

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 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 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
Meeting Agenda
June 2, 2020**

- I. Call to Order**
- II. Approval of Minutes**
- III. Public Hearings**

- 1. G & I Properties** **General Plan Amendment***
Mixed-Use to High-Density Residential
1507 SW 14th Street ([GPA20-0002](#))
- 2. United Industries Temporary Storage Area** **Conditional Use***
Temporary Use
SE 5th Street ([CU20-0018](#))

IV. Consent Agenda

- 1. Lots 5 & 6, Northwest Prairie Addition** **Lot Split**
1701 NW F Street ([LS20-0026](#))
- 2. Lot 11, Block 2 of Pritchard’s Addition** **Property Line Adjustment**
703 NW 6th Street ([PLA20-0025](#))
- 3. Lot 11, Block 4, Young’s Addition** **Property Line Adjustment**
802 SE 3rd Street ([PLA20-0029](#))

To see a full list of all pending Planning Commission items, please visit: <https://arcq.is/08HvK8>

- 4. Oz Village**
806 NW A Street ([LSD20-0029](#))

Large Scale Development

V. New Business

- 1. Wedekind Properties, LLC**
Sidewalk Waiver
715 NW 8th Street ([WAV20-0008](#))

Waiver

- 2. Lots 24 & 25, Clarks Addition**
211 SW F Street ([LS20-0014](#))

Lot Split

- 3. Rolling Acres Phase III**
4307 SW Wheatgrass Boulevard ([FP20-0002](#))

Final Plat

- 4. Providence Village Phase III**
SW Nomad Road ([PP20-0002](#))

Preliminary Plat

- 5. Walmart Campus Infrastructure**
301 SE J Street ([PP20-0003](#))

Preliminary Plat

Planning Commission
Minutes
May 19, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Staff: Ellen Norvell, Brian Bahr, Jon Stanley, Tyler Overstreet, Ali Worley, Dan Weese, Peter Farmer,
and Mark Brightwell

Motion by Mr. Sanders, seconded by Mr. Binns to approve the minutes of May 5, 2020 as written
Approved 7-0

Public Hearings

Item #1

Church of Christ of Latter Day Saints: Conditional Use, Religious Facility, 1101 McCollum Road, RZ20-0007
Ali Worley reads the staff report.
Opened public hearing
Zach Hixson, representative, speaks.
Closed public hearing
Approved 7-0

Item #2

Ginn Road Lift Station: Conditional Use, Utility Facility, 3516 Ginn Road, CU20-0015
Tyler Overstreet reads the staff report.
Opened public hearings
No public comments
Closed public hearing
There is some discussion amongst Commissioners and staff.
Approved 7-0

Item #3

Annoor Academy: Conditional Use, Educational Facility, SE 22nd Street and SE C Street, CU20-0016
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved 7-0

Item #4

NWA Classical Academy: Conditional Use, Educational Facility, 1300 Melissa Drive, CU20-0017
Tyler Overstreet reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved -0

Consent Agenda

1. Lots 7-8 of Scoggan Subdivision Lot Split
403 SW C Street (LS20-0011)
2. Lots 8-9 of Osage Hills Subdivision Lot Split
3516 Ginn Road (LS20-0023)
3. Lots 19-20 of Eversole Addition Lot Split
SW Regional Airport Boulevard & SW I Street (LS20-0010)
4. Bright Ridge Dental Large Scale Development
1603 SW Regional Airport Boulevard (LSD20-0020)

Approved 7-0

New Business

Item #1

Ginn Road Lift Station: Large Scale Development, 3516 Ginn Road, LSD20-0017

Ali Worley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Haynie to accept the fee-in-lieu for off-site street improvements along Ginn Road

Approved 7-0

Large Scale Development

Approved 7-0

Item #2

Bentonville City Center: Large Scale Development, 226 & 240 S Main Street, LSD20-0026

Tyler Overstreet reads the staff report.

There is discussion amongst staff, Commissioners, and Josh Kyles, representative. These discussions included landscaping and elevations, as well as a presentation of building material sample by Mr. Kyles.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Building Materials for the Office Building

Approved 7-0

Motion by Mr. Binns, seconded by Mr. Haynie to approve the Waiver Request: Building Materials for the Parking Garage

Approved 7-0

Large Scale Development

Approved 7-0

Mr. Davis informs the Commissioners of the new Technical Review meeting format.

Motion by Mr. Grider to adjourn.

Meeting adjourned

****A copy of this recording can be obtained from the Bentonville Planning Department.**

Ali Worley

GENERAL PLAN AMENDMENT STAFF REPORT



G&I Properties, LLC

1507 SW 14th Street

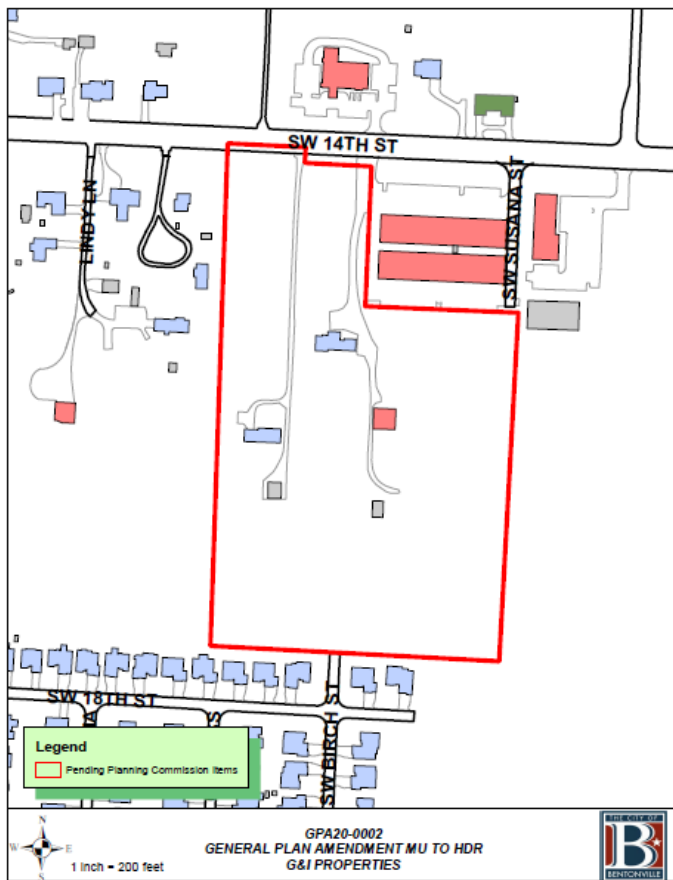
PC Date: 6/2/2020

Reviewer: Ali Worley, Planning Technician

Project Number	GPA20-0002
Applicant/ Current Owner	G&I Properties, LLC 3502 SW Champagne Avenue Bentonville, Arkansas 72712
Site Area	+/- 17.06 acres
Current Zoning	PUD, Planned Unit Development and C-2, General Commercial
Current Future Land Use Map Designation	Commercial (C), Medium Density Residential (MDR), and Residential Estate (RE)
Requested Future Land Use Map Designation	High Density Residential (HDR)

<https://arcris/08HvK8>

Location Map



Property Description

The property is located at 1507 SW 14th Street and is currently zoned PUD, Planned Unit Development, and C-2, General Commercial. Adjacent zonings are PUD to the north, A-1, Agricultural, to the east and west, and R-1, Single Family Residential, to the south. The current Future Land Use designation is a mix of Commercial, Medium Density Residential, and Residential Estate. Adjacent Land Use Plan designations are Medium Density Residential to the west, Low Density Residential to the south, Commercial to the northeast, east, and west, and Residential Estate to the east.

Projected Traffic Impact

Traffic impacts will be assessed at the time of development and shall adhere to the city's Access Management Standards.

Relationship to the General Plan

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 14th Street. The intent of this development falls in line with the intent of the High Density Residential Land Use Plan designation. High Density Residential areas include apartments, condominium buildings, and special types of group living. These areas vary greatly in terms of density depending on scale and may also have integrated amenities for residents.

Analysis & Recommendation

It is important to note that according to the applicant's narrative, the developer is well aware of the screening, buffering, and separation requirements that will have to be met due to the surrounding residential properties. In addition, Commercial and Medium Density Residential land use designations both encourage multi-family and higher density. Staff recommends approval of the General Plan Amendment due to the site's adjacency to similar Land Use Plan designations, as well as direct access onto Highway 102 (classified as an Arterial per the Master Street Plan).



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 14th 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.

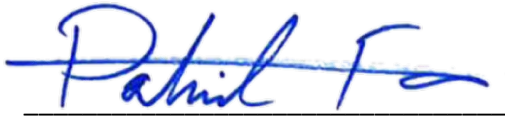
- Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since its adoption, has land use in the area changed?
[The current owner of the 17 acres of property would like to build a multi-family development similar to developments west of this location at Been Rd and SW 14th 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

CONDITIONAL USE STAFF REPORT



United Industries Temporary Storage Area

1900 East Central Ave.

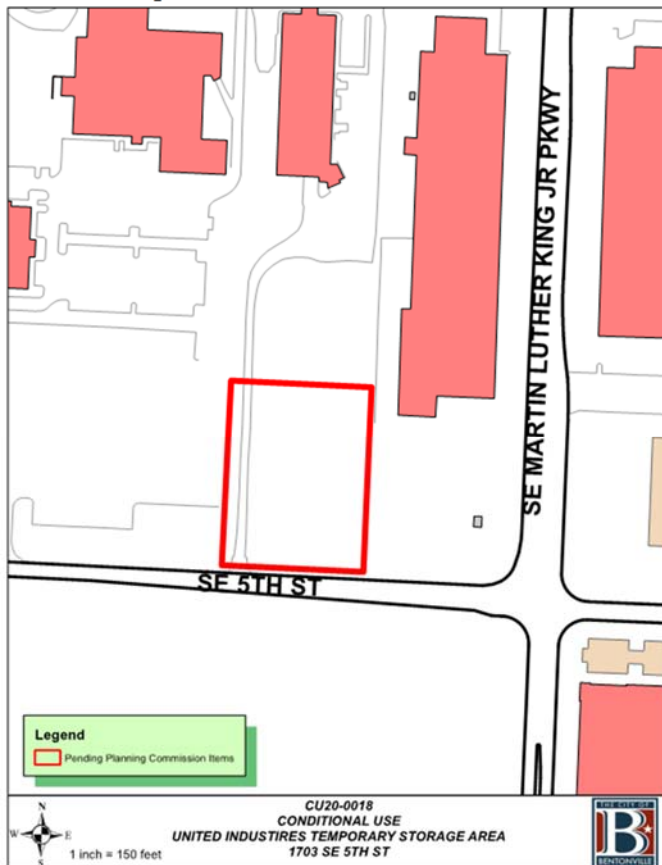
PC Date: 6/2/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0018
Applicant / Current Owner	CILP Realty, LLC PO BOX 507 Bentonville, Arkansas 72712
Site Area	+/- 4.01 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Gravel Storage Area
Protective Covenants	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

The property to be utilized is located south of 1702 East Central Ave., directly west of the exiting United Industries and fronts along SE 5th Street. The property is zoned I-2 Heavy Industrial. Long-term temporary uses require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description

According to the applicant's narrative, they intend to construct an approximate one acre temporary gravel material storage area for outside storage of bulk material until a more permanent location can be designed and constructed. This will allow them to become compliant with Fire code. The storage area will be accessed from a gravel drive that connects to the existing hard surface storage area on the south end of the existing facility. There are no actual parking spaces nor site lighting proposed with the temporary use. Hours of operation will be on an as-needed basis during the facilities normal operating hours.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. This Conditional Use Permit shall be valid for a period of one year at which time a permeant solution will need to be in place or an extension of the Conditional Use Permit granted by Planning Commission.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.



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,

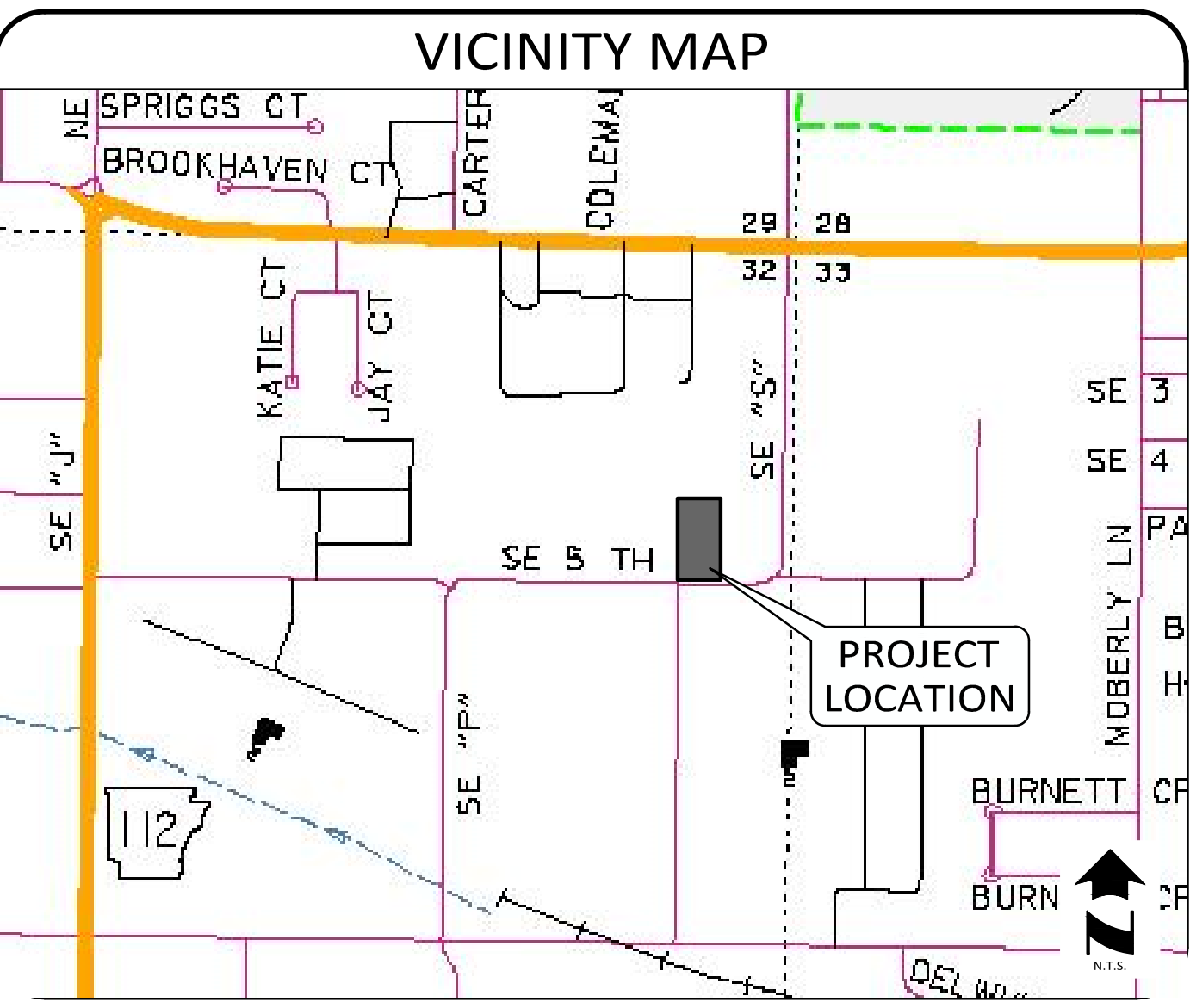
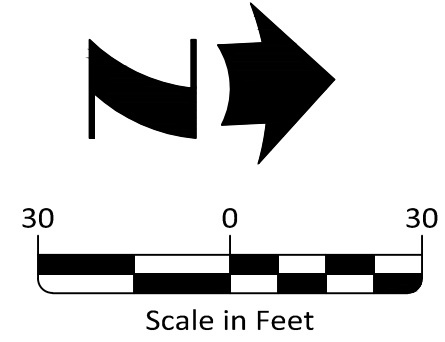
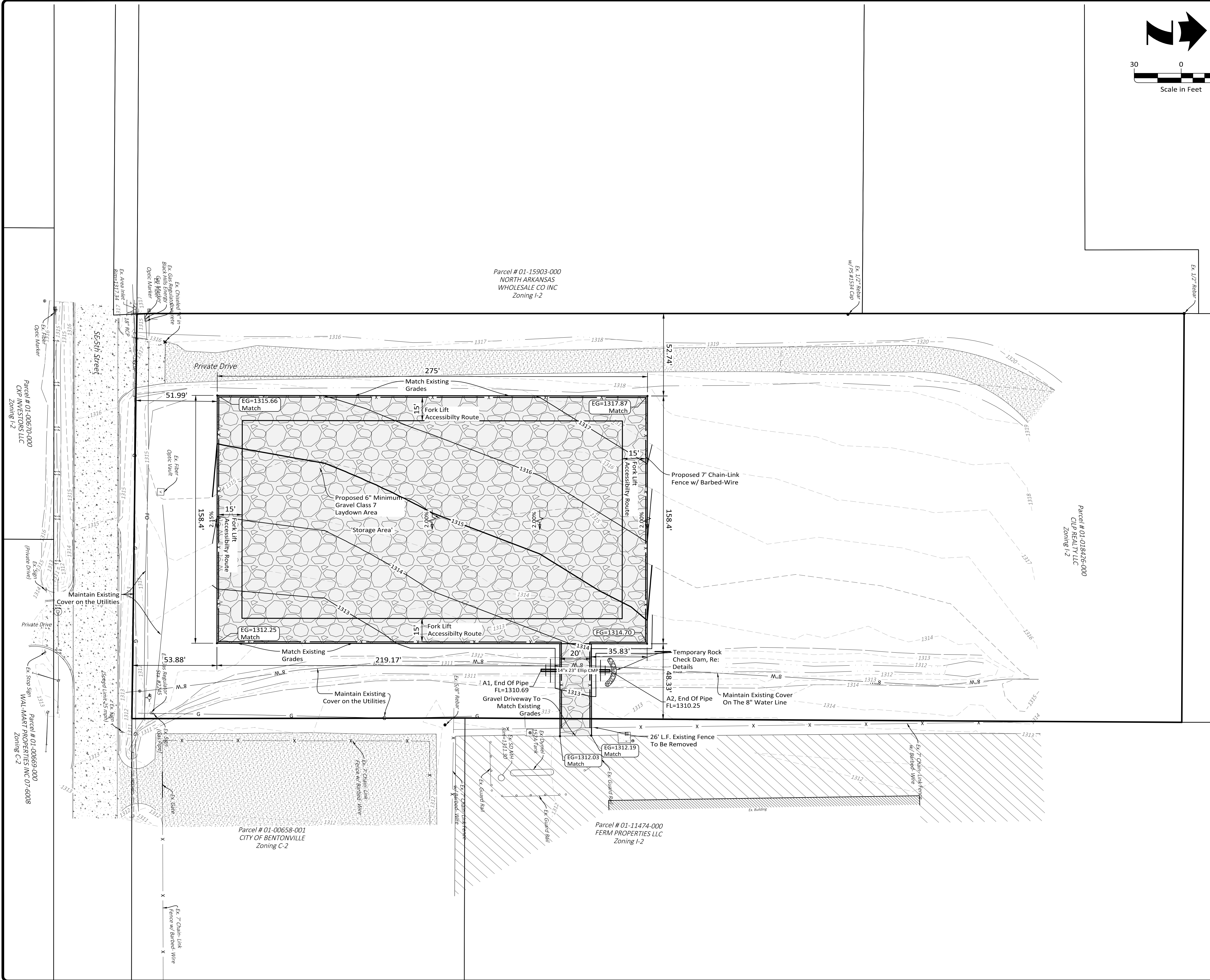
Morrison-Shipley Engineers, on behalf of United Industries, is respectfully requesting the City of Bentonville's approval a conditional use permit for Parcel 01-08426-000 in Bentonville. The proposed use is a gravel material storage lot for use by United Industries to store product. The lot is proposed 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.

Patrick Foy, P.E.
Project Manager





Consent Agenda Items

For Planning Commission meeting of June 2, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on May 26, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 5 & 6, Northwest Prairie Addition, NWA Trailblazers, 1701 NW F Street, A-1, Agricultural, LS20-0026

A lot split of Lots 3 & 4 of Northwest Prairie Addition, creating new Lots 5 (+/-55.19 acres) and 6 (+/- 8.61 acres). The plat dedicates additional utility easements of varying sizes and widths. Adequate right-of-way currently exists along SW I Street and SW 14th Street.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Property Line Adjustment: Lot 11, Block 2, Pritchard's Addition, Holland, 703 NW 6th, R-1, Single-Family Residential, PLA20-0025

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 6th Street. Planning Commission approved a right-of-way waiver for this address on April 21, 2020.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Property Line Adjustment: Lot 11, Block 4, Young's Addition, G Street Holdings Partners, LLC, 802 SE 3rd Street, DN-4, Downtown Mixed-Use Residential, PLA20-0029

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 3rd Street to meet the requirements of the Master Street Plan, which designates the roadway as a Collector.

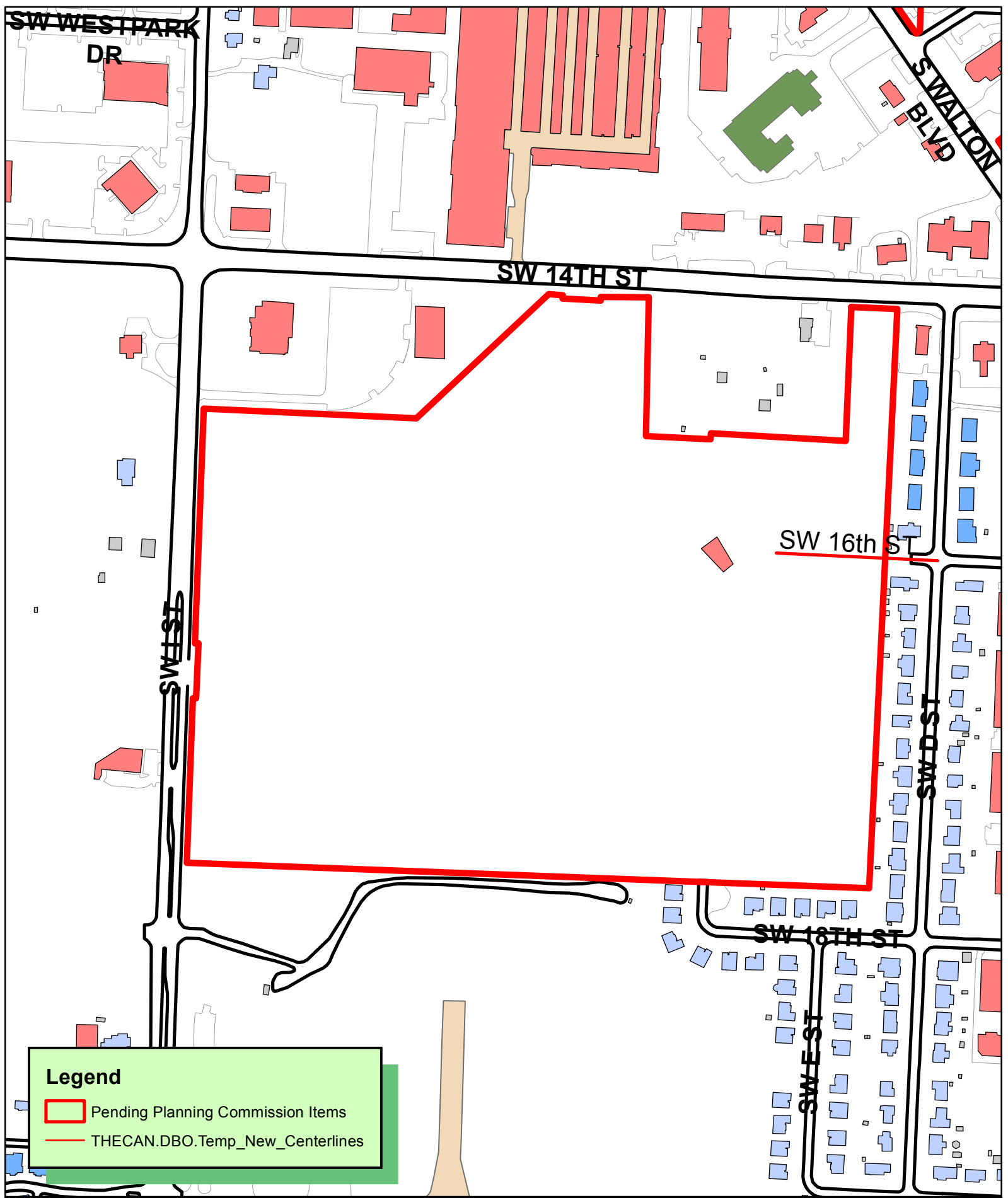
(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Large Scale Development: Oz Village, Yellow Brick Road, LLC, 806 NW A Street, PRD, Planned Residential Development, LSD20-0029

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.

The plans depict the project to be completed in two phases. Phase 1 will include the construction of three homes and all public infrastructure for the development. Phase 2 will consist of individual building permits for the remaining eight homes.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

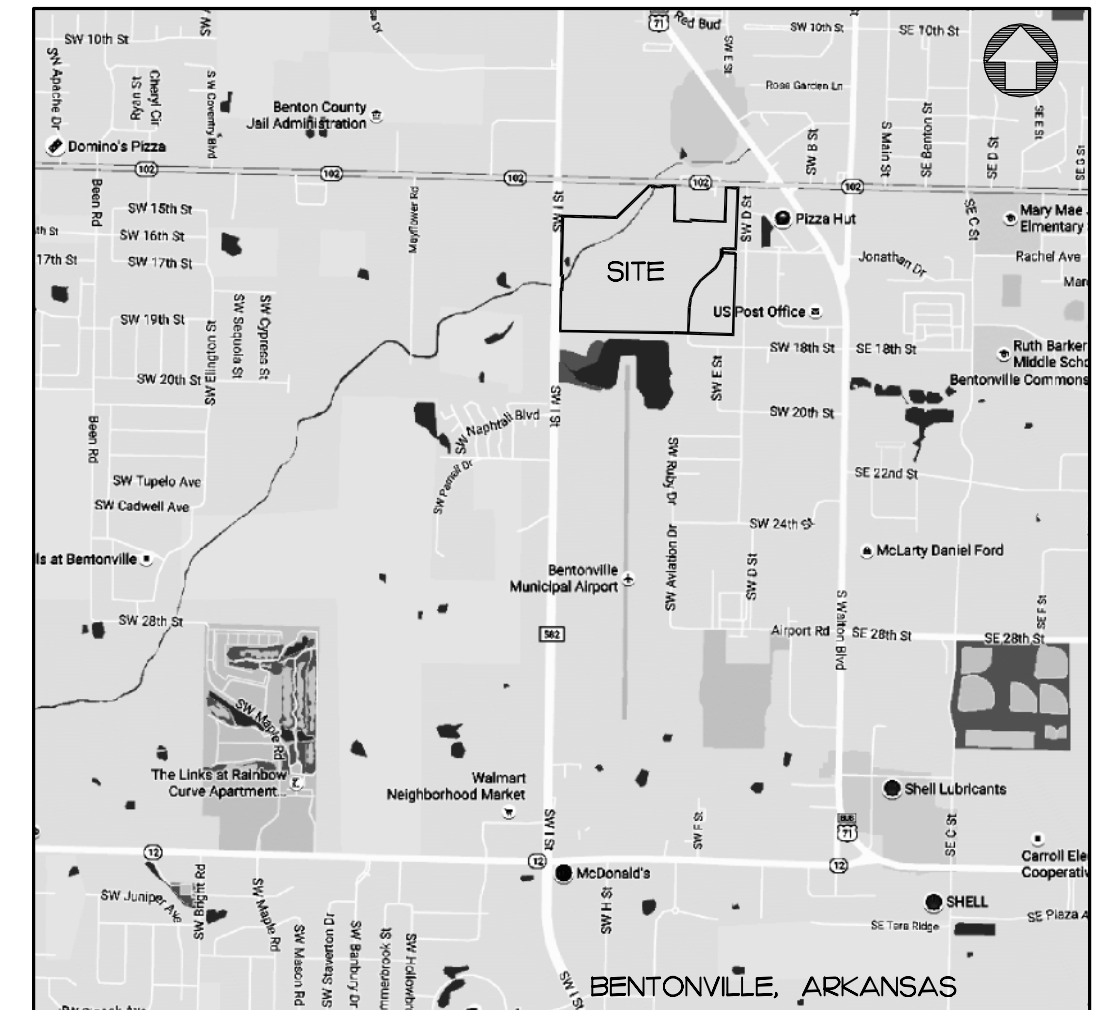
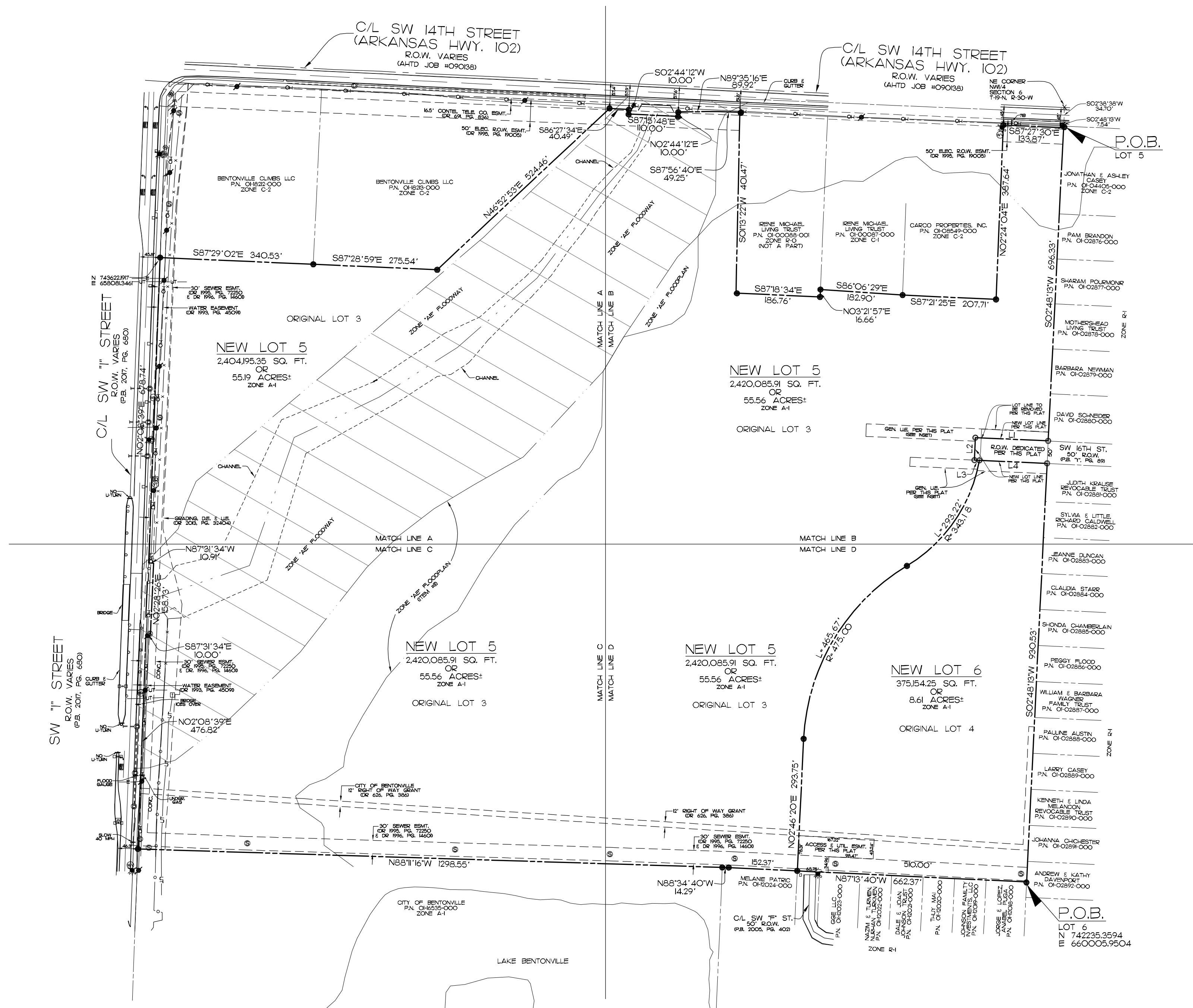


LS20-0026
LOT SPLIT
NORTHWEST PRAIRIE ADDITION
LOTS 3 & 4 CREATING LOTS 5, 6 & 7

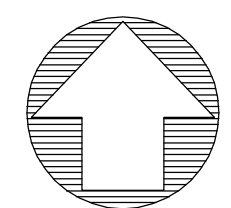


LOTS 5, 6, & 7

NORTHWEST PRAIRIE ADDITION



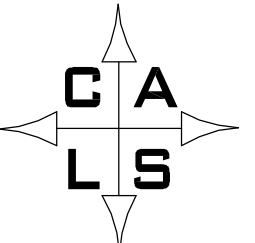
OWNER/DEVELOPER INFORMATION
NWA TRAILBLAZERS
1000 SE 5TH STREET, STE. E
BENTONVILLE, ARKANSAS 72712
PH: 479-231-1365
EMAIL: nwa@trailblazers.com



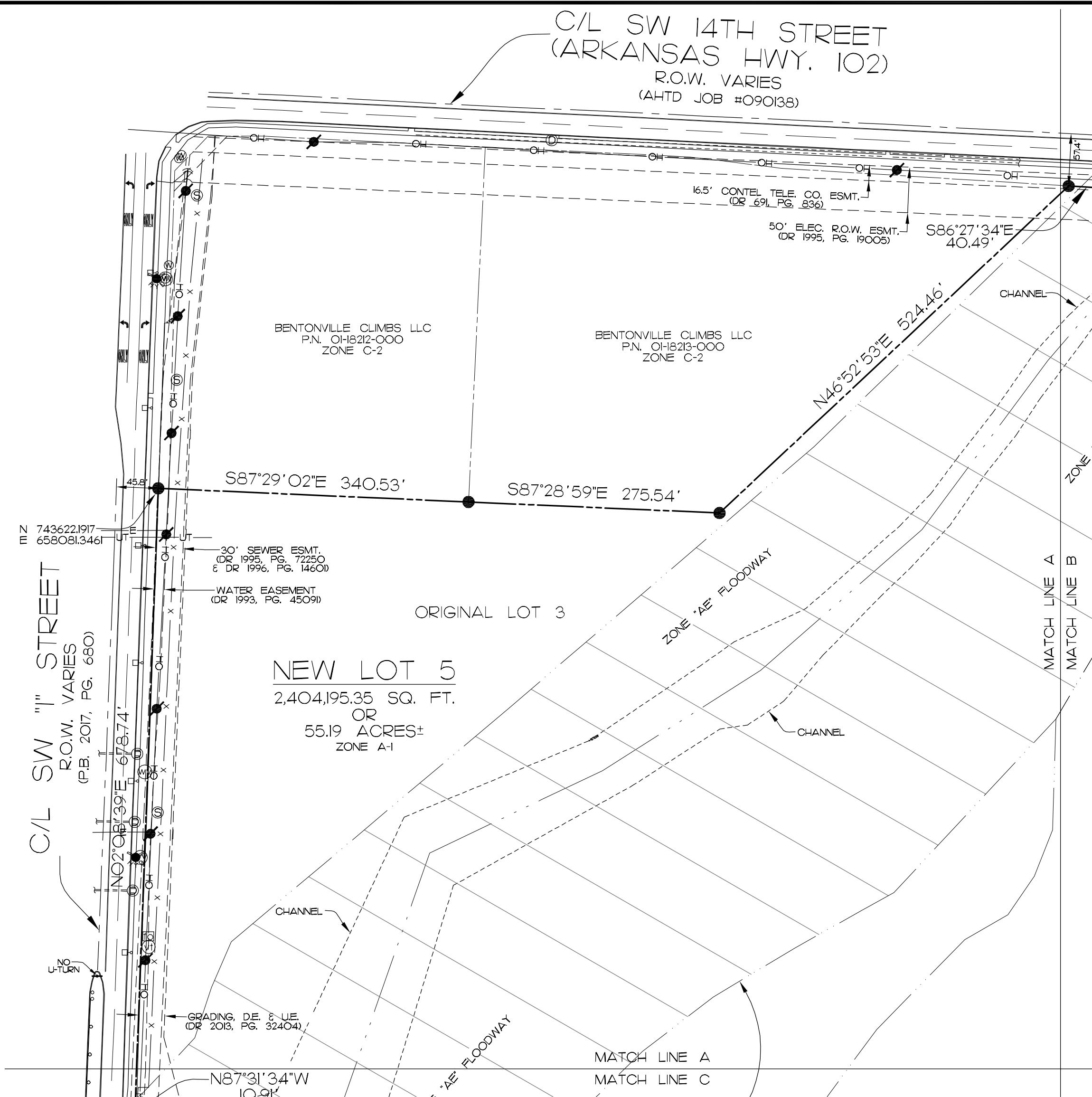
N.T.S.

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE 11th 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 # 20-074	DRAWN BY: ASD	CHECK'D BY: RJC	PAGE 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 111.0 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 1ST 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	111.0'
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. 08007C0255K (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:

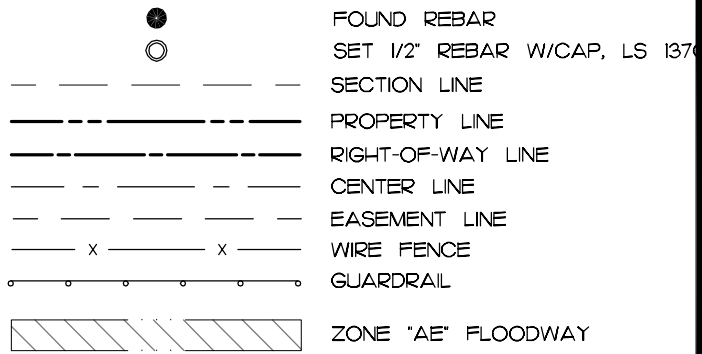
I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND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

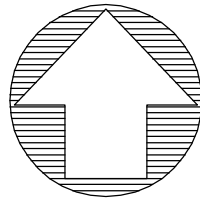
DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE



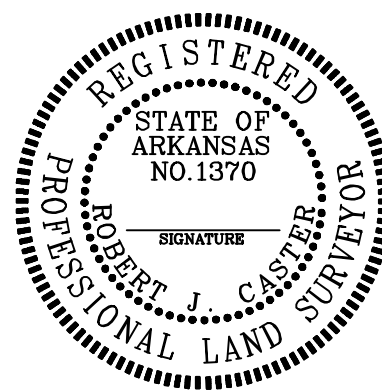
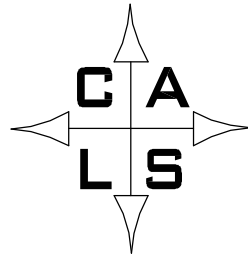
0 100 200

SCALE 1" = 100 FEET

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



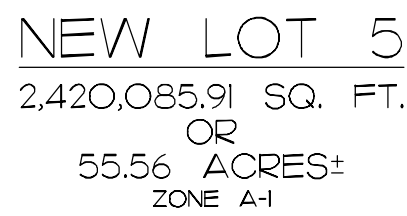
SCALE: 1" = 100'

DATE: 5-18-20

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

BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 20-074	DRAWN BY: ASD	CHECKED BY: RJC	PAGE 2 OF 5
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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'

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.

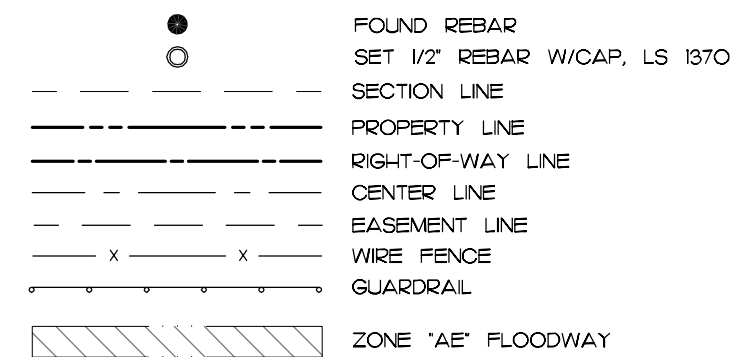
DATE OF EXECUTION _____

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

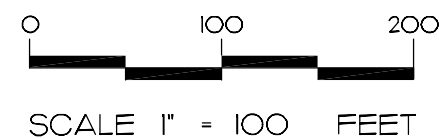
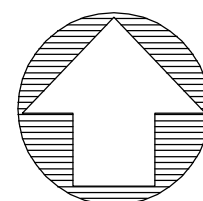
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND



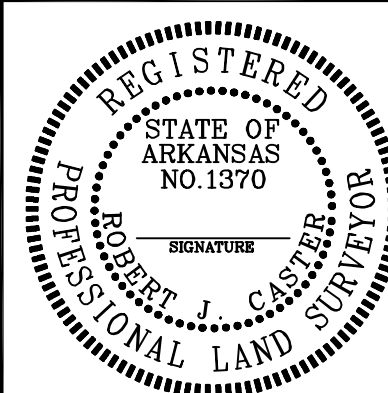
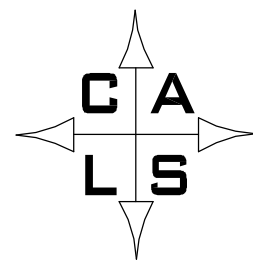
NOTES:

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.



BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

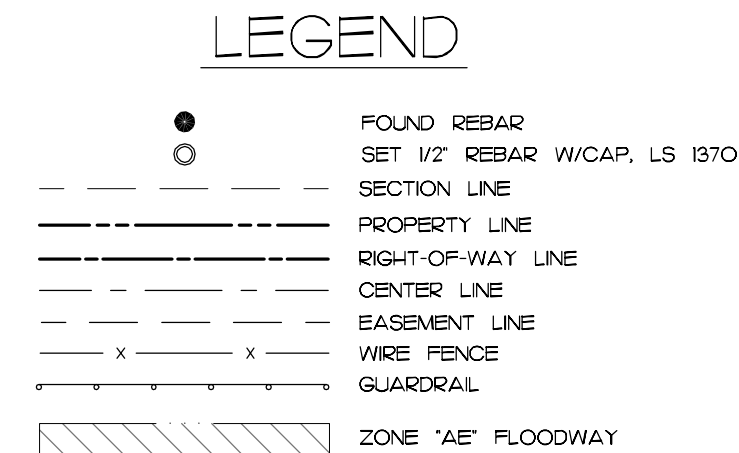
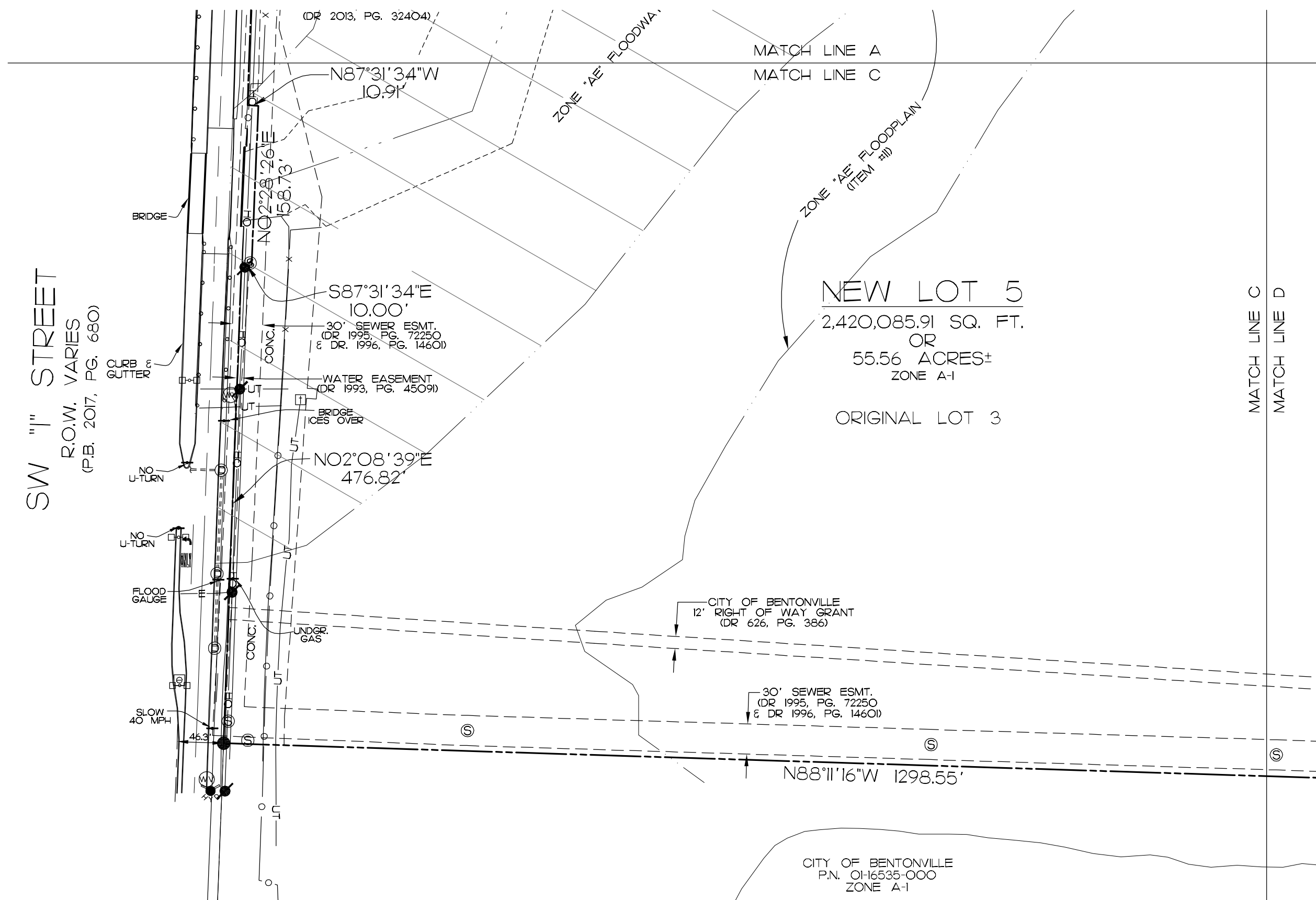


SCALE: 1" = 100'	DATE: 5-18-20
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LOT SPLIT OF
LOTS 3 AND 4
CREATING LOTS 5 AND 6
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY,
ARKANSAS

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

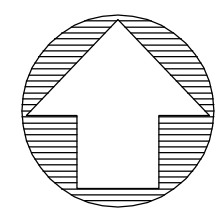
CERTIFICATE OF SURVEY ACCURACY:

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

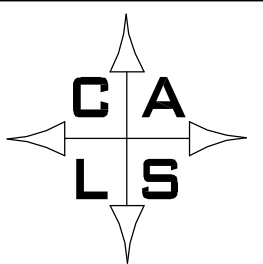
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



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



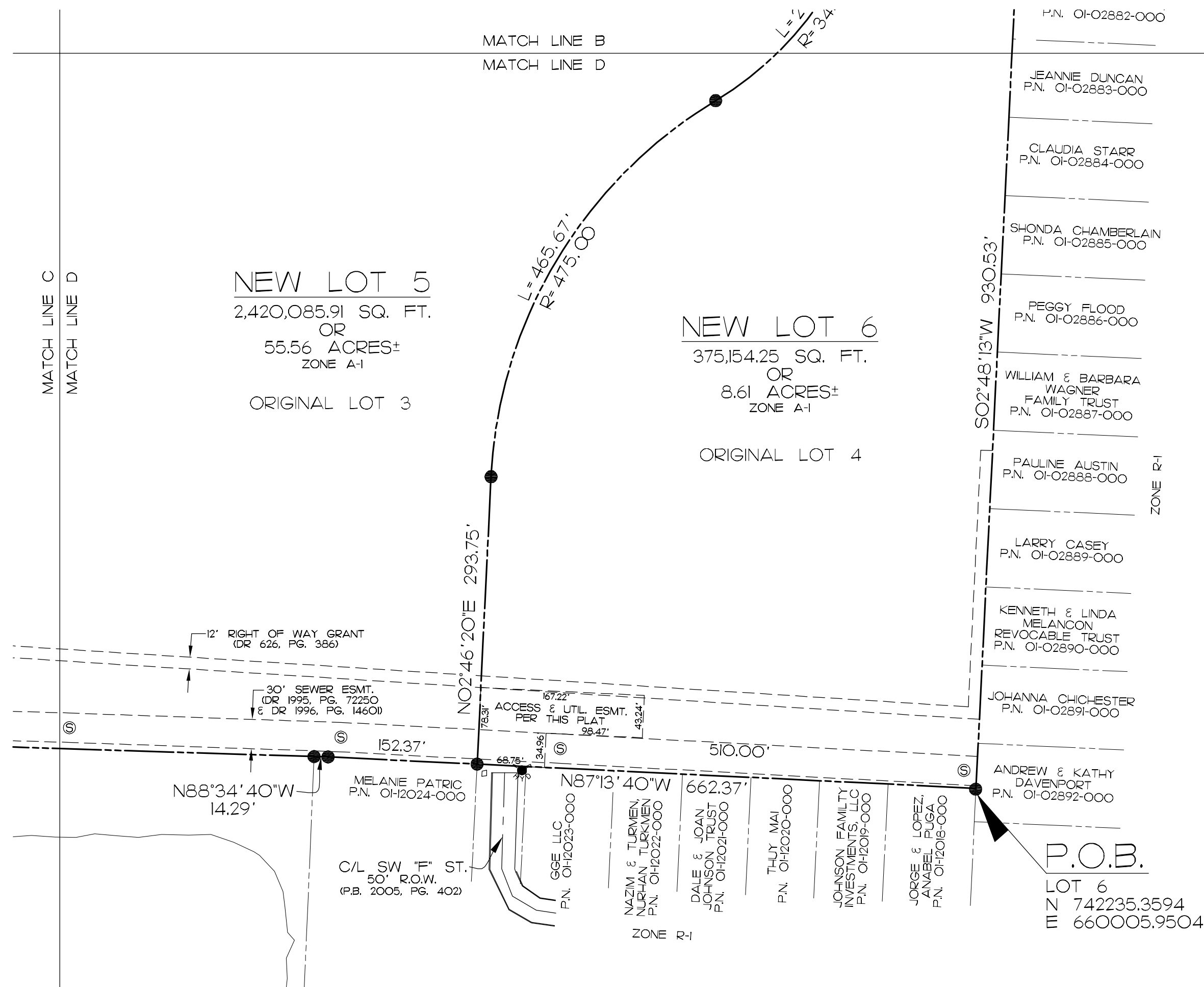
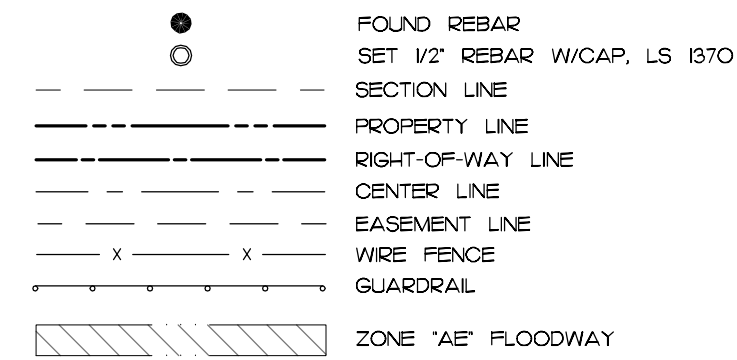
SCALE: 1" = 100' DATE: 5-18-20

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

BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 20-074	DRAWN BY: ASD	CHECK'D BY: RJC	PAGE 4 OF 5
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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.
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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.

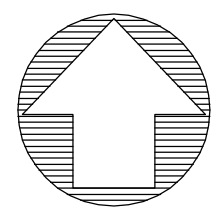
CERTIFICATE OF SURVEY ACCURACY:

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

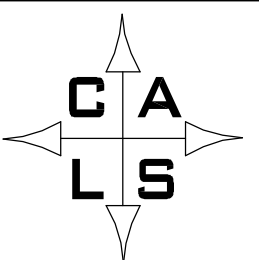


0 100 200
SCALE 1" = 100 FEET

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 # 20-074	DRAWN BY: ASD	CHECK'D BY: RJC	PAGE 5 OF 5
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NW 7TH ST

NW 6TH ST

NW 5TH ST

BELLA VISTA RD

DR

MAGNOLIA

DICKSON

Legend

 Pending Planning Commission Items



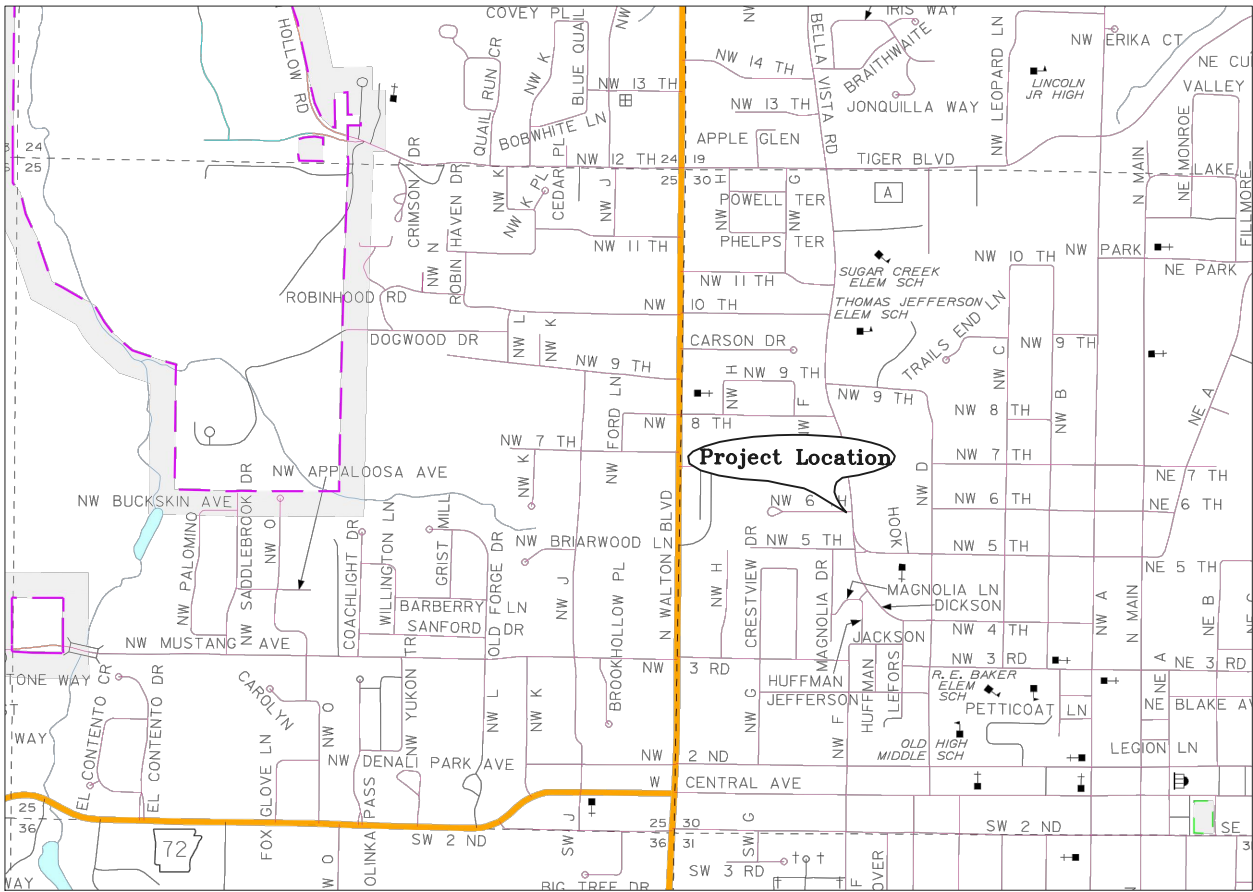
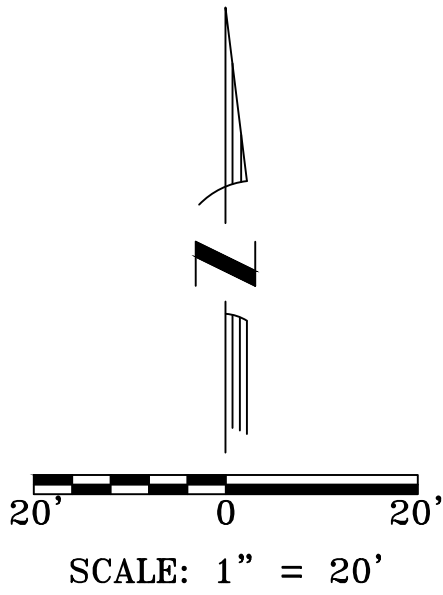
1 inch = 100 feet

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: _____

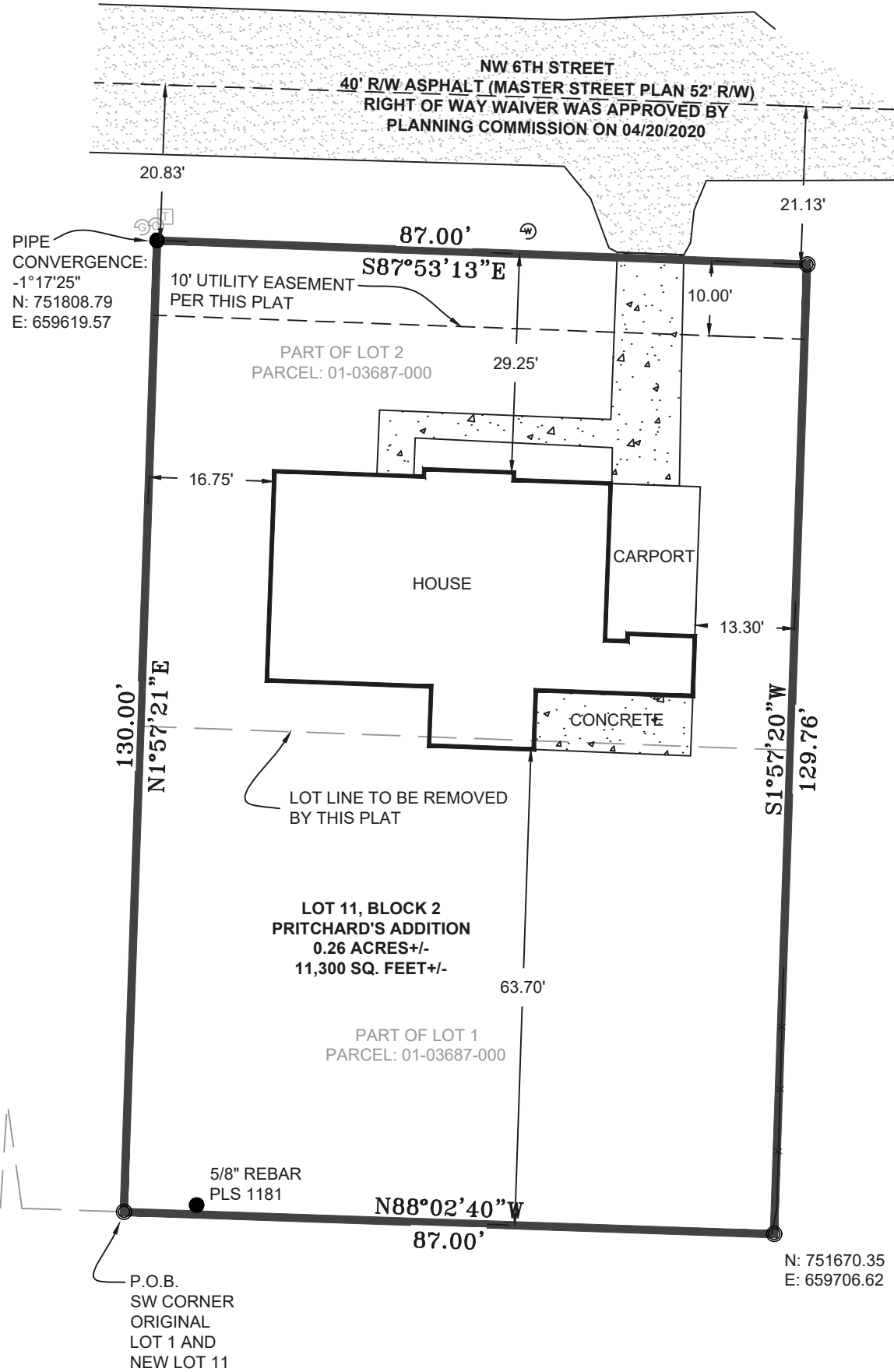
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1845 STATE OF ARKANSAS

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 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

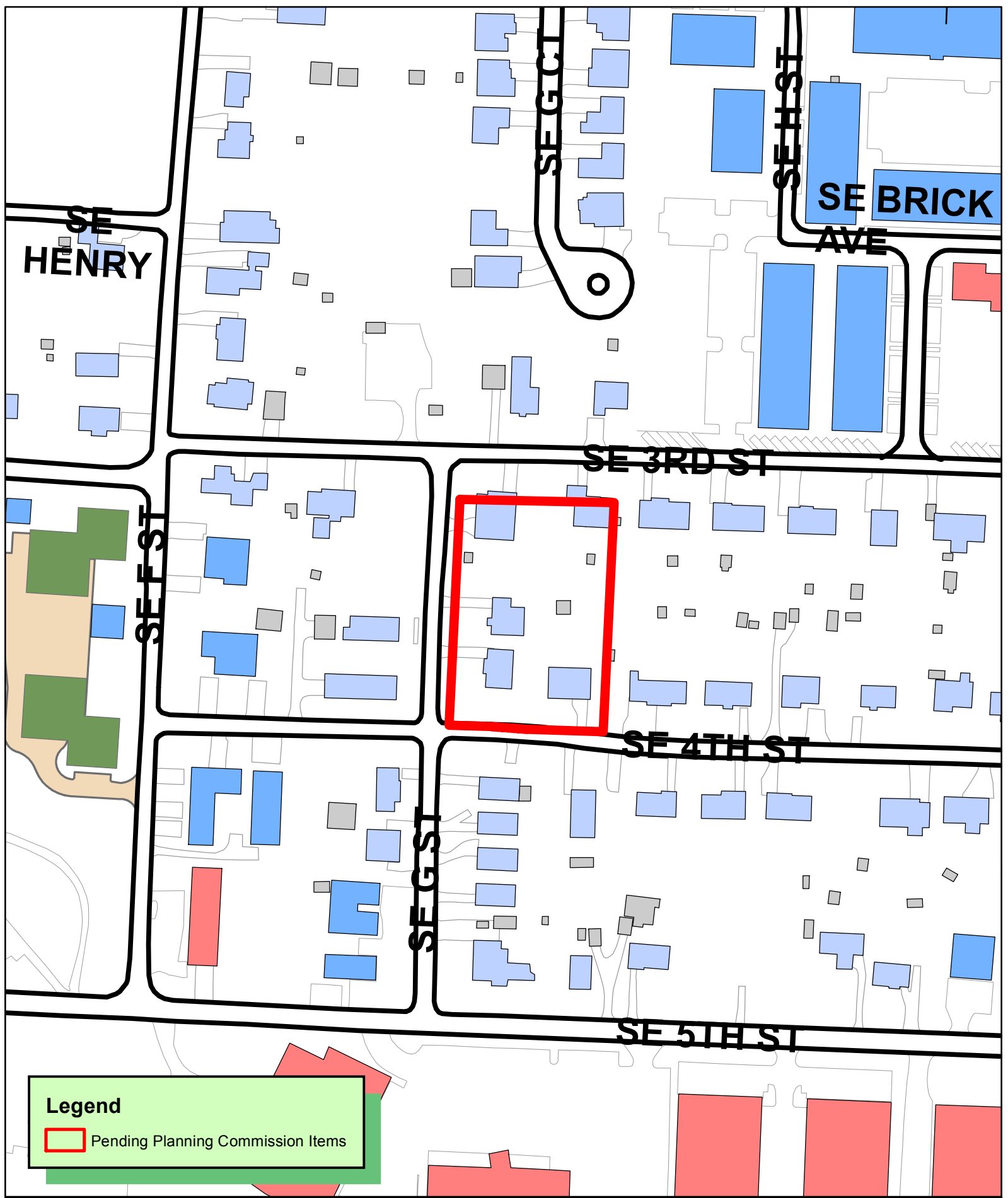
REGISTERED
STATE OF
ARKANSAS
NO. 1845

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 Arkansas Land Surveyor No. 2389
Date: 03/19/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane 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



ADJACENT LAND OWNERS

1) COWGUR, JOHN O III & CHELSEA BROOK
3005 RED FOX RDG
BENTONVILLE, AR 72712
PARCEL #01-02453-000
ZONED: R-1
2) SILVER OAK PROPERTIES LLC
605 NW J ST
BENTONVILLE, AR 72712
PARCEL #01-09868-000
ZONED: R-1
3) SQUARE DISTRICT PROPERTIES LLC
2410 MARYLANE DR
ROGERS, AR 72756
PARCEL #01-02485-000
ZONED: R-1
4) CAMPBELL, JESS F
901 SE 4TH ST
BENTONVILLE, AR 72712-6020
PARCEL #01-02484-000
ZONED: R-1
5) KEELLY, RUTH C & MICHAEL F
11232 W STONEBRIAR DR
BENTONVILLE, AR 72712
PARCEL #01-04686-000
ZONED: R-1
6) GEMPPER, ANTIONETTE K
401 SE G ST
BENTONVILLE, AR 72712-6059
PARCEL #01-04685-000
ZONED: R-ZL
7) BENTONVILLE RE DEVELOPMENT LLC
1706 CAROLYN ST
BENTONVILLE, AR 72712-5082
PARCEL #01-04682-000
ZONED: DN-3
8) BURKE, WILLIAM M & HILARY C
312 SE G ST
BENTONVILLE, AR 72712-4499
PARCEL #01-04677-003
ZONED: DN-3
9) PHILLIPS, JOHN M & LAURA S
5504 S CHADWICK DR
ROGERS, AR 72758
PARCEL #01-04677-002
ZONED: DN-3
10) RANGER, MICHAEL CHARLES & MARIA EFE
308 SE G ST
BENTONVILLE, AR 72712
PARCEL #01-04677-001
ZONED: DN-3
11) RAJASHEKHAR, PRATHIBHA
148 LE CHESNAY DR
CENTERTON, AR 72719
PARCEL #01-04677-000
ZONED: DN-3
12) NFD LLC
PO BOX 808
BENTONVILLE, AR 72712
PARCELS #01-04675-002, #01-04675-001,
& #01-04675-000
ZONED: RC-2
13) ARKANSAS WESTERN GAS CO
ATTN CFO
370 VAN GORDON ST STE 4000
LAKEWOOD, CO 80228-1526
PARCEL #01-03418-000
ZONED: R-1

ATLAS PAGE:

404

FIELD WORK:

JANUARY 9, 10, 12, 12, 19 & 21, 2020

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:

- 1) WARRANTY DEED FILED IN BOOK 2019 AT PAGE 47985
- 2) WARRANTY DEED FILED IN BOOK 2019 AT PAGE 47987
- 3) WARRANTY DEED FILED IN BOOK 2019 AT PAGE 47986
- 4) WARRANTY DEED FILED IN BOOK 2011 AT PAGE 18375
- 5) WARRANTY DEED FILED IN BOOK 2005 AT PAGE 65071
- 6) WARRANTY DEED FILED IN BOOK 2020 AT PAGE 6786
- 7) WARRANTY DEED FILED IN BOOK 2020 AT PAGE 6786
- 8) PLAT OF SURVEY FILED IN BOOK 14 AT PAGE 339
- 9) PLAT OF SURVEY FILED IN BOOK 18 AT PAGE 23
- 10) PLAT OF SURVEY FILED IN BOOK 27 AT PAGE 198
- 11) PLAT OF SURVEY FILED IN BOOK 19 AT PAGE 205
- 12) WARRANTY DEED FILED IN BOOK 2005 AT PAGE 65071
- 13) FINAL PLAT OF YOUNG'S ADDITION FILED IN BOOK G AT PAGE 165

PROPERTY ZONED:

DN-4

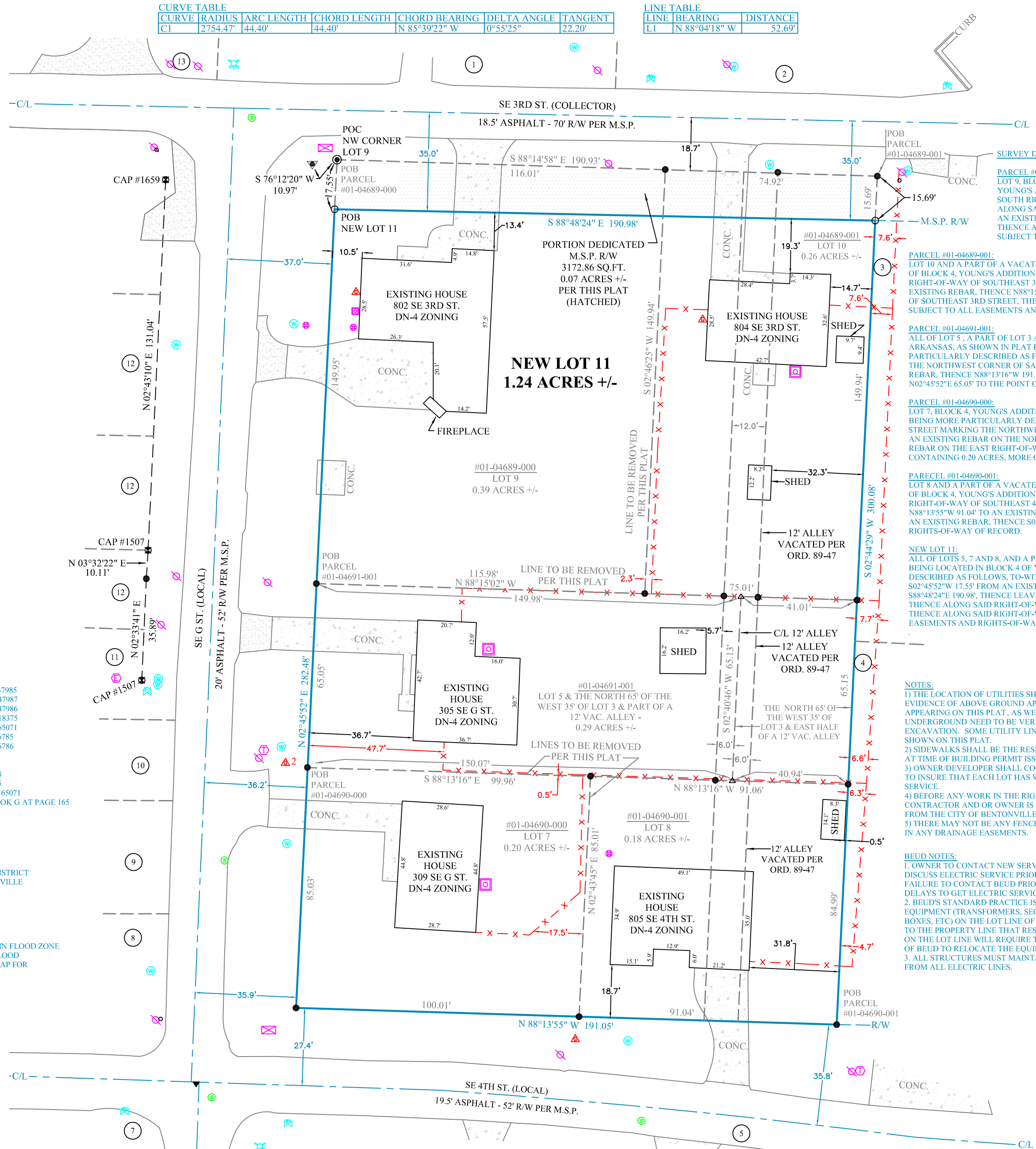
BUILDING SETBACK NOTE:

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

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)

PROPERTY LINE ADJUSTMENT OF LOTS 5, 7, 8, 9 & 10, BLOCK 4 OF YOUNG'S ADDITION CREATING NEW LOT 11



CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

OWNER'S CERTIFICATION:

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

DATE OF EXECUTION: _____

SIGNED: _____

SOURCE OF TITLE: DEED BOOK L2020 AT PAGE 6785, DEED BOOK L2019 AT PAGE 47985, DEED BOOK L2019 AT PAGE 47986, DEED BOOK L2019 AT
PAGE 47987 & DEED BOOK L2020 AT PAGE 6786

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2020.

NOTARY PUBLIC _____

PROPERTY OWNERS:
G STREET HOLDINGS PARTNERS LLC
604 SW B ST
BENTONVILLE, AR 72712

BENTONVILLE PROJECT # PLA20-0029

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

SURVEY DESCRIPTIONS:

PARCEL #01-04689-000:
LOT 9, BLOCK 4, YOUNG'S ADDITION, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED REPLAT OF PART OF BLOCK 4,
YOUNG'S ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE
SOUTH RIGHT-OF-WAY OF SOUTHEAST 3RD STREET MARKING THE NORTHWEST CORNER OF SAID LOT 9 AND RUNNING THENCE
ALONG SAID RIGHT-OF-WAY S88°14'58\"E 116.01' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S02°46'25\"W 149.94' TO AN
EXISTING REBAR, THENCE N88°15'02\"W 115.98' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY SOUTHEAST G STREET,
THENCE ALONG SAID RIGHT-OF-WAY N02°45'52\"E 149.95' TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS,
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-04689-001:
LOT 10 AND A PART OF A VACATED ALLEY, BLOCK 4, YOUNG'S ADDITION, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED REPLAT OF PART
OF BLOCK 4, YOUNG'S ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH
RIGHT-OF-WAY OF SOUTHEAST 3RD STREET MARKING THE NORTHEAST CORNER OF SAID LOT 10 AND RUNNING THENCE S02°44'29\"W 149.94' TO AN
EXISTING REBAR, THENCE N88°15'02\"W 75.01' TO AN EXISTING REBAR, THENCE N02°46'25\"E 149.94' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY
OF SOUTHEAST 3RD STREET, THENCE ALONG SAID RIGHT-OF-WAY S88°14'58\"E 74.92' TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS,
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-04691-001:
ALL OF LOT 5, A PART OF LOT 3 AND A PART OF 12 FOOT VACATED ALLEY, BLOCK 4, YOUNG'S ADDITION TO THE CITY BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN IN PLAT RECORD 14 AT PAGE 339 AND BEING A LOT SPLIT OF LOT 4, BLOCK 4 OF SAID YOUNG'S ADDITION, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHEAST G STREET MARKING
THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE S88°15'02\"E 190.99' TO AN EXISTING REBAR, THENCE S02°44'29\"W 65.15' TO AN EXISTING
REBAR, THENCE N88°13'16\"W 191.02' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHEAST G STREET, THENCE ALONG SAID RIGHT-OF-WAY
N02°45'52\"E 65.05' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-04690-000:
LOT 7, BLOCK 4, YOUNG'S ADDITION, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED REPLAT OF PART OF BLOCK 4, YOUNG'S ADDITION,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHEAST G
STREET MARKING THE NORTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE S88°13'16\"E 99.96' TO AN EXISTING REBAR, THENCE S02°43'45\"W 85.01' TO AN
EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N88°13'55\"W 100.01' TO AN EXISTING
REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHEAST G STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°45'52\"E 85.03' TO THE POINT OF BEGINNING,
CONTAINING 0.20 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-04690-001:
LOT 8 AND A PART OF A VACATED ALLEY, BLOCK 4, YOUNG'S ADDITION, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED REPLAT OF PART
OF BLOCK 4, YOUNG'S ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE NORTH
RIGHT-OF-WAY OF SOUTHEAST 4TH STREET MARKING THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY
N88°13'55\"W 91.04' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°43'45\"E 85.01' TO AN EXISTING REBAR, THENCE S88°13'16\"E 91.06' TO
AN EXISTING REBAR, THENCE S02°44'29\"W 84.99' TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND
RIGHTS-OF-WAY OF RECORD.

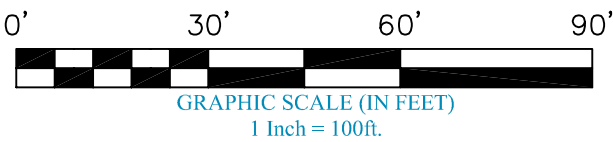
NEW LOT 11:
ALL OF LOTS 5, 7 AND 8, AND A PART OF LOTS 9 AND 10, AND ALSO THE NORTH 65' OF THE WEST 35' OF LOT 3, AND ALSO A VACATED 12' WIDE ALLEY, ALL
BEING LOCATED IN BLOCK 4 OF YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS
S02°45'52\"W 17.55' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 9 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY
S88°49'24\"E 190.98' THENCE LEAVING SAID RIGHT-OF-WAY S02°44'29\"W 284.39' TO THE EXISTING NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET,
THENCE ALONG SAID RIGHT-OF-WAY N88°13'55\"W 191.05' TO AN EXISTING REBAR ON THE EXISTING EAST RIGHT-OF-WAY OF SOUTHEAST G STREET,
THENCE ALONG SAID RIGHT-OF-WAY N02°45'52\"E 282.48' TO THE POINT OF BEGINNING, CONTAINING 1.24 ACRES, MORE OR LESS, SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED
EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES
APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST
UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF
EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT
SHOWN ON THIS PLAT.
- 2) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER
AT TIME OF BUILDING PERMIT ISSUANCE.
- 3) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES
TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC
SERVICE.
- 4) 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.
5) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT
IN ANY DRAINAGE EASEMENTS.

BEUD NOTES:

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

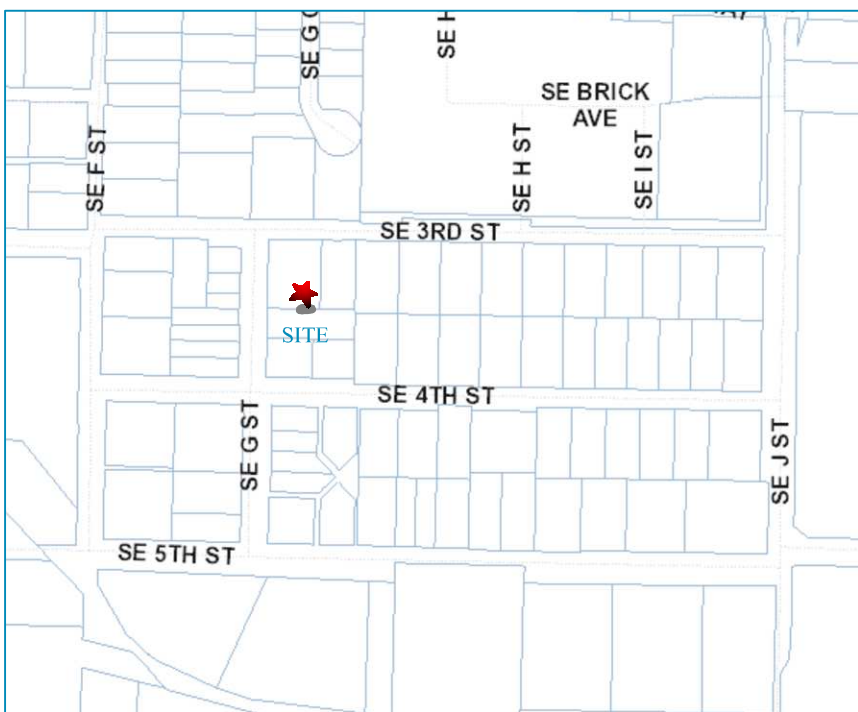


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 21ST DAY OF JANUARY, 2020.



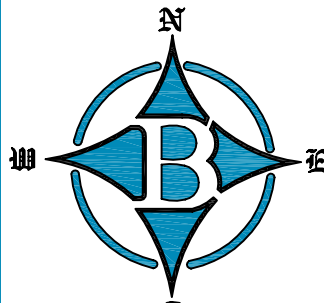
IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE



BOUNDARY LINE (MEASURED)
PARCEL LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

LEGEND:
CABLE PEDESTAL
WATER METER
CLEAN OUT
FIRE HYDRANT
AC CONDENSER UNIT
SANITARY SEWER MH
POWER POLE
WATER VALVE
FOUND PK NAIL
ELECTRICAL PEDESTAL
TELEPHONE PEDESTAL

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects



FOR USE AND BENEFIT OF:
ECOLOGICAL DESIGN GROUP
ADDRESS:
SE G ST, 3RD ST, 4TH ST,
BENTONVILLE, ARKANSAS

DATE: 05/29/20 SCALE: 1"=100'
SURVEYED: DRAFTED:
LOCATION: LOTS 5, 7, 8, 9, 10
BLOCK 4
YOUNG'S ADDITION
MAX AP & KW
REVIEWED: DT
COA #1335



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

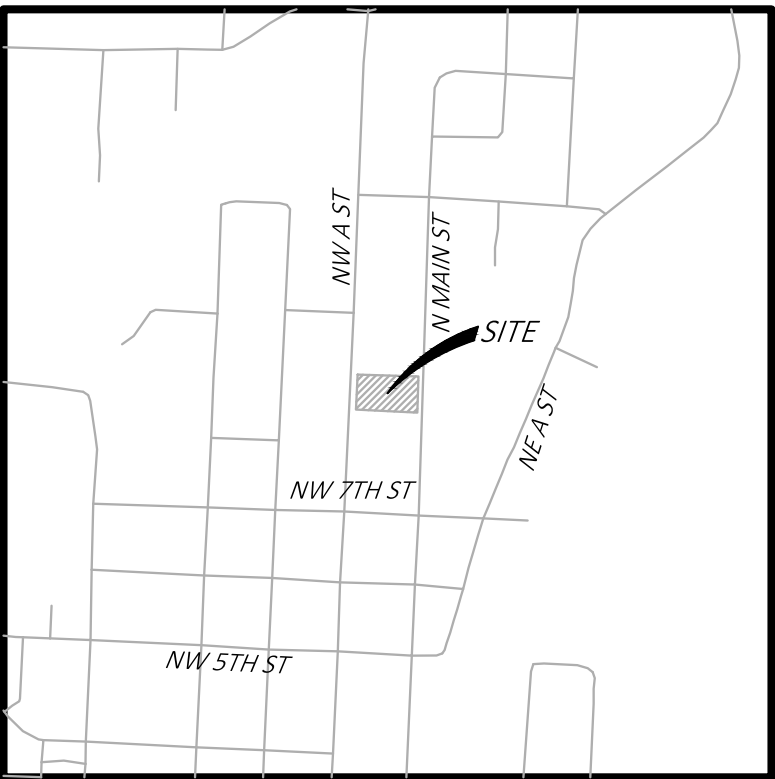
TRACT 1:
LOT 3, BEING A LOT SPLIT OF OUTLOT 9 OF THE ORIGINAL TOWN OF BENTONVILLE, CREATING LOTS 1, 2, & 3 OF PRESLEY PLACE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT IN DOCUMENT L201926790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS N02°02'46"E 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: COMMENCING AT 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' 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 103.53' 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.

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



Know what's below.
Call before you dig.



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



05/18/2020

Arkansas * California * Minnesota * Pennsylvania * Texas

JOB NO.: 31526	
DWG NAME: 31526-CS	
DATE 5/18/20 11:40 AM	SHEET NO. C0.0
REV-0	
LSD20-0029	

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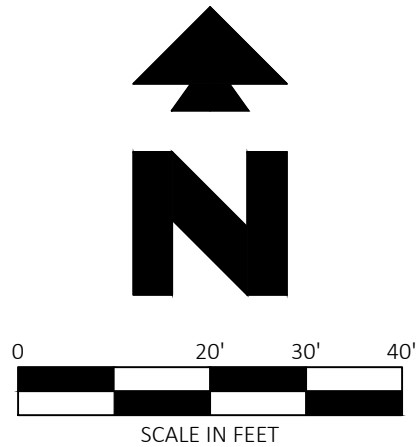
PROJECT: OZ VILLAGE 806 NW "A" STREET BENTONVILLE, AR

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.

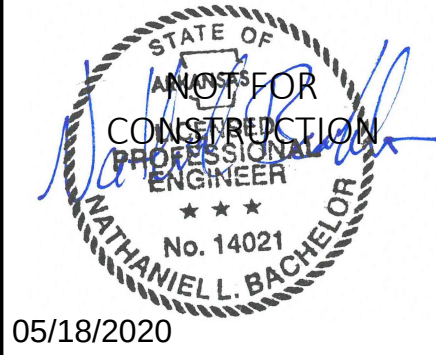
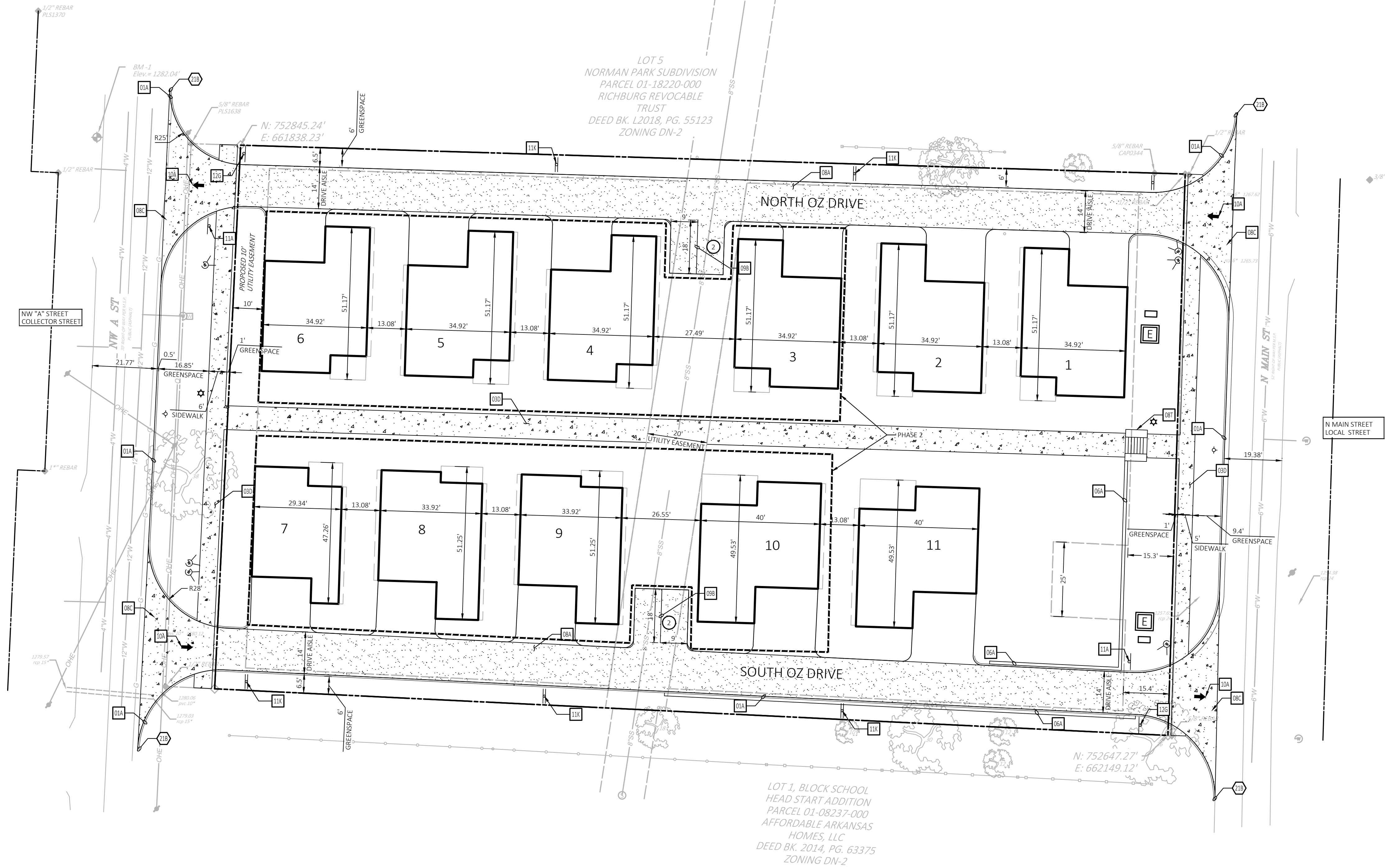
SITE NOTES

- 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.



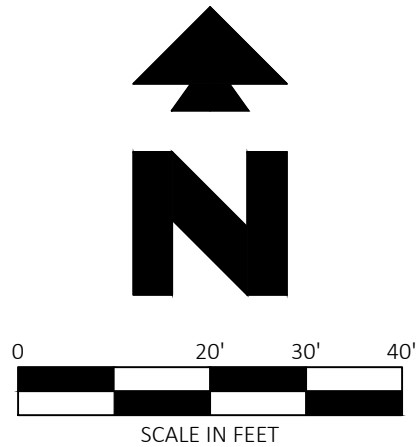
31526	5/18/20	NLB	NLB	DKH	ALH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc.					
ENGINEERS		PLANNERS		SURVEYORS	
LANDSCAPE ARCHITECTS		ENVIRONMENTAL SCIENTISTS			
3108 S.W. REGENCY PARKWAY, SUITE 2				(479)273-9472	
Bentonville, AR 72712				FAX (479)273-0844	
OZ VILLAGE					
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 DR. SINGLE FAMILY NO SCREENING REQUIREMENTS	- 1 TREE PER 50 L.F. - 317 L.F. TOTAL STREET FRONTAGE - 7 TREES REQUIRED	7 TREES
EAST PERIMETER STREET TREES	- 1 TREE PER 20 L.F. - 154 L.F. TOTAL STREET FRONTAGE - 8 TREES REQUIRED	8 TREES
SOUTH PERIMETER DR. SINGLE FAMILY NO SCREENING REQUIREMENTS	- 1 TREE PER 50 L.F. - 320 L.F. - 7 TREES REQUIRED	7 TREES
WEST PERIMETER STREET TREES	- 20 TREE PER 20 L.F. - 154 L.F. TOTAL STREET FRONTAGE - 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	

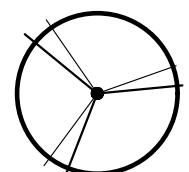
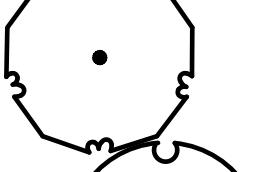
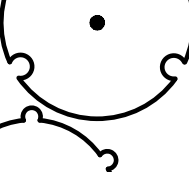
PROPOSED LEGEND

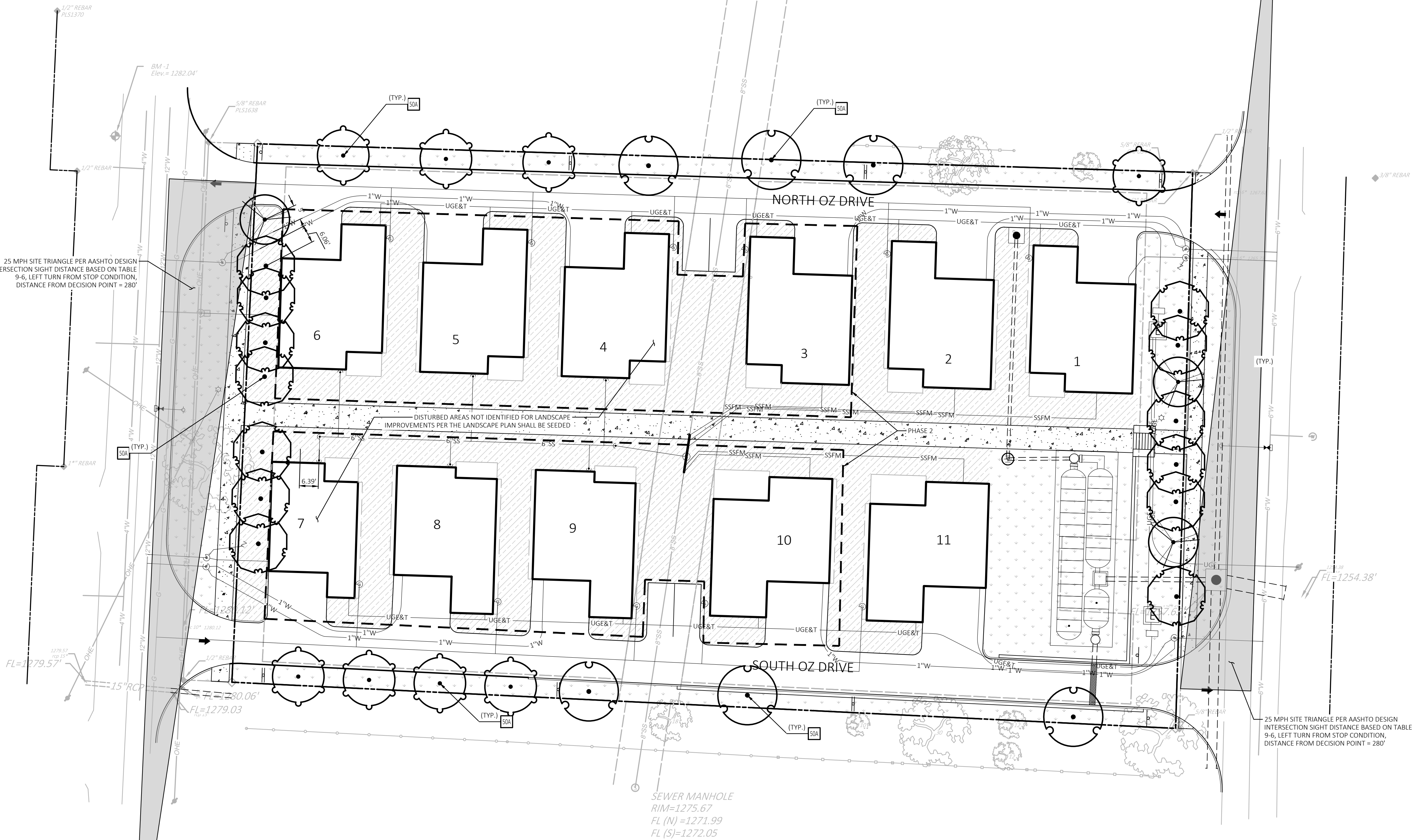
---	BOUNDARY LINE
---	STORM DRAIN

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 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
OZ VILLAGE					
806 NW "A" STREET BENTONVILLE AR					
LANDSCAPE PLAN				REV DATE 5/18/20 REV-0	SHEET NO. 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



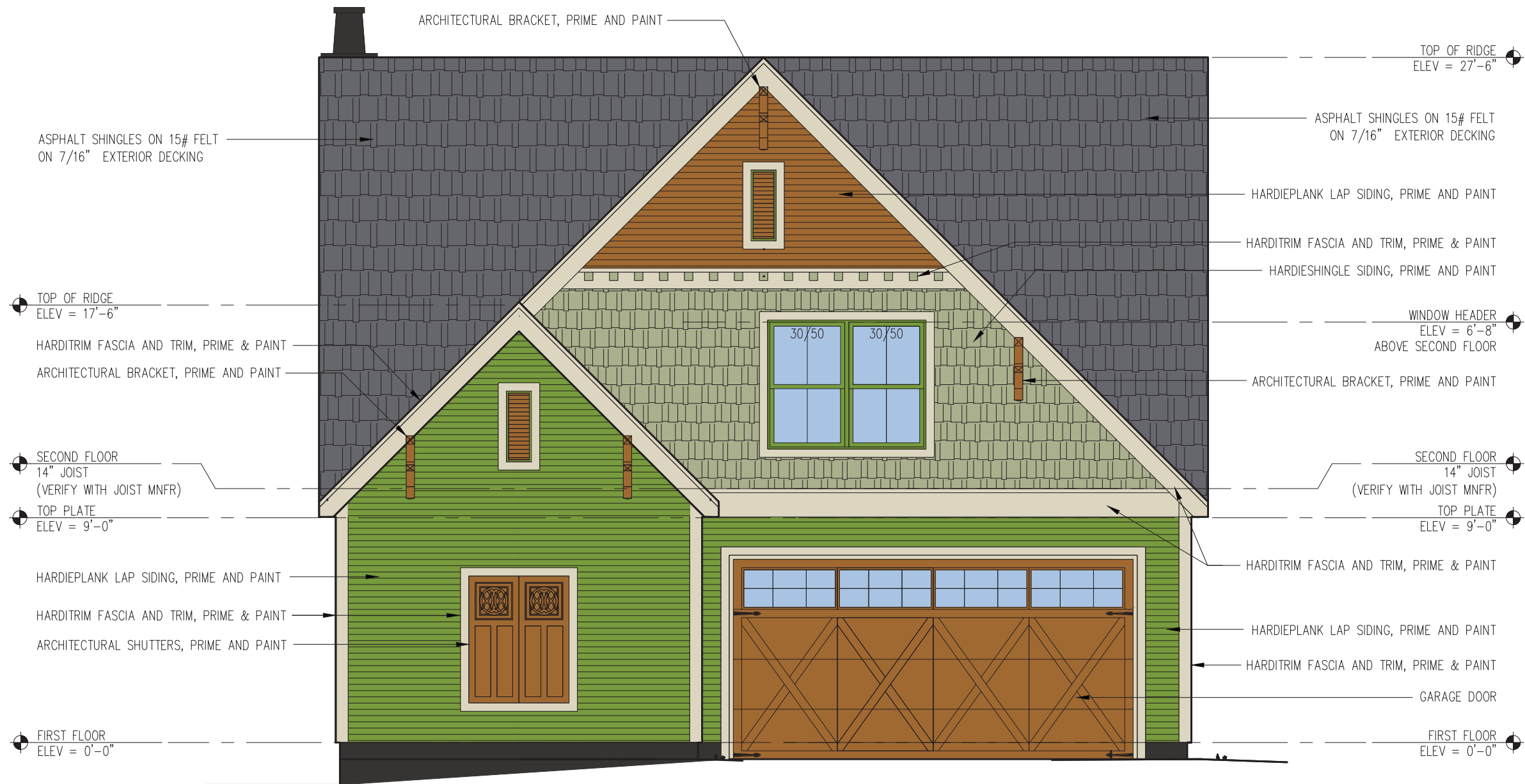
Front Elevation

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.

OZ 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.

WAIVER REQUEST STAFF REPORT



Wedekind

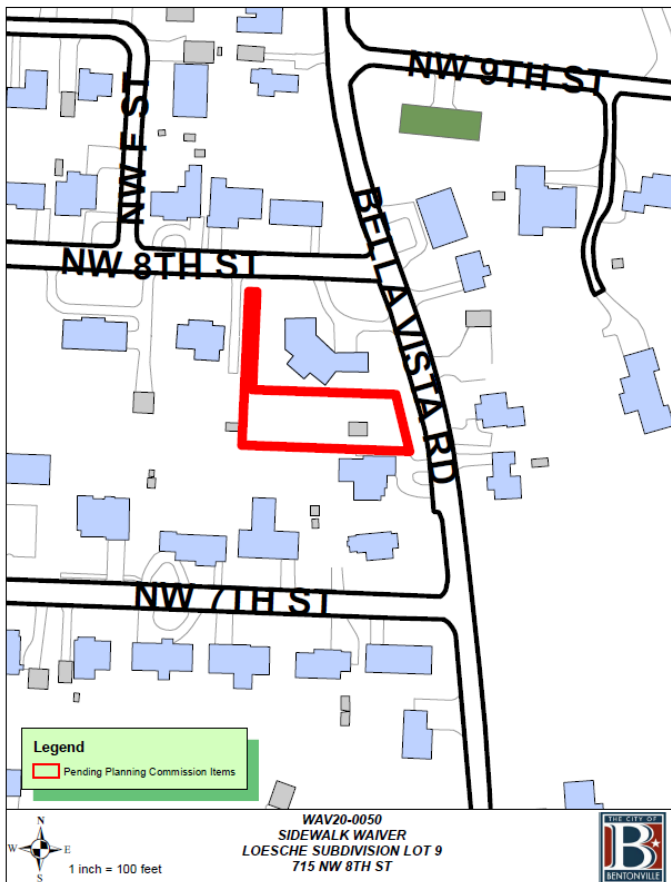
715 NW 8th Street

PC Date: 6/2/2020

Reviewer: Ali Worley, Planning Technician

Project Number	WAV20-0008
Applicant / Current Owner	Brian Wedekind 74 Eddleston Drive Bella Vista, Arkansas 72715
Site Area	+/- 0.33 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.15, Sidewalk Requirements, of the Land Development Code

<https://arcris/08HvK8>



Property Description

The property is located at 715 NW 8th Street, and fronts Bella Vista Road. It is currently zoned R-1, Single Family Residential.

Waiver Request

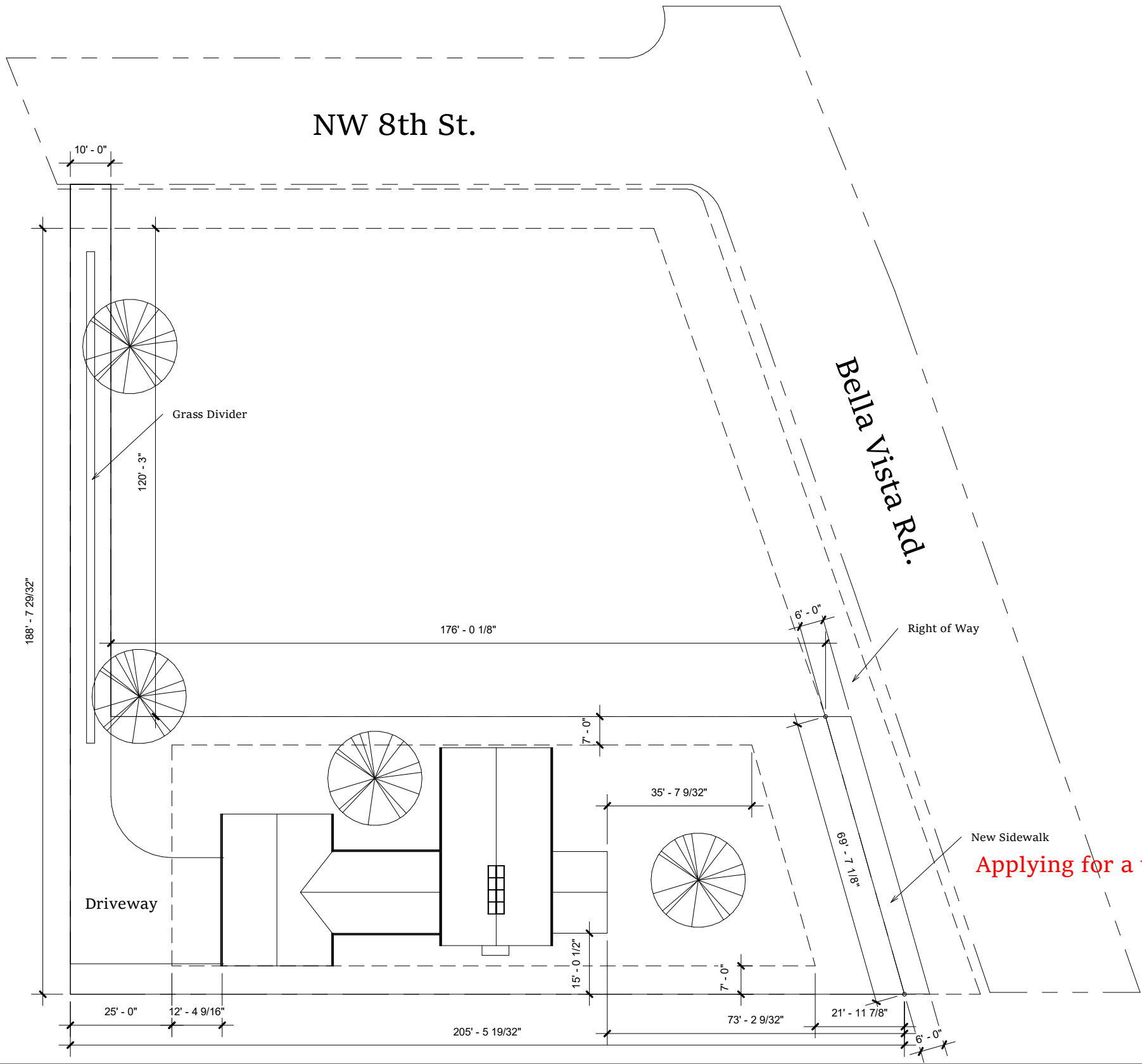
The applicant is requesting a waiver from Section 1100.15, Sidewalk Requirements, of the Land Development Code. According to the applicant's narrative, they are requesting a waiver from building the sidewalk along Bella Vista Road. They state there are no sidewalks on the west side of Bella Vista Road, and there are few unimproved lots on this side that would be required to add a sidewalk in the future.

Analysis

Section 1100.15.e.3, of the Land Development Code, outlines review criteria for granting sidewalk waivers. In this case, subsections C, D, and E are of note. Subsection C lists location of property in an urban or suburban setting. This property is located within our downtown boundary, where sidewalk connectivity is essential. Subsection D lists pedestrian traffic generators such as parks and schools. There are multiple schools located approximately 450 feet to the north of the site. Subsection E lists the existence of a sidewalk network in the area. Sidewalk exists immediately adjacent on the east side of Bella Vista Road. It is also important to note that NW 8th Street connects to Walton Boulevard.

Staff Recommendation

Due to the reasons listed above, both Engineering and Planning staff recommends denial of the sidewalk waiver request.



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"

LOT SPLIT ADJUSTMENT STAFF REPORT



Lots 24 & 25, Clarks Addition

211 SW F Street

PC Date: 6/2/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LS20-0014
Applicant / Current Owner	AP RE and Development, LLC PO Box 2591 Bentonville, AR 72712
Site Area	+/- .32 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 211 SW F Street. The Planning Commission rezoned this property to DN-2, Downtown Medium-Density Residential on April 7, 2020.

Project Details

A Lot Split of the north half of Lot 3 of Clark's Addition, creating new Lots 24 & 25. There is an existing shared access easement along the common lot line. This easement will serve to side or rear load the garages for both the lots. The plat dedicates approximately 1.5-feet of right-of-way along SW F Street to meet the requirements of the Master Street Plan.

Waivers

There are no waivers associated with this Lot Split.

Analysis and Recommendation

The lot split meets all of the minimum requirements of the City of Bentonville Land Development Code. In addition, the shared access easement accomplishes the Downtown Neighborhood Subarea Plan's goal of orienting garages away from the public street. Planning Staff recommends approval of the project.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT

PART OF LOT 3, CLARK'S ADDITION

CREATING LOTS 24 & 25

BENTONVILLE, ARKANSAS

CLIENT:
AP RE and Development LLC
P.O. Box 2591
Bentonville, AR 72712
479-644-8136
pinkertonallan@yahoo.com

SURVEY NOTES:

1.

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.
2.

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.
3.

This plat represents a boundary survey of the parcel recorded in Deed Records, Instrument L202007199in the Official Public Records of Benton County, Arkansas.
4.

The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5.

Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone, checking with Bentonville, Control Network.
6.

Basis of Elevation: NAVD88, checking with Bentonville Control Network.
7.

This survey is valid only if the drawing includes the seal and signature of the surveyor.
8.

This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9.

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.
10.

Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11.

Building setbacks for zone DN-2 (Downtown Medium Density Residential purpose) are as follows:

Front Min. F1	15 Feet	Front Max. F2	25 Feet
Side(Interior-Detached Yard)	07 Feet	Side(Interior- Attached Yard)	00 Feet
Side(Exterior-Min)	12 Feet	Side(Exterior - Min)	25 Feet
Rear	25 Feet		
12.

No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
13.

Subsurface and environmental conditions were not examined nor considered a part of this survey.
14.

The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor.The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
15.

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
16.

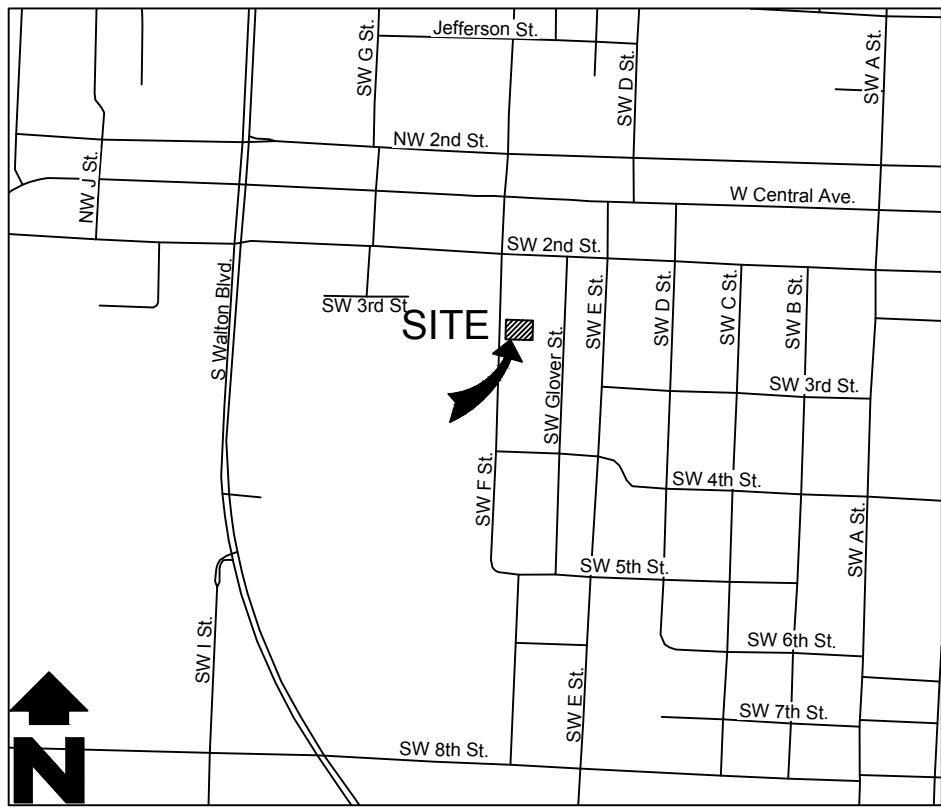
Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
17.

Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
18.

Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
19.

There may not be fences or any other structures built in any drainage easements.
20.

All structures must maintain minimum 20' clearances from all electric lines.



FINAL PLAT STAFF REPORT



Rolling Acres Phase 3

4307 SW Wheatgrass Blvd.

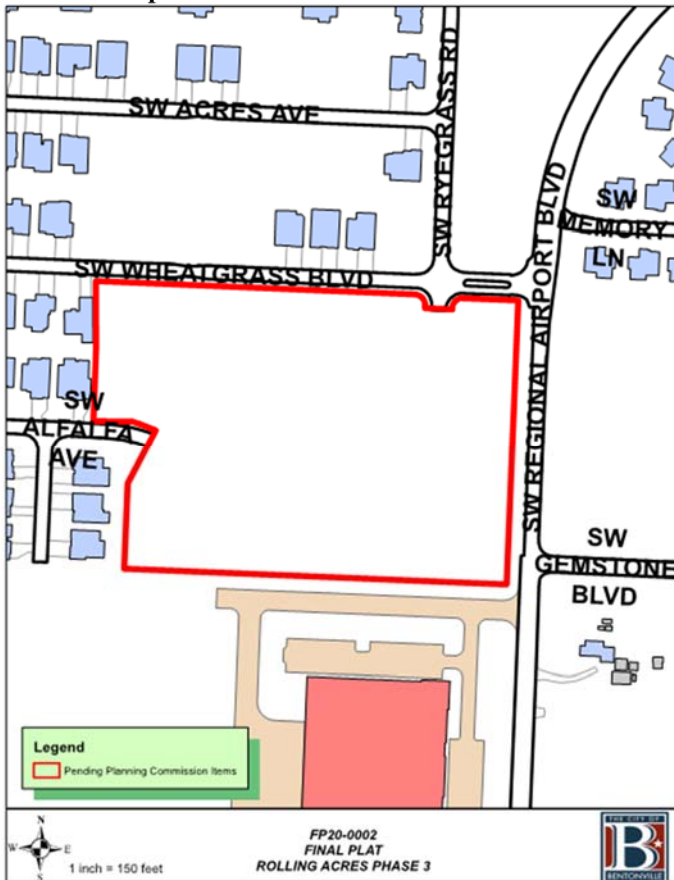
PC Date: 6/2/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	FP20-0002
Applicant / Current Owner	Can-Ark Diamond Realty-Rolling Acres LLC, Attn: Rich Richardson 4500 North Thompson St. Springdale, AR 72764
Site Area	+/- 8.87 Acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located in the Rolling Acres Subdivision along the south side of SW Wheatgrass Blvd. The approximately 9 acre tract of land is zoned R-1, Single Family Residential.

Project Details

The final plat consist of nine lots: eight single-family lots and one large lot for future phases and named Rolling Acres Phase 3 Subdivision. The plat dedicates a varying width drainage easement along the southern lot lines of the new lots.

All non-bondable items and guarantees of improvements must be completed and a final inspection preformed and approved prior to final plat approval.

Waivers

There are no waivers requested with this final plat.

Analysis and Recommendation

The plat does meet the minimum requirements of the subdivision regulations therefore staff recommends approval.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

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: _____

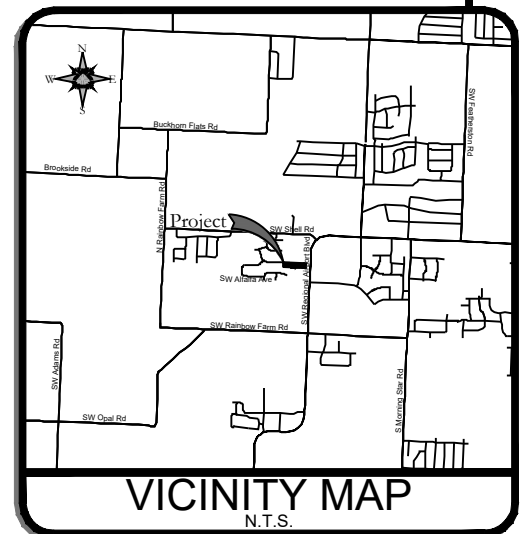
CERTIFICATE OF SURVEYING ACCURACY

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

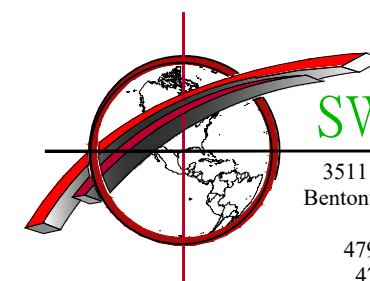


Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

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

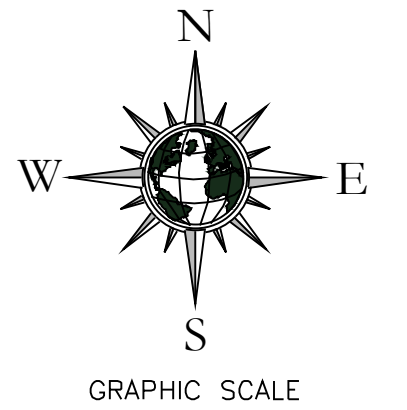
FP20-0002

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
(M) FIELD MEASUREMENT	○ FOUND PIPE
(R) RECORDED MEASUREMENT	⊕ COMPUTED POINT
---	⊕ TELEPHONE PEDESTAL
---	⊕ WATER METER
---	⊕ SEPTIC LID
---	⊕ FIRE HYDRANT
---	⊕ STORM WATER
---	⊕ LIGHT
---	⊕ EASEMENT VACATION
---	⊕ FUTURE NOT A PART
---	⊕ EXISTING NOT A PART



- 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.

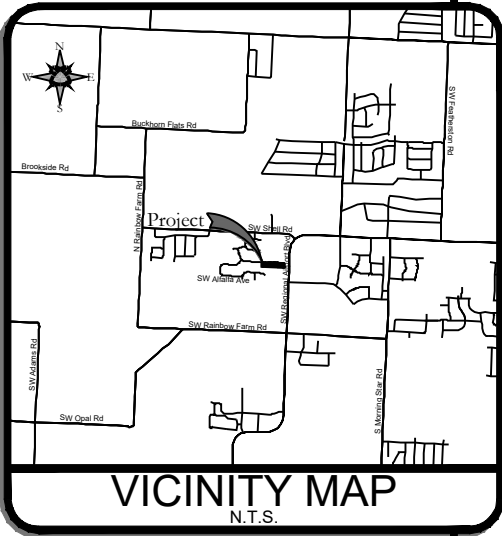
Curve Table					
Curve #	Radius	Length	Chord Bearing	Chord Length	Delta Angle
C14	20.00	31.41	S42° 37' 17"E	28.28	090°00'00.00"
C15	20.00	31.41	N47° 22' 43"E	28.28	090°00'00.00"
C16	100.00	22.20	N81° 13' 53"W	22.16	012°43'20.82"
C17	100.00	10.89	S71° 45' 06"E	10.88	006°14'12.21"
C18	20.00	31.42	S42° 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



3511 SE J Street, Suite 9
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479.685.8399 office
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Civil Engineering
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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

PRELIMINARY PLAT STAFF REPORT



Providence Village Phase III

SW Nomad Road

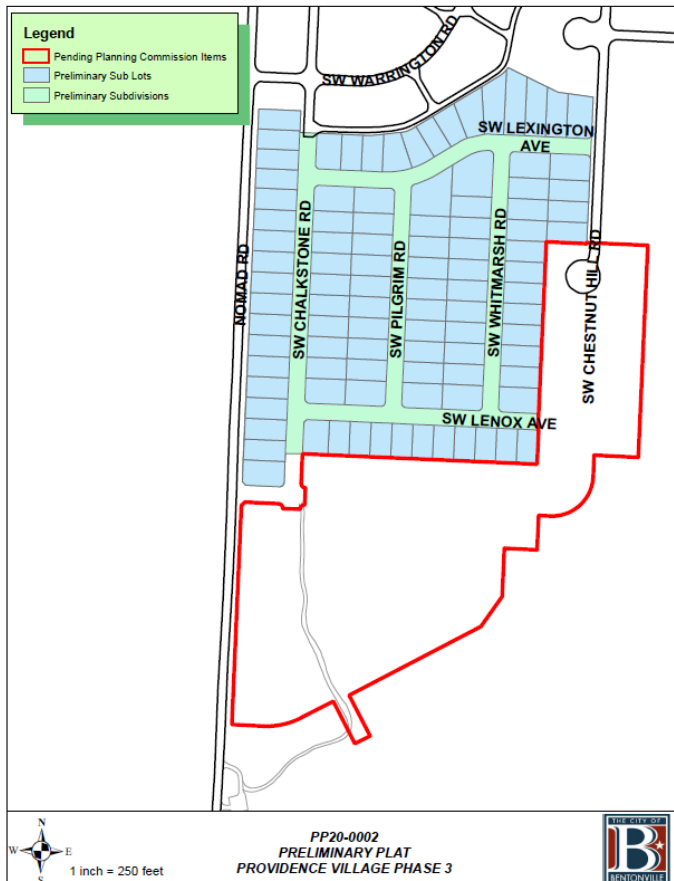
PC Date: 6/2/2020

Reviewer: Ali Worley, Planning Technician

Project Number	PP20-0002
Applicant / Current Owner	Providence 2016, LLC 4058 N College Avenue, Suite 400 Fayetteville, Arkansas 72703
Site Area	+/- 23.87 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Residential

<https://arcs.is/08HvK8>

Location Map



Property Description

This property is located east of SW Nomad Road and south of SW Windmill Road. It is currently zoned R-1, Single Family Residential with a Future Land Use Plan designation of Agriculture.

Project Details

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 per Article 1400, Landscaping, of the Land Development Code.

Project Traffic Impact

The proposed preliminary plat has the potential to adversely impact traffic in the area. However the applicant's proposed street improvements should accommodate any increases in traffic caused by the development.

Waivers

There is one waiver associated with this development:

- A waiver from Section 5.1.2 of the Bentonville Drainage Manual which requires on-site detention.
 - The applicant requests that 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.

Conclusion

This preliminary plat does not meet the minimum requirements of the City of Bentonville's Land Development Code due to the waiver request. However, Engineering staff supports the waiver request, therefore staff recommends approval of both the waiver and the preliminary plat.

PROVIDENCE VILLAGE PHASE III

BENTONVILLE, ARKANSAS

PRELIMINARY PLAT

LEGEND (EXISTING SYMBOLS)

SYMBOLS

FOUND IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
DOWN GUY
WATER VALVE
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER
SPRINKLER HEAD
ELECTRIC PEDESTAL

GRATED INLET

DROP INLET

TREE

TREE TO BE REMOVED

LINEWORK

EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SANITARY SEWER LINE
GAS LINE
WATER LINE (SPECIFY SIZE & TYPE)
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND TELEVISION
OVERHEAD TELEVISION
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
FIBER OPTIC
RIGHT OF WAY
ROAD CENTERLINE

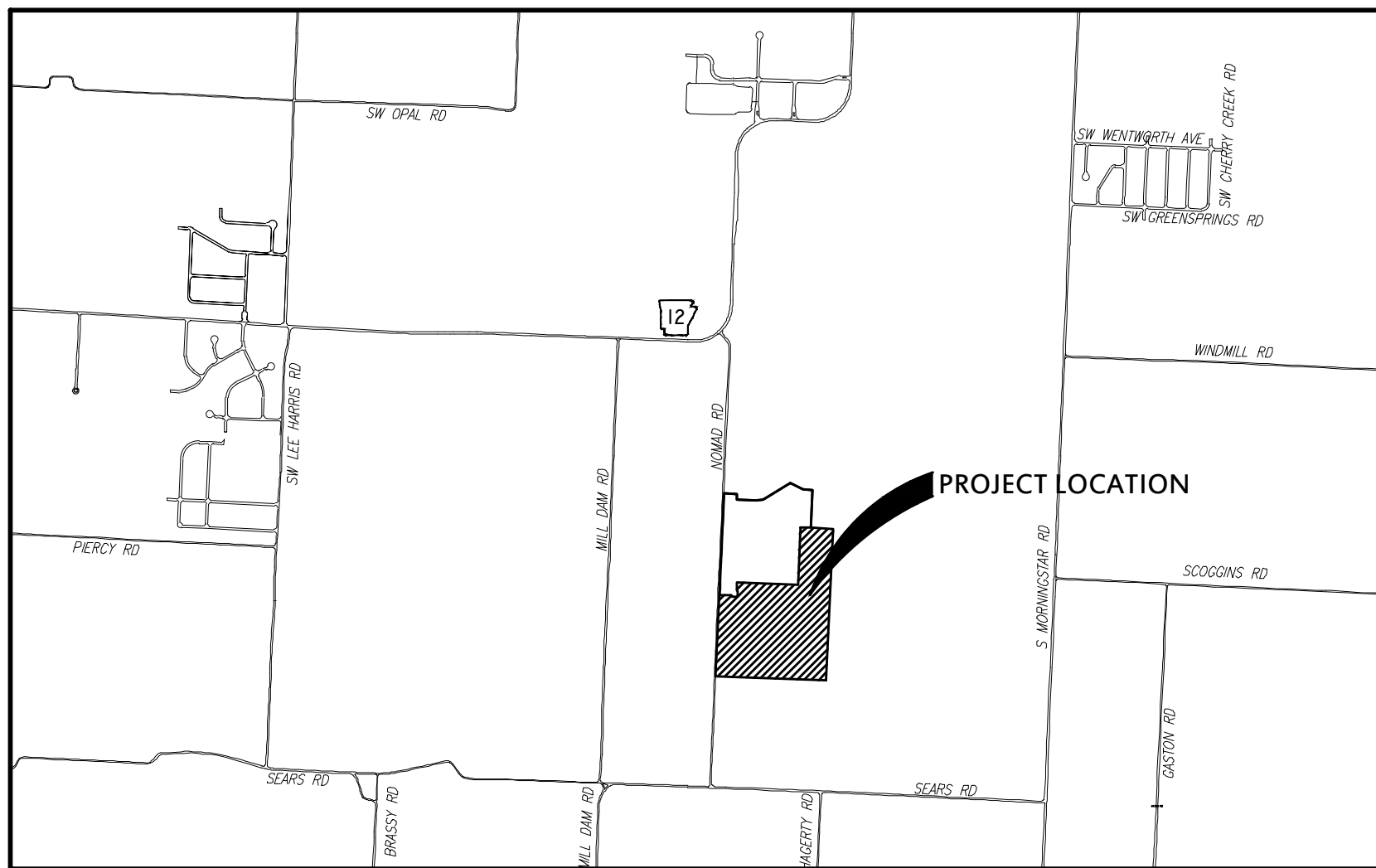
LEGEND (CONSTRUCT)

SYMBOLS

SET IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
STRUCTURE NUMBER
WATER VALVE
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER
BACK FLOW PREVENTER
REDUCER
RECTANGULAR DROP INLET,
GRATED INLET OR JUNCTION
BOX (SPECIFY ON PLAN
SHEET)
CIRCULAR DROP INLET,
GRATED INLET OR JUNCTION
BOX (SPECIFY ON PLAN
SHEET)

LINEWORK

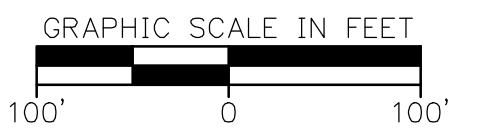
EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SANITARY SEWER LINE
GAS LINE
WATER LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
FIBER OPTIC
UNDERGROUND TELEVISION
OVERHEAD TELEVISION
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE



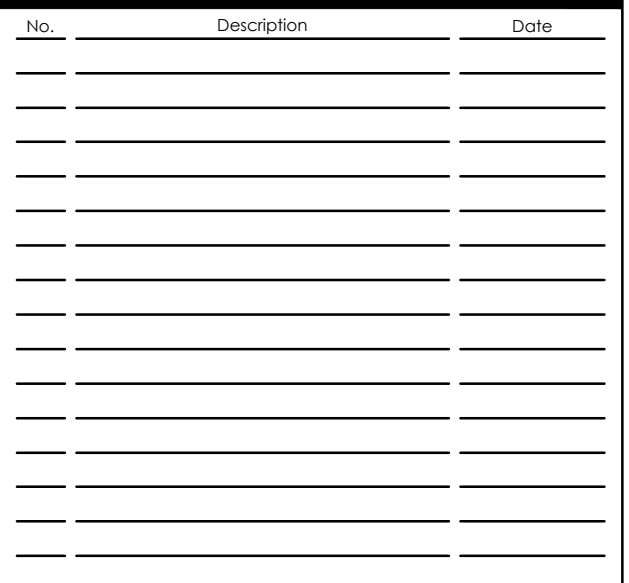


Crafton Tull
architecture | engineering | surveying

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: _____

**ISSUED FOR
CONSTRUCTION**

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DP20-0002

**STATE OF
ARKANSAS**

**REGISTERED
PROFESSIONAL
ENGINEER**

No. 19309
TAYLOR A. LINDLEY

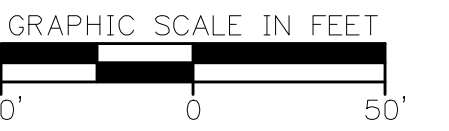
C-101

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

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 SAVE: 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)

C-102



The site plan shows a property bounded by 100th Avenue to the north, 10th Avenue to the east, and 13th Avenue to the south. The property is divided into several sections, including a large central area (100' x 100') and a smaller section (100' x 100'). The plan also shows a parking area (100' x 100') and a building footprint (100' x 100'). The plan includes dimensions for various areas and a north arrow.

[illegible]

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

TAYLOR A. LIND

P20-0002

PRELIMINARY PLAT A

C-103



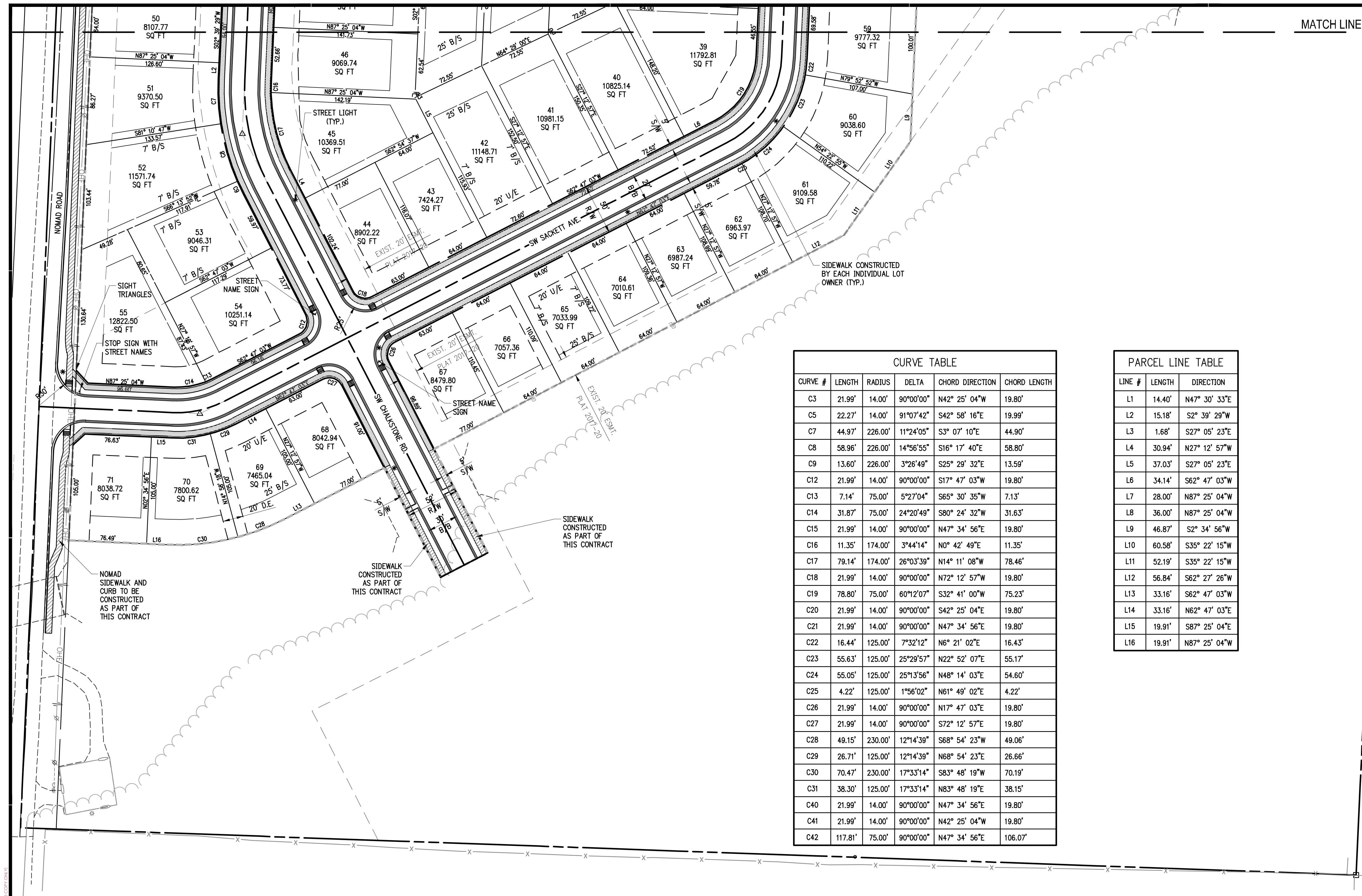
RESTRICTED ACCESS ONTO NOMAD ROAD APPLIES TO LOTS 48-52, 55 & 71.

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)



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C5	22.27'	14.00'	91°07'42"	S42° 58' 16"E	19.99'
C7	44.97'	226.00'	11°24'05"	S3° 07' 10"E	44.90'
C8	58.96'	226.00'	14°56'55"	S16° 17' 40"E	58.80'
C9	13.60'	226.00'	3°26'49"	S25° 29' 32"E	13.59'
C12	21.99'	14.00'	90°00'00"	S17° 47' 03"W	19.80'
C13	7.14'	75.00'	5°27'04"	S65° 30' 35"W	7.13'
C14	31.87'	75.00'	24°20'49"	S80° 24' 32"W	31.63'
C15	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C16	11.35'	174.00'	3°44'14"	N0° 42' 49"E	11.35'
C17	79.14'	174.00'	26°03'39"	N14° 11' 08"W	78.46'
C18	21.99'	14.00'	90°00'00"	N72° 12' 57"W	19.80'
C19	78.80'	75.00'	60°12'07"	S32° 41' 00"W	75.23'
C20	21.99'	14.00'	90°00'00"	S42° 25' 04"E	19.80'
C21	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C22	16.44'	125.00'	7°32'12"	N6° 21' 02"E	16.43'
C23	55.63'	125.00'	25°29'57"	N22° 52' 07"E	55.17'
C24	55.05'	125.00'	25°13'56"	N48° 14' 03"E	54.60'
C25	4.22'	125.00'	1°56'02"	N61° 49' 02"E	4.22'
C26	21.99'	14.00'	90°00'00"	N17° 47' 03"E	19.80'
C27	21.99'	14.00'	90°00'00"	S72° 12' 57"E	19.80'
C28	49.15'	230.00'	12°14'39"	S68° 54' 23"W	49.06'
C29	26.71'	125.00'	12°14'39"	N68° 54' 23"E	26.66'
C30	70.47'	230.00'	17°33'14"	S83° 48' 19"W	70.19'
C31	38.30'	125.00'	17°33'14"	N83° 48' 19"E	38.15'
C40	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C41	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C42	117.81'	75.00'	90°00'00"	N47° 34' 56"E	106.07'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.40'	N47° 30' 33"E
L2	15.18'	S2° 39' 29"W
L3	1.68'	S27° 05' 23"E
L4	30.94'	N27° 12' 57"W
L5	37.03'	S27° 05' 23"E
L6	34.14'	S62° 47' 03"W
L7	28.00'	N87° 25' 04"W
L8	36.00'	N87° 25' 04"W
L9	46.87'	S2° 34' 56"W
L10	60.58'	S35° 22' 15"W
L11	52.19'	S35° 22' 15"W
L12	56.84'	S62° 27' 26"W
L13	33.16'	S62° 47' 03"W
L14	33.16'	N62° 47' 03"E
L15	19.91'	S87° 25' 04"E
L16	19.91'	N87° 25' 04"W


BUILDING SETBACKS

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



5' SIDEWALK AND CURB TO BE -
CONSTRUCTED AS PART OF THIS
CONTRACT.



Call before you dig.

STREET

<u>STREET TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	13	CARPINUS CAROLINIANA / AMERICAN HORNBEEAM	B & B	4" CAL	10' HT. MIN

5' SIDEWALK TO BE CONSTRUCTED
AS PART OF THIS CONTRACT.

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
4. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHROUD UNDER HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUWER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUODA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
14. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
16. THAT WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER FOR A WARRANTY PERIOD OF THREE YEARS. A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF BENTONVILLE FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

EXISTING
PHASE

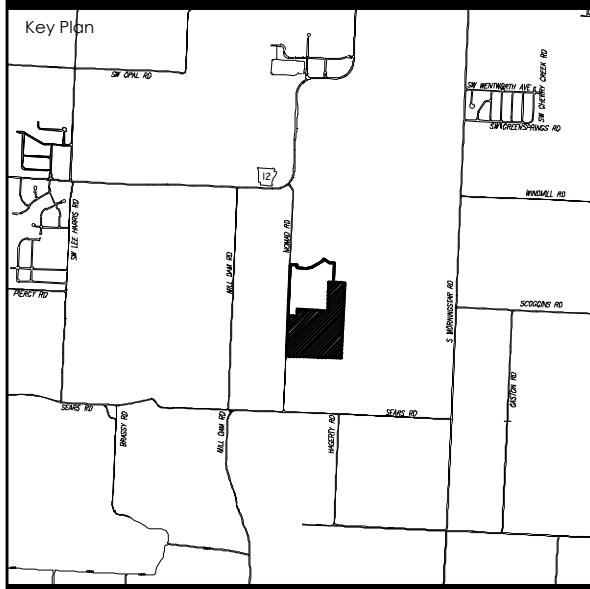
SW CHESTNUT HILL F

[illegible]

GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '60'', and to the right is a tick mark labeled '60''. The bar is divided into alternating black and white segments.

BENTONVILLE, AR

[illegible]

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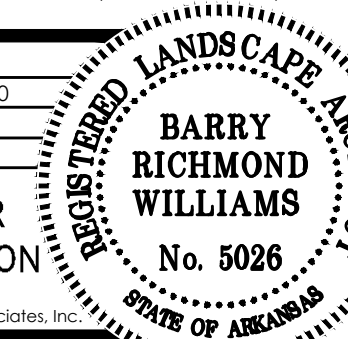
PROJECT NO: 17106301
ISSUE DATE: 02/20/2020
CONTACT: T. LINDLEY
CHECKED BY:

ISSUED FOR
CONSTRUCTION

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PLANTING PLAN

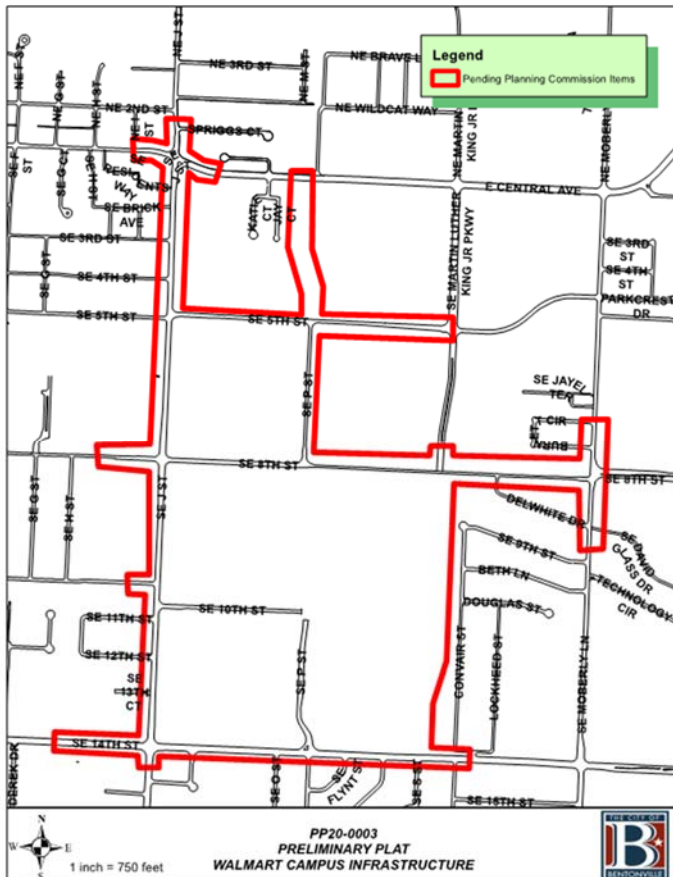
L-101



Reviewer: Tyler Overstreet, Senior Planner, AICP

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is the location of the future Walmart Home Office Campus. It's boundaries can generally be described as SE 14th Street north to E Central Avenue, and SE J Street east to SE Moberly Lane. The exact boundaries of this preliminary plat are depicted on this report's vicinity map.

Project Details

A preliminary plat for the construction of infrastructure associated with the future Walmart Campus project. The preliminary plat creates Lots 1-4 of Walmart Campus Subdivision and dedicates a multitude of utility, drainage, and access easements. 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.

For example, Martin Luther King Junior Parkway is depicted as a four-lane arterial boulevard with a continuous 6-foot to 48-foot green space parkway and 10 to 12-foot wide trail section. The current Master Street Plan depicts the roadway as a local street, which would only require two travel lanes, a 5-foot wide sidewalk, and a 5-foot wide greenspace.

Likewise, SE 8th Street is depicted as a four-lane arterial boulevard with a variable width green space parkway and a sidewalk network varying in width from 6-feet to 12-feet.

The plans depict a variety of street tree plantings native to the region including tulip trees, shingle oaks, red oaks, willow oaks, and florida maples.

Projected Traffic Impact

The size and scope of the future campus project does have the potential to impact traffic in the area. The applicant's streetscape plan depicts the roadways interior to the campus as the following:

- SE 5th Street: Private (To be Vacated)
- SE 8th Street: Public
- SE 10th 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. These intersection improvements and the development of SE Martin Luther King Junior Parkway and SE 8th Street to arterial standards should help accommodate increases in traffic to the area.

Waivers

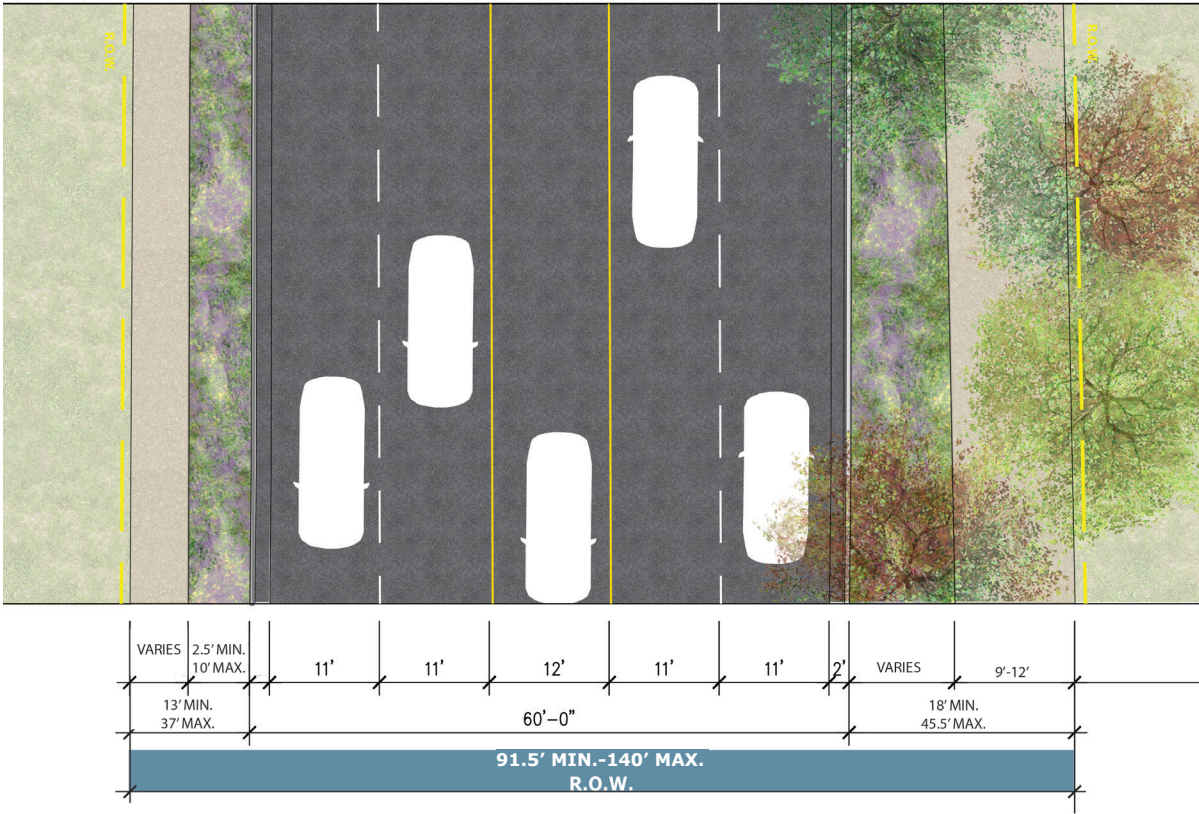
There are no waivers associated with this preliminary plat.

PRELIMINARY PLAT STAFF REPORT

Conclusion

The Commerce and Industry Chapter of the 2015 Bentonville Community Plan depicts this property as being within the East Side Walmart Employment Sector Area. The plan notes that this area should serve as a link between the western trail network (which includes Downtown and Crystal Bridges) and the eastern trail network (which includes the NWACC and the City of Rogers). The Walmart Campus streetscape and pedestrian network outlined within this plan submittal help accomplish this goal.

The proposed preliminary plat exceeds the minimum requirements of the Land Development Code. Staff recommends approval of the project.



*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

EAST

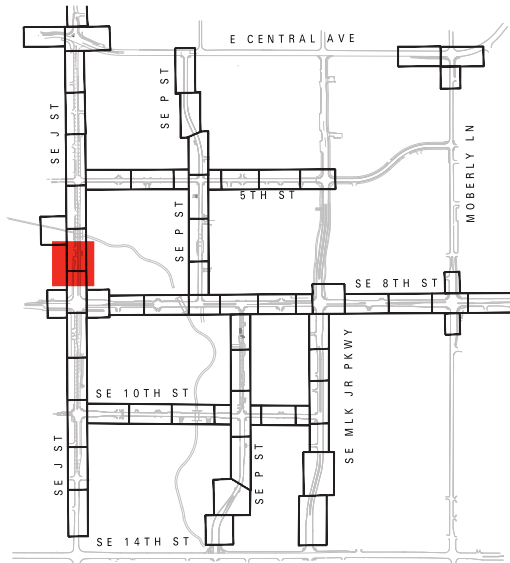
- 6' Min. - 36' Max. wide green space parkway
- 10' Min. (Existing) - 12' Max. wide shared-use sidewalk

ARTERIAL STREET

CITY STANDARDS:

- 6' wide sidewalk, both sides
- 8' wide green space parkway
- 10' width for trails

Key Plan



J STREET TREES



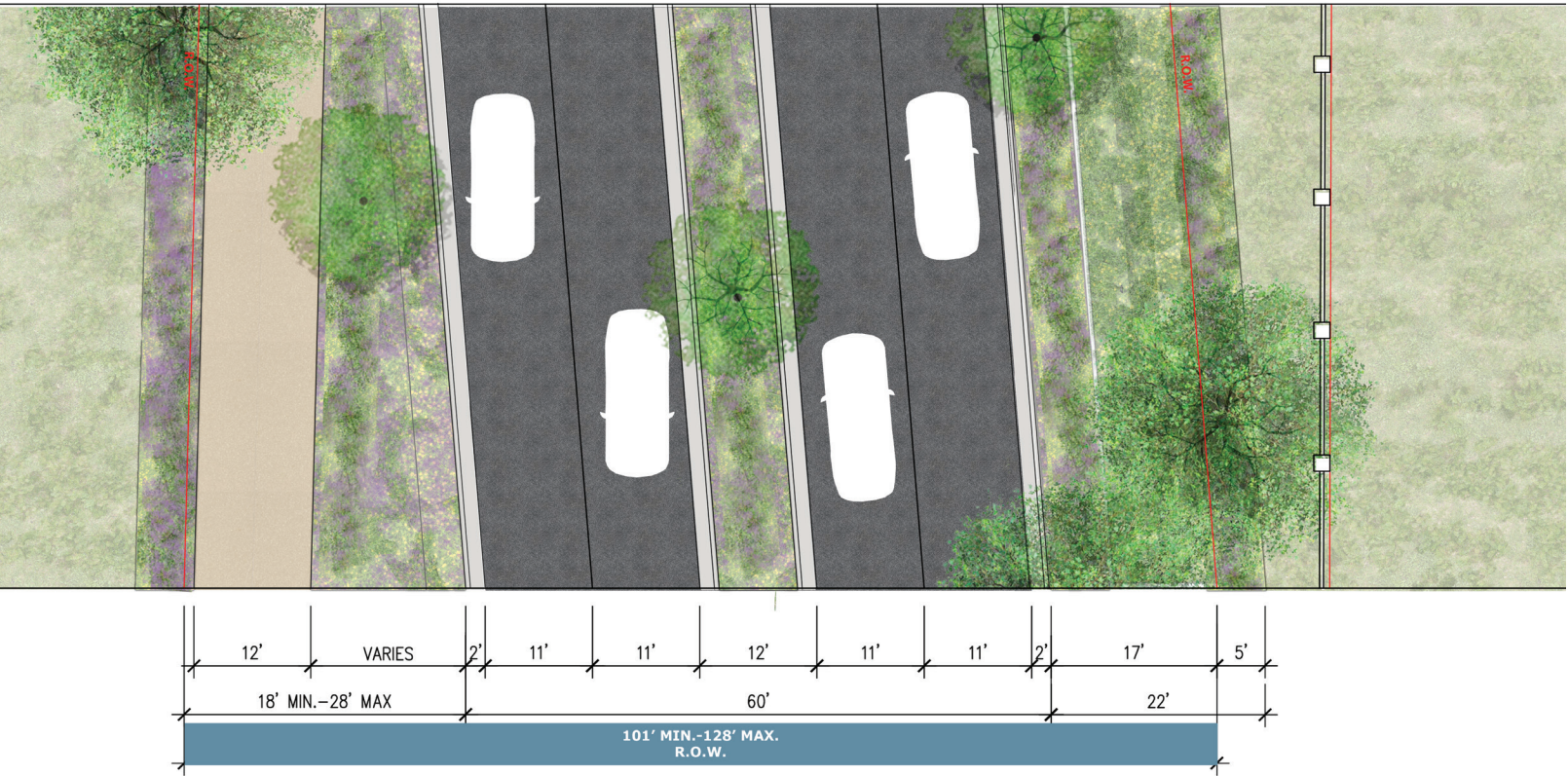
Trident Maple
Acer buergerianum
Native: No
Foliage: Deciduous
Growth Rate: Slow-Moderate
Mature Height: 20-35ft
Shape: Vase
Notes: Dramatic Fall Foliage, Recommended City Street Tree



Florida Maple
Acer barbatum
Native: Yes
Foliage: Deciduous
Growth Rate: Slow-Moderate
Mature Height: 50-70ft
Shape: Oval
Notes: Dramatic Fall Foliage, Shade Tree



Thornless Honeylocust
Gleditsia triacanthos
Native: Yes
Foliage: Deciduous
Growth Rate: Fast
Mature Height: 60-80ft
Shape: Round
Notes: Thornless Cultivar, Recommended City Street Tree



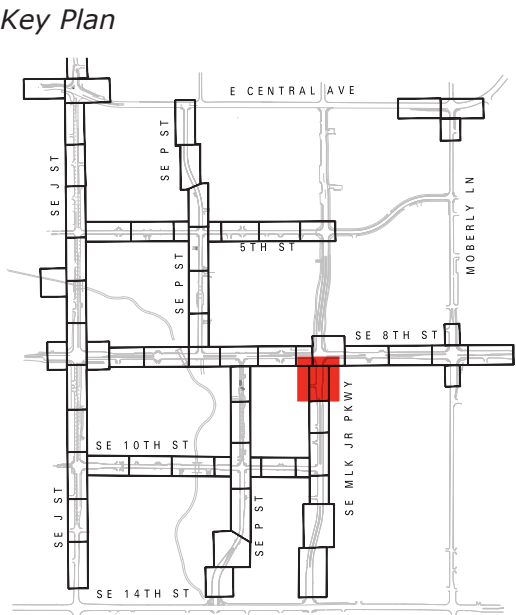
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES
EAST & WEST

- Continuous 6' Min. to 48' Max. wide green space parkway
- 10' Min. to 12' Max. wide shared-use sidewalk (on west side only)

LOCAL STREET
CITY STANDARDS:

- 5' wide sidewalk, both sides
- 5' wide green space parkway
- 8' width for trails



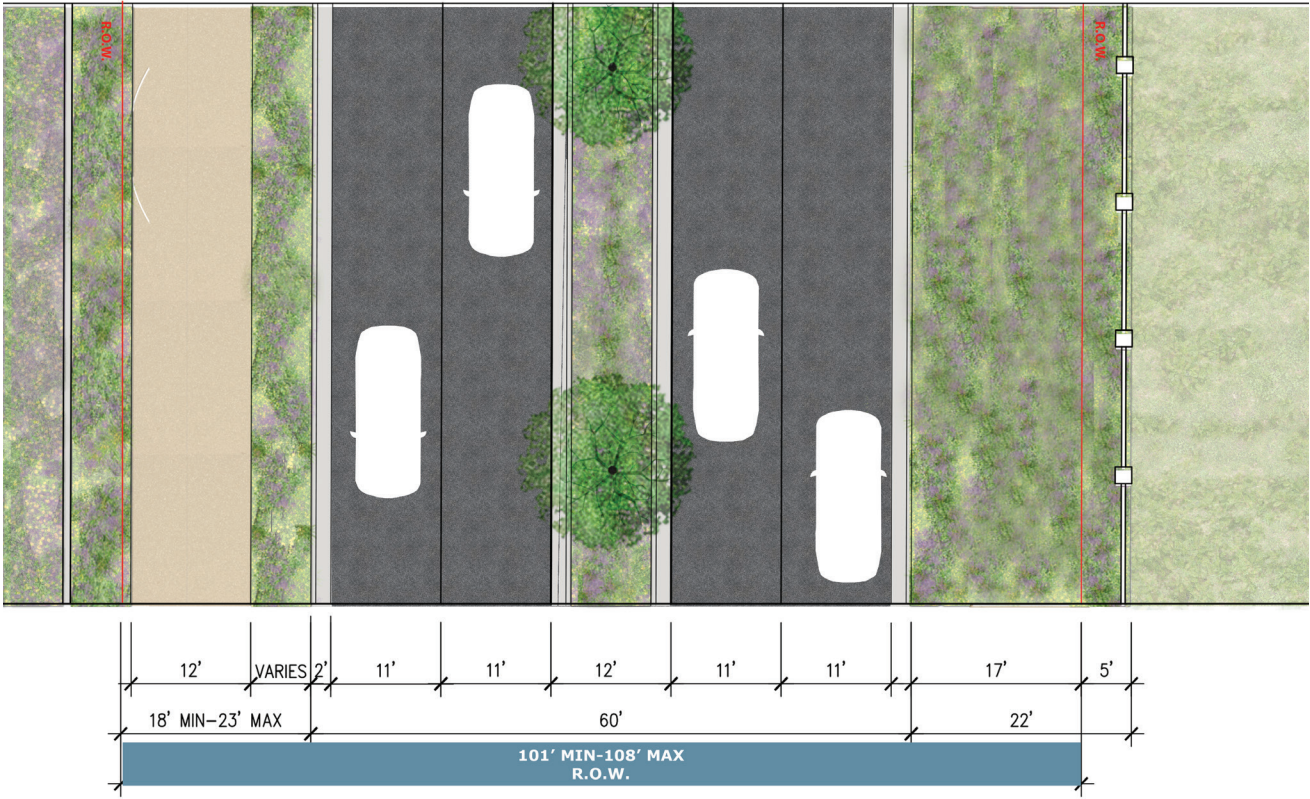
MLK STREET TREES -
NORTH OF 10TH ST



Loblolly Pine
Pinus taeda
Native: Yes
Growth Rate: Fast
Height: 40-90ft
Notes: Evergreen, Rain Garden



Fruitless Ginkgo
Ginkgo biloba
Native: No
Growth Rate: Moderate
Height: 50-80ft
Notes: Unusual Spring and Summer foliage, excellent Autumn foliage.



*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES
EAST & WEST

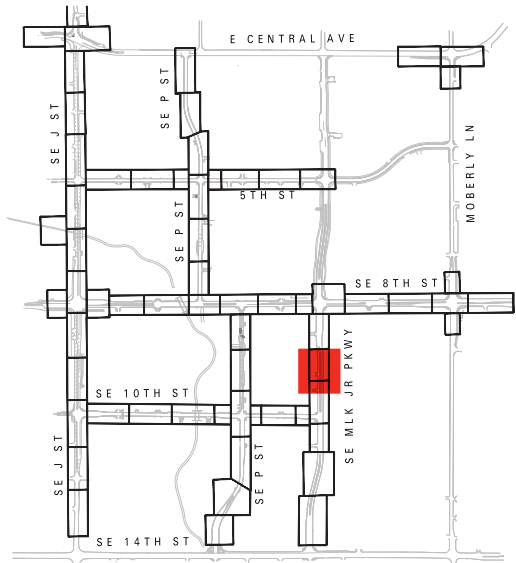
- Continuous 6' Min. to 48' Max. wide green space parkway
- 10' Min. to 12' Max. wide shared-use sidewalk (on west side only)

LOCAL STREET

CITY STANDARDS:

- 5' wide sidewalk, both sides
- 5' wide green space parkway
- 8' width for trails

Key Plan



MLK STREET TREES -
NORTH OF 10TH ST



Loblolly Pine

Pinus taeda

Native: Yes

Growth Rate: Fast

Height: 40-90ft

Notes: Evergreen, Rain Garden



Fruitless Ginkgo

Ginkgo biloba

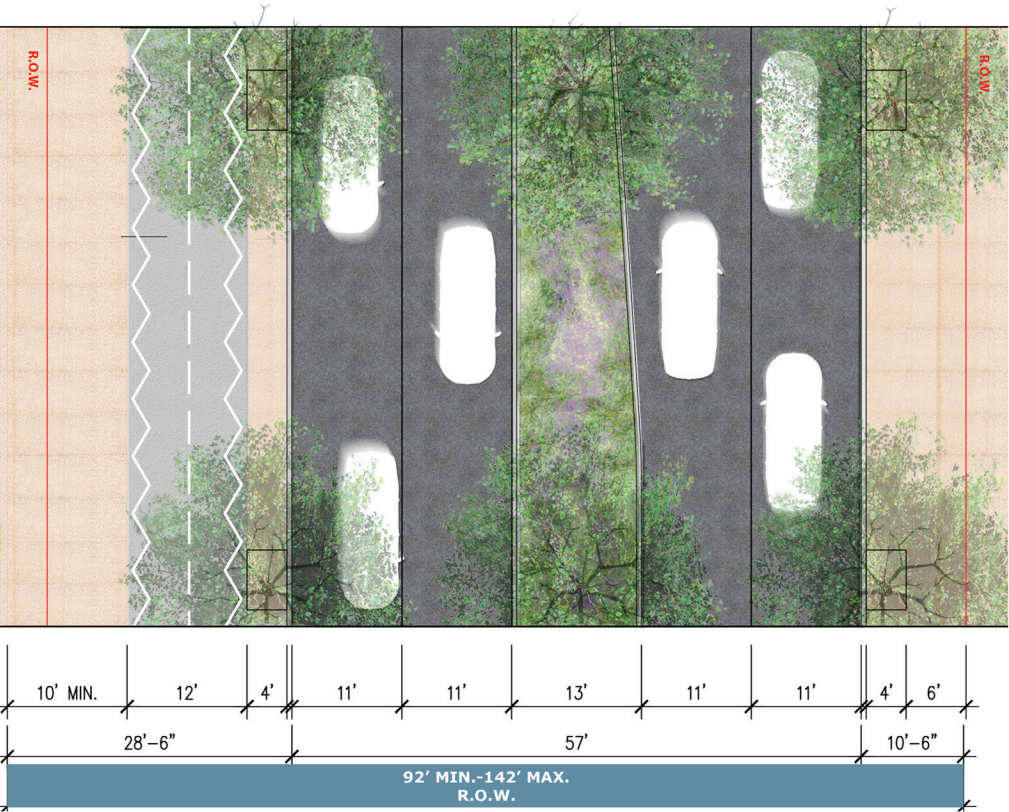
Native: No

Growth Rate: Moderate

Height: 50-80ft

Notes: Unusual Spring and Summer foliage, excellent Autumn foliage.





PROPOSED GUIDELINES

NORTH

- 4' paved parkway
- 6' Min. wide sidewalk

SOUTH

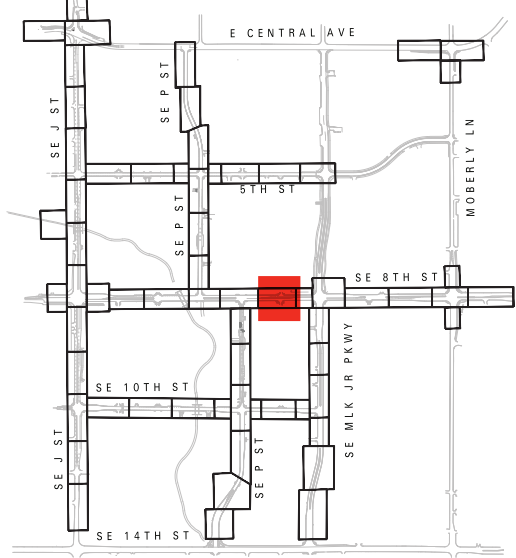
- 4' paved parkway
- 12' wide two-way cycle path
- 10' Min. wide sidewalk

ARTERIAL STREET

CITY STANDARDS:

- 6' wide sidewalk, both sides
- 8' wide green space parkway
- 10' width for trails

Key Plan

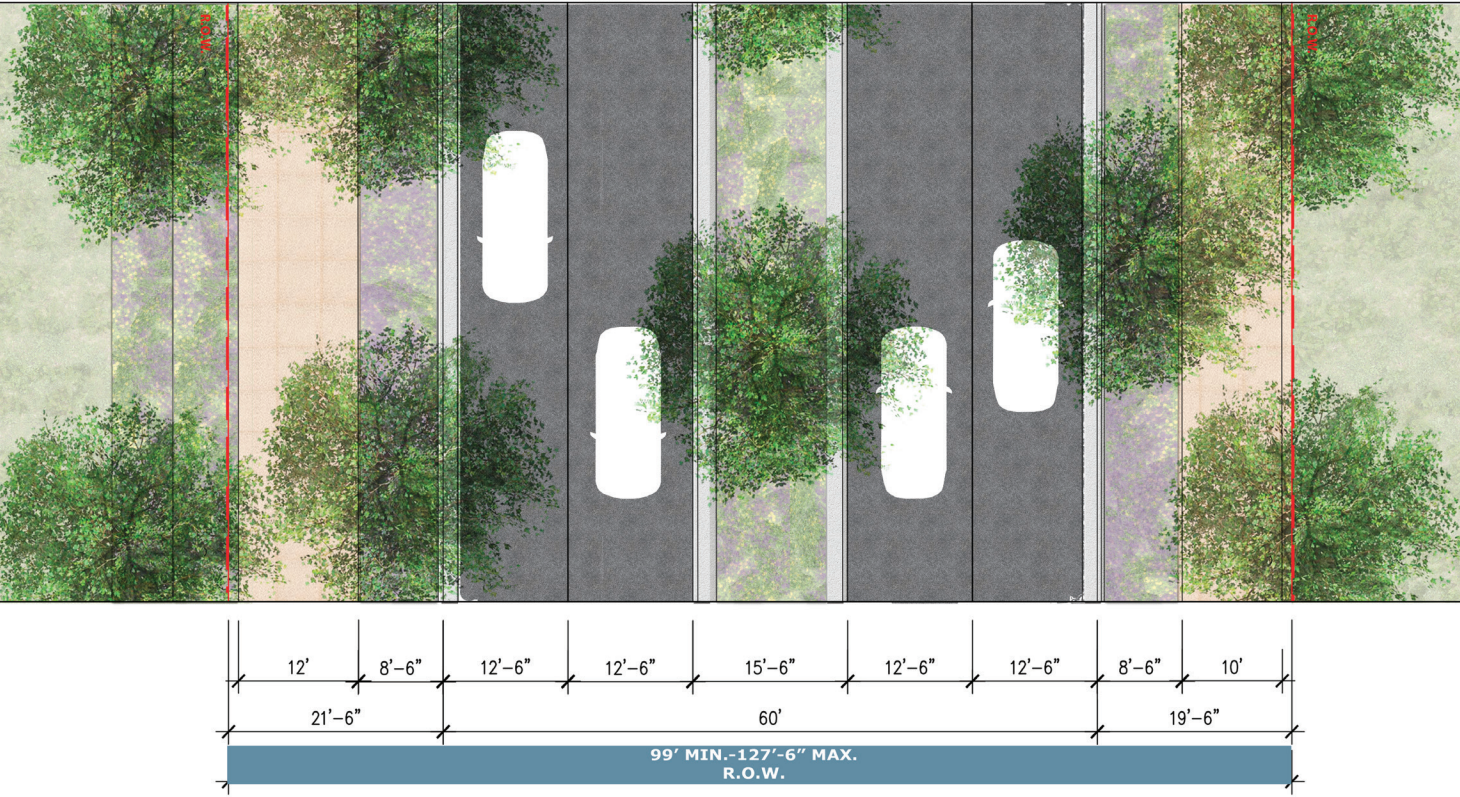


8TH STREET TREES



Tulip Tree
Liriodendron tulipifera
Native: Yes
Foliage: Deciduous
Growth Rate: Moderate-Fast
Mature Height: 60-90ft
Shape: Columnar
Notes: Good Shade Tree, Low Maintenance, Flowers

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



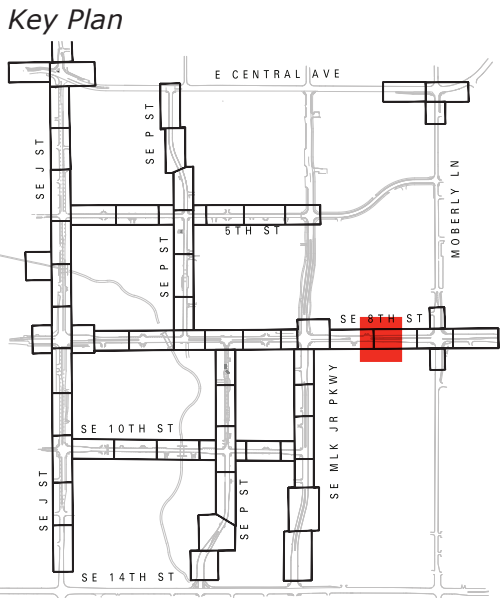
**PROPOSED GUIDELINES
NORTH & SOUTH**

- Continuous 8' wide green space parkway
- 10' Min. wide sidewalk

ARTERIAL STREET

CITY STANDARDS:

- 6' wide sidewalk, both sides
- 8' wide green space parkway
- 10' width for trails



8TH STREET TREES



Tulip Tree
Liriodendron tulipifera
Native: Yes
Foliage: Deciduous
Growth Rate: Moderate-Fast
Mature Height: 60-90ft
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City of Bentonville, Benton County, Arkansas



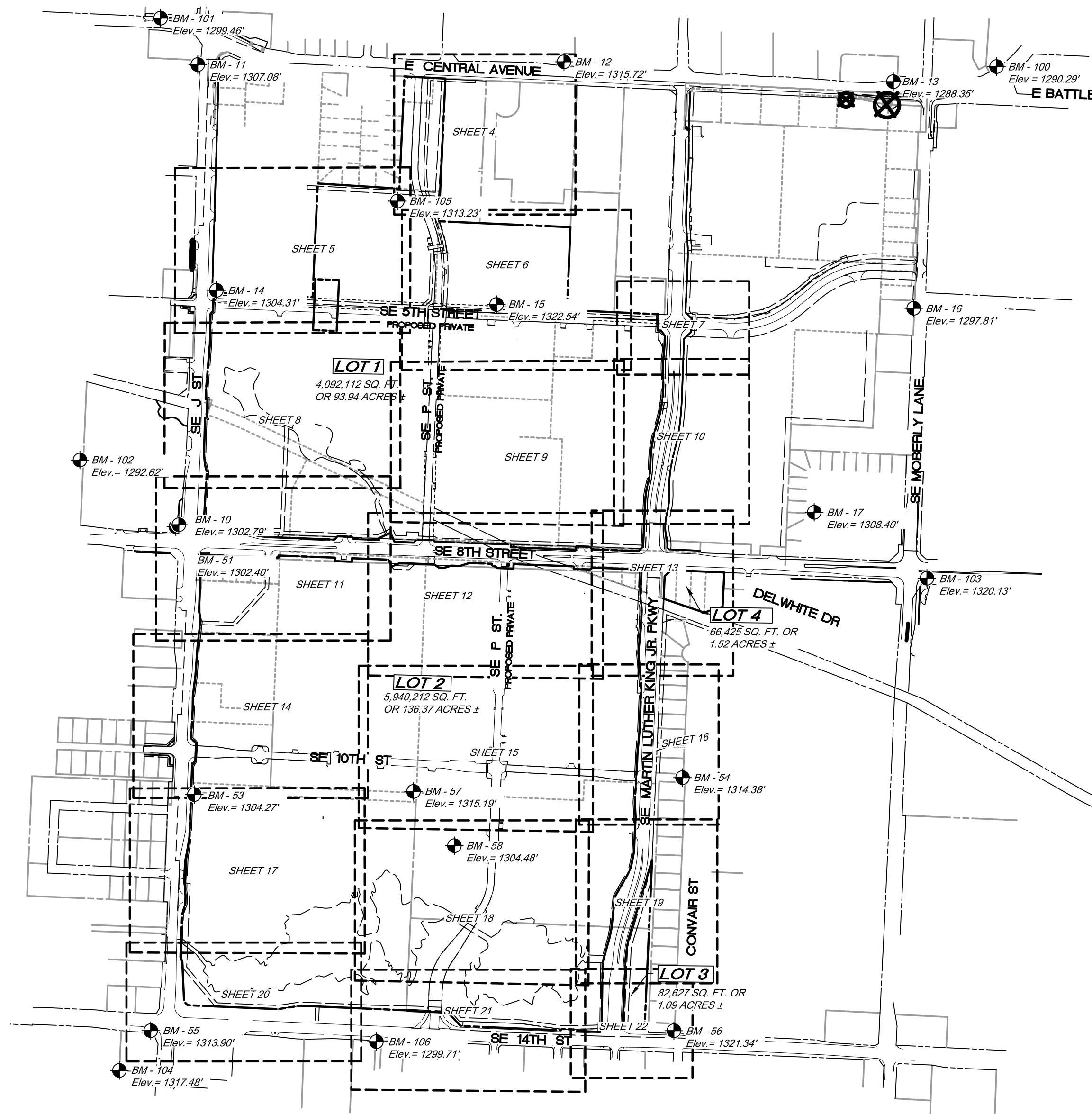
C E I Engineering
Associates, Inc.
No. 118
ARKANSAS SURVEYOR

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

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

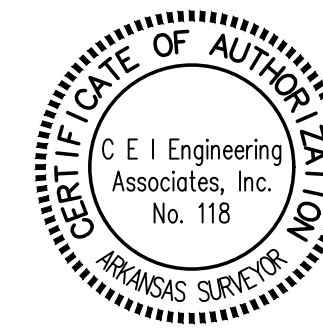
OVERVIEW

SCALE 1" = 500'



Benchmark Information

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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'
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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'
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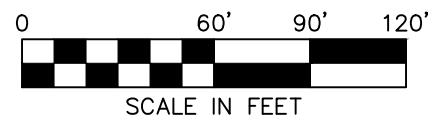
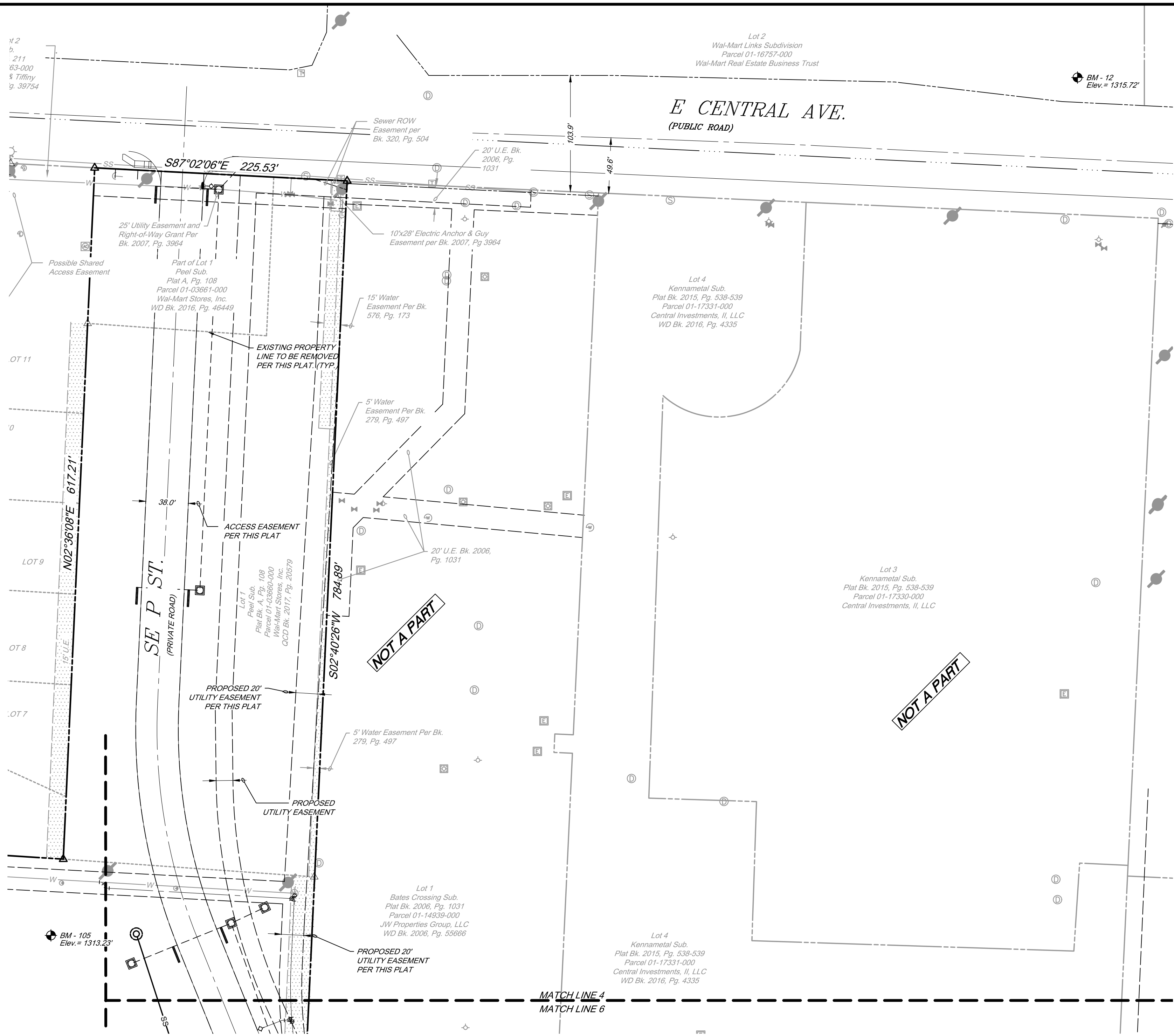


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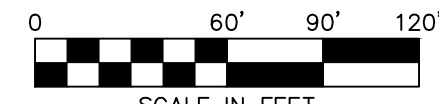
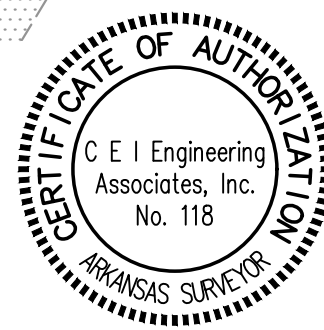
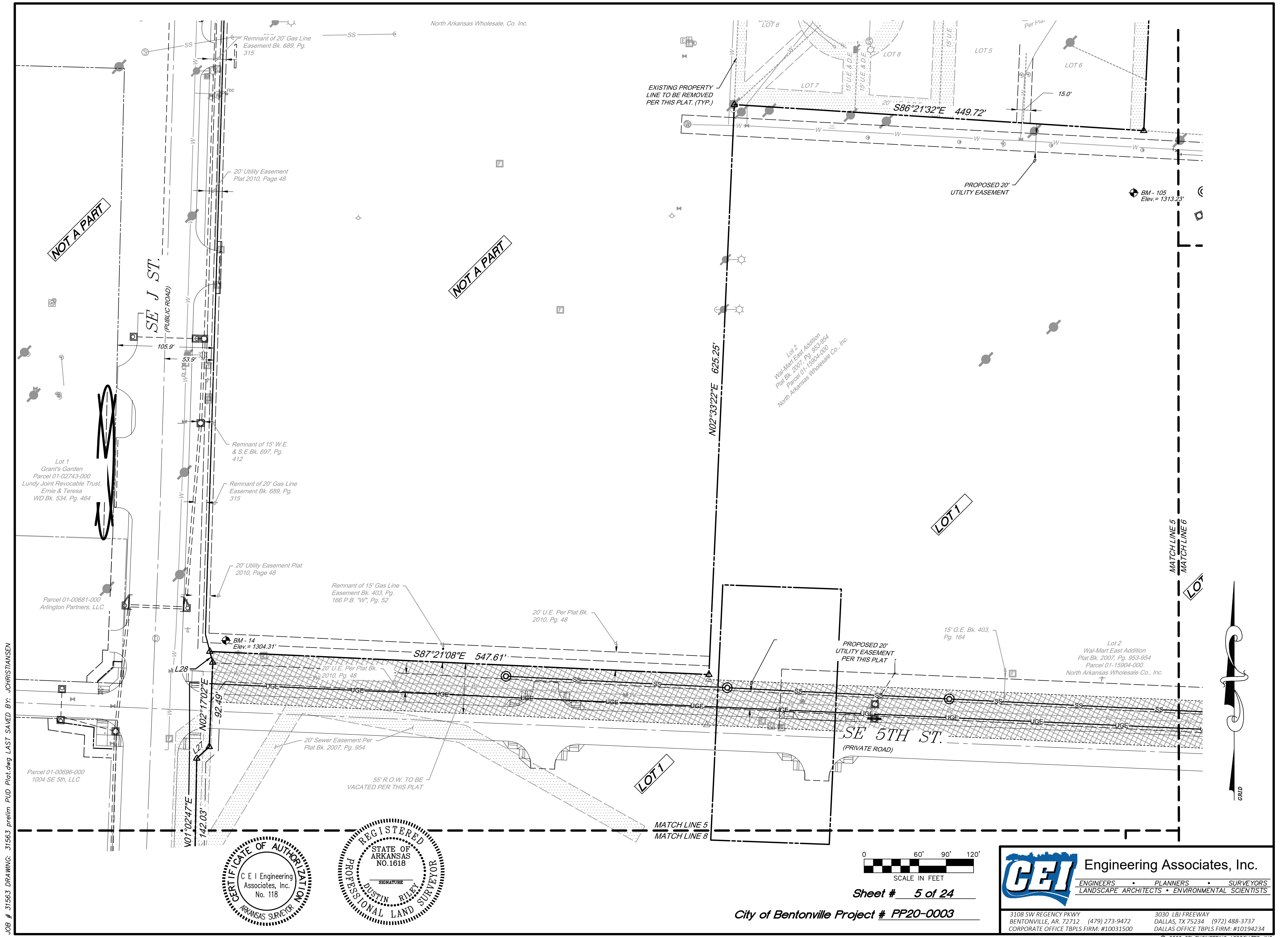
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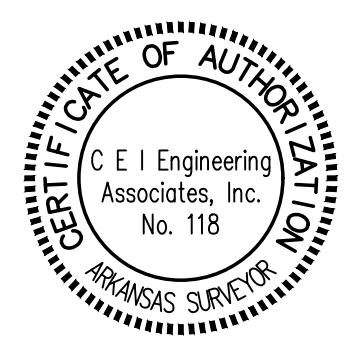
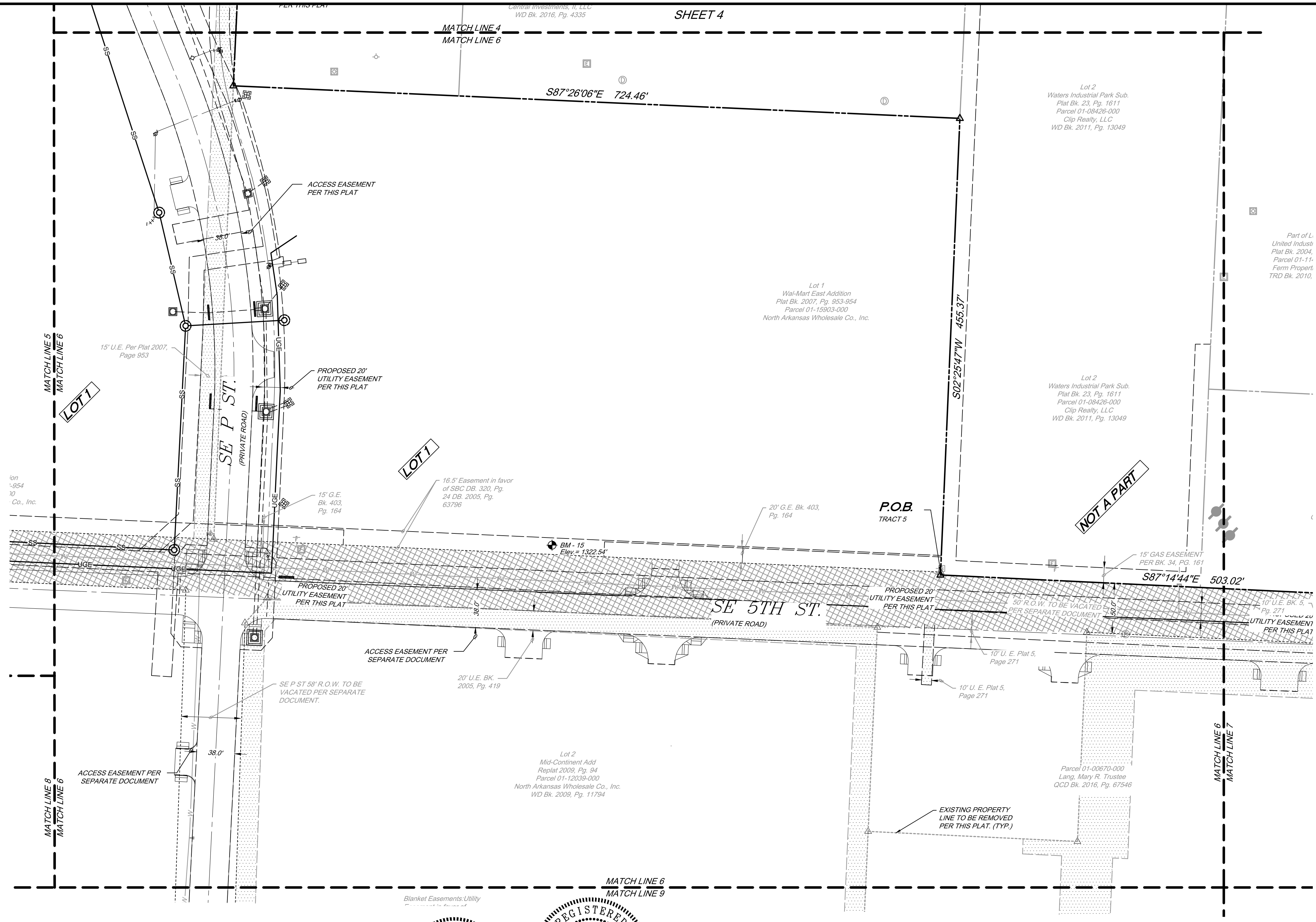
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SHEET 4



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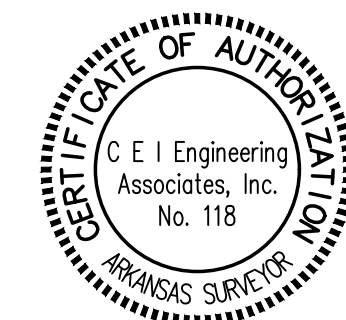
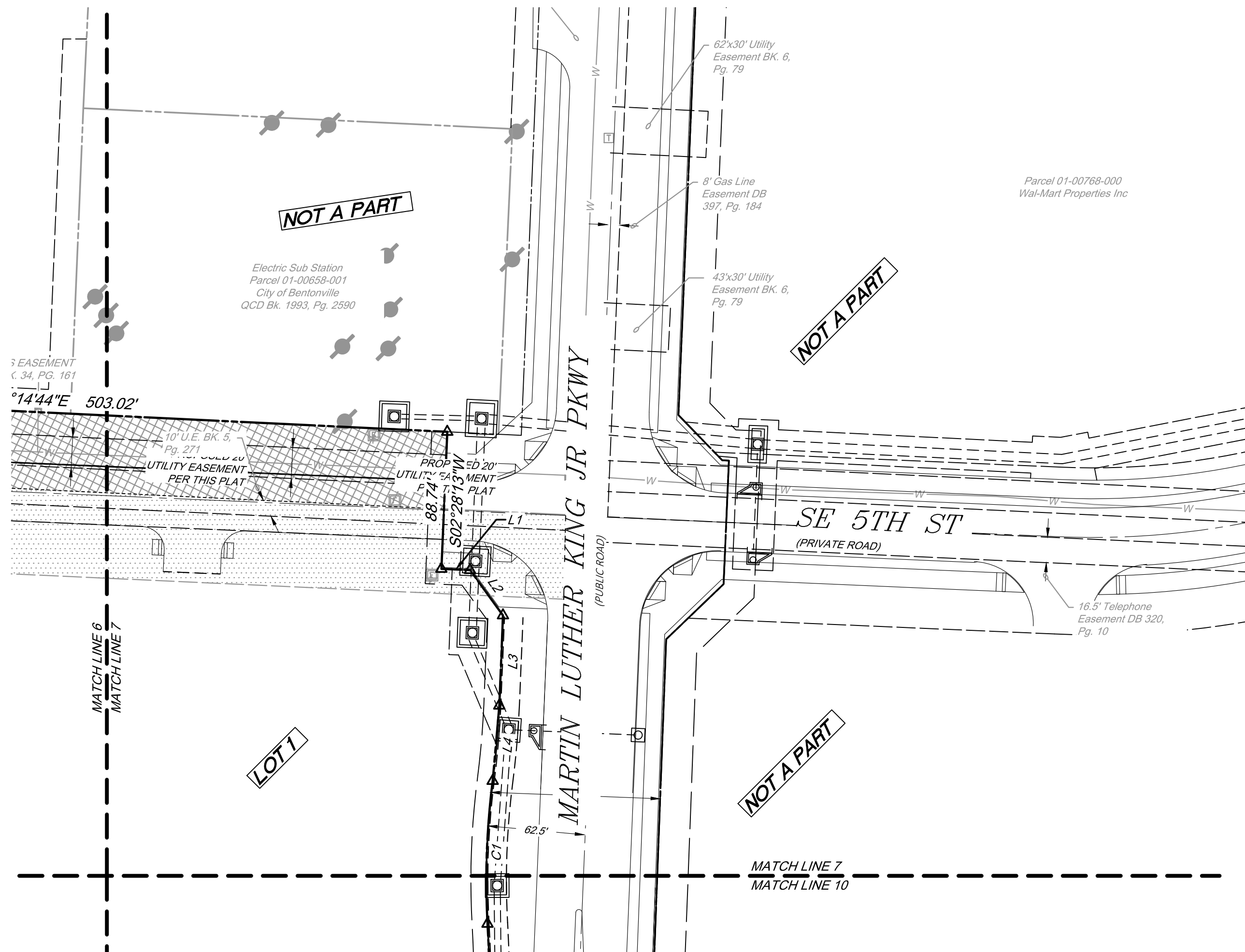
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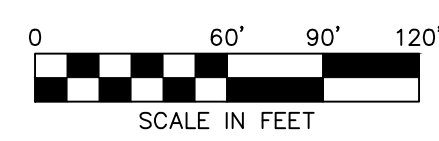
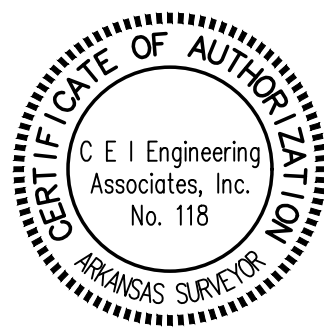
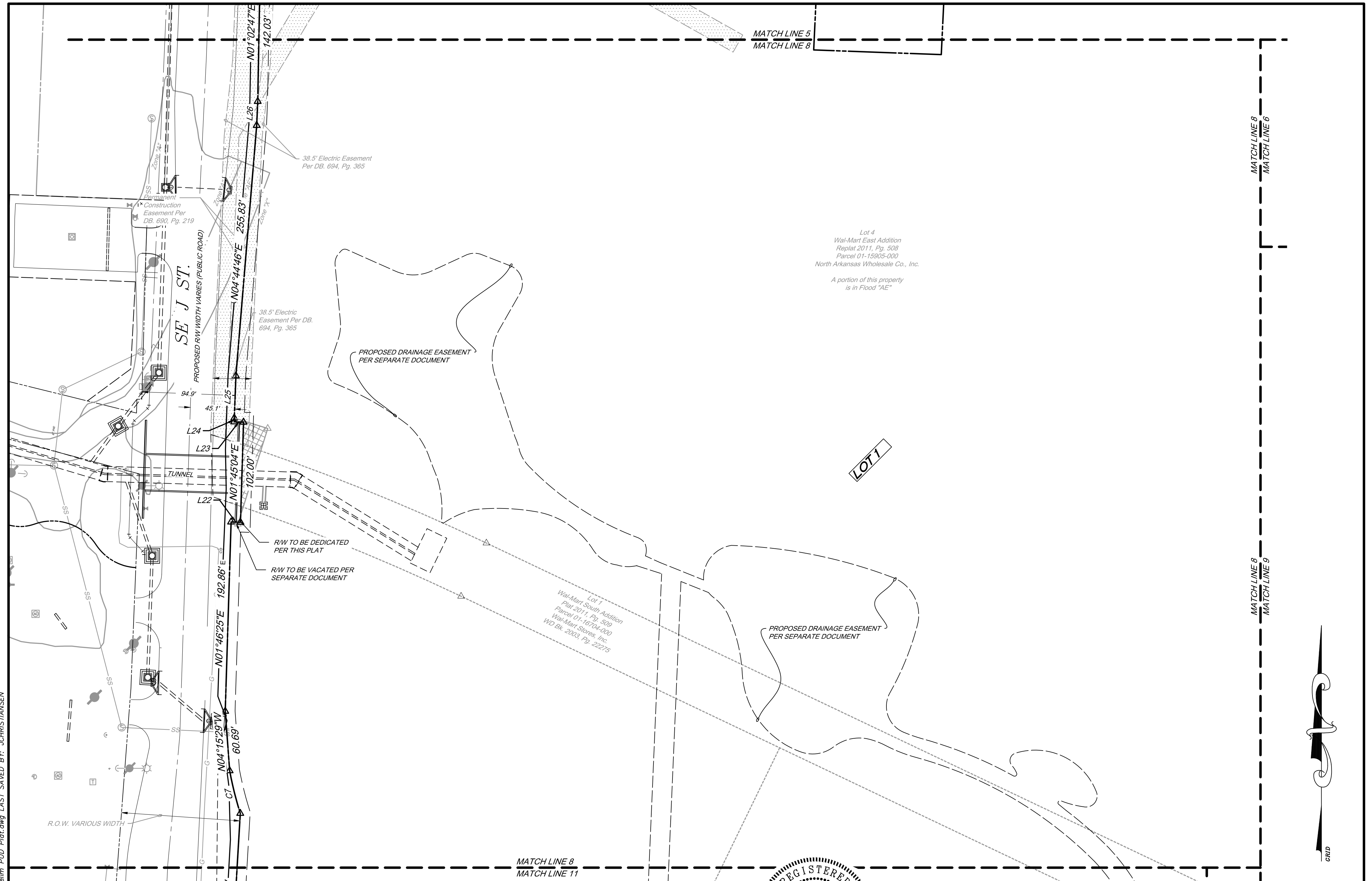
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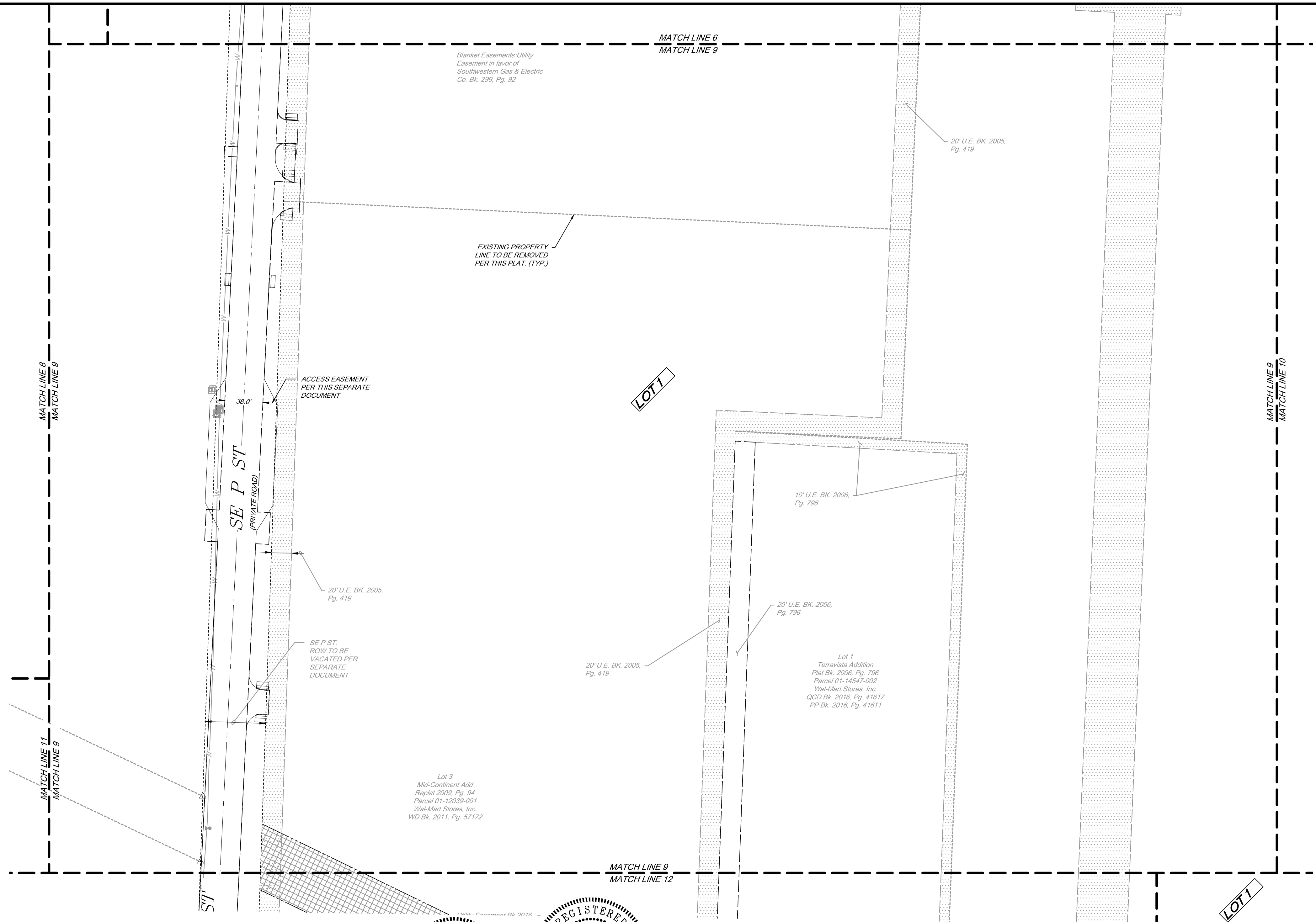
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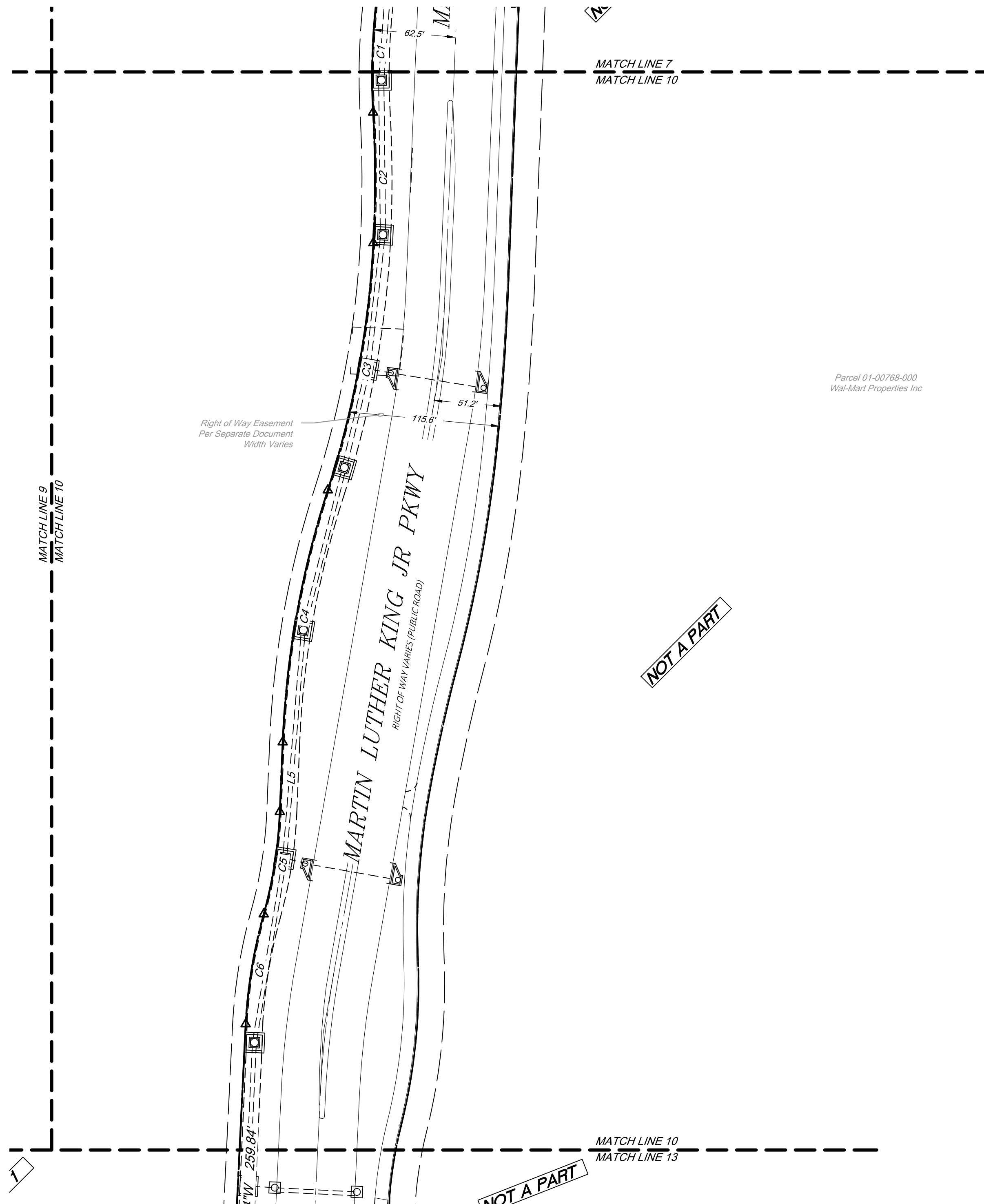


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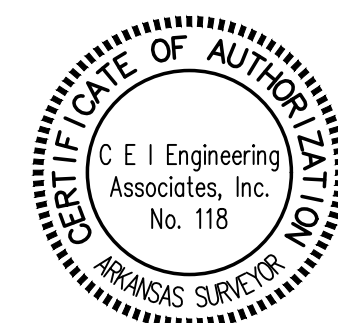
Parcel 01-00768-000
Wal-Mart Properties Inc

NOT A PART

NOT A PART

Sheet # 10 of 24

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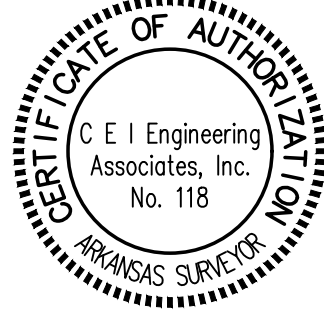
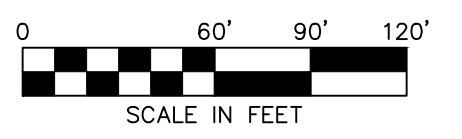
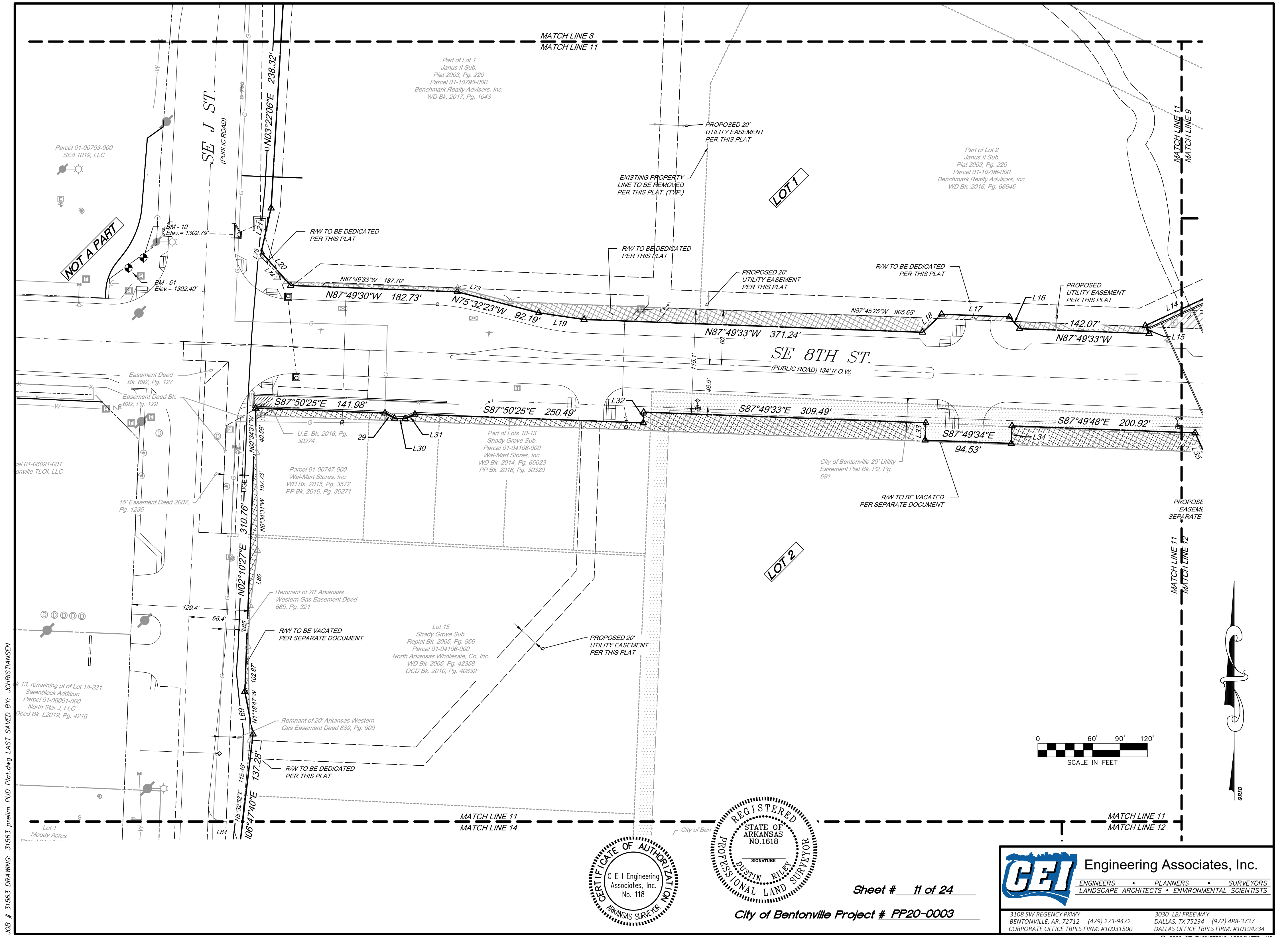
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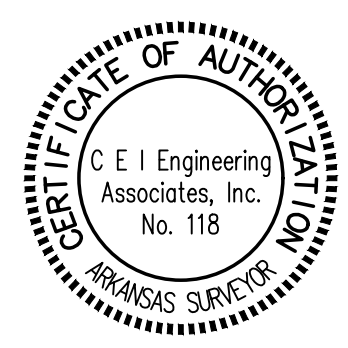
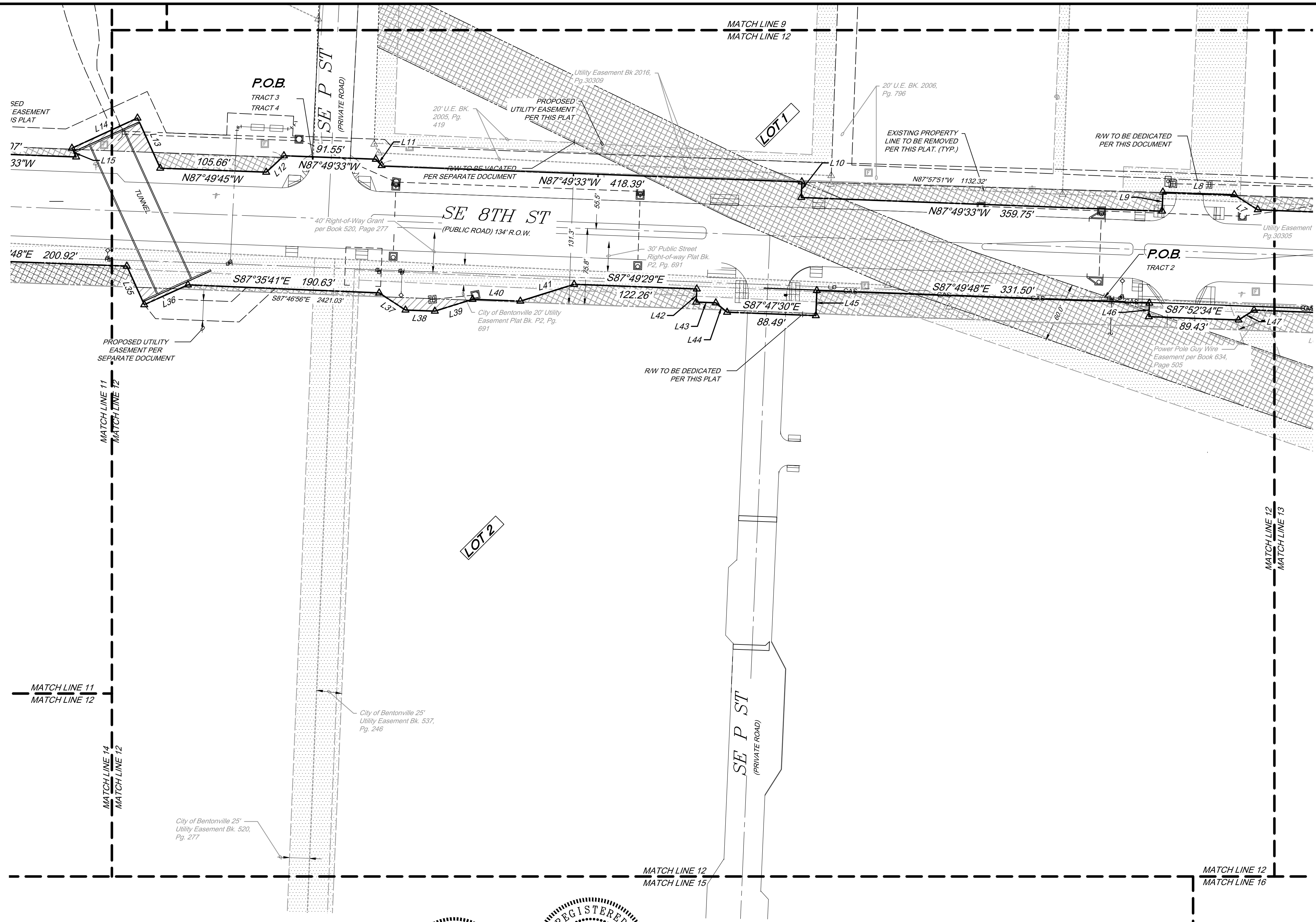
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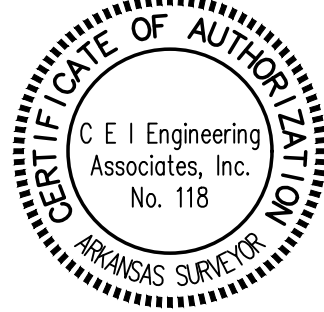
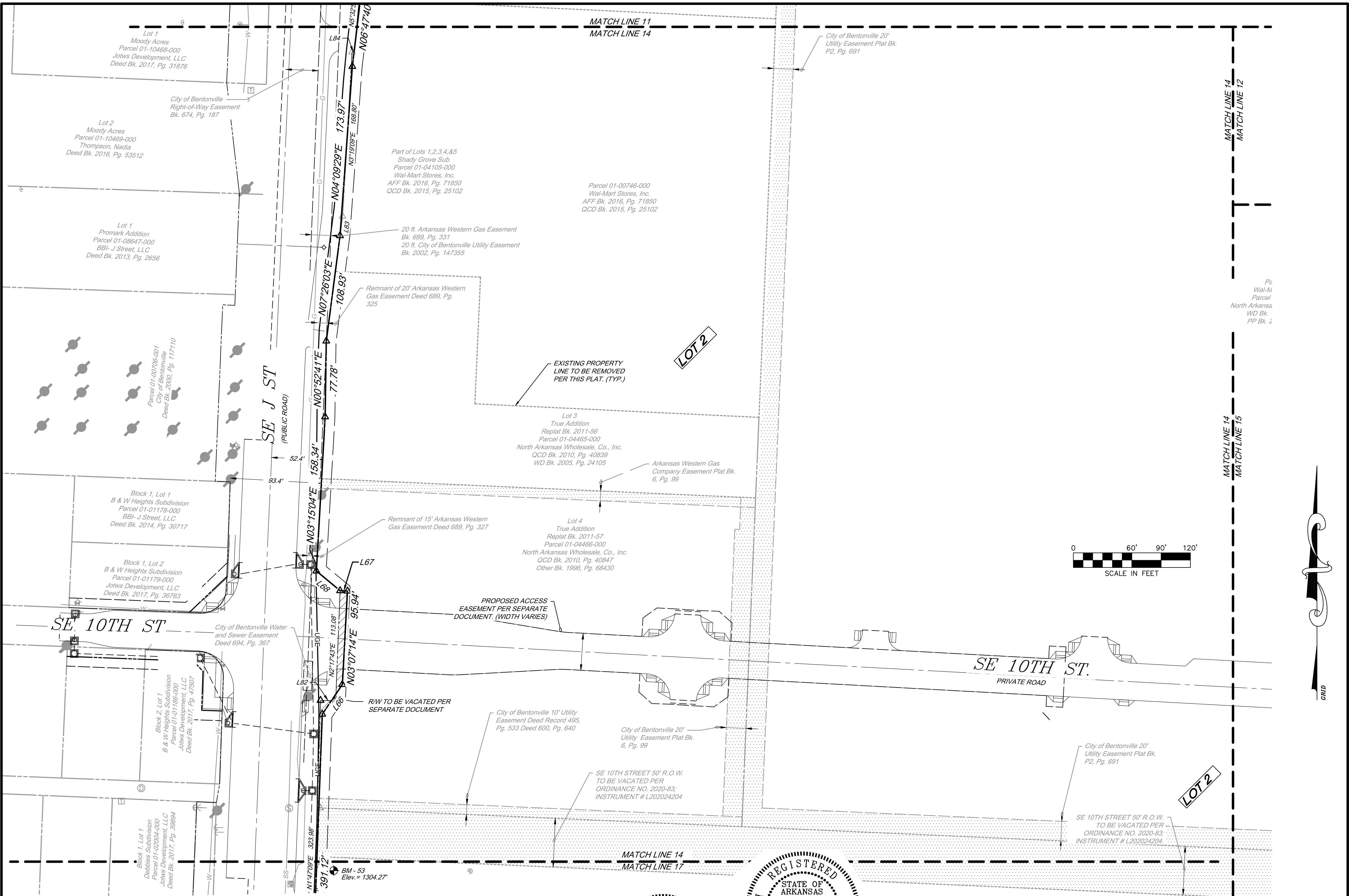
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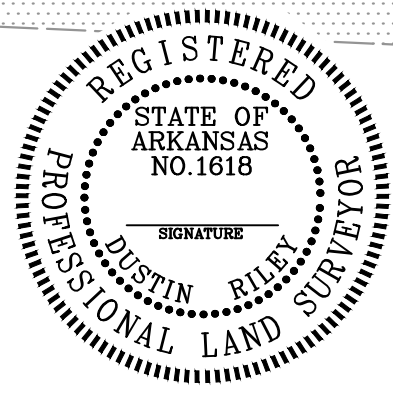
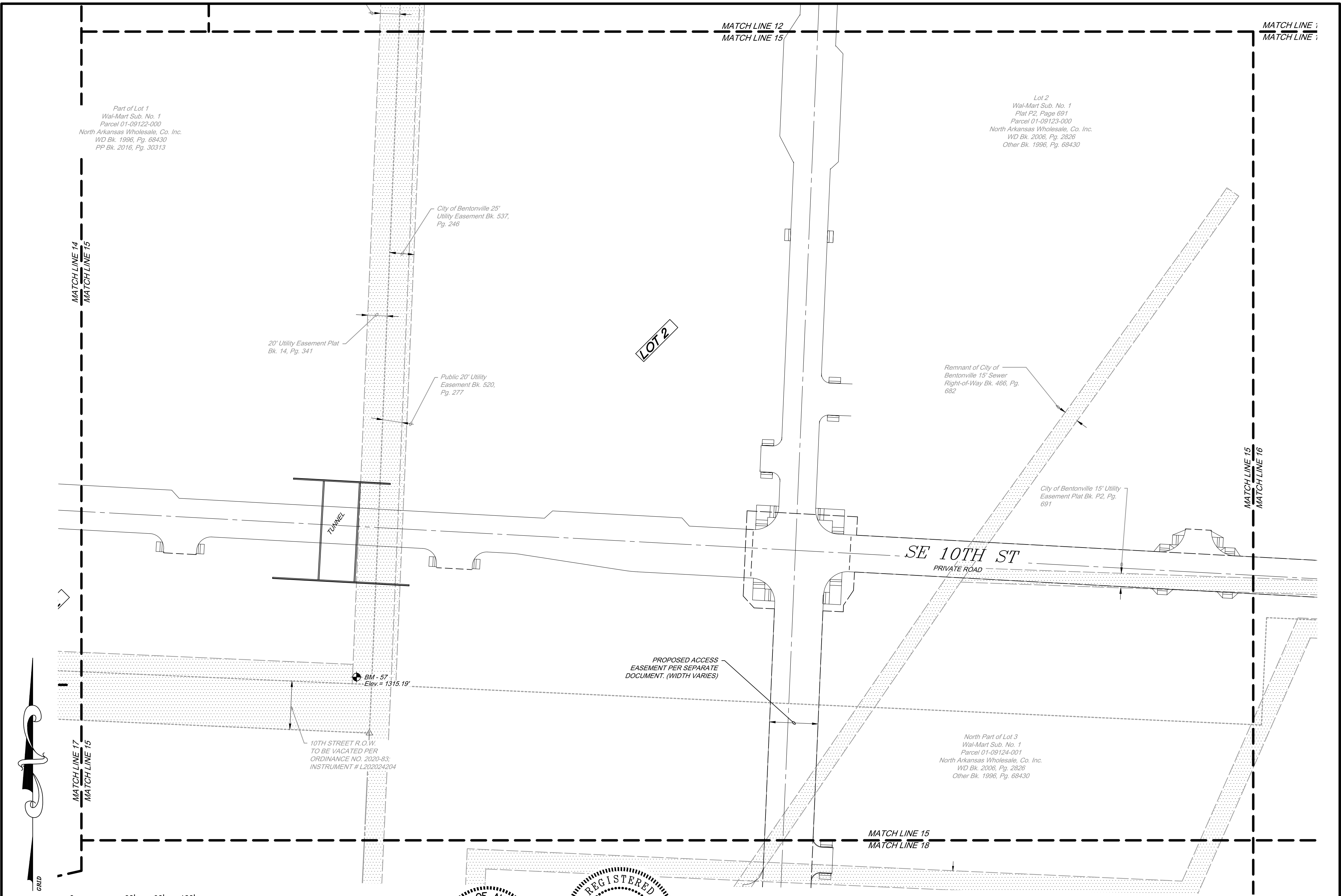
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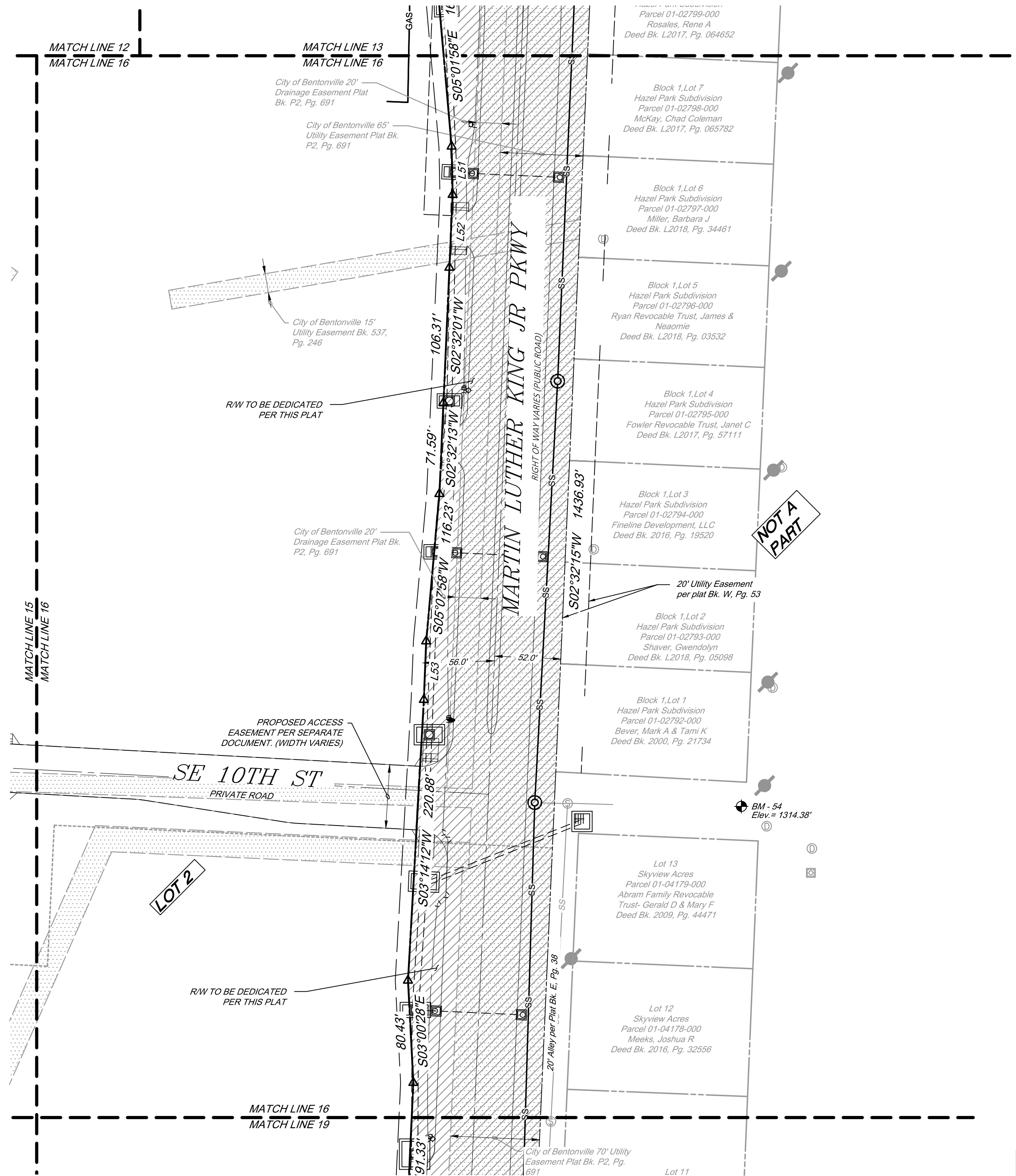
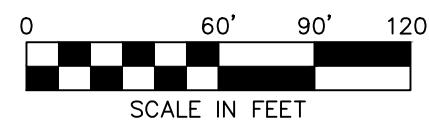
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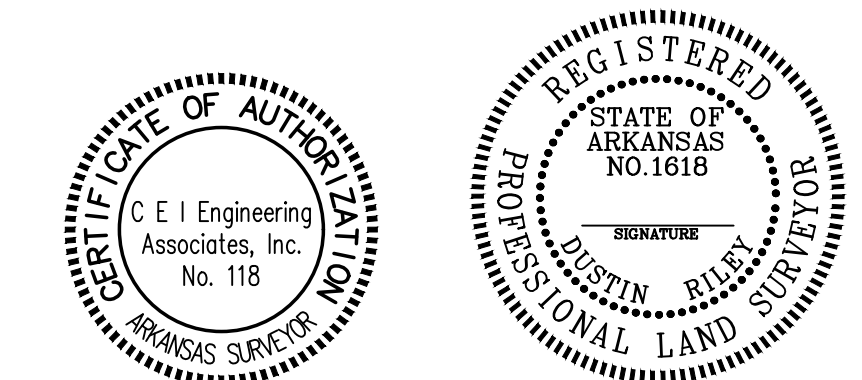
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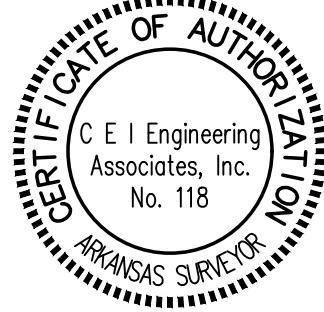
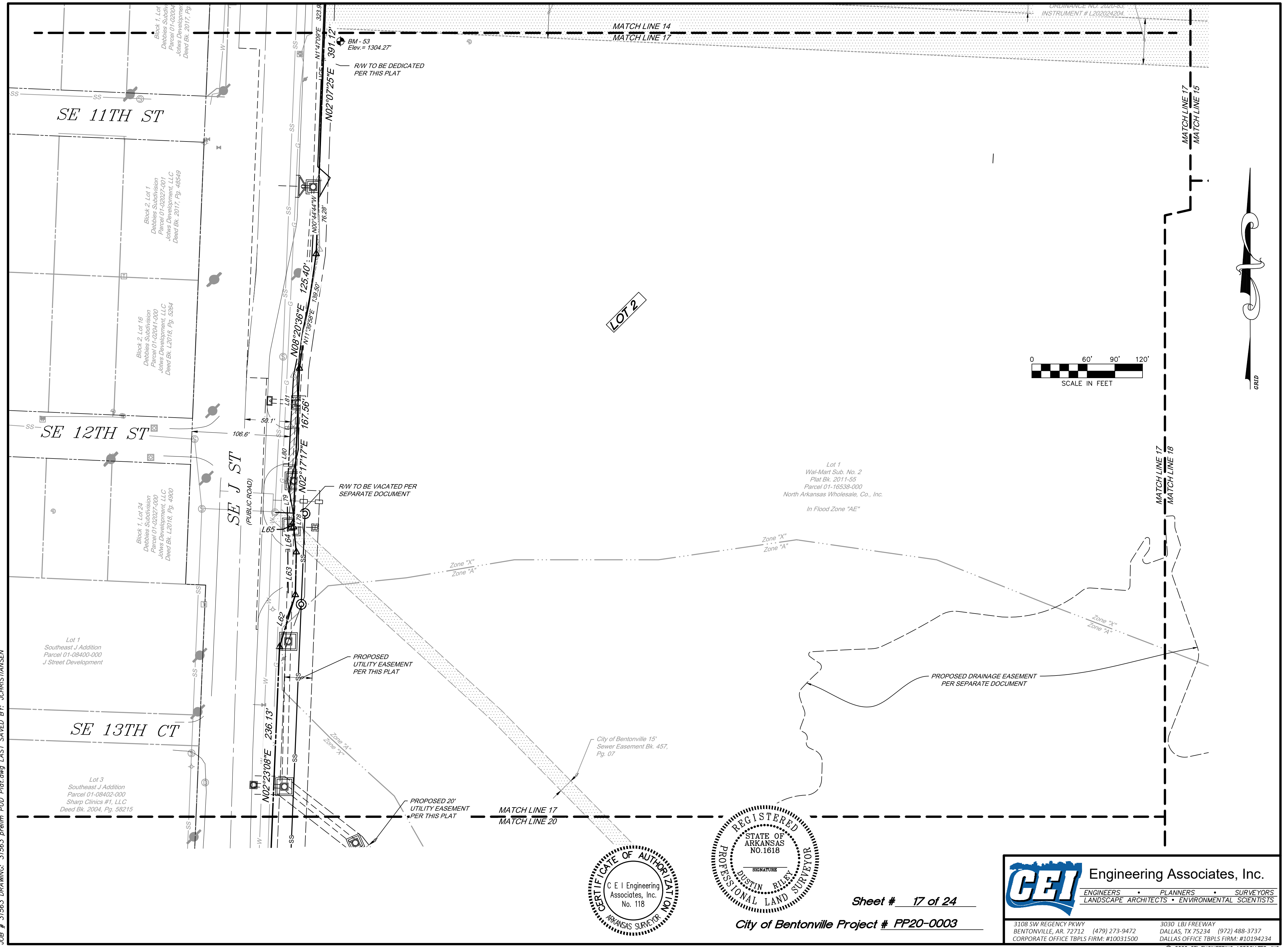
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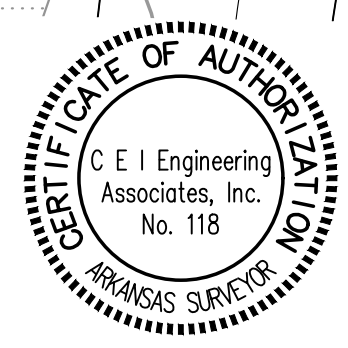
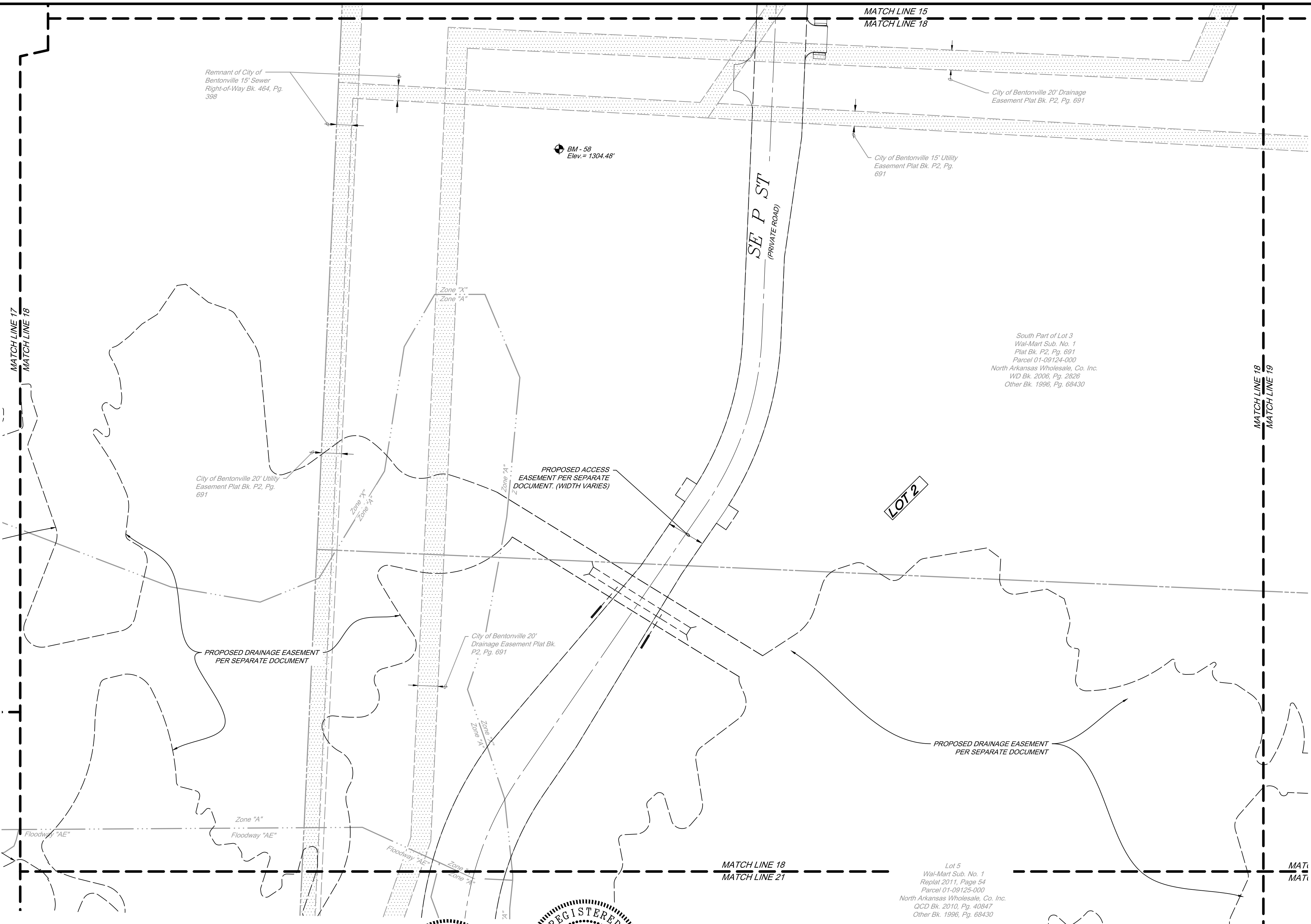
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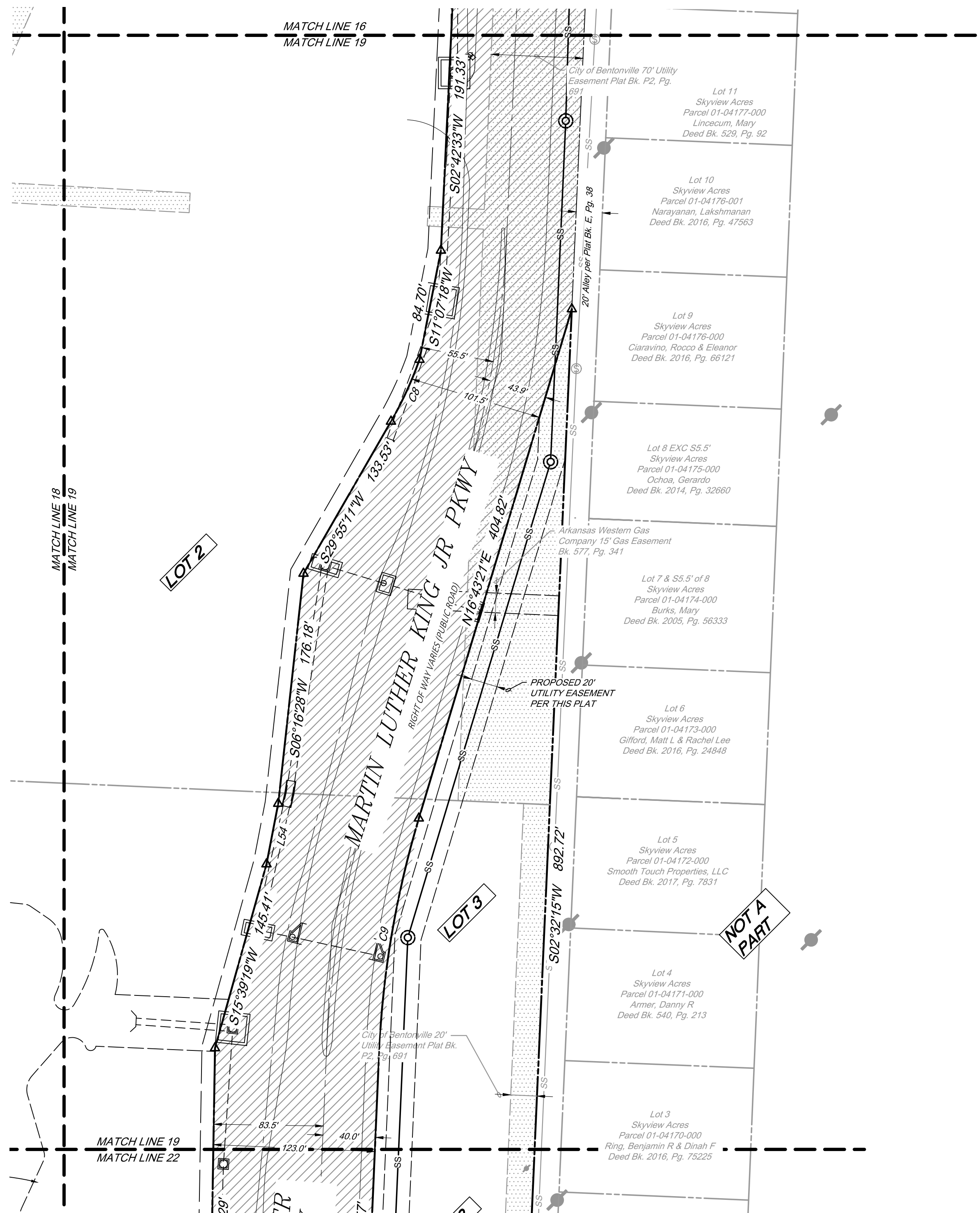


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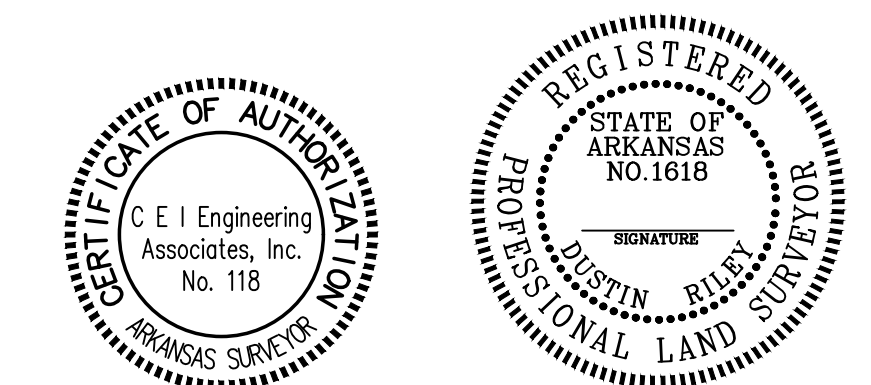
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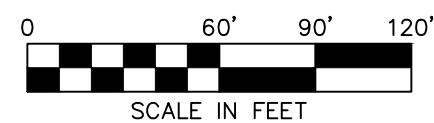
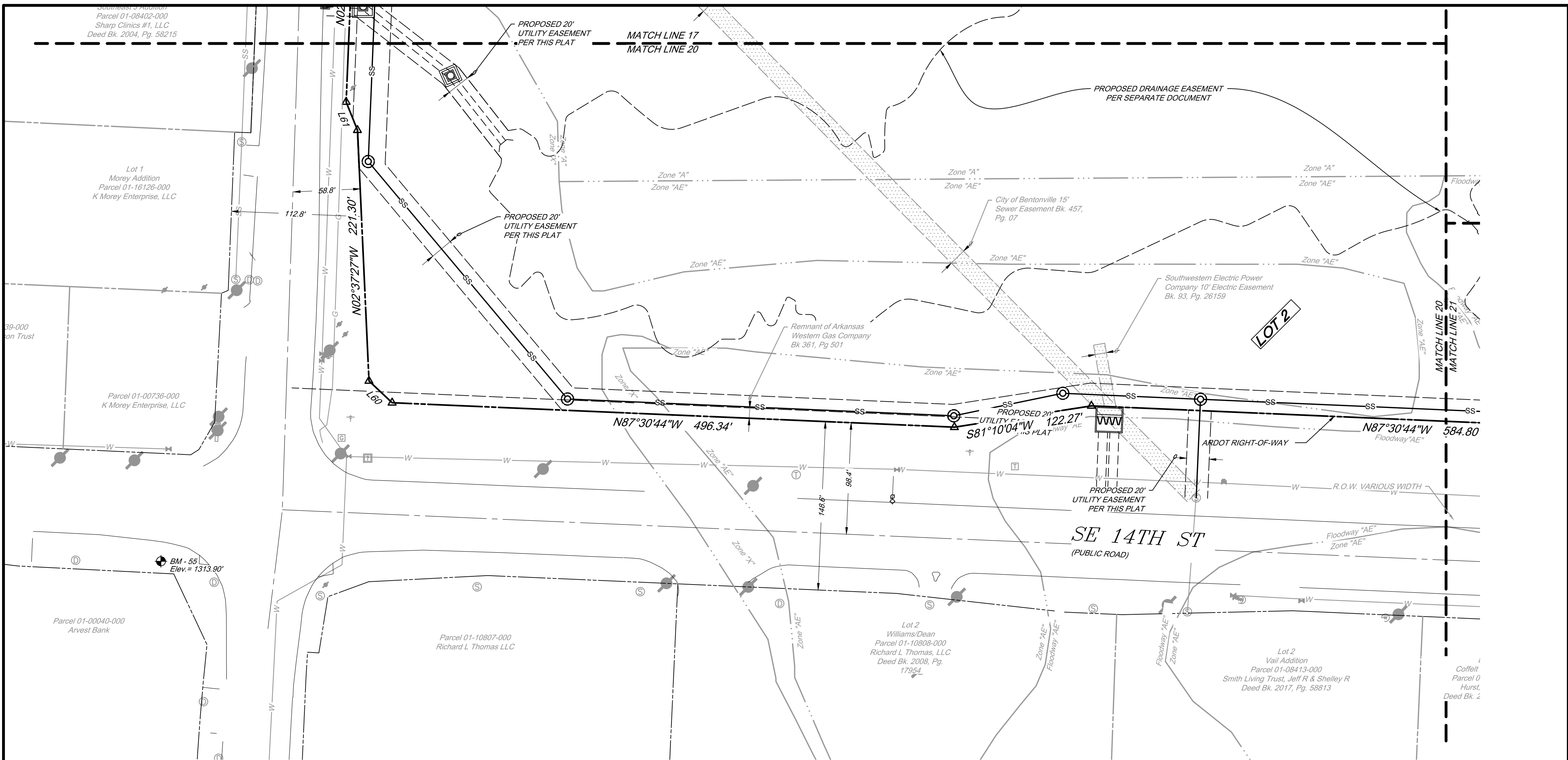
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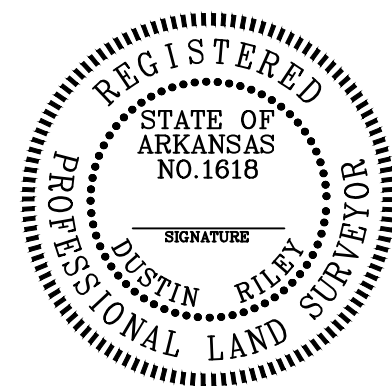
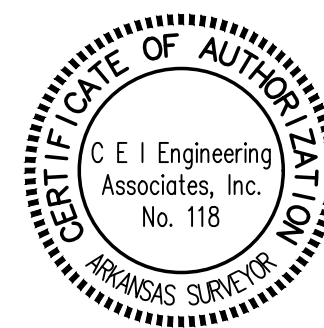
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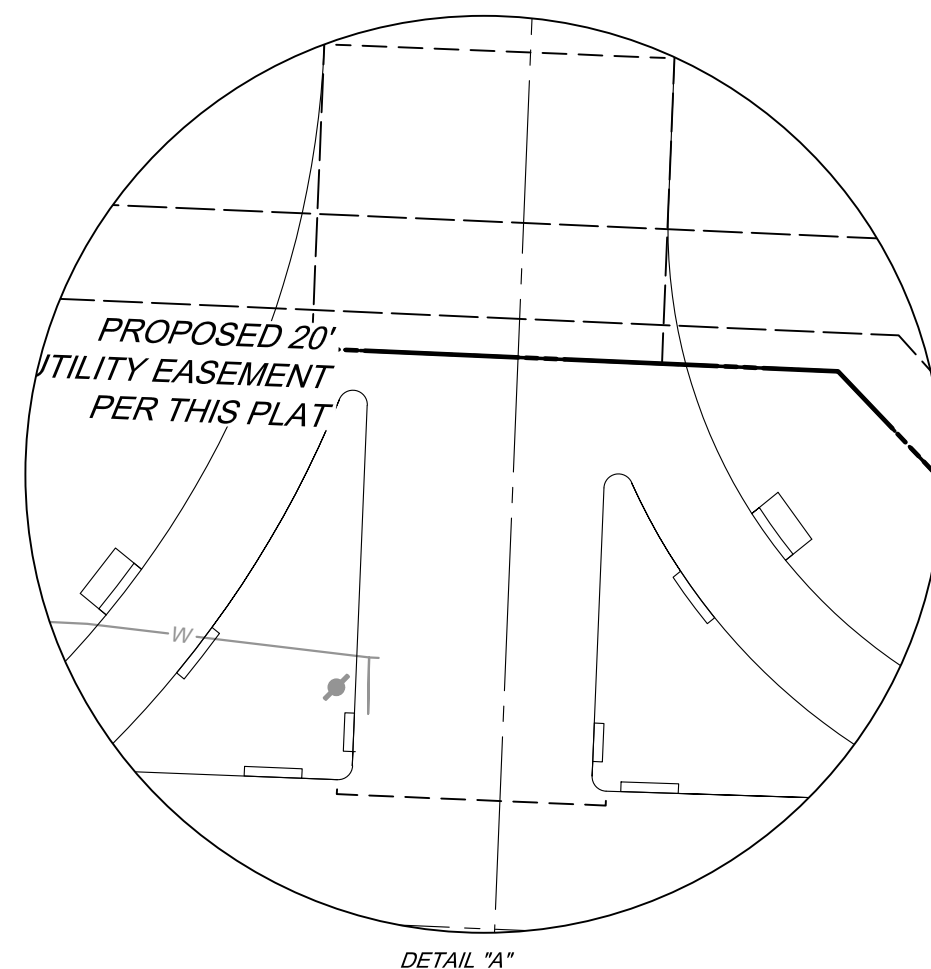
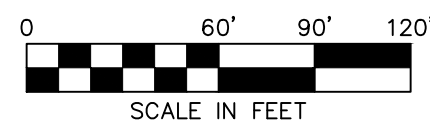
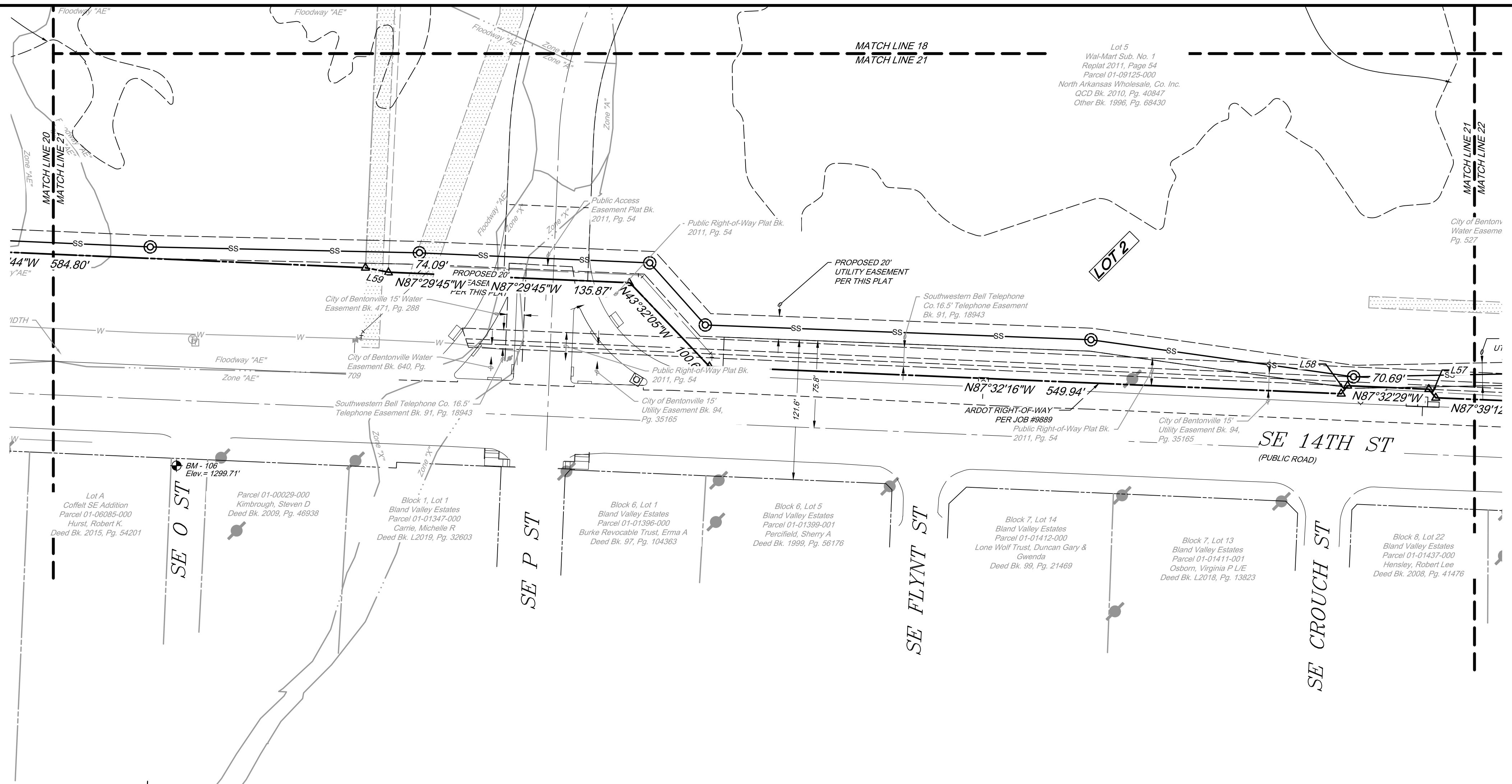
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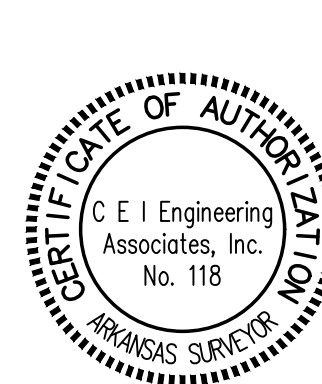
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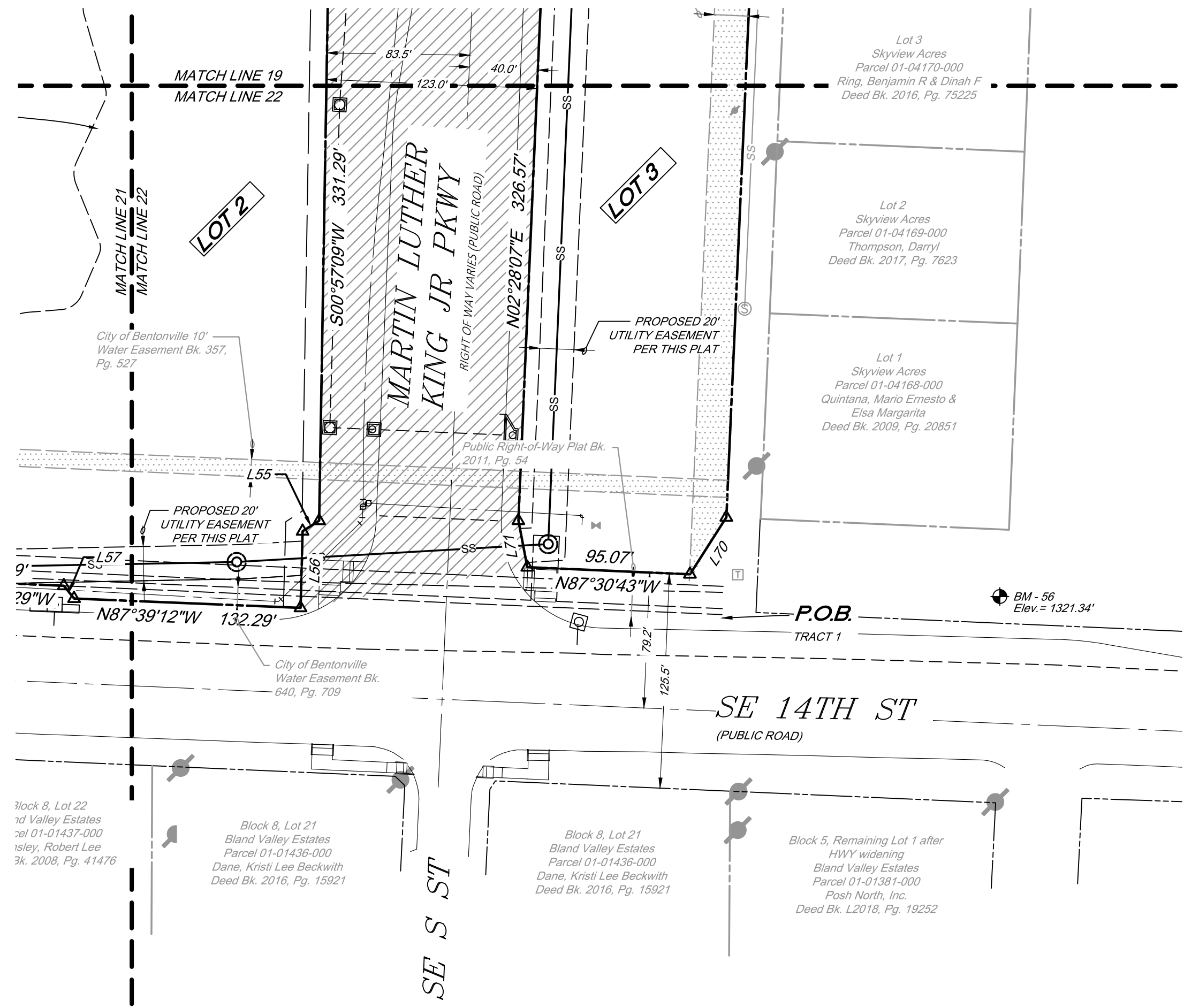
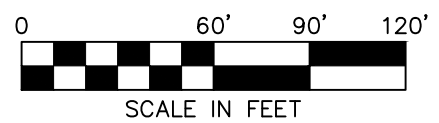
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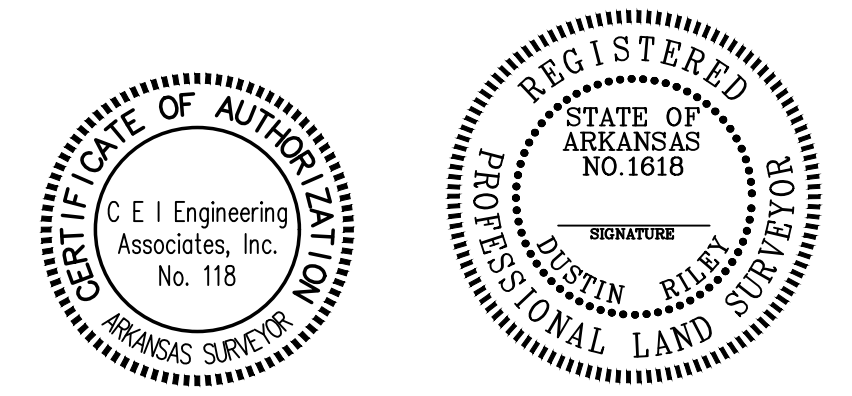
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