



DEVELOPER:
GLENARBOR, LLC
8111 SW HUNTWICK AVE
BENTONVILLE, AR 72712
(479) 633-4010

**GLEN ARBOR
9601 GLEN ROAD
BENTONVILLE, ARKANSAS**

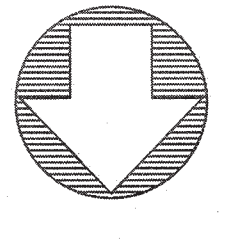
PROJECT:
SHEET:
REVISOR:
DATE: 09/25/23

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
NO. 019753
EXPIRES: 09/25/24

MANAGER: Ken Booth
DESIGNED BY: INI
DRAWN BY: KB
CHECKED BY: TRS
SEE PROJECT # 1907 MASTER
SHEET: OVERALL LAYOUT
DATE: 04/22/2020
SHEET: 3 of 35

19097 GLEN ARBOR SUBDIVISION

BENTONVILLE ID PP19-0005



SCALE 1" = 60 FEET

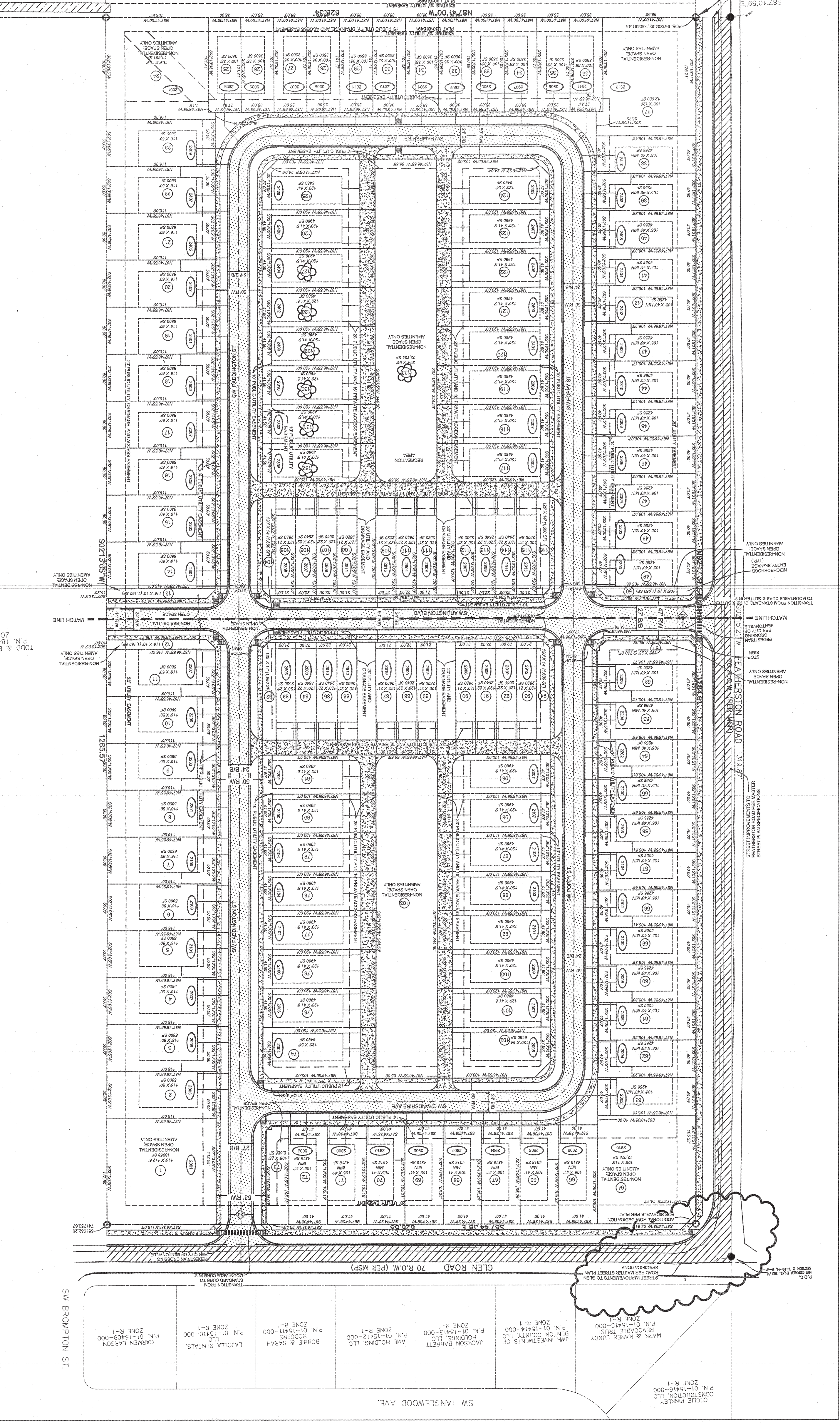
EXISTING LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP. LS 1370
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC RISER
- GAS METER
- UTILITY POLE
- SIGN POST
- UNDER TELEPHONE LINE
- SANITARY SEWER LINE
- OVERHEAD LINE
- WIRE FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- FLOWLINE
- EASEMENT LINE
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING/SOE/WALKS
- SIGN, TYPE AS NOTED ON PLAN
- STREETLIGHT PER CITY OF BENTONVILLE
- CONCRETE CURB & OUTER
- EXTENT OF STREET IMPROVEMENTS

REVISED LOT NUMBERS
* REVISED TO CORRECT LOT NUMBERS 127-133
* REVISED HANDICAP RAMP AT FEATHERSTON
AND GLEN ROAD TO DIRECT WEST RATHER
THAN NORTH

GENERAL NOTES:

- THESE PLANS AND ALL CONSTRUCTION SHALL CONFORM TO RELEVANT STANDARDS AND CODES, INCLUDING STATE CODES AND THE CITY OF BENTONVILLE STORMWATER MANAGEMENT AND DRAINAGE MANUAL, LAND DEVELOPMENT CODE, WATER, SEWER, ELECTRIC, AND STREET SPECIFICATIONS, ORDINANCES, RESOLUTIONS, AND POLICIES.
- REMOVE ALL VEGETATION AND TOPSOIL FROM PROPOSED AREAS TO BE DISTURBED AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS IDENTIFIED TO BE SO.
- CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN DURING CONSTRUCTION.
- GENERAL CONTRACTORS AND SUB CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND IMMEDIATELY REPORT ALL MAJOR DISCREPANCIES (IF ANY) TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN. ANY DAMAGE TO SAID ITEMS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS (IF ANY) SHALL BE INCLUDED IN BASE BID.
- REFER TO PROJECT DETAIL SHEETS FOR ASPHALT PAVEMENT SECTIONS, CONCRETE PAVEMENT SECTIONS, AND SIDEWALK DETAILS.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- ALL CURBACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- ALL PROPOSED UTILITY CROSSINGS OF AN EXISTING PUBLIC STREET SHALL BE BORED UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF BENTONVILLE ENGINEERING AND STREET DEPARTMENT.
- CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF BENTONVILLE STREET DEPARTMENT SEVEN (7) DAYS PRIOR TO ANY SCHEDULED ROAD CLOSURES DURING CONSTRUCTION. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR TO THE STREET DEPARTMENT FOR REVIEW BEFORE APPROVAL WILL BE GRANTED.



ZONING - PRD

UNIT TYPE	MIN. LOT SIZE	FRONT SETBACK	INTERIOR SIDE SETBACK	EXTERIOR SIDE SETBACK	REAR SETBACK
TOWNHOMES (TRIPLEXES/QUADPLEXES)	120' X 21'	10'	10'	15'	35' W ALLEY
ROW HOMES (DETACHED)	120' X 41.5'	6'	6'	18.5'	35' W ALLEY
VERANDAS (DETACHED)	115' X 60'	30'	0' - 12'	15'	54'
VILLAS (DETACHED)	105' X 60'	20'	0' - 12'	20'	20'
COTTAGES (DUPLICES)	100' X 35'	12'	10'	10'	20'

SITE NOTES:

- SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.
- ALL CONCRETE AND ASPHALT PAVEMENT CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.
- ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT CURB REMOVAL MAY VARY. SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.
- ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR BACK OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN, UNLESS PLATTED EASEMENTS OF THE CITY OF BENTONVILLE.
- ALL WORK IN CITY STREET RIGHT-OF-WAY SHALL MEET CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. STREET WIDENING FOR FEATHERSTON AND GLEN ROAD SHALL BE STANDARD SUBGRADE AND BASE SPECIFICATION WHERE WIDENING TAKES PLACE AND THE EXISTING ASPHALT IS TO BE MILLED AND OVERLAD TO THE CENTERLINE.
- ALL NEIGHBORHOOD SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30' AND 60' IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
- NEW SITE LIGHTING WILL BE INSTALLED PER BED SPECIFICATIONS CURRENT AT TIME OF APPROVAL.
- NO FENCING CURRENTLY PROPOSED. ANY FENCING PROPOSED IN FUTURE WILL REQUIRE A SEPARATE PERMIT.
- NO FENCING SHALL BE ALLOWED IN A DRAINAGE EASEMENT UNLESS APPROVED BY THE ENGINEERING DEPARTMENT.

NOTE:

ALL BUILDABLE LOTS WITHIN THE LIMITS OF AN EXISTING POND (LOTS 56, 60, & 61 OF THIS DEVELOPMENT) SHALL BE DESILTED AND FILLED WITH SUITABLE MATERIAL IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. THE PERFORMED AND THE RESULTS SUBMITTED TO THE CITY PRIOR TO OBTAINING A BUILDING PERMIT FOR SAID LOTS.

TREE PLANTING NOTE:

IN ACCORDANCE WITH SECTION 1400.10 OF THE LAND DEVELOPMENT CODE, ALL TREE PLANTING REQUIREMENTS FOR NEW LAND DEVELOPMENT WILL BE MET.
FOR EACH RESIDENTIAL LOT, 1 SHADE TREE WILL BE PLANTED IN THE YARD ADJACENT TO THE RESIDENTIAL STREET ROADWAY AND 1 SHADE TREE IN THE RIGHT-OF-WAY ADJACENT TO THE RESIDENTIAL ROADWAY.
FRONTAGE ON PERIMETER ROADS (GLEN ROAD AND FEATHERSTON).
TOTAL NUMBER OF NEW TREES TO BE PLANTED WILL NOT BE LESS THAN REQUIRED TO MEET DEVELOPMENT CODE.

SW BROMPTON ST

SW TANLEWOOD AVE

STREET IMPROVEMENTS TO BE PERFORMED PER CITY OF BENTONVILLE STREET PLAN SPECIFICATIONS

MATCH LINE TO NEIGHBORHOOD SIGNAGE PER CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS

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