agricultural)
Requested Zoning	
Current Future Land Use Map Designation	Civic and Institutional
Requested Future Land Use Map Designation	
Development Type / Use	Maintenance Facility
Related projects	COM26-0021

Property Description

Large Scale Development: Art and Wellness Enterprises (AWE), ALWF Lands LLC, 1119 NE J St., Large-Scale Development, *LSD25-0051*

A large-scale development for Art and Wellness Enterprises' maintenance staff. This large-scale development is in association with the Crystal Bridges Museum of Art. The project proposes the construction of a ±15,603ft² single-story maintenance building.

Twenty-six (26) parking spaces are required, though twenty-eight (28) will be provided. Sidewalks, landscaping, grading/drainage, and site amenities all follow the requirements of the Land Development Code. Vehicle access to the site will be provided via one ingress/egress point onto NE J Street with pedestrian access being provided via the North Forest Trail to the west. Primary materials being used as part of this project include: wood-grained metal siding (black walnut and smoked birch) and 24-gauge MBCI panel. Use of reflective glazing to break up the facade will also be present.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

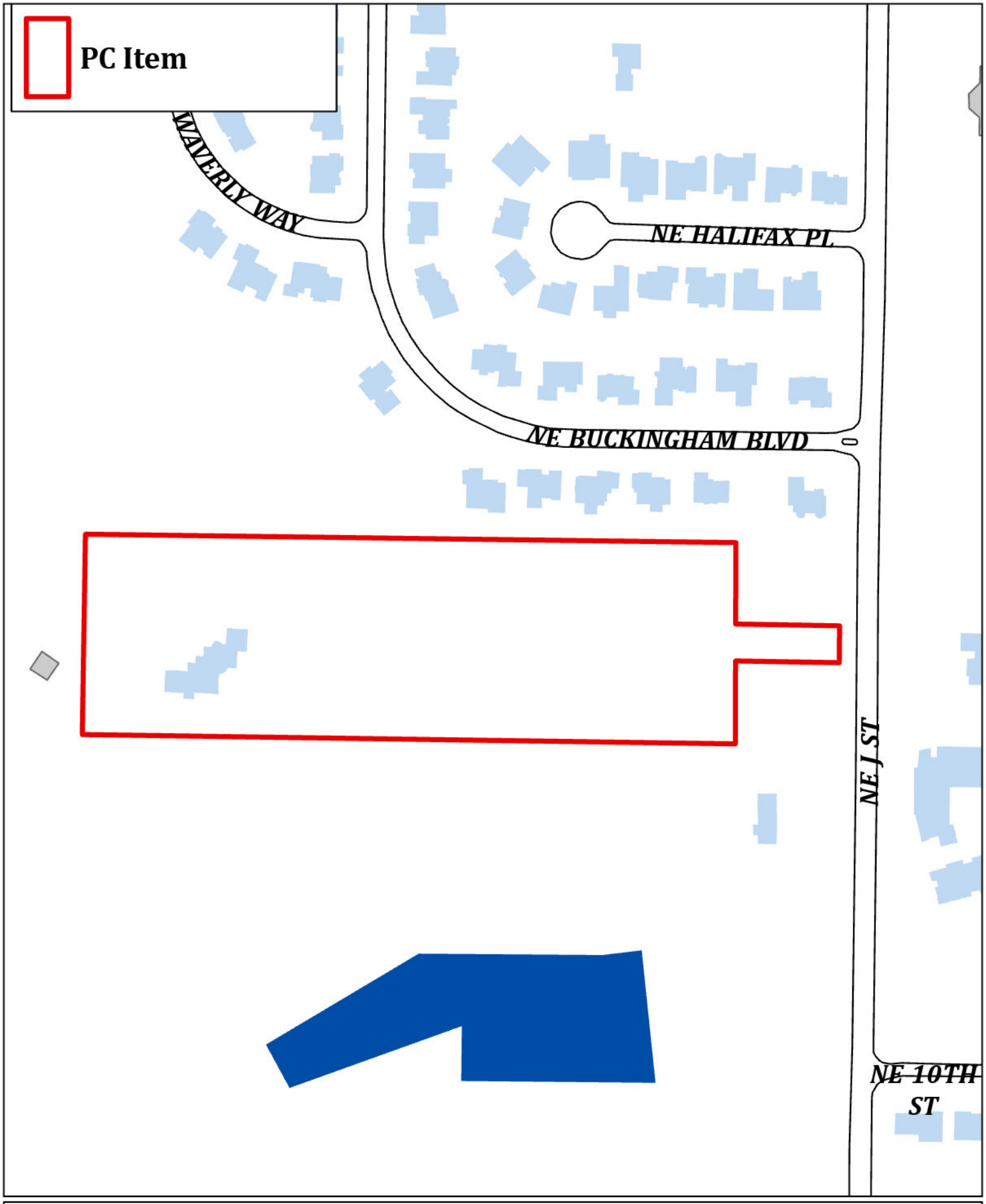
Conclusion

Staff recommends approval for this project.

Additional Details

Water/sewer comments:

*Sewer study is under review by staff engineer.



N
W E
S

LSD25-0051
AWE Maintenance Facility
1119 NE J ST

THE CITY OF BENTONVILLE

ART + WELLNESS ENTERPRISES
MAINTENANCE BUILDING
1119 NORTHEAST J STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS
LARGE SCALE DEVELOPMENT PLANS

OWNER/DEVELOPER:

ART + WELLNESS ENTERPRISES
CONTACT: DEBBIE SHOCK
850 MUSEUM WAY
BENTONVILLE, AR 72712
PH: (501) 944-7301
EMAIL: debbie.shock@aweoffice.org

ENGINEER:

OLSSON, INC.
CONTACT: MATT LOOS, PE
3537 N STEELE BLVD, STE 310
FAYETTEVILLE, AR 72703
PH: (479) 443-3404
EMAIL: mloos@olsson.com

LANDSCAPE ARCHITECT:

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CONTACT: BRYAN HANES, PLA
340 N 12TH ST, STE 415
PHILADELPHIA, PA 19107
EMAIL: bhanes@studiobryanhanes.com

ARCHITECT:

BURRIS ARCHITECTURE
CONTACT: DAVE BURRIS, AIA
820 TIGER BLVD
BENTONVILLE, AR 72712
PH: (479) 636.3531
EMAIL: dave@burrisarch.com

UTILITY COMPANIES:

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY
LOWELL, AR 72745
CONTACT: JOSH KNIGHT
PH: (479) 721-4543
EMAIL: joshua.night@blackhillscorp.com

WATER
CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: JOEY INGLE
PH: (479) 271-3140
EMAIL: joey.ingle@bentonville.ar.gov

WASTEWATER
CITY OF BENTONVILLE
1901 NE A STREET
BENTONVILLE, AR 72712
CONTACT: CHRIS EARL
PH: (479) 271-3160
EMAIL: chris.earl@bentonville.ar.gov

TELEPHONE
AT&T
627 WHITE RD
SPRINGDALE, AR 72766
CONTACT: BRENT BALDWIN
PH: (479) 200-9022
EMAIL: bb6585@att.com

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: MICHAEL MOORE
PH: (479) 871-3473
EMAIL: michael.moore3@cox.com

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
4815 W MARKHAM, SLOT #37
LITTLE ROCK, AR 72705
CONTACT: ADAM PARKER
PH: (501) 280.4734

ELECTRIC
BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD)
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: TRAVIS MATLOCK
PH: (479) 271-3135 (OPT. 2)
EMAIL: tmatlock@bentonvillear.com

FIRE DEPARTMENT
CITY OF BENTONVILLE
800 S.W. A STREET
BENTONVILLE, AR 72712
CONTACT: CHRIS SALTS
PH: (479) 271-5927

FLOOD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05007C0090J, EFFECTIVE DATE SEPTEMBER 28TH, 2007 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

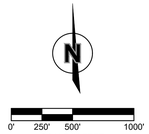
SITE DATA		
PROPOSED USE		MAINTENANCE BUILDING
ZONING		AGRICULTURAL DISTRICT (A-1)
SITE AREA (SA)		±8.24 ACRES ±358,934 SF
MAXIMUM BUILDING HEIGHT ALLOWED		40' - 0"
PROPOSED FLOOR AREA		15,603 SF
MINIMUM PARKING ALLOWED	1 SPACE PER 600 SQ. FT. OF NET FLOOR AREA.	
	TOTAL	26
PROPOSED PARKING	STANDARD	25 SPACES
	ADA	3 SPACES
	TOTAL	28 SPACES
BUILDING COVERAGE		15,603 SF : 4.35% (SA)
PAVEMENT/PARKING/SIDEWALK AREA		105,553 SF : 29.41% (SA)
TOTAL IMPERVIOUS AREA		121,156 SF : 33.75% (SA)
TOTAL PERVIOUS AREA		253,381 SF : 70.59% (SA)
BUILDING SETBACKS (ZONE A-1)		
FRONT (EAST)		30'
INTERIOR/EXTERIOR SIDE (NORTH & SOUTH)		30'
REAR (WEST)		30'



SECTION 29, T-20-N, R-30-W
BENTON COUNTY, ARKANSAS

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTIONS

TRACT 3: PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4; THENCE SOUTH 88°41'57" EAST 455.88 FEET; THENCE SOUTH 03°12'24" WEST 170 FEET; THENCE SOUTH 88°41'57" EAST 170 FEET; THENCE SOUTH 03°12'24" WEST 162.14 FEET; THENCE NORTH 88°31'38" WEST 607.31 FEET; THENCE NORTH 00°00'25" WEST 330.22 FEET TO THE POINT OF BEGINNING.

PLAT 10/19/06 2006-1277, ORD #2010-30 (FILED #2010-19059) VACATED A PART OF NE 5TH ST, REPLAT 2011 101-106, REPLAT 9/12/2012 2012-342, REPLAT 08/09/2017 2017/677-679, REPLAT 8/11/2021 L202160156, CITY OF BENTONVILLE ORD #2025-101(FILED 5/28/2025 L202529152) & CITY OF BENTONVILLE ORD #2025-102 (FILED 5/28/2025 L202529153) (LIES IN BOTH 20, 29 & 30-20-30) LOT 18 & PART OF VACATED RIGHT OF WAY(NE 5TH ST) PER CITY OF BENTON ORD #2025-101(5/28/2025 L202529152) & PART OF VACATED RIGHT OF WAY (NE C STREET) PER CITY OF BENTONVILLE ORD #2025-102(5/28/2025 L202529153). VACATED RIGHT OF WAY (NE 5TH ST) PER CITY OF BENTONVILLE ORD #2025-101(5/28/2025 L202529152) MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN SAID TRACT ALSO BEING THAT PORTION OF NORTHEAST 5TH STREET DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 5th STREET MARKING THE NORTHWEST CORNER OF LOT 11, BLOCK 1 OF DEMINGS ADDITION TO THE CITY OF BENTONVILLE FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS; THENCE ALONG SAID SOUTH LINE N87°02'35"W 16.20 FEET; THENCE LEAVING SAID SOUTH LINE N02°57'25"E 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTHEAST 5th STREET; THENCE ALONG SAID NORTH LINE S87°02'35"E 220.39 FEET; THENCE LEAVING SAID NORTH LINE S02°19'58"W 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 5th STREET; THENCE ALONG SAID SOUTH LINE N87°02'35"W 204.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,243 SQUARE FEET OR 0.304 ACRES MORE OR LESS. (INCLUDES PART OF ADJACENT PARCELS 01-02078-003, 01-02079-000, 01-02080-000 & 01-015202-000) & VACATED RIGHT OF WAY (NE "C" ST) PER CITY BENTONVILLE ORD #2025-102(5/28/2025 L202529153) MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN. SAID TRACT ALSO BEING A PORTION OF THE RIGHT OF WAY OF NORTHEAST C STREET IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF LOT 7, BLOCK 1 OF DEMMINGS ADDITION TO THE CITY OF BENTONVILLE FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN PLAT BOOK G AT PAGE 163 BENTON COUNTY, ARKANSAS; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 S87°39'41"E 156.14 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHEAST C STREET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE N02°20'19"E 551.23 FEET; THENCE LEAVING SAID WEST LINE S87°01'33"E 31.43 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST C STREET; THENCE ALONG SAID EAST LINE S02°21'24"W 584.97 FEET; THENCE LEAYING SAID EAST LINE N87°57'44"W 31.24 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHEAST C STREET; THENCE ALONG SAID WEST LINE N02°20'19"E 34.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,337 SQUARE FEET OR 0.42 ACRES MORE OR LESS. (LEGAL PART OF ADJACENT PARCELS 01-15202-000, 01-02078-003, 01-02084-000, 01-02085-000, 01-02086-000, 01-01969-000, 01-00366-000, 01-00364-000, 01-00363-000 & 01-00365-000)

PLAT 2/17/1988 14-53 & REPLAT 8/09/2017 2017/677-679

GENERAL NOTES:

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

CITY OF BENTONVILLE GENERAL NOTES:

1. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS.
2. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRICAL UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
3. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
4. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
5. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

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

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

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/PLASTIC CAP, "LC 366"
- SET 5/8" REBAR W/ALUMINUM CAP, "LC 366"
- AIR CONDITIONER
- BENCHMARK
- BOLLARD
- BREAKER BOX
- BUSH
- CABLE BOX
- CABLE VAULT
- CAMERA
- COLUMN
- CONIFEROUS TREE
- DECIDUOUS TREE
- DEEDED
- ELECTRIC BOX
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRIC VAULT
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- FIBER OPTIC BOX
- FIBER OPTIC PEDESTAL
- FLARED END SECTION
- GAS MARKER
- GAS METER
- GAS VALVE
- GAS VAULT
- GRATE INLET
- GREASE TRAP
- GUY WIRE
- IRRIGATION VALVE
- LIGHT POLE
- MAIL BOX
- MEASURED
- MONITORING WELL
- PLATTED
- POWER POLE
- POWER POLE W/LIGHT
- ROOF DRAIN
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- SCHEDULE B-II EXCEPTION
- SPRINKLER HEAD
- STEEL POST
- TELEPHONE CABINET
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- VENT PIPE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD POST
- SPRINKLER CONTROL VALVE

- PROPOSED CENTER LINE
- EXISTING CENTER LINE
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED TEMPORARY EASEMENT
- PROPOSED PERMANENT EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE/TV
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND TRAFFIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE
- EXISTING OVERHEAD CABLE/TV
- EXISTING WOVEN WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING TREE LINE

ABBREVIATIONS

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

PREPARED & SUBMITTED BY



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C8.8	COB LIFT STATION DETAIL SHEET I
C8.9	COB LIFT STATION DETAIL SHEET II
C9.0	BEUD DETAIL SHEET I
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C9.2	BEUD DETAIL SHEET III

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PHONE: 479-521-7645



MAINTENANCE BUILDING
BENTONVILLE, AR

COVER SHEET

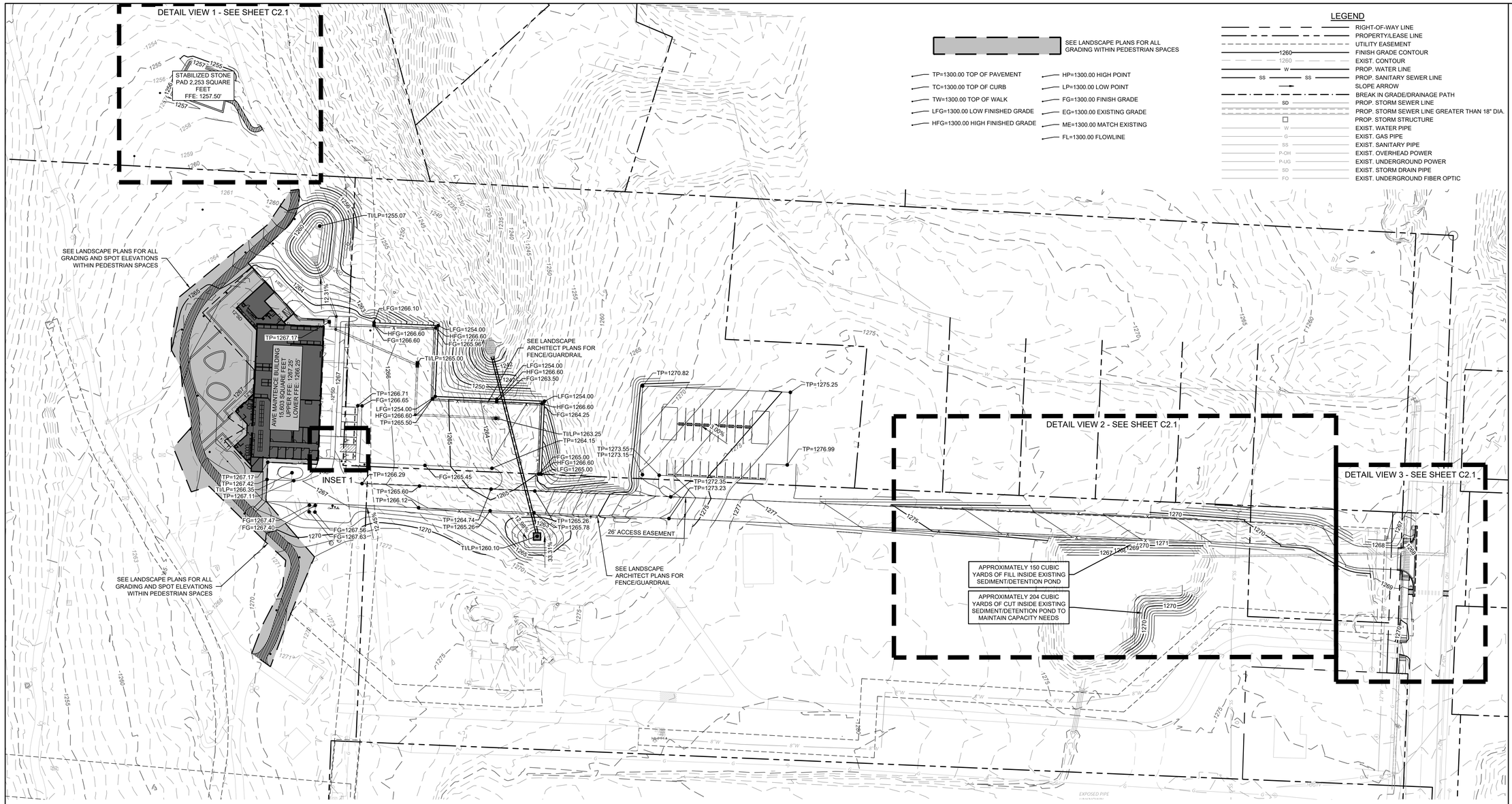
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DATE: 02/03/2026
PROJECT NO.: 024-07969

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LARGE SCALE DEVELOPMENT
LSD25-0051



GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).

2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET C5.4.

3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.

4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ONSITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.

5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.

6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.

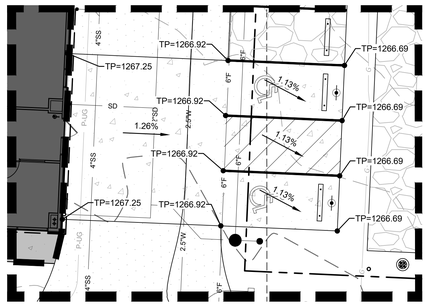
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.

10. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF BENTONVILLE REQUIREMENTS.

11. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.

12. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.

13. ELIMINATE ALL CROSS-LOT DRAINAGE WHERE POSSIBLE.



INSET 1
SCALE 1" = 10'

0' 25' 50' 100'
SCALE IN FEET

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MATTHEW K. LEE — ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19979 — 05/24/2026

MAINTENANCE BUILDING
BENTONVILLE, AR

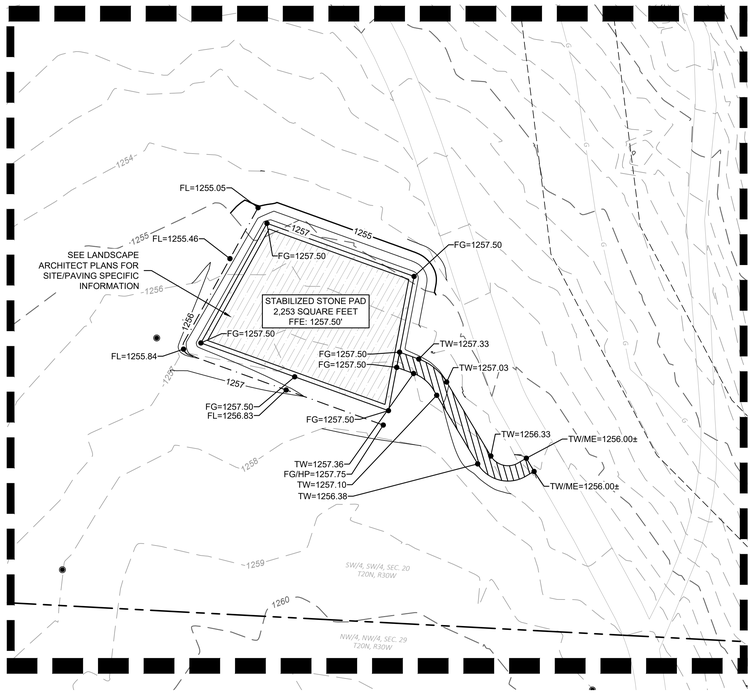
GRADING PLAN

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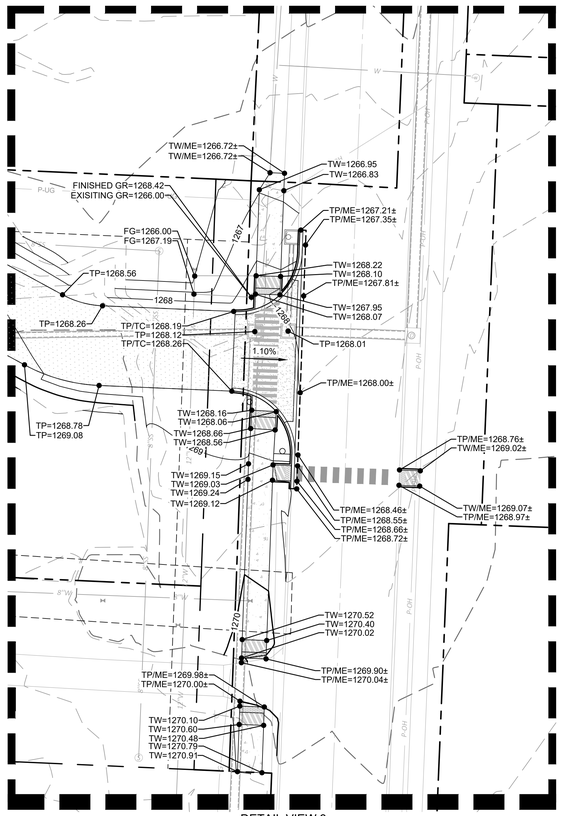
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LSD25-0051



DETAIL VIEW 1
SCALE 1" = 20'



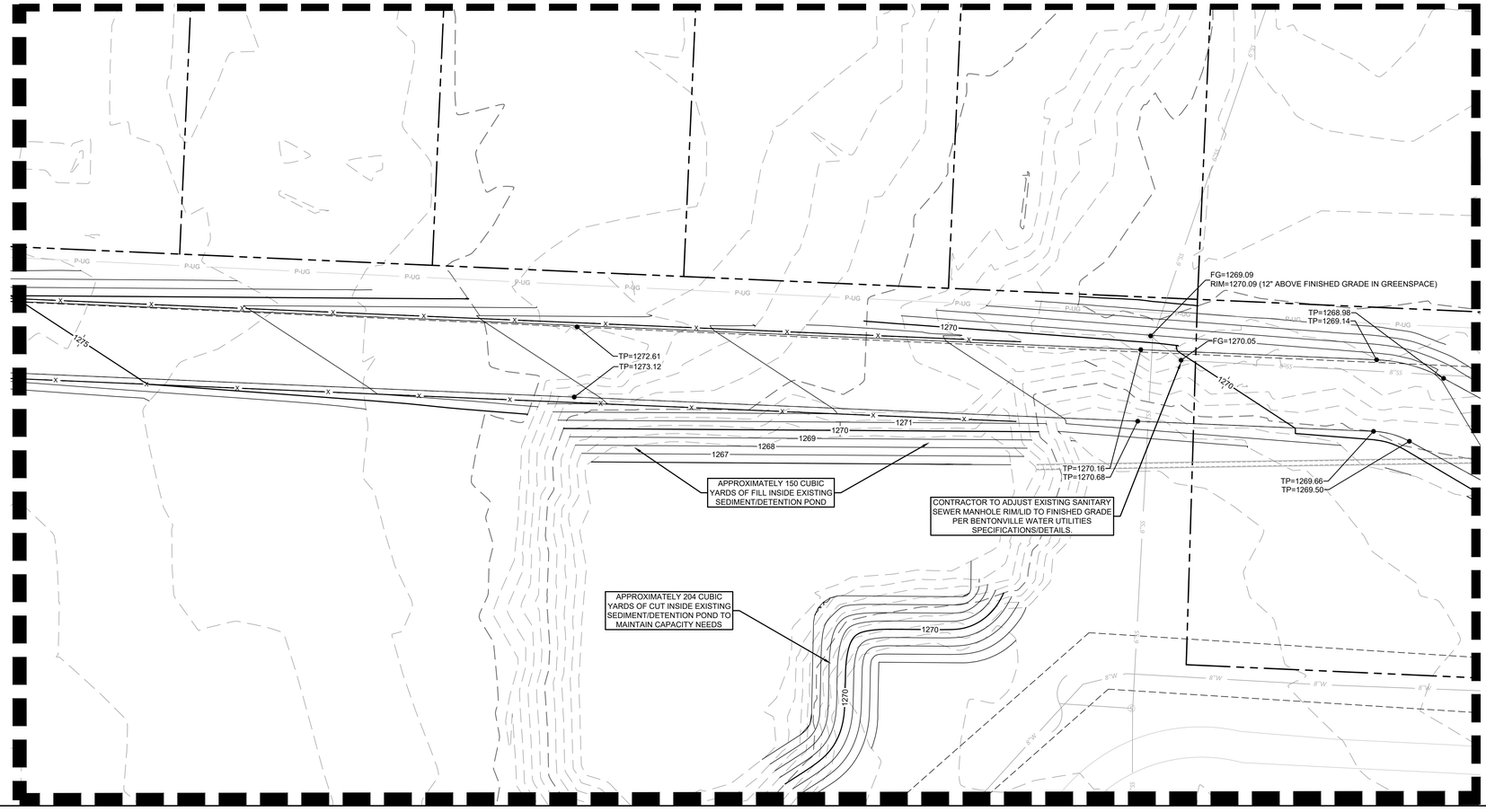
DETAIL VIEW 3
SCALE 1" = 20'

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- UTILITY EASEMENT
- 1260 FINISH GRADE CONTOUR
- 1260 EXIST. CONTOUR
- W PROP. WATER LINE
- SS SS PROP. SANITARY SEWER LINE
- SLOPE ARROW
- BREAK IN GRADE/DRAINAGE PATH
- SD PROP. STORM SEWER LINE
- PROP. STORM SEWER LINE GREATER THAN 18" DIA.
- PROP. STORM STRUCTURE
- W EXIST. WATER PIPE
- G EXIST. GAS PIPE
- SS EXIST. SANITARY PIPE
- P-OH EXIST. OVERHEAD POWER
- P-UG EXIST. UNDERGROUND POWER
- SD EXIST. STORM DRAIN PIPE
- FO EXIST. UNDERGROUND FIBER OPTIC

- TP=1300.00 TOP OF PAVEMENT
- TC=1300.00 TOP OF CURB
- TW=1300.00 TOP OF WALK
- LFG=1300.00 LOW FINISHED GRADE
- HFG=1300.00 HIGH FINISHED GRADE
- HP=1300.00 HIGH POINT
- LP=1300.00 LOW POINT
- FG=1300.00 FINISH GRADE
- EG=1300.00 EXISTING GRADE
- ME=1300.00 MATCH EXISTING

DETAIL VIEW 2
SCALE 1" = 20'



N

0' 10' 20' 40'
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCK
06/24/2026

MAINTENANCE BUILDING
BENTONVILLE, AR

GRADING DETAILS I

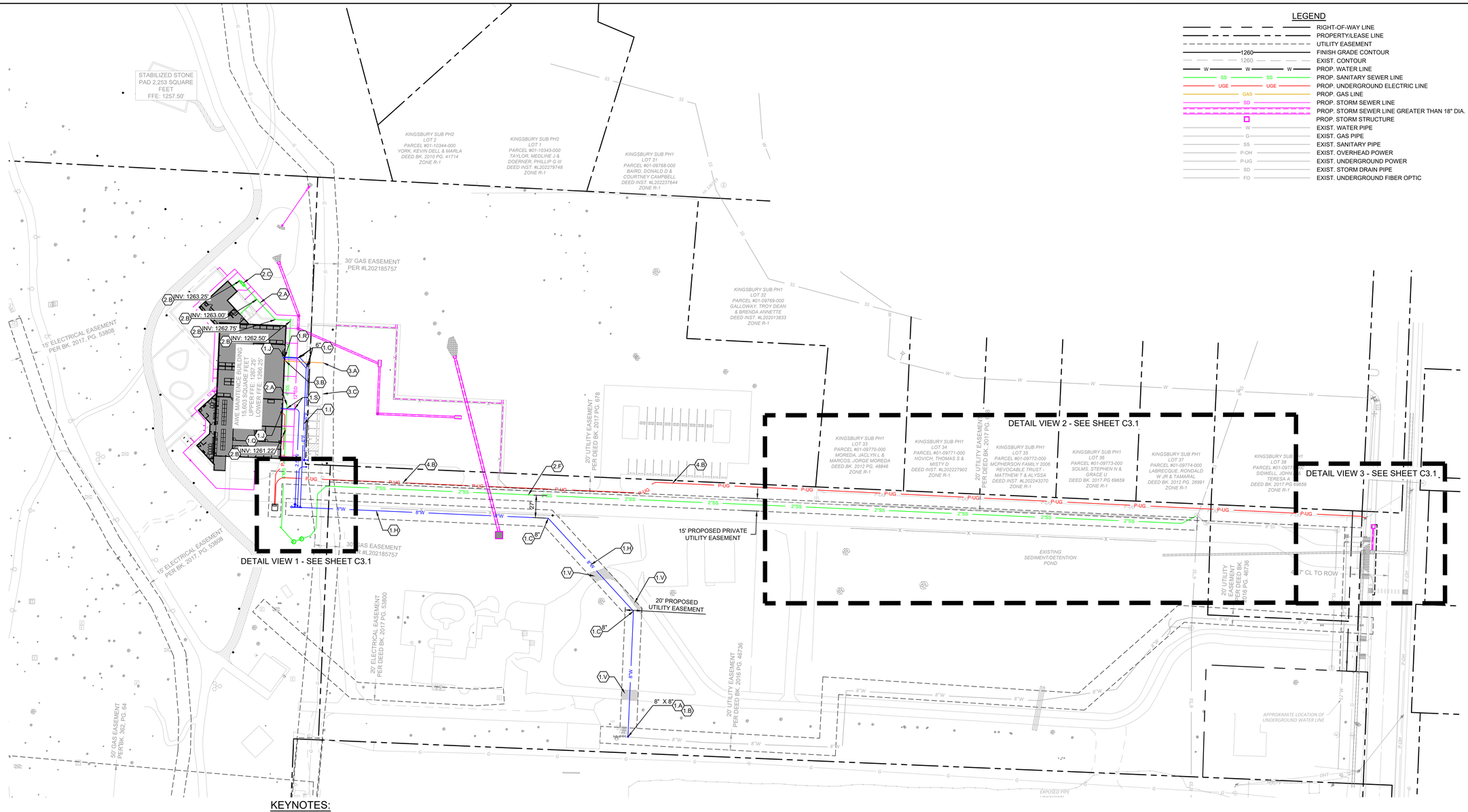
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LARGE SCALE DEVELOPMENT
LSD25-0051



KEYNOTES:

- 1.A POINT OF CONNECTION TO EXISTING UTILITY
- 1.B INSTALL M.J. TAPPING SLEEVE WITH GATE VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET. TAP TO BE COMPLETED BY BENTONVILLE WATER UTILITIES AT THE OWNER'S EXPENSE.
- 1.C 45° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 1.D 90° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 1.E M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET)
- 1.F POST-INDICATOR VALVE TO BE INSTALLED IN GREENSPACE. VALVE TO BE ANCHORED TO TAP SADDLE.
- 1.G INSTALL 2" DOMESTIC WATER METER PER CITY OF BENTONVILLE DETAILS. 4" GATE VALVE WITH 2" TAPPED PLUG TO BE INSTALLED. SERVICE LINE TO BE INSTALLED BY THE CONTRACTOR AND METERS TO BE SET BY BENTONVILLE WATER UTILITIES AT THE OWNER'S EXPENSE.
- 1.H INSTALL 8" PVC C-900 DR-14 CLASS 305 WATER MAIN
- 1.I INSTALL 6" PVC C-900 DR-14 FIRELINE (DESIGN BY OTHERS). T-WRENCH IS REQUIRED TO BE PLACED AT THE FIRE RISER.
- 1.J CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION)
- 1.K INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- 1.L BALL DRIP VALVE ACCESS VAULT. CITY OF BENTONVILLE SANITARY SEWER LID MAY NOT BE USED. CONTRACTOR TO PROVIDE 4" PVC DRAIN AND CONNECT TO PROPOSED STORM SEWER SYSTEM.
- 1.M INSTALL 1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER CITY OF BENTONVILLE DETAILS. SERVICE LINE TO BE INSTALLED BY THE CONTRACTOR AND METERS TO BE SET BY BENTONVILLE WATER UTILITIES AT OWNER'S EXPENSE.
- 1.N IRRIGATION RPZ IN HOTBOX (REFER TO IRRIGATION PLANS)
- 1.O CONTRACTOR TO TAP M.J. TAPPING SLEEVE FOR WATER SERVICE (SEE SIZES THIS SHEET) CITY OF BWU TO VISUALLY INSPECT AND CONTRACTOR TO INSTALL SERVICE LINE.
- 1.P INSTALL FIRE HYDRANT ASSEMBLY TO MEET CITY OF BENTONVILLE HYDRANT-CURB SPACING OF 3'-9' FROM BACK OF CURB AS MEASURED TO STREAMER NUT.
- 1.Q INTERIOR RPZ TYPE BACKFLOW PREVENTER (REFER TO MEP PLANS)
- 1.R FIRE LINE DCDA
- 1.S MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN UTILITIES WHERE CROSSINGS OCCUR.
- 1.T M.J. REDUCER (SEE SIZES THIS SHEET)
- 1.U M.J. TEE (SEE SIZES THIS SHEET)
- 1.V CONTRACTOR TO OPEN CUT CONCRETE ROADWAY FOR WATER UTILITY INSTALLATION. REFER TO CITY OF BENTONVILLE SPECIFICATIONS FOR PAVEMENT REPAIR.

- 2.A INSTALL 4" SC. 40 PVC SANITARY SEWER SERVICE LINE @ 1.20% MIN. SLOPE.
- 2.B SANITARY SEWER CLEANOUT (ALL CLEANOUT LIDS WITHIN TRAFFIC AREAS TO BE TRAFFIC RATED. CLEANOUTS TO BE PROVIDED EVERY 100 LINEAR FEET)
- 2.C INSTALL GREASE INTERCEPTOR PER MEP PLANS AND MANUFACTURER SPECIFICATIONS
- 2.D CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLE TO FINISHED GRADE SPECIFIED.
- 2.E INSTALL SANITARY SEWER MANHOLE & GRINDER PUMP/WET WELL WITH 2 HP DUPLEX PUMPS PER CITY OF BENTONVILLE DETAILS. RIM OF MANHOLE TO BE SET 8" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.
- 2.F INSTALL 2" PVC SDR-26 FORCEMAIN (PRESSURE MAIN TO MAINTAIN A MINIMUM OF 3' OF COVER AND 18" VERTICAL SEPARATION BETWEEN ALL UTILITY CROSSINGS
- 2.G INSTALL 4" WYE WITH WITH WATERPROOF CAP & T-POST AND CONNECTION TO PUMP STATION
- 2.H CONTRACTOR TO INSTALL EPOXY COATING WITHIN EXISTING SANITARY SEWER MANHOLE PER CITY OF BENTONVILLE SPECIFICATIONS. RIM OF MANHOLE TO BE ADJUSTED TO 4" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.
- 2.I CONTRACTOR TO PROVIDE 2" FORCEMAIN VALVE BOX WITH VAL-MATIC CHECK VALVE. RIM OF VAULT TO BE SET 8" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.
- 2.J CONTRACTOR TO CUT CONE ON EXISTING MANHOLE IN ORDER TO RAISE TO FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.

- 3.A GAS SERVICE PER BLACK HILLS ENERGY SPECIFICATIONS
- 3.B GAS METER
- 3.C EXISTING GAS MAIN TO BE LOWERED. CONTRACTOR TO COORDINATE WORK WITH BLACK HILLS ENERGY.

- 4.A CONNECT TO EXISTING 3 PHASE ELECTRICAL TRANSFORMER
- 4.B EXTEND 4" CONDUIT WITH PULL STRING FOR ELECTRICAL SERVICE.
- 4.C ELECTRICAL TRANSFORMER (REFER TO MEP PLANS FOR SIZE)

DOMESTIC WATER & FIRE PROTECTION LINE GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
8. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 42" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE SDR 13.5 PVC FOR IRRIGATION WATER LINE & DOMESTIC SERVICE UNDER 4" AND AWWA C900 PVC FOR FIRE PROTECTION, DOMESTIC & SERVICE MAINS OVER 4".
12. INSTALLATION OF FIRE SERVICE SHALL BE IN ACCORDANCE WITH CURRENT NFPA 24 GUIDELINES.
13. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN FIRE/WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

SANITARY SEWER GENERAL NOTE:

SANITARY SERVICE LATERAL SHALL BE SCH40 PVC.
MINIMUM SLOPE FOR SANITARY SEWER LATERALS:
4" SEWER LATERAL SLOPE = 2.08%. MIN.
6" SEWER LATERAL SLOPE = 1.04%. MIN.

SANITARY SEWER LOAD CALCULATIONS

Category	Area SF	Flow gpm (24hr shift)	Flow gpm (Mixed shifts)	Flow gpm (8 hr shift)
Common Area	2,748	0.06	0.06	0.22
Office	868	0.06	0.18	0.25
Factory	8,529	0.45	0.45	1.60
Parks - Toilets	743	0.02	0.02	0.06
Food Service	1,361	0.07	0.21	0.28
Food Service - Meals	1,361	1.74	1.74	5.21
Totals	14,249	2.40	2.66	7.63
Totals with Peak factor 4.07		9.75	10.82	31.02

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02/24/2026

MAINTENANCE BUILDING

BENTONVILLE, AR

OVERALL UTILITY PLAN

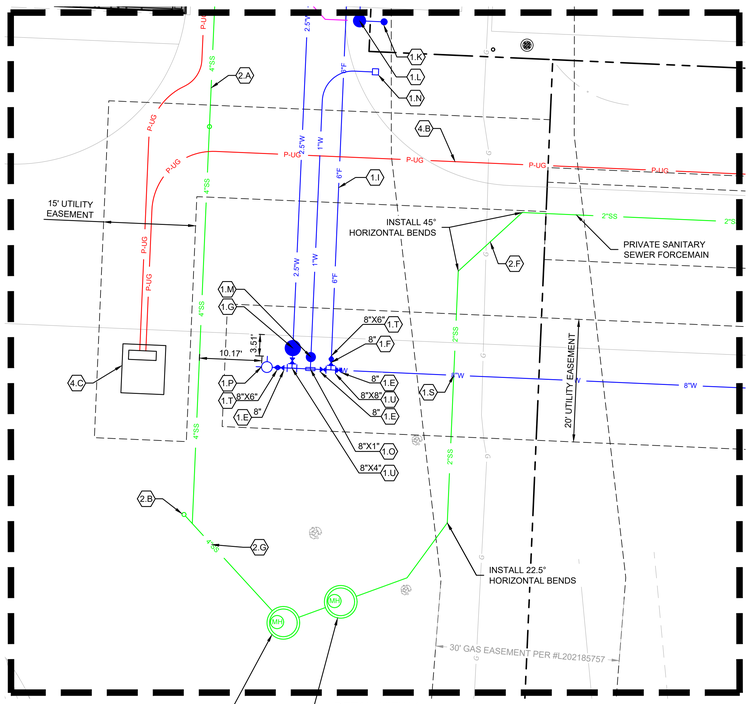
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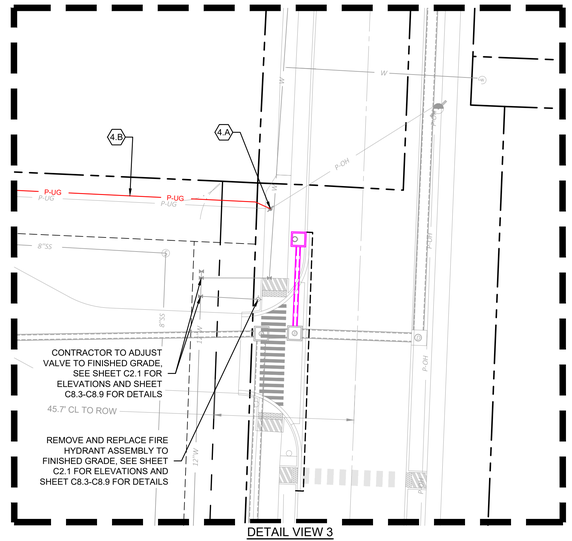
LARGE SCALE DEVELOPMENT LSD25-0051



DETAIL VIEW 1
SCALE 1"=10'

2.E 60" MH AND GRINDER PUMP
RIM= 1272.02'
GROUND ELEVATION= 1271.35'
NE INV. OUT = 1267.00 (2" PVC FORCE MAIN)
SW INV. IN = 1258.91 (4" PVC)

2.I 60" MH AND VALVE BOX
RIM= 1271.98'
GROUND ELEVATION= 1271.31'
SE INV. IN = 1267.00 (2" PVC FORCE MAIN)
NE INV. OUT = 1267.00 (2" PVC FORCE MAIN)



DETAIL VIEW 3
SCALE 1"=20'

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- UTILITY EASEMENT
- 1260 FINISH GRADE CONTOUR
- 1260 EXIST. CONTOUR
- W PROP. WATER LINE
- SS PROP. SANITARY SEWER LINE
- UGE PROP. UNDERGROUND ELECTRIC LINE
- GAS PROP. GAS LINE
- SD PROP. STORM SEWER LINE
- PROP. STORM SEWER LINE GREATER THAN 18" DIA.
- PROP. STORM STRUCTURE
- W EXIST. WATER PIPE
- G EXIST. GAS PIPE
- SS EXIST. SANITARY PIPE
- P-OH EXIST. OVERHEAD POWER
- P-UG EXIST. UNDERGROUND POWER
- SD EXIST. STORM DRAIN PIPE
- FO EXIST. UNDERGROUND FIBER OPTIC

KEYNOTES:

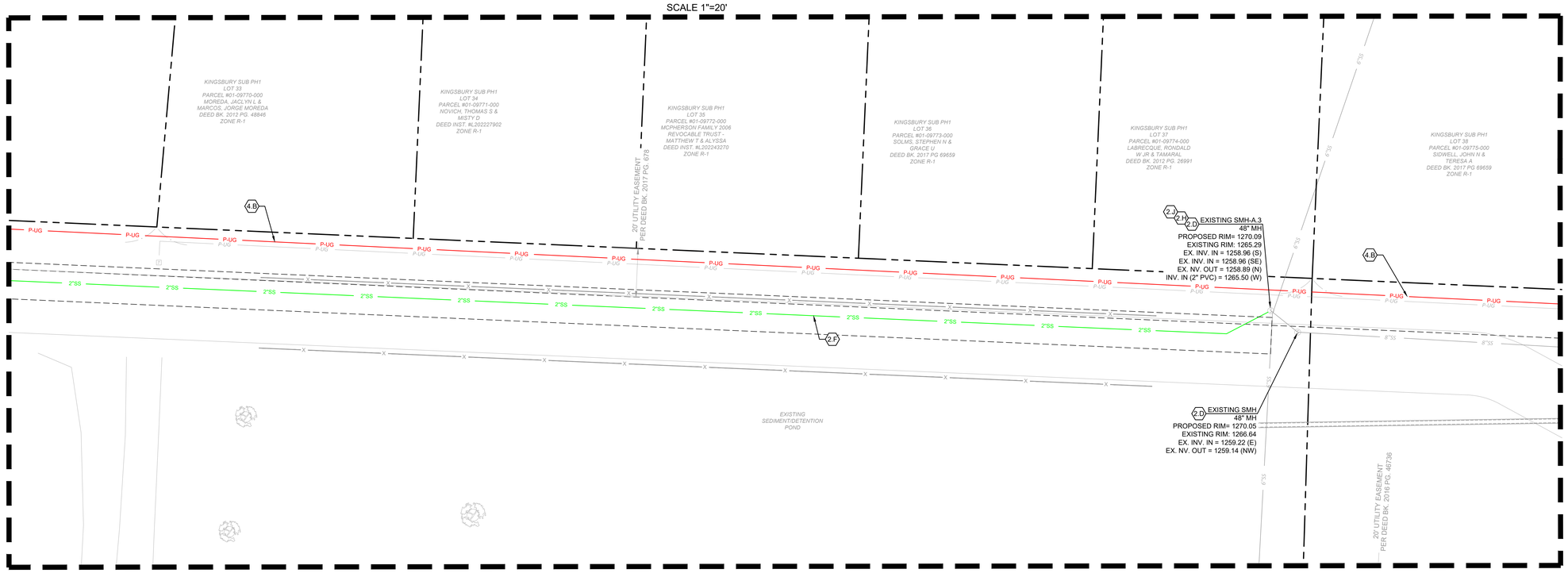
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1.H INSTALL 8" PVC C-900 DR-14 CLASS 305 WATER MAIN
1.I INSTALL 6" PVC C-900 DR-14 FIRELINE (DESIGN BY OTHERS). T-WRENCH IS REQUIRED TO BE PLACED AT THE FIRE RISER.
1.J CONNECTION TO BUILDING. (REFER TO MEP PLANS FOR CONTINUATION)
1.K INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC)
1.L BALL DRIP VALVE ACCESS VAULT. CITY OF BENTONVILLE SANITARY SEWER LID MAY NOT BE USED. CONTRACTOR TO PROVIDE 4" PVC DRAIN AND CONNECT TO PROPOSED STORM SEWER SYSTEM.
1.M INSTALL 1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER CITY OF BENTONVILLE DETAILS. SERVICE LINE TO BE INSTALLED BY THE CONTRACTOR AND METERS TO BE SET BY BENTONVILLE WATER UTILITIES AT OWNER'S EXPENSE.
1.N IRRIGATION RPZ IN HOTBOX (REFER TO IRRIGATION PLANS)
1.O CONTRACTOR TO TAP M.J. TAPPING SLEEVE FOR WATER SERVICE (SEE SIZES THIS SHEET) CITY OF BWU TO VISUALLY INSPECT AND CONTRACTOR TO INSTALL SERVICE LINE.
1.P INSTALL FIRE HYDRANT ASSEMBLY TO MEET CITY OF BENTONVILLE HYDRANT-CURB SPACING OF 3'-9' FROM BACK OF CURB AS MEASURED TO STREAMER NUT.
1.Q INTERIOR RPZ TYPE BACKFLOW PREVENTER (REFER TO MEP PLANS)
1.R FIRE LINE DCDA
1.S MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN UTILITIES WHERE CROSSINGS OCCUR.
1.T M.J. REDUCER (SEE SIZES THIS SHEET)
1.U M.J. TEE (SEE SIZES THIS SHEET)
1.V CONTRACTOR TO OPEN CUT CONCRETE ROADWAY FOR WATER UTILITY INSTALLATION. REFER TO CITY OF BENTONVILLE SPECIFICATIONS FOR PAVEMENT REPAIR.

2.A INSTALL 4" SC. 40 PVC SANITARY SEWER SERVICE LINE @ 1.20% MIN. SLOPE.
2.B SANITARY SEWER CLEANOUT (ALL CLEANOUT LIDS WITHIN TRAFFIC AREAS TO BE TRAFFIC RATED. CLEANOUTS TO BE PROVIDED EVERY 100 LINEAR FEET)
2.C INSTALL GREASE INTERCEPTOR PER MEP PLANS AND MANUFACTURER SPECIFICATIONS
2.D CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLE TO FINISHED GRADE SPECIFIED.
2.E INSTALL SANITARY SEWER MANHOLE & GRINDER PUMP/WET WELL WITH 2 HP DUPLEX PUMPS PER CITY OF BENTONVILLE DETAILS. RIM OF MANHOLE TO BE SET 8" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.
2.F INSTALL 2" PVC SDR-26 FORCEMAIN (PRESSURE MAIN TO MAINTAIN A MINIMUM OF 3' OF COVER AND 18" VERTICAL SEPARATION BETWEEN ALL UTILITY CROSSINGS
2.G INSTALL 4" WYE WITH WITH WATERPROOF CAP & T-POST AND CONNECTION TO PUMP STATION
2.H CONTRACTOR TO INSTALL EPOXY COATING WITHIN EXISTING SANITARY SEWER MANHOLE PER CITY OF BENTONVILLE SPECIFICATIONS. RIM OF MANHOLE TO BE ADJUSTED TO 4" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.
2.I CONTRACTOR TO PROVIDE 2" FORCEMAIN VALVE BOX WITH VAL-MATIC CHECK VALVE. RIM OF VAULT TO BE SET 8" ABOVE FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.
2.J CONTRACTOR TO CUT CONE ON EXISTING MANHOLE IN ORDER TO RAISE TO FINISHED GRADE TO MEET CITY OF BENTONVILLE SPECIFICATIONS.

3.A GAS SERVICE PER BLACK HILLS ENERGY SPECIFICATIONS
3.B GAS METER
3.C EXISTING GAS MAIN TO BE LOWERED. CONTRACTOR TO COORDINATE WORK WITH BLACK HILLS ENERGY.

4.A CONNECT TO EXISTING 3 PHASE ELECTRICAL TRANSFORMER
4.B EXTEND 4" CONDUIT WITH PULL STRING FOR ELECTRICAL SERVICE.
4.C ELECTRICAL TRANSFORMER (REFER TO MEP PLANS FOR SIZE)

DETAIL VIEW 2
SCALE 1"=20'



2.J 2.H 2.D EXISTING SMH-A.3
48" MH
PROPOSED RIM= 1270.09
EXISTING RIM: 1265.29
EX. INV. IN = 1258.96 (S)
EX. INV. OUT = 1258.96 (SE)
EX. NV. OUT = 1258.89 (N)
INV. IN (2" PVC) = 1265.50 (W)

4.D EXISTING SMH
48" MH
PROPOSED RIM= 1270.05
EXISTING RIM: 1266.64
EX. INV. IN = 1259.22 (E)
EX. NV. OUT = 1259.14 (NW)

0' 10' 20' 40'
SCALE IN FEET

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

CLIENT:
Art+Wellness Enterprises
600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-418-5700

LANDSCAPE ARCHITECT:
STUDIO|BRYAN HANES
340 N. 12TH STREET, SUITE 415
PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

OLSSON
CIVIL ENGINEER
3537 N. STEELE BLVD, SUITE 310
FAYETTEVILLE, AR 72703
PHONE: 479-443-3404

GTS, INC.
RETAINING WALL ENGINEER
1915 N. SHILOH DRIVE
FAYETTEVILLE, AR 72704
PHONE: 479-521-7645

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LEE
06/24/2026

MAINTENANCE BUILDING
BENTONVILLE, AR

UTILITY PLAN DETAIL

SCALE: 1" =
DRAWN BY: JBW
CHECKED BY: MKL
CAD FILE:
DATE: 02/03/2026
PROJECT NO.: 024-07969

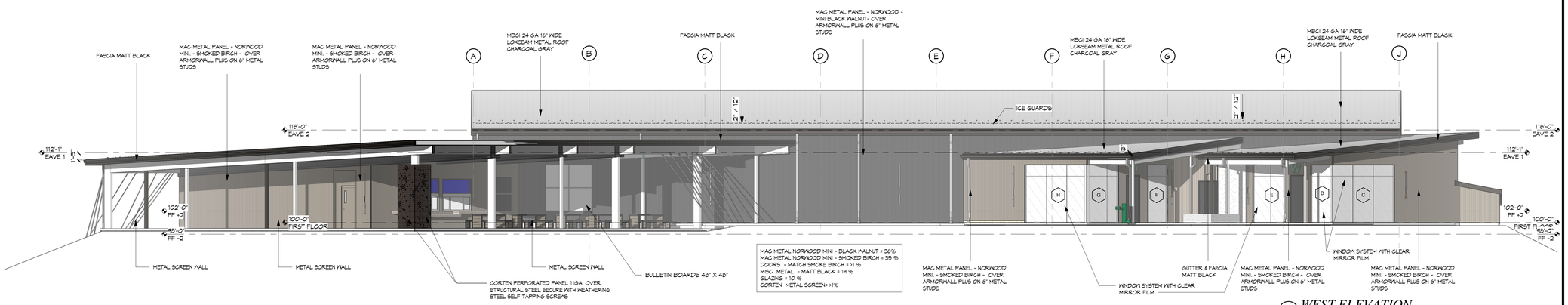
REVISIONS
△	DATE	DESCRIPTION

C3.1

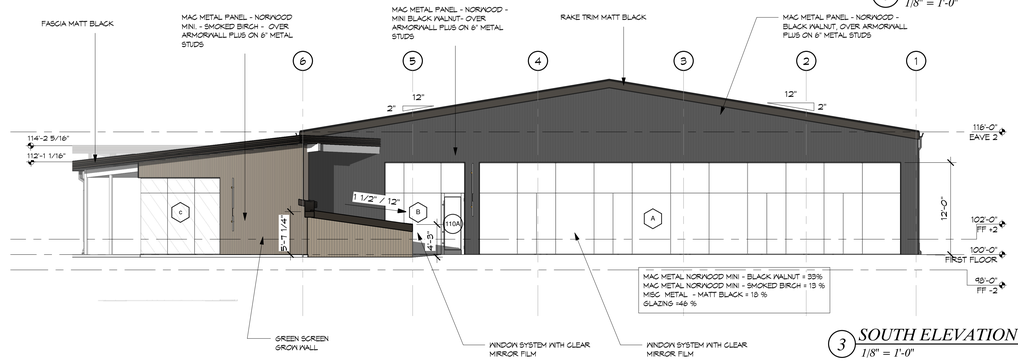
LARGE SCALE DEVELOPMENT
LSD25-0051

EXTERIOR MATERIALS LEGEND

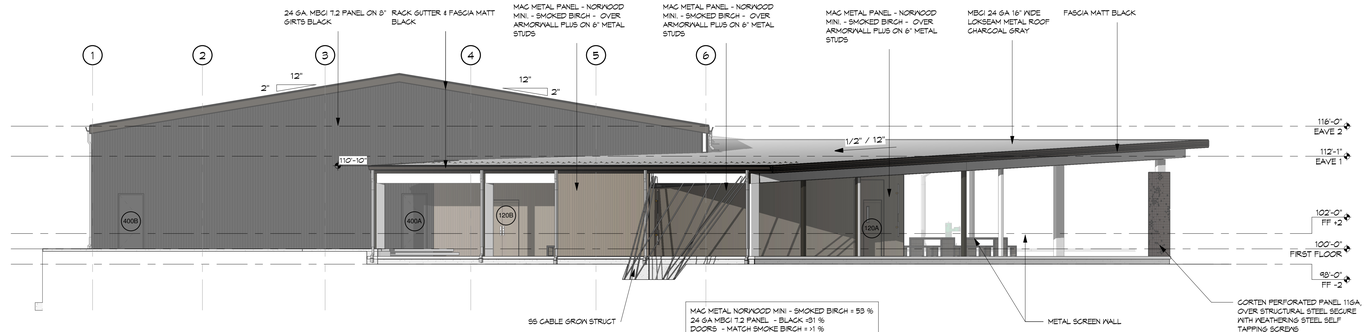
- 24 GA MAC METAL - NORWOOD MINI WOOD COLLECTION - COLOR: "BLACK WALNUT"
- 24 GA MAC METAL - NORWOOD MINI WOOD COLLECTION - COLOR: "SMOKE BIRCH"
- 24 GA MBCI 7.2 PANEL COLOR: BLACK
- MBCI 24 GA 16" WIDE LOKSEAM METAL ROOF, COLOR: CHARCOAL GRAY
- CORTEN METAL SCREEN PANEL > 1%
- METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - BLACK
- DOUBLE PANE - LOW E - TINTED GLAZING



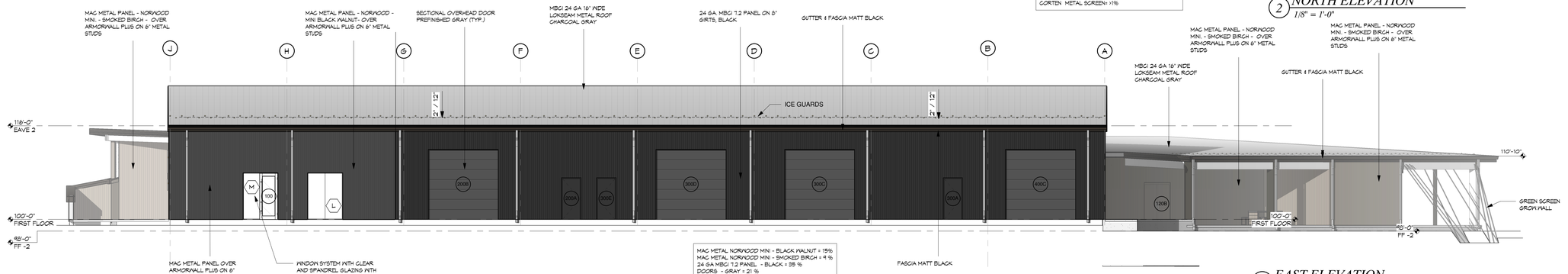
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

Burris Architecture
820 Tiger Blvd. Bentonville, Ar 72712
479-636-3531

AWE COMPLEX
MUSEUM WAY
BENTONVILLE, AR

DATE 7-30-25
JOB NO. 24087
REVISIONS

A2.0
EXTERIOR ELEVATIONS

Registered Architect
David Paul Burris
No. 4116
Arkansas

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Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

07.06.2026

Bentonville Planning Division
Development Services Building
3200 SW Municipal Drive
Bentonville, AR 72712

Re: Request for Waiver of Design Standards of the AWE Facility
Project: Art + Wellness Complex
1119 Northeast J Street.
Bentonville, AR 72712

To Whom It May Concern,

On behalf of the ownership and development team, we respectfully submit this request for consideration of special use materials with the proposed design, we submit these Plans, Elevations and images for your consideration.

The proposed development has been thoughtfully designed to respond to the dual use of the client's needs within the community. Administration and maintenance of many faculties and their grounds at the same time supporting the amenities for the North Forrest park that is an important component of community outreach.

Unlike traditional Office/maintenance buildings, the dual use of the facility as a support structure for the park, our operational model significantly influences the building's architectural form and function. The segregated circulation system of the public side versus the private support side and much like the natural surroundings around the facility we use a contemporary, efficient building massing characterized by a clean-lined and a rhythmic canopy architectural expression. Reflecting that the facility is an integral part of the forest experience.

The design embraces a contemporary organic aesthetic rooted in complex, proportion, and intentional detailing. The proposed architecture utilizes geometric vertical texture forms, dark and light tones from the 24-gauge metal siding complimenting the surrounding woods producing a pattern that grounds the forms while reinforcing a cohesive architectural silhouette. Screened ground mounted climate equipment keeps the building form clean and true to its character.

To further enhance visual interest and establish a strong sense of identity, the building incorporates strategic mirror glass accent features literally reflecting the actual forest. There by serving as both an architectural focal point introducing scale, transparency, and pedestrian orientation to the façade. The glass element breaks down the overall massing,

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

creates visual depth, and communicates a contemporary design language consistent with evolving community organic architectural trends.

The project provides several meaningful community and site design benefits, including:

• the fully enclosed and segregated operation minimizes outdoor activity and visual clutter commonly associated with traditional maintenance facilities.
• A Contemporary organic architectural presentation that emphasizes clean lines, intentional massing, and contemporary material application.
• A strong, identifiable entry sequence with enhanced glazing and façade articulation.
• An efficient land use model that responds to demonstrated users demands while maintaining an orderly and attractive site presence.

We respectfully believe the proposed design meets the broad intent and spirit of the City's design objectives by promoting quality architecture, minimizing adverse impacts, and providing a well-designed commercial support facility that contributes positively to the built environment.

For these reasons, we request favorable consideration of the proposed design use of 26% 24-guage Mac metal Morwood Mini Siding Smoked Birch, 25% 24 -gauge Mac metal Morwood Mini Siding Black Walnut provide high quality, easily maintained and the color and texture that is a perfect back drop to the Forest. The metal texture and color also highlight, drawing your eyes to the smooth mirror glass reflection of the forest. 23% 24-guage the MCBI 7.2 Architectural Metal Black finishes up the remainder of the siding and by placed on the maintenance side of the facility it helps draw the public away from and encourages focus on the public side or the Forrest.

We appreciate the City's time, review and partnership in evaluating this project and welcome the opportunity to discuss the design rationale further.

Sincerely,

Timothy D. Duffy A.L.A.
Project Architect Burris Architecture

Precoated SIGNATURE® 200 Panel
LIMITED WARRANTY

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

PERFORMANCE SUMMARY

A. FILM INTEGRITY: The paint film WILL NOT crack, check, or peel for a period of forty-five (45) years for Wall and Roof panels, except Polar White, in which case twenty-five (25) years. Cracking is defined as breaks in the flat coating as opposed to breaks in the film caused by metal forming, which is not warranted hereunder.

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

TERMS AND CONDITIONS

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

Precoated SIGNATURE® 200 Panel
LIMITED WARRANTY

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

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

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

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

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

Project Name _____ Manufacturer's Job # _____

Color(s) _____

40-YEAR WARRANTY

MAC METAL ARCHITECTURAL INC (''MAC'') PROVIDES A 40 (FORTY) YEAR WARRANTY ON ITS METAL ROOFING AND SIDING, NAMELY THE MS-1, MS-MODULAR, MS-2, MS-3, MS-4, MS-AUTHENTIC, HARRYWOOD, HARRYWOOD PLUS, HARRYWOOD BLOCK, NORWOOD, NORWOOD MINI, VERSA, METAL BLOCK, BOARD AND BATTEN, REVERSE BOARD AND BATTEN, MS-750 (I), MS-380 IN PREPAINTED STEEL IN THE TEXTURAL III AND TEXTURAL IV COLOR SERIES, UNDER RESERVE OF THE FOLLOWING TERMS AND CONDITIONS.

THE WARRANTY COVERS ALL PAINT DEFECTS (CHIPPING AND/OR PEELING), DISCOLORATION AND CHALKING ON THE SAME PURSUANT TO NORMAL USAGE IN NORMAL CLIMATIC CONDITIONS.

DURING THE FIRST 30 (THIRTY) YEARS, THE DISCOLORATION SHALL NOT ATTAIN RESPECTIVELY 5 DELTA E HUNTER UNITS IN THE CASE OF A VERTICAL APPLICATION AND 8 DELTA E HUNTER UNITS IN THE CASE OF A HORIZONTAL APPLICATION FOR THE COLORS IN THE TEXTURAL III SERIES AS WELL AS 5 UNITS NBS HUNTER FOR THE COLORS IN THE TEXTURAL IV SERIES WITH PRINTS AND THE MEASURES DECREED BY THE ASTM D2244 STANDARD.

Measures shall be taken on clean surfaces after eliminating all deposits or any chalking in accordance with ASTM D3964 Standard. Any change to coloration (DELTA E) may be measured by a homologated colormeter producing a reactance reading from the tri-chromatic filter X,Y and Z system, based on the luminance values at 20 °C of the CIE in Hunter units L, a, and b.

With respect to products with metallic coatings in the TEXTURAL III series, the discoloration shall be uniform during the first twenty-five (25) years. The panels or panel sections which are subject to unequal sun exposure due to installation conditions shall be excluded from this warranty in such unequal zones of exposure.

As to panels with TEXTURAL IV series printed paint, it is impossible to measure the coloring on a printed surface with instruments because of the natural variations of the pattern. However, the appearance of the print shall remain intact and recognizable during the first twenty (20) years of exposure and the discoloration shall be uniform.

DURING THE FIRST 30 (THIRTY) YEARS OF EXPOSURE, FLOURING SHALL NOT EXCEED N° 8 IN THE CASE OF A VERTICAL APPLICATION AND N° 6 IN THE CASE OF A HORIZONTAL APPLICATION (Refer to ASTM D4214 Standard). IN THE CASE OF METALLIC PAINTS, THIS PERIOD IS LIMITED TO 20 (TWENTY) YEARS (Refer to ASTM D4214 Standard, Method A).

THIS WARRANTY APPLIES ONLY TO PRODUCTS USED IN CANADA AND IN THE UNITED STATES CONTINENTAL (i.e., except Alaska and Hawaii).

5975 Ch. de la Savane, Saint-Hubert, QC J3Y 0X1
T. 450 464-5486 | F. 450 464-4538
info@macmetalarchitectural.com
MACmetalarchitectural.com

40-YEAR WARRANTY

MAC
METAL ARCHITECTURAL

This warranty constitutes the client's only recourse with respect to whatever product defect or default. MAC OFFERS NO OTHER WARRANTY, DOES NOT WARRANT OR MAKE ANY OTHER CONDITION, IMPLICIT OR EXPLICIT, WRITTEN OR VERBAL, IN REGARDS TO THE PRODUCT, WHETHER UNDER COMMON LAW, STATUTE OR OTHERWISE, INCLUDING WITHOUT LIMITATION, ANY MERCHANT QUALITY WARRANTY OR ANY INTERPRETATIONS OF GENERAL OR PARTICULAR USE TO WHICH MAC EXPRESSLY DECLINES ANY LIABILITY TO THE STATED TERMS, WITHIN THE LIMITS PROVIDED BY LAW.

This warranty is transferable to the subsequent purchasers of the property but only (i) if a written notice of the future transfer has been sent to MAC at least thirdy (30) days before said transfer and (ii) if MAC has had the opportunity to examine the product at least thirdy (30) days before the transfer and has found no evidence of damage to the product; should there be a lack of notice as stated above or in the case of notice of damage by MAC, the warranty will not apply.

APPLICATION

The client must inspect the MAC panels prior to their installation so that expenses are limited should the material be recognizably faulty or non-compliant. MAC's liability is limited to manufacturing and providing replacement panels in order to provide products compliant to performance pursuant to the original warranty. Labor costs and other costs related to replacement are the client's responsibility. The replacement of faulty panels does not extend the warranty. Notwithstanding, the remaining warranty will continue to apply on replacement parts.

MAC's liability from the sale of or providing metal panels, their installation or their use, whether based on a warranty, a contract or a tort, is limited to the current purchase price of the material corresponding to the faulty part of the MAC panels which are to be replaced. MAC shall not be held liable in any way for direct or indirect, accessory, secondary or special damages sustained by the client or whomever in relation to the purchase, the installation or the use of MAC panels, or of any other damages related to labour or those caused by a loss of the use of the property or the contents of the property.

CLAIMS

1. To make a claim, the buyer must notify MAC in writing within thirdy (30) days of the discovery of the defect. Failing to notify MAC of the defect within statutory limits shall invalidate this warranty.

2. The notice must contain a complete description of the material and must include the original bill of sale, the date of the appearance of the defect and pictures supporting the claim. The notice must be forwarded to MAC by e-mail at info@macmetalarchitectural.com.

3. The buyer shall provide MAC with all available options to inspect the metal panels before any changes are made to them.

4. All of the claims shall be subject to a prior investigation in order to determine the cause and its admissibility

40-YEAR WARRANTY

MAC
METAL ARCHITECTURAL

EXCEPTIONS TO THE WARRANTY:

1. If the metal panels are not properly installed in accordance with MAC instructions, the Company is not liable for the material sold.

2. If the metal panels are constantly exposed to aggressive and/or corrosive atmospheric conditions, this warranty is not applicable because metal panels are not made for environmentally aggressive use, such as:

2.1 Conditions relating to exposure or constant water wash by salt water or salt water spray, other salts, or to salt water fumes.

2.2 Conditions relating to tlong-term exposure to corrosive chemical products, smoke, ashes, cement dust, organic residue, or animal excrement.

2.3 If products are in direct contact with or washed by water containing lead, copper, or any other materials which are reactive with steel (i.e., fascias, gutters, eaves, etc.)

2.4 Conditions or circumstances which promote the formation or the condensation of corrosive smoke inside the property.

3. The Discoloration Warranty does not cover metallic paints from the TEXTURAL III and TEXTURAL IV series because, for such products, this phenomenon cannot be precisely measured by a trichromatic spectro photometer. The panels or sections of panels are excluded from a uniform discoloration warranty when they are subject to highly unequal exposure to sun and for all unequal exposure zones. The discoloration warranty does not apply to the paint systems on polyurethanes with a clear finish.

4. If the metal panel incline is less than 5 degrees when they were manufactured in TEXTURAL III and TEXTURAL IV series.

5. If the metal panels have suffered mechanical, chemical, or any other type of damage during transport or storage on the construction site or during installation.

6. If water evacuation is prevented or the metal panels are subject to permanent condensation.

7. If damage or defects are linked to or result from panel manufacturing or embossing or their adjacent moldings.

8. If the damages which could be caused to the client resulted-in a difference from the pre-painted panels on lots installed at different stages of the project and/or associated with diff-erent orders and/or to the difference between existing lots of panels replaced under the war-ranty.

9. If the damage was caused directly or indirectly by hidden staples on the metallic panels.

5975 Ch. de la Savane, Saint-Hubert, QC J3Y 0X1
T. 450 464-5486 | F. 450 464-4538

info@macmetalarchitectural.com
MACmetalarchitectural.com

40-YEAR WARRANTY

10. If the panels were in permanent contact with wet or rotten wood, damp insulation, or other corrosive products.

11. If the damage is due to the weakness in the substrate steel or faulty basic steel, or the steel is not compatible with ASTM AZ 275 (G90) Standard.

12. If the damage is due to the use of installation accessories incompatible with MAC products.

13. If the damage is directly or indirectly caused by residual particles of the metal when the metal is hot cut or with the use of circular tools.

14. If the damage is caused by exposure to the cut banks or to stapling of the panels on different types of moldings.

15. If the damage is caused by the formation or falling of ice, frozen snow, or hale.

16. If the damage is caused by the installation, use of, or broken snow barriers, or by any other equipment used to retain snow on roofs.

17. The warranty does not apply to damages resulting from a landslide, structural defects, or any other cause not attributable to an inherent defect to the manufacturing of MAC materials.

18. The warranty does not apply in the case of force majeure or natural disasters (explosions, fire, riots, acts of war, tornadoes, earthquakes, or other external forces).

5975 Ch. de la Savane, Saint-Hubert, QC J3Y 0X1
T. 450 464-5486 | F. 450 464-4538

info@macmetalarchitectural.com
MACmetalarchitectural.com

	Bentonville Ballroom
	607 SE E Street
	PC Date: 7/21/2026

Staff Report Details

Project Number	(LSD26-0017)
Applicant / Current Owner	Ecological Design Group / Crystal Bridges Museum of American Art LLC
Site Area	2.30 Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	N/A
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial Mixed-Use
Related projects	PUD26-0001

Property Description

Large Scale Development: Bentonville Ballroom, Ecological Design Group, 607 SE E Street, Large-Scale Development, *LSD26-0017*

This is a large-scale mixed-use development as part of The Momentary Planned Unit Development located at 607 SE E Street. The Planning Commission approved the PUD amendment for this 2,500 seat music venue on March 17 of this year (link here).

561 parking spaces are being provided, 550 of those spaces are within the existing garage structure, and 11 additional spaces will be provided as on-street parking on E Street. Vehicle access to the project will be achieved from E Street into the loading dock and dumpster area; this access area is designated for event and venue-related deliveries, not public drop off and pickup. There is available pedestrian access from all sides of this development with the main point of entry being through the plaza located on the north side of the proposed venue.

Project Details

Relationship to the Community Plan

Public Comment

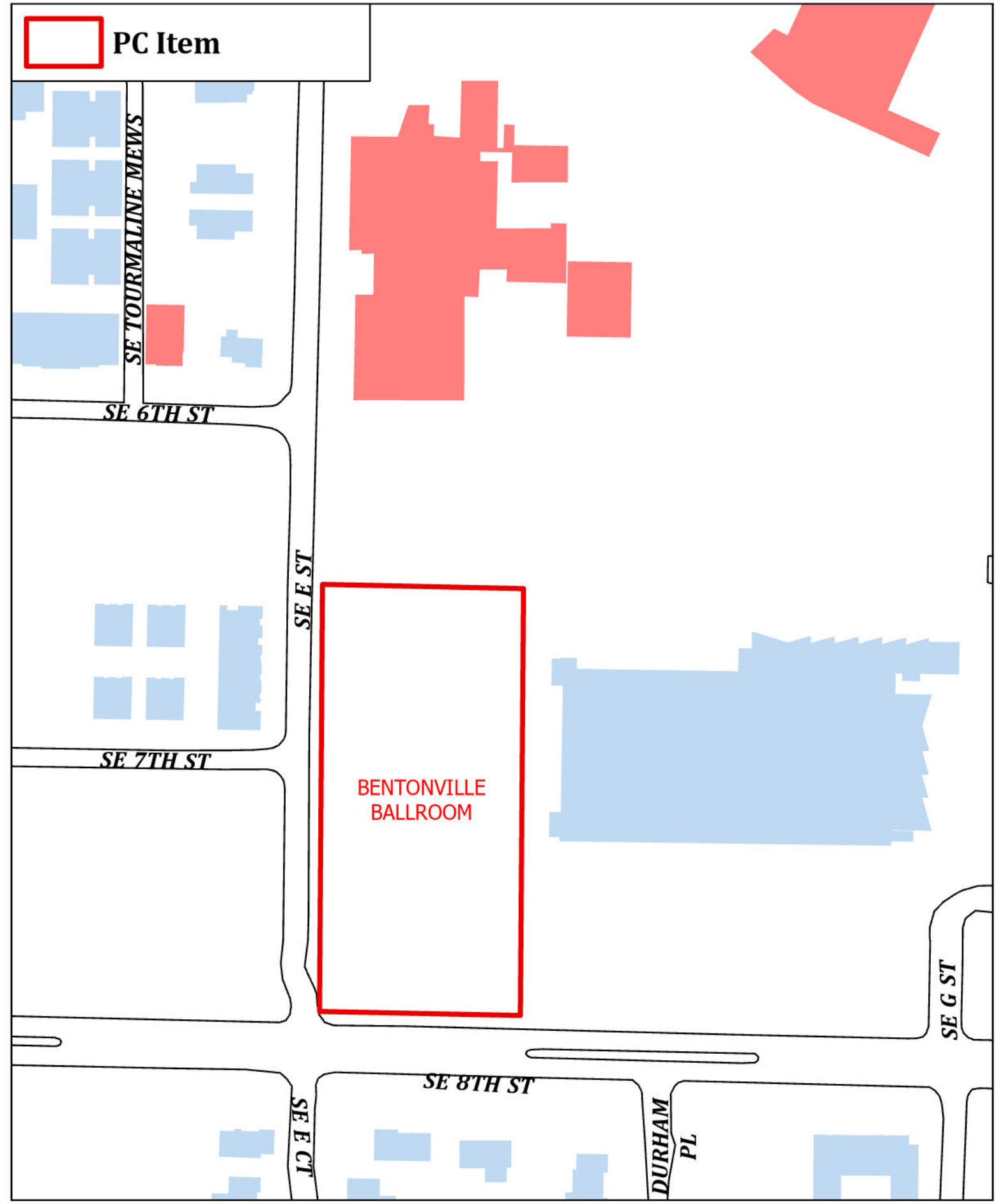
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff recommends approval of the project with the condition that any proposed street closure will require a separate permit.

Additional Details

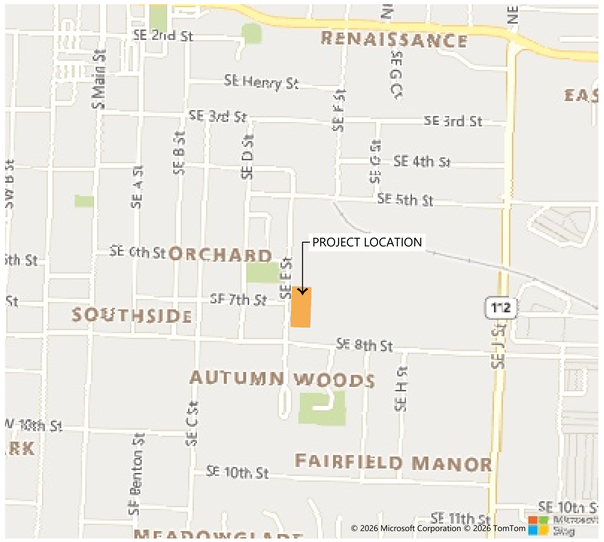


N
W E
S

LSD26-0017
BENTONVILLE BALLROOM
607 SE E ST

BENTONVILLE BALLROOM
LARGE SCALE DEVELOPMENT (LSD #26-0017)

ADDRESS: 607 SE E STREET BENTONVILLE, AR 72712
PHASE: 100% CONSTRUCTION DOCUMENTS
DATE: JUNE 23, 2026



VICINITY MAP
NOT TO SCALE

NORTH



AERIAL MAP
NOT TO SCALE

NORTH

OWNER

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART INC.
SE 8TH STREET
BENTONVILLE, AR 72712
SCOTT.ECCLESTON@AWEOFFICE.ORG
714.270.4089

CLIENT

LIVE NATION
RACHEL QUINN
325 N. MAPLE DRIVE
BEVERLY HILLS, CA 90210
303.862.0845

ARCHITECT

POLK STANLEY WILCOX
SAM ANNABLE
300 W. DICKSON STREET
FAYETTEVILLE, AR 72701
479.444.0473

LANDSCAPE ARCHITECT

ECOLOGICAL DESIGN GROUP
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120 SOUTH IZARD ST.
LITTLE ROCK, AR 72201
TWEEKS@ECOLOGICALDG.COM
501.378.0200

CIVIL ENGINEER

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

SURVEYOR

CEI ENGINEERING ASSOCIATES, INC.
DESTIN RILEY
3108 SW REGENCY PARKWAY
BENTONVILLE, AR 72712
479.273.9472

UTILITY AND CITY CONTACTS

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

AT&T: BRENT BALDWIN, 1133 EAST HAROLD ST., FAYETTEVILLE, AR 72701, OFFICE: (479)571-6609; CELL: (479)200-9022, BB585@ATT.COM OR LANE RHODES, LR159@ATT.COM, (479) 200-9022

COX COMMUNICATIONS: TIMOTHY GOSS, (479) 651-5583 TIMOTHY.GOSS@COX.COM

FIRE DEPT: CITY OF BENTONVILLE, JUSTIN SCANTLIN, FIRE CHIEF, 800 SW A ST, BENTONVILLE, AR 72712, (479) 271-5927, JSCANTLIN@BENTONVILLE.AR.GOV

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

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

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

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

PLANNING DEPT: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR 72712, (479)-271-3122, TYLER.OVERSTREET@BENTONVILLE.AR.GOV

CITY ENGINEER: CITY OF BENTONVILLE, JARROD BRIGHTWELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479)-481-8675, JARROD.BRIGHTWELL@BENTONVILLE.AR.GOV

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

BUILDING AND FIRE SAFETY.: CITY OF BENTONVILLE, TODD PEARCE, 305 SW A STREET, BENTONVILLE, AR 72712, (479)-271-3108,TODD.PEARCE@BENTONVILLE.AR.GOV

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

PROPERTY DESCRIPTION

THIS PLAT REPRESENTS A TOPOGRAPHIC SURVEY OF A PART OF LOT 1 OF MOMENTARY ADDITION PHASE 2 RECORDED IN PLAT INTRUMENT L202201331, IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.

FLOOD DATA

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

INDEMNIFICATION STATEMENT

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

WETLANDS NOTE

BASED ON REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE WETLANDS MAPPER, NO WETLANDS ARE PRESENT WITHIN THE PROJECT SITE. NO FURTHER COORDINATION WITH THE U.S. ARMY CORPS OF ENGINEERS IS ANTICIPATED.

HORIZONTAL AND VERTICAL DATUM NOTE

CONSTRUCTION CONFORMING TO THESE STANDARDS SHALL MEET THE REQUIREMENTS OF ARTICLE 1000 OF THE LAND DEVELOPMENT CODE – "MINIMUM SURVEY STANDARDS"

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01	GENERAL NOTES AND LEGENDS
C0.10	CITY DETAILS
C0.11	CITY DETAILS
C0.20	TRAFFIC CONTROL PLAN
C0.30	OVERALL DEMOLITION PLAN
C0.31	DEMOLITION PLAN
C0.32	DEMOLITION PLAN
C0.33	DEMOLITION PLAN
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	SITE PLAN
C1.03	SITE PLAN
C2.00	OVERALL UTILITY PLAN
C2.01	UTILITY PLAN
C2.02	UTILITY PLAN
C2.10	SEWER PLAN AND PROFILE
C3.00	OVERALL GRADING AND DRAINAGE PLAN
C3.01	GRADING AND DRAINAGE PLAN
C3.02	GRADING AND DRAINAGE PLAN
C3.10	SPOT GRADE PLAN
C3.11	SPOT GRADE PLAN
C3.20	OVERALL CROSS SECTION PLAN
C3.21	CROSS SECTIONS
C4.00	OVERALL EROSION CONTROL PLAN
C4.01	EROSION CONTROL PLAN
C4.02	EROSION CONTROL PLAN
C4.10	EROSION CONTROL DETAILS AND NOTES
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS
C5.05	SITE DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE NOTES
L1.04	LANDSCAPE DETAILS

SUPPLEMENTAL SHEETS	
SHEET NUMBER	SHEET TITLE
SHEET 1 OF 1	SURVEY
SHEET 1 OF 2	BUILDING ELEVATION
SHEET 1 OF 1	BUILDING CODE ANALYSIS
SHEET 1 OF 1	LIFE SAFETY PLANS - LEVELS 1 & 2
SHEET 1 OF 1	DUMPSTER PERSPECTIVE
SHEET 1 OF 1	ARCHITECTURAL ENLARGED SITE PLAN & DETAILS
SHEET 1 OF 3	ELECTRIC DETAILS
SHEET 2 OF 3	ELECTRIC DETAILS
SHEET 3 OF 3	ELECTRIC DETAILS
SHEET 1 OF 1	WATER/SEWER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 2 OF 2	SANITARY SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS

SITE SUMMARY

ZONING:
PLANNED UNIT DEVELOPMENT (PUD)

USE: COMMERCIAL MIXED USE

TOTAL AREA:
18.76 AC

SITE AREA:
2.30 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	67,207.23 SF
LOT WIDTH MIN:	NONE	171.33
LOT WIDTH MAX:	NONE	187.44
LOT COVERAGE MAX CORNER:	100%	25%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	0'	0'
SIDE YARD NON-RESIDENTIAL:	0'	0'
REAR YARD NON-RESIDENTIAL:	0'	0'

BENTONVILLE BALLROOM
607 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
325 N. MAPLE DRIVE
BEVERLY HILLS, CA
90210

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STRUCTURAL ENGINEER
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ADDISON, TX 75001
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METROPOLITAN ACOUSTICS
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PHILADELPHIA, PA 19103
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FOOD SERVICE
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ACOUSTICS
METROPOLITAN ACOUSTICS
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PHILADELPHIA, PA 19103
T +1 215 248 4282

DATE	ISSUE
05.21.2026	100% CD

SEAL

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2533 — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14694 — BRAHM M. DRIVER — 5/21/26

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)

SHEET NAME

COVER SHEET

PROJECT NUMBER 1108A
DCR NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER C0.00

3/21/2026 10:24:10 AM

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CEI ENGINEERING ASSOCIATES, INC AND DATED 4/29/2025.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN A DESIGNATED AREA FOR FUTURE USE. COORDINATE DESIGNATED AREA WITH AE PRIOR TO STRIPPING TOPSOIL.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKASAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.

GENERAL EROSION CONTROL NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPS.
2. SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.
3. THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.
4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
5. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE, AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.
8. THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
9. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
11. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.
14. INSPECT ALL EROSION CONTROL DEVICES AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT 0.25 INCHES OR GREATER THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED OR AS OTHERWISE DIRECTED IN THE SWPPP.
15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT). PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.
19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
20. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE..
21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
22. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH ADEQ CONSTRUCTION STORMWATER PERMIT.
23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

ADDITIONAL EROSION CONTROL NOTES:

INITIAL SITE PREPARATION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. SITE CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL A SITE MAP SHOWING THE PROPOSED LOCATIONS OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTAJ-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 PROGRESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE AS INDICATED ON THE PLANS.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CONTACT THE ENGINEER TO PERFORM INSPECTION OF THE BMPS. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING SUB-CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.
7. CONTRACTOR SHALL BEGIN GRADING THE SITE AND BEGIN CONSTRUCTION.

DURING CONSTRUCTION:

1. TEMPORARILY SEED DISTURBED AREAS.
2. INSTALL INLET PROTECTION AROUND ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES.
3. AFTER PAVING, INSTALL INLET PROTECTION DEVICES.
4. AT THE COMPLETION OF GRADING INSTALL PERMANENT SEEDING AND PLANTINGS.
5. ONCE SITE IS STABILIZED, THE CONTRACTOR CAN REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
6. ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL CONTROL DUST BY EXPOSING THE SOIL SURFACE TO MOISTURE PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

UTILITY NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
2. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2024 AND DETAILS, AND SHALL BE COORDINATED WITH BENTONVILLE WATER UTILITY.
3. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH BENTONVILLE WATER UTILITY.
4. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED THE CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2024.
5. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
6. ALL WATER MAINS SHALL MEET BWU SPECIFICATION 11.2 AND BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS PER CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2024.
7. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
8. ALL INSTALLATIONS SHALL MEET THE CITY OF BENTONVILLE 2024 WATER AND SEWER SPECIFICATIONS.
9. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
10. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
11. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRICAL SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
12. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

PROPOSED DEMOLITION LEGEND

- PAVEMENT & STRUCTURE REMOVAL AREA
- MILL & OVERLAY AREA
- TREE CANOPY REMOVAL AREA.
- SAWCUT PAVEMENT LINE
- X — TREE PRESERVATION FENCING

PROPOSED UTILITY LEGEND

- W — WATER LINE
- WATER METER
- WATER VALVE
- FDC
- FIRE HYDRANT
- SS — SANITARY SEWER
- UGE — UNDERGROUND ELECTRIC LINES/CONDUIT
- T — TRANSFORMER AND CONCRETE PAD
- SG — SWITCHGEAR AND CONCRETE PAD

PROPOSED SITE PLAN LEGEND

- CURB AND GUTTER
- SAWCUT PAVEMENT LINE
- TYPICAL CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- TYPICAL CONCRETE SIDEWALK

PROPOSED GRADING & DRAINAGE LEGEND

- NYLOPLAST CATCH BASIN
- HDPE STORM PIPE
- PERFORATED HDPE STORM PIPE
- 1311 — PROPOSED 1 FT. CONTOUR ELEVATION
- 1315 — PROPOSED 5 FT. CONTOUR ELEVATION
- XXXX.XX — SPOT ELEVATIONS

ABBREVIATIONS

BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CL	CENTERLINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
DIA	DIAMETER
DWG	CAD DRAWING
E	EASTING
ELEV	ELEVATION
EX	EXISTING
EG	EXISTING GRADE
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FT	FEET
GA	GAUGE
GMP	GAS MONITORING PROBE
HDPE	HIGH DENSITY POLYETHYLENE
HORZ	HORIZONTAL
ID	INSIDE DIAMETER
INV	INVERT
LB	POUNDS
LEN	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
N.T.S.	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SCH	SCHEDULE
SS	STAINLESS STEEL
SQ	SQUARE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL

PROPOSED EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- WIRE REINFORCED SILT FENCE
- GRATE INLET PROTECTION
- CURB INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LIMITS OF DISTURBANCE
- FLOW ARROW

EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Break Line
- Centerline
- Easement Line
- Flow Line
- W — Water Line
- FOC — Underground Fiber Optic Line
- GAS — Gas Line
- OHE — Overhead Electric Line
- UGE — Underground Electric Line
- (Size) — Storm Drainage Pipe
- SS — Sanitary Sewer Line
- Metal Fence Line
- Guardrail
- Benchmark (BM)
- Grate Inlet (GI)
- S — Sewer Manhole (SMH)
- Fire Hydrant
- Irrigation Control Box
- W — Water Riser
- Water Meter
- Water Valve
- G — Gas Riser
- Warning Gas Line Sign
- Electric Meter
- Light Pole Straight
- Light Pole Overhanging
- E — Electric Riser
- E — Electric Vault
- Electric Meter
- Warning Cable TV Sign
- F — Fiber Optic Vault
- TV — Cable TV Vault
- T — Telephone Riser
- TV — Cable TV Riser
- Bollard / Guard Post
- Traffic Sign (Type of Sign)
- Guy Wire / Anchor
- Utility Pole
- FDC — Fire Department Connection

(LSD26-0017)

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DATE	ISSUE
06.15.2026	ADDENDUM 01
05.21.2026	100% CD

SEAL

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 7511 — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14694 — BOHMM. DRIVER — 5/21/26

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

ISSUED FOR CONSTRUCTION

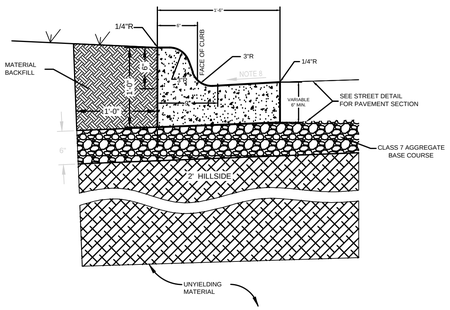
KEY PLAN (NTS)

SHEET NAME

GENERAL NOTES AND LEGENDS

PROJECT NUMBER 1109A
DCB NUMBER 5050
SCALE
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SHEET NUMBER **C0.01**

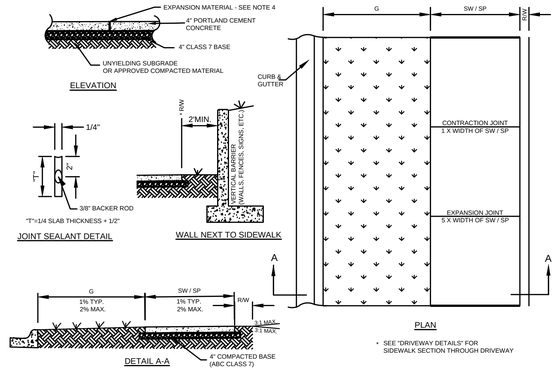


CURB & GUTTER NOTES:

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 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 SL1" 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.

1 BENTONVILLE TYPE 'A' CURB AND GUTTER

SCALE: N.T.S.



- SEE "DRIVEWAY DETAILS" FOR SIDEWALK SECTION THROUGH DRIVEWAY

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 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'-6 8"		1'-0"

*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.

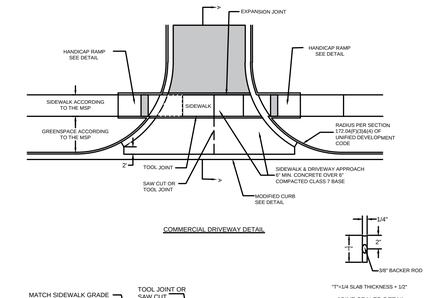
SIDEWALK WILL BE CHECKED FOR ADA REQUIREMENTS & WORKMANSHIP.

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 1/X'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 SL1" 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.

2 BENTONVILLE SIDEWALK DETAIL

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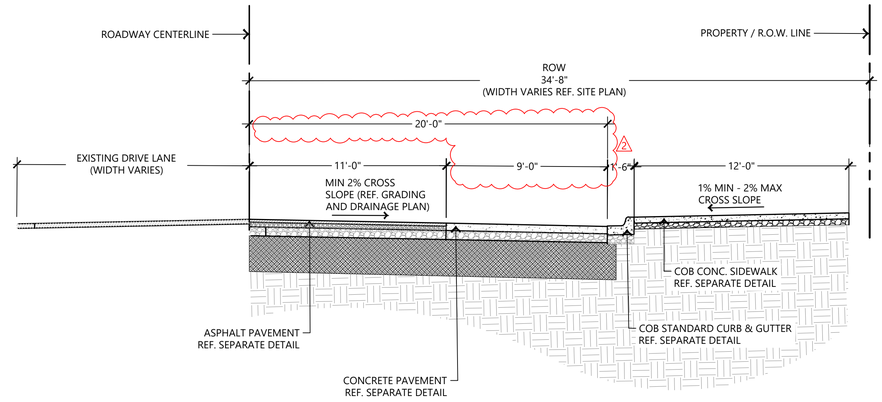


NOTES:

1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET.
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.
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. *ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.*

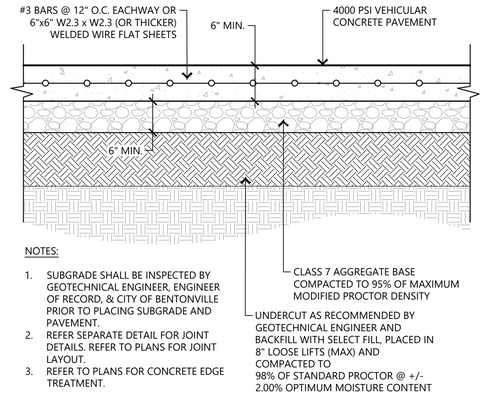
3 BENTONVILLE COMMERCIAL DRIVEWAY

SCALE: N.T.S.



4 SE E STREET TYPICAL SECTION

SCALE: N.T.S.

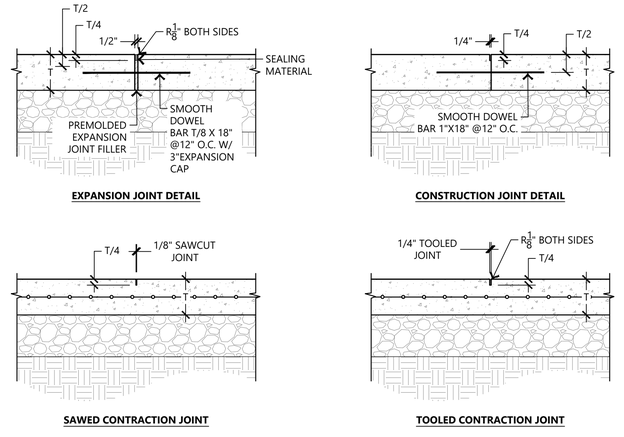


NOTES:

1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER, ENGINEER OF RECORD, & CITY OF BENTONVILLE PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. REFER SEPARATE DETAIL FOR JOINT DETAILS. REFER TO PLANS FOR JOINT LAYOUT.
3. REFER TO PLANS FOR CONCRETE EDGE TREATMENT.

5 STANDARD DUTY CONCRETE PAVEMENT

SCALE: N.T.S.



6 CONCRETE PAVEMENT JOINT DETAILS

SCALE: N.T.S.

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LIGHTING DESIGN
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06.23.2026	ADDENDUM 02
06.15.2026	ADDENDUM 01
05.21.2026	100% CD

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Certificate of Authorization — Ecological Design Group, Inc. — No. 2511 — Arkansas

State of Arkansas — Licensed Professional Engineer — No. 14684 — Bryan M. Drivers — 5/21/26

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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)

SHEET NAME

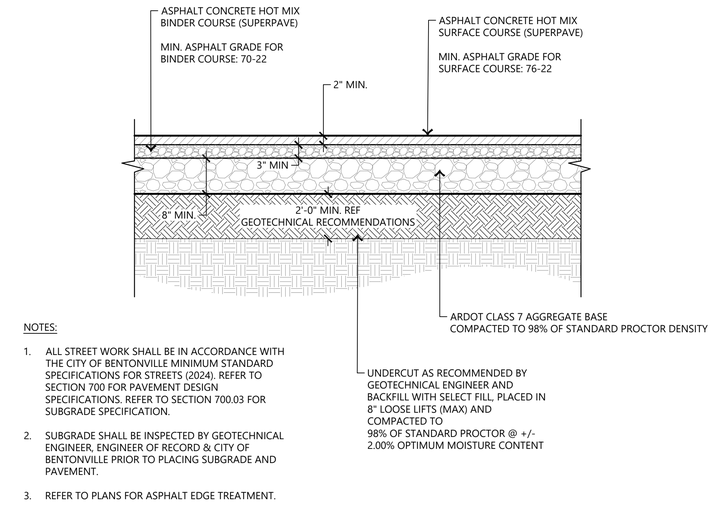
STREET DETAILS

PROJECT NUMBER: 1108A
DOB NUMBER: 5050
SCALE:
FORMAT: ARCH D

SHEET NUMBER: C0.10

3/31/2026 10:24:10 AM

(LSD26-0017)

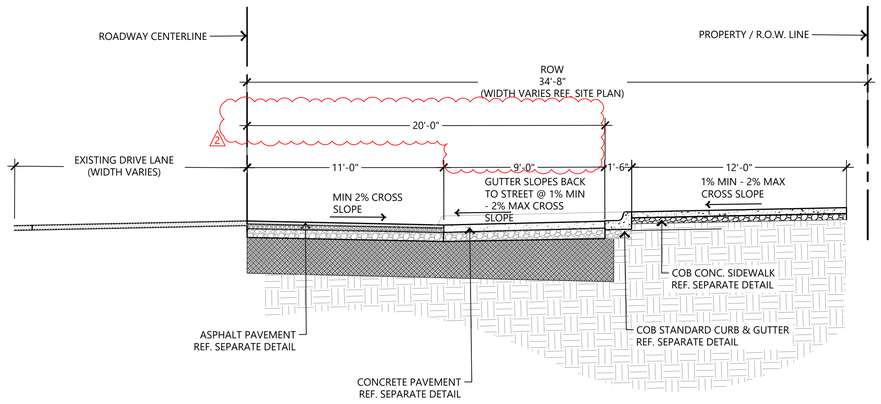


NOTES:

1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS (2024). REFER TO SECTION 700 FOR PAVEMENT DESIGN SPECIFICATIONS. REFER TO SECTION 700.03 FOR SUBGRADE SPECIFICATION.
2. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER, ENGINEER OF RECORD & CITY OF BENTONVILLE PRIOR TO PLACING SUBGRADE AND PAVEMENT.
3. REFER TO PLANS FOR ASPHALT EDGE TREATMENT.

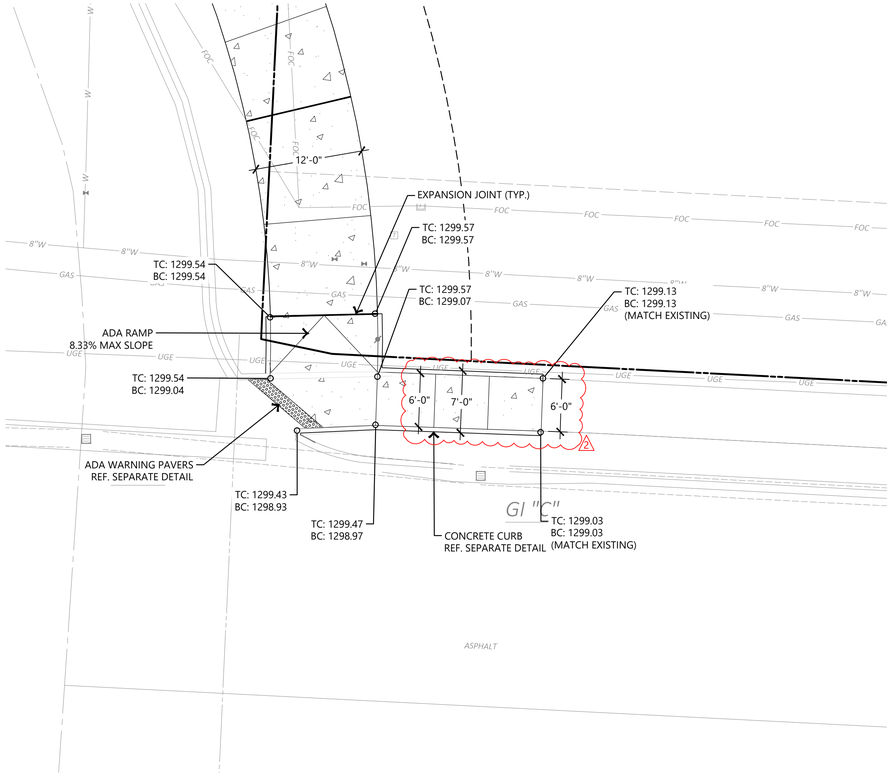
1 ASPHALT PAVEMENT

SCALE: N.T.S.



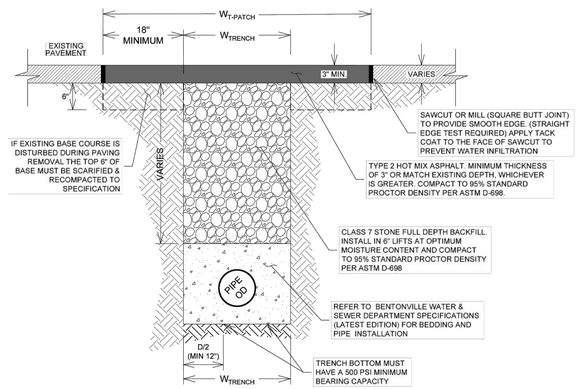
2 SE E STREET CURB TRANSITION @ NORTH AND SOUTH END OF ON STREET PARKING

SCALE: N.T.S.



3 ADA RAMP ENLARGEMENT

SCALE: N.T.S.



STREET CUT PERMANENT PATCH

NOTES:

1. FLOWABLE FILL AS AN ALTERNATIVE TO CLASS 7 FULL DEPTH BACKFILL MUST BE REQUESTED AND APPROVED BY ENGINEERING DEPARTMENT PRIOR TO USE. A 300 PSI MIX IS REQUIRED IF APPROVED.
2. REFER TO BENTONVILLE WATER & SEWER SPECIFICATIONS AND DETAILS FOR INFORMATION REGARDING PIPE BEDDING.
3. REFER TO CITY OF BENTONVILLE STREET CUT SPECIFICATIONS (LATEST EDITION) FOR ADDITIONAL INFORMATION.
4. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL STREET CUTS. THESE CAN BE FOUND ON OUR WEBSITE (WWW.BENTONVILLEAR.COM) OR PICKED UP AT THE STREET/ENGINEERING DEPARTMENT OFFICE LOCATED AT 3200 SW MUNICIPAL DRIVE.
5. INSURE AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE PRIOR TO CLOSING ANY ROADWAY.
6. NO OVERNIGHT STREET CUTS ARE ALLOWED UNLESS APPROVED BY THE CITY STREET DEPARTMENT AND IS MARKED ACCORDING TO NIGHT TIME CLOSURE REQUIREMENTS FOUND IN MUTCD AND IS COVERED WITH STEEL TRAFFIC PLATES.

DETAIL E-2
BENTONVILLE ENGINEERING

4 STREET CUT PERMANENT PATCH

SCALE: N.T.S.

BENTONVILLE BALLROOM
607 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
323 N. MAPLE DRIVE
BEVERLY HILLS, CA
90210

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

STATE OF ARKANSAS
BRIGHAM M. DRIVER
No. 14694
REGISTERED PROFESSIONAL ENGINEER
5/21/26

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SHEET NAME

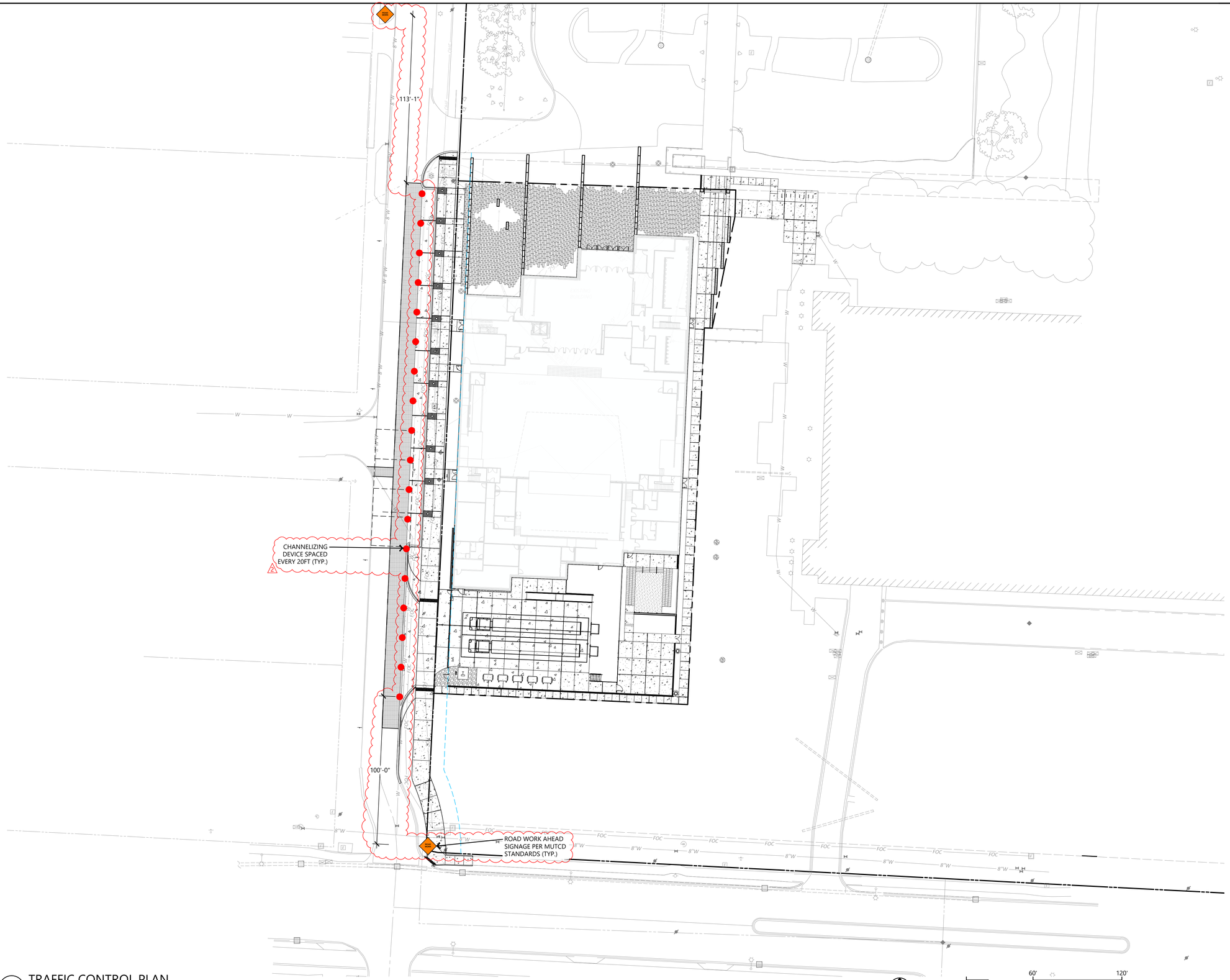
STREET DETAILS

PROJECT NUMBER 1108A
DOB NUMBER 5059
SCALE
FORMAT ARCH D

SHEET NUMBER **C0.11**

3/31/2026 10:24:10 AM

(LSD26-0017)



1 TRAFFIC CONTROL PLAN

3/31/2026 10:24:10 AM

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State of Arkansas — Registered Professional Engineer — No. 14694 — Brahm M. Dow — 5/21/26

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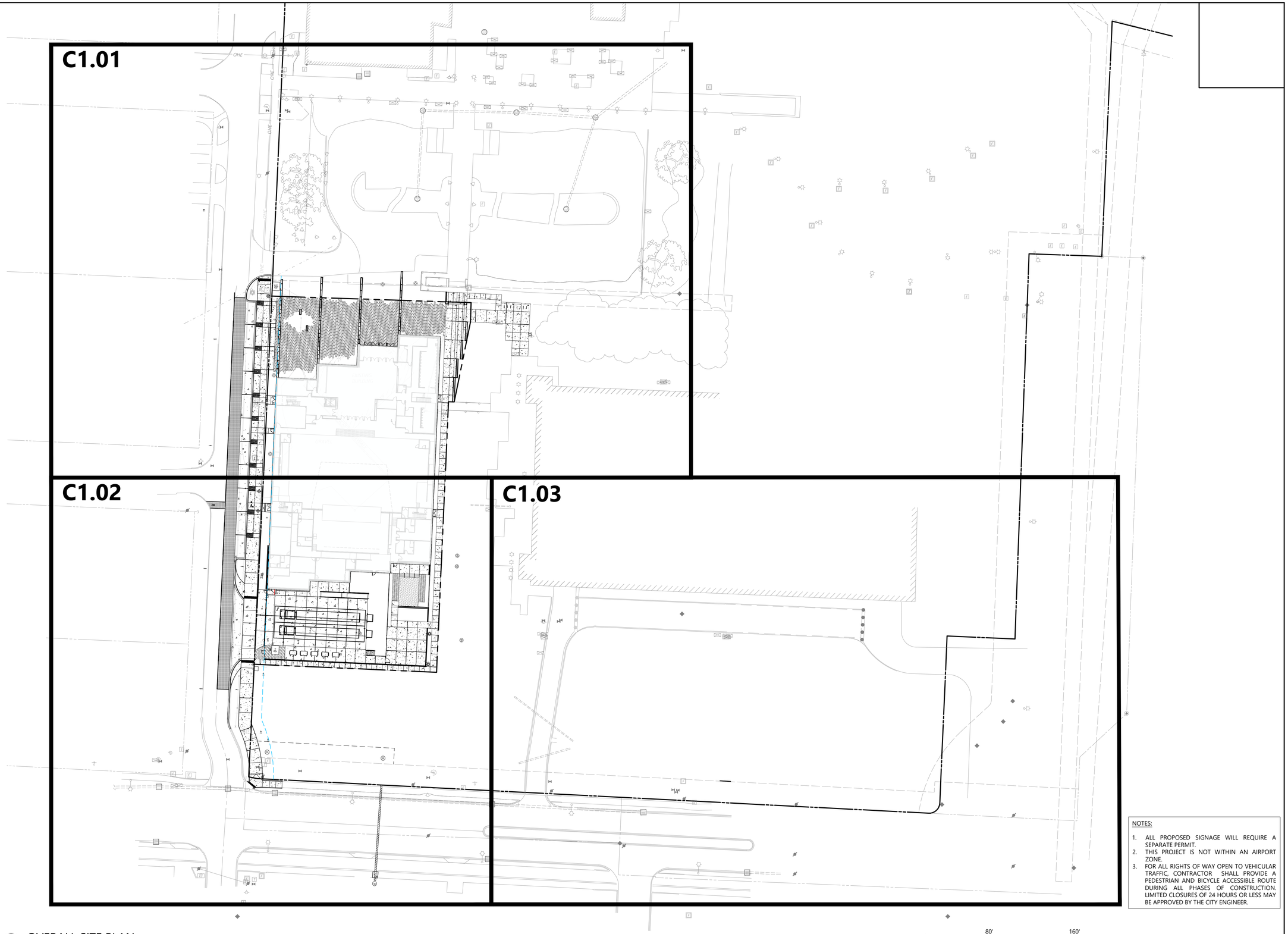
SHEET NAME

TRAFFIC CONTROL PLAN

PROJECT NUMBER 1108A
DOB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C0.20**

(LSD26-0017)



1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

0' 40' 80' 160'

NOTES:

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. THIS PROJECT IS NOT WITHIN AN AIRPORT ZONE.
3. 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.

3/31/2026 10:24:10 AM

(LSD26-0017)

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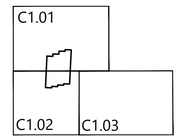
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State of Arkansas — Licensed Professional Engineer — No. 14694 — Boone M. Drivers — 5/21/26

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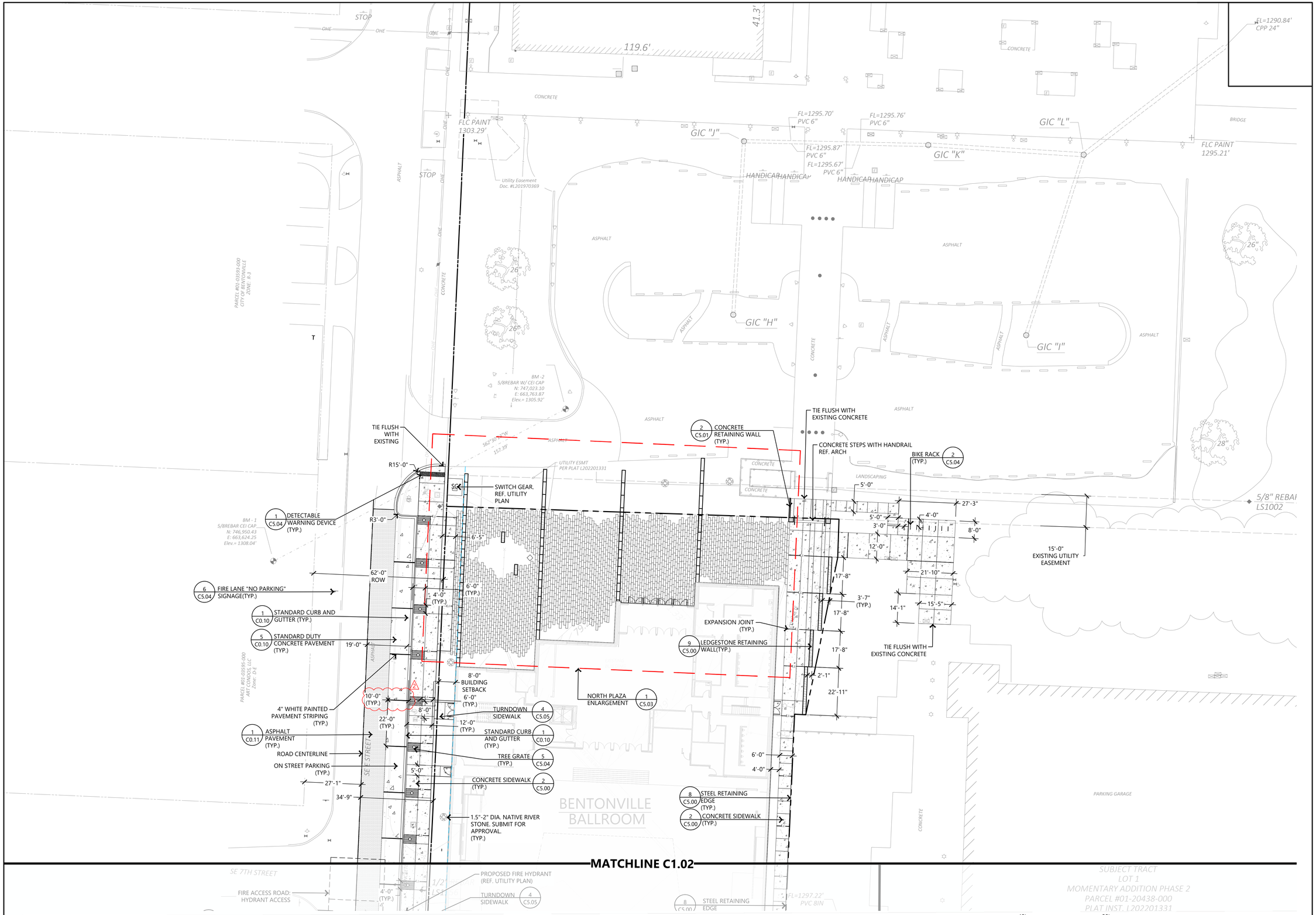


SHEET NAME

OVERALL SITE PLAN

PROJECT NUMBER 1108A
DOB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C1.00**



MATCHLINE C1.02

1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

3/31/2026 10:24:10 AM

(LSD26-0017)

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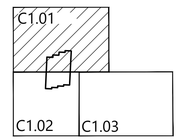
Ecological Design Group, Inc. No. 2511 ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14694 BRIAN M. DRIVER 5/21/26

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KEY PLAN (NTS)



SHEET NAME

SITE PLAN

PROJECT NUMBER 1108A
DOB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C1.01**

MATCHLINE C1.01

MATCHLINE C1.03

SE 7TH STREET

SE E STREET
PUBLIC (ASPHALT) R/W

SE 8TH STREET
PUBLIC (ASPHALT) R/W

1.5"-2" DIA. NATIVE RIVER STONE. SUBMIT FOR APPROVAL. (TYP.)

PROPOSED FIRE HYDRANT (REF. UTILITY PLAN)

FIRE ACCESS ROAD: HYDRANT ACCESS

4 C0.11 STREET CUT PERMANENT PATCH

4'-0" (TYP.)

8'-0"

22'-0" (TYP.)

TURNDOWN SIDEWALK 4 C5.05

CONCRETE STEP (TYP.) 3 C5.05

TREE GRATE (TYP.) 5 C5.04

6'-0" (TYP.)

5 C0.10 STANDARD DUTY CONCRETE PAVEMENT (TYP.)

3'-0" MIN FROM BACK OF CURB

10'-0" (TYP.)

STANDARD CURB AND GUTTER (TYP.) 1 C0.10

CONCRETE SIDEWALK (TYP.) 2 C0.10

6 C5.04 FIRE LANE "NO PARKING" SIGNAGE(TYP.)

19'-0"

FIRE LANE STRIPING PER COB STANDARD

28'-8"

12'-0"

8'-8" BUILDING SETBACK

HEAVY DUTY CONCRETE PAVEMENT (TYP.) 6 C5.00

R21'-1"

R28'-0" (TYP.)

GATE TROUGH REF. ARCH

34'-2"

1 C0.11 ASPHALT PAVEMENT (TYP.)

ROAD CENTERLINE

SLIDING GATE TO MATCH WIDTH OF VEHICULAR ACCESS REF. ARCH

58'-10"

44' CLEAR GATE

47'-2"

R20'-0"

3 C0.10 BENTONVILLE COMMERCIAL DRIVEWAY

1 C5.04 DETECTABLE WARNING DEVICE (TYP.)

11'-0"

R62'-3"

FIRE LANE STRIPING PER COB STANDARD

62'-8" ROW

R10'-0"

TIE FLUSH WITH EXISTING

R112'-4"

3 C0.11 ADA RAMP ENLARGEMENT

TRANSFORMER REF. UTILITY PLAN

1.5"-2" DIA. NATIVE RIVER STONE SUBMIT FOR APPROVAL. (TYP.)

STEEL BOLLARDS (TYP.) 3 C5.04

FENCE REF. ARCH (TYP.)

LOADING DOCK AND STAIR REF. ARCH

PAVEMENT SCORING ALIGN WITH ARCH. (TYP.)

RAMP REF. ARCH

EXPANSION JOINT (TYP.)

DOCK LEVELERS REF. ARCH

2 C5.05 SITE WALL AT FENCE BASE (TYP.)

8 C5.00 STEEL RETAINING EDGE (TYP.)

FL=1297.22' PVC 8IN

6'-0"

7'-4"

2 C5.00 CONCRETE SIDEWALK (TYP.)

5"-8" DIA. NATIVE RIVER STONE. SUBMIT FOR APPROVAL. (TYP.)

CONCRETE RETAINING WALL (TYP.) 2 C5.01

ARTIST AMENITY ENLARGEMENT 2 C5.00

1.5"-2" DIA. NATIVE RIVER STONE. SUBMIT FOR APPROVAL. (TYP.)

5'-0"

2' CURB CUT

UTILITY EASEMENT PER DEED BK. 2016, PG. 30267

20'-0" EXISTING UTILITY EASEMENT

EXISTING SIDEWALK TO BE REPLACED FOR UTILITY INSTALLATION

"NO PARKING - FIRE LANE
PASSENGER LOADING AND
UNLOADING ONLY"
SIGNAGE TO BE ADDED BELOW
EXISTING NO PARKING SIGNS (TYP.)

SUBJECT TRACT
LOT 1
MOMENTARY ADDITION PHASE 2
PARCEL #01-20438-000
PLAT INST. L202201331
CRYSTAL BRIDGES MUSEUM OF AMERICAN ART INC
ZONE: PUD

PARCEL #01-03596-000
CROW LC
ZO

PARCEL #01-03599-002
CITY OF BENTONVILLE
ZONE: DE

FL=1293.28' CPP 12

FL=1292.66' CPP 12

FL=1293.22' RCP 15

FL=1297.26' RCP 15

5/8" REBAR LS1286

GRAVEL

ASPHALT

CONCRETE

GI "A"

GI "B"

GI "C"

GI "D"

GI "E"

GI "G"

OHE

stop

1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

3/21/2026 10:24:10 AM

(LSD26-0017)

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06.23.2026	ADDENDUM 02
06.15.2026	ADDENDUM 01
05.21.2026	100% CD

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KEY PLAN (NTS)

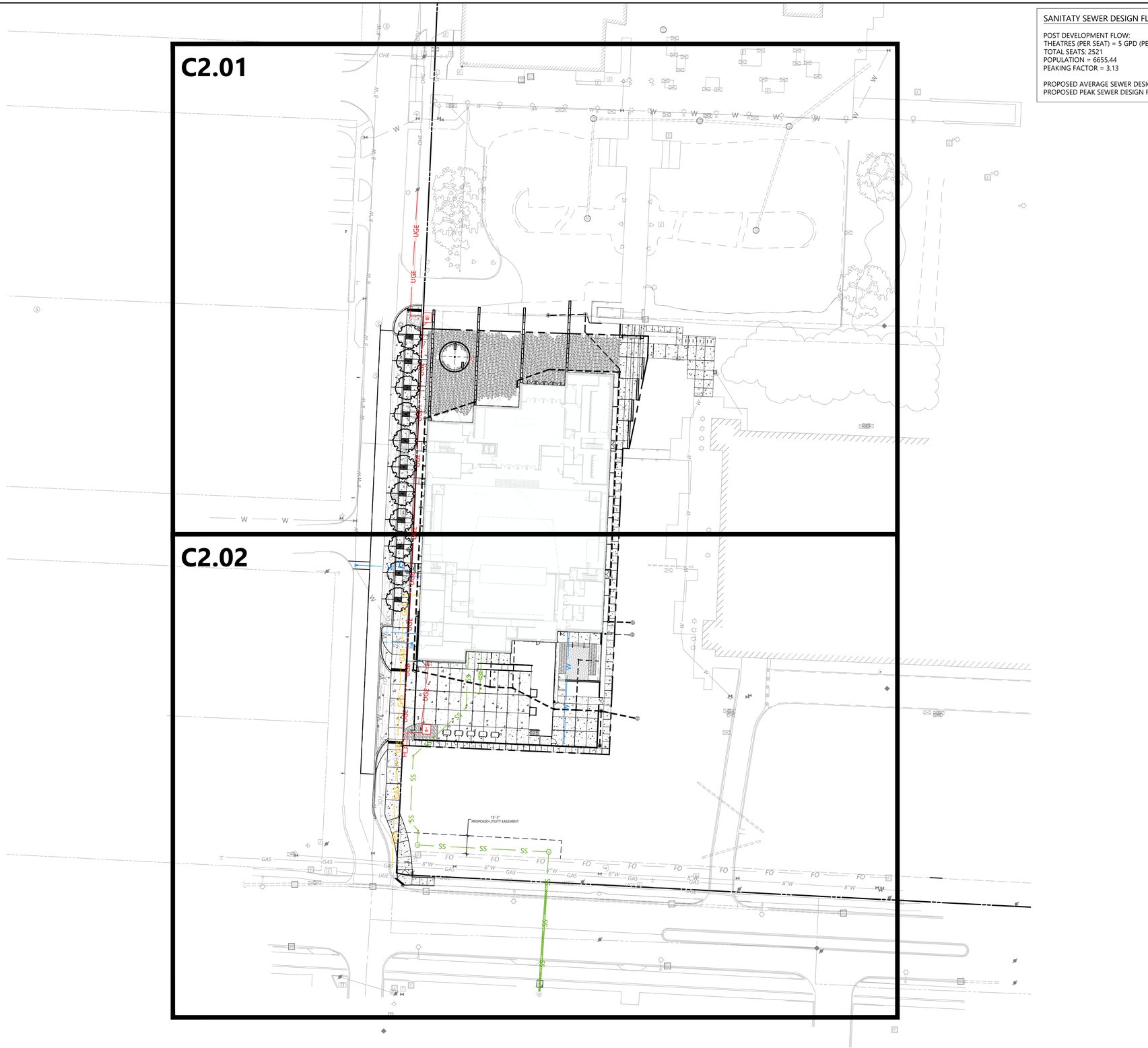
C1.01 / C1.02 / C1.03

SHEET NAME

SITE PLAN

PROJECT NUMBER 1109A
DCB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C1.02**



1 OVERALL UTILITY PLAN

SCALE: 1" = 40'-0"

NORTH

0' 40' 80' 160'

SANITATY SEWER DESIGN FLOWS

POST DEVELOPMENT FLOW:
THEATRES (PER SEAT) = 5 GPD (PER ADH APPENDIX B)
TOTAL SEATS: 2521
POPULATION = 6655.44
PEAKING FACTOR = 3.13

PROPOSED AVERAGE SEWER DESIGN FLOW: 8.77 GPM
PROPOSED PEAK SEWER DESIGN FLOW: 27.44 GPM

BENTONVILLE BALLROOM

607 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
323 N. MAPLE DRIVE
BEVERLY HILLS, CA
90210

ARCHITECT
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HENDERSON ENGINEERS
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SANTA CARITA, CA 91355
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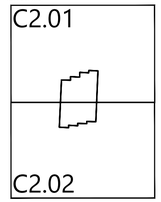
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KEY PLAN (N.T.S)



SHEET NAME

OVERALL UTILITY PLAN

PROJECT NUMBER: 1108A
DOB NUMBER: 5050
SCALE:
FORMAT: ARCH D

SHEET NUMBER: **C2.00**

3/31/2026 10:24:10 AM

(LSD26-0017)

SANITATY SEWER DESIGN FLOWS

POST DEVELOPMENT FLOW:
THEATRES (PER SEAT) = 5 GPD (PER ADH APPENDIX B)
TOTAL SEATS: 2521
POPULATION = 6655.44
PEAKING FACTOR = 3.13

PROPOSED AVERAGE SEWER DESIGN FLOW: 8.77 GPM
PROPOSED PEAK SEWER DESIGN FLOW: 27.44 GPM

UTILITY NOTE:

1. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

564 LF OF PRIMARY ELECTRIC

PROPERTY LINE

SWITCHGEAR

IN-GROUND BOX FOR SPECIAL EVENT POWER REF. MEP PLANS FOR ELECTRICAL INFORMATION

356 LF OF PRIMARY UNDERGROUND ELECTRIC

EXISTING FIBER HANDHOLE TO BE REMAIN AND BOX LID TO BE ADJUSTED TO BE FLUSH WITH SIDEWALK (CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY)

PROPOSED HYDRANT PER COB STANDARDS AND DETAILS (STREAMER NUT ON HYDRANT TO BE 3'-9' FROM BOC)

8" DEMARCATION VALVE (LOCKING LID, PAINTED RED, STAMPED "FIRE")

8"X6" TEE AND 6" GATE VALVE

8" X 8" TAPPING SLEEVE AND 8" VALVE TO BE ANCHORED TO

MATCHLINE C2.02

1 UTILITY PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

(LSD26-0017)

3/31/2026 10:24:10 AM

BENTONVILLE BALLROOM

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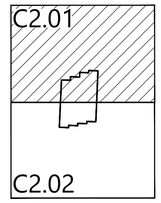
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State of Arkansas — Licensed Professional Engineer — No. 14694 — Brahim M. Dhuieb — 5/21/26

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KEY PLAN (N.T.S)



SHEET NAME

UTILITY PLAN

PROJECT NUMBER 1108A
DOB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C2.01**

MATCHLINE C2.01

SE 7TH STREET

8"X6" TEE AND 6" GATE VALVE

8" X 8" TAPPING SLEEVE AND 8" VALVE TO BE ANCHORED TO TAPPING SLEEVE PER BWU STANDARDS AND DETAILS (TAP BY CITY OF BENTONVILLE AT OWNER'S EXPENSE)

CONTRACTOR TO FIELD VERIFY WATER MAIN BEND LOCATION. ALIGNMENT COULD CHANGE BASED ON LOCATION

45 DEGREE BENDS

18" VERTICAL SEPARATION FOR PRIMARY UNDERGROUND ELECTRIC AND FIRE LINE

2" TAP TO BE COMPLETED BY BWU AT OWNER'S EXPENSE

PROPOSED 2" DOMESTIC METER FOR BUILDING (BWU TO SET METER. CONTRACTOR TO INSTALL SERVICE LINE WITH A TELESCOPIC METER SET)

1" IRRIGATION SERVICE TAP TO BE COMPLETED BY BWU AT OWNER'S EXPENSE AND 1" IRRIGATION METER

PARCEL #01-03596-C CROWHOW, LLC ZONE: D-E

PROPOSED HYDRANT PER COB STANDARDS AND DETAILS (STREAMER NUT ON HYDRANT TO BE 3'-9' FROM BOC)

8" DEMARCATION VALVE (LOCKING LID, PAINTED RED, STAMPED "FIRE")

8" FIRE LINE TO BUILDING

DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) ON FIRE PROTECTION SYSTEM LOCATED IN RISER ROOM (REQUIRED ON ALL FIRE PROTECTION SYSTEMS, SEE ARCH/MEP PLANS)

FIBER SERVICE AND HANDHOLE TO BE (REF. MEP PLANS)

GAS METER (GAS SERVICE AND METER TO BE COORDINATED WITH FRANCHISE UTILITY)

RPZ BACKFLOW PREVENTER IN BUILDING (REF. MEP FOR CONTINUATION)

RPZ IN HOT BOX PER BWU SPECIFICATIONS FOR IRRIGATION LINE

SEWER SERVICE INV AT BUILDING: 1301.44 (REF. MEP PLANS)

WALL MOUNTED FDC (REF. MEP PLANS)

GREASE TRAP (GREENTURTULE PROCEPTOR GMC 1000 UPC) RIM: 1303.67 INV OUT: 1300.96 (HEAVY DUTY LID) (REF. MEP)

14 LF OF 4" SS PVC @ 8.14% SLOPE

CLEANOUT (TRAFFIC RATED HEAVY DUTY LID) RIM: 1303.55 INV: 1298.67

TRANSFORMER

ELECTRIC METER

JUNCTION BOX

CLEANOUT INV: 1295.84

ELECTRIC LINE STUB OUT

195 LF OF 6" SEWER SERVICE @ 4.76% SLOPE PROVIDE CLEANOUTS EVERY 100 LF & BENDS

NON-FREEZE YARD HYDRANT RIM: 1302.78 (REF. MEP PLANS FOR PRODUCT DETAILS)

RPZ BACKFLOW PREVENTER (REF. MEP FOR DETAILS AND CONTINUATION)

FL=1297.22' PVC 8IN

SUBJECT TRACT
LOT 1
MOMENTARY ADDITION PHASE 2
PARCEL #01-20438-000
PLAT INST. L202201331
CRYSTAL BRIDGES MUSEUM OF AMERICAN ART INC
ZONE: PUD

SE E STREET PUBLIC (ASPHALT) R/W

PARCEL #01-03599-002 CITY OF BENTONVILLE ZONE: D-E

CLEANOUT INV: 1293.00

CLEANOUT INV: 1292.53

GAS SERVICE CONNECTION TO BE COORDINATED WITH FRANCHISE UTILITY

SEWER MANHOLE RIM: 1300.54 6" INV IN (N): 1292.18 8" INV OUT (E): 1292.08

113 LF OF 8" SEWER MAIN @ 0.50% SLOPE

15'-3" PROPOSED UTILITY EASEMENT

UTILITY EASEMENT PER IDEED BK. 2016, PG. 30267

SEWER MANHOLE RIM: 1299.62 INV IN (W): 1291.54 INV OUT (S): 1291.44

APPROXIMATE LOCATION OF COMMUNICATION LINE PER AT&T MAP PROVIDED

EXISTING VALVES TO BE FLUSH WITH FINISHED GRADE (TYP.)

115 LF OF 8" SEWER MAIN @ 0.5% SLOPE TO BE JACK AND BORED AND ADD 90 LF OF 16" ENCASEMENT PER BWU DETAILS

EXISTING SEWER MANHOLE (CORING INTO MANHOLE) RIM: 1297.89 INV IN: 1290.85 EX. INVERT OUT: 1290.75

FL=1293.28' CPP 12

FL=1292.66' CPP 12

FL=1293.22' RCP 15

FL=1297.26' RCP 15

5/8" REBAR LS1286

GI "A" GI "B" GI "C" GI "D" GI "E" GI "G"

ASPHALT CONCRETE GRAVEL

no park

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PROPOSED AVERAGE SEWER DESIGN FLOW: 8.77 GPM
PROPOSED PEAK SEWER DESIGN FLOW: 27.44 GPM

1 UTILITY PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

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(LSD26-0017)

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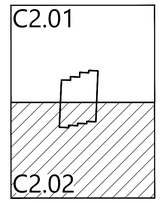
Ecological Design Group, Inc. No. 2511 CERTIFICATE OF AUTHORIZATION ARKANSAS

STATE OF ARKANSAS BRAHIM M. DRISSI PROFESSIONAL ENGINEER No. 14694 5/21/26

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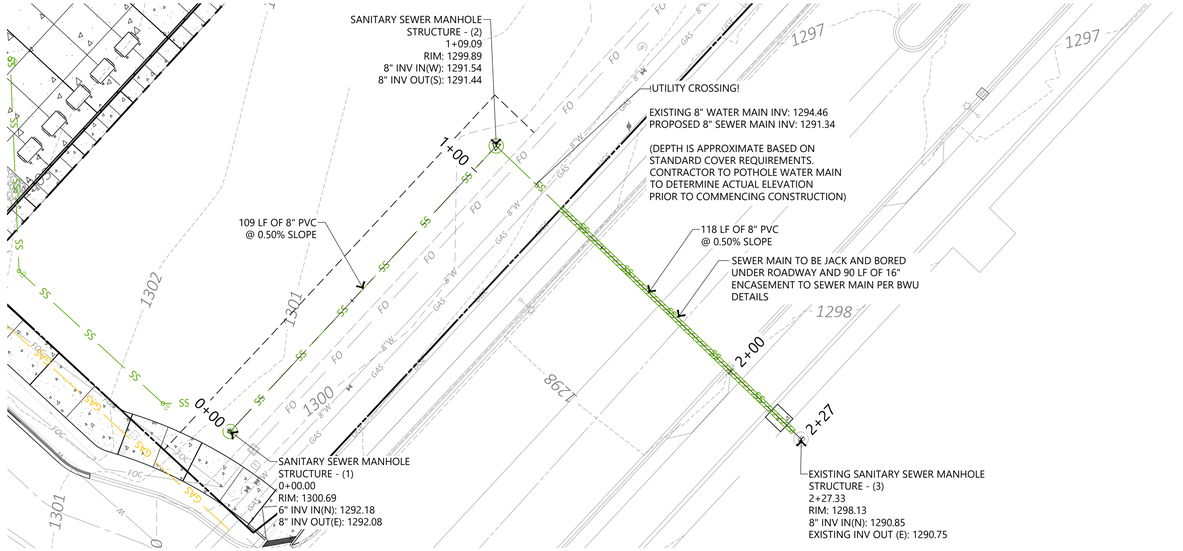


SHEET NAME

UTILITY PLAN

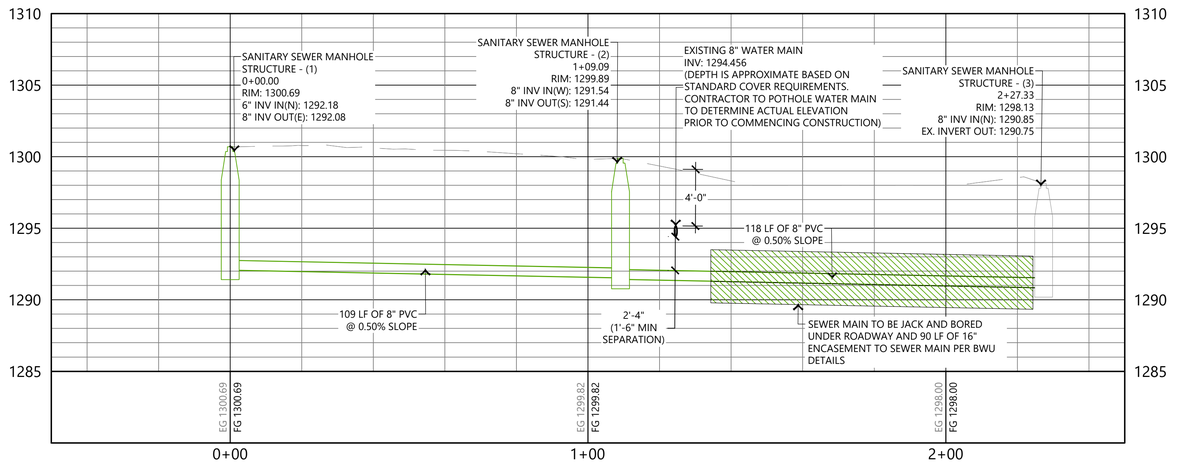
PROJECT NUMBER 1108A
DCB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C2.02**



1 SEWER MAIN PLAN

SCALE: 1" = 20'-0"



2 SEWER MAIN PROFILE

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

3/31/2026 10:24:10 AM

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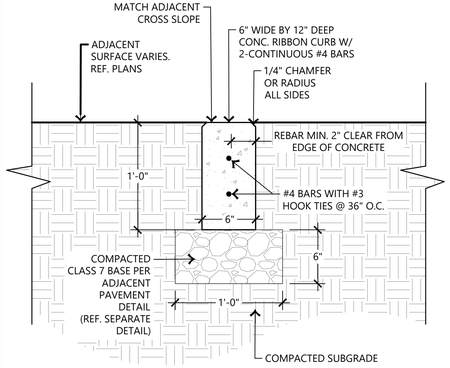
SHEET NAME

SEWER PLAN AND PROFILE

PROJECT NUMBER: 1108A
DGX NUMBER: 5050
SCALE:
FORMAT: ARCH D

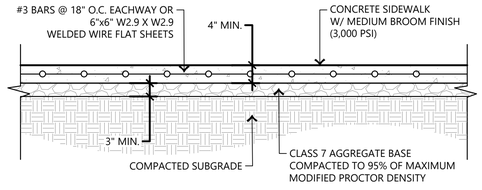
SHEET NUMBER: C2.10

(LSD26-0017)



1 CONCRETE RIBBON CURB

SCALE: N.T.S.

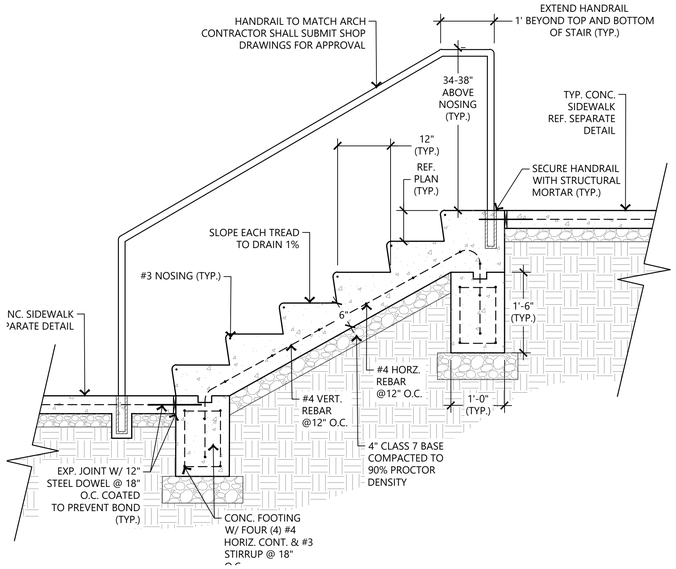


NOTES:

1. REFER TO SEPARATE DETAIL FOR JOINTS.
2. PROVIDE JOINTS PER PLANS.
3. REFER TO PLANS FOR SIDEWALK WIDTH AND LAYOUT.

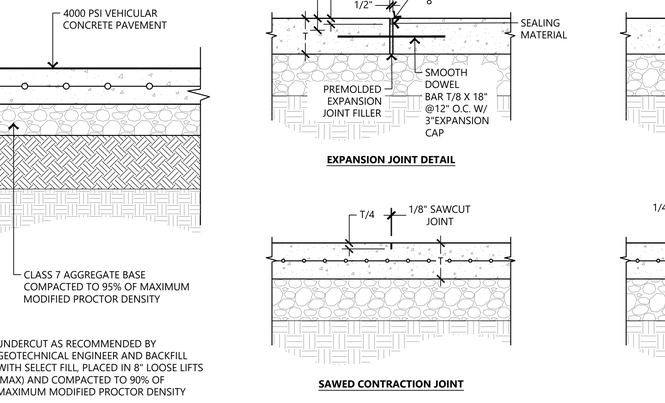
2 TYPICAL CONCRETE SIDEWALK

SCALE: N.T.S.



5 CONCRETE STAIR WITH HANDRAIL

SCALE: N.T.S.

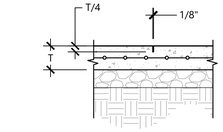


NOTES:

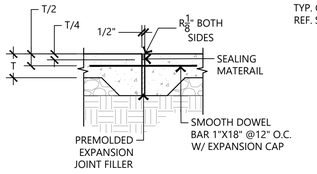
1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. REFER SEPARATE DETAIL FOR JOINT DETAILS. REFER TO PLANS FOR JOINT LAYOUT.
3. REFER TO PLANS FOR CONCRETE EDGE TREATMENT.

6 HEAVY DUTY CONCRETE PAVEMENT

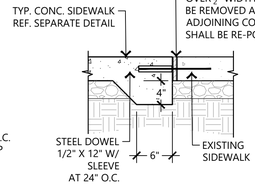
SCALE: N.T.S.



SAWED CONTRACTION JOINT



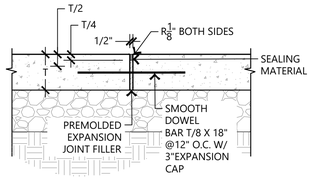
EXPANSION JOINT



CONNECTION TO EXISTING SIDEWALK

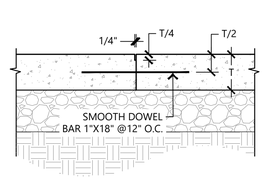
3 CONCRETE SIDEWALK JOINT DETAILS

SCALE: N.T.S.

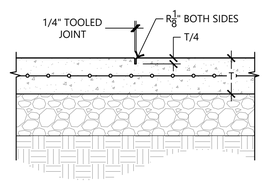


EXPANSION JOINT DETAIL

SAWED CONTRACTION JOINT



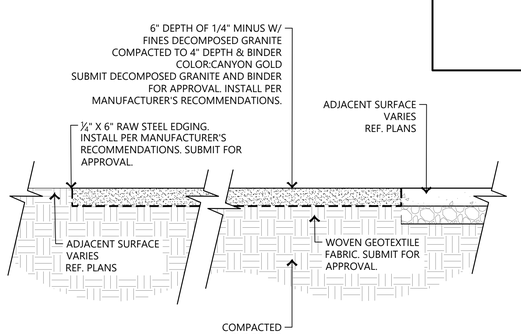
CONSTRUCTION JOINT DETAIL



TOOLED CONTRACTION JOINT

7 CONCRETE PAVEMENT JOINT DETAILS

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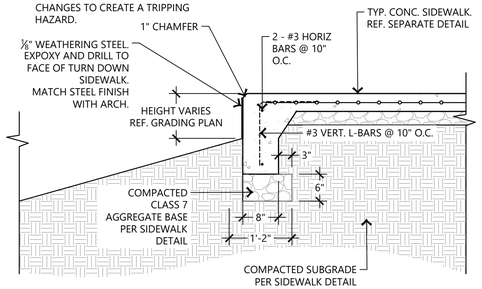


4 DECOMPOSED GRANITE

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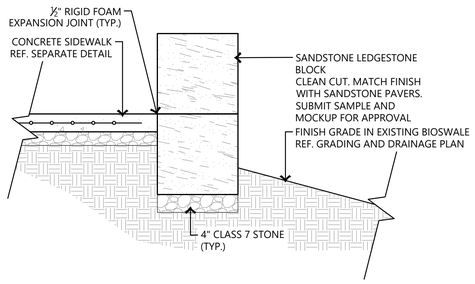
NOTES:

1. TOLERANCE OF FINISH IS ¼" IN 10 FEET WHEN MEASURED WITH A 10" STRAIGHTEDGE WITH NO ABRUPT CHANGES TO CREATE A TRIPPING HAZARD.



8 TURNDOWN SIDEALK WITH STEEL FACE

SCALE: N.T.S.

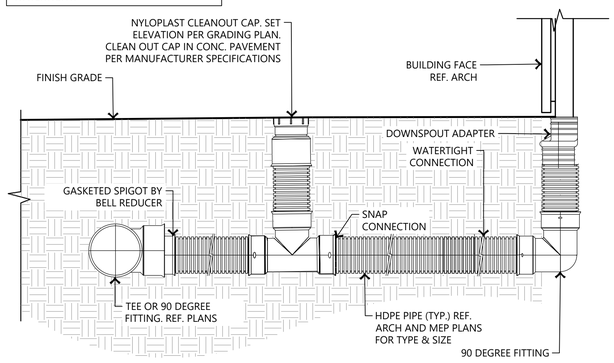


9 LEDGESTONE RETAINING WALL

SCALE: N.T.S.

NOTE:

FITTINGS: TTES, WYES, REDUCERS, 45 DEGREE BENDS & BELL COUPLERS SHALL BE WATERTIGHT.



10 DOWNSPOUT CONNECTION DETAIL

SCALE: N.T.S.

3/31/2026 10:24:10 AM

(LSD26-0017)

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

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14694 — BRAHM M. DRAPER — 5/21/26

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KEY PLAN (N/TS)

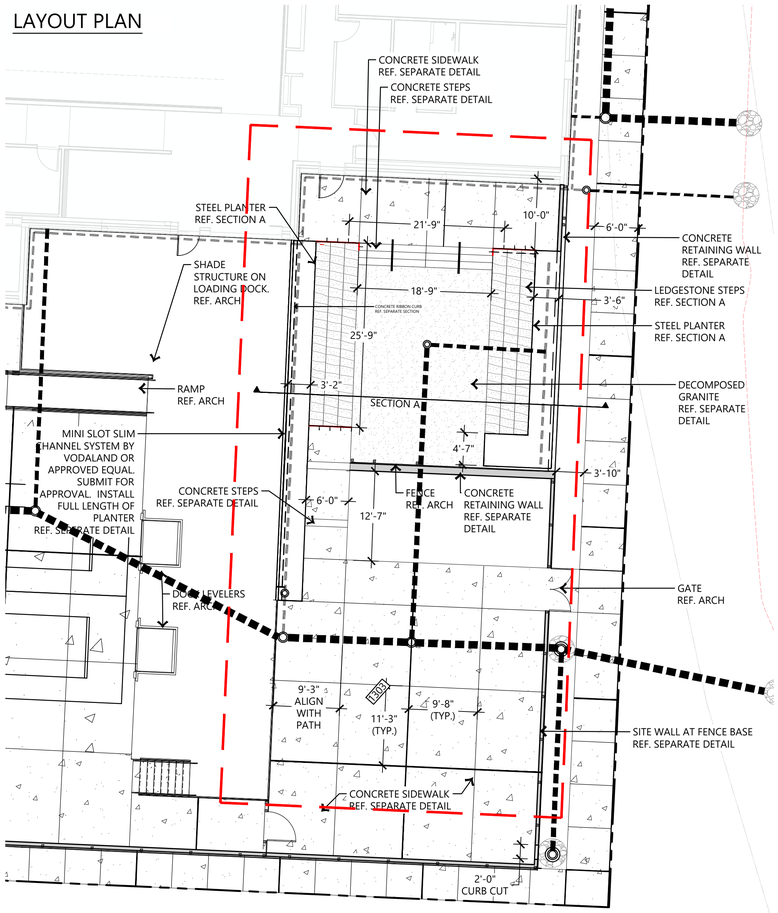
SHEET NAME

SITE DETAILS

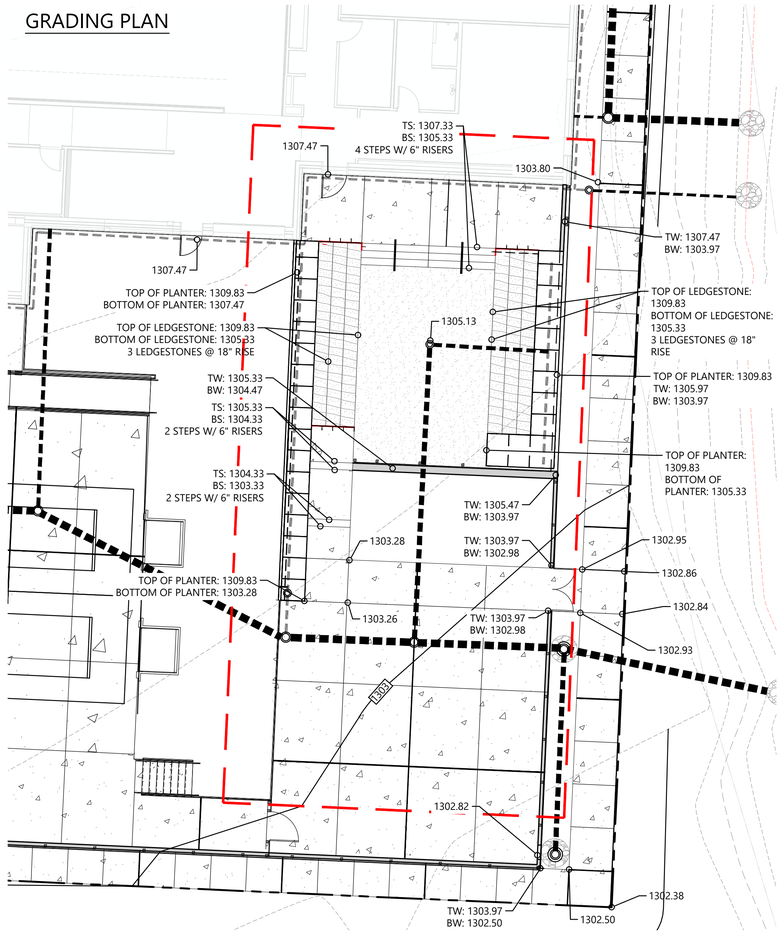
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DOB NUMBER: 5050
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FORMAT: ARCH D

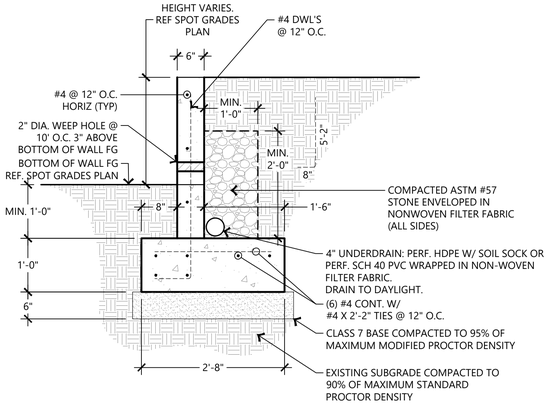
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LAYOUT PLAN



GRADING PLAN



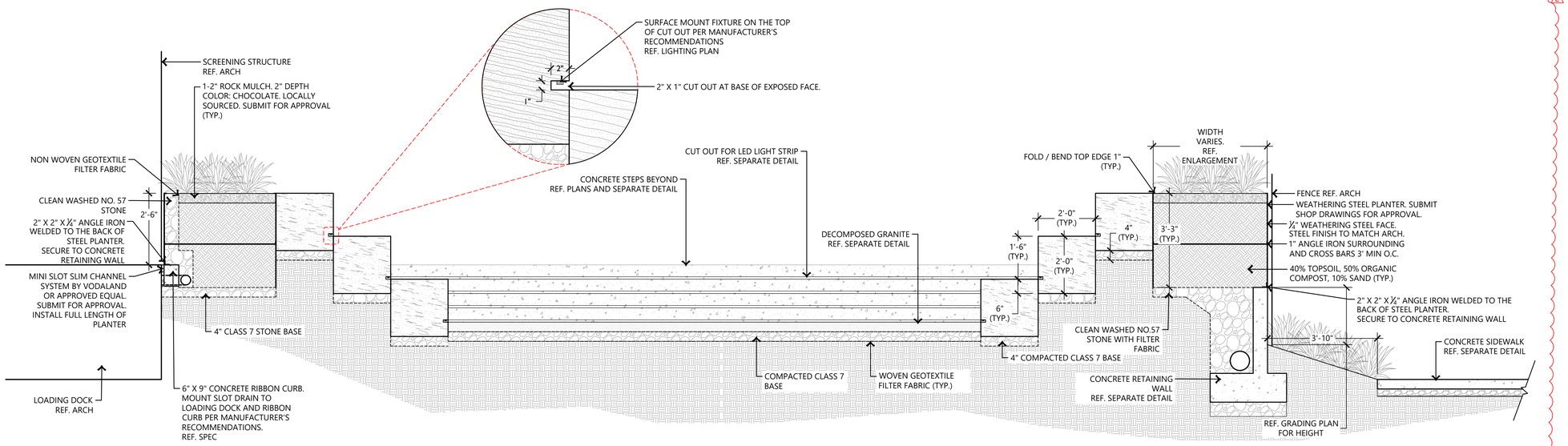


1 ARTIST AMMENITY ENLARGEMENT

SCALE: N.T.S.

2 CONCRETE RETAINING WALL

SCALE: N.T.S.



3 SECTION A

SCALE: N.T.S.

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CERTIFICATE OF AUTHENTICATION — Ecological Design Group, Inc. — No. 7313 — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14694 — BRAHM M. DRIVER — 5/21/26

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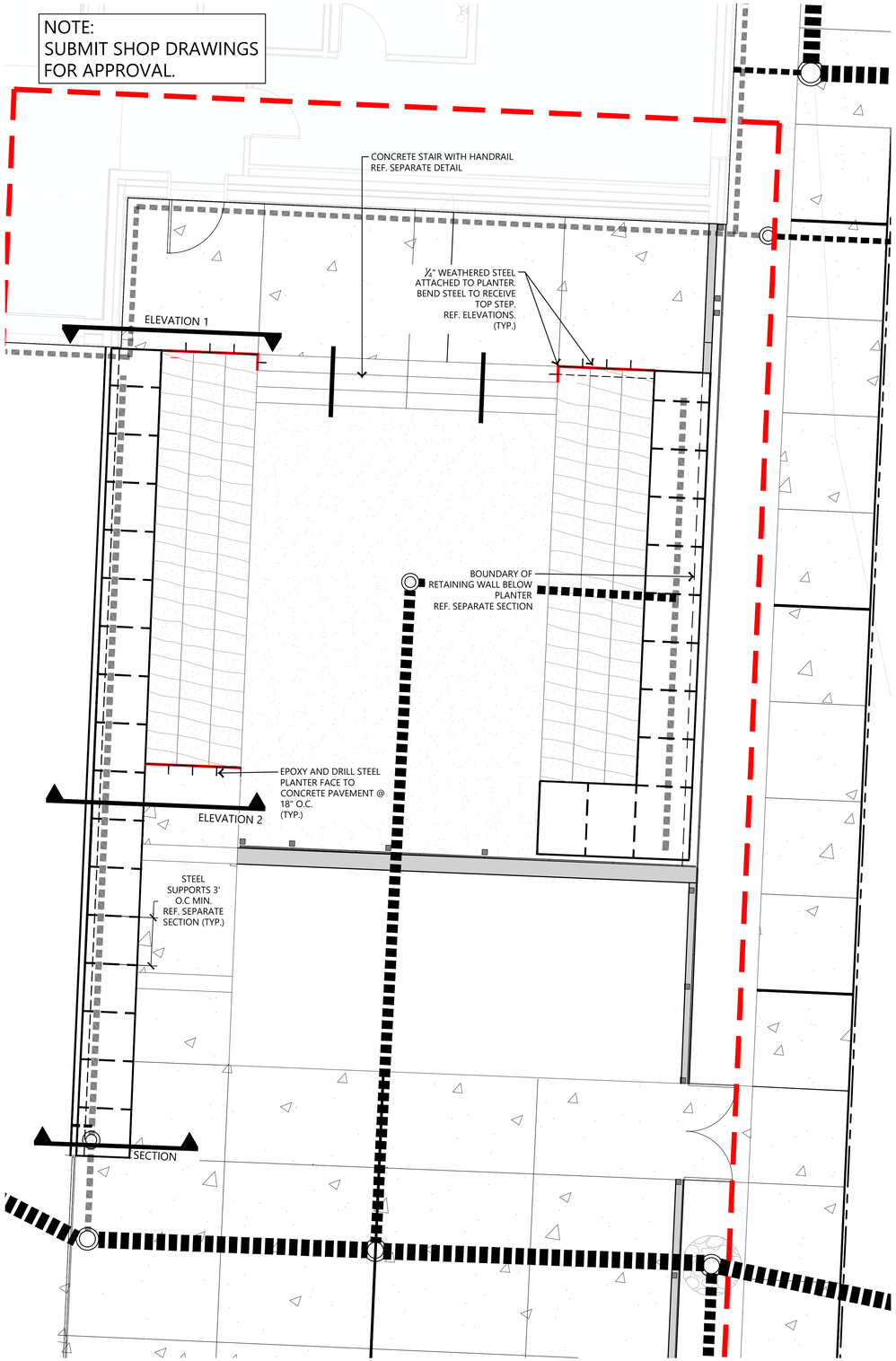
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SITE DETAILS

PROJECT NUMBER: 1108A
DCR NUMBER: 5050
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FORMAT: ARCH D

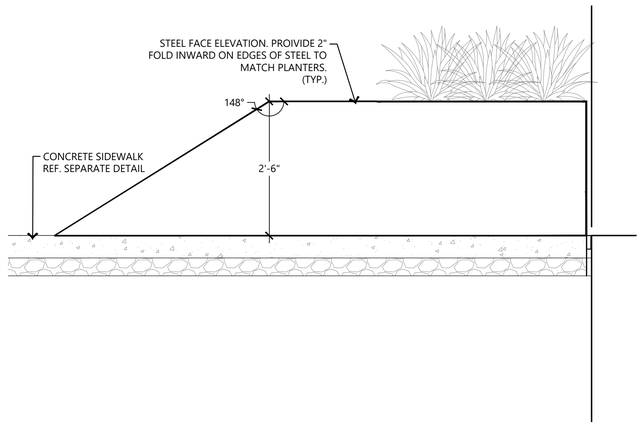
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NOTE:
SUBMIT SHOP DRAWINGS
FOR APPROVAL.



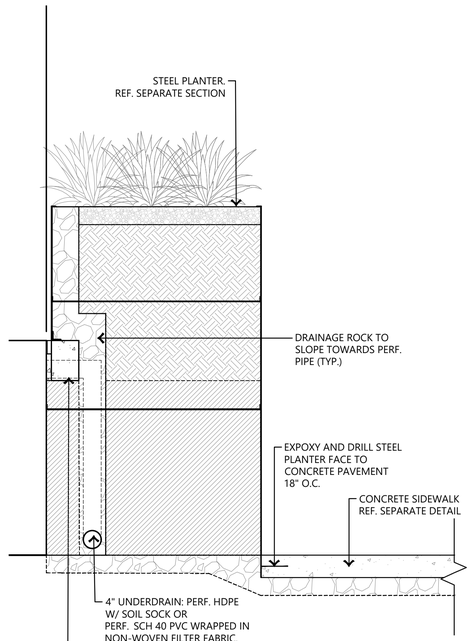
1 STEEL PLANTER - PLAN

SCALE: N.T.S.



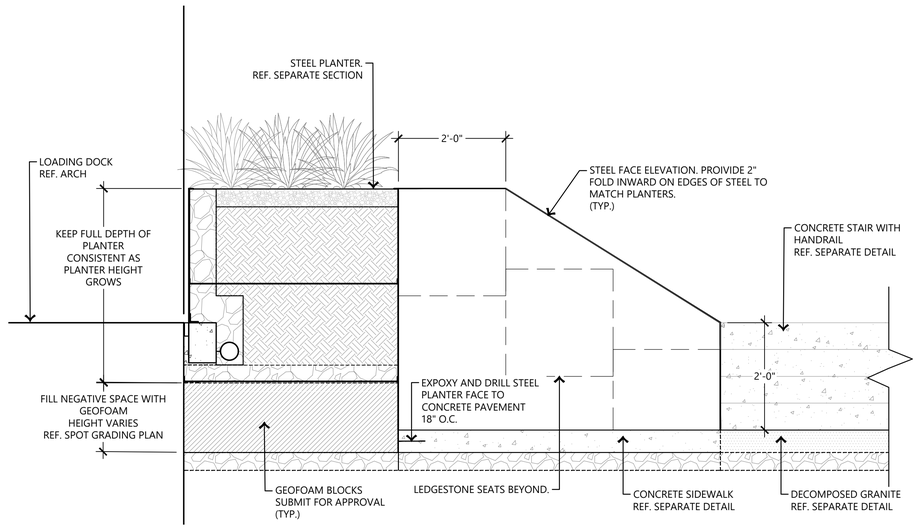
2 STEEL PLANTER - ELEVATION 1

SCALE: N.T.S.



3 STEEL PLANTER - SECTION

SCALE: N.T.S.



4 STEEL PLANTER - ELEVATION 2

SCALE: N.T.S.

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

STATE OF ARKANSAS — Brahm M. Dhillon — No. 14694 — PROFESSIONAL ENGINEER — 5/21/26

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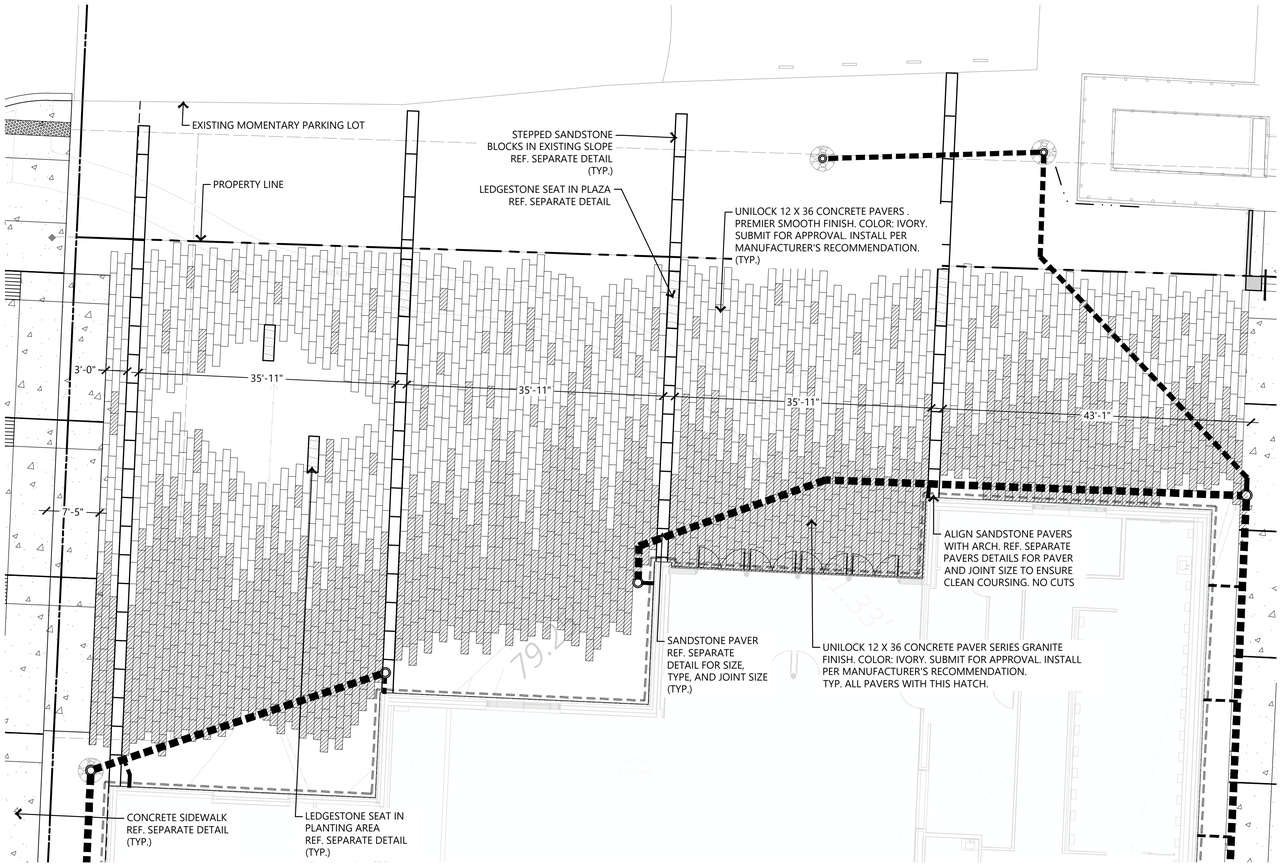
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SITE DETAILS

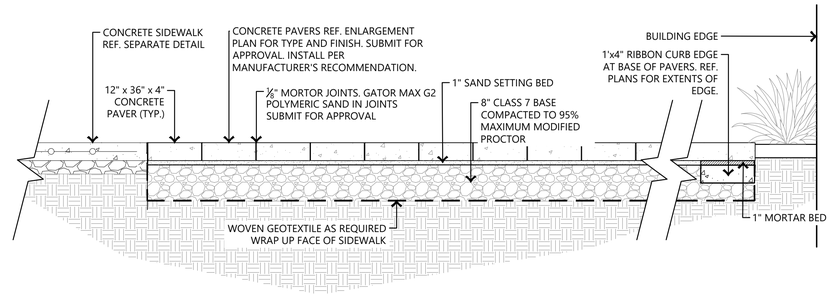
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DOB NUMBER: 5050
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FORMAT: ARCH D

SHEET NUMBER: **C5.02**



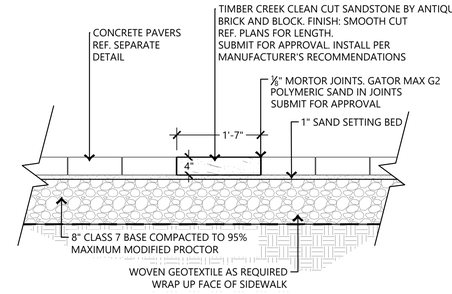
1 NORTH PLAZA ENLARGEMENT

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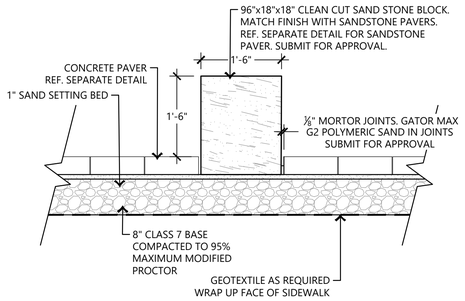
2 CONCRETE PAVERS

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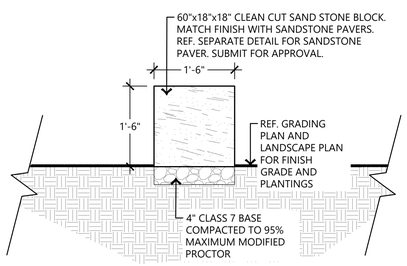
3 SANDSTONE PAVER

SCALE: N.T.S.



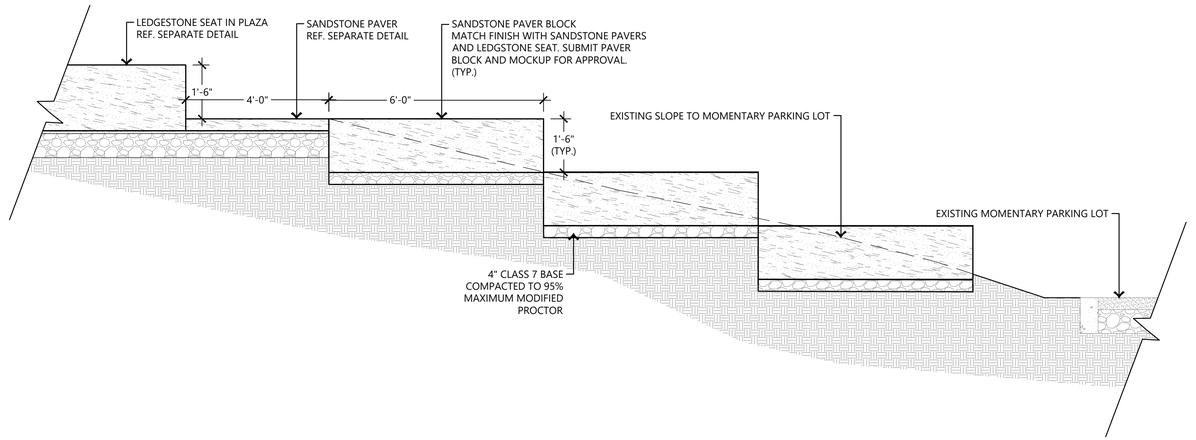
4 LEDGESTONE SEAT IN PLAZA

SCALE: N.T.S.



5 LEDGESTONE SEAT IN PLANTING AREA

SCALE: N.T.S.



6 STEPPED SANDSTONE PAVERS IN EXISTING SLOPE

SCALE: N.T.S.

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KEY PLAN (NTS)

SHEET NAME

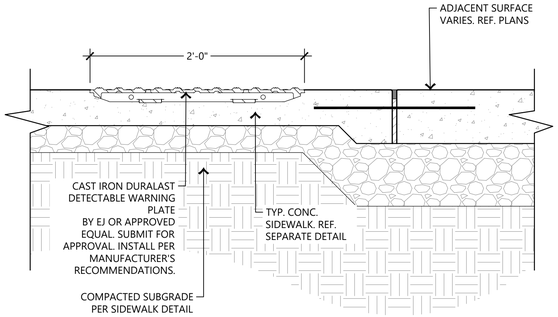
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FORMAT: ARCH D

SHEET NUMBER: **C5.03**

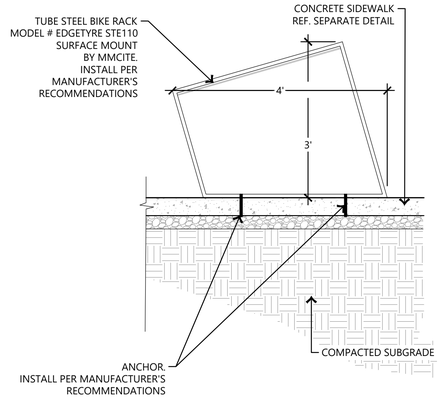
NOTES:

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. DETECTABLE WARNING DEVICE SHALL BE 24" IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN. 4')
4. INSTALL DETECTABLE WARNING DEVICE PER MANUFACTURER'S RECOMMENDATIONS.



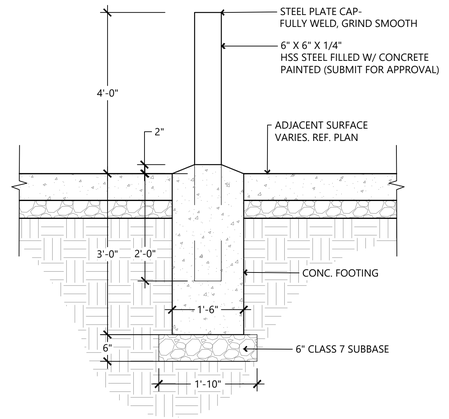
1 DETECTABLE WARNING DEVICE

SCALE: N.T.S.



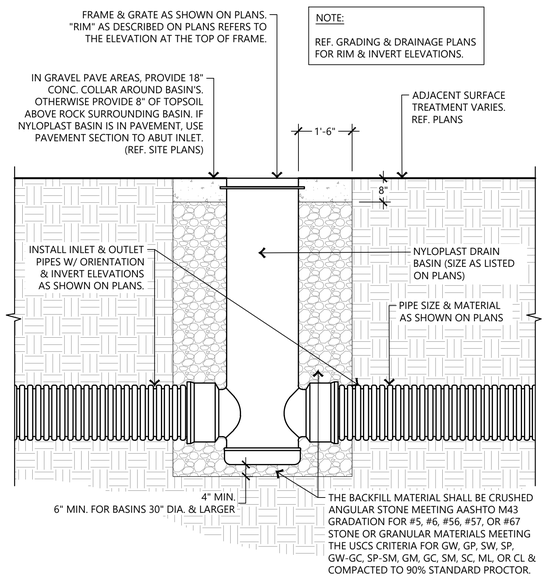
2 BIKE RACK

SCALE: N.T.S.



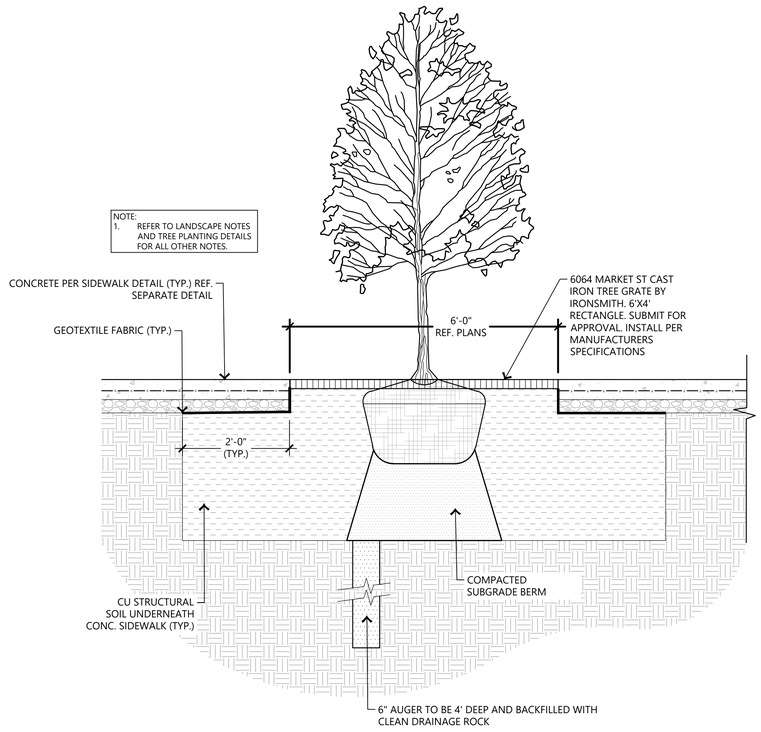
3 STEEL BOLLARD

SCALE: N.T.S.



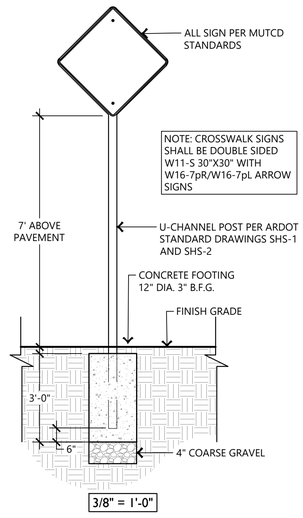
4 NYLOPLAST CATCH BASIN

SCALE: N.T.S.



5 TREE GRATE

SCALE: N.T.S.



6 FIRE LANE "NO PARKING" SIGNAGE

SCALE: N.T.S.

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DATE	ISSUE
05.21.2026	100% CD

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Ecological Design Group, Inc. No. 2511 ARKANSAS

STATE OF ARKANSAS BRIANNA M. DRIVER LICENSED PROFESSIONAL ENGINEER No. 14694 5/21/26

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KEY PLAN (N.T.S)

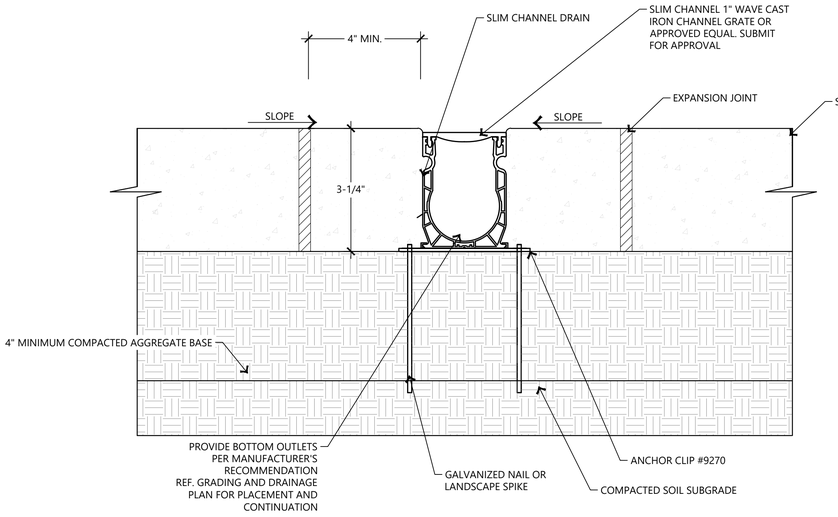
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SITE DETAILS

PROJECT NUMBER 1108A
DOB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **C5.04**

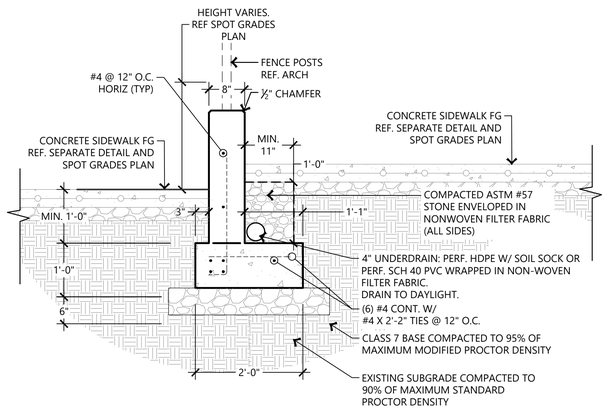
(LSD26-0017)



NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. RECESS CHANNEL/GRATE $\frac{1}{8}$" BELOW GROUND SURFACE.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED

1 SPEE-D CHANNEL TRENCH DRAIN

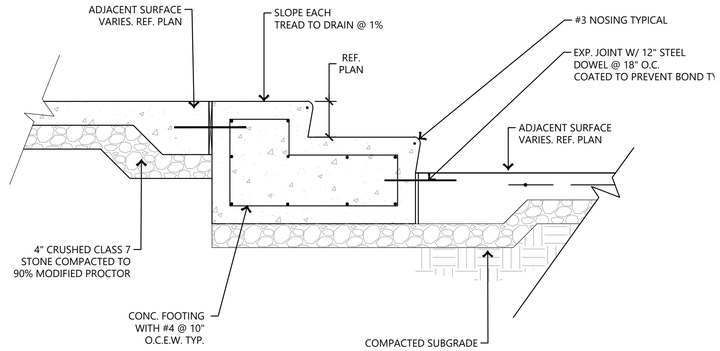
SCALE: N.T.S.



TYPICAL SECTION

2 SITE WALL AT FENCE BASE.

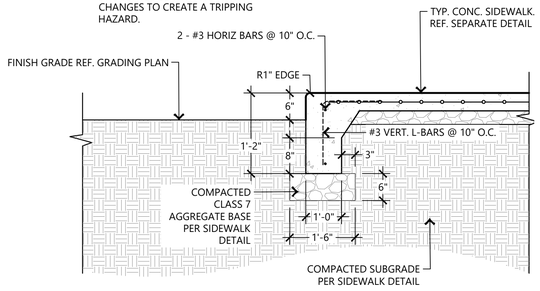
SCALE: N.T.S.



3 CONCRETE STEPS

SCALE: N.T.S.

NOTES:
1. TOLERANCE OF FINISH IS $\frac{1}{4}$" IN 10 FEET WHEN MEASURED WITH A 10" STRAIGHTEDGE WITH NO ABRUPT CHANGES TO CREATE A TRIPPING HAZARD.



4 TURNDOWN SIDEWALK

SCALE: N.T.S.

1

3/21/2026 10:24:19 AM

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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)

SHEET NAME

SITE DETAILS

PROJECT NUMBER: 1108A
DDS NUMBER: 5050
SCALE:
FORMAT: ARCH D

SHEET NUMBER: **C5.05**

(LSD26-0017)



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

NORTH

80' 160'

0' 40'

NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITIONS AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
5. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.

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DATE ISSUE

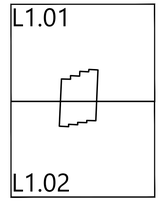
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LICENSED LANDSCAPE ARCHITECT
TANNER A. WEBB
License Number 3108
5.21.26
STATE OF ARKANSAS

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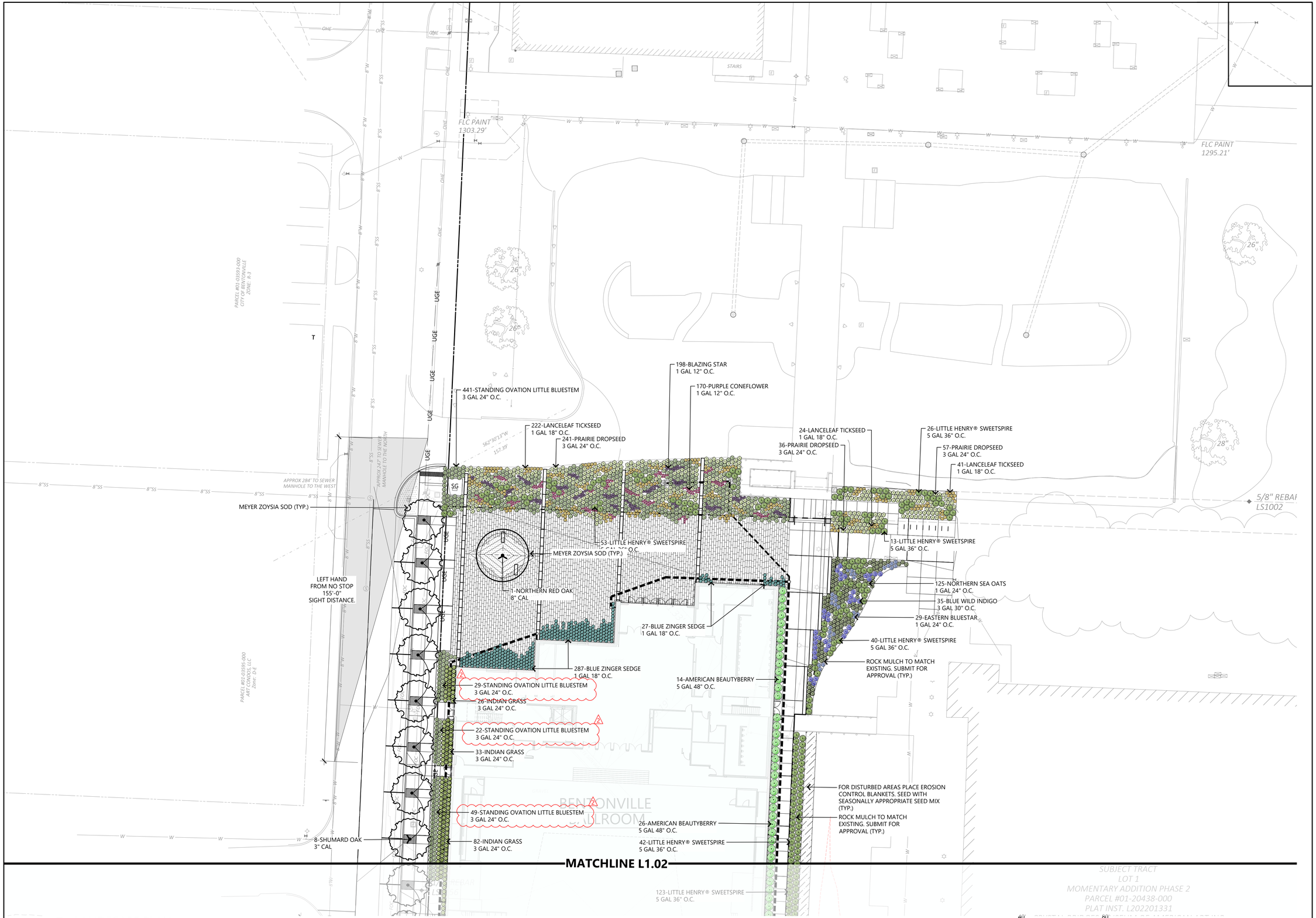
OVERALL LANDSCAPE PLAN

PROJECT NUMBER 1108A
DCB NUMBER 5050
SCALE
FORMAT ARCH D

SHEET NUMBER **L1.00**

3/31/2026 10:24:10 AM

(LSD26-0017)



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

3/31/2026 10:24:10 AM

(LSD26-0017)

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05.21.2026	100% CD

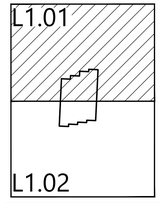
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STATE OF ARKANSAS

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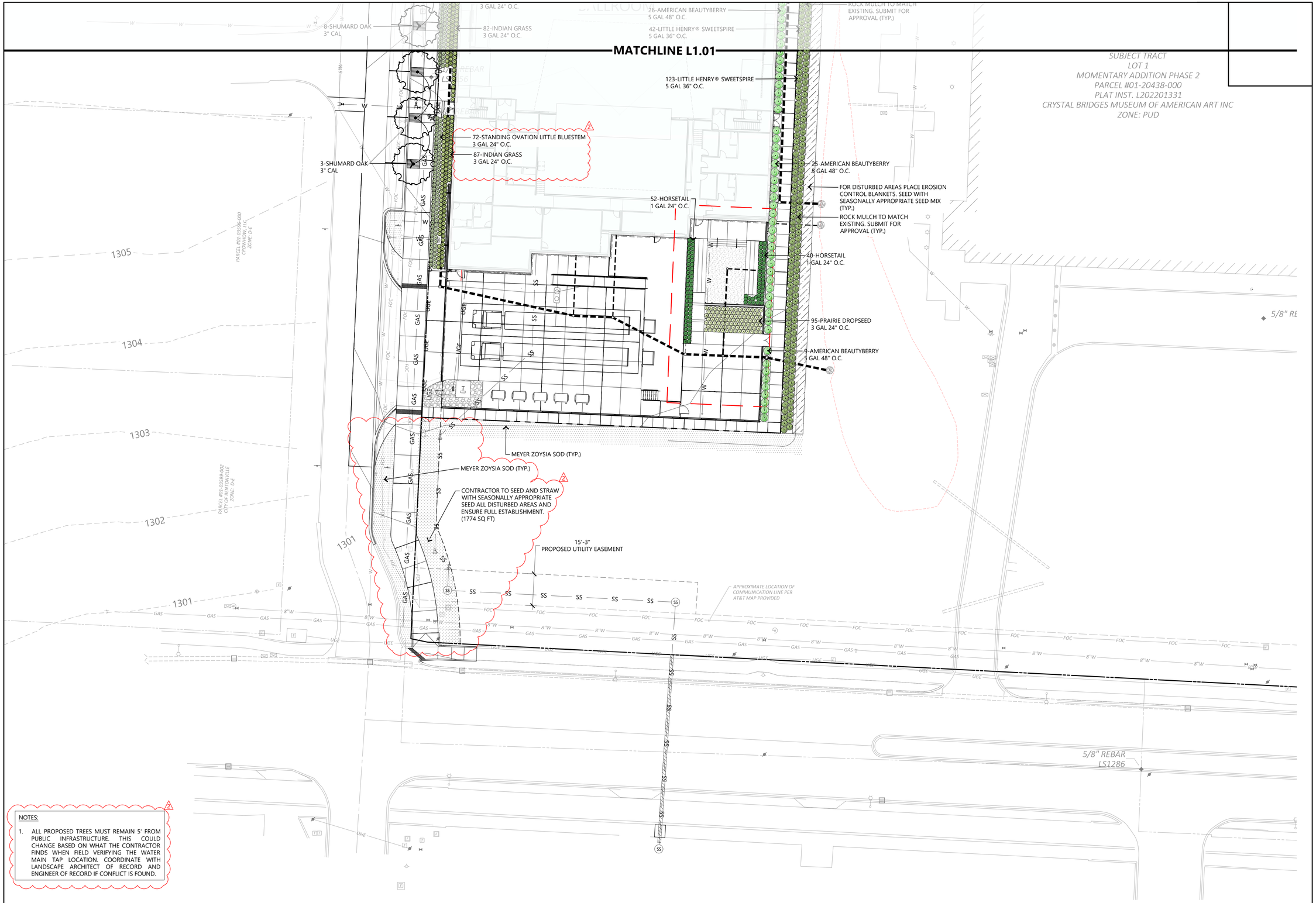


SHEET NAME

LANDSCAPE PLAN

PROJECT NUMBER: 1108A
DOB NUMBER: 5050
SCALE:
FORMAT: ARCH D

SHEET NUMBER: L1.01



NOTES:

1. ALL PROPOSED TREES MUST REMAIN 5' FROM PUBLIC INFRASTRUCTURE. THIS COULD CHANGE BASED ON WHAT THE CONTRACTOR FINDS WHEN FIELD VERIFYING THE WATER MAIN TAP LOCATION. COORDINATE WITH LANDSCAPE ARCHITECT OF RECORD AND ENGINEER OF RECORD IF CONFLICT IS FOUND.

1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

3/31/2026 10:24:10 AM

(LSD26-0017)

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06.15.2026	ADDENDUM 01
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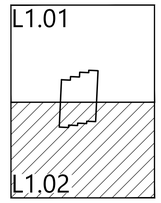
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5.21.26
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KEY PLAN (NTS)



SHEET NAME

LANDSCAPE PLAN

PROJECT NUMBER
1106A

SHEET NUMBER
L1.02

DOB NUMBER
5050

SCALE

FORMAT
ARCH D

LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES. THE CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL MEET MINIMUM REQUIREMENTS PER CITY OF BENTONVILLE STANDARDS. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 3" LAYER OF NON-DYED ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 6" FROM ROOT COLLAR AT THE SOIL LINE.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
10. ALL AREAS TO BE SEEDED SHALL RECEIVE TOPSOIL AND BE GRADED PER THE GRADING PLAN. REFER. TO SPECIFICATIONS FOR TOPSOIL DEPTH.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION. REFER TO PLANT SCHEDULE FOR TYPES. SUBMIT FOR APPROVAL.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
13. THE 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 ACCEPTED IN TOTAL BY THE OWNER.
14. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD. PRESERVED TREES FOR WHICH CREDIT WAS AWARDED BUT WHICH SUBSEQUENTLY DIE, SHALL BE REPLACED BY THE REQUISITE NUMBER OF LIVING TREES. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

IRRIGATION GENERAL NOTES:

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL CONVENTIONAL IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL PLANTING AREAS SHALL RECEIVE DRIP IRRIGATION, TREES SHALL RECEIVE BUBBLERS, AND SOD AREAS SHALL RECEIVE TURF / POP SPRAY HEADS. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED.
2. BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY .
3. IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.
4. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70 PSI @ 60 GPM. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.
5. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. INSTALL PIPING AND SPRINKLERS ON THE INSIDE OF NEW CURBLINES IF POSSIBLE. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACT OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MUCH AS SOON AS POSSIBLE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOWGROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.
7. WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINE SAND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.
8. ALL PVC MAINLINE SHALL BE PCV SCH40. LATERAL LINES PVC CL200.
9. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE I AND MUST BE OF DOMESTIC MANUFACTURER. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.
10. CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
11. INSTALL SPRINKLERS WITH CHECK VALVE FEATURE TO AVOID LOW-HEAD DRAINAGE FROM SPRINKLERS AT LOWER ELEVATIONS. PROGRAM CONTROLLER WITH "CYCLE+SOAK" FEATURE AS REQUIRED TO ALLOW WATER TO INFILTRATE SOIL AND ELIMINATE RUN-OFF.
12. CONTRACTOR SHALL INCLUDE IN BASE BID WATER METER, BACKFLOW PREVENTOR / RPZ, CONTROLLER, AND CLIMATE SENSOR. COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER / RPZ, CONTROLLER, AND CLIMATE SENSOR WITH THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

SLEEVING NOTES:

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

PLANT SCHEDULE

NOTE: ALL PLANT QUANTITIES SHALL BE VERIFIED BY LANDSCAPE CONTRACTOR

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING	HEIGHT X SPREAD	REMARKS
TREES								
	1	QUERCUS RUBRA	NORTHERN RED OAK	8" CAL	BALL & BURLAPPED	AS SHOWN	15' X 6' MIN	SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
	11	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL	45 GAL	AS SHOWN	12' X 5' MIN	SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
SHRUBS								
	29	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	---	1 GAL	24" O.C.		FULL, MATCHED.
	35	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	---	3 GAL	30" O.C.		FULL, MATCHED.
	74	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	---	5 GAL	48" O.C.		FULL, MATCHED.
	314	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	---	1 GAL	18" O.C.		FULL, MATCHED.
	125	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	---	1 GAL	24" O.C.		FULL, MATCHED.
	290	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED	---	1 GAL	18" O.C.		FULL, MATCHED.
	170	ECHINACEA PURPUREA	PURPLE CONEFLOWER	---	1 GAL	12" O.C.		FULL, MATCHED.
	92	EQUISETUM HYEMALE	HORSETAIL	---	1 GAL	24" O.C.		FULL, MATCHED.
	296	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	---	5 GAL	36" O.C.		FULL, MATCHED.
	198	LIATRIS SPICATA	BLAZING STAR	---	1 GAL	12" O.C.		FULL, MATCHED.
	613	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	---	3 GAL	24" O.C.		FULL, MATCHED.
	228	SORGHASTRUM NUTANS	INDIAN GRASS	---	3 GAL	24" O.C.		FULL, MATCHED.
	438	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	---	3 GAL	24" O.C.		FULL, MATCHED.
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING	HEIGHT X SPREAD	REMARKS
GROUND COVERS								
	3,089 SF	ZOYSIA JAPONICA 'MEYER Z-52'	MEYER ZOYSIA GRASS	N/A	SOLID SOD, CERTIFIED WEED FREE, REFER TO SPECIFICATIONS FOR TOPSOIL DEPTHS			

MISCELLANEOUS

	QTY	DESCRIPTION	REMARKS
	REF. PLAN	HARDWOOD MULCH	3" DEPTH TRIPLE HAMMERED HARDWOOD MULCH. COLOR: NATIVE. ALL PLANTING BEDS, AND THOSE AREAS SPECIFIED UNDERNEATH EXISTING TREES PER THE PLANS. SUBMIT FOR APPROVAL REFER TO SPECIFICATIONS FOR DEPTH.
	REF. PLAN	STEEL EDGING	3/16" X 4". COLOR: RAW. SUBMIT FOR APPROVAL
	REF. PLAN	PLANTING MIX	REFER TO SPECIFICATIONS FOR DEPTHS AND COMPOSITION.
	REF. PLAN	BIODEGRADEABLE EROSION CONTROL BLANKETS	BioD-Mat® 40 - Rolanka International, Inc OR APPROVED EQUAL. SUBMIT FOR APPROVAL
	REF. PLAN	SEED MIX	SEASONALLY APPROPRIATE SEED MIX IN DISTURBED BIOSWALE AREAS. REF. PLANS. MIX 207 - QUICK EROSION CONTROL COVER BY ROUNDSTONE SEED OR APPROVED EQUAL. SUBMIT FOR APPROVAL

BENTONVILLE BALLROOM

607 SE B STREET
BENTONVILLE, AR
72712

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PHILADELPHIA, PA 19103
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DATE	ISSUE
06.23.2026	ADDENDUM 02
05.21.2026	100% CD

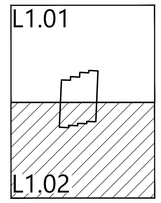
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LICENSED LANDSCAPE ARCHITECT
TANNER A. WILKES
License Number 5108
5.21.26
STATE OF ARKANSAS

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE USED FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

ISSUED FOR CONSTRUCTION

KEY PLAN (N'TS)



SHEET NAME

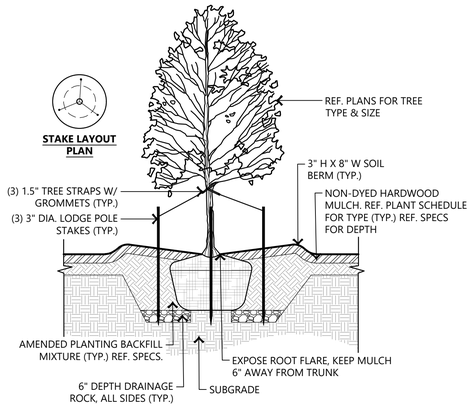
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DDS NUMBER: 5059
SCALE:
FORMAT: ARCH D

SHEET NUMBER: L1.03

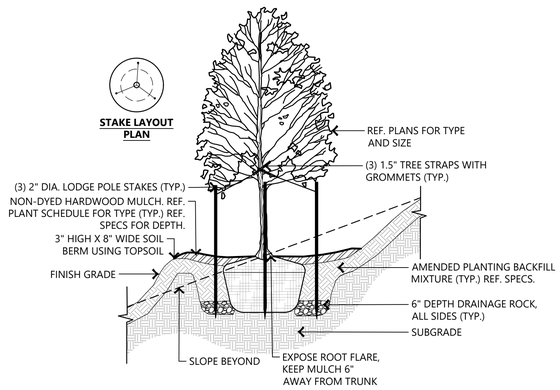
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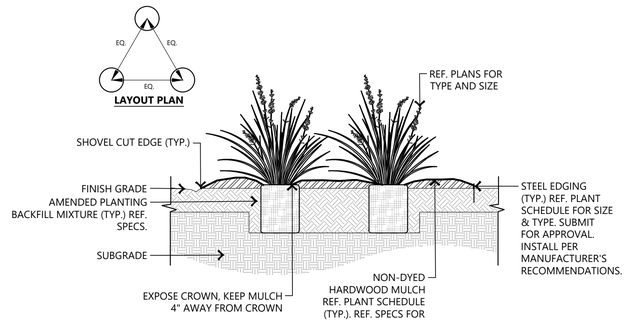
1 CANOPY TREE PLANTING DETAIL W/ STAKES

SCALE: N.T.S.



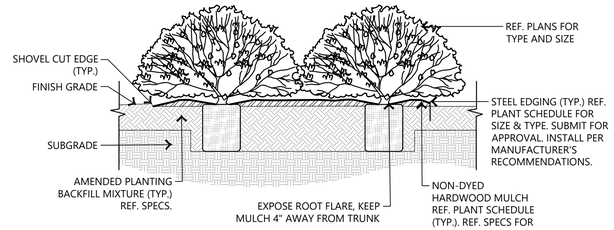
2 TREE ON A SLOPE PLANTING DETAIL

SCALE: N.T.S.



6 NATIVE GRASS PLANTING DETAIL

SCALE: N.T.S.



7 SHRUB PLANTING DETAIL

SCALE: N.T.S.

3/21/2026 10:24:10 AM

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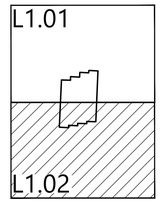
SEAL

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TANNER A. WEBB
License Number 5108
5.21.26
STATE OF ARKANSAS

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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME

LANDSCAPE DETAILS AND NOTES.

PROJECT NUMBER	SHEET NUMBER
1108A	L1.04
DCB NUMBER	
5050	
SCALE	
FORMAT	
ARCH D	

(LSD26-0017)







VICINITY MAP

NOT TO SCALE

Latitude: 36°21'51"N
Longitude: 94°12'10"W

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other that possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. This plat represents a Topographic Survey of a part of Lot 1 of Momentary Addition Phase 2 recorded in Plat Instrument L202201331, in the public records of Benton County, Arkansas.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
5. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
6. Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
9. The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
10. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
11. By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
    LOMR Number: 21-06-0748P
    LOMR Revised: March 28, 2022
12. No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
13. No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville GIS map. This property is zoned D-C (Downtown Core).
    Building setbacks for zone D-C are as follows:

    Front (Residential): 20 Feet
    Front (Nonresidential): 0 feet
    Side: 0 Feet
    Rear: 0 Feet

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Break Line
- Centerline
- Easement Line
- Flow Line
- W — Water Line
- FOC — Underground Fiber Optic Line
- GAS — Gas Line
- OHE — Overhead Electric Line
- UGE — Underground Electric Line
- (Size) — Storm Drainage Pipe
- SS — Sanitary Sewer Line
- Metal Fence Line
- Guardrail
- Benchmark (BM)
- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Fire Hydrant
- Irrigation Control Box
- Water Riser
- Water Meter
- Water Valve
- Gas Riser
- Warning Gas Line Sign
- Electric Meter
- Light Pole Straight
- Light Pole Overhanging
- Electric Riser
- Electric Vault
- Electric Meter
- Warning Cable TV Sign
- Fiber Optic Vault
- Cable TV Vault
- Telephone Riser
- Cable TV Riser
- Ballard / Guard Post
- Traffic Sign (Type of Sign)
- Guy Wire / Anchor
- Utility Pole
- FDC — Fire Department Connection

Owner

Parcel Number #01-20438-000
Crystal Bridges Museum of American Art Inc
SE 8th Street
Bentonville, AR 72712

Surveyor:

CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax:(479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS #1618

Benchmark Information

Benchmark #1: A 5/8" rebar with CEI cap located in the grass west of SE E Street, approximately 79.50 feet southwest of a utility pole located west of SE E Street , and approximately 46.17 feet northwest from a sewer manhole located in near in the middle of the road of SE E Street.
Northing: 746,950.43' Easting: 663,625.25' Elevation: 1308.04'

Benchmark #2: A 5/8" rebar with cap located in the grass east of SE E Street, approximately 73.52 feet northeast of a utility pole located west of SE E Street, and approximately 135.31 feet northeast of a light pole located near the northeast area of the subject area.

Northing: 747,023.10' Easting: 663,763.87' Elevation: 1305.92'

SURVEYOR'S TOPOGRAPHIC CERTIFICATION:

I, Dustin Riley, hereby certify that this map represents a Topographic Survey, which was performed in the field under my supervision, the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown. The field work was completed on October 10th, 2024.

This map is not representative of a boundary survey, no boundary research or retracement was performed, and any property lines that may be shown hereon are for reference purposes only.

Dustin Riley, Arkansas PLS #1618

4.29.2025
Date

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-20N-30W-0-32-400-04-1618

CEI ENGINEERING ASSOCIATES, INC.
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BENTONVILLE, AR 72712
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FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Topographic Survey
Crystal Bridges Museum of American Art, Inc

SE 8th St
City of Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1618
SIGNATURE
DUSTIN RILEY

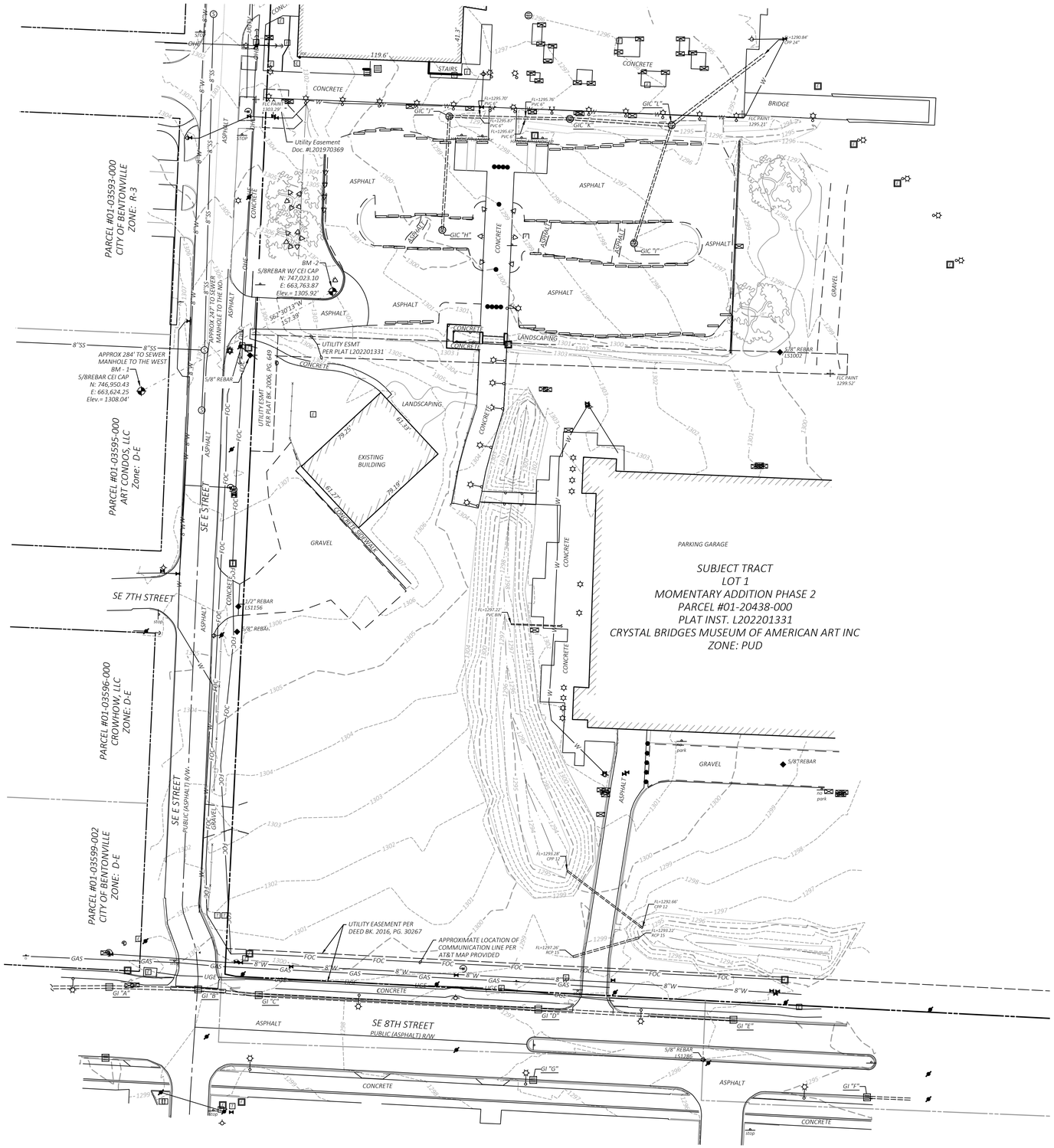
PROFESSIONAL OF RECORD	DGR
DESIGNER	CSW
FIELD WORK	IAM
CEI PROJECT NUMBER	34473
DATE	4/29/2025
REVISION	REV-0

ORTHO
SHEET TITLE

SHEET NUMBER
1 OF 2

DRAWING LOCATION - S:\34000\34473\DRAWINGS\SURVEYWORKING\34473TOPO.DWG - SAVED BY - CGLOVER

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SANITARY SEWER STRUCTURES						
STRUCTURE	RIM	INVERT	INVERT	INVERT	INVERT	INVERT
SMH "A"	1307.47	8" PVC [N] 1304.57				
SMH "B"	1307.10	8" PVC [W] 1303.80	8" PVC [S] 1303.75	8" PVC [N] 1303.70		
SMH "C"	1301.32	8" [S]PVC 1297.22				

DRAINAGE STRUCTURES			
STRUCTURE	RIM	INVERT	INVERT
GI "A"	1299.53	24" RCP [W] 1296.38	24" RCP [E] 1295.91
GI "B"	1299.05	INVERT 1295.99	
GI "C"	1298.48	24" RCP [E] 1294.83	24" RCP [W] 1294.83
GI "D"	1296.59	24" RCP [E] 1292.09	24" RCP [W] 1291.99
GI "E"	1295.25		
GI "F"	1294.41	18" RCP [E] 1290.46	
GI "G"	1296.46	INVERT 1293.46	
GIC "H"	1299.48	(LOWEST ELEV) 1294.44	FL 1295.26
GIC "I"	1296.84	LOWEST ELEV 1292.88	FL NE 1293.49
GIC "J"	1297.61	LOWEST ELEV 1293.24	FL S 1294.26
GIC "K"	1296.34	LOWEST ELEV 1292.47	FL W 1293.36
GIC "L"	1294.72	LOWEST ELEV 1290.94	FL W 1291.80

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Break Line
- Centerline
- Easement Line
- Flow Line
- W — Water Line
- FOC — Underground Fiber Optic Line
- GAS — Gas Line
- OHE — Overhead Electric Line
- UGE — Underground Electric Line
- (Size) — Storm Drainage Pipe
- SS — Sanitary Sewer Line
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- Guardrail
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- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Fire Hydrant
- Irrigation Control Box
- Water Riser
- Water Meter
- Water Valve
- Gas Riser
- Warning Gas Line Sign
- Electric Meter
- Light Pole Straight
- Light Pole Overhanging
- Electric Riser
- Electric Vault
- Electric Meter
- Warning Cable TV Sign
- Fiber Optic Vault
- Cable TV Vault
- Telephone Riser
- Cable TV Riser
- Ballard / Guard Post
- Traffic Sign (Type of Sign)
- Guy Wire / Anchor
- Utility Pole

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Northing: 747,023.10' Easting: 663,763.87' Elevation: 1305.92'

0 30' 45' 60'
SCALE IN FEET

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc.
No. 118
ARKANSAS ENGINEER AND SURVEYOR

State Survey Code: 500-20N-30W-0-32-400-04-1618

CEI Solutions for Land and Life

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STATE OF ARKANSAS
NO. 1618
SIGNATURE
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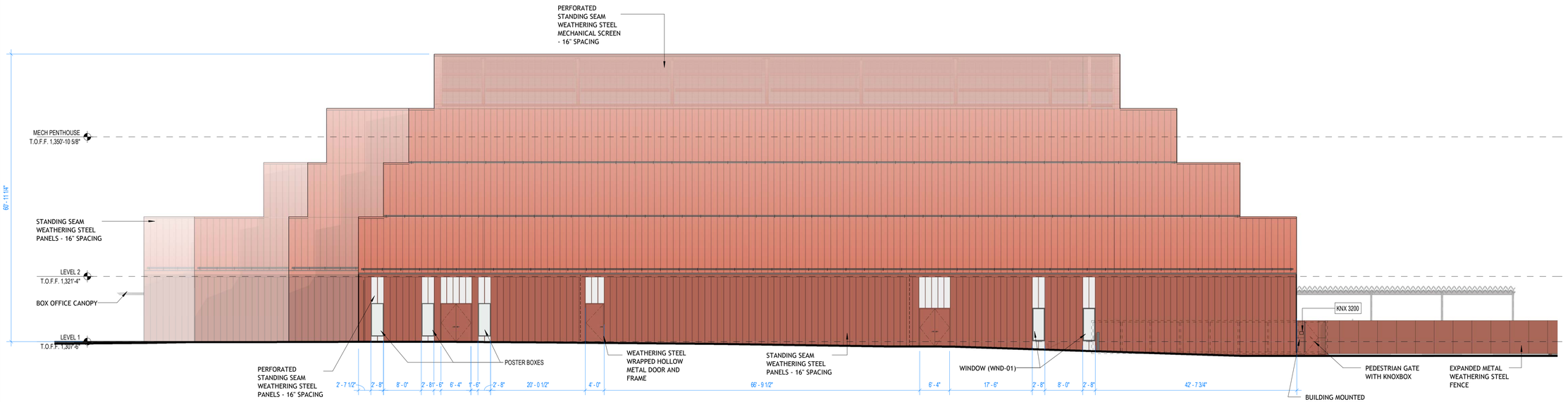
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DESIGNER	CSW
FIELD WORK	IAM
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TOPO NORTH
SHEET TITLE

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2 OF 2

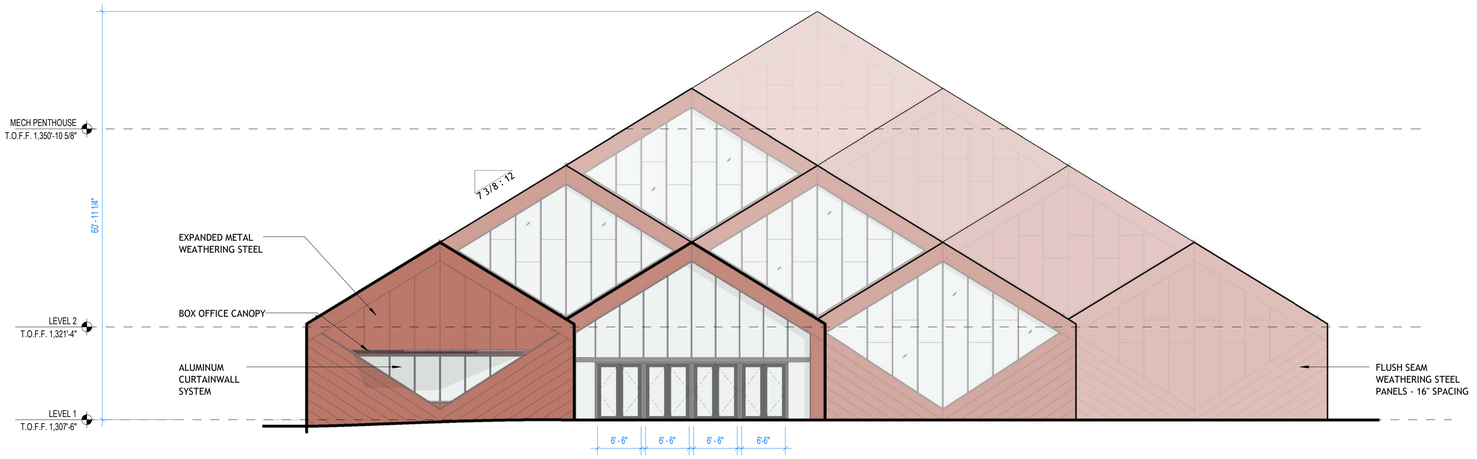
DRAWING LOCATION - S:\34000\34473\DRAWINGS\SURVEY\WORKING\34473TOPO.DWG -- SAVED BY - CGLOVER

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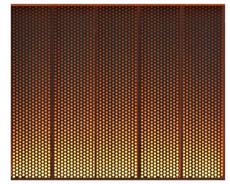
1 WEST ELEVATION

3/32" = 1'-0"



2 NORTH ELEVATION

3/32" = 1'-0"



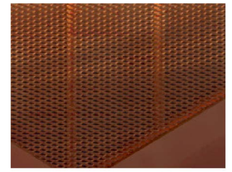
PERFORATED STANDING SEAM WEATHERING STEEL PANELS



FLATLOCK WEATHERING STEEL PANEL



STANDING SEAM WEATHERING STEEL PANELS



EXPANDED METAL WEATHERING STEEL



ALUMINUM CURTAIN SYSTEM

BENTONVILLE BALLROOM

607 SE E STREET
BENTONVILLE, AR
72712

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LIVE NATION
325 N. MAPLE DRIVE
BEVERLY HILLS, CA
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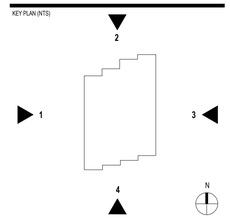
DATE	ISSUE
04.27.2026	LSD

SEAL

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KEY PLAN (NTS)

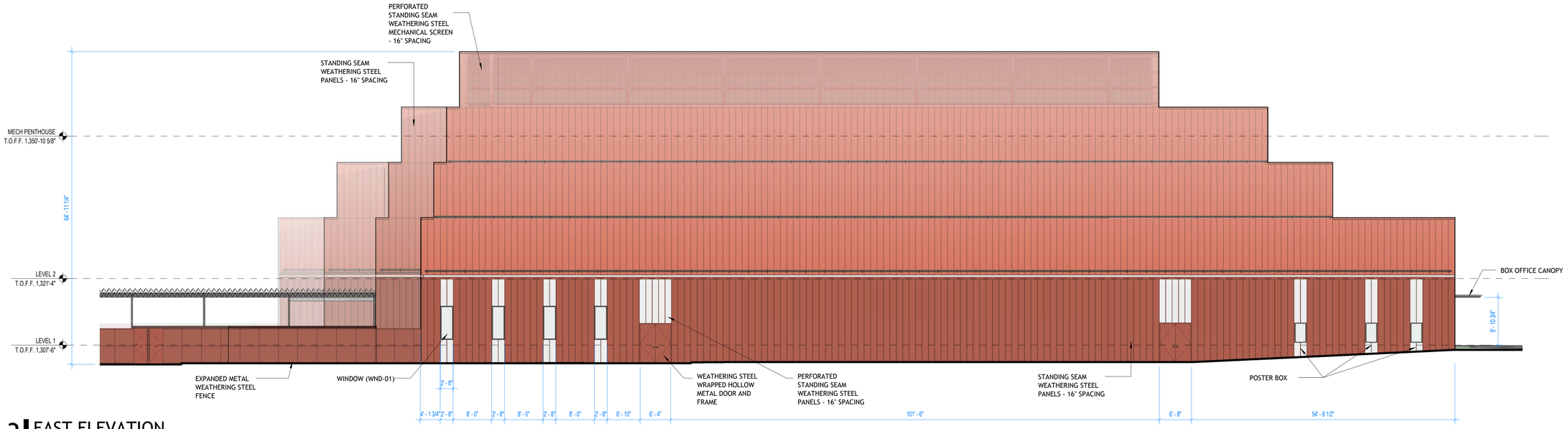


SHEET NAME

LSD BUILDING ELEVATIONS

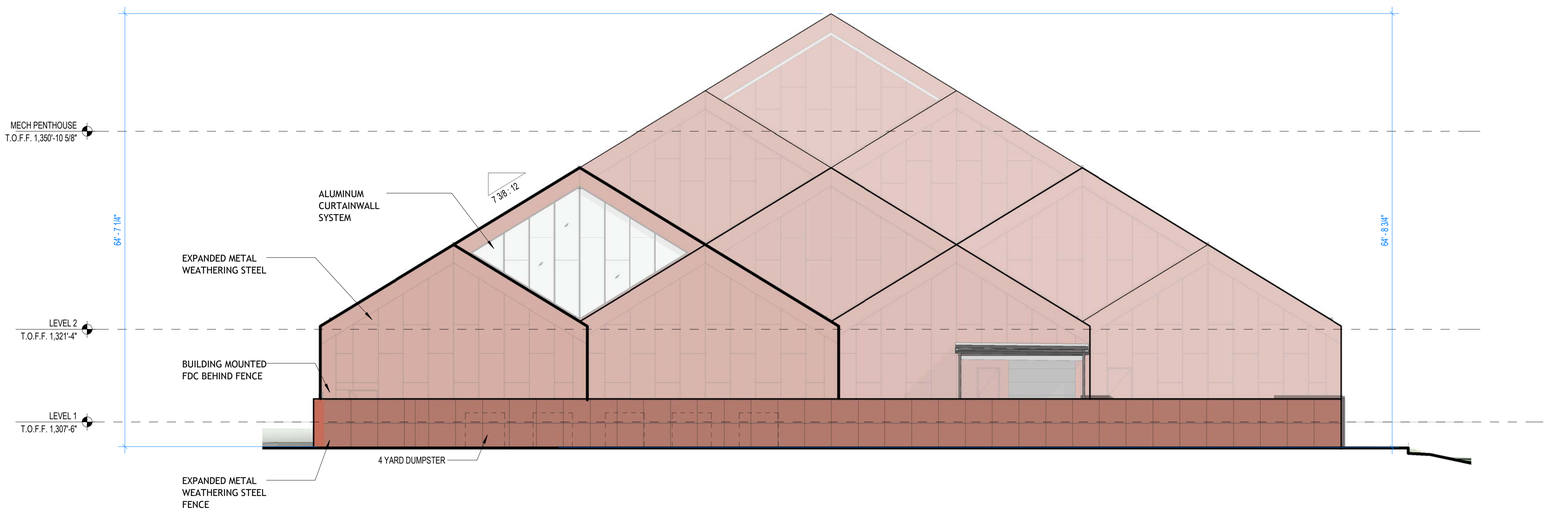
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1108A	A302 LSD
DCB NUMBER	
5050	
SCALE	
3/32" = 1'-0"	
FORMAT	
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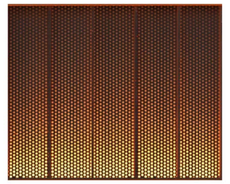
3 EAST ELEVATION

3/32" = 1'-0"



4 SOUTH ELEVATION

3/32" = 1'-0"



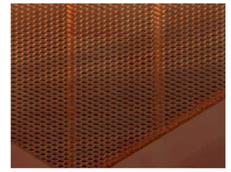
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EXPANDED METAL WEATHERING STEEL



ALUMINUM CURTAIN SYSTEM

04.27.2026 LSD

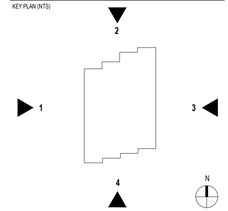
DATE ISSUE

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KEY PLAN (NTS)



SHEET NAME

LSD BUILDING ELEVATIONS

PROJECT NUMBER 1108A

SHEET NUMBER A303 LSD

DCB NUMBER 5050

SCALE 3/32" = 1'-0"

FORMAT ARCH D

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CODE SUMMARY

GENERAL INFORMATION	
PROJECT NAME:	BENTONVILLE BALLROOM
PROJECT DESCRIPTION:	NEW, TWO-STORY INDOOR MUSIC VENUE WITH A TOTAL CAPACITY OF 2,600 OCCUPANTS
OCCUPANCY USE & SEPARATION:	ASSEMBLY (A1 & A2)
PROJECT SIZE (GROSS AREA):	46,177 GSF
CONSTRUCTION TYPE:	TYPE II-B; FULLY SPRINKLERED
APPLICABLE CODE	
Building Codes	Bentonville, AR	
2021 Arkansas Fire Prevention Code (consisting of): 2021 International Building Code (w/ state amendments)	2021 Arkansas Mechanical Code 2014 Arkansas Energy Code for New Building Construction 2018 Arkansas Plumbing Code 2018 Arkansas Fuel Gas Code 2020 National Electrical Code	Americans with Disabilities Act ANSI 117.1 NFPA 13 - 5-13.8.1: Rooftop Mech. Roof (open to air, but screened with perforated metal - sprinkler protection not required for this area.)
APPLICABLE CODE	
DEFINITIONS (CHAPTER 2):	
PLATFORM	A raised area within a building used for worship, the presentation of music, plays or other entertainment; the head table for special guests, the raised area for lecturers and speakers, boxing and wrestling rings, theater-in-the round stages; and similar purposes wherein, other than horizontal sliding curtains, there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. A temporary platform is one installed for not more than 30 days.
USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3):	
303.2 & 303.3 LEVEL 1: LEVEL 2:	 ASSEMBLY (A1), BUSINESS (B), STORAGE (S-1) & MERCANTILE (M) along with ACCESSORY OCCUPANCIES (ACCY) ASSEMBLY (A1), BUSINESS (B) & STORAGE (S-1) along with ACCESSORY OCCUPANCIES (ACCY)
GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5):	
503.1.2 Buildings on Same Lot:	Two or more buildings on the same lot shall be regulated as separate buildings.
Table 504.3 Allowable Height Above Grade:	Assembly Occupancies (A1)/ Sprinklered/ Type II-B Construction: 75'-0" (Actual Height: 55'-0")
Table 504.4 Allowable Number of Stories Above Grade:	Assembly Occupancies (A1)/ Sprinklered/ Type II-B Construction: 2 Stories (Actual Number of Stories: 2)
Table 506.2 Allowable Area per Level:	Assembly Occupancies (A1)/ Sprinklered (multi-story)/ Type II-B Construction: 25,500sf *Non-separated occupancies (508.3.2) A1, B, S1 & M, therefore the more restrictive occupancy (A1) will drive the limits (25,500sf) *Area Increases by Frontage per 506.3 (Table 506.3.3: 30' of clear area around 75-100% of Building Perimeter = factor of .75) Aa = (25,500 + (8,500 x 0.75)) = 31,875sf Actual Fire Areas: Level 1: 31,802 Level 2: 14,584sf
TYPES OF CONSTRUCTION (CHAPTER 6):	
Table 601 - Fire Resistance Rating Requirements for Building Elements	**Type IIB Construction** Primary Structure: 0hr Bearing Walls Exterior: 0hr Interior: 0hr Nonbearing walls Exterior: Table 602 Interior: 0hr Floor Construction: 0hr Roof Construction: 0hr
Table 602 - Fire Resistance Rating Requirements for Exterior Walls	**Type IIB Construction/ Assembly Occupancies** x < 5': 1hr 5' ≤ x < 10': 1hr 10' ≤ x < 30': 0hr **X > 30':- 0hr**
FIRE PROTECTION & LIFE SAFETY SYSTEMS (CHAPTER 9):	
903 Automatic Sprinkler Systems:	An automatic sprinkler system will be installed in accordance with this section.
905 Standpipe Systems:	A standpipe system will not be required.
906 Portable Fire Extinguishers:	Must meet table 906.3(1) for Class A Fire Hazards. Maximum Floor Area per Extinguisher: 11,250sf Maximum Travel Distance to Extinguisher: 75'-0"
MEANS OF EGRESS (CHAPTER 10):	
TABLE 1004.5 - Maximum Floor Area Allowance per Occupant:	Level 1: REFER TO LABELED LIFE SAFETY PLANS AND OCCUPANCY SCHEDULES: 3,308 OCCUPANTS Level 2: REFER TO LABELED LIFE SAFETY PLANS AND OCCUPANCY SCHEDULES: 904 OCCUPANTS ***Actual capacity will be limited to +/- 2500 ticket holders plus staff, well below the code dictated occupancy limits.**
1005.3.1 - Means of Egress Sizing (Stairways):	Exception #1: 0.2" per occupant Level 2: 863 Occupants X 0.2" = 172.6" total egress width requirement *5 stairs provided each with a minimum width of 44" (1009.3.2 Exception #1) = 220" provided
1005.3.2 - Means of Egress Sizing (Other Egress Components):	Exception #1: 0.15" per occupant Level 1: Main Exit (50% capacity per 1030.2): 3420/2 = 1710 x 0.15" = 256.5" total egress width requirement *4 double doors (8 total leaves @ 32" clear width per leaf) = 256" provided. Note: if BOH occupancy is excluded, main doors meet intent. All other Exits: 3420/2 = 1710 x 0.15" = 256.5 total egress width requirement *8 total doors (11 total leaves @ 32" clear width per leaf) = 352" provided
1006.3.1 - Path of Egress of Travel:	The path of egress travel to an exit shall not pass through more than one adjacent story. **Exception:** The path of egress travel to an exit shall be permitted to pass through more than one adjacent story in any of the following: 1. Exit access stairways and ramps that serve or atmospherically communicate between only two adjacent stories. Such interconnected stories shall not be open to other stories.
1006.3.2 - Minimum Number of Exits or Access to Exits Per Story:	Occupant Load Per Story — Minimum Number or Exits from Story 1-500 — 2 501-1,000 — 3 > 1,000 — 4
1009.3.3 - Area of Refuge:	Exception #2: Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
1009.8 - Two-way Communication:	Required at elevator landings above the level of exit discharge.
1017.2 - Exit Access Travel Distance:	Assembly Spaces / Sprinkler System: 250'-0"
1020.5 - Dead Ends:	Assembly Spaces: 20'-0"
1028.2 - Exit Discharge:	Exits shall discharge directly to the exterior of the building.
PLUMBING FACILITIES (2018 INTERNATIONAL PLUMBING CODE):	
	(Assembly for theaters and other buildings for the performing arts) **WCs: 1/125 Male & 1/65 Female** Level 1: Male: 3420/2 : 1710/125 = 13.7 fixtures (15 Provided) Female: 3420/2 : 1710/ 65 = 26.3 fixtures (26 Provided) *(an additional 2 unisex fixtures provided for the public + 6 for the back of house areas) Level 2: Male: 863/2 : 432/ 125 = 3.5 fixtures (3 Provided) Female: 863/2 : 432/65 = 6.6 fixtures (6 Provided) *(an additional unisex fixture provided) **Lavs: 1/200 Total** Level 1: 3420/200 = 17.1 fixtures (25 Provided) Level 2: 863/ 200 = 4.3 fixtures (8 Provided) Drinking Fountain: *IPC 410.4 Substitution Service sink: 1 fixture (3 Provided)

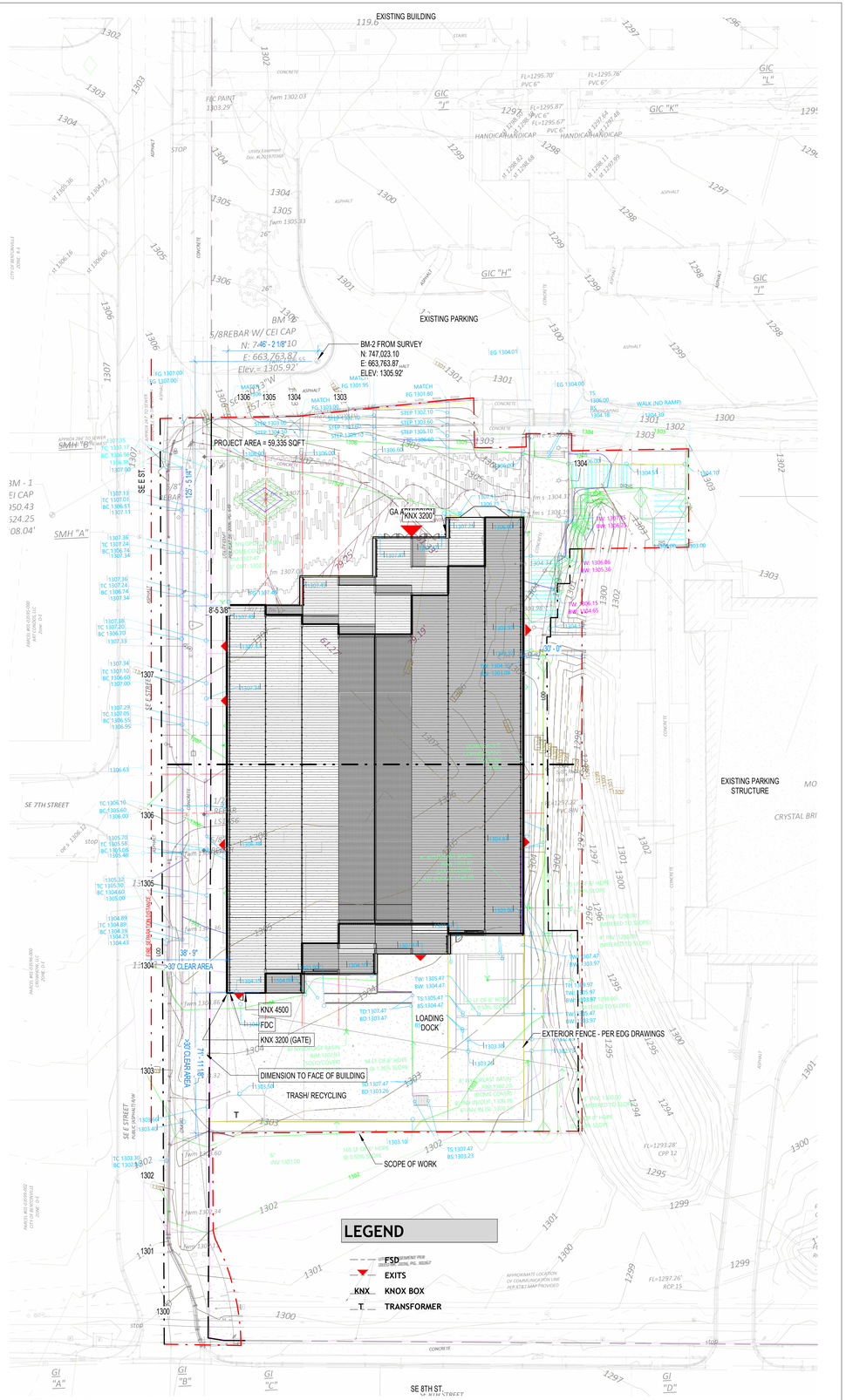
OCCUPANT LOAD SUMMARY

AS PER *303.2 & 303.3*

SPACE #	OCC CLASS	FUNCTION OF SPACE	AREA	NET/GROSS	OCC LOAD FACTOR (SF/P)	OCCUPANT LOAD (P)
131	A-1	DRESSING RM.	338 SF		15	23
126	A-1	CREW LOUNGE	556 SF		15	38
124	A-1	DRESSING RM.	410 SF		15	28
121	A-1	DRESSING RM.	420 SF		15	28
134	A-1	DRESSING RM.	498 SF		15	34
119	A-1	PLATFORM BOH	1,333 SF		15	89
118	A-1	PLATFORM	2,993 SF		15	200
116	A-1	BAR	286 SF		200	2
140	A-1	BAR	285 SF		200	2
102	A-1	MUSIC HALL	10,797 SF		5	2160
148	A-1	BAR	314 SF		200	2
101	A-1	LOBBY	2,842 SF		5	569
100	A-1	VESTIBULE	479 SF		5	96
A-1: 13						3271
130	ACCY	CHAIR STORAGE	562 SF		300	2
139	ACCY	INCOMING SRV.	253 SF	GROSS	300	1
137	ACCY	MDF	224 SF		300	1
138	ACCY	W.D.	109 SF		300	1
144	ACCY	IDF	67 SF		300	1
109	ACCY	ELEC.	145 SF		300	1
114	ACCY	MEDIC	193 SF		50	4
104	ACCY	UPS RM.	130 SF		300	1
129	ACCY	MAIN ELEC.	507 SF		300	2
ACCY: 9						14
123	B	PR. OFFICE	91 SF		150	1
120	B	PR. OFFICE	79 SF		150	1
106	B	B.O. MGR	123 SF		150	1
105	B	BOX OFFICE	277 SF		150	2
B: 4						5
113	M	MERCH.	202 SF		60	4
M: 1						4
135	N.N.O.	R.R.	Redundant Area			
136	N.N.O.	R.R.	111 SF			
125	N.N.O.	R.R.	104 SF			
122	N.N.O.	R.R.	103 SF			
145	N.N.O.	ELEVATOR VESTIBULE	625 SF		5	125
110	N.N.O.	FAMILY RR.	107 SF			
111	N.N.O.	J.C.	59 SF			
112	N.N.O.	M RR.	623 SF			
107	N.N.O.	RR.	50 SF			
108	N.N.O.	W RR.	1,113 SF			
227	N.N.O.	R.R.	95 SF			
127	N.N.O.	R.R.	80 SF			
135	N.N.O.	R.R.	96 SF			
N.N.O.: 13						125
115	S-1	BAR SUP.	71 SF		300	1
141	S-1	BAR SUP.	71 SF		300	1
146	S-1	BEER & LIQUOR ST.	447 SF		300	2
104	S-1	COAT RM.	261 SF		300	1
S-1: 4						5
TOTAL OCCUPANT LOAD FOR LEVEL 1:						3424

SPACE #	OCC CLASS	FUNCTION OF SPACE	AREA	NET/GROSS	OCC LOAD FACTOR (SF/P)	OCCUPANT LOAD (P)
202	A-1	ASSEMBLY	422 SF	NET	20	22
206	A-1	VIP BALCONY	5,835 SF		9	618
216	A-1	BAR	112 SF		200	1
205	A-1	BAR	109 SF		200	1
203.1	A-1	WALK-IN COOLER	134 SF		150	1
203	A-1	KITCHEN	870 SF		200	5
200	A-1	VIP LOUNGE	2,491 SF		15	167
201	A-1	BAR	240 SF		200	2
A-1: 8						817
208	ACCY	STORAGE	97 SF		200	1
204	ACCY	ELEC.	100 SF		300	1
218	ACCY	IDF	103 SF		300	1
ACCY: 3						3
201	B	BUSINESS AREA	813 SF	GROSS	100	9
214	B	STAFF CHECK-IN	325 SF		50	7
207	B	OFFICE SUITE	809 SF		50	17
211	B	OFFICE	132 SF		150	1
210	B	OFFICE	132 SF		150	1
212	B	OFFICE	132 SF		150	1
213	B	OFFICE	133 SF		150	1
209	B	OFFICE	134 SF		150	1
B: 8						38
215	N.N.O.	RR.	61 SF			
220	N.N.O.	R.R.	56 SF			
219	N.N.O.	W RR.	187 SF			
221	N.N.O.	M RR.	232 SF			
222	N.N.O.	J.C.	38 SF			
2ST-4	N.N.O.	MECH. ACCESS	188 SF		300	1
N.N.O.: 6						1
203	S-1	STORAGE	178 SF	NET	50	4
S-1: 1						4
TOTAL OCCUPANT LOAD FOR LEVEL 2:						863

*N.N.O. = NOT NORMALLY OCCUPIED
*ACCY= ACCESSORY OCCUPANCY



1 LIFE SAFETY SITE PLAN
1" = 32' = 1'-0"

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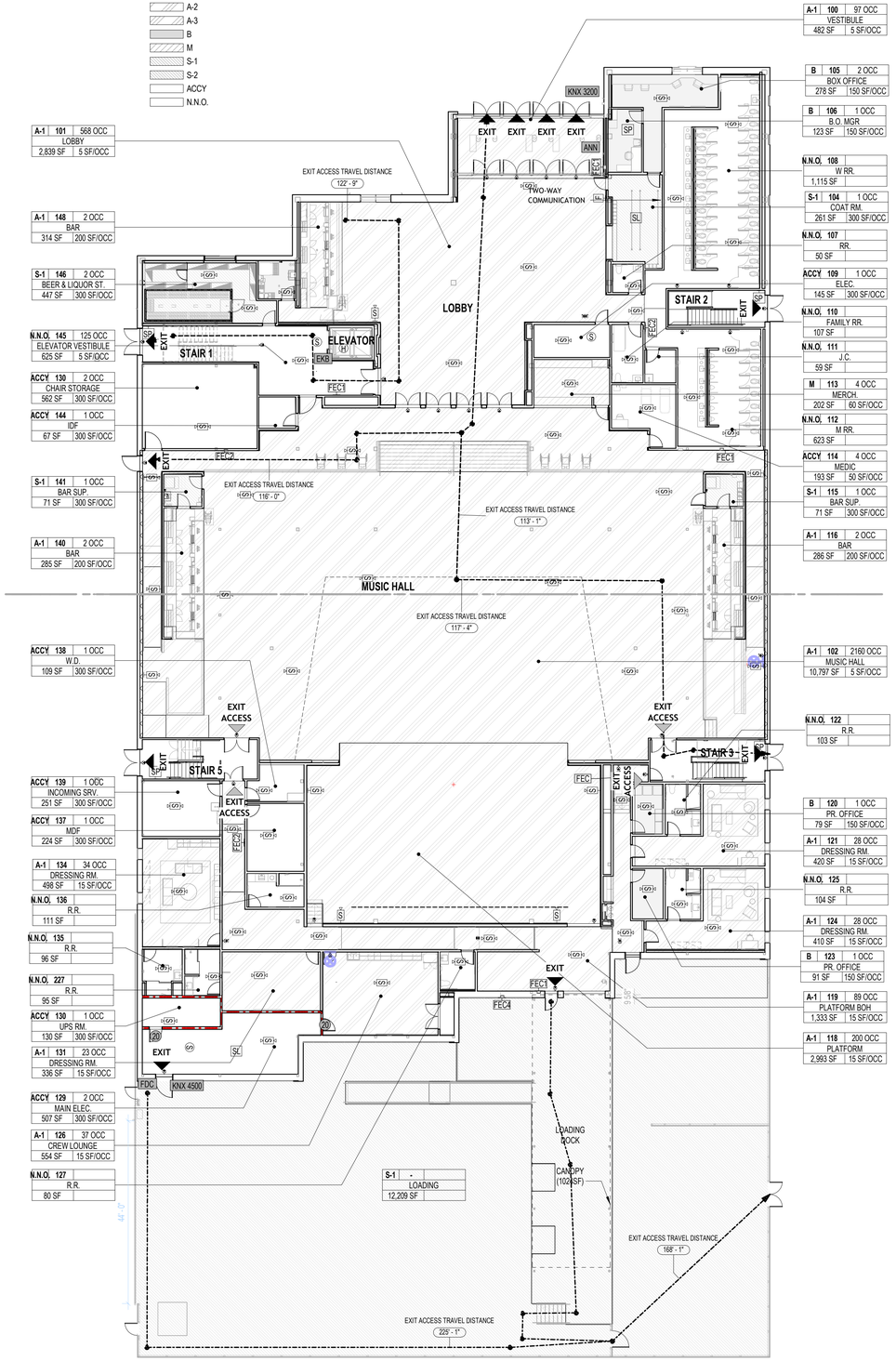
BUILDING CODE ANALYSIS

PROJECT NUMBER: 1108A
SHEET NUMBER: LS000
DOB NUMBER: 5050
SCALE: As indicated
FORMAT: ARCH D

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OCCUPANCY GROUPS

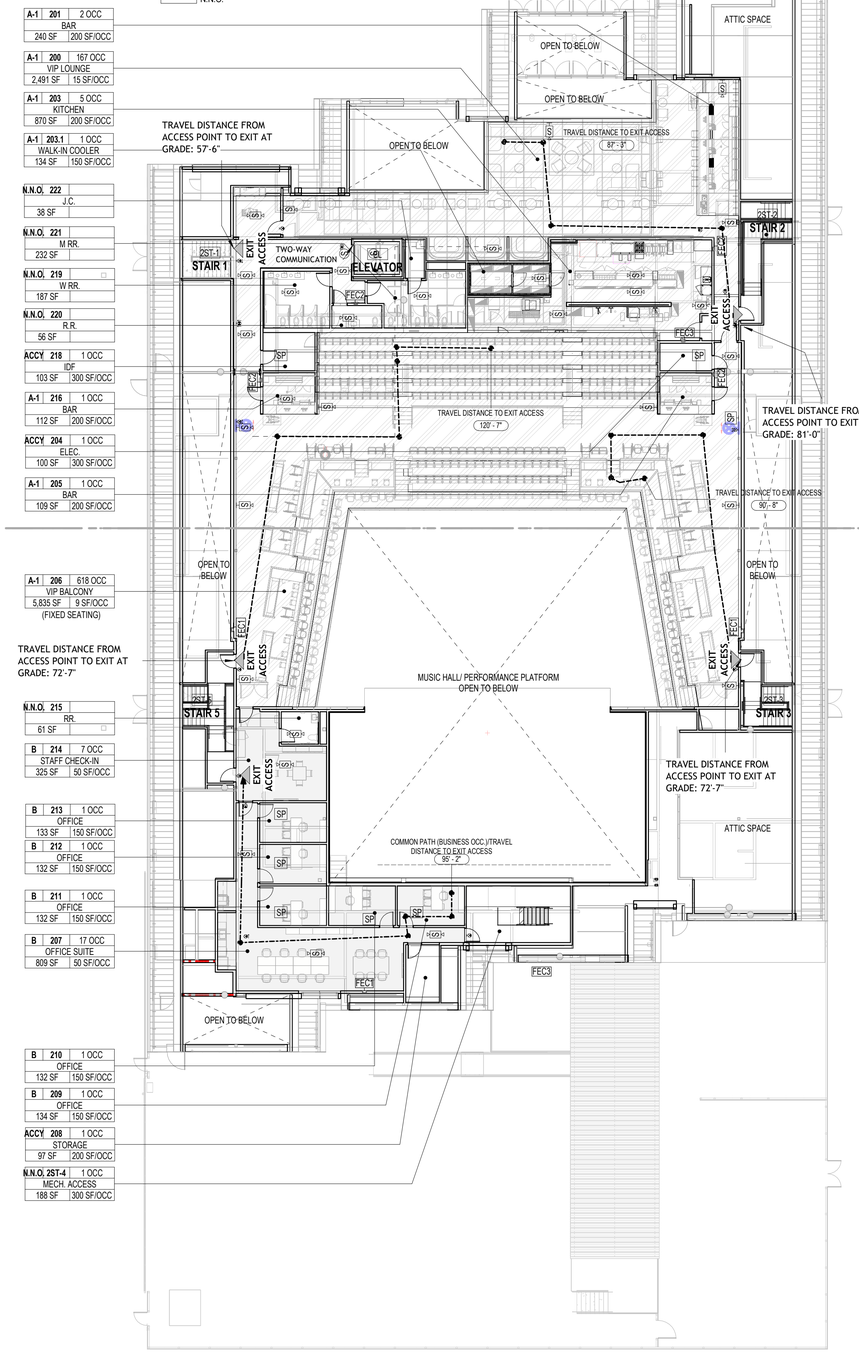
- A-1
- A-2
- A-3
- B
- M
- S-1
- S-2
- ACCY
- N.N.O.



1 LEVEL 1 LIFE SAFETY
1/16" = 1'-0"

OCCUPANCY GROUPS

- A-1
- A-2
- A-3
- B
- M
- S-1
- S-2
- ACCY
- N.N.O.



2 LEVEL 2 LIFE SAFETY
1/16" = 1'-0"

CODE ANALYSIS AND LIFE SAFETY LEGEND

SPACE SUMMARY TAG

X-0	101	000 OCC
FUNCTION OF SPACE		
80,000 SF	000 SF/OCC	

OCCUPANCY CLASSIFICATION; SPACE #; OCCUPANT LOAD; OCCUPANT LOAD FACTOR

EGRESS DOOR TAG

113	WIDTH
DOOR	0.00"

EXIT TAG

STAIR A	WIDTH
DOOR	0.00"
STAIR	0.00"

NET OPENING; NET WIDTH

PARTITION GRAPHICS

NON-RATED PARTITION

1-HOUR RATED PARTITION

MAX EXIT ACCESS TRAVEL DISTANCE

MAX COMMON PATH OF TRAVEL

MAX DEAD END CORRIDOR LENGTH

DIAGONAL DIMENSION EXIT SEPARATION

LIFE SAFETY LEGEND

- SIDE-MOUNTED EXIT SIGN, ONE-SIDED
- SIDE-MOUNTED EXIT SIGN, TWO-SIDED
- CEILING-MOUNTED OR PENDANT EXIT SIGN, ONE-SIDED
- CEILING-MOUNTED OR PENDANT EXIT SIGN, TWO-SIDED
- DIRECT-TO-WALL-MOUNTED EXIT SIGN
- SP / SP — FIRE ALARM SPEAKER (WALL-MOUNTED / CEILING-MOUNTED)
- SL — FIRE ALARM STROBE ONLY (WALL-MOUNTED)
- SP / SP — FIRE ALARM STROBE AND SPEAKER (WALL-MOUNTED / CEILING-MOUNTED)
- S — SMOKE DETECTOR (CEILING-MOUNTED)
- H — HEAT DETECTOR (CEILING-MOUNTED)
- CO — CARBON MONOXIDE DETECTOR (CEILING-MOUNTED)
- WS — FIRE WARDEN STATION
- F — PULL STATION
- TS — TAMPER SWITCH
- WF — WATER FLOW SWITCH
- FE — FIRE EXTINGUISHER
- FEC1 — FIRE EXTINGUISHER CABINET RA: RECESSED, CLASS A FIRES - ORDINARY MATERIALS
- FEC2 — FIRE EXTINGUISHER CABINET RA: SEMI RECESSED, CLASS A FIRES - ORDINARY MATERIALS
- FEC3 — FIRE EXTINGUISHER CABINET RK: SEMI RECESSED, CLASS K FIRES - COOKING APPLIANCES
- FEC4 — FIRE EXTINGUISHER CABINET RC: RECESSED, CLASS C FIRES - LIVE ELECTRICAL EQUIPMENT
- A — SPRINKLER HEAD WITH REACH AND SPRINKLER TYPE
- PENDENT SPRINKLER HEAD (WITHOUT / WITH GUARD)
- PENDENT SPRINKLER HEAD ON DROP (WITHOUT / WITH GUARD)
- SIDEWALL SPRINKLER HEAD (WITHOUT / WITH GUARD)
- EXIT ACCESS — ENTRY TO 'EXIT ACCESS' COMPONENT OF MEANS OF EGRESS
- EXIT — ENTRY TO 'EXIT' COMPONENT OF MEANS OF EGRESS
- KNX 3200 — KNOX BOX 3200 SERIES
- KNX 4500 — KNOX BOX 4500 SERIES (W/ BUILDING POWER DISCONNECT)
- EKB — KNOX BOX ELEVATOR KEY BOX
- ANN — FIRE ALARM ANNUNCIATOR PANEL
- 60 — DOOR RATING (MINUTES)

BENTONVILLE BALLROOM

807 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
325 N. MAPLE DRIVE
BEVERLY HILLS, CA
90210

ARCHITECT
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45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201, USA
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LIGHTING DESIGN
VISUAL TERRAIN
25213 AVENUE TIBBITTS
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LIGHTING CONTROLS & PRODUCTION
BANDIT LITES
2233 SYCAMORE DR.
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NUMBER	DATE	ISSUE
	05.21.2026	100% CDs

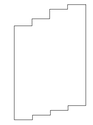
SEAL

POLK STANLEY WILCOX ARCHITECTS
05.21.2026
REGISTERED ARCHITECTS
NO. C-140
ARKANSAS

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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME

LIFE SAFETY PLANS - LEVELS 1 & 2

PROJECT NUMBER 1108A
SCB NUMBER 5050
SCALE As indicated
FORMAT ARCH D

SHEET NUMBER **LS001**

6/24/2026 3:45:54 PM

1 SOUTHWEST PERSPECTIVE

5/1/2026 9:30:14 AM

BENTONVILLE BALLROOM

607 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
325 N. MAPLE DRIVE
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106 DECKER DRIVE, SUITE 200
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DATE	ISSUE
05.01.2026	LSD

SEAL

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NOT FOR CONSTRUCTION

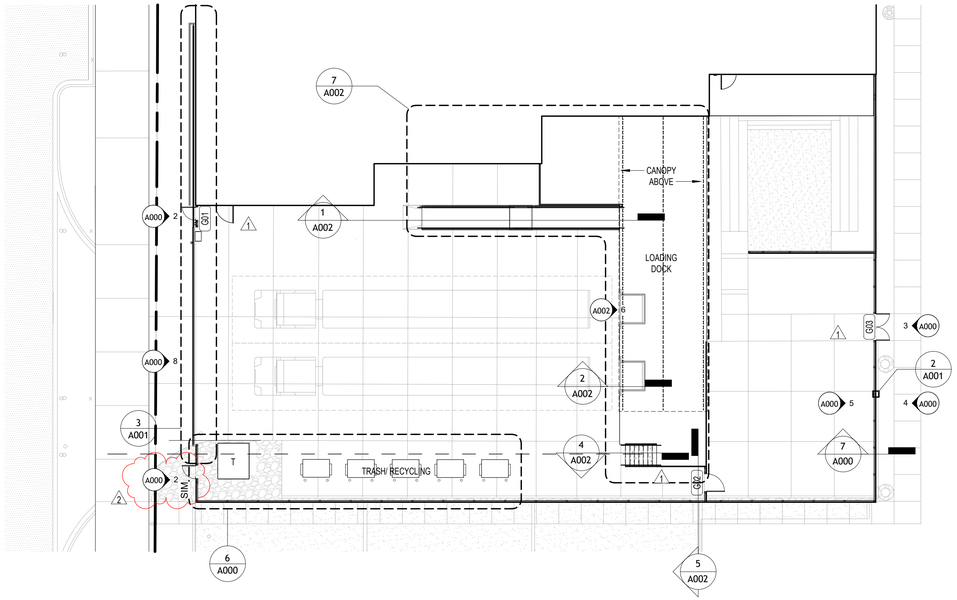
KEY PLAN (NTS)

SHEET NAME

LSD PERSPECTIVE

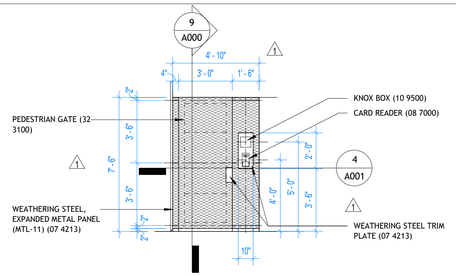
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DOB NUMBER: 5050
SCALE:
FORMAT: ARCH D

SHEET NUMBER: **A304 LSD**



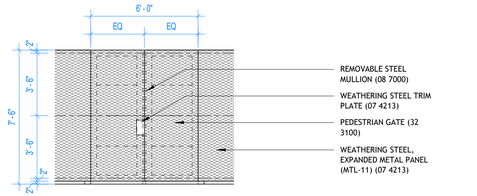
1 SITE PLAN

1/16" = 1'-0"



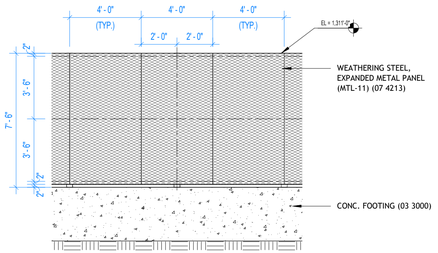
2 ELEVATION - PEDESTRIAN SINGLE GATE

1/4" = 1'-0"



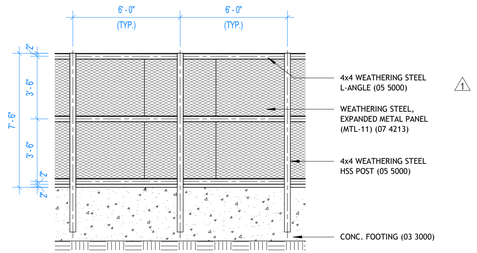
3 ELEVATION - PEDESTRIAN DOUBLE GATE

1/4" = 1'-0"



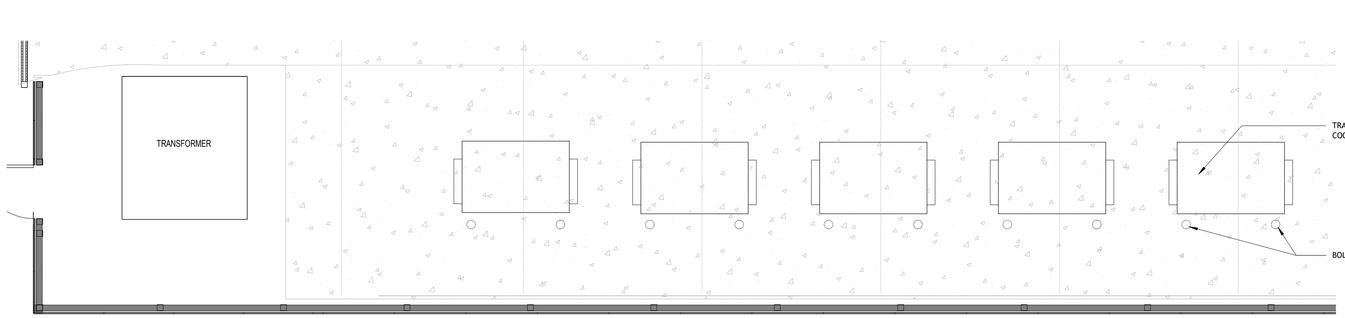
4 ELEVATION - FENCE EXTERIOR TYP.

1/4" = 1'-0"



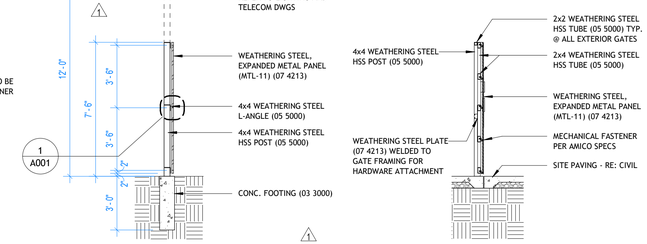
5 ELEVATION - FENCE INTERIOR TYP.

1/4" = 1'-0"



6 ENLARGED SITE PLAN - TRANSFORMER/DUMPSTER

1/4" = 1'-0"

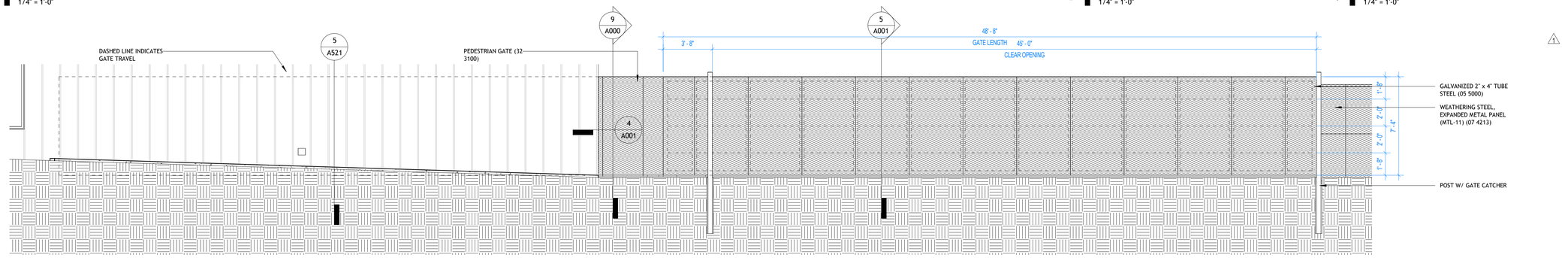


7 SECTION - FENCE TYP.

1/4" = 1'-0"

9 SECTION - PEDESTRIAN GATE

1/4" = 1'-0"



8 ELEVATION - VEHICULAR GATE

1/4" = 1'-0"

6/23/2026 1:31:30 PM

BENTONVILLE BALLROOM

807 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
325 N. MAPLE DRIVE
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NUMBER	DATE	ISSUE
2	06.30.2026	ADDENDUM 02
1	06.15.2026	ADDENDUM 01
	05.21.2026	100% CDs

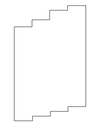
SEAL



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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME

ARCHITECTURAL SITE PLAN, SECTIONS, ELEVATIONS & DETAILS

PROJECT NUMBER
1108A
DCB NUMBER
5050
SCALE
As indicated
FORMAT
ARCH D

SHEET NUMBER
A000

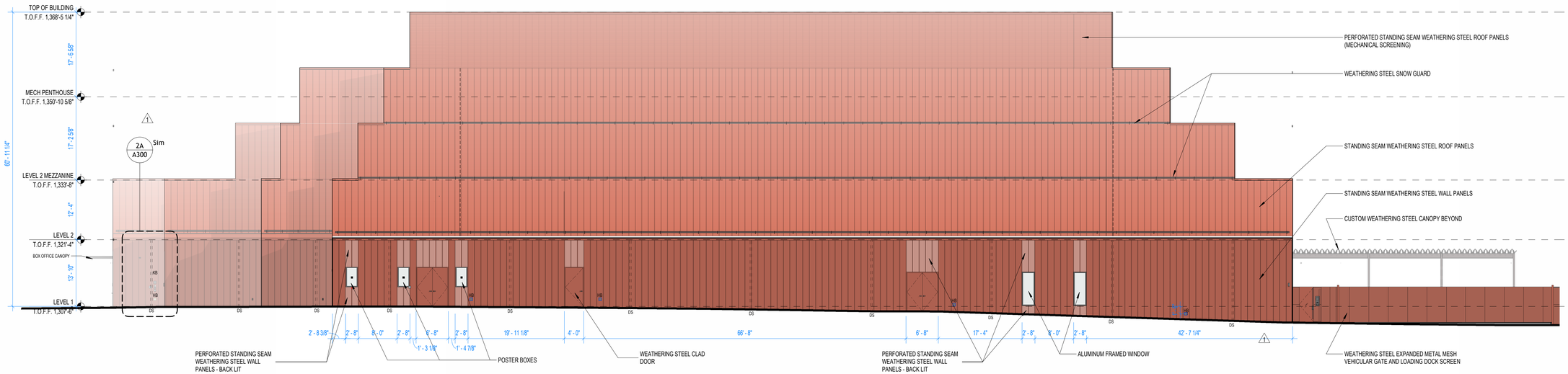
ELEVATION ABBREVIATIONS

DS	INTEGRAL DOWNSPOUT
KBX	KNOX BOX
HB	HOSE BIB

GENERAL COORDINATION AREA FOR SIGNAGE

WEST ELEVATION MATERIAL BREAKDOWN

WEATHERING STEEL STANDING SEAM WALL PANELS:	2,611 SF (86%)
PERFORATED WEATHERING STEEL STANDING SEAM WALL PANELS:	214 SF (7%)
FENESTRATION (POSTER BOXES, DOORS, WINDOWS):	211 SF (7%)
TOTAL WEST WALL:	3,036 SF (100%)

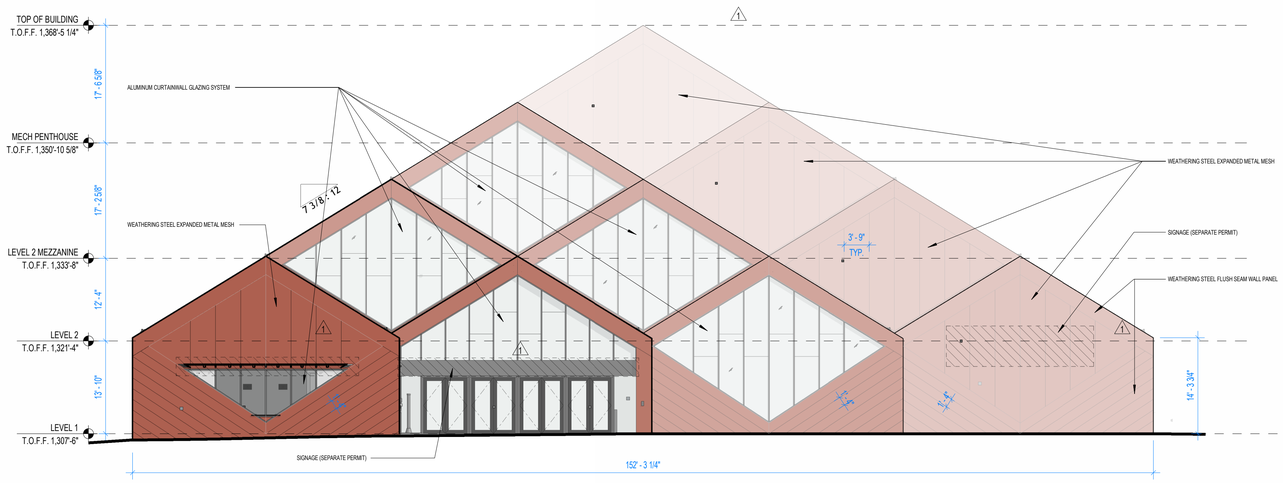


1 WEST ELEVATION

3/32" = 1'-0"

NORTH ELEVATION MATERIAL BREAKDOWN

WEATHERING STEEL FLUSH SEAM WALL PANELS:	1,913 SF (33%)
WEATHERING STEEL EXPANDED METAL MESH:	1,672 SF (29%)
FENESTRATION (ALUM CURTAINWALL GLAZING:	1,947 SF (34%)
SIGNAGE (UNDER SEPARATE PERMIT):	233 SF (4%)
TOTAL NORTH WALL:	5,765 SF (100%)



2 NORTH ELEVATION

3/32" = 1'-0"

REFER TO A500 FOR EXT. WALL SYSTEM TYPES.

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BENTONVILLE BALLROOM

601 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
325 N. MAPLE DRIVE
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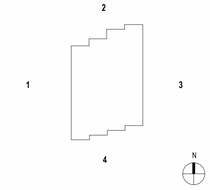
NUMBER	DATE	ISSUE
1	06.15.2026	ADDENDUM 01
	05.21.2026	100% CDs

SEAL

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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME

BUILDING ELEVATIONS

PROJECT NUMBER
1108A
DCB NUMBER
5050
SCALE
As indicated
FORMAT
ARCH D

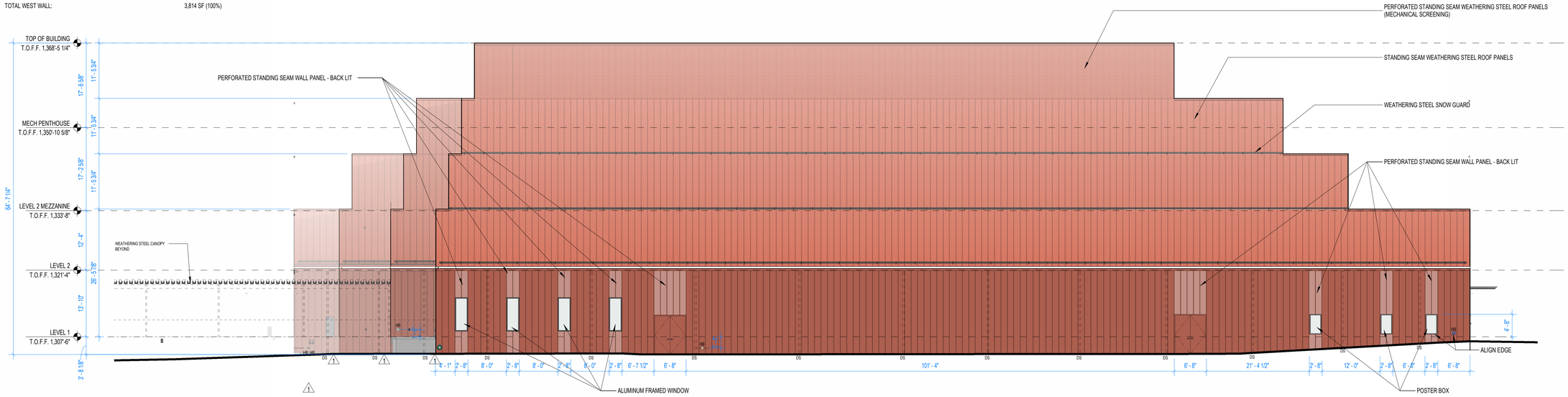
SHEET NUMBER
A300

ELEVATION ABBREVIATIONS

DS	INTEGRAL DOWNSPOUT
KBX	KNOX BOX
HB	HOSE BIB
	GENERAL COORDINATION AREA FOR SIGNAGE

EAST ELEVATION MATERIAL BREAKDOWN

WEATHERING STEEL STANDING SEAM WALL PANELS:	3,284 SF (86%)
PERFORATED WEATHERING STEEL STANDING SEAM WALL PANELS:	313 SF (8%)
FENESTRATION (POSTER BOXES, DOORS, WINDOWS):	217 SF (6%)
TOTAL WEST WALL:	3,814 SF (100%)

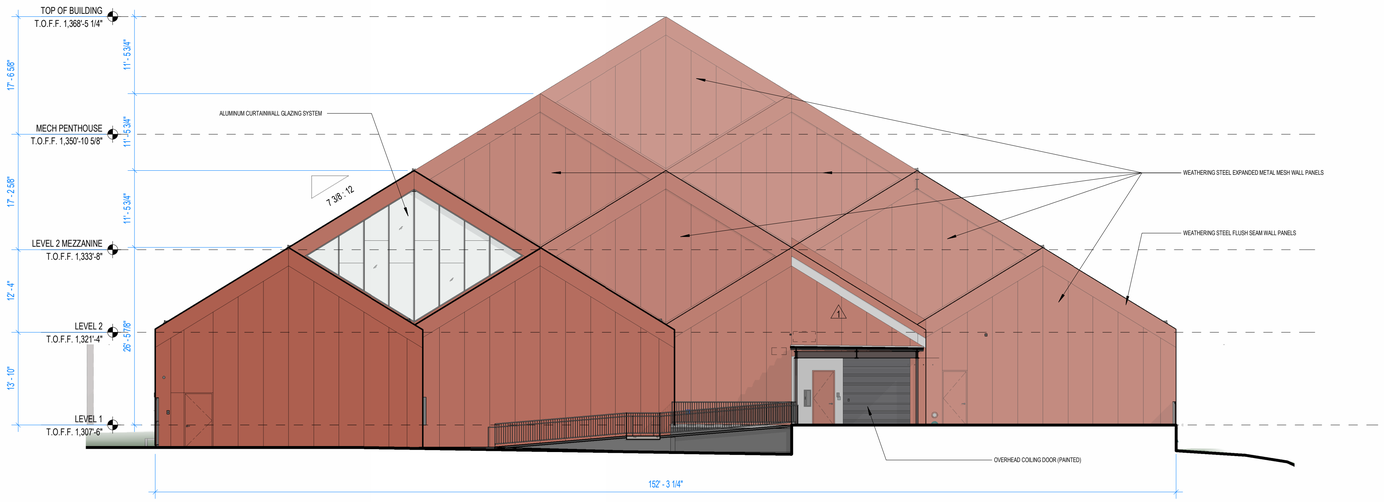


3 EAST ELEVATION

3/32" = 1'-0"

SOUTH ELEVATION MATERIAL BREAKDOWN

WEATHERING STEEL FLUSH SEAM WALL PANELS:	1,294 SF (22%)
WEATHERING STEEL EXPANDED METAL MESH:	4,176 SF (70%)
FENESTRATION (GLAZING & OPENINGS):	506 SF (8%)
TOTAL NORTH WALL:	5,976 SF (100%)



4 SOUTH ELEVATION

3/32" = 1'-0"

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BENTONVILLE BALLROOM

807 SE E STREET
BENTONVILLE, AR
72712

CLIENT
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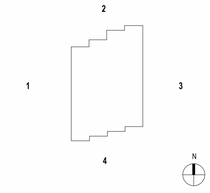
NUMBER	DATE	ISSUE
1	06.15.2026	ADDENDUM 01
	05.21.2026	100% CDs

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ISSUED FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME

BUILDING ELEVATIONS

PROJECT NUMBER
1108A
DGB NUMBER
5050
SCALE
As indicated
FORMAT
ARCH D

SHEET NUMBER
A301

ENCLOSURE




BOX OFFICE



ENCLOSURE

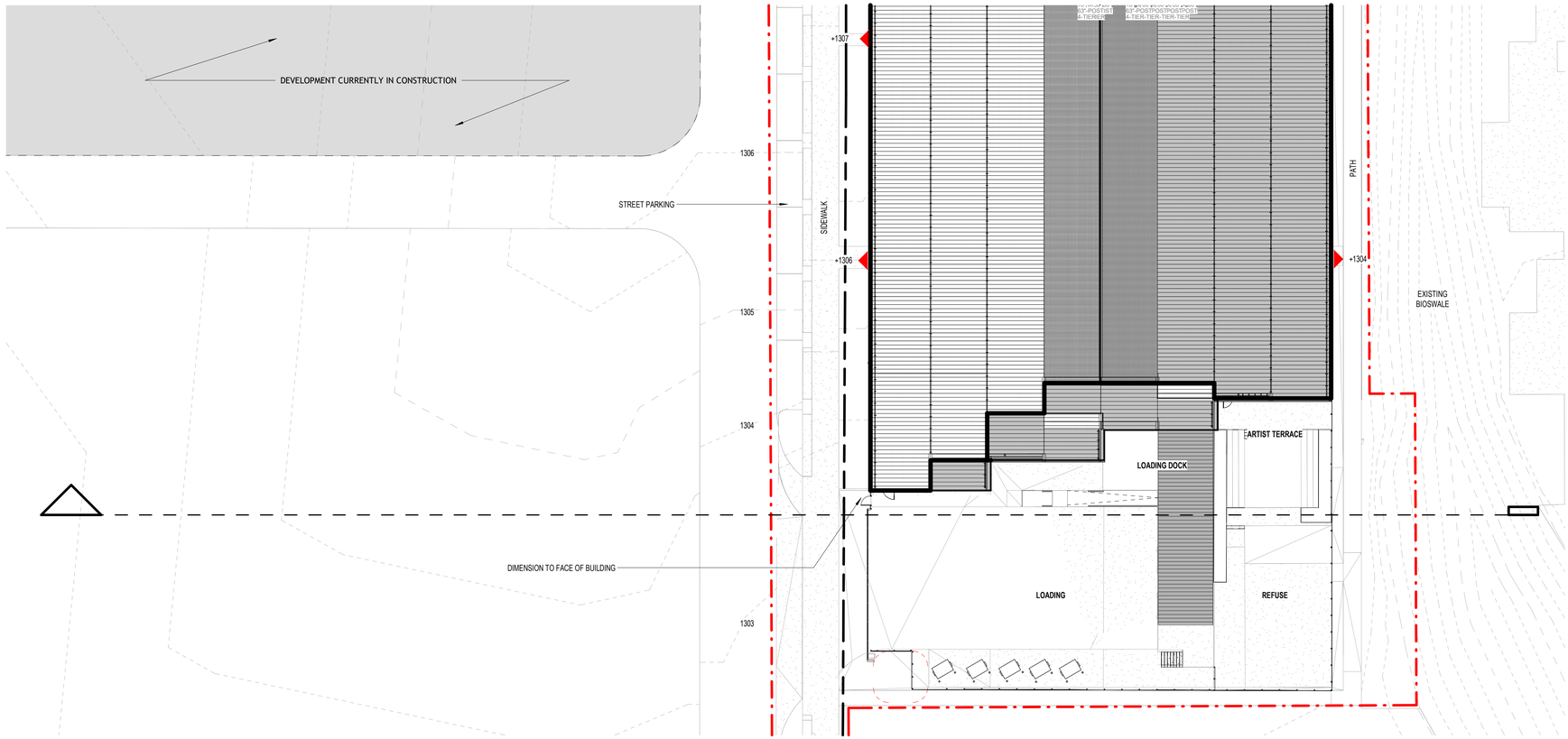



BOX OFFICE
BENTONVILLE
BALLROOM

ENCLOSURE

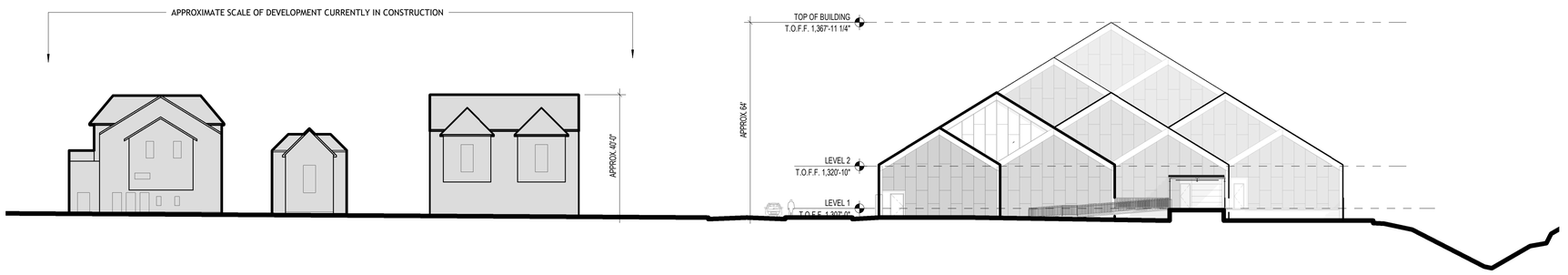

WILL OF THE PEOPLE
OCT 4th
BENTONVILLE BALLROOM
TICKETMASTER.COM
TWENTY ONE PILOTS
THE CLANCY WORLD TOUR
BENTONVILLE BALLROOM
FRI 08-30-2026
TICKETMASTER.COM
Oct 13
BENTONVILLE BALLROOM





1 PARTIAL SITE PLAN

3/64" = 1'-0"



2 CROSS SECTION DIAGRAM

3/64" = 1'-0"

BENTONVILLE BALLROOM

607 SE E STREET
BENTONVILLE, AR
72712

CLIENT
LIVE NATION
325 N. MAPLE DRIVE
BEVERLY HILLS, CA
90210

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ARCHITECT OF RECORD
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STRUCTURAL ENGINEER
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T +1 661 775 7758

LIGHTING CONTROLS & PRODUCTION
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ACOUSTICS
METROPOLITAN ACOUSTICS
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FOOD SERVICE
TRIMARK
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ACOUSTICS
METROPOLITAN ACOUSTICS
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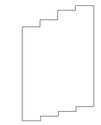
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SEAL

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

KEY PLAN (NTS)



SHEET NAME

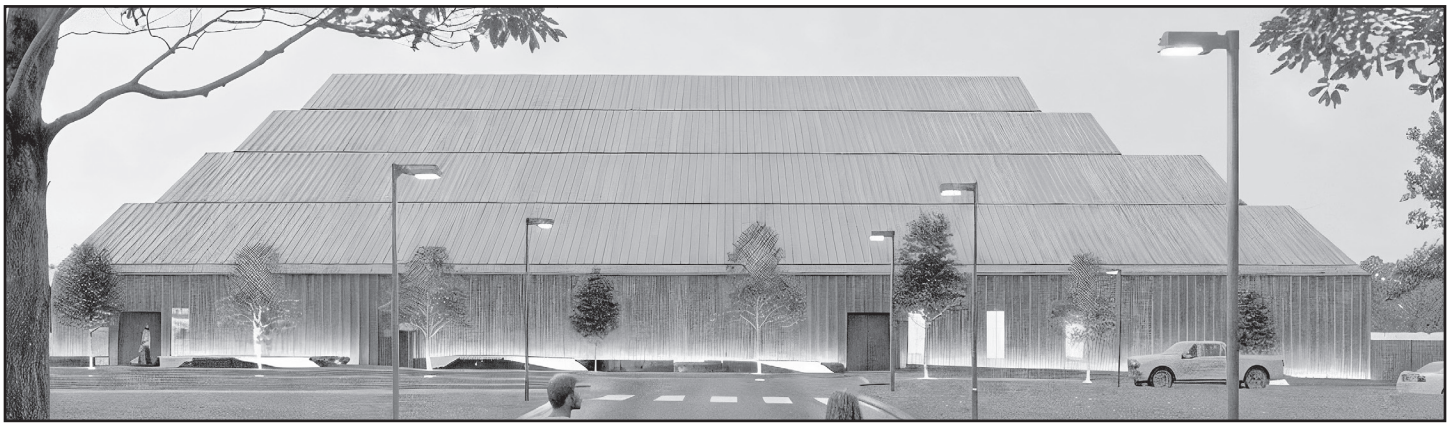
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1108A
DOB NUMBER
5050
SCALE
3/64" = 1'-0"
FORMAT
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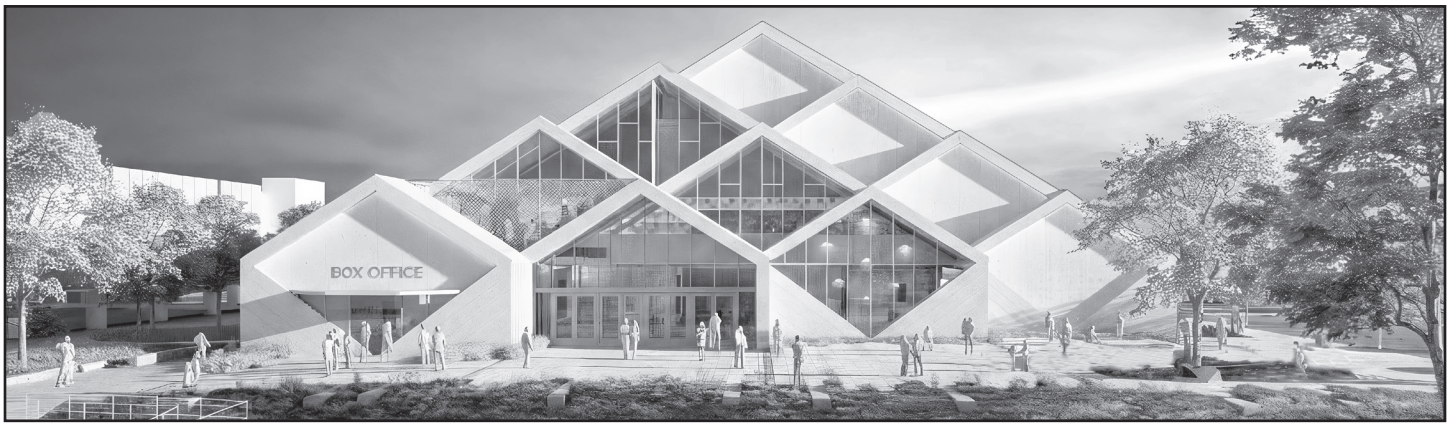
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ARCHITECTURAL ELEVATIONS

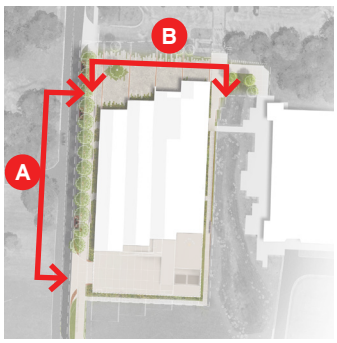


A - WEST



B - NORTH

ELEVATION KEY



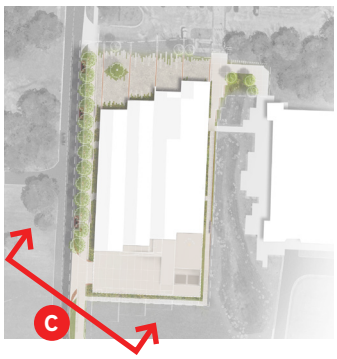
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COB project number PUD20-0001

ARCHITECTURAL ELEVATIONS



C - SOUTH

ELEVATION KEY



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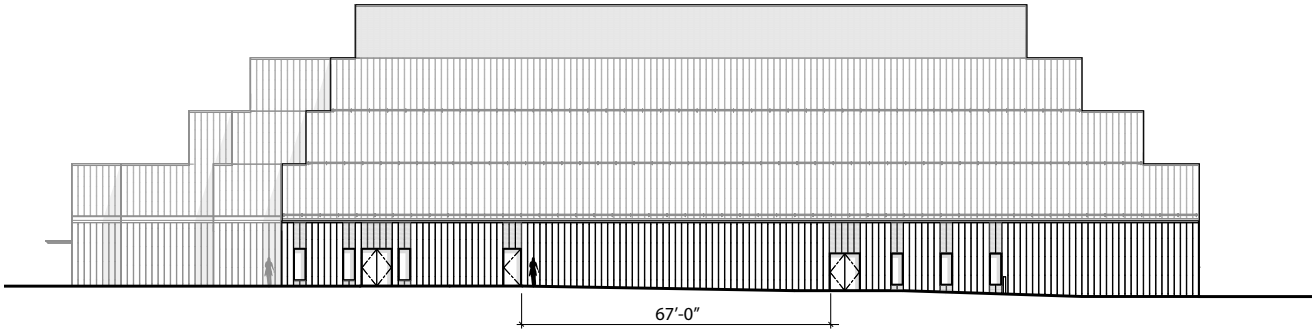
COB project number PUD20-0001

ARCHITECTURAL MATERIALS

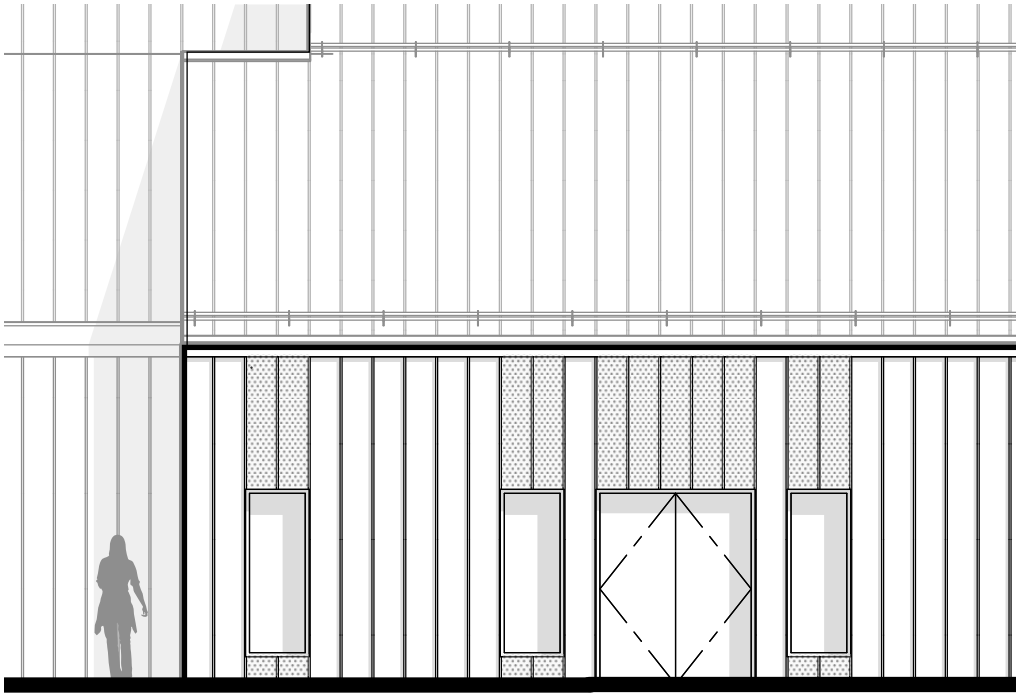


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ARCHITECTURAL MATERIALS



WEST ELEVATION



ENLARGED WEST ELEVATION

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ARCHITECTURAL MATERIALS



WEST ELEVATION - RENDERED



ENLARGED WEST ELEVATION - RENDERED

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ARCHITECTURAL MATERIALS

NARRATIVE

The proposed design for Bentonville Ballroom utilizes weathering steel as the primary exterior cladding material. This selection is intended to meet—and exceed—the quality standards established for Planned Unit Developments in Bentonville. While the current code explicitly lists aluminum composite panels, copper, and bronze, we assert that weathering steel is a "similar quality metal" that fulfills the architectural intent of the requirement through its durability, natural patination, and high-quality finish.

Material Quality and Longevity Weathering steel is a high-strength, low-alloy steel that develops a protective oxide layer when exposed to the elements. Unlike standard steel, which requires paint or coatings to prevent structural failure, the "oxidation" on weathering steel is a dense, adherent layer that acts as a permanent barrier against further corrosion. This puts it on par with copper and bronze in terms of its "everlasting" lifecycle, requiring virtually zero maintenance over several decades.

Copper and bronze are "living materials"—they evolve with the local environment. Weathering steel functions in an identical manner:

During the initial phase weathering steel will oxidize to a deep orange-brown that mirrors the warmth of raw copper.

During the maturing phase the weathering steel transitions into a rich, textured dark brown/purplish hue, closely resembling aged bronze. By selecting weathering steel, the project honors the spirit of the code by providing a facade that gains character and depth over time, rather than degrading like lower-quality synthetic materials.

Bentonville's architectural identity is defined by a blend of industrial heritage and modern innovation. Weathering steel provides an organic, earthy palette that complements the natural Ozark landscape while maintaining the crisp, clean lines associated with high-end metal panel systems. It offers the same level of sophistication as the listed metals but provides a more grounded, contextual connection to the region's materiality.

Given its structural integrity, maintenance-free longevity, and aesthetic similarity to copper and bronze, weathering steel meets the "similar quality" standard of the PUD requirements. It ensures a premium, durable exterior that will contribute positively to the built environment of Bentonville for years to come.

The design utilizes weathering steel in a standing seam profile for both the vertical facade and the sloped roofing surfaces. This intentional "wrap" creates a unified building form that transitions between wall and roof by utilizing a single high-quality metal for the entire building envelope. The project achieves a level of architectural cohesion and sculptural integrity that exceeds standard multi-material assemblies.

The use of a standing seam system—traditionally a high-performance roofing application—on the vertical walls provides a superior moisture barrier and concealed fastener system. This ensures that the premium aesthetic of the weathering steel is not interrupted by visible screws or gaskets, maintaining the high-quality "hand crafted and metal-smith" finish.

To provide visual interest and break down the massing of the building, the standing seam panels are specified at a 16" on-center module. The verticality of the seams emphasizes the building's height and provides a crisp, clean aesthetic.
The 1.5" to 2" raised ribs create a dynamic play of light and shadow that changes throughout the day. This articulation ensures that the large metal surfaces feel textured and tactile rather than flat or industrial.
Furthermore, because weathering steel patinas based on its exposure to moisture and sun, the 16" modules will develop subtle, organic variations in tone.

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ARCHITECTURAL MATERIALS

NARRATIVE

To ensure the building contributes to a welcoming and approachable streetscape, the massing has been carefully calibrated at the public interface. Along the street frontage, the building's height is minimized by locating the eave of the gabled roof at a lower horizontal datum. This strategy effectively brings the roofline down to the pedestrian level, grounding the structure and replacing a towering vertical presence with a more intimate, human-scale gable. This orientation respects the scale of the sidewalk and creates a comfortable sense of enclosure for passersby.

The facade is further animated through a series of intentional intervention and recesses. Building articulation is achieved by inserting and recessing poster boxes, windows, and doorways into the 16" on-center module. These recesses create a layered facade that avoids the monotony of a flat wall. By pushing elements back from the primary building plane, we create physical depth and shadows that highlight the craftsmanship of the metalwork.

To emphasize these moments of articulation, the project introduces perforated standing seam panels located strategically above and below the openings. This variation in the weathering steel serves two primary purposes. The transition from solid to perforated metal creates a "veiled" effect, adding a layer of transparency and lightness to the otherwise robust steel facade. It allows the eye to perceive depth beyond the surface, further breaking down the building's mass.
Lastly, These perforated zones provide unique opportunities for integrated backlighting. At night, the metal "glows" from within, transforming the building into a lantern that provides soft, ambient light for the sidewalk. This use of light as an architectural material enhances safety and aesthetic appeal, ensuring the building remains a high-quality contributor to the Bentonville nightscape.

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PART 1 - GENERAL

1.01 SECTION INCLUDES:

A. Solid metal panel components.
   1. Rainscreen system: Drained/ back ventilated rainscreen based system.

1.02 REFERENCE STANDARDS

A. ASTM G101, Standard Guide for Estimating the Atmospheric Corrosion Resistance of Low-Alloy Steels.
C. AAMA 509 - Voluntary Test and Classification Method for Drained and Back Ventilated Rain Screen Wall Cladding Systems 2014.
D. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures Most Recent Edition Cited by Referring Code or Reference Standard.
E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants 2018.
F. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference 2014.
G. NAAMM AMP 500-06 - Metal Finishes Manual 2006.
H. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components 2019.

1.03 PRE-INSTALLATION MEETINGS

A. Pre-Installation Meeting: Schedule and conduct a pre-installation meeting two weeks before starting work of this section. Attendees shall include, but are not limited to:
   1. Construction Manager
   2. Contractor performing the work in this section.
   3. Weather Barrier Installation Superintendent.
   3. Wall Sheathing Installation Superintendent.
   4. Wall Cavity Insulation Installation Superintendent.
   5. Manufacturer's representative for products in this section.
   6. Architect.
   7. Owner's representative.
   8. Other subcontractors of adjacent work.
B. Review procedures for coordinated installation of all wall assembly components by multiple installers and to maintain proper weather barrier and panel substrate performance requirements.
C. Review schedule.
D. Review details, installation and temporary protection procedures.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements for submittal procedures.
B. Product Data - Wall System and sunshades: Manufacturer's data sheets on each product to be used, including:
   1. Physical characteristics of components shown on shop drawings.
   2. Storage and handling requirements and recommendations.
   3. Installation instructions and recommendations.
C. Shop Drawings: Indicate dimensions, layout, joints, construction details, support clips, engineering or cladding anchorage and methods of anchorage. Submit load calculations for attachment and anchorage of panels to building stamped by an Engineer licensed in the state of Arkansas.
D. Samples: Submit two samples of wall panel and soffit panel, 12 inch by 12 inch in size illustrating finish color, sheen, and texture.

1. In addition to small sample, provide full size samples for installation in mock-up. Mock-up to include sunshade.

E. Coordination Drawings: Submit exterior elevations, soffit plans and coping plans drawn to scale showing and coordinating the following items:
   1. All panels and attachments.
   2. Girts or zees.
   3. All wall-mounted and soffit-mounted items including doors, windows, louvers, dryer vents, light fixtures and other elements as indicated on the drawings.
   4. Penetrations of wall by pipes and utilities.

F. Maintenance Data: Manufacturer's instructions for care and cleaning.

G. Source Quality Control Submittals.

H. Field Quality Control Submittals.

I. Manufacturer's Qualification Statement.

J. Installer's Qualification Statement.

K. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

A. Verification and Coordination:
   1. Verify actual locations of walls and other construction contiguous with the work of this Section using field measurements before fabrication. Indicate measurements on Shop Drawings.
   2. Embedded Anchor Plates and Structural Connections: Coordinate support sizes and locations.

B. Engineering:
   1. Wall panel, soffit panels and soffit systems to be engineered by manufacturer for standard loading criteria and geometry layout.
   2. Custom Systems: Structural design to be performed by the manufacturer or a Registered Structural Engineer licensed in Arkansas.
   3. Engineering for assembly will be provided by manufacturer.
   4. Structural attachment or connections to the building to be by the manufacturer with load calculations stamped by an Engineer licensed in the state of Arkansas.

C. Installer Qualifications: Company specializing in installation of panel systems with a minimum of five (5) years of documented experience and certified or approved by manufacturer.

D. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with not less than ten (10) years of documented experience.

E. Fabricator Qualifications: Company specializing in fabrication of products of the type specified in this Section with a minimum of eight (8) years of documented experience and sufficient production capacity to produce the required units within the Project schedule.

F. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

1.06 MOCK-UP

A. Construct mock-up as indicated on drawings.
   1. Vertical and horizontal panel systems and copings.
   2. Attachments to building frame.
   3. Associated weather barrier materials.
   4. Drainage system including weeps.
   5. Sealants.
   6. Seals.
   7. Related continuous insulation.

B. Locate mock-up on site as approved by the Owner and Architect.

C. Approval of mockups does not constitute approval of deviation from Contract Documents within mockups unless these deviations are approved by Architect in writing.

D. Subject to compliance with requirements, approved mockups may not become part of completed Work if undisturbed upon Date of Substantial Completion.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Protect panels from accelerated weathering by removing or venting sheet plastic shipping wrap.

B. Deliver materials in manufacturer's original protective coverings and packaging with corresponding labels and identifying information.

C. Protect materials against damage during transit, delivery, storage, and installation at site. Protect against bending, warping, twisting or surface damage.

D. Inspect materials upon delivery for damage. Repair damage to be indistinguishable from undamaged areas; if damage cannot be repaired to be indistinguishable from undamaged parts and finishes, replace damaged items.

E. Store in accordance with manufacturers written instructions. Do not stack panels. Store prefinished material off ground and protected from weather; prevent twisting, bending, or abrasion, and provide ventilation to stored materials; slope metal sheets to ensure drainage. Provide protection between panels.

F. Prevent contact with materials that may cause discoloration or staining of products.

1.08 WARRANTY

A. Warranty: Manufacturer's standard five (5) year warranty against defects in materials, fabrication, and installation commencing on date of Substantial Completion.

PART 2 - PRODUCTS

2.01 ROOF AND WALL PANELS

A. Standing Seam Metal Panel [MTL-08]: Weathering steel panels. ASTM A606 Type 4, smooth, interlocking fit at long edges, as follows:

1. Basis of Design: M.G. McGrath
2. Type: Standing Seam
3. Metal: Weathering Steel
4. Width: 16 inches
5. Thickness: 22ga

B. Perforated Standing Seam Metal Panel [MTL-09]: Weathering steel panels. ASTM A606 Type 4, smooth, interlocking fit at long edges, as follows:

1. Basis of Design: M.G. McGrath
2. Type: Standing Seam.
3. Metal: Weathering Steel, Perforated Metal with greater than 50% plus free-air.
4. Width: 16 inches
5. Thickness: 22ga

C. Flush Seam Metal Panel [MTL-10]: Weathering steel panels. ASTM A606 Type 4, smooth, interlocking fit at long edges, as follows:

1. Basis of Design: M.G. McGrath
2. Type: F-Seam
3. Metal Panel: Weathering Steel
4. Thickness: 16ga

D. Expanded Metal Panel [MTL-11]: Weathering steel panels. ASTM A606 Type 4, as follows:

1. Basis of Design: Amico Architectural Metals.
2. Type: APEX-03
3. Metal Panel: Weathering Steel.
4. Thickness: TBD

E. Flat Lock Metal Panel [MTL-12]: Weathering steel panels. ASTM A606 Type 4, smooth, interlocking fit at long edges, as follows:

5. Basis of Design: M.G. McGrath
6. Type: S-Slip
7. Metal Panel: Weathering Steel
8. Thickness: 16ga

F. Flashing and Trim: Provide panel system with closures, copings, corners, edge and joint covers, sill members, and similar items as required for complete installation. Fabricate of material and finish to match adjacent metal panels.

2.02 DESIGN CRITERIA

A. Metal Wall Panels System: Factory fabricated metal panel system; site assembled.
   1. Type of Wall Panel System: Drained and Back-Ventilated Rain Screen (D/BV) in compliance with AAMA 509.
   2. Provide design for exterior wall panels, soffit panels, copings, sub girt/ zee framing assembly and associated work.
   3. Design and size components to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of wall.
   4. Design Pressure: In accordance with applicable codes.
   5. Design Pressure:
      a. Positive Design Pressure: 35 PSF
      B. Negative Design Pressure: 35 PSF
   6. Wind Load Testing: By calculation or in compliance with ASTM E330/E330M to obtain the following results:
      a. Maximum Allowable Deflection of Non-Exposed Panels: L/60 for length(L) of span or 3/4-inch under structural design loads (ASD); no permanent deformation of panel system is allowed.
   7. Fire Performance: Include as part of an assembly tested in accordance with, and complying with acceptance criteria of NFPA 285.
   8. Intermediate Panel Stiffeners: Provide as required by design loads applied to panels and secured to rear face of panel with silicone-based adhesive and of size and strength to maintain panel flatness; stiffener material is compatible with silicone.
   9. Movement: Accommodate movement within system without damage to components or deterioration of seals, movement between system and perimeter components when subject to Northwest Arkansas seasonal temperature cycling; dynamic loading and release of loads; and deflection of structural support framing.
   10. Drainage: Provide drainage to exterior for moisture entering or condensation occurring within panel system.
   11. Fabrication: Formed true to shape, accurate in size, square, and free from distortion or defects; pieces of longest practical lengths.
   12. Corners: Mitered
   13. Provide continuity of weather barrier at wall panel substrate and/or wall sheathing in coordination with materials specified in those sections.

2.03 MANUFACTURED METAL PANELS

A. Solid Metal Wall and Soffit Panels:
   1. Orientation: Refer to Drawings.

2. Joint Layout: As indicated on Drawings.
3. Material: hot rolled weathering steel, unfinished/ weather in place.
4. Panel Width: Varies – refer to Drawings.

B. Flashings: 24 ga minimum in material to match adjacent panel.

C. Copings: 16 ga hot rolled weathering steel or 16 ga. blackened steel as indicated on Drawings.
1. Vertical face and back leg length as indicated on Drawings.
2. Concealed, internal splice plates with matching finish for outside continuity.
3. Coping cleat: 20 gauge galvanized steel anchor cleat, 12" w x 5'-0" o.c. mechanically fastened.
4. Fasteners: Stainless steel screw type with minimum pull-out resistance of 240# per substrate application. No exposed fasteners will be allowed.

D. Sub girts/ zees: Hot dip G90 galvanized steel zees (per ASTM A36 and ASTM A 123/ A 123M) in depths indicated on drawings with thermal break ??? or GreenGirt by Advanced Architectural Products meeting the sizes and requirements of the Drawings.
1. Provide gauge and spcaing required to meet structural requirments of the project.

E. Fasteners: Stainless Steel fasteners.

2.04 MATERIALS

A. Metal Surfaces: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations or blemishes, unless allowed for specific metal types and

B. Solid Corten Steel Sheet: ASTM A242/A242M, 0.0598" (1.52 mm) thick.

C. Concealed Structural Supports: Stainless steel or steel coated for corrosion resistance and dissimilar metal isolation.

D. Fasteners: ASTM F593 stainless steel or ASTM A307 carbon steel. All fasteners are to be concealed.

E. Stainless Steel Tensioning Tubes: ASTM A276/A276M.

F. Stainless Steel Plate: Alloy Type 304, in compliance with ASTM A666.
1. Finish: No. 4 - Brushed in compliance with NAAMM AMP 500-06.
2. Surface Texture: Smooth.

2.05 FINISHES GENERAL

A. Comply with NAAMM's MFM for recommendations for applying and designating finishes.
1. Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved samples.
2. Variations in appearance of other components are acceptable if they are within the range of approved samples and are assembled or installed to minimize contrast.

B. Finishes for Steel: Per paragraph 2.03.A above.

2.06 FABRICATION

A. Fabricate assemblies to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish and anchorage, but not less than required to support structural loads.

B. Fabricate in accordance with approved shop drawings and manufacturers written instructions. Form work true to line and level with accurate angles and surfaces.

C. Assemble in the shop to greatest extent possible to minimize field splicing and assembly.

D. Cut, drill and laser cut metals cleanly and accurately. Remove burrs and ease edges, unless allowed for specific metal types and finishes. Remove sharp or rough areas on exposed surfaces.

E. Cut, reinforce, drill and tap as indicated to receive finish hardware, screws and similar items.

F. Use grommets, bushings and washers or methods as recommended by the manufacturer for separation of dissimilar metals.

2.07 ACCESSORIES

A. Gaskets: Manufacturer's standard type suitable for use with system; ultraviolet and ozone resistant.

B. Sealants: Comply with ASTM C920 and refer to Section 07 9000 for additional requirements.
   1. Exposed Sealant: Elastomeric; silicone, polyurethane, or silyl-terminated polyether/polyurethane.
   2. Concealed Sealant: Non-curing butyl sealant or tape sealant.
   3. Seam Sealant: Factory-applied, non-skinning, non-drying type.

C. Universal Bracket:
   1. Stainless steel 2-part bracket. System installed per manufacturer's instructions.
   2. Finish: Powder coat.
   3. Color: As selected by Architect from manufacturers standard range.

D. Anchors and Fasteners:
   1. Fasteners: Stainless Steel
   2. Select fasteners of type, grade and class required to achieve connections for anchoring metal panels to other types of construction indicated and capable of withstanding design loads.
   3. Provide anchors and other materials as required to attach to structure, made of same materials as railing components unless otherwise indicated; where exposed fasteners are unavoidable provide flush countersunk fasteners.
   4. Do not use metals that are corrosive or non-compatible with materials joined. Avoid fastening dissimilar materials and separate with isolating hardware where necessary.
      a. For anchorage to concrete, provide inserts to be cast into concrete for bolt anchors.
      b. For anchorage to masonry, provide brackets to be embedded in masonry for bolt anchors.
      c. For anchorage to stud walls, provide backing plates for bolt anchors.
   5. Carbon Steel Bolts and Nuts: ASTM A307.
   6. Welding Fittings: Factory- or shop-welded from matching pipe or tube; joints and seams ground smooth.
   7. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.
   8. Carbon Steel Bolts and Nuts: ASTM A307.
   9. Hydraulic Expansion Cement: ASTM C1107/C1107M.
   10. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20 Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.
   11. Bituminous Coating: Cold-applied asphalt mastic, noncorrosive compound free of asbestos, sulfur, and other deleterious impurities; 0.015 inch (0.4 mm) dry film thickness per coat complying with ASTM D1187.

E. Provide custom fabricated dryer vent covers and similar components out of the same material as the wall panels per Drawings.

2.08 SOURCE QUALITY CONTROL

A. Testing of Drained and Back Ventilated (D/BV) Rain Screen Panel System: Submit results in compliance with AAMA 509 test methods for D/BV metal wall panel system similar to system specified.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that substrate framing members are ready to receive panels.
   1. Verify that weather barrier has been properly installed over substrate, refer to Section 07 1250 for additional information.
   2. Examine substrates and site area for conditions that might prevent satisfactory installation.
   3. Verify that dimensions of supporting structure are within plus/minus 1/8 inch (3.175 mm) of dimensions indicated on shop drawings.
   4. Verify that all adjacent painting, roofing, masonry work, and other work that might damage finish has been completed prior to installation of panels.
   5. Do not proceed with installation until all conditions are satisfactory.

6. Notify Architect immediately of conditions that would prevent satisfactory installation.
7. Do not proceed with work until detrimental conditions have been corrected.
8. Examine rough-in and coordinate penetration locations.
9. Furnish components to be installed in other work to installer of that other work, including but not limited to blocking, sleeves, inserts, anchor bolts, embedded plates, and supports for attachment of anchors.

3.02 PREPARATION

A. Install sub girts/ zees in accordance with layout shown on the approved shop drawings, securely fastened to substrates, shimmed and leveled to uniform plane, and spaced at intervals indicated.

B. Confirm that all sub-framing fasteners penetrate directly into wall primary framing members.

3.03 INSTALLATION

A. Install panels on walls, soffits and copings in accordance with manufacturer's instructions and approved shop drawings.

B. Install wall panels in accordance with manufacturer's written installation instructions including pressure equalized rainscreen installation method and installation guidelines.
   1. Wall panels consist of single sheets of metal formed with interlocking gutter and drainage system integral to the panel with single horizontal attachment for dry-joint rainscreen assembly.

C. Use of secondary drainage channels, brackets, support pins, joint sealants or gaskets to manage the drainage of wall panel system is not permitted.

D. Attach panels using progressive interlocking method, engaging bottom of panel in top of previous panel working bottom up and left to right.

E. Install wall panels with single top attachment in pre-punched holes to allow individual panels to move due to thermal expansion.

F. Do not compromise internal gutter.
   1. Install wall panels with proper anchorage and other components as specified above for this Work securely in place.

G. Install wall panels with provisions for thermal and structural movement as specified above.

H. Install weather tight seals at perimeter of panel openings.

I. Test for proper adhesion of sealant on small unexposed area of solid surfacing prior to sealant installation.

J. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA - Architectural Sheet Metal Manual.
   1. Provide concealed fasteners where possible, and set units true to line and level as indicated.
   2. Install work with laps, joints, and seams to be watertight and weather resistant.
   3. Install flashing and trim as panel work proceeds.

K. Install weather tight escutcheons for pipe and conduit penetrating exterior walls.

L. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action as recommended by wall panel manufacturer.

M. Install attachment system to support panels including provisions to provide a complete weather tight wall system such as sub girts, extrusions, flashings and trim.
   1. Include attachment to supports and trims at locations using dissimilar materials.
   2. Install starter extrusion at base course and at cut panel locations.

N. Install accessories with anchorage to building, weather tight mounting, provisions for thermal expansion and coordinate installation with flashings and other components.

O. Install components required for a complete wall panel assembly including trim, copings, flashings and other accessory items.

P. Protect surfaces in contact with cementitious materials and dissimilar metals with bituminous paint; allow time to properly dry prior to wall panel installation.

Q. Fasten panels to substrate structural supports; aligned, level, and plumb.

R. Locate joints over supports and lap panel ends minimum 1 inch (25 mm). Confirm requirements with Architect prior to installation.
S. Provide expansion and control joints where indicated on Drawings.
T. Use concealed fasteners unless otherwise indicated and approved by Architect.
U. Universal Bracket: Install per manufacturers printed instructions.
V. Seal and place gaskets to prevent weather penetration; maintain neat appearance.
W. Weld connections that cannot be shop welded due to size limitations.
    1. Weld in accordance with AWS D1.1/D1.1M.
    2. Match shop welding and bolting.
    3. Clean welds, bolted connections, and abraded areas.
    4. Touch up shop primer and factory-applied finishes.
    5. Repair galvanizing with galvanizing repair paint per ASTM A780/A780M.
X. Isolate dissimilar materials with bituminous coating, bushings, grommets, or washers to prevent electrolytic corrosion.
Y. Touch-up damaged finish coating using material provided by manufacturer to match original coating.
Z. Fit exposed connections together to form tight, hairline joints per manufacturers recommendation for seismic movement or thermal expansion and contraction

3.04 TOLERANCES

A. Maximum Offset from True Alignment Between Adjacent Members Butting or In Line: 1/16 inch (1.6 mm).
B. Maximum Variation from Plane or Location Indicated on Drawings: 1/8 inch (6.4 mm).

3.05 FIELD QUALITY CONTROL

A. Field Services: Provide the services of the manufacturer for field observation of installation.
B. Barrier Wall Water-Spray Test: Test assembled area as directed by Architect for water penetration in accordance with AAMA 501.2.
C. Do not cover installed weather barriers until required inspections have been completed.
D. Obtain approval of installation procedures by barrier manufacturer based on a mock- up installed in place, prior to proceeding with remainder of installation.
E. Take digital photographs of each portion of installation prior to covering up.

3.06 CLEANING

A. Remove site cuttings from finish surfaces.
B. Remove protective material from wall panel surfaces.

3.07 PROTECTION

A. Protect installed products from damage until date of Substantial Completion.

END OF SECTION

MG McGrath
ARCHITECTURAL SURFACES

WORKMANSHIP WARRANTY

OWNER: [redacted]
ADDRESS:

PROJECT CONTRACT NUMBER: [redacted]
PROJECT ADDRESS:

DATE OF WARRANTY: [redacted]
(Date of Substantial Completion

SUBCONTRACTOR: M. G. McGrath, Inc.
ADDRESS: 1387 East Cope Avenue
Maplewood, MN 55109

PHONE NO: (651) 704-0300

CONTRACTOR: [redacted]

M. G. McGrath, Inc. ("MGM") hereby warrants the workmanship of its Work at the above project for a period not exceeding one (1) year from the Date of Warranty. It is understood that reasonable variances and tolerances not impairing the usefulness thereof shall be allowed.

For this warranty to be valid, MGM must be paid in full under the contract, notified in writing within thirty (30) days after discovery of any alleged defect, and allowed to access the property for an inspection. MGM will inspect within a reasonable time to determine if any components failed due to the workmanship described above. If after inspection, MGM has determined that a warranted condition has occurred, MGM will provide the components and/or labor to either repair or replace the condition at MGM's sole option. All corrections will be made on a prorated basis during a regular work week, at a time mutually agreeable to MGM and Owner.

No other warranty, expressed or implied, shall exist with respect to MGM. This warranty does not include labor or material replacement due to the failure of materials manufactured by others. Owner retains the exclusive obligation to report any warranty issues to the product manufacturer in accordance with the manufacturer's warranty. This warranty excludes, and MGM disclaims all liability or responsibility for components which have been subject to abuse, alteration, modification, addition, neglect, abnormal use, accident, vandalism, fire, war, flood, acts of God, forces of nature, or to which parts not supplied by MGM have been added, or to defects caused by normal depreciation or normal wear. This warranty also excludes any and all actual or alleged weathertight or airtight issues; any and all actual or alleged weathering issues; any and all actual or alleged water penetration; any and all actual or alleged leakage of water or air; damage to components caused by acts or omissions of the Owner; fire, lightning, windstorm exceeding 72 miles per hour, hailstorm, or other unusual phenomenon of the elements; movement or failure of the supporting building structure; or vapor condensation beneath the roof or wall. This warranty further excludes any actual or alleged damages to the building contents.

MGM SHALL NOT BE LIABLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

M. G. McGrath, Inc.

SIGNED: _____
Holly Ward - CFO

STEM Lands, LLC

607 SW F Street

PC Date: 7/21/2026

Staff Report Details

Project Number	(RZ26-0018)
Applicant / Current Owner	STEM Lands, LLC
Site Area	+/- **[1.04]** Acres
Current Zoning	T5.1, Town Center Low
Requested Zoning	T5.2, Town Center High
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	School: post-secondary
Related projects	CDP26-0001

Property Description

The subject property is located on SW F Street, a portion of the new STEM-U campus. This is the last parcel to seek a similar zone as the rest of the campus. The balance of the campus was rezoned with the adoption of the new UDC and zoning map. The adjacent properties are all within the Regional Center place type except for the properties to the north across SW 6th Street, which are Walkable Neighborhood place type. This rezone request is a standard review for the place type pursuant to Table 2.1 of the Bentonville Community Code.

Project Details

The applicant states that the purpose of this rezone is to achieve building height consistency across the entirety of the STEM campus.

Relationship to the Community Plan

Chapter 3 of the Community Plan sets forth the City's vision and guiding principles. The Guiding Principles are: Thoughtful Growth, Robust Economy, Welcoming and Diverse, The Bentonville Experience, and A

Relationship to the Community Plan

Great Place to Plant Roots.
The rezone is consistent with many principles of the community plan but primarily the Robust Economy principle in that the proposed educational facility will help:

- Raise the educational level of the workforce in the area,
- Provide an economic engine for "town and gown" opportunities: higher education schools serving as catalysts for research that transitions into local startup activity.
- Provide not only the jobs in the construction of the campus but also the higher level jobs needed to run the campus.

Public Comment

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

Analysis / Waivers

The following criteria is evaluated under standard review:

Orderly transition:
This rezone would present an orderly transition of intensity along the east / west axis in that the adjacent properties are already zoned T5.2 and this rezone would eliminate the dip in intensity. Along the north / south axis, the transition is orderly in that the adjacent property to the north is zoned T4.2, the next lower intensity zoning district.

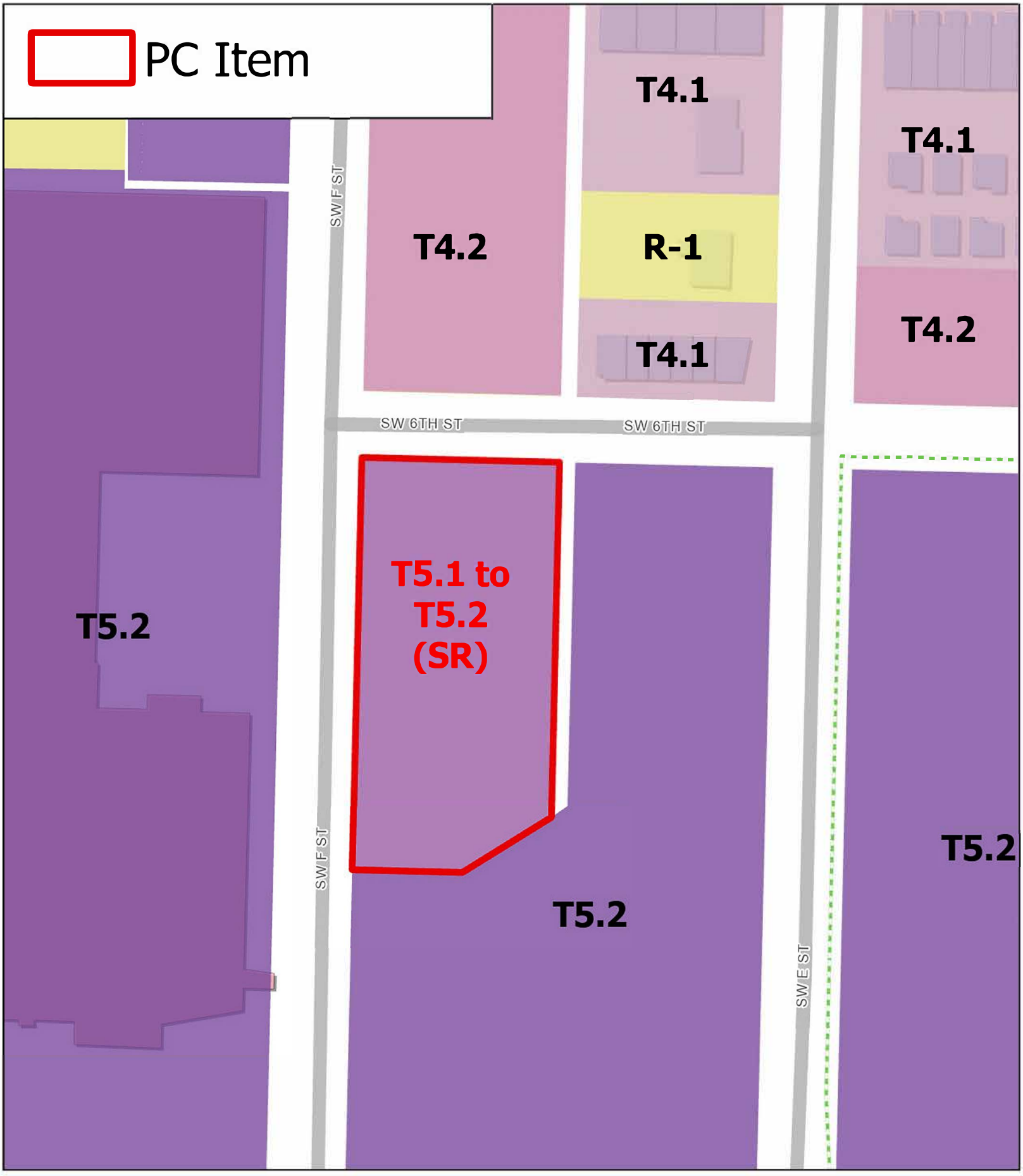
Within 1 transect of adjacent zones:
The proposed rezone is within one transect of adjacent zones.

Conclusion

Staff recommends approval of the T5.2 rezone request.

Additional Details

No additional comments from BWU.



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RZ26-0018
T5.1 to T5.2
607 SW F ST

Rezone Request Narrative

DATE: June 22, 2026

TO: Bentonville Planning Commission

FROM: Shawn Cessna, P.E.

The subject property located at 607 SW F Street, otherwise known as Lot 13, Block 11, Gilmore's Addition is currently owned by STEM Lands, LLC. The property is current zones T5.1. The applicant is requesting rezoning to T5.2.

Reason for Request

The property is part of the redevelopment of the former Walmart Home Office and is planned to become a higher education institute focused on STEM disciplines. The requested rezoning to T5.2 is necessary to support the instiurtional campus program including building configurations and height required to deliver student housing and academic facilities in a cohesive and efficient mannoer. The request provides the flexibility need to accommodate the campus form while maintaining compataility with the surrounding urban context.

Impact on the Community

The rezoning will positively impact the community by facilitating the establishment of a STEM-focused higher education campus that contributes to workforce development, innovation, and economic vitality. The institutional use will activate the site throughout the day and evening, contributing to safety, walkability, and long-term reinvestment in the area.

Standard or Enhanced Review Criteria

The property is Place Type: Regional Center based on on Future Land Use Map Category. Within City of Bentonville Community Code - Article 50-2: Table 2.1 Place Type Correlation with Zoning Districts, Regional Center with rezoning to T5.2 is Standard Review.

Future Land Use Map and Alignment Policy

The proposed rezoning is consistent with the City's Future Land Use Map and Alignment Policy. The site is identified within an area intended for higher-intensity mixed-use and institutional redevelopment consistent with its proximity to downtown Bentonville and other regional activity centers. The T5.2 designation aligns with the long-term vision for urban-scale development and supports the evolution of the area into a vibrant, walkable district.

Compatibility with Surrounding Context

The requested T5.2 zoning is compatible with nearby regional and city center zones as well as adjacent urban neighborhoods. The campus master plan incorporates building placement, streetscape design, and transition strategies that respect surrounding development patterns. Height and massing are being evaluated holistically to ensure appropriate transitions between differing intensities.

Intensity of the Zoning Requested

T5.2 zoning reflects the urban intensity appropriate for a centrally located institutional campus within a redeveloping mixed-use district. The requested designation allows the density and vertical

integration necessary to efficiently utilize the site while preserving open space, pedestrian connectivity, and high-quality urban design.

Orderly Transition of Land Use
The rezoning promotes an orderly progression of land use intensity consistent with the City's growth strategy. The transition from T5.1 to T5.2 represents a logical step within the broader redevelopment context and supports the City's objective of concentrating higher-intensity uses near established infrastructure and activity centers.

Circulation of People and Goods
The campus development plan establishes a structured and efficient circulation network designed to accommodate pedestrian, bicycle, transit, and vehicular movement. Internal streets, pedestrian pathways, and service access are organized to minimize conflicts and enhance overall mobility. The site's urban location supports multi-modal access and reduces reliance on single-occupancy vehicles.

Appropriate and Best Use of Land
Redevelopment of this historically significant site as a higher education campus represents an appropriate and forward-looking use of the property. The institutional program supports long-term community benefit, innovation, and educational advancement while honoring the legacy of the site.

Efficiency and Economy in the Development Process
Rezoning to T5.2 provides regulatory clarity and reduces the need for repeated entitlement modifications as the campus develops in phases. The designation supports a predictable and efficient development framework consistent with the City's planning goals.

Adequate Public Utilities and Facilities
The subject property is served by existing public utilities, including an 8-inch sanitary sewer line located along SW F Street and an 8-inch waterline along SW 6th Street. The surrounding infrastructure network is will need to be upgraged and these upgrades will be addressed through the standard development review process.

SNUG Properties, LLC

1108 Royal Dr

PC Date: 7/21/2026

Staff Report Details

Project Number	(RZ26-0032)
Applicant / Current Owner	Courtney Pacheco, SNUG Properties, LLC
Site Area	+/- **[.25]** Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T3.2, Neighborhood Transition
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-family dwelling
Related projects	N/A

Property Description

The public hearing for the rezone request was held on July 7, 2026 and the Commission tabled the item at that time. The applicant has since revised their rezoning request to T3.2 as per the attached narrative. The subject property is located on Royal Drive between 10th and 14th Street. It is in close proximity to Thaden School and the Walmart Campus and is near the end of a dead-end street. The current zoning of the property is R-1, Suburban Single-Family, with a Future Land Use Map designation of Walkable Neighborhood. All adjacent properties are zoned R-1 and are within the Walkable Neighborhood place type. The neighborhood is primarily single story. The standard review zoning districts within the Walkable Neighborhood place type range from T3.1 - T4.1.

Project Details

The applicant states that the purpose of this rezone is to build a high-quality single-family home and ADU on the lot.

Relationship to the Community Plan

Relationship to the Community Plan

The Community Plan seeks to add density where appropriate. The applicant has revised their T4.1 request to T3.2 based on the comments at the public hearing as this is the first rezone application on Royal Drive, an established neighborhood of mostly single-story residential with a mature tree canopy. T3.2 is on the lower end of the intensity spectrum for the Walkable Neighborhood place type, allowing time for the street grid to be repaired before intensifying the neighborhood with any higher zoning districts allowed within the palcetype.

Public Comment

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

Analysis / Waivers

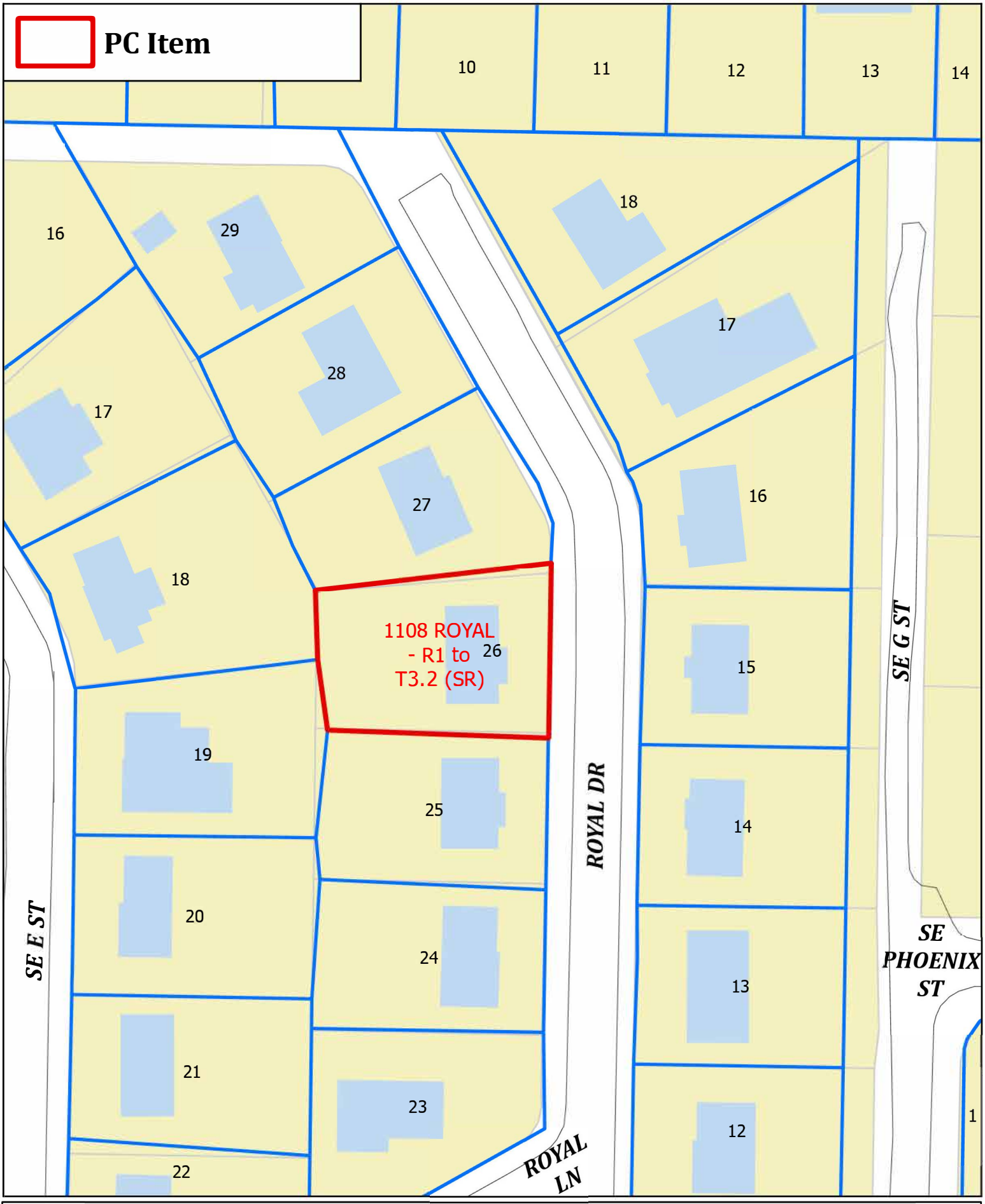
The following criteria is evaluated under standard review:
Orderly transition: The subject property is surrounded by R-1 and the Walkable Neighborhood place type. A T3.2 zoning district is an orderly transition.
Within 1 transect of adjacent zones: T3.2 is within 1 transect degree of the adjacent properties.

Conclusion

Staff recommends approval of the T3.2 zoning request.

Additional Details

No additional comments from BWU.



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RZ26-0032

THE CITY OF BENTONVILLE

Rezoning Narrative for 1108 Royal Dr, Bentonville, Arkansas

Owner/Applicant: SNUG Properties, LLC

Authorized Representatives: Courtney and Eduardo Pacheco, Owners/Members

Property Address: 1108 Royal Dr, Bentonville, AR 72712

Legal Description: Lot 26, Block 1, Royal Heights Addition, Bentonville, Benton County, Arkansas

Parcel Number: 01-04058-000

Lot Size: 0.26 acres (approximately 90 feet of frontage on Royal Dr by 134 feet of depth)

Current Zoning: R-1 (Suburban Single-Family)

Proposed Zoning: T3.2 Neighborhood Transition

1. Reason for the Rezoning Request

The intent of this rezoning request is to align the property's zoning designation with the form, character, and design standards that better fit the construction of a high-quality, single-family infill home on this established residential lot. The request to rezone from R-1 to T3.2 is not driven by a desire for higher density — the proposed use will remain a single-family home with an accessory dwelling unit (ADU) — but rather by a need for the more flexible form standards that the T3.2 district provides for traditional, walkable neighborhoods.

The existing R-1 (Suburban Single-Family) standards were drafted with suburban subdivision patterns in mind: deeper front setbacks, larger side setbacks, and form rules that produce homes set well back from the street with garage-forward facades. T3.2 (Neighborhood Transition), by contrast, was written to support the kind of street-facing, porch-fronted, pedestrian-scaled single-family homes that characterize Bentonville's most beloved older neighborhoods, while remaining a more conservative step than T4.1 Neighborhood General. T3.2's 15-foot minimum / 25-foot maximum front setback, 7-foot side setbacks, and form standards encouraging front porches and rear- or side-loaded garages will allow the proposed home to engage the street, respect neighborhood scale, and contribute positively to the public realm in a way that R-1 standards inadvertently discourage.

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

The property's Future Land Use Map (FLUM) designation supports a neighborhood-scaled Transect District at this location. Under Table 2.1 Place Type Correlation with Zoning Districts in Article 50-2 of the Bentonville Community Code, T3.2 is a Standard Review zoning district within this Place Type, consistent with City Planning staff's recommendation following Planning Commission's review of this application.

The T3.2 form standards directly implement the Place Type's design intent: a fine-grained, walkable residential pattern with houses close to the street, porches, modest setbacks, side- or rear-loaded garages, and accessory units accommodated within the block. Reclassifying this parcel to T3.2 will bring its regulatory framework into closer alignment with the neighborhood pattern and the City's long-range vision, consistent with staff's guidance that a T3-series district is the more appropriate fit for this block at this time.

3. Impact on the Community and Infrastructure

The proposed development is a single-family home with an attached or detached two-car garage and a small accessory dwelling unit (ADU) above the garage, replacing the existing residence and shed on the site. The intended use is the same use that exists today: single-family residential. Accordingly, the impact on community and infrastructure is minimal:

- **Traffic.** A single-family home with an ADU generates a trip count consistent with existing R-1 use; no measurable increase in traffic on Royal Dr or surrounding streets is anticipated.
- **Utilities.** The property is already served by existing City water, sewer, and power. Connections will be reused or upsized as needed; no extension of mains is required. Any redevelopment will obtain proper approval from the Bentonville Water Department to ensure capacity.
- **Stormwater.** The site is well within the T3.2 impervious area cap of 80%, with ample room for grading and on-site stormwater management as required by the City Engineering Department.
- **Schools and services.** Because the use remains single-family residential, no incremental demand is placed on schools, emergency services, or solid-waste collection beyond what R-1 use already produces.
- **Construction-period impacts.** Demolition of the existing structures and construction of the new home will follow standard City permitting, dust- and erosion-control, and right-of-way protection requirements.

4. Compatibility with Surrounding Context

Royal Heights is an established residential block of one- and two-story homes generally in the 1,000–2,000 square foot range. The proposed project reflects that established pattern: per current architectural plans (SHM Architects, dated July 1, 2026), the main structure totals approximately 2,990 square feet across two stories, with a detached garage and an 850 square foot ADU above it — well within the Community Code's ADU cap of 1,000 square feet or 75% of the principal dwelling's floor area (2,243 square feet here), whichever is less. The combined footprint of the house and garage occupies roughly 27% of the lot, well below T3.2's 55% maximum building footprint standard.

5. Intensity of Requested Zoning

T3.2 sits one step below T4.1 Neighborhood General and one step above T3.1 Neighborhood Edge within the Neighborhood Transect category, representing an even more conservative, context-appropriate adjustment from R-1 than a higher-intensity district would provide. The district is explicitly designed for established single-family neighborhoods in transition, not for downtown-density redevelopment. The proposed use under T3.2 — one single-family home plus one ADU on a 0.26-acre lot — is fully consistent with the existing development pattern on the block and well below the maximum intensity the district allows. The change in zoning is one of form, not of land-use intensity.

6. Orderly Transition of Land Use

This rezoning supports an orderly transition of land use by applying form standards that match how the neighborhood is already being lived in and how the City's long-range plans envision it evolving. T3.2 is a measured, sympathetic step from R-1 toward a more pedestrian-oriented form, consistent with City Planning staff's recommendation following Planning Commission's review.

7. Circulation of People and Goods

The property is located approximately 1.2 miles from downtown Bentonville and is well connected to the City's street grid, sidewalks, and trail network. The T3.2 form standards (front porches, garages off the street, modest front setbacks) produce streetscapes that are more comfortable for walking and biking than typical suburban setbacks. Reclassification to T3.2 thus supports the City's multimodal transportation goals at the block scale, without altering vehicle trip counts.

8. Appropriate and Best Use of Land

Single-family residential is the appropriate and best use of this parcel. The requested rezoning does not change that use; it changes the regulatory framework so that the single-family use can be built in a form better suited to the neighborhood. Given the lot's established residential context, its proximity to downtown amenities and trails, and the existing utility infrastructure, T3.2 enables a use pattern that is economically efficient, environmentally responsible, and contextually appropriate.

9. Efficiency and Economy in the Development Process

Rezoning to T3.2 uses existing utilities, existing street access, and an existing developed lot; no new public investment is required to support the proposed development. Replacing the existing residence and shed with a new single-family home and ADU is an example of the kind of infill the City's plans actively encourage: reinvestment in already-served land that minimizes outward expansion of City services.

10. Adequate Public Utilities and Facilities

The property is fully served by existing City utilities, including water, sewer, electricity, gas, and telecommunications. Roadway access from Royal Dr is established. No additional public improvements are required to accommodate the proposed development under T3.2 standards. Any service upsizing (for example, a larger water service line for an ADU) will be coordinated with and approved by the appropriate City departments at the building-permit stage.

11. Standard Review Criteria

The parcel's FLUM Place Type designation supports Transect District zoning at this location, and T3.2 is classified as a Standard Review (SR) zoning district within this Place Type under Table 2.1 Place Type Correlation with Zoning Districts. Because T3.2 is a Transect District, Sec. 50-709(e)(1)(a)(1) of the Bentonville Community Code establishes two review criteria, addressed in turn below.

Criterion 1: Orderly transition of intensity from the center to the edge of the place type [Sec. 50-709(e)(1)(a)(1)(i)]. The Neighborhood Place Type is designed to accommodate a range of low- to moderate-intensity residential forms, transitioning gradually from higher-intensity Place Types toward the lower-intensity edges of the neighborhood. T3.2 sits near the lower-intensity end of the Transect spectrum within this Place Type — one step above T3.1, the lowest-intensity Transect District available — and is well suited to the edge condition this parcel represents: an established single-family block roughly 1.2 miles from downtown, bordered by similar single-family lots on all sides. Rezoning the parcel to T3.2 places it appropriately at the lower end of the Place Type's intensity spectrum, supporting an orderly gradient from more intensive Transect Districts closer to the center toward the established single-family fabric at the edge. The proposed development is one single-family home with one small accessory dwelling unit and reflects this edge-of-place-type intensity in practice.

Criterion 2: Within one (1) transect degree of the zoning of adjacent properties [Sec. 50-709(e)(1)(a)(1)(ii)]. The properties adjacent to 1108 Royal Dr are currently zoned R-1 (Suburban Single-

Family). R-1 is a legacy conventional district rather than a Transect District, so a literal degree-by-degree comparison is not directly available. The applicant respectfully submits that T3.2 nonetheless satisfies the intent of this criterion for the following reasons:

1. T3.2 sits close to the surrounding R-1 fabric in the Transect sequence, separated from R-1 by only the T3.1 Neighborhood Edge district. The permitted use under T3.2 in this application is a single-family home with one ADU — the same use already established on the adjacent R-1 properties.
2. The form differences between T3.2 and R-1 (front setback range, porch encouragement, side- or rear-loaded garages) are intentionally context-sensitive and produce a building envelope that is smaller and more street-engaged than R-1 would otherwise permit. The rezoning does not introduce intensity differences between the subject parcel and its neighbors; it produces a building form that better matches the established neighborhood than R-1 would.
3. The Future Land Use Map designates the parcel and the surrounding block for neighborhood-scaled residential form, signaling the City's long-range intent for this area to evolve toward the form standards that Transect Districts in this Place Type provide. City Planning staff has confirmed T3.2 as the recommended, Standard Review-eligible district for this location following Planning Commission's review of the application.

The application does not invoke any of the listed exceptions to the one-transect-degree rule (significant natural barriers, arterial separation, or a site under 600 feet deep abutting an arterial proposed for T5.1 or T5.2). Approval is sought on the basis that T3.2 is a close Transect-District analog to surrounding R-1 zoning and that the rezoning supports rather than disrupts the neighborhood's established pattern.

Additional applicability note [Sec. 50-709(e)(1)(b)]. The subject parcel is 0.26 acres, well below the forty (40)-acre threshold that would trigger Table 3.1 Zoning Mix for Subdivisions over 40 Acres. That criterion is therefore not applicable to this application.

12. Conclusion

Rezoning 1108 Royal Dr from R-1 to T3.2 is consistent with Bentonville's Future Land Use Map, the Place Type Correlation table in Article 50-2, and the City's broader goals for context-sensitive infill, walkable neighborhoods, and a diverse housing stock, as well as City Planning staff's recommendation following Planning Commission review. The request does not change the use of the property. It remains single-family residential, but it brings the form standards governing that use into alignment with how Bentonville actually wants its established neighborhood streets to look and function. This rezoning will allow a thoughtful, neighborhood-scaled custom home and small accessory dwelling unit to be built in a way that respects the character of Royal Heights and contributes positively to the surrounding community.

The applicant respectfully requests approval of this rezoning request.

Respectfully submitted,

Courtney and Eduardo Pacheco

Owners of Snug Properties LLC

1108 Royal Drive

Bentonville, AR 72712

479-790-4727

Courtpach@gmail.com & eddiepach@gmail.com