

LANTERNS ON 4TH

(BENTONVILLE PROJECT #LSD24-00XX)
BENTONVILLE, AR 72712

LARGE SCALE DEVELOPMENT

MARCH 29, 2024

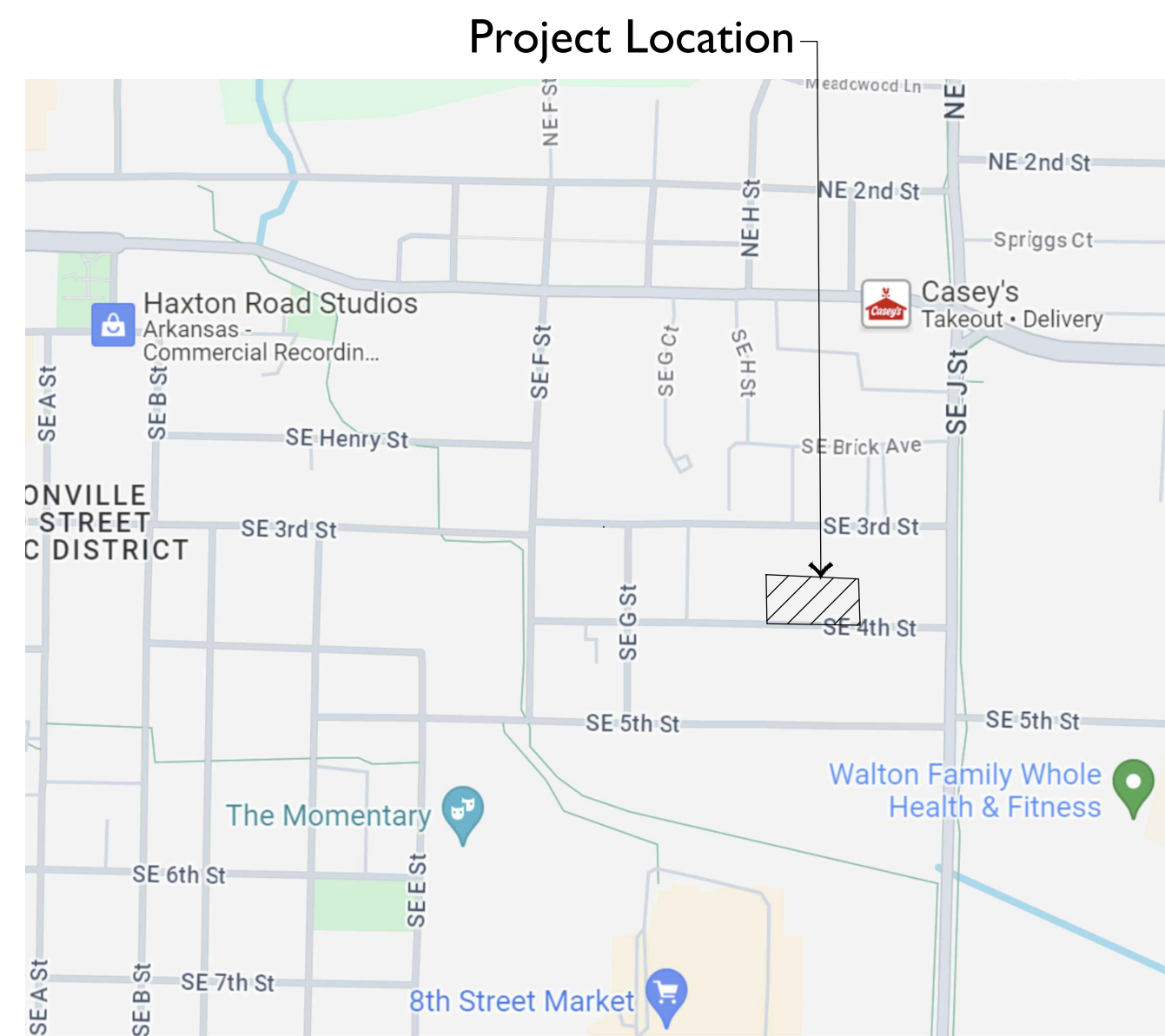
issue for review:

issue for pricing:

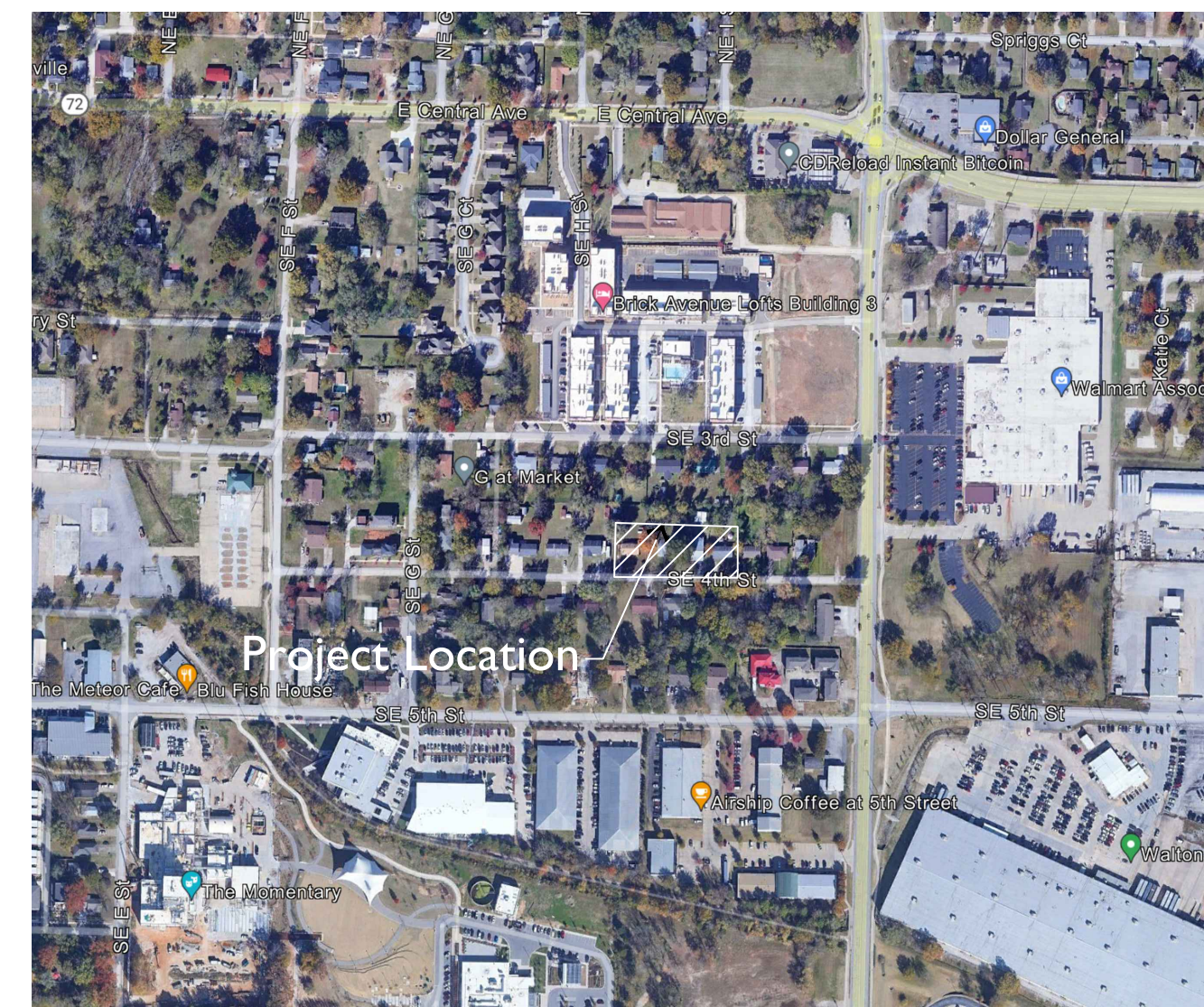
issue for construction:

revisions:

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architecture
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VICINITY MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE



CONTACTS:

OWNER:
MARKET DISTRICT II, LLC
PO BOX 2275
BENTONVILLE, AR 72745

ARCHITECT:
MODUS STUDIO
CHRIS BARIBEAU, AIA
15 N. CHURCH AVE., #102
FAYETTEVILLE, AR 72701

SURVEYOR:
BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
479.442.9350

LANDSCAPE:
ECOLOGICAL DESIGN GROUP, INC.
LESLIE TABOR, PLA
216 W BIRCH ST,
ROGERS, AR 72756
LTABOR@ECOLOGICALDG.COM
870.715.9894

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

PROJECT NOTES

- 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.
- 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.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAYE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
- IF THIS PROJECT REQUIRES ANY ROAD CLOSURES OF ANY TYPE OR DURATION, IT WILL REQUIRE AT LEAST 10-DAY NOTICE TO THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

SITE SUMMARY

ZONING: PLANNED UNIT DEVELOPMENT (PUD)
USE: MULTI-FAMILY
AREA: 1.38 AC
UNITS: 156

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	60,228 SF
LOT AREA MAX:	NONE	60,228 SF
LOT WIDTH MIN:	NONE	390 FT
LOT WIDTH MAX:	NONE	390 FT
LOT DEPTH MIN:	NONE	131 FT
LOT IMPERVIOUS COVERAGE MAX:	NONE	74%
BUILDING COVERAGE MAX:	NONE	69%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	0'	0'
FRONT YARD MAX:	0'	0'
SIDE YARD MIN:	10'	9' +/-
REAR YARD MIN:	10'	20' +

SHEET INDEX

Sheet Number	Sheet Title
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C1.00	SITE PLAN
C1.01	SITE PLAN - LEVEL 01
C2.00	UTILITY PLAN
C3.00	GRADING AND DRAINAGE PLAN
C4.00	EROSION CONTROL PLAN
C4.01	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C1.00	LANDSCAPE PLAN
L2.01	LANDSCAPE DETAILS AND NOTES

SUPPLEMENTAL SHEETS

DRAWING LIST	SHEET TITLE
SHEET 1 OF 1	SURVEY
SHEET 1 OF 3	ELECTRIC DETAILS
SHEET 2 OF 3	ELECTRIC DETAILS
SHEET 3 OF 3	ELECTRIC 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
SHEET 1 OF 1	ARCHITECTURAL ELEVATIONS
SHEET 1 OF 1	BUILDING CODE STUDIES

PLAT NOTES:

- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. 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.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- OWNER/DEVELOPER SHALL COORDINATE ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRICAL SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72703, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com or Layne Rhodes, Office: (479)442-1977

Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479)263-7057, chad.hodge@cox.com or Timothy Goss, (479)651-5583, timothy.goss@cox.com

Building and Fire Safety: City of Bentonville, Brad Arnold, Division Chief/Fire Marshall, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108, jafeemster@bentonvillear.com

Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130, todavis@bentonvillear.com

Water Dept.: City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140

Wastewater Dept.: City of Bentonville, Chris Earl, 1901 N.E. "A" Street, Bentonville, AR 72712, (479) 271-3160

Electric Dept.: City of Bentonville, Charlie Barnes, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-3159, cbarnes@bentonvillear.com

Planning Dept.: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, toverstreet@bentonvillear.com

City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)-271-5993, enorvell@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

Building and Fire Safety: City of Bentonville, Brad Arnold, Division Chief, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108, jafeemster@bentonvillear.com

PARCEL #765-14008-000 FURTHER DESCRIBED FROM 2022-4505 AS:
LOTS 9 AND 10 AND PART OF LOT 8 OF EAST SIDE FIRST ADDITION, AND ALSO LOTS 11 AND 12 OF SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 OF SECOND EAST SIDE ADDITION AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECOND EAST SIDE ADDITION S88°05'29"E 180.12' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 10 OF EAST SIDE FIRST ADDITION, THENCE ALONG THE NORTH LINE OF SAID EAST SIDE FIRST ADDITION S88°06'20"E 209.97', THENCE LEAVING SAID NORTH LINE S03°45'20"W 154.46' TO THE NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N03°40'50"E 154.57' TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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)

Lanterns on 4th
1005 SE 4th Street, Bentonville AR, 72712

REFER TO SHEETS C0.00 - C0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

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contents:

COVER SHEET

design: 50% CD

date: 2024.03.29

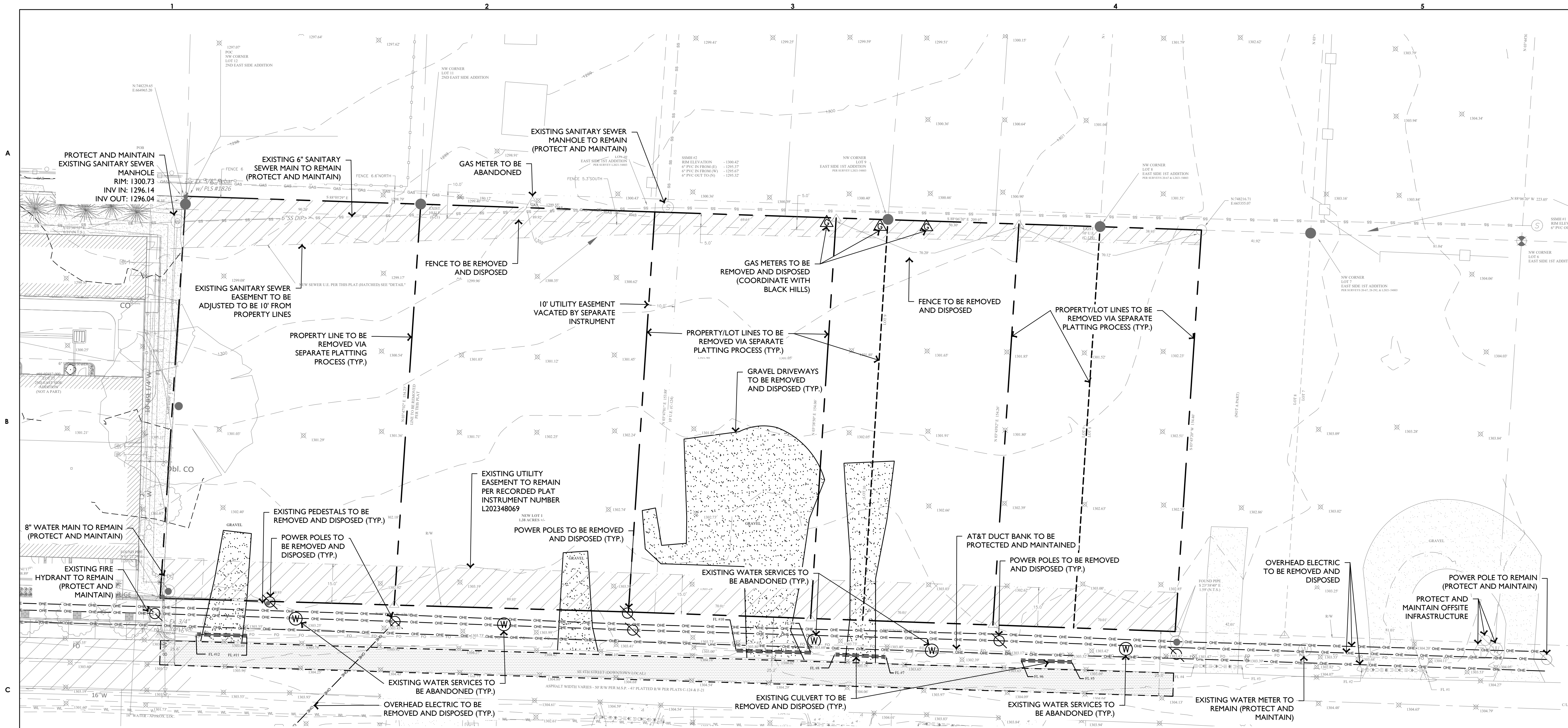
project: 23.15

C0.00

issue for review:
 issue for pricing:
 issue for construction:
 revisions:

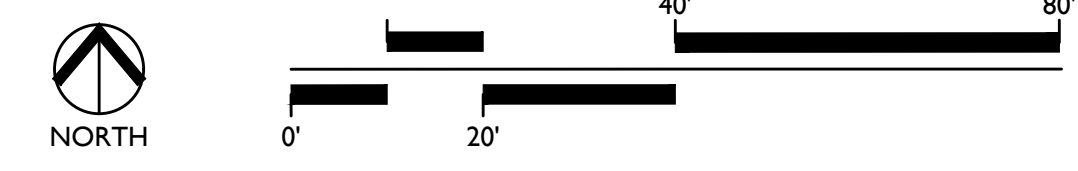
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Lanterns on 4th
 1005 SE 4th Street, Bentonville AR, 72712



1 DEMOLITION PLAN

SCALE: 1" = 20'-0"



DEMOLITION NOTES:

- DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
- CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
- CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
- 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.
- STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.
- LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.
- ALL EXISTING SANITARY SEWER SERVICES WITH THE PROJECT BOUNDARY SHALL BE ABANDONED AT THE MAIN.

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- ⊕ FOUND 1/2" REBAR
- ⊕ COMPUTED POINT
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ WATER METER
- ⊕ SEWER CLEANOUT
- ⊕ SANITARY SEWER MH
- ⊕ POWER POLE
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ SPOT ELEVATIONS

PROPOSED DEMOLITION LEGEND

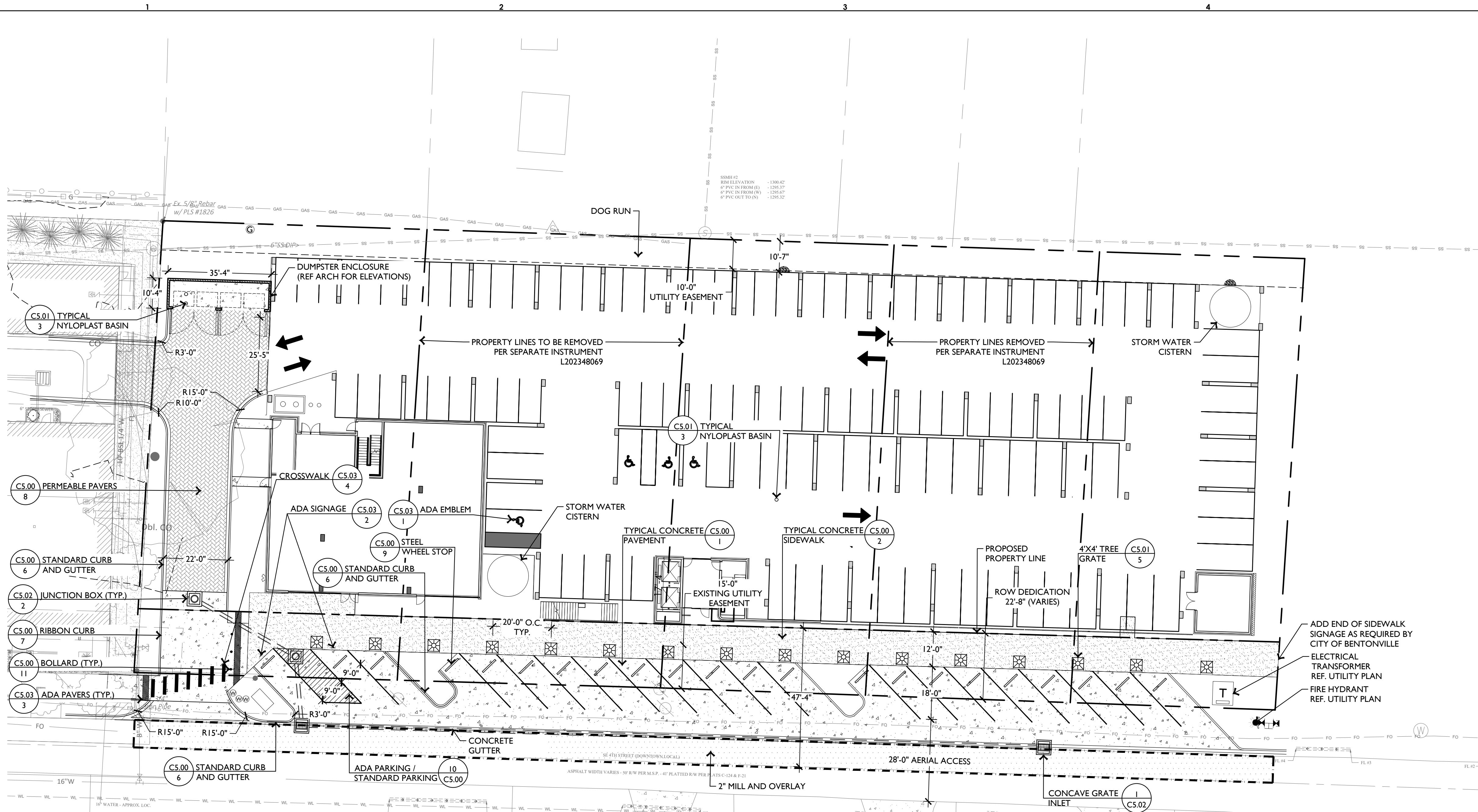
- ▨ GRAVEL REMOVAL AREA
- ▨ MILL & OVERLAY AREA
- SAWCUT PAVEMENT LINE

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contents:
 DEMOLITION PLAN
 design: 50% CD
 date: 2024.03.29
 project: 23.15

C0.10



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- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED SITE PLAN LEGEND

- === PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- ▨ VEHICULAR CONCRETE PAVING
- ▨ PEDESTRIAN CONCRETE PAVING
- ▨ ASPHALT PAVEMENT
- ▨ PLANTING AREA
- ▨ PERMEABLE PAVERS
- ▨ MILL AND OVERLAY

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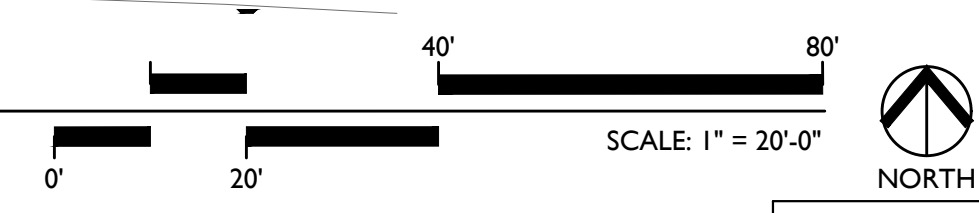
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1 SITE PLAN

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED 08/08/2023.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



SITE SUMMARY	
ZONING	P.U.D.
SITE AREA (EXCLUDING DEDICATED R.O.W)	1.18 AC
LAND AREA / DWELLING UNIT	XXX SF
LOT WIDTH	389'
LOT COVERAGE MAX CORNER	0.93 AC (79%)
SETBACKS	
FRONT YARD	0'
WEST SIDE YARD (MULTIFAMILY RESIDENTIAL)	MIN. 38'
EAST SIDE YARD (MULTIFAMILY RESIDENTIAL)	MIN. 9.5'
REAR YARD (SINGLE FAMILY RESIDENTIAL)	MIN. 9.5'
OPEN SPACE	.25 ACRES (21% OF SITE)

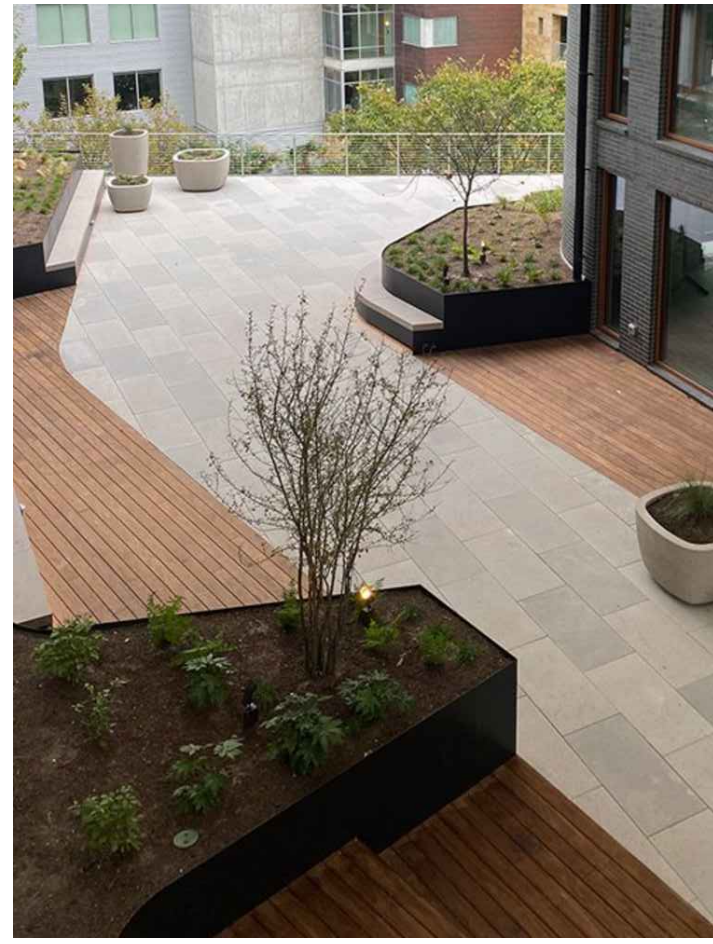
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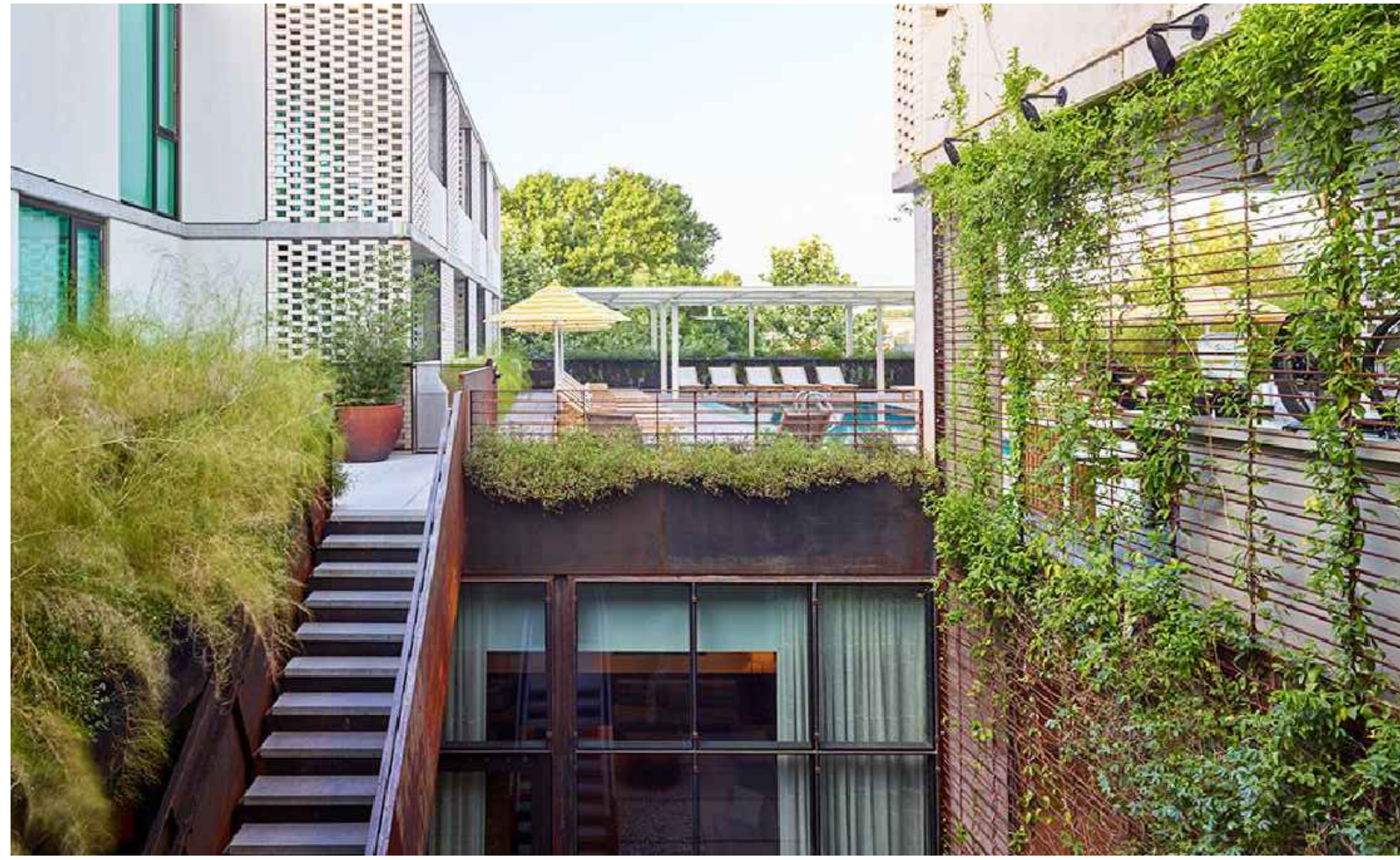
contents:
 SITE PLAN
 design: 50% CD
 date: 2024.03.29
 project: 23.15

C1.00

- RAISED STEEL PLANTERS
- WOOD DECK
- CONCRETE PAVERS



- IVY WALL
- STAIRCASE CONNECTION TO STREET



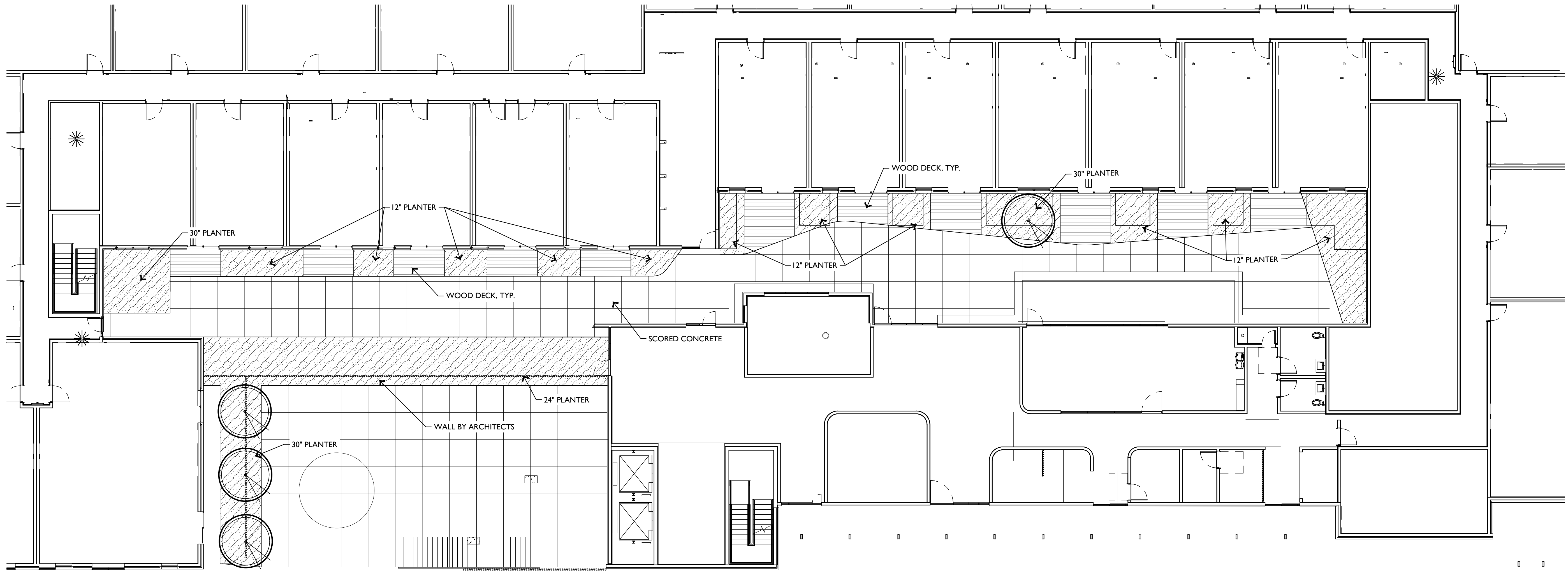
- RAISED STEEL PLANTERS
- UNIT ENTRIES



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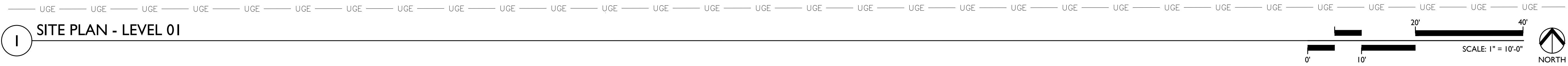


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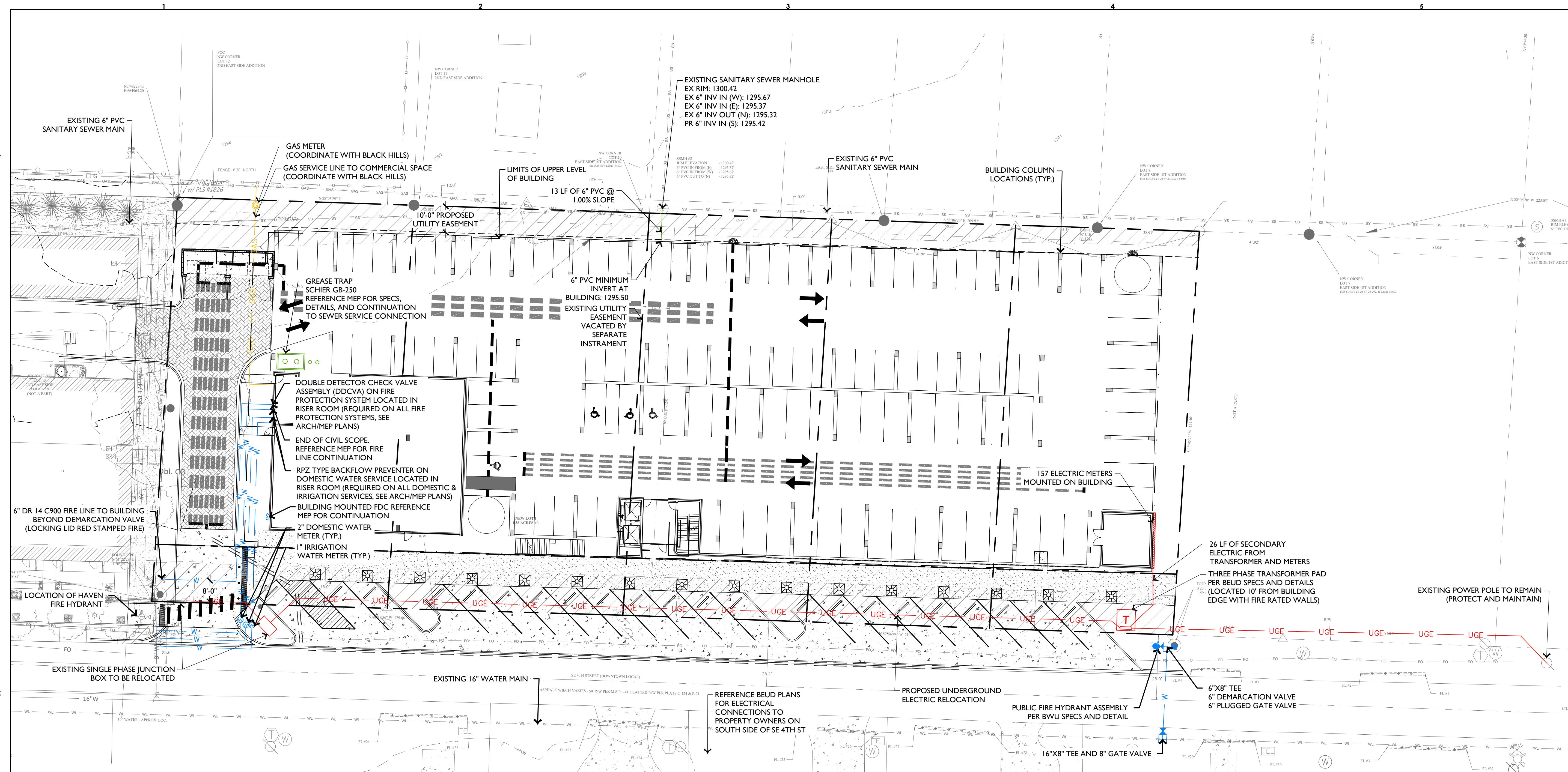
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1 SITE PLAN - LEVEL 01

C1.01



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UTILITY PLAN

- UTILITY NOTES:**
- EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
 - ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH CITY OF BENTONVILLE STANDARD WATER UTILITIES DEPARTMENT SPECIFICATIONS 2021 AND DETAILS, AND SHALL BE COORDINATED WITH BENTONVILLE WATER UTILITY.
 - THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH BENTONVILLE WATER UTILITY.
 - PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
 - ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
 - 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 2021.
 - 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.
 - ALL INSTALLATIONS SHALL MEET THE CITY OF BENTONVILLE 2021 WATER AND SEWER SPECIFICATIONS.

EXISTING LEGEND

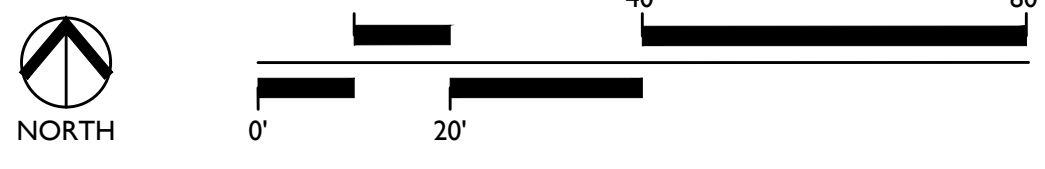
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- ⊕ GAS METER
- ⊕ SPOT ELEVATIONS

PROPOSED UTILITY LEGEND

- WATER LINE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FDC
- ⊕ FIRE HYDRANT
- SS SANITARY SEWER
- UNDERGROUND ELECTRIC LINES/CONDUIT
- OHE OVERHEAD ELECTRIC
- ⊕ TRANSFORMER AND CONCRETE PAD
- FO FIBER LINE
- COMM COMMUNICATION LINE
- GAS GAS LINE
- ⊕ GAS METER

PROPOSED AVERAGE SEWER DESIGN FLOW: 22.26 gpm
 PROPOSED PEAK SEWER DESIGN FLOW: 86.92 gpm

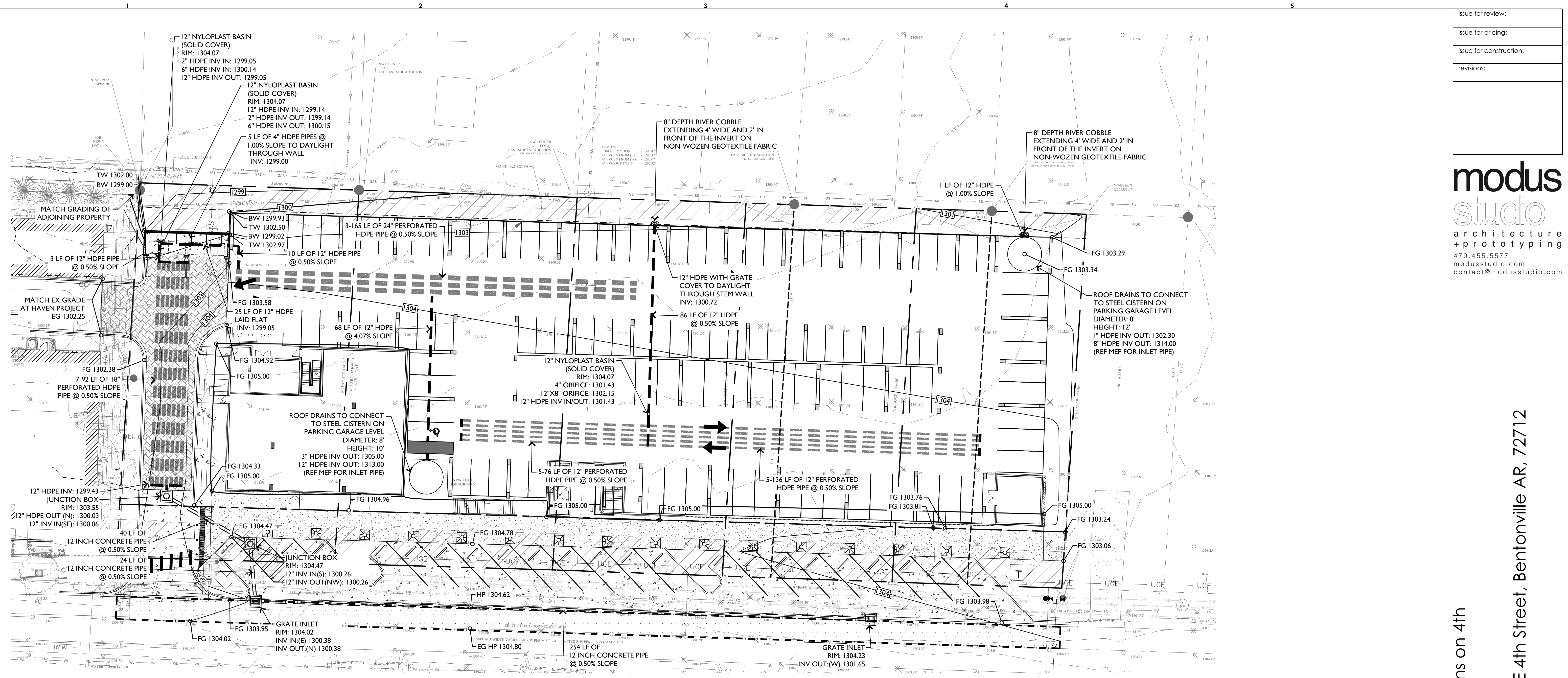
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 project: 23.15

C2.00

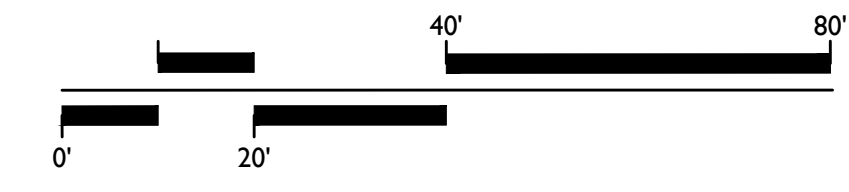


1 GRADING & DRAINAGE PLAN

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.

SCALE: 1" = 20'-0"



EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED GRADING & DRAINAGE LEGEND

- CONCAVE GRATE INLET
- JUNCTION BOX
- NYLOPLAST CATCH BASIN
- HDPE STORM PIPE
- PERFORATED HDPE STORM PIPE
- RCP/RCHP STORM PIPE
- [311] PROPOSED 1 FT. CONTOUR ELEVATION
- [315] PROPOSED 5 FT. CONTOUR ELEVATION
- XXXX.XX SPOT ELEVATIONS

issue for review:
issue for pricing:
issue for construction:
revisions:

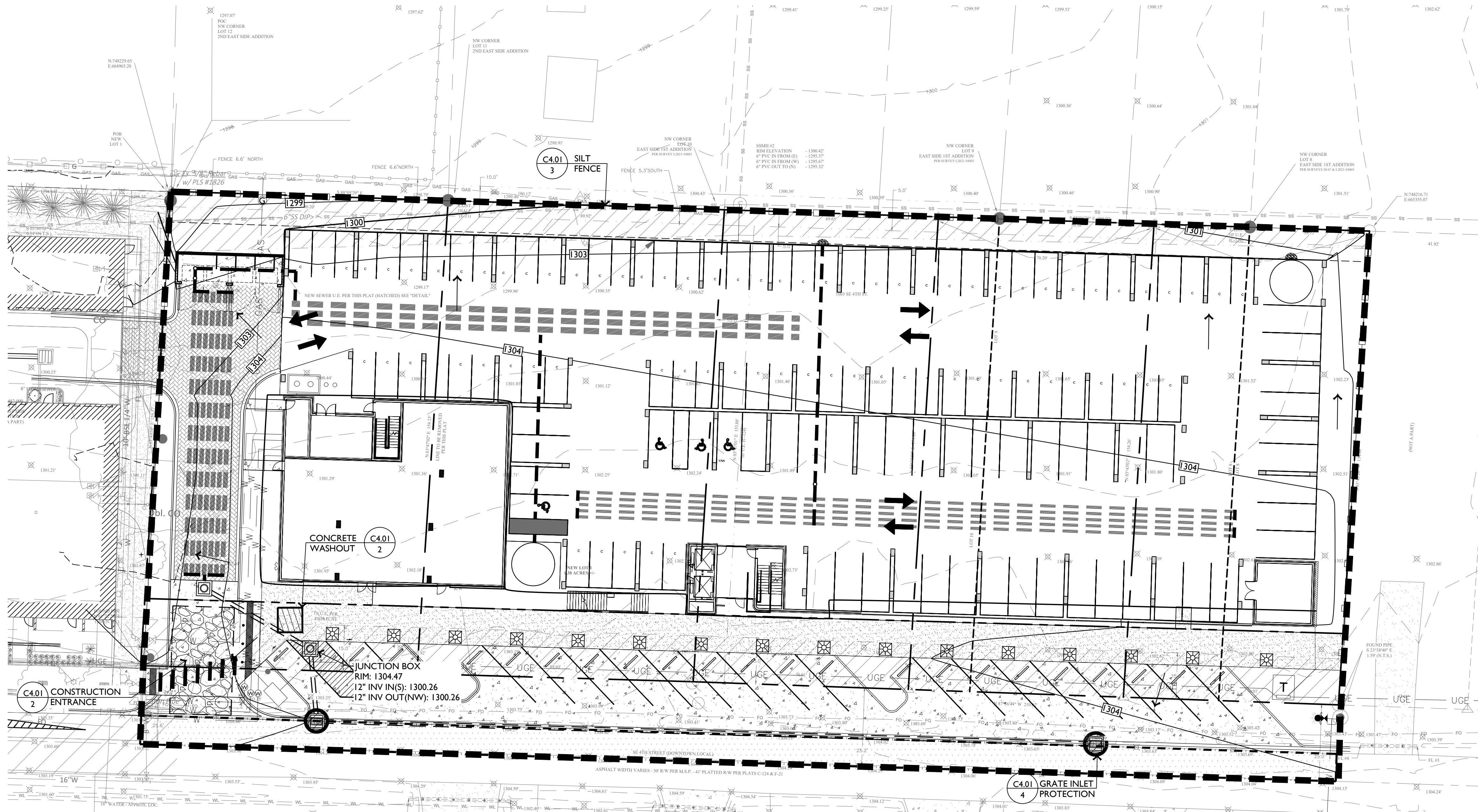
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contents:
 GRADING & DRAINAGE PLAN
 design: 50% CD
 date: 2024.03.29
 project: 23.15

C3.00



PROPOSED EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- WIRE REINFORCED SILT FENCE
- GRATE INLET PROTECTION
- LIMITS OF DISTURBANCE
- FLOW ARROW

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
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issue for construction:
revisions:

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1 EROSION CONTROL PLAN

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 WEEKLY AND FLOWING RAINFALL EVENTS OF 0.5 INCHES THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.

15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT). PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.
19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
20. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
22. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH ADEQ CONSTRUCTION STORMWATER PERMIT.
23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

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 PROCESS.
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.

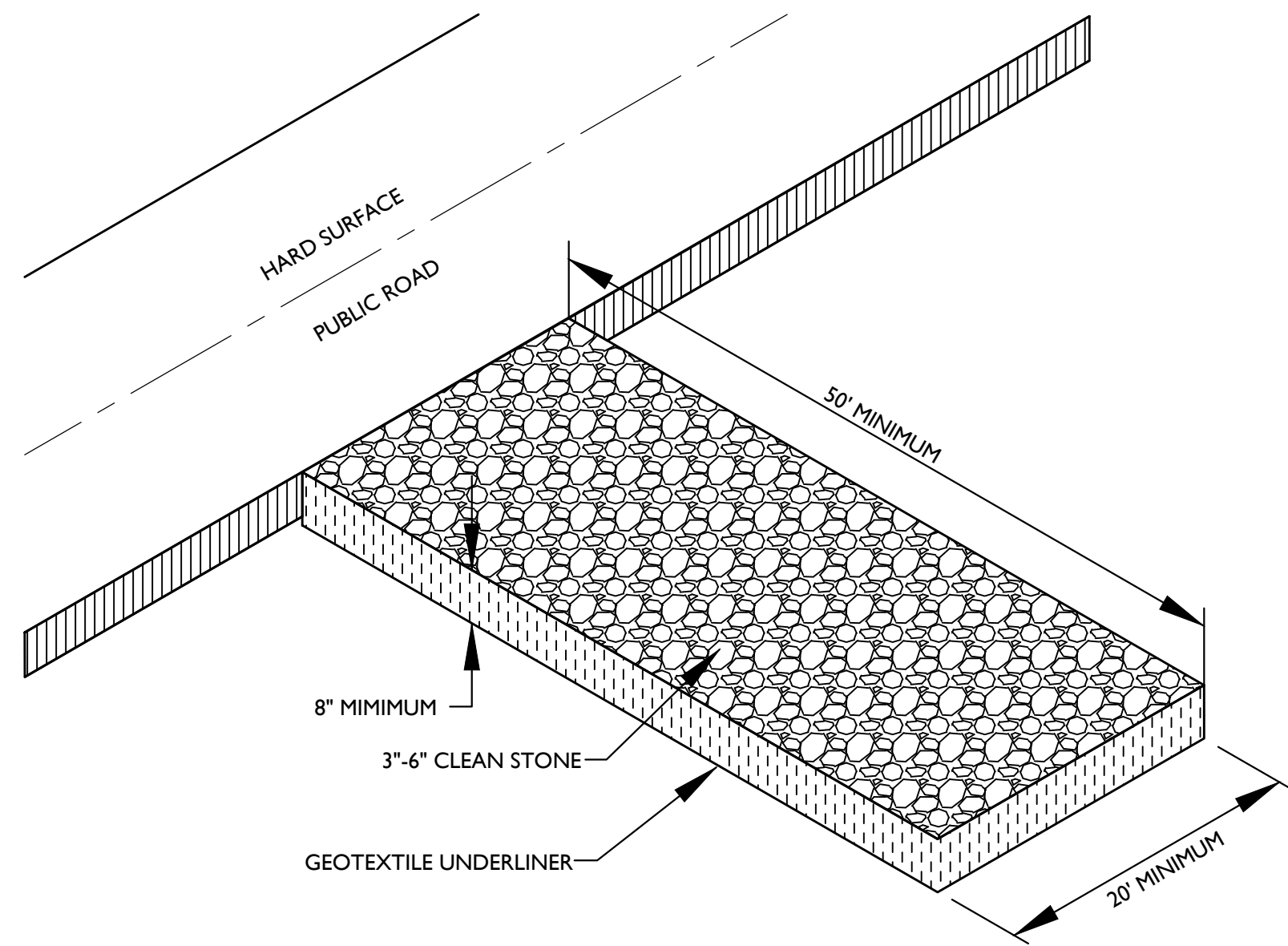
DISTURBED AREA: 1.61 AC

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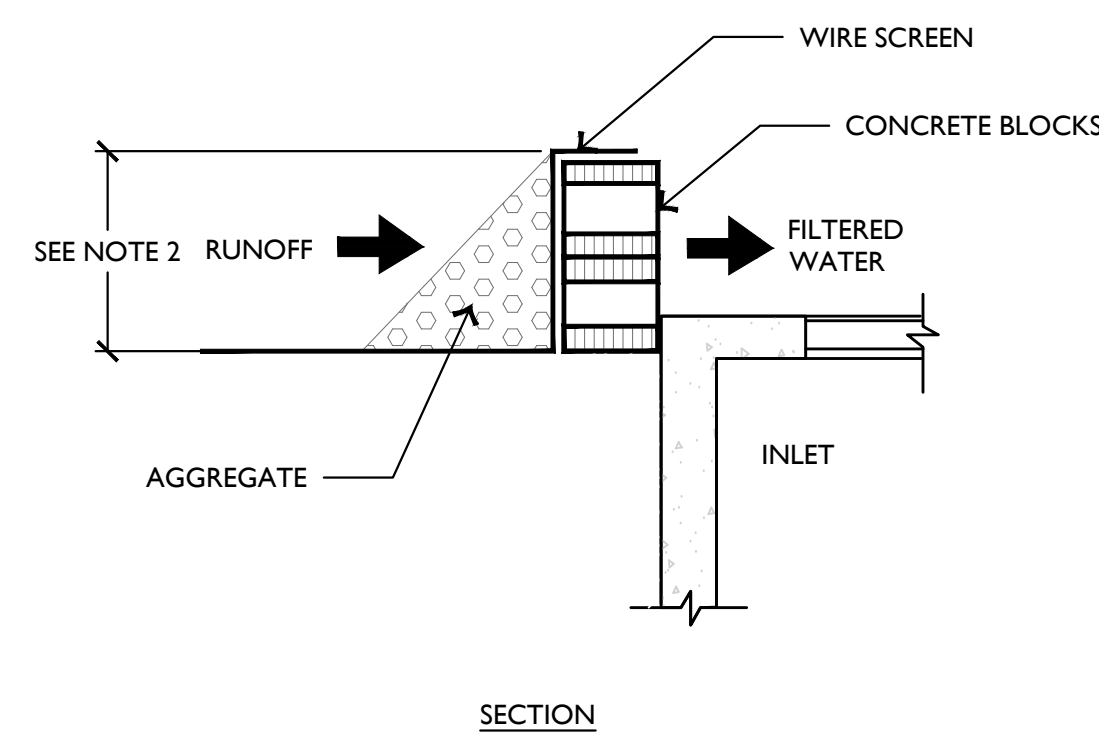


CONSTRUCTION EXIT NOTES

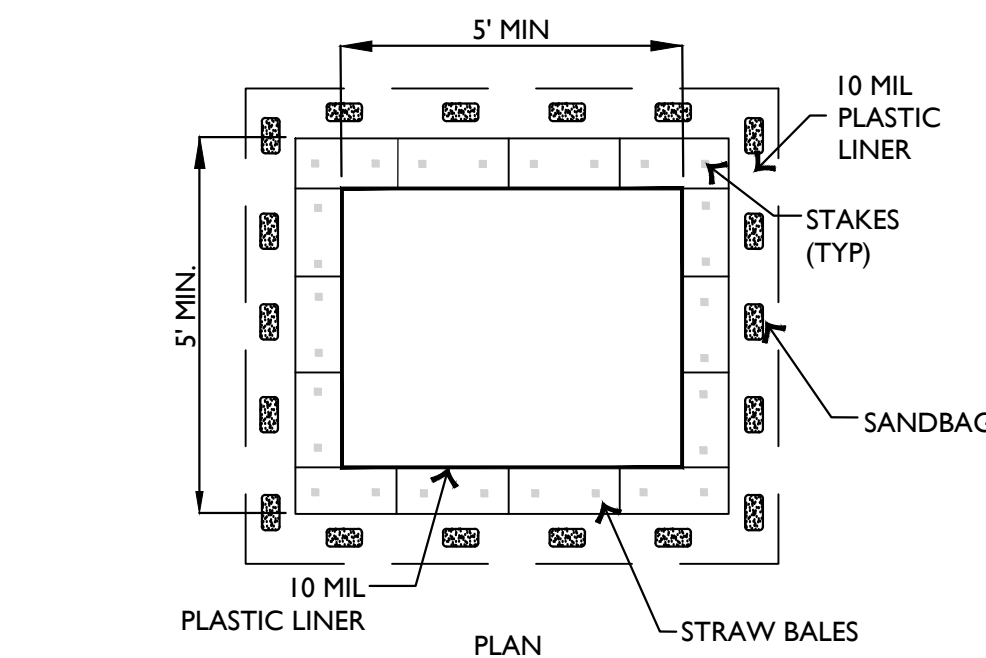
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

1 CONSTRUCTION ENTRANCE

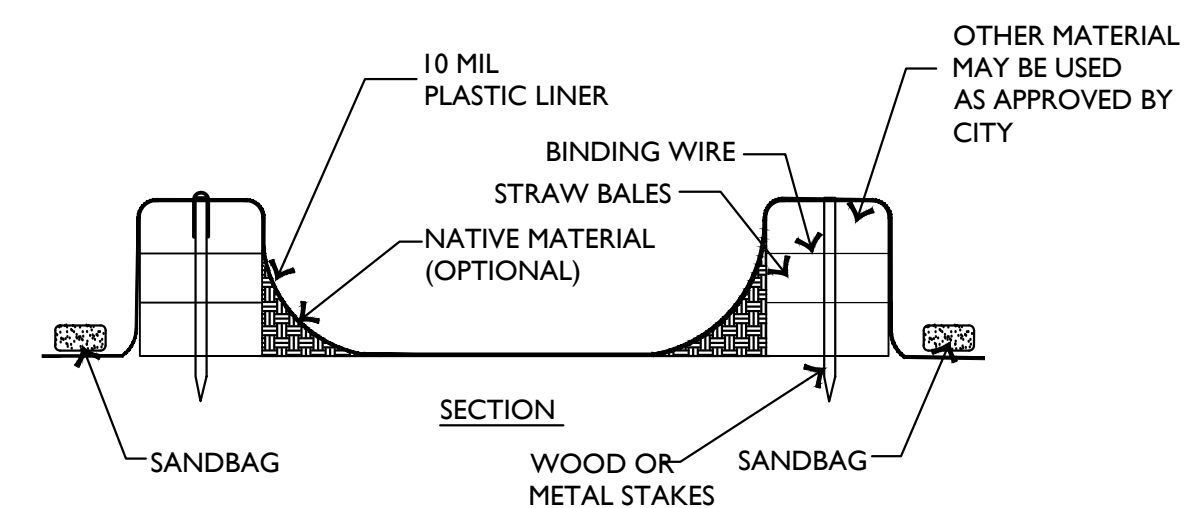
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SECTION



PLAN



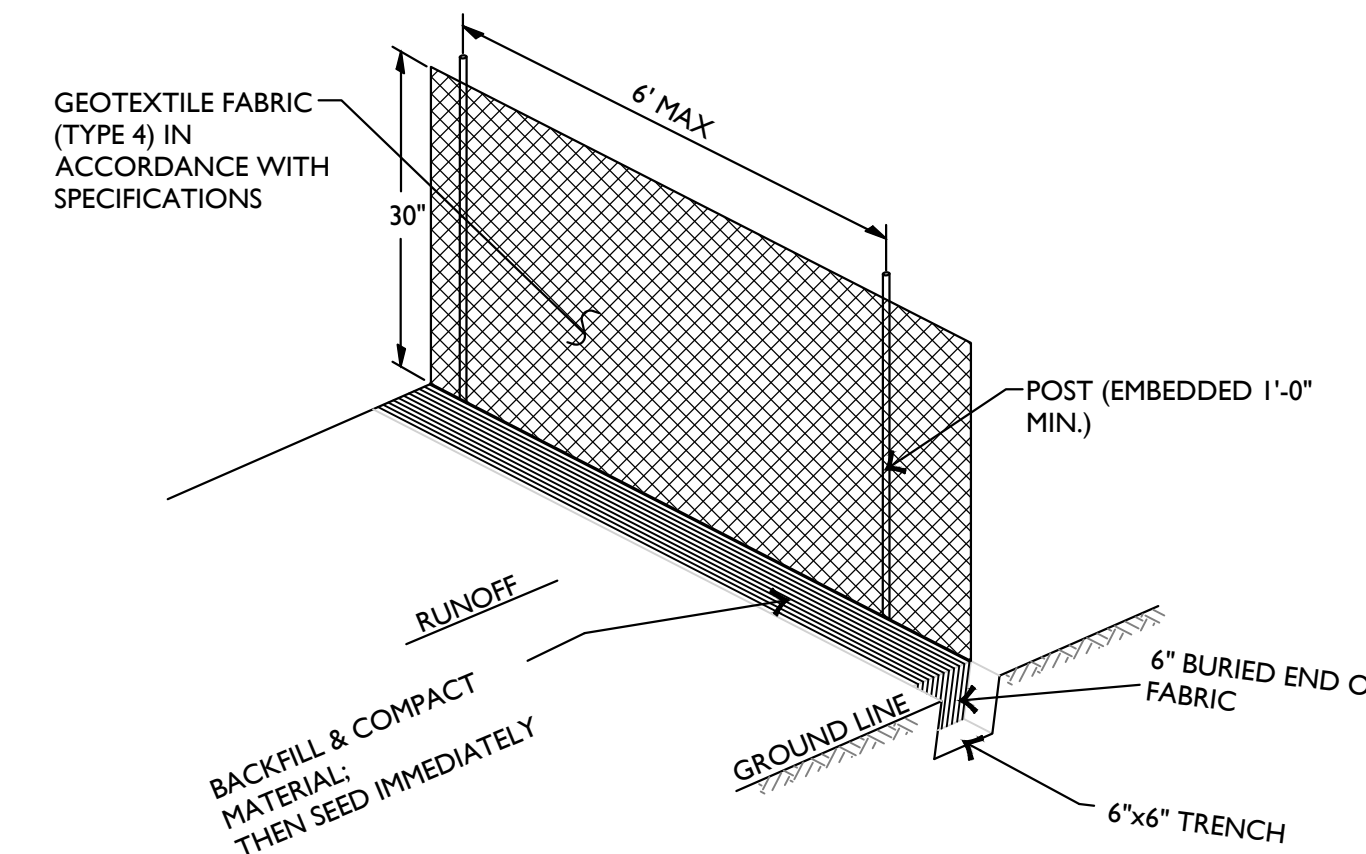
SECTION

WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

2 CONCRETE WASH OUT (ABOVE GROUND)

NOT TO SCALE

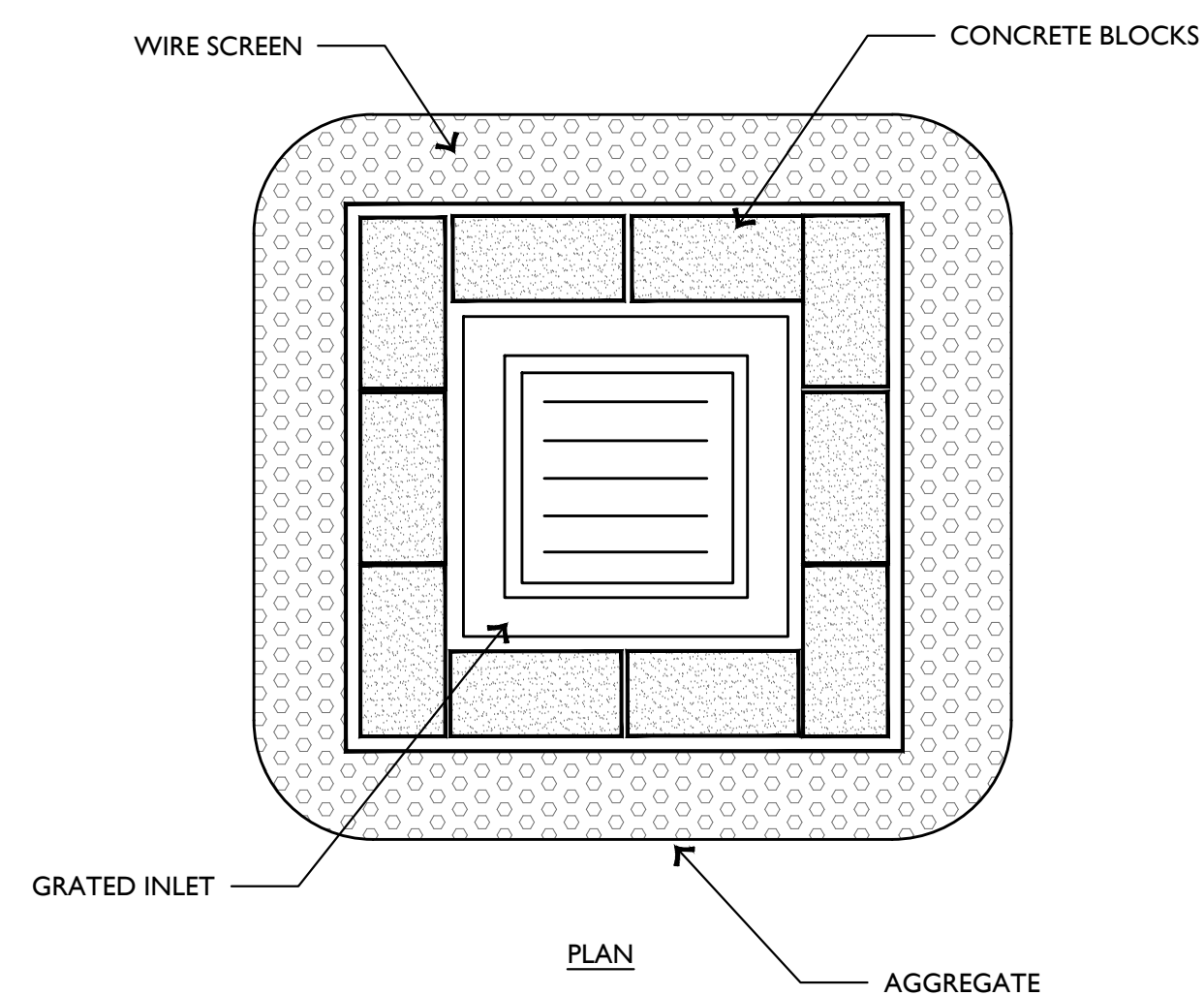


SILT FENCE NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

3 SILT FENCE

NOT TO SCALE



PLAN

4 GRATE INLET PROTECTION

NOT TO SCALE

issue for review:

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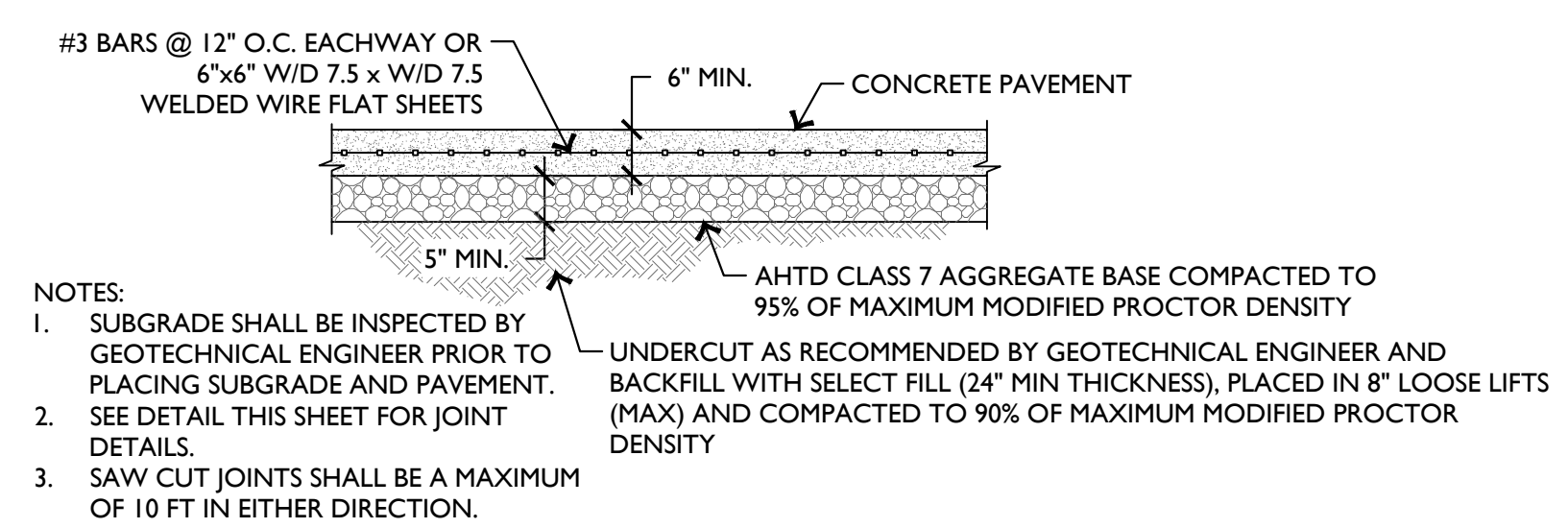
EROSION CONTROL DETAILS

design: 50% CD

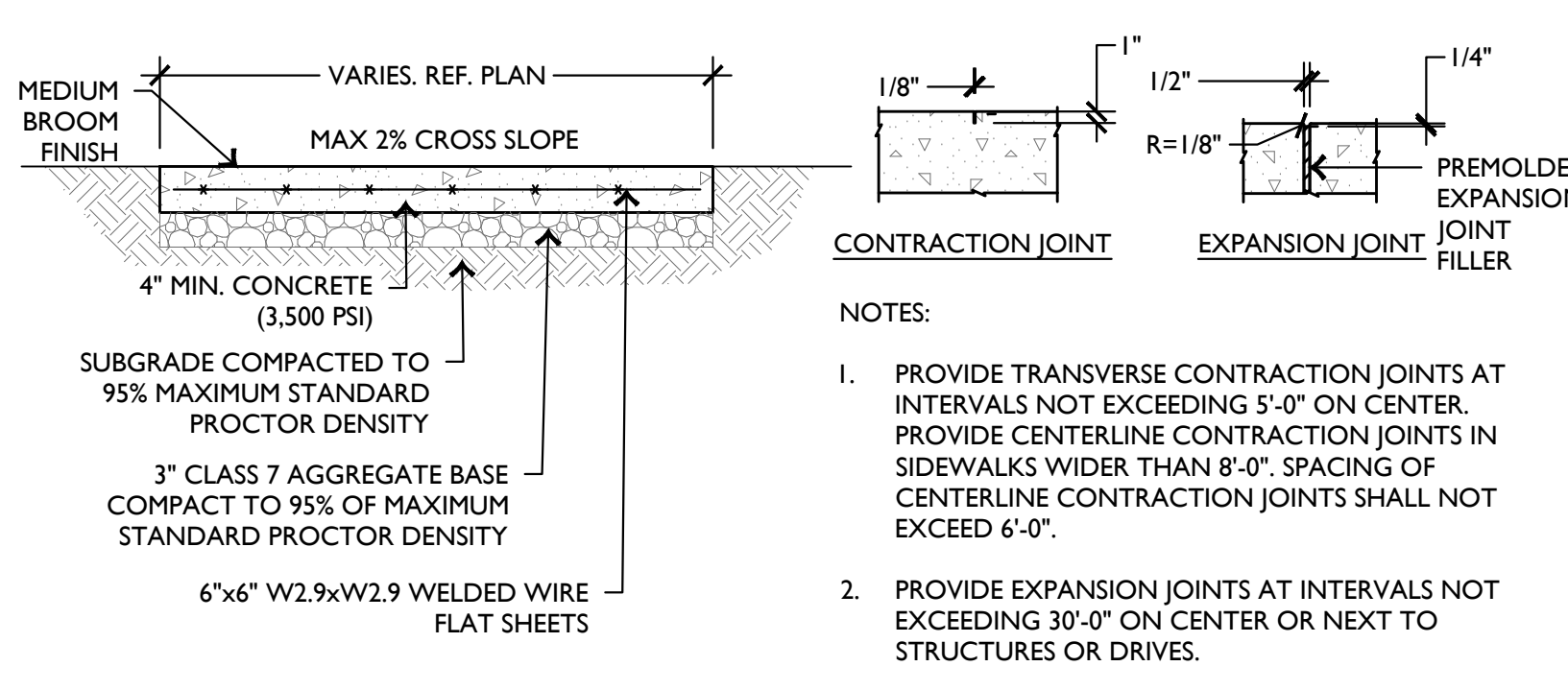
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project: 23.15

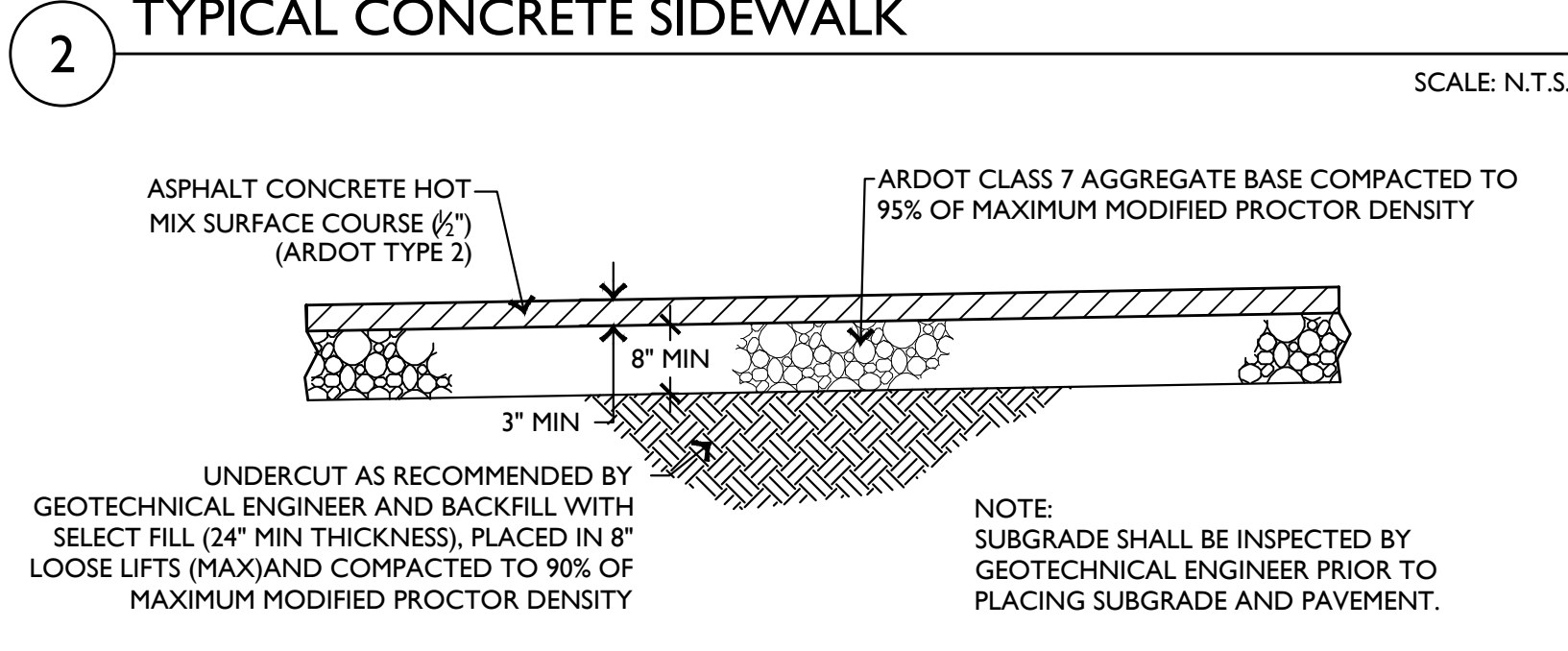
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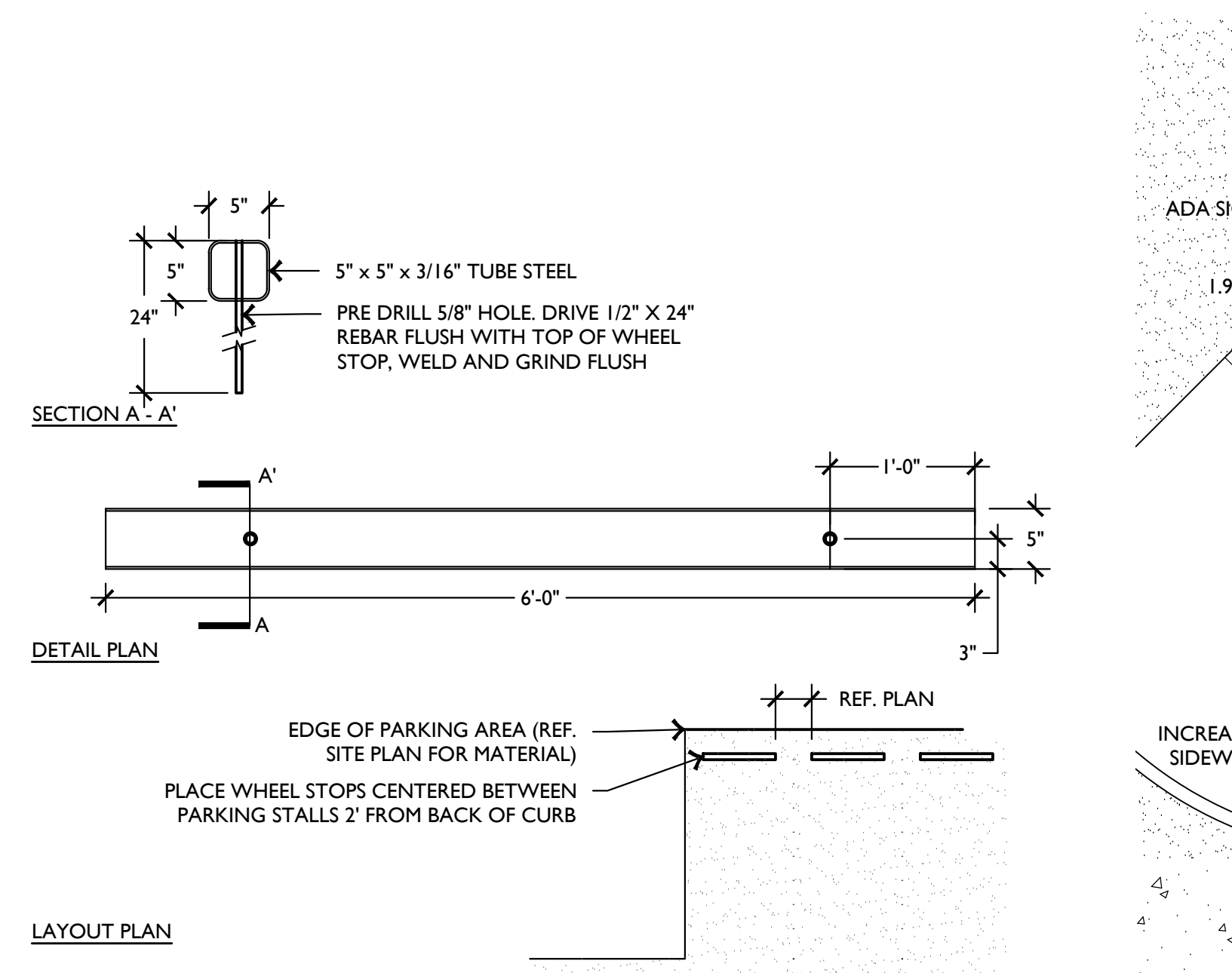
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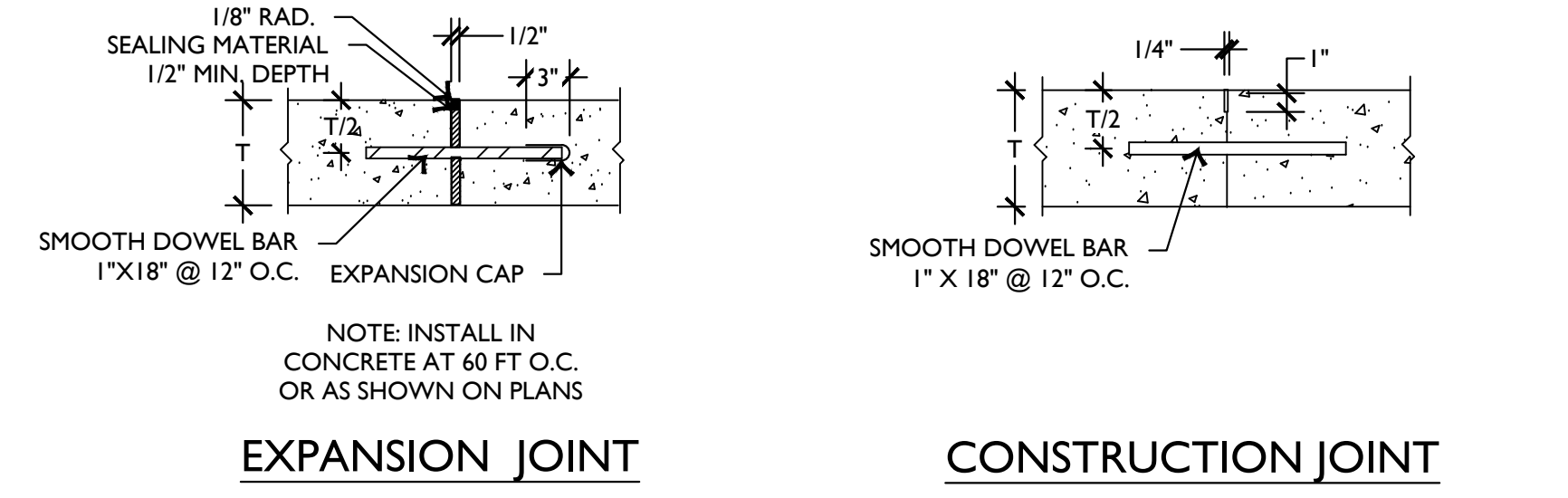
2 TYPICAL CONCRETE SIDEWALK SCALE: N.T.S.



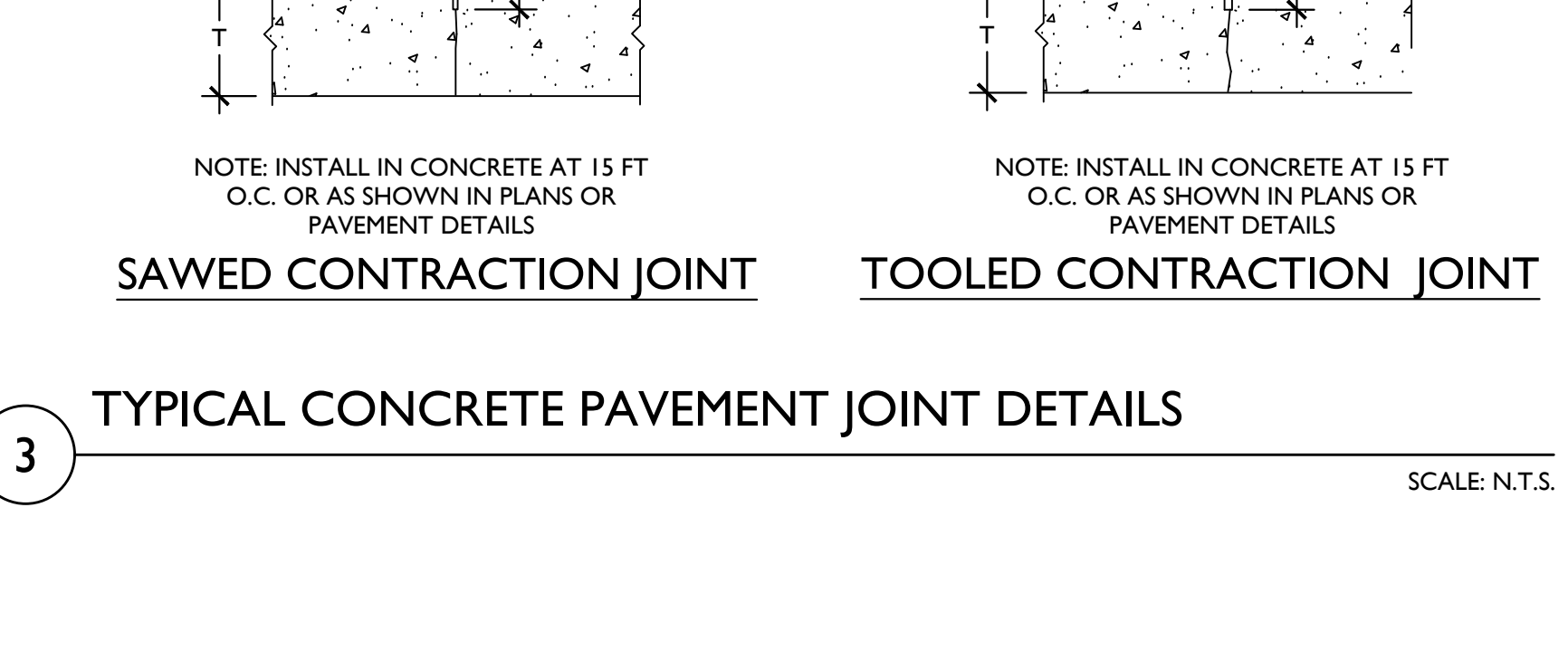
5 TYPICAL ASPHALT PAVEMENT SCALE: N.T.S.



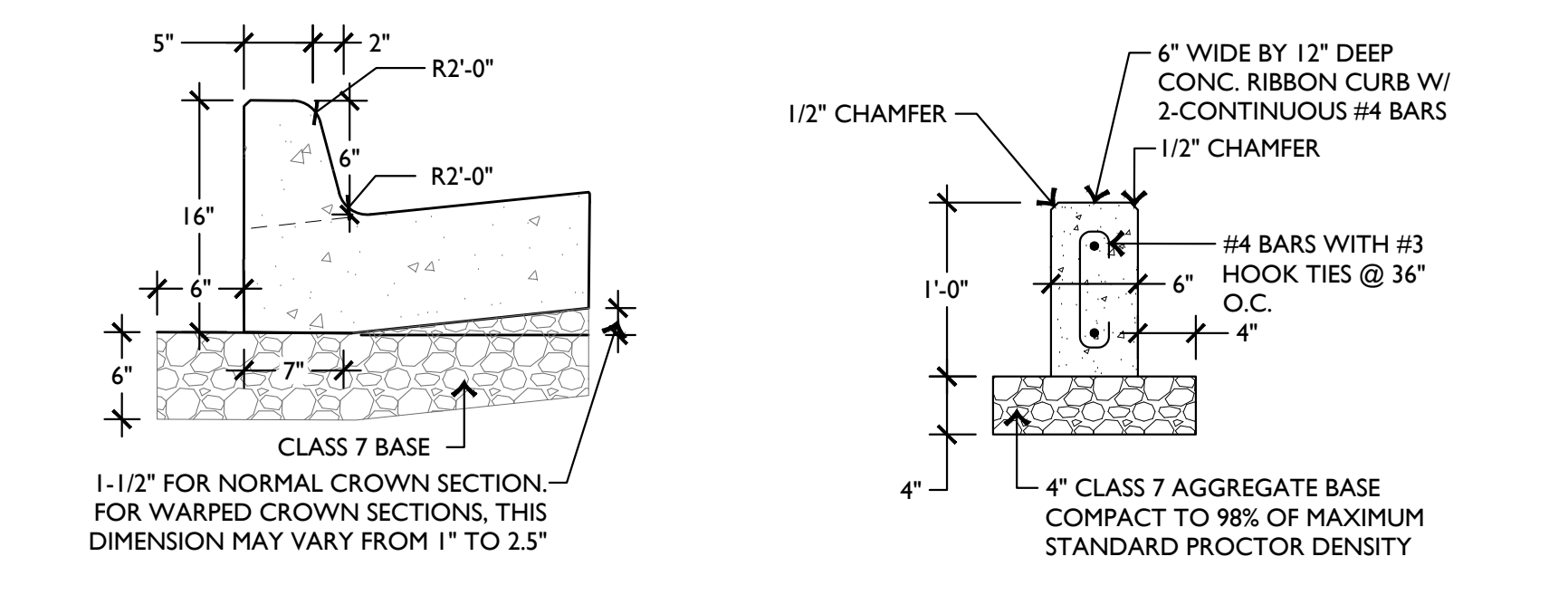
9 STEEL WHEEL STOP SCALE: N.T.S.



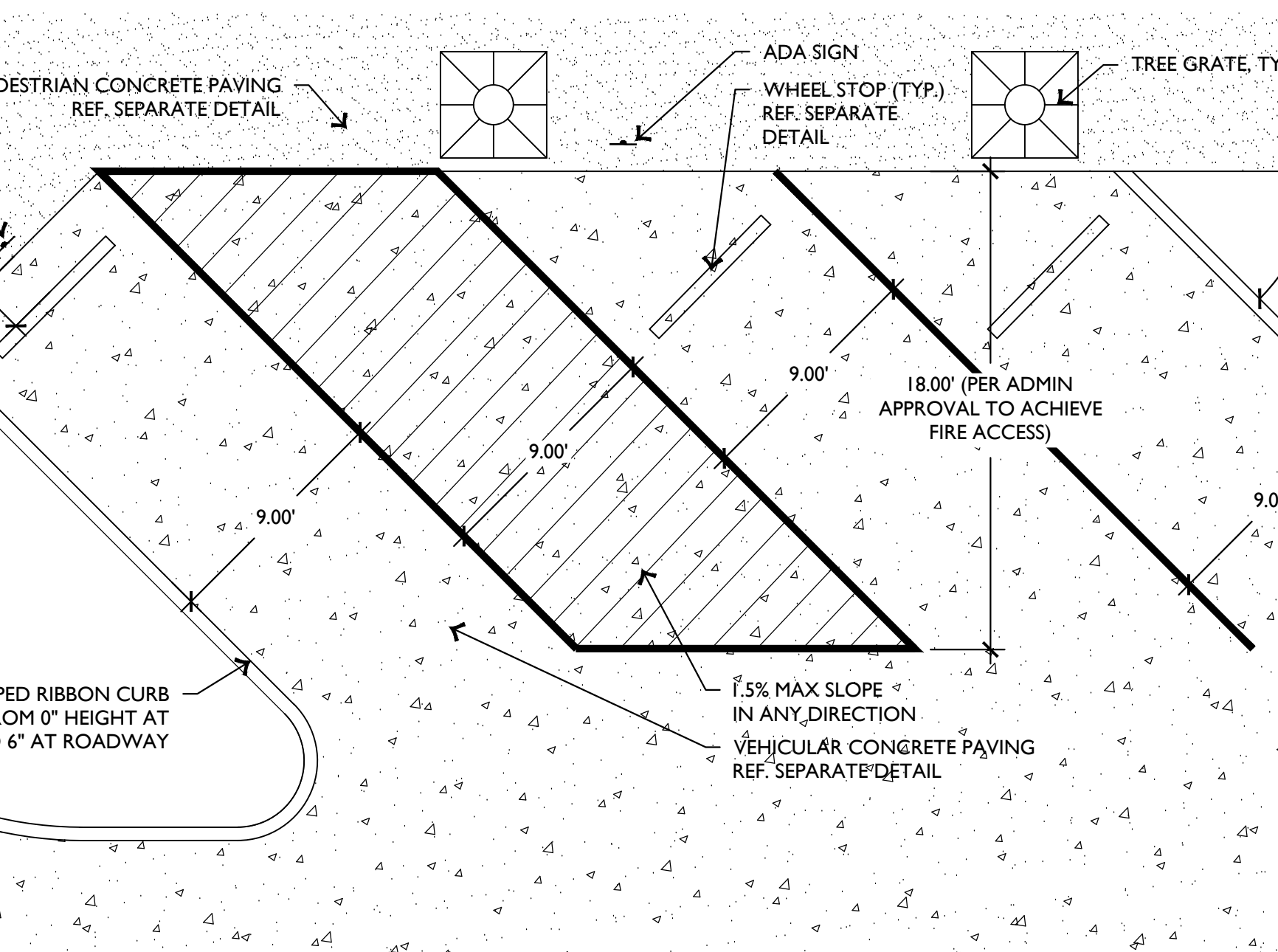
3 TYPICAL CONCRETE PAVEMENT JOINT DETAILS SCALE: N.T.S.



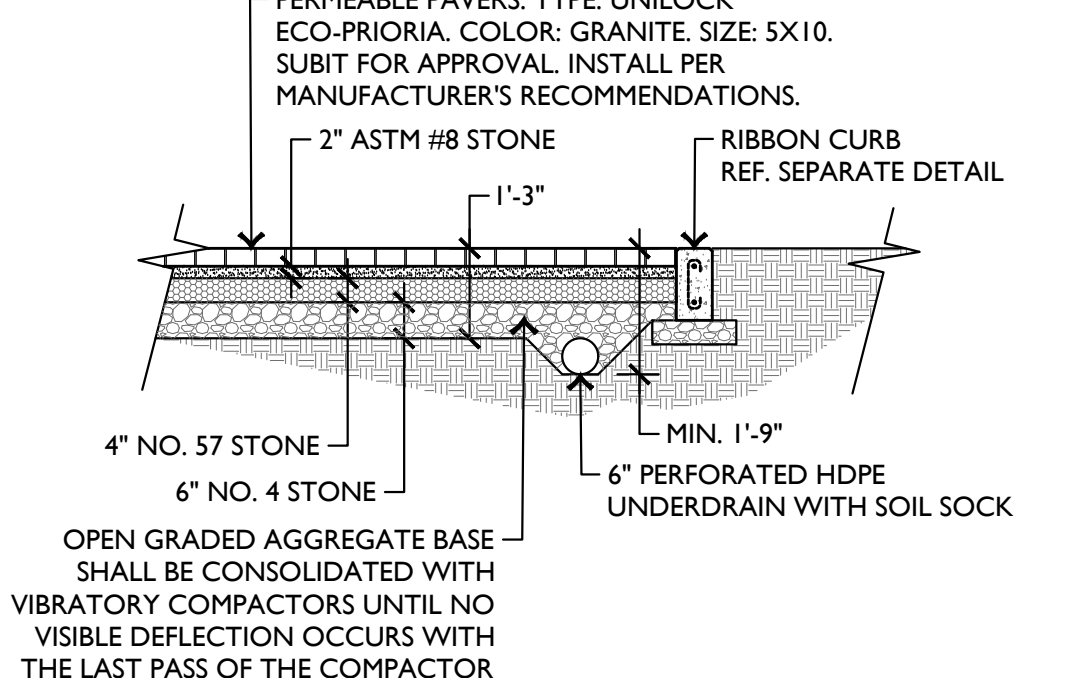
4 HEAVY DUTY CONCRETE PAVEMENT SECTION SCALE: N.T.S.



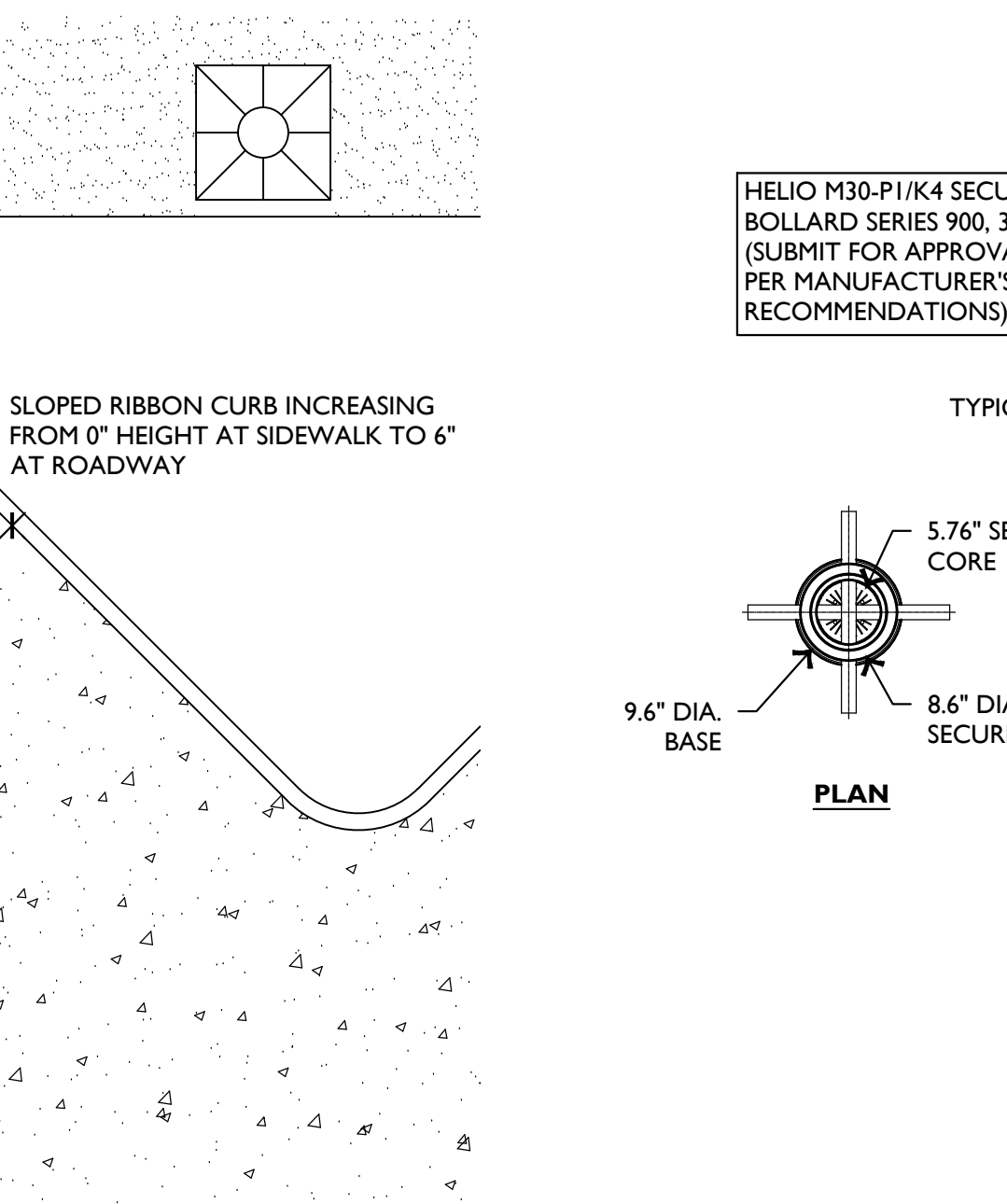
6 STANDARD CURB AND GUTTER SCALE: N.T.S.



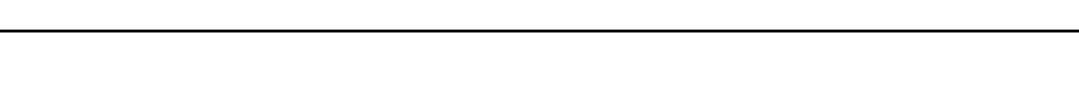
10 STANDARD PARKING, ADA PARKING SPACE & ACCESS AISLE SCALE: N.T.S.



7 RIBBON CURB SCALE: N.T.S.



8 PERMEABLE PAVERS SCALE: N.T.S.



11 BOLLARD SCALE: N.T.S.

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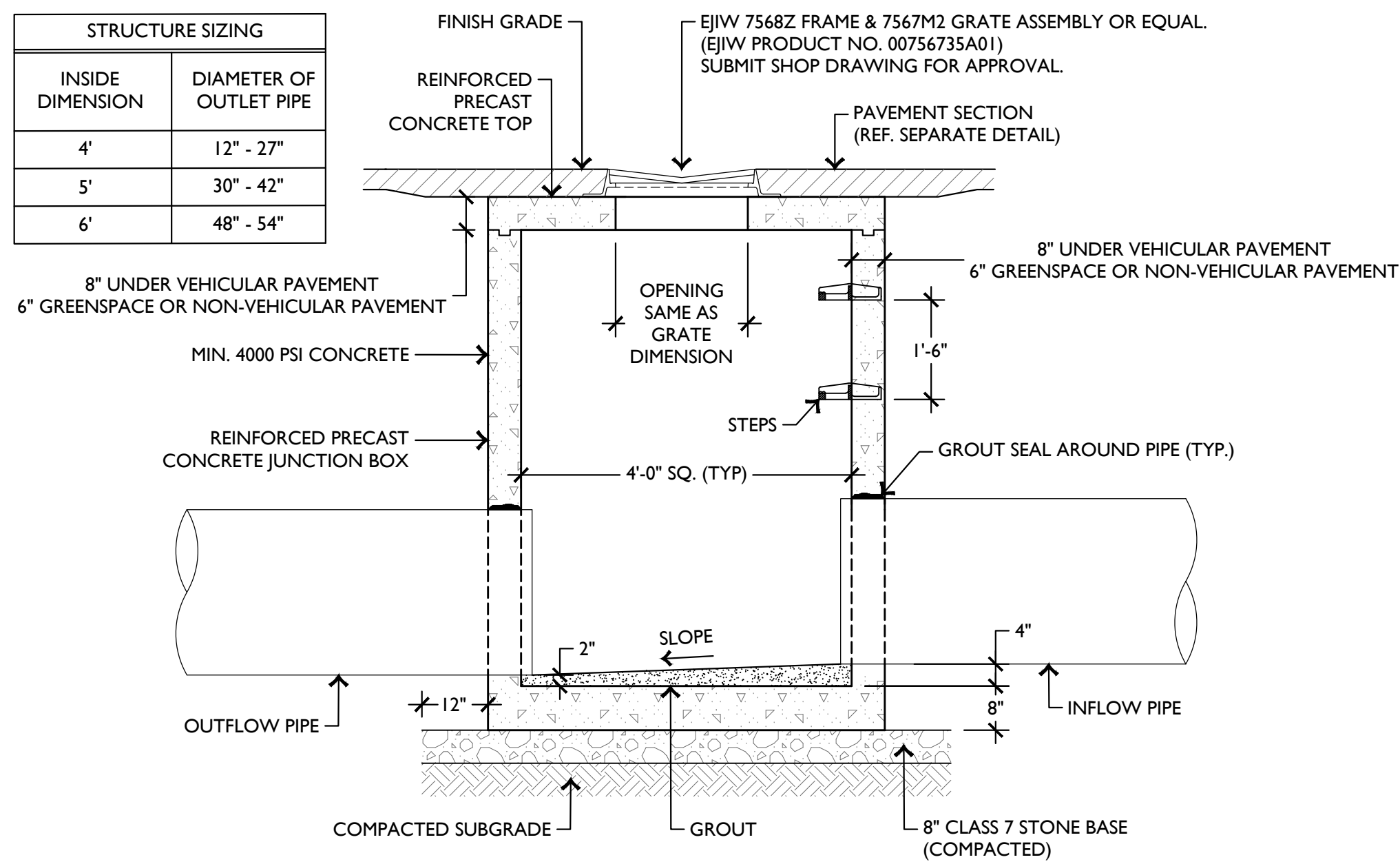
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contents:
 SITE DETAILS
 design: 50% CD
 date: 2024.03.29
 project: 23.15

C5.00

STRUCTURE SIZING	
INSIDE DIMENSION	DIAMETER OF OUTLET PIPE
4'	12" - 27"
5'	30" - 42"
6'	48" - 54"



1 CONCAVE GRATE INLET

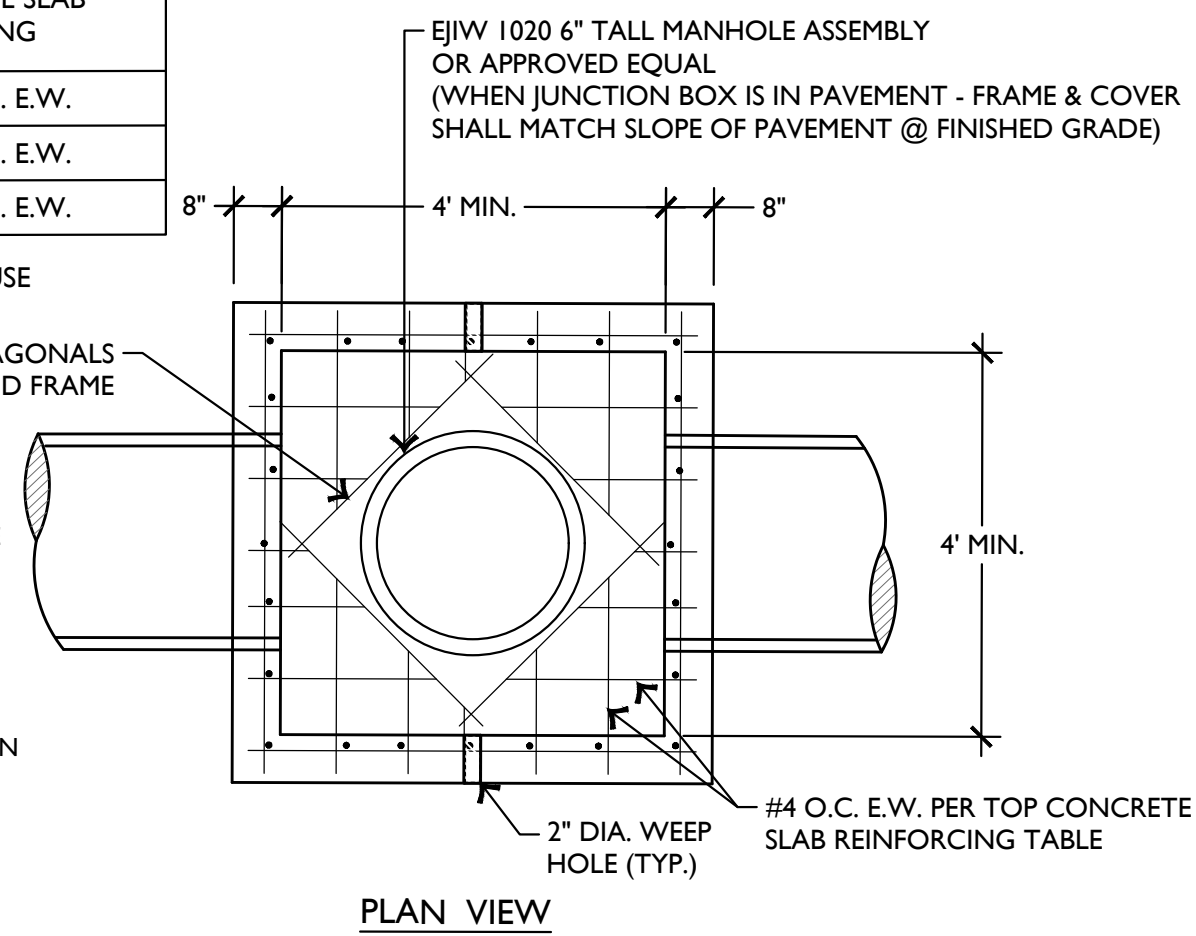
SCALE: N.T.S.

STRUCTURE SIZING & REINFORCING TABLE		
INSIDE DIMENSION	DIAMETER OF OUTLET PIPE	TOP CONCRETE SLAB REINFORCING
4'	12" - 27"	# 4'S @ 8" O.C. E.W.
5'	30" - 42"	# 4'S @ 7" O.C. E.W.
6'	48" - 54"	# 5'S @ 9" O.C. E.W.

* LIMIT DEFLECTION TO 60 DEGREES. IF GREATER USE NEXT LARGER MANHOLE DIAMETER/SIZE.

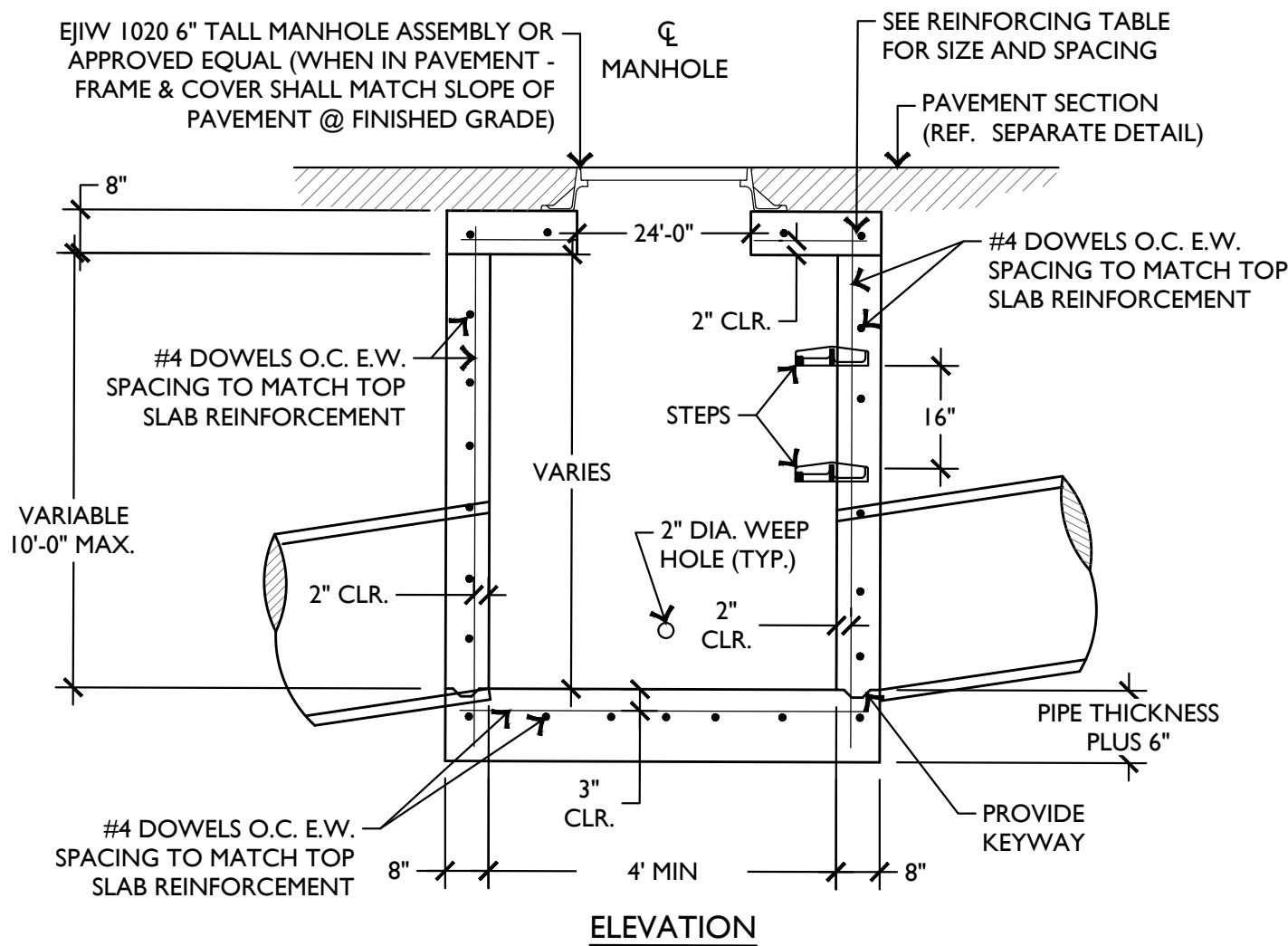
JUNCTION BOX NOTES

- ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
- ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i. - TOP 18" SHALL BE CAST-IN-PLACE.
- INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
- PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
- STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.



PLAN VIEW

- NOTES:
- WHEN JUNCTION BOX IS IN PAVEMENT - MANHOLE FRAME AND COVER SHALL MATCH SLOPE OF PAVEMENT @ FINISHED GRADE



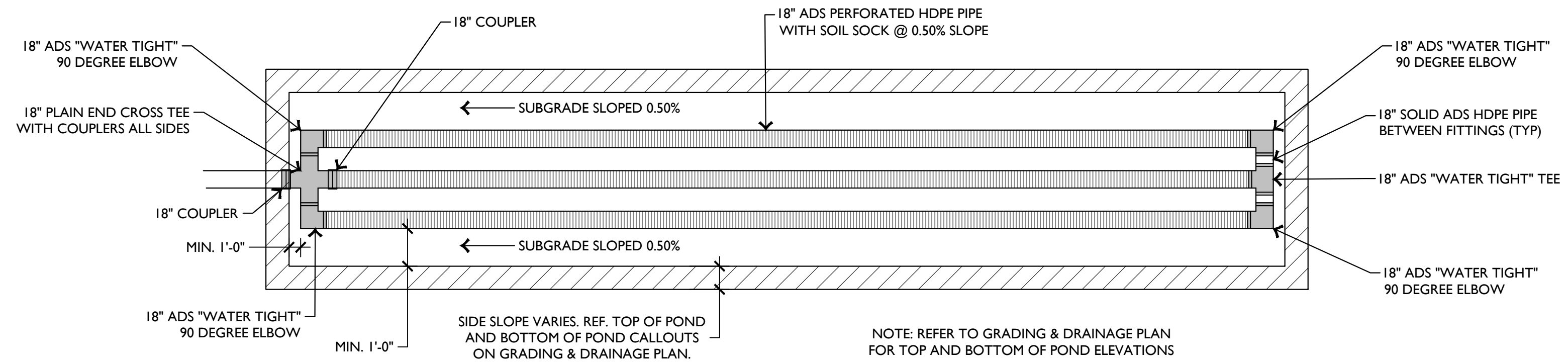
ELEVATION

2 TYPICAL JUNCTION BOX IN VEHICULAR PAVEMENT

SCALE: N.T.S.

3 TYPICAL GRAVEL DETENTION POND UNDER PERMEABLE PAVER PARKING

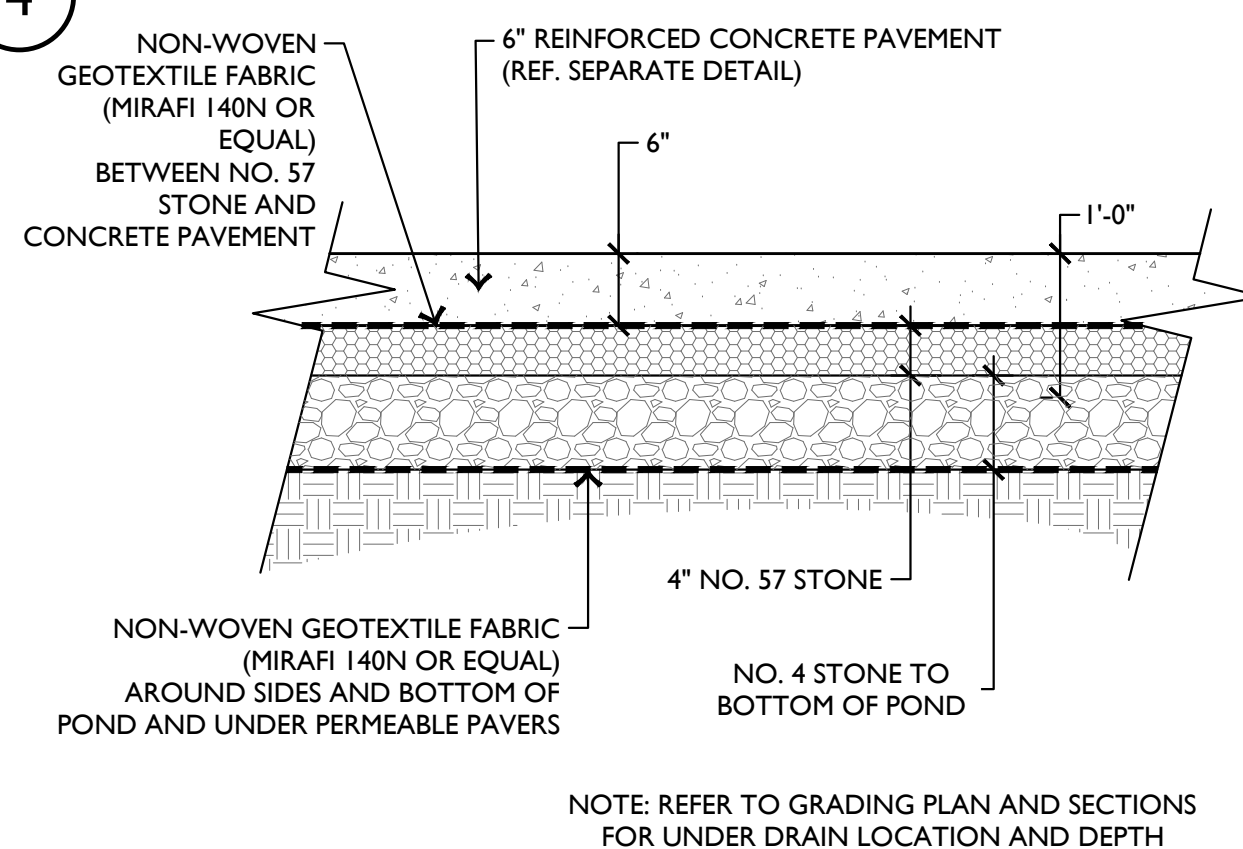
SCALE: N.T.S.



NOTE: REFER TO GRADING & DRAINAGE PLAN FOR TOP AND BOTTOM OF POND ELEVATIONS

4 TYPICAL SECTION GRAVEL DETENTION POND UNDER PERMEABLE PAVER PARKING

SCALE: N.T.S.



NOTE: REFER TO GRADING PLAN AND SECTIONS FOR UNDER DRAIN LOCATION AND DEPTH

CONCRETE VEHICULAR PAVEMENT OVER GRAVEL DETENTION

SCALE: N.T.S.

issue for review:

issue for pricing:

issue for construction:

revisions:

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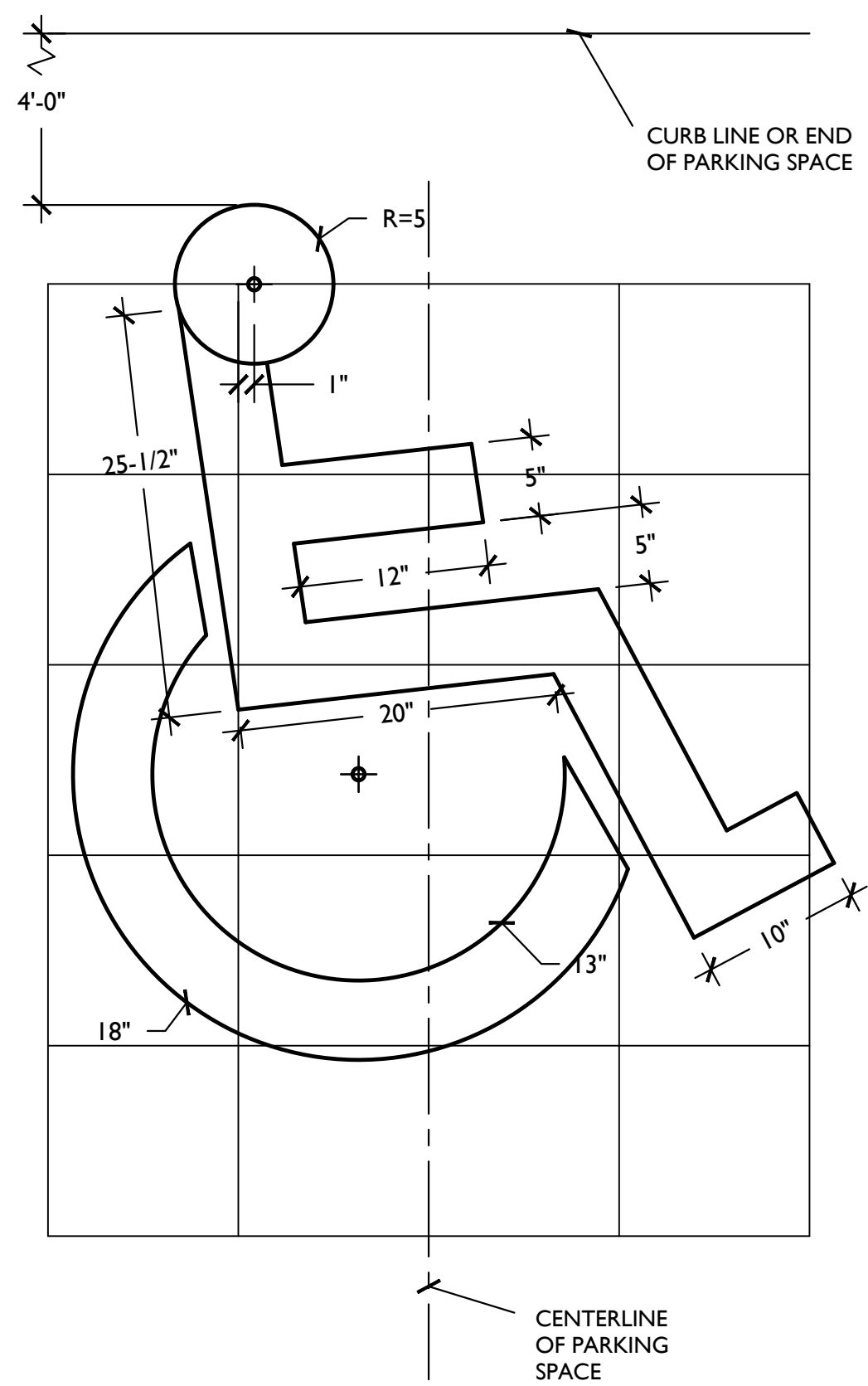
REFER TO SHEETS G000 - G003 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS AND INSTRUCTIONS FOUND ON THIS SHEET.

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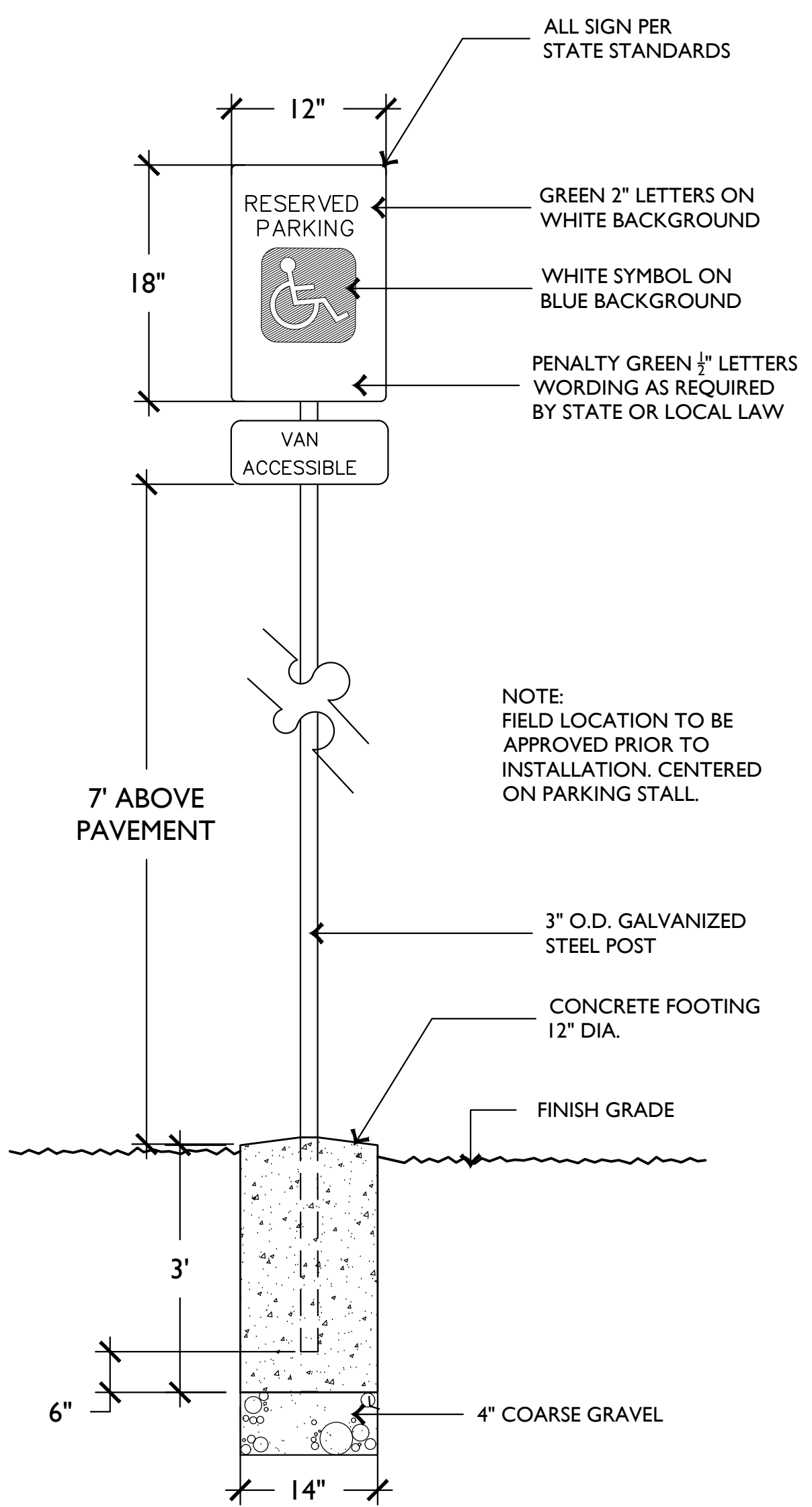
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SITE DETAILS

design: 50% CD
date: 2024.03.29
project: 23.15

C5.02

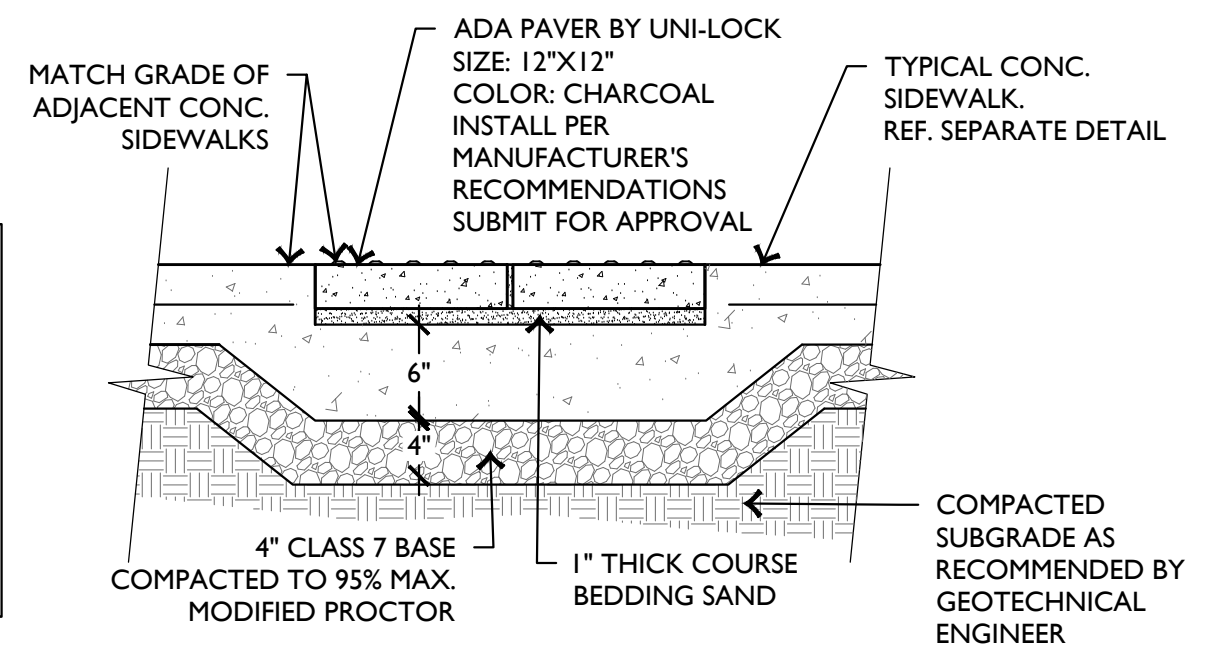


1 ADA EMBLEM LAYOUT
SCALE: N.T.S.

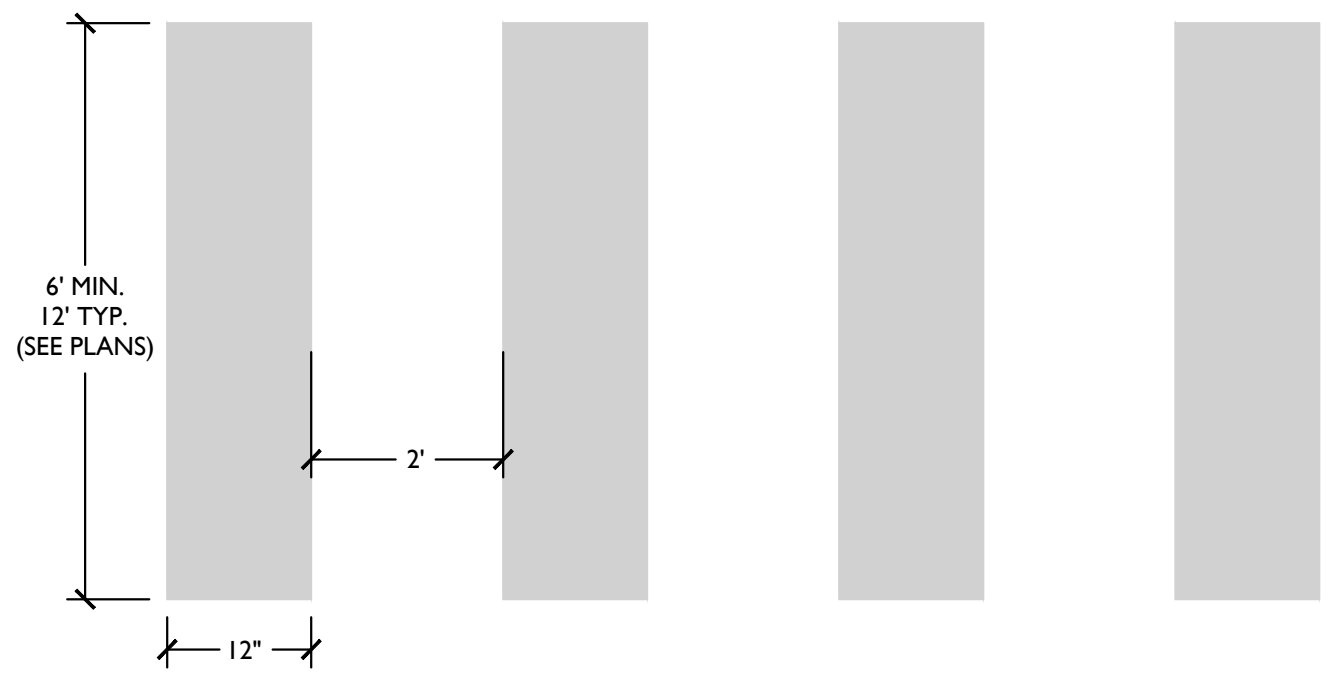


2 ADA SIGNAGE
SCALE: N.T.S.

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 ADA PAVERS PER MANUFACTURER'S RECOMMENDATIONS.



3 ADA PAVER
SCALE: N.T.S.



4 CROSSWALK
SCALE: N.T.S.

issue for review:
issue for pricing:
issue for construction:
revisions:

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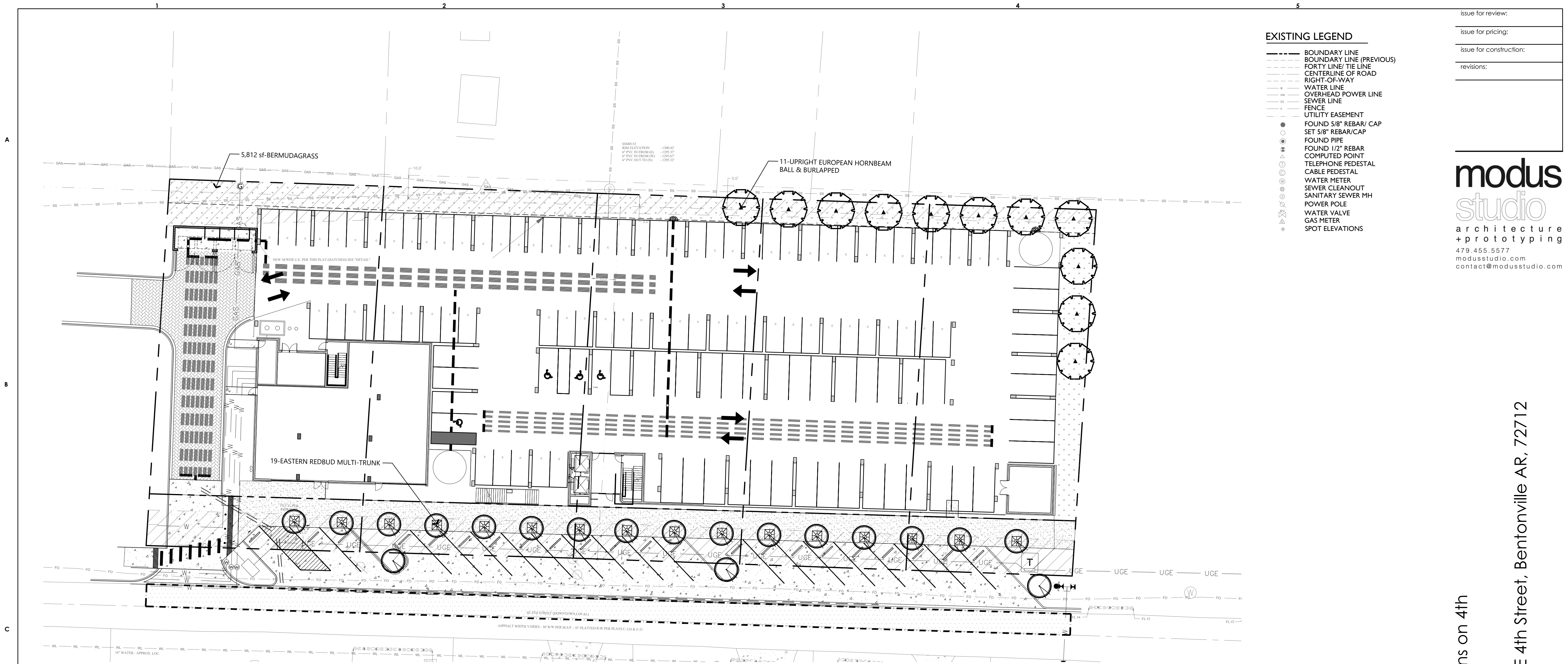
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REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

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contents:
SITE DETAILS
design: 50% CD
date: 2024.03.29
project: 23.15

C5.03

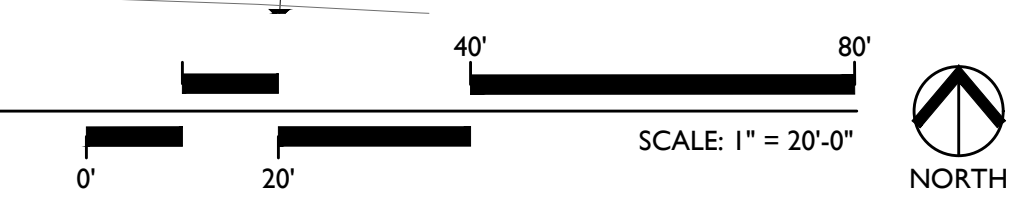


- EXISTING LEGEND**
- BOUNDARY LINE
 - - - BOUNDARY LINE (PREVIOUS)
 - FORTY LINE/ TIE LINE
 - CENTERLINE OF ROAD
 - RIGHT-OF-WAY
 - W WATER LINE
 - OH OVERHEAD POWER LINE
 - SS SEWER LINE
 - FENCE
 - UTILITY EASEMENT
 - FOUND 5/8" REBAR/ CAP
 - SET 5/8" REBAR/CAP
 - FOUND PIPE
 - FOUND 1/2" REBAR
 - COMPUTED POINT
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER METER
 - SEWER CLEANOUT
 - SANITARY SEWER MH
 - POWER POLE
 - WATER VALVE
 - GAS METER
 - SPOT ELEVATIONS

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1 LANDSCAPE PLAN



CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
	REQUIRED	PROVIDED	
STREET FRONTAGE			
SE 4TH STREET			
ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 390 LF / 20 = 19.5 - 19 TREES REQUIRED	19 TREES	19 TREES	
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	COMMERCIAL / RESIDENTIAL USES: TYPE A SCREEN REQUIRED	YES	NO - WAIVER REQUESTED
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED IN AERIAL ACCESS ZONE SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

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contents:
 LANDSCAPE PLAN
 design: 50% CD
 date: 2024.03.29
 project: 23.15

L1.00

LANDSCAPE NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS, ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-7)
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- UTILITY LOCATIONS SHALL BE VERIFIED WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING.

IRRIGATION GENERAL NOTES:

IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70psi @ 60gpm. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.

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 MULCH AS SOON AS POSSIBLE.

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.

WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINES AND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.

ALL PVC MAINLINE SHALL BE PVC SCH40. LATERAL LINES PVC CL200. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE I AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.

CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

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.

COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER, CONTROLLER AND CLIMATE SENSOR WITH THE ARCHITECT AND GENERAL CONTRACTOR.

SLEEVING NOTE:

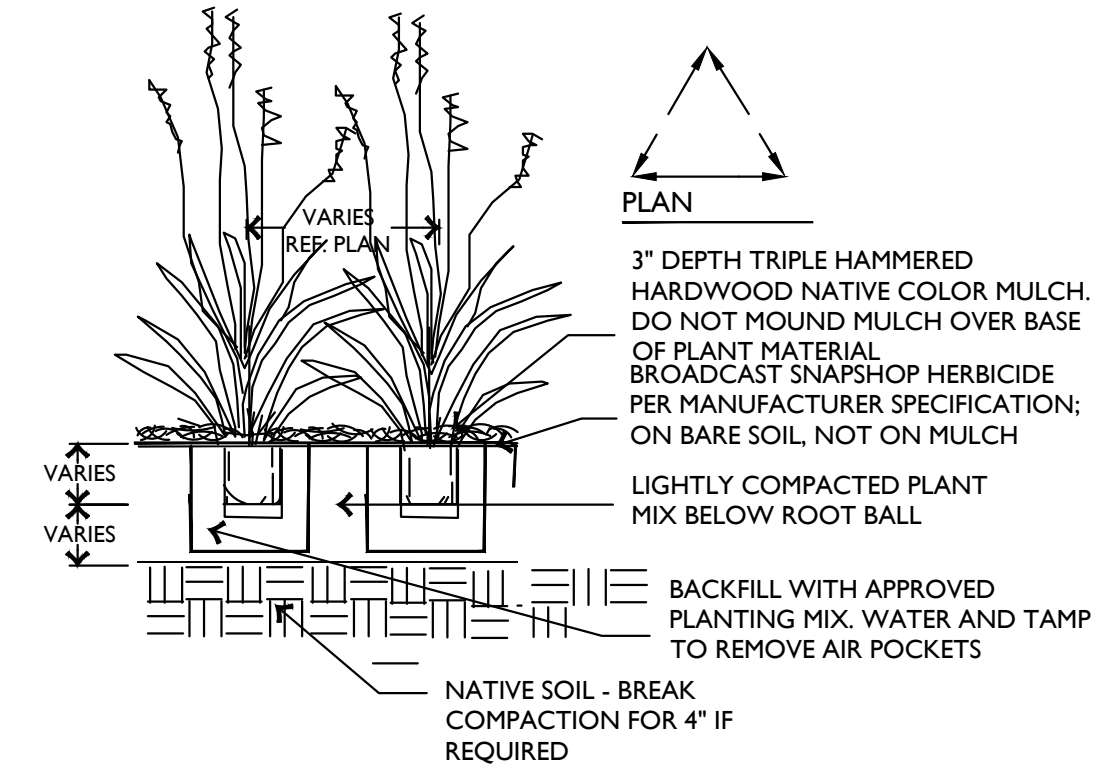
THE GENERAL CONTRACTOR SHALL PROVIDE SCH40 PVC SLEEVING, BURIED AT A MINIMUM OF 18" AND MAXIMUM OF 24" DEPTH.

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 ALL PAVING OR CONSTRUCTION. THE ENDS OF THE SLEEVES SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

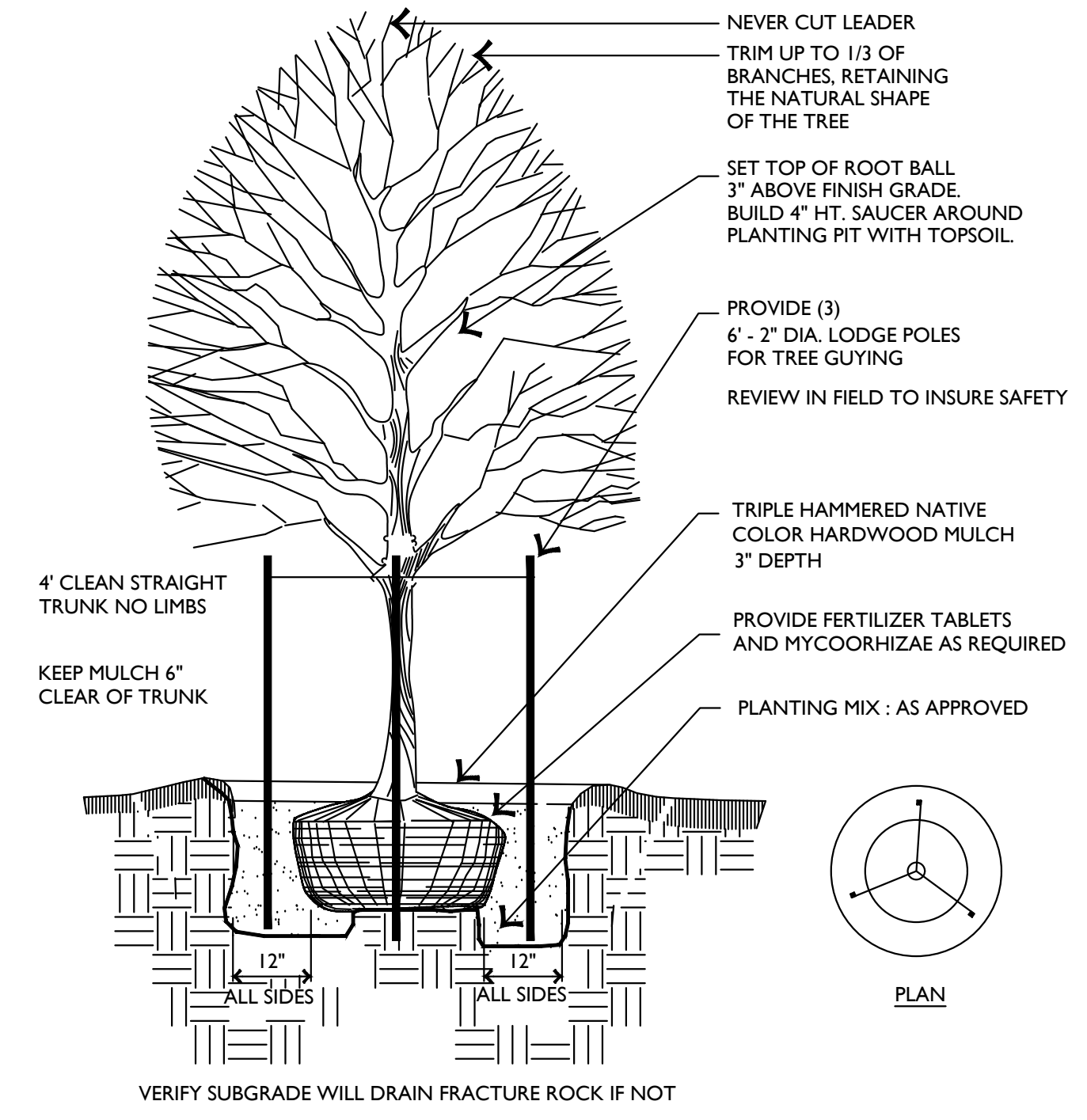
IRRIGATION NOTE:

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.

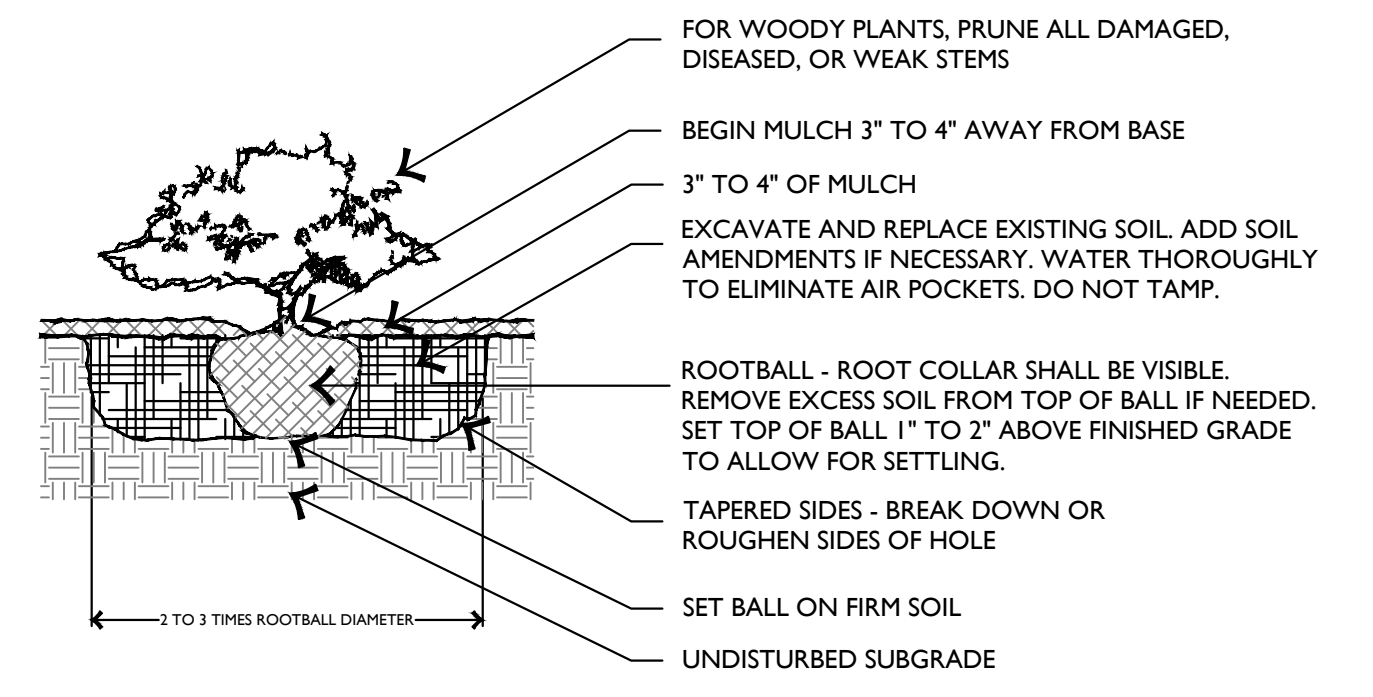
BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY



1 NATIVE GRASS PLANTING NOT TO SCALE



2 SHRUB PLANTING NOT TO SCALE



3 SHADE TREE PLANTING NOT TO SCALE

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issue for pricing:
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revisions:

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contents:

LANDSCAPE DETAILS AND NOTES

design:	50% CD
date:	2024.03.29
project:	23.15

L2.01

ADJACENT LAND OWNERS

- 1) SKINNER, CHRISTOPHER S & LISA 906 SE 3RD ST BENTONVILLE, AR 72712 PARCEL #01-02487-000 ZONED: R-1
2) HUNTER WRIGHT DEVELOPMENT GROUP LLC PO BOX 1994 BENTONVILLE, AR 72712 PARCEL #01-02487-001 ZONED: DN-3
3) LARKIN, JUNIE M 1002 SE 3RD ST BENTONVILLE, AR 72712 PARCEL #01-02488-000 ZONED: R-1
4) SE STREET LLC 5535 MEMORIAL DR STE F #908 HOUSTON, TX 77007 PARCELS #01-02469-000, #01-02470-000, #01-02471-000 & #01-02476-000 ZONED: DN-3 & R-1
5) 1010 SE 4TH ST LLC 6905 S 1300 E #477 COTTONWOOD HEIGHTS, UT 84047 PARCEL #01-02745-000 ZONED: R-1
6) SEVENTH LIVING LLC 5303 SW LAVENDER ST BENTONVILLE, AR 72713 PARCEL #01-02746-000 ZONED: R-1
7) 1004 SE 4TH ST LLC 14829 FRIPP ISLAND CT NAPLES, FL 34119 PARCEL #01-02747-000 ZONED: R-1
8) ACUNA FAMILY TRUST ENRIQUE A & HERREIRA-HERNANDEZ, MONICA 210 S THOMPSON ST STE 6 #619 SPRINGDALE, AR 72764 PARCEL #01-02748-000 ZONED: R-1
9) TOWNSEND, DONALD W & DONNA L 918 SE 4TH ST BENTONVILLE, AR 72712 PARCEL #01-00684-000 ZONED: R-1
10) MARKET DISTRICT LLC 301 SW 6TH ST BENTONVILLE, AR 72712 PARCEL #01-02482-000 ZONED: DN-3

PROPERTY LINE ADJUSTMENT OF THE WEST 39' OF LOT 8 AND LOTS 9 & 10 OF EAST SIDE 1ST ADDITION, AND LOTS 11 & 12 OF 2ND EAST SIDE ADDITION CREATING NEW LOT #1 OF MASON ADDITION

FIELD WORK: JUNE 12-15, 19 & 20 JULY 7, 2023 BASIS OF BEARING: GPS OBSERVATION - AR NORTH ZONE NAD 83 (2011) HORIZONTAL DATUM PROPERTY ZONED: R-1 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 L2021 AT PAGE 54803 2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 47491 3) PLAT OF SURVEY FILED IN BOOK 27 AT PAGE 198 4) PLAT OF SURVEY FILED IN BOOK 28 AT PAGE 292 5) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 67 6) FINAL PLAT OF EAST SIDE ADDITION FILED IN BOOK C AT PAGE 124 7) FINAL PLAT OF 2ND EAST SIDE FIRST ADDITION FILED IN BOOK F AT PAGE 21 8) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 32835 9) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 34461 10) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 32828 11) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 38519 12) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 83740

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)

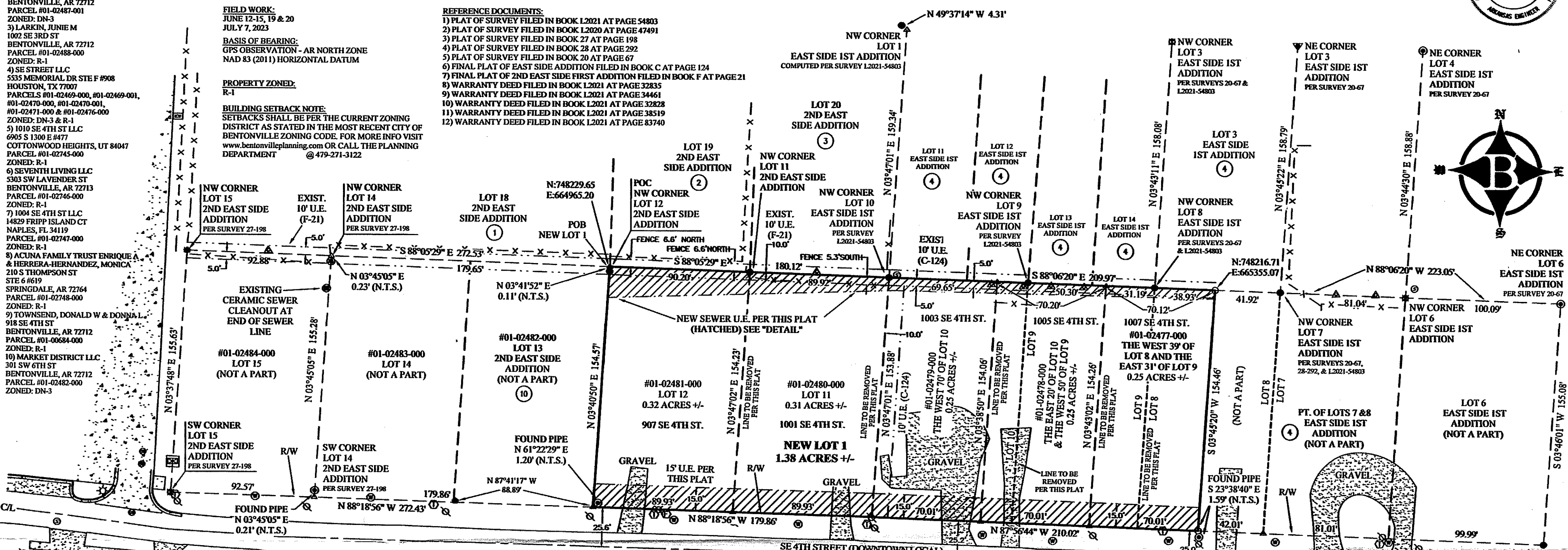
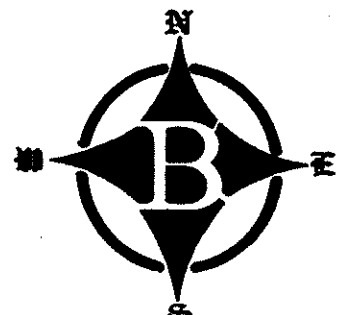
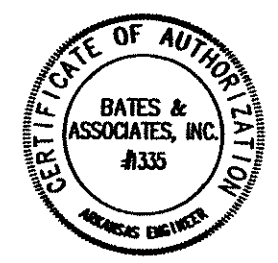


Table with columns: REVISION #, DATE, REVISION PER 1ST SUBMITTAL COMMENTS. Contains 3 revision entries.

Table with columns: POWER POLE, WATER VALVE, GAS METER, etc. Lists various utility symbols and their descriptions.

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING. Lists symbols for rebar, pipes, and other survey markers.

CERTIFICATE OF APPROVAL: PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS. September 15, 2023 | 3:01 PM CDT

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

DATE OF EXECUTION: 9/14/23 SIGNED: [Signature] REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

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

DATE OF EXECUTION: September 12, 2023 PRINTED NAME: William H. Butler, Jr. SIGNED: [Signature] MARKET DISTRICT LLC

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 32835, DEED BOOK L2021 AT PAGE 34461, DEED BOOK L2021 AT PAGE 32828, DEED BOOK L2021 AT PAGE 38519 & DEED BOOK L2021 AT PAGE 83740

SUBSCRIBED AND SWORN BEFORE ME, THIS 12 DAY OF SEPTEMBER 2023. [Signature] NOTARY PUBLIC



PARCEL #01-02477-000 EXISTING WARRANTY DEED DESCRIPTION (L202132835): THE WEST 39 FEET OF LOT 8 AND THE EAST 31 FEET OF LOT 9, EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD C AT PAGE 124, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

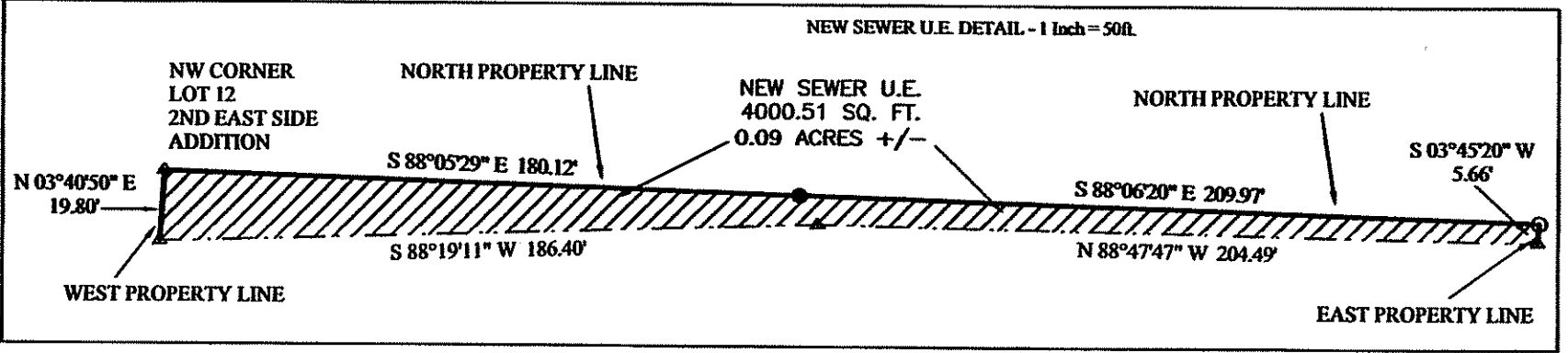
PARCEL #01-02478-000 EXISTING WARRANTY DEED DESCRIPTION (L202134461): THE EAST 20 FEET OF LOT 10 AND THE WEST 50 FEET OF LOT 9, IN EAST SIDE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-02479-000 EXISTING WARRANTY DEED DESCRIPTION (L202132828): THE WEST 70 FEET OF LOT 10, EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK C AT PAGE 124, SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND COVENANTS OF RECORD, IF ANY.

PARCEL #01-02480-000 EXISTING WARRANTY DEED DESCRIPTION (L202138519): LOT 11, EAST SIDE 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD F AT PAGE 21, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-02481-000 EXISTING WARRANTY DEED DESCRIPTION (L202183740): LOT 12, IN SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, SUBJECT TO A 15 FOOT SEWER EASEMENT ON THE NORTH SIDE OF SAID LOT TO THE CITY OF BENTONVILLE, ARKANSAS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

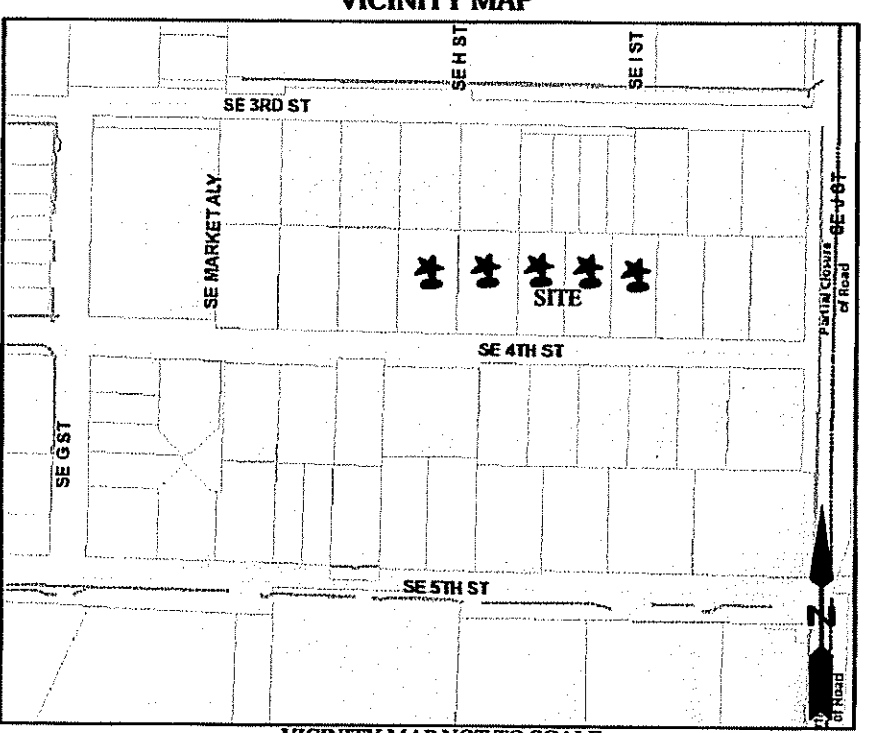
NEW LOT 1 - MASON ADDITION: LOTS 9 AND 10 AND A PART OF LOT 8 OF EAST SIDE FIRST ADDITION, AND ALSO LOTS 11 AND 12 OF SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 OF SECOND EAST SIDE ADDITION AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECOND EAST SIDE ADDITION 588°05'29"E 180.12' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 10 OF EAST SIDE FIRST ADDITION, THENCE ALONG THE NORTH LINE OF SAID EAST SIDE FIRST ADDITION 588°06'20"E 209.97', THENCE LEAVING SAID NORTH LINE 503°45'20" W 154.46' TO THE NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°56'44" W 210.02', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N89°18'56" W 179.86', THENCE LEAVING SAID RIGHT-OF-WAY N03°40'50" E 154.57' TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 7TH DAY OF JULY, 2023.

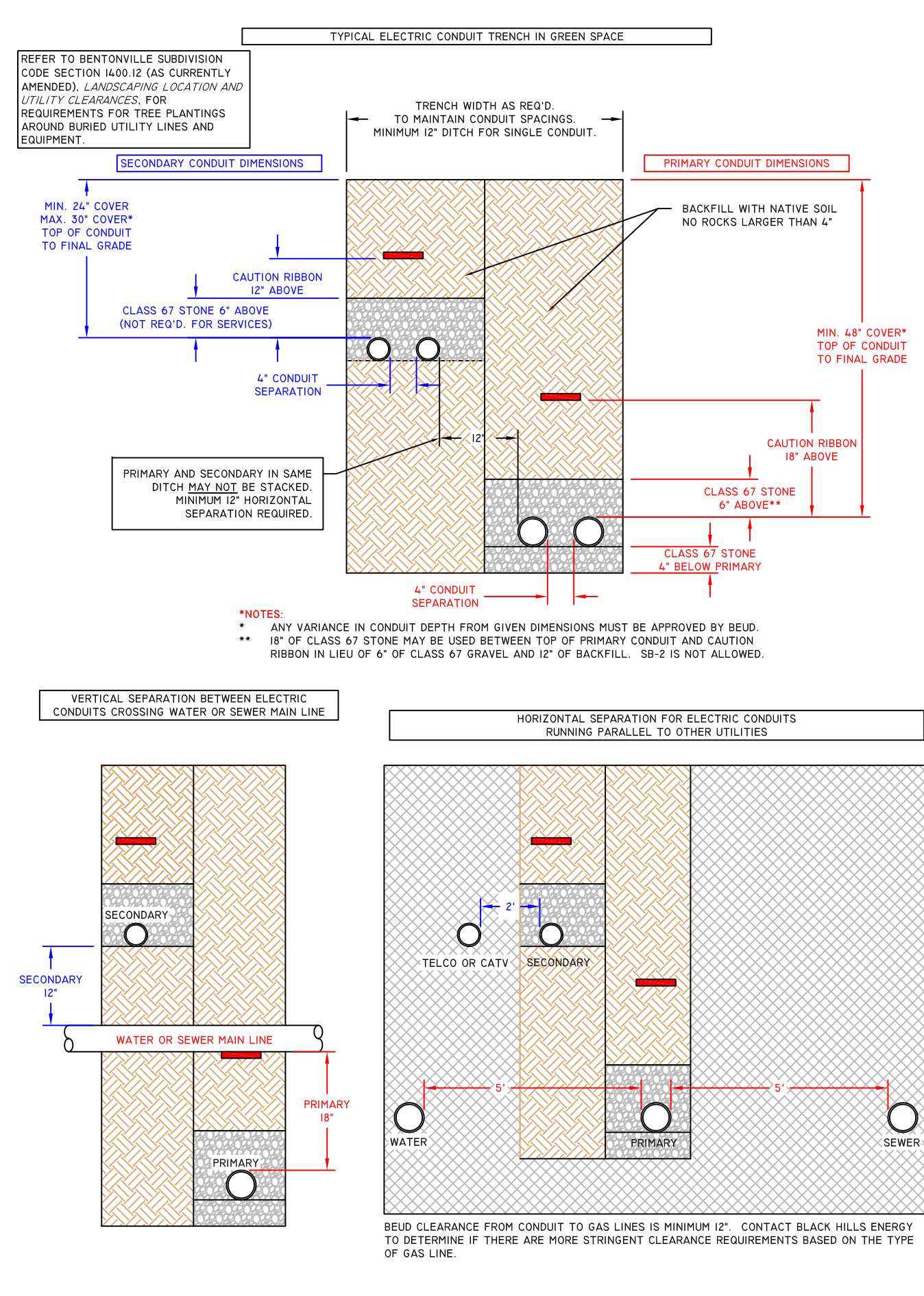


IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

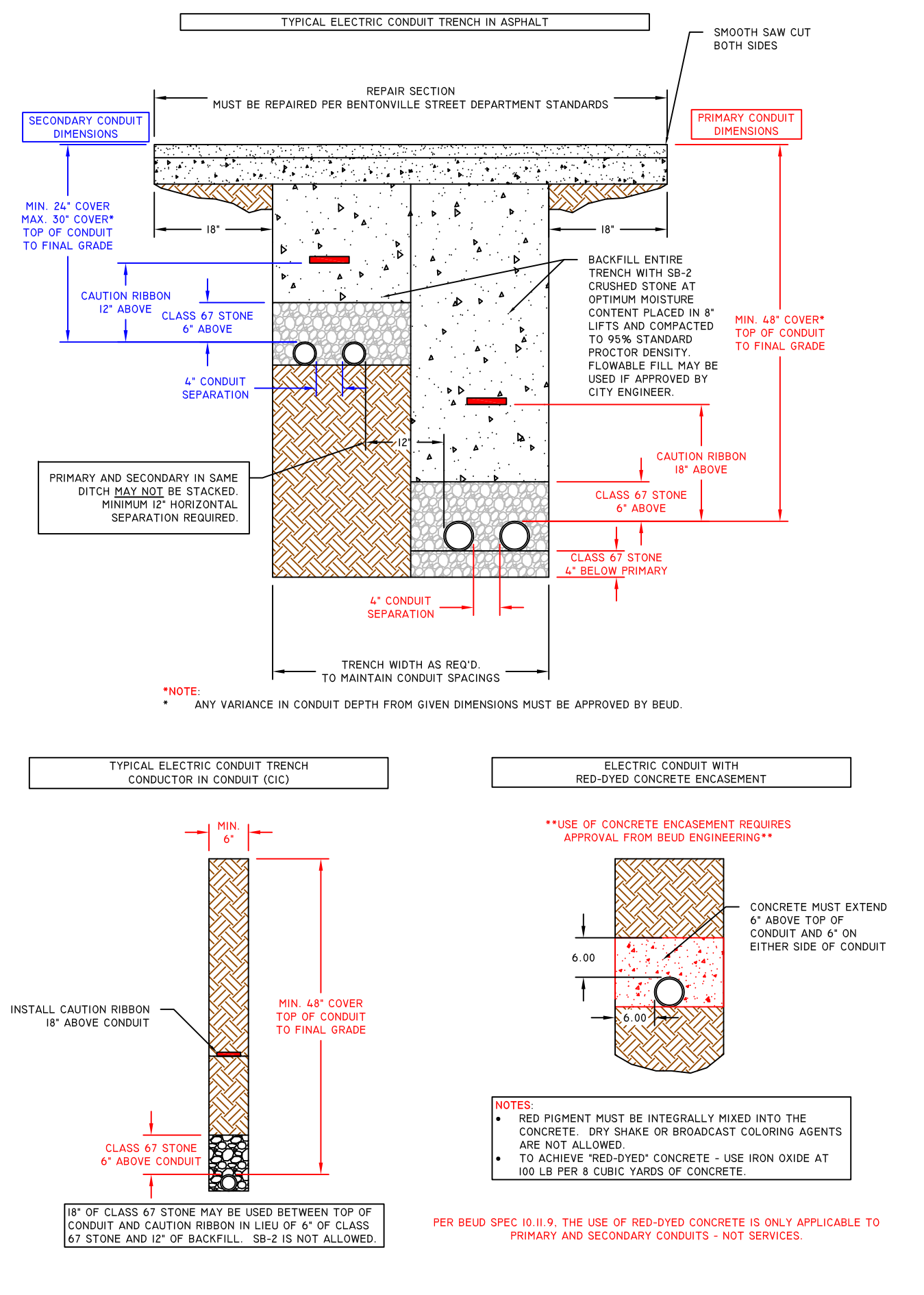


BATES Engineers - Surveyors logo and contact information: 7220 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 - 479-444-8980

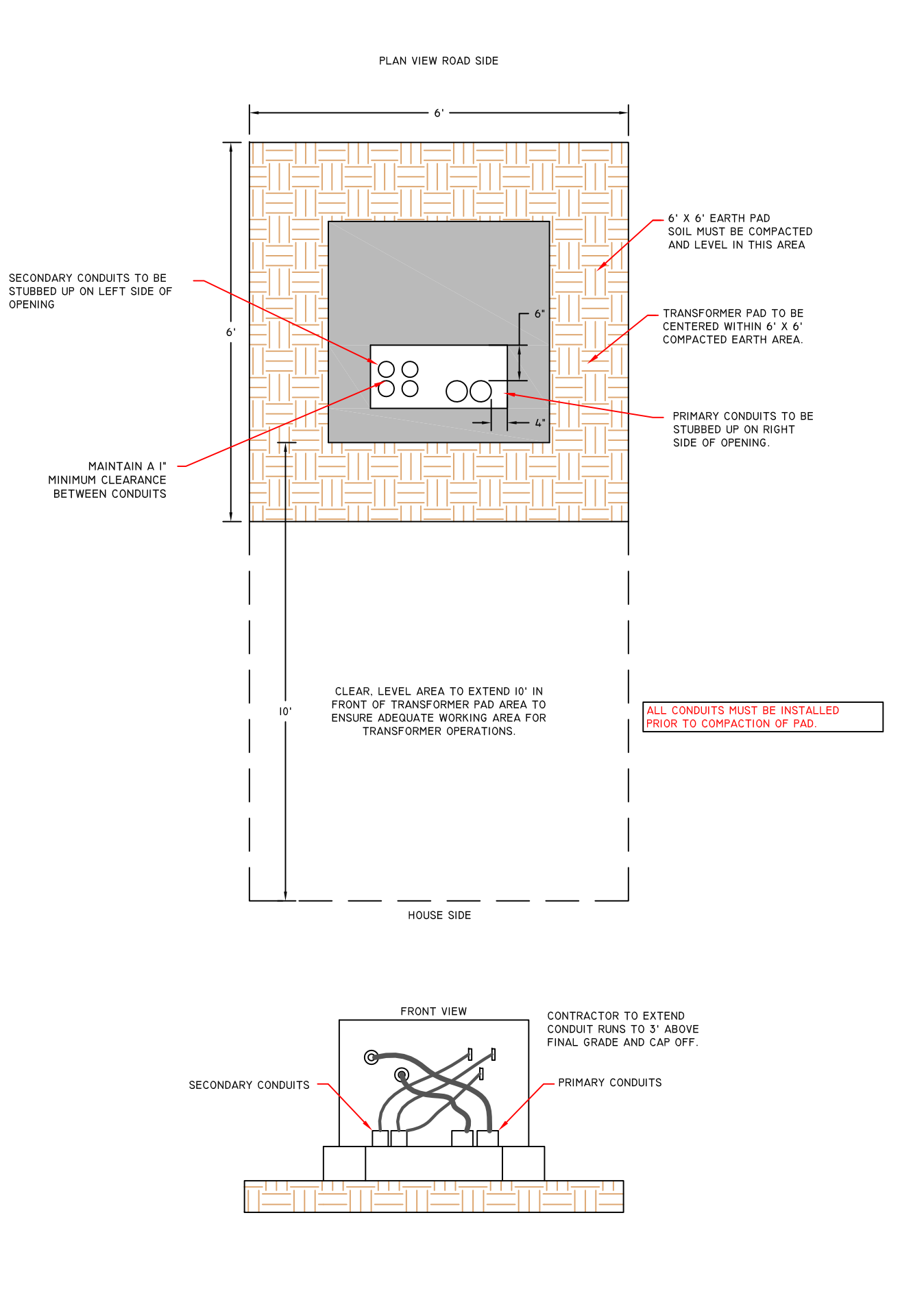
Table with columns: DATE, SCALE, SURVEYED, etc. Contains project details and dates.



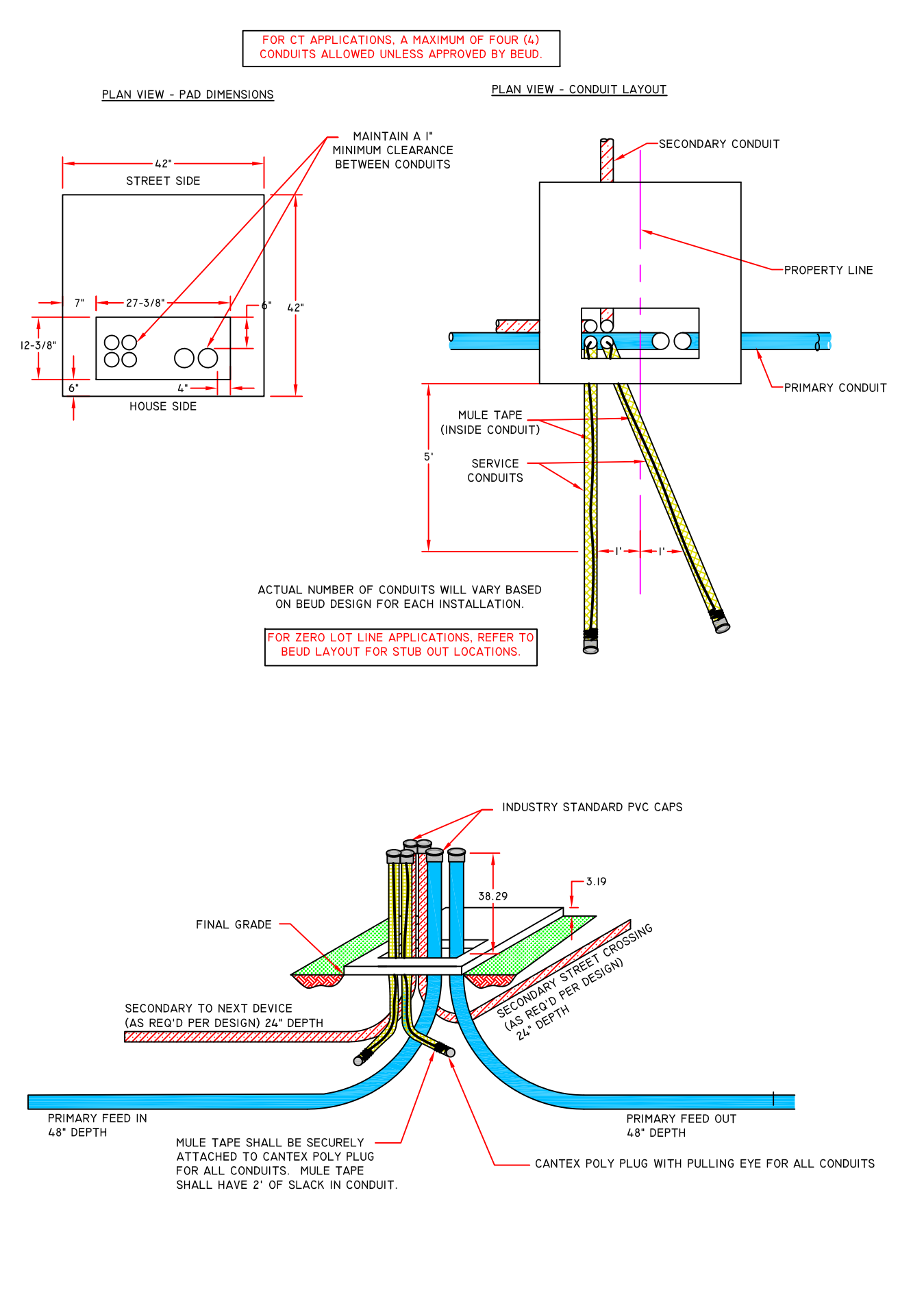
DS-I403 ELECTRIC TRENCH DETAILS SHEET 1



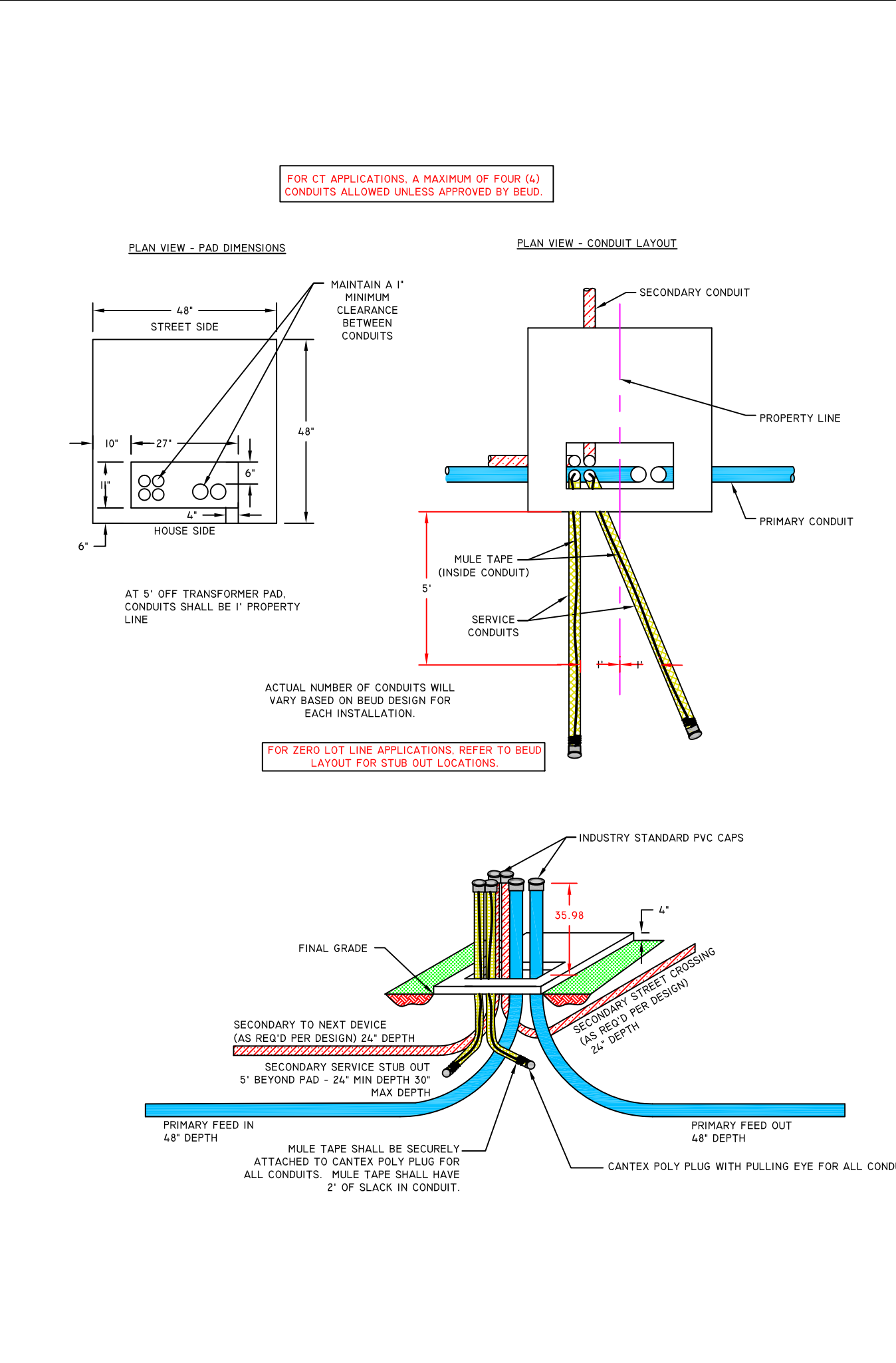
DS-I404 ELECTRIC TRENCH DETAILS SHEET 2



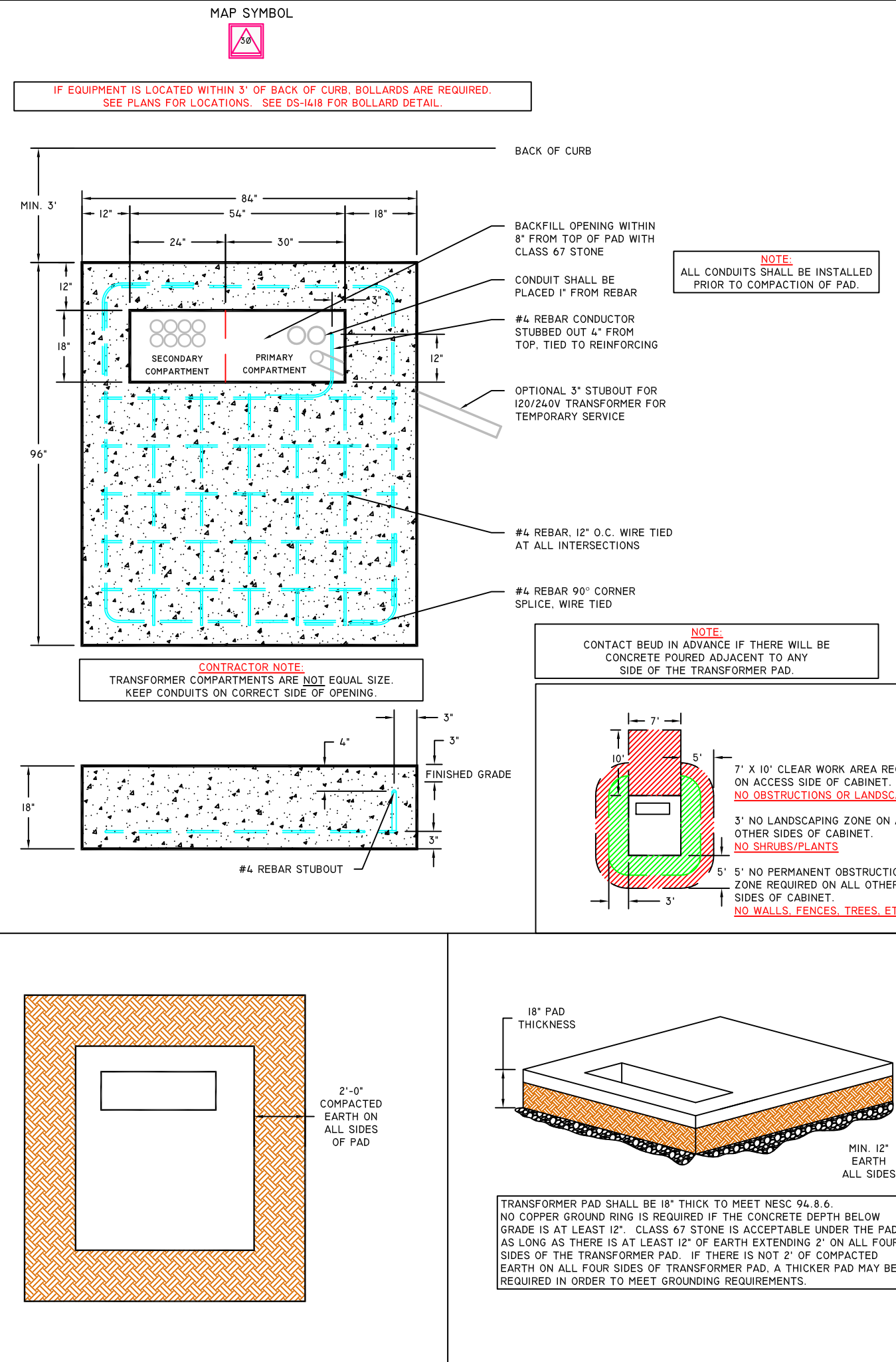
DS-I405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS



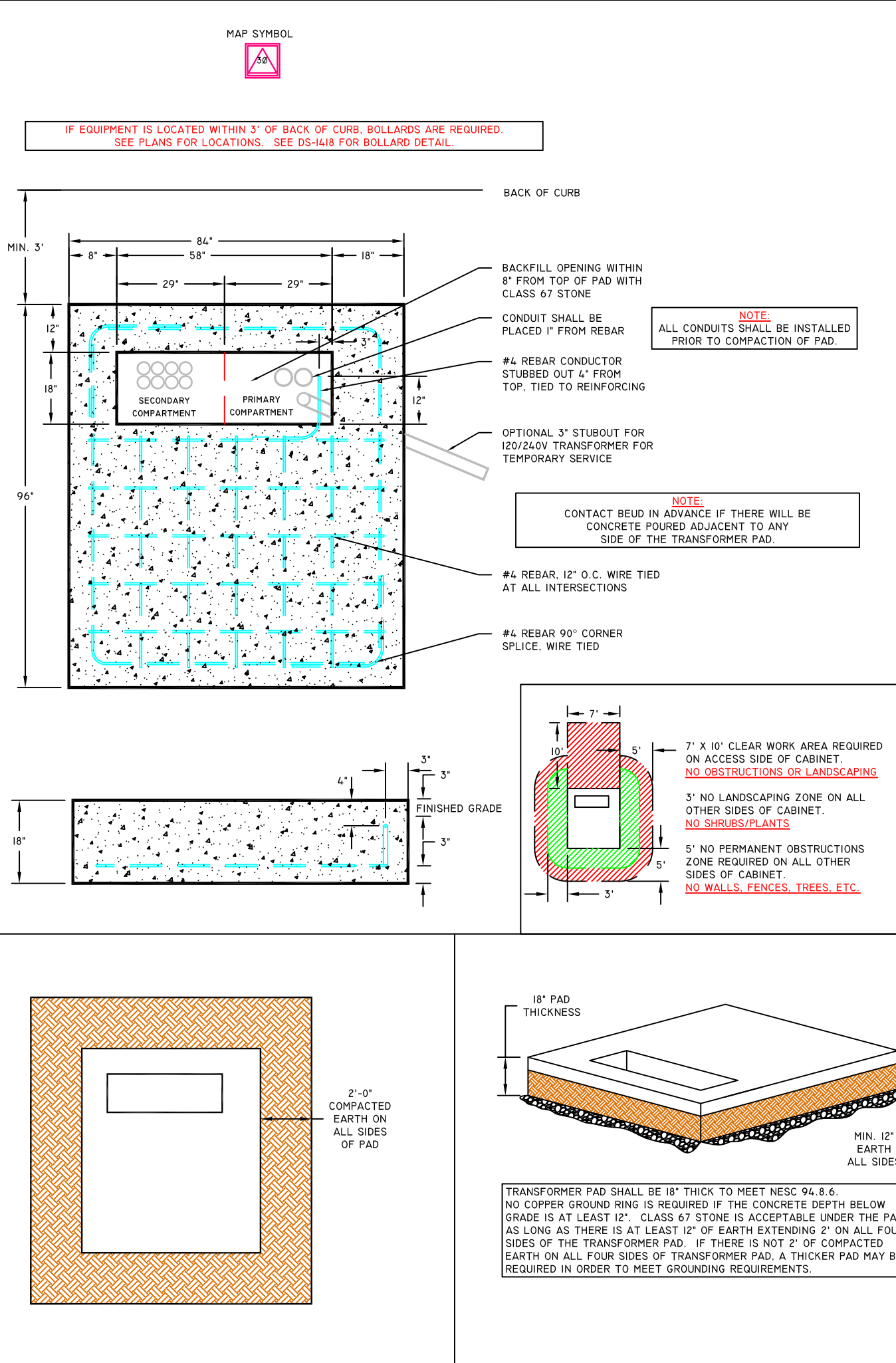
DS-I406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA



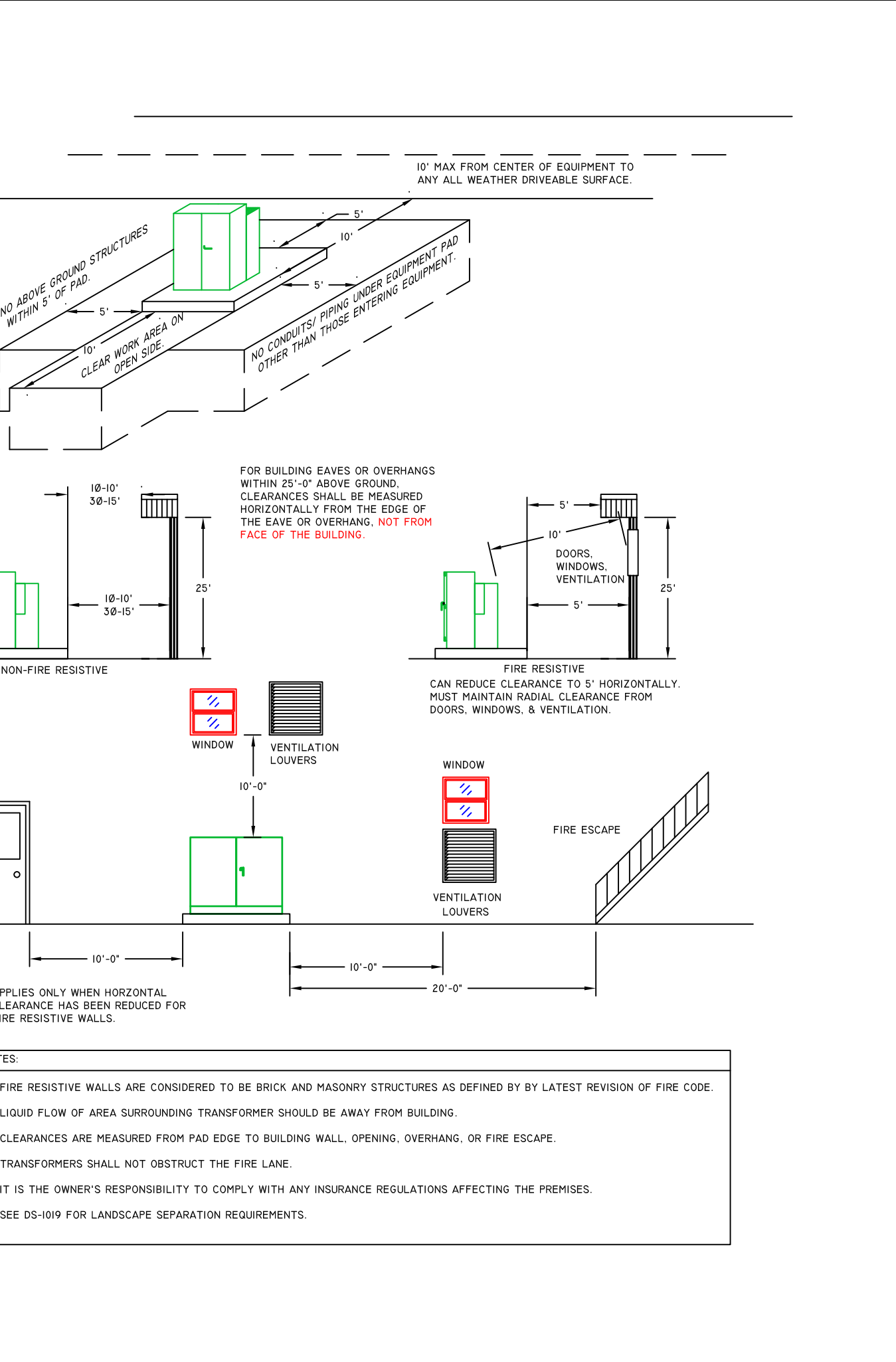
DS-I407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER



DS-I408 THREE PHASE TRANSFORMER PAD 45-1000 kVA



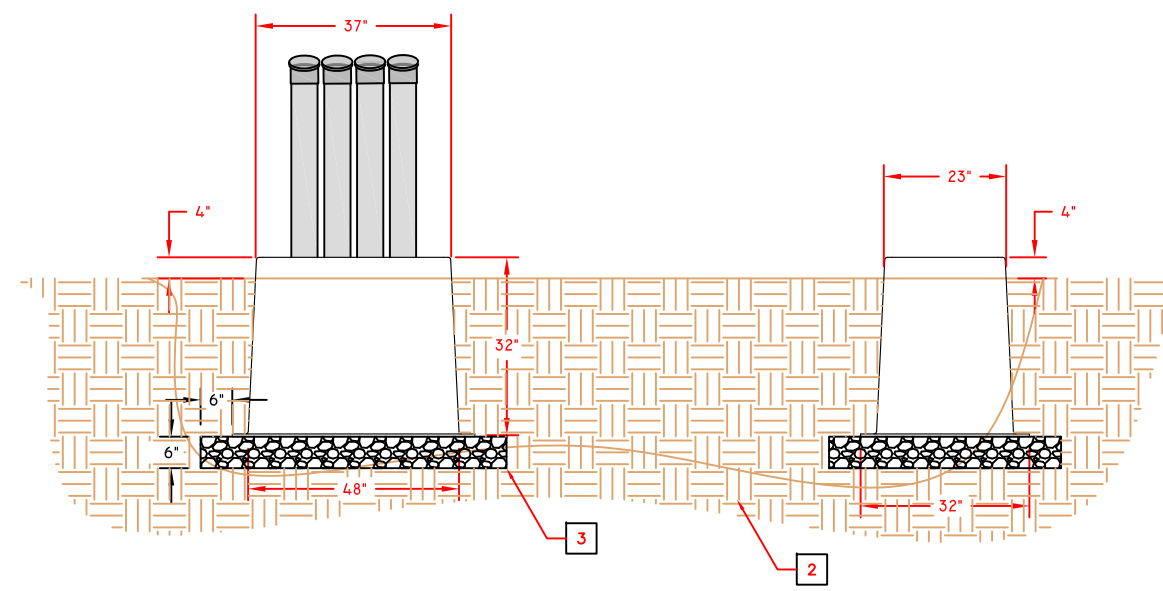
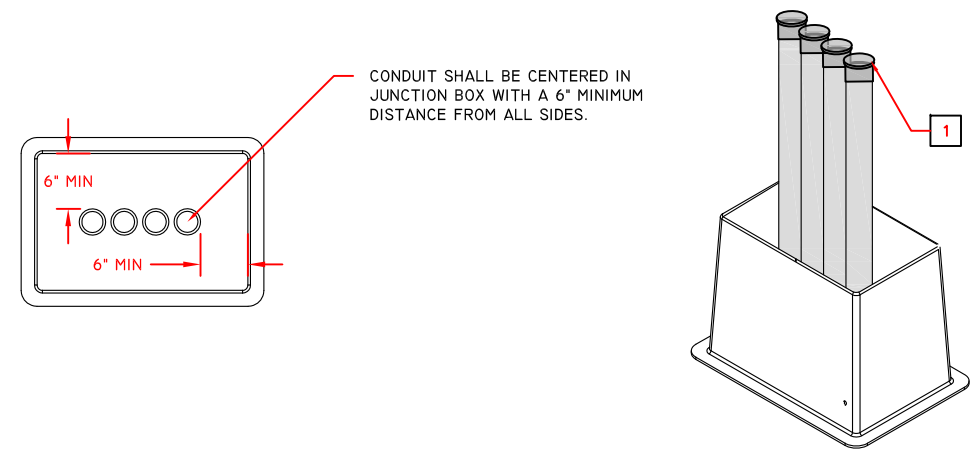
DS-I409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA



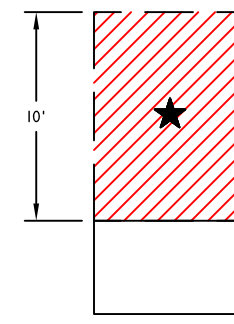
DS-I410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT

REVISION				
1	BEUD REVISION	02/07/2014		
2	BEUD REVISION	02/07/2016		
3	BEUD CLARIFICATIONS	07/29/17		
4	BEUD REVISION	04/20/19		

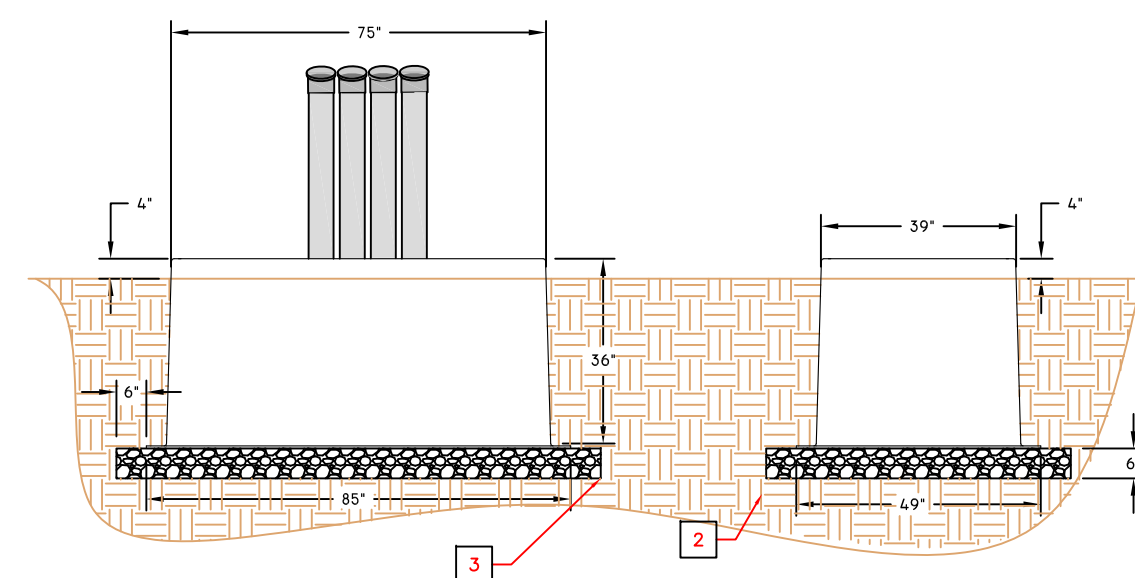
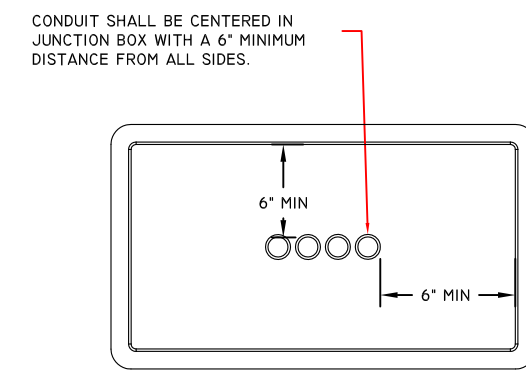
MAP SYMBOL



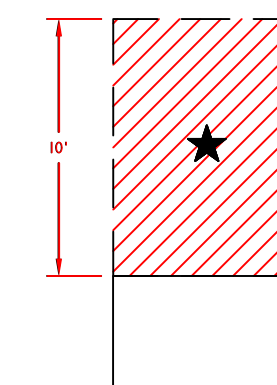
- NOTES:**
- CONDUITS SHALL BE STUBBED UP AND CAPPED 3" ABOVE TOP OF SLEEVE.
 - SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
 - 6" OF CLASS #7 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
 - MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
 - 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. **NO OBSTRUCTIONS.**



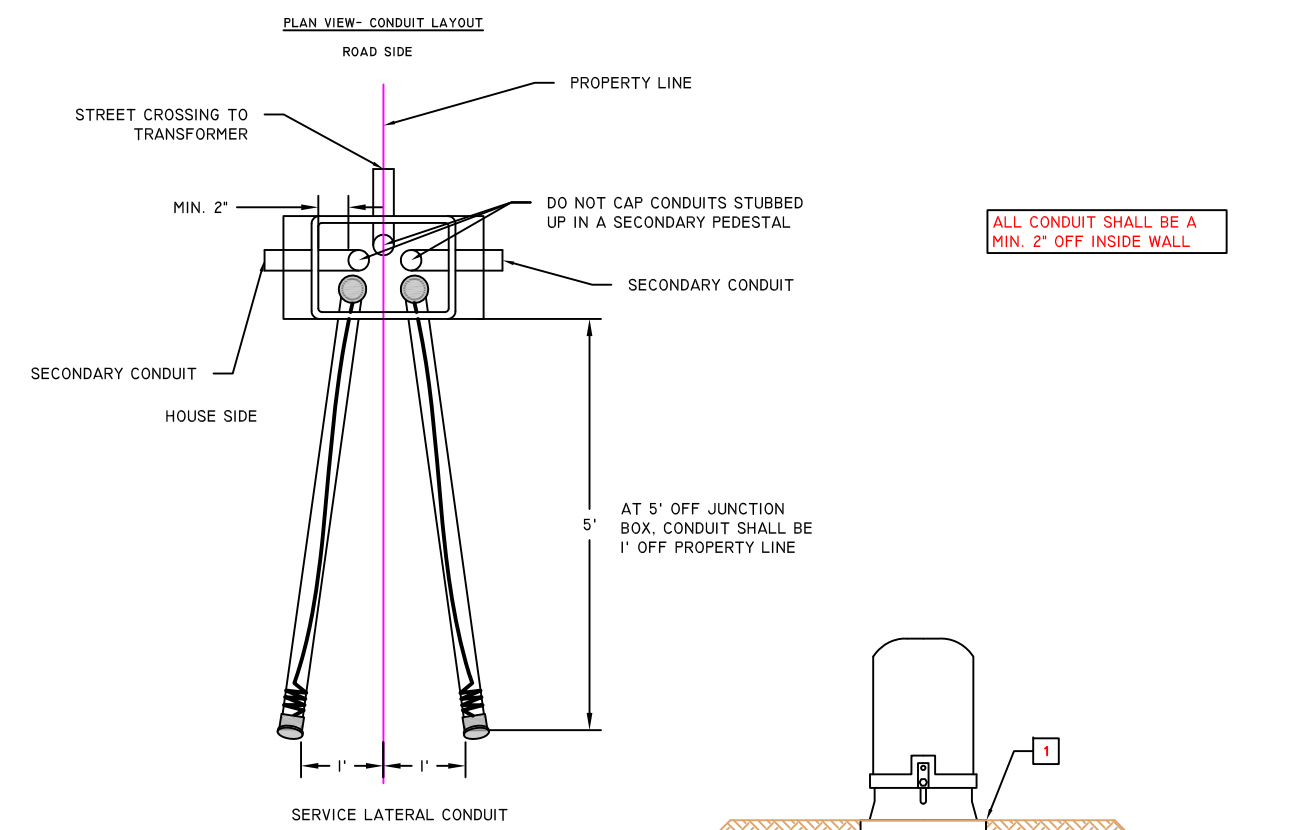
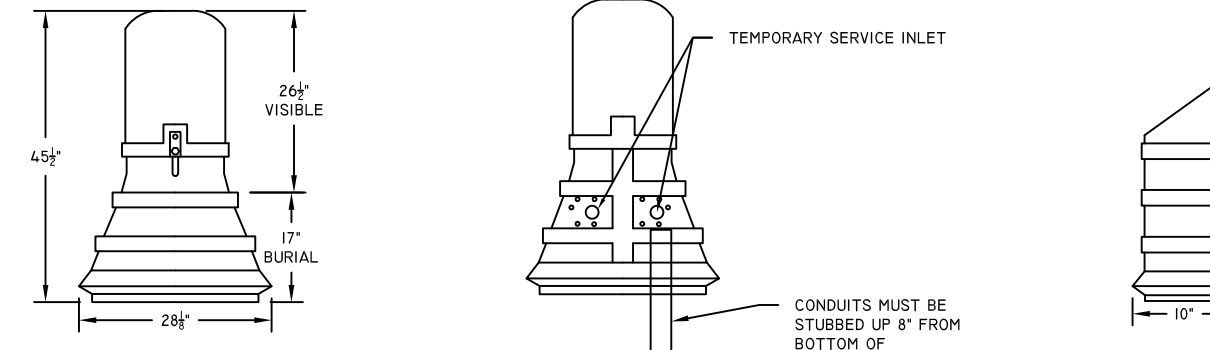
MAP SYMBOL



- NOTES:**
- CONDUITS SHALL BE STUBBED UP AND CAPPED 3" ABOVE TOP OF SLEEVE.
 - SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
 - 6" OF CLASS #7 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
 - MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
 - 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. **NO OBSTRUCTIONS.**



MAP SYMBOL



- NOTES:**
- EXCAVATE A 30" W X 24" H X 17" D PIT CENTERED IN A 5' X 5' CLEAR, LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
 - CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
 - 6" OF CLASS #7 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.

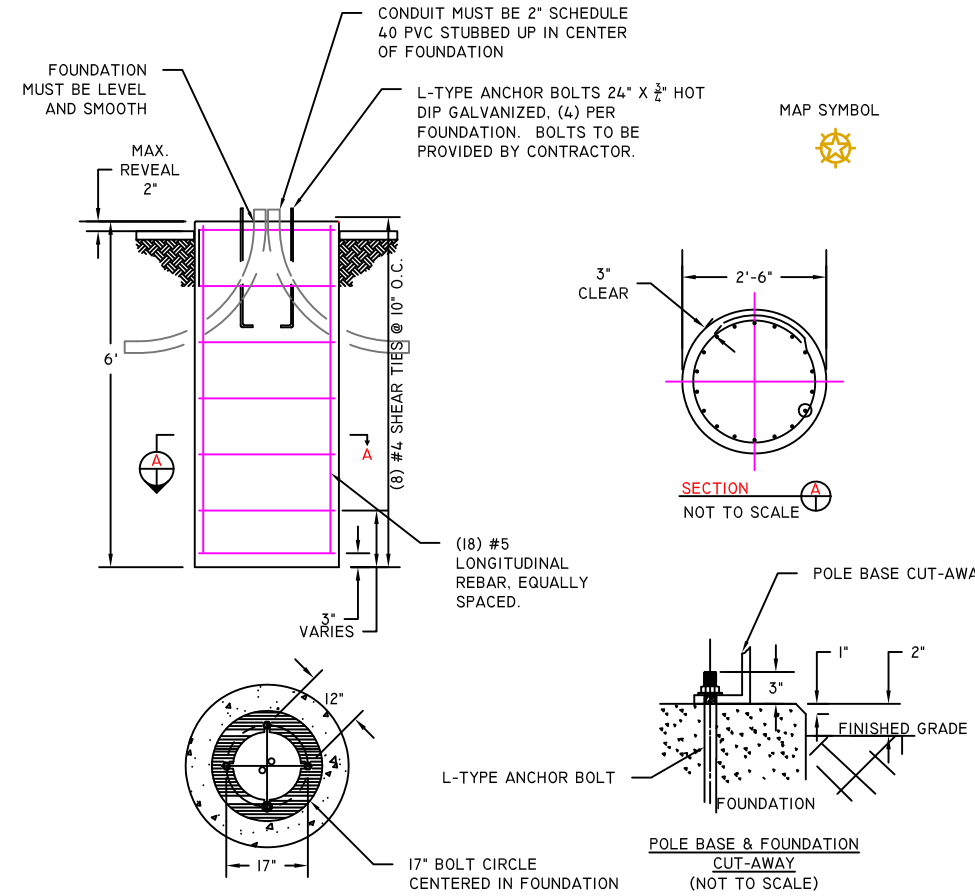
DS-1411 SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE

DS-1412 THREE PHASE 200A PRIMARY JUNCTION BOX SLEEVE

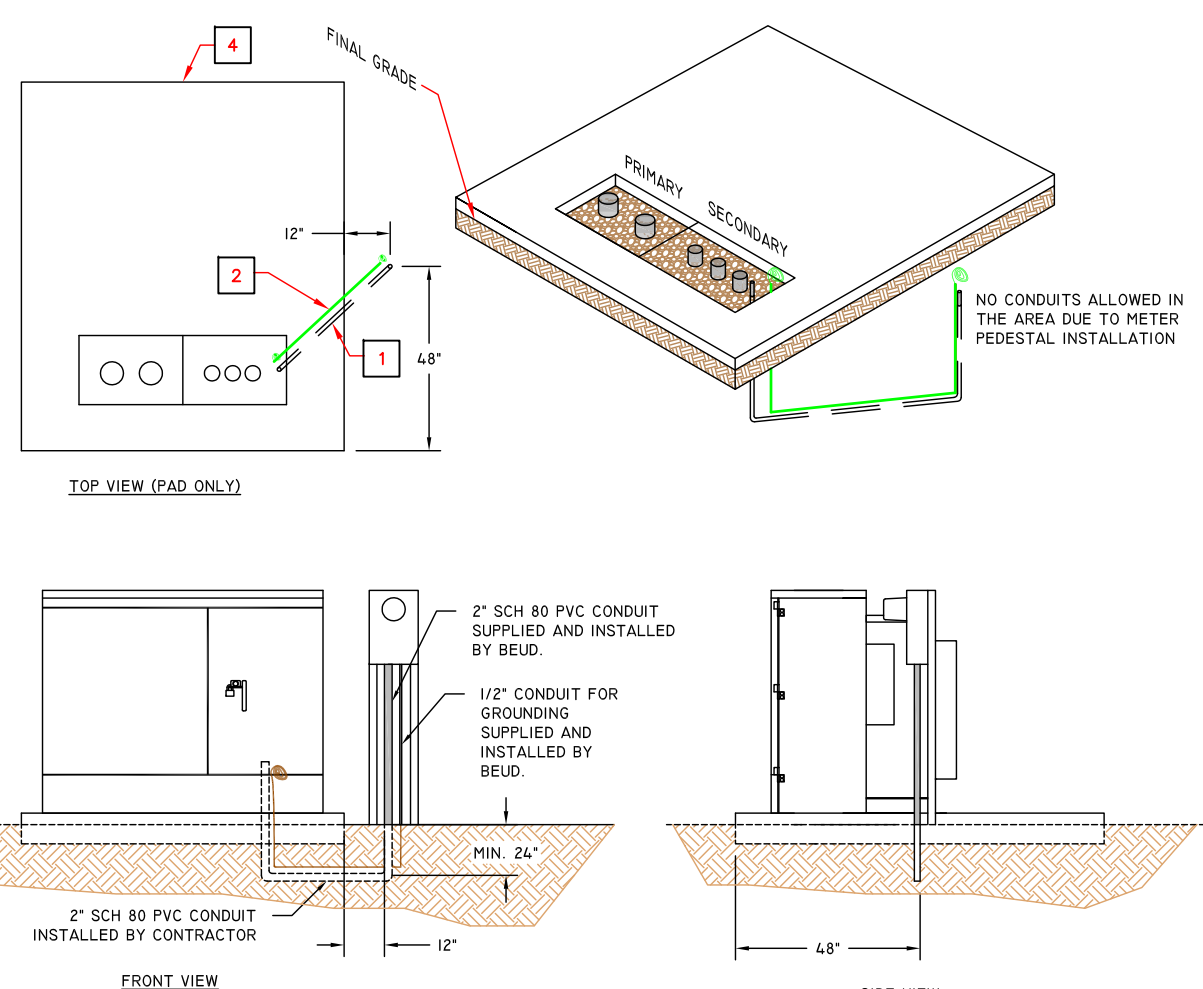
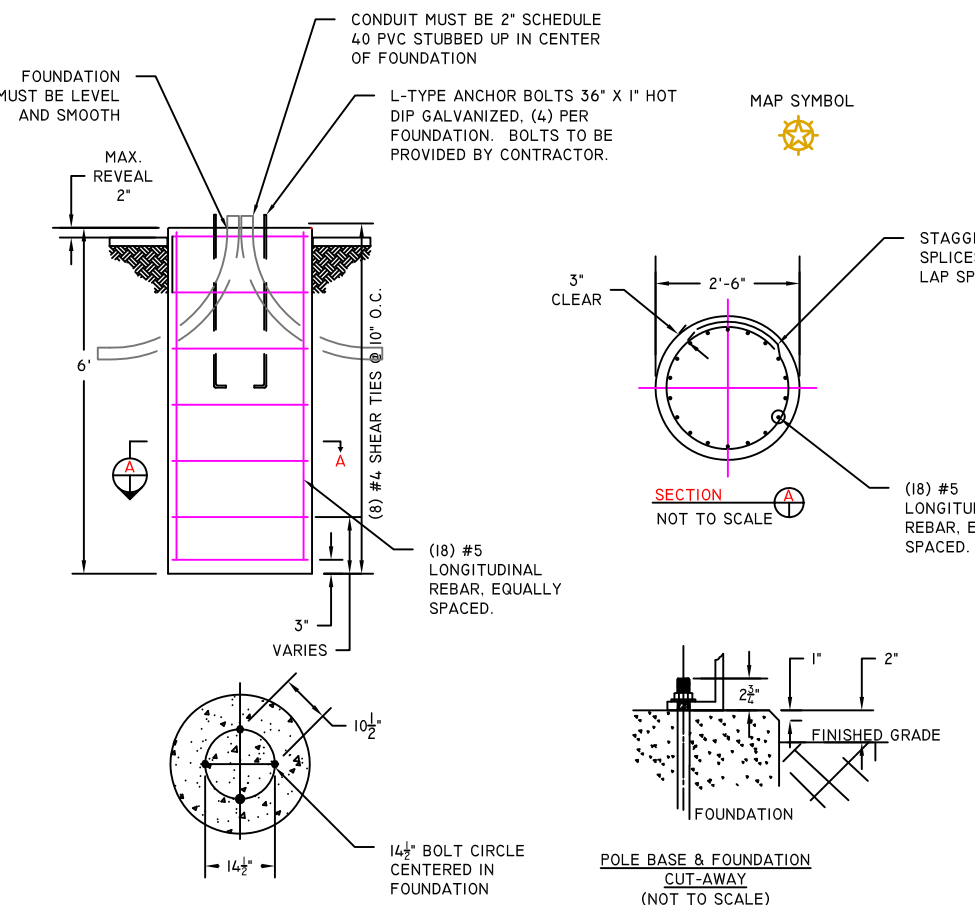
DS-1414 SECONDARY JUNCTION BOX

DS-1415 STREET LIGHT FOUNDATION FOR 12' RESIDENTIAL LIGHTS

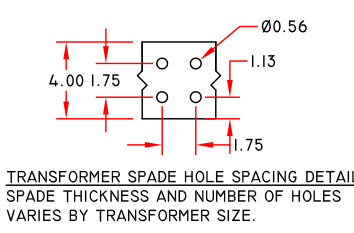
DS-1416A - 22' COMMERCIAL LIGHTS



DS-1416B - 30' COMMERCIAL LIGHTS

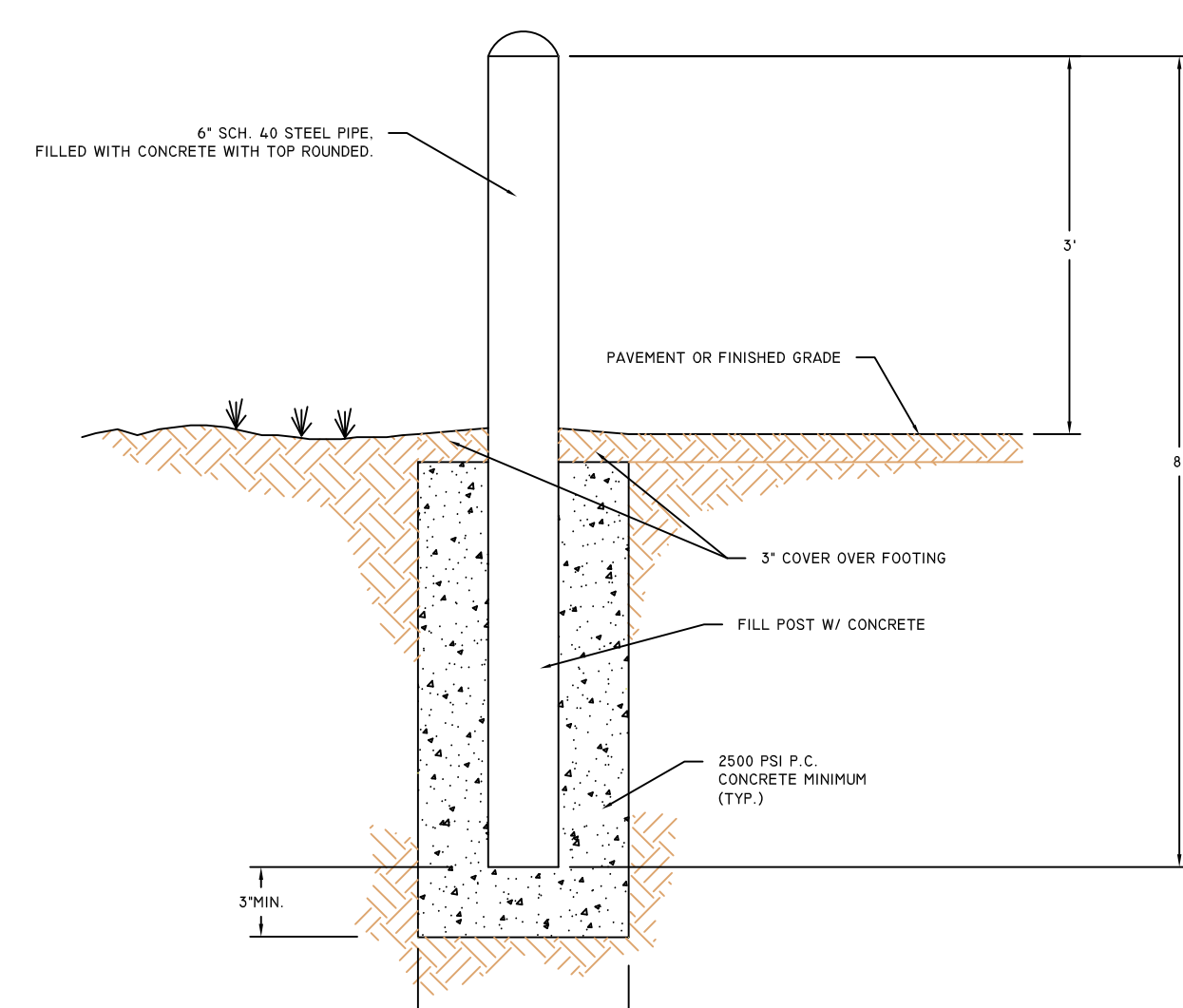


- 2" SCHEDULE 80 PVC CONDUIT FOR METERING TO BE INSTALLED BY CONTRACTOR. MUST BE STUBBED UP 12" FROM SIDE OF CONCRETE PAD AND 48" FROM FRONT EDGE OF CONCRETE PAD.
- #6 BARE SOLID COPPER FOR GROUNDING TO BE INSTALLED BY CONTRACTOR. MUST BE DIRECT BURIED OUTSIDE 2" SCH 80 PVC CONDUIT IN THE SAME DITCH WITH MIN. 6" LENGTH COILED AT EACH END.
- ELECTRICAL CONTRACTOR REQUIRED TO LAND SECONDARY CONDUCTORS IN TRANSFORMER WITH TWO HOLE TERMINAL LUGS USING (2) 1/2" SILICON BRONZE HEX BOLTS AND NUTS, (4) SILICON BRONZE FLAT WASHERS, (2) SILICON BRONZE LOCK WASHERS PER LUG. BOLT LENGTH AS REQUIRED.
- CONTRACTOR TO OBTAIN CORRECT MEASUREMENTS FOR CONCRETE PAD FROM CITY OF BENTONVILLE ELECTRIC UTILITIES DEPARTMENT.
- COORDINATE WITH BEUD IF CONCRETE WILL BE POURED ANYWHERE ADJACENT TO THE TRANSFORMER PAD.



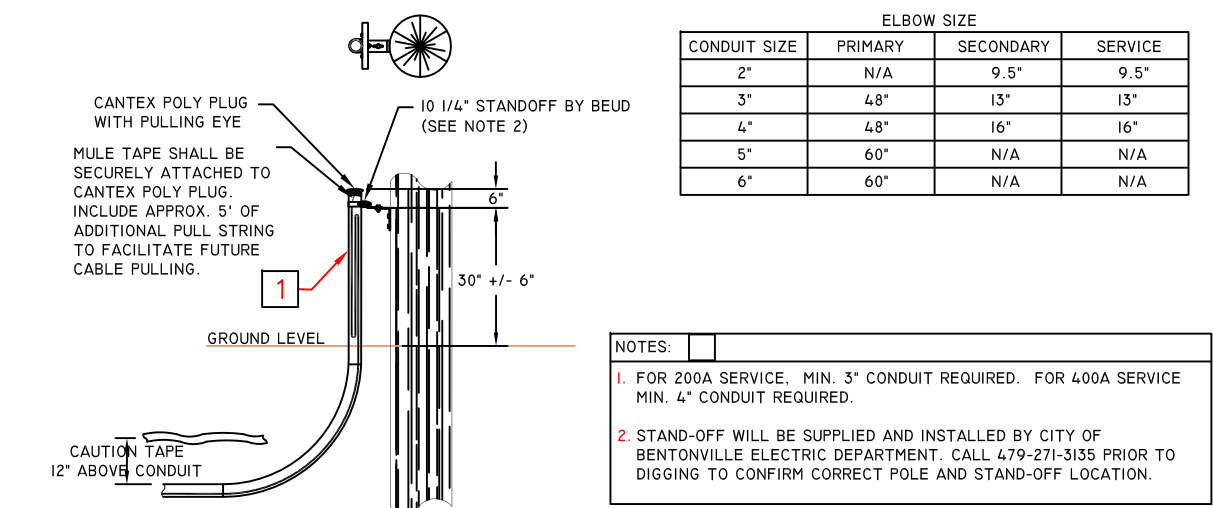
TRANSFORMER SIZE (KVA)	USABLE POSITIONS	SPADE THICKNESS
45	5	0.38"
75	7	0.5"
150-1000	11	0.5"
1500-2000	13	0.5"
2500	13	0.75"

- NOTE: IF EQUIPMENT IS 3' OR LESS FROM BACK OF CURB, BOLLARDS ARE REQUIRED. (SEE PLANS FOR LOCATIONS)**
- ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW**



DS-1418 PIPE BOLLARD DETAIL

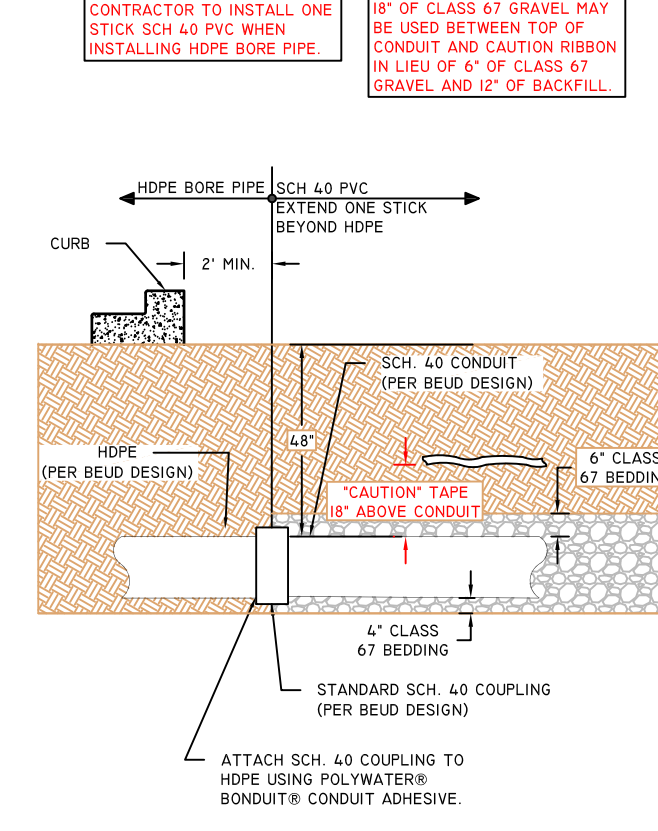
DS-1419A - CONDUIT STANDOFF



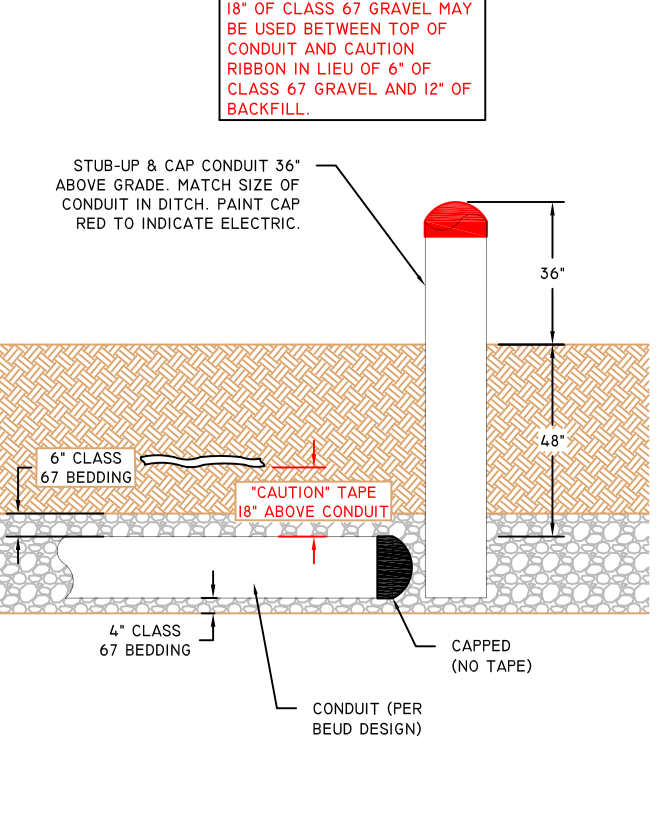
CONDUIT SIZE	ELBOW SIZE		
	PRIMARY	SECONDARY	SERVICE
2"	N/A	9.5"	9.5"
3"	4.8"	13"	13"
4"	4.8"	16"	16"
5"	6.0"	N/A	N/A
6"	6.0"	N/A	N/A

- NOTES:**
- FOR 200A SERVICE, MIN. 3" CONDUIT REQUIRED. FOR 400A SERVICE MIN. 4" CONDUIT REQUIRED.
 - STAND-OFF WILL BE SUPPLIED AND INSTALLED BY CITY OF BENTONVILLE ELECTRIC DEPARTMENT. CALL 479-271-3135 PRIOR TO DIGGING TO CONFIRM CORRECT POLE AND STAND-OFF LOCATION.

DS-1419B - HDPE BORE PIPE TO PVC SCHEDULE 40 CONDUIT



DS-1419C - CONDUIT STUB-UP



DS-1416 STREET LIGHT FOUNDATION FOR 22' AND 30' COMMERCIAL LIGHTS

DS-1417 TRANSFORMER PAD AND METER CONFIGURATION FOR CT'S ON SPADES

DS-1418 PIPE BOLLARD DETAIL

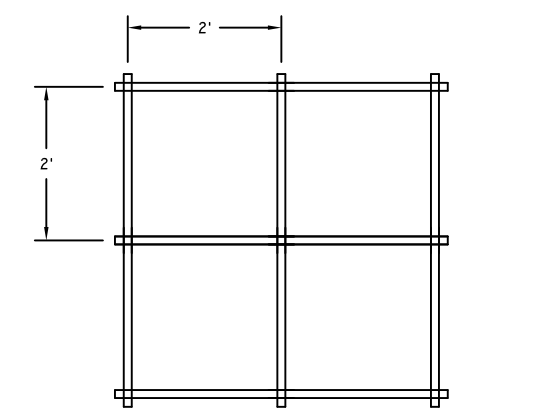
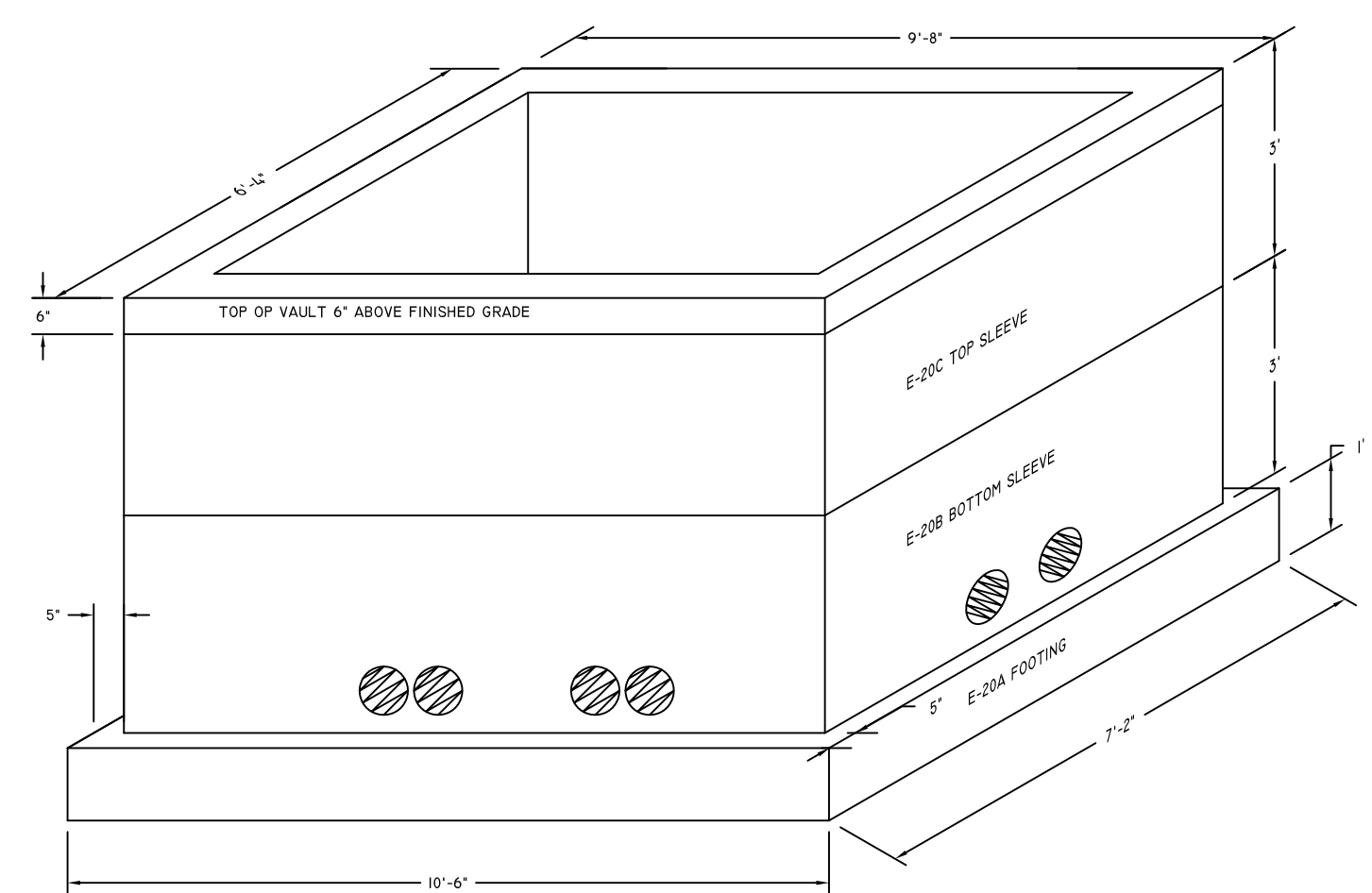
DS-1419 CONDUIT INSTALLATION DETAILS

REVISION	DATE	BY	DESCRIPTION
1	02/20/19	BEUD	REVISION
2	02/20/19	BEUD	REVISION
3	02/20/19	BEUD	REVISION
4	02/20/19	BEUD	REVISION

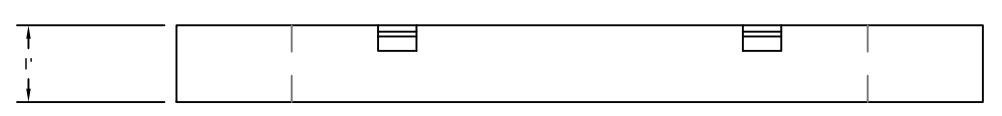
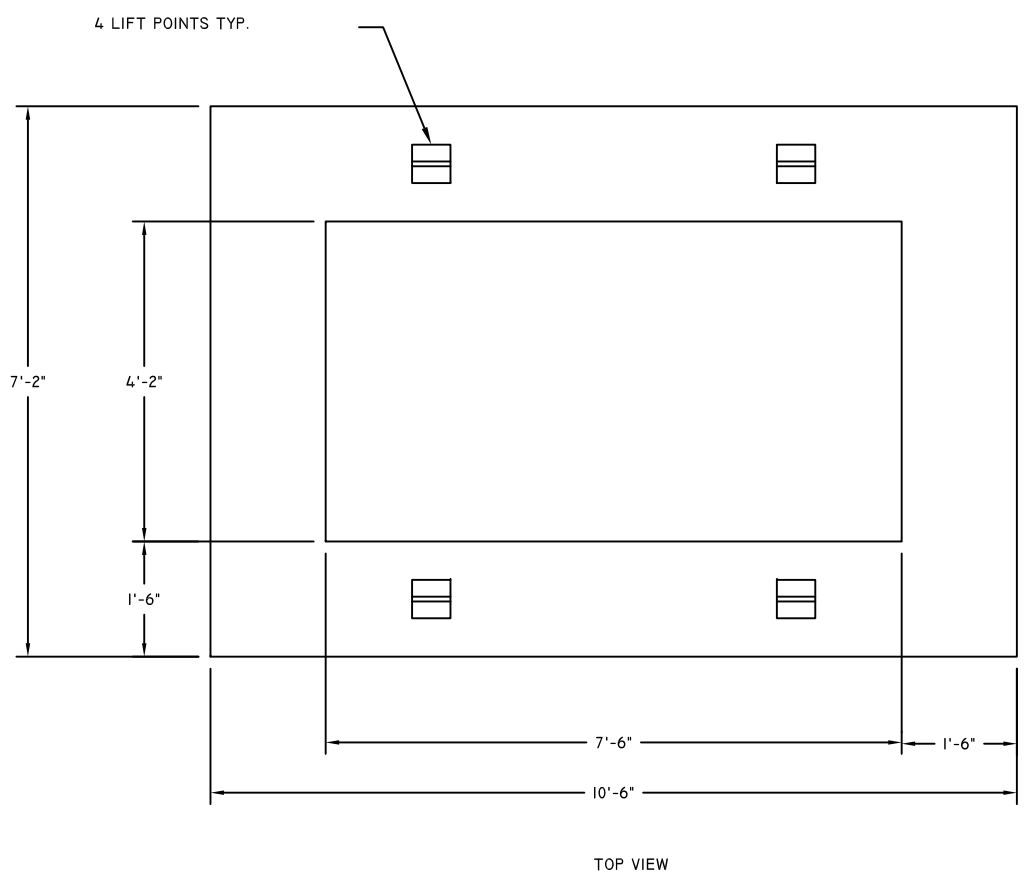


SCAN FOR LATEST REVISION OF BEUD SPECS
www.cityofbentonsville.com/BEUDspecs



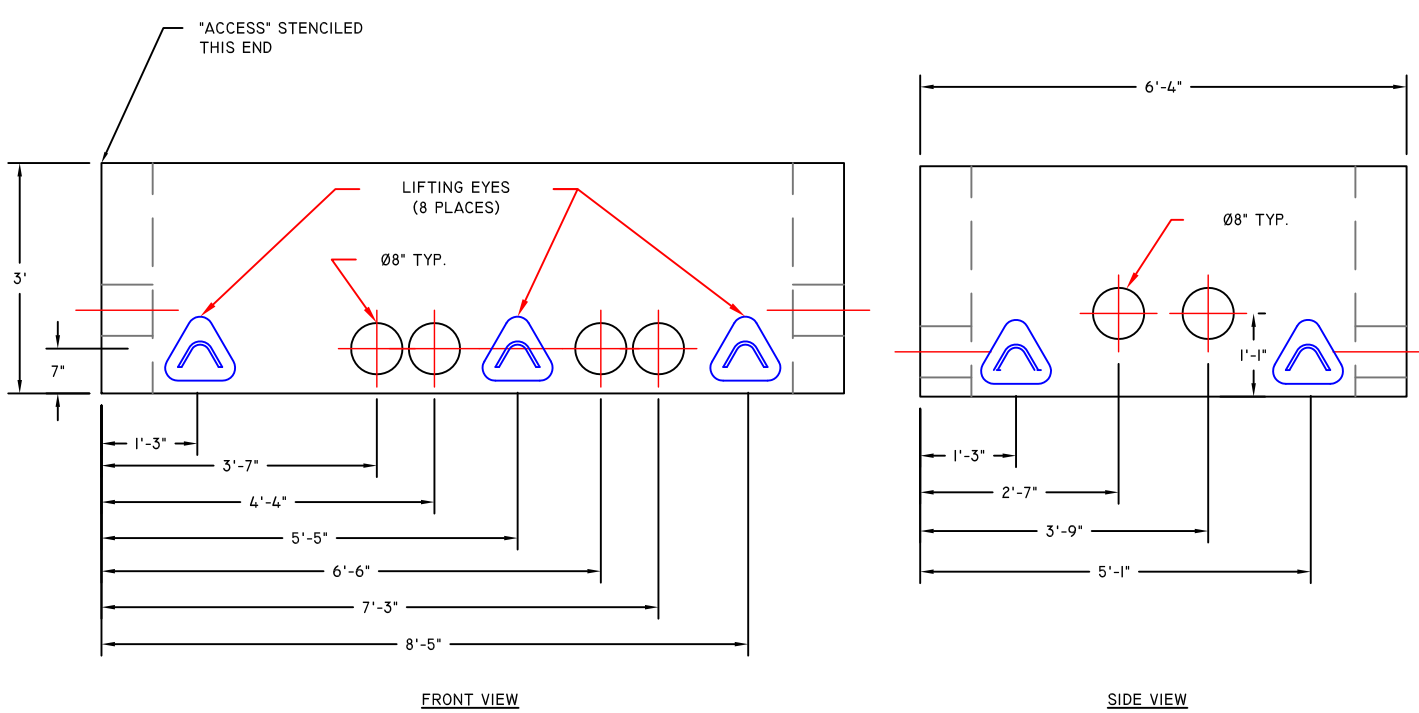
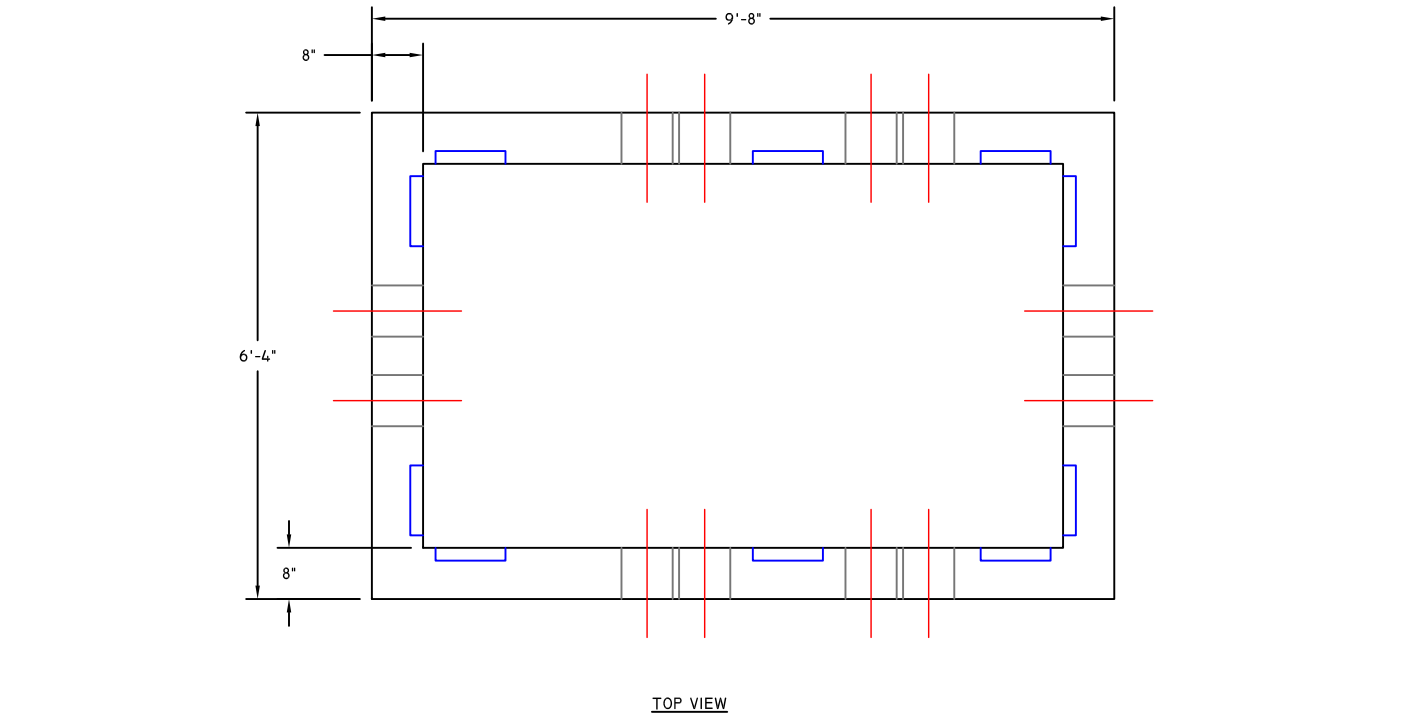


CONTRACTOR SHALL COVER EACH UNUSED HOLES INDIVIDUALLY. NO GULLE SHALL BE USED.

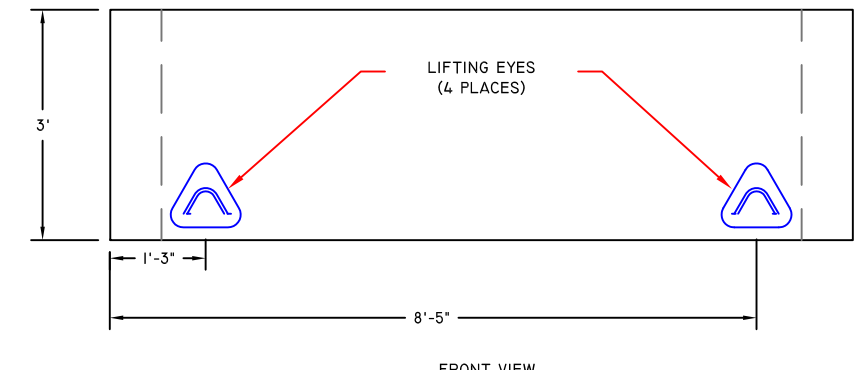
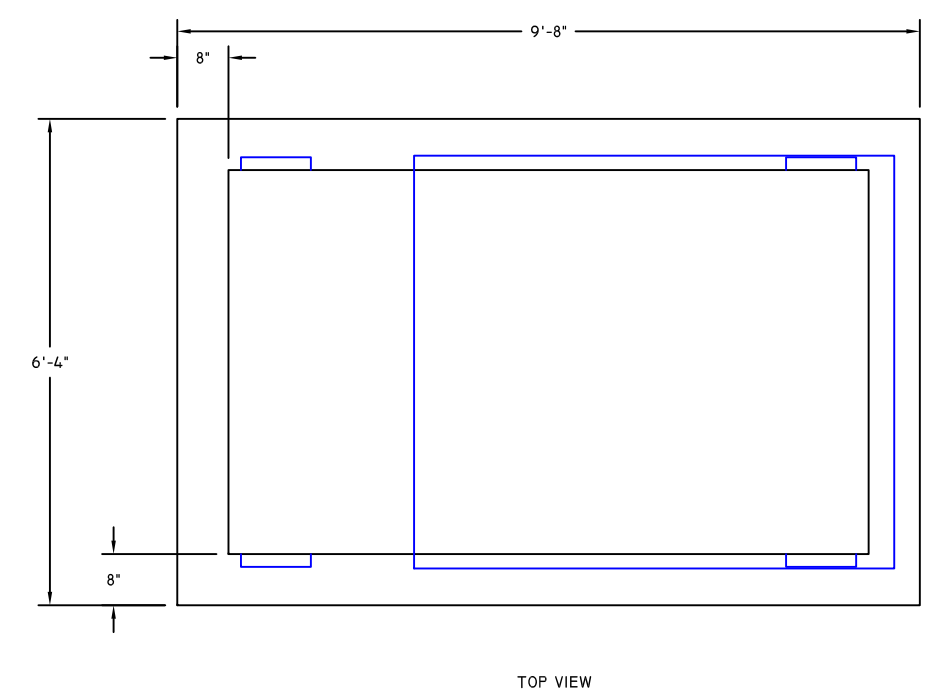


NOTE: CLASS 67 STONE MUST NOT BE INSTALLED ANY HIGHER THAN 2" FROM TOP OF FOOTING.

FOOTER WEIGHT: 3,200 LBS



BOTTOM SLEEVE WEIGHT: 8,900 LBS



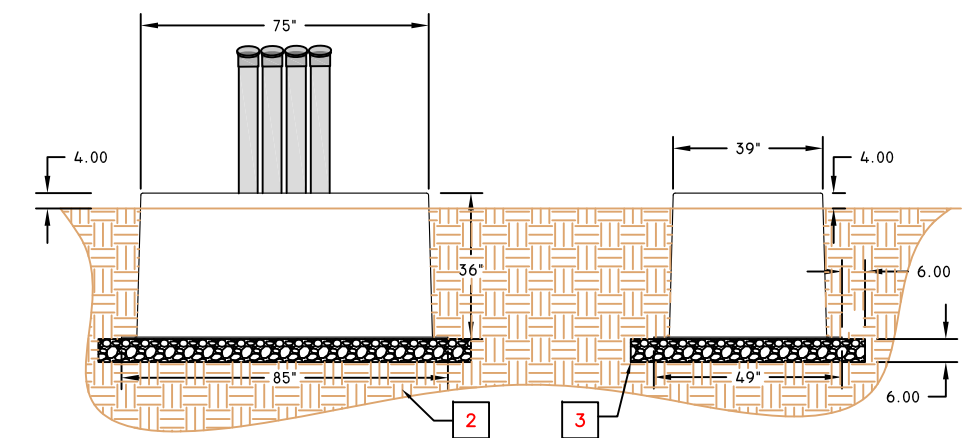
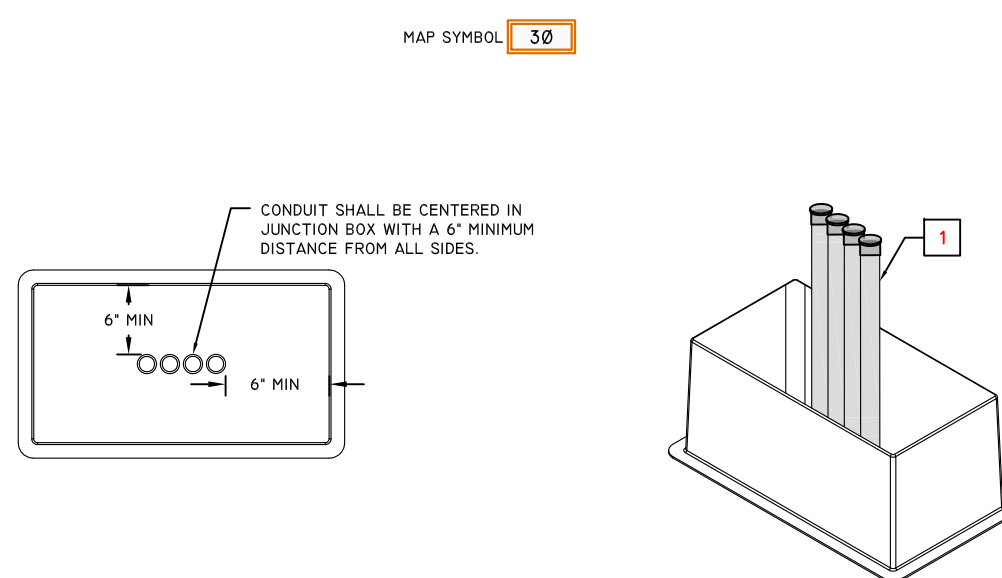
TOP SLEEVE WEIGHT: 9,200 LBS

DS-I420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY

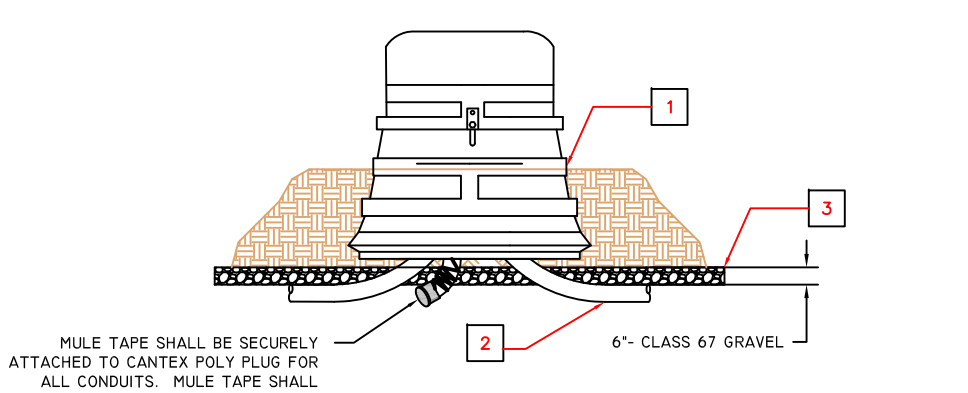
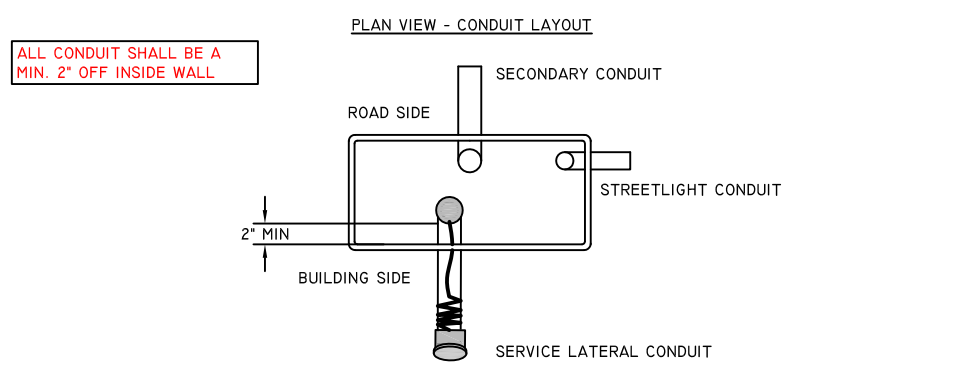
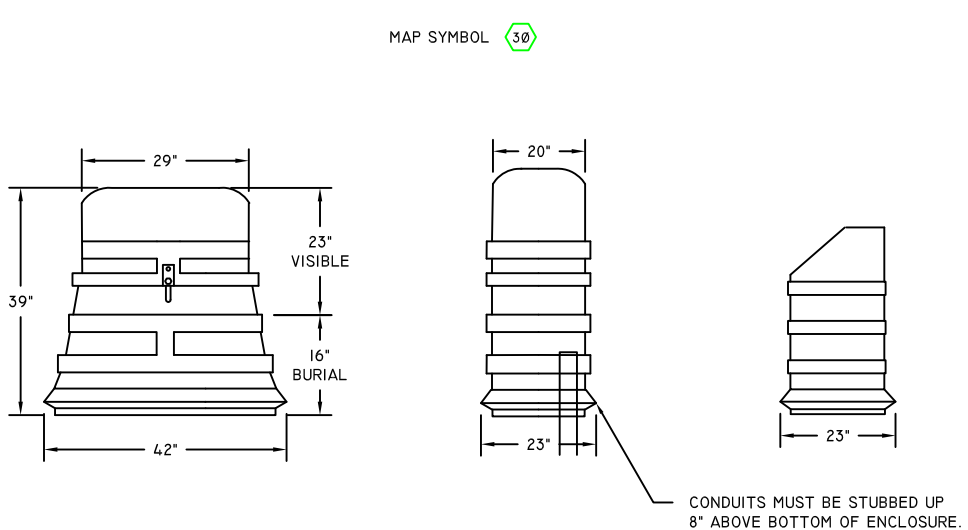
DS-I420A PADMOUNT SWITCHGEAR VAULT FOOTER

DS-I420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE

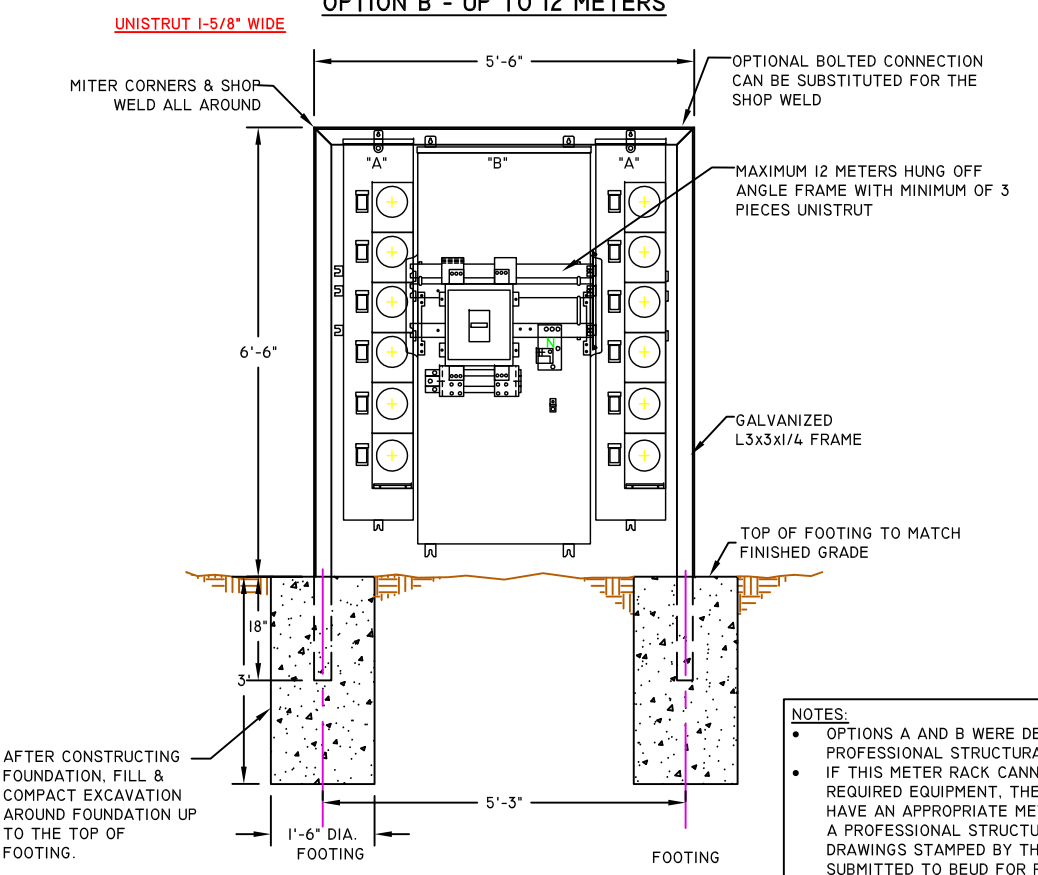
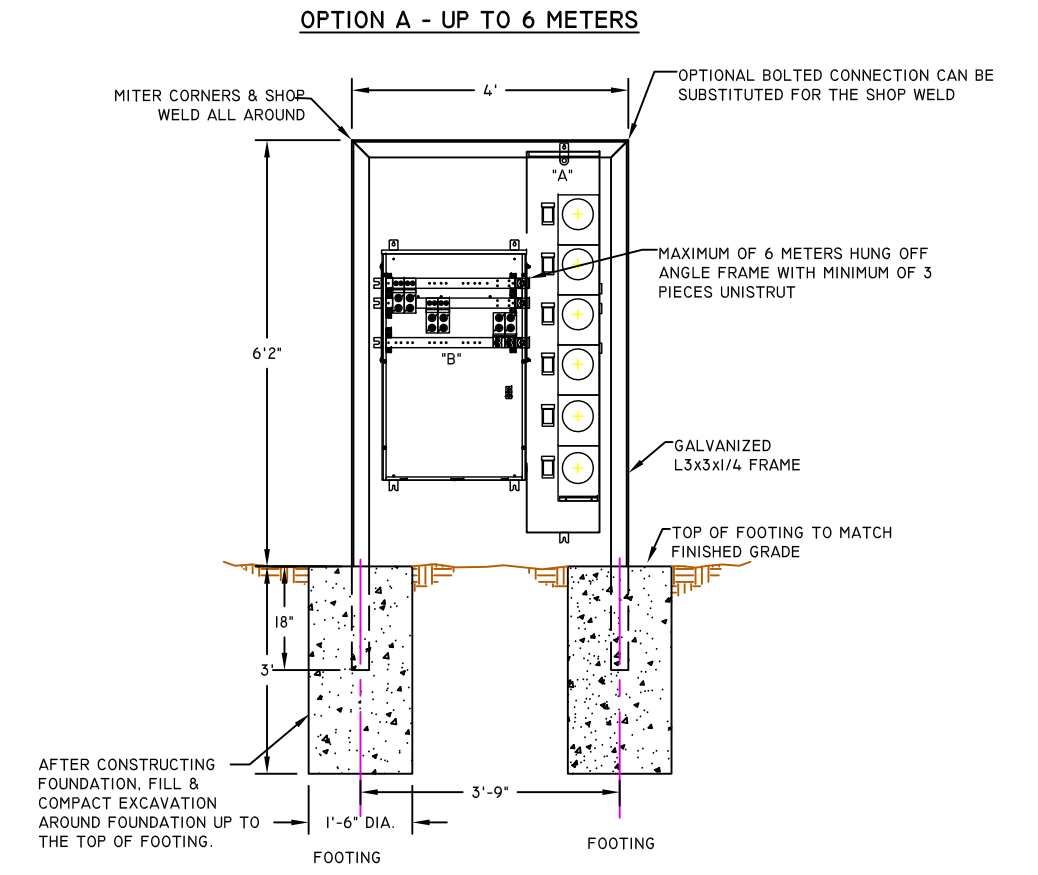
DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE



- NOTES:
- CONDUITS SHALL BE STUBBED UP AND CAPPED 3" TOP OF SLEEVE.
 - SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
 - 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
 - MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
 - 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. **NO OBSTRUCTIONS.**



- NOTES:
- EXCAVATE A 44" W X 44" H X 14" D PIT CENTERED IN A 7' X 7' CLEAR LEVEL AREA. PEDestal SHALL NOT BE SITUATED IN A LOW AREA OR SHALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
 - CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
 - 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.



- NOTES:
- OPTIONS A AND B WERE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.
 - IF THIS METER RACK CANNOT ACCOMMODATE THE REQUIRED EQUIPMENT, THE DEVELOPER MUST HAVE AN APPROPRIATE METER RACK DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER. DESIGN DRAWINGS STAMPED BY THE ENGINEER MUST BE SUBMITTED TO BELD FOR REVIEW PRIOR TO INSTALLATION.
 - FOR BOTH OPTIONS, GROUNDING SHALL BE PER NEC TABLE 250.122.

DS-I413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE

DS-I414-1 THREE PHASE SECONDARY JUNCTION BOX

DS-I024 SINGLE PHASE FREE STANDING METER RACK

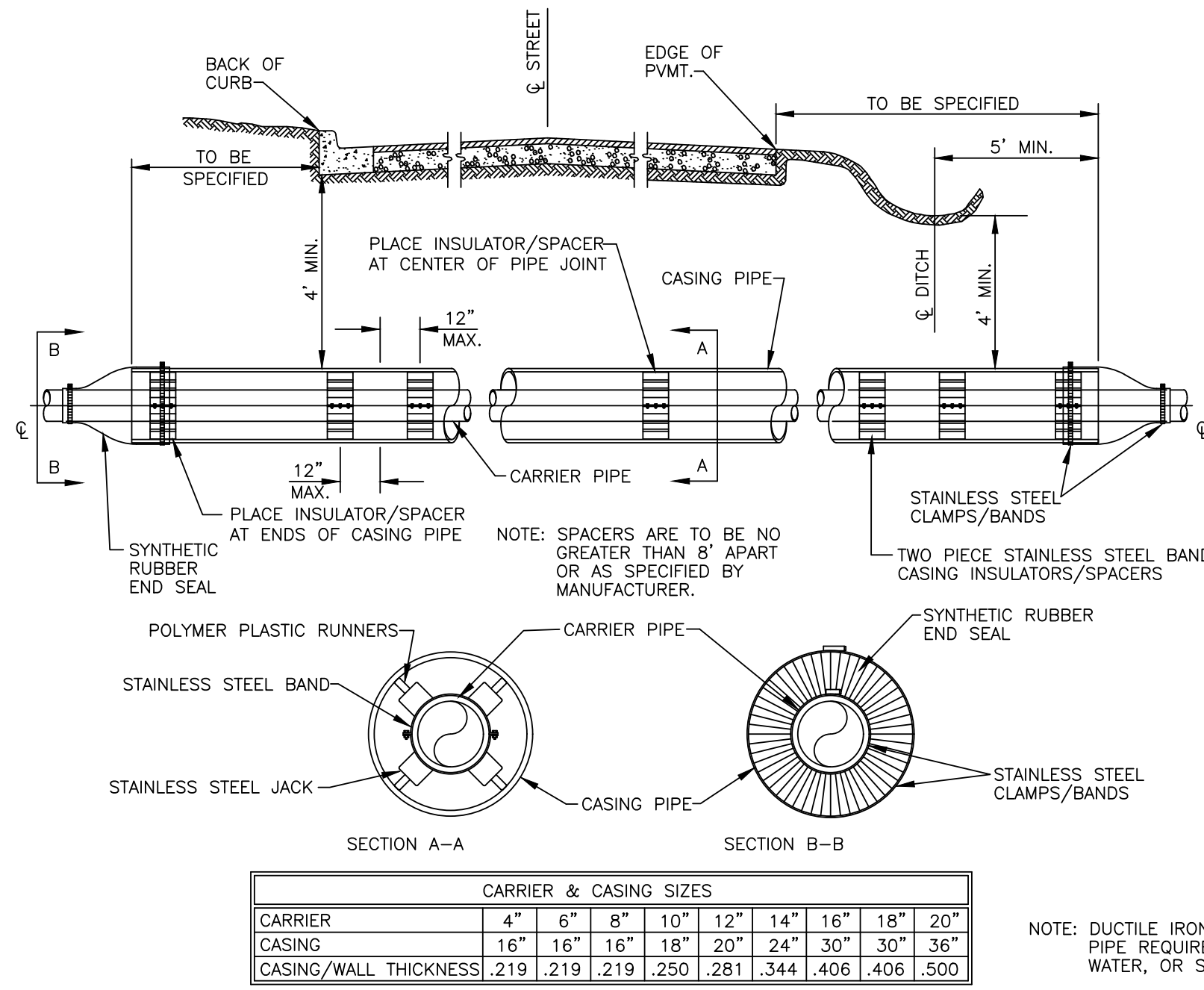
REVISION	DATE	BY	DESCRIPTION
1	02/05/2014	BEUD	REVISION
2	02/05/2014	BEUD	REVISION
3	02/05/2014	BEUD	REVISION
4	02/25/19	BEUD	REVISION



SCAN FOR LATEST REVISION OF BELD SPECS
www.bentonville.com/BELDspecs



ENCASEMENT DETAIL

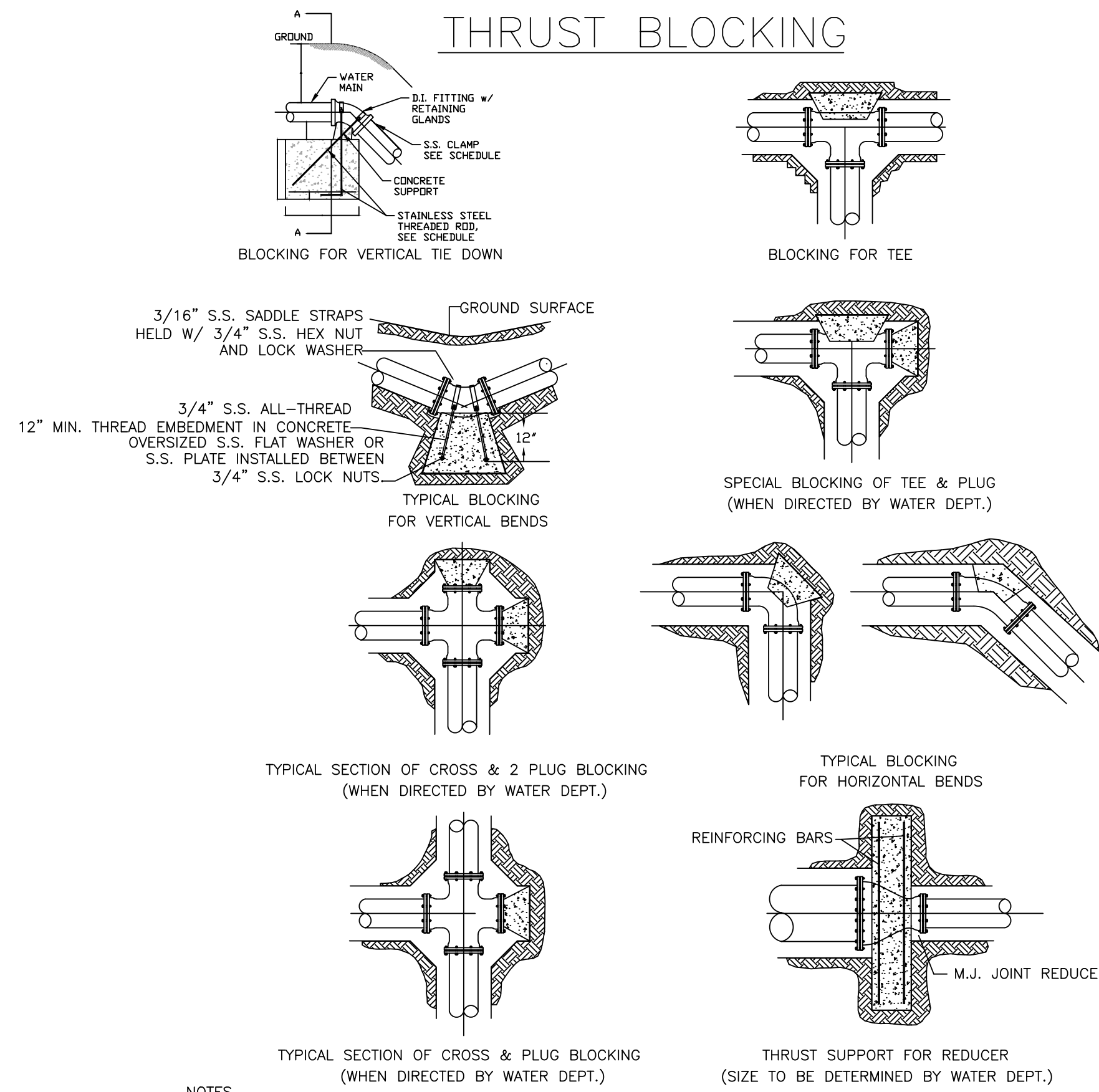


NOTE: DUCTILE IRON, OR PVC PIPE REQUIRED FOR WATER, OR SEWER.

*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



- NOTES
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 4,000 PSI CONCRETE.
 2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
 3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS03).
 4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE WRAP TO PREVENT BONDING OF CONCRETE.
 5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
 6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
 7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES AND THE DEPARTMENT.
 8. 12" OF ALL THREAD EMBEDDED IN CONCRETE.
 9. MIN. 5/8" ALL THREAD FOR SECTIONS 10FT OR UNDER

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

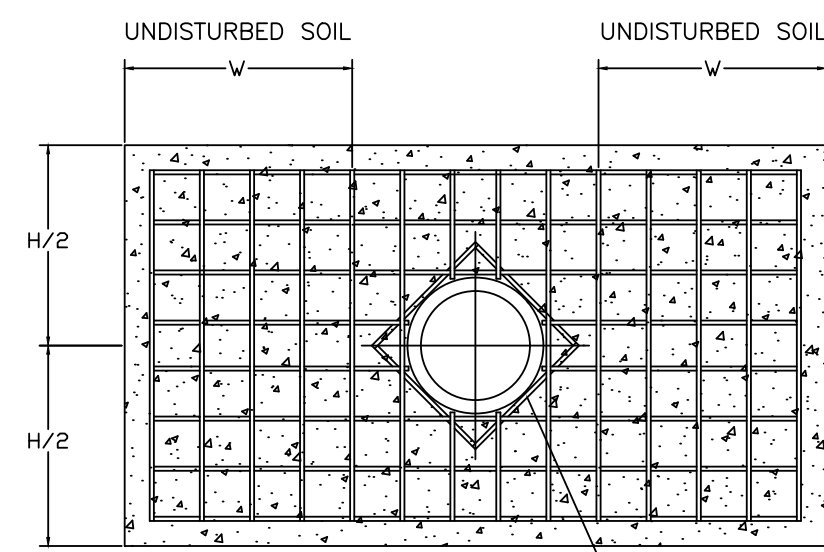
BLOCKING SCHEDULE		BENDS			ROD DIA.
PIPE SIZE		45°	22 1/2°	11 1/4°	
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
MIN. CLAMP (2 EA.)		3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
MIN. CLAMP (2 EA.)		1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
MIN. CLAMP (2 EA.)		5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
MIN. CLAMP (2 EA.)		5/8 IN. x 3 IN.			

- NOTES
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 3. WRAP ALL FITTINGS WITH POLY WRAP.
 4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED WITH CONCRETE.
 7. REACTION BACKING TABLE IS BASED ON 150 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

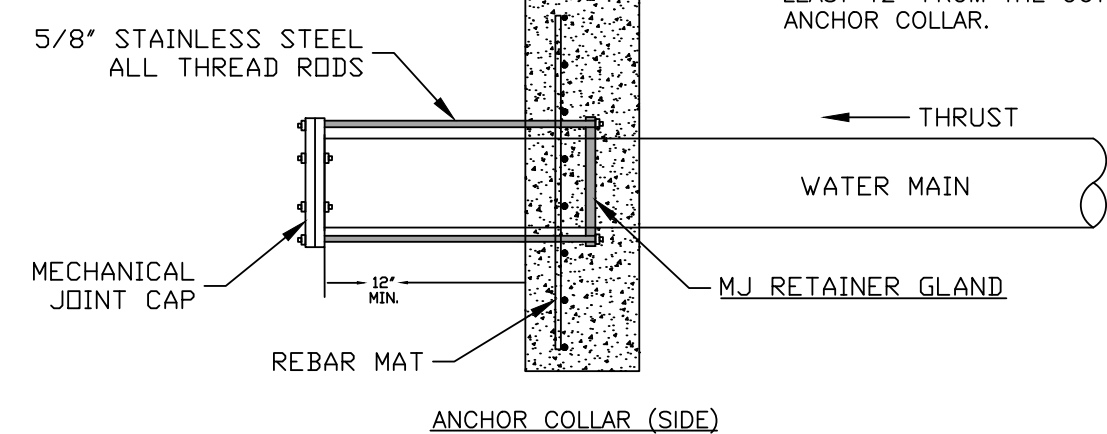
PIPE SIZE	ANCHOR COLLAR SCHEDULE				REINFORCING BARS	
	W	H	T	M	"A" BARS	"B" BARS
6"	1.5"	2.0"	1.0"	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5"	2.5"	1.0"	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0"	4.0"	1.5"	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0"	4.5"	1.5"	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0"	5.0"	2.0"	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5"	5.5"	2.0"	M.J. RETAINER GLAND	#7@6"	#7@10"
30"	6.5"	6.0"	2.5"		#8@6"	#7@10"
36"	7.0"	7.0"	2.5"	4"	#8@6"	#7@10"



ANCHOR COLLAR (ELEVATION)
NOTE: USE M.J. RETAINER GLANDS FOR PIPE 24" AND SMALLER.

ROD REQUIREMENTS	
MAIN SIZE	NO. OF RODS
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

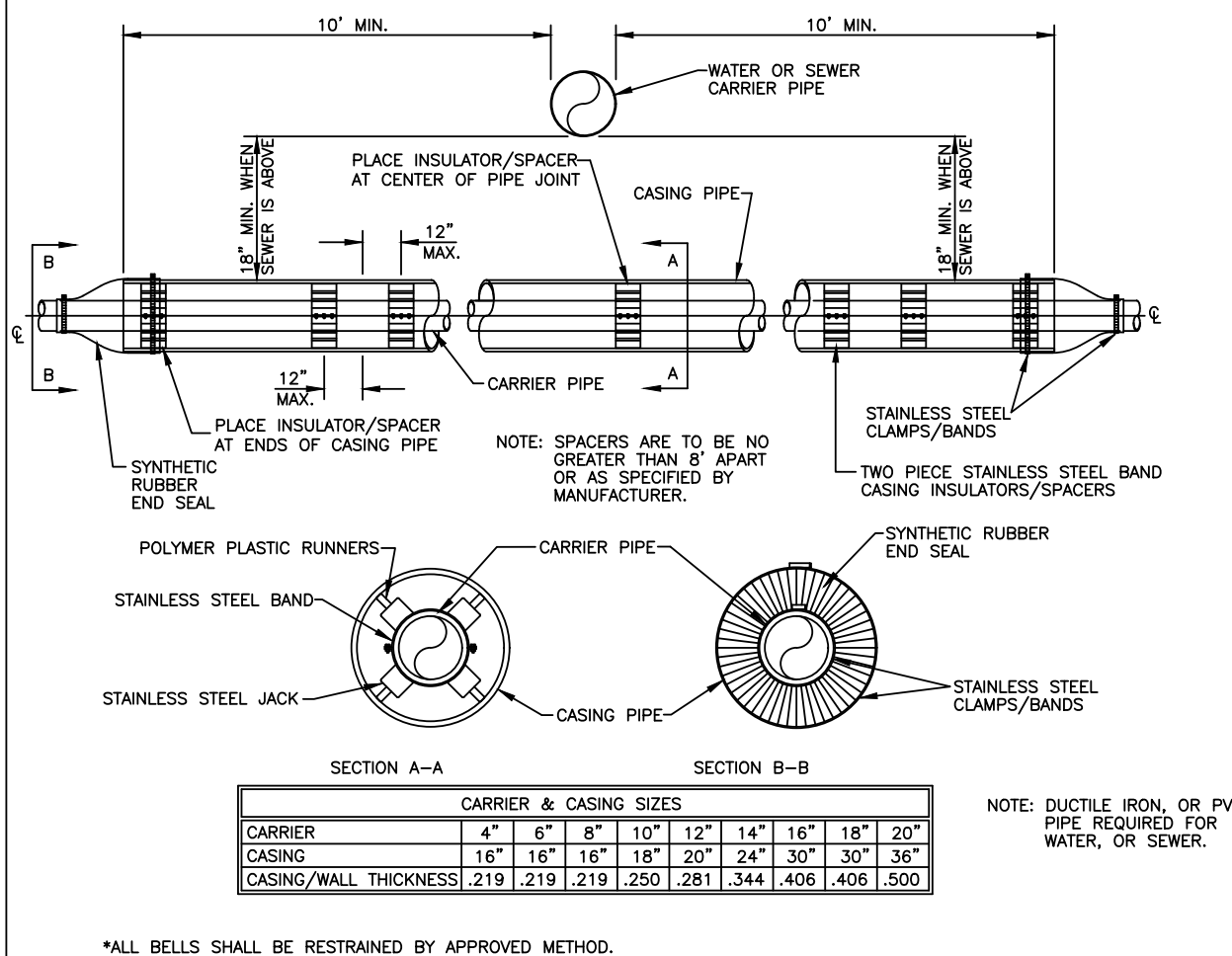
NOTE: PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE 4000 PSI CONCRETE COLLAR IS POURED.
NOTE: ON DEAD END LINE, PIPE MUST EXTEND AT LEAST 12" FROM THE OUTSIDE EDGE OF ANCHOR COLLAR.



NOTE: ALL-THREAD STEEL RODS SHALL BE 5/8" STAINLESS STEEL WITH STAINLESS STEEL HARDWARE.

GENERAL WATER/SEWER DETAIL: GWS04

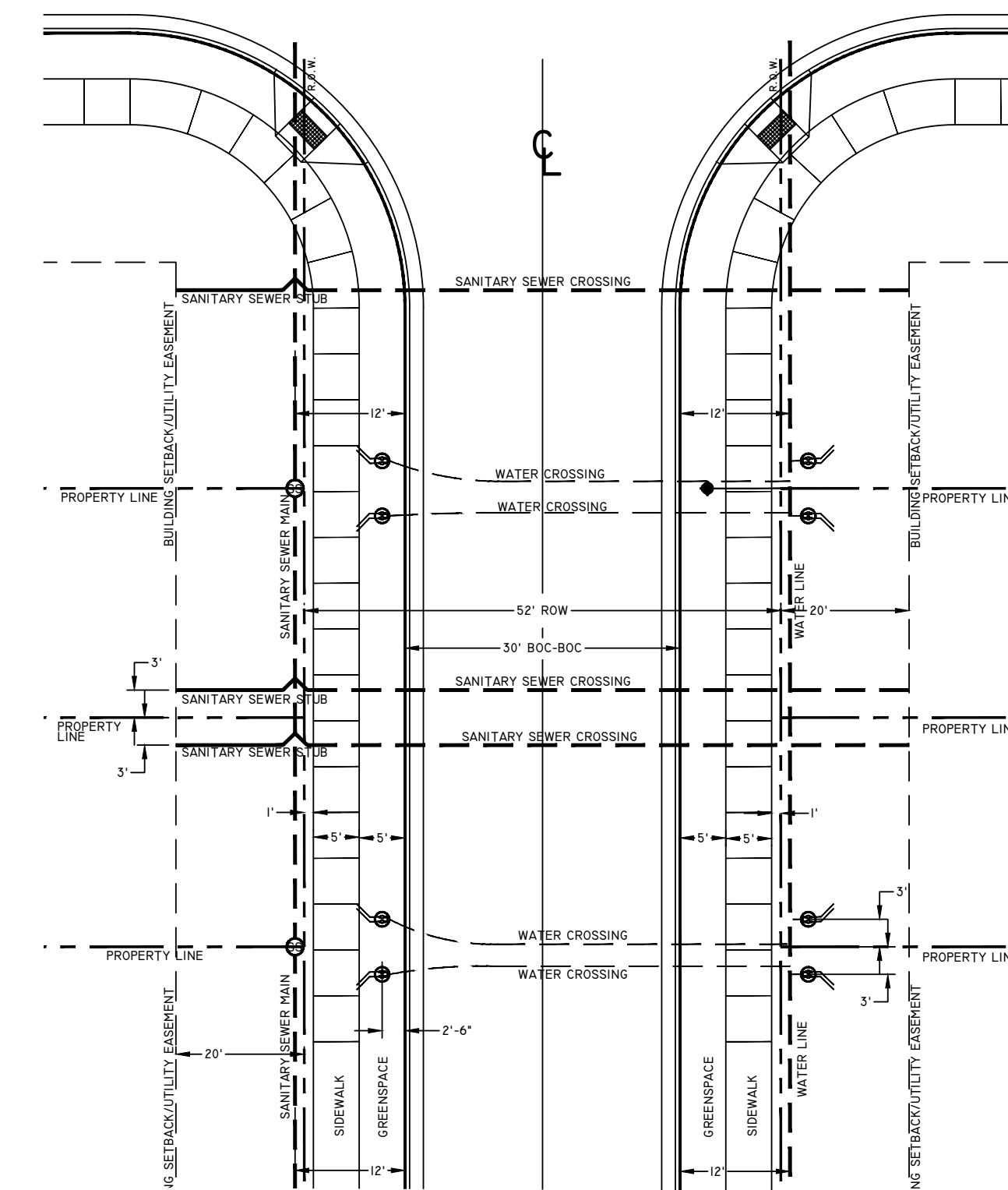
ENCASEMENT CROSSING DETAIL



*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

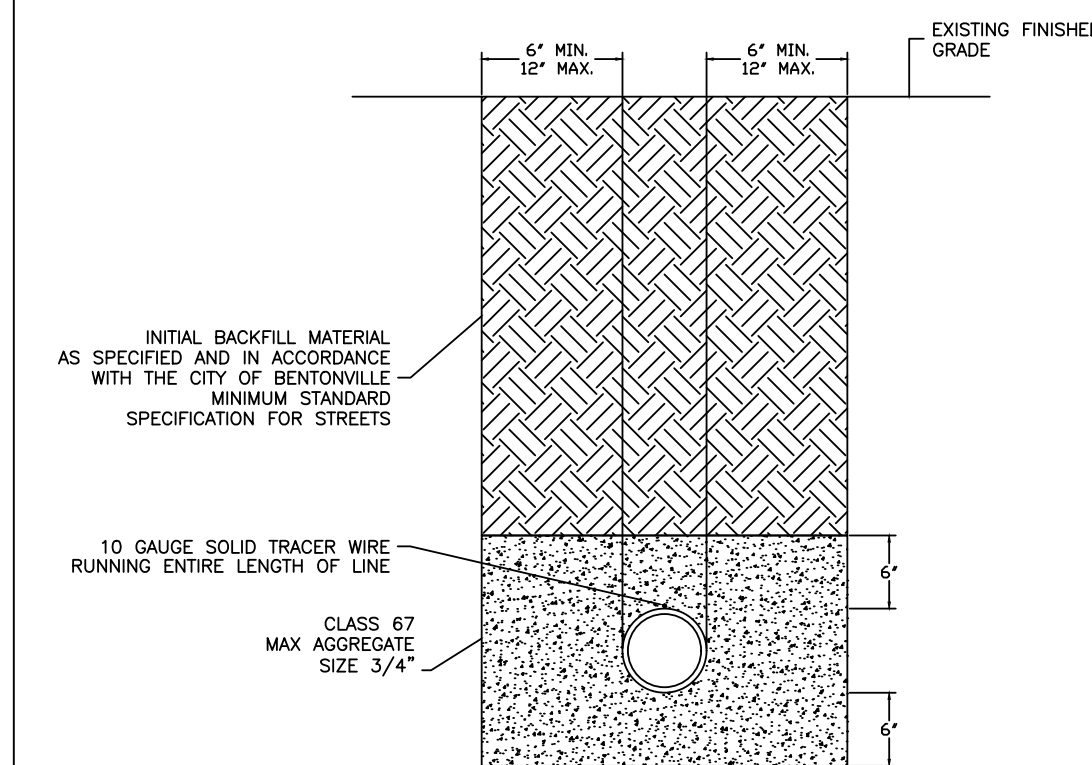
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07



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WATER/SEWER DETAILS



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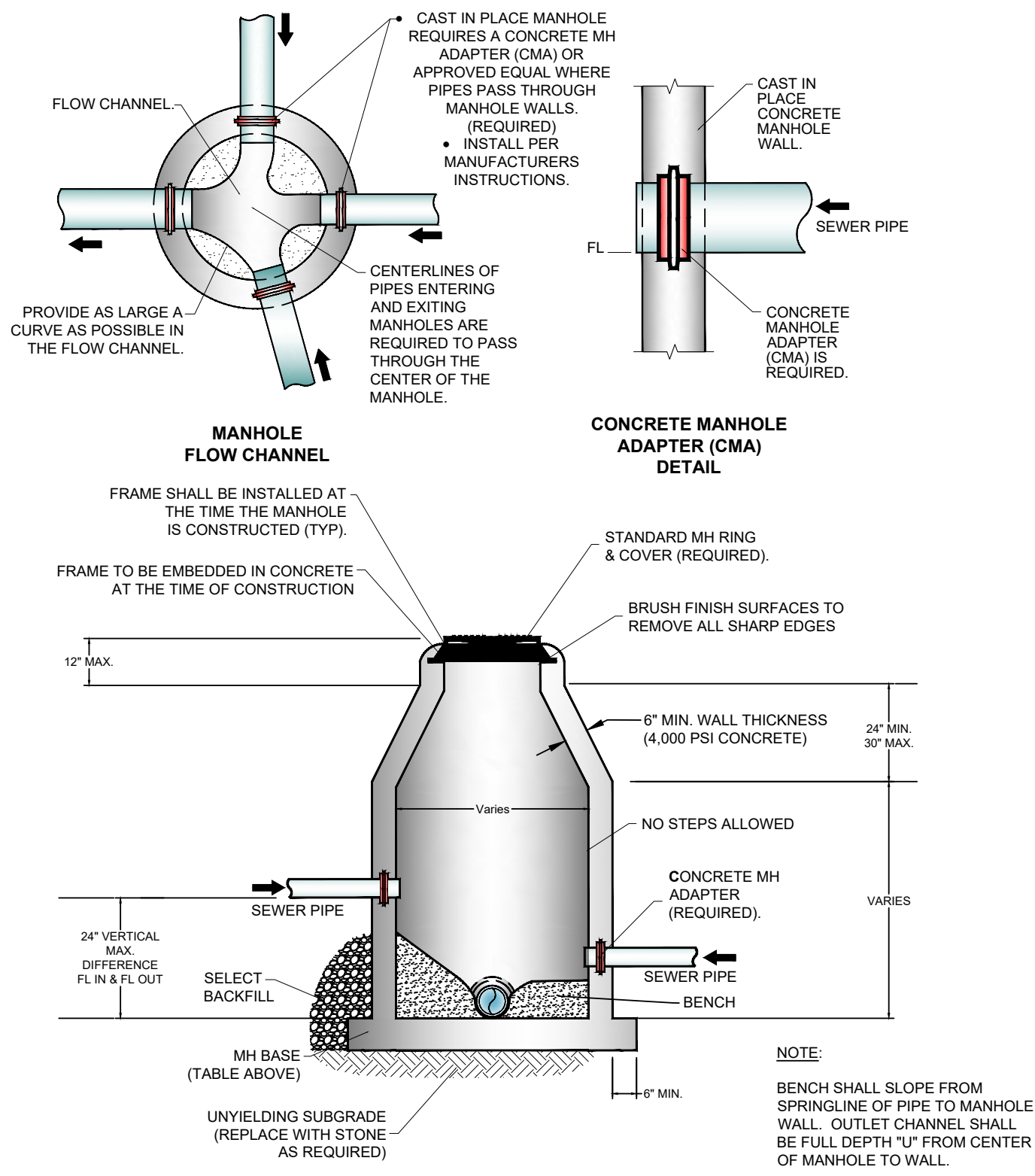
REVISIONS:
Adopted by City Council 06/22/2021
Ordinance Number: 2021-135

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 1 OF 1

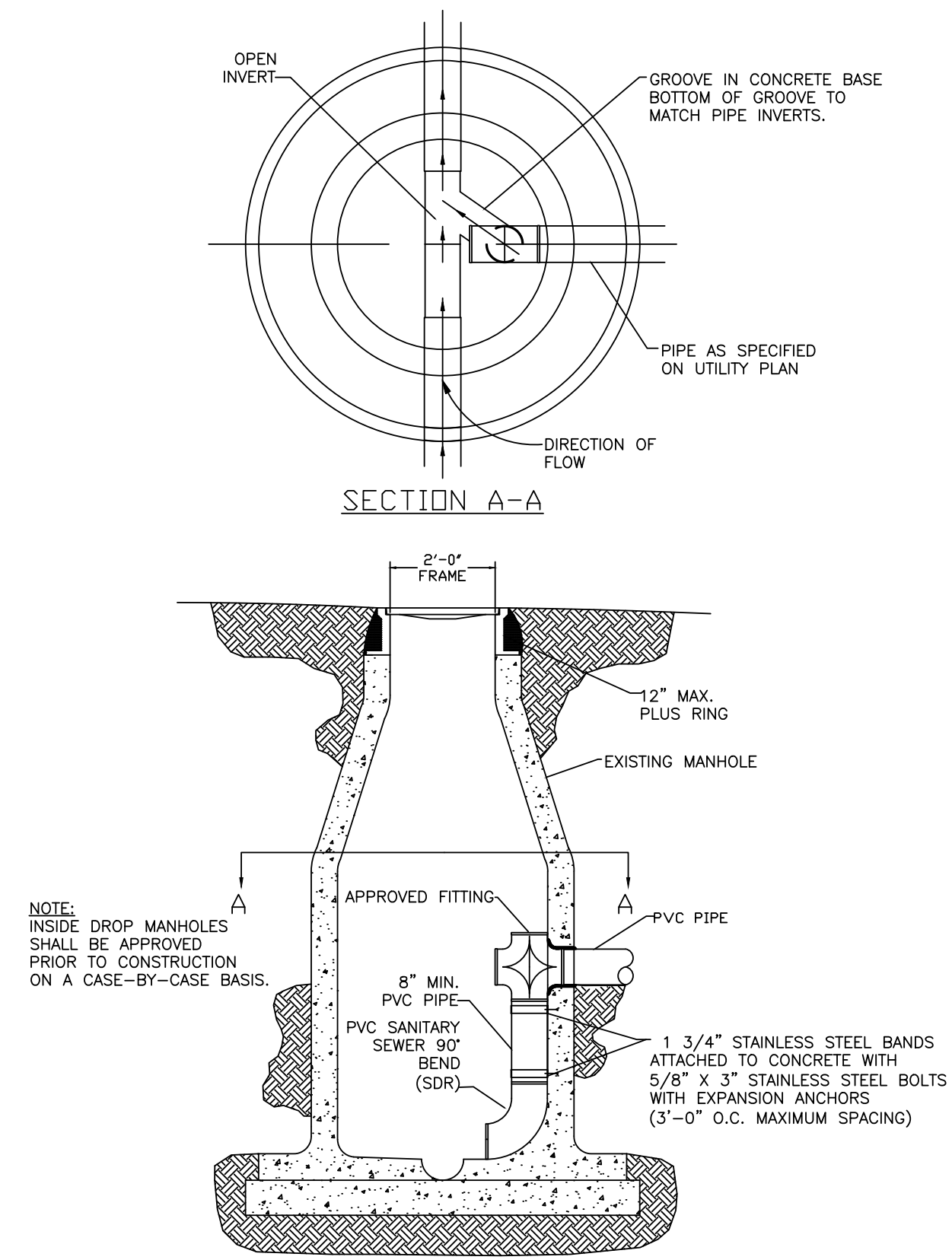
SANITARY SEWER CAST IN PLACE MANHOLE



Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	8"	24" (< or Equal to 24" Pipes)
5' DIA	8"	10"	30"
6' DIA	8"	12"	36" (> 24" Pipes)

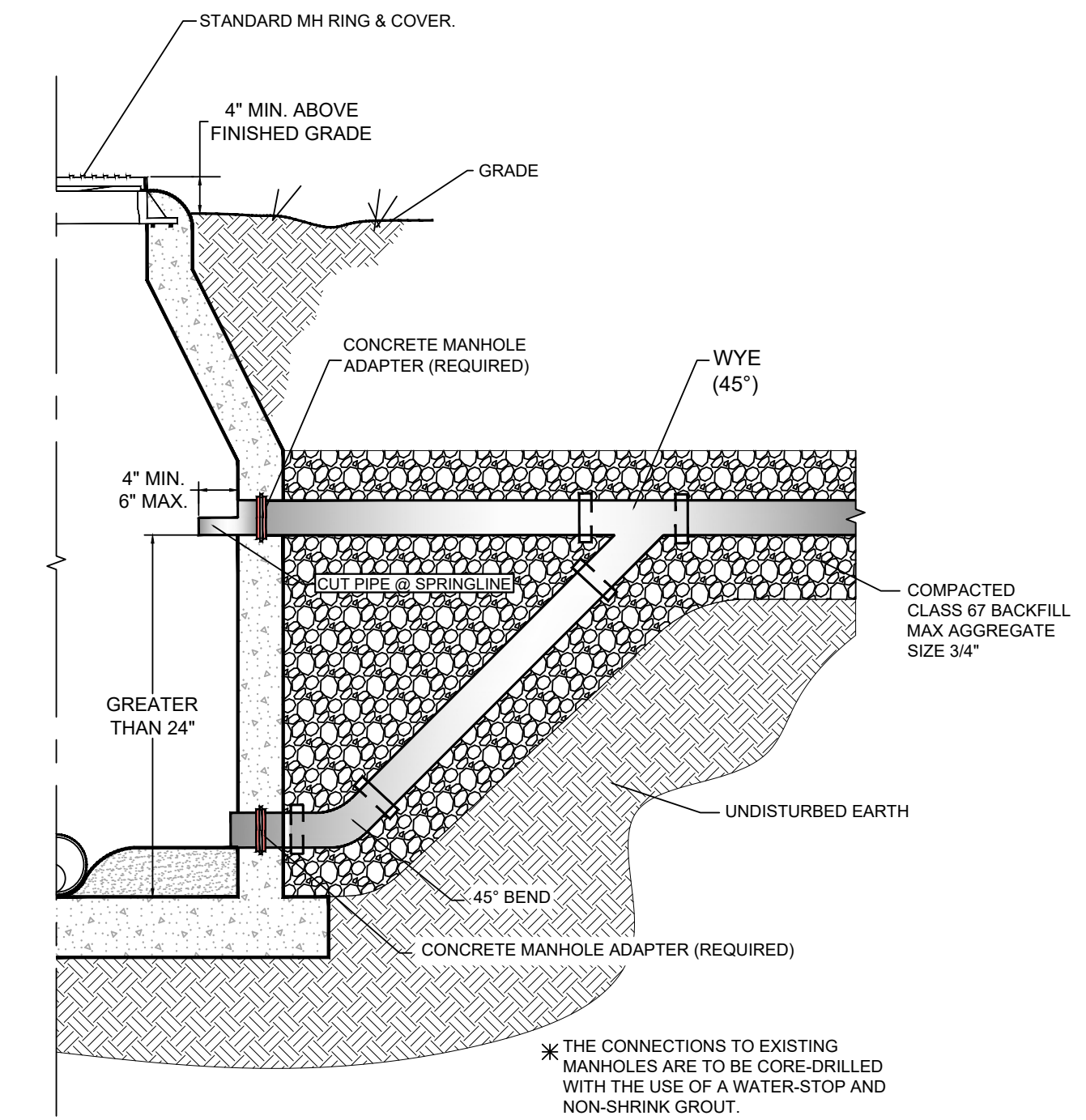
MANHOLE INFORMATION TABLE
 SANITARY SEWER DETAIL: SS01

SANITARY SEWER INTERIOR DROP MANHOLE



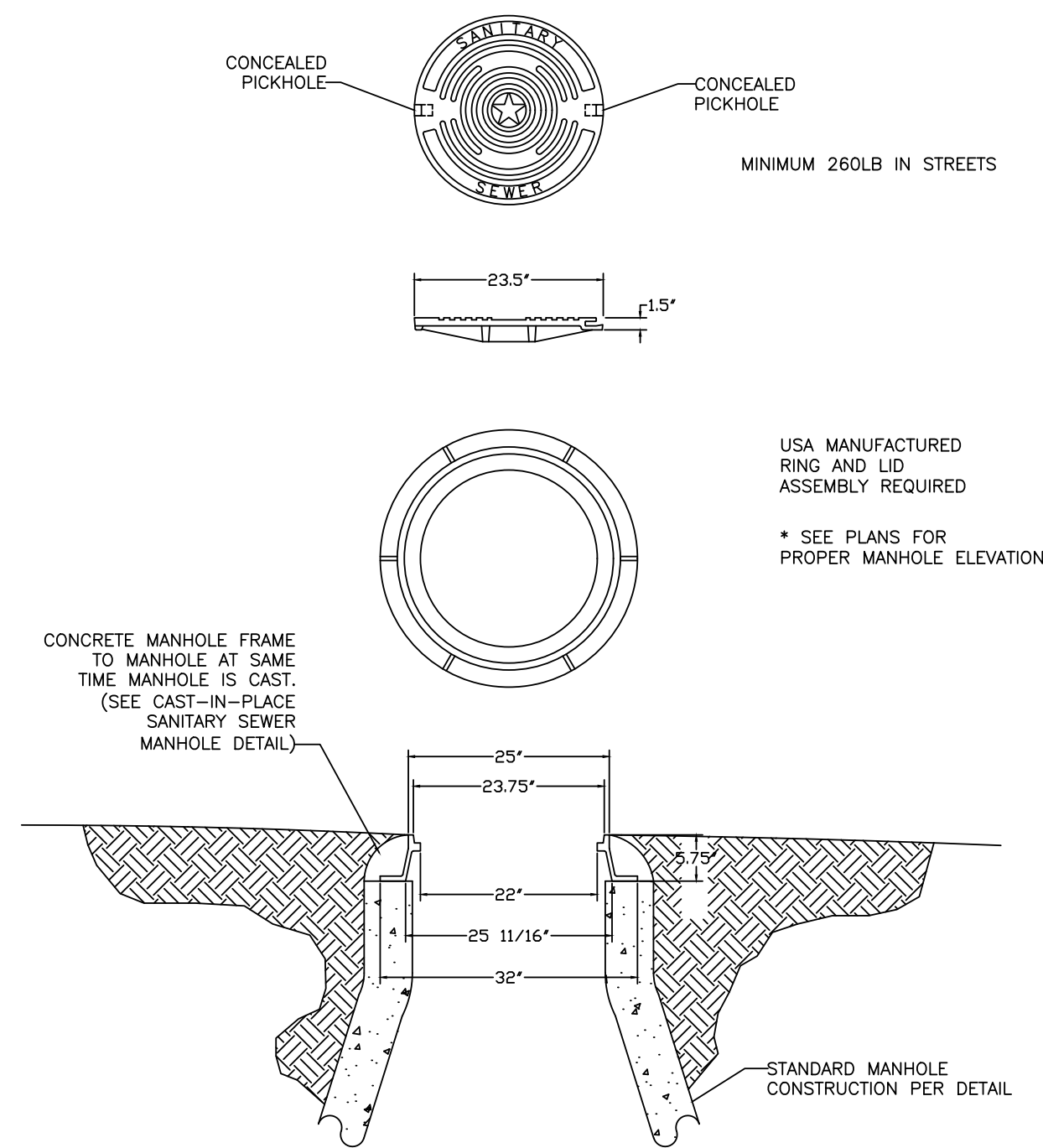
SANITARY SEWER DETAIL: SS02

SANITARY SEWER EXTERIOR DROP MANHOLE



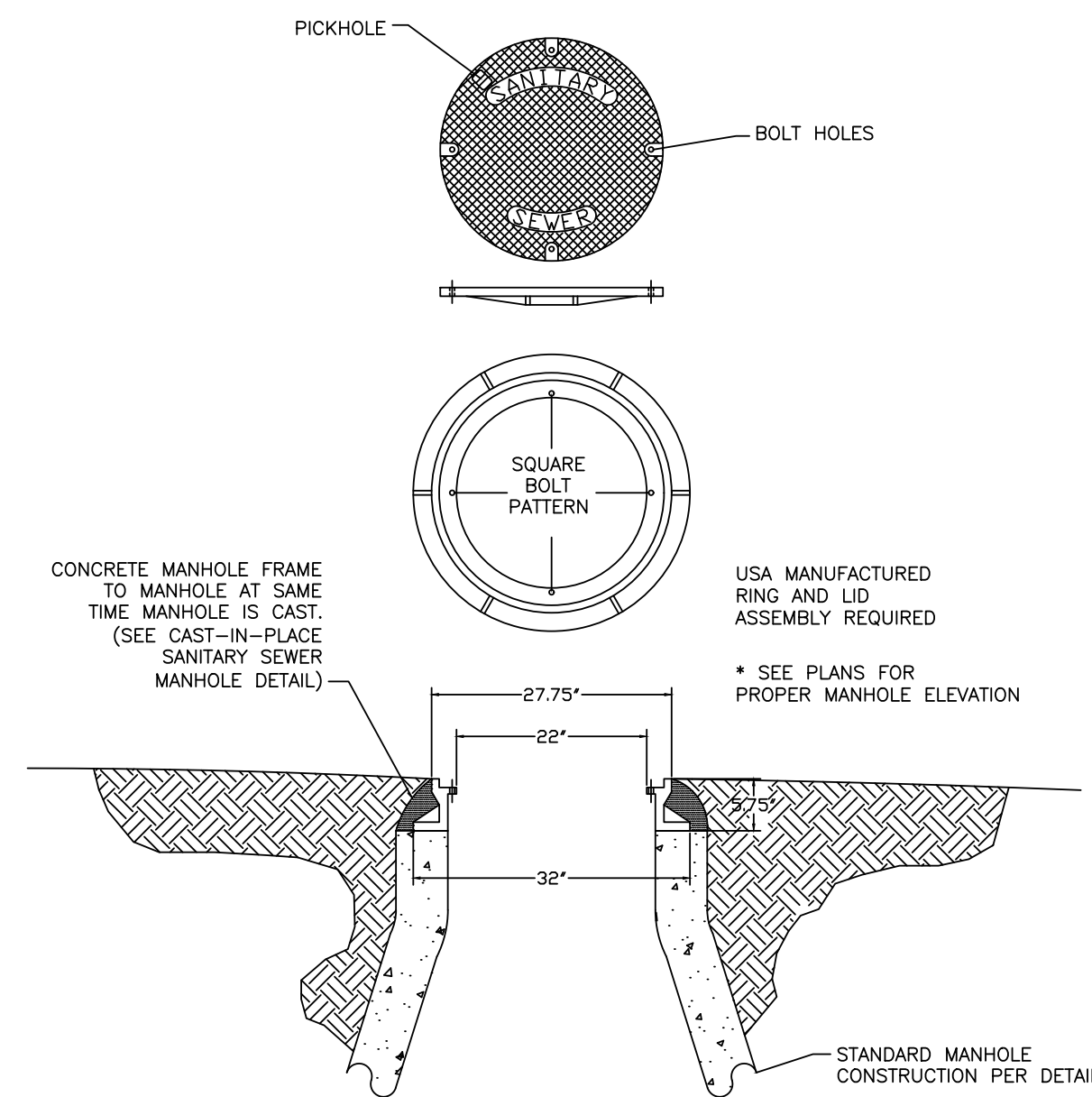
SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE LID & FRAME



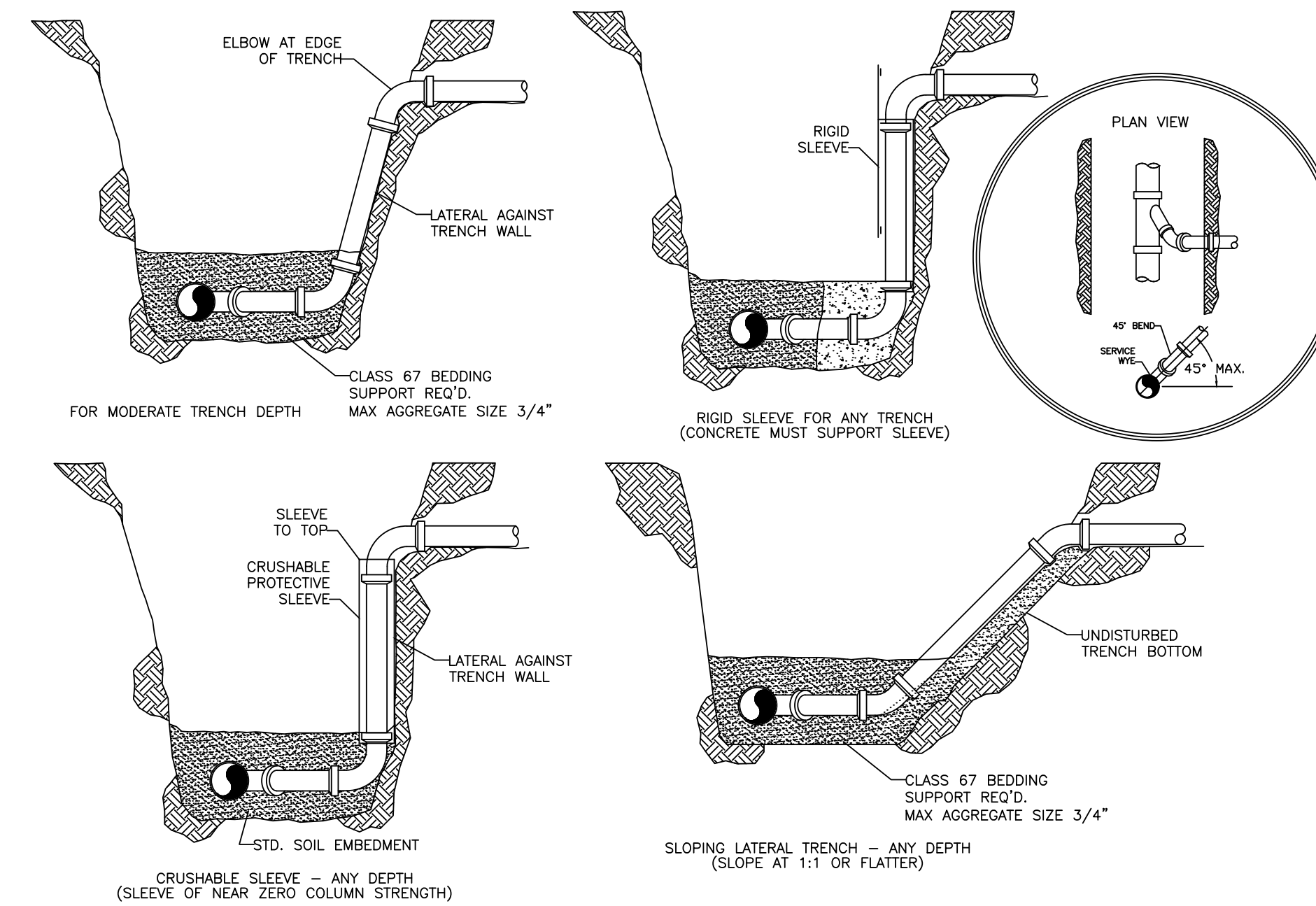
SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE LID & FRAME



SANITARY SEWER DETAIL: SS05

SANITARY SEWER SERVICE WYE



SANITARY SEWER DETAIL: SS06



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SAN. SEWER DETAILS



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REVISIONS:
 Adopted by City Council 06/22/2021
 Ordinance Number: 2021-135

Approved by Dept. of Health
 04/01/2021

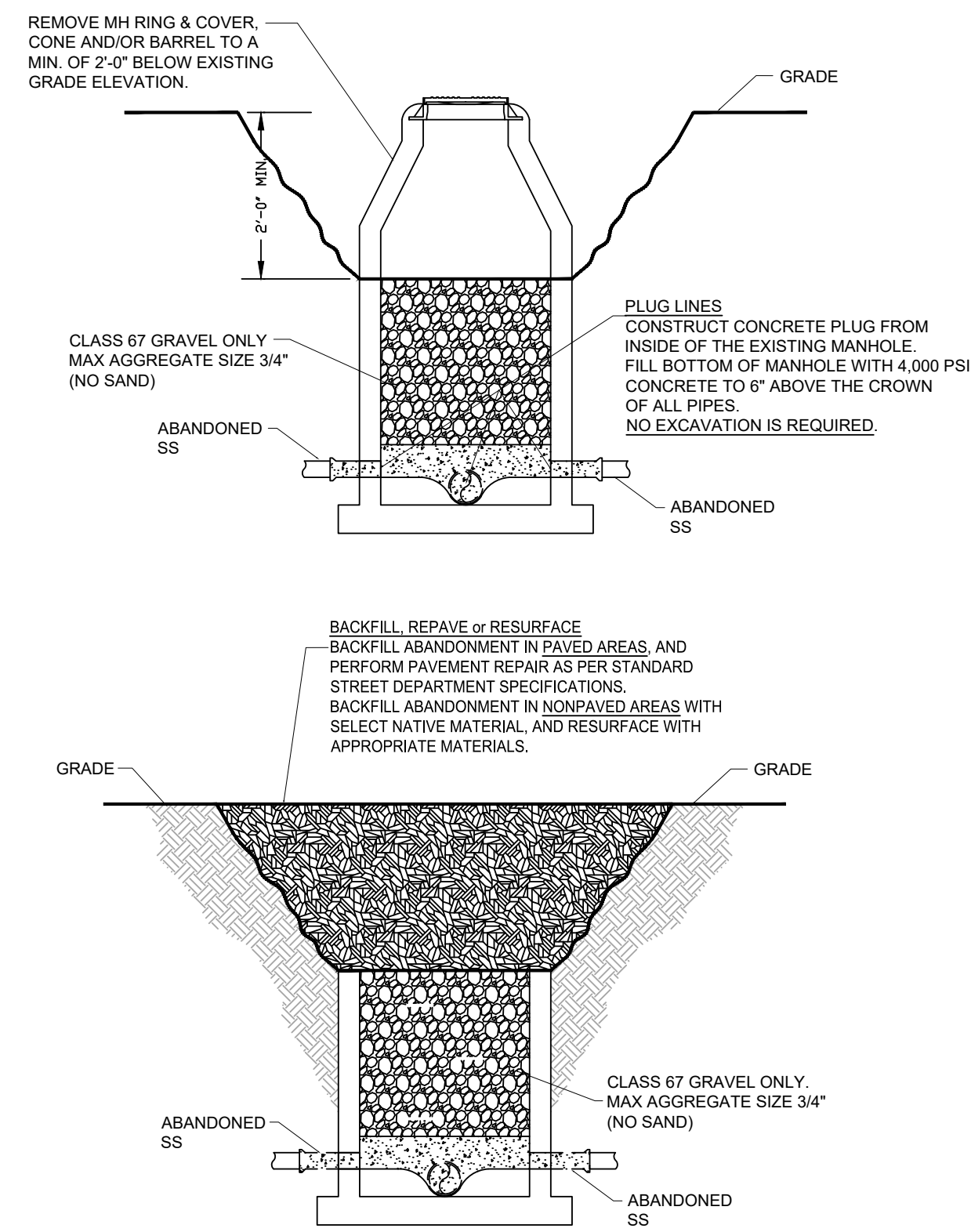
NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

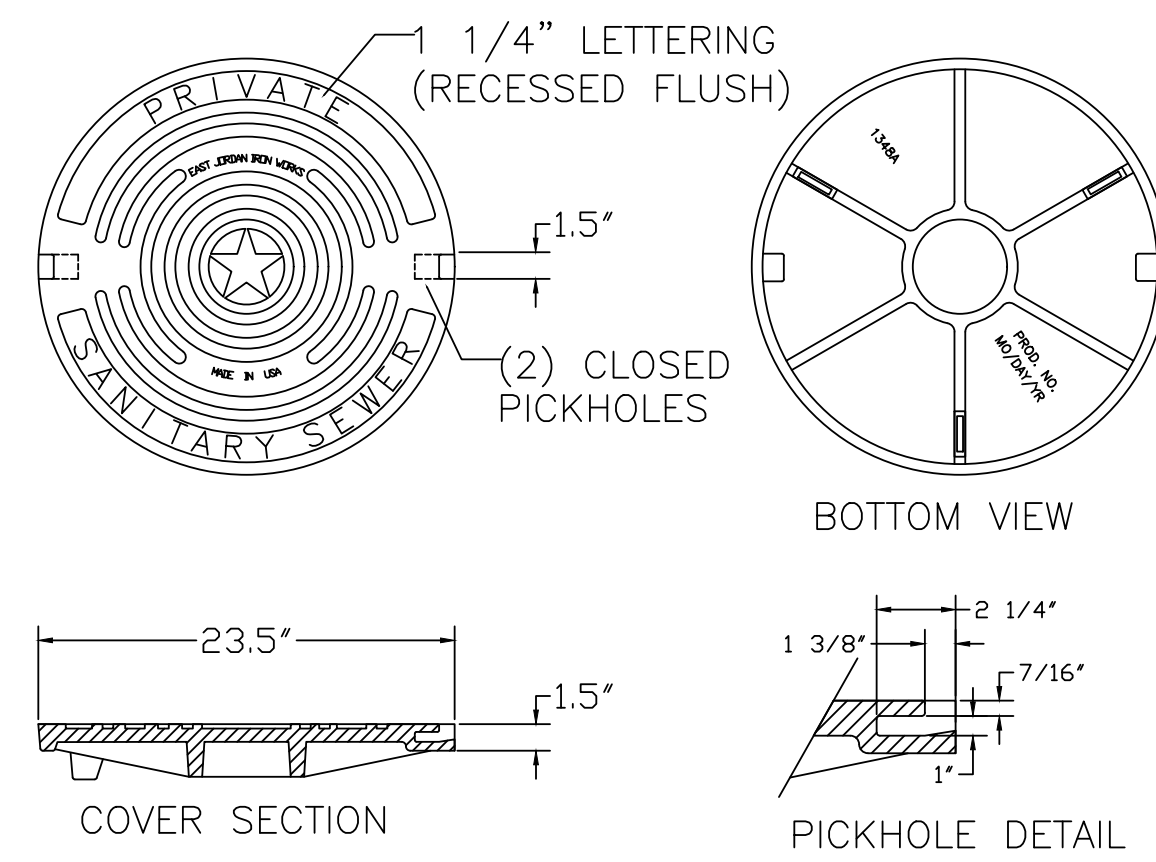
SHEET NUMBER: 1 OF 2

**SANITARY SEWER MANHOLE
ABANDONMENT**



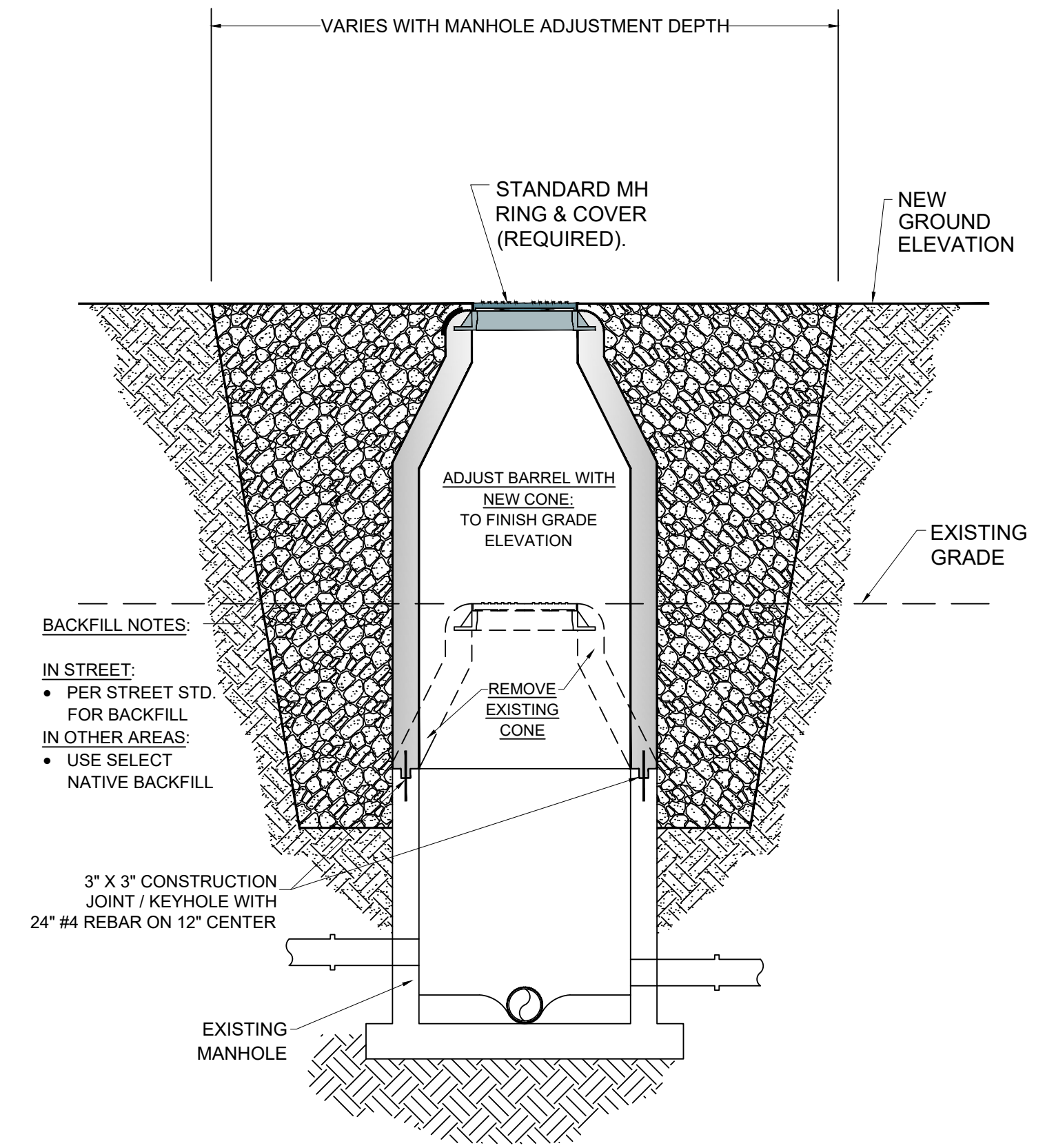
SANITARY SEWER DETAILS: SS07

**PRIVATE MANHOLE
RING AND LID**



SANITARY SEWER DETAILS: SS08

**TYPICAL MANHOLE
ADJUST TO GRADE**



SANITARY SEWER DETAILS: SS09



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**SAN. SEWER
DETAILS**



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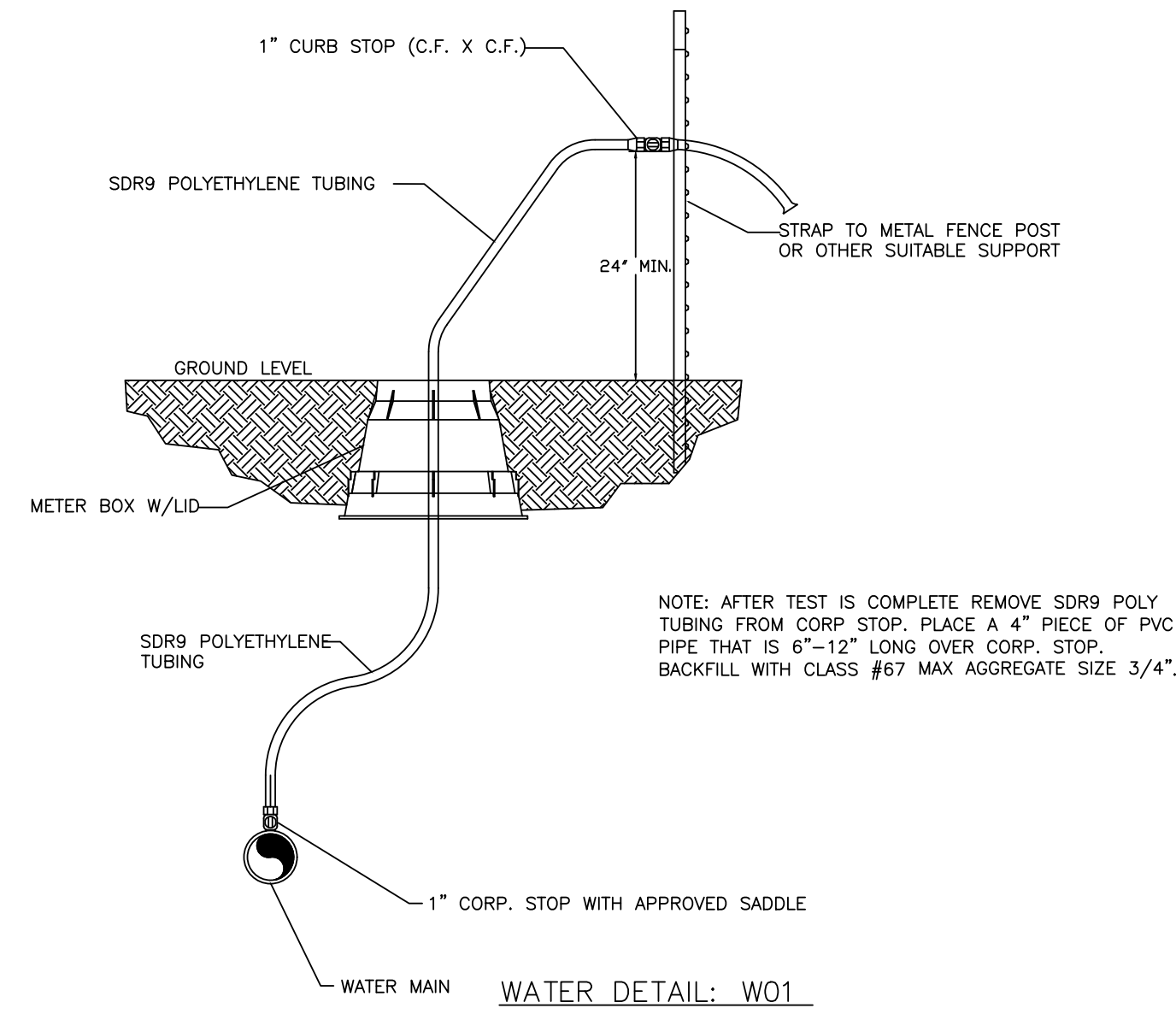
NOTES:

DRAWN BY: JI DATE: 03/16/2021

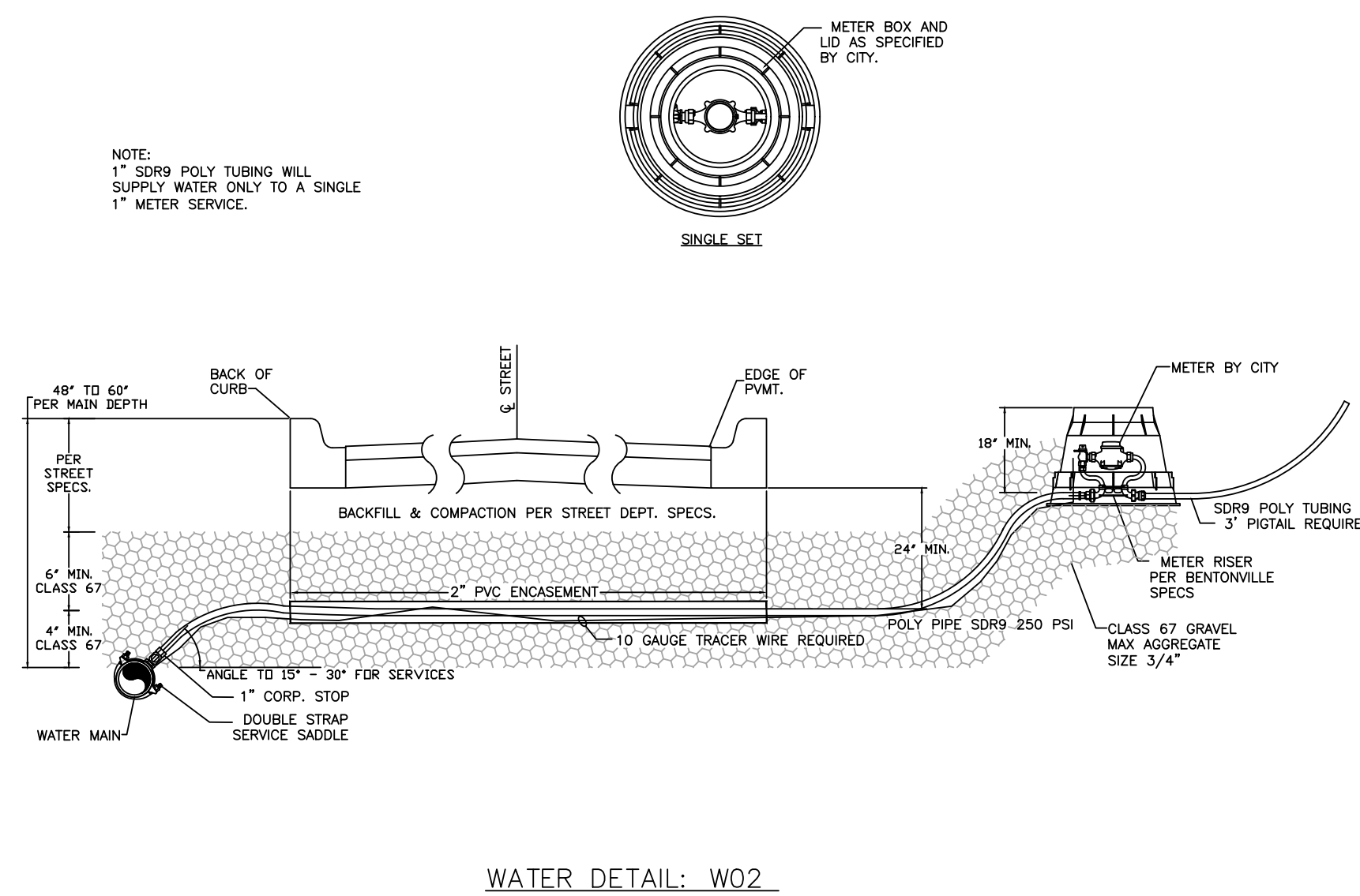
APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 2 OF 2

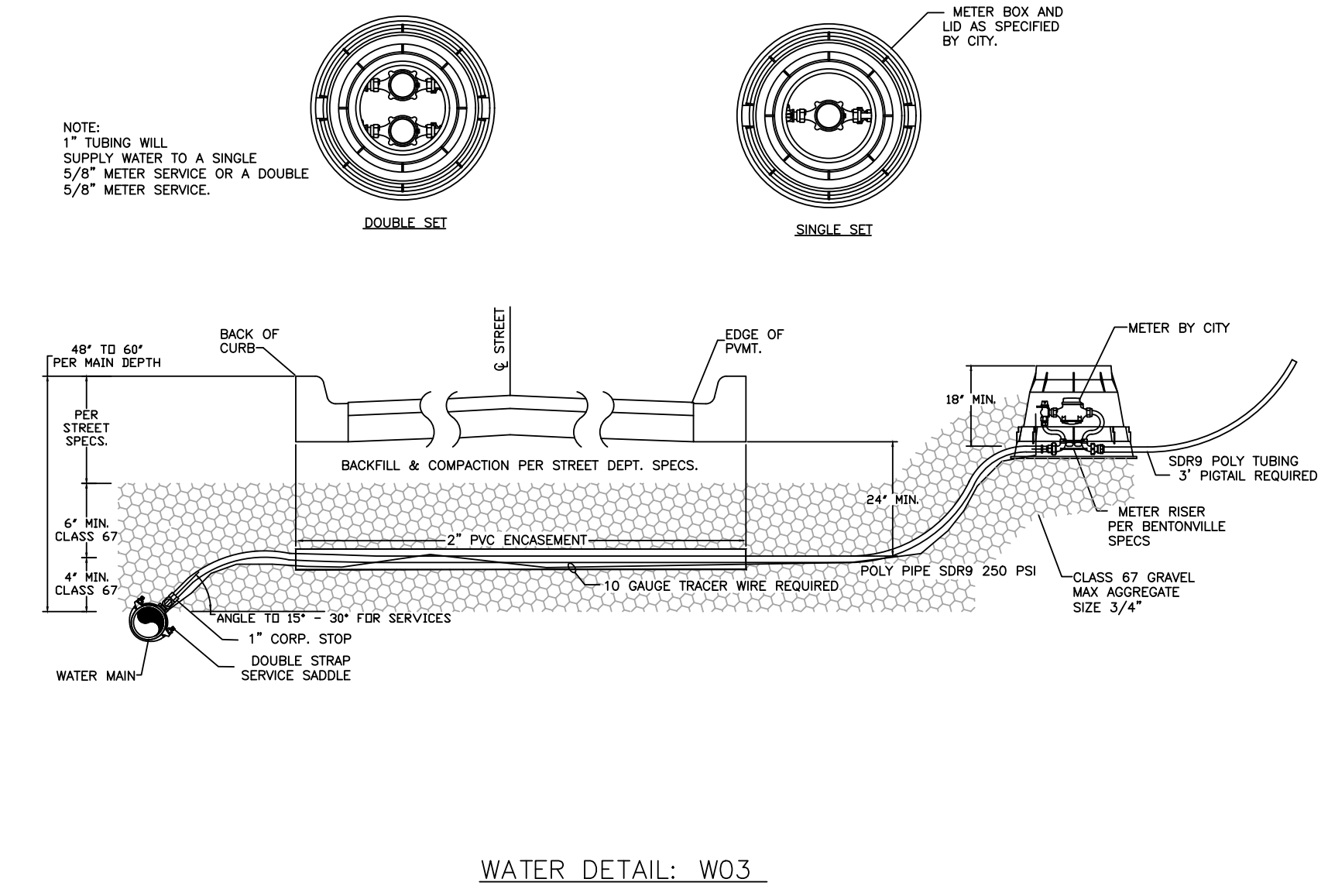
TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



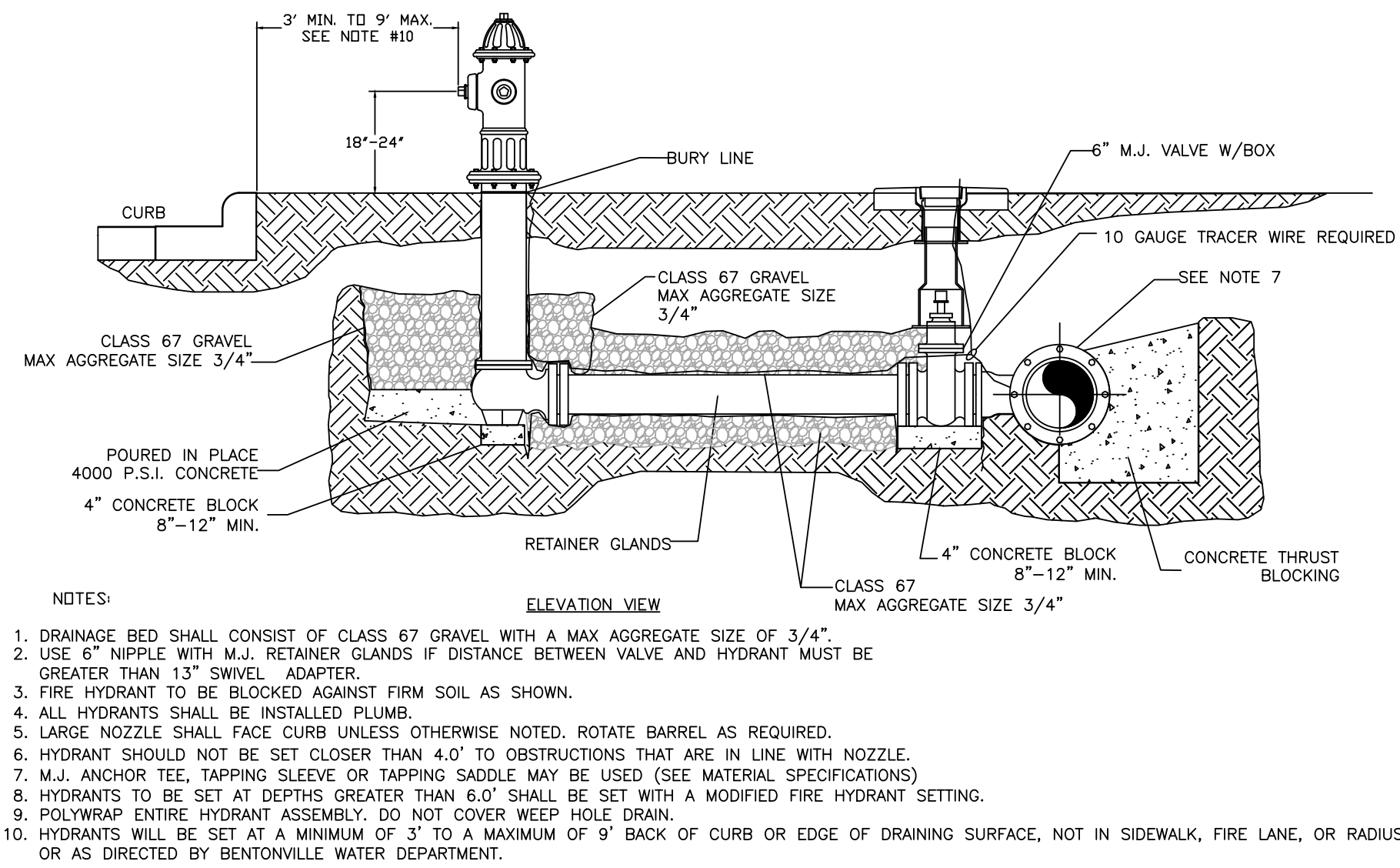
WATER SERVICE DETAIL 1"



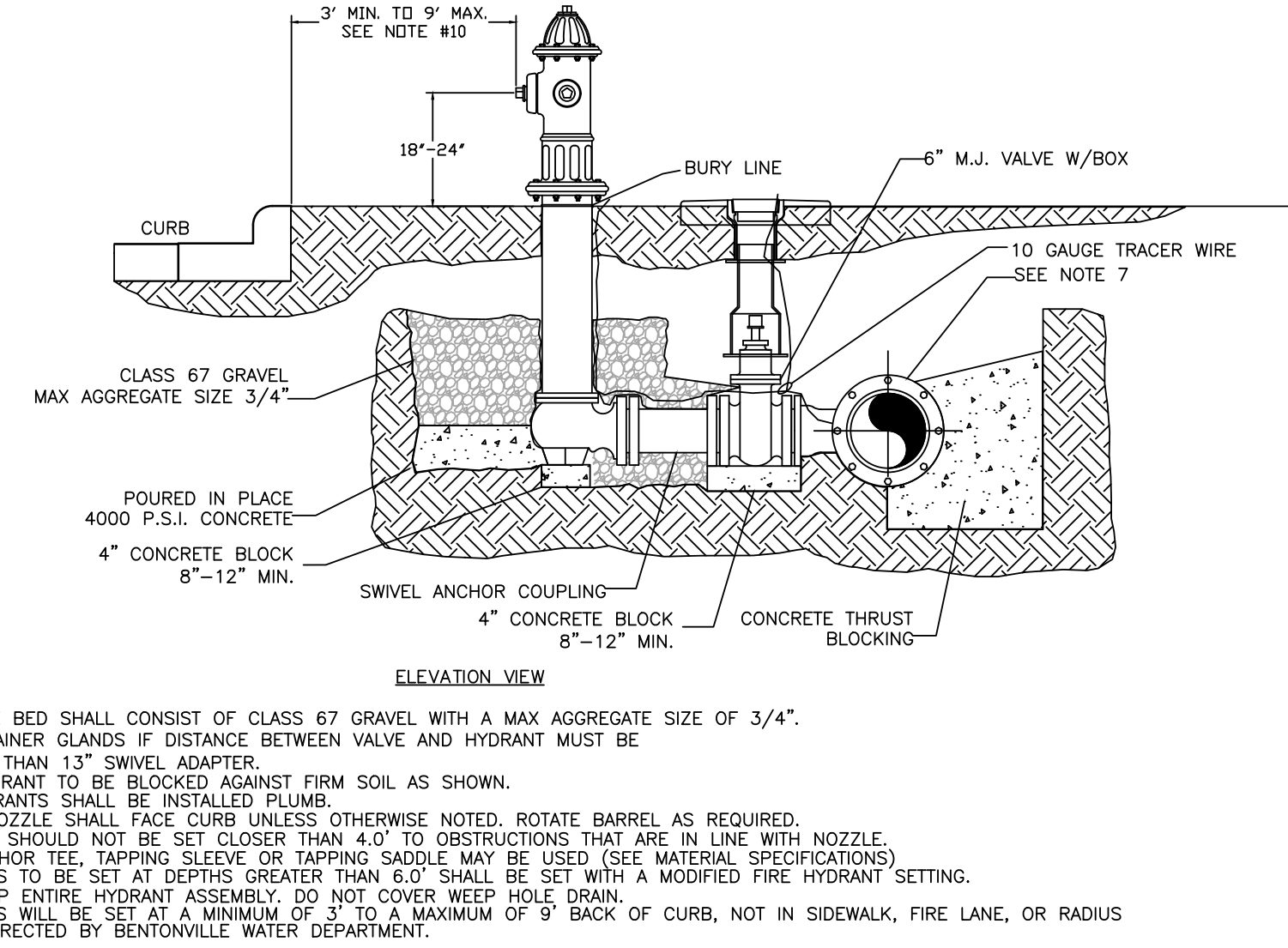
WATER SERVICE DETAIL 5/8"



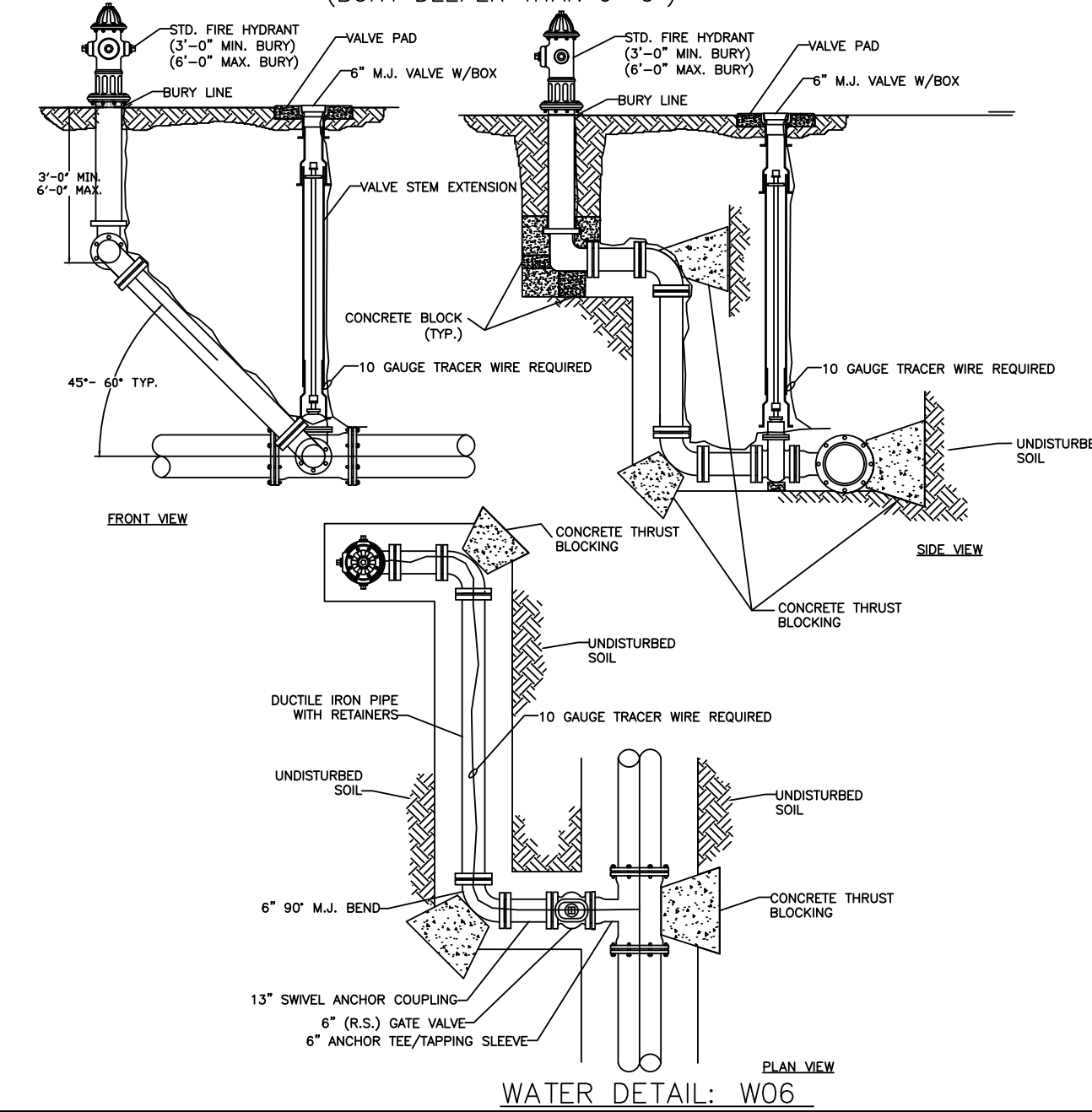
FIRE HYDRANT DETAIL W/ RETAINER GLANDS



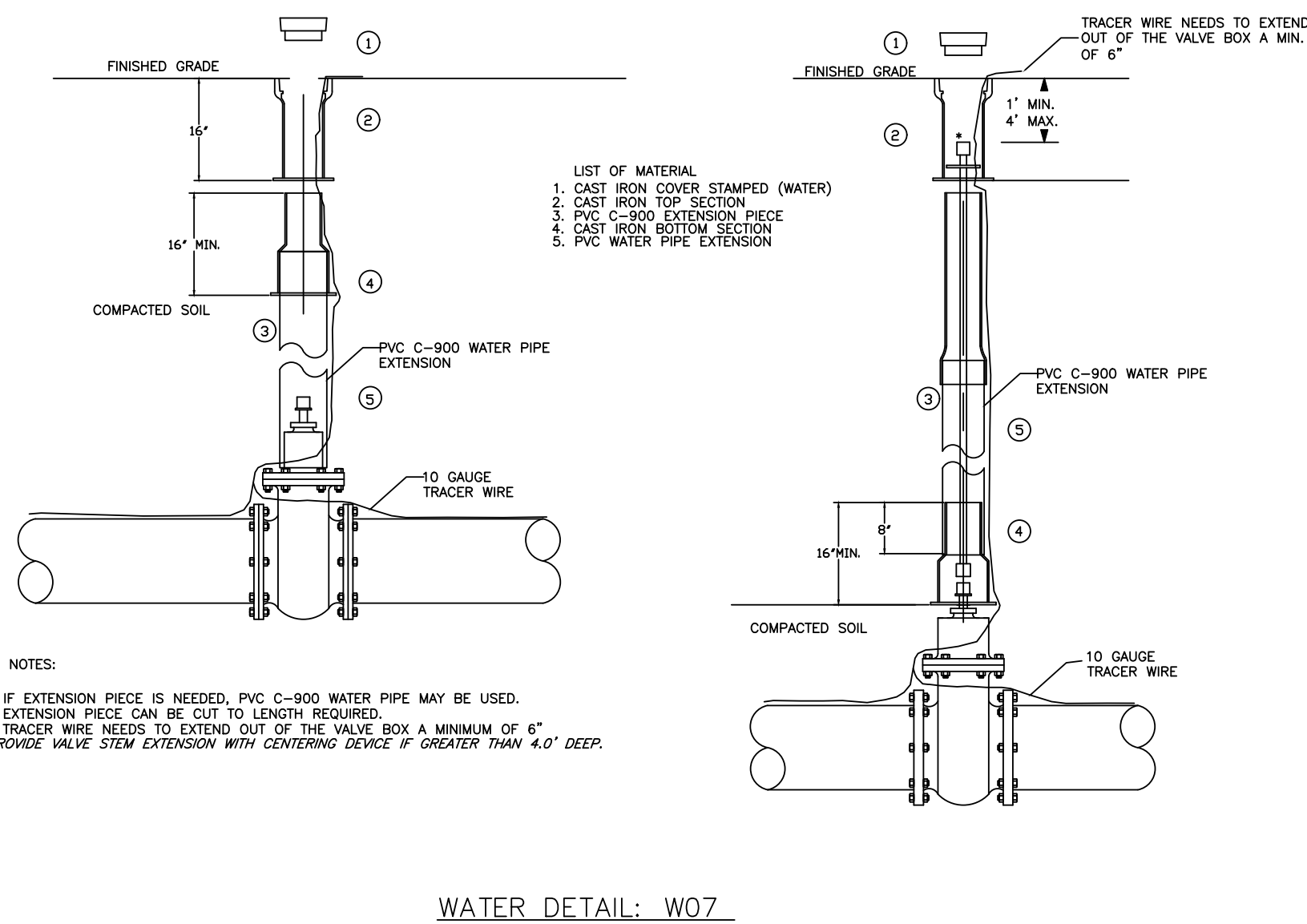
FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



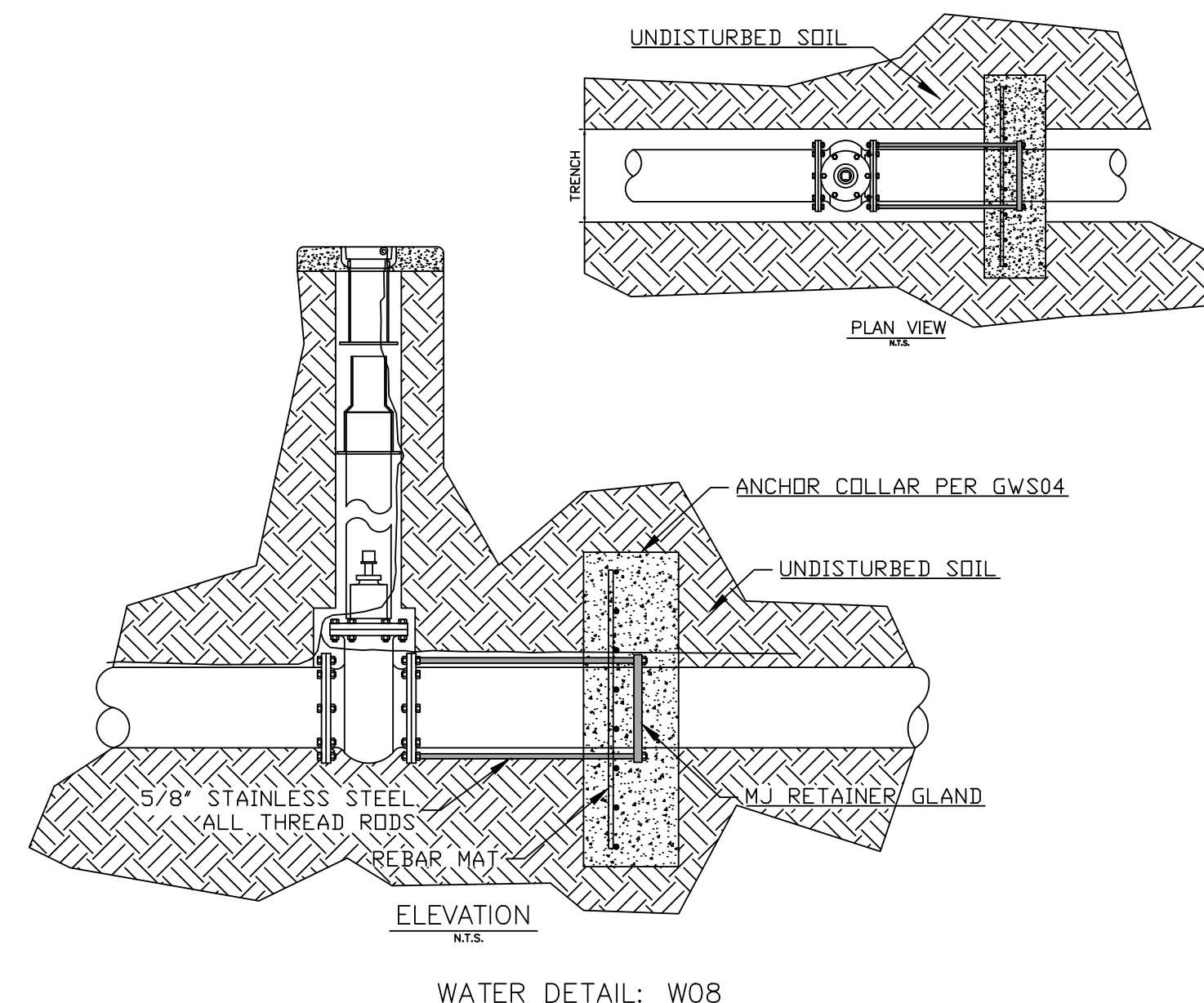
DEEP BURY FIRE HYDRANTS (BURY DEEPER THAN 6'-0")



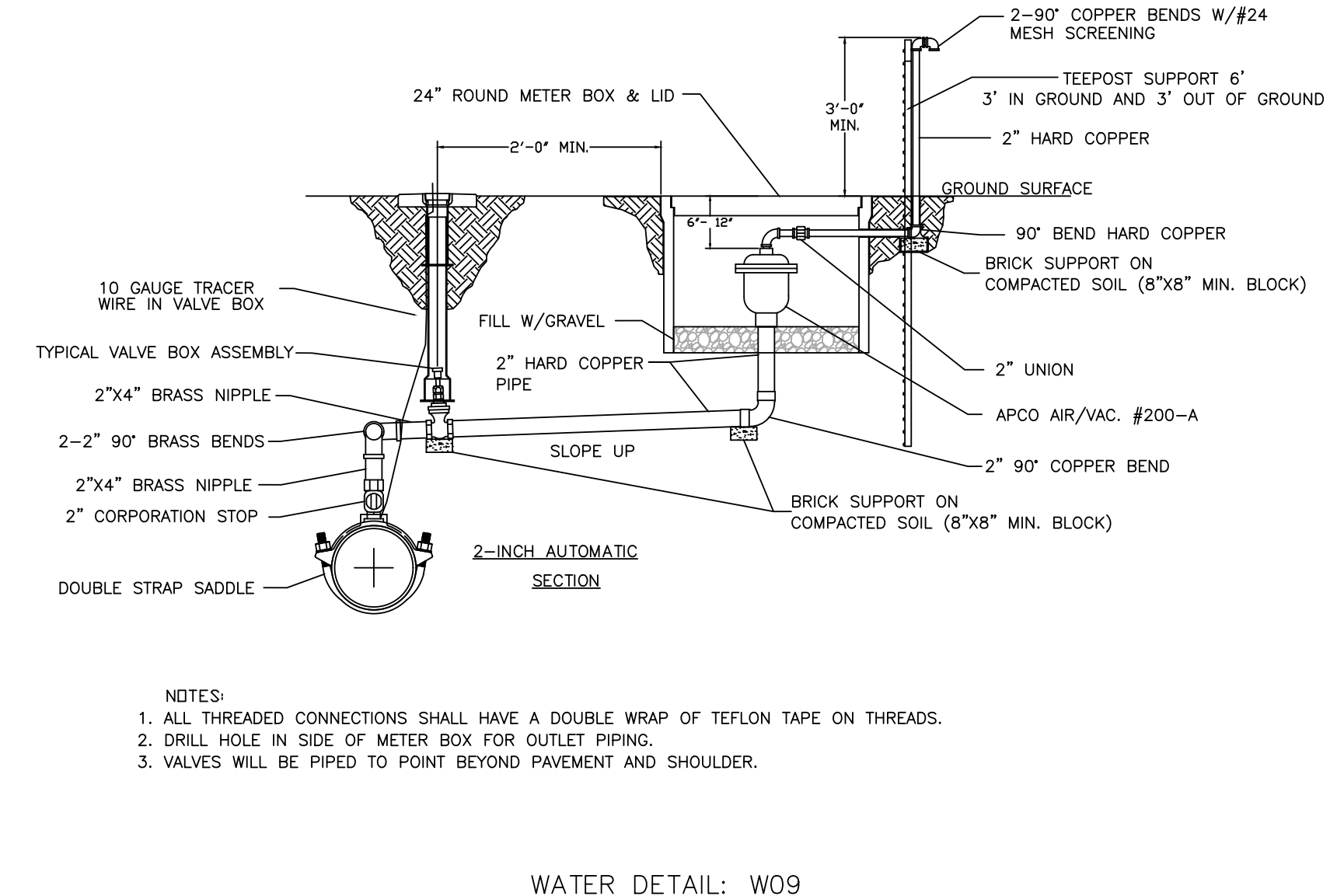
VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION



RESTRAINED GATE VALVE



2" COMBINATION AIR/VACUUM VALVE DETAIL



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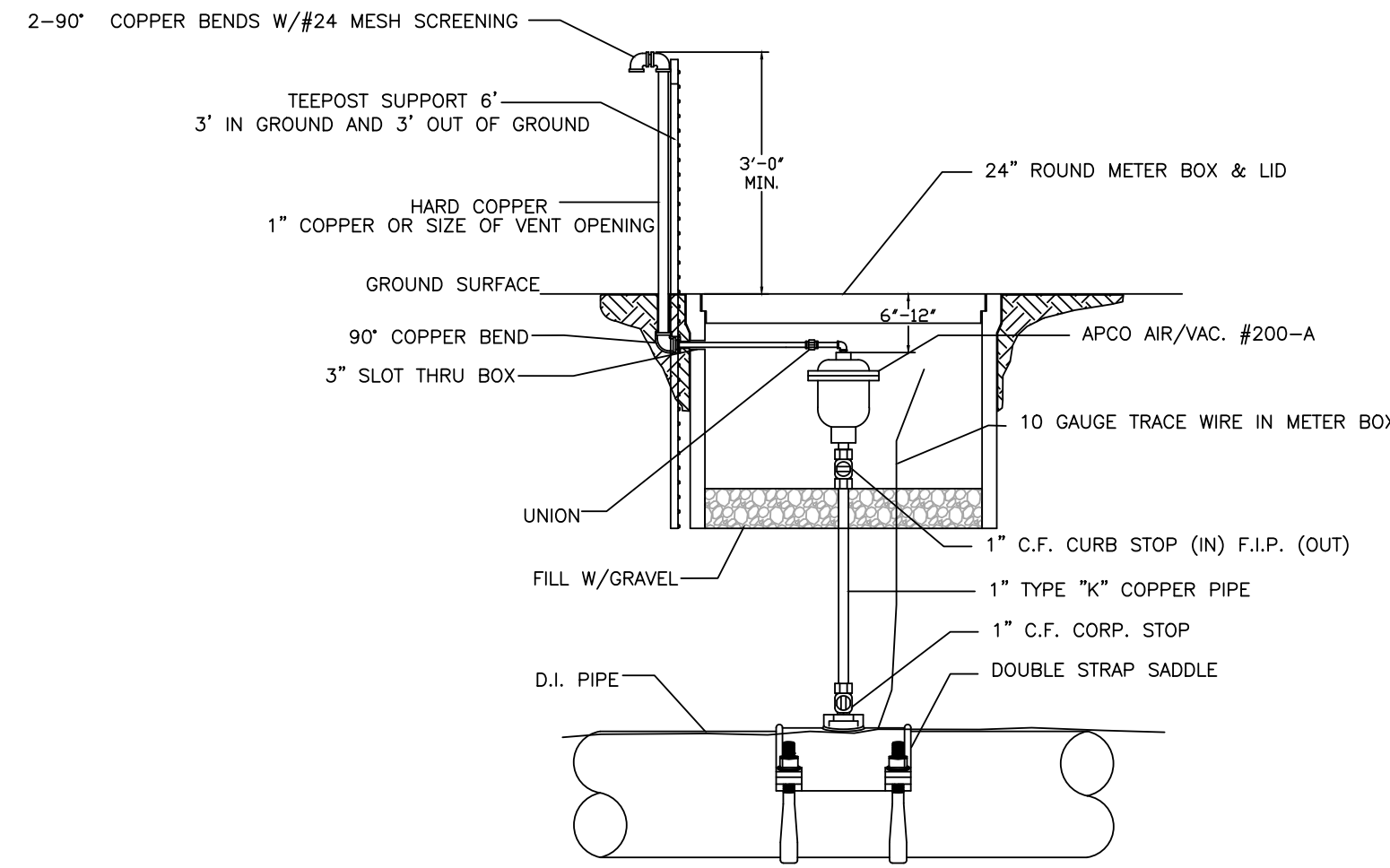
NOTES:

DRAWN BY: JI DATE: 03/16/2021

APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 1 OF 2

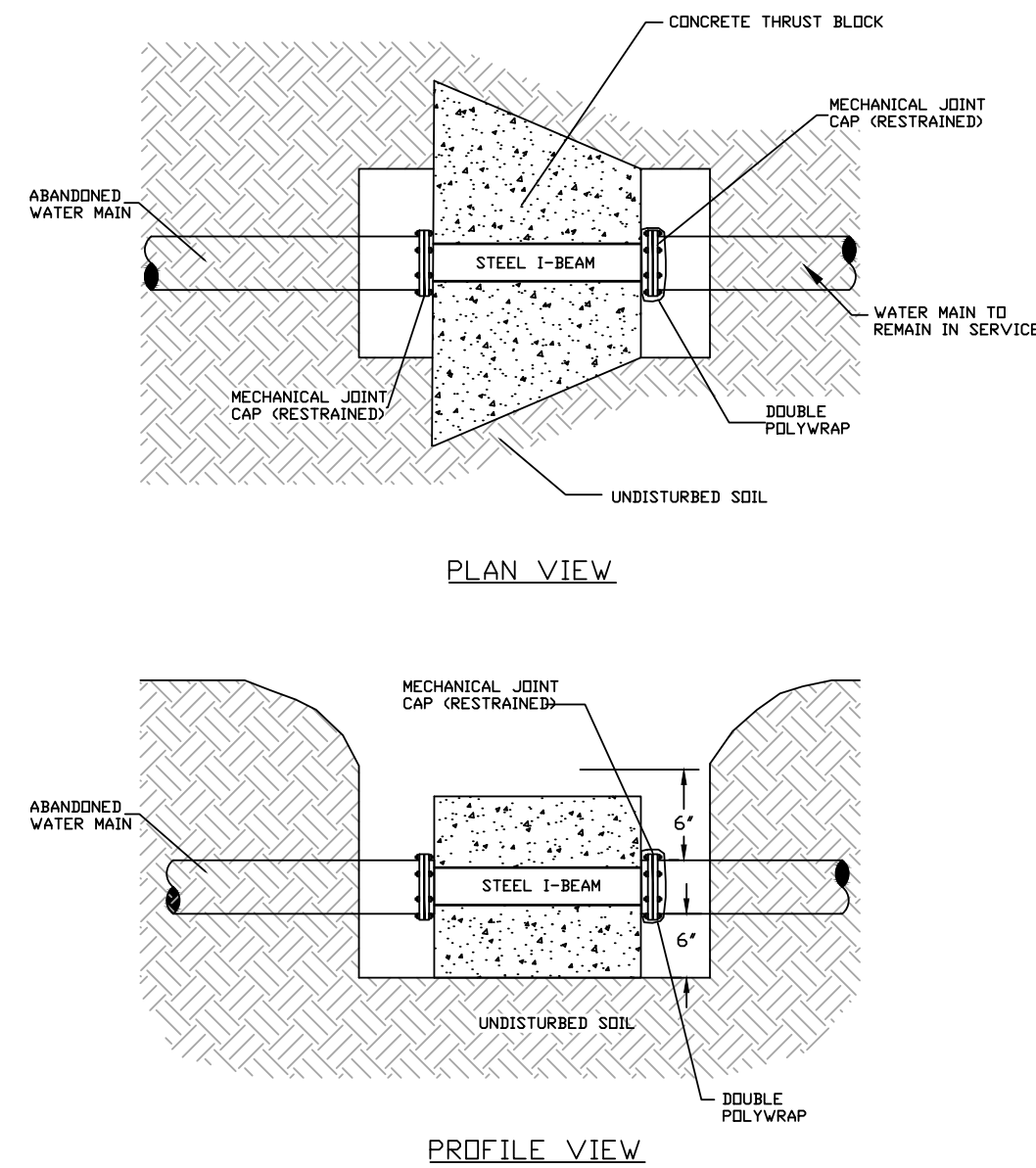
1" COMBINATION AIR/VACUUM VALVE DETAIL



- NOTES:
1. ALL THREADED CONNECTIONS SHALL HAVE A DOUBLE WRAP OF TEFLON TAPE ON THREADS.
 2. DRILL HOLE IN SIDE OF METER BOX FOR OUTLET PIPING.
 3. VALVES WILL BE PIPED TO POINT BEYOND PAVEMENT AND SHOULDER.

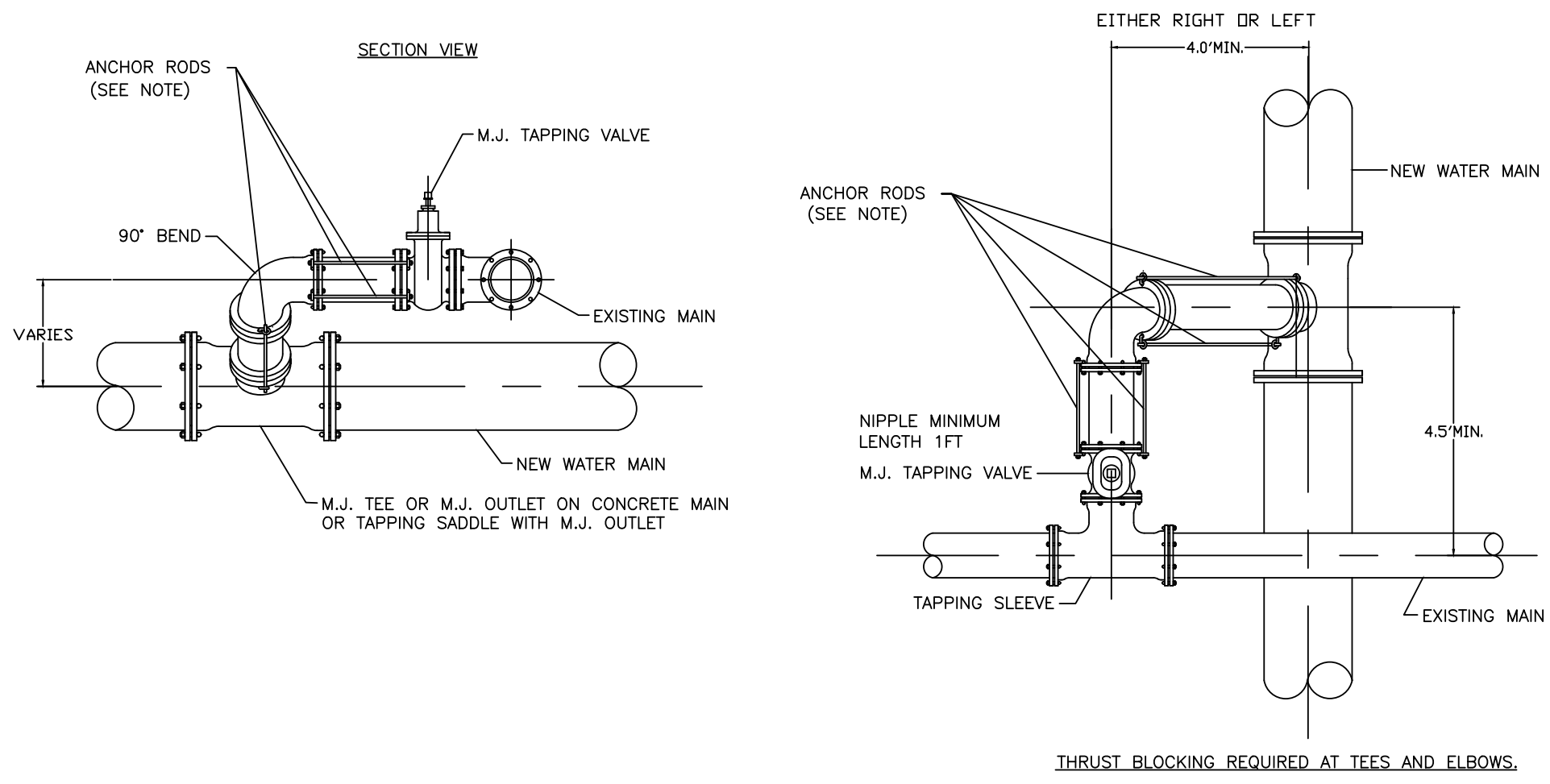
WATER DETAIL: W10

CUT/CAP DETAIL



WATER DETAIL: W13

SWING CONNECTION - NEW MAIN TO EXISTING MAIN



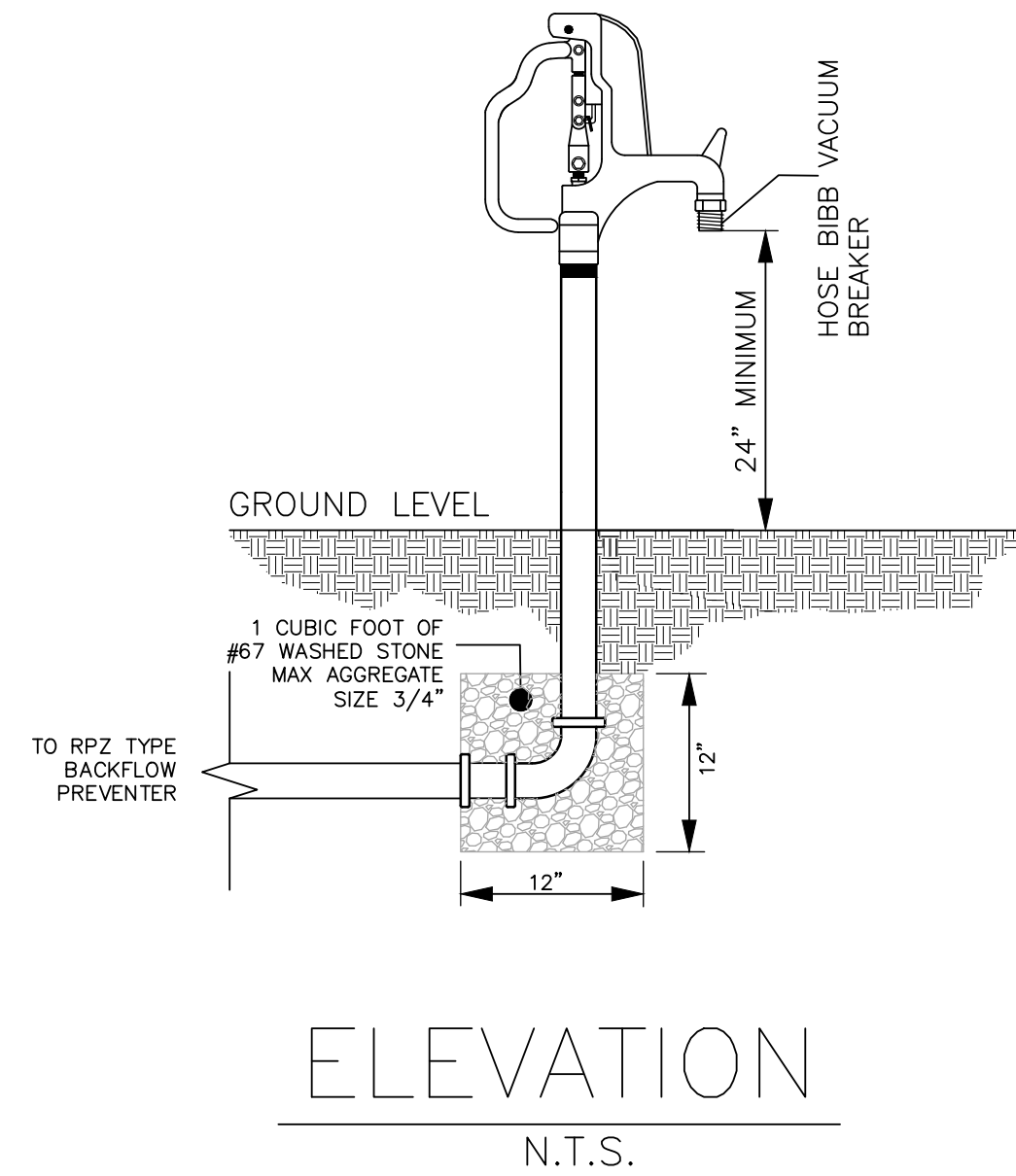
THRUST BLOCKING REQUIRED AT TEES AND ELBOWS:

PIPE SIZE	6"	8"	12"
RODS PER NIPPLE	2	2	4

- NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
 2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED.)
 3. PROVIDE STAINLESS STEEL "ALL THREAD/MIN 5/8\"
 4. RODS SHALL BE FIELD CUT TO FIT & SHALL BE PROTECTED WITH POLYWRAP.
 5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
 6. USE TYPICAL CONCRETE BLOCKING REQUIRED.

WATER DETAIL: W11

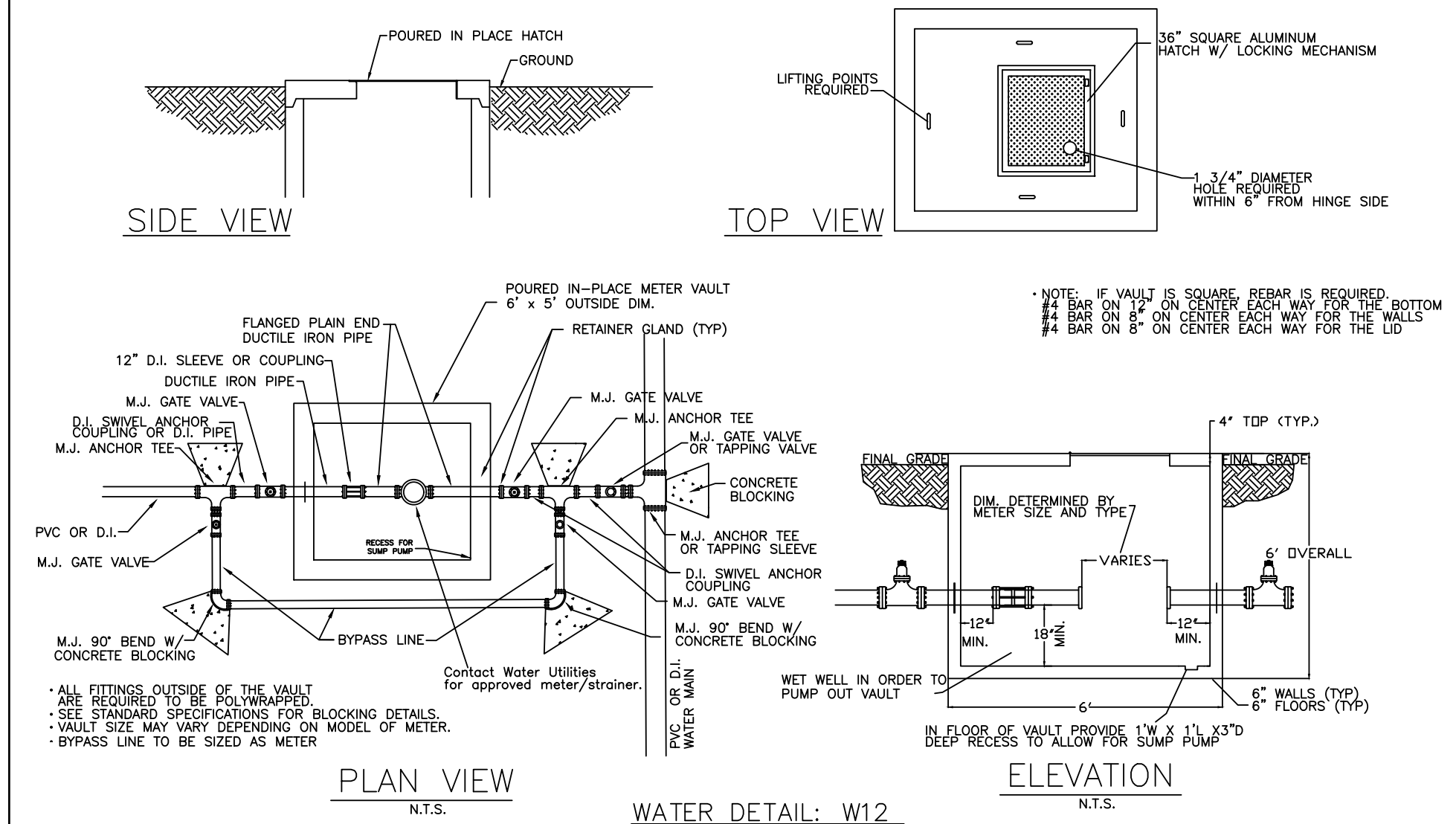
FROST FREE HOSE BIBB WITH VACUUM BREAKER



WATER DETAIL: W14

METER VAULT DETAIL FOR 4" - 8" METERS (TYPICAL)

(DIMENSIONS MAY VARY FOR METER SIZES)

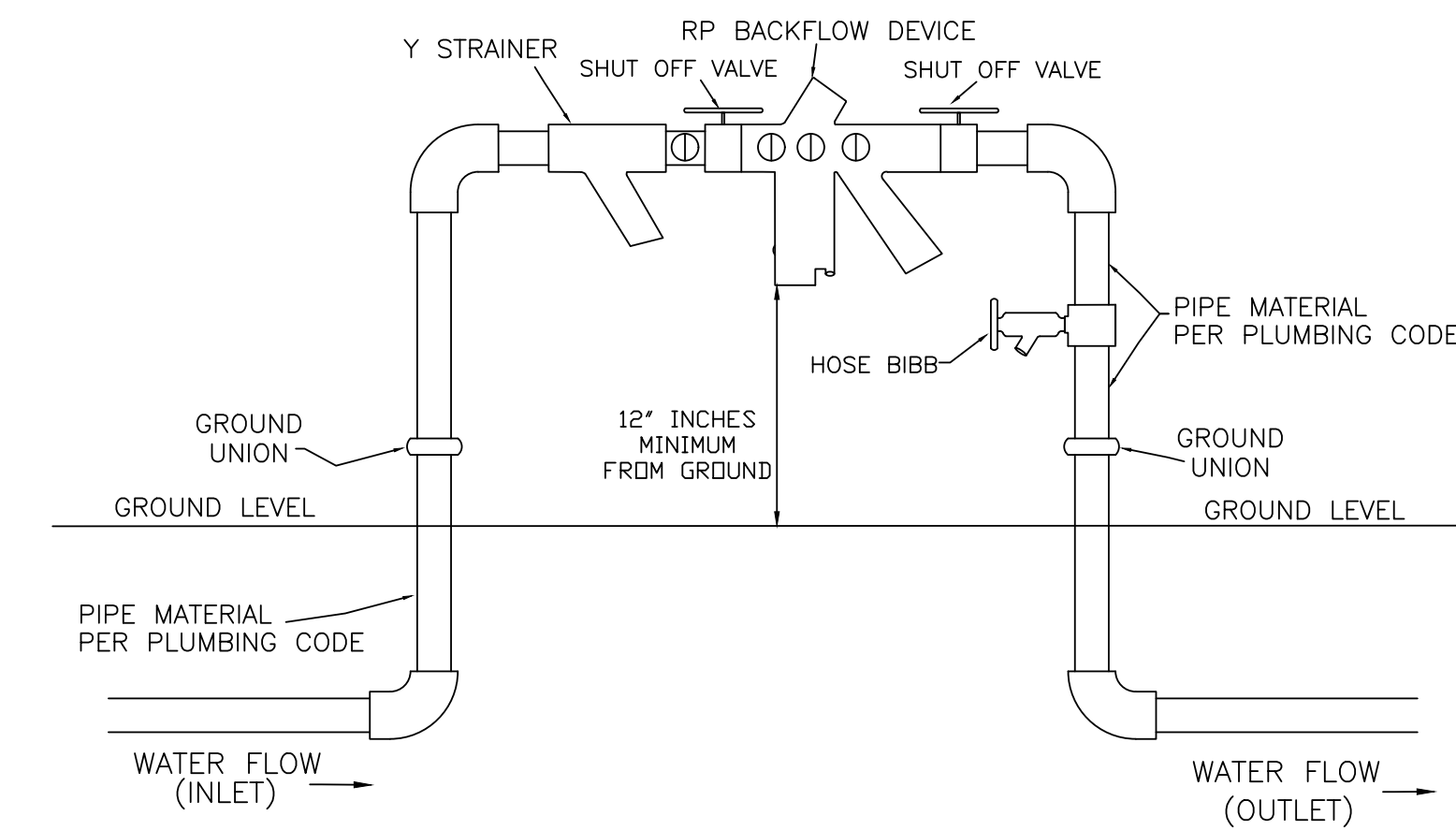


PLAN VIEW

WATER DETAIL: W12

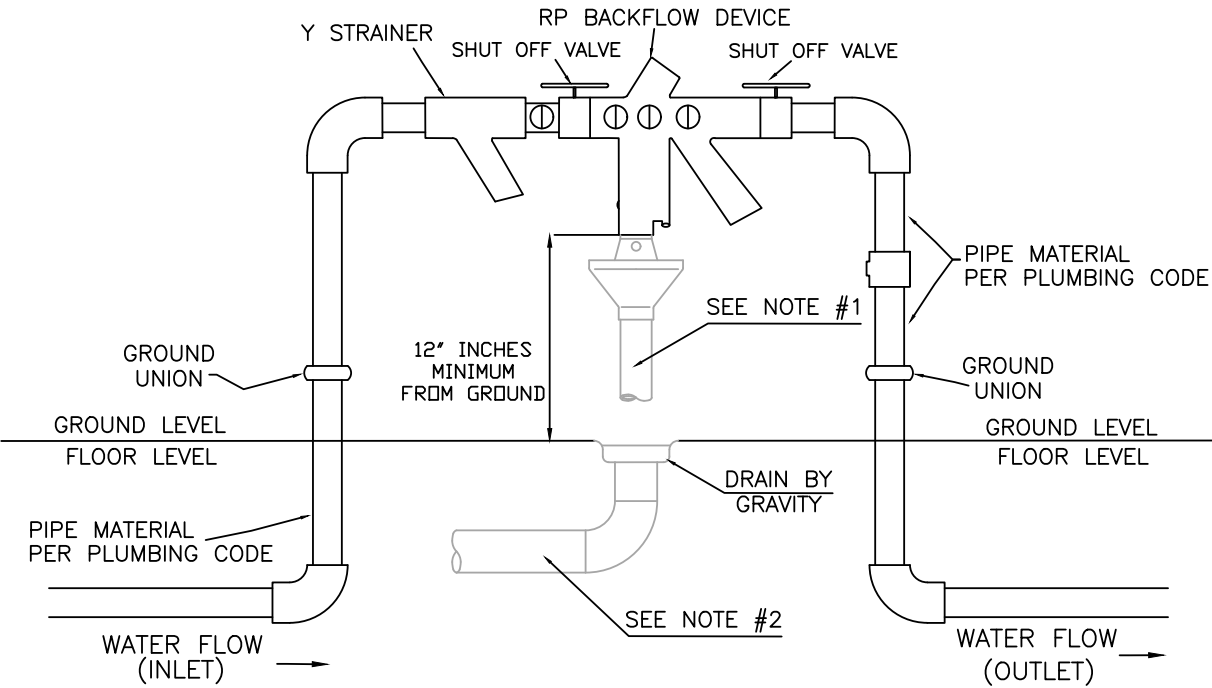
ELEVATION

REDUCED PRESSURE (RP) IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) IRRIGATION ONLY



- INDOOR APPLICATION ONLY NOTES:
1. AN AIR GAP DRAIN IS REQUIRED TO REDUCE SPLASHING OF MINOR DISCHARGES FROM THE RELIEF VALVE DRAIN PORT.
 2. INDOOR INSTALLATION OF RP'S SHOULD PROVIDE FOR DRAINAGE CAPABLE OF HANDLING IN EXCESS OF THE MAXIMUM DISCHARGE RATE EXPECTED BY THE BACKFLOW ASSEMBLY MANUFACTURER.

WATER DETAIL: W16



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04/01/2021

NOTES:

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APPROVED BY: PN DATE: 03/16/2021

SHEET NUMBER: 2 OF 2

LSD SUBMISSION #1

March 29, 2024
LSD00-0000

Developer:
Randall Hinton Development
Bill Butler bill@randallhintondev.com

Architect:
modus studio
Chris Baribeau, AIA chris@modusstudio.com
Kiara Gilmore, AIA kiara@modusstudio.com
Tara Bray, AIA tara@modusstudio.com

Civil Engineer + Landscape Architect:
Ecological Design Group
Brahm Driver, PE bdriver@ecologicaldg.com
Leslie Tabor ltabor@ecologicaldg.com

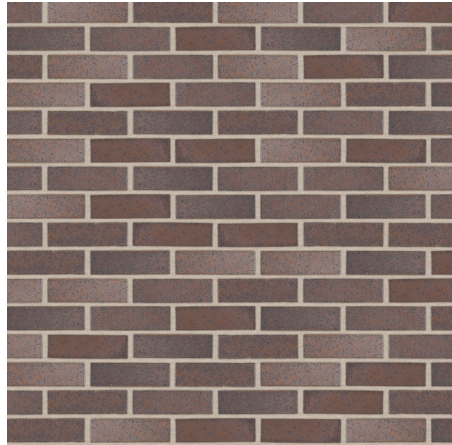


A waiver is being requested for the type A buffer along the north property line due to sewer easement.

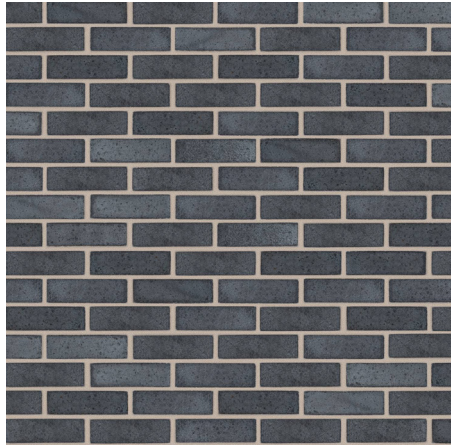
PLAN SET

exterior materials

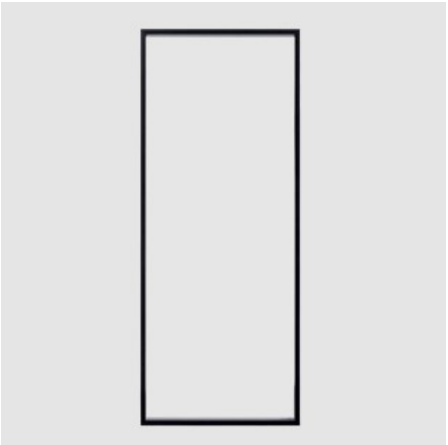
primary materials



B-01
red brick

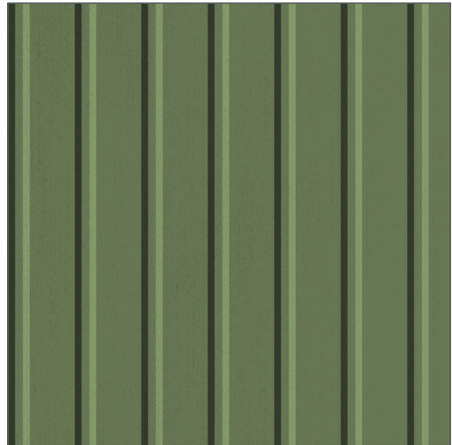


B-02
gray brick

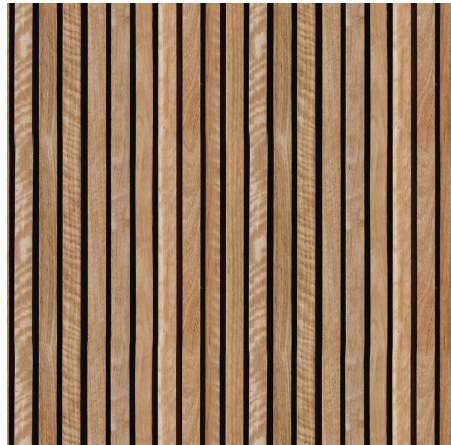


GL-01
glazing

special use materials



MP-01
architectural metal panel
or fiber cement siding



WS-01
wood screen



C-01
architectural concrete



SP-01
mild steel plate

PLAN SET

street elevations



east elevation

south elevation

east elevation total: **8,136 sf**

south elevation total: **19,352 sf**

primary materials: **6,313 sf (78%)**

primary materials: **14,748 sf (76%)**

B-01: 2,234 sf

B-01: 5,049 sf

B-02: 2,597 sf

B-02: 4,939 sf

GL-01: 1,482 sf

GL-01: 4,760 sf

special use materials: **1,823 sf (22%)**

special use materials: **4,604 sf (24%)**

MP-01: 519 sf

MP-01: 1,067 sf

WS-01: 251 sf

WS-01: 2,071 sf

C-01: 107 sf

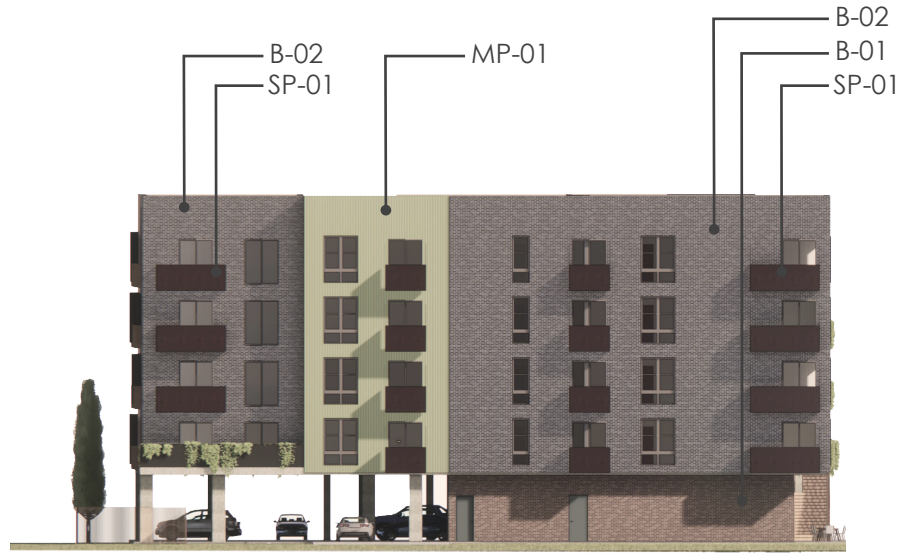
C-01: 54 sf

SP-01: 946 sf

SP-01: 1,412 sf

PLAN SET

street elevations



west elevation

west elevation total:	7,179 sf
primary materials:	5,350 sf (75%)
B-01:	674 sf
B-02:	3,586 sf
GL-01:	1,090 sf
special use materials:	1,829 sf (25%)
MP-01:	1,246 sf
WS-01:	12 sf
C-01:	107 sf
SP-01:	464 sf



north elevation

north elevation total:	17,334 sf
primary materials:	12,972 sf (75%)
B-01:	7,152 sf
B-02:	1,906 sf
GL-01:	3,914 sf
special use materials:	4,362 sf (25%)
MP-01:	3,138 sf
WS-01:	576 sf
C-01:	442 sf
SP-01:	206 sf

TYPE A BUFFER
NOT INCLUDED
IN MATERIAL
PERCENTAGE

PLAN SET

exterior vignette - view from south



PLAN SET

exterior vignette - view from SE corner



PLAN SET

exterior vignette - view from SW corner



PLAN SET

exterior vignette - view from NW corner



PLAN SET

exterior vignette - view from NE corner



modus		CODE tracker					
project #	23.15						
project name	Lanterns on 4th						
date	2024.02.15						
project group	4th-oe@modusstudio.com						
ISSUE	REQUIREMENT	PROVIDED	REFERENCE SECTION	DATA			
PART 2 BUILDING CODE SUMMARY							
applicable codes	2021 Arkansas Fire Prevention Code based on the 2021 IBC, IRC & IFC 2020 National Electric Code 2014 Arkansas Energy Code (2014 IECC) 2018 Arkansas State Plumbing Code 2021 Arkansas State Mechanical Code 2017 ANSI A117.1						
scope and administration	Provide statement on the cover page as indicated						section 107.2.9
project summary							
project jurisdiction	City of Bentonville, Arkansas						
project description	The SE 4th Street project is a multifamily development in Bentonville, Arkansas. The project will include five stories of residential units and two large amenity decks that sit over a parking podium with a commercial zone on the ground floor.						
occupancy + type of construction							
Type IA (podium)	Mixed-use, separated Group S-2 (open parking garage - level 00) Group A-1 (lobby) Group A-2 (future tenant commercial space - level 00) NFPA Type 13 Fire Suppression System provided throughout						section 510.2
Type IIIA	Main occupancy: R-2 (residential - level 02/03/04/05/06) Accessory: Group A-3 (club - level 01) Group B (speakeasy tenant - level 01) NFPA Type 13 Fire Suppression System provided throughout						
building height + area limitations							
Type IA (podium)							
height limitation (feet) above grade plane	unlimited						table 504.3 table 504.4, section 510.4
height limitation (stories)	unlimited						
area limitation per table	unlimited						
Type VA							
height limitation (feet) above grade plane	70'						table 504.3 table 504.4, section 510.4
height limitation (stories)		4.00					
area limitation per table (NS) BASE R2		12,000 sf					table 506.2
area limitation per table (A) - R2 [SM]		36,000 sf					table 506.2
single occupancy, multiple story	$A_a = [A_t + (NS \times I_f)] \times S_a$						
allowable area with increases (Aa)		149,927 sf					section 506.2.3
allowable area per story		37,482 sf					
area - frontage increase (If)		0.12					section 506.3
perimeter total (P)		905 ft					
perimeter fronting public way/open space (F)		338 ft					
width of public way/open space (W)		30 ft					
story - sprinkler increase (Sa)		4					
special provisions							
Horizontal Building Separation Allowance	1. 3 hour horizontal separation 2. Podium below is Type IA 3. 2 hr protection at shafts/stairways through horizontal separation with 2 hour opening protectives 4. Building above horizontal assembly allowed multiple Group A uses, each less than 300 occupants, Group B, M, R, or S 5. NFPA 13 Fire suppression system for building below horizontal assembly 6. Max building height from grade plane per smaller allowable height						section 510.2
Parking beneath Group R:	One story above grade Group S-2 parking garage of Type I, grade entrance under Group R. Allowable stories measured from floor above parking area.						section 510.4
fire resistance rated construction							chapters 6, 7 and 10
structural frame	IA = 3 hour IIIA = 1 hour						table 601
exterior bearing walls	IA = 3 hour IIIA = 1 hour						table 601
exterior non-bearing walls	IA = 1 hour IIIA = 0 hour						table 602
interior bearing walls	IA = 3 hour IIIA = 1 hour						table 601
interior non bearing walls	IA = 0 hour IIIA = 0 hour						table 601
floor construction	IA = 2 hour IIIA = 1 hour						table 601
roof construction	IA = 1 1/2 hour IIIA = 1 hour						table 601
stairwells	2						
elevator shafts	2						section 713
corridors	.5 if not loading bearing						
fire rated doors	30min corridor, 2 hour exterior, 2 hour stairwell						table 716.5
fire partitions	walls separating dwelling units						420.2
fire barrier							section 707
fire wall	n/a						section 706
draftstops + concealed spaces							section 718
width of openings in fire rated walls							table 705.8, section 706.8 + 707.6
fire separation distance	Type IA = 1 hour exterior wall unless further than 30'-0" Type VA = 1 hour exterior wall unless further than 30'-0"						table 602
roof covering classification provided	VA = Type B						table 1505.1
	Fire resistance rating - additive method up to one hour (722.6) Fully filled cavity (NFPA 8.15.1.2.17) - 2" max air gap; fire stop Resilient channel - 3 1/2" batt insulation as fire stop at ceiling Podium rule of thumb 1" deflection						
fire protection systems							
portable fire extinguishers	in each unit						section 906
automatic fire sprinkler system	NFPA 13						section 903

modus		C.CODE tracker					
project #	23.15						
project name	Lanterns on 4th						
date	2024.02.15						
project group	4th-oe@modusstudio.com						
	ISSUE	REQUIREMENT	PROVIDED	REFERENCE SECTION	DATA		
	sprinkler riser room / post indicator valve shown on sheet			section 901.4.6.1			
	FDC shown on sheet			section 912			
	commercial kitchen shown on sheet						
	interior finish	Type C		chapter 8, table 803.9			
	maximum flame spread	Class C=Flame spread index 76—200; smoke-developed index 0—450.					
	accessibility			chapter 8, table 803.9			
	parking						
	accessibility for dwelling and sleeping units:	Type A: min 2% of total units BUT not less than 1 of each unit type: dispersed Type B: all other units	6.00				
	occupant load + means of egress			chapter 10			
	occupancy classification by room	Refer to Life Safety Plans					
	# of exits		3	3	section 1020		
	# stairways per floor		3	3	section 1005.3		
	EXIT STAIR	INTERIOR EXIT STAIRWAY. An exit component that serves to meet one or more means of egress design requirements, such as required number of exits or exit access travel distance, and provides for a protected path of egress travel to the exit discharge or public way.					
	EXIT ACCESS STAIR	EXIT ACCESS STAIRWAY. A stairway within the exit access portion of the means of egress system. EXIT ACCESS. That portion of a means of egress system that leads from any occupied portion of a building or structure to an exit.					
	egress @ 1st floor or LSBO			section 1009.3			
	doors min. clear width	life safety plans		section 1005.3			
	stairways min. clear width	life safety plans		section 1008			
	corridors min clear width	life safety plans		section 1009			
	panic hardware on exit doors	life safety plans		section 1005			
	accessible areas of refuge & 2-way communications shown on sheet	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.		section 1008.1.9			
	exit signs / egress illumination shown on	life safety plans		section 1007.3-1007.6			
	exterior emergency lighting provided ?			section 1006 + 1011			
	exit travel distance	(WITH SPRINKLER) A = 250 feet R = 250 feet B = 300 feet U = 400 feet					
	# elevators provided	2		section 1016.2			
	elevator keybox location						
	frost protection	14 inches below finished grade		section 1809.5			