

*Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to [planning@bentonvillear.com](mailto:planning@bentonvillear.com) before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to Ali Worley at [aworley@bentonvillear.com](mailto:aworley@bentonvillear.com) by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.*



**Planning Commission  
Tech Review Agenda  
June 2, 2020**

- I. Call to Order**
- II. Old Business**
- III. New Business**

**1. Highland, LLC**

**Rezoning\***

**A-1, Agricultural to C-2, General Commercial**

4800 S Vaughn Road ([RZ20-0017](#))

- This property is currently zoned A-1, Agricultural. The Future Land Use Plan currently depicts the property as Agricultural.
- Adjacent zonings are A-1, Agricultural to the north, south, east, and west.
- Vaughn Road and Motley (SW Anglin) Road are currently listed as Arterial Roadways on the City’s Master Street Plan. The lack of current development in the area, however, leaves the roadways unimproved.
- The nearest commercially zoned property is located at the intersection of SW Regional Airport Boulevard and S Vaughn Road, approximately 3,700 feet to the south.

## **2. G & I Properties**

## **General Plan Amendment\***

### **Mixed-Use to High-Density Residential**

1507 SW 14<sup>th</sup> Street ([GPA20-0002](#))

- Currently zoned PUD, Planned Unit Development and C-2, General Commercial. The current Future Land Use Plan is designated as Mixed-Use. Adjacent zonings are PUD to the north, A-1, Agricultural to the east and west, and R-1, Single Family Residential to the south. Surrounding Land Use Plans are Medium Density Residential to the west, Low Density Residential to the south, General Commercial to the northeast, east, and west, and Residential Estate to the east.
- According to the applicant's narrative, they are proposing to construct a multi-family development similar to developments west of this location at Been Road and SW 14<sup>th</sup> Street.
- The property fronts Highway 102, a Major Arterial per the Master Street Plan.

## **3. United Industries Temporary Storage Area**

## **Conditional Use\***

### **Temporary Use**

SE 5<sup>th</sup> Street ([CU20-0018](#))

- Currently zoned I-2, Heavy Industrial. Long-term temporary uses require a Conditional Use Permit regardless of their zoning district.
- According to the applicant's narrative, they intend to construct an approximate 1 acre temporary gravel material storage area for outside storage of bulk materials.
- The site would be accessed from a gravel drive that would connect to their existing hard surface materials storage yard on the south end of their facility.
- There are no actual parking spaces nor site lighting proposed with the temporary use.
- The hours of operation will be on an as needed basis during the facilities normal business hours.
- Staff recommends the use be allowed for a period of 1 year, at which time the need for the temporary use shall be reassessed.

## **4. Wedekind Properties, LLC**

## **Waiver**

### **Sidewalk Waiver**

715 NW 8<sup>th</sup> Street ([WAV20-0008](#))

- Currently zoned R-1, Single Family Residential
- According to the applicant's narrative, they are requesting a waiver from building the sidewalk along Bella Vista Road. They state that there are no sidewalks on the west side of Bella Vista Road and there are few unimproved lots on this side that would be required to add a sidewalk in the future.
- There is sidewalk immediately adjacent on the east side of Bella Vista Road. It is important to note that NW 8<sup>th</sup> Street connects to Walton Boulevard. In addition, the property's location lies within our downtown boundary, where sidewalk connectivity is essential.

- 5. Lots 5 & 6, Northwest Prairie Addition** **Lot Split**  
1701 NW F Street ([LS20-0026](#))
- Currently zoned A-1, Agricultural. This property is the location of the previous Osage Park Large Scale Developments.
  - A lot split of Lots 3 & 4 of Northwest Prairie Addition, creating new Lots 5 (+/-55.19 acres), 6 (+/- 8.61 acres), & 7 (+/- .36 acres).
  - The plat dedicates additional utility easements of varying sizes and widths.
  - Adequate right-of-way currently exists along SW I Street and SW 14<sup>th</sup> Street.
- 6. Lot 11, Block 2 of Pritchard's Addition** **Property Line Adjustment**  
703 NW 6<sup>th</sup> Street ([PLA20-0025](#))
- Currently zoned R-1, Single Family Residential
  - A property line adjustment of part of Lots 1 & 2, Block 2 of Pritchard's Addition, creating new Lot 11 (+/- 0.26 acres)
  - The plat dedicates a 10-foot utility easement along NW 6<sup>th</sup> Street.
  - Planning Commission approved a right-of-way waiver on April 21, 2020.
- 7. Lot 11, Block 4, Young's Addition** **Property Line Adjustment**  
802 SE 3<sup>rd</sup> Street ([PLA20-0029](#))
- Currently zoned DN-4, Downtown Mixed-Use Residential. The Future Land Use Plan currently depicts the property as Low-Density Residential.
  - A Property Line Adjustment of Lots 5, 7, 8, 9, and 10, Block 4, of Young's Addition, creating new Lot 11, Block 4 (+/- 1.24 acres).
  - The plat dedicates additional right-of-way along SE 3<sup>rd</sup> Street to meet the requirements of the Master Street Plan, which designates the roadway as a Collector.
- 8. Rolling Acres Phase III** **Final Plat**  
4307 SW Wheatgrass Boulevard ([FP20-0002](#))
- Zoned R-1, Single-Family Residential. The Future Land Use Plan lists this property as Low-Density Residential.
  - Final Plat creating Rolling Acres Phase 3 Subdivision, a 9 lot, single-family subdivision. Lot 9 is reserved for future phases.
  - All non-bondable items and guarantees of improvement must be complete and a final inspection performed and approved prior to PC Approval.

## **9. Oz Village**

## **Large Scale Development**

806 NW A Street ([LSD20-0029](#))

- Currently zoned PRD, Planned Residential Development, which was approved by Planning Commission on February 4, 2020
- A large scale development proposing 11 individual single-family homes on approximately 1.36 acres.
- Each unit has a two-car garage to accommodate parking for the residences.
- Building materials used are predominantly a cementitious board siding with additional stone or brick masonry that will serve as architectural detailing and accents.
- Adequate landscaping, outdoor seating areas, and common open space is being provided.

## **10. Providence Village Phase III**

## **Preliminary Plat**

SW Nomad Road ([PP20-0002](#))

- Currently zoned R-1, Single Family Residential with a Future Land Use Plan of Agriculture.
- A preliminary plat proposing the development of a 71-lot subdivision to be known as Providence Village Phase III.
- Adequate landscaping is being provided with this development.
- There is one waiver requested:
  - Section 5.1.2 of the Bentonville Drainage Manual which required on-site detention. The applicant requests on-site detention be waived. According to the applicant's letter, a detention pond was designed and constructed during Phase I. The pond was then filled when Phase II was constructed to meet the City's pre/post-developed flow requirements. This proposal assumed the whole property being developed, including this Phase III that was submitted.

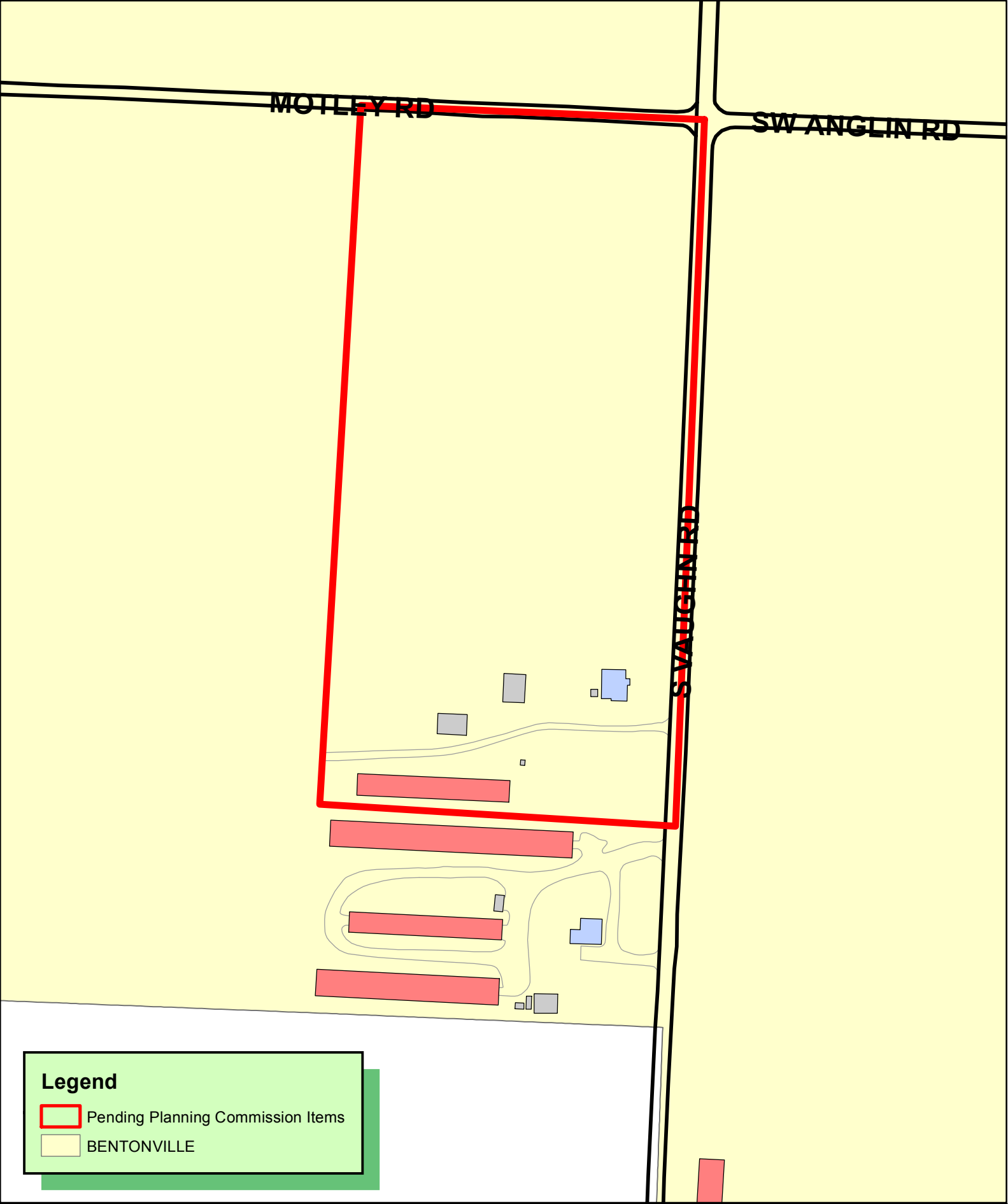
## **11. Walmart Campus Infrastructure**

## **Preliminary Plat**

301 SE J Street ([PP20-0003](#))

- Currently zoned I-2, Heavy Industrial, C-2, General Commercial, and R-3, High-Density Residential.
- A Preliminary Plat for the construction of infrastructure associated with the future Walmart Campus project.
- The Preliminary Plat creates Lots 1-4 of the Walmart Campus and dedicates a multitude of utility and drainage easements.
- The applicant's streetscape plan depicts the roadways interior to the campus as the following:
  - SE 5<sup>th</sup> Street: Private (To be Vacated)
  - SE 8<sup>th</sup> Street: Public
  - SE 10<sup>th</sup> Street: Private (To be Vacated)
  - SE P Street: Private (To be Vacated)
  - SE Martin Luther King Junior Parkway: Public
- Additional intersection improvements are depicted along SE J Street, Moberly Lane, and E Central Avenue when intersecting with interior campus roadways.
- The plans depict a variety of forms of street frontage landscaping and trail and sidewalk sections above and beyond the requirements of the Land Development Code.





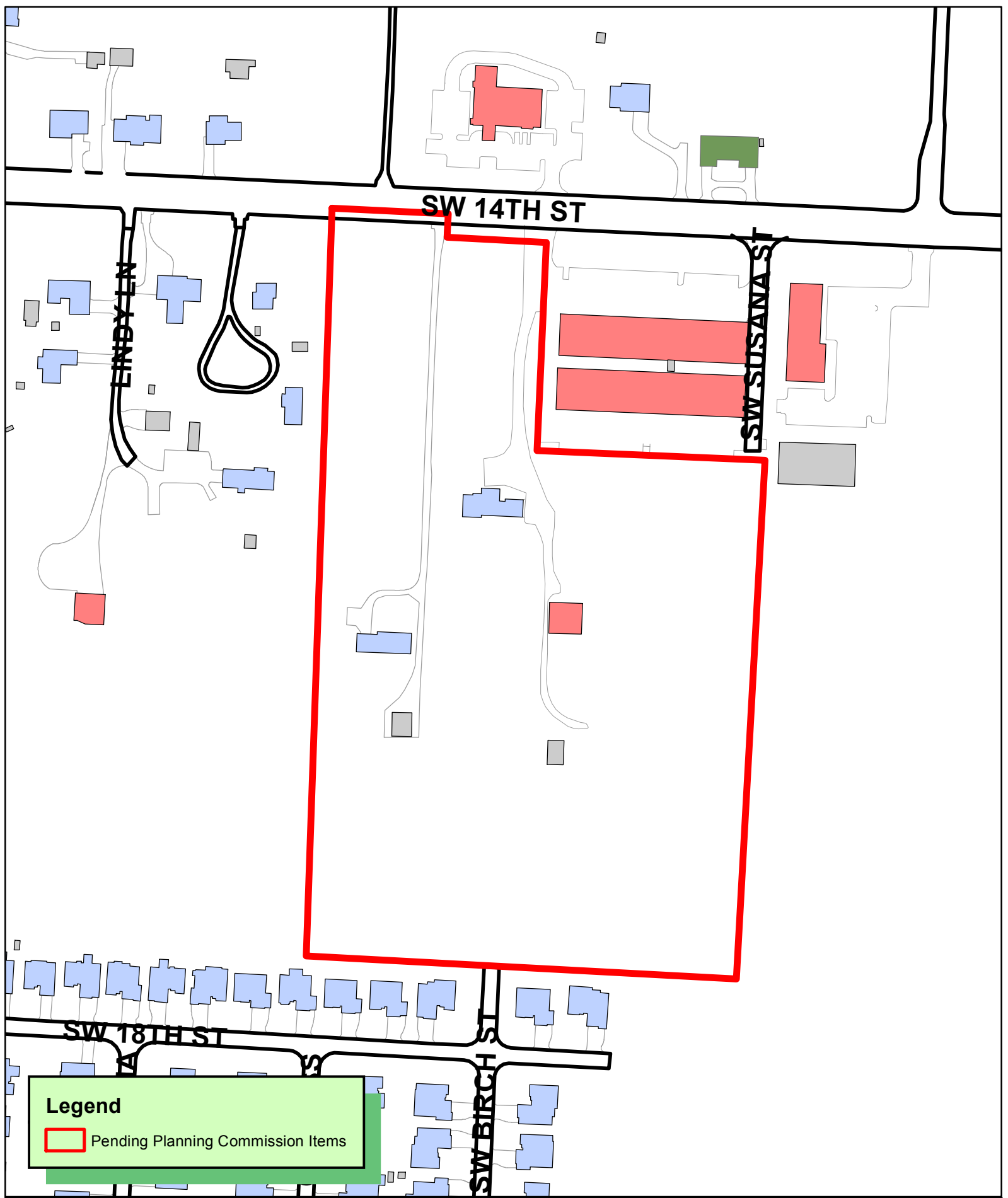
1 inch = 200 feet

**RZ20-0017**  
**REZONING A-1 TO C-2**  
**HIGHLAND, LLC**  
**EAST PART OF PARCEL 01-08199-075**



### Singh Tracts 1 & 2

- The property currently labeled as Singh Tracts 1 & 2 is currently zoned A1. We are proposing to rezone Tract 2 for the possibility of retail and office space for future development. Tract 1 will remain zoned as A1.
- The traffic impact would be light due to the limited number of buildings proposed.
- The structure would meet the required façade as per the planning requirements.
- The applicant would like to have a pole sign with the allowed requirements.
- According to the Benton County GIS, there is an existing 12-foot water line on the West side of Vaughn Road running North and South along the East property line of Tract 2. No public sewer is available; a septic system will need to be installed.



SW 14TH ST

LINDY LN

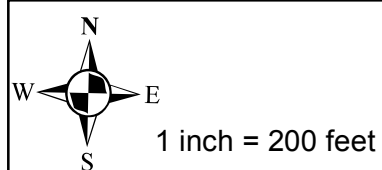
SW SUSANA ST

SW 18TH ST

SW BIRCH ST

**Legend**

 Pending Planning Commission Items



**GPA20-0002**  
**GENERAL PLAN AMENDMENT MU TO HDR**  
**G&I PROPERTIES**





# MORRISON SHIPLEY

April 27, 2020

Planning Commission  
City of Bentonville  
305 SW A Street  
Bentonville, AR 72758

**Re: Parcel # 01-00819-000; 18-08641-000; 01-00818-002  
01-00818-005; 01-18370-000  
SW 14<sup>th</sup> Street (Hwy 102)  
General Plan Amendment Request**

Planning Commission,

Please find below the responses to each of the questions asked of for the request of General Plan Amendment.

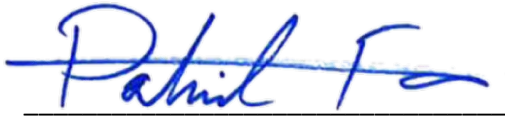
- Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since its adoption, has land use in the area changed?  
[The current owner of the 17 acres of property would like to build a multi-family development similar to developments west of this location at Been Rd and SW 14<sup>th</sup> Street.](#)
- How will this change impact the land use and character of the property in question and surrounding areas?  
[The proposed land use is more dense, but justified with direct access to Hwy 102. The developer is aware of the surrounding residential properties and layout design will proceed with care and be sensitive to those properties. Separation requirements will be met as well as required screening.](#)
- How is the property more suitable for the proposed land use designation than for the current land use classification presented on the Future Land Use Map?  
[The property is currently zoned C-2 and although it could develop as C-2, the property owner would like to pursue the construction of a multi-family development.](#)
- Would the uses permitted by the proposed change be detrimental in any way to the surrounding property?  
[Since there is direct access to Hwy 102 the project would not negatively impact surrounding properties.](#)

- What are the alternative courses of action if the proposed land use change is not approved? [Re-strategize the development of the property or sale.](#)
- What are your plans for the property if the proposed land use change is approved? [Rezone the property to R-4 to accommodate a multi-family development.](#)
- What alternatives other than changing the land use designation have been discussed? [None, the property owner would like to present multi-family residential to the Planning Commission in steps to rezone the property to R-4.](#)
- Is there any other additional information that is pertinent to support this request? [The property owner is aware of the residential properties surrounding properties. The plan as it is now is to provide buffer/separation between the single-family homes and provide the required screening. We assume connectivity to the neighbor hood to the south will be required, but we are anticipating to minimize any impact to the surrounding neighbors and shooting to have a nice multi-family development with Hwy 102 frontage.](#)

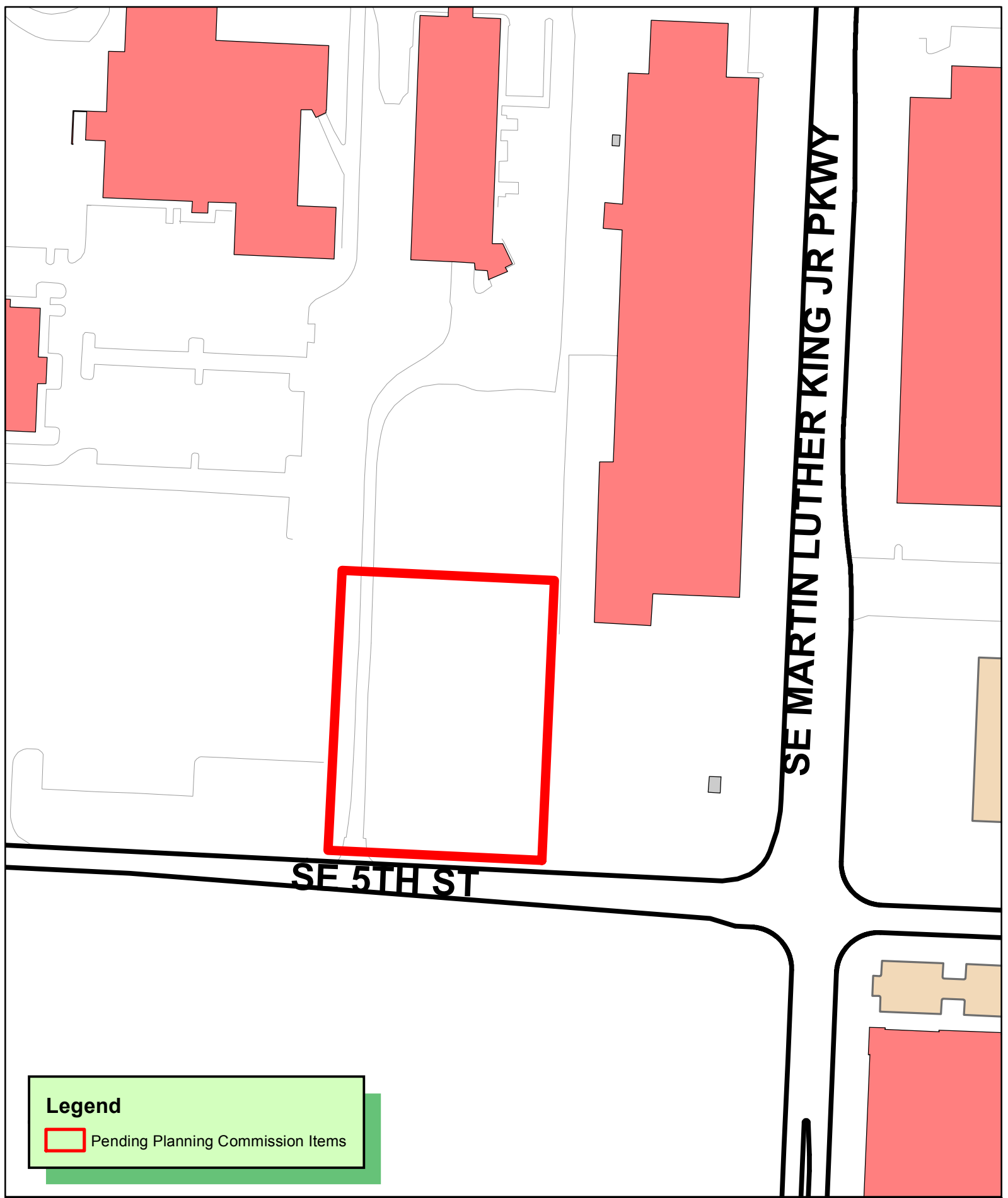
If you should have any questions, please feel free to contact me at (479) 273-2209

Sincerely,

Morrison-Shipley Engineers, Inc.

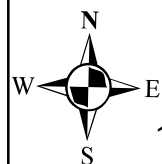


Patrick Foy  
Project Manager



**Legend**

 Pending Planning Commission Items



1 inch = 150 feet

**CU20-0018**  
**CONDITIONAL USE**  
**UNITED INDUSTRIES TEMPORARY STORAGE AREA**  
**1703 SE 5TH ST**





April 27, 2020

Planning Commission  
City of Bentonville  
305 SW A St  
Bentonville, AR 72712

**RE:     *United Industries***  
***Proposed Material Storage Lot***

To whom it may concern,

Morrison-Shipley Engineers, on behalf of United Industries, is respectfully requesting the City of Bentonville's approval a conditional use permit for Parcel 01-08426-000 in Bentonville. The proposed use is a gravel material storage lot for use by United Industries to store product. The lot is proposed to be approximately 1 acre in size and will be accessed by a gravel drive from United Industries current storage lot to the east. Due to the intended use being for storage purposes only, there are no parking or lighting needs at this time. The hours of operation will be on an as needed basis for operation by United Industries. Please see the attached site plan for location of the proposed site.

Please let me know if you have any questions or concerns.

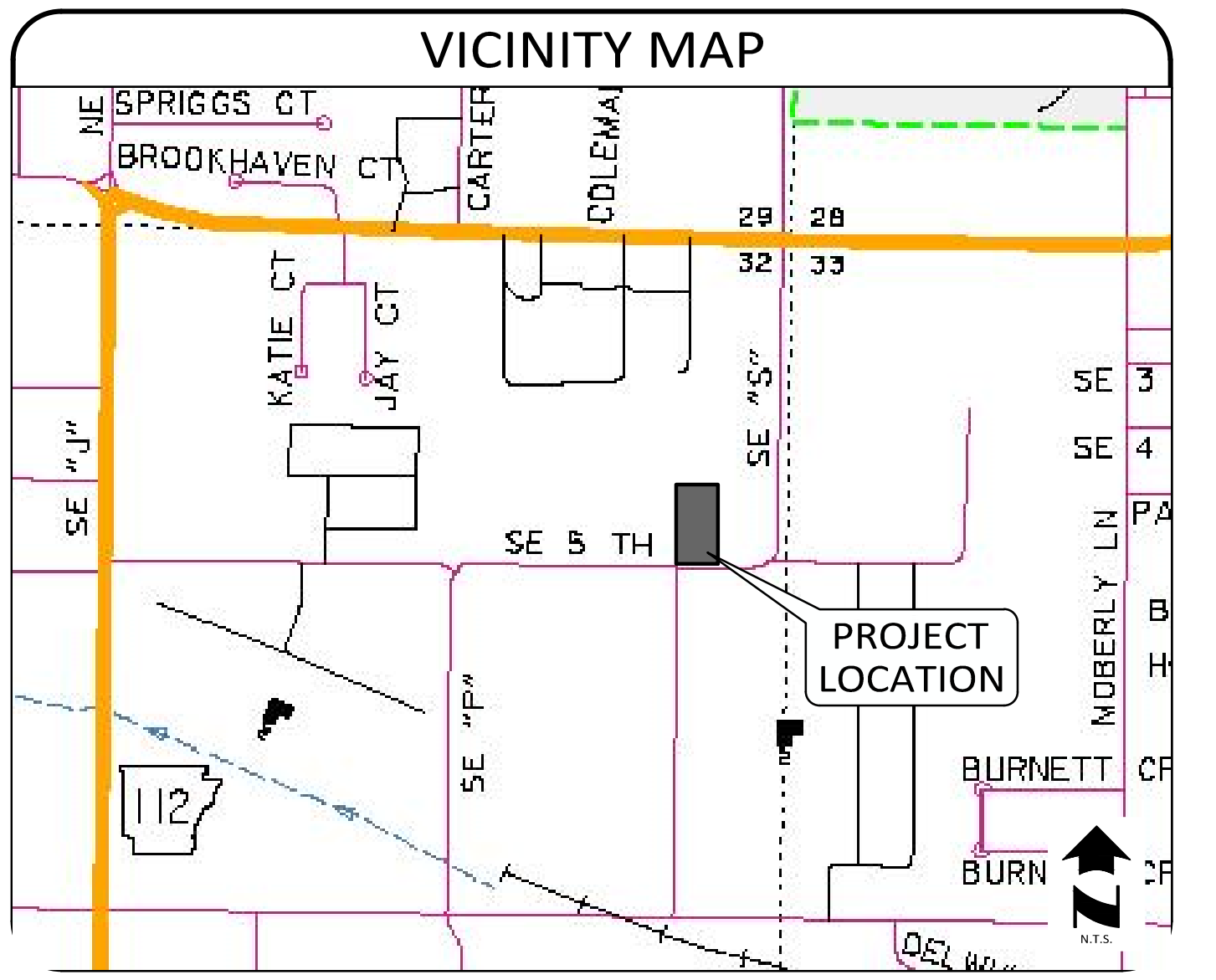
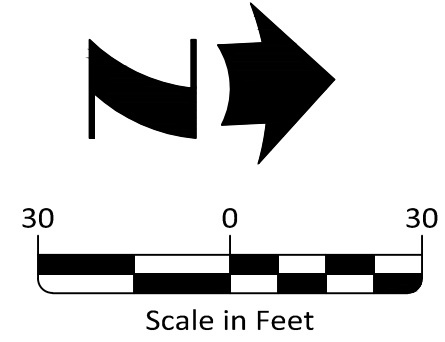
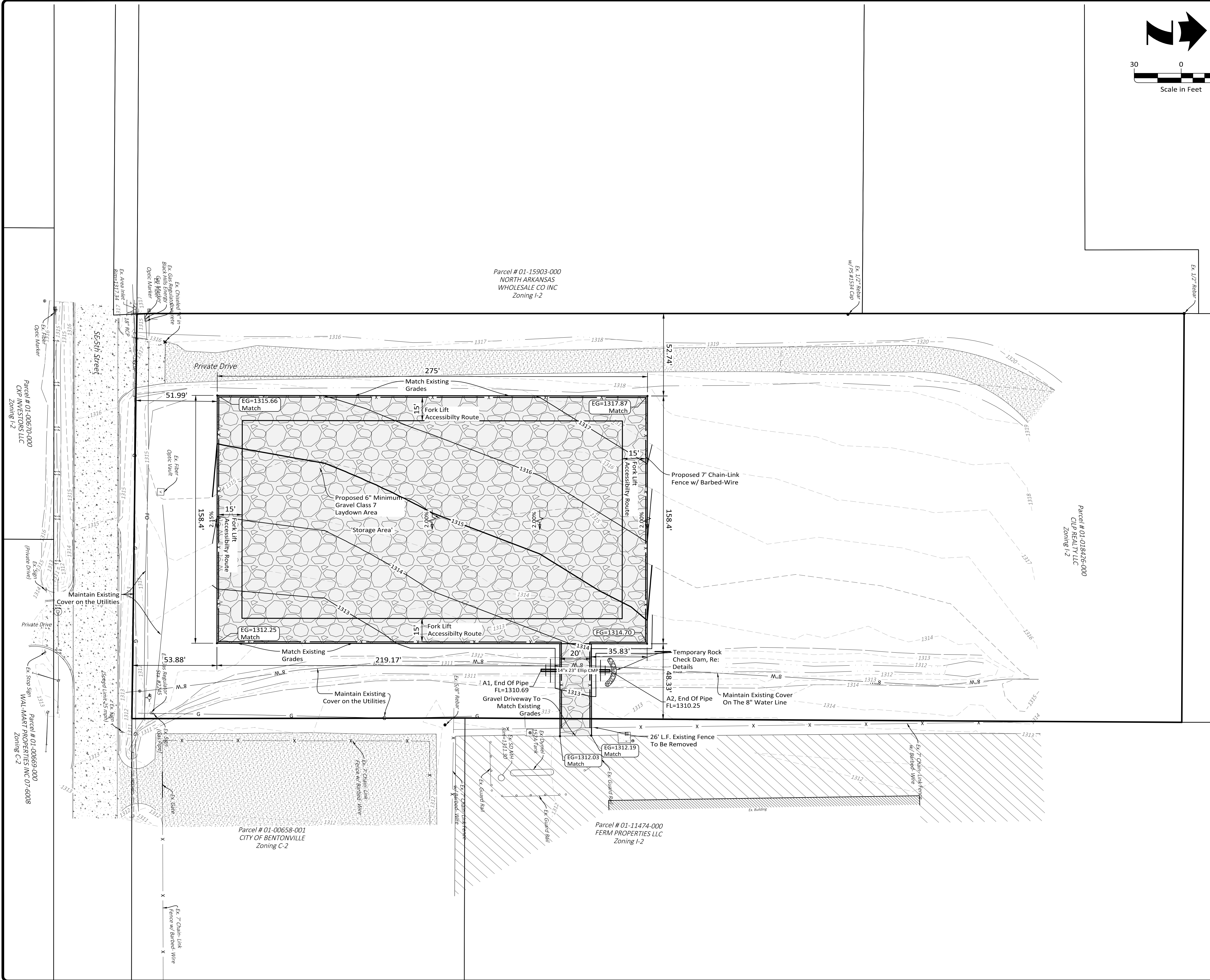
Sincerely,

***Morrison-Shipley Engineers, Inc.***

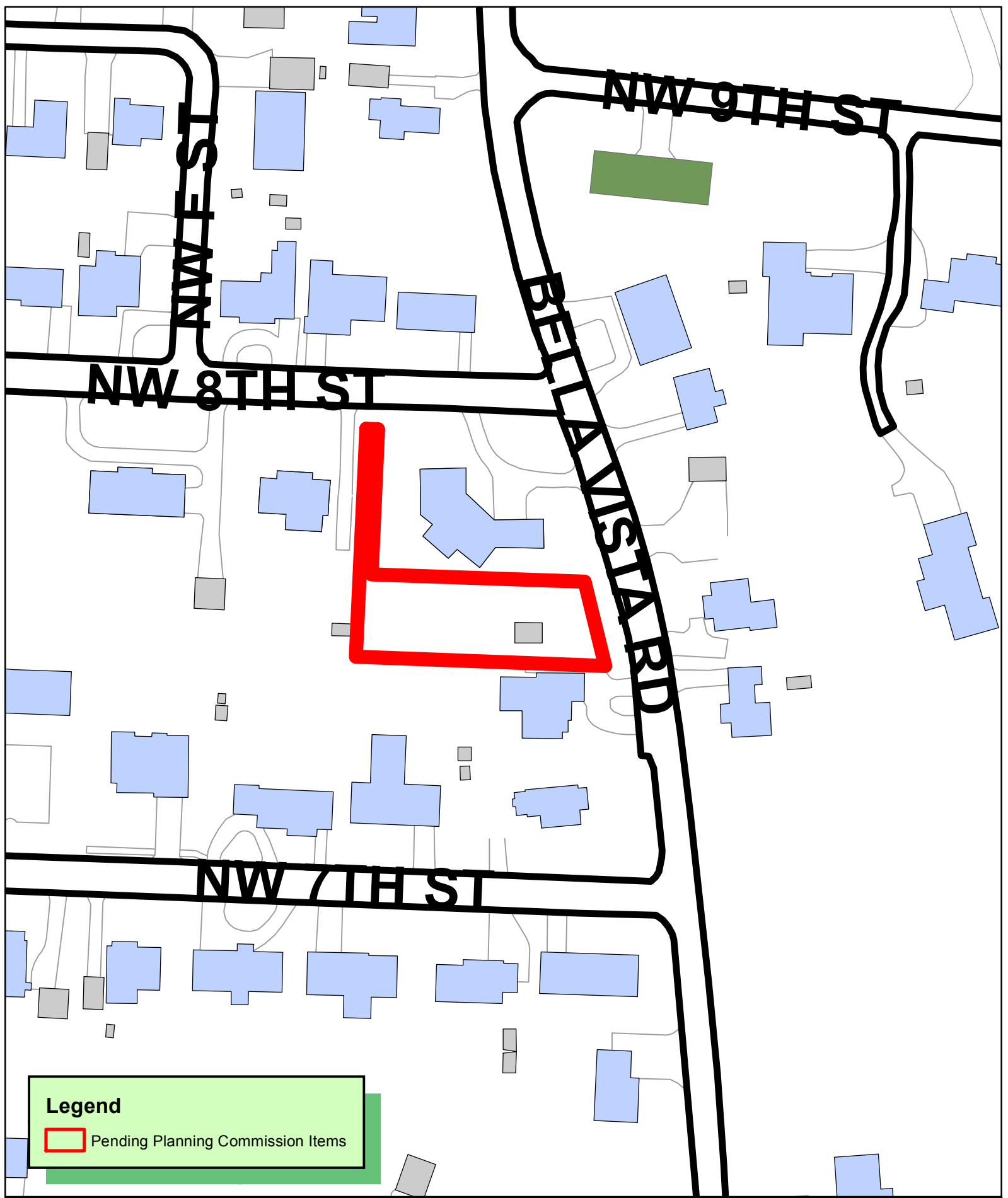
A handwritten signature in blue ink, appearing to read 'Patrick Foy', is written over a horizontal line.

Patrick Foy, P.E.  
Project Manager



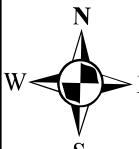






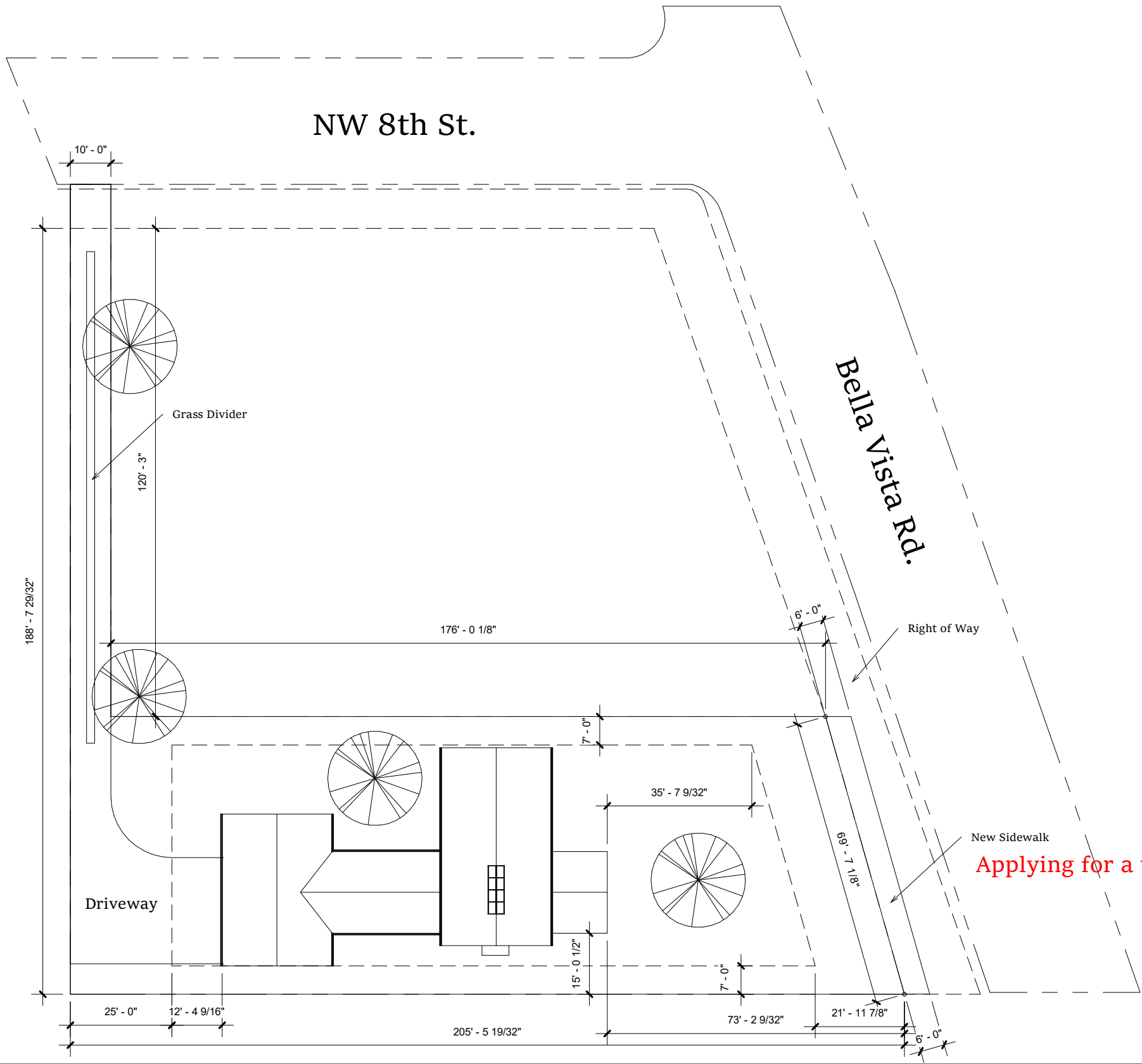
**Legend**

 Pending Planning Commission Items

  
1 inch = 100 feet

**WAV20-0008**  
**SIDEWALK WAIVER**  
**LOESCHE SUBDIVISION LOT 9**  
**715 NW 8TH ST**





1 Site  
1" = 30'-0"

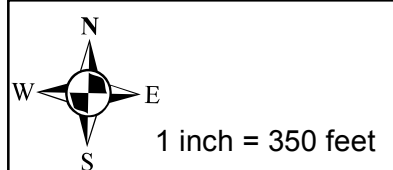
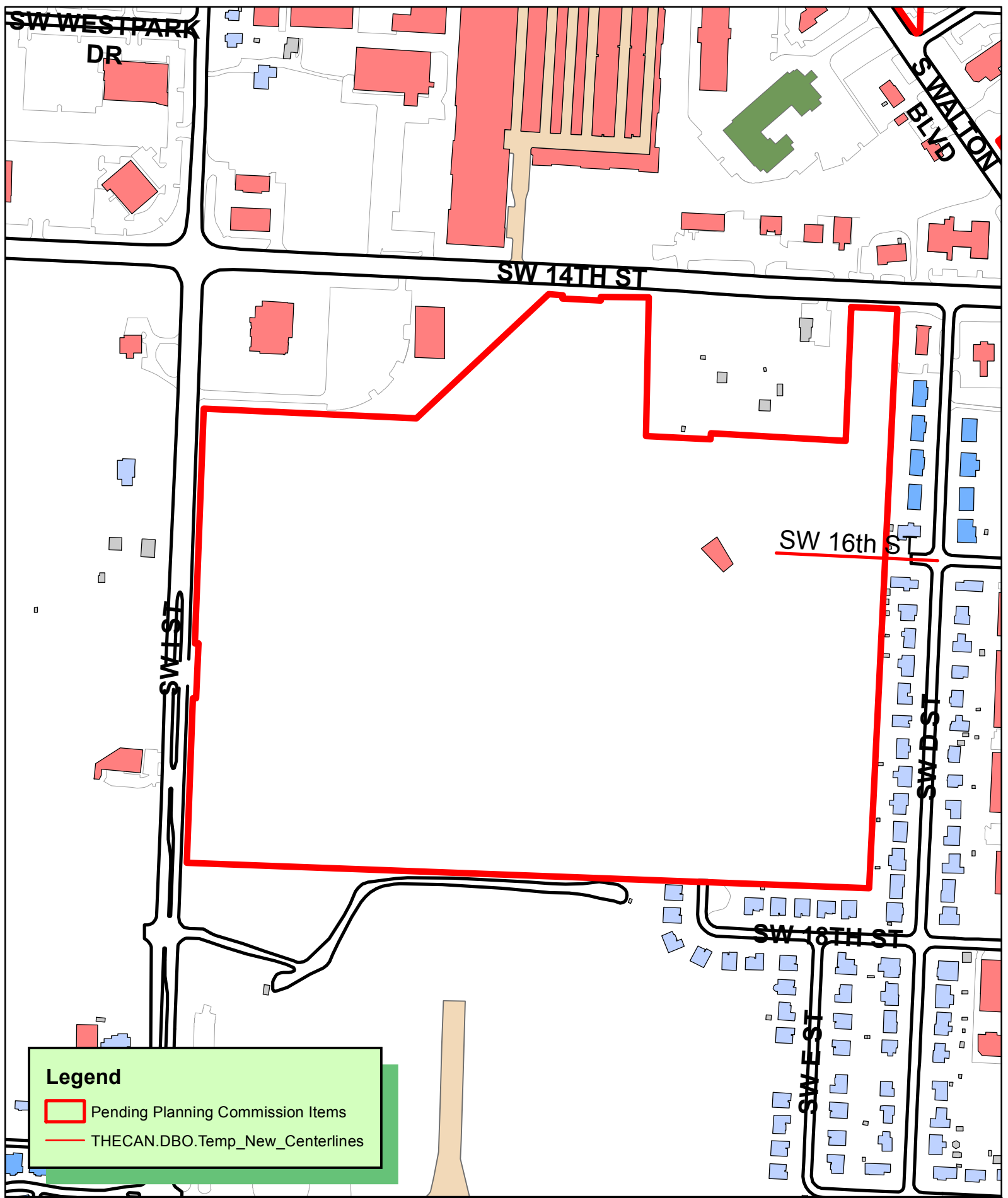
WEDEKIND  
PROPERTIES  
DESIGN - BUILD

715 NW 8th St.  
New Construction

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

## Site Plan

|                |                |                   |
|----------------|----------------|-------------------|
| Project number | Project Number | A106              |
| Date           | Issue Date     |                   |
| Drawn by       | Author         |                   |
| Checked by     | Checker        | Scale 1" = 30'-0" |

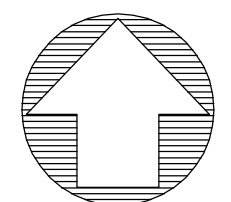
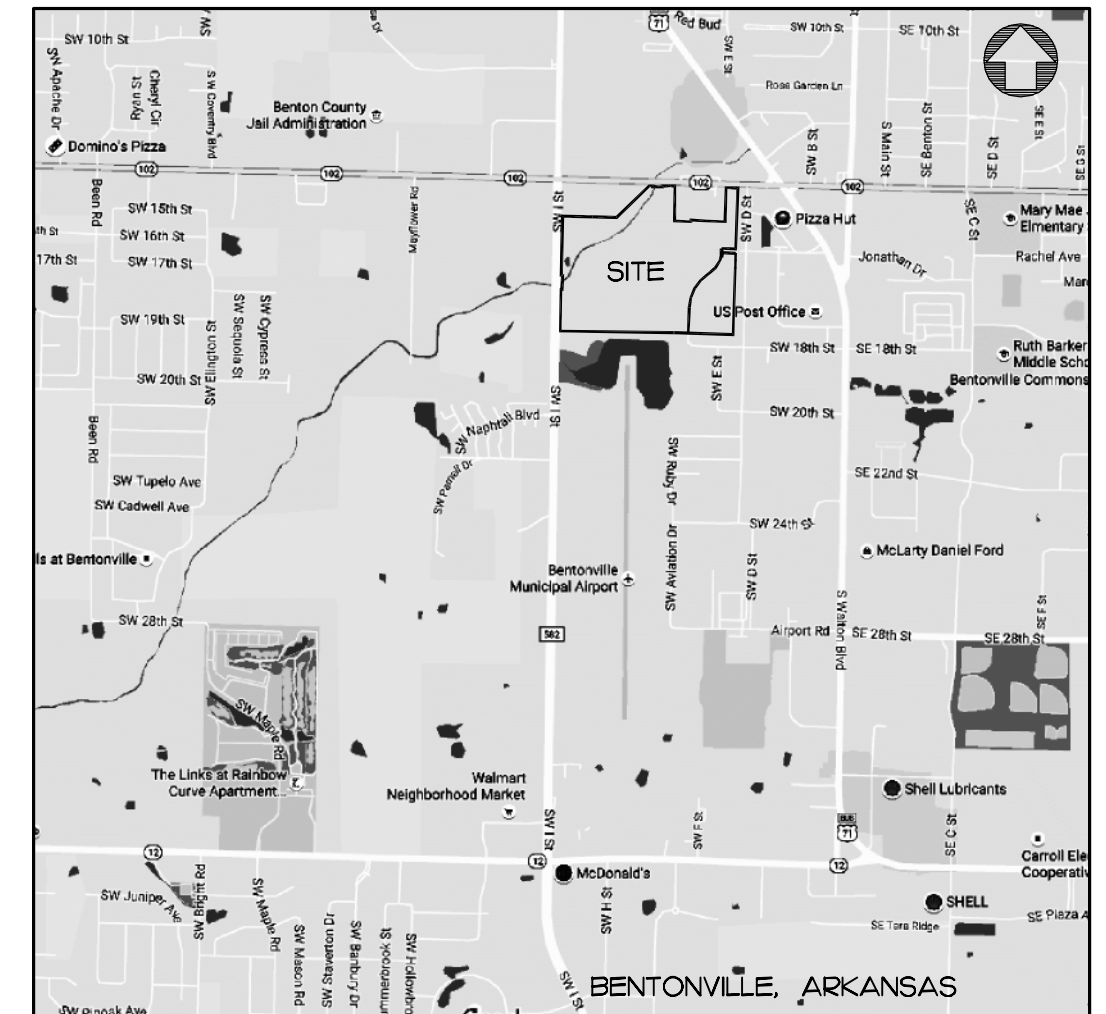
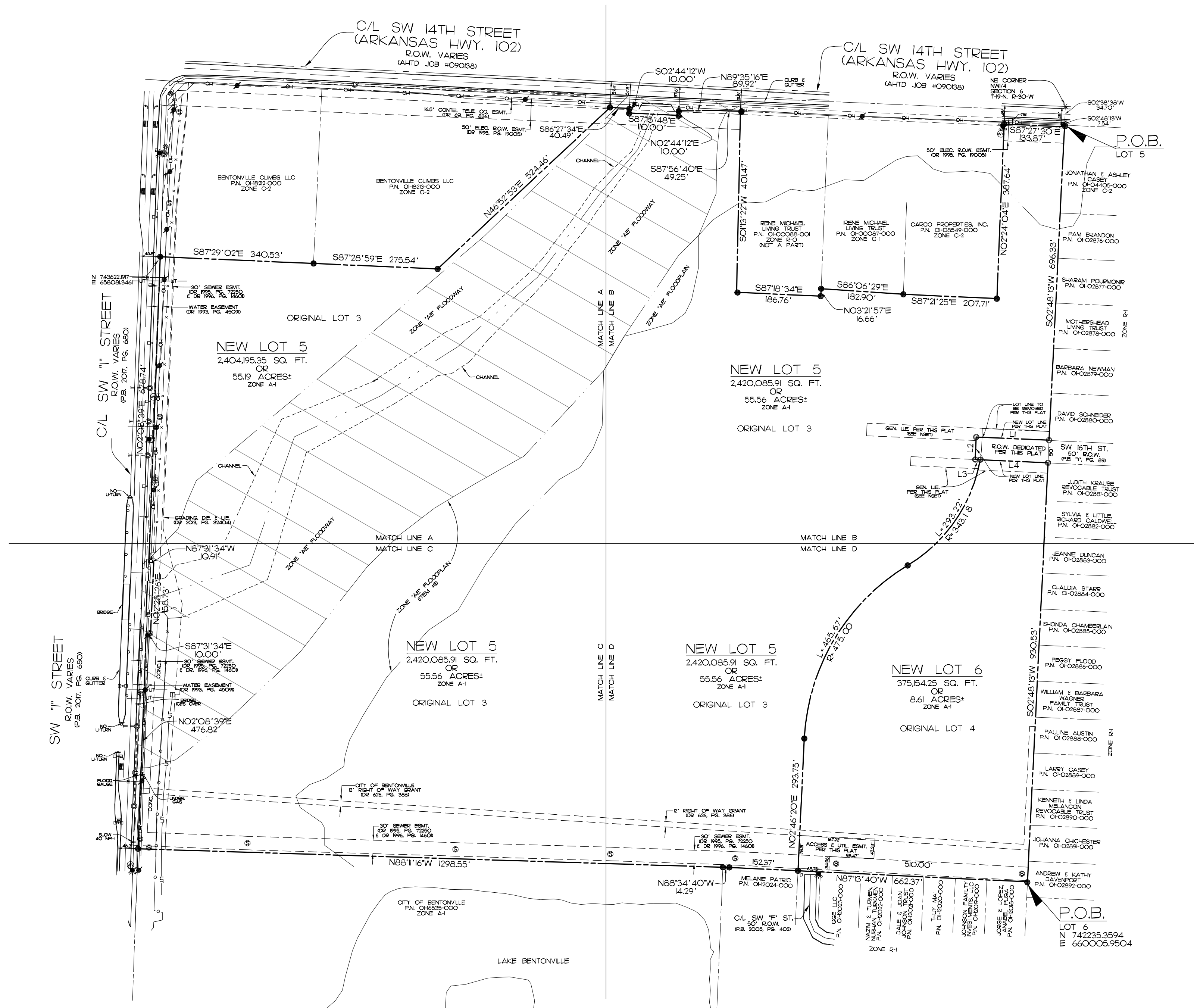


**LS20-0026**  
**LOT SPLIT**  
**NORTHWEST PRAIRIE ADDITION**  
**LOTS 3 & 4 CREATING LOTS 5, 6 & 7**



# LOTS 5, 6, & 7

## NORTHWEST PRAIRIE ADDITION

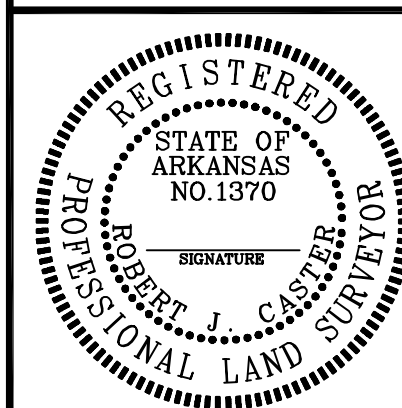
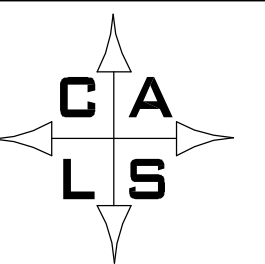


N.T.S.

BENTONVILLE PROJECT #LS-20-0026

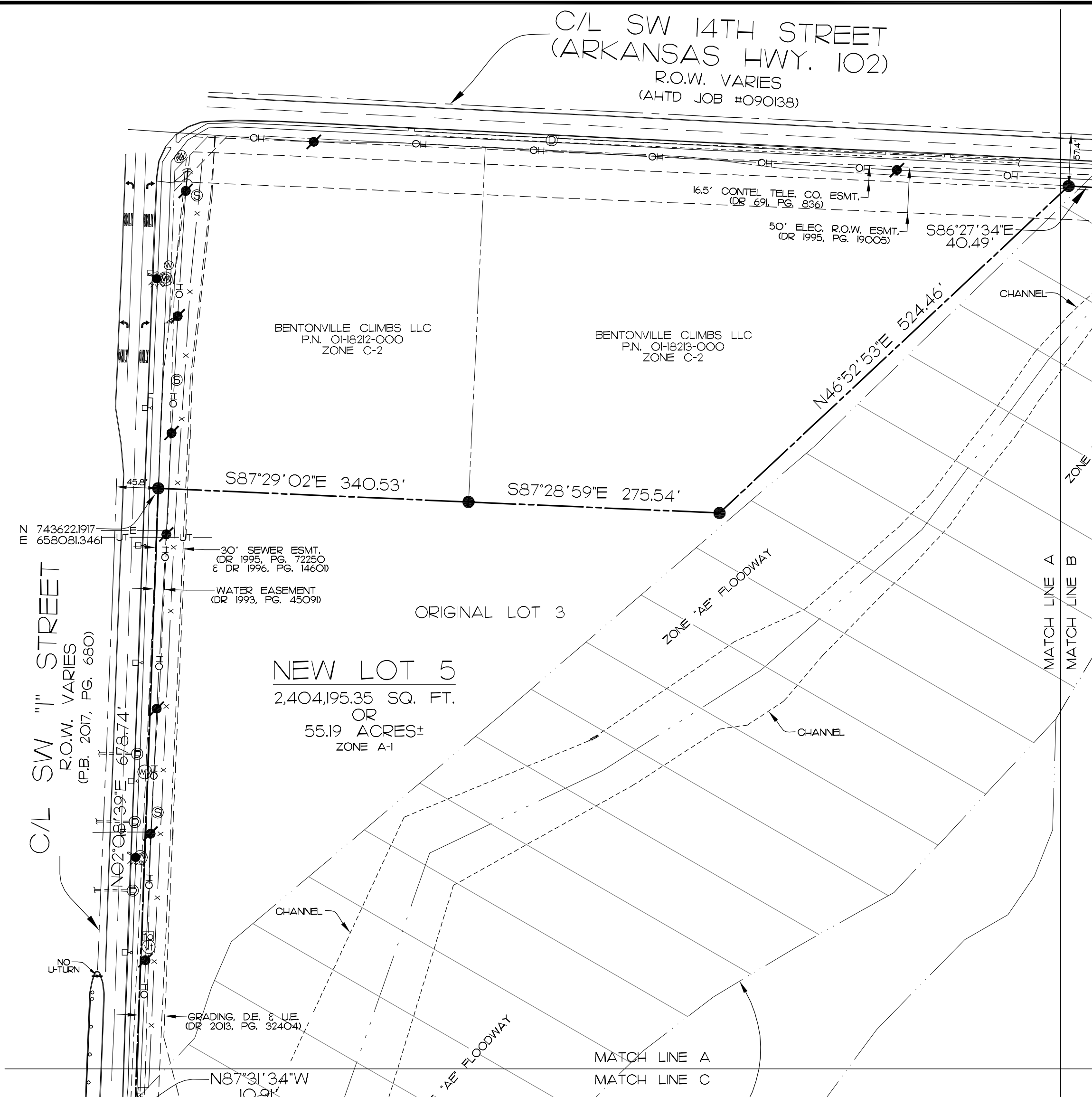
CASTER & ASSOCIATES  
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



|                                                                                     |                  |                  |                |
|-------------------------------------------------------------------------------------|------------------|------------------|----------------|
| SCALE: 1" = 100'                                                                    |                  | DATE: 5-18-20    |                |
| LOT SPLIT OF<br>LOTS 3 AND 4<br>CREATING LOTS 5 AND 6<br>NORTHWEST PRAIRIE ADDITION |                  |                  |                |
| BENTONVILLE, BENTON COUNTY,<br>ARKANSAS                                             |                  |                  |                |
| JOB #<br>20-074                                                                     | DRAWN BY:<br>ASD | CHK'D BY:<br>RJC | PAGE<br>1 OF 5 |





NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVER-HEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
12. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

PARENT TRACT DESCRIPTION:

LOT 3 AND LOT 4 OF NORTHWEST PRAIRIE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGES 680-684, AND BEING MORE PARTICULARLY DESCRIBED AS:

LOT 5 DESCRIPTION:

PART OF LOT 3, AND PART OF LOT 4 OF NORTHWEST PRAIRIE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGES 680-684, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S02°48'13"W 696.33 FEET, THENCE N87°27'27"W 161.87 FEET, THENCE S02°32'33"W 50.00 FEET, THENCE S87°27'27"E 110 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 343.18 FEET, AN ARC LENGTH OF 293.22 FEET, A CENTRAL ANGLE OF 48°57'18", AND A CHORD BEARING AND DISTANCE OF S34°27'54"W 284.39 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 465.67 FEET, A CENTRAL ANGLE OF 56°10'13", AND A CHORD BEARING AND DISTANCE OF S30°51'27"W 447.24 FEET, THENCE S02°46'20"W 293.75 FEET, THENCE S71°3'40"W 152.37 FEET, THENCE N68°34'40"W 14.29 FEET, THENCE N81°11'W 1298.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 1<sup>ST</sup> STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N02°08'39"E 476.82 FEET, THENCE S87°31'34"E 10.00 FEET, THENCE N02°28'26"E 158.73 FEET, THENCE N87°31'34"W 10.91 FEET, THENCE N02°08'39"E 678.74 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°29'02"E 340.53 FEET, THENCE S87°28'59"E 275.54 FEET, THENCE N46°52'53"E 524.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW 14TH STREET (ARKANSAS HWY. 102), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S86°27'34"E 40.49 FEET, THENCE S02°44'12"W 10.00 FEET, THENCE S87°15'48"E 110.00 FEET, THENCE N02°44'12"E 10.00 FEET, THENCE N89°35'16"E 89.92 FEET, THENCE S87°56'40"E 49.25 FEET, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S013°22'W 401.47 FEET, THENCE S87°15'34"E 156.76 FEET, THENCE N03°21'57"E 16.66 FEET, THENCE S86°06'29"E 182.90 FEET, THENCE S87°21'25"E 207.71 FEET, THENCE N02°24'04"E 387.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW 14TH STREET (ARKANSAS HWY. 102), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°27'30"E 133.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2,420,085.91 SQUARE FEET OR 55.56 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANT OF RECORD OR FACT.

LOT 6 DESCRIPTION:

PART OF LOT 4 OF NORTHWEST PRAIRIE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGES 680-684, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH-EAST CORNER OF SAID LOT 4, THENCE N87°13'40"W 510.00 FEET, THENCE N02°46'20"E 293.75 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A OF 475.00 FEET, AN ARC LENGTH OF 465.67 FEET, A CENTRAL ANGLE OF 56°10'13", AND A CHORD BEARING AND DISTANCE OF N30°51'27"E 447.24 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 343.18 FEET, AN ARC LENGTH OF 293.22 FEET, A CENTRAL ANGLE OF 48°57'18", AND A CHORD BEARING AND DISTANCE OF N34°27'54"E 284.39 FEET, THENCE S87°27'27"E 150.55 FEET, THENCE S02°48'13"W 930.53 FEET TO THE POINT OF BEGINNING, CONTAINING 375,154.25 SQUARE FEET OR 8.61 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N87°27'27"W | 161.87'  |
| L2         | S02°32'33"W | 50.00'   |
| L3         | S87°27'27"E | 110.0'   |
| L4         | S87°27'27"E | 150.55'  |

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

CERTIFICATE OF SURVEY ACCURACY:

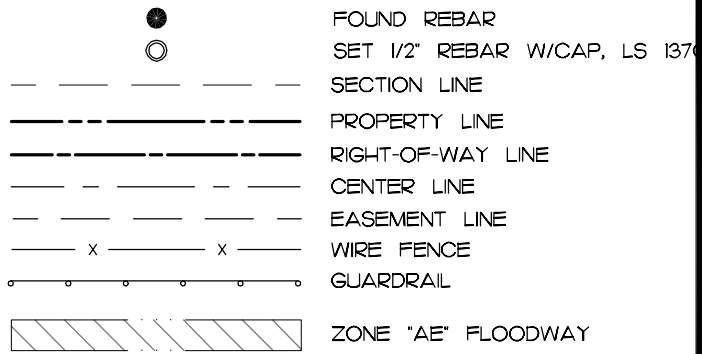
I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND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

DATE OF EXECUTION \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1370  
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049

LEGEND



CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL:

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

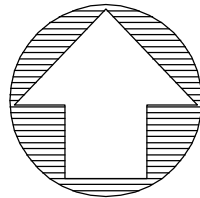
DATE OF EXECUTION: \_\_\_\_\_

SIGNED \_\_\_\_\_  
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: \_\_\_\_\_

SIGNED \_\_\_\_\_  
MAYOR, CITY OF BENTONVILLE

SIGNED \_\_\_\_\_  
CITY CLERK, CITY OF BENTONVILLE



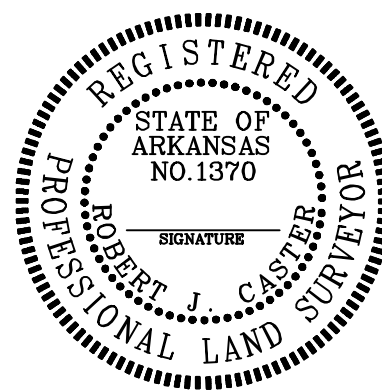
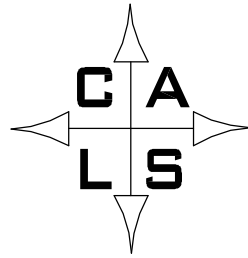
0 100 200

SCALE 1" = 100 FEET

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES  
LAND SURVEYING, INC.

2715 SE 1<sup>ST</sup> Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



SCALE: 1" = 100'

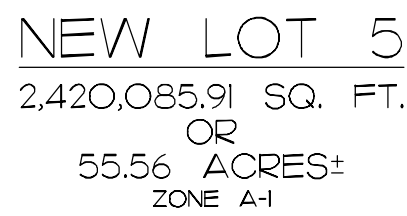
DATE: 5-18-20

LOT SPLIT OF  
LOTS 3 AND 4  
CREATING LOTS 5 AND 6  
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY,  
ARKANSAS

|                 |                  |                    |                |
|-----------------|------------------|--------------------|----------------|
| JOB #<br>20-074 | DRAWN BY:<br>ASD | CHECK'D BY:<br>RJC | PAGE<br>2 OF 5 |
|-----------------|------------------|--------------------|----------------|





-C/L SW 14TH STREET  
(ARKANSAS HWY. 102)

R.O.W. VARIES  
(AHTD JOB #090138)

NE CORNER —  
NWI/4  
SECTION 6  
T-19-N, R-30-W

P.O.B.  
LOT 5

JONATHAN & ASHLEY  
CASEY  
P.N. 01-04405-000

PAM BRANDON  
P.N. 01-02876-000

SHARAM POURMONIR  
P.N. 01-02877-000

MOTHERSHEAD  
LIVING TRUST  
P.N. 01-02878-000

BARBARA NEWMAN  
P.N. 01-02879-000

DAVID SCHNEIDER  
P.N. 01-02880-000

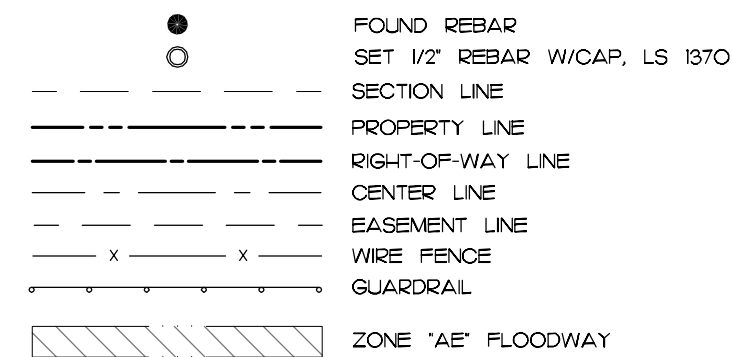
SW 16TH ST.  
50' R.O.W.  
(P.B. "Y", PG. 89)

JUDITH KRAUSE  
REVOCABLE TRUST  
P.N. 01-02881-000

SYLVIA & LITTLE,  
RICHARD CALDWELL  
P.N. 01-02882-000

JEANNIE DUNCAN  
RN, CLC2002

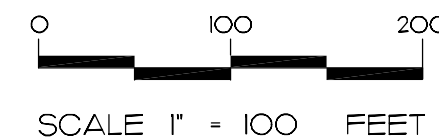
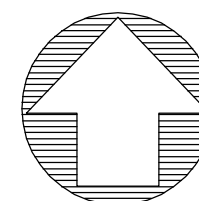
## LEGEND



NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVER-HEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
12. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

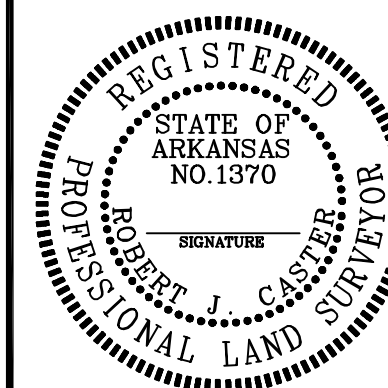
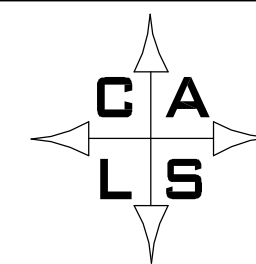
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N87°27'27"W | 161.87'  |
| L2         | S02°32'33"W | 50.00'   |
| L3         | S87°27'27"E | 111.0'   |
| L4         | S87°27'27"E | 150.55'  |



BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES  
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



|                  |               |
|------------------|---------------|
| SCALE: 1" = 100' | DATE: 5-18-20 |
|------------------|---------------|

LOT SPLIT OF  
LOTS 3 AND 4  
CREATING LOTS 5 AND 6  
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY,  
ARKANSAS

|        |           |           |        |
|--------|-----------|-----------|--------|
| JOB #  | DRAWN BY: | CHK'D BY: | PAGE   |
| 20-074 | ASD       | RJC       | 3 OF 5 |

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

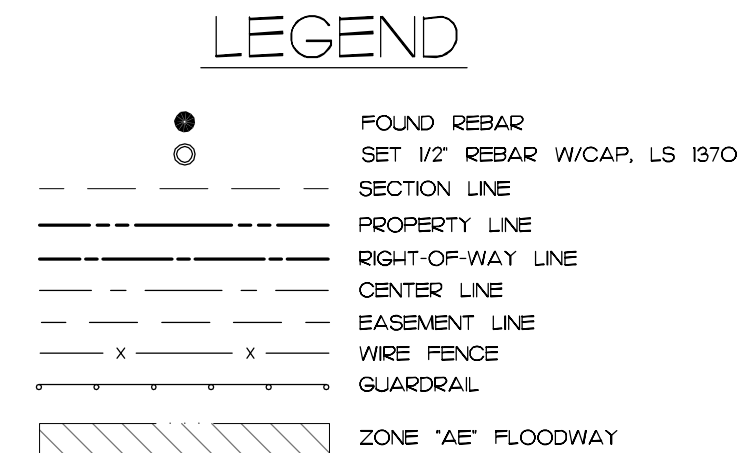
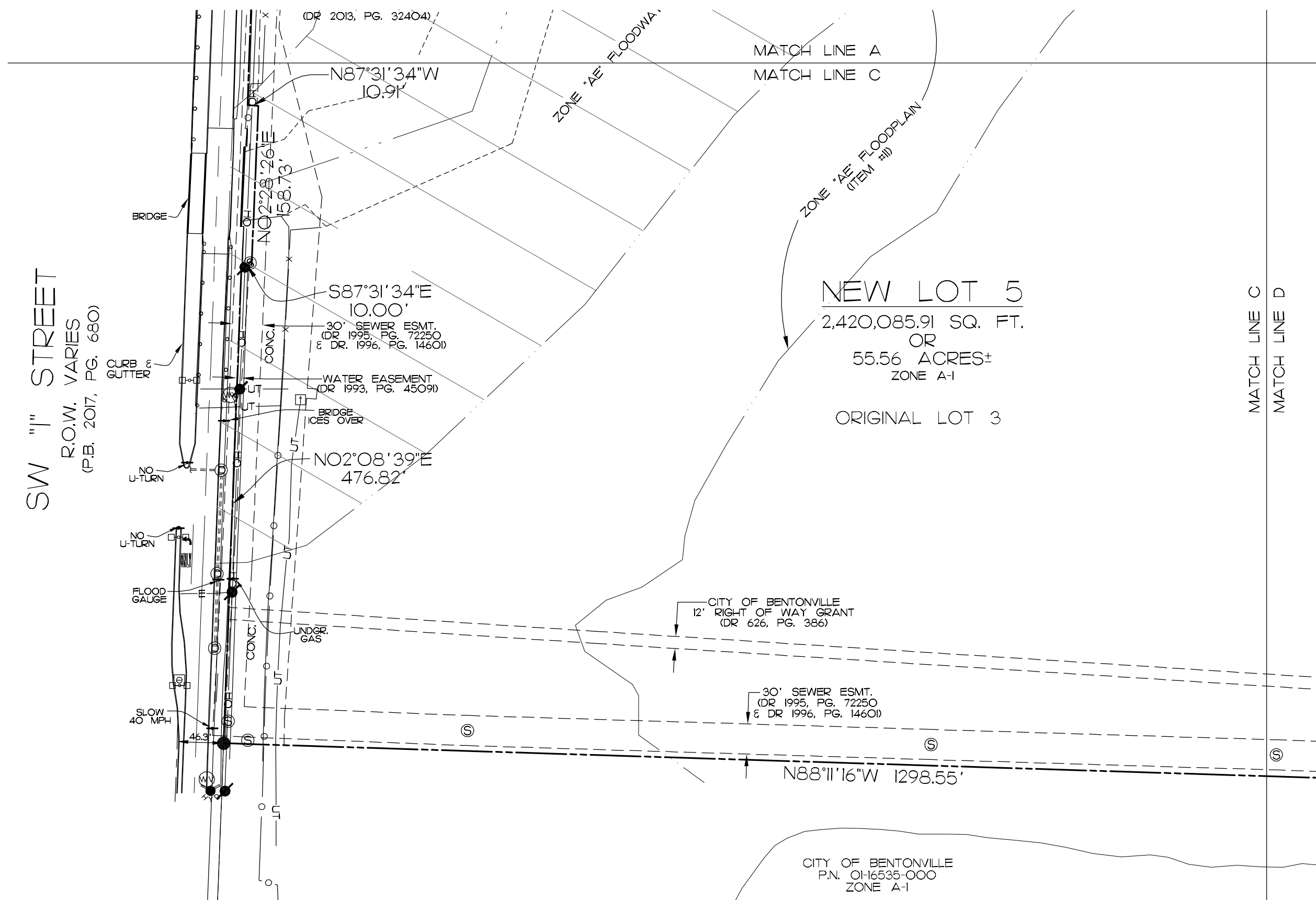
CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1370  
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049



NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
12. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 0500700255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

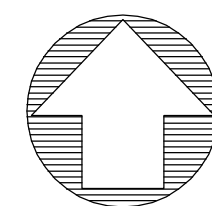
CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1370  
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049

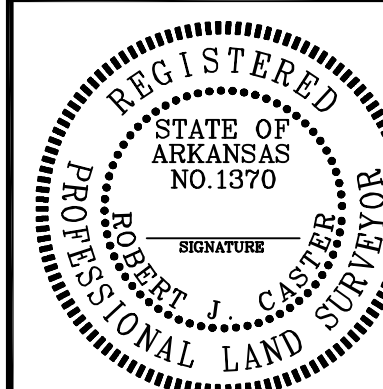
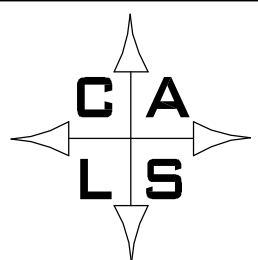


0 100 200  
SCALE 1" = 100 FEET

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES  
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



SCALE: 1" = 100' DATE: 5-18-20

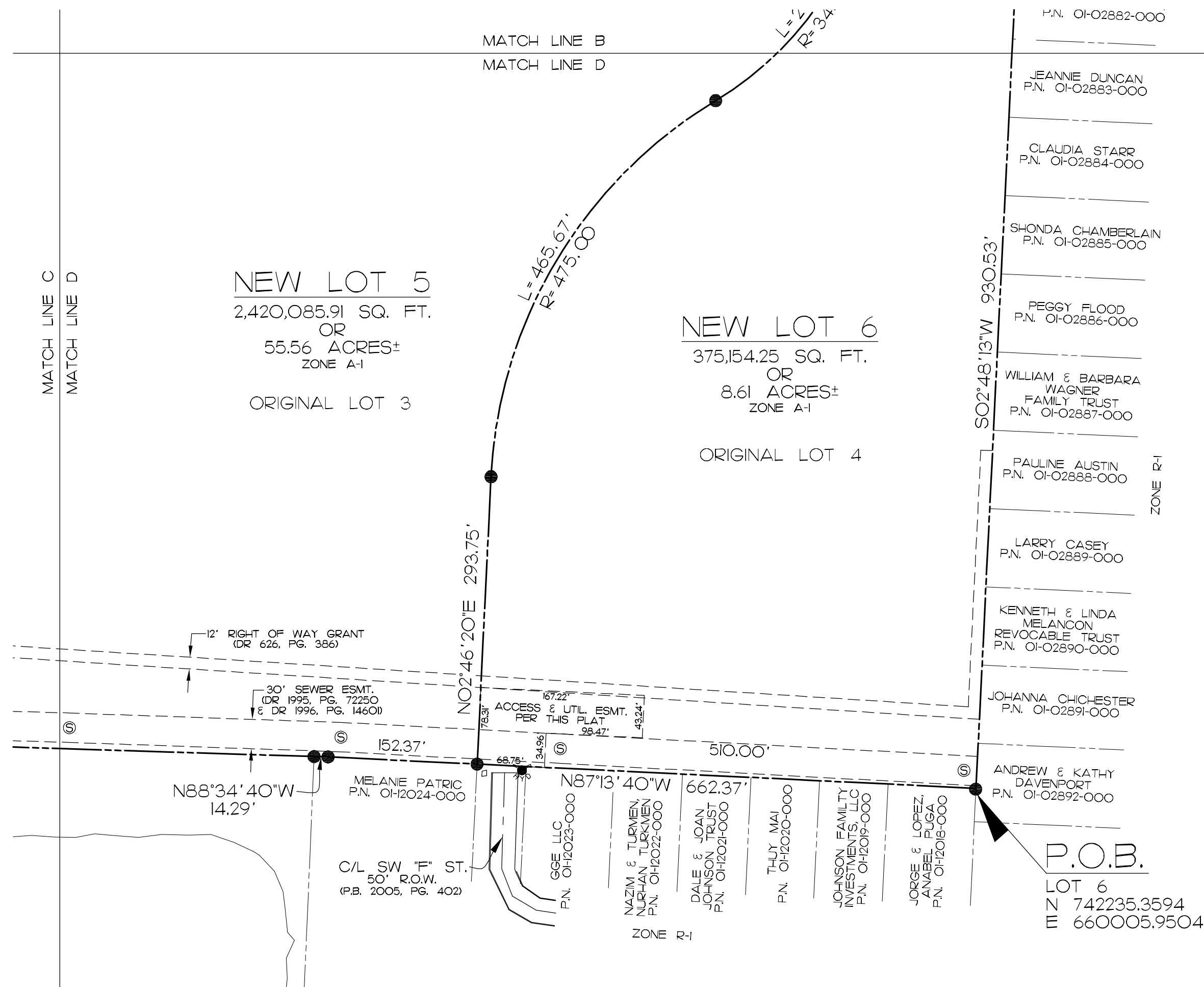
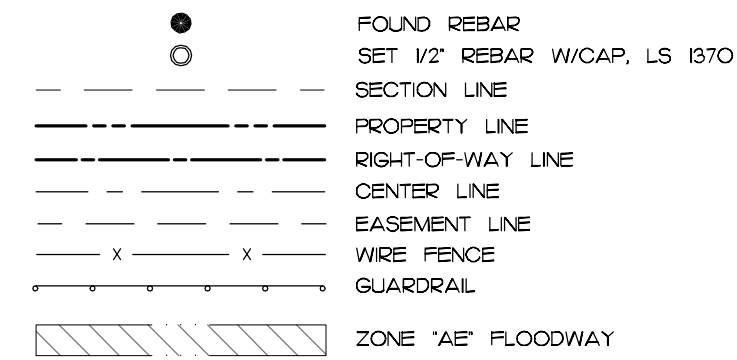
LOT SPLIT OF  
LOTS 3 AND 4  
CREATING LOTS 5 AND 6  
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY,  
ARKANSAS

|                 |                  |                    |                |
|-----------------|------------------|--------------------|----------------|
| JOB #<br>20-074 | DRAWN BY:<br>ASD | CHECK'D BY:<br>RJC | PAGE<br>4 OF 5 |
|-----------------|------------------|--------------------|----------------|



# LEGEND



## NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVER-HEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
12. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

## FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

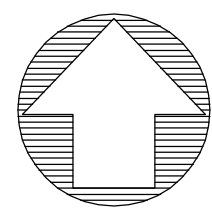
## CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1370  
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049

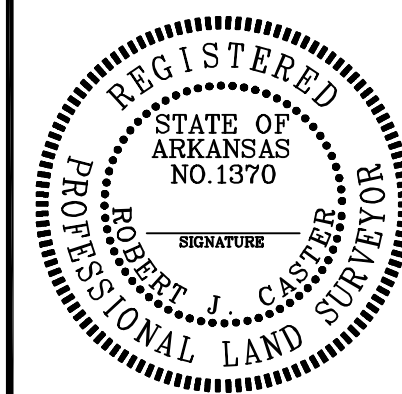
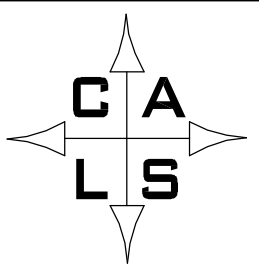


0 100 200  
SCALE 1" = 100 FEET

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES  
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



SCALE: 1" = 100' DATE: 5-18-20

LOT SPLIT OF  
LOTS 3 AND 4  
CREATING LOTS 5 AND 6  
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY,  
ARKANSAS

|                 |                  |                    |                |
|-----------------|------------------|--------------------|----------------|
| JOB #<br>20-074 | DRAWN BY:<br>ASD | CHECK'D BY:<br>RJC | PAGE<br>5 OF 5 |
|-----------------|------------------|--------------------|----------------|

NW 7TH ST

NW 6TH ST

NW 5TH ST

BELLA VISTA RD

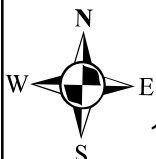
DR

MAGNOLIA

DICKSON

**Legend**

 Pending Planning Commission Items



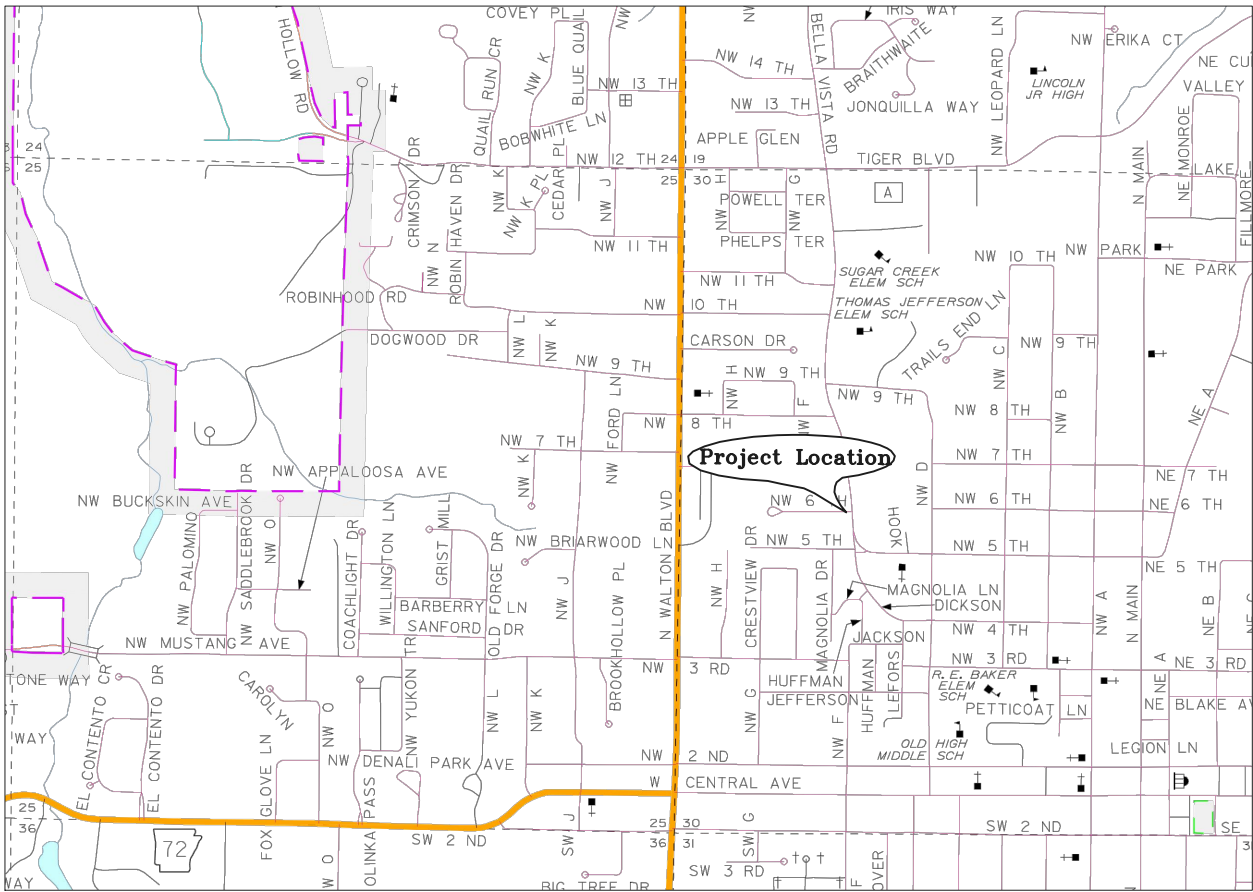
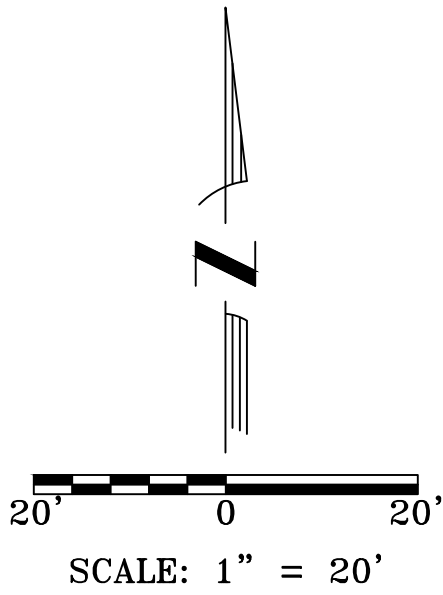
1 inch = 100 feet

**PLA20-0025**  
**PROPERTY LINE ADJUSTMENT**  
**PRICHARDS ADDITION**  
**PART OF LOTS 1 & 2 BLOCK 2 CREATING LOT 11**



CITY NOTES:

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.



Vicinity Map  
N.T.S.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE  
ERIC HOLLAND

SIGNED: \_\_\_\_\_ DATE  
JAN HOLLAND

NOTARY

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_

DAY OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: \_\_\_\_\_

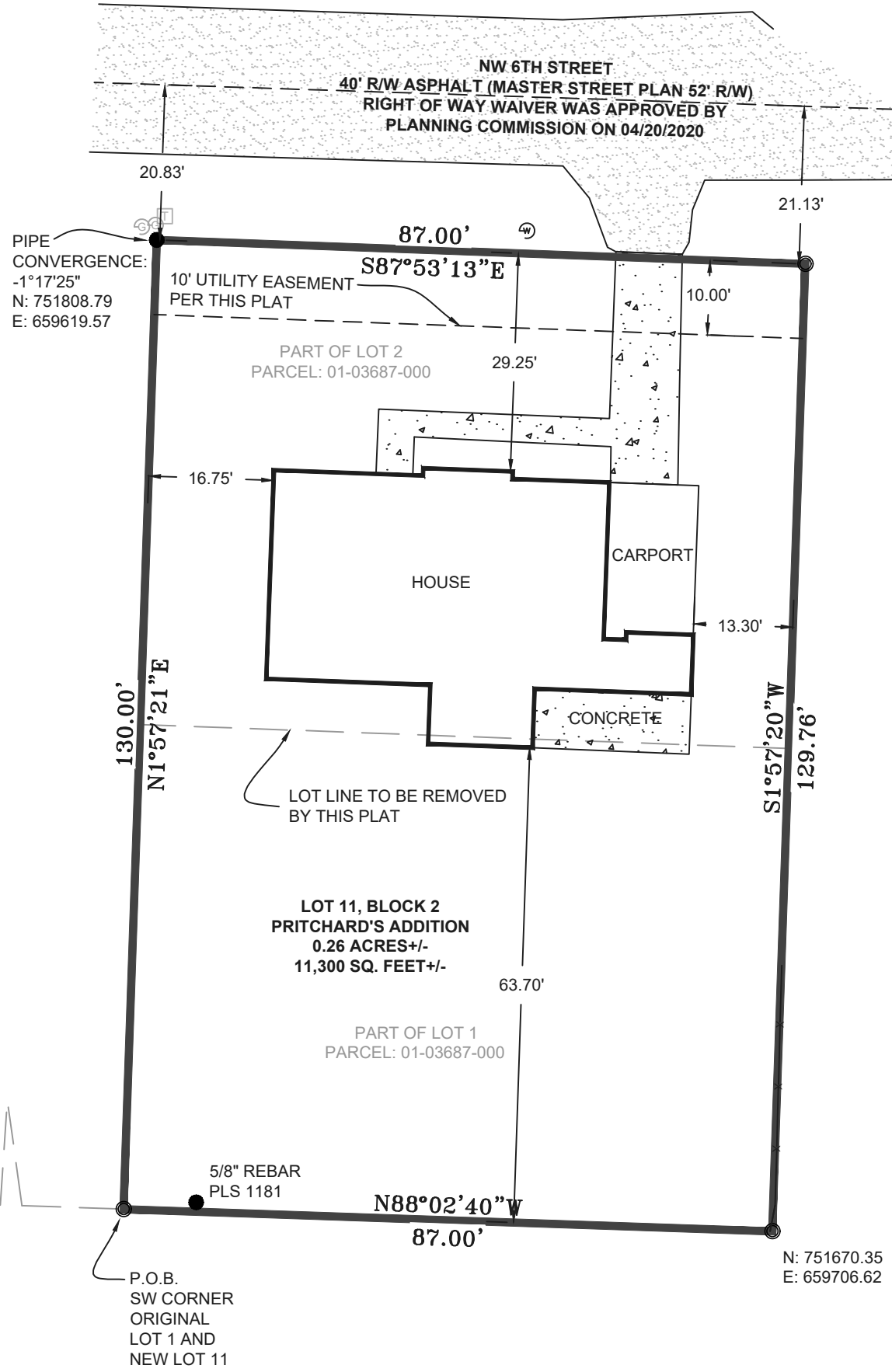
SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1845 STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: \_\_\_\_\_

SIGNED \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR



PARENT DESCRIPTION:

THE WEST 87 FEET OF LOTS 1 AND 2, BLOCK 2, PRITCHARD'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.  
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

LOT 11 DESCRIPTION:

THE WEST 87 FEET OF LOTS 1 AND 2, BLOCK 2, PRITCHARD'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF PRITCHARDS ADDITION; THENCE NORTH 01°57'21" EAST A DISTANCE OF 130.00 FEET TO A FOUND PIPE; THENCE SOUTH 87°53'13" EAST A DISTANCE OF 87.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 01°57'20" WEST A DISTANCE OF 129.76 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 88°02'40" WEST A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.26 ACRES OR 11,300 SQUARE FEET MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.  
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

Notes:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:  
  
Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, L202004117 at the Office of the Circuit Clerk Benton County, Arkansas..
- Basis of Bearings: Arkansas State Plane System North Zone (NAD 83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Setacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information, visit [www.BentonvillePlanning.com](http://www.BentonvillePlanning.com) or call the Planning Department at 479-271-3122."
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- (BY GRAPHICAL PLOTTING ONLY)  
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date 09/28/2007.

PROPERTY LINE ADJUSTMENT  
PART OF LOTS 1 & 2, BLOCK 2 OF PRITCHARD'S ADDITION  
CREATING LOT 11, BLOCK 2 OF PRITCHARD'S ADDITION

**JLS**

James Layout Services, LLC  
P.O. Box 611  
Farmington, Arkansas 72730  
Telephone: (479) 439-9929  
[survey@jlsnwa.com](mailto:survey@jlsnwa.com)

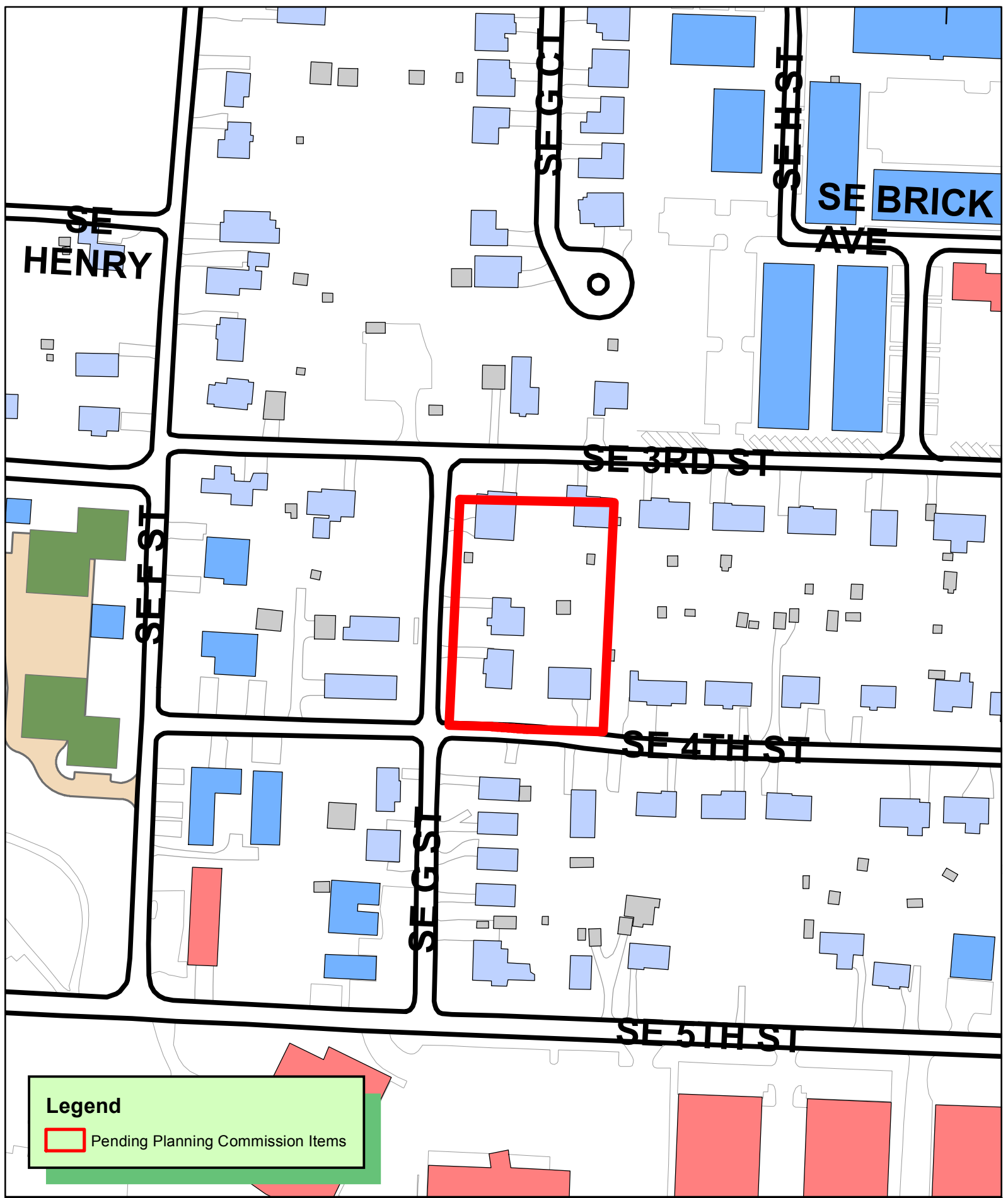
REGISTERED  
STATE OF  
ARKANSAS  
NO. 1845

SIGNATURE  
MATTHEW D. JAMES

PROFESSIONAL LAND SURVEYOR

|                                                                    |
|--------------------------------------------------------------------|
| Recording Information                                              |
| Job Number: 20-083 LOT LINE ADJ                                    |
| Field Work: W.A.                                                   |
| Drawn By: N.R.                                                     |
| Checked By: M.J.                                                   |
| Certificate of Authorization<br>Arkansas Land Surveyor<br>No. 2389 |
| Date: 03/19/2020                                                   |
| Scale: 1"=20'                                                      |
| Basis of Bearings:(NAD83)<br>Arkansas State Plane<br>North Zone    |

| SOME SYMBOLS/LINE TYPES MAY OR MAY NOT BE FOUND IN THE DRAWING |                              |
|----------------------------------------------------------------|------------------------------|
|                                                                | CABLE RISER                  |
|                                                                | MONUMENT FOUND (AS NOTED)    |
|                                                                | TRAFFIC SIGNAL               |
|                                                                | AHD P-O-W MONUMENT           |
|                                                                | BENCHMARK                    |
|                                                                | GUARD POST                   |
|                                                                | UTILITY POLE                 |
|                                                                | TELEPHONE RISER              |
|                                                                | FIBER OPTIC TELEPHONE RISER  |
|                                                                | ELECTRICAL RISER             |
|                                                                | RECORD DISTANCE              |
|                                                                | RECORD BEARING               |
|                                                                | SANITARY SEWER MANHOLE       |
|                                                                | DECIDUOUS TREE               |
|                                                                | EVERGREEN TREE               |
|                                                                | GAS LINE                     |
|                                                                | TELEVISION CABLE             |
|                                                                | PROPERTY LINES               |
|                                                                | BUILDING SETBACK             |
|                                                                | UTILITY POLE (WITH GUY WIRE) |
|                                                                | TREE LINE                    |
|                                                                | WOOD FENCE                   |
|                                                                | CHAIN LINK FENCE             |
|                                                                | WIRE FENCE                   |
|                                                                | PAINTED STRIPE               |
|                                                                | TELEPHONE LINE               |
|                                                                | EXISTING WATER LINE          |
|                                                                | OVERHEAD ELECTRIC LINE       |
|                                                                | UNDERGROUND ELECTRIC LINE    |





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

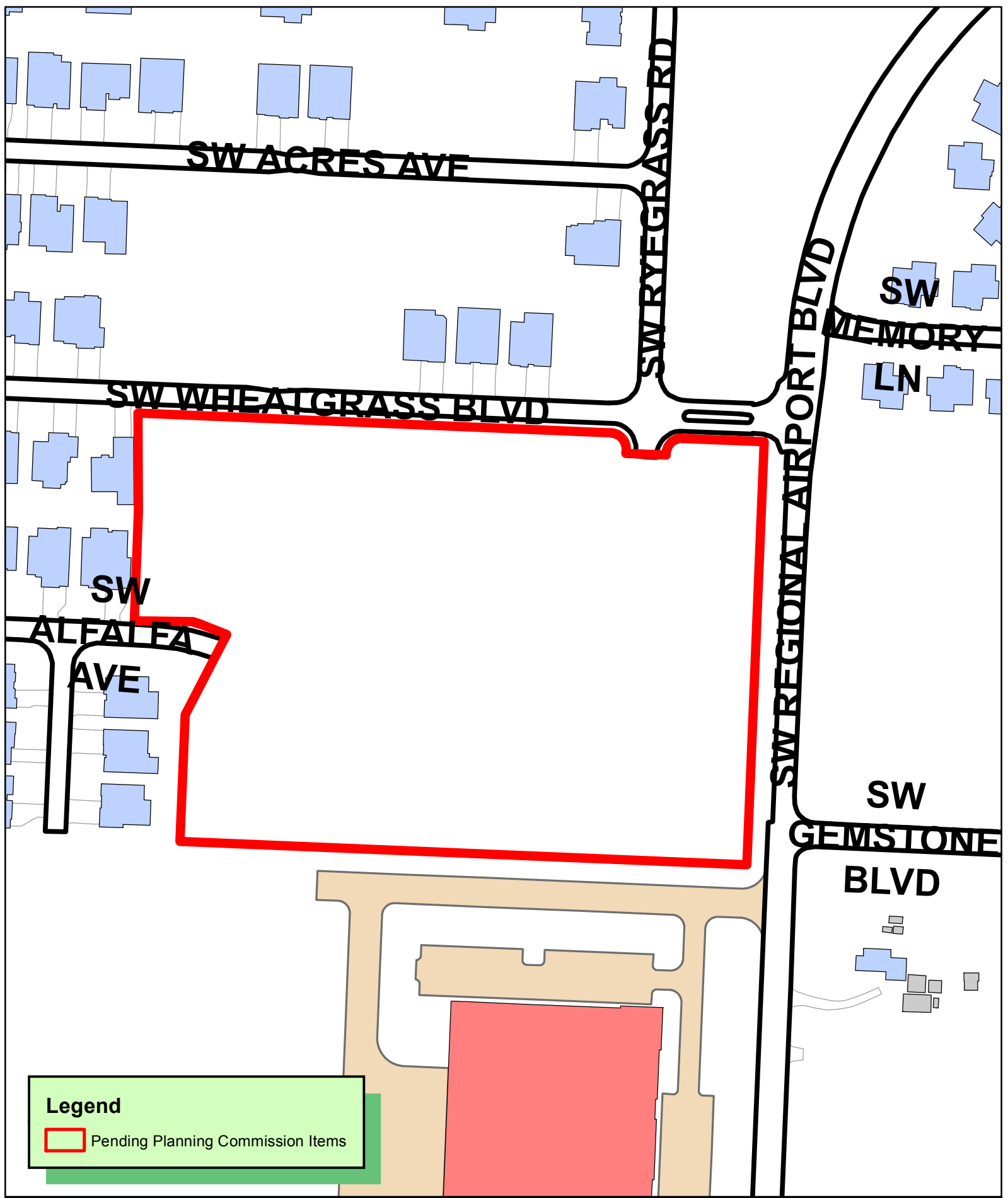
**BEUD NOTES:**

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC.) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

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

**BENTONVILLE PROJECT # PLA20-0029**





**Legend**

 Pending Planning Commission Items



1 inch = 150 feet

**FP20-0002  
FINAL PLAT  
ROLLING ACRES PHASE 3**





# ROLLING ACRES PHASE III

## FINAL PLAT:

### OF LOT 54 ROLLING ACRES PHASE III

# BENTONVILLE, AR

#### CONTACT INFORMATION: UTILITY INFORMATION:

**DEVELOPER / PROPERTY OWNER:**  
PARCEL ID #01-17693-000  
CAN-ARK, LLC  
4500 N. THOMPSON ST.  
SPRINGDALE, AR 72764  
CONTACT: RICH RICHARDSON  
PHONE: 479-361-8621

**CIVIL ENGINEER/SURVEYOR**  
Phil Swope, P.E.  
Terry Ging, P.S.  
Swope Engineering  
3511 SE J Street, Suite 9  
Bentonville, Arkansas 72712  
479.685.8399 office  
479.250.4285 fax

**GAS COMPANY**  
BLACK HILLS ENERGY  
ATTN: JOSH KNIGHT  
1301 FEDERAL WAY  
PO BOX 2129  
LOWELL, AR 72745  
PH: (479) 333-7005  
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

**TELEPHONE COMPANY**  
AT&T  
ATTN: SCOTT SEAMAN  
OR LAYNE RHODES  
627 WHITE ROAD  
SPRINGDALE, AR 72766  
PH: 479-442-1967 (SCOTT)  
PH: 479-442-1977 (LAYNE)  
SS7513@ATT.COM  
LR159@ATT.COM

**CABLE COMPANY**  
COX COMMUNICATIONS  
ATTN: KIP SMITH  
4901 S. 48TH STREET  
SPRINGDALE, AR 72762  
PH: (479) 717-3796  
KIP.SMITH@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

**CARROLL ELECTRIC**  
ATTN: RYAN BUTLER  
PO BOX 329  
BENTONVILLE, AR 72712  
PH: 479-273-2421 EXT 1415  
RBUTLER@CARROLLECC.COM

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

Date of Execution: \_\_\_\_\_

Signed \_\_\_\_\_  
Bentonville Planning Commission Chairman

Signed \_\_\_\_\_  
Mayor City of Bentonville

Signed \_\_\_\_\_  
City Clerk, City of Bentonville

#### Certificate of Ownership

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_

Name & Address: \_\_\_\_\_

Print Name: \_\_\_\_\_

Source of Title: D.R.: \_\_\_\_\_

Page: \_\_\_\_\_

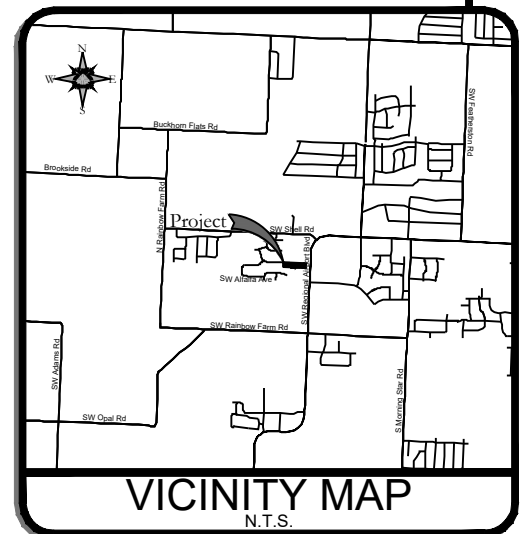
#### CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1301  
STATE OF ARKANSAS

Recording Block

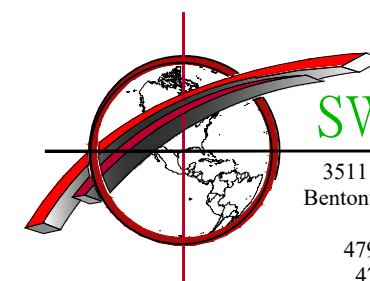


Basis of Bearing  
Arkansas State Plane Coordinate System,  
(NAD-83) North Zone.

ROLING ACRES PHASE III FINAL PLAT OF  
LOT 54 ROLLING ACRES PHASE II FOR

CAN-ARK, LLC  
4307 SW WHEATGRASS BLVD  
BENTONVILLE, AR 72712

PARCEL ID #01-17693-000



**SWOPE ENGINEERING**

3511 SE J Street, Suite 9  
Bentonville, Arkansas 72712  
479.685.8399 office  
479.250.4285 fax  
Civil Engineering  
Construction Management  
Municipal Engineering  
Land Planning  
Land Surveying

Certificate of Authorization No. 2831

|                 |                                 |            |          |
|-----------------|---------------------------------|------------|----------|
| DRAWN BY:       | JDW                             | JOB NUMBER | 18-201   |
| SUBMITTAL DATE: | 05/14/2020                      | SCALE      | AS NOTED |
| DRAWING NAME:   | 18-201 - FP- Final Boundary.dwg |            |          |
| SHEET NUMBER:   |                                 |            |          |

1 OF 3

FP20-0002

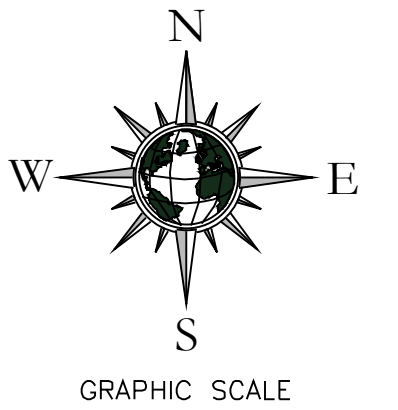
Surveyor:  
Terry L. Ging  
1808 W D St.  
Bentonville, AR 72712  
(479)-239-5787

r:\-swope\18-201 rolling acres ph 3\final plat\18-201 - fp- final boundary.dwg - Plotted on 5/18/2020 11:47:11 AM @ a scale of 1:1 to dwg to pdf.pc3 by CLD



LEGEND

| SURVEY FEATURES          | SURVEYING SYMBOLS          |
|--------------------------|----------------------------|
| --- BOUNDARY LINE        | ○ SET/FOUND 1/2" REBAR     |
| --- SECTION LINE         | ■ SET/FOUND NAIL           |
| --- CENTERLINE OF ROAD   | ○ SET/FOUND COTTON SPINDLE |
| --- RIGHT-OF-WAY         | ▽ SET / FOUND P/K NAIL     |
| --- FENCE                | ■ FOUND STONE              |
| --- TREE LINE            | ■ STATE MONUMENT           |
| --- FIELD MEASUREMENT    | ○ FOUND PIPE               |
| --- RECORDED MEASUREMENT | ○ COMPUTED POINT           |
| (M)                      |                            |
| (R)                      |                            |
| EASEMENTS                | UTILITY SYMBOLS            |
| --- ACCESS EASEMENT      | ○ SANITARY SEWER           |
| --- BUILDING SET BACK    | ○ MANHOLE                  |
| --- UTILITY EASEMENT     | ○ POWER POLE               |
|                          | ○ WATER VALVE              |
|                          | ○ GAS METER                |
|                          | ○ ELECTRICAL BOX           |
| SURVEY FEATURE HATCHES   |                            |
| ASPHALT                  | CONCRETE                   |
| FUTURE NOT A PART        | EXISTING NOT A PART        |
|                          | TELEPHONE PEDESTAL         |
|                          | WATER METER                |
|                          | SEPTIC LID                 |
|                          | FIRE HYDRANT               |
|                          | STORM WATER                |
|                          | LIGHT                      |



1 inch = 60 feet  
Basis of Bearing  
Arkansas State Plane Coordinate System,  
(NAD-83) North Zone.

- Upon driveway construction of lots, 4, 5, and 6 the home-builder shall remove asphalt cold-patch and replace with concrete swale, poured monolithic with driveway to ensure positive drainage to end of extended gutter.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.

Curve Table

| Curve # | Radius | Length | Chord Bearing | Chord Length | Delta Angle   |
|---------|--------|--------|---------------|--------------|---------------|
| C14     | 20.00  | 31.41  | S42° 37' 17"E | 28.28        | 090°00'00.00" |
| C15     | 20.00  | 31.41  | N47° 22' 43"E | 28.28        | 090°00'00.00" |
| C16     | 100.00 | 22.20  | N81° 13' 53"W | 22.16        | 012°43'20.82" |
| C17     | 100.00 | 10.89  | S71° 45' 06"E | 10.88        | 006°14'12.21" |
| C18     | 20.00  | 31.42  | S42° 37' 17"E | 28.28        | 090°00'23.18" |
| C19     | 20.00  | 31.42  | N47° 22' 43"E | 28.28        | 090°00'00.00" |
| C43     | 100.00 | 33.09  | N78° 06' 46"W | 32.94        | 018°57'33.02" |
| C44     | 100.00 | 33.09  | N78° 06' 46"W | 32.94        | 018°57'33.02" |

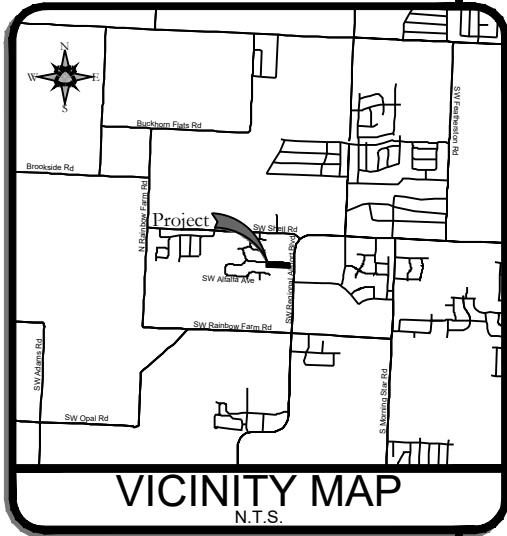
Recording Block

There may not be fences or any other structures built in any drainage easements.

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.  
DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1301  
STATE OF ARKANSAS



ROLING ACRES PHASE III FINAL PLAT OF  
LOT 54 ROLLING ACRES PHASE II FOR

CAN-ARK, LLC  
4307 SW WHEATGRASS BLVD  
BENTONVILLE, AR 72712

PARCEL ID #01-17693-000



**SWOPE ENGINEERING**

3511 SE J Street, Suite 9  
Bentonville, Arkansas 72712  
479.685.8399 office  
479.250.4285 fax  
Civil Engineering  
Construction Management  
Municipal Engineering  
Land Planning  
Land Surveying

Certificate of Authorization No. 2831

|                 |                                 |            |          |
|-----------------|---------------------------------|------------|----------|
| DRAWN BY:       | JDW                             | JOB NUMBER | 18-201   |
| SUBMITTAL DATE: | 05/14/2020                      | SCALE      | AS NOTED |
| DRAWING NAME:   | 18-201 - FP- Final Boundary.dwg |            |          |
| SHEET NUMBER:   |                                 |            |          |

3

OF

3

Zone R-1 Building Setbacks

|                      |           |
|----------------------|-----------|
| Front/Exterior Side  | 20' / 20' |
| Side                 | 7'        |
| Rear                 | 20'       |
| Street Facing Garage | 30'       |

FLOOD INFORMATION

This property lies in Zone 'X' as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, effective June 5, 2012.

FP20-0002



**Legend**

 Pending Planning Commission Items

N  
W E  
S

1 inch = 150 feet

**LSD20-0029**  
**LARGE SCALE DEVELOPMENT**  
**OZ VILLAGE**





LARGE SCALE DEVELOPMENT PLANS

OZ VILLAGE

806 NW "A" STREET

BENTONVILLE, AR

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PARKWAY, SUITE 2  
BENTONVILLE, AR 72712  
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0090J MAP REVISED: 05/28/2007

LEGAL DESCRIPTION

TRACT 1:  
LOT 3, BEING A LOT SPLIT OF OUTLOT 9 OF THE ORIGINAL TOWN OF BENTONVILLE, CREATING LOTS 1, 2, & 3 OF PRESLEY PLACE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT IN DOCUMENT L201926790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N02°02'46"E 199.92 FEET AND S87°12'54"E 168.91 FEET FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 25, DEMMING'S SECOND ADDITION TO THE CITY OF BENTONVILLE, AND RUNNING THENCE N02°01'29" E 185.30 FEET, THENCE S88°15'08"E 166.37 FEET TO THE WEST MASTER STREET PLAN RIGHT OF WAY OF NORTH MAIN STREET, THENCE ALONG SAID RIGHT OF WAY S01°45'40"W 188.33 FEET, THENCE LEAVING SAID RIGHT OF WAY N87°12'54"W 167.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.72 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2:  
LOT 1, BEING A LOT SPLIT OF OUTLOT 9 OF THE ORIGINAL TOWN OF BENTONVILLE CREATING LOTS 1, 2 & 3 OF PRESLEY PLACE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT IN DOCUMENT L201926790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST MASTER STREET PLAN RIGHT OF WAY OF NORTHWEST A STREET WHICH IS N02°02'46"E 199.92' AND S87°12'54"E 16.45' FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 25, OF DEMMING'S SECOND ADDITION TO THE CITY OF BENTONVILLE AND RUNNING THENCE ALONG SAID RIGHT OF WAY N02°46'07"E 81.72' THENCE LEAVING SAID RIGHT OF WAY S87°13'53"E 151.39' THENCE S02°01'29"W 81.77' THENCE N87°12'54"W 152.46' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, AND

LOT 2, BEING A LOT SPLIT OF OUTLOT 9 OF THE ORIGINAL TOWN OF BENTONVILLE CREATING LOTS 1, 2 & 3 OF PRESLEY PLACE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT IN DOCUMENT L201926790 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 25, OF DEMMING'S SECOND ADDITION TO THE CITY OF BENTONVILLE AND RUNNING THENCE N02°02'46"E 199.92' THENCE S87°12'54"E 16.45' TO THE EAST MASTER STREET PLAN RIGHT OF WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT OF WAY N02°46'07"E 81.72' TO THE TRUE POINT OF BEGINNING THENCE CONTINUING ALONG SAID RIGHT OF WAY N02°46'07"E 100.85' THENCE LEAVING SAID RIGHT OF WAY S88°15'08"E 150.07' THENCE S02°01'29"W 81.77' THENCE N87°13'53"W 151.39' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENT AND RIGHTS OF WAY OF RECORD.



Know what's below.  
Call before you dig.



ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS  
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472  
Bentonville, AR 72712 FAY (479)273-0844



05/18/2020

Arkansas \* California \* Minnesota \* Pennsylvania \* Texas

LSD20-0029

|                   |     |
|-------------------|-----|
| CURRENT ZONING    | PRD |
| PROPOSED ZONING   | PRD |
| CONSTRUCTION TYPE | 5B  |
| SPRINKLERED       | NO  |



Vicinity Map

Not to Scale

CEI CONTACT:

NAME: NATE L. BACHELOR  
ENGINEER OF RECORD  
PROJECT MANAGER  
NBACHELOR@CEIENG.COM  
PHONE: (479) 273-9472

NAME: TOM BURRY, PE  
CONSTRUCTION ENGINEER  
TBURRY@CEIENG.COM  
PHONE: (479) 866-7019

CLIENT CONTACT:

NAME: DON MARLEY  
ADDRESS: YELLOW BRICK ROAD, LLC  
15602 PUTNAM  
ROGERS, AR 72756  
EMAIL: DWMARLEY77@GMAIL.COM  
PHONE: (479) 462-8255

ARCHITECT CONTACT:

CONTACT: JASON WEST, AIA

PLAN INDEX:

|                            |                      |
|----------------------------|----------------------|
| C0.0 COVER SHEET           | C6.0 LANDSCAPE PLAN  |
| C1.0 DEMOLITION PLAN       | C6.1 LANDSCAPE NOTES |
| C2.0 SITE PLAN             | C7.0 DETAIL SHEET 1  |
| C3.0 GRADING PLAN          | C8.0 DETAIL SHEET 2  |
| C3.1 STORM SEWER P&P 1     | C9.0 DETAIL SHEET 3  |
| C3.2 STORM SEWER P&P 2     | C10.0 DETAIL SHEET 4 |
| C4.0 PHASE 1 ESCP          |                      |
| C4.1 PHASE 2 ESCP          |                      |
| C4.2 EROSION CONTROL NOTES |                      |
| C5.0 UTILITY PLAN          |                      |

ASSOCIATED PLANS:

- |                                                                       |                                                      |
|-----------------------------------------------------------------------|------------------------------------------------------|
| 1. SURVEY                                                             | 6. CITY OF BENTONVILLE STANDARD SEWER DETAIL SHEET 1 |
| 2. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1 | 7. CITY OF BENTONVILLE STANDARD SEWER DETAIL SHEET 2 |
| 3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2 | 8. BEUD ELECTRIC DETAIL SHEET 1                      |
| 4. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1                  | 9. BEUD ELECTRIC DETAIL SHEET 2                      |
| 5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2                  | 10. BEUD ELECTRIC DETAIL SHEET 3                     |

RESOURCE LIST:

|                                                                                                                             |                                                                                                                         |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| CITY OF BENTONVILLE<br>PARKS & RECREATION<br>DAVID WRIGHT<br>215 SW A ST<br>BENTONVILLE, AR 72712<br>PHONE: (479) 464-7275  | WASTEWATER DEPARTMENT<br>NANCY BUSEN<br>1901 N.E. A STREET<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3160            | STREET DEPARTMENT<br>TONY DAVIS<br>3200 SW MUNICIPAL DR<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3130           |
| CITY OF BENTONVILLE<br>CITY ENGINEER<br>DAN WIESE<br>3200 SW MUNICIPAL DR<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-5993 | ELECTRIC DEPARTMENT<br>CHARLIE BARNES<br>3200 SW MUNICIPAL DR<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3159         | NATURAL GAS<br>BLACK HILLS ENERGY<br>JOSHUA KNIGHT<br>1301 FEDERAL WAY<br>LOWELL, AR 72745<br>PHONE: (479) 333-7005 |
| PLANNING DEPARTMENT<br>JON STANLEY<br>305 S.W. A STREET<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3122                   | STORMWATER<br>JANET FAITH<br>3200 SW MUNICIPAL DR<br>BENTONVILLE, AR<br>PHONE: (479) 271-5002                           | TELEPHONE<br>AT&T<br>627 WHITE ROAD<br>SPRINGDALE, AR 72766<br>SCOTT SEAMAN<br>PHONE: (479) 442-1967                |
| WATER DEPARTMENT<br>PRESTON NEWBILL<br>3200 SW MUNICIPAL DR<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3140               | FIRE DEPARTMENT<br>BRENT BOWDSTON,<br>FIRE CHIEF<br>800 S.W. A STREET<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-5927 | CABLE<br>COX COMMUNICATIONS<br>KIP SMITH<br>4901 S. 48TH STREET<br>SPRINGDALE, AR 72762<br>PHONE: (479) 717-7396    |

|                             |                    |
|-----------------------------|--------------------|
| JOB NO.: 31526              | DWG NAME: 31526-CS |
| DATE<br>5/18/20<br>11:40 AM | SHEET NO.<br>C0.0  |
| REV-0                       |                    |

LSD20-0029

© 2020 CEI ENGINEERING ASSOCIATES, INC.

PROJECT: OZ VILLAGE 806 NW "A" STREET BENTONVILLE, AR

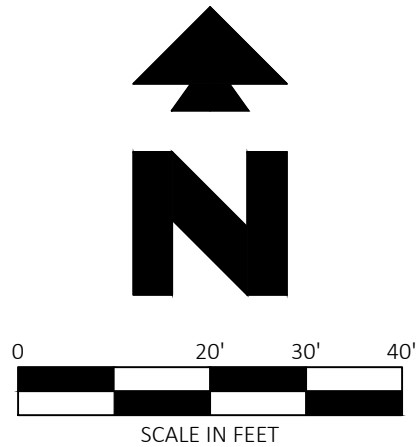


JOB # 31526 DRAWING: 31526-SP.dwg LAST SAVED BY: AHUGHES LOCATION: P:\31000\31526\0\Drawings\Design\Working\31526-SP.dwg

| SITE DATA        |                          |
|------------------|--------------------------|
| SITE AREA        | 1.36 ACRES (59,048 ± SF) |
| BUILDING AREA    | VARIES PER BUILDING      |
| ZONING           | CURRENT ZONING: PRD      |
| PARKING REQUIRED | 2/UNIT                   |
| PARKING PROVIDED | 04/UNIT                  |
|                  | 04 GUEST PARKING         |

| SITE BENCHMARK                        |  |
|---------------------------------------|--|
| Benchmark #1: 5/8" Rebar with CEI cap |  |
| N: 752847.68'                         |  |
| E: 66179.04'                          |  |
| Elev: 1282.02'                        |  |
| Benchmark #2: 5/8" Rebar with CEI cap |  |
| N: 752589.19'                         |  |
| E: 662194.89'                         |  |
| Elev: 1266.32'                        |  |

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



#### EXISTING LEGEND

|    |                   |      |                   |
|----|-------------------|------|-------------------|
| e  | EAST OR ELECTRIC  | X"G  | GAS               |
| n  | NORTH             | OHE  | OVERHEAD ELECTRIC |
| oh | OVERHEAD          | X"SS | SANITARY SEWER    |
| s  | SOUTH OR SEWER    | X"W  | WATER             |
| t  | TELEPHONE         |      |                   |
| ug | UNDERGROUND       |      |                   |
| w  | WEST OR WATER     |      |                   |
|    | PROPERTY LINE     |      |                   |
|    | RIGHT OF WAY LINE |      |                   |
|    | STORM DRAIN       |      |                   |

#### PROPOSED LEGEND

|   |                                                                |  |            |
|---|----------------------------------------------------------------|--|------------|
|   | PROPERTY LINE/RIGHT OF WAY LINE                                |  | CURB INLET |
|   | CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.                  |  |            |
|   | BUILDING CONTROL POINT                                         |  |            |
| # | PROPOSED PARKING SPACES                                        |  |            |
|   | LIMITS OF SIDEWALKS AND CONCRETE APRONS (REFERENCE DETAIL 03D) |  |            |
|   | LIMITS OF STANDARD DUTY ASPHALT PAVING (REFERENCE DETAIL 08A)  |  |            |

#### GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2' OR 24', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING SHALL BE PAINTED PER DETAIL 09B.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

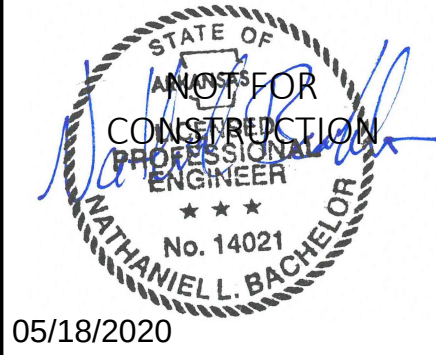
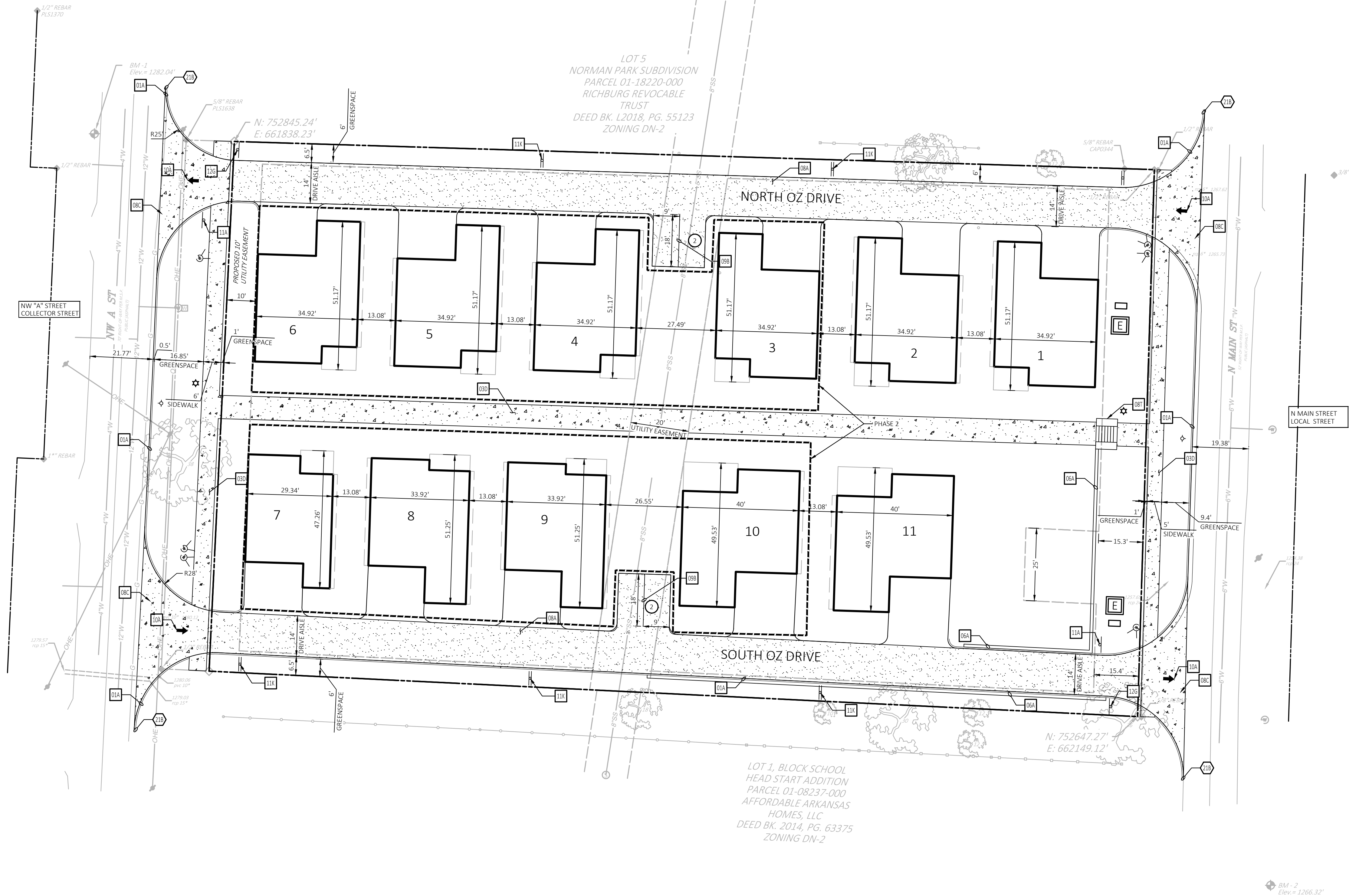
#### SITE NOTES

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

#### SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER  
03D CONCRETE SIDEWALK  
06A RETAINING WALL  
08A STANDARD DUTY ASPHALT PAVING  
08C HEAVY DUTY CONCRETE PAVING  
08T CONCRETE STAIR  
09B NINETY DEGREE PARKING SPACE STRIPING  
11A DO NOT ENTER SIGN  
11K NO PARKING FIRE LANE SIGN  
12G STOP SIGN

- NOTE:  
A. DURING PHASE 1 OF THIS PROJECT, ONLY HOUSES 1, 2, AND 11. WILL BE CONSTRUCTED AS PART OF THE LSD PERMIT. ALL SUBSEQUENT HOUSE CONSTRUCTION WILL REQUIRE SEPARATE BUILDING PERMITS.  
B. ALL UTILITY WORK (INCLUDING SERVICE LINES TO THE FUTURE BUILDINGS) TO BE COMPLETED AS PART OF PHASE 1.



|                                                                                       |              |                          |     |                   |           |
|---------------------------------------------------------------------------------------|--------------|--------------------------|-----|-------------------|-----------|
| 31526                                                                                 | 5/18/20      | NLB                      | NLB | DKH               | ALH       |
| CEI PROJECT NO.                                                                       | INITIAL DATE | DPOR                     | PM  | DES               | DRW       |
|  |              |                          |     |                   |           |
| Engineering Associates, Inc.                                                          |              |                          |     |                   |           |
| ENGINEERS                                                                             |              | PLANNERS                 |     | SURVEYORS         |           |
| LANDSCAPE ARCHITECTS                                                                  |              | ENVIRONMENTAL SCIENTISTS |     |                   |           |
| 3108 S.W. REGENCY PARKWAY, SUITE 2                                                    |              |                          |     | (479)273-9472     |           |
| Bentonville, AR 72712                                                                 |              |                          |     | FAX (479)273-0844 |           |
| OZ VILLAGE                                                                            |              |                          |     |                   |           |
| 806 NW 'A' STREET                                                                     |              |                          |     |                   |           |
| BENTONVILLE, AR                                                                       |              |                          |     |                   |           |
| SITE PLAN                                                                             |              |                          |     | REV DATE          | SHEET NO. |
|                                                                                       |              |                          |     | 5/18/20           | C2.0      |
|                                                                                       |              |                          |     | REV-0             |           |

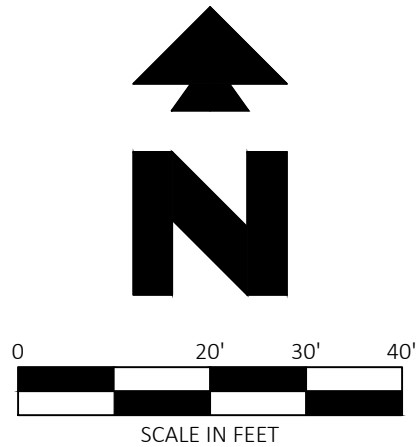


JOB # 31526 DRAWING: 31526-LS.dwg LAST SAVED BY: RCLARK LOCATION: c:\31000\31526\0\Drawings\Design\Working\31526-LS.dwg

| LANDSCAPE REQUIREMENTS                                            |                                                                                 |          |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------|----------|
| CITY REQUIREMENTS                                                 | REQUIRED                                                                        | PROVIDED |
| NORTH PERIMETER<br>DR. SINGLE FAMILY<br>NO SCREENING REQUIREMENTS | - 1 TREE PER 50 L.F.<br>- 317 L.F. TOTAL STREET FRONTAGE<br>- 7 TREES REQUIRED  | 7 TREES  |
| EAST PERIMETER<br>STREET TREES                                    | - 1 TREE PER 20 L.F.<br>- 154 L.F. TOTAL STREET FRONTAGE<br>- 8 TREES REQUIRED  | 8 TREES  |
| SOUTH PERIMETER<br>DR. SINGLE FAMILY<br>NO SCREENING REQUIREMENTS | - 1 TREE PER 50 L.F.<br>- 320 L.F.<br>- 7 TREES REQUIRED                        | 7 TREES  |
| WEST PERIMETER<br>STREET TREES                                    | - 20 TREE PER 20 L.F.<br>- 154 L.F. TOTAL STREET FRONTAGE<br>- 8 TREES REQUIRED | 8 TREES  |

| SITE BENCHMARK                        |  |
|---------------------------------------|--|
| Benchmark #1: 5/8" Rebar with CEI cap |  |
| N: 752847.88'                         |  |
| E: 66179.04'                          |  |
| Elev: 1282.02'                        |  |
| Benchmark #2: 5/8" Rebar with CEI cap |  |
| N: 752589.19'                         |  |
| E: 662194.89'                         |  |
| Elev: 1266.32'                        |  |

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



#### EXISTING LEGEND

|       |                                 |                                  |                                    |
|-------|---------------------------------|----------------------------------|------------------------------------|
| e     | EAST OR ELECTRIC                | OHT                              | OVERHEAD TELEPHONE                 |
| n     | NORTH                           | OHTV                             | OVERHEAD TV                        |
| oh    | OVERHEAD                        | X"SS                             | SANITARY SEWER                     |
| s     | SOUTH OR SEWER                  | UGE                              | UNDERGROUND ELECTRIC               |
| t     | TELEPHONE                       | UGE&T                            | UNDERGROUND ELECTRIC AND TELEPHONE |
| ug    | UNDERGROUND                     | UGT                              | UNDERGROUND TELEPHONE              |
| w     | WEST OR WATER                   | UGTV                             | UNDERGROUND TV                     |
| ---   | PROPERTY LINE                   | X"W                              | WATER                              |
| ---   | RIGHT OF WAY LINE               | 5-10-11 50.5                     | TREE INFO                          |
| ---   | STORM DRAIN                     | .5 = DIAMETER OF TRUNK IN FEET   |                                    |
| X"G   | GAS                             | 10 = HEIGHT OF TREE IN FEET      |                                    |
| OHE   | OVERHEAD ELECTRIC               | 11 = CANOPY DIAMETER IN FEET     |                                    |
| OHE&T | OVERHEAD ELECTRIC AND TELEPHONE | 50.5 = ELEVATION AT BASE OF TREE |                                    |

#### PROPOSED LEGEND

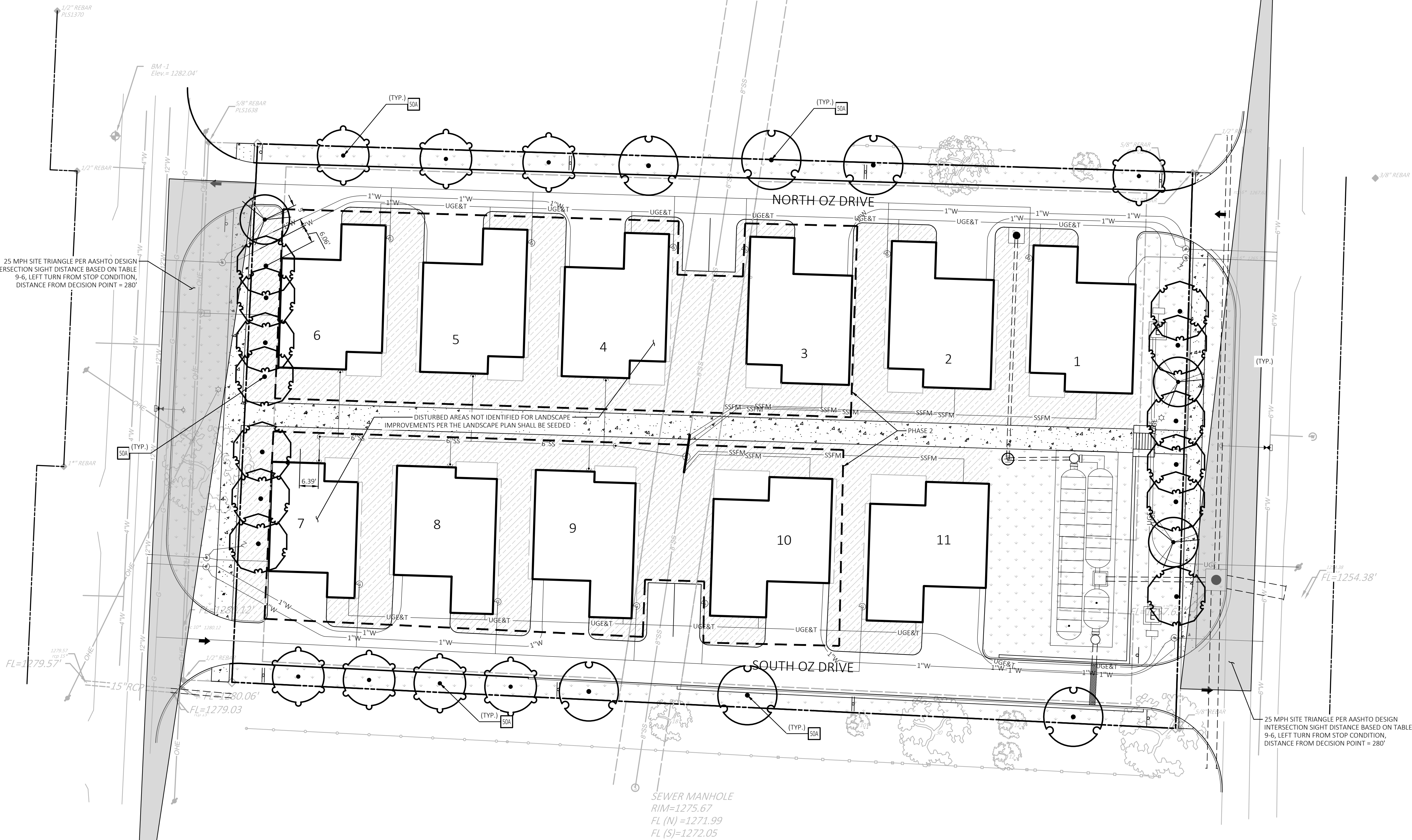
|     |               |
|-----|---------------|
| --- | BOUNDARY LINE |
| --- | STORM DRAIN   |

#### GENERAL NOTES

- A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.  
B. SEE LANDSCAPE NOTES (SHEET C6.1) FOR CITY OF BENTONVILLE LANDSCAPE NOTES.

#### PLANT SCHEDULE

| TREES         | QTY       | BOTANICAL / COMMON NAME                                             | CONT  | CAL      |
|---------------|-----------|---------------------------------------------------------------------|-------|----------|
|               | 3         | CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD           | B & B | 2.5" CAL |
|               | 13        | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST | B & B | 2.5" CAL |
|               | 6         | NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM                              | B & B | 2.5" CAL |
|               | 8         | ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM                          | B & B | 2.5" CAL |
| GROUND COVERS | QTY       | BOTANICAL / COMMON NAME                                             | TYPE  |          |
|               | 15,255 SF | CYNODON DACTYLON / BERMUDA GRASS                                    | SEED  |          |
|               | 12,844 SF | CYNODON DACTYLON / BERMUDA GRASS                                    | SOD   |          |



BM - 2  
Elev = 1266.32'

LSD20-0029



|                                                                                       |              |                          |     |                                    |                   |
|---------------------------------------------------------------------------------------|--------------|--------------------------|-----|------------------------------------|-------------------|
| 31526                                                                                 | 5/18/20      | NLB                      | NLB | DKH                                | ALH               |
| CEI PROJECT NO.                                                                       | INITIAL DATE | DPOR                     | PM  | DES                                | DRW               |
|  |              |                          |     |                                    |                   |
| Engineering Associates, Inc.                                                          |              |                          |     |                                    |                   |
| ENGINEERS                                                                             |              | PLANNERS                 |     | SURVEYORS                          |                   |
| LANDSCAPE ARCHITECTS                                                                  |              | ENVIRONMENTAL SCIENTISTS |     |                                    |                   |
| 3108 S.W. REGENCY PARKWAY, SUITE 2<br>Bentonville, AR 72712                           |              |                          |     | (479)273-9472<br>FAX (479)273-0844 |                   |
| OZ VILLAGE                                                                            |              |                          |     |                                    |                   |
| 806 NW "A" STREET<br>BENTONVILLE AR                                                   |              |                          |     |                                    |                   |
| LANDSCAPE PLAN                                                                        |              |                          |     | REV. DATE<br>5/18/20<br>REV-0      | SHEET NO.<br>C6.0 |

OZ VILLAGE

PRD 19-0006 SUBMITTAL  
City of Bentonville, AR  
December 30, 2019  
Updated: January 21, 2020

ARCHITECTURAL ELEVATIONS OF  
SINGLE FAMILY DWELLING TYPE

The style for the development will be a modern craftsman style architecture that utilizes predominantly cementitious board cladding on the building facades with additional stone or brick masonry that will serve as architectural detailing and accents.

Building Materials

For all building facades that face public streets and/or the central common green shall adhere to the following building materials and percentages.

- 5% min. Accent Material (stone, brick, stucco, wood and/or concrete are all considered an approved accent material).
- 95% min. Cementitious Board Siding



Front Elevation

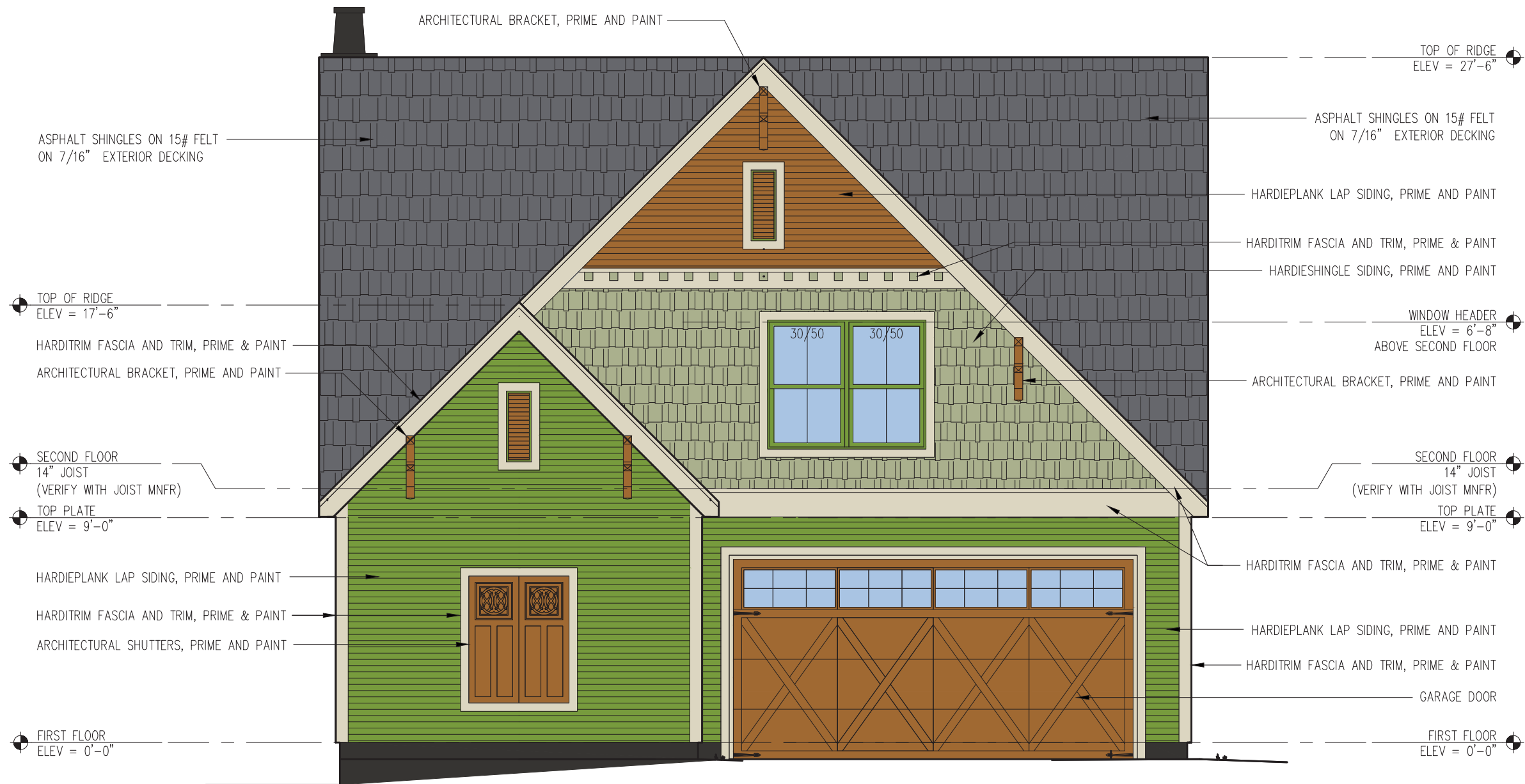
Note: Elevations provided depict the model home unit for the development. Each subsequent unit built will be custom designed for the owner but will maintain the same quality, style, and material percentages represented and required in the PRD submittal.



OZ VILLAGE

PRD 19-0006 SUBMITTAL  
City of Bentonville, AR  
December 30, 2019  
Updated: January 21, 2020

ARCHITECTURAL ELEVATIONS OF  
SINGLE FAMILY DWELLING TYPE



Back Elevation

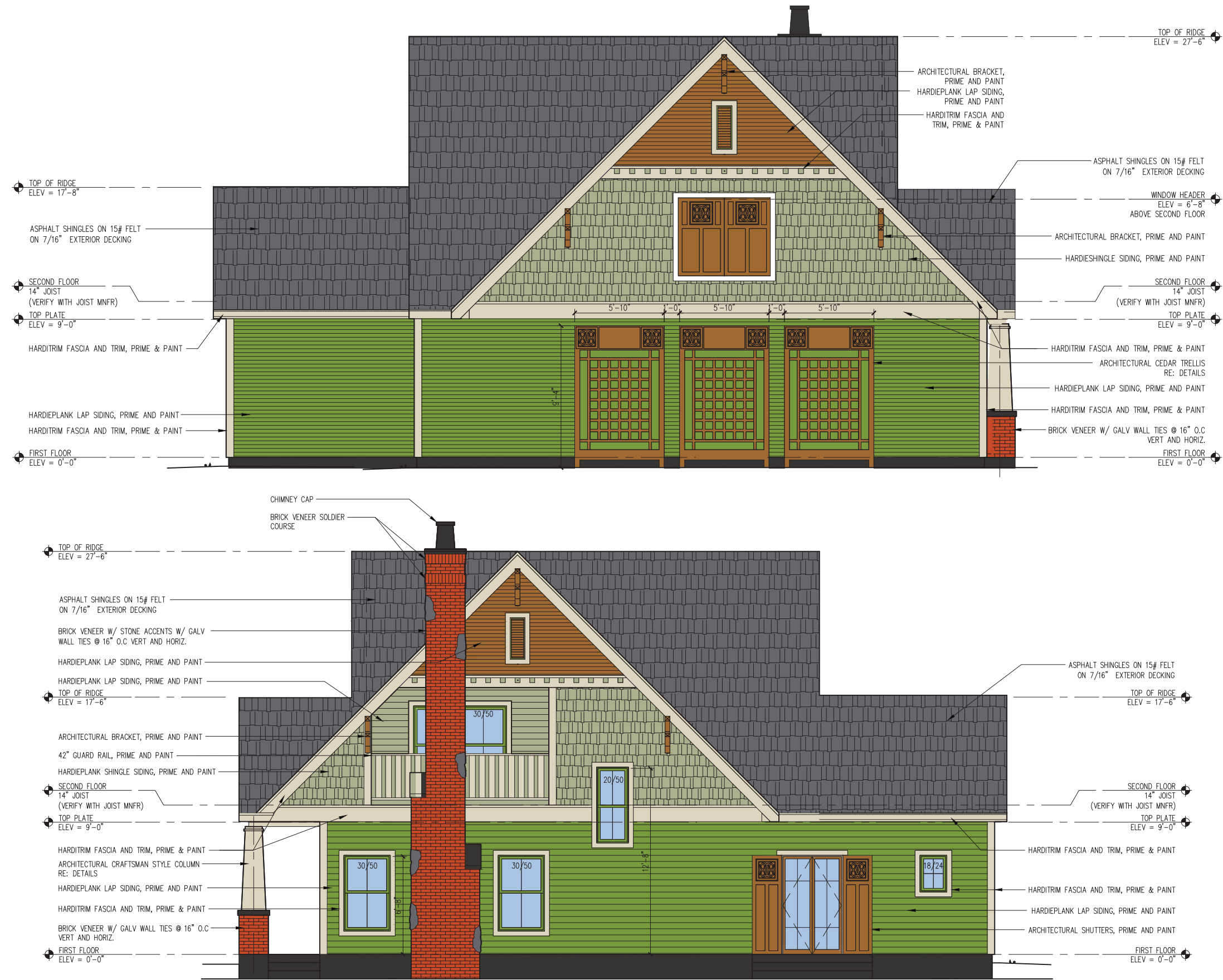
Note: Elevations provided depict the model home unit for the development. Each subsequent unit built will be custom designed for the owner but will maintain the same quality, style, and material percentages represented and required in the PRD submittal.



# 0Z VILLAGE

PRD 19-0006 SUBMITTAL  
City of Bentonville, AR  
December 30, 2019  
Updated: January 21, 2020

## ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE

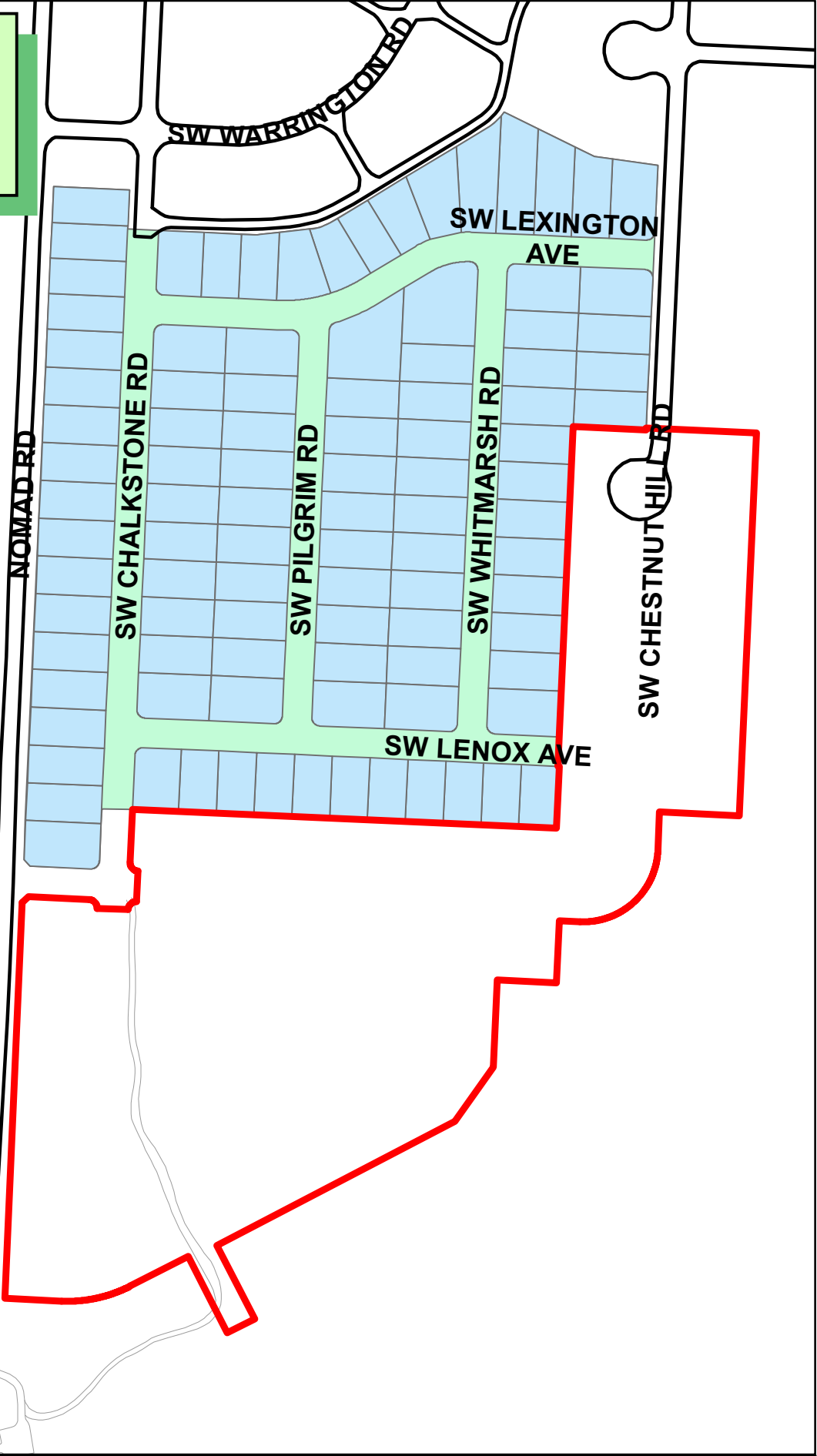


### Side Elevations

Note: Elevations provided depict the model home unit for the development. Each subsequent unit built will be custom designed for the owner but will maintain the same quality, style, and material percentages represented and required in the PRD submittal.

**Legend**

-  Pending Planning Commission Items
-  Preliminary Sub Lots
-  Preliminary Subdivisions



1 inch = 250 feet

**PP20-0002  
PRELIMINARY PLAT  
PROVIDENCE VILLAGE PHASE 3**





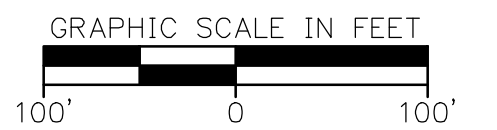




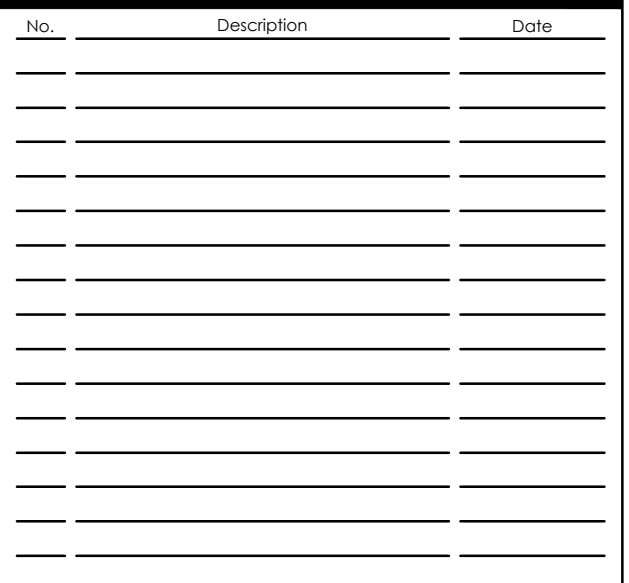


**Crafton Tull**  
architecture | engineering | surveying

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



PROVIDENCE VILLAGE  
PHASE III  
BENTONVILLE, AR



PROJECT NO: 17106301  
ISSUE DATE: 02/20/2020  
CONTACT: T. LINDLEY  
CHECKED BY:

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

OVERALL SITE PLAN (COLOR)

**C-101**

|               |     |
|---------------|-----|
| FRONT         | 20' |
| INTERIOR SIDE | 7'  |
| EXTERIOR SIDE | 20' |
| REAR          | 25' |

|                   |                |
|-------------------|----------------|
| EXISTING PHASE II | 99 LOTS        |
| PHASE III         | 71 LOTS TOTAL  |
| TOTAL LOT:        | 170 LOTS TOTAL |

RESTRICTED ACCESS ONTO NOMAD  
ROAD APPLIES TO LOTS 48-52, 55  
& 71.

PARCEL: 15-18542-000  
OWNER: HIGHLAND LLC  
COUGHLIN, CYNTHIA  
P.O. BOX 129  
CENTERTON, AR 72719

PARCEL: 18-09113-002  
OWNER: STAN ENTERPRISES LLC  
NAPLES, JAMES  
699 HERITAGE OAKS  
TEXARKANA TX 75503

PARCEL: 01-07968-155  
OWNER: PROVIDENCE 2016 LLC  
599 S HORSEBARN RD STE 102  
ROGERS AR 72758

PARCEL: 01-07968-160  
OWNER: PROVIDENCE 2016 LLC  
599 S HORSEBARN RD STE 102  
ROGERS AR 72758

PARCEL: 01-07968-155  
OWNER: PROVIDENCE 2016 LLC  
599 S HORSEBARN RD STE 102  
ROGERS AR 72758

PARCEL: 15-18537-000  
OWNER: JONES CHRISTOPHER M &  
ANDREA L  
430 TRAILWOOD CIR  
CENTERTON AR 72719

PARCEL: 15-18538-000  
OWNER: ROACH, JUSTIN & AMY  
10500 SEARS ROAD  
BENTONVILLE AR 72712

PARCEL: 15-09132-000  
OWNER: WILLIS TR MAURICE & PAMELA  
10203 SEARS ROAD  
BENTONVILLE AR 72712

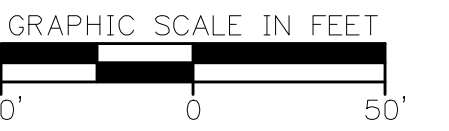
PARCEL: 18-09129-000  
OWNER: NORTON, SUSAN  
191 N D STREET CENTERTON AR 72719

DRAWING: G:\17106301\_PROV\SUB\INFRASTRUCTURE\CIVIL\DWG\1 OVERALL SITE PLAN.DWG  
LAYOUT: LAYOUT1, LAST SAVED: 4/19/2020 8:31:05 AM  
LAST PLOTTED BY: ALLISON LANEY, 5/15/2020 8:31:34 AM (PLOTTED BY: "VALID ON HARD COPY ONLY")







[illegible]

STATE OF  
ARKANSAS  
★ ★ ★  
REGISTERED  
PROFESSIONAL  
ENGINEER  
★ ★ ★  
No. 19309

TAYLOR A. LIND

PP20-0002

PRELIMINARY PLAT A

# C-103



RESTRICTED ACCESS ONTO NOMAD  
ROAD APPLIES TO LOTS 48-52, 55  
& 71.


**BUILDING SETBACKS**

|               |     |
|---------------|-----|
| FRONT         | 20' |
| INTERIOR SIDE | 7'  |
| EXTERIOR SIDE | 20' |
| REAR          | 25' |

MATCH LINE

DRAWING: G:\1706301\_PROVINISUB\INFRASTRUCTURE\CIVIL\DWG\I PRELIMINARY PLAT.DWG  
 LAYOUT: LAYOUT1 , LAST SAVED: AIJ22, 5/11/2020 12:10:22 PM  
 LAST PLOTTED BY: ALUSON JANEY, 5/15/2020 8:20:58 AM (PLOTTED BY:" VALID ON HARD COPY ONLY)

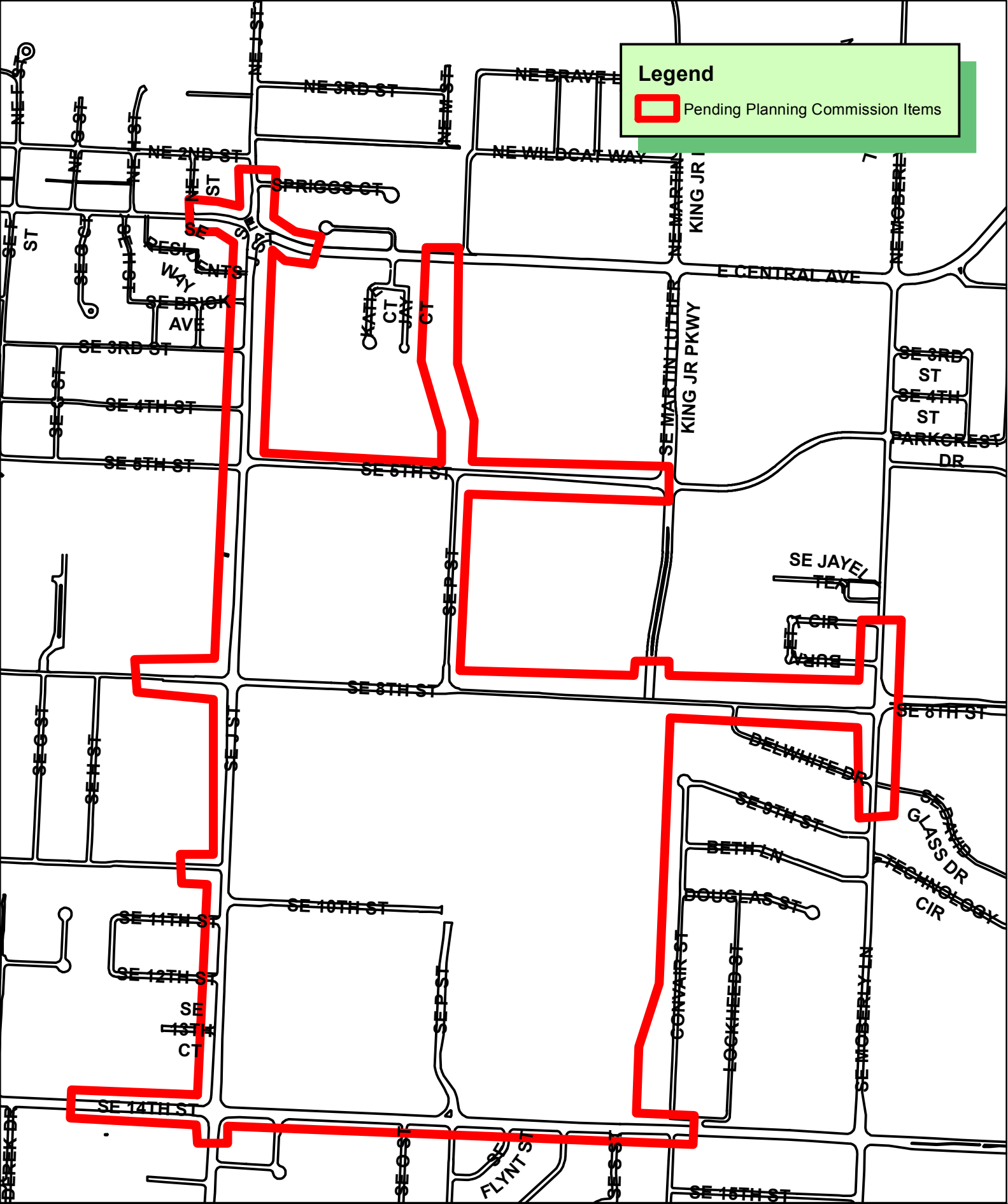












**Legend**

 Pending Planning Commission Items



1 inch = 750 feet

PP20-0003  
PRELIMINARY PLAT  
WALMART CAMPUS INFRASTRUCTURE



*City of Bentonville, Benton County, Arkansas*



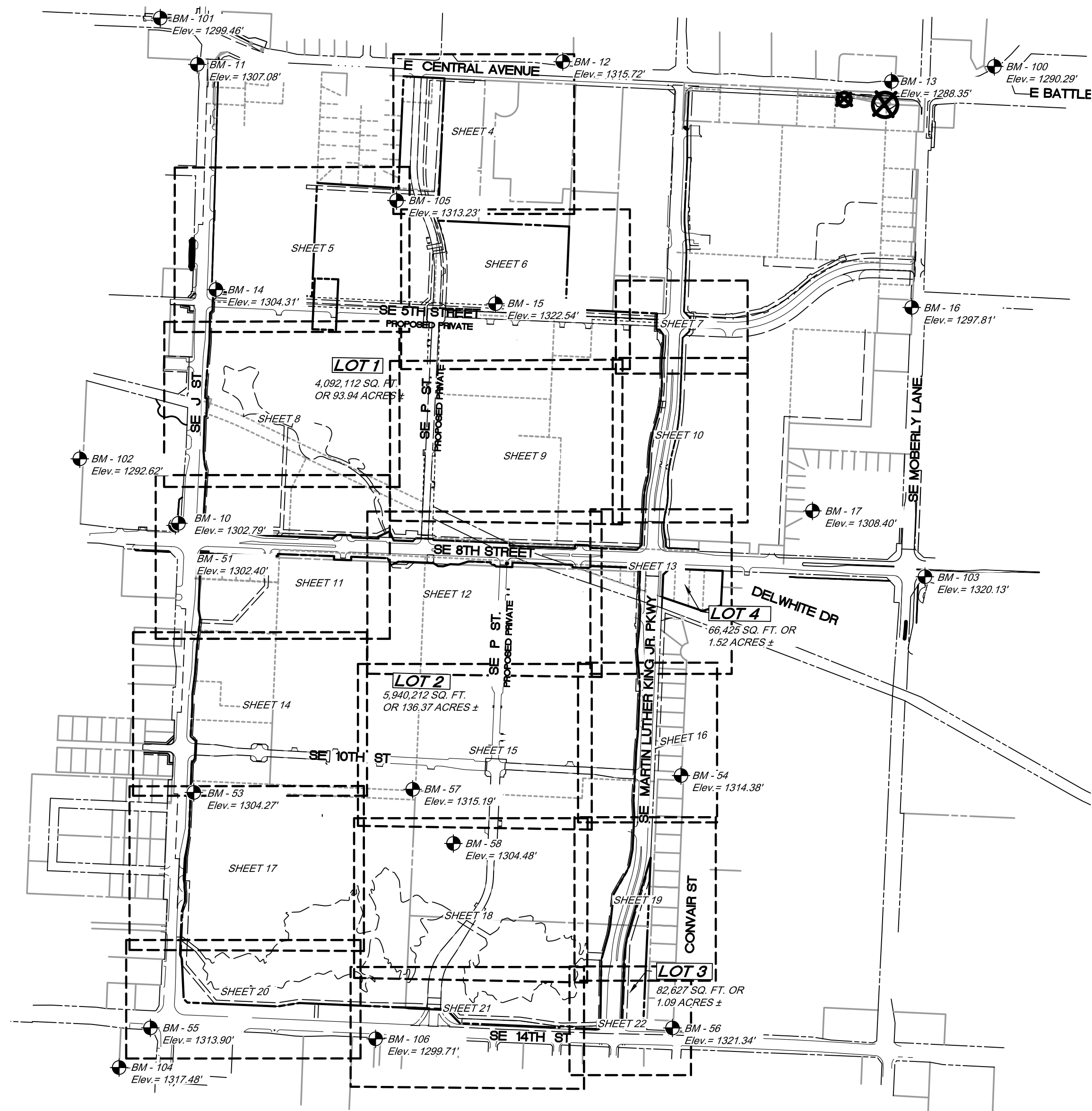
ARIZONA ■ ARKANSAS ■ CALIFORNIA ■ FLORIDA  
MINNESOTA ■ NORTH CAROLINA ■ PENNSYLVANIA ■ TEXAS

|                                                                                       |         |                        |           |
|---------------------------------------------------------------------------------------|---------|------------------------|-----------|
|                                                                                       |         | DATE                   | SHEET NO. |
|  | 5/14/20 | 1st submittal comments | 5/14/2020 |
| NO.                                                                                   | DATE    | DESCRIPTION            | 3:15 PM   |
| REVISIONS                                                                             |         |                        | 1 OF 24   |
|                                                                                       |         |                        | REV 1     |



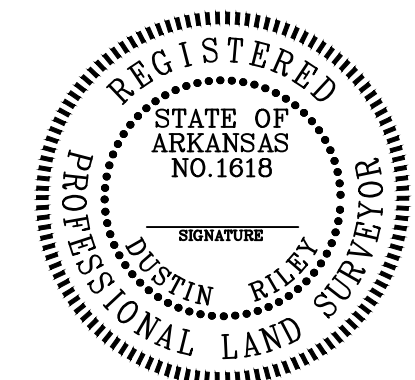
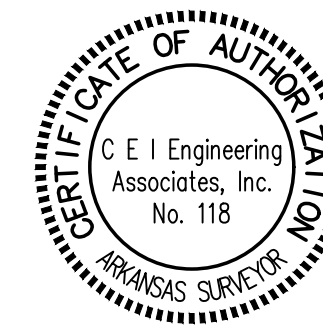
OVERVIEW

SCALE 1" = 500'



Benchmark Information

BM 101- an aluminum cap in concrete N: 749237.93' E: 665378.58' Elev. = 1299.46'  
BM 105- a mag nail spike with CEI tag N: 748232.64' E: 666680.03' Elev. = 1313.23'  
BM 100- an aluminum cap in concrete N: 748971.50' E: 669973.47' Elev. = 1290.29'  
BM 103- an aluminum cap in concrete N: 746159.59' E: 669591.00' Elev. = 1320.13'  
BM 102- an aluminum cap in concrete N: 746809.11' E: 664935.09' Elev. = 1292.62'  
BM 51- a 5/8" rebar with CEI cap N: 746442.43' E: 665462.26' Elev. = 1302.40'  
BM 53- a 5/8" rebar with CEI cap N: 744970.67' E: 665563.45' Elev. = 1304.27'  
BM 57- a 5/8" rebar with CEI cap N: 744987.81' E: 666769.00' Elev. = 1315.19'  
BM 58- 5/8" rebar with CEI cap N: 744689.68' E: 666993.40' Elev. = 1304.48'  
BM 54- 5/8" rebar with CEI cap N: 745063.89' E: 668247.40' Elev. = 1314.38'  
BM 106- South rim of Manhole N: 743612.79' E: 666564.75' Elev. = 1299.71'  
BM 11- 3/8" rebar with CEI cap N: 748982.36' E: 665582.54' Elev. = 1307.08'  
BM 12- 3/8" rebar with CEI cap N: 748997.82' E: 667596.00' Elev. = 1315.72'  
BM 13- 3/8" rebar with CEI cap N: 748888.67' E: 669406.42' Elev. = 1288.35'  
BM 14- 3/8" rebar with CEI cap N: 747742.05' E: 665684.93' Elev. = 1304.31'  
BM 15- 3/8" rebar with CEI cap N: 747663.87' E: 667225.19' Elev. = 1322.54'  
BM 16- 3/8" rebar with CEI cap N: 747643.43' E: 669518.27' Elev. = 1297.81'  
BM 10- 3/8" rebar with CEI cap N: 746453.62' E: 665478.65' Elev. = 1302.79'  
BM 55- 5/8" rebar with CEI cap N: 743673.35' E: 665324.30' Elev. = 1313.90'  
BM 56- 5/8" rebar with CEI cap N: 743673.05' E: 668200.38' Elev. = 1321.34'  
BM 17- 3/8" rebar with CEI cap N: 746522.09' E: 668971.52' Elev. = 1308.40'



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

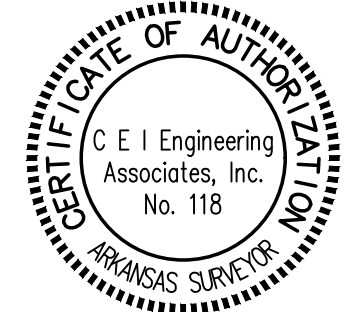
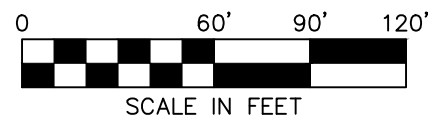
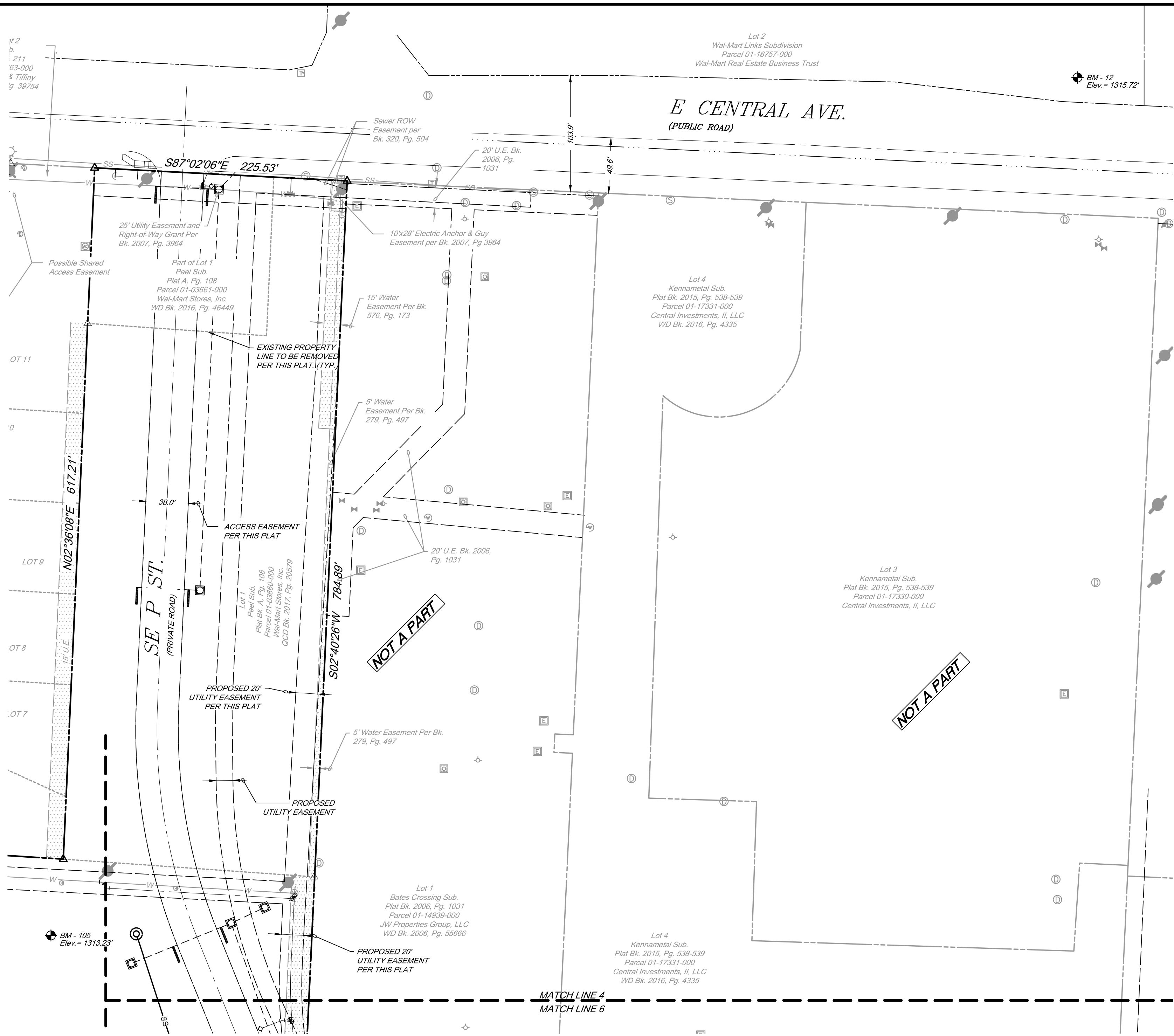
3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.

Sheet # 3 of 24

City of Bentonville Project # PP20-0003

JOB # 31563 DRAWING: 31563 prelim PUD Plot.dwg LAST SAVED BY: JCHRISTIANSEN





Engineering Associates, Inc.  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

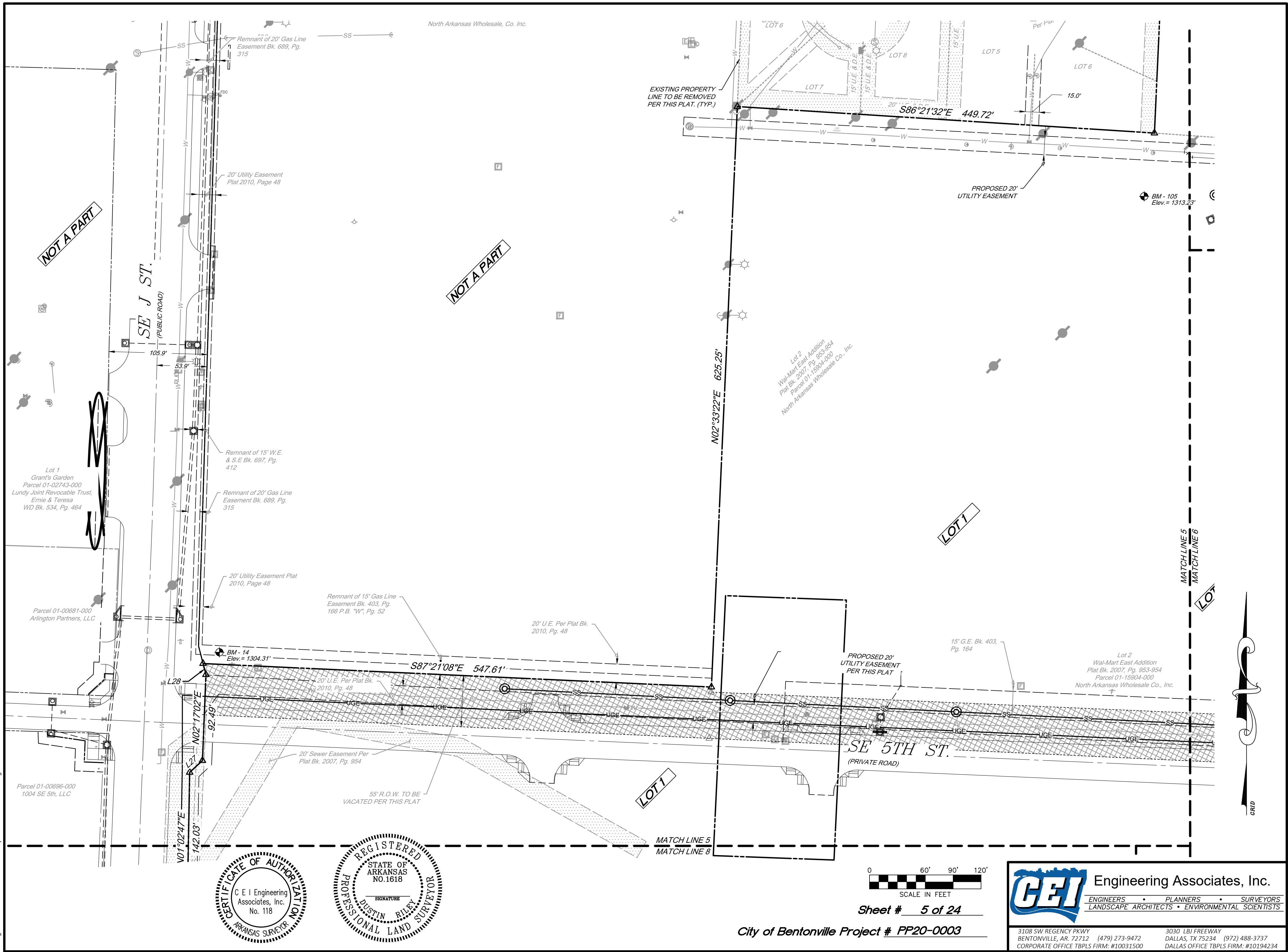
3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.

Sheet # 4 of 24

City of Bentonville Project # PP20-0003

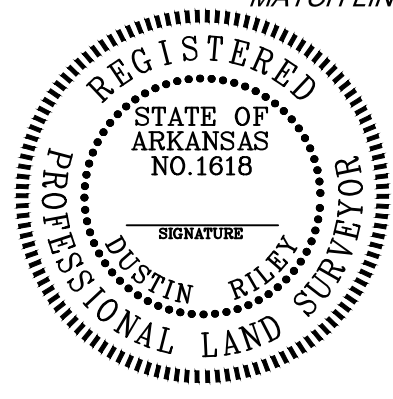
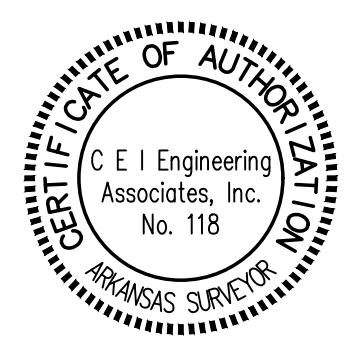
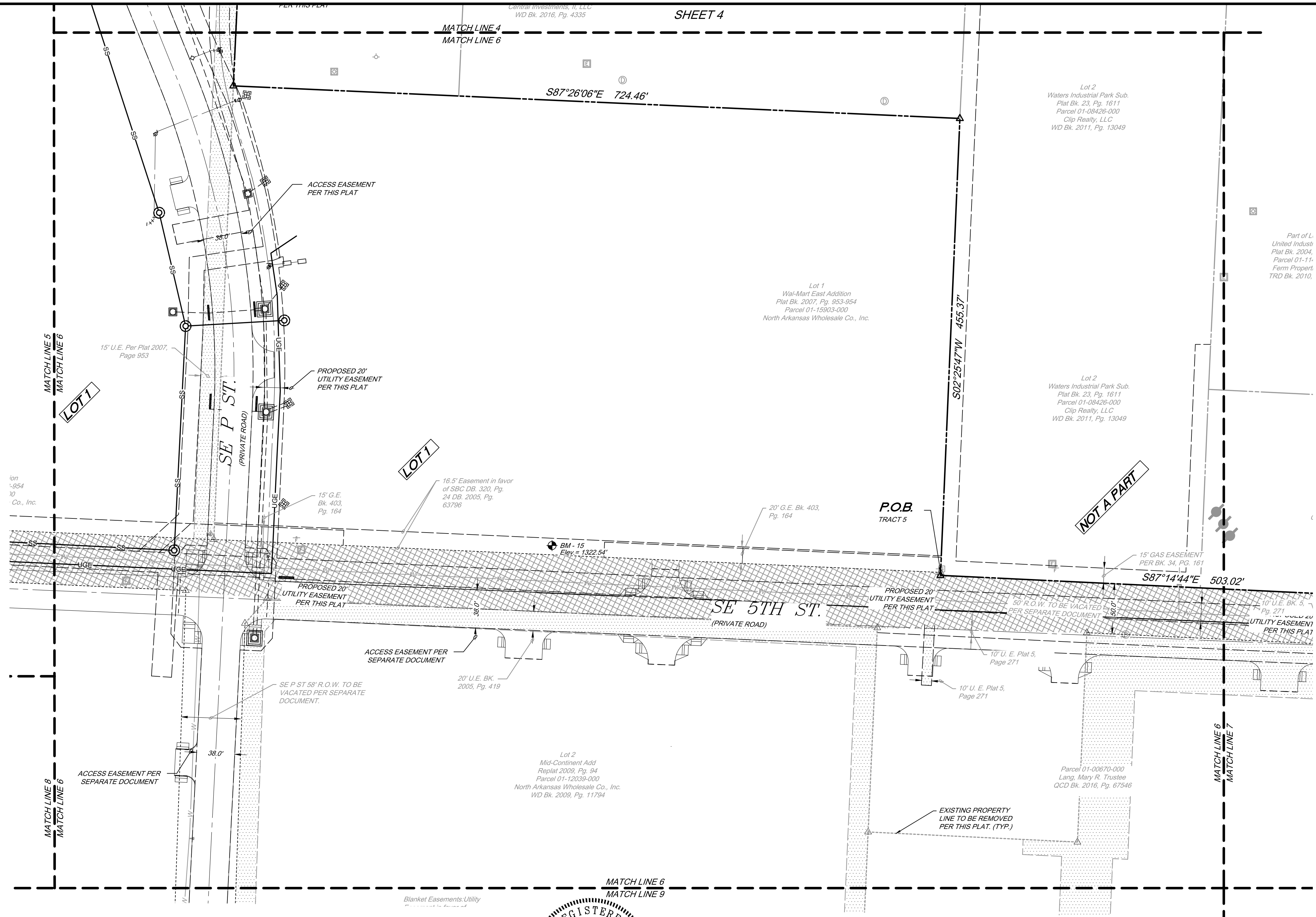




JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



SHEET 4



Sheet # 6 of 24

City of Bentonville Project # PP20-0003



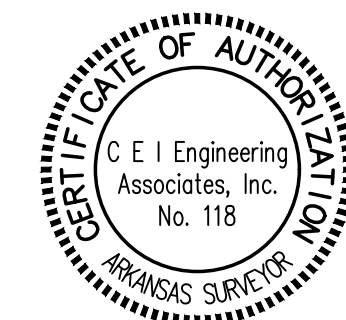
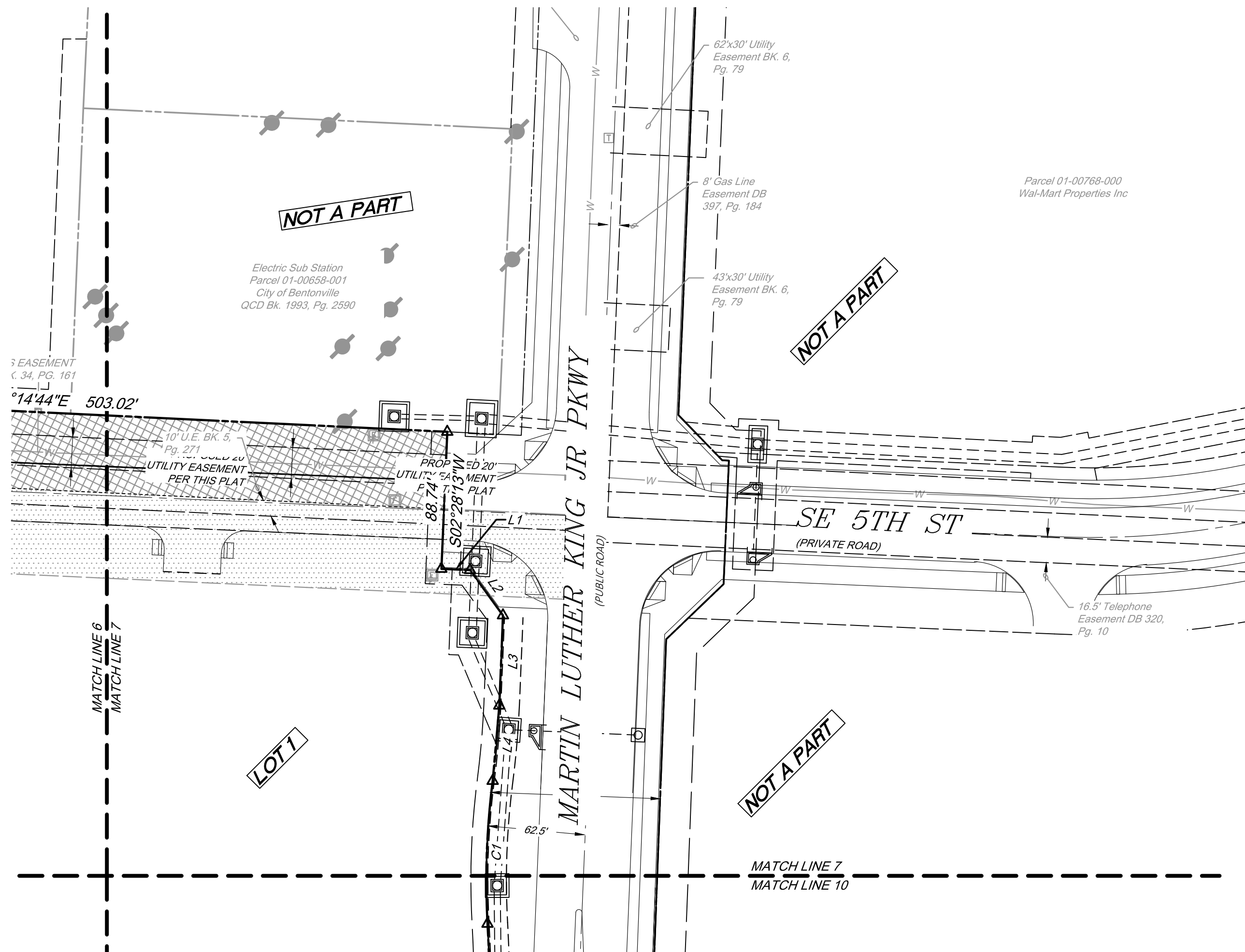
Engineering Associates, Inc.  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234



JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



**Engineering Associates, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

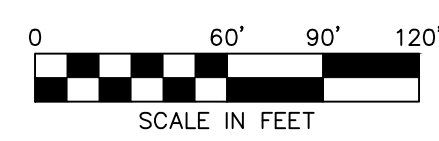
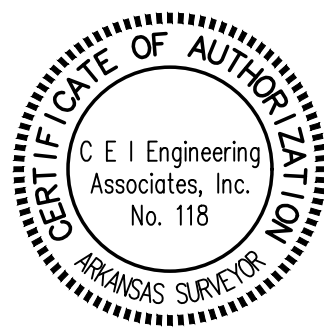
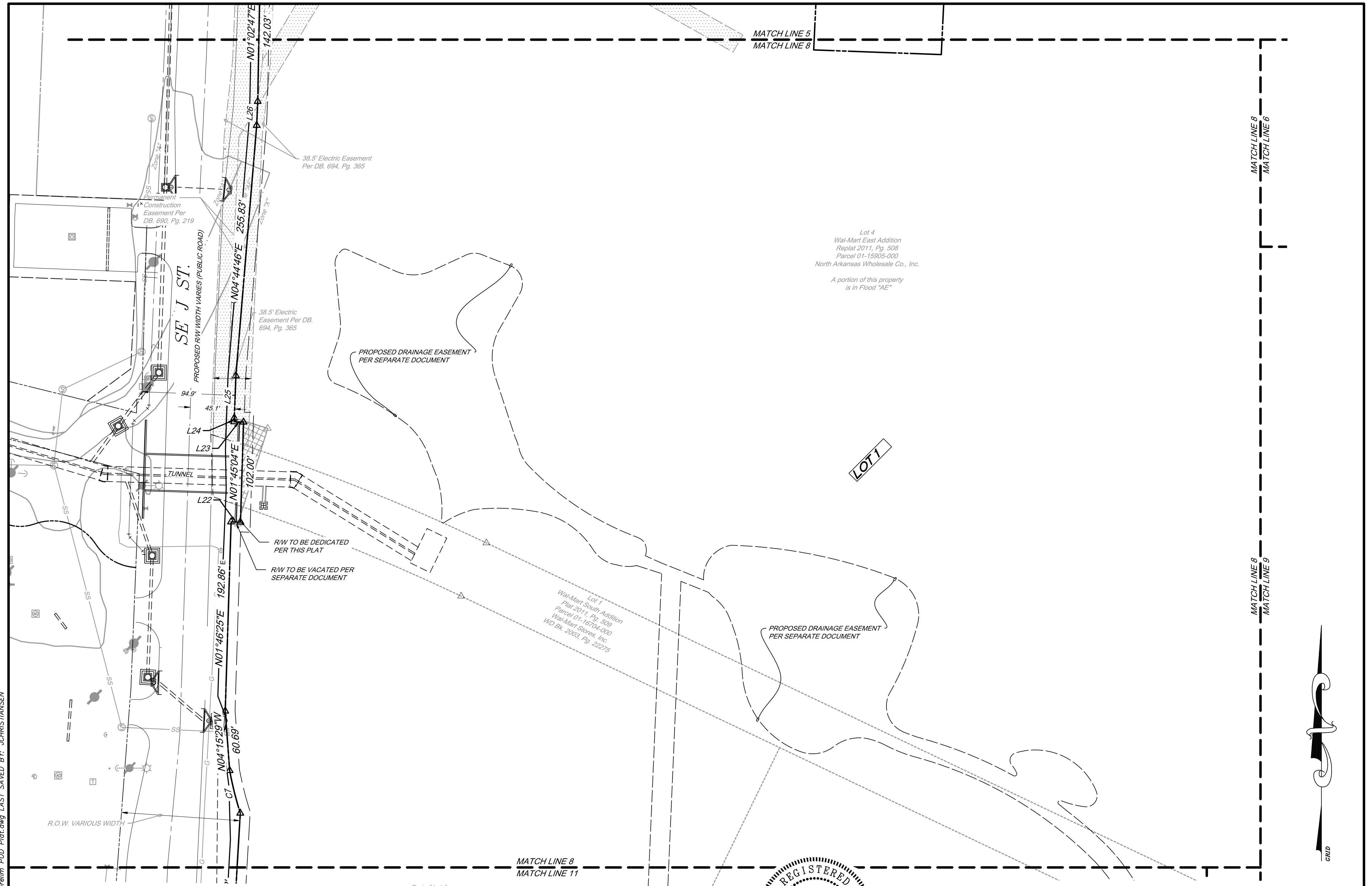
3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

Sheet # 7 of 24

City of Bentonville Project # PP20-0003

JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 8 of 24

City of Bentonville Project # PP20-0003



**Engineering Associates, Inc.**

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

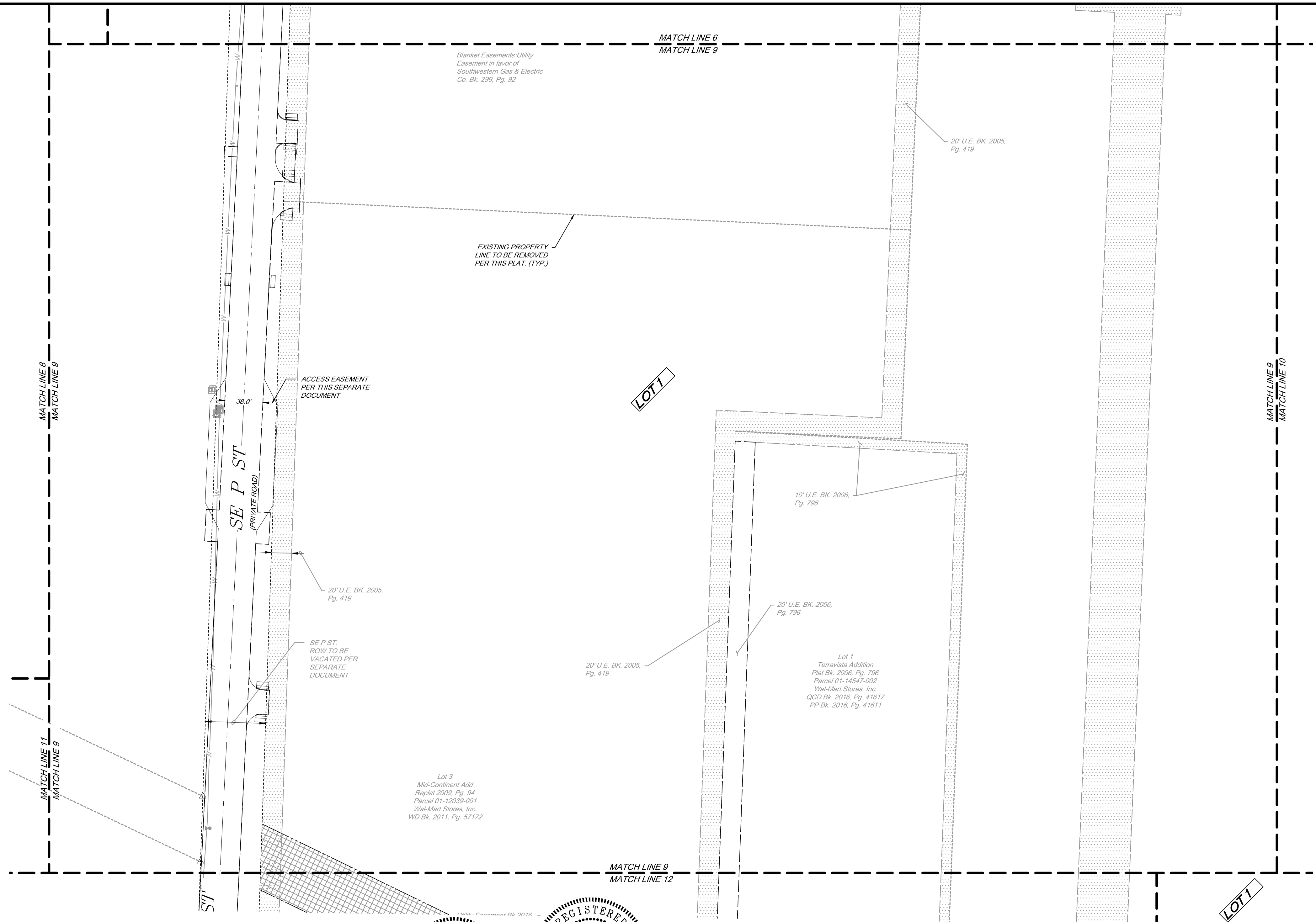
3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.



JOB # 31563 DRAWING: 31563 prelim PUD Plot.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 9 of 24

City of Bentonville Project # PP20-0003

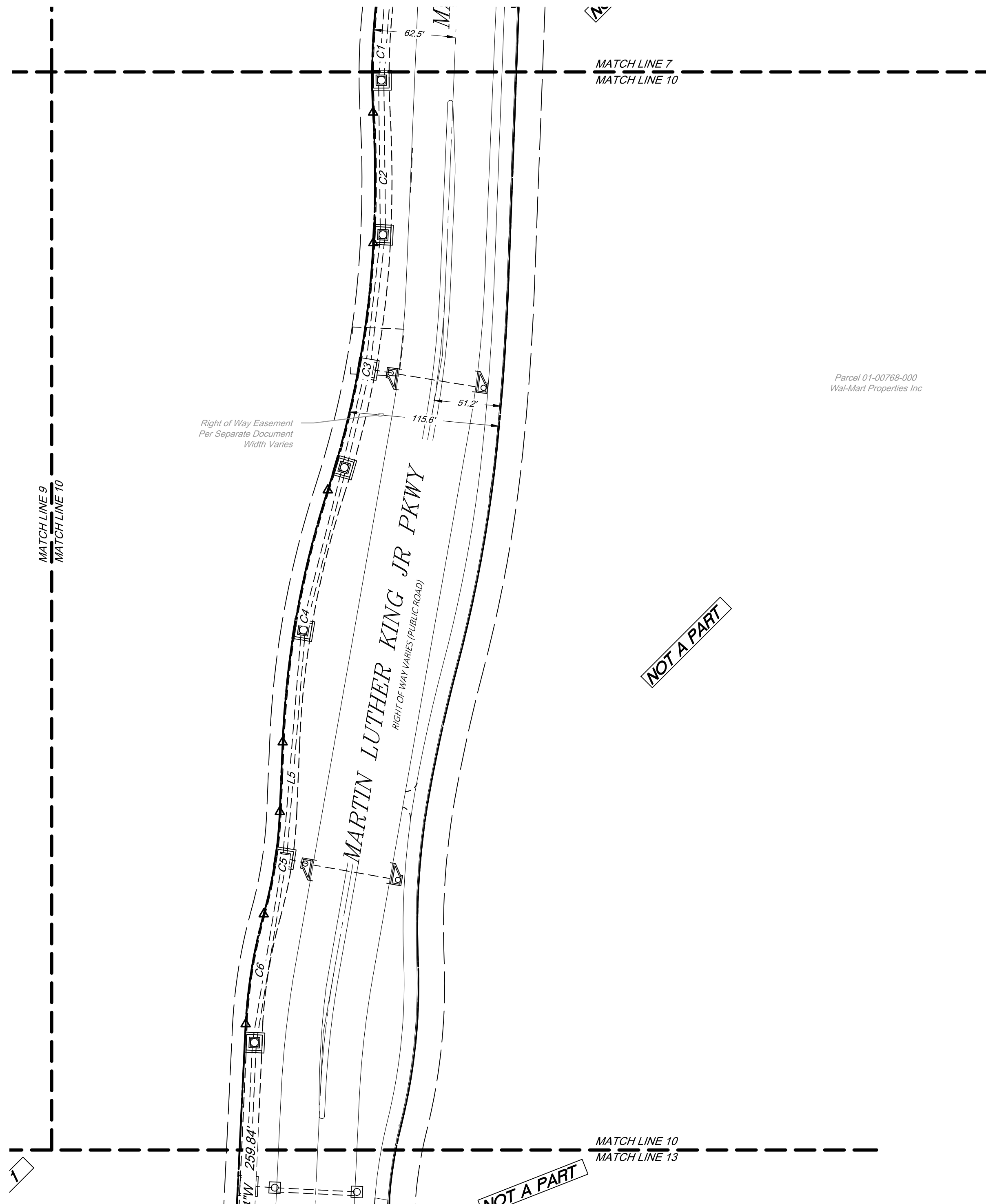
Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.

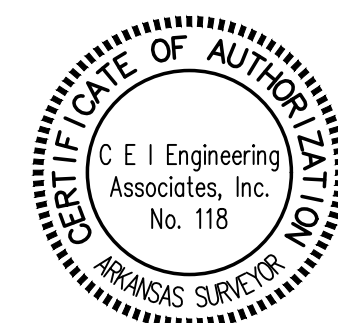


Parcel 01-00768-000  
Wal-Mart Properties Inc

**NOT A PART**

**NOT A PART**

**Sheet #** 10 of 24

City of Bentonville Project # PP20-0003

Engineering Associates, Inc.

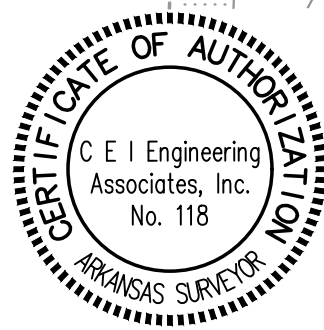
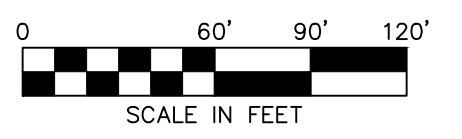
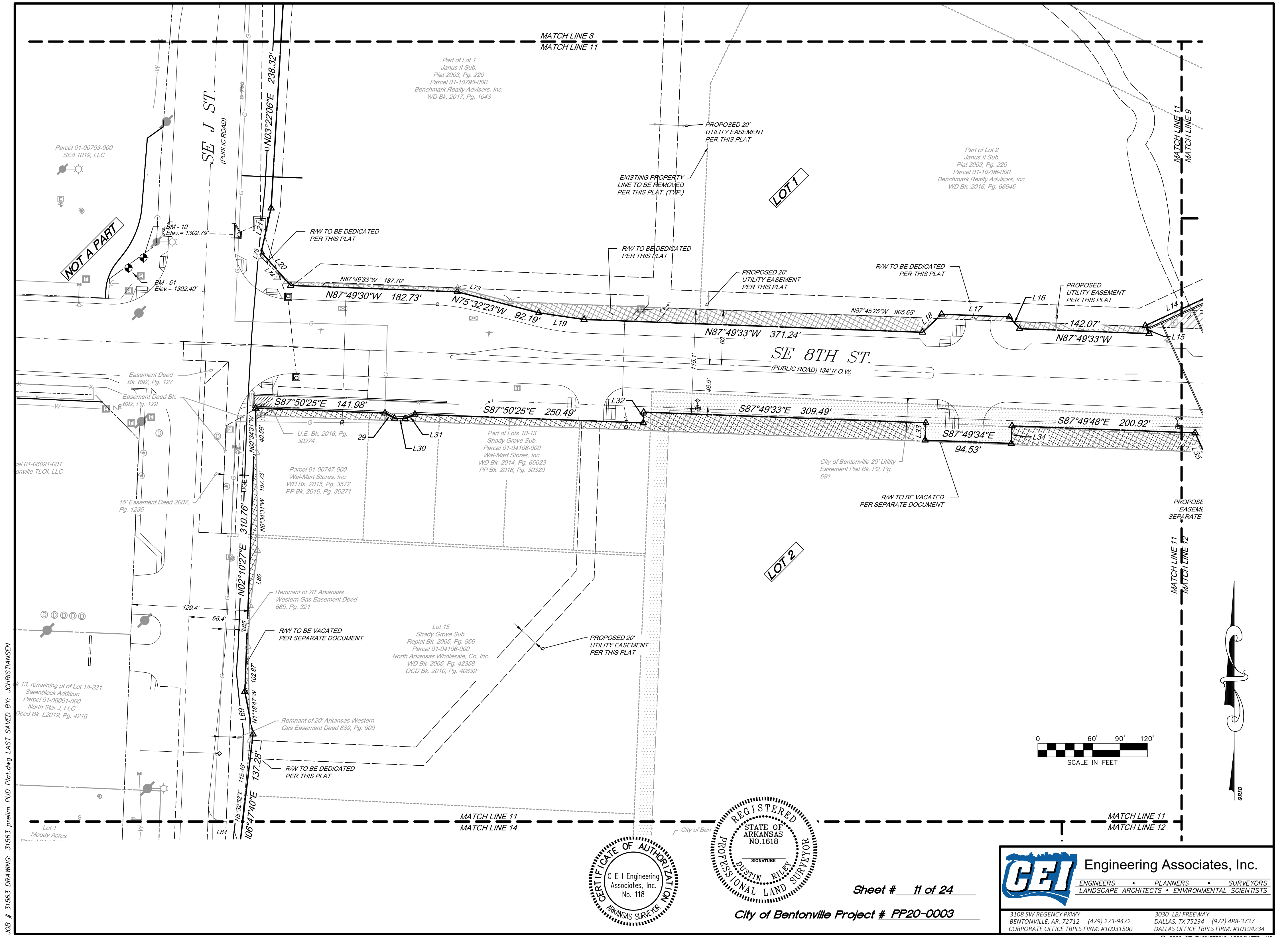
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234



JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 11 of 24

City of Bentonville Project # PP20-0003

**CEI** Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

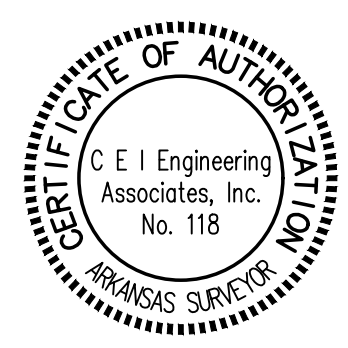
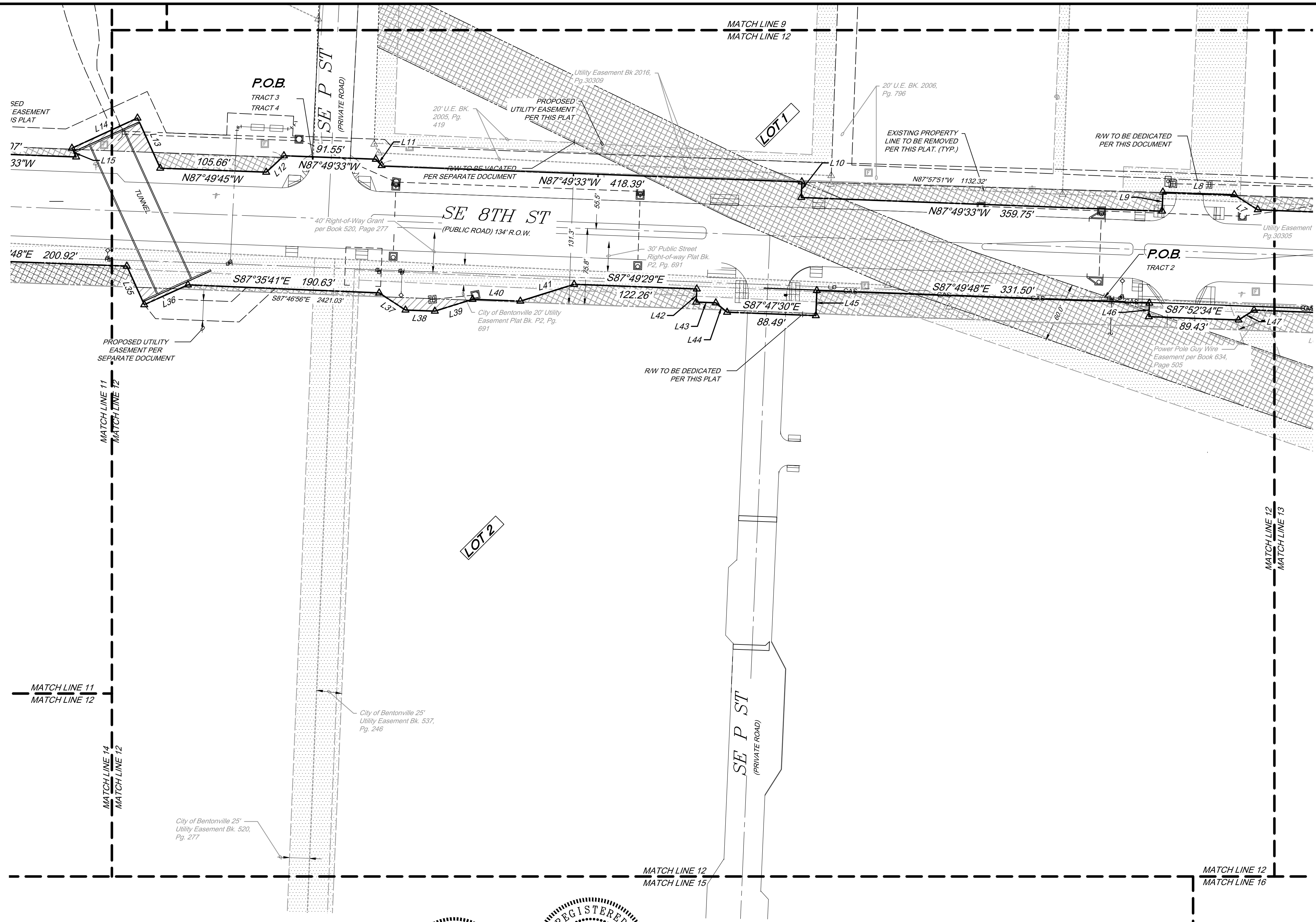
3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.



JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



City of Bentonville Project # PP20-0003

Sheet # 12 of 24

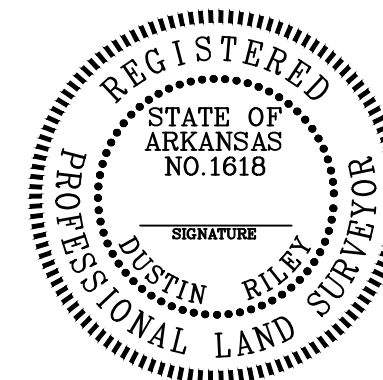
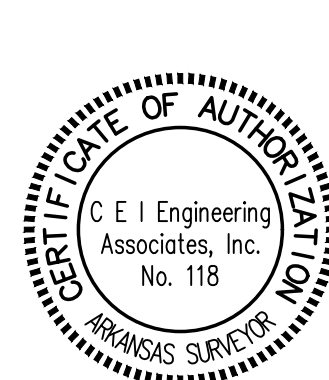
**CEI** Engineering Associates, Inc.  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.





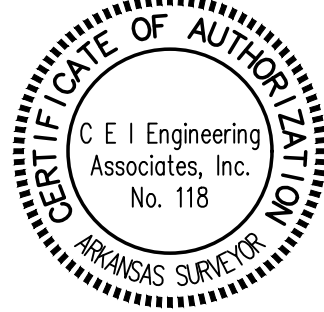
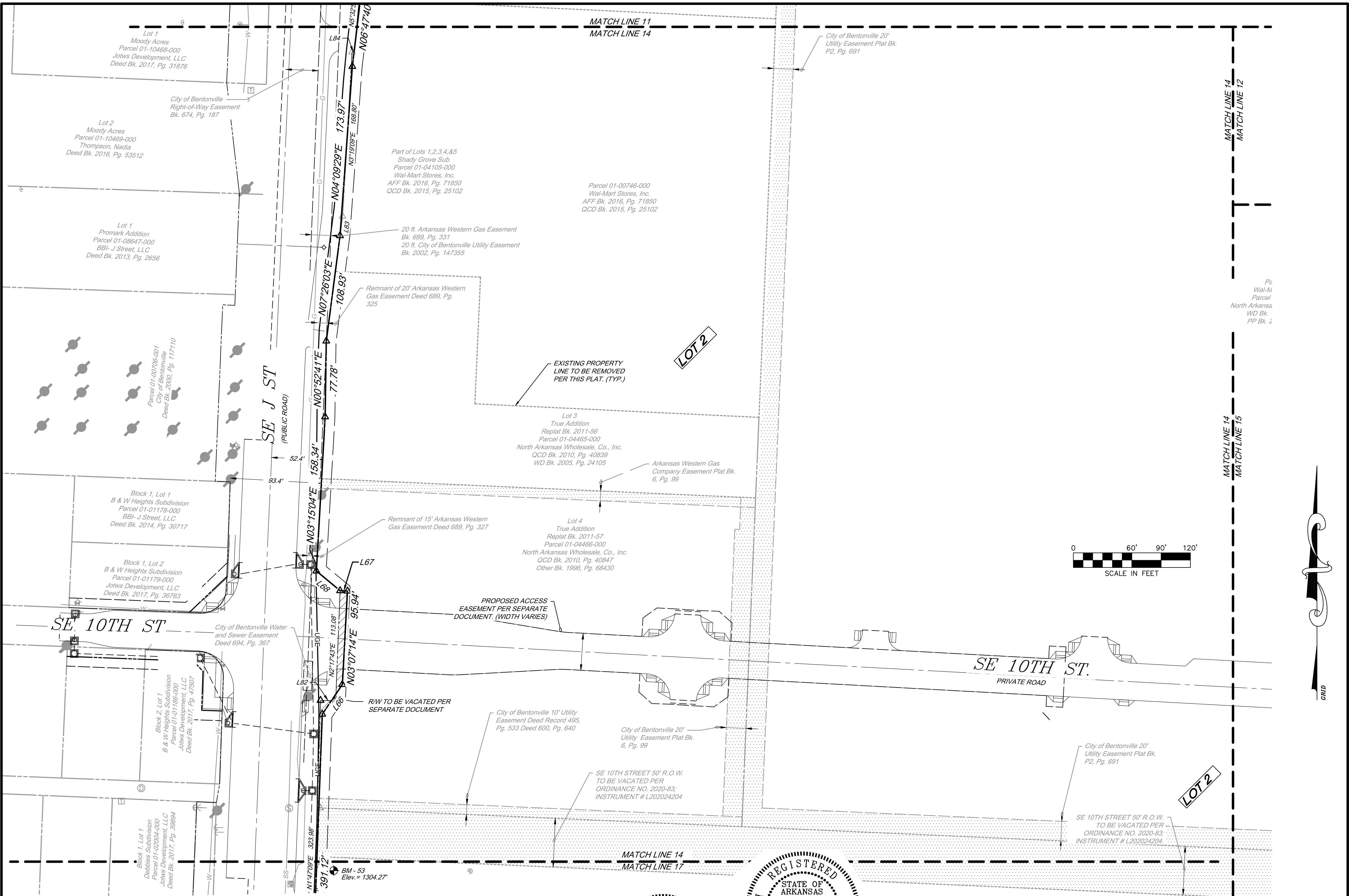
Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

JOB # 31563 DRAWING: 31563 prelim PUD Plot.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 14 of 24

City of Bentonville Project # PP20-0003



**CEI** Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

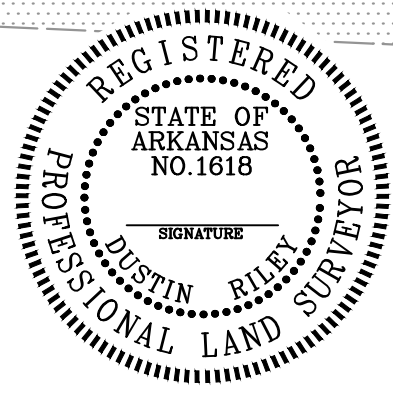
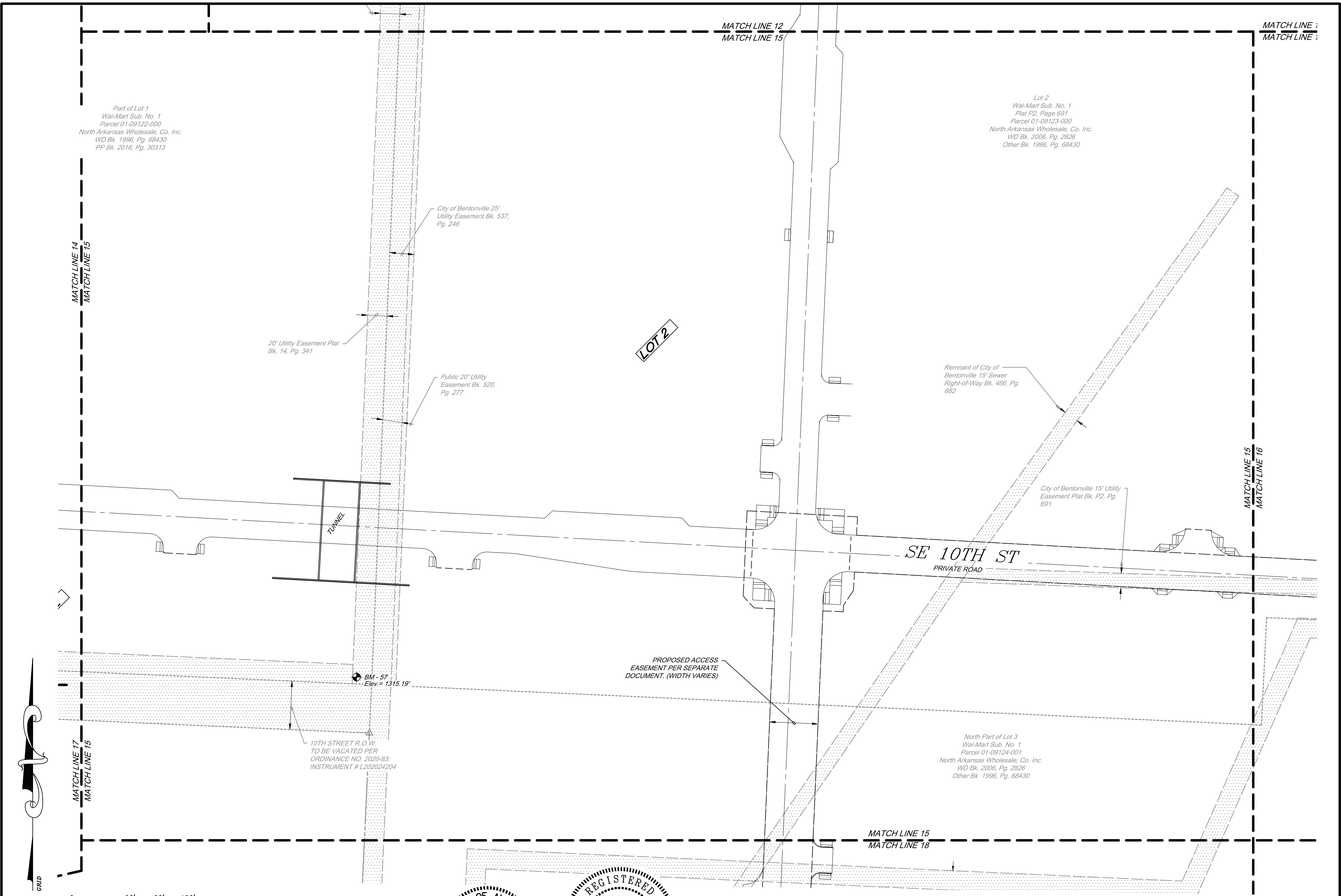
3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.



JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 15 of 24

City of Bentonville Project # PP20-0003



Engineering Associates, Inc.

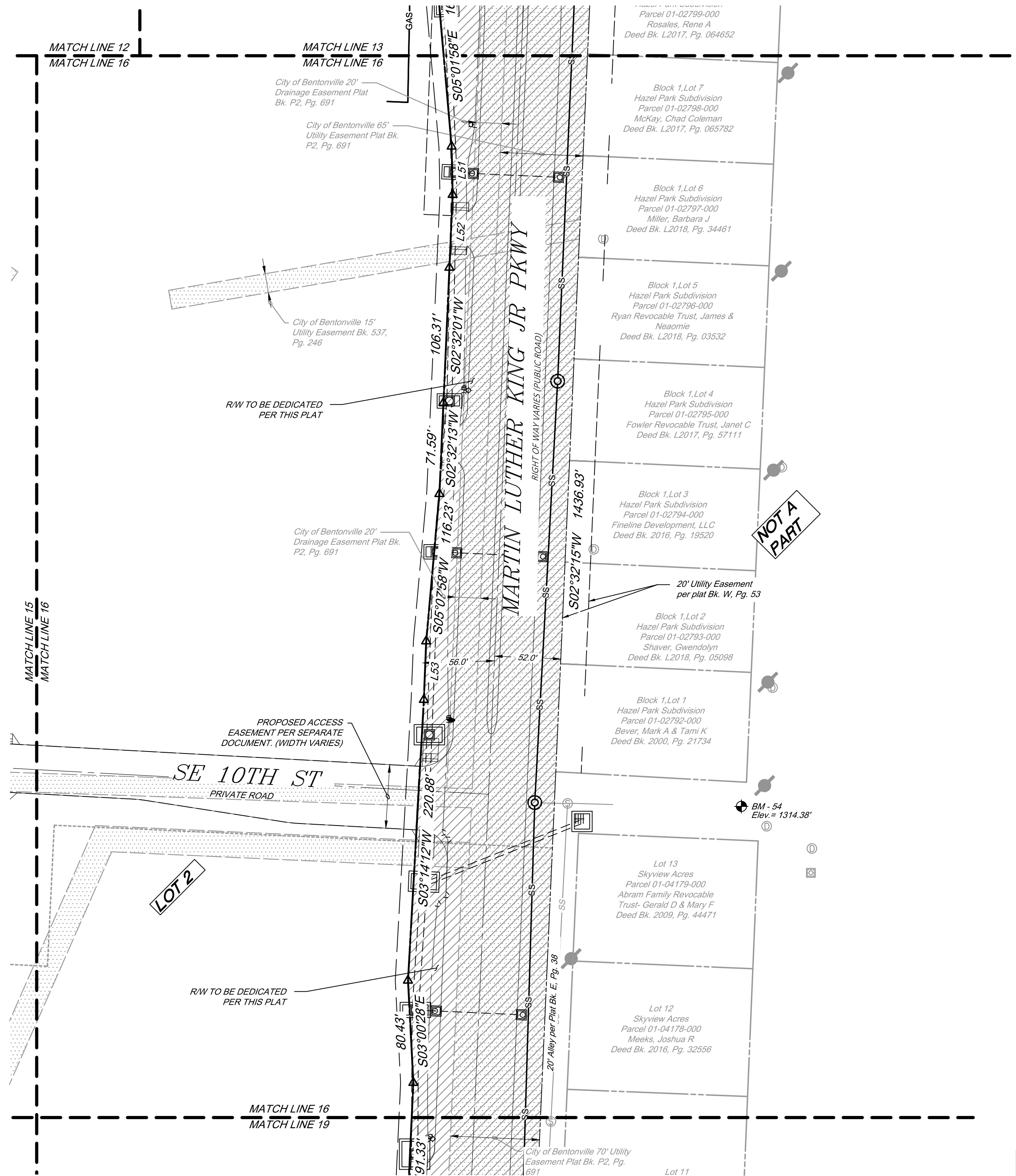
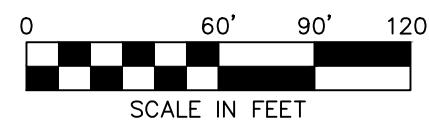
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

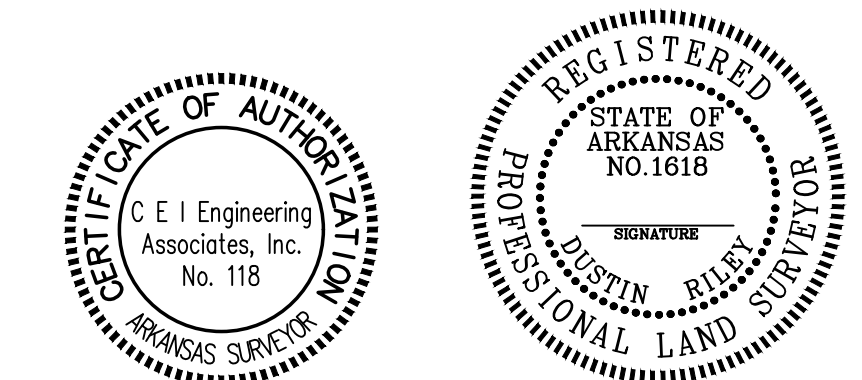
© 2020 CEI ENGINEERING ASSOCIATES, INC.

JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 16 of 24

City of Bentonville Project # PP20-0003



**CEI** Engineering Associates, Inc.  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

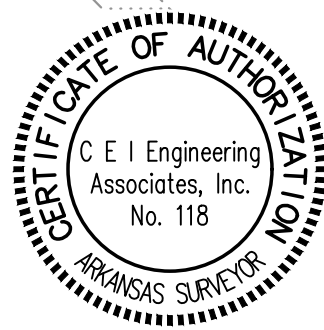
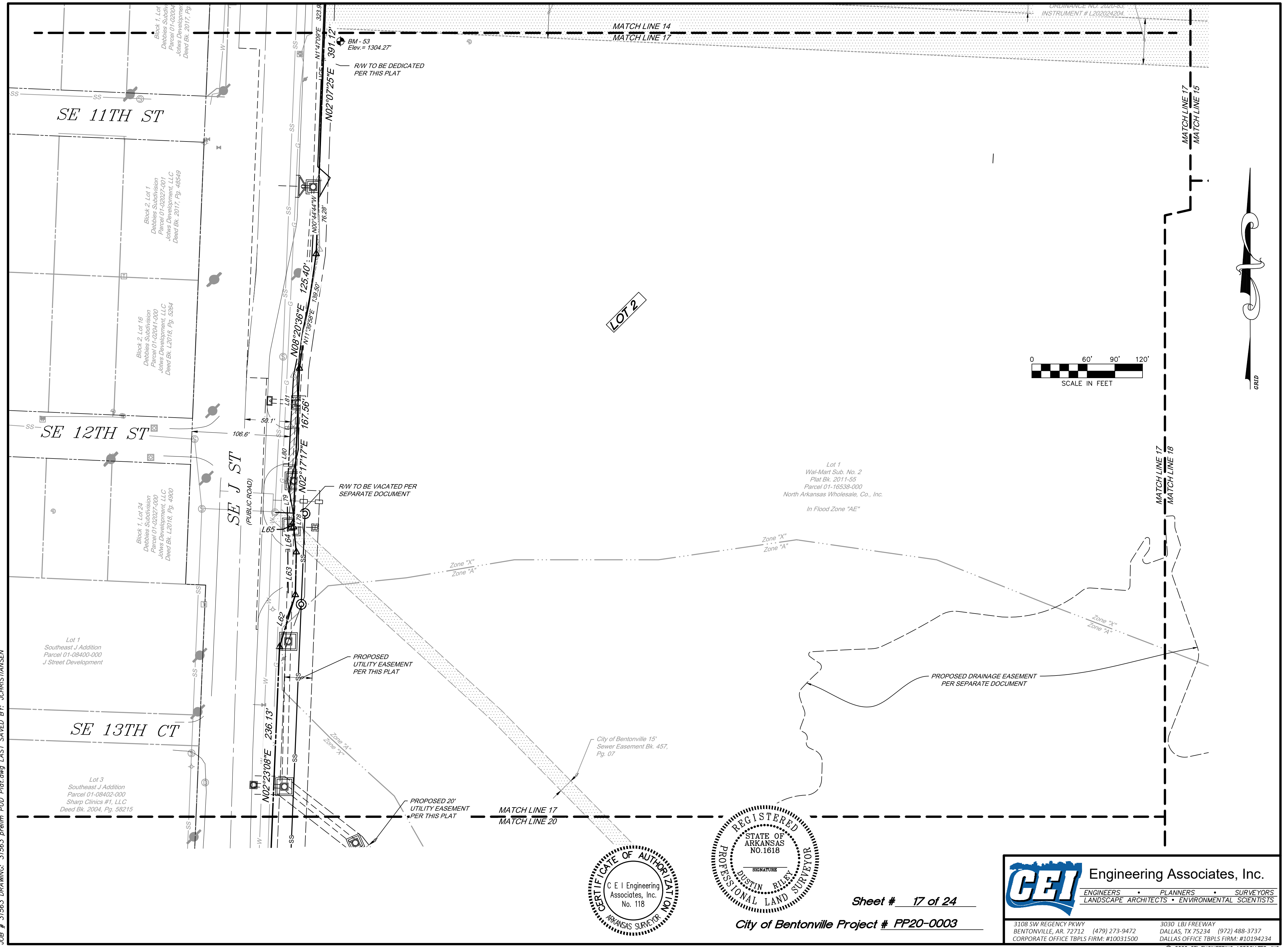
3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.



JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 17 of 24

City of Bentonville Project # PP20-0003

CEI Engineering Associates, Inc.

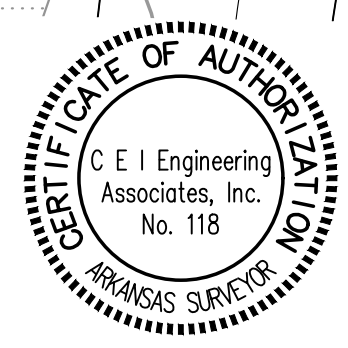
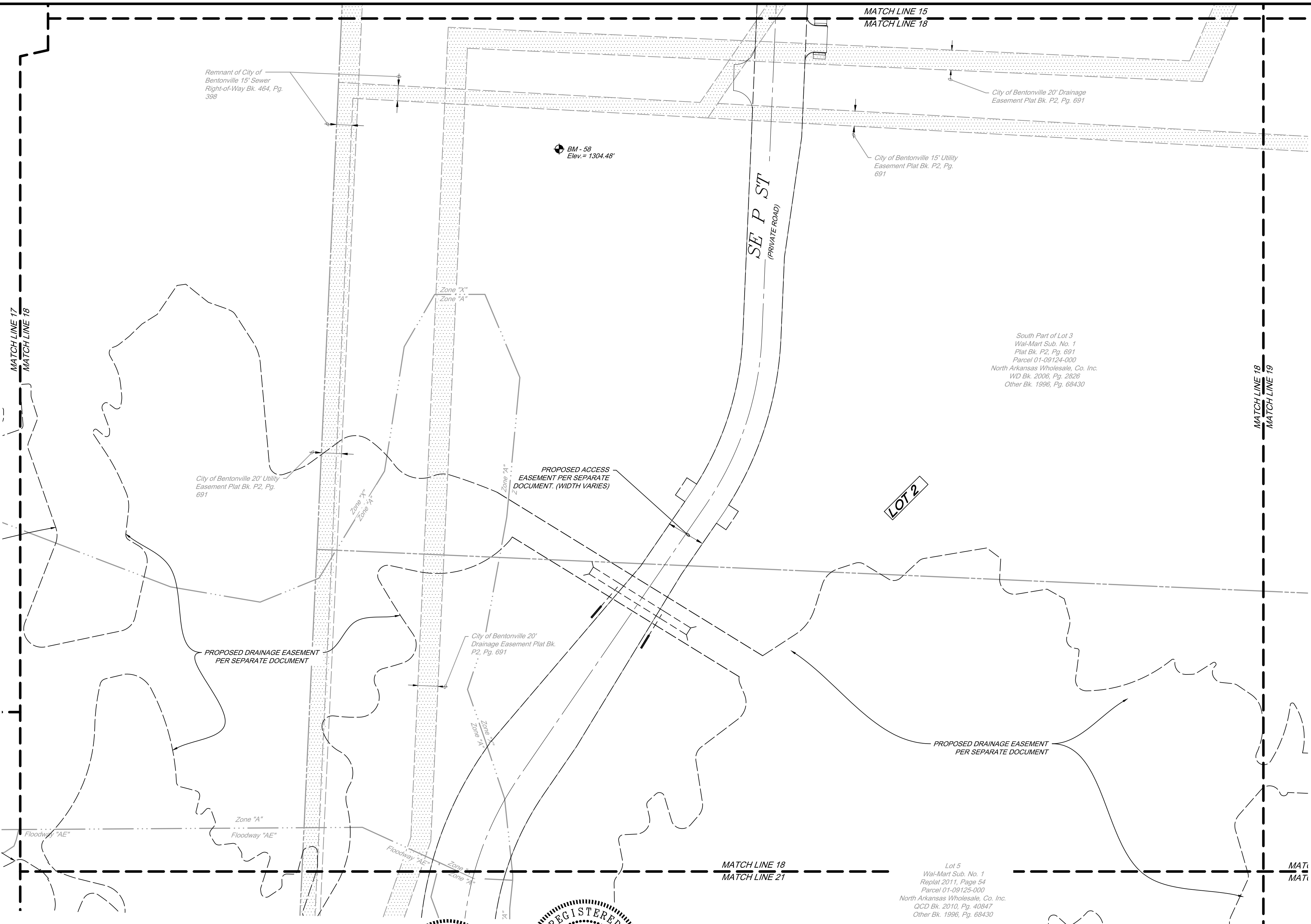
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.

JOB # 31563 DRAWING: 31563 prelim PUD Plot.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 18 of 24

City of Bentonville Project # PP20-0003



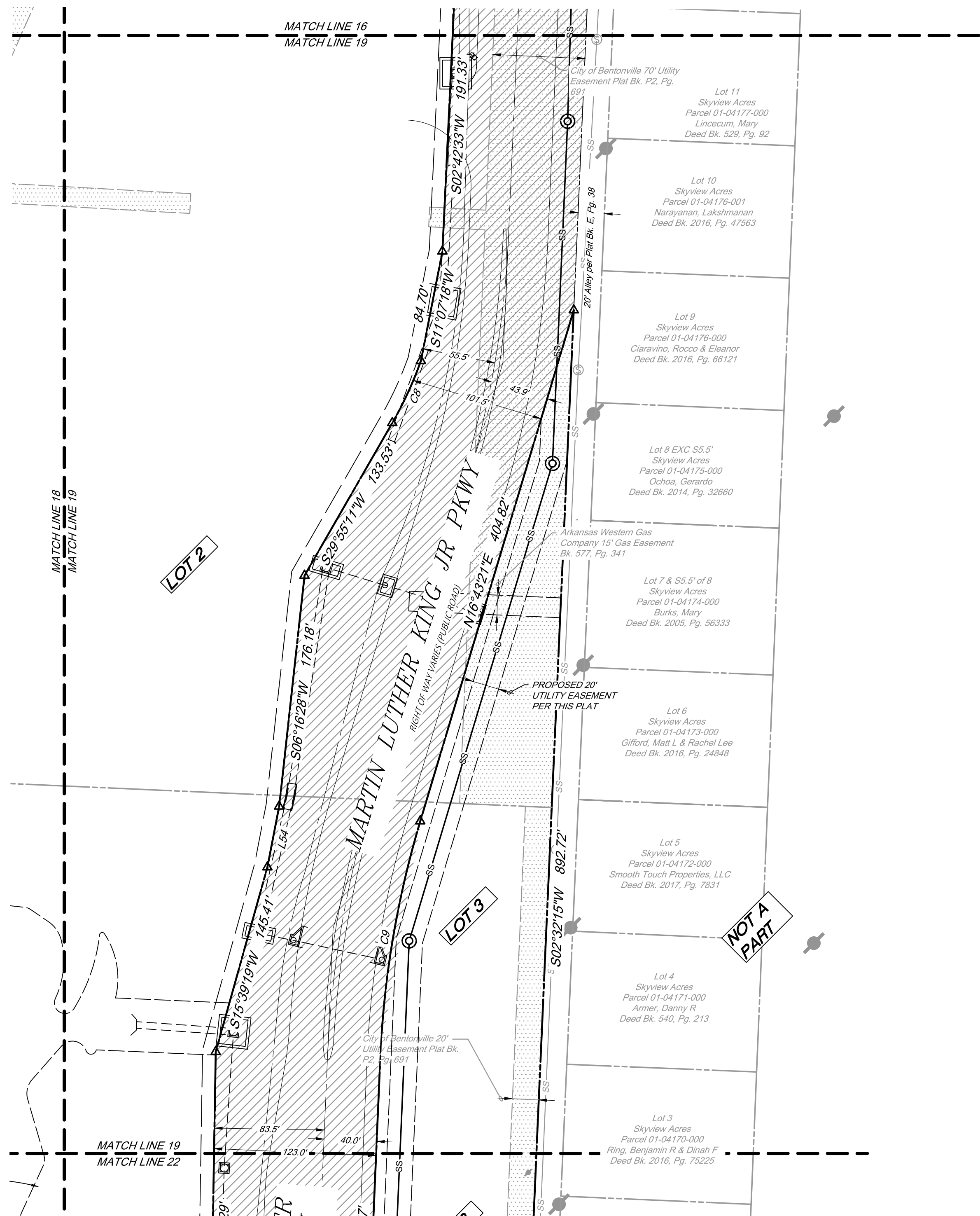
Engineering Associates, Inc.  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

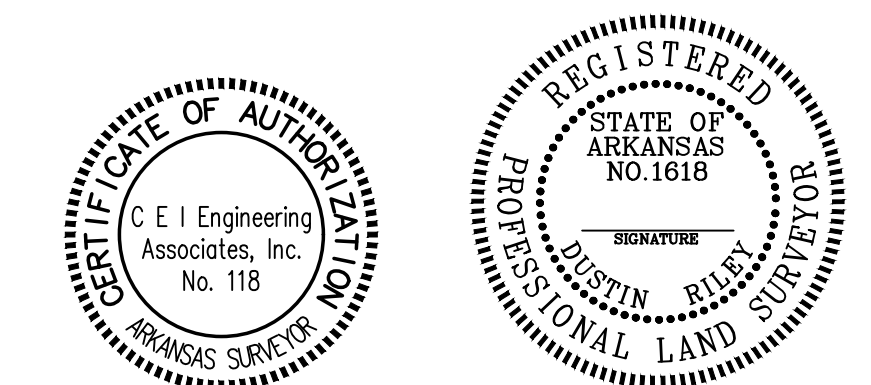
3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.





*City of Bentonville Project # PP20-0003*



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

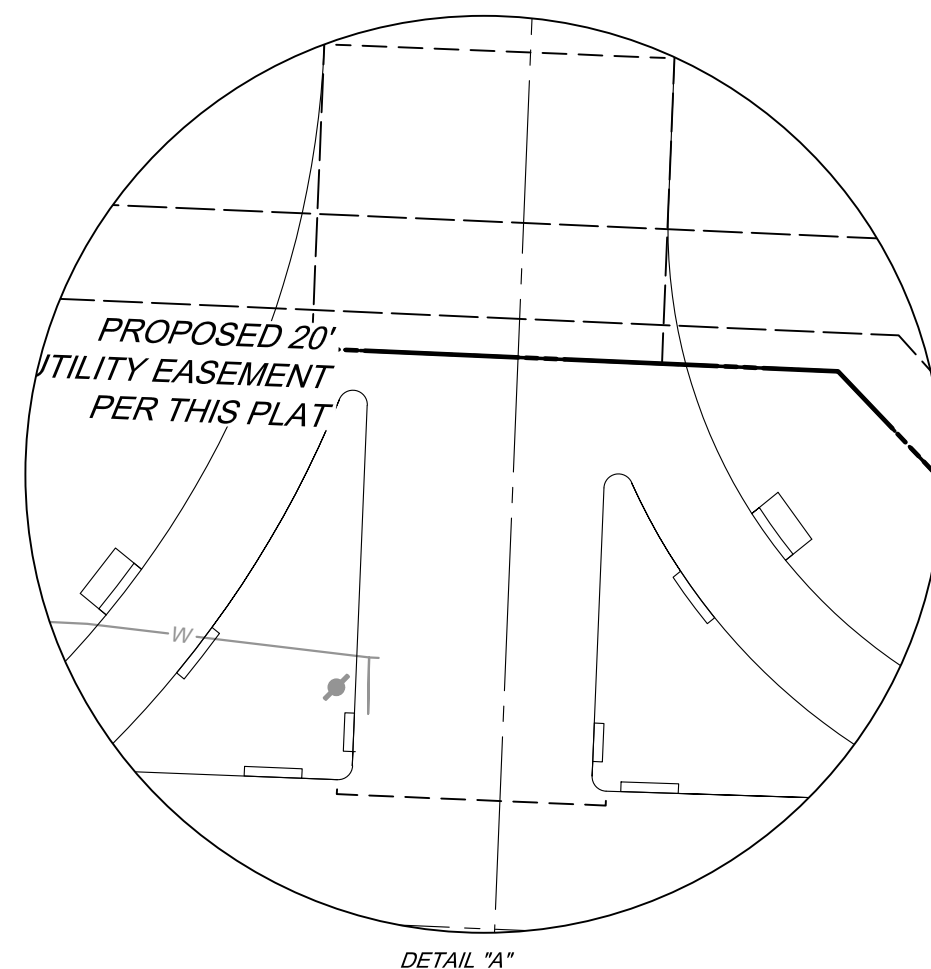
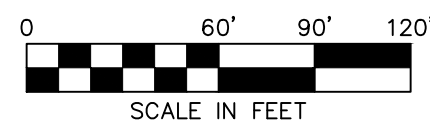
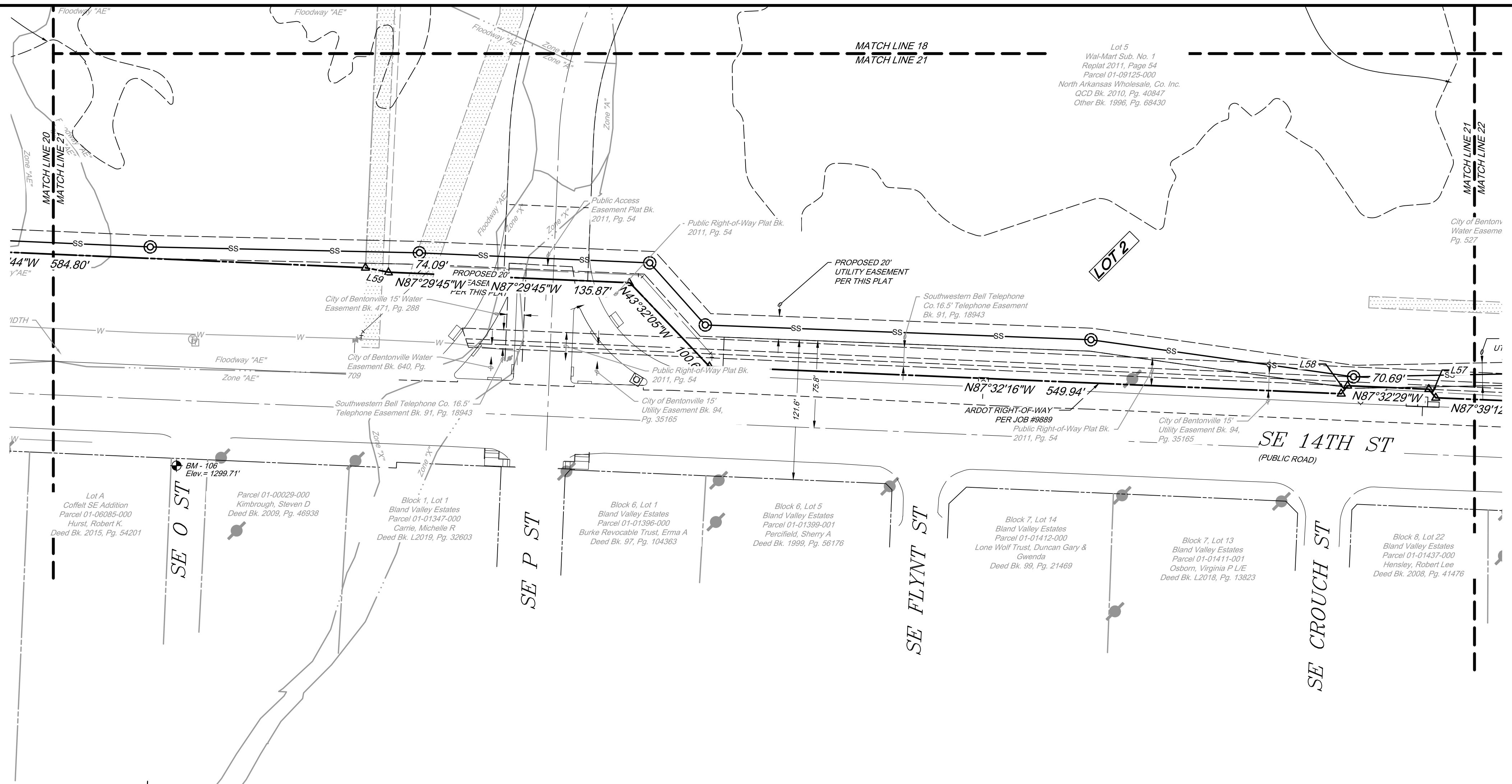
3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234



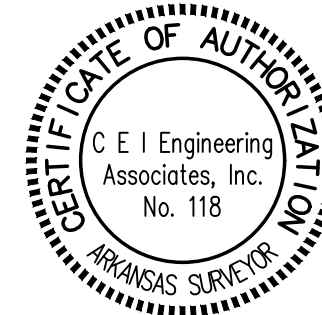


JOB # 31563 DRAWING: 31563 prelim PUD Plot.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 21 of 24

City of Bentonville Project # PP20-0003



Engineering Associates, Inc.

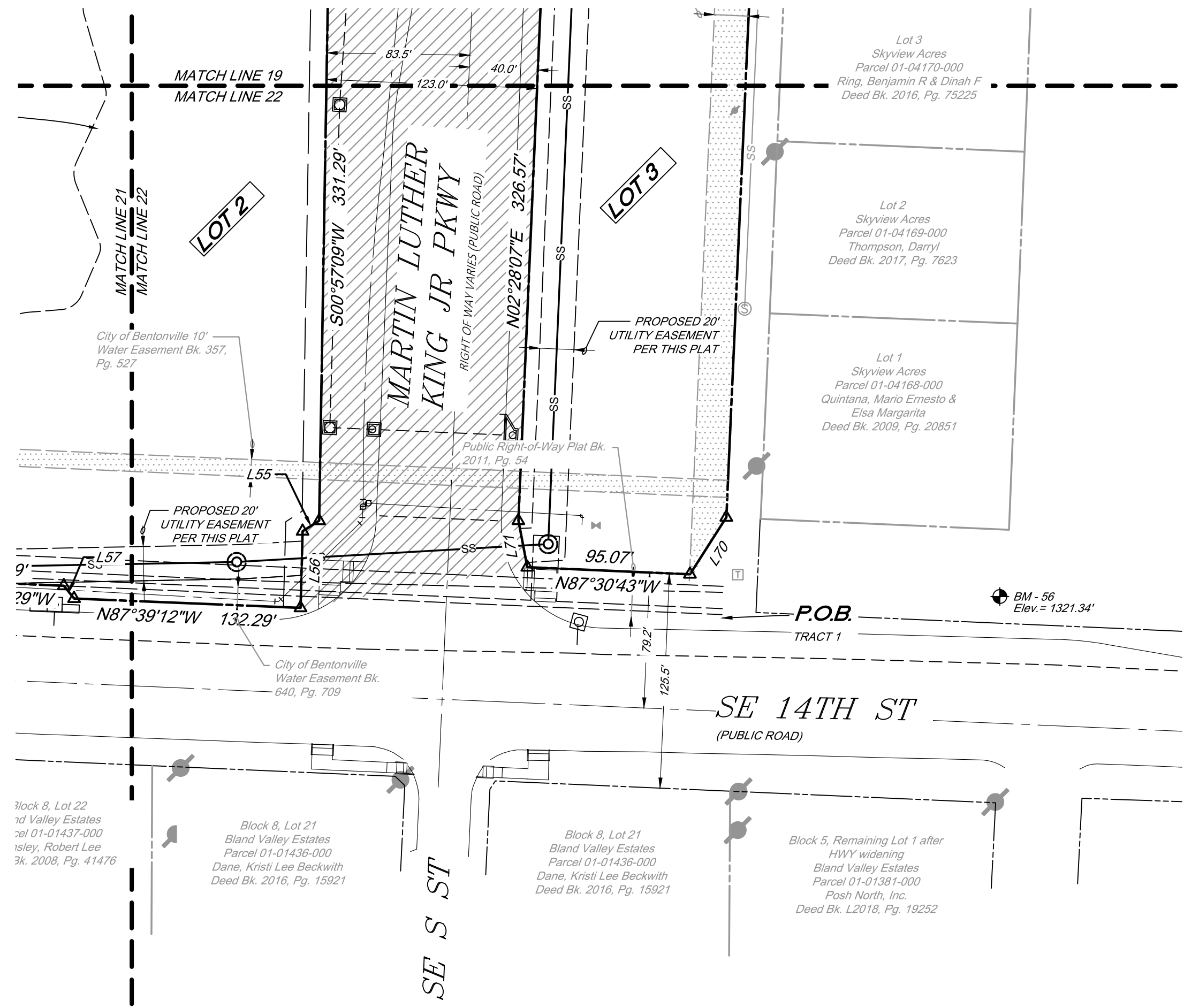
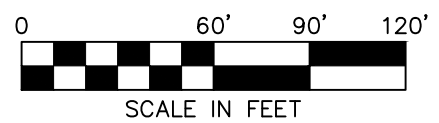
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

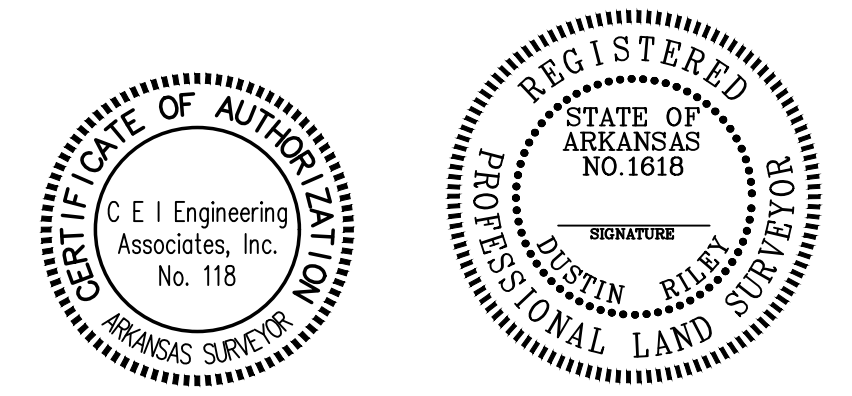
© 2020 CEI ENGINEERING ASSOCIATES, INC.

JOB # 31563 DRAWING: 31563 prelim PUD Plat.dwg LAST SAVED BY: JCHRISTIANSEN



Sheet # 22 of 24

City of Bentonville Project # PP20-0003





Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY  
BENTONVILLE, AR. 72712 (479) 273-9472  
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY  
DALLAS, TX 75234 (972) 488-3737  
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.