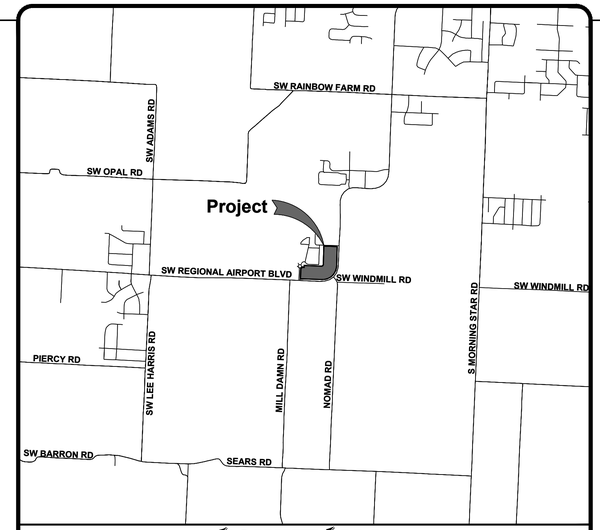
PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS

5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712



VICINITY MAP
N.T.S.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
PARCEL #: 01-15899-001
BELCO 12 LLC
2601 N WALTON BLVD
BENTONVILLE, AR 72712
479.696.7359

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTEAD CIR #210
ROGERS, ARKANSAS 72712
479.685.8399 OFFICE

CITY OF BENTONVILLE - ENGINEERING DEPARTMENT
ATTN: JARROD BRIGHTWELL, CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR,
PH: (479) 271-8675

CITY OF BENTONVILLE - STORMWATER
ATTN: ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-6719
JWEST@BENTONVILLEAR.COM

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

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

CITY OF BENTONVILLE - STREET DEPARTMENT
ATTN: DANIEL CLARDY
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3130
TODAVIS@BENTONVILLEAR.COM

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

CITY OF BENTONVILLE - ELECTRIC DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-3135

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

CITY OF BENTONVILLE MAYOR
117 W. CENTRAL AVENUE
BENTONVILLE, AR 72712
ASSISTANT TO THE MAYOR
CONTACT: KARILEA MAGEE
(479) 271-5966 OFFICE

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

UTILITY INFORMATION:

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

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

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

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

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

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

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOT 5
SURVEY DESCRIPTION .

LOT 5 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 7 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN DELAWARE COUNTY, OKLAHOMA ; THENCE S 02°00'17" W A DISTANCE OF 346.68' TO A POINT; THENCE S 87°50'30" E A DISTANCE OF 221.57' TO THE POINT OF BEGINNING BEING THE NW CORNER OF LOT 5; THENCE S 87°49'59" E A DISTANCE OF 373.60' TO A SET 5/8" IRON REBAR; THENCE S 02°01'58" W A DISTANCE OF 543.07' TO A FOUND 1/2" IRON REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 616.82', WITH A RADIUS OF 386.50', WITH A CHORD BEARING OF S 46°46'03" W, WITH A CHORD LENGTH OF 553.41', TO A FOUND 1/2" IRON REBAR; THENCE N 87°42'09" W A DISTANCE OF 604.96' TO A FOUND 1/2" IRON REBAR; THENCE N 02°05'59" E A DISTANCE OF 258.49' TO A FOUND 5/8" IRON REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 98.54', WITH A RADIUS OF 61.89', WITH A CHORD BEARING OF N 47°25'13" E, WITH A CHORD LENGTH OF 88.46', TO A SET 5/8" IRON REBAR; THENCE S 87°53'23" E A DISTANCE OF 27.21' TO A FOUND 5/8" IRON REBAR; THENCE N 02°41'57" E A DISTANCE OF 52.20' TO A FOUND 5/8" IRON REBAR; THENCE S 87°43'14" E A DISTANCE OF 479.74' TO A FOUND 5/8" IRON REBAR; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.75', WITH A RADIUS OF 50.05', WITH A CHORD BEARING OF N 47°04'07" E, WITH A CHORD LENGTH OF 70.87', TO A FOUND 5/8" IRON REBAR; THENCE N 02°01'17" E A DISTANCE OF 513.49' TO THE POINT OF BEGINNING, CONTAINING 544,521 SQ. FEET, 12.50 ACRES, MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

INDEMNIFICATION STATEMENT

SEC. 300.02 3RD • OF THE 2024 STREET SPECIFICATIONS - "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".

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.

WAIVERS/VARIANCES

NO WAIVERS OR VARIANCES AND/OR CONDITIONAL USES ASSOCIATED WITH THIS PROJECT.

PROJECT NOTES

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, CENTERTON WATER AND 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 COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) 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 FINAL INSPECTION.
- THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEVELOPMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
- ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD AND AASHTO TRAIL GUIDELINES.
- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING $20,000.00.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

SWOPE CONSULTING
Civil Engineering and Land Surveying
www.swopeengineering.com

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PHILIP R. SWOPE
No.11426
2026

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

CERTIFICATE OF AUTHORIZATION
SWOPE ENGINEERING
No. 2831
ARKANSAS

LSD26-0011
DATE: OCTOBER 1, 2026
REVISED: **10/01/2026**

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

PARC FLEX SPACE SHEET INDEX - PHASE I

SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	GENERAL NOTES
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	DRAFT EASEMENT PLAT
C3.0	DEMO & EROSION CONTROL PHASE 1
C3.1	EROSION CONTROL PHASE 2
C3.2	EROSION CONTROL DETAILS
C4.0	LANDSCAPE PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C6.2	STORM SEWER PLAN & PROFILE
C6.3	SANITARY SEWR PLAN & PROFILE
C6.4	SANITARY SEWR PLAN & PROFILE 2
C6.5	WATER MAIN PLAN & PROFILE
C10.1	DETAILS 1
C10.2	DETAILS 2
C10.3	DETAILS 3
C10.4	DETAILS 4
C10.5	DETAILS 5
C10.6	DETAILS 6
C10.7	DETAILS 7
C10.8	DETAILS 8
C10.9	DETAILS 9
C10.10	DETAILS 10
C10.11	DETAILS 11
C10.12	DETAILS 12
C10.13	CUT SHEET DETAILS 1
C10.14	CUT SHEET DETAILS 2

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	03/17/2026	1st SUBMITTAL
2	RE-2	--/--/----	2nd SUBMITTAL
3	RE-3	--/--/----	3rd SUBMITTAL
4	RE-4	--/--/----	----------
5	RE-5	--/--/----	----------
6	RE-6	--/--/----	----------

C1.0

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 SITE.DWG - PLOTTED ON 10/1/2026 3:23:53 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE ENGINEERING AT 479-877-7388 PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.

3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.

4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE GOVERNING UTILITY.

5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE GOVERNING AGENCY.

7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.

9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.

10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.

11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.

12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.

13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.

14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.

15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.

17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.

18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."

19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

FUTURE TENANTS MAY FALL UNDER ADDITIONAL PRETREATMENT REQUIREMENTS DEPENDING ON TYPE OF BUSINESS.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH WATER AND SEWER SPECIFICATIONS

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

GENERAL NOTES - CONT'D

21. DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
22. ALL RADII SHALL BE 4 FOOT AT FACE OF CURB UNLESS OTHERWISE SPECIFIED.
23. LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
24. ALL CURB & GUTTER SHALL BE TYPE "A" 24" WIDE PER DETAIL SHEET. ALL CURB AND GUTTER WITHIN RIGHT-OF-WAY SHALL BE BUILT TO CITY OF BENTONVILLE STANDARD DETAIL.
25. ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
26. ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL FOLLOW THE GUIDELINES OF THE MUTCD.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
28. ALL HANDICAP SPACES SHALL BE STRIPED / MARKED IN ACCORDANCE WITH THE HANDICAP STRIPING DETAIL.
29. ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAIL.
30. ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET

NOTES

- UNLESS OTHERWISE NOTED ON THE PLAT, ALL HOUSES MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOME/BUILDING.
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMPS DAMAGED DURING CONSTRUCTION.
- THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR ALL ADA RAMP CONSTRUCTION AND ALL COMMON PROPERTY SIDEWALK CONSTRUCTION.
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT.

SITE NOTES

- REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED ALL AREAS DISTURBED BY CONSTRUCTION.
- SLOPE FINISHED GRADES TO ENSURE POSITIVE DRAINAGE
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES AND DIMENSION ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER IMMEDIATELY.
- REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
- ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE ALL ISSUES WITH LOCAL UTILITY COMPANY PRIOR TO BIDDING.
- CONTRACTOR SHALL CONSTRUCT ALL INTERSECTION HANDICAP RAMPS INTO CORNER LOTS.
- SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGN POSTS WILL BE ON BREAK-AWAY BASES. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, CROSS HATCHING, CROSSWALKS AND OTHER PAVEMENT MARKINGS WILL BE THERMOPLASTIC PER CITY STANDARDS AND SPECIFICATIONS.
- ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE CITY, THE OWNER AND THE ENGINEER.
- ALL SAW-CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT MAY VARY: SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL. ALL NEW PAVEMENT SURFACES SHALL CONFORM TO CITY SPECIFICATIONS FOR SMOOTHNESS.
- ALL DIMENSION ARE TO CENTER OF STRIPE(S), EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS NOTED OTHERWISE.
- FINAL "AS-BUILT" PLANS OF ALL IMPROVEMENTS PERFORMED SHALL BE PROVIDED TO THE CITY AFTER COMPLETION OF THE ENTIRE PROJECT. AS-BUILT PLANS MUST BE PROVIDED BEFORE FINAL APPROVAL AND ACCEPTANCE WILL BE GIVEN BY THE CITY, AND BEFORE THE ASSOCIATED PROJECT BONDS ARE RELEASED.
- CURB INLET AND JUNCTION BOX TOP ELEVATION SHALL BE SET BY THE STREET PROFILE. IF A CONFLICT EXISTS BETWEEN THE STRUCTURE'S TOP ELEVATION AND THE STREET TOP-OF-CURB, THE STREET SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT EXISTS.

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

ALL EROSION AND SEDIMENTATION CONTROL DEVICES ON-SITE SHALL BE MAINTAINED BY CONTRACTOR UNTIL PERMANENT VEGETATION IS ESTABLISHED.

DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- 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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL REMOVE ALL BUILDINGS, PAVEMENT, CURBS, TREES (SAVE AND PROTECT), LIGHT POLES, UTILITY POLES AND LINES FROM THE SITE UP TO THE LIMITS OF CONSTRUCTION OR THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL CAP/PLUG ANY WATER, GAS, SANITARY SEWER OR STORM SEWER LINE AT THE PROPERTY LINE. ELECTRIC AND TELEPHONE LINES WHETHER OVERHEAD OR UNDERGROUND SHALL BE TERMINATED AT THE CLOSEST UTILITY POLE OR PEDESTAL TO THE PROPERTY LINE OR PER THE DESIGNATED UTILITY COMPANY'S REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS FROM THE SITE PER GOVERNMENT GUIDELINES AND SHALL DISPOSE OF THE HAZARDOUS MATERIALS IN STRICT ACCORDANCE TO THE GUIDELINES.
- CONTRACTOR SHALL ENSURE THAT ADEQUATE MEASURES ARE TAKEN PRIOR TO THE REMOVAL OF ANY EXISTING STORM WATER / SANITARY SEWER SYSTEMS SO THAT THE DISCHARGE OF WATER REMAINS UNINTERRUPTED BOTH ON AND OFF THE SITE.
- CONTRACTOR SHALL ENSURE THAT ANY UTILITY SERVICE TO THE SITE THAT SHALL BE REMOVED WILL NOT INTERRUPT SERVICE TO THE NEIGHBORING PROPERTY OWNERS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE NEIGHBORING PROPERTY OWNERS IF SERVICE WILL BE INTERRUPTED.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

EROSION GENERAL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PHASE I & II CONSTRUCTION DRAWINGS, THE STANDARD DETAILS AND ANY RELATED DOCUMENTS INCLUDING CITY ORDINANCE.
B. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE, CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE OR U.S.
L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE RETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL INDICATE ON PLAN THE STOCKPILE AND BORROW AREA LOCATIONS AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

SWPPP PHASE I:
1. PRE-CONSTRUCTION MEETING.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND CONCRETE WASH AREA(S).
3. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:
   a. TRAILER
   b. PARKING & STORAGE AREAS
   c. LAY DOWN
   d. PORTA POTTY
   e. WHEEL WASH &/OR CONCRETE WASHOUT
   f. MASONS AREA
   g. FUEL AND MATERIAL STORAGE CONTAINERS
   h. 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.
4. THE FOLLOWING SHALL BE SHOWN ON THE EROSION CONTROL SITE MAP UPON IMPLEMENTATION AND INSTALLATION:
   a. CONSTRUCTION TRAILER(S)
   b. PARKING & STORAGE AREAS
   c. LAY DOWN
   d. PORTA-POTTY
   e. WHEEL WASH &/OR CONCRETE WASHOUT
   f. FUEL AND MATERIAL STORAGE CONTAINERS
   g. SOLID WASTE CONTAINERS, ETC.
5. CONSTRUCT THE SILT FENCES ON THE SITE.
6. CONTRACTOR SHALL HALT ALL GROUND DISTURBANCE ACTIVITIES AND CONTACT THE CIVIL ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CONSTRUCT THE SEDIMENT BASIN(S) WITH OUTFALL STRUCTURE AS SHOWN ON PLAN BEFORE ANY OTHER CONSTRUCTION ACTIVITIES ARE PERFORMED.
8. CLEAR AND GRUB THE SITE.
9. START CONSTRUCTION OF BUILDING PAD, STRUCTURES, IF ANY AND RETENTION POND MODIFICATIONS.
10. BEGIN GRADING THE SITE.

SWPPP PHASE II
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES WHERE NOTED ON PLANS.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GRADING NOTES

PRE-CONSTRUCTION:
- × PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- × CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- × A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.

GENERAL:
- × CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- × CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- × AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
- × CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- × CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- × CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.
- × CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEERING / INSPECTION FIRM REGISTERED WITH THE STATE OF ARKANSAS FOR INSPECTION AND TESTING OF SUBGRADE FOR PROPER COMPACTION (95% STANDARD PROCTOR).

STORM SYSTEM:
- × ALL DRAINAGE STRUCTURES UNDER PAVED AREAS AND / OR AREAS EXPECTING HEAVY DUTY TRAFFIC LOADING SHALL BE DESIGNED TO MEET AASHTO HEAVY DUTY (H20) TRAFFIC LOADING.
- × STORM PIPE / BOX SHALL BE BEDDED IN ACCORDANCE WITH THE BEDDING DETAIL AND IN ACCORDANCE WITH THE SPECIFICATIONS OF ASTM D2321 (LATEST EDITION AVAILABLE AT HTTP://WWW.ASTM.ORG).
- × STORM SYSTEM IS MEASURED FROM THE CENTER OF THE BOX AND FROM THE END OF THE FLARED END SECTIONS.
- × DRAINAGE STRUCTURES SHALL BE CONSTRUCTED SO THAT THE APPROPRIATE SECTION OF THE BOX, SUCH AS THE GUTTER FOR CURB INLETS, THE GRATE FOR DROP INLETS, IS AT AN ELEVATION THAT WILL ALLOW FOR THE MAXIMUM DRAINAGE INTO THE BOX IN ACCORDANCE WITH PROPOSED GRADES AND SPOT ELEVATION SHOWN ON THE PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN THE EVENT OF A DISCREPANCY.
- × ALL DRAINAGE STRUCTURES LOCATED WITHIN THE STATE OR LOCAL RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.
- × CONTRACTOR SHALL MATCH TOP OF PROPOSED STORM SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- × CONTRACTOR SHALL NOT CONSTRUCT CURB INLET TOPS OR JUNCTION BOX TOPS UNTIL STREET GRADING ACHIEVES FINAL SUBGRADE ELEVATION.
- × WHERE HDPE IS CHOSEN TO REPLACE RCP, FOLLOW MANUFACTURER'S INSTALLATION DETAILS.

GRADING NOTES

POST-CONSTRUCTION:
- × CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MIN. DEPTH OF 3".
- × ALL UNPAVED DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 70% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- × ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.
- × SOD IS REQUIRED FOR ENTIRE RETENTION/DETENTION POND AREAS.
- × HDPE REFERS TO HIGH DENSITY POLYETHYLENE "PE" TYPE CORRUGATED (EXTERIOR) DRAINAGE PIPE.
- × HDPP REFERS TO HIGH DENSITY POLYETHYLENE "PP" TYPE (HIGH PERFORMANCE) DOUBLE WALLED CORRUGATED (EXTERIOR) DRAINAGE PIPE.

UTILITY NOTES

GENERAL:
- × THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION IN AREAS OF EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITY LINES AND SHALL MAKE EVERY EFFORT NECESSARY TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
- × A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION / INSTALLATION OF ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITY / GOVERNING AGENCY OR UTILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING AS REQUIRED BY SAID MUNICIPALITY / AGENCY / UTILITY. NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY STATE / LOCAL PERMITS FOR CONSTRUCTION.
- × WATER AND SANITARY LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION AND 10'-0" OF HORIZONTAL SEPARATION FROM EACH OTHER.
- × ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER THE DETAIL SHEETS OR APPROVED EQUIVALENT ANCHORS.
- × CONTRACTOR SHALL REFER TO ARCHITECTURAL OR PLUMBING DRAWINGS FOR UTILITY CONNECTION LOCATIONS FOR THE BUILDING.
- × DIMENSIONS ARE TO THE FACE / CORNER OF THE BUILDING, BACK OF CURB, AND CENTERLINE OF PIPE AND FITTING.
- × CONTRACTOR SHALL COORDINATE DISRUPTION OF UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS.
- × EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- × CONTRACTOR SHALL OBTAIN AUTHORIZATION OF THE LOCAL MUNICIPALITIES PRIOR TO CONNECTION TO ANY EXISTING WATER LINES, SEWER LINES, OR SEWER MANHOLES. TAPS SHALL BE COMPLETED BY BWU AT OWNER'S EXPENSE FOR BOTH SEWER AND WATER INFRASTRUCTURE. CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SPILT SEWAGE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
- × PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY.
- × CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- × FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATION OF THE LOCAL WATER UTILITY COMPANY AND LOCAL MUNICIPALITY.
- × PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH BWU 2024 STANDARDS / SPECIFICATIONS OF THE GOVERNING AGENCY.
- × CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- × UTILITY LINES LESS THAN 12 KV SHALL BE RELOCATED UNDERGROUND AS REQUIRED BY THE LOCAL MUNICIPALITY.
- × CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ROUTING OF GAS, TELEPHONE, CABLE, AND ELECTRICITY.
- × COORDINATE WITH BEUD UTILITIES FOR MAKING THE HOT TAPS. BEUD UTILITIES DOES ALL HOT TAPS ON OUR SYSTEM.
- × ALL VALVES AND FIRE HYDRANTS MUST BE INSTALLED AT FINISHED GRADE. NO VALVES WITHIN THE SIDEWALKS. FIRE HYDRANTS MUST MEET 18-24" FROM FINISHED GRADE AS MEASURED TO THE STEAMER NUT.
- × ALL METER CANS MUST BE 3" ABOVE FINISHED GRADE. THIS IS FINISHED GRADE WHEN HOME IS BUILT.
- × STREET SIDE MANHOLE RIM ELEVATIONS SHALL TO BE 4" ABOVE THE PROPOSED FINAL GRADE AND OFFSITE OR NON STREET SIDE MANHOLE TOP RIM ELEVATIONS SHALL BE 12" ABOVE PROPOSED FINAL GRADE.
- × IBR ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE PLAN.

SANITARY SEWER NOTES

- × ALL SANITARY SEWER LINES SHALL HAVE 36" MIN. COVER ABOVE TOP OF PIPE.
- × ALL SANITARY SEWER LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY STANDARDS AND BEDDING DETAIL, SEE DETAIL SHEET(S).
- × STREET SIDE MANHOLE RIM ELEVATIONS SHALL BE 4" ABOVE THE PROPOSED FINAL GRADE AND OFFSITE OR NON-STREET SIDE MANHOLE TOP RIM ELEVATIONS SHALL BE 12" ABOVE PROPOSED FINAL GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED THEN THE MANHOLE COVER SHALL BE WATER TIGHT.
- × CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN.

WATER NOTES

- × ALL WATER LINES SHALL HAVE 48" MIN. COVER ABOVE TOP OF PIPE.
- × ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY STANDARDS AND BEDDING DETAIL, SEE DETAIL SHEET(S).
- × ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH CITY STANDARDS AND WITH A CITY INSPECTOR PRESENT.
- × ALL FIRE HYDRANTS SHALL HAVE A CITY APPROVED GATE VALVE RESTRAINED TO THE HYDRANT.
- × ANY CLEANOUTS, VALVE BOXES, AND METER BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
- × ALL WATERLINE APPURTENANCES WITH ACCESS ABOVE-GROUND (VALVES, METERS, ETC) SHALL BE PLACED OUTSIDE OF PAVING AND FUTURE SIDEWALK AREAS. IF THESE LOCATIONS ARE NOT FEASIBLE, CONTACT THE ENGINEER PRIOR TO INSTALLATION.

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST

LSD26-0011

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE

GENERAL NOTES

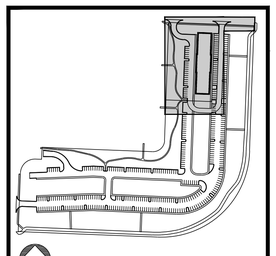
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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SWOPE CONSULTING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 SITE.DWG	
SHEET NUMBER: C1.1	

R:\~SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 SITE.DWG - PLOTTED ON 10/1/2026 3:24:19 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS

LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS
PROPERTY LINE	FLARED END SECTION
OFFSITE PROPERTY LINE	CURB INLET
CENTERLINE OF ROAD	AREA INLET
RIGHT-OF-WAY	JUNCTION BOX
BUILDING SET BACK	SANITARY SEWER
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY
CURB AND GUTTER	WATER VALVE
ASPHALT PAVEMENT	WATER METER
SET/FOUND REBAR	
SET/FOUND NAIL	

HATCHES: ASPHALT; CONCRETE; FUTURE PHASE

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

LOT INFORMATION

LOT NUMBER	LOT SF	LOT AC	BLDG SIZE	USE
1	73,817.14	1.69	16,944 SQ FT	FLEX

PARKING REQD	REQD PARKING	PROVIDED PARKING	REQUIRED GREEN SPACE	PROVIDED GREEN SPACE	GREEN SPACE PROVIDED %
BUSINESS: 1/300 WAREHOUSE: 5+1/2000 ACCESSIBLE SPACES: 2	29	49	14,735.36 SQ FT	30,455.71 SQ FT	41.3%

PROPERTY INFORMATION

Gross Site Area	73,817.1 sf.	1.69 acres
Proposed Dedicated R.O.W.	0 sq. ft.	0 acres
Net Site Area	73,817.1 sf.	1.69 acres
Zoning : PUD		

- FLEX USE - 25% COUNTED AS OFFICE (1/300) AND 75% COUNTED AS WAREHOUSE (5+1/2000SF)
- FOR FLEX BUILDINGS CONSTRUCTED FIRST, FRONT PARKING WILL EXCEED 40% UNTIL THE FRONTAGE LOTS ARE DEVELOPED. THIS PLACES ALL PARKING IN REAR/SIDES OF THE DEVELOPMENT AT ULTIMATE BUILD OUT.

SITE PLAN NOTES

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 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.
- NO SIGNAGE PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NO PROPOSED FENCING AT THIS TIME. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- FOR ALL RIGHT OF WAYS 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.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

AIRPORT ZONE

- THIS PROPERTY LIES IN "NOTICE TO CONSTRUCT SURFACE" PER BENTONVILLE GIS.
- 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.

NOTES

- PHASE I CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: PUD
- ADDRESS WILL BE: 5900 SW REGIONAL AIRPORT BLVD / SUITE NUMBERS WILL BE ASSIGNED AT A LATER DATE.

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER O5007C0235K, EFFECTIVE DATE JUNE 05, 2012.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

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

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

PUD NOTES

1. PHASE 1 CONSISTS OF LOT 1, PHASE 2 MAY BE BROKEN INTO VARIOUS SUB-PHASES.
2. TIMING OF PHASE 1 IS IMMEDIATE. TIMING OF REMAINING PHASES UNKNOWN.
3. ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
4. ALL BUILDING DESIGN REQUIREMENTS APPLY TO FUTURE LSD'S ON THIS LAND.
5. ALL USES, LAYOUTS AND PARKING COUNTS ARE SUBJECT TO CHANGE, PROVIDED THEY MEET C-2 USES BY RIGHT, PUD REQUIREMENTS AND THAT THEY COMPLY WITH ALL CITY CODES.

BUILDING MATERIALS

INCLUDING BUT NOT LIMITED TOO; BRICK, GLASS, STUCCO, ARCHITECTURAL METAL PANELS, METAL ACCENTS.
ALL MATERIALS AS PERMITTED BY CITY REQUIRED BUILDING MATERIALS

ZONING

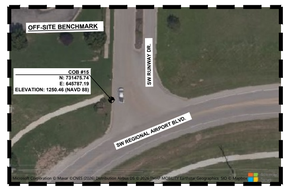
- PUD
- FRONT SETBACK = 20'
- SIDE SETBACK = 7'
- REAR SETBACK = 20'

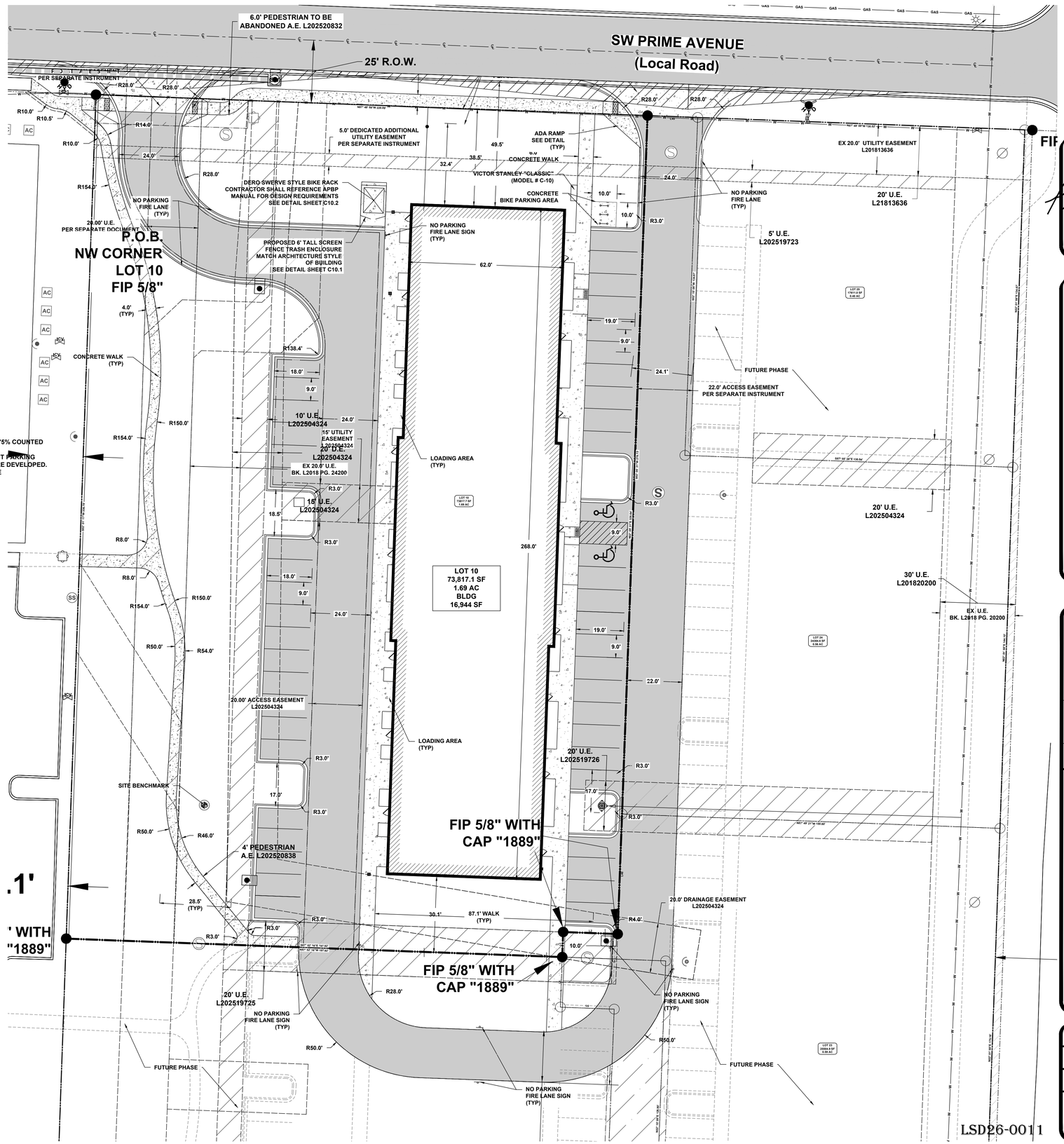
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LIGHTING NOTES

- ALL LIGHTING SHALL BE CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW SITE LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- CUT SHEETS INCLUDED ON SHEETS C10.13 AND C10.14.
- ALL LIGHTING FIXTURES SHALL HAVE SHIELDS INSTALLED TO DIRECT THE LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS.
- FOR ANY/ALL NEW LIGHTING PROPOSED, SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.





LSD26-0011

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
--	----------	----------

SITE PLAN

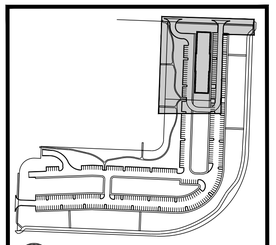
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP E. SWOPE

SWOPE CONSULTING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 SITE.DWG	
SHEET NUMBER: C2.1	

E:\SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 SITE.DWG - PLOTTED ON 10/1/2026 2:37:40 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

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ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

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DRAFT EASEMENT PLAT LEGEND

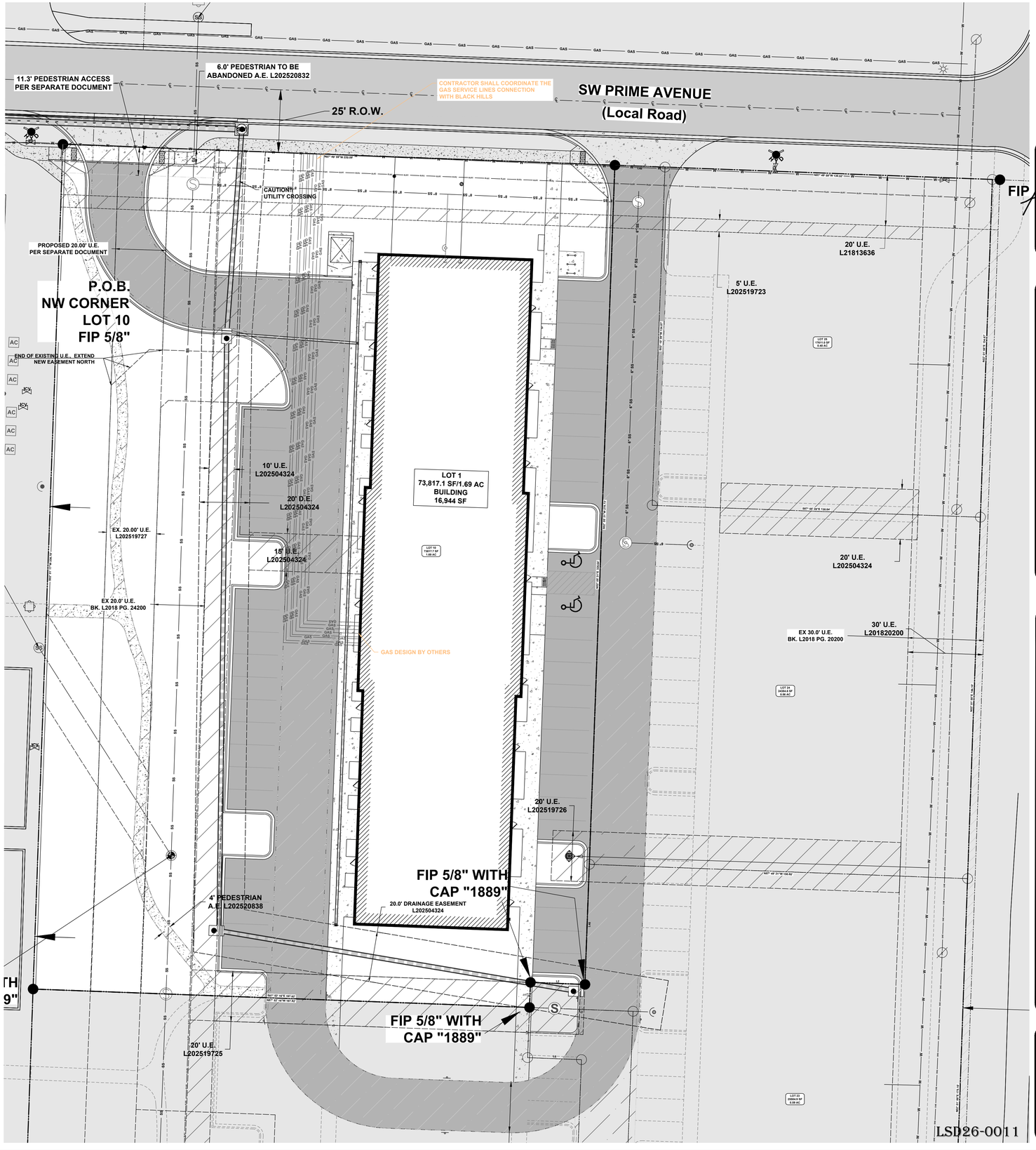
FEATURE LINES
- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT

UTILITY LINES
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE
- FUTURE PHASE

SYMBOLS
- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

EASEMENT HATCH
- ACCESS
- DEDICATION
- DRAINAGE
- UTILITY

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

DRAFT EASEMENT PLAT

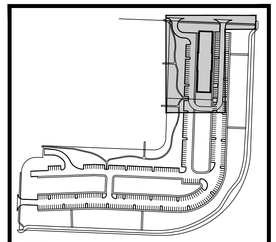
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 UTIL SHEET.DWG	
SHEET NUMBER: C2.2	

E:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 UTIL SHEET.DWG - PLOTTED ON 10/1/2026 2:33:33 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL.SWOPE



VIEW MAP
NTS

EROSION CONTROL LEGEND

FEATURE LINES	SYMBOLS	HATCHES
SF SF SILT FENCE	INLET PROTECTION	EXISTING ASPHALT
STOCKPILE/STAGING AREA	ROCK CHECK DAM	EXISTING CONCRETE
LIMITS OF DISTRUBANCE	SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	TEMPORARY CONSTRUCTION ENTRANCE	EXISTING GRAVEL
MAJOR CONTOUR	WATTLE	FUTURE PHASE
MINOR CONTOUR		
EXISTING MAJOR CONTOUR		
EXISTING MINOR CONTOUR		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

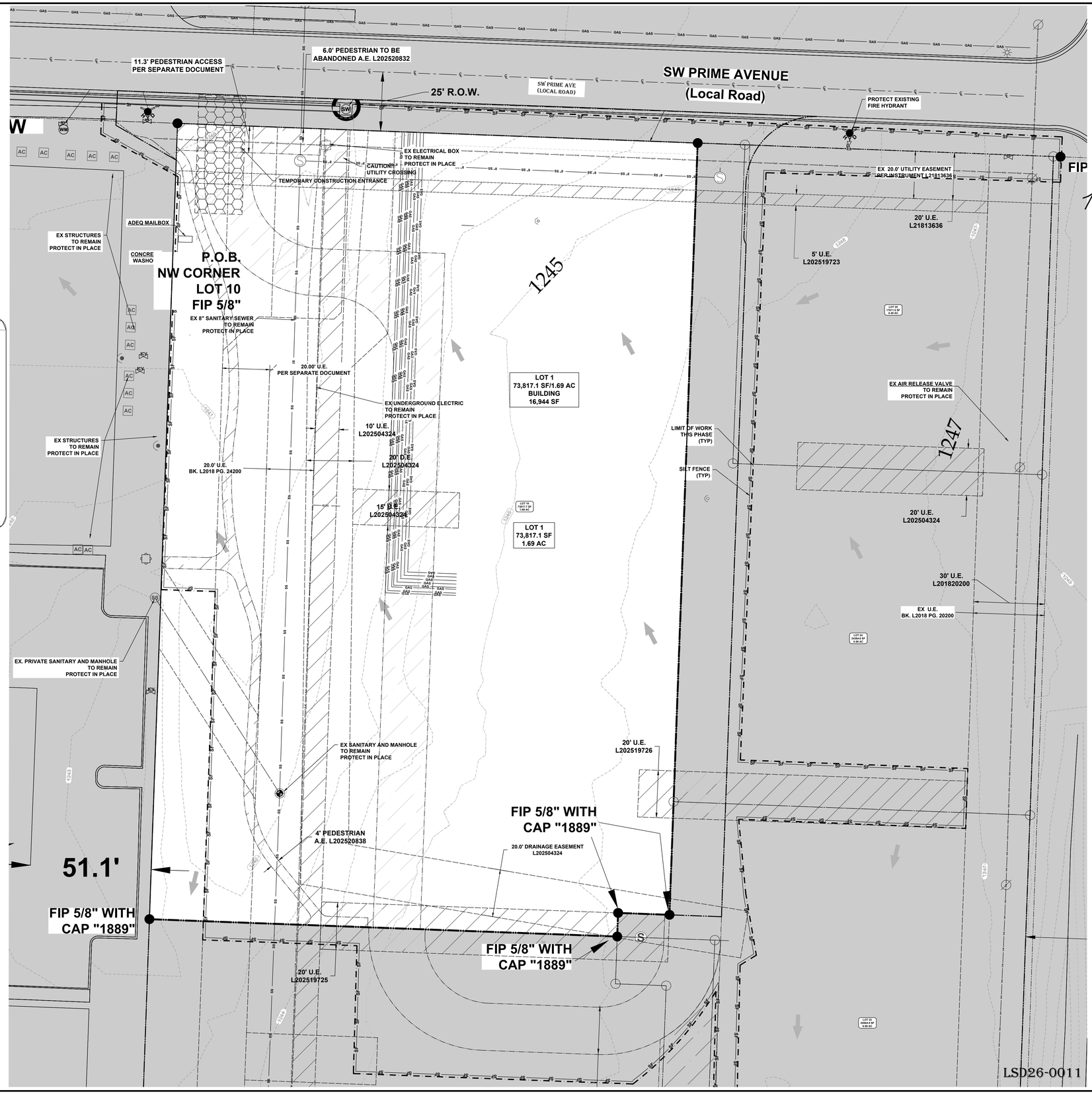
WETLANDS INFORMATION
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MISCELLANEOUS INFORMATION
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GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet



STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE

DEMO & EROSION CONTROL PHASE 1

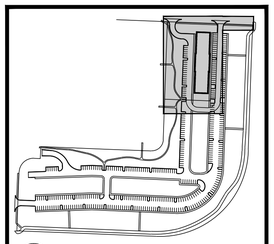
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	-/-/----	SECOND SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 ERO.DWG	
SHEET NUMBER: C3.0	

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 ERO.DWG - PLOTTED ON 10/1/2026 3:23:20 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



VIEW MAP
NTS

EROSION CONTROL LEGEND

FEATURE LINES	SYMBOLS	HATCHES
SILT FENCE	INLET PROTECTION	ASPHALT
STOCKPILE/STAGING AREA	ROCK CHECK DAM	CONCRETE
LIMITS OF DISTRUBANCE	EXISTING SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
MAJOR CONTOUR	WATTLE	FUTURE PHASE
MINOR CONTOUR	PROPOSED SLOPE ARROW	
EXISTING MAJOR CONTOUR		
EXISTING MINOR CONTOUR		
FUTURE MAJOR CONTOUR		
FUTURE MINOR CONTOUR		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

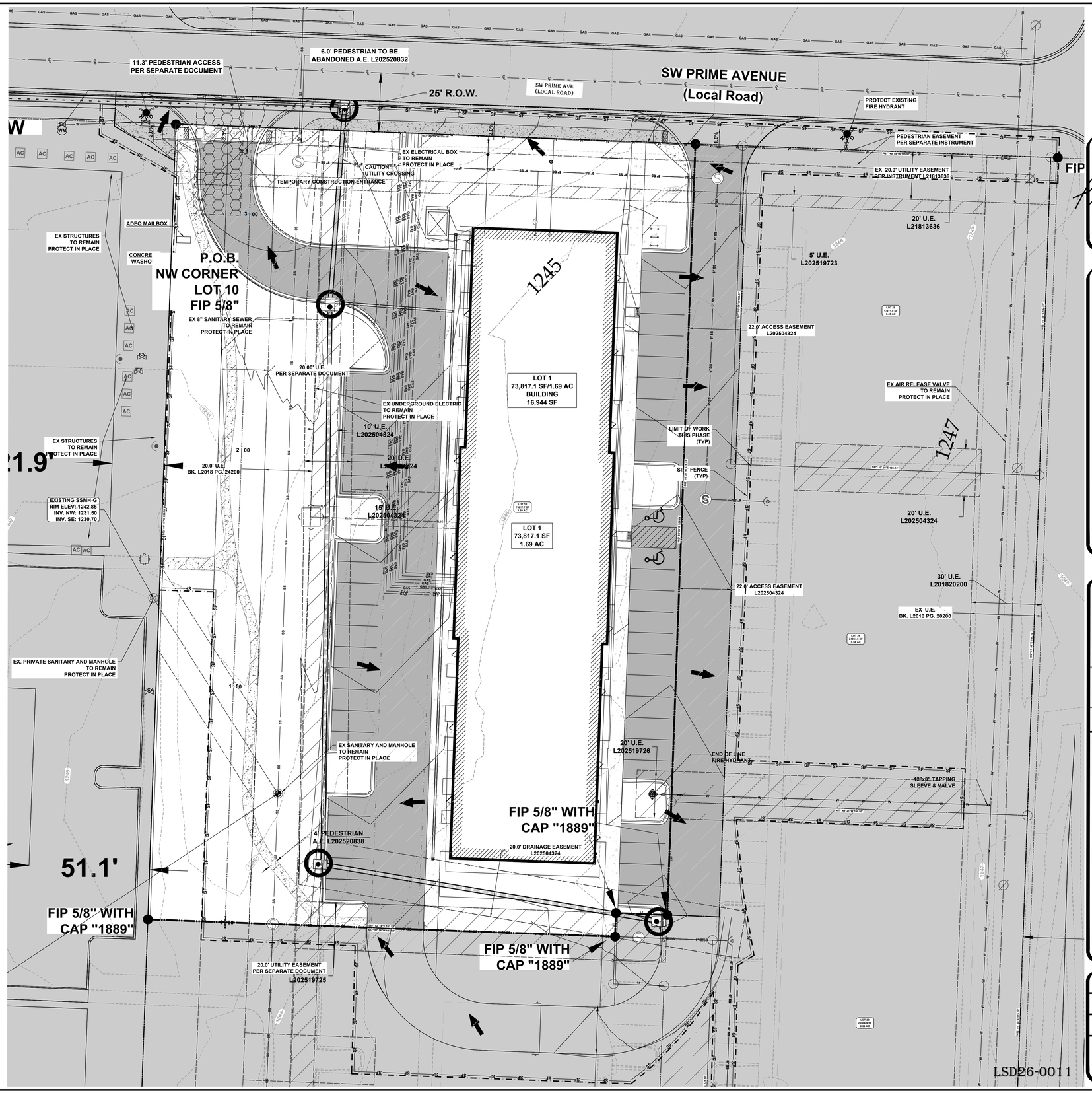
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0 50' 100'
1 inch = 50 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

EROSION CONTROL PHASE 2

PARC FLEX SPACE

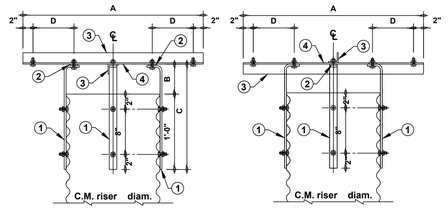
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
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BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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SWOPE ENGINEERING
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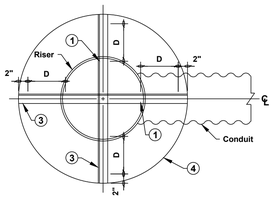
DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 ERO.DWG	
SHEET NUMBER: C3.1	

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 ERO.DWG - PLOTTED ON 10/1/2026 3:22:42 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

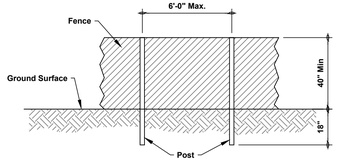


SIDE ELEVATION

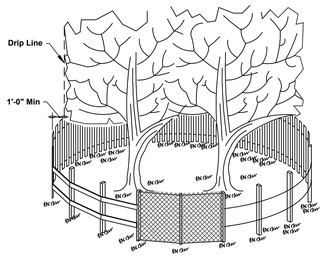
DOWNSTREAM ELEVATION



PLAN VIEW



POST AND FENCE DETAIL



SIDE VIEW

NOTES:

1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER/INSPECTOR.

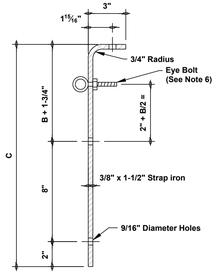
TREE PROTECTION FENCING

NOT TO SCALE

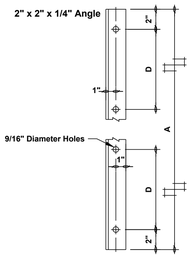
Bill of Materials			
Mark	Item	Length	Quan.
1	3/8" x 1-1/2" Strap		4
2	1/4" x 1-1/2" Strap Spacer	2"	2
3	2" x 2" x 1/4" Angle		2
4	Baffle - 1/4" thick Metal Plate		1
-	1/2" diam. hex bolts with nuts and lock washers	1-1/2"	16
-	5/16" x 3-1/2" Eye Bolt *		4
-	7/16" rod with tank lug for _diam. C.M. pipe *		1

* See Note 6

Table of Dimensions				
Riser Diam.	A (diam.)	B	C	D
18"	36"	6"	17-3/4"	8"
24"	48"	9"	20-3/4"	11"
30"	60"	12"	23-3/4"	14"
36"	72"	14"	25-3/4"	17"



MARK 1 DETAIL



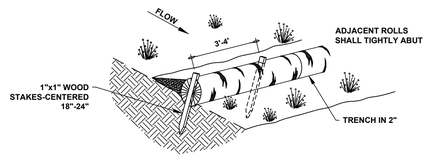
MARK 3 DETAIL

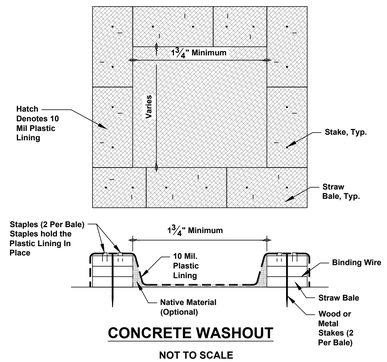
NOTES:

1. IF THE C.M. RISER IS STEEL, THE BAFFLE PLATE AND ANGLES SHALL BE STEEL.
2. ALL STEEL SHALL BE PAINTED.
3. IF THE C.M. RISER IS ALUMINUM, THE BAFFLE PLATE AND ANGLES SHALL BE ALUMINUM.
4. ALL BOLTS, NUTS, AND LOCK WASHERS SHALL BE GALVANIZED, CADIUM PLATED OR STAINLESS STEEL.
5. THE ANTIVORTEX BAFFLE PLATE MAY BE LEFT SQUARE PROVIDING ALL CORNERS ARE ROUNDED WITH A 6" RADIUS.
6. OPTIONAL FOR 30" AND 36" DIAMETER RISERS: THE 7/16" DIAMETER ROD MAY BE USED IN AREAS WHERE A SAFETY HAZARD EXISTS. DO NOT USE WHERE TRASH ACCUMULATION IS A PROBLEM. A 5/16" X 3-1/2" EYE BOLT WITH NUT AND LOCK WASHER SHALL BE USED TO SUPPORT THE 7/16" DIAMETER ROD.

ANTI-VORTEX DEVICE

NOT TO SCALE





CONCRETE WASHOUT

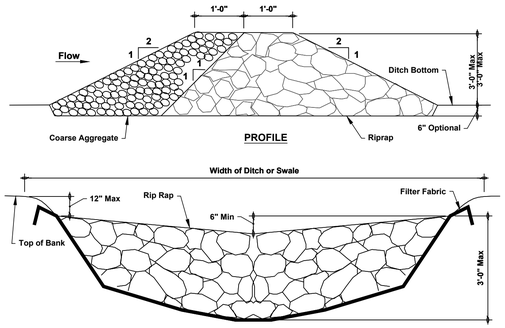
NOT TO SCALE

INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE

NOT TO SCALE



PROFILE

CROSS SECTION

CENTERLINE LOOKING DOWNSTREAM

NOTES:

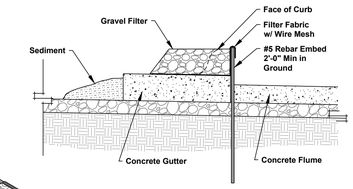
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. COARSE AGGREGATE AND RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. FOR ADDED STABILITY, THE BASE OF THE DAM MAY BE KEYED 6 INCHES INTO THE SOIL.
4. SEE PLANS FOR SPACING OF DAMS AND H DIMENSIONS.
5. MAXIMUM DRAINAGE AREA TO EACH DAM IS 10 ACRES.

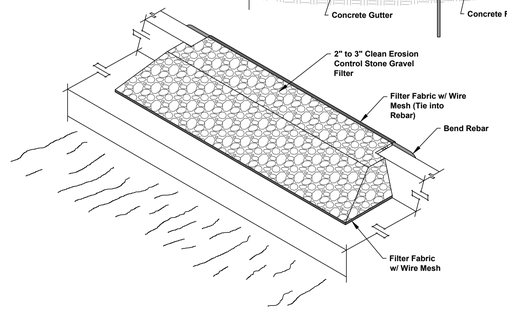
ROCK CHECK DAM

NOT TO SCALE

NOTES:

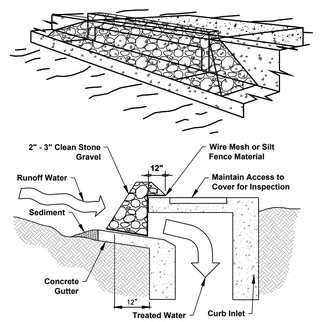
1. THIS METHOD OF INLET PROTECTION IS APPLICABLE AT FLUMES WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
2. CONTRACTOR SHALL INSPECT SEDIMENT FILTER AFTER EACH RUNOFF EVENT.
3. WIRE MESH AND FILTER FABRIC ARE TO BE ADEQUATELY SECURED TO REBAR.
4. GRAVEL FILTER SHALL BE 2" TO 3" CLEAN EROSION CONTROL STONE.





FLUME INLET PROTECTION

NOT TO SCALE



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

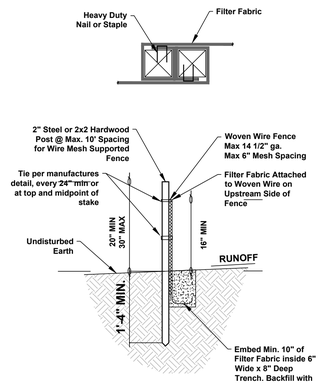
* GRAVEL SHALL BE 2"-3" CLEAN STONE

GRAVEL CURB INLET SEDIMENT FILTER

NOT TO SCALE

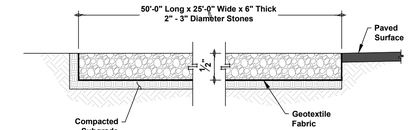
NOTES AND SPECIFICATIONS:

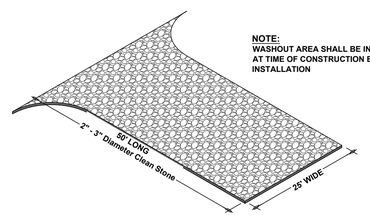
1. POSTS SHALL BE A MINIMUM LENGTH OF THIRTY-SIX (36) INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" X 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GAUGE WITH SIX (6) INCH MAXIMUM MESH SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR ONE (1) INCH STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY TWENTY FOUR (24) INCHES AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PREVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMULATED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACEMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WHEN THE CONSTRUCTIOIN SITE IS FULLY STABILIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.



SILT FENCE (ER-SF)

NOT TO SCALE





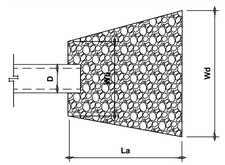
NOTE:
WASHOUT AREA SHALL BE INSTALLED AT TIME OF CONSTRUCTION ENTRANCE INSTALLATION

CONSTRUCTION ENTRANCE

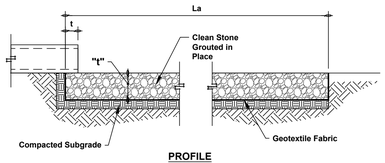
NOT TO SCALE

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



PROFILE

NOTES:

1. *APRON LENGTH:* APRON LENGTH (*LA*) SHALL BE DETERMINED FROM TABLE 1.
2. *APRON WIDTH:* THE APRON WIDTH IS BASED ON THE DIAMETER OF THE DISCHARGE PIPE, *(D)*. THE APRON WIDTH WILL BE *3D* AT THE UPSTREAM END (*WU*), AND THE DOWNSTREAM WIDTH (*WD*) WILL BE EQUAL TO *(D + LA)*.
   - A. *ALIGNMENT:* THE APRON SHALL BE LOCATED SO THAT THERE ARE NO BENDS IN THE HORIZONTAL ALIGNMENT. THE APRON SHOULD BE LEVEL OVER ITS LENGTH, AND THE ELEVATION OF THE DOWNSTREAM END OF THE APRON MUST BE THE SAME AS THE ELEVATION OF THE RECEIVING CHANNEL OR ADJACENT GROUND.
   - B. *THICKNESS:* THE REQUIRED APRON THICKNESS IS SHOWN IN TABLE 1.
   - C. *GABIONS:* WHEN A GABION MATTRESS IS USED IT SHALL BE MADE OF DOUBLE TWISTED GALVANIZED STEEL WIRE. GABIONS SHALL BE FABRICATED IN SUCH A MANNER THAT THE SIDES, ENDS, AND LID CAN BE ASSEMBLED AT THE CONSTRUCTION SITE INTO MATS A MINIMUM OF 12 INCHES THICK.
3. *MATERIALS:* OUTLET PROTECTION MAY BE DONE USING ROCK RIPRAP OR GABION MATTRESSES TO CONSTRUCT THE APRON. THE ROCK SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE. THE STONE SHALL BE HARD AND ANGULAR AND OF A QUALITY THAT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING. BROKEN CONCRETE MAY BE USED PROVIDED IT DOES NOT HAVE ANY EXPOSED STEEL OR REINFORCING BARS, AND THAT IT IS BROKEN INTO BLOCKY PIECES SUCH THAT THE LARGEST DIMENSION OF EACH PIECE IS NO MORE THAN 3 TIMES THE SMALLEST DIMENSION. THE REQUIRED ROCK SIZE IS SHOWN IN TABLES 1 AND 2. IN ALL CASES A GEOTEXTILE (FILTER FABRIC) SHALL BE PLACED BETWEEN THE APRON AND THE UNDERLYING SOIL TO PREVENT SOIL MOVEMENT INTO AND THROUGH THE RIPRAP.

TABLE 2 - Required Rock Gradation

Smallest dimension in inches					Percent of rocks smaller than size shown
Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15"d_{50}	
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

RIP RAP

NOT TO SCALE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

EROSION CONTROL DETAILS

PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

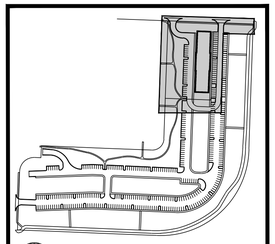
NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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SWOPE CONSULTING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 SITE.DWG	
SHEET NUMBER: C3.2	

LSD26-0011

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 SITE.DWG - PLOTTED ON 10/1/2026 3:22:17 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS

NOTES:

- ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
- THERE CAN NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS.
- 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.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 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.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE
4 (TREES)		SHUMARD OAK Quercus 'Shumardii'	2.5" CAL. B&B
5 (TREES)		GREEN VASE ZELKOVA Zelkova serrata 'Green Vase'	2.5" CAL. B&B
9 (TREES)		OKLAHOMA REDBUD Cercis canadensis "Oklahoma"	2.0" CAL. B&B
6 (TREES)		CRIMSON SPIRE OAK Quercus crimschmidt	2.0" CAL. B&B
11 (TREES)		LACEBARK ELM Ulmus parvifolia	2.0" CAL. B&B
16 (TREES)		GREEN GIANT Thuja standishii x plicata 'Green Giant'	2.0" CAL. B&B

LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	GRASS/ SOD
RIGHT-OF-WAY	JUNCTION BOX	FUTURE PHASE
FENCE	GRATE INLET	
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
SET/FOUND REBAR	WATER METER	
SET/FOUND NAIL	POWER POLE	
FENCE CORNER POST	LIGHT	
FOUND STONE	ELECTRICAL BOX	
STATE MONUMENT	TELEPHONE PEDESTAL	
SET/FOUND ALUM. MONUMENT	GAS METER	
SET/FOUND COTTON SPINDLE		
SET / FOUND P/K NAIL		
RAILROAD SPIKE		
BENCH MARK (ELEV.)		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.

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

LOT INFORMATION

LOT NUMBER	LOT SF	LOT AC	BLDG SIZE	USE
1	73,817.14	1.69	16,944 SQ FT	FLEX

PARKING REQD	REQD PARKING	PROVIDED PARKING	REQUIRED GREEN SPACE	PROVIDED GREEN SPACE	GREEN SPACE PROVIDED %
BUSINESS: 1/300 WAREHOUSE: 5+1/2000	27	51	14,735.36 SQ FT	30,455.71 SQ FT	41.3%

- FLEX USE - 25% COUNTED AS OFFICE (1/300) AND 75% COUNTED AS WAREHOUSE (5+1/2000SF)
- FOR FLEX BUILDINGS CONSTRUCTED FIRST, FRONT PARKING WILL EXCEED 40% UNTIL THE FRONTAGE LOTS ARE DEVELOPED. THIS PLACES ALL PARKING IN REAR/SIDES OF THE DEVELOPMENT AT ULTIMATE BUILD OUT.

PROPERTY INFORMATION

Gross Site Area	73,817.1 sf.	1.69 acres
Proposed Dedicated R.O.W.	0 sq. ft.	0 acres
Net Site Area	73,817.1 sf.	1.69 acres
Zoning : PUD		

LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION 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. (SEC 1400.5.C-11)
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 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER, 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 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. ALL TREES WITHIN SIGHT TRIANGLE OF NEW INTERSECTIONS SHALL HAVE THEIR LOWEST LIMB ELEVATION AT LEAST 8 FEET ABOVE FINISHED GRADE.

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.
5. OWNER/DEVELOPER MUST PROVIDE A 3 YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LANDSCAPE CALCULATIONS

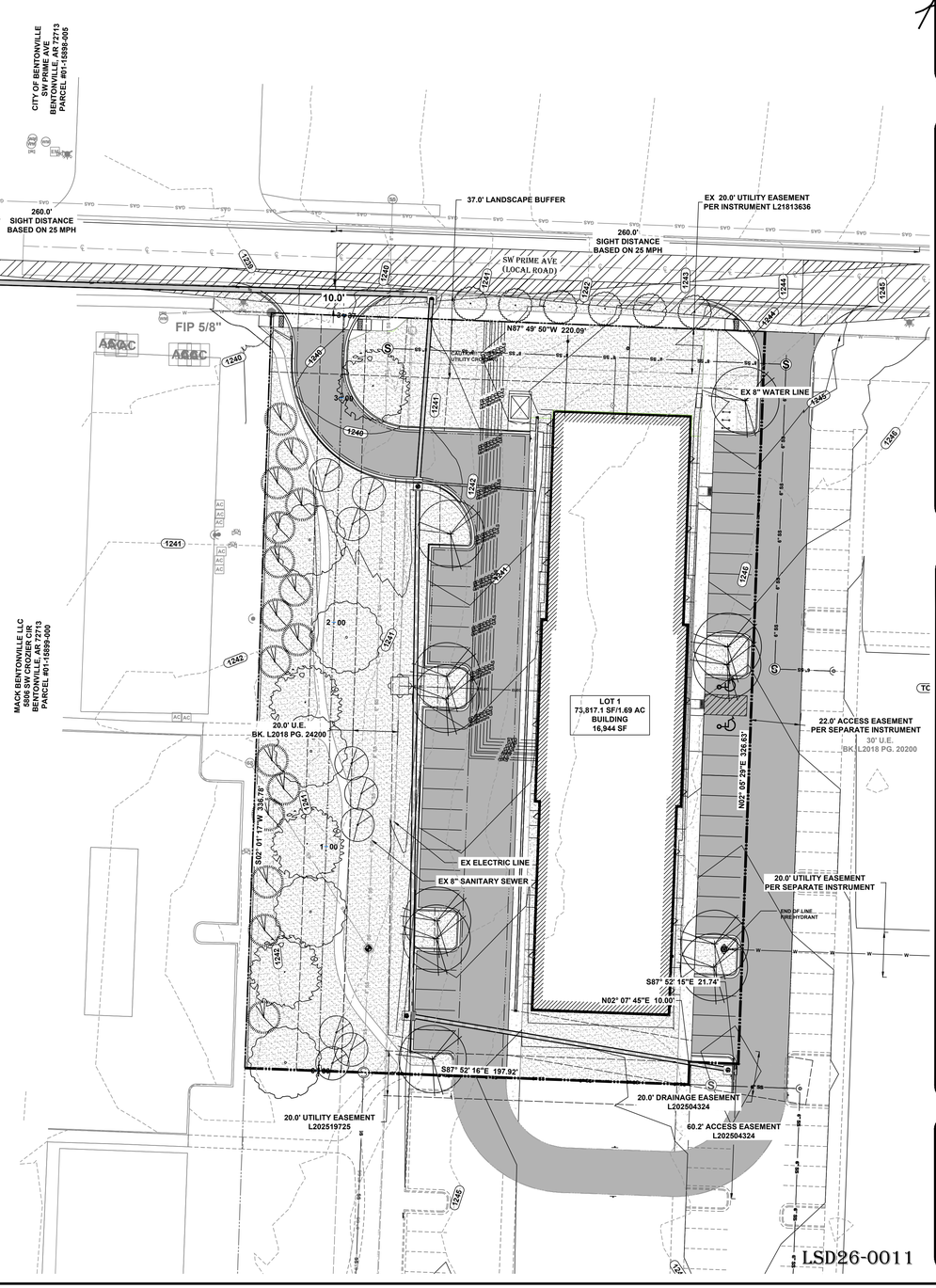
STREET FRONTAGE BUFFER
1 SHADE TREE PER 20' OF STREET FRONTAGE
SW PRIME AVENUE 220 LF / 20 = 11 TREES REQUIRED
11 TREES PROVIDED

PERIMETER LANDSCAPE STRIP
1 TREE PER 50' OF PERIMETER
912 / 50 = 18 TREES REQUIRED
18 TREES PROVIDED

INTERIOR PARKING LOT LANDSCAPING
8% DEDICATED TO INTERIOR GREENSPACE
1,514 / 16,094 = 9.4%
1 SHADE TREE PER EXTERNAL ISLANDS
2 SHADE TREES PER INTERNAL ISLANDS

SIGHT TRIANGLE NOTE:

THERE CAN NOT BE ANYTHING BETWEEN 3'AND 8' IN HEIGHT WITHIN THE SHADED AREA(S).



GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP E. SWOPE

LANDSCAPE PLAN

PARC FLEX SPACE

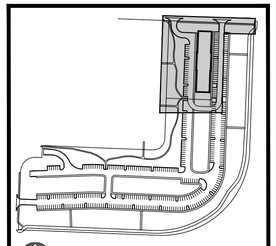
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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DRAWN BY: DIRK	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/1/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 LS.DWG	
SHEET NUMBER: C4.0	

R:\~SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 LS.DWG - PLOTTED ON 10/1/2026 3:21:45 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS

LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	FUTURE PHASE
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
SET/FOUND REBAR	WATER METER	
MAJOR CONTOUR	POWER POLE	
MINOR CONTOUR	LIGHT	
EXISTING MAJOR CONTOUR	ELECTRICAL BOX	
EXISTING MINOR CONTOUR	TELEPHONE PEDESTAL	
FUTURE MAJOR CONTOUR	GAS METER	
FUTURE MINOR CONTOUR		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PLAN NOTES

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 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.
- NO SIGNAGE PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NO PROPOSED FENCING AT THIS TIME. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- FOR ALL RIGHT OF WAYS 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.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- ELIMINATE ALL CROSS LOT DRAINAGE.

NOTES

- PHASE I CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: PUD
- ELIMINATE ALL CROSS LOT DRAINAGE.

AIRPORT ZONE

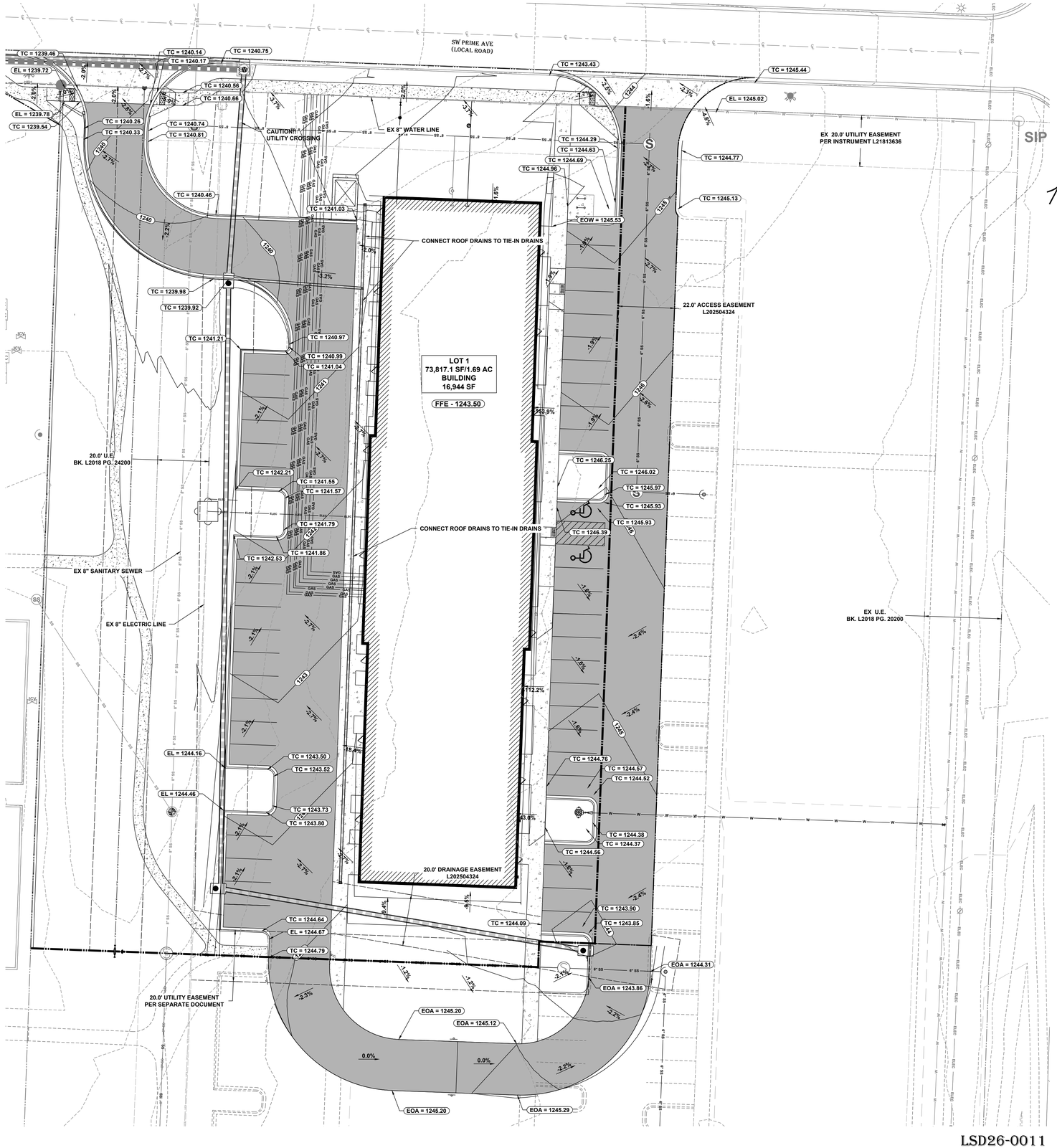
- THIS PROPERTY LIES IN "NOTICE TO CONSTRUCT SURFACE" PER BENTONVILLE GIS.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

ZONING

- PUD
- FRONT SETBACK = 20'
- SIDE SETBACK = 7'
- REAR SETBACK = 20'

FLOOD INFORMATION

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WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

FLOOD INFORMATION

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

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP E. SWOPE

GRADING PLAN

PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

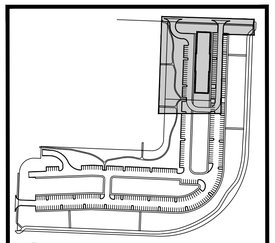
NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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DRAWN BY: YOMAR	JOB NUMBER: 23-114
SUBMITTAL DATE: 9/2/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 GRADING SHEET.DWG	
SHEET NUMBER: C5.0	

LSD26-0011

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 GRADING SHEET.DWG - PLOTTED ON 10/1/2025 3:20:37 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS

WETLANDS INFORMATION

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MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

UTILITY PLAN LEGEND

FEATURE LINES
- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT

UTILITY LINES
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

SYMBOLS
- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES
- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- FUTURE PHASE

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PLAN NOTES

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 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.
- NO SIGNAGE PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NO PROPOSED FENCING AT THIS TIME. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

AIRPORT ZONE

- THIS PROPERTY LIES IN "NOTICE TO CONSTRUCT SURFACE" PER BENTONVILLE GIS.
- 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.

NOTES

- PHASE I CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: PUD
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024

ZONING

- PUD
- FRONT SETBACK = 20'
- SIDE SETBACK = 7'
- REAR SETBACK = 20'

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.

WASTEWATER DEMAND

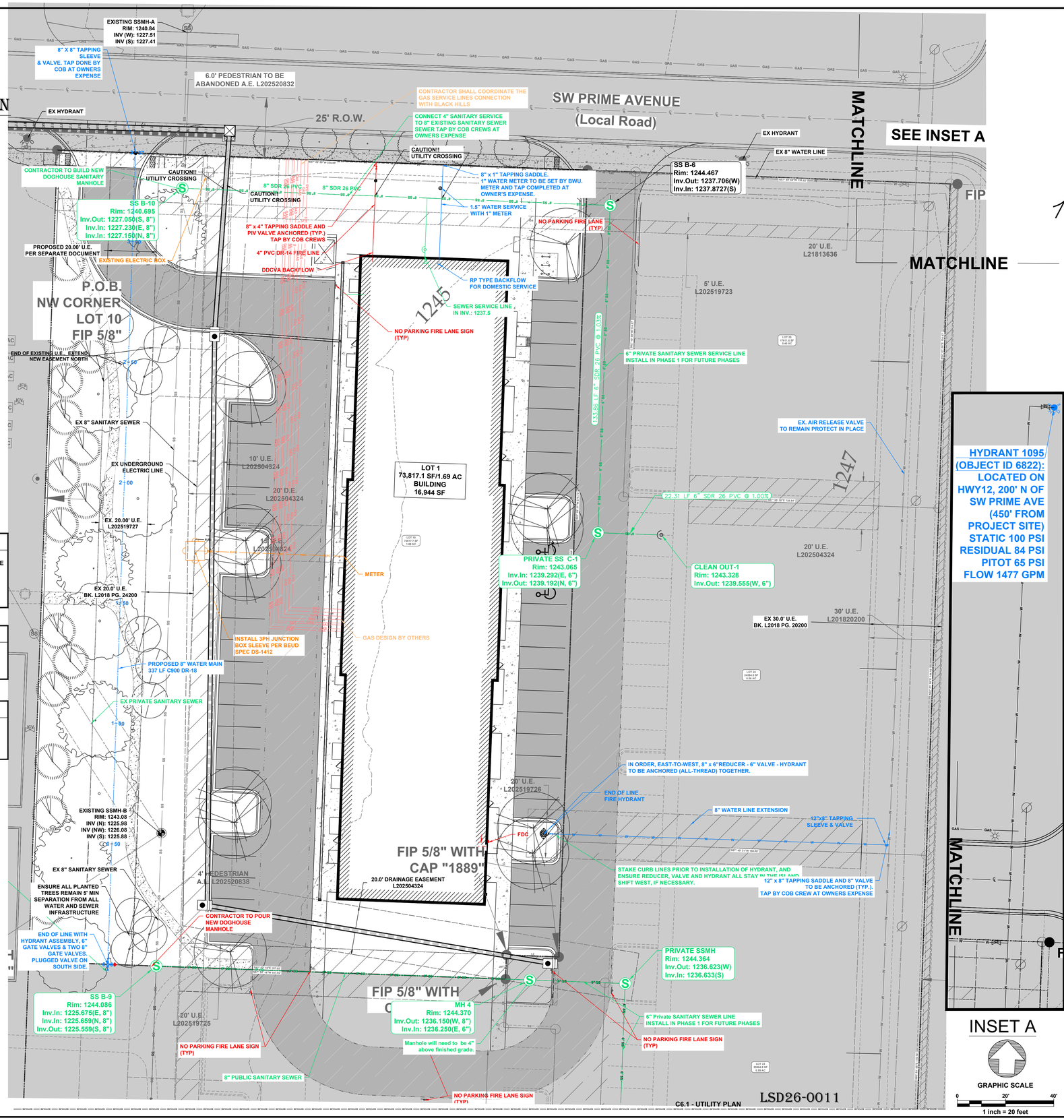
PARC FLEX & RETAIL
SW REGIONAL AIRPORT BLVD

LOT #	TOTAL (SF)	OFFICE (SF)	WAREHOUSE (SF)	OFFICE FLOW (GPD)	WAREHOUSE (GPD)	RESTAURANT SEATS (EA)	REST EMPLOYEES (EA)	FLOW (GPD)	
1	16944	4236	12708	677.76	1270.8			1548.56	
TOTAL				677.76		0	0	1548.56	
OVERALL PEAKING FACTOR								4	
TOTAL WITH OVERALL PEAKING FACTOR								7794.24	gpd
								6	gpm

* Office space assumes0.16gpd/sf.
* Warehouse assumes 0.10gpd/sf.

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

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

UTILITY PLAN

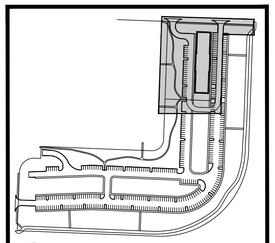
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
--	--------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/09/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 UTIL SHEET.DWG	
SHEET NUMBER: C6.0	

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 UTIL SHEET.DWG - PLOTTED ON 10/13/2026 2:49:07 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

UTILITY PLAN LEGEND

FEATURE LINES	SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	FUTURE PHASE
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
	WATER METER	
UTILITY LINES	POWER POLE	
WATER LINE	LIGHT	
OVERHEAD POWER LINE	ELECTRICAL BOX	
SEWER LINE	TELEPHONE PEDESTAL	
FLOW LINE	GAS METER	
GAS LINE		
FIBER OPTIC		
TELEPHONE LINE		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PLAN NOTES

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
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AIRPORT ZONE

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- 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.

NOTES

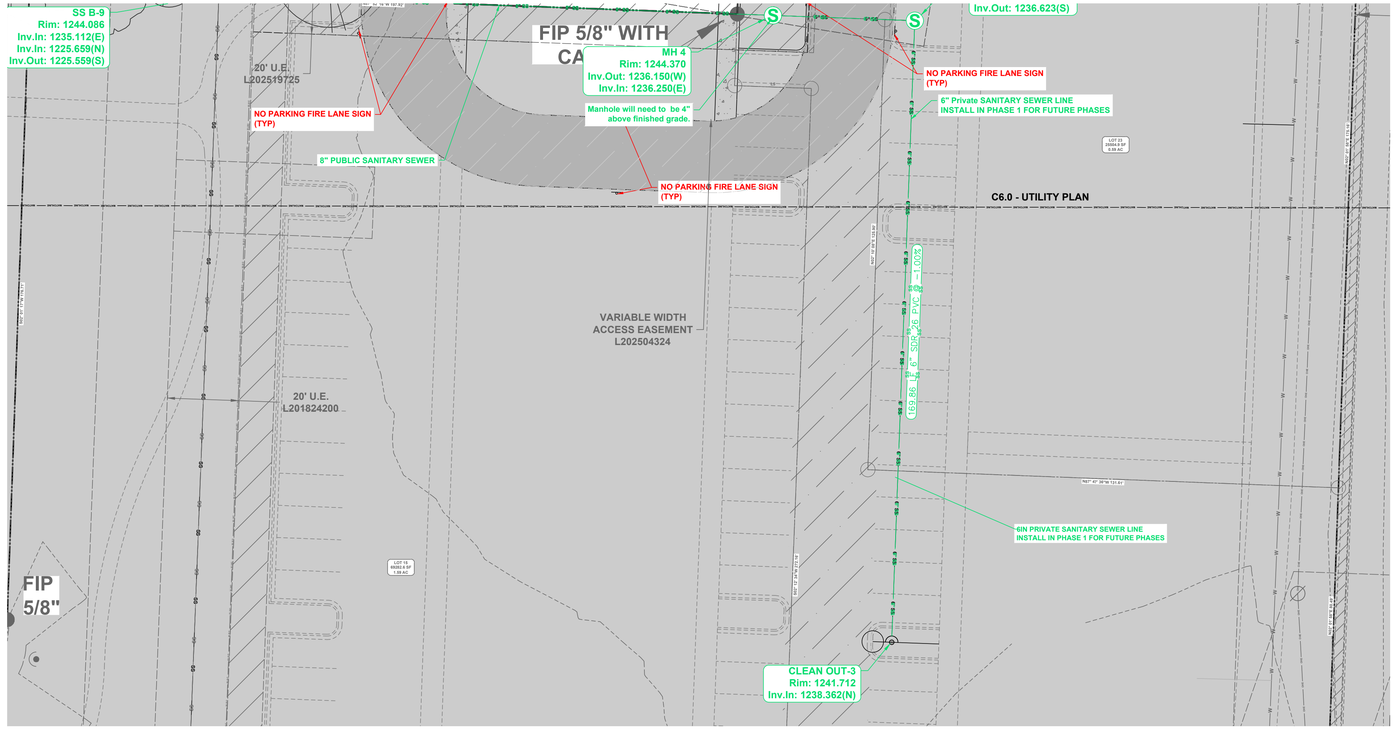
- PHASE I CONSISTS OF LOT 1.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- LOT 1: PUD
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2024

ZONING

- PUD
- FRONT SETBACK = 20'
- SIDE SETBACK = 7'
- REAR SETBACK = 20'

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 04, 2012.



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

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

LSD26-0011

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP E. SWOPE

UTILITY PLAN

PARC FLEX SPACE

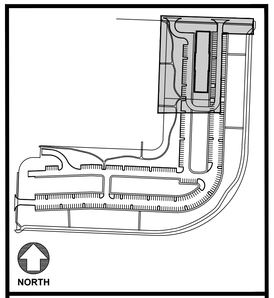
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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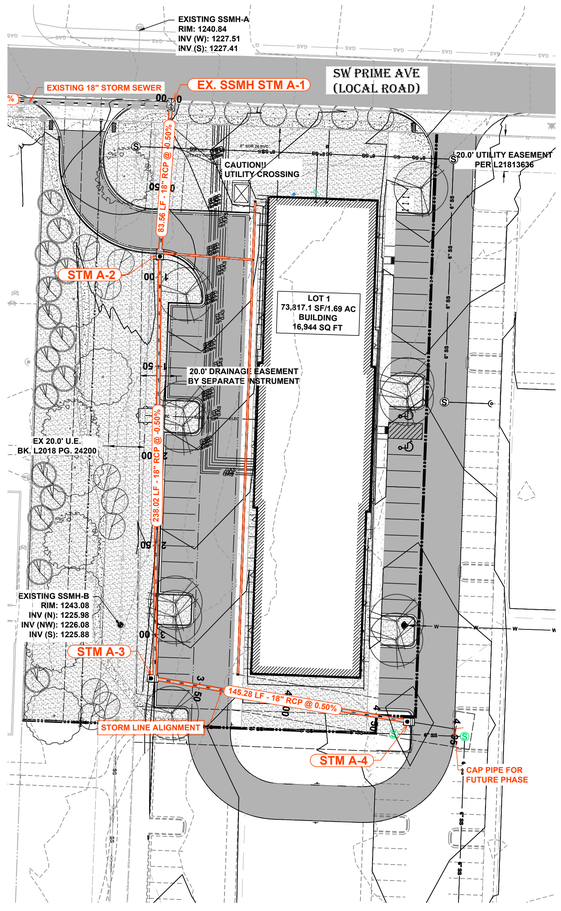
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL
JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026
CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 UTIL SHEET.DWG
SHEET NUMBER: C6.1

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 UTIL SHEET.DWG - PLOTTED ON 10/1/2026 2:26:13 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

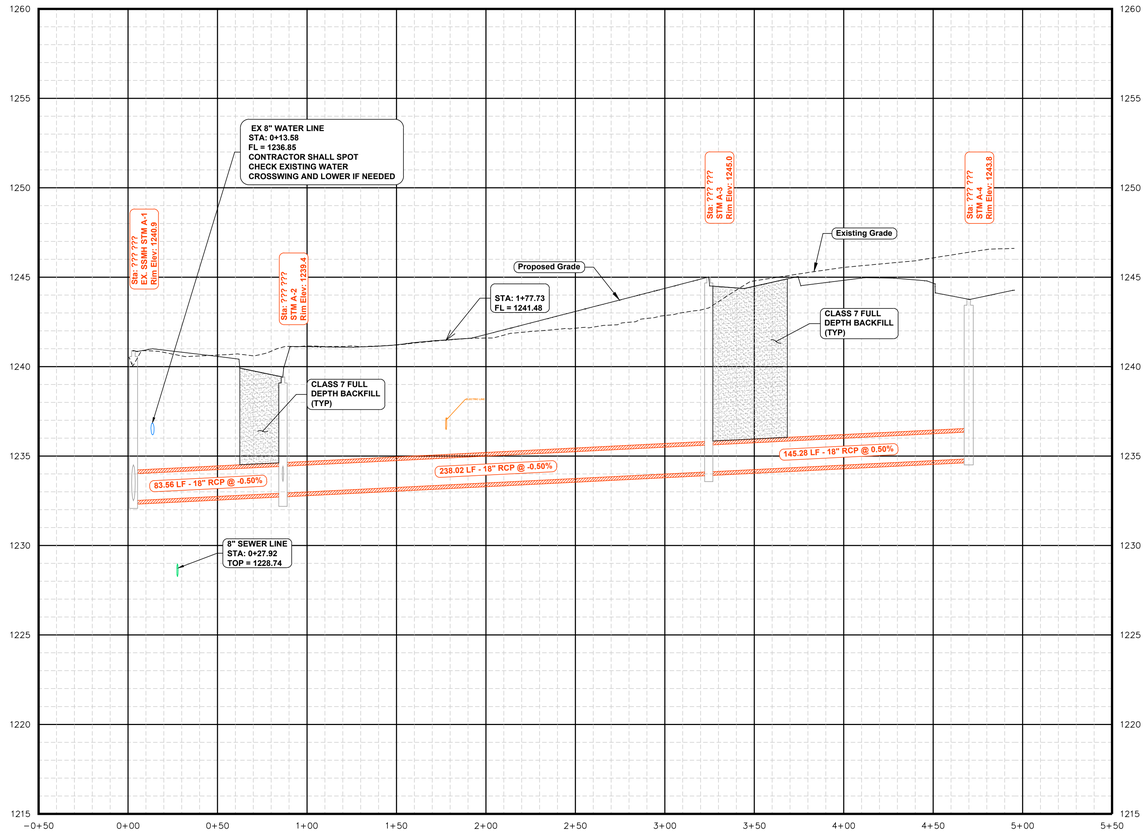


PHASE I - VICINITY MAP
NTS



GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet

PLAN VIEW
STORM LINE ALIGNMENT



STORM LINE PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"

Know what's below.
Call before you dig.

LSD26-0011

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP E. SWOPE

STORM SEWER PLAN & PROFILE

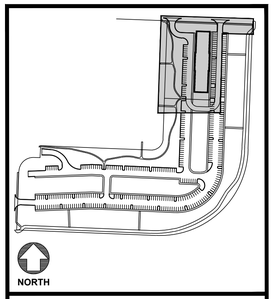
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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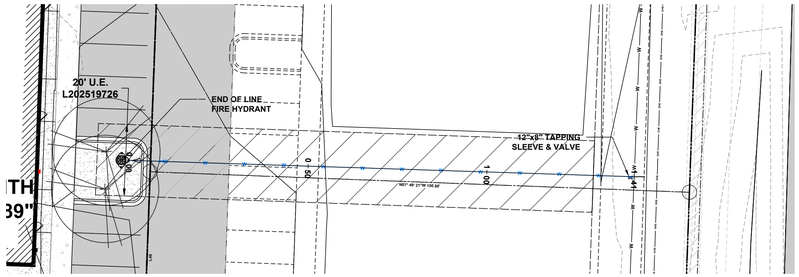
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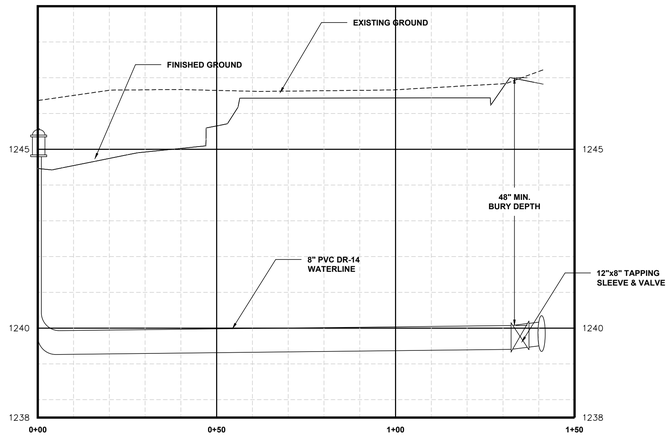
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SUBMITTAL DATE: 10/1/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 STORM PP.DWG	
SHEET NUMBER: C6.2	

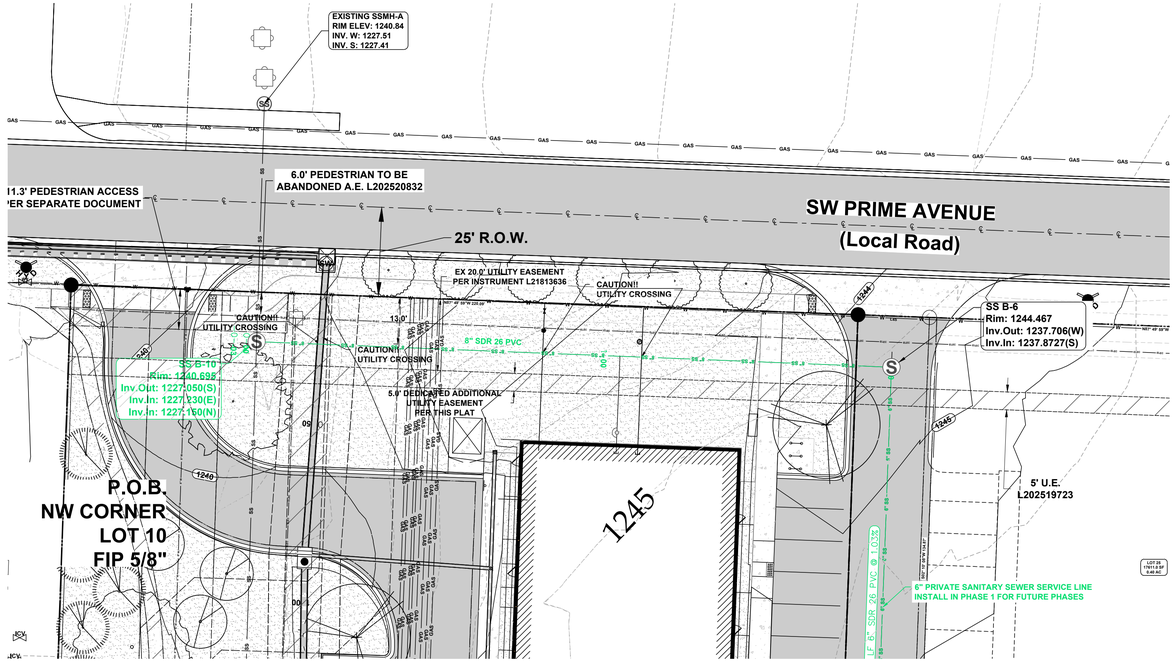
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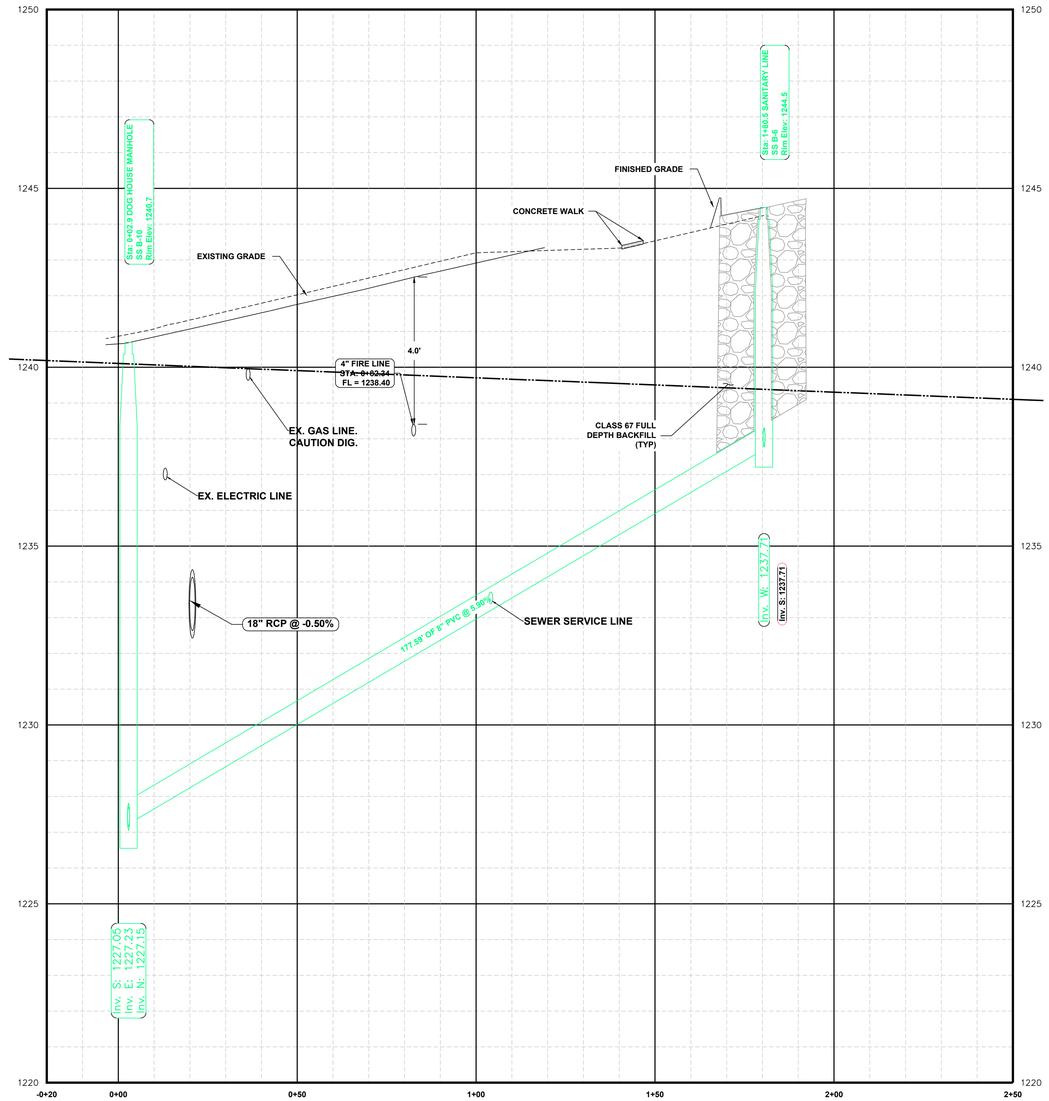


PHASE I - VICINITY MAP
NTS









SANITARY LINE PROFILE
HORIZ. SCALE: 1" = 20-0"
VERT. SCALE: 1" = 2-0"

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SANITARY SEWER PLAN & PROFILE

PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

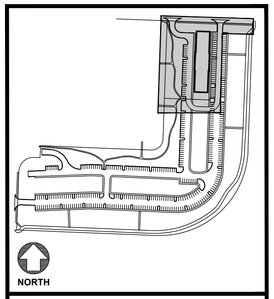
NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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www.swopengineering.com

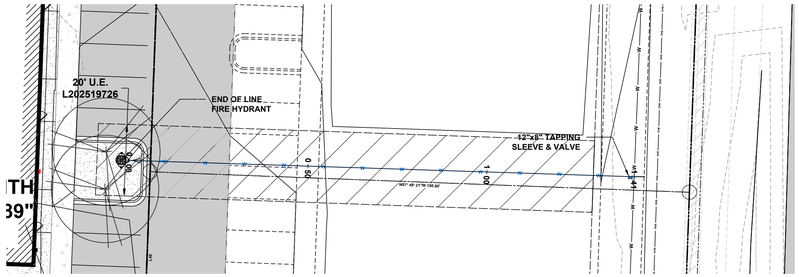
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SUBMITTAL DATE: 10/01/2026	CITY NUMBER: #########
DRAWING NAME: 23-114-P1 UTILX.DWG	
SHEET NUMBER: C6.3	

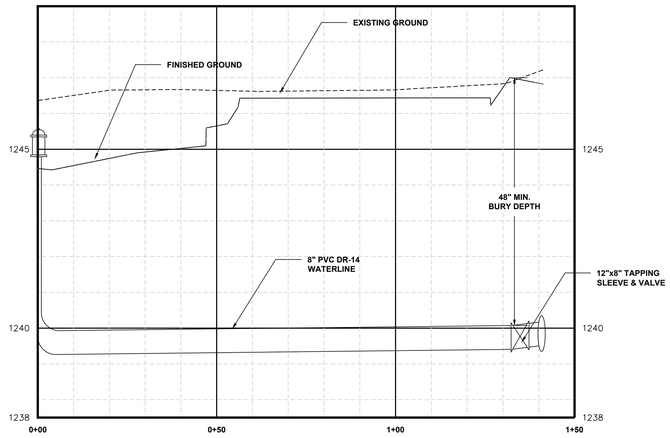
LSD26-0011

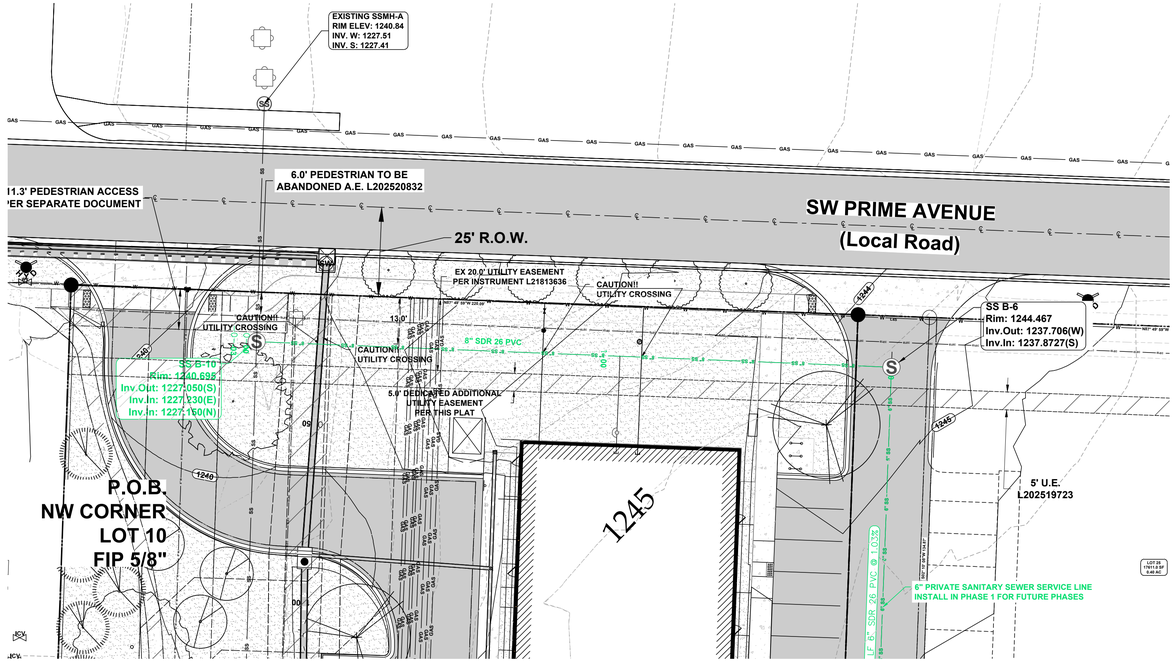
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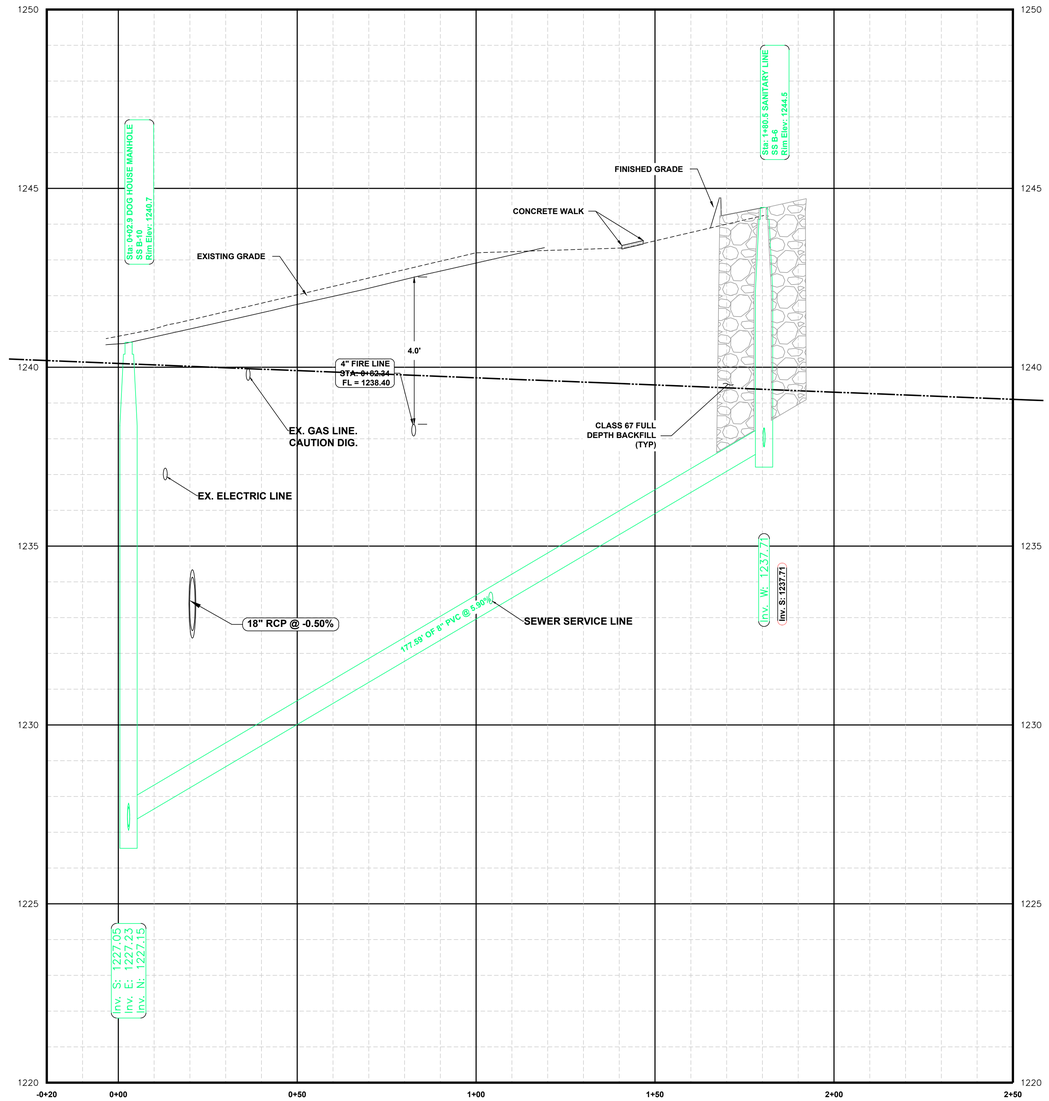


PHASE I - VICINITY MAP
NTS









SANITARY LINE PROFILE
HORIZ. SCALE: 1" = 20-0"
VERT. SCALE: 1" = 2-0"

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SANITARY SEWER PLAN & PROFILE

PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

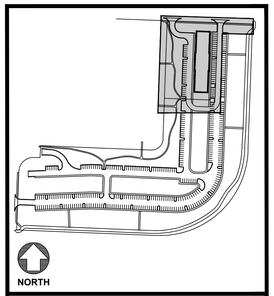
NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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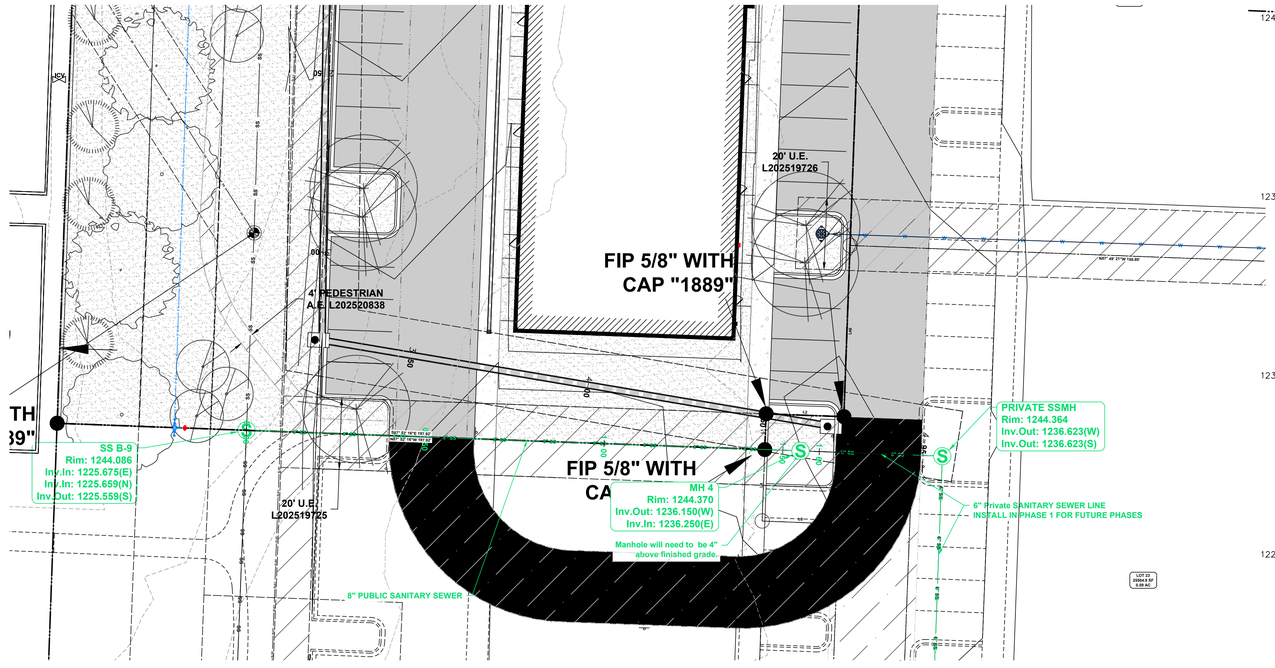
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SUBMITTAL DATE: 10/01/2026	CITY NUMBER: #########
DRAWING NAME: 23-114-P1 UTILX.DWG	
SHEET NUMBER: C6.3	

LSD26-0011

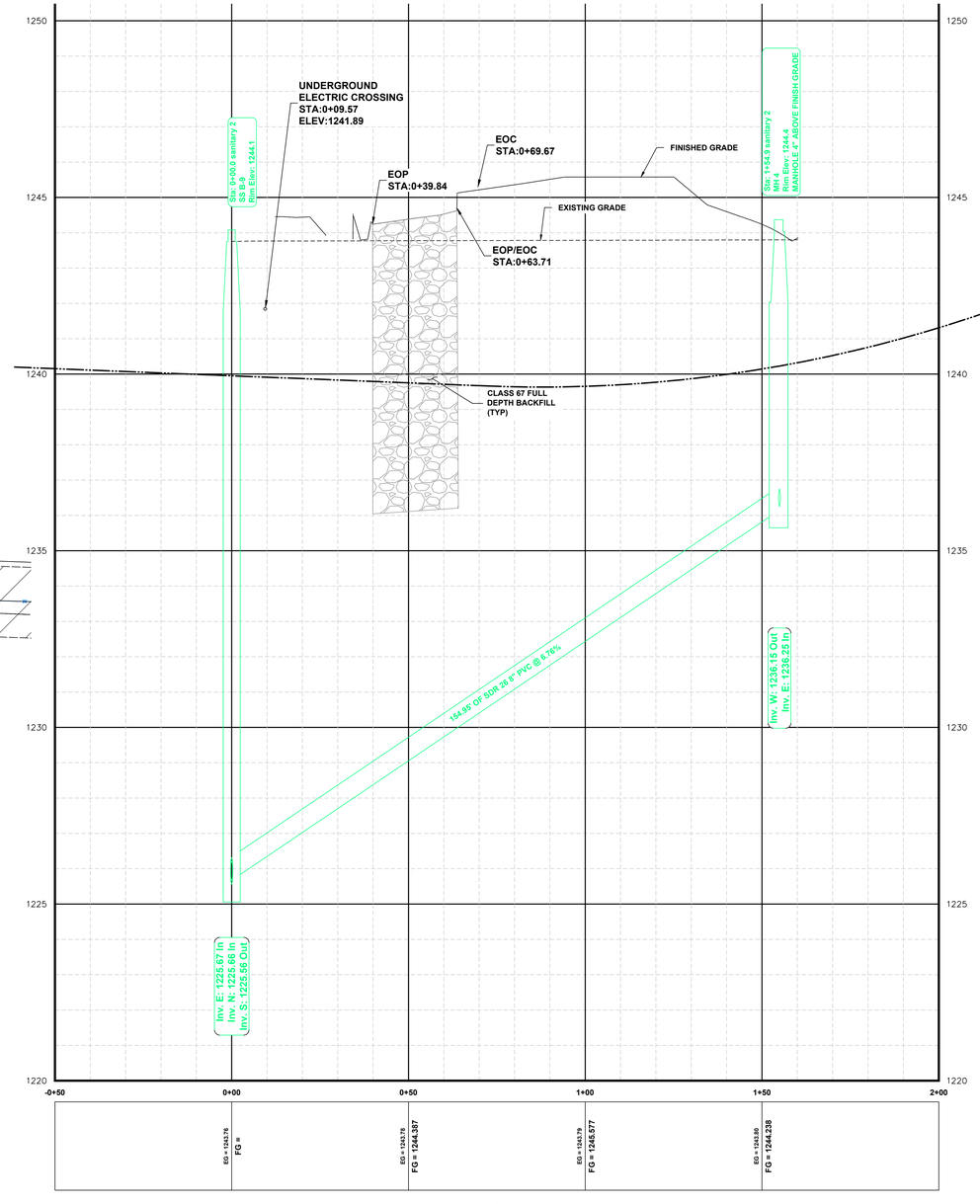
R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 UTILX.DWG - PLOTTED ON 10/1/2026 2:26:29 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE



PHASE I - VICINITY MAP
NTS



GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet



SANITARY 2 PROFILE
HORIZ. SCALE: 1" = 20'-0"
VERT. SCALE: 1" = 2'-0"

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

LSD26-0011

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SANITARY SEWER PLAN & PROFILE 2

PARC FLEX SPACE

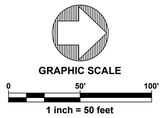
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

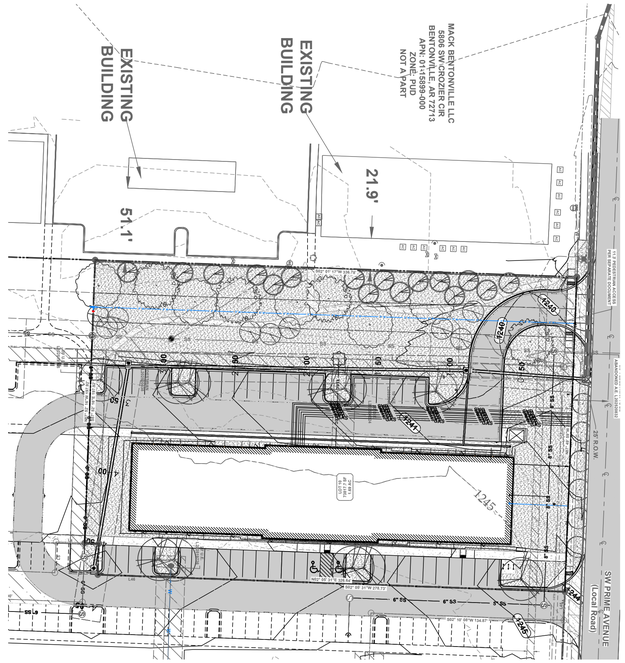
NO.	DATE	REVISION
1	07/24/24	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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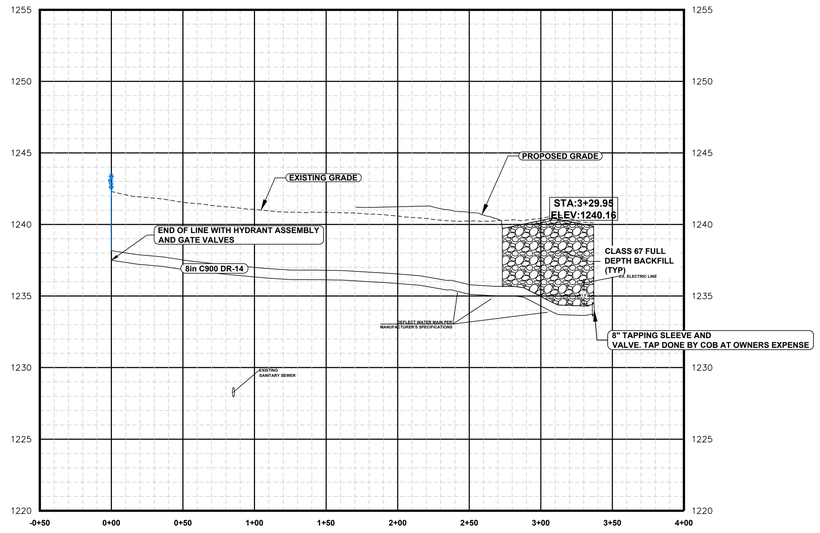
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: #########
DRAWING NAME: 23-114-P1 UTILX.DWG	
SHEET NUMBER: C6.4	

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WATER MAIN PROFILE
HORIZ. SCALE: 1" = 20-0"
VERT. SCALE: 1" = 2-0"

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

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 UTILX.DWG - PLOTTED ON 10/1/2026 2:22:40 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

WATER MAIN PLAN & PROFILE

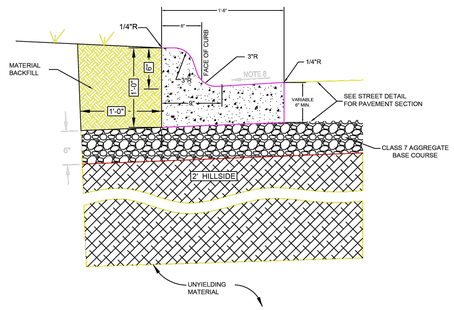
PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS
OWNER
OWNER ADDRESS LINE 1
OWNER ADDRESS LINE 2

NO.	DATE	REVISION
1	10/01/2026	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

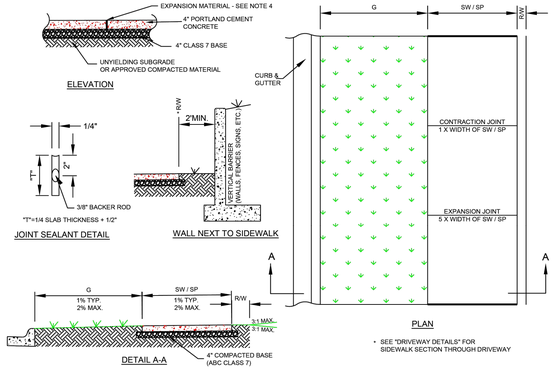
DRAWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/01/2026	CITY NUMBER: PP##-####
DRAWING NAME: 23-114-P1 UTILX.DWG	
SHEET NUMBER: C6.5	



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 SL" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
8. GUTTER SHALL MATCH THE CROSS SLOPE OF THE ROAD WITHIN ± 0.5%. GUTTER DRAINING THE OPPOSITE DIRECTION AS THE ROAD WILL NOT BE ACCEPTED.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/20/2023	DETAIL CREATED	BW	CURB AND GUTTER	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION: TYPE "A" CURB AND GUTTER	SHEET: CG-1



CLASSIFICATION	GREENSPACE (G)	SIDEWALK (SW)	SIDEPATH (SP)	RIGHT OF WAY (R/W)
ARTERIAL BLVD W/ SIDEPATH	5'-0"	5'-0"	12'-0"	1'-0"
ARTERIAL W/ SIDEPATH	6'-0"	5'-0"	12'-0"	1'-0"
ARTERIAL W/ 2-WAY SBL	6'-0"	5'-0"	12'-0"	0'-6"
ARTERIAL WITH SIDEWALKS	10'-0"	5'-0"		0'-6"
COLLECTOR BLVD W/ BIKE LANES	4'-0"	5'-0"		0'-6"
COLLECTOR W/ SIDEPATH	7'-0"	5'-0"	12'-0"	1'-0"
COLLECTOR W/ BIKE LANES	4'-0"	5'-0"		0'-6"
DOWNTOWN COLLECTOR		12'-0"		2'-0"
DOWNTOWN COLLECTOR W/ PARKING		12'-0"		
LOCAL W/ SHARED USE	4'-0"	5'-0"		0'-6"
DOWNTOWN LOCAL	3'-0"	5' & 8'		1'-6"

*CONFIRM ALL DIMENSIONS WITH THE MASTER STREET PLAN. REVIEW PLANS FOR STREET CLASSIFICATIONS.

ALL SIDEWALKS REQUIRE INSPECTION BEFORE CONCRETE PLACEMENT. CONTACT ENGINEER OF RECORD TO SCHEDULE INSPECTION.

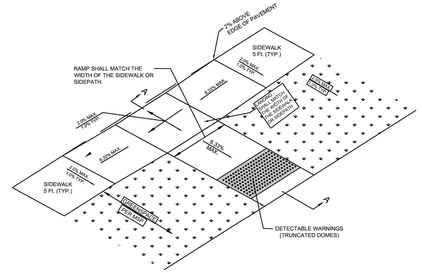
IF INSTALLING SIDEWALK BY MECHANICAL MEANS, THE SIDEWALK WILL BE CHECKED AFTER PLACEMENT AND ANY DEFICIENCIES SHALL TO BE CORRECTED.

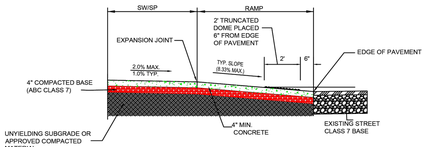
SIDEWALK WILL BE CHECKED FOR ADA REQUIREMENTS & WORKMANSHIP.

SIDEWALK CONSTRUCTION NOTES:

1. SIDEWALK SHALL HAVE TOOLED OR SAW-CUT TRANSVERSE JOINTS AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK (5' TYP.). THESE WEAKENED PLANE (CONTRACTION) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i.
3. CONCRETE SHALL MEET ARDOT REQUIREMENTS FOR SIDWALK
4. CONTRACTION JOINTS SHALL BE PLACED AT AN INTERVAL 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 SL" 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.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/7/2023	DETAIL CREATED	BW	SIDEWALK	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION: GENERAL SIDEWALK DETAIL	SHEET: SW-1





NOTES:

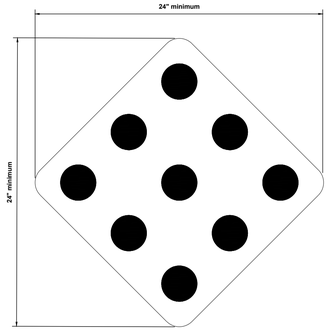
1. THIS RAMP SHALL BE USED WHEN THERE IS NOT ANY CURB AND GUTTER PRESENT WITHIN THE ROADWAY.
2. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
3. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
4. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
5. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND. SUCH AS SEALTIGHT 1650-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
6. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
7. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
8. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/13/2023	DETAIL CREATED	BW	HANDICAP RAMP	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION: HANDICAP RAMP FOR USE WITH NO CURB AND GUTTER	SHEET: HR-1



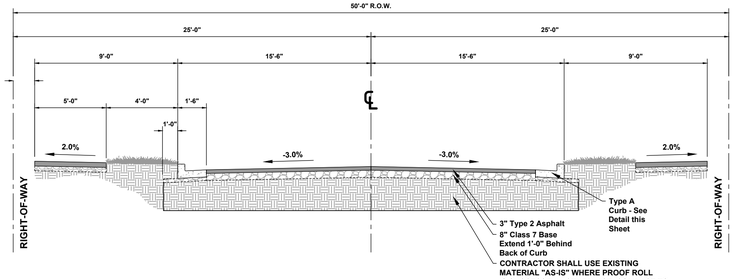


THE "END-of-Roadway", MUTCD OM4-2, shall be a minimum of 24" x 24" and shall be a black diamond shape with nine red retro-reflector circles, mounted symmetrically in 3 diagonal rows on the marker



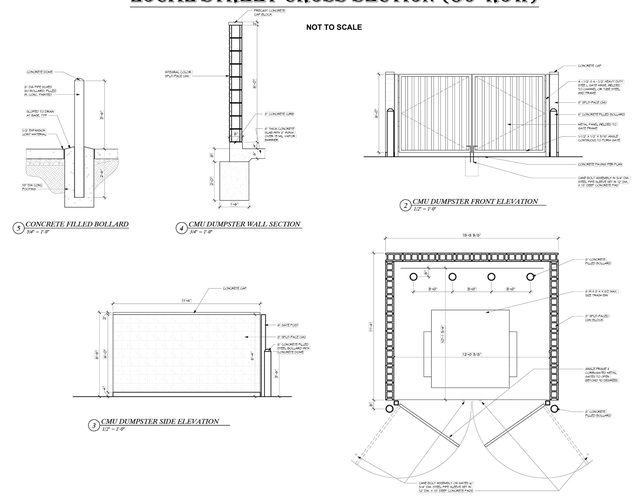
END-OF-ROADWAY

NOT TO SCALE



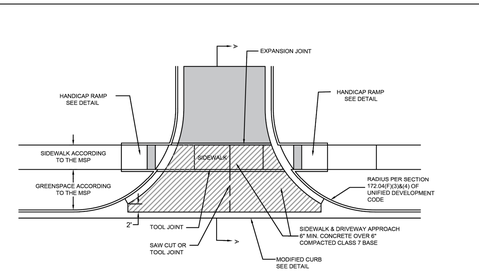
LOCAL STREET CROSS SECTION (50' ROW)

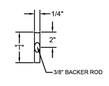
NOT TO SCALE

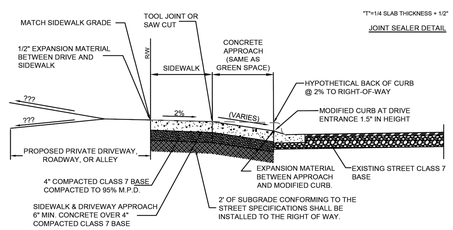


TRASH ENCLOSURE

NOT TO SCALE



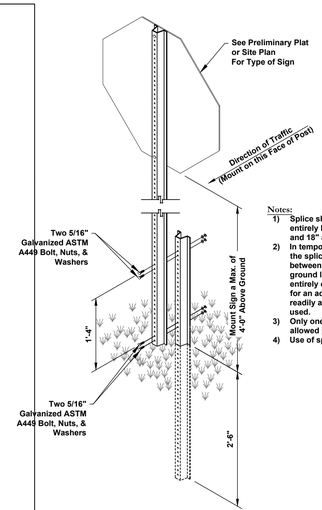




NOTES:

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.*

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE:	DRAWN:
	6/20/2023	DETAIL CREATED	BW	COMMERCIAL DRIVEWAY	JUNE 2023
					APPROVED: JUNE 2023
				DESCRIPTION: STANDARD COMMERCIAL DRIVEWAY WITH GREENSPACE AND SIDEWALK	SHEET: DW-2

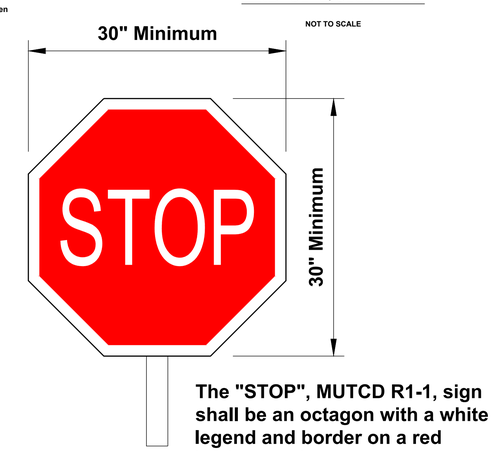


Notes:

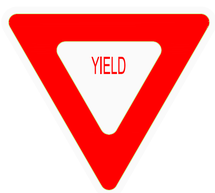
1) **Splice shall be positioned entirely between ground line and 18" above ground line.**
2) **In temporary installations, the splice may be positioned between 18" and 60" above ground line. Placed to entirely eliminate the need for an additional splice when readily available stock is used.**
3) **Only one splice will be allowed per post.**
4) **Use of splice is optional.**

SIGN POST DETAIL

NOT TO SCALE



The "STOP", MUTCD R1-1, sign shall be an octagon with a white legend and border on a red background.



STOP SIGN

NTS

LSD26-0011

DETAILS 1

PARC FLEX SPACE

LARGE SCALE DEVELOPMENT PLANS

BENCO 12 LLC

5900 SW REGIONAL AIRPORT BLVD

BENTONVILLE, AR 72712

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER PHILLIP D. SWOPE No.11426

NO.	DATE	REVISION
1	03.17.2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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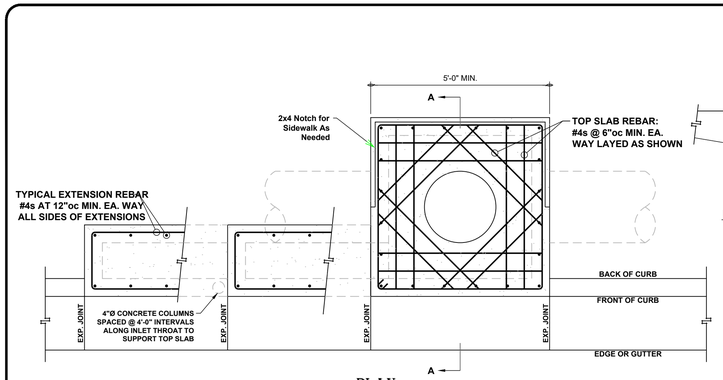
SWOPE ENGINEERING

Civil Engineering and Land Surveying

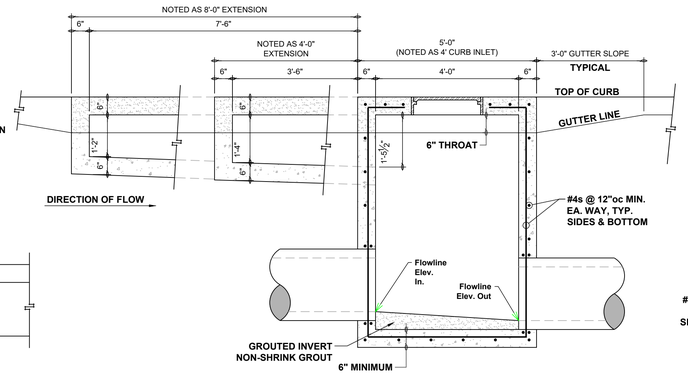
www.swopeengineering.com

DRAWN BY: DIRK	JOB NUMBER: 23-114
SUBMITTAL DATE: 9/15/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 LS.DWG	
SHEET NUMBER: C10.1	

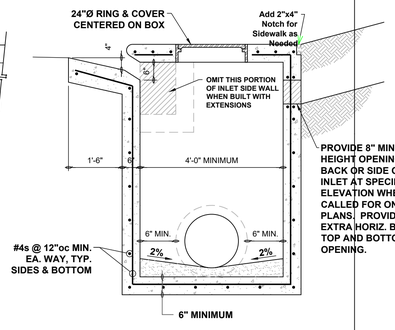
R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 LS.DWG - PLOTTED ON 9/15/2026 9:57:28 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY YOMAR CRUZ



PLAN



ELEVATION

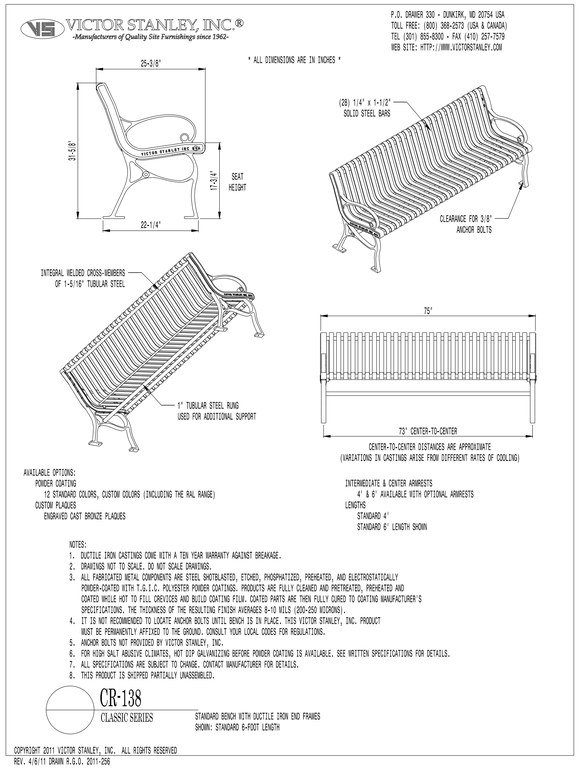


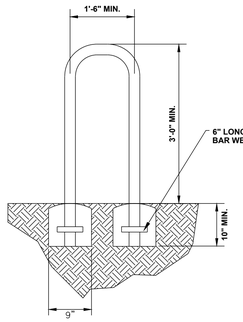
SECTION A-A

NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER
2. REINFORCING BARS SHALL BE CUT TO CLEAR OPENINGS BY 1–1/2"
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1–1/2" MINIMUM COVER.

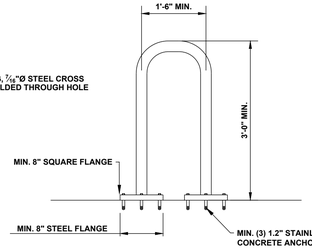
CURB INLET

NOT TO SCALE

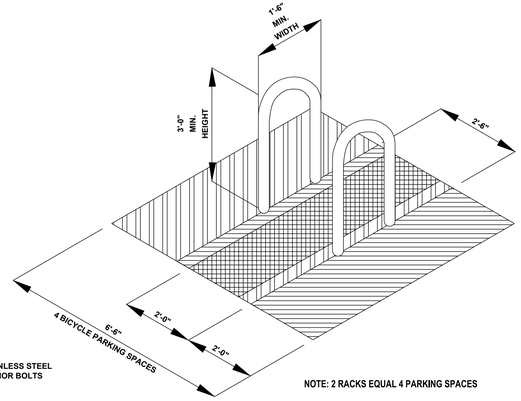




BIKE RACK EMBEDED ANCHOR MOUNT



BIKE RACK FLANGED SURFACE MOUNT

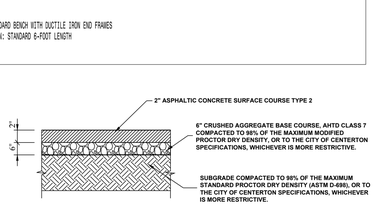


NOTE: 2 RACKS EQUAL 4 PARKING SPACES

TYPICAL BIKE RACK LAYOUT

NOT TO SCALE

BIKE RACK WILL BE DERO SWERVE STYLE OR APPROVED EQUAL.
CONTRACTOR SHALL REFERENCE APBP MANUAL FOR DESIGN REQUIREMENTS.

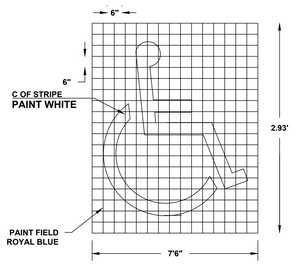


REGULAR DUTY ASPHALT PAVEMENT
(N.T.S.)

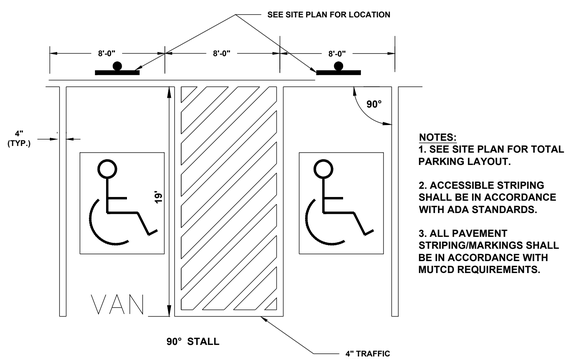
NOTES:
PAVEMENT SUBGRADE SHALL CONSIST OF NATIVE, SILTY LEAN CLAY OR LEAN CLAY WITH SILT SOILS, OR ENGINEERED FILL MATERIAL. NATIVE SOILS SHALL BE OVER EXCAVATED AND REPLACED WITH 8 INCHES OF SELECT FILL. SELECT FILL SHALL CONSIST OF APPROVED LOW VOLUME CHANGE MATERIAL HAVING AN EFFECTIVE PLASTICITY INDEX OF 18 OR LESS AND CONTAINING AT LEAST 15 PERCENT FINES (MATERIAL PASSING THE NO. 200 SIEVE, BASED ON DRY WEIGHT). LOCALLY AVAILABLE CLAYEY GRAVEL ("HILLSIDE") MATERIALS CAN BE USED AS FILL, BUT SHOULD BE TESTED AND APPROVED PRIOR TO THEIR USE. SOILS CONTAINING ORGANIC MATTER OR DEBRIS SHOULD NOT BE USED AS FILL. SILTY SOILS, INCLUDING SOILS MEETING UNIFIED CLASSIFICATION GROUP SYMBOLS ML, SM AND CL-ML SHALL NOT BE USED. EXPOSED SUBGRADE SHALL BE PROOF-ROLLED WITH A RUBBER-TIRED CONSTRUCTION VEHICLE SUCH AS A LOADED SCRAPER OR TANDEM-AXEL DUMP TRUCK WEIGHING AT LEAST 25 TONS. THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES. MOISTURE CONTENT SHALL BE AT THE MATERIAL'S MAXIMUM LABORATORY DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 USING STANDARD PROCTOR PROCEDURE. SCARIFIED SUBGRADE SHALL THEN BE COMPACTED TO 95 PERCENT MAXIMUM LABORATORY DRY DENSITY. SEE GEOTECHNICAL REPORT FOR WET WEATHER CONDITIONS.

ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO SECTION 407 OF THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE COMPACTED TO A MINIMUM DENSITY EQUAL TO 97 PERCENT OF ASTM SPECIFICATION D 1559 WITH A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS.

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



PAINT SYMBOL PROPORTIONAL TO THIS DRAWING



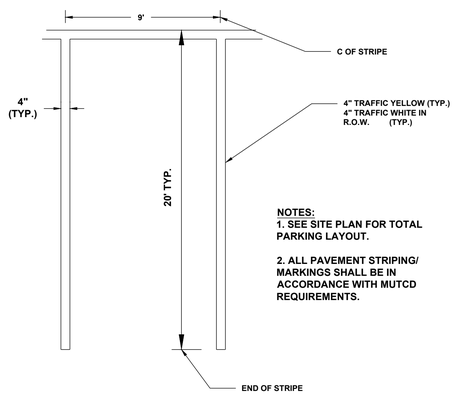
NOTES:
1. SEE SITE PLAN FOR TOTAL PARKING LAYOUT.

2. ACCESSIBLE STRIPING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.

3. ALL PAVEMENT STRIPING/MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

ACCESSIBLE PARKING SPACE

NOT TO SCALE



NOTES:
1. SEE SITE PLAN FOR TOTAL PARKING LAYOUT.

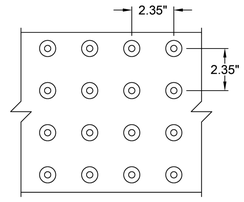
2. ALL PAVEMENT STRIPING/ MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

PARKING SPACE STRIPING

NOT TO SCALE



TRUNCATED DOME SECTION



TRUNCATED DOME SPACING

DETECTABLE WARNING DEVICE DETAIL

SPECIFICATIONS:
NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
5. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF BENTONVILLE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.

BENTONVILLE TRANSPORTATION	DATE:	REVISION:	BY:	TITLE: DETECTABLE WARNING DEVICE	DRAWN: JUNE 2023
	6/13/2023	DETAIL CREATED	BW		APPROVED: JUNE 2023
				DESCRIPTION: DETECTABLE WARNING DEVICE WITH TRUNCATED DOMES	SHEET: TD-1

DESIGN: EACH RACK SHALL BE AN INVERTED U-TYPE RACK DESIGNED WITH EITHER EXTENDED LEGS FOR EMBEDMENT IN CONCRETE FOOTING, OR WITH A STEEL FLANGE FOR BOLTING ONTO PAVED SURFACE. THE APEX OF THE U SHALL BE 2'-9" - 3'-0" ABOVE THE GROUND. THE LEGS OF THE U-SHAPE SHALL BE 1'-6" ON CENTER.

A) WITH EMBEDMENT: THE RACK LEGS SHALL EXTEND 9" INTO THE CONCRETE FOOTING. BEFORE APPLYING FINISH, THE PIPE SHALL BE DRILLED 3" ABOVE THE BASE AND FITTED WITH 6" LONG, 7/16" DIAMETER STEEL CROSS BAR. THIS CROSS BAR SHALL BE WELDED INTO PLACE, LIES HORIZONTALLY AND ACTS AS AN ANCHOR.

B) WITH FLANGED MOUNT: A PRE-DRILLED, STEEL FLANGE, MINIMUM 3/8" THICK AND MINIMUM 8" SQUARE, SHALL BE WELDED TO THE BOTTOM OF EACH LEG BEFORE FINAL FINISH IS APPLIED. THE FLANGE SHALL HAVE A MINIMUM OF THREE (3) BOLT HOLES. EACH BOLT HOLE SHALL ACCEPT A 1/2" DIAMETER STEEL BOLT.

MATERIALS: RACKS ARE TO BE CONSTRUCTED OF 1 1/2" SCHEDULE 40 STEEL PIPE (1.90"X0.145" WALL). THE PIPE SHALL BE BENT IN ONE PIECE (NOT WELDED IN SECTIONS).

FINISHES: THE PIPE SHALL HAVE PVC COATING, POWDERCOAT FINISH OR HOT-DIPPED GALVANIZED FINISH APPLIED AFTER THE FLANGE HAS BEEN WELDED IN PLACE (SURFACE MOUNT METHOD) OR THE ANCHORING CROSS BAR HAS BEEN FITTED IN A DRILLED HOLE (EMBEDMENT METHOD).

ANCHORING THE RACK: PAVING IS REQUIRED. HOWEVER, RACKS SHALL BE SECURELY ANCHORED THROUGH ONE OF THE TWO FOLLOWING METHODS:

A) WITH EMBEDMENT: THE RACK SHALL BE EMBEDDED IN A MIN. OF 9" DIAMETER, 10" DEEP CONCRETE FOOTING.
B) WITH FLANGED MOUNT: RACKS SHALL BE ANCHORED WITH 3 1.2" STAINLESS STEEL ANCHOR BOLTS, 1/2" IN DIAMETER.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP E. SWOPE

DETAILS 2

PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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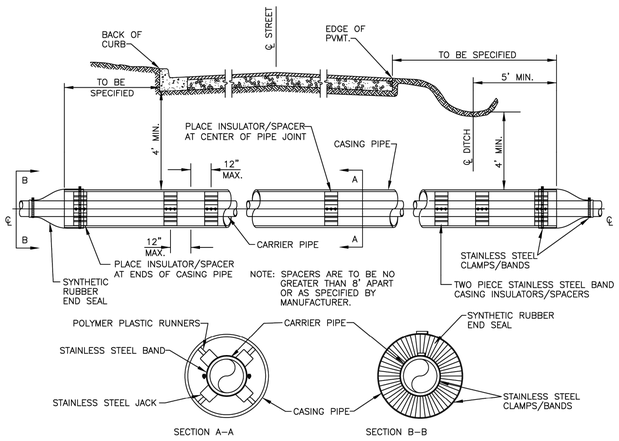
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: DIRK	JOB NUMBER: 23-114
SUBMITTAL DATE: 9/15/2026	CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 LS.DWG	
SHEET NUMBER: C10.2	

LSD26-0011

R:_SWOPE_23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 LS.DWG - PLOTTED ON 9/15/2026 9:57:33 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY YOMAR CRUZ

ENCASEMENT DETAIL



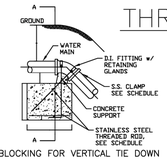
CARRIER & CASING SIZES										
CARRIER	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
CASING	16"	16"	16"	18"	24"	24"	30"	30"	36"	36"
CASING/WALL THICKNESS	.219	.219	.219	.250	.281	.344	.406	.406	.500	.500

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

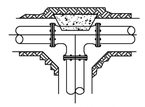
*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

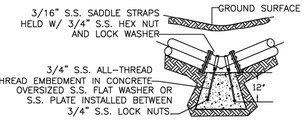
THRUST BLOCKING



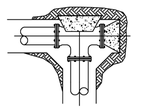
BLOCKING FOR VERTICAL TIE DOWN



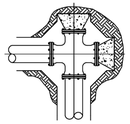
BLOCKING FOR TEE



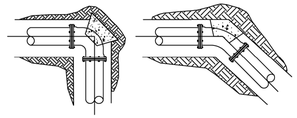
TYPICAL BLOCKING FOR VERTICAL BENDS



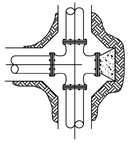
SPECIAL BLOCKING OF TEE & PLUG (WHEN DIRECTED BY WATER DEPT.)



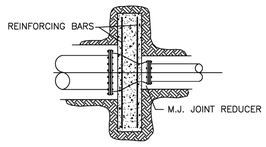
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



TYPICAL BLOCKING FOR HORIZONTAL BENDS



TYPICAL SECTION OF CROSS & PLUG BLOCKING (WHEN DIRECTED BY WATER DEPT.)



THRUST SUPPORT FOR REDUCER (SIZE TO BE DETERMINED BY WATER DEPT.)

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

GENERAL WATER/SEWER DETAIL: GWS02

REACTION BACKING TABLE

BLOCKING SCHEDULE					
PIPE SIZE		BENDS			ROD DIA.
		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.			

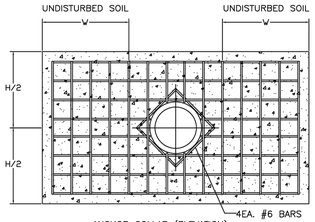
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

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

GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS				REINFORCING BARS	
	W	H	T	M	"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"
30"	6.5'	6.0'	2.5'	4"	#8@6"	#7@10"
36"	7.0'	7.0'	2.5'	4"	#8@6"	#7@10"



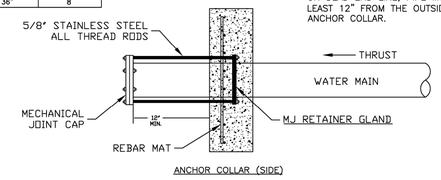
ANCHOR COLLAR (ELEVATION)

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

NOTE:
USE M.J. RETAINER GLANDS FOR PIPE 24" AND SMALLER.

NOTE:
PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE 4000 PSI CONCRETE COLLAR IS POURED.

NOTE:
ON DEAD END LINE, PIPE MUST EXTEND AT LEAST 12" FROM THE OUTSIDE EDGE OF ANCHOR COLLAR.

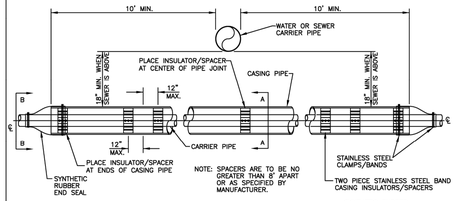


ANCHOR COLLAR (SIDE)

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

GENERAL WATER/SEWER DETAIL: GWS04

ENCASEMENT CROSSING DETAIL



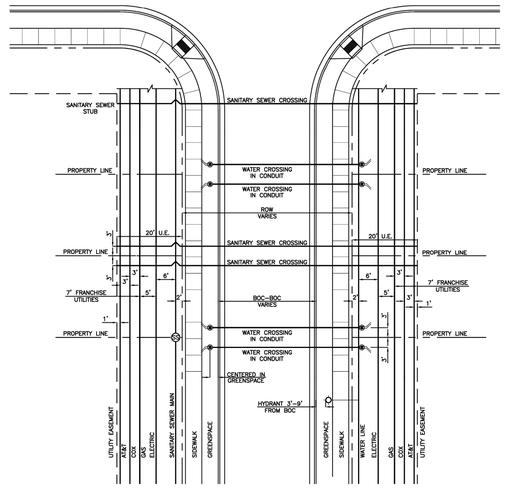
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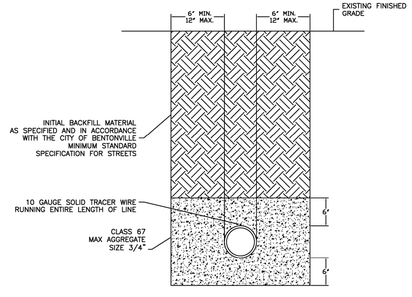
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL



* REFER TO STREET SPECIFICATIONS FOR STREET REPAIR INFORMATION

GENERAL WATER/SEWER DETAIL: GWS07

THE CITY OF WATER B UTILITIES BENTONVILLE

3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

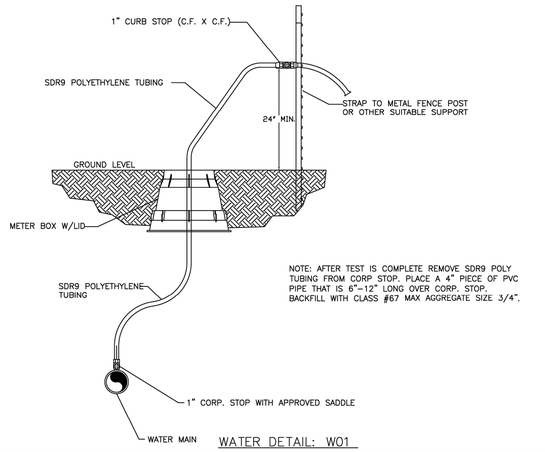
WATER/SEWER DETAILS

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REVISION:
2024

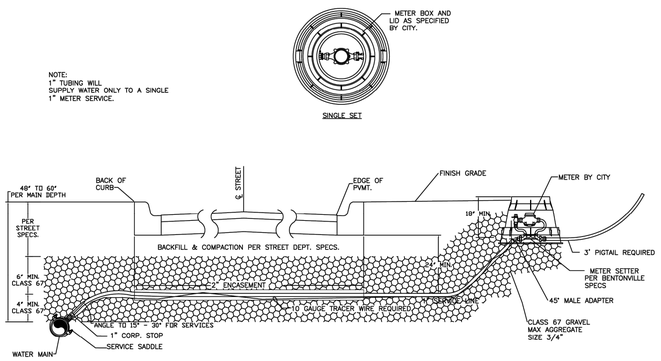
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	1

TEMPORARY 1" BLOW OFF ASSEMBLY SAMPLE POINTS



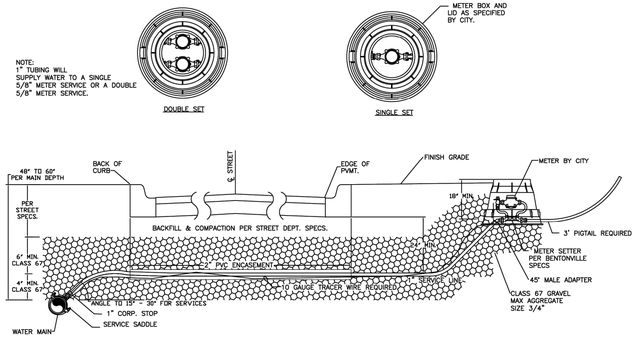
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



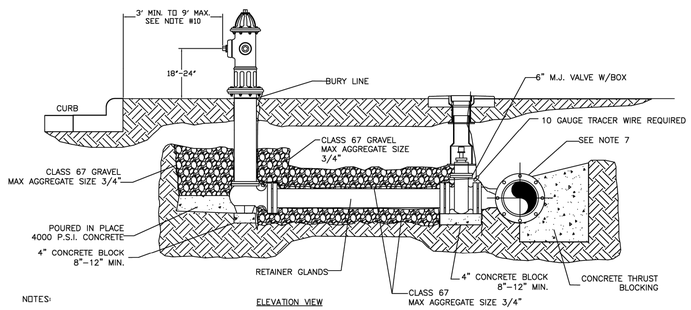
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WATER SERVICE DETAIL 5/8"



WATER DETAIL: W03

FIRE HYDRANT DETAIL W/ RETAINER GLANDS



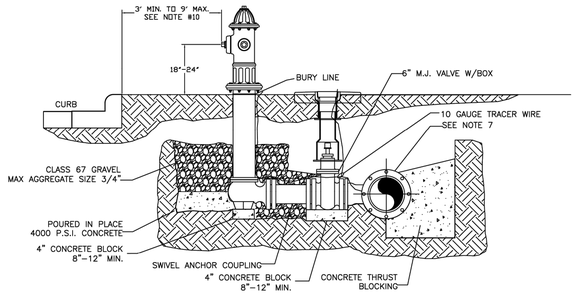
ELEVATION VIEW

NOTES:

1. DRAINAGE BED SHALL CONSIST OF CLASS 67 GRAVEL WITH A MAX AGGREGATE SIZE OF 3/4".
2. USE 6" NIPPLE WITH M.J. RETAINER GLANDS IF DISTANCE BETWEEN VALVE AND HYDRANT MUST BE GREATER THAN 1.3" SWIVEL ADAPTER.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE, TAPPING SLEEVE OR TAPPING SADDLE MAY BE USED (SEE MATERIAL SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED FIRE HYDRANT SETTING.
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS WILL BE SET AT A MINIMUM OF 3' TO A MAXIMUM OF 9' BACK OF CURB OR EDGE OF DRIVING SURFACE, NOT IN SIDEWALK, FIRE LANE, OR RADIUS OR AS DIRECTED BY BENTONVILLE WATER DEPARTMENT.

WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



ELEVATION VIEW

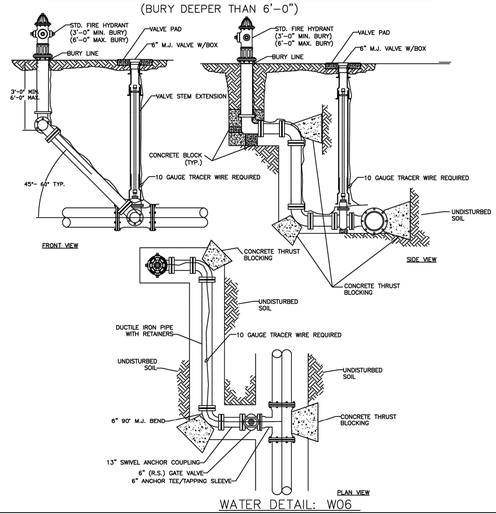
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WATER DETAIL: W05

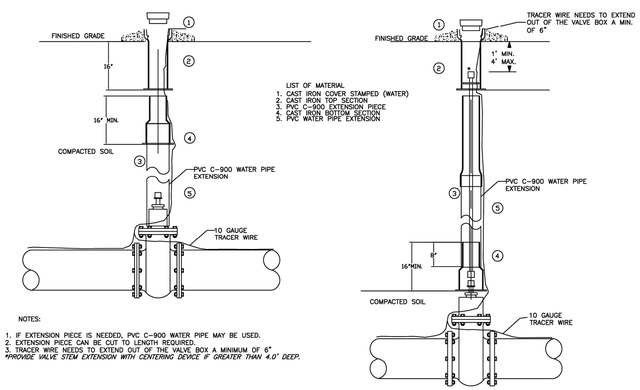
DEEP BURY FIRE HYDRANTS

(BURY DEEPER THAN 6'-0")



WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER WIRE INSTALLATION



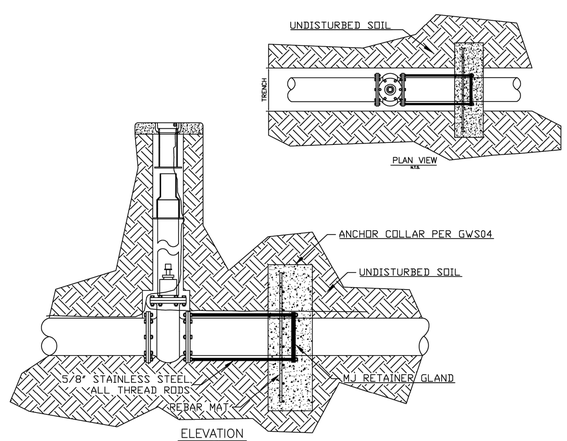
NOTES:

1. IF EXTENSION PIECE IS NEEDED, PVC C-900 WATER PIPE MAY BE USED.
2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
3. TRACER WIRE NEEDS TO EXTEND OUT OF THE VALVE BOX A MINIMUM OF 6"

*PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

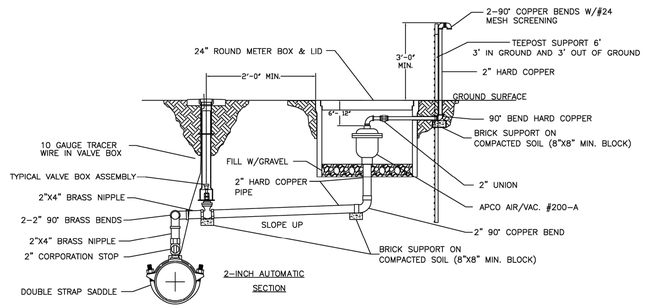
WATER DETAIL: W07

RESTRAINED GATE VALVE



WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL



NOTES:

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

WATER DETAIL: W09

THE CITY OF WATER BENTONVILLE UTILITIES

3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS

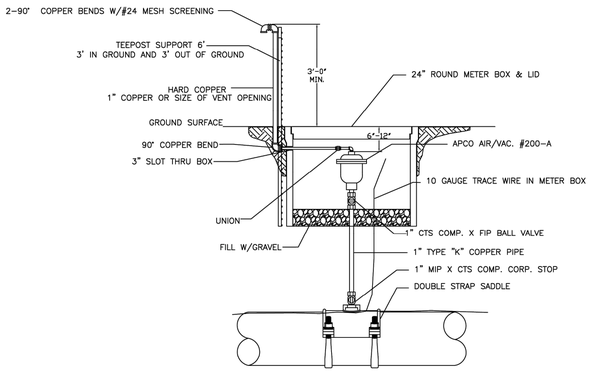
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ARKANSAS ONE-CALL SYSTEM

REVISION:
2024

NOTES:

DRAWN BY:	JS	DATE:	08/27/2024
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SHEET NUMBER:	1	OF	2

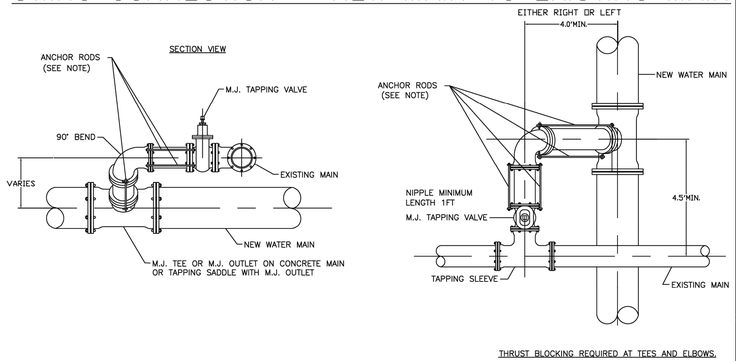
1" COMBINATION AIR/VACUUM VALVE DETAIL



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

WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN



THRUST BLOCKING REQUIRED AT TEES AND ELBOWS.

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

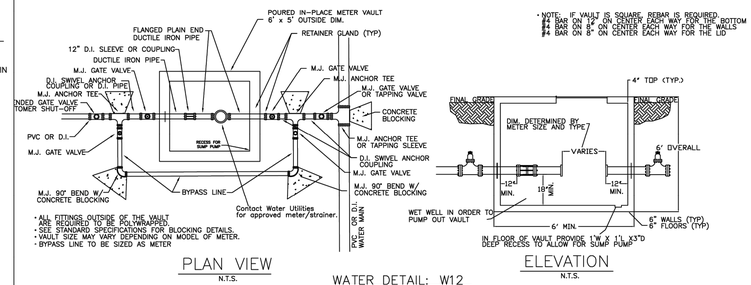
NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
2. DIMENSIONS SHOWN ARE RECOMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED)
3. PROVIDE STAINLESS STEEL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

WATER DETAIL: W11

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

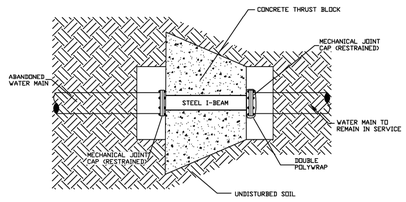
(DIMENSIONS MAY VARY FOR METER SIZES)





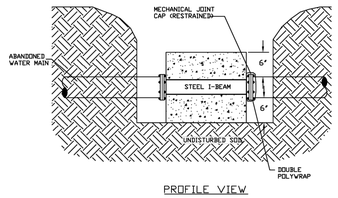
WATER DETAIL: W12

CUT/CAP DETAIL



PLAN VIEW

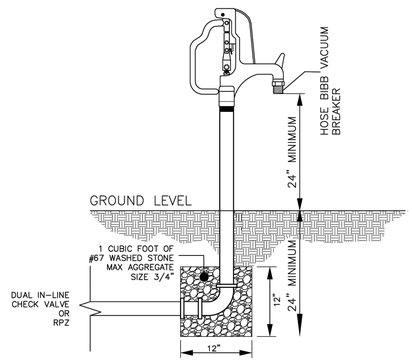
* STEEL I-BEAM TO BE SIZED BY PROJECT ENGINEER AND INCLUDED IN THE PROJECT SUBMITTAL.



PROFILE VIEW

WATER DETAIL: W13

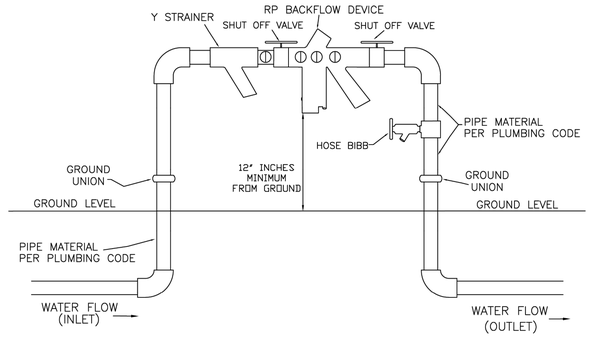
FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



ELEVATION
N.T.S.

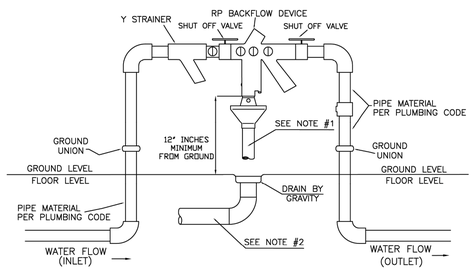
WATER DETAIL: W14

REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



WATER DETAIL: W15

REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

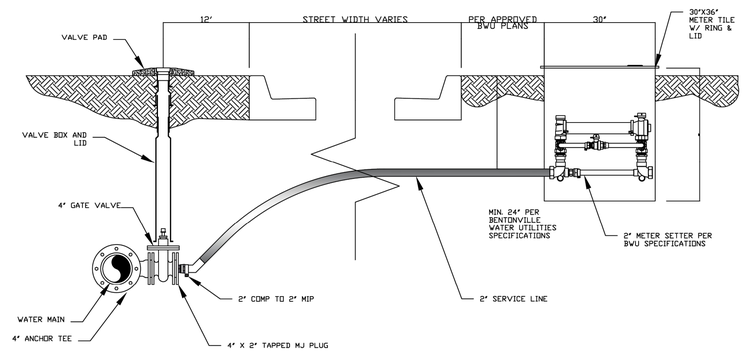


INDOOR APPLICATION ONLY NOTES:

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

WATER DETAIL: W16

WATER SERVICE DETAIL 2"



ELEVATION
N.T.S.

*ALL FITTINGS W/O PART NUMBER SHALL BE PER SPECIFICATIONS
*ALL FITTINGS MUST BE ANCHORED TO VALVE OR METER SETTER. NO IN-LINE FITTINGS WILL BE PERMITTED.

WATER DETAIL: W18

THE CITY OF WATER B UTILITIES BENTONVILLE

3200 SW MUNICIPAL DR.
Bentonville, AR 72712
Ph: (479) 271-3140
www.bentonvillear.com

WATER DETAILS

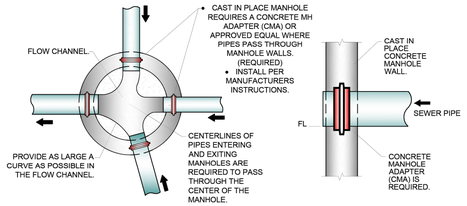
CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE-CALL SYSTEM

REVISION:
2024

NOTES:

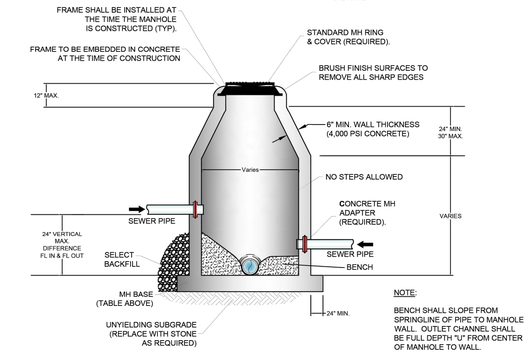
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 2	OF 2

SANITARY SEWER
CAST IN PLACE MANHOLE



MANHOLE FLOW CHANNEL

CONCRETE MANHOLE ADAPTER (CMA) DETAIL



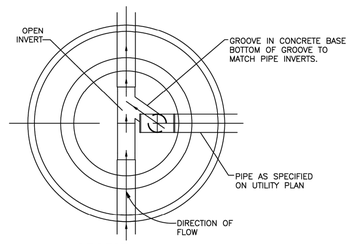
NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

Pipe Size	Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
12" OR LESS	4' DIA	6"	8"	24"
15" TO 24"	5' DIA	8"	10"	24"
>24"	6' DIA	8"	12"	30"

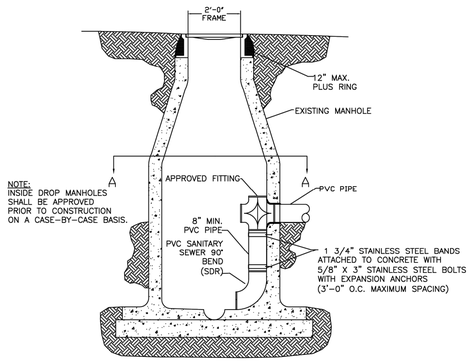
MANHOLE INFORMATION TABLE

SANITARY SEWER DETAIL: SS01

SANITARY SEWER
INTERIOR DROP MANHOLE



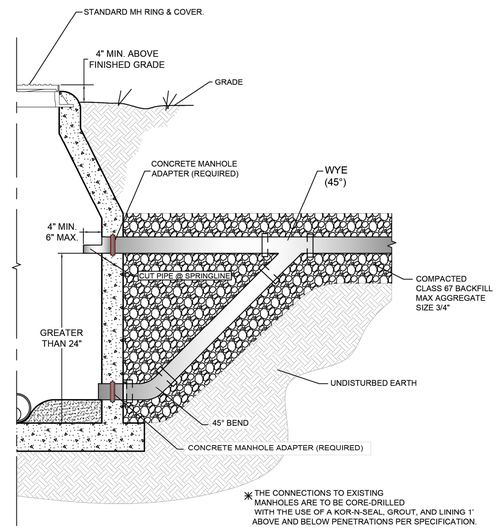
SECTION A-A



NOTE:
INSIDE DROP MANHOLES SHALL BE APPROVED PRIOR TO CONSTRUCTION ON A CASE-BY-CASE BASIS.

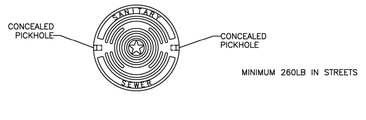
SANITARY SEWER DETAIL: SS02

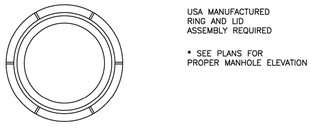
SANITARY SEWER
EXTERIOR DROP MANHOLE

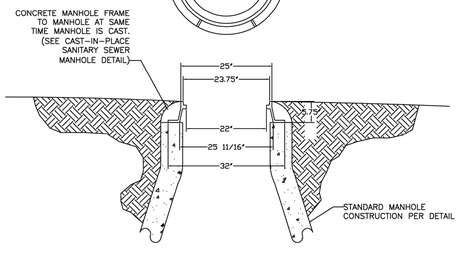


SANITARY SEWER DETAIL: SS03

HEAVY DUTY MANHOLE
LID & FRAME

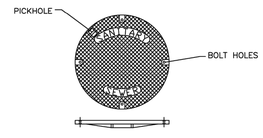


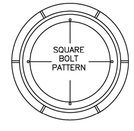


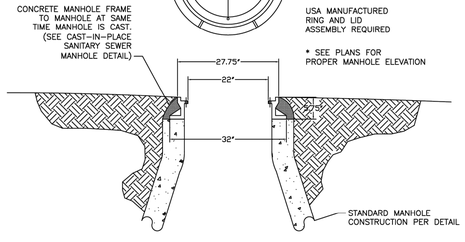


SANITARY SEWER DETAIL: SS04

WATER TIGHT BOLTED MANHOLE
LID & FRAME

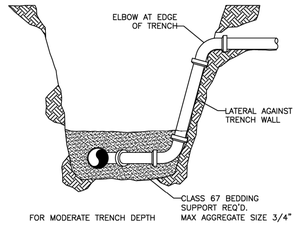




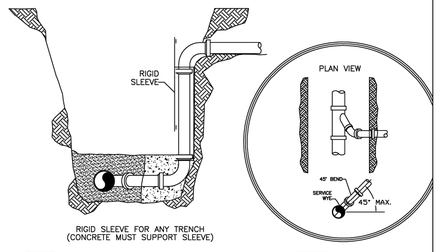


SANITARY SEWER DETAIL: SS05

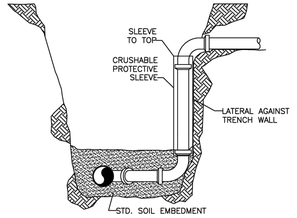
SANITARY SEWER
SERVICE WYE



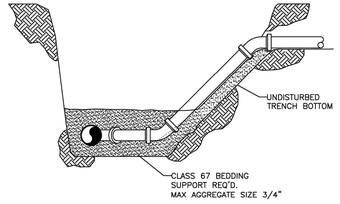
FOR MODERATE TRENCH DEPTH



RIGID SLEEVE FOR ANY TRENCH (CONCRETE MUST SUPPORT SLEEVE)



CRUSHABLE SLEEVE – ANY DEPTH
(SLEEVE OF NEAR ZERO COLUMN STRENGTH)



SLOPING LATERAL TRENCH – ANY DEPTH
(SLOPE AT 1:1 OR FLATTER)

SANITARY SEWER DETAIL: SS06

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Bentonville, AR 72712
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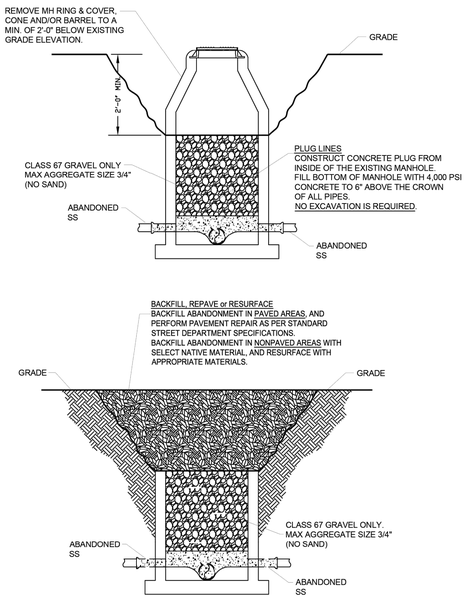
SAN.SEWER DETAILS

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

REVISION:
2024

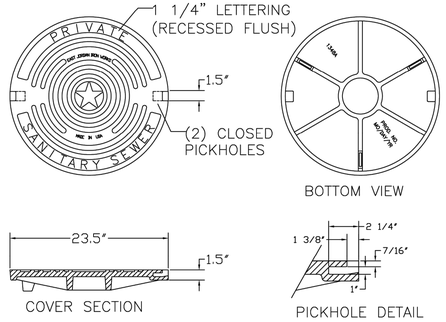
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

SANITARY SEWER MANHOLE ABANDONMENT



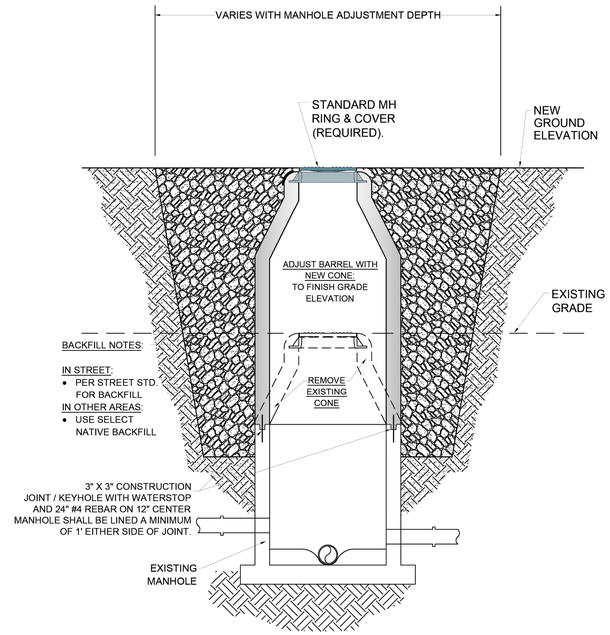
SANITARY SEWER DETAILS: SS07

PRIVATE MANHOLE RING AND LID



SANITARY SEWER DETAILS: SS08

TYPICAL MANHOLE ADJUST TO GRADE



SANITARY SEWER DETAILS: SS09

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SAN.SEWER DETAILS

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

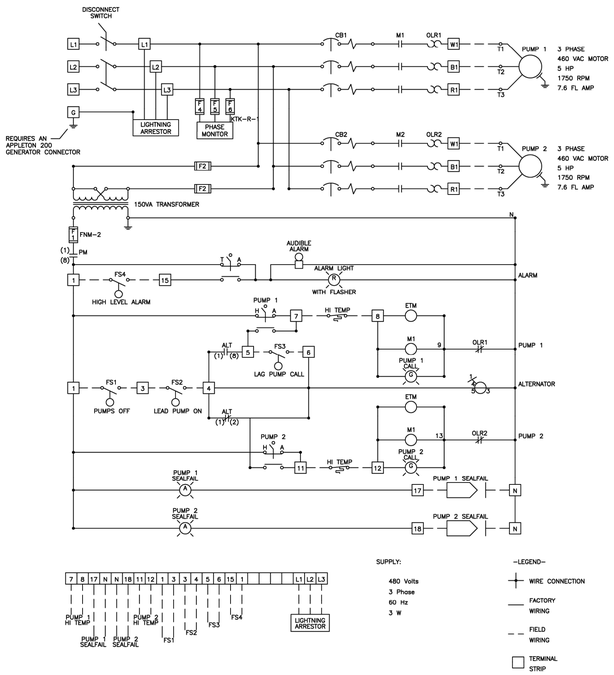
REVISION:
2024

NOTES:

DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 2	OF 2

DUPLEX PUMP CONTROL PANEL

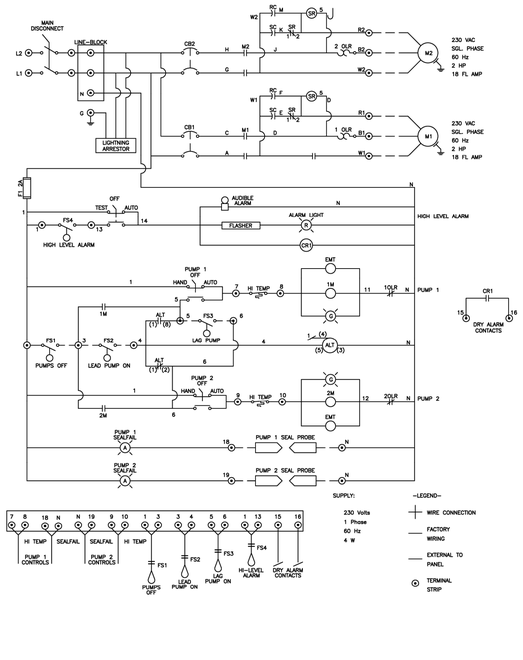
480 V / 3 PHASE



LIFT STATION DETAILS: LS01

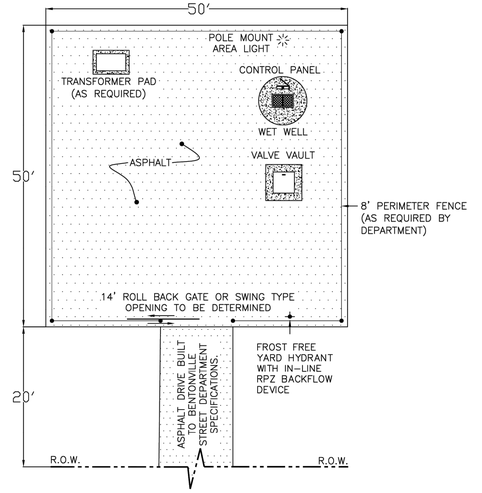
DUPLEX PUMP CONTROL PANEL

230 V / SINGLE PHASE



LIFT STATION DETAILS: LS02

LIFT STATION SITE DETAIL



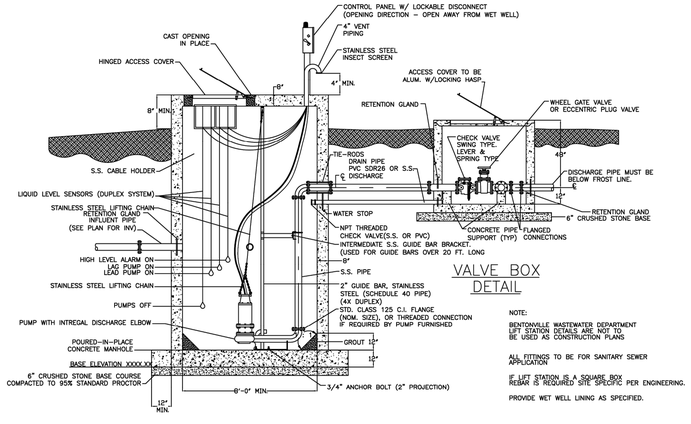
*ACTUAL SITE LAYOUT MAY VARY

BENTONVILLE WASTEWATER DEPARTMENT
LIFT STATION DETAILS ARE NOT TO
BE USED AS CONSTRUCTION PLANS

LIFT STATION DETAILS: LS03

LIFT STATION DETAIL

NON-CLOG PUMPS 5 HP AND UP



NOTE:
BENTONVILLE WASTEWATER DEPARTMENT LIFT STATION DETAILS ARE NOT TO BE USED AS CONSTRUCTION PLANS

ALL FITTINGS TO BE FOR SANITARY SEWER APPLICATION

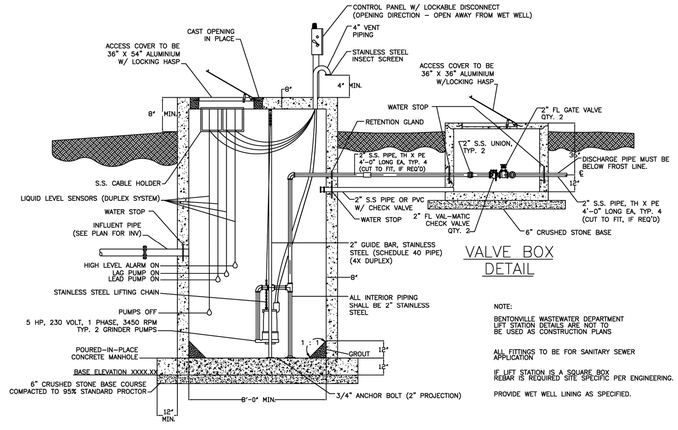
IF LIFT STATION IS A SQUARE BOX REBAR IS REQUIRED SITE SPECIFIC PER ENGINEERING.

PROVIDE WET WELL LINING AS SPECIFIED.

LIFT STATION DETAILS: LS04

LIFT STATION DETAIL

GRINDER PUMPS 5 HP AND LESS



NOTE:
BENTONVILLE WASTEWATER DEPARTMENT LIFT STATION DETAILS ARE NOT TO BE USED AS CONSTRUCTION PLANS

ALL FITTINGS TO BE FOR SANITARY SEWER APPLICATION

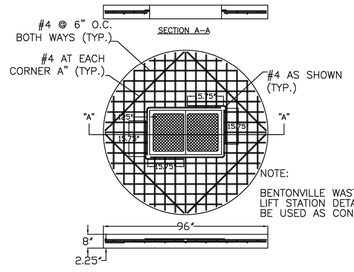
IF LIFT STATION IS A SQUARE BOX REBAR IS REQUIRED SITE SPECIFIC PER ENGINEERING.

PROVIDE WET WELL LINING AS SPECIFIED.

LIFT STATION DETAILS: LS05

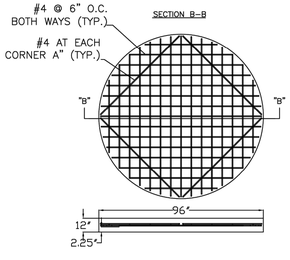
WET WELL AND VALVE VAULT

TOP SLAB REINFORCEMENT DETAIL



NOTE:
BENTONVILLE WASTEWATER DEPARTMENT LIFT STATION DETAILS ARE NOT TO BE USED AS CONSTRUCTION PLANS

BOTTOM SLAB REINFORCEMENT DETAIL



LIFT STATION DETAILS: LS06

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LIFT STATION DETAILS

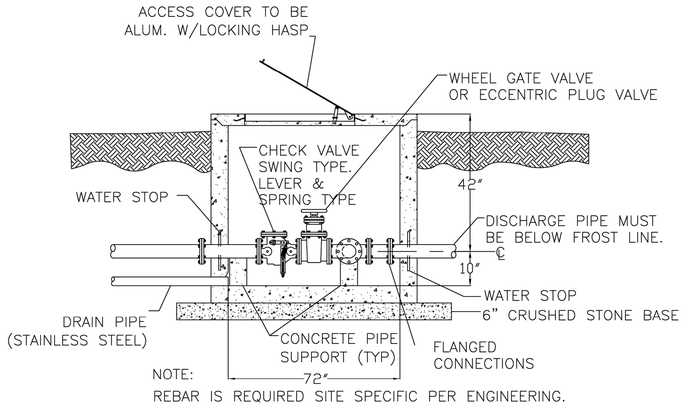


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NOTES:

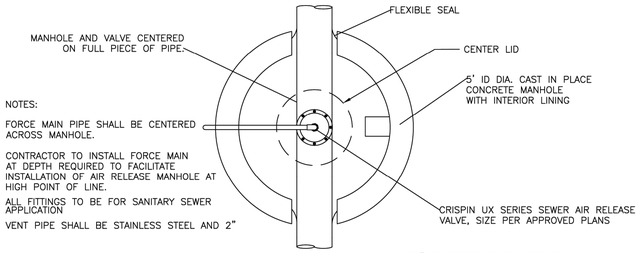
DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 1	OF 2

LIFT STATION VALVE VAULT DETAIL



NOTE:
REBAR IS REQUIRED SITE SPECIFIC PER ENGINEERING.

AIR VACUUM/RELEASE MANHOLE FOR FORCE MAIN



NOTES:

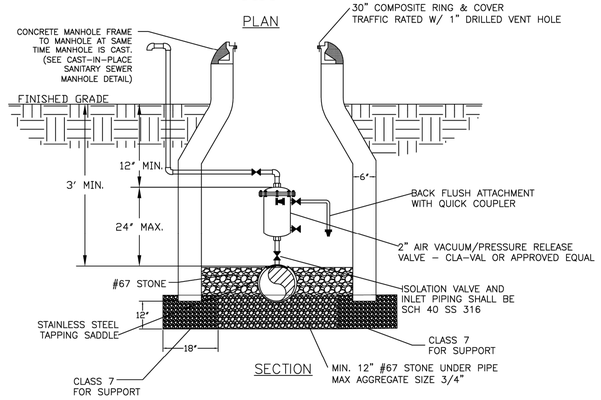
FORCE MAIN PIPE SHALL BE CENTERED ACROSS MANHOLE.

CONTRACTOR TO INSTALL FORCE MAIN AT DEPTH REQUIRED TO FACILITATE INSTALLATION OF AIR RELEASE MANHOLE AT HIGH POINT OF LINE.

ALL FITTINGS TO BE FOR SANITARY SEWER APPLICATION

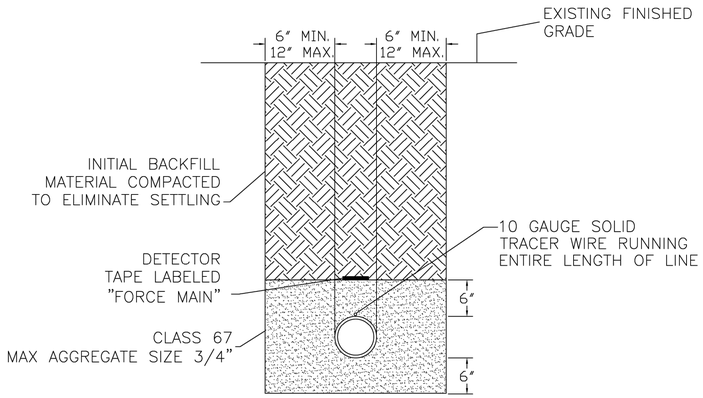
VENT PIPE SHALL BE STAINLESS STEEL AND 2"

PLAN

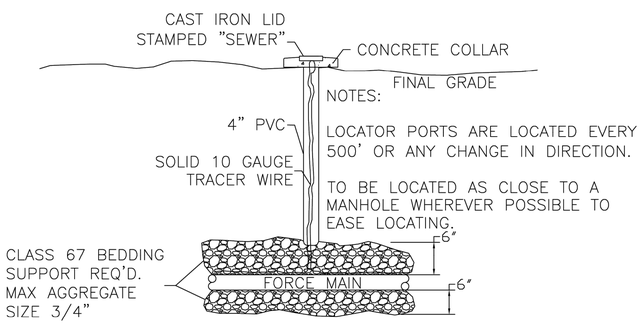


SECTION

TYPICAL BEDDING DETAIL FOR FORCE MAIN



TRACER WIRE PORT



NOTES:

LOCATOR PORTS ARE LOCATED EVERY 500' OR ANY CHANGE IN DIRECTION.

TO BE LOCATED AS CLOSE TO A MANHOLE WHEREVER POSSIBLE TO EASE LOCATING.

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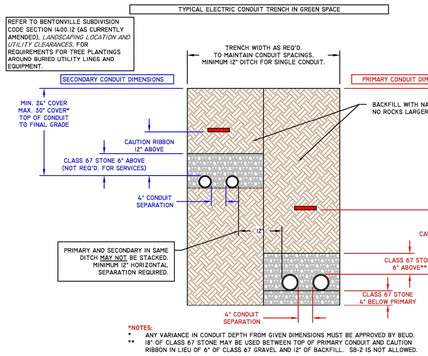
LIFT STATION DETAILS

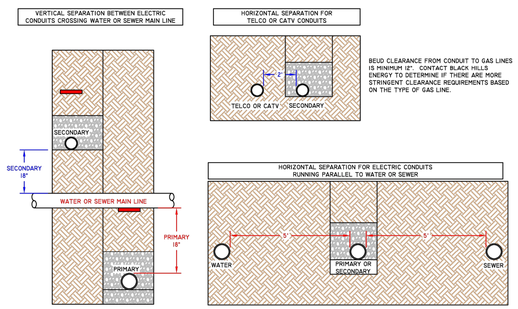
CALL BEFORE YOU DIG 811 IT'S THE LAW 48 HOURS BEFORE YOU DIG ARKANSAS ONE-CALL SYSTEM

REVISION:
2024

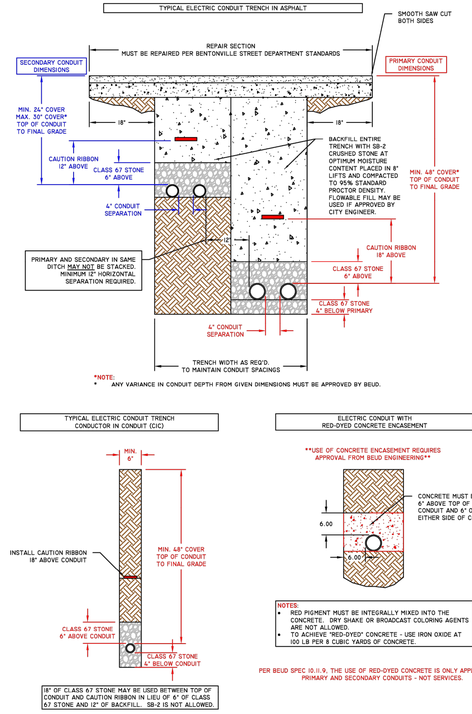
NOTES:

DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 2	OF 2

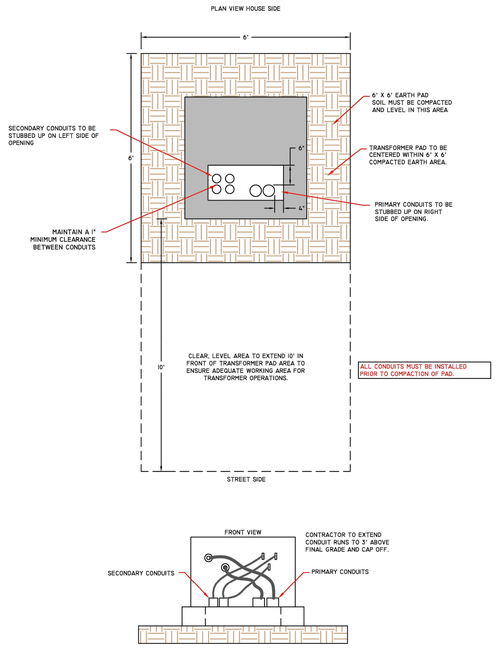




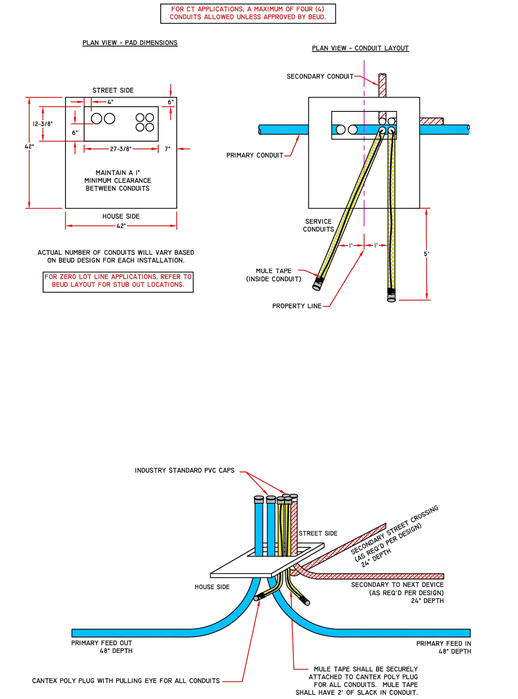
DS-1403 ELECTRIC TRENCH DETAILS SHEET 1



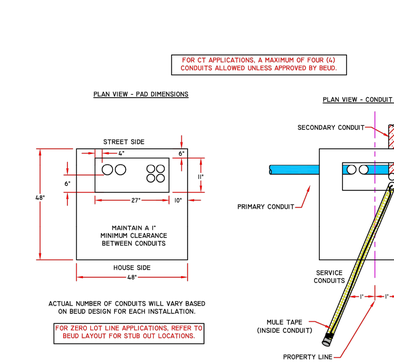
DS-1404 ELECTRIC TRENCH DETAILS SHEET 2



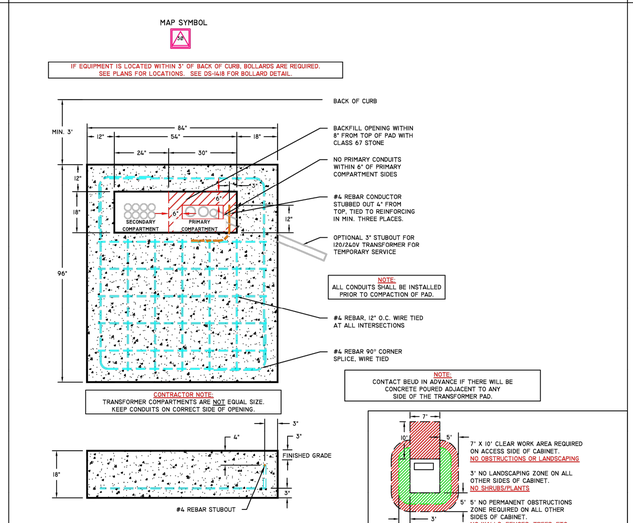
DS-1405 SINGLE PHASE TRANSFORMER SITE REQUIREMENTS

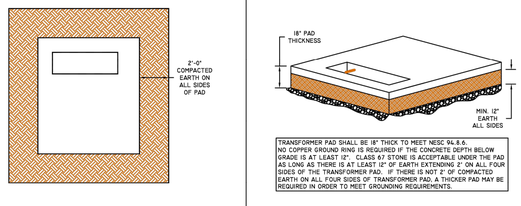


DS-1406 SINGLE PHASE TRANSFORMER PAD SMALLER THAN 100 kVA

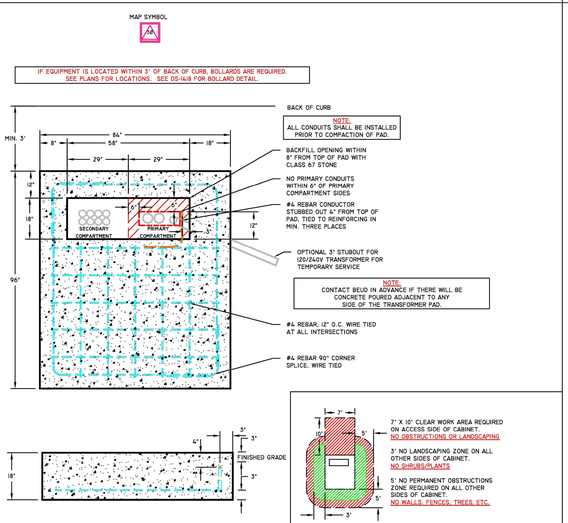


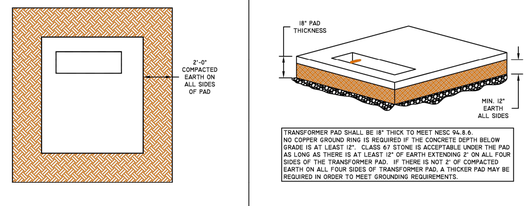
DS-1407 SINGLE PHASE TRANSFORMER PAD 100 kVA AND LARGER



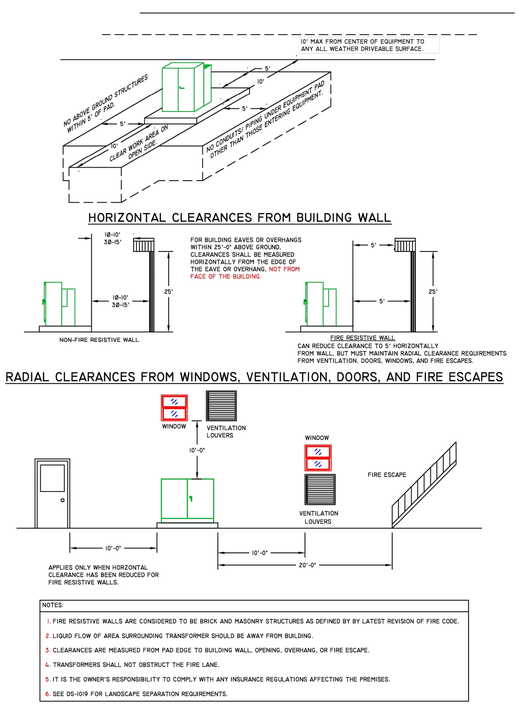


DS-1408 THREE PHASE TRANSFORMER PAD 45-1000 kVA





DS-1409 THREE PHASE TRANSFORMER PAD 1500-2500 kVA



DS-1410 CLEARANCE SPECIFICATIONS FOR PADMOUNTED EQUIPMENT

THE CITY OF BENTONVILLE
608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC LAYOUT

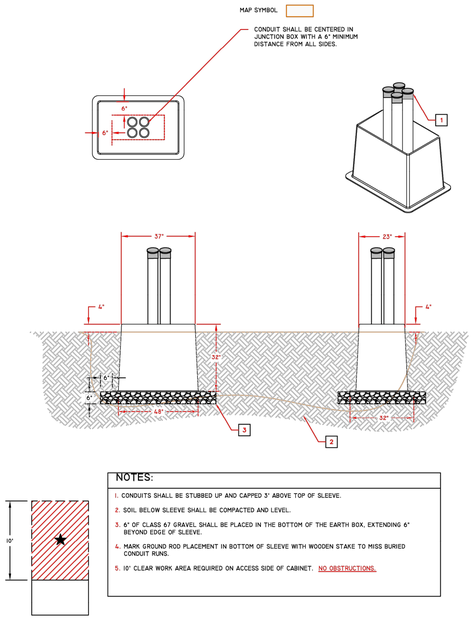
REVISION		
1	BEUD REVISION	05/05/2014
2	BEUD REVISION	07/27/2015
3	BEUD REVISION	07/08/2016
4	SEE NOTES/REVISIONS	08/01/2016
5	BEUD REVISION	04/2019
6	BEUD REVISION	09/2024

SCAN FOR LATEST REVISION OF BEUD SPECS
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DRAWN: AJH 09/2024
CHECKED: WDT REV 5

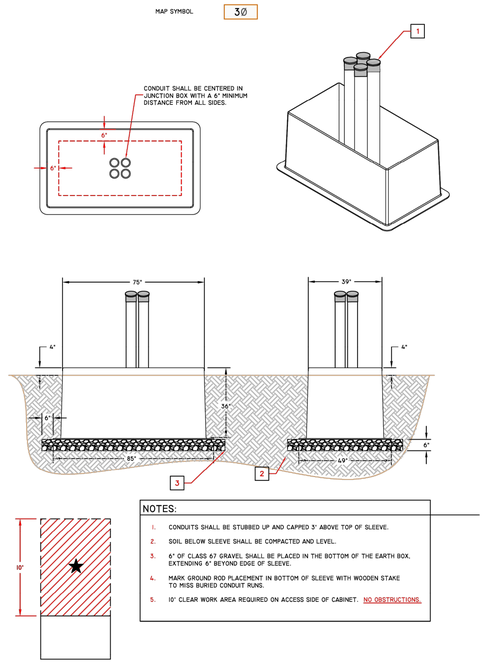
SHEET NUMBER:



NOTES:

1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3' ABOVE TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
5. 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. NO OBSTRUCTIONS.

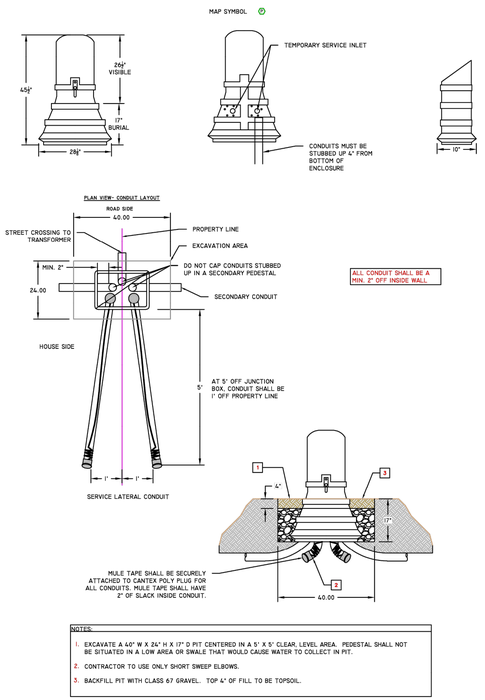
DS-1411 SINGLE PHASE PRIMARY JUNCTION BOX SLEEVE



NOTES:

1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3' ABOVE TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
5. 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. NO OBSTRUCTIONS.

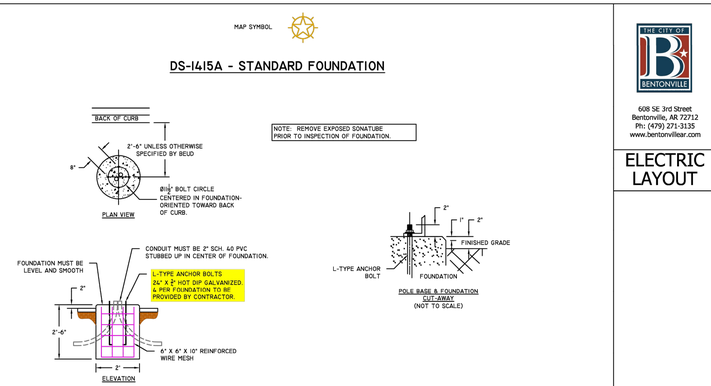
DS-1412 THREE PHASE 200A PRIMARY JUNCTION BOX SLEEVE



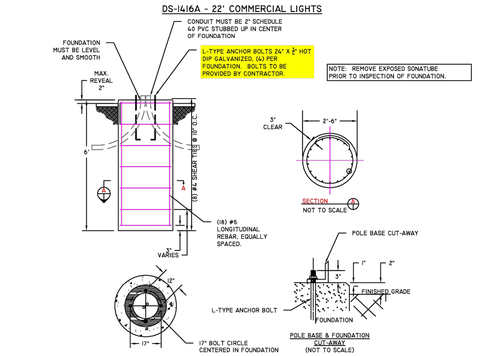
NOTES:

1. EXCAVATE A 40" 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.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. BACKFILL PIT WITH CLASS 67 GRAVEL. TOP 4" OF FILL TO BE TOPSOIL.

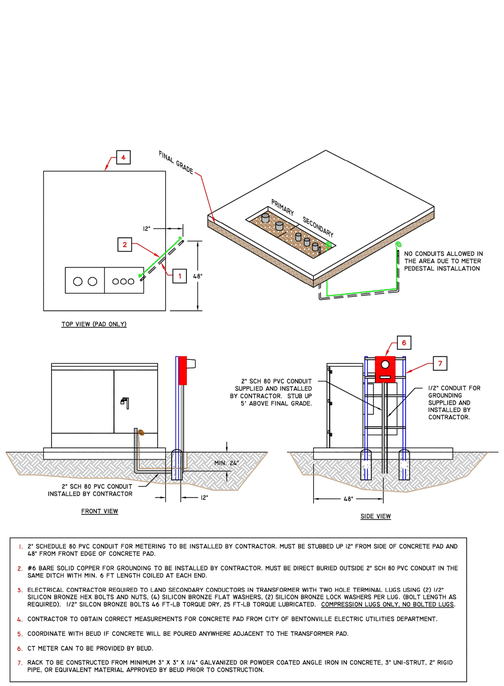
DS-1414 SECONDARY JUNCTION BOX



DS-1415 STREET LIGHT FOUNDATION FOR 12' RESIDENTIAL LIGHTS

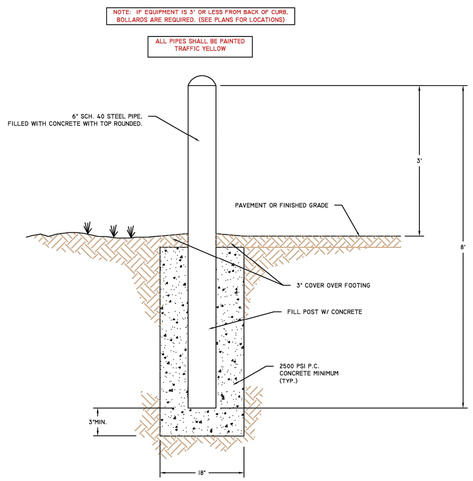


DS-1416 STREET LIGHT FOUNDATION FOR 22' AND 30' COMMERCIAL LIGHTS

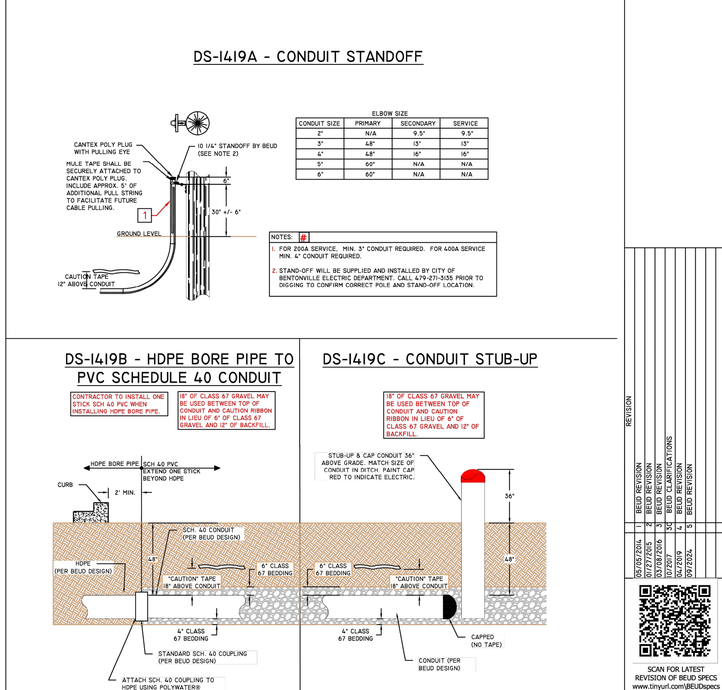


1. 2" SCHEDULE 80 PVC CONDUIT FOR METERING TO BE INSTALLED BY CONTRACTOR. MUST BE STUBBED UP 12" FROM SIDE OF CONCRETE PAD AND 48" FROM FRONT EDGE OF CONCRETE PAD.
2. #6 BARE SOLID COPPER FOR GROUNDING TO BE INSTALLED BY CONTRACTOR. MUST BE DIRECT BURIED OUTSIDE 2" SCH 80 PVC CONDUIT IN THE SAME DITCH WITH MIN. 6 FT LENGTH COILED AT EACH END.
3. 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). 1/2" SILICON BRONZE BOLTS 46 FT-LB TORQUE DRY, 25 FT-LB TORQUE LUBRICATED. COMPRESSION LUGS ONLY, NO BOLTED LUGS.
4. CONTRACTOR TO OBTAIN CORRECT MEASUREMENTS FOR CONCRETE PAD FROM CITY OF BENTONVILLE ELECTRIC UTILITIES DEPARTMENT.
5. COORDINATE WITH BEUD IF CONCRETE WILL BE POURED ANYWHERE ADJACENT TO THE TRANSFORMER PAD.
6. CT METER CAN TO BE PROVIDED BY BEUD.
7. RACK TO BE CONSTRUCTED FROM MINIMUM 3" X 3" X 1/4" GALVANIZED OR POWDER COATED ANGLE IRON IN CONCRETE, 3" UNI-STRUT, 2" RIGID PIPE, OR EQUIVALENT MATERIAL APPROVED BY BEUD PRIOR TO CONSTRUCTION.

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



DS-1418 PIPE BOLLARD DETAIL



DS-1419 CONDUIT INSTALLATION DETAILS

THE CITY OF BENTONVILLE
608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC LAYOUT

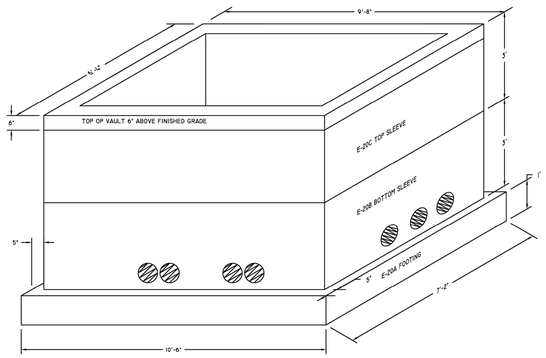
REVISION		
1	BEUD REVISION	07/17/2025
2	BEUD REVISION	03/09/2026
3	BEUD CLARIFICATIONS	07/2017
4	BEUD REVISION	07/2019
5	BEUD REVISION	09/2024

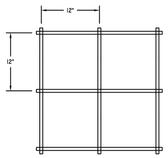
SCAN FOR LATEST REVISION OF BEUD SPECS
www.tinyurl.com/BEUDspecs

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DRAWN: AJH 09/2024
CHECKED: WDT REV 5

SHEET NUMBER: 2

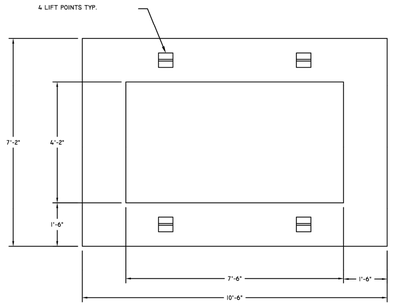




STEEL REINFORCING GRID REQUIRED USING #4 REBAR AT 12" O.C. THROUGHOUT

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

DS-I420 PADMOUNT SWITCHGEAR VAULT ASSEMBLY



TOP VIEW

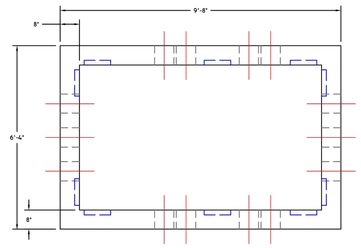


FRONT VIEW

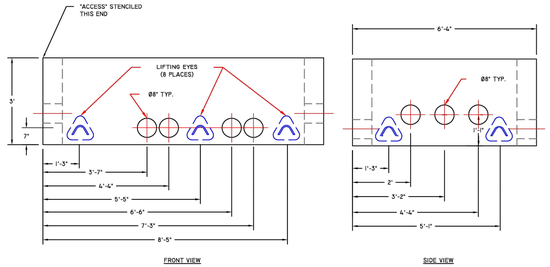
NOTE: CLASS 67 STONE MUST NOT BE INSTALLED ANY HIGHER THAN 2" FROM TOP OF FOOTING.

FOOTER WEIGHT: 3,200 LBS

DS-I420A PADMOUNT SWITCHGEAR VAULT FOOTER



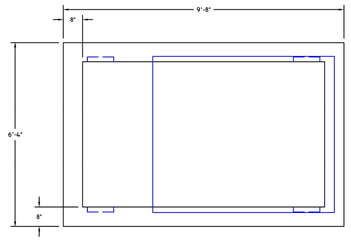
TOP VIEW



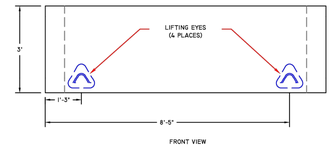
FRONT VIEW SIDE VIEW

BOTTOM SLEEVE WEIGHT: 8,900 LBS

DS-I420B PADMOUNT SWITCHGEAR BOTTOM SLEEVE



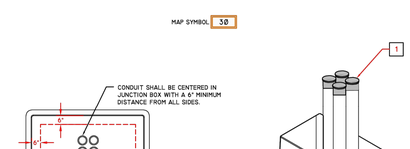
TOP VIEW

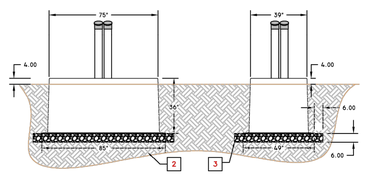


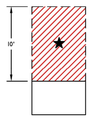
FRONT VIEW

TOP SLEEVE WEIGHT: 9,200 LBS

DS-I420C PADMOUNT SWITCHGEAR TOP SLEEVE

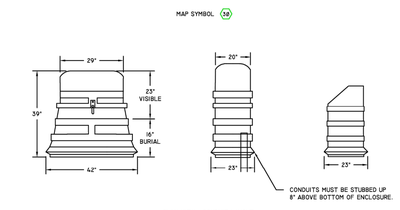


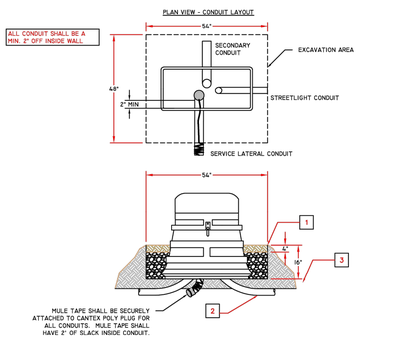




NOTES:
1. CONDUITS SHALL BE STUBBED UP AND CAPPED 3' TOP OF SLEEVE.
2. SOIL BELOW SLEEVE SHALL BE COMPACTED AND LEVEL.
3. 6" OF CLASS 67 GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE EARTH BOX, EXTENDING 6" BEYOND EDGE OF SLEEVE.
4. MARK GROUND ROD PLACEMENT IN BOTTOM OF SLEEVE WITH WOODEN STAKE TO MISS BURIED CONDUIT RUNS.
5. 10' CLEAR WORK AREA REQUIRED ON ACCESS SIDE OF CABINET. NO OBSTRUCTIONS.

DS-I413 THREE PHASE 600A PRIMARY JUNCTION BOX SLEEVE

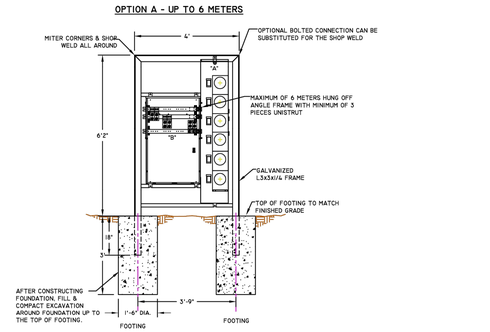


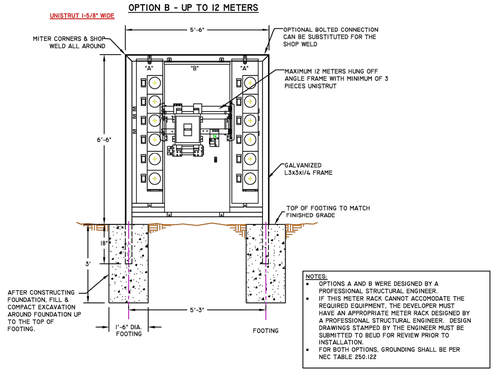


MULE TAPE SHALL BE SECURELY ATTACHED TO CANTEX POLY PLUG FOR ALL CONDUITS. MULE TAPE SHALL HAVE 2' OF SLACK INSIDE CONDUIT.

NOTES:
1. EXCAVATE A 54" W X 48" H X 16" D PIT CENTERED IN A 7' X 7' CLEAR, LEVEL AREA. PEDESTAL SHALL NOT BE SITUATED IN A LOW AREA OR SWALE THAT WOULD CAUSE WATER TO COLLECT IN PIT.
2. CONTRACTOR TO USE ONLY SHORT SWEEP ELBOWS.
3. BACKFILL PIT WITH CLASS 67 GRAVEL TO WITHIN 4" OF TOP. BACKFILL LAST 4" OF PIT WITH TOPSOIL.

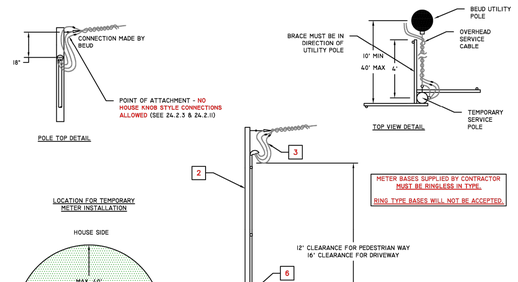
DS-I414-1 THREE PHASE SECONDARY JUNCTION BOX





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

DS-I024 SINGLE PHASE FREE STANDING METER RACK



NOTES: #

1. RINGLESS METER SOCKET FURNISHED AND INSTALLED BY CUSTOMER USING MINIMUM (2) 2 IN WOOD SCREWS. SEAL ALL HOLES. METER PROVIDED BY BEUD.
2. PROVIDE A MINIMUM 4'X4' STRUCTURE THAT PROVIDES ADEQUATE CLEARANCES FOR SPECIFIC INSTALLATION THAT IS STRUCTURALLY SOUND.
3. MINIMUM CONDUCTORS ALLOWED #6 COPPER OR #4 ALUMINUM. NEUTRAL SHALL BE IDENTIFIED. MINIMUM LENGTH OF CONDUCTOR EXTENDING 2 FEET.
4. GROUNDING CONDUCTOR MINIMUM SIZE #6 SOLID COPPER AND SHALL BE BURIED. GROUNDING CONDUCTOR MUST BE CONTINUOUS.
5. CUSTOMER TO FURNISH AND INSTALL (2) 5/8" DIA. X 8' DRIVEN GROUND RODS. COPPER OR COPPER CLAD. 2 LOCATIONS PER NEC 250.53(A)(2). USE COPPER OR BRONZE GROUND ROD CONNECTORS OR CLAMPS.
6. GALVANIZED RIGID STEEL, IMC, OR PVC SCHEDULE 80 CONDUIT.

DS-I001 BRACED TEMPORARY SERVICE POLE

THE CITY OF BENTONVILLE
608 SE 3rd Street
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

ELECTRIC LAYOUT

REVISION		
1	BEUD REVISION	03/05/2014
2	BEUD REVISION	01/27/2025
3	BEUD REVISION	03/08/2016
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6	BEUD REVISION	09/2024

SCAN FOR LATEST REVISION OF BEUD SPECS
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DRAWN:	AJH	09/2024
CHECKED:	WDT	REV 5

SHEET NUMBER: 3

Lumark

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

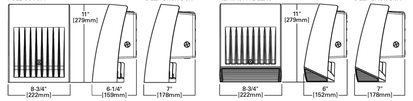
Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

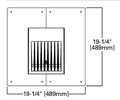
Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

DIMENSIONS



ESCUTCHEON PLATES







XTOR
CROSSTOUR
MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

CERTIFICATION DATA

UL/cUL Wet Location Listed
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
DesignLights Consortium® Qualified*
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54

SHIPPING DATA:

Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

*www.designlights.org

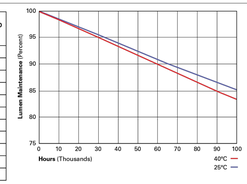
POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B and XTOR8B Full Cutoff CBP Egress LED**	**XTOR6B and XTOR8B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.6W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	**XTOR8B**	**XTOR12B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Domestic Preferences [17]	**Series**[1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
(Blank)=Standard **BAA**=Buy American Act **TAA**=Trade Agreements Act	**Full Cutoff** **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**(Blank)**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**(Blank)**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 9, 19] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 9, 10, 11, 12, 13] **CBP**=Cold Weather Battery Pack [2, 3, 14, 15, 18] **HA**=50°C High Ambient [16]

Accessories (Order Separately)[18]	
WG-XTORMX=Crosstour MAXX Wire Guard **PB120V**=Field Installed 120V Photocontrol **PB277V BUTTON PC**=Field Installed 208-277V Photocontrol [8]	**EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [19]

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
10. 120V thru 277V only.
11. Factory set to 50% power reduction after 15 minutes of inactivity. Dimming driver included.
12. Includes integral photo sensor.
13. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
14. 120V or 277V operation only.
15. Operating temperatures -20°C to 25°C.
16. Not available in XTOR12B or XTOR12BRL models.
17. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
18. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	**58W Series**	**81W Series**	**102W Series**
(Blank)=Standard	**Full Cutoff**		
BAA=Buy American Act	**XTOR6B**=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR6B-PC1**=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	
	XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	
	XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	
	XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-347V**=81W, 5000K, Carbon Bronze, 347V	
	Refractive Lens		
	XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR12RBL-347V**=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
	XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
	XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	
	XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	**XTOR8BRL-347V** = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

NOTES:
1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

LSD26-0011

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

CUT SHEET DETAILS 1
PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	---/--/----	SECOND SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopecivilengineering.com

DRAWN BY: YOMAR
JOB NUMBER: 23-114
SUBMITTAL DATE: 9/15/2026
CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 CUTSHEETS.DWG
SHEET NUMBER: C10.13

R:\~SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 CUTSHEETS.DWG - PLOTTED ON 9/15/2026 9:55:46 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY YOMAR CRUZ

SPS-0448 REV C

THE ORIGINAL™ INTEGRATED LED SERIES

JOB NAME:_____ FIXTURE TYPE:_____



BLE - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

A B C D E F G

___ - ___ - ___ - ___ - ___

H I J K L

Order Example: BLE - G - WHS16 - 600 - G22 - 980 - NA - ACR - 600 - NA - LED38 - 2700K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount[1]
G	Gooseneck
S	Stem Mount

B - SHADE SIZE

THE ORIGINAL™:

WHS12	12" Shade
WHS14	14" Shade
WHS16	16" Shade
WHS18	18" Shade
WHS20[2]	20" Shade

C - SHADE FINISH

PORCELAIN FINISHES[4]:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES[4]:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze

C - SHADE FINISH (CONTINUED)

POWDER COAT FINISHES[4]:

700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS[3]:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount (F) is selected in ***Section A****, please select* ***NA***

NA	Not Applicable

CSA LISTED CORDS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS[5]:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

D - MOUNTING (CONTINUED)

GOOSENECK OPTIONS:

G1[9]	**G11[9]**	**G26[2]**
G2[2]	**G12[9]**	**G32**
G3[2,6]	**G13**	**G34[7]**
G4[6]	**G14**	**G35[2]**
G5[2]	**G15**	**G36[2]**
G6	**G16[2]**	**G64[3]**
G7	**G17**	**G65[2]**
G8	**G22**	
G9	**G24**	
G10	**G25**	

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6"[7]	
ST512	.5" Stem Mount, 12"[7]	
ST518	.5" Stem Mount, 18"[7]	
ST524	.5" Stem Mount, 24"[7]	
ST536	.5" Stem Mount, 36"[7]	
ST548	.5" Stem Mount, 48"[7]	
ST706	.75" Stem Mount, 6"	
ST712	.75" Stem Mount, 12"	
ST718	.75" Stem Mount, 18"	
ST724	.75" Stem Mount, 24"	
ST736	.75" Stem Mount, 36"	
ST748	.75" Stem Mount, 48"	

E - MOUNTING FINISH

Please Note: See ***Section C*** *for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (Except G36, G64 & G65) and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish*
(I) If Cord Hung (C), selection identifies canopy finish
(II) If Chain Hung (CN) Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable
(III) If Stem Mount (S) Mounting Style, selection identifies stem and canopy finish
(IV) If Flush Mount (F) Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980	Brushed Aluminum

F - CORDS[5]

Please Note: See ***Section D*** *for all applicable CSA Listed Cord Options*

NA	Not Applicable

G - SHADE ACCESSORIES[2]

NA	None
WC	Wire Cage
ACR	Acrylic Diffuser[8,9]

H - SHADE ACCESSORY FINISH

Please Note: See ***Section C*** *for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match*

NA	Not Applicable

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

NA	None/Not Applicable
HSC	Hang Straight Canopy[9,10]
LDBPC	LED Decorative Backing Plate Cover[11,12]
LDCHX	LED Decorative Backing Plate Cover & Hex Cover[11,12]

J - LIGHT SOURCE

LED11	850 Lumen, 11W LED
LED16	1250 Lumen, 16W LED
LED27	2000 Lumen, 27W LED
LED38	3000 Lumen, 38W LED
LED43	4000 Lumen, 43W LED[9]

K - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

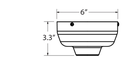
L - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: *(1) Not available with Acrylic Diffuser shade accessory (2) Not available in Natural Metals (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (6) Not compatible with 16" shade size and larger (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Acrylic Diffuser limits the maximum lumen selection as well as reduces lumens delivered and LPW. Selection Limits: 2000 Max for 12" and 14" shades; 3000 Max for 16" through 20" shades (9) Fixture is CSA Listed for Damp Location with Acrylic Diffuser (10) Only applicable if Stem Mounting Style is selected in Section A (11) Not available with G3, G4, G11, G15, G26, & G36 Gooseneck option (12) Only applicable if Gooseneck Mounting Style is selected in Section A*

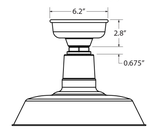
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



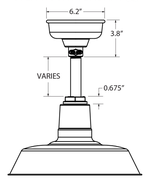
Required if LED 27, 38, 43 Light Source selected in Section J

FLUSH MOUNT (F)



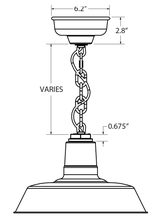
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)



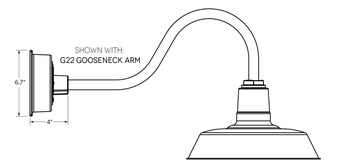
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)

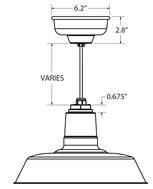


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)

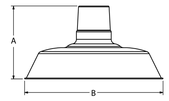


CORD HUNG PENDANT (C)



Canopy shown required if LED 11 & 16 Light Source selected in Section J

LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"

LIGHT SOURCE

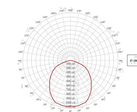
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

	LUMENS	850		1250		2000		3000		4000	
	Wattage	11		16		27		38		43	
	Optics	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
WHS12	FLAT	846	74	1244	78	1997	74	2996	79	3995	93
	DOMED	824	72	1212	76	1936	72	2904	76	3872	90
WHS14	FLAT	845	74	1243	77	1982	73	2973	78	3964	92
	DOMED	823	72	1210	75	1904	71	2856	75	3808	88
WHS16	FLAT	845	74	1243	77	1982	73	2973	78	3964	92
	DOMED	822	72	1209	75	1902	70	2854	75	3805	88
WHS18	FLAT	843	74	1240	77	1978	73	2967	78	3956	92
	DOMED	819	72	1204	75	1895	70	2843	75	3791	88
WHS20	FLAT	841	74	1237	77	1973	73	2959	78	3945	91
	DOMED	815	72	1199	75	1887	70	2830	74	3773	87

*Acrylic Diffuser option reduces lumens delivered and LPW

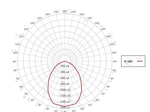
LIGHT DISTRIBUTION

DOMED LENS (DL)

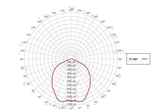


Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)

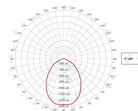
FLAT LENS (FL)



Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles Acrylic Diffuser is CSA Listed for Damp Locations for Gooseneck and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles Acrylic Diffuser is CSA Listed for Damp Locations for Chain and Cord Hung Mounting Styles

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

OPERATING TEMPERATURE
-30˚C to 40˚C

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

COPPER
Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity C2600-O60 Brass

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth Cord, +/- For Socket Orientation

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS

L90(6K) > 36,300 HOURS

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 93 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

ELECTRICAL/LED DRIVER

DRIVER TYPE: ERP ESS/T & ESP/T

POWER FACTOR > 0.9

EFFICIENCY: UP TO 87% TYPICAL

INPUT VOLTAGE: 120–277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)

IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING

PROTECTIONS
Output Open Load, Over-Current and Short-Circuit (hiccup), and Over-Temperature with Auto Recovery

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac

COMPLIANT WITH
Complies with Energy Star® DLR (DesignLight Consortium®) and CA Title 24 Technical Requirements

DIMMING

TRI-MODE DIMMING™
Compatible with TRIAC (forward-phase or leading-edge), ELV (reverse-phase or trailing-edge) and 0-10 V Dimmers

DIMMING RANGE 1-100%
The Dimming Range Is Dependent on Each Specific Dimmer. May Not Be Able to Achieve 1% Dimming with Some Dimmers.

TRIAC AND ELV DIMMING ONLY AT 120 VAC

ELV DIMMING AT 230 VAC
Available by Request

COMPATIBLE DIMMERS
Consult Factory for Additional Information on Dimming

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER PHILLIP E. SWOPE No.11426

CUT SHEET DETAILS 2

PARC FLEX SPACE
LARGE SCALE DEVELOPMENT PLANS
BENCO 12 LLC
5900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/17/2026	FIRST SUBMITTAL
2	--/--/----	SECOND SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: YOMAR
JOB NUMBER: 23-114
SUBMITTAL DATE: 9/15/26
CITY NUMBER: LSD26-0011
DRAWING NAME: 23-114-P1 CUTSHEETS.DWG
SHEET NUMBER: C10.14

LSD26-0011

R:_SWOPE\23-114 PARC FLEX SPACE\CIVIL DRAWINGS\23-114-P1 CUTSHEETS.DWG - PLOTTED ON 9/15/2026 9:56:51 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY YOMAR CRUZ