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
Tech Review Agenda
September 15, 2020

I. Call to Order
II. Consent Agenda
III. New Business

1. **Harmon** **Rezoning***
   A-1 Agricultural to R-1, Single-Family Residential
   1730 SW Gator Boulevard *(RZ20-0037)*
   - +/- 16.7 acres
   - Pending Annexation into the City of Bentonville
   - Future Land Use is identified as RE, Residential Estate
   - Surrounding properties to the north, east, west and south are R-1 Single Family Residential.
   - The developed residential subdivisions in this area consist of various sized lots and social-economic status. The one remaining property that meets the RE status is directly east of the subject property at 1386 SW Gator Road.

2. **Harmon** **Rezoning***

A-1 Agricultural to C-1, Neighborhood Commercial

1730 SW Gator Boulevard *(RZ20-0039)*

- +/- 2.10 acres
- Pending Annexation into the City of Bentonville
- Future Land Use is identified as RE, Residential Estate
- Surrounding property is a part of the annexation process and is on the agenda for R-1, Single Family Residential.
- The applicant's narrative identifies childcare as the primary use of this property.
- 1200 feet to the southeast is another property, 1300 SW H Street, zoned C-1, Neighborhood Commercial, with a daycare as the primary use.
- The purpose of neighborhood commercial is to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development.

3. **Stanley** **Rezoning***

A-1, Agricultural to R-3, Medium-Density Residential

1701 SW 14th Street *(RZ20-0038)*

- +/- 2.12 acres
- Currently zoned A-1 Agricultural with a Future Land Use Classification of General Commercial
- Adjacent zonings are A-1, Agricultural to the north and south, R-3, Medium-Density Residential to the east, and R-1, Single-Family Residential to the west.
- General Commercial areas typically include uses that serve nearby residents and those coming from other areas of the city or region. Mixed-Use developments are encouraged. Future Land Use classifications to the north, south and west of General Commercial, and to the east of High-Density Residential suggest a mix of uses and zoning districts as the area continues to develop.
- According to the applicant's narrative, their intent is to rezone this property and incorporate it into the pending multi-family development to the east.

4. **Torres Auto Detailing** **Conditional Use***

Long-Term Temporary Use, Temporary Gravel Parking & Display Area

2608 SE 14th Street *(CU20-0033)*

- +/- 1.53 acres
- Currently zoned C-2, General Commercial
- Surrounding properties to the north, east and south are C-2, General Commercial and A-1, Agricultural to the west (an existing church).
- Gravel has been placed
- Citations have been issued by Code Enforcement

5. **Walmart South Central Utility Plant** **Conditional Use***
Utility Facility
1106 E Central Avenue *(CU20-0039)*
- Currently zoned C-2, General Commercial and I-2, Heavy Industrial. Utility facilities require a Conditional Use Permit regardless of zoning district.
- A request to allow for the construction of a 27,000 square foot southern central utility plant to serve the future Walmart Campus.
- According to the applicant's narrative, the facility will be open 24 hours a day, seven days a week. They plan to provide a total of 10 parking spaces to meet the requirements of the Zoning Code and anticipate no more than 30 deliveries per week to the facility.
- The applicant requests the Conditional Use be issued in perpetuity. Large Scale Development approval shall be a condition of approval of the Conditional Use.

6. **Walmart Temporary Storage** **Conditional Use***
Temporary Structure
702 SW 8th Street *(CU20-0040)*
- All proposed locations are zoned either C-2, General Commercial or I-2, Heavy Industrial and are either surround by C-2, General Commercial or I-2, Heavy Industrial zoned properties.
- There are 6 locations proposed throughout the city and they are as follows:
    - 702 SW 8th Street – Walmart Home Office
    - 5th & Moberly – David Glass Technology Center
    - 22nd St. – J Street Office
    - 2501 SE Otis Corley Dr.
    - *2001 SE 10th St - ROC
    - *309 SE Martin Luther King Jr. Pkwy – Sam Walton Development Center

    **represents properties subject to redevelopment or other potential construction activities.*
- A request to allow for a long-term temporary use of shipping containers for storage purposes.
- See attached site plans for proposed locations at each address.
- The applicant states in their narrative that the request is a direct result of COVID-19 and maintaining adequate space/separation requirements within their office environments.
- Staff recommends that they be allowed to reposition these containers on-site as needed and just submit a revised site plan to staff for review prior to doing so. If the containers are to be located off-site then a new conditional use permit would be needed for the new locations.

7. **Lot 13, Pickens Subdivision** **Easement Plat**
NE John De Shields Boulevard *(PLA20-0046)*
- Currently zoned C-3, Mixed-Use Commercial, R-3, Medium Density Residential, and R-4, High Density Residential, with a Future Land Use Plan designation of High Density Residential.
- An easement plat of Lot 13 Pickens Subdivision (+/-27.83 acres). The plat dedicates numerous public utility easements for public utilities that serve the approved large scale development.

8. **Lots 3 & 4 of Merchant Place Subdivision** **Lot Split**
South Main Street *(LS20-0039)*
   - Currently zoned DC, Downtown Core with a Future Land Use Plan designation of Downtown Commercial.
   - A lot split of existing Lot 1 that will create new Lot 3 (+/-0.40 acres), and Lot 4 (+/-0.20 acres), of Merchant Place Subdivision.
   - The plat dedicates a 15-foot utility easement along the entire frontage along NW C Street.
   - The plat dedicates a utility easement for electric service.
   - Per the current Master Street Plan requirements, additional right-of-way is being dedicated along South Main Street.
   - Sidewalk will be the responsibility of the owner at time of development.
   - One waiver requested:
     - A waiver from Article 1100, Section 1100.16, Right-of-Way Dedication, of the Land Development Code.

9. **Lots 17-22, Block 14 &**
Lots 20-21, Block 15, W.A. Burks Addition **Property Line Adjustment**
Fillmore Street *(PLA20-0036)*
   - Currently zoned R-1, Single-Family Residential. The Future Land Use Plan currently depicts this property as Medium-Density Residential.
   - A property line adjustment creating Lots 17-22, Block 14 of W.A. Burks Addition, and Lots 20 & 21, Block 15 of W.A. Burks Addition.
   - The plat dedicates additional utility easements along Fillmore Street and a 20-foot utility easement on Lots 17 and 18.

10. **Lots 1, 2, & 3 of Wal-Mart Subdivision 4** **Property line Adjustment**
SE 14th Street & Se J Street *(PLA20-0045)*
    - Currently zoned I-2, Heavy Industrial and C-2, General Commercial, with a Future Land Use Plan designation of Commercial.
    - A property line adjustment of Wal-Mart Subdivision 1, Lots 1, 3, and 4 that will create Lot 1 (+/-31.21 acres), Lot 2(+/-23.35 acres) and Lot 3 (+/-16.98 acres) of Wal-Mart Subdivision 4.
    - The plat dedicates additional right-of-way along SE J Street to meet the requirements of the Master Street Plan.

11. Been Road Villas **Large Scale Development**

Glen Road & Been Road *(LSD20-0033)*

- Currently zoned R-2, Duplex and Patio Home Residential.
- A large scale development proposing the development of four clusters of townhomes within the Been Road Villas Subdivision.
- The townhomes shall be oriented towards Been Road, with garages that load off of Expedition Road.
- The development provides street frontage landscaping and sidewalk along Expedition Road.
- The primary materials depicted on the exterior elevations are brick and fiber cement siding.
- The final plat for Been Road Villas Subdivision must be complete prior to pre-construction on the townhomes.

12. Project Canopy **Large Scale Development**

SW 28th Street & SW I Street *(LSD20-0050)*

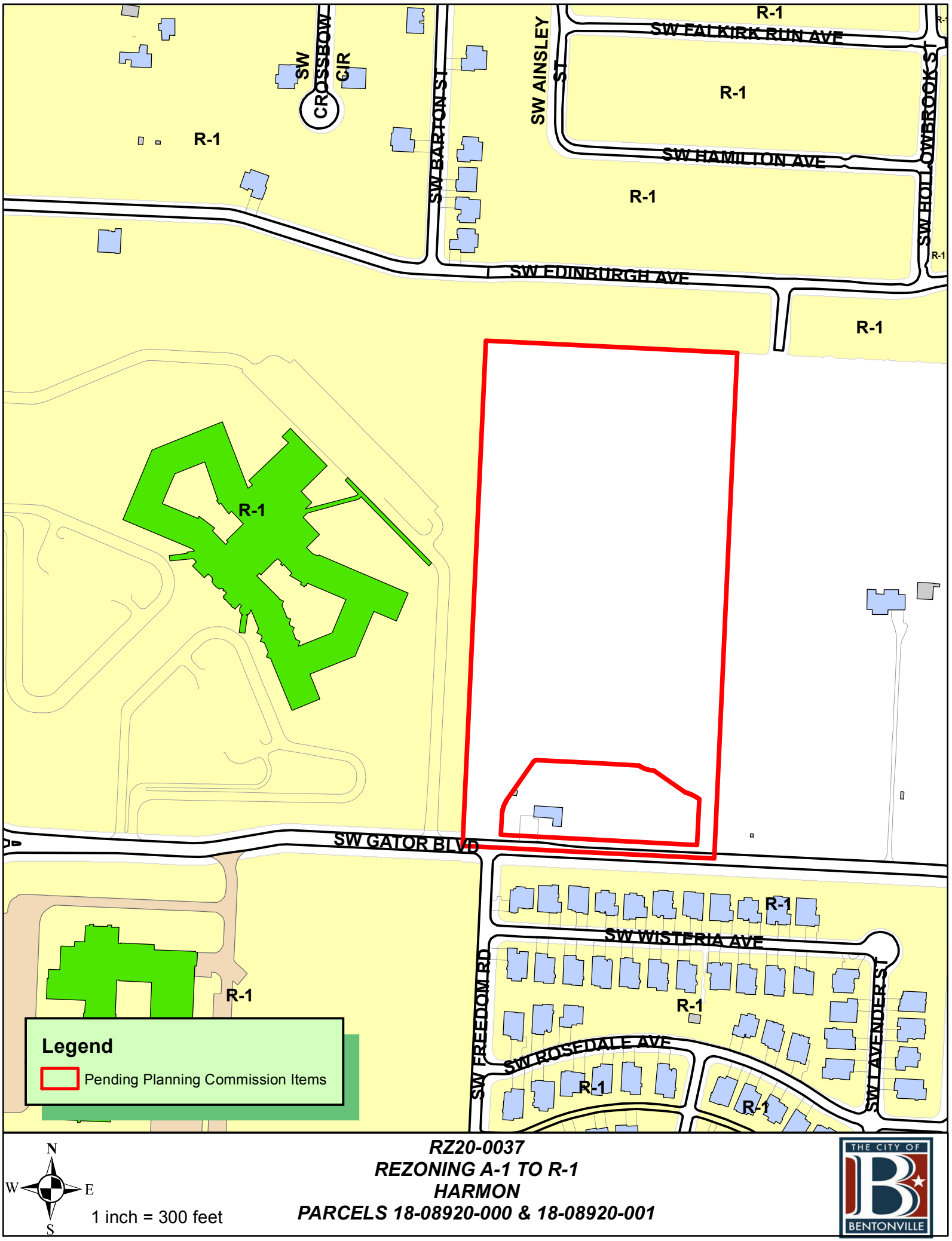
- Currently zoned A-1, Agricultural and C-2, General Commercial.
- A large scale development proposing the development of a recreational vehicle park, associated amenities, and pavilion area.
- The development includes a total of 250 recreational vehicle pads and 18 tiny house rental units.
- The development provides landscaping in accordance with Article 1400 of the Land Development Code. The development includes a 110-foot wide landscape buffer with a 10-foot wide trail section along the northern lot line.
- Access to the site is accomplished through a single curb cut onto SW I Street and a tie into existing SW Eden Brooke Street.
- One waiver requested:
    - A waiver from Article 1100, Section 1100.21.E, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. Two walls of the development are composed entirely of glazing. In addition, the applicant asks that the open air, void areas of the structure be considered in the same vein as glazing in their materials calculations.
    - In addition, the applicant utilizes corrugated metal panel as their secondary primary material. Ribbed metal panel is listed as a prohibited primary material. According to the applicant's narrative, they believe that their choice of high-quality corrugated metal panel will provide a vernacular aesthetic, in line with other existing buildings in proximity of the development.

13. Goddard School **Large Scale Development**

3703 SW H Street *(LSD20-0051)*

- Currently zoned C-3, Mixed-Use Commercial, with a Future Land Use Plan designation of High Density Residential.
- A large scale development proposing the construction of a +/- 9,500 square foot, 26-foot tall, educational facility.
- Thirty-eight (38) parking spaces are required and 38 spaces are being provided
- The primary exterior materials of each building consist of natural stone, Hardie board & batton, cedar shake shingles and glass windows.
- Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- Right-of-way is adequate along SW H Street.

IV. Other Business



RZ20-0037
REZONING A-1 TO R-1
HARMON
PARCELS 18-08920-000 & 18-08920-001

THE CITY OF BENTONVILLE

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 10, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Gator District, LLC
CTA Job #20107600

Staff,

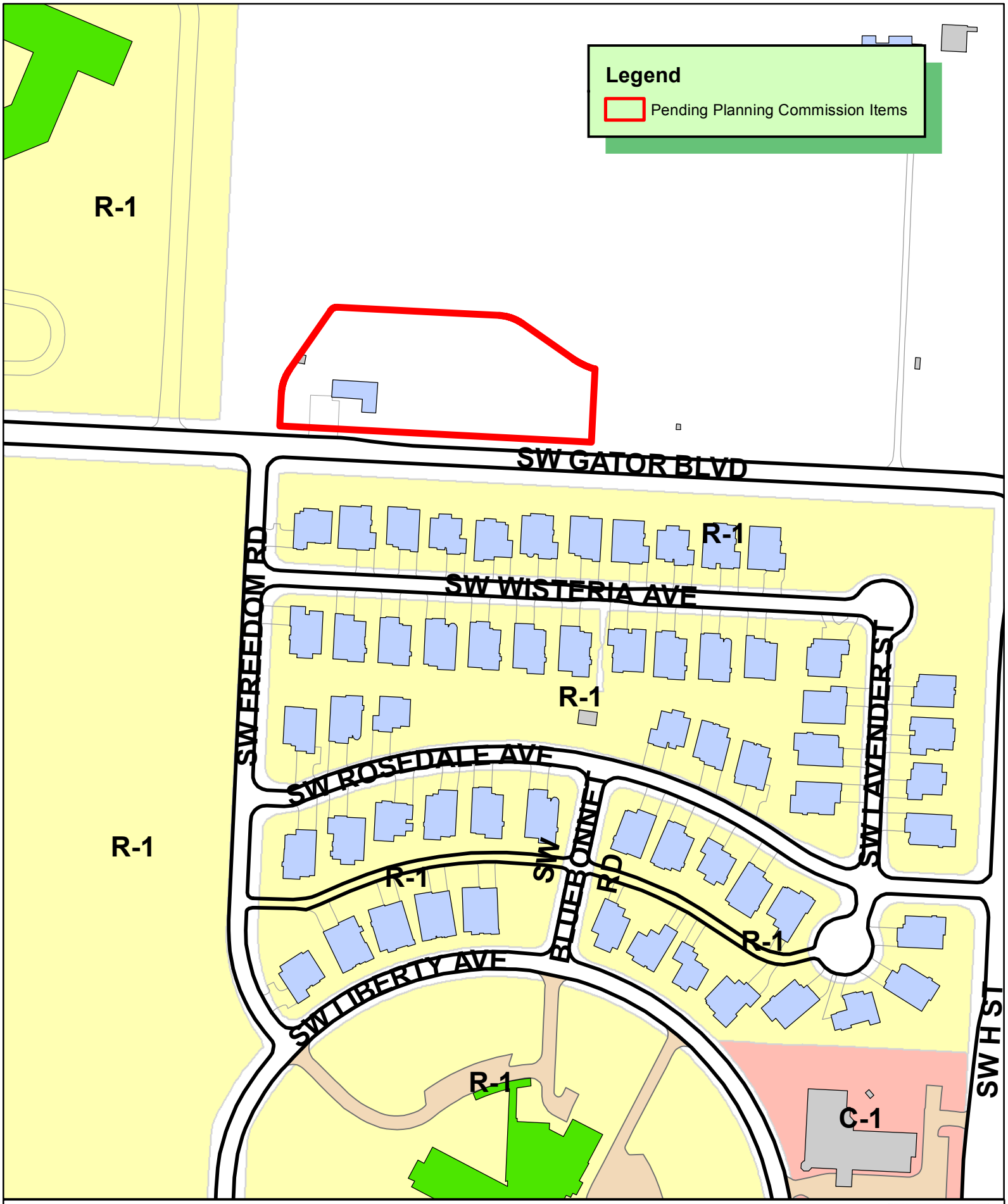
On behalf of our clients we would like to formally request a zoning change for parcels 18-08920-000 and 18-08920-001 from A-1, Agricultural to a mix of R-1, Single-Family Residntial, and C-1, Residential Commercial District. Trenton and Sarah Harmon currently own the properties and they are under contract to sell the two parcels to Gator District, LLC for the development of a residential subdivision and potential childcare use on the commercial piece.

The site is currently in the process of being annexed into the City of Bentonville and will default to A-1 zoning. Under that zoning, the proposed uses are not allowed and this has prompted the request. This property is near the intersection of SW Gator Blvd and Hwy 112. Single-family neighborhoods as well as some schools surround the site. One of the properties slightly south is zoned C-1 with a similar child/daycare use. Water and sewer are both readily available through the neighboring subdivision to the north and along Gator Blvd on the south.

Per the city's land use plan, these parcels are intended to be residential and, therefore, the proposed uses will conform nicely to the surrounding developments and offer a needed infill project for the city's infrastructure. Should you have any questions, please contact us at your convenience.

Thank you,

Taylor Lindley, P.E.



N
W E
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1 inch = 200 feet

RZ20-003
REZONING A-1 TO C-1
HARMON-COMMERCIAL
PARCELS 18-08920-000 & 18-08920-001

THE CITY OF BENTONVILLE

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 10, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

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CTA Job #20107600

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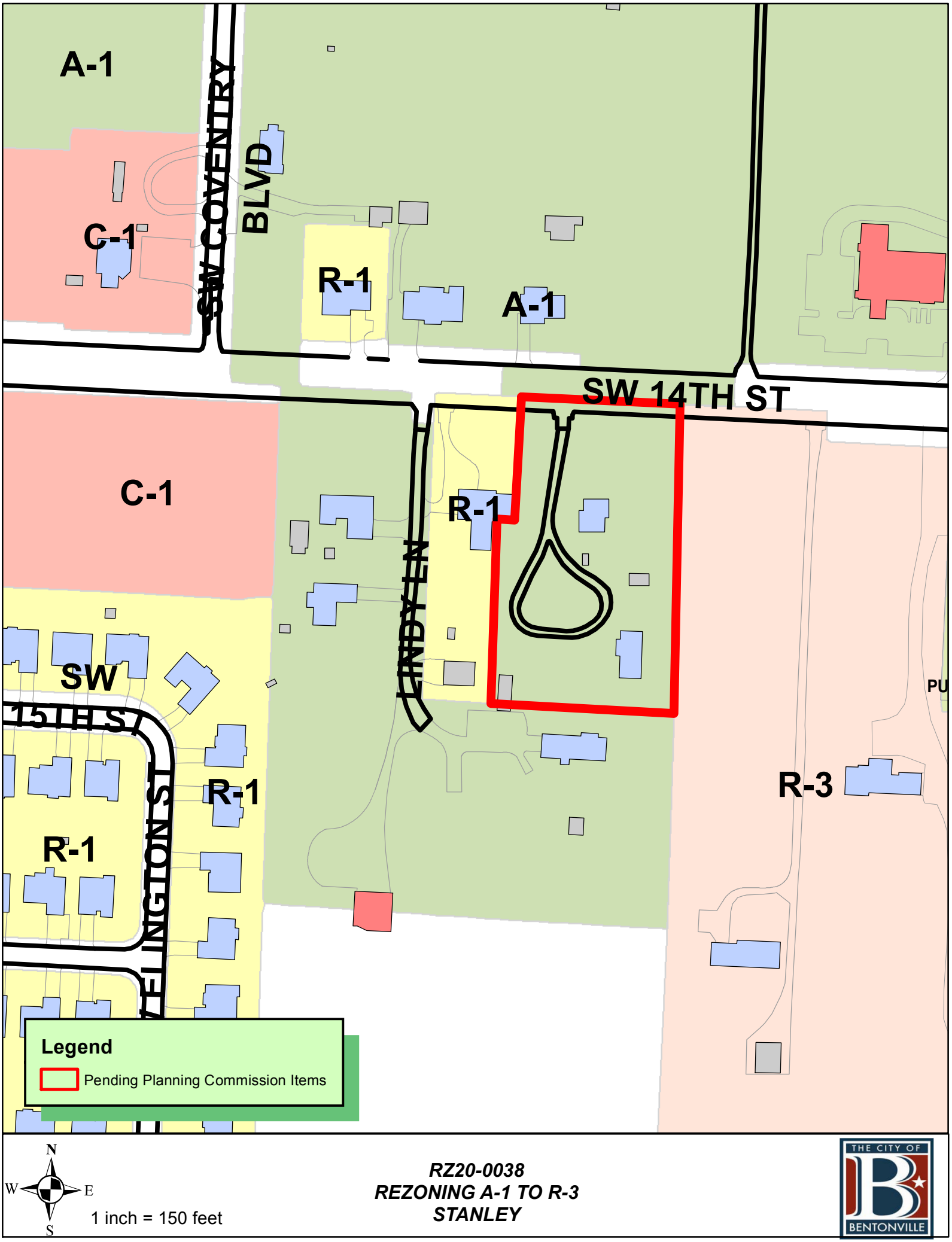
The site is currently in the process of being annexed into the City of Bentonville and will default to A-1 zoning. Under that zoning, the proposed uses are not allowed and this has prompted the request. This property is near the intersection of SW Gator Blvd and Hwy 112. Single-family neighborhoods as well as some schools surround the site. One of the properties slightly south is zoned C-1 with a similar child/daycare use. Water and sewer are both readily available through the neighboring subdivision to the north and along Gator Blvd on the south.

Per the city's land use plan, these parcels are intended to be residential and, therefore, the proposed uses will conform nicely to the surrounding developments and offer a needed infill project for the city's infrastructure. Should you have any questions, please contact us at your convenience.

Thank you,

Taylor Lindley, P.E.



RZ20-0038
REZONING A-1 TO R-3
STANLEY

THE CITY OF BENTONVILLE

MORRISON
SHIPLEY

August 10, 2020

Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

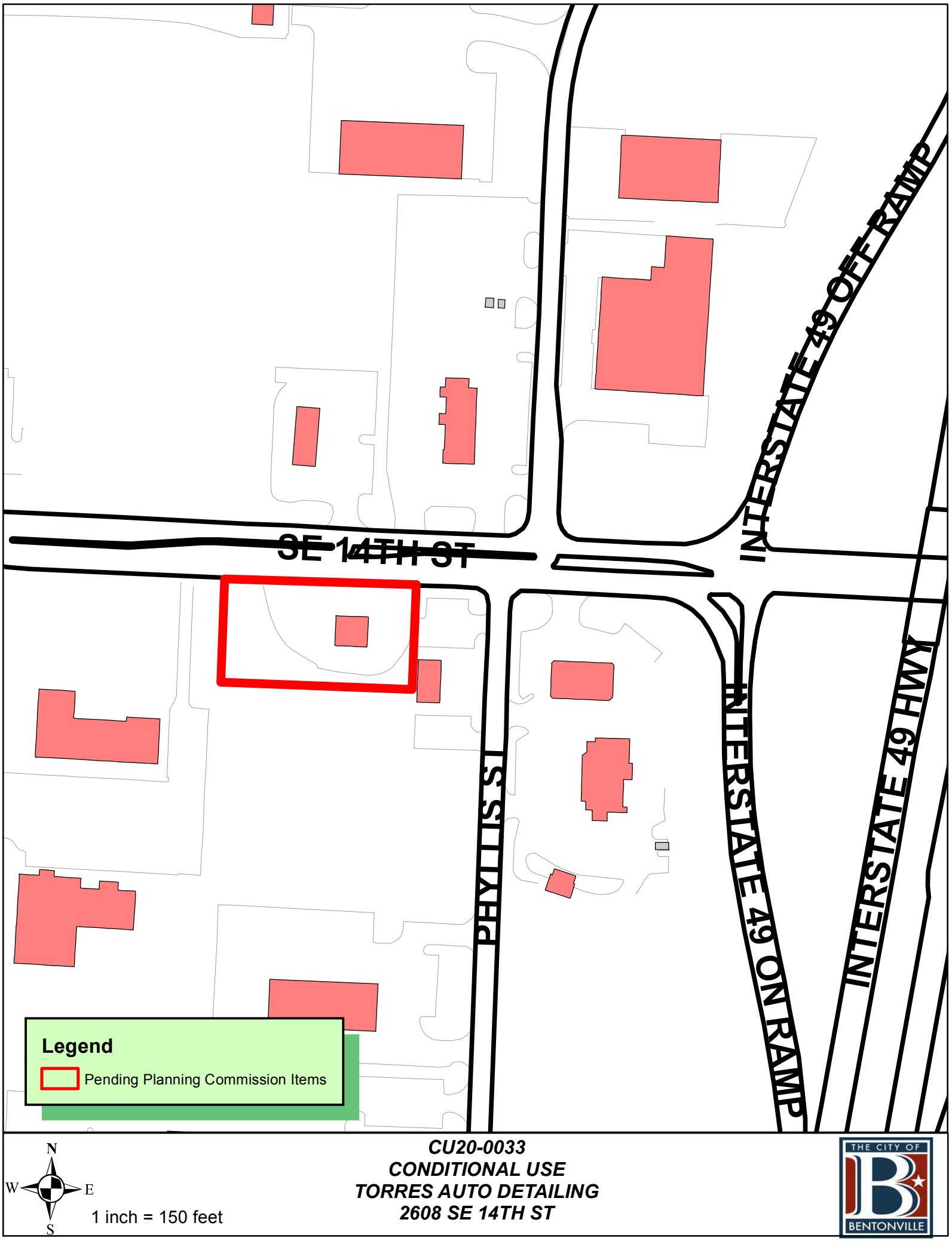
Re: ***1701 and 1703 SW 14th Street***
Bentonville, AR 72712
Rezoning Request

We are representing a request by Ora, James, and Dana Stanley to rezone property on the south side of SW 14th Street, just southwest of the Benton County Jail. This property currently has two homes located on the property along with pasture and tree coverage. The owner would like to sell the 2-acre property to G&I Properties to the east and will be inlcuded as part of the multi-family development this is currently in the design process on the neighboring property. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

1. The property is currently zoned A-1, Agricultural District. The proposed zoning is R-3, Medium Density Residential.
2. The R-3 zone will allow the construction of a Multi-Family Development.
3. The anticipated Multi-Family Development will be consistent with the Future Land Use Map. The development will be similar to other multi-family developments along SW 14th St to the west.
4. The property will have direct access to Hwy 102 (SW 14th St).
5. Signage is anticipated for the overall development but will meet all city sign ordinances.
6. The appearance of the development is not known at this time. The development will follow the Bentonville Design Standards.
7. There is an 8" gravity sanitary sewer line located on the north side of this property. There is a 12" water line across SW 14th St to the north as well as an 8" water line to the east.

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, P.E.
Project Manager



CU20-0033
CONDITIONAL USE
TORRES AUTO DETAILING
2608 SE 14TH ST

THE CITY OF BENTONVILLE

Narrative. A typed narrative addressing each of the following items:

o Proposed use and reason for the proposed use;

PROPOSED USE TO COVER UP LOW SPOTS AND MUD WHERE EXISTING GRAVEL HAD WASHED AWAY

o Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;

o Hours of operation, including days of the week;

7:30AM-7:30PM, MONDAY-SUNDAY

o Indoor and outdoor areas to be utilized;

OUTDOOR BACK OF BUILDING

o Planned indoor and outdoor structural changes;

NONE

o Parking needs required for the proposed use including existing and proposed-provide sketch of traffic flow and parking pattern (if applicable);

o Planned outdoor lighting changes

o Anticipated patrons, clients, deliveries, and/or customers (average per day);

o Proposed number of employees; and,

o Photographs of the property

NONE

2608 SE 14TH STREET, BENTONVILLE, AR 72712

July 10, 2020

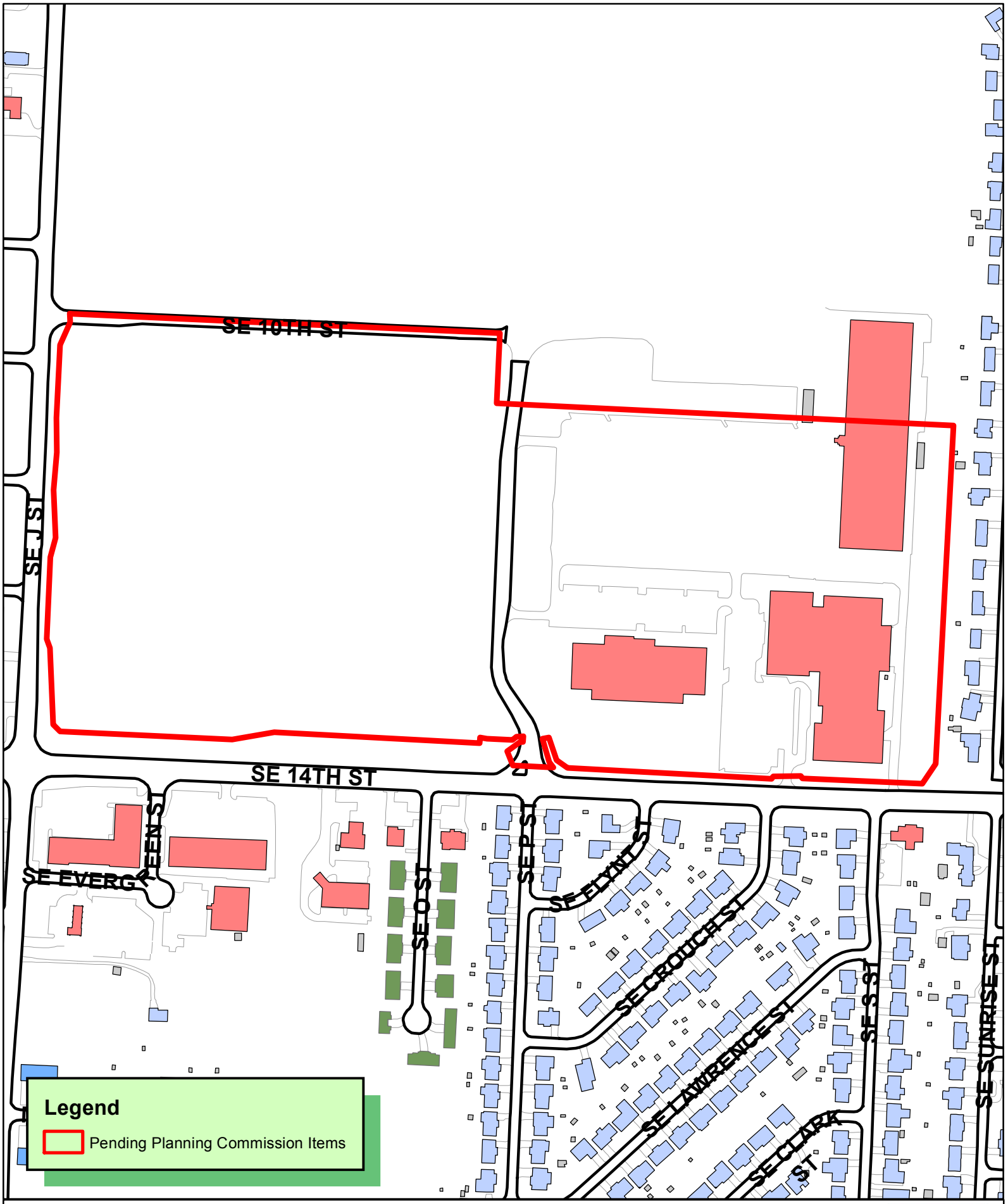
To whom it may concern,

I was notified by my tenant on my property, 2608 SE 14th Street, Bentonville, that the City of Bentonville code enforcement officer had issued my tenant a citation for replacement of existing gravel on my property. My tenant, Mr. Hernandez, asked if he could replace the gravel to help with the low spots and mud holes that were holding standing water. I happily agreed that the gravel could be replaced as it was perviously on the property and had washed away over time due to the poor leveling and water retention of the property. The tenant notified me that the code enforcement officer argued with him stating that the gravel had never been there.

It is my official statement that there had be-en gravel pre-existing on my property and the new gravel spread by Torres Auto Detail was to refresh the gravel that had washed away, to improve the appearance of the property and help with water drainage issues.

I can be reached at: (479) 685-3569

My real estate agent and contact can be reached at:
Ben Grissom (479) 372-2575



N
W E
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1 inch = 350 feet

CU20-0039
CONDITIONAL USE
WALMART CAMPUS SOUTH CUP
2001 SE 10TH ST

THE CITY OF BENTONVILLE

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

August 10, 2020

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: Walmart Campus South Cup Site
Conditional Use Request
2001 E 10th Street

To the City of Bentonville Planning Commission:

This is a conditional use request of parcel #01-09124-000 owned by Wal-Mart Stores, Inc.

The Current Zoning is I-2 and C-2. The proposed use of this property is a 27,000+- sf utility facility for the planned Walmart Campus. Currently, the site is utilized as a parking lot that is planned to be demolished this year. Due to the utility facility use, a Conditional Use Permit is required.

The Large Scale plan is included with this narrative along with photos of the property. The hours of operation will be 24 hours a day 7 days a week. The indoor areas will be primarily used for heat and air equipment with an office and restroom. The outdoor areas will be utilized as localized parking, screened cooling tower yard, extensive landscaping and berms that filter the stormwater.

The planned parking for this project is 10 passenger vehicle spaces, which will account for 2 full time employees and the remainder will be used for other periodic service technicians as part of the Walmart Campus. The required parking for this project is 1 parking spaces for less than 600 sf of net floor area. Access to the site will be via future SE P Street between 8th St. and 14th St. Deliveries to the site will be infrequent but we would like to plan for 30 deliveries a week to establish a number of deliveries to the site. The lighting proposed is periodic parking lot lighting and security lighting, which will not affect adjacent properties negatively.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jeasterling@ceieng.com*.*

Respectfully submitted,
CEI Engineering Associates, Inc.

John Easterling
Project Manager

Enclosed:
Exhibit "A" property photos, Large Scale Plans

Photo No. 1

Photo No. 2

Photo No. 3

Photo No. 4

Photo No. 5

Photo No. 6

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.01**

Photo No. 7

Photo No. 8

Photo No. 9

Photo No. 10

Photo No. 11

Photo No. 12

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas
(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.02**

Photo No. 13

Photo No. 14

Photo No. 15

Photo No. 16

Photo No. 17

Photo No. 18

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.03**

Photo No. 19

Photo No. 20

Photo No. 21

Photo No. 22

Photo No. 23

Photo No. 24

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.04**

Photo No. 25

Photo No. 26

Photo No. 27

Photo No. 28

Photo No. 29

Photo No. 30

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.05**

Photo No. 31

Photo No. 32

Photo No. 33

Photo No. 34

Photo No. 35

Photo No. 36

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.06**

Photo No. 37

Photo No. 38

Photo No. 39

Photo No. 40

Photo No. 41

Photo No. 42

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.07**

Photo No. 43

Photo No. 44

Photo No. 45

Photo No. 46

Photo No. 47

Photo No. 48

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.08**

Photo No. 49

Photo No. 50

Photo No. 51

Photo No. 52

Photo No. 53

Photo No. 54

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.09**

Photo No. 55

Photo No. 56

Photo No. 57

Photo No. 58

Photo No. 59

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PREPARED BY:

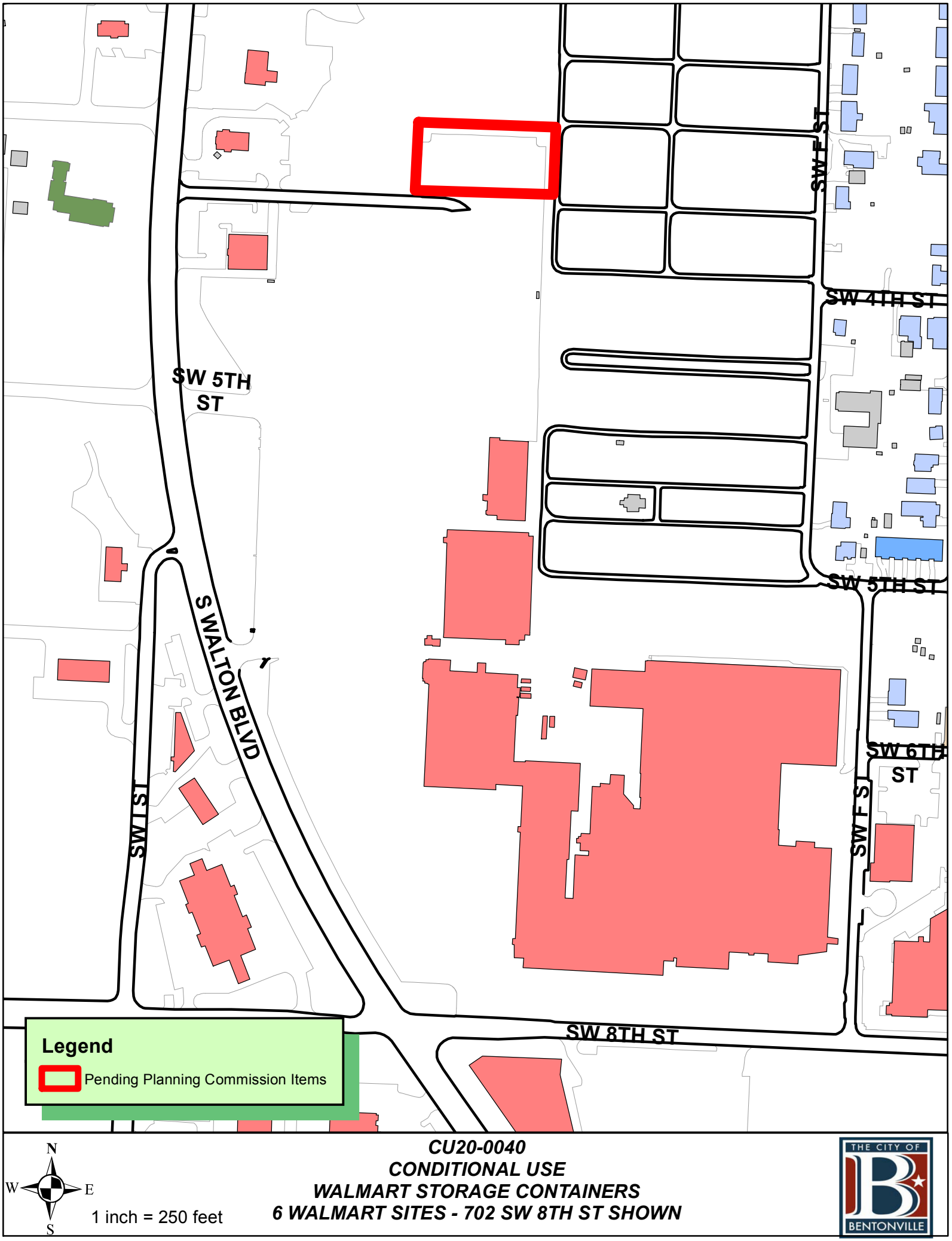
CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.10**



CU20-0040
CONDITIONAL USE
WALMART STORAGE CONTAINERS
6 WALMART SITES - 702 SW 8TH ST SHOWN

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

August 10, 2020

City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

RE: Conditional Use Permit Request- Temporary Storage

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by Wal-Mart Stores, Inc for consideration of this request for a conditional use permit to allow temporary storage at the six sites described in this request. The temporary storage request is a result of Covid 19 and maintaining adequate space requirements needed in office environments.

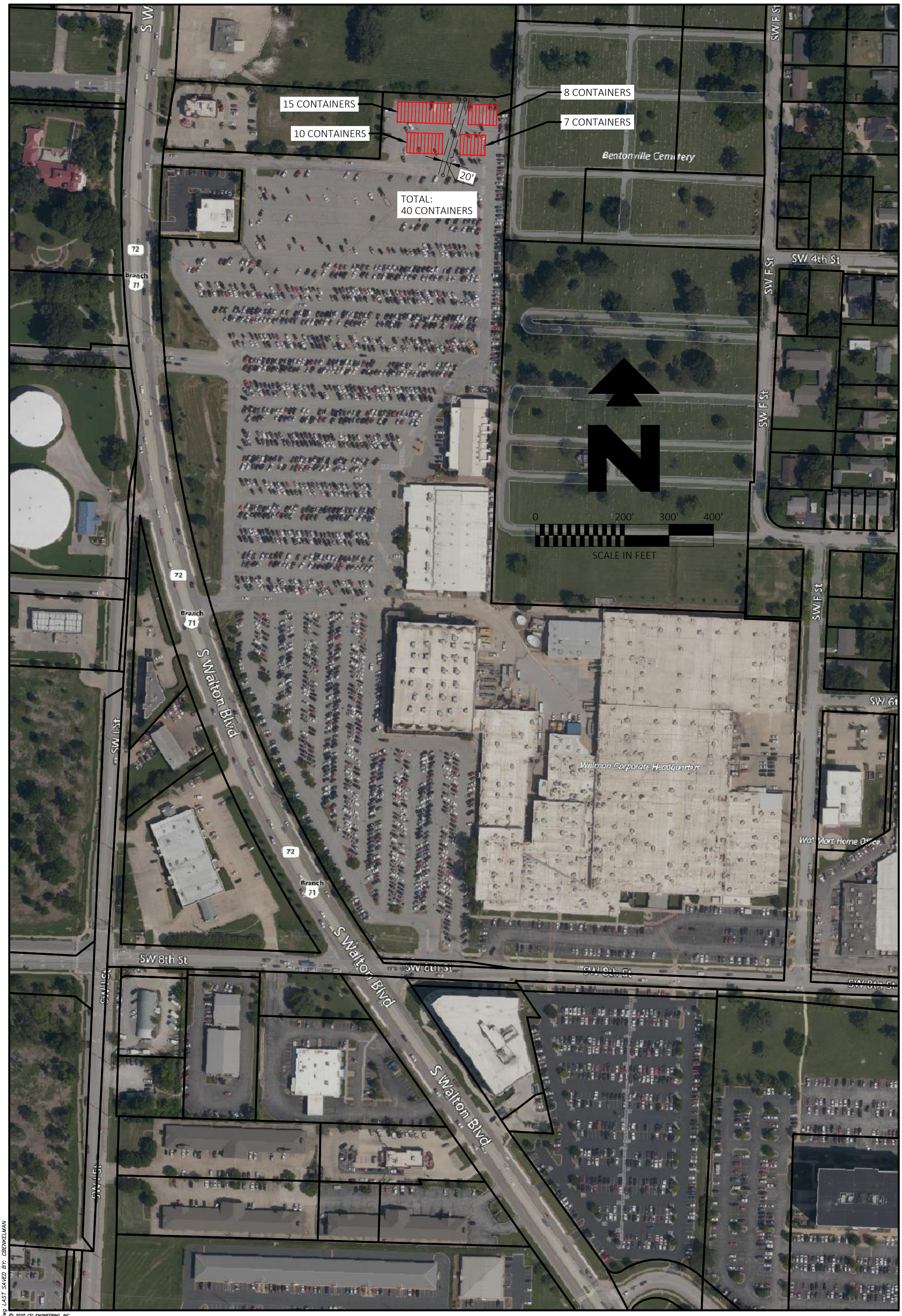
We request that the storage facilities be permitted, in their location, and as displayed on the site exhibits. Also, since some of the storage facilities are located within property that is to be redeveloped or have other construction activities, we request the flexibility to move those storage facilities around onsite or offsite, and group them together on a permitted site.

The sites below are the properties requesting the conditional use permit for temporary storage. We appreciate your consideration in these matters and considering the circumstances.

702 SW 8th St. – Walmart Home Office
5th & Moberly – David Glass Technology Center
22nd St. – J Street Office
2501 SE Otis Corley Dr.
*2001 SE 10th St - ROC
*309 SE Martin Luther King Jr. Pkwy – Sam Walton Development Center
*represents property subject to redevelopment or other potential construction activities.

Respectfully Submitted,
CEI Engineering Inc.

John Easterling
Project Manager
jeasterling@ceieng.com



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JOB # 31378 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: CBENKELMAN

INITIAL DESIGN			8/27/20 DATE
JE DPOR	JE PM	INB DES	N/A DRW
JOB NO.: 31378			
DWG NAME: 31378 Exhibit			
DATE 8/27/20 12:12 PM REV-0	SHEET NO. ----OF ##		

Walmart
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Site Plan

HOME OFFICE

8TH & WALTON

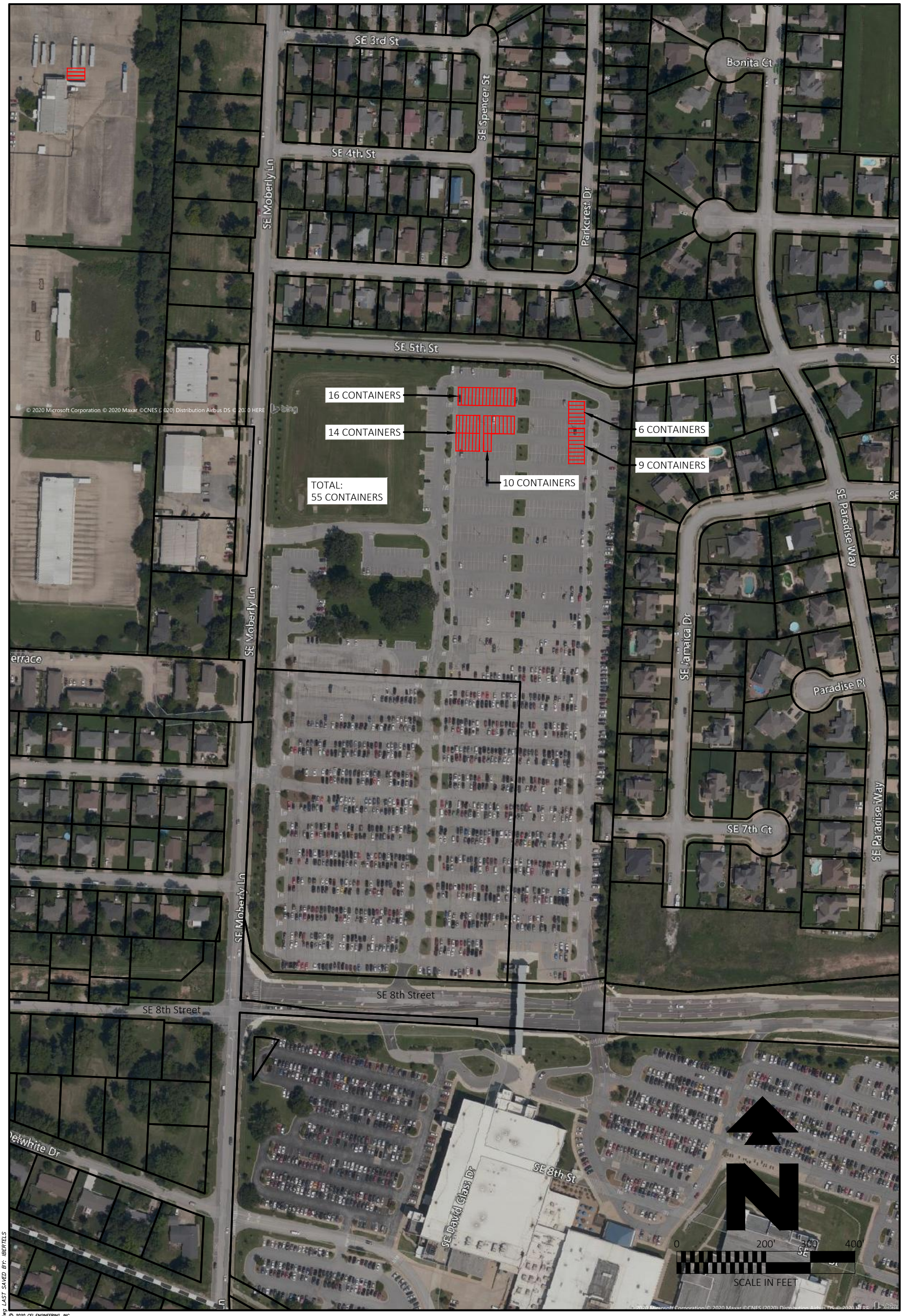
BENTONVILLE ARKANSAS

CEI Engineering, 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

NO.	DATE	DESCRIPTION
		REVISIONS



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JOB # 31378 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: IBERTELS

INITIAL DESIGN			7/28/20 DATE
JE DPOR	JE PM	INB DES	N/A DRW
JOB NO.: 31378			
DWG NAME: 31378 Exhibit			
DATE 7/28/20 10:09 AM REV-0		SHEET NO. ----OF ##	

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Site Plan

DAVID GLASS NORTH LOT

5TH & MOBERLY

BENTONVILLE ARKANSAS

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NO.	DATE	DESCRIPTION

JOB #: 21378 DRAWING: 21378 Exhibit.dwg LAST SAVED BY: IBERTELS

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Site Plan

SWDC

2001 SE 10TH STREET

BENTONVILLE ARKANSAS

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Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

NO.	DATE	DESCRIPTION
		REVISIONS

INITIAL DESIGN 7/26/22
DRAWN: JF
CHKD: JF
PM: MB
QCS: MW
DRWG: IB
DATE: 7/26/22
10:09 AM
CLT
JOB #: 21378
DRWG #: 21378 Exhibit
SHEET NO.
OF ----

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JOB # 31378 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: IBERTELS

INITIAL DESIGN			7/28/20 DATE
JE	JE	INB	N/A
DPOR	PM	DES	DRW

JOB NO.: 31378
DWG NAME: 31378 Exhibit

DATE: 7/28/20 10:09 AM REV-0
SHEET NO.: ----OF ##

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Site Plan

OTIS

2501 SE OTIS CORLEY DR.
BENTONVILLE ARKANSAS

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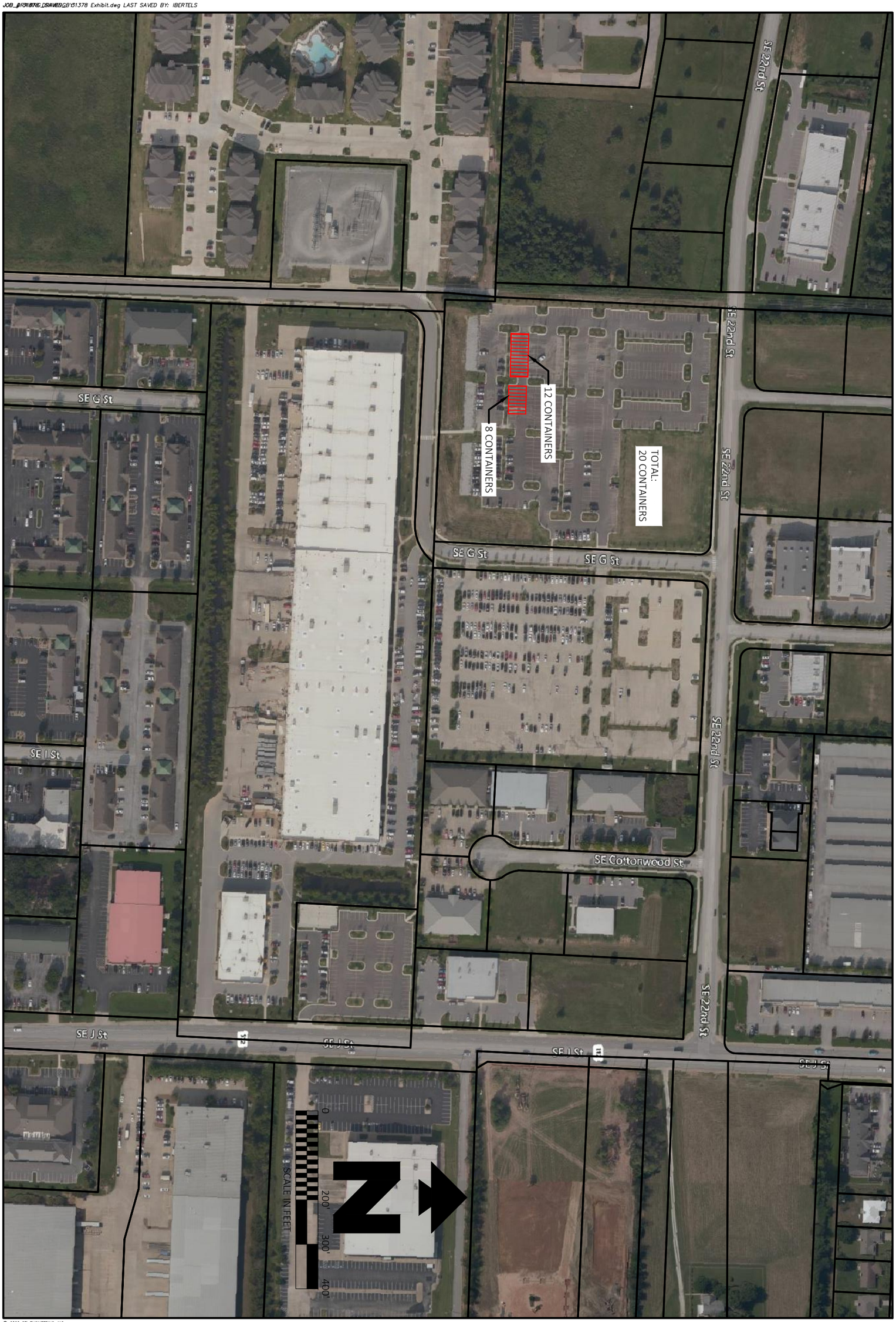
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

NO.	DATE	DESCRIPTION
		REVISIONS

JOB #: 20-0378 DRAWING: 201378 Exhibit.dwg LAST SAVED BY: IBERTELS



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Site Plan

J STREET OFFICE & LOTS

2600-2608 SE J STREET

BENTONVILLE ARKANSAS

CEI Engineering, Inc.
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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

NO.	DATE	DESCRIPTION
		REVISIONS

INITIAL DESIGN	12/28/20
DRAWN	JF
CHKD	JF
DES	MW
PROJ MGR	MW
DATE	12/28/20 10:09 AM
SHEET NO.	REV-0
##-##	

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JOB # 31378 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: IBERTELS

INITIAL DESIGN			7/28/20 DATE
JE	JE	INB	N/A
DPOR	PM	DES	DRW

JOB NO.: 31378
DWG NAME: 31378 Exhibit

DATE: 7/28/20 10:09 AM REV-0
SHEET NO.: ----OF ##

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Site Plan

ROC (EUREST)

309 SE MLK PKWY

BENTONVILLE ARKANSAS

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

NO.	DATE	DESCRIPTION
		REVISIONS

N
W E
S

1 inch = 200 feet

PLA20-0046
PROPERTY LINE ADJUSTMENT
CRYSTAL FLATS EASEMENT PLAT

THE CITY OF BENTONVILLE

Easement Plat for Lot 13 Pickens Subdivision for the Crystal Flats Development

NE John De Shields Blvd.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents an Easement Plat of the parcel recorded in Deed Records, Plat Book 2009, Page 523 in the 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: Grid based on Arkansas State Plane coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.*
6. *Basis of Elevation: NAVD88, per GPS observations as established by processing through OPUS.*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
9. *Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.*
10. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
11. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
12. *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville, GIS map. This property is zoned C-3 (Mixed Use Commercial), R-4 (High Density Residential) and R-3 (Medium Density Residential). Building setbacks for zone C-3 are as follows:*

Front (Parking):	*0 Feet*
Front (No Parking):	*0 Feet*
Side (Adjacent to nonresidential district):	*0 Feet*
Side (Adjacent to residential district):	*10 Feet*
Rear(Adjacent to nonresidential district):	*0 Feet*
Rear(Adjacent to residential district):	*0 Feet*

Building setbacks for zone R-4 are as follows:

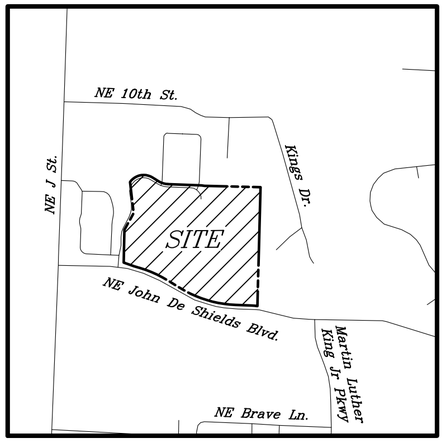
Front:	*20 Feet*
Side (interior):	*10 Feet*
Side (Exterior):	*20 Feet*
Rear:	*25 Feet*

Building setbacks for zone R-3 are as follows:

Front:	*20 Feet*
Side (interior):	*10 Feet*
Side (Exterior):	*20 Feet*
Rear:	*25 Feet*

Parent Tract Description

Lot 13 of Pickens Subdivision to the City of Bentonville, according to Plat Book 2009, Page 523 of the public records of Benton County, Arkansas.



Vicinity Map

Not to Scale

Latitude: 36°22'43"N
Longitude: 94°11'33"W

OWNER/DEVELOPER
Crystal Pickens, LLC
PO Box 1860
Bentonville, AR 72712
Parcel #01-08641-005
Zoning: PUD

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ *Owner:* _____

Subscribed and sworn before me, this _____ *day of* _____, *2020.*

_____ _____ _____
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 said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Surveying Accuracy

I, Dustin Riley, 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.1618
State of Arkansas

CERTIFICATE OF AUTHORIZATION — C E I Engineering Associates, Inc. No. 118 — ARKANSAS SURVEYOR

REGISTERED — STATE OF ARKANSAS NO.1618 — SIGNATURE — DUSTIN RILEY — PROFESSIONAL LAND SURVEYOR

City of Bentonville Project # PLA20-0046

State Plat Code: 500-20N-30W-0-29-102-04-1759

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Easement Plat
Crystal Flats
NE John De Shields Blvd.
Bentonville, Benton County, Arkansas

PROFESSIONAL OF RECORD	DGR
DESIGNER	SWG
FIELD WORK	KMH
CEI PROJECT NUMBER	30149
DATE	8/26/2020
REVISION	REV-0

Easement Plat
SHEET TITLE

SHEET NUMBER
1 OF 3

DRAWING LOCATION - S:\30000\30149\DRAWINGS SURVEY\30149 EASEMENT PLAT\REV 0\30149EP.DWG -- SAVED BY -- SGAY

? 2020 CEI ENGINEERING ASSOCIATES, INC.

Lot 14
Pickens Subdivision
Parcel #01-08641-000
Northwest Arkansas Senior Services, Inc.
Zoning: PUD

Lot 12
Pickens Subdivision
Parcel #01-08641-004
Legacy Village Greenhouse Corporation
Zoning: PUD

Lot 11
Pickens Subdivision
Parcel #01-08641-003
Legacy Village Greenhouse Assisted Living LP
Zoning: PUD

Lot 18
Heritage Heights Add.
Parcel #01-02961-000
Visser, Jan W & Sara J
Zoning: R-1

Lot 17
Heritage Heights Add.
Parcel #01-02960-000
White, Daniel & Peggy L
Zoning: R-1

Lot 25
Heritage Heights Add.
Parcel #01-02967-000
Hudgins, Michael A & Janet M
Zoning: R-1

Lot 26
Heritage Heights Add.
Parcel #01-02969-000
Reeves, Diana
Zoning: R-1

Lot 8
Pickens Subdivision
Parcel #01-08641-001
Northwest Arkansas Senior Services, Inc.
Zoning: PUD

Lot 13
Pickens Subdivision
Plat Book 2009, Page 523
Parcel #01-08641-005
Crystal Pickens, LLC

Lot 6
Pickens Subdivision
Parcel #01-08642-000
City of Bentonville

Heritage Heights Add.
Parcel #01-02971-000
Schroeder, Robert Franklin

Heritage Heights Add.
Lot 29
Parcel #01-02972-000
Baron, Michael J & Alison A.

NE Legacy Pkwy.
(Private Road)
Public Access, Drainage & Utility Easement
Plat Book 2006, Page 1424

NE John De Shields Blvd.
(As shown on Plat Book P2, Page 576)
(Public-100' ROW)

5/8" Rebr "LS#1636"
1/2" Rebar "LS#1272"
Mag Nail
20' Sewer Easement per Instrument #L2017064987
20' Drainage Easement per Instrument #L201836351
1" Pipe
1/2" Rebar
1/2" Rebar "LS#944" As-Shown at Plat 2006-1424 N=752286' E=667608'
20' Utility Easement Plat Book 2006, Page 1424
5/8" Rebar "LS#1636"
A Portion of 20' Utility Easement Vacated per Instrument #L201824131 Ordinance #2018-88
General Utility Easement Instrument #L201816467
1/2" Rebar "LS#1146"

S88°35'38"E 521.90'
S01°31'13"W 733.23'
S01°31'13"W 374.37'
7.6'
52.0'

SE1/4, NE1/4 Section 29 T-20-N, R-30-W
NE1/4, SE1/4 Section 29 T-20-N, R-30-W

0 100' 150' 200'
SCALE IN FEET

Legend

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Right-of-Way Line
- Barb Wire Fence Line
- Found Monument (As Noted)
- Found Nail (As Noted)
- Sewer Manhole (SMH)
- Drainage Manhole (DMH)
- Fire Department Connection
- Fire Hydrant
- Irrigation Control Box
- Water Riser
- Water Meter
- Water Valve
- Water Valve in Standpipe
- Electric Riser
- Warning Fiber Optic Line Sign
- Fiber Optic Vault
- Cable TV Riser
- Unknown Manhole
- Warning Water Line Sign
- Light Pole (1 Lamp)
- Water Well
- Utility Easement Dedicated per this Plat

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc.
No. 118
ARKANSAS SURVEYOR NO.

City of Bentonville Project # PLA20-0046

State Plat Code: 500-20N-30W-0-29-102-04-1759

DRAWING LOCATION - S:\30000\30149\DRAWINGS SURVEY\30149 EASEMENT PLAT\REV 0\30149EP.DWG -- SAVED BY -- SGAY

? 2020 CEI ENGINEERING ASSOCIATES, INC.

CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Easement Plat
Crystal Flats
NE John De Shields Blvd.
City of Bentonville, Benton, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	SWG
FIELD WORK	KMH
CEI PROJECT NUMBER	30149
DATE	8/26/2020
REVISION	REV-0

Easement Plat
SHEET TITLE

SHEET NUMBER
2 OF 3

LS20-0039
LOT SPLIT
MERCHANT PLACE SUBDIVISION
OLD LOT 1 CREATING LOTS 3-4

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

Date: 08-21-2020

City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

BENTONVILLE PROJECT #: LS20-0039
REQUEST: Lot Split
CEI PROJECT NAME: Bentonville, AR/ S Main Street Lot Split

Mr. Jon Stanley,

CEI Engineering Associates, Inc. is submitting this letter for a waiver for the Right of Way associated with the LS20-0039 lot split project. We are requesting this waiver that Right of Way does not need to be required in accordance with Article 1100, Section 1100.16 of the Land Development Code. The proposed streetscape project is designed within the existing Right of Way and is about to go to construction.

Please let me know if you need anything additional from us.

Respectfully submitted,
CEI Engineering Associates, Inc.

Dustin Riley
Survey Project Manager

Lot Split of Lot 1, Merchant Place Subdivision Creating Lots 3 & 4

Bentonville Merchant District, LLC

S. Main St.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Property Line Adjustment of the parcel recorded in Deed Records, Instrument # L201848196 & Deed Bk. 2017, Pg. 57391 in the public records of Benton County, Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
7. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
8. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
9. *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.*
10. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
11. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
12. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
13. *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
22. *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville GIS map. This property is zoned D-C Downtown Core. Building setbacks for zone D-C are as follows:*

Residential		Nonresidential	
Front :	20 Feet Max	Front :	0 Feet Max
Side:	0 Feet Min	Side:	0 Feet Min
Rear:	0 Feet Min Adj to Residential	Rear:	0 Feet Min Adj to Residential
Rear:	0 Feet Min Adj to Nonresidential	Rear:	0 Feet Min Adj to Nonresidential

23. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
24. *There may not be fences or any other structures built in any drainage easements.*
25. *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.*
26. *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.*
27. *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 onthe lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line. All structures must maintain minimum of 20' clearances from all electric lines.*
28. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
29. *It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479-271-3139 to determine if equipment is in conflict.*
30. *Relocation of any existing electrical facilities shall be at the owner's expense.*
31. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*
32. *All structures must maintain minimum of 20' clearances from all electric lines.*

VICINITY MAP

NOT TO SCALE

Latitude: 36°21'54"N
Longitude: 94°12'31"W

Owner
Parcel #'s 01-15225-000 & 01-15225-001 *Gaslight Properties, LLC* *S. Main Street* *Bentonville, AR 72712*

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 said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Ownership & 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: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R. Instrument # L201848196 & Deed Bk. 2017, Pg. 57391

Subscribed and sworn before me, this _____ day of _____, 2020.

_____ _____
Notary Public *My Commission Expires*

Certificate of Surveying Accuracy

I, Dustin Riley, 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: 8.19.2020

Signed: _____
Registered Land Surveyor
No.1618
State of Arkansas

Parent LOT Description:

Lot 1 of Merchant Place Subdivision per Plat Book 2006, Pages 1473 & 1474 in the public records of Benton County, Arkansas.

Survey Description Lot 3:

A portion of Lot 1 of Merchant Place Subdivision to the City of Bentonville according to Plat Bk. 2006, Pg. 1473 & 1474 in the public records of Benton County, Arkansas, being described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar capped with LS #1337, being the Southwest corner of said Lot 1;
THENCE North 02°19'17" East along the East Right-of-Way of S. Main Street, a distance of 107.00 feet to a set 5/8" rebar capped with PLS #1618;
THENCE leaving said Right-of-Way, South 87°43'18" East, a distance of 153.10 feet to a found 5/8" rebar capped with LS #1337;
THENCE South 87°42'50" East, a distance of 17.50 feet to a found 1/2" rebar capped with LS #1466;
THENCE South 02°14'09" West, a distance of 75.05 feet, to a found 1/2" rebar capped with LS #1466;
THENCE North 87°42'50" West, a distance of 17.50 feet to found 5/8" rebar capped with LS #1337;
THENCE South 02°21'32" West, a distance of 31.97 feet to a found 5/8" rebar capped with LS #1337;
THENCE North 87°42'50" West along the South boundary of aforementioned Lot 1, a distance of 153.19 feet to the POINT OF BEGINNING containing 17,705 square feet or 0.41 acres, more or less.

Survey Description Lot 4:

A portion of Lot 1 of Merchant Place Subdivision to the City of Bentonville according to Plat Bk. 2006, Pg. 1473 & 1474 in the public records of Benton County, Arkansas, being described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar capped with LS #1466, being the Northwest corner said Lot 1;
THENCE South 87°42'50" East along the North boundary of said Lot 1, a distance of 153.07 feet to found 5/8" rebar capped with LS #1181;
THENCE leaving said North boundary, South 02°17'11" West along the East boundary of said Lot 1, a distance of 57.98 feet to a found 5/8" rebar capped with LS #1181;
THENCE leaving said East boundary, North 87°43'18" West, a distance of 153.10 feet to a set 5/8" rebar capped with PLS #1618;
THENCE North 02°19'17" East along the East Right-of-Way of S. Main Street, a distance of 58.00 feet to the POINT OF BEGINNING containing 8,877 square feet or 0.20 acres, more or less.

ATLAS PAGE: 403/403A

City of Bentonville Project # LS20-0039

REVISION

NO.	DESCRIPTION	DATE
1	1st sub comm.	08/19/2020

State Survey Code: 500-20N-30W-0-31-120-04-1618

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Bentonville Merchant District, LLC
S. Main St.
City of Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	FLD
CEI PROJECT NUMBER	31827
DATE	8/19/2020
REVISION	REV-1

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

COVER

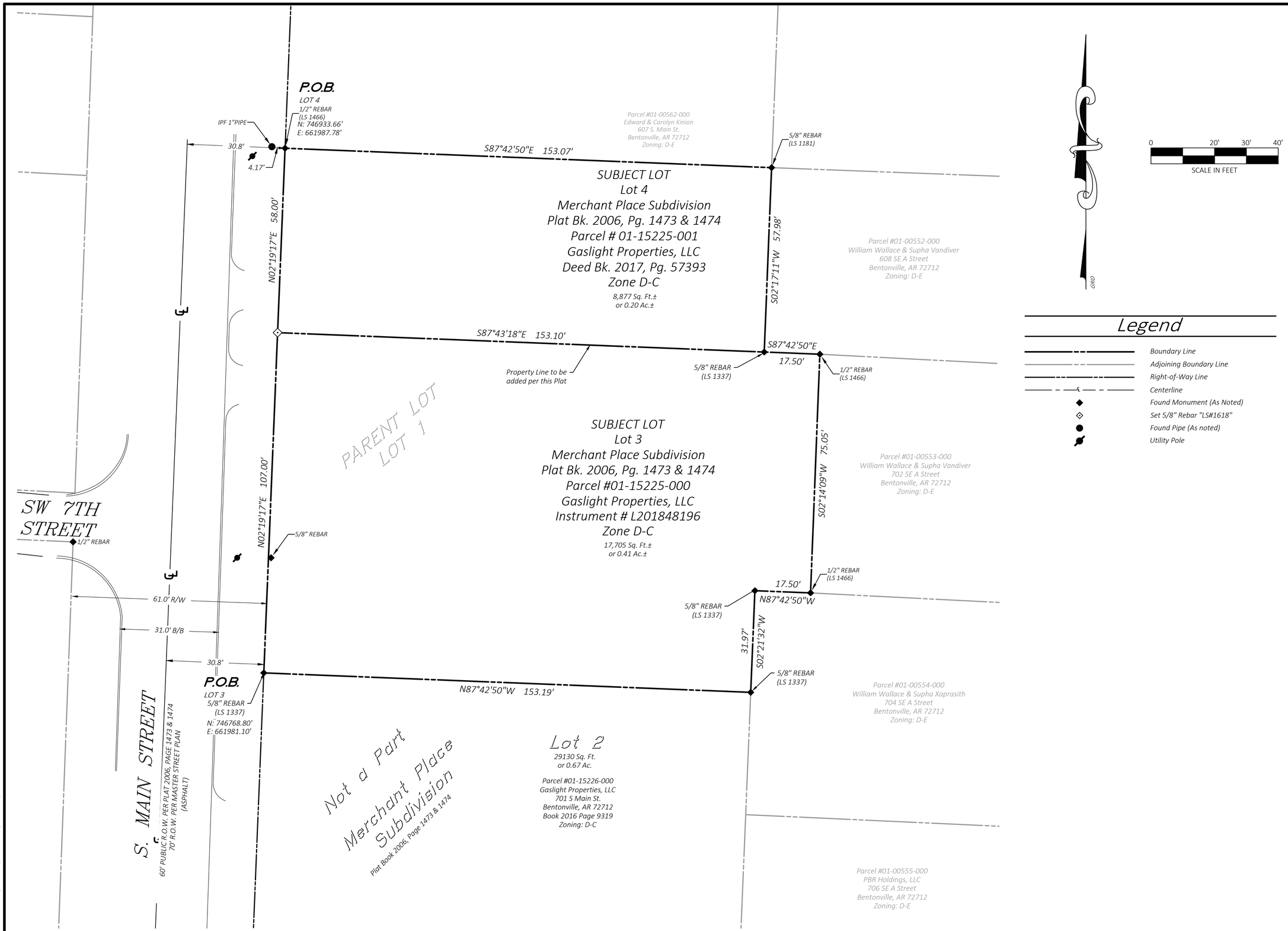
SHEET TITLE

SHEET NUMBER

1 OF 2

DRAWING LOCATION - S:\31000\31827\DRAWINGS SURVEY\SURVEY\WORKING\31827LS\31827LS.DWG -- SAVED BY - JCHRISTIANSEN

© 2020 CEI ENGINEERING ASSOCIATES, INC.



City of Bentonville Project # LS20-0039

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Property Line Adjustment
Bentonville Merchant District, LLC

S. Main St.
City of Bentonville, Benton County, Arkansas

REGISTERED
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	FLD
CEI PROJECT NUMBER	31827
DATE	8/19/2020
REVISION	REV-1

Lot Split
SHEET TITLE

SHEET NUMBER
2 OF 2

DRAWING LOCATION - S:\31000\31827\DRAWINGS SURVEY\SURVEY\WORKING\31827ALS\31827LS.DWG -- SAVED BY - JCHRISTIANSEN

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PLA20-0036
PROPERTY LINE ADJUSTMENT
W A BURKS ADD

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT
CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION
BENTONVILLE, ARKANSAS

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

PARENT TRACT DESCRIPTION (INSTRUMENT L201959366):

Lot 1, 2 and the South 100 feet of Lot 13, Block 15, W.A. Burkes Addition, Bentonville, Benton County, Arkansas, as shown by the recorded plat thereof.

Also:

All that portion of a 16 foot wide alley that runs between said Lots 1, 2 and the South 100 feet of Lot 13, Block 15, W A Burkes Addition, as vacated by City Ordinance No. 2004-218 recorded in Book 2004 at page 54735.

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.

PARENT TRACT DESCRIPTION (INSTRUMENT L201953642):

Lots 10 through 16 (inclusive), and the North 10 feet of Lot 9, Block 14, W.A. Burks Addition to the City of Bentonville, Benton County, Arkansas.

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.

PARENT TRACT DESCRIPTION (INSTRUMENT L201953650):

Lot 8 and the South 40 feet of Lot 9, Block 14, W.A. Burks 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.

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 use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed:_____

Name & Address _____

Print Name: _____

State of Arkansas}
County of Benton
On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he/she/they/ has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this _____ day of

_____ _____, 20 ___.

_____
Notary Public

My commission expires: _____

CERTIFICATE OF APPROVAL:

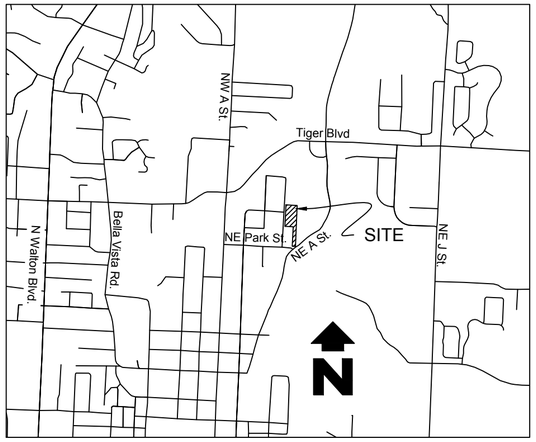
Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville



VICINITY MAP
Scale: 1" = 2,000'

ATLAS PAGES # 319 & 361

FLOOD STATEMENT:

(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 05007C0070J. Revised date September 28, 2007.

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 parcels recorded in Deed Records, Instruments L201953650, L201959366, and L201953642 in 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 Coordinates, Arkansas North Zone, checking with Bentonville City Monument No. 38.
6. Basis of Elevation: NAVD88, checking with Bentonville City Monument No. 38.
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. This property is zoned R-1 (Single Family Residential). 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
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. 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.
15. 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.
16. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
17. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
18. There may not be fences or any other structures built in any drainage easements.
19. All structures must maintain minimum 20' clearances from all electric lines.

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

REGISTERED
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY
PROFESSIONAL LAND SURVEYOR

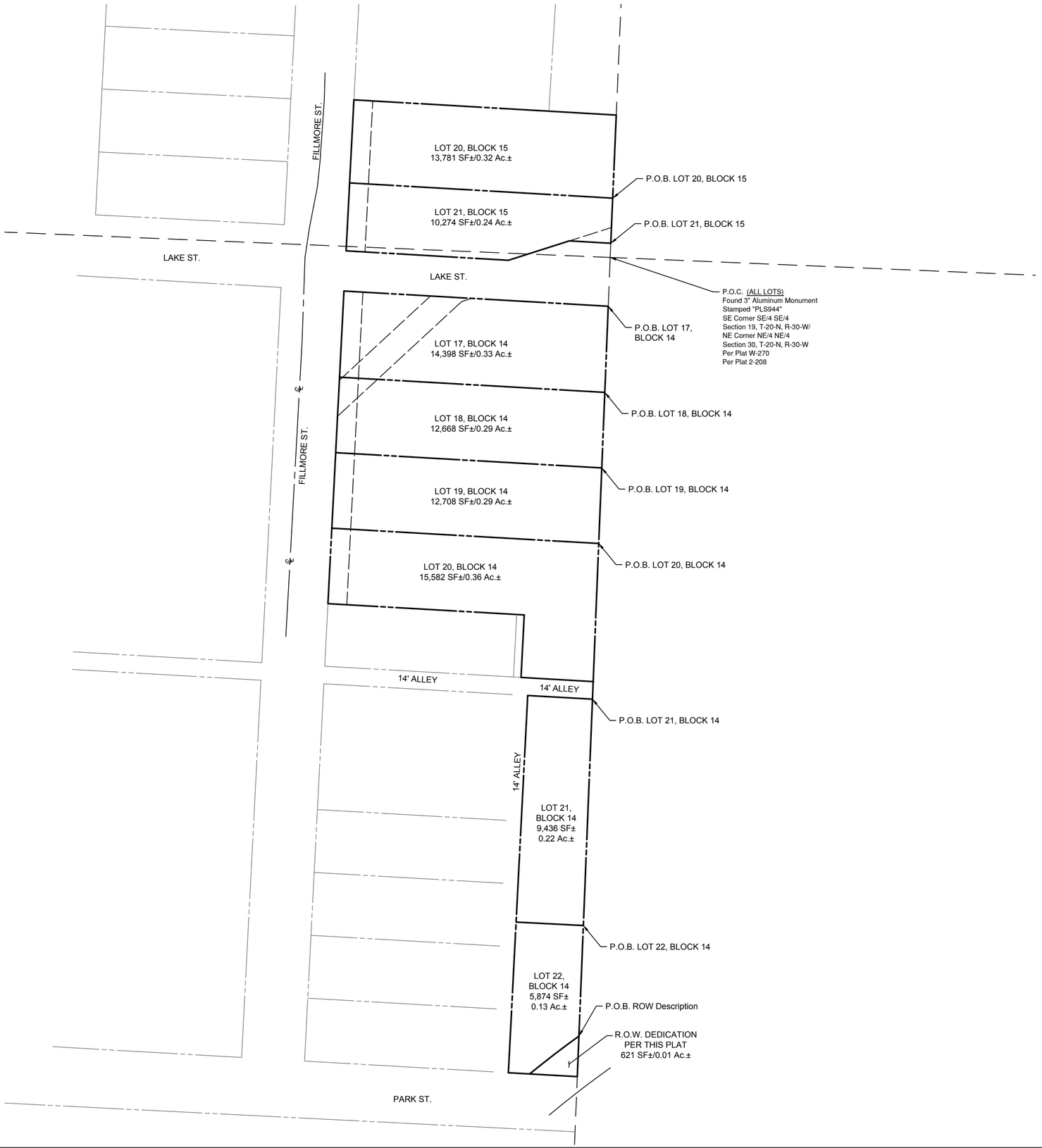
SURVEYOR'S CERTIFICATE:

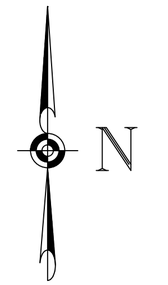
I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

City of Bentonville
Project No.: PLA20-0036





30' 0 30'

SCALE: 1" = 30'

BASIS OF BEARINGS:

NAD83, ARKANSAS NORTH ZONE
STATE PLANE GRID
FOUND 3" ALUMINUM MONUMENT STAMPED
"PLS994", BEING THE SE CORNER SE/4 SE/4
OF SECTION 19, T-20-N, R-30-W
N: 7514385.192
E: 663204.218
CONVERGENCE: -01°16'59.74324"

SITE LEGEND

- SET ⅝" REBAR W/ CAP (AR1002)
- MONUMENT FOUND (AS NOTED)
- QUARTER SECTION CORNER
- FOUND MAG NAIL
- FENCE POST
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- LOT LINES BEING REMOVED
- SECTION LINE
- CENTERLINE ROAD
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)

City of Bentonville
Project No.: PLA20-0036

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

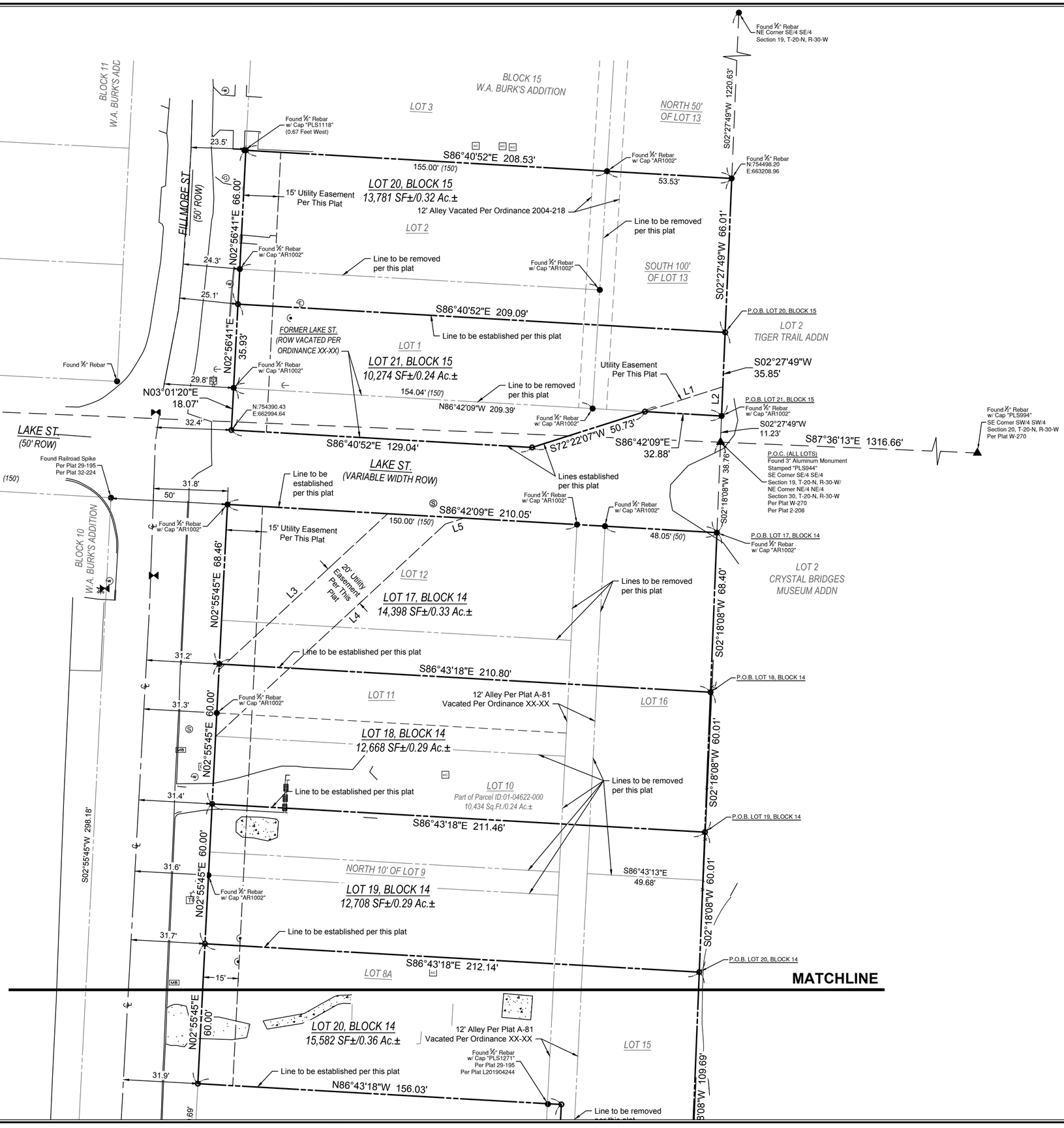
SHEET: OVERALL LOT LAYOUT

PROJECT: CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	2 OF 5



N

30' 0 30'

SCALE: 1" = 30'

BASIS OF BEARINGS:

NAD83, ARKANSAS NORTH ZONE
STATE PLANE GRID
FOUND 3" ALUMINUM MONUMENT STAMPED
"PLS994", BEING THE SE CORNER SE/4 SE/4
OF SECTION 19, T-20-N, R-30-W
N: 7514385.192
E: 663204.218
CONVERGENCE: -01°16'59.74324"

SITE LEGEND

- SET ⅝" REBAR W/ CAP (AR1002)
- MONUMENT FOUND (AS NOTED)
- QUARTER SECTION CORNER
- FOUND MAG NAIL
- FENCE POST
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- FIBER OPTIC RISER
- MAILBOX
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- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- LOT LINES BEING REMOVED
- SECTION LINE
- CENTERLINE ROAD
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)

City of Bentonville
Project No.: PLA20-0036

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

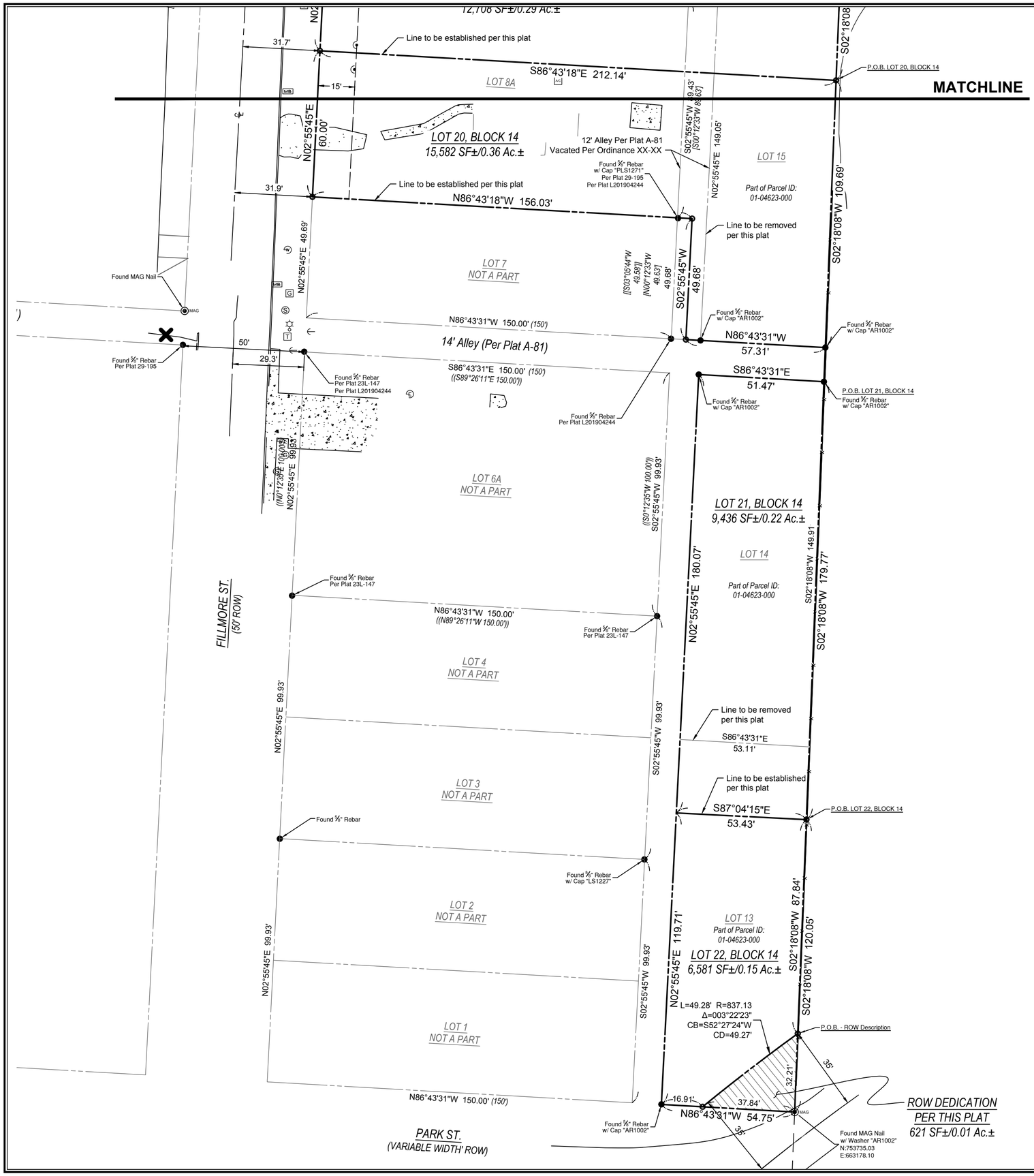
SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: CREATING LOTS 17-22, BLOCK 14,
AND LOTS 20 & 21, BLOCK 15,
W.A. BURKS ADDITION
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	3 OF 5



N

30' 0 30'

SCALE: 1" = 30'

BASIS OF BEARINGS:

NAD83, ARKANSAS NORTH ZONE
STATE PLANE GRID
FOUND 3" ALUMINUM MONUMENT STAMPED "PLS994", BEING THE SE CORNER SE/4 SE/4 OF SECTION 19, T-20-N, R-30-W
N: 7514385.192
E: 663204.218
CONVERGENCE: -01°16'59.74324"

SITE LEGEND

- SET ⅝" REBAR W/ CAP (AR1002)
- MONUMENT FOUND (AS NOTED)
- QUARTER SECTION CORNER
- MAG FOUND MAG NAIL
- FENCE POST
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- E ELECTRICAL RISER
- F FIBER OPTIC RISER
- MB MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- LOT LINES BEING REMOVED
- SECTION LINE
- CENTERLINE ROAD
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)

City of Bentonville
Project No.: PLA20-0036

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	4 OF 5

SURVEY DESCRIPTION - LOT 20, BLOCK 15:

Being a portion of Lots 1 & 13 and all of Lot 2, Block 15, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 and a portion of a 12' Alley vacated per Ordinance 2004-218 in the Official Public Records of Benton County, Arkansas, same being in the SE ¼ of the SE ¼, Section 19, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the SE Corner of the SE ¼ of the SE ¼ of said Section 19; Thence along the East line thereof, North 02°27'49" East, a distance of 47.09 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence departing said East line, North 86°40'52" West, a distance of 209.09 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of Fillmore Street; Thence along said East Right-of-Way, North 02°56'41" East, a distance of 66.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 86°40'52" East, a distance of 208.53 feet to a Found ⅝" Rebar in the East line of aforementioned SE ¼ of the SE ¼ of Section 19; Thence along said East line, South 02°27'49" West, a distance of 66.01 feet to the POINT OF BEGINNING, containing 13,781 Square Feet or 0.32 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 21, BLOCK 15:

Being a portion of Lot 1 & 13, Block 15, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 and a portion of the Former Right-of-Way of Lake Street vacated per Ordinance XX-XX, and a portion of a 12' Alley vacated per Ordinance 2004-218 in the Official Public Records of Benton County, Arkansas, same being in the SE ¼ of the SE ¼, Section 19, and in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the SE Corner of the SE ¼ of the SE ¼ of said Section 19; Thence along the East line thereof, North 02°27'49" East, a distance of 11.23 feet to a Found ⅝" Rebar w/ Cap "AR1002" in the North Right-of-Way of Lake St. for the POINT OF BEGINNING;

Thence departing said East line and along said North Right-of-Way of Lake St., North 86°42'09" West, a distance of 32.88 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 72°22'07" West, a distance of 50.73 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence North 86°40'52" West, a distance of 129.04 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of Fillmore Street; Thence along said East Right-of-Way, North 03°01'20" East, a distance of 18.07 feet to a Found ⅝" Rebar w/ Cap "AR1002"; Thence North 02°56'41" East, a distance of 35.93 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 86°40'52" East, a distance of 209.09 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East line of aforementioned SE ¼ of the SE ¼ of Section 19; Thence along said East line, South 02°27'49" West, a distance of 35.85 feet to the POINT OF BEGINNING, containing 10,274 Square Feet or 0.24 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - ROW DEDICATION:

Being a portion of Lot 13, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 618.48 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 32.21 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East line, North 86°43'31" West, a distance of 37.84 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence 49.28 feet along a non-tangent curve to the right, having a radius of 837.13 feet, a central angle of 03°22'23", and a long chord bearing North 52°27'24" East a distance of 49.27 feet to the POINT OF BEGINNING, containing 621 Square Feet or 0.01 Acres, more or less.

SURVEY DESCRIPTION - LOT 17, BLOCK 14:

Being a portion of Lots 12 and 16, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 and a portion of a 12' Alley vacated per Ordinance XX-XX, in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 38.76 feet to a Found ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 68.40 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East line, North 86°43'18" West, a distance of 210.80 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of Fillmore Street; Thence along said East Right-of-Way, North 02°55'45" East, a distance of 68.46 feet to a Found ⅝" Rebar w/ Cap "AR1002" in the South Right-of-Way of Lake St.; Thence departing said East Right-of-Way of Fillmore St. and along said South Right-of-Way of Lake St., South 86°42'09" East, a distance of 210.05 feet to the POINT OF BEGINNING, containing 14,398 Square Feet or 0.33 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 18, BLOCK 14:

Being a portion of Lots 10, 11 and 16, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 and a portion a 12' Alley vacated per Ordinance XX-XX, in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 107.16 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 60.01 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East line, North 86°43'18" West, a distance of 211.46 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of Fillmore Street; Thence along said East Right-of-Way, North 02°55'45" East, a distance of 60.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 86°43'18" East, a distance of 210.80 feet to the POINT OF BEGINNING, containing 12,668 Square Feet or 0.29 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 19, BLOCK 14:

Being a portion of Lots 8A, 9, 10, 15 and 16, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 and a portion of a 12' Alley vacated per Ordinance XX-XX, in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 167.17 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 60.01 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East line, North 86°43'18" West, a distance of 212.14 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of Fillmore Street; Thence along said East Right-of-Way, North 02°55'45" East, a distance of 60.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 86°43'18" East, a distance of 211.46 feet to the POINT OF BEGINNING, containing 12,708 Square Feet or 0.29 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 20, BLOCK 14:

Being a portion of Lots 8A and 15, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 and a portion of a 12' Alley vacated per Ordinance XX-XX, in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 227.18 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 109.69 feet to a Found ⅝" Rebar w/ Cap "AR1002" in the North Right-of-Way of a 14' Alley; Thence departing said East line, North 86°43'31" West, a distance of 57.31 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the centerline of a 14' Alley vacated per Ordinance XX-XX; Thence along said centerline of a vacated 14' Alley, North 02°55'45" East, a distance of 49.68 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said centerline of a vacated 14' Alley, North 86°43'18" West, a distance of 156.03 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of Fillmore Street; Thence along said East Right-of-Way, North 02°55'45" East, a distance of 60.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 86°43'18" East, a distance of 212.14 feet to the POINT OF BEGINNING, containing 15,582 Square Feet or 0.36 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 21, BLOCK 14:

Being a portion of Lots 13 and 14, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 350.87 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 179.77 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East line, North 87°04'15" West, a distance of 53.43 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of a 14' Alley; Thence North 02°55'45" East, a distance of 180.07 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the South Right-of-Way of a 14' Alley; Thence departing said East Right-of-Way of a 14' Alley and along the South Right-of-way of a 14' Alley, South 86°43'31" East, a distance of 51.47 feet to the POINT OF BEGINNING, containing 9,436 Square Feet or 0.22 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 22, BLOCK 14:

Being a portion of Lot 13, Block 14, W.A. Burk's Addition to the City of Bentonville, as recorded at Plat Book A, Page 119 in the Official Public Records of Benton County, Arkansas, same being in the NE ¼ of the NE ¼ of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at a Found 3" Aluminum Monument stamped "PLS944", being the NE Corner of the NE ¼ of the NE ¼ of said Section 30; Thence along the East line thereof, South 02°18'08" East, a distance of 530.65 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING;

Thence continuing along said East line, South 02°18'08" West, a distance of 87.84 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East line, 49.28 feet along a non-tangent curve to the left, having a radius of 837.13 feet, a central angle of 03°22'23", and a long chord bearing South 52°27'24" West a distance of 49.27 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the North Right-of-Way of Park Street; Thence along said North Right-of-Way, North 86°43'31" West, a distance of 16.91 feet to a Found ⅝" Rebar w/ Cap "AR1002" in the East Right-of-Way of a 14' Alley; Thence departing said North Right-of-Way of Park St. and along said East Right-of-Way of a 14' Alley, North 02°55'45" East, a distance of 119.71 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way of a 14' Alley, South 87°04'15" East, a distance of 53.43 feet to the POINT OF BEGINNING, containing 5,874 Square Feet or 0.13 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

City of Bentonville
Project No.: PLA20-0036

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

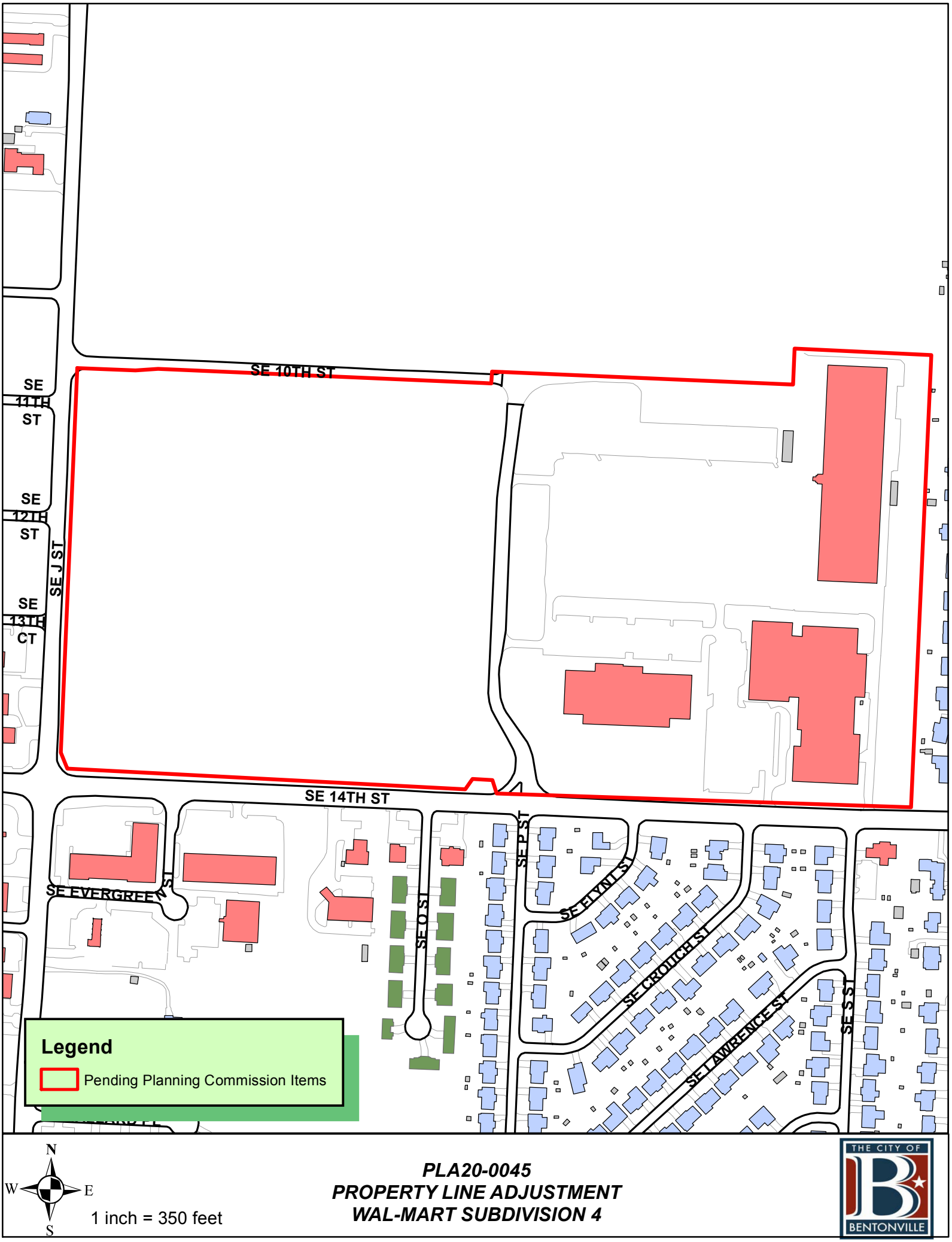
SHEET: SURVEY DESCRIPTIONS

PROJECT: CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	5 OF 5



PLA20-0045
PROPERTY LINE ADJUSTMENT
WAL-MART SUBDIVISION 4

THE CITY OF BENTONVILLE

Property Line Adjustment of Wal-Mart Sub 1, Lots 3 & 4, Wal-Mart Sub 3, Lot 1, Creating Wal-Mart Subdivision 4, Lots 1, 2, & 3

Wal-Mart Stores, Inc.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
2. 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.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4. This plat represents an Property Line Adjustment of the parcels recorded Plat Records Bk. 2011, Pg. 55 and Bk. P2, Pg. 691 and in Deed Records, Bk. 2006, Pg. 2826 & Bk. 1996, Pg. 68430 in the public records of Benton County, Arkansas.

   This plat represents an original survey of the parcel shown. It is part of a parcel described in the Deed Records, Bk. 2006, Pg. 2826 & Bk. 1996, Pg. 68430, in the public records of Benton County, Arkansas.
5. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
6. Basis of Bearings: NAD 83 State Plane Coordinate System Arkansas North zone derived by CEI Base.
7. Basis of Elevation: NAVD 88 derived by CEI Base.
8. Site Benchmark: See Sheet 2 & 3 for benchmark information block.
9. This survey is valid only if the drawing includes the seal and signature of the surveyor.
10. This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
11. This survey is based on a title search provided by City Title & Closing, File No. 17-5374 .
12. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
13. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
14. 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.
15. Subsurface and environmental conditions were not examined nor considered a part of this survey.
16. Multiple utility services are located within easements abutting or within the bounds of subject tract.
17. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
18. By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
19. No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bentonville GIS map.
    ~ A portion of this property is zoned I-2 (Heavy Industrial). The setbacks for zone I-2 are as follows:

Front (with parking):	75 feet	Front (without parking):	50 feet		
Side (adj to non-residential & ROW):	50 feet	Side (adj to residential):	75 feet		
Rear (adj to ROW):	50 feet	Rear (adj to non-residential):	50 feet	Rear (adj to residential):	75 feet

    ~ A portion of this property is zoned C-2 (General Commercial). The setbacks for zone C-2 are as follows:

Front (with parking):	50 feet	Front (without parking):	20 feet
Side (adj to non-residential):	7 feet	Side (adj to residential):	30 feet
Rear (adj to non-residential):	20 feet	Rear (adj to residential):	30 feet

20. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
21. There may not be fences or any other structures built in any drainage easements.
22. 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.
23. 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.
24. All structures must maintain minimum of 20' clearances from all electric lines.
25. 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 require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
26. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment not being on the lot line.
27. Relocation of any existing electrical facilities shall be at the owner's expense.
28. Owner\Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

VICINITY MAP

NOT TO SCALE

Latitude: 36°21'32"
Longitude: 94°11'32"

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 said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ Owner:_____

Subscribed and sworn before me, this _____ day of _____, 2020.

_____ _____
Notary Public My Commission Expires

City of Bentonville Project # PLA20-0045

State Survey Code: 500-20N-30W-0-32-200-04-1618

Certificate of Surveying Accuracy

I Dustin Riley, 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: 8.31.2020

Signed: _____
Registered Land Surveyor
No.1618
State of Arkansas

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Wal-Mart Stores, Inc.
South CUP
Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

Cover
SHEET TITLE

SHEET NUMBER
1 OF 5

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

© 2020 CEI ENGINEERING ASSOCIATES, INC.

Parent Tract Description- Lot 1:

Part of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 32, Township 20 North, Range 30 West, City of Bentonville, Benton County, Arkansas, and being more particularly described as;
Commencing at the NE Corner of the SW/4 of the SE/4 of said section 32; Thence along the East line of said SW/4 of the SE/4 S02°52;50"W 50.00 feet to the POINT OF BEGINNING; Thence continuing along said East line S02°52'50"W 1142.10 feet; Thence N87°15'21"W, 496.34 feet; Thence N46°28'52"W 28.06 feet; Thence N05°39'54"W 92.14 feet; Thence N02°17'48"E 207.44 feet; Thence N02°44'34"E 210.22 feet; Thence N27°12'15"E 67.65 feet to the South Right-of-Way line of SE 10th Street, Thence along said South Right-of-Way line S86°55'56"E 1229.80 feet to the POINT OF BEGINNING.

Parent Tract Description- Lot 3:

Lot 3 Wal-Mart Subdivision No. 1 to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book "P-2" Page 691.

Parent Tract Description- Lot 5:

Part of Lot 4 of Wal-Mart Subdivision No. 1 City of Bentonville, Benton County, Arkansas, as shown on Plat Book "P-2" Page 691 of the Benton County Records, and being more particularly described as; Commencing at the SE Corner of said Lot 4, Thence N88°31'20"W 34.55 feet to the POINT OF BEGINNING; Said point being on the North Right-of-Way line of SE 14th Street (Ark. Hwy. 102), Thence along said North Right-of-Way line N88°31'20"W 102.63 feet, Thence continuing along said North Right-of-Way N88°11'02"W 126.09 feet; Thence N87°1752"W 115.03 feet, Thence N38°34'05"W 9.59 feet; Thence N87°18'05"W 70.69 feet; Thence S38°37'23"W 8.89 feet to the North Right-of-Way of SE 14th Street (Ark. Hwy. 102); Thence along said North Right-of-Way line N87°17'52"W 67.53 feet; Thence S83°30'44"W 18.60 feet; Thence S08°44'33"E 20.5 feet; Thence N77°28'38"E 2.95 feet; Thence S15°12'29"E 50.34 feet; Thence S29°10'15"E 19.33 feet to the North Right-of-Way of SE 14th Street (Ark. Hwy. 102); Thence along said North Right-of-Way line N87°17'52"W 119.63 feet; Thence N58°16'08"E 43.87 feet; Thence N84°42'34"E 7.55 feet; Thence N08°36'58"E 7.30 feet; Thence N01°48'21"E 9.25 feet, Thence S87°15'21" W 74.09 feet; Thence N78°57'59"W 20.49 feet to the West line of said SE/4 of the SE/4; Thence along said West line N02°52'50"E 507.19 feet; Thence S87°14'20"E 1312.13 feet to the East line of said SE/4 of the SE/4; Thence along said East line S02°46'29"W 515.18 feet, Thence S32°51'03"W 68.80 feet to the POINT OF BEGINNING.

Survey Description- Lot 1:

A tract of land being a portion of Lot 1 of Wal-Mart Subdivision No. 3 according to Plat Book 2011, Page 55 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a found rebar being the Southeast corner of the Northwest Quarter (NW/4), of the Southeast Quarter (SE/4) of Section 32, Township 20 North, Range 30 West, according to Plat Book P2, Page 691;
THENCE South 02°39'12" West along the West boundary of Lot 3 of Wal-Mart Subdivision No. 1 according to Plat Book P2, Page 691, in the public records of Benton County, Arkansas, a distance of 76.79 feet to the POINT OF BEGINNING;
THENCE South 02°39'12" West said West boundary, a distance of 97.92 feet;
THENCE leaving said West boundary, South 60°17'58" West, a distance of 19.88 feet;
THENCE South 17°57'00" West, a distance of 25.58 feet; on a non-tangent curve to the left;
THENCE along the arc of said curve 51.28 feet, having a radius of 350.51 feet, through a central angle of 08°22'54", having a chord which bears South 64°37'11" West, 51.23 feet, on a compound tangent curve to the left;
THENCE along the arc of said curve 50.01 feet, having a radius of 89.86 feet, through a central angle of 31°53'18", having a chord bearing and distance of South 44°29'05" West, 49.37 feet, on a compound tangent curve to the left;
THENCE along the arc of said curve 57.97 feet, having a radius of 483.84 feet, through a central angle of 06°51'52", having a chord bearing and distance of South 25°06'30" West, 57.93 feet, on a compound tangent curve to the left;
THENCE along the arc of said curve 56.69 feet, having a radius of 52.70 feet, through a central angle of 61°38'28", having a chord bearing and distance of South 09°08'40" East, 54.00 feet, on a reverse tangent curve to the right;
THENCE along the arc of said curve 24.18 feet, having a radius of 11.49 feet, through a central angle of 120°31'48", having a chord bearing and distance of South 20°18'00" West, 19.96 feet, on a non-tangent curve to the left;
THENCE along the arc of said curve 74.76 feet, having a radius of 403.30 feet, through a central angle of 10°37'15", having a chord which bears South 82°57'35" West, 74.65 feet; on a compound tangent curve to the left;
THENCE along the arc of said curve 4.26 feet, having a radius of 196.85 feet, through a central angle of 01°14'24", having a chord bearing and distance of South 77°01'46" West, a distance of 4.26 feet, on a compound tangent curve to the left;
THENCE along the arc of said curve 15.11 feet, having a radius of 14.24 feet, through a central angle of 60°46'50", having a chord bearing and distance of South 46°01'09" West, 14.41 feet;
THENCE South 15°02'30" West, a distance of 15.41 feet;
THENCE South 74°57'30" East, a distance of 31.16 feet; Point of Curvature to the right;
THENCE along the arc of said curve 114.36 feet, having a radius of 85.00 feet, through a central angle of 77°05'22", having a chord bearing and distance of South 36°24'49" East, 105.93 feet, on a reverse tangent curve to the left;
THENCE along the arc of said curve 163.02 feet, having a radius of 585.70 feet, through a central angle of 15°56'51", having a chord bearing and distance of South 05°50'33" East, 162.49 feet;
THENCE South 15°17'05" East, a distance of 30.00 feet; on a non-tangent curve to the left;
THENCE along the arc of said curve 91.20 feet, having a radius of 60.00 feet, through a central angle of 87°05'31", having a chord which bears South 60°30'48" East, 82.67 feet;
THENCE North 75°53'13" East, a distance of 5.74 feet to the West boundary of Lot 5 of the aforementioned Wal-Mart Subdivision No. 1;
THENCE South 02°39'12" West along said West boundary, a distance of 446.92 feet to a found rebar on the North Right of Way of SE 14th Street according to Plat Book 2011, Page 54 the following 4 calls;

1. North 87°30'44" West, a distance of 584.80 feet to a found rebar;
2. South 81°10'04" West, a distance of 122.27 feet to a found rebar;
3. North 87°30'44" West, a distance of 496.34 feet to a found;
4. North 46°44'15" West, a distance of 28.06 feet to a found rebar;

THENCE leaving said Right of Way and along the East Right of Way of SE J Street according to Plat Book 2011, Page 55, the following 9 calls;

1. North 02°37'27" West, a distance of 221.30 feet to a found rebar;
2. North 21°56'24" West, a distance of 26.75 feet to a found rebar;
3. North 02°23'08" East, a distance of 236.13 feet to a found rebar;
4. North 14°12'47" East, a distance of 71.10 feet to a found rebar;
5. North 01°14'13" East, a distance of 33.82 feet to a found rebar
6. North 05°55'17" West, a distance of 92.14 feet to a found rebar;
7. North 02°02'25" East, a distance of 207.44 feet to a found rebar;
8. North 02°29'11" East, a distance of 210.22 feet to a found rebar;
9. North 26°33'35" East, a distance of 48.84 feet to a found rebar;

THENCE leaving said Right of Way, South 86°55'56" East, a distance of 1,238.24 feet the POINT OF BEGINNING; containing 1,359,595 square feet or 31.21 acres, more or less.

Parent Tract Description- Lot 2:

A tract of land being all of Lot 3 and a portion of Lot 5 of Wal-Mart Subdivision No. 1 according to Plat Book 2011, Page 54 and a portion of Lot 1 of Wal-Mart Subdivision No. 3 according to Plat Book 2011, Page 55 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a found rebar, being the Southeast (SE) corner, of the Northwest Quarter (NW/4), of the Southeast Quarter (SE/4), of Section 32, Township 20 North, Range 30 West;
THENCE along the North boundary of said Lot 3, the following 3 calls,

1. South 87°24'08" East, a distance of 918.52 feet;
2. North 02°44'36" East, a distance of 110.84 feet;
3. South 87°23'20" East, a distance of 391.88 feet

THENCE leaving said North boundary, South 02°32'15" West along the West boundary of said Lot 3, a distance of 798.24 feet to a found rebar;
THENCE leaving said West boundary, North 87°28'21" West along the South boundary of said Lot 3, a distance of 1,015.40 feet, on a non-tangent curve to the right;
THENCE along the arc of said curve 33.75 feet, having a radius of 631.37 feet, through a central angle of 03°03'44", having a chord which bears South 40°20'35" West, 33.74 feet, on a non-tangent curve to the right;
THENCE along the arc of said curve 40.62 feet, having a radius of 50.00 feet, through a central angle of 46°33'05", having a chord which bears South 75°15'45" West, 39.52 feet, on a compound tangent curve to the right;
THENCE along the arc of said curve 69.73 feet, having a radius of 405.77 feet, through a central angle of 09°50'44", having a chord bearing and distance of North 76°32'20" West, 69.64 feet, on a reverse tangent curve to the left;
THENCE along the arc of said curve 66.46 feet, having a radius of 110.00 feet, through a central angle of 34°37'04", having a chord bearing and distance of North 88°55'30" West, 65.45 feet, on a reverse tangent curve to the right;
THENCE along the arc of said curve 115.66 feet, having a radius of 3,047.30 feet, through a central angle of 02°10'29", having a chord bearing and distance of South 74°51'13" West, 115.65 feet, on a compound tangent curve to the right;
THENCE along the arc of said curve 91.20 feet, having a radius of 60.00 feet, through a central angle of 87°05'31", having a chord bearing and distance of North 60°30'48" West, 82.67 feet;
THENCE North 15°17'05" West, a distance of 30.00 feet, on a non-tangent curve to the right;
THENCE along the arc of said curve 163.02 feet, having a radius of 585.70 feet, through a central angle of 15°56'51", having a chord which bears North 05°50'33" West, 162.49 feet, on a reverse tangent curve to the left;
THENCE along the arc of said curve 114.36 feet, having a radius of 85.00 feet, through a central angle of 77°05'22", having a chord bearing and distance of North 36°24'49" West, 105.93 feet;
THENCE North 74°57'30" West, a distance of 31.16 feet;
THENCE North 15°02'30" East, a distance of 15.41 feet, on a non-tangent curve to the right;
THENCE along the arc of said curve 15.11 feet, having a radius of 14.24 feet, through a central angle of 60°46'50", having a chord which bears North 46°01'09" East, 14.41 feet on a compound tangent curve to the right;
THENCE along the arc of said curve 4.26 feet, having a radius of 196.85 feet, through a central angle of 01°14'24", having a chord bearing and distance of North 77°01'46" East, 4.26 feet on a compound tangent curve to the right;
THENCE along the arc of said curve 74.76 feet, having a radius of 403.30 feet, through a central angle of 10°37'15", having a chord bearing and distance of North 82°57'35" East, 74.65 feet on a non-tangent curve to the left;
THENCE along the arc of said curve 24.18 feet, having a radius of 11.49 feet, through a central angle of 120°31'48", having a chord which bears North 20°18'00" East, 19.96 feet on a reverse tangent curve to the right;
THENCE along the arc of said curve 56.69 feet, having a radius of 52.70 feet, through a central angle of 61°38'28", having a chord bearing and distance of North 09°08'40" West, 54.00 feet on a compound tangent curve to the right;
THENCE along the arc of said curve 57.97 feet, having a radius of 483.84 feet, through a central angle of 06°51'52", having a chord bearing and distance of North 25°06'30" East, 57.93 feet on a compound tangent curve to the right;
THENCE along the arc of said curve 50.01 feet, having a radius of 89.86 feet, through a central angle of 31°53'18", having a chord bearing and distance of North 44°29'05" East, 49.37 feet on a compound tangent curve to the right;
THENCE along the arc of said curve 51.28 feet, having a radius of 350.51 feet, through a central angle of 08°22'54", having a chord bearing and distance of North 64°37'11" East, 51.23 feet;
THENCE North 17°57'00" East, a distance of 25.58 feet on a non-tangent curve to the left;
THENCE along the arc of said curve 19.88 feet, having a radius of 253.43 feet, through a central angle of 04°29'42", having a chord which bears North 60°17'58" East, 19.88 feet;
THENCE North 02°39'12" East along the West boundary of aforementioned Lot 3, a distance of 174.71 feet to the POINT OF BEGINNING; containing 1,016,917 square feet or 23.35 acres, more or less.

Property Line Table			Property Line Table			Property Curve Table					
Line #	Direction	Length	Line #	Direction	Length	Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
L1	N15°17'05"W	30.00'	L21	S39°24'39"E	19.33'	C1	631.37'	33.75'	3°03'44"	S40°20'35"W	33.74'
L2	N74°57'30"W	31.16'	L22	N87°32'16"W	119.63'	C2	50.00'	40.62'	46°33'05"	S75°15'45"W	39.52'
L3	N15°02'30"E	15.41'	L23	N18°15'00"W	42.81'	C3	405.77'	69.73'	9°50'44"	N76°32'20"W	69.64'
L4	N17°57'00"E	25.58'	L24	N58°11'20"E	43.99'	C4	110.00'	66.46'	34°37'04"	N88°55'30"W	65.45'
L5	N46°44'15"W	28.06'	L25	N84°28'10"E	7.55'	C5	3047.30'	115.66'	2°10'29"	S74°51'13"W	115.65'
L6	N21°56'24"W	26.75'	L26	N08°22'34"E	7.30'	C6	60.00'	91.20'	87°05'31"	N60°30'48"W	82.67'
L7	N14°12'47"E	71.10'	L27	N00°33'57"E	9.25'	C7	585.70'	163.02'	15°56'51"	N5°50'33"W	162.49'
L8	N01°14'13"E	33.82'	L28	S86°47'56"W	19.89'	C8	85.00'	114.36'	77°05'22"	N36°24'49"W	105.93'
L9	N05°55'17"W	92.14'	L29	S47°24'02"W	14.68'	C9	14.24'	15.11'	60°46'50"	N46°01'09"E	14.41'
L10	N26°33'35"E	48.84'	L30	N87°29'45"W	74.09'	C10	196.85'	4.26'	1°14'24"	N77°01'46"E	4.26'
L11	S32°33'35"W	68.92'	L31	N79°12'23"W	20.49'	C11	403.30'	74.76'	10°37'15"	N82°57'35"E	74.65'
L12	N38°48'29"W	9.59'				C12	11.49'	24.18'	120°31'48"	N20°18'00"E	19.96'
L13	N87°32'29"W	70.69'				C13	52.70'	56.69'	61°38'28"	N9°08'40"W	54.00'
L14	S38°22'59"W	8.89'				C14	483.84'	57.97'	6°51'52"	N25°06'30"E	57.93'
L15	N48°23'07"W	34.47'				C15	89.86'	50.01'	31°53'18"	N44°29'05"E	49.37'
L16	N19°03'50"W	67.53'				C16	350.51'	51.28'	8°22'54"	N64°37'11"E	51.23'
L17	S83°16'20"W	18.60'				C17	253.43'	19.88'	4°29'42"	N60°17'58"E	19.88'
L18	S08°58'57"E	20.50'									
L19	N77°14'14"E	2.95'									
L20	S15°26'53"E	50.34'									

Survey Description- Lot 3:

A portion of Lot 5 of Wal-Mart Subdivision No. 1 according to Plat Book 2011, Page 54 in the public records of Benton County, Arkansas, and being described by metes and as follows:

COMMINCING at a found rebar being the Southeast (SE) Corner of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section 32, Township 20, North Range 30 West, according to Plat Book. P2, Page 691;
THENCE South 02°39'12" West along the East boundary of Lot 1 of Wal-Mart Subdivision No. 3 according to Plat Book 2011, Page 55, a distance of 749.39 feet on a non-tangent curve to the left and the POINT OF BEGINNING;
THENCE along the arc of said curve 109.91 feet, having a radius of 3,047.30 feet, through a central angle of 02°04'00", having a chord which bears North 74°47'58" East, 109.91 feet, on a reverse tangent curve to the right;
THENCE along the arc of said curve 66.46 feet, having a radius of 110.00 feet, through a central angle of 34°37'04", having a chord bearing and distance of South 88°55'30" East, 65.45 feet, on a reverse tangent curve to the left;
THENCE along the arc of said curve 69.73 feet, having a radius of 405.77 feet, through a central angle of 09°50'44", having a chord bearing and distance of South 76°32'20" East, 69.64 feet, on a compound tangent curve to the left;
THENCE along the arc of said curve 40.62 feet, having a radius of 50.00 feet, through a central angle of 46°33'05", having a chord bearing and distance of North 75°15'45" East, 39.52 feet, on a non-tangent curve to the left;
THENCE along the arc of said curve 33.75 feet, having a radius of 631.37 feet, through a central angle of 03°03'44", having a chord which bears North 40°20'35" East, 33.74 feet;
THENCE South 87°28'21" East along the North boundary of aforementioned Lot 5, a distance of 1,015.40 feet to a found rebar;
THENCE leaving said North boundary, South 02°32'15" West along the East boundary of said Lot 5, a distance of 515.00 feet to a found rebar;
THENCE South 32°33'35" West, a distance of 68.92 feet to a found rebar on the North Right of Way of SE 14th Street;
THENCE along said North Right of Way, the following 24 calls;

1. North 88°45'43" West, a distance of 102.79 feet to a found rebar;
2. North 88°25'26" West, a distance of 125.98 feet to a found rebar;
3. North 87°32'18" West, a distance of 115.10 feet to a found rebar;
4. North 38°48'29" West, a distance of 9.59 feet to a found rebar;
5. North 87°32'29" West, a distance of 70.69 feet to a found rebar;
6. South 38°22'59" West, a distance of 8.89 feet to a found rebar;
7. North 87°32'16" West, a distance of 602.98 feet to a found rebar;
8. North 48°23'07" West, a distance of 34.47 feet to a found rebar;
9. North 19°03'50" West, a distance of 67.53 feet to a found rebar;
10. South 83°16'20" West, a distance of 18.60 feet to a found rebar;
11. South 08°58'57" East, a distance of 20.50 feet (to a found set point);
12. North 77°14'14" East, a distance of 2.95 feet to a found rebar;
13. South 15°26'53" East, a distance of 50.34 feet to a found rebar;
14. South 39°24'39" East, a distance of 19.33 feet to a found rebar;
15. North 87°32'16" West, a distance of 119.63 feet;
16. North 18°15'00" West, a distance of 42.81 feet;
17. North 58°11'20" East, a distance of 43.99 feet to a found rebar;
18. North 84°28'10" East, a distance of 7.55 feet to a found rebar;
19. North 08°22'34" East, 7.30 feet to a found rebar;
20. North 00°33'57" East, a distance of 9.25 feet to a found rebar;
21. South 86°47'56" West, a distance of 19.89 feet to a found rebar;
22. South 47°24'02" West, a distance of 14.68 feet to a found rebar;
23. North 87°29'45" West, a distance of 74.09 feet to a found rebar;
24. North 79°12'23" West, a distance of 20.49 feet to a found rebar;

THENCE leaving said Right of Way line, North 02°39'12" East along the West boundary of aforementioned Lot 5, a distance of 446.92 feet the POINT OF BEGINNING; containing 739,781 square feet or 16.98 acres, more or less.

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-20N-30W-0-32-200-04-1618

City of Bentonville Project # PLA20-0045

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Wal-Mart Stores, Inc.
South CUP
Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

Descriptions & Tables

SHEET TITLE

SHEET NUMBER

2 OF 5

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

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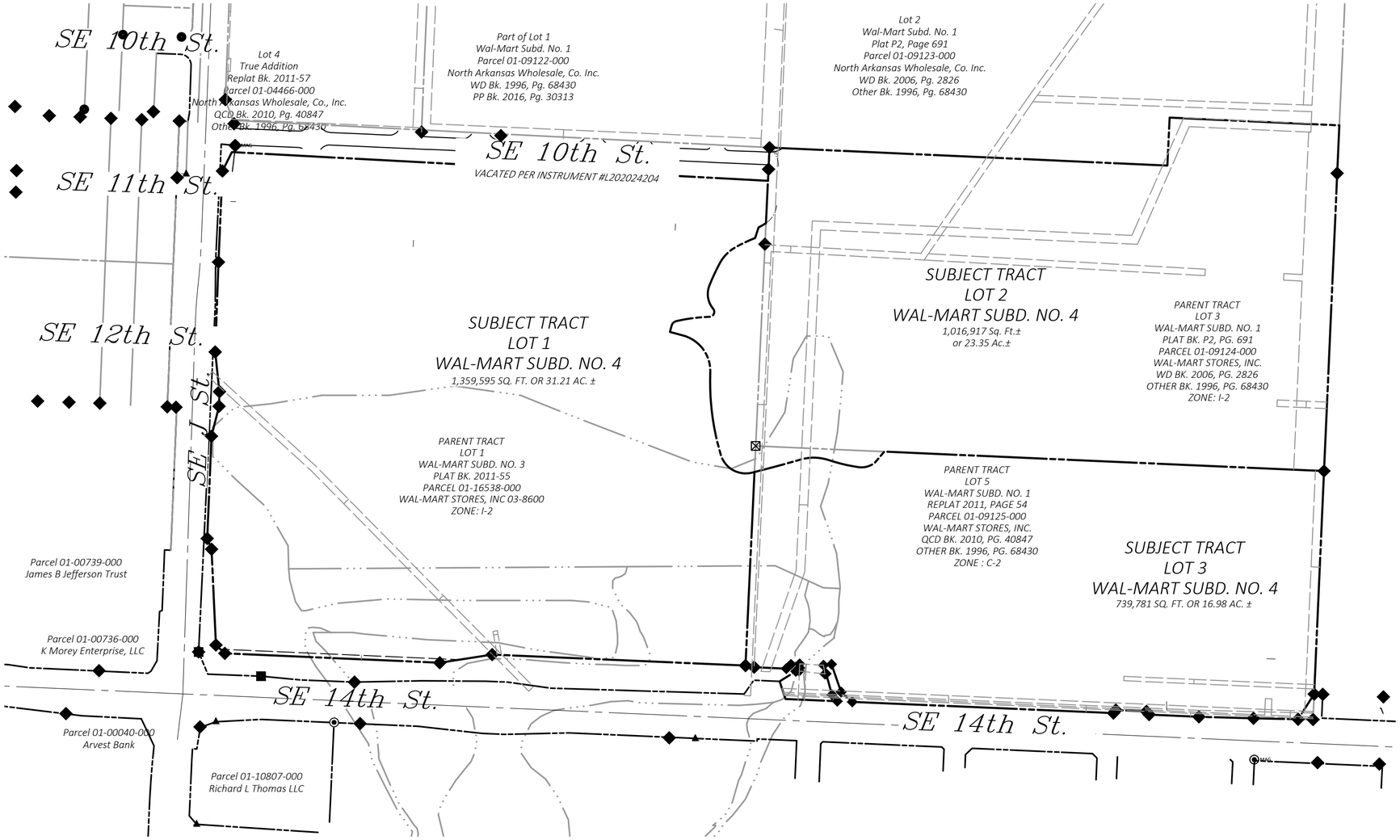

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-20N-30W-0-32-200-04-1618

City of Bentonville Project # PLA20-0045

CEI ENGINEERING ASSOCIATES, INC.
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Wal-Mart Stores, Inc.
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Bentonville, Benton County, Arkansas

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STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

Overview

SHEET TITLE

SHEET NUMBER

3 OF 5

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

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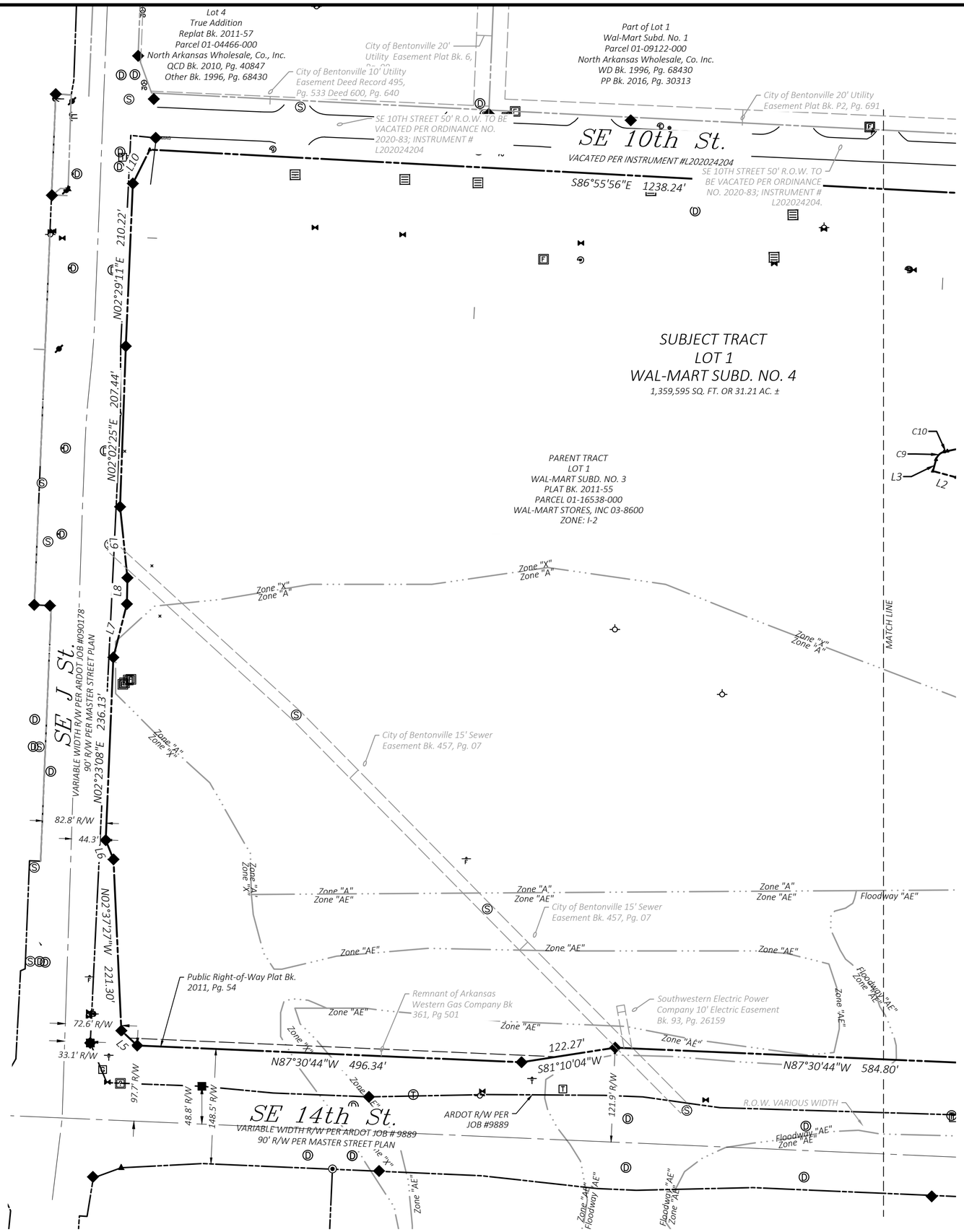

Legend

- Boundary Line
- Adjoining Boundary Line
- FEMA Flood Line
- Right-of-Way Line
- Easement Line
- Found Monument
- Bearing & Distance Change
- Found Brass Cap
- Found Chiseled "X"
- Found Nail (As Noted)
- Found Pipe (As noted)
- Electric Riser
- Telephone Riser
- Gas Riser
- Fiber Optic Vault
- Unknown Vault
- Drainage Manhole (DMH)
- Sewer Manhole (SMH)
- Telephone Manhole (TMH)
- Gas Meter
- Electric Meter
- Water Meter
- Grate Inlet (Circular) (GIC)
- Grate Inlet (GI)
- Fire Hydrant
- Water Valve
- Guy Wire / Anchor
- Utility Pole
- Fire Department Connection
- Fiber Optic Warning Post
- Warning Fiber Optic Line Sign
- Warning Telephone Line Sign
- Sewer Clean Out

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-20N-30W-0-32-200-04-1618

City of Bentonville Project # PLA20-0045

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

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3108 SW REGENCY PKWY
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3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Wal-Mart Stores, Inc.
South CUP

Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO.1618
SIGNATURE
JUSTIN RILEY

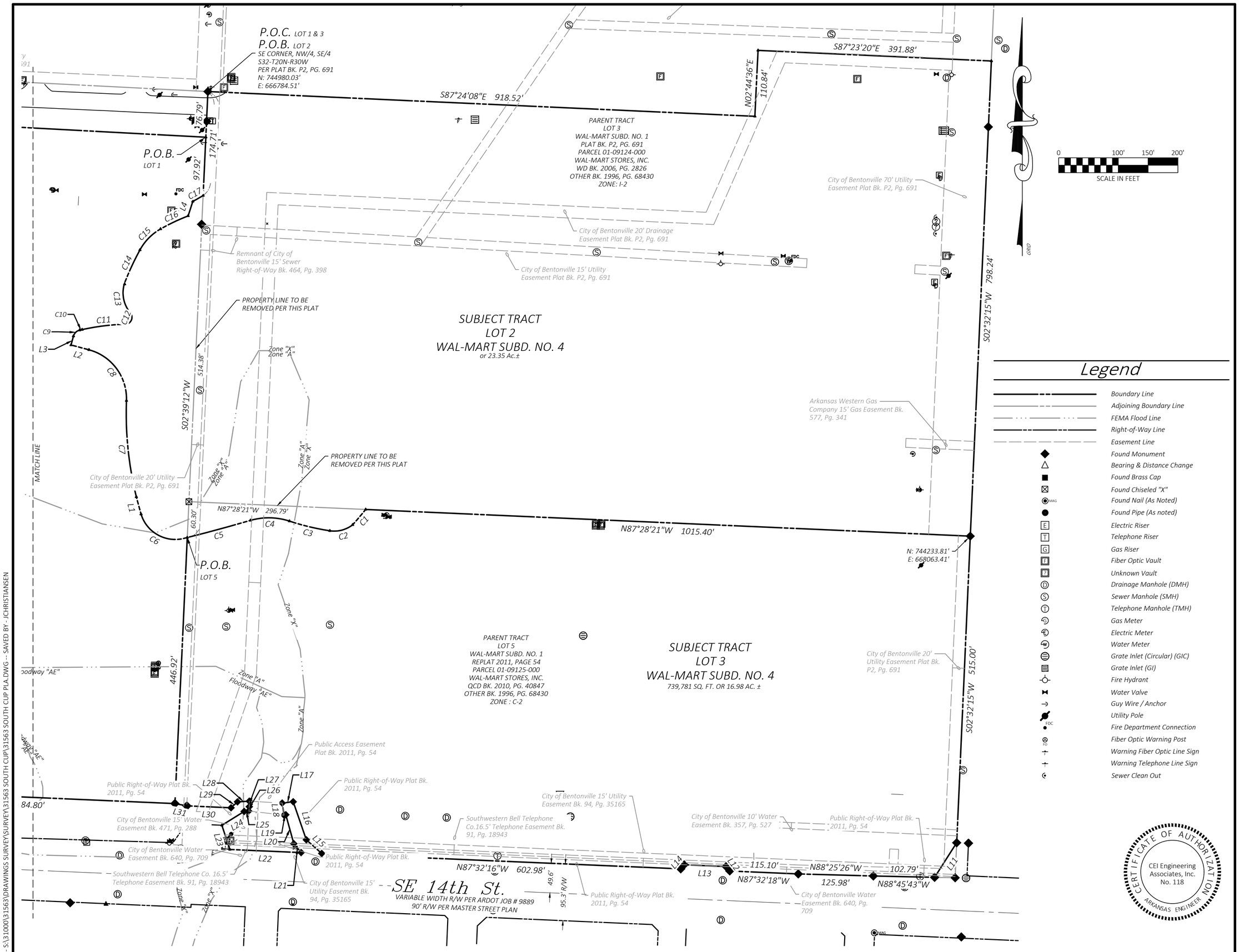
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

West Lot

SHEET TITLE

SHEET NUMBER

4 OF 5



State Survey Code: 500-20N-30W-0-32-200-04-1618

City of Bentonville Project # PLA20-0045

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
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CORPORATE TBPLS FIRM #10031500

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Wal-Mart Stores, Inc.
South CUP

Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc.
No. 118
ARKANSAS ENGINEER

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

East Lots

SHEET TITLE

SHEET NUMBER

5 OF 5

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

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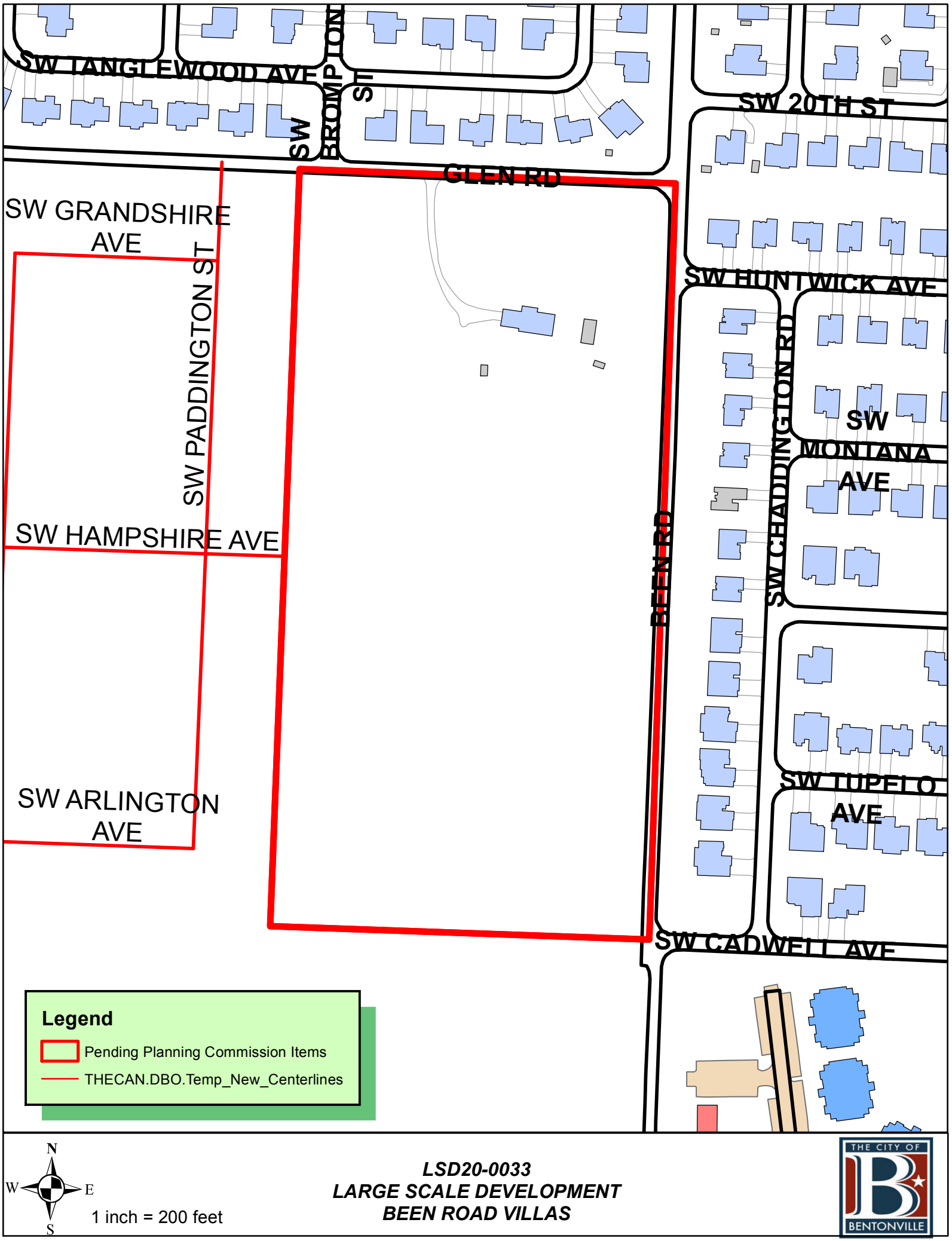
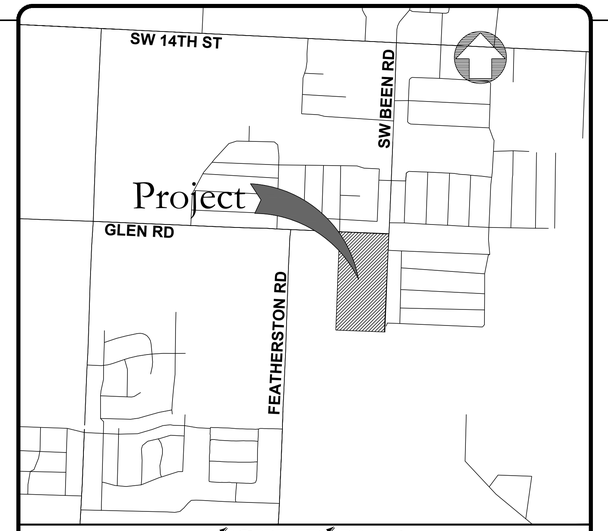


LSD20-0033
LARGE SCALE DEVELOPMENT
BEEN ROAD VILLAS

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT (LSD20-0033)

9549 GLEN RD
BENTONVILLE, AR 72713



VICINITY MAP
N.T.S.

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF BENTONVILLE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-00828-070
610 Towson Avenue
PO Box 2207
Fort Smith, AR 72902
479.783.5191

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

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

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Brian Bahr, Planning Director
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boydston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

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

City of Bentonville - Water Department
Attn: Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140
pnewbill@bentonvillear.com

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Mike Roberts
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
mroberts@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentonville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

UTILITY INFORMATION:

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 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

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

CABLE COMPANY
COX COMMUNICATIONS
ATTN: 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

LEGAL DESCRIPTION

PART OF THE NE CORNER OF THE SE 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 2;
THENCE S 02°06'40" W 1321.13 FEET TO A FOUND COTTON PICKER SPINDLE;
THENCE N 87°41'02" W 662.70 FEET TO A FOUND IRON PIN;
THENCE N 02°13'23" E 1320.38 FEET TO A FOUND IRON PIN;
THENCE S 87°44'57" E 660.12 FEET TO THE POINT OF BEGINNING CONTAINING 873557.12 SQUARE FEET OR 20.05 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CERTIFICATIONS:

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

Sheet List Table

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	General Notes
C2.0	Site Plan
C3.0	Demolition and Erosion Control Phase 1 Plan
C3.1	Erosion Control Phase 2 Plan
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan - LSD
C6.0	Landscaping Plan - LSD
C10.4	BWSD Construction Details (1/2)
C10.5	BWSD Construction Details (2/2)
E1	ELECTRIC DESIGN (1/3)
E2	ELECTRIC DESIGN (2/3)
E3	ELECTRIC DESIGN (3/3)
1	ELECTRIC DETAILS (1/3)
2	ELECTRIC DETAILS (2/3)
3	ELECTRIC DETAILS (3/3)

CITY APPROVAL STAMP

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

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

STATE OF ARKANSAS PROFESSIONAL ENGINEER No. 11426 PHILLIP E. SWOPE 8/24/2020

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

DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

DATE: 8/24/2020
REVISED: XX-XX-XXXX

C1.0

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PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

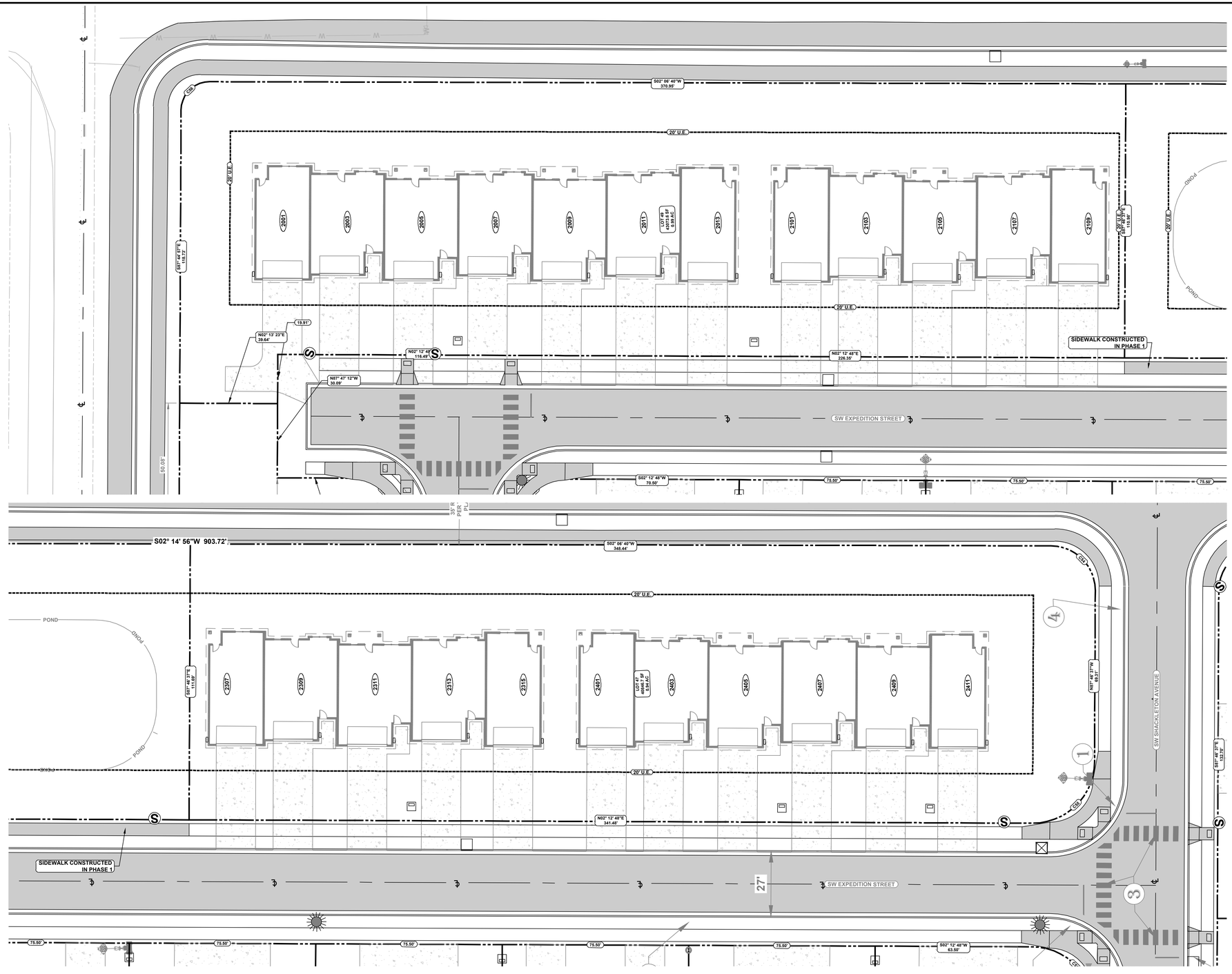
SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

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



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

SITE PLAN

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

NO.	DATE	REVISION
1	05/26/2020	XXXXXXXXXX

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8599 office
479.250.4265 fax
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 04/15/2020	CITY PROJECT NUMBER: LSD20-0033
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C2.0	

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PROPOSED FEATURES

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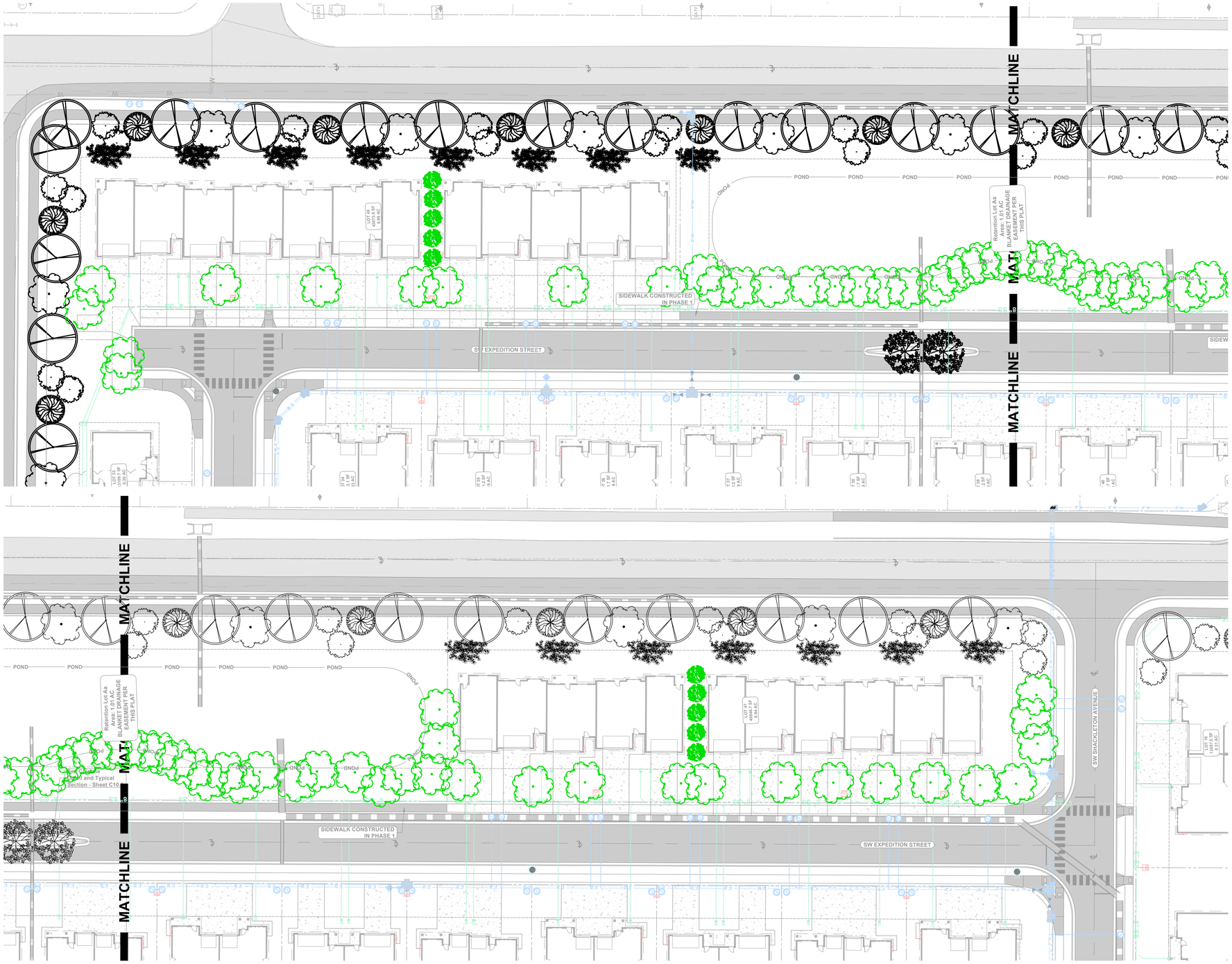
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

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



LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, 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.
8. TREE REMOVAL GUARANTEE STATEMENT, 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.

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 1100 FT
1 SHADE TREE PER 20 FT

1100 / 20 = 55
55 SHADE TREES REQUIRED
55 SHADE TREES PROVIDED

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PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
55		NORWEGIAN SUNSET MAPLE Acer x. Norwegian Sunset	4.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
10		FOSTER HOLLY Ilex attenuata 'Fosteri'	2.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 20 FT & 10 FT

PERIMETER TREES ARE INCLUDED IN THE PRELIMINARY PLAT'S LANDSCAPE PLAN

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

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

SEEDING AND SODDING NOTE:

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

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER D. JOHNSON
License Number 5138
STATE OF ARKANSAS
5/29/20

LANDSCAPING PLAN - LSD

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
####
####

NO.	DATE	REVISION
1	04/06/2020	XXXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
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Materials Testing
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, AR 72756
479.685.8399 office
479.250.4285 fax

DRAWN BY: PHIL	JOB NUMBER: 19-126
SUBMITTAL DATE: 08/24/2020	SCALE: AS NOTED
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C6.0	

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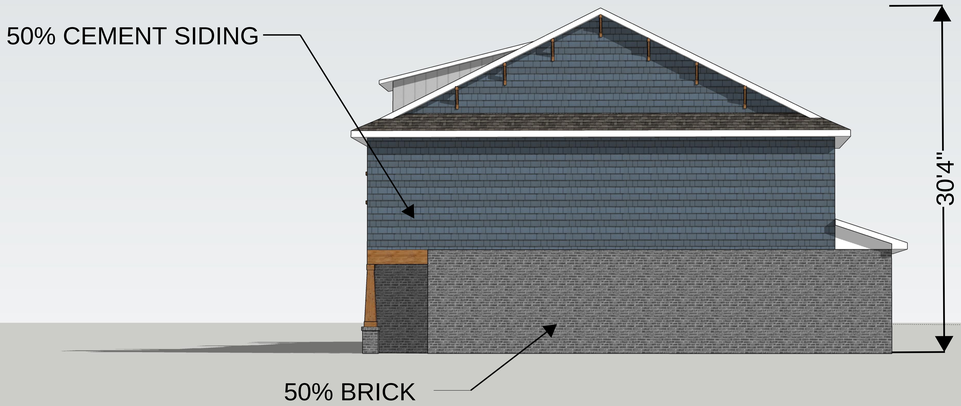
50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
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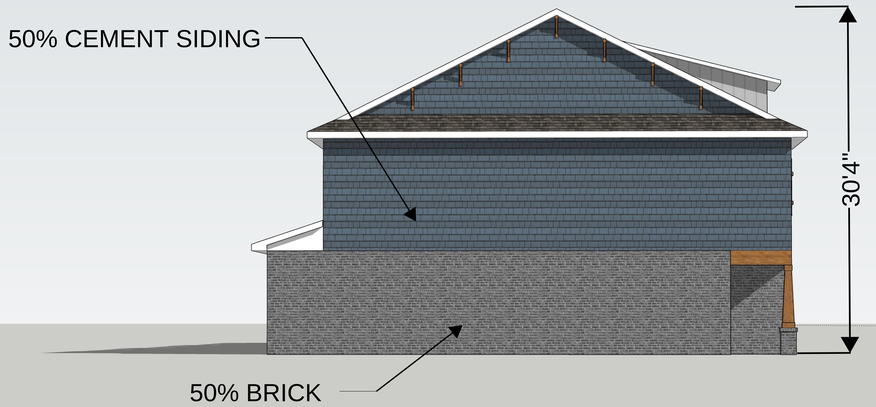
50% CEMENT SIDING
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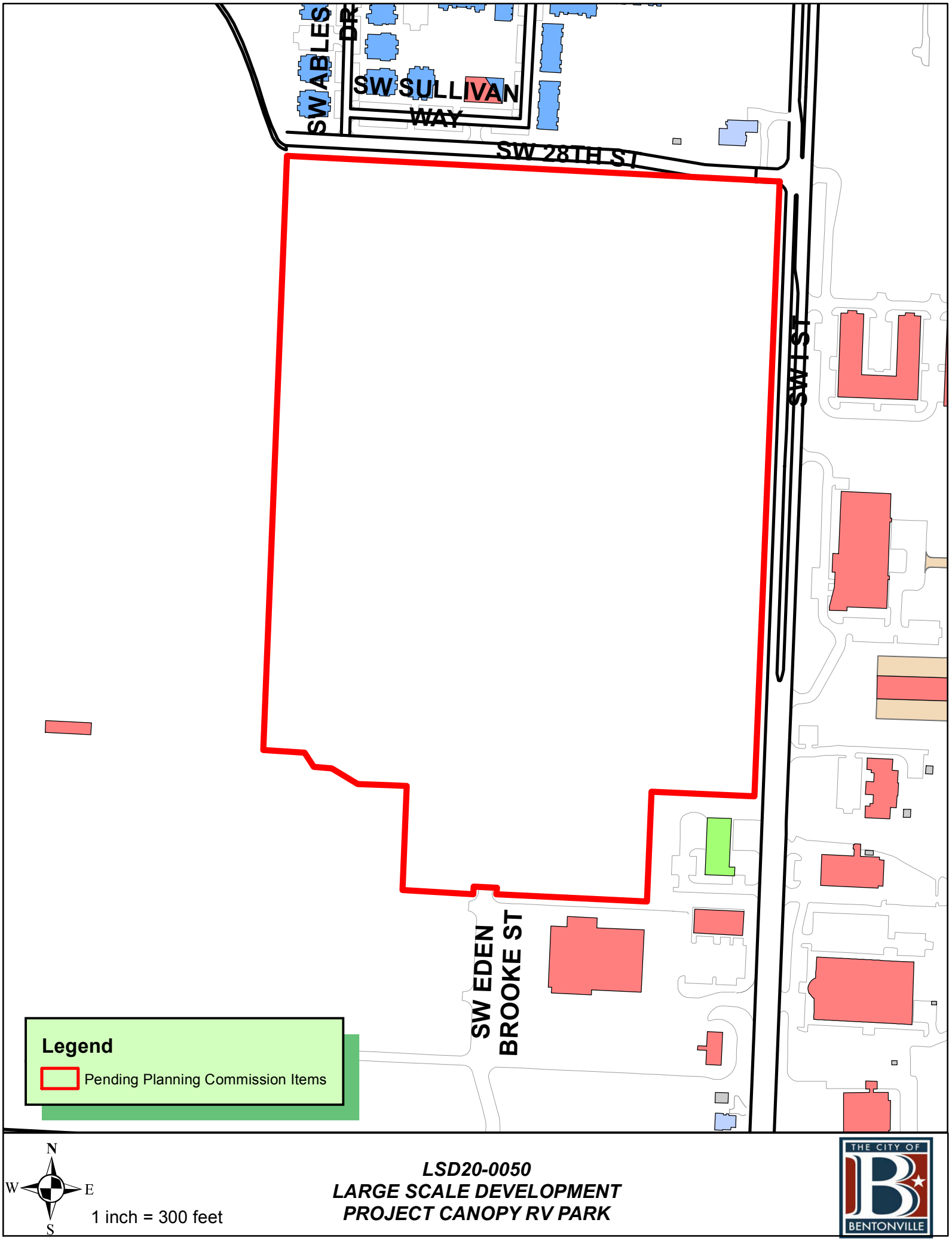

LSD20-0050
LARGE SCALE DEVELOPMENT
PROJECT CANOPY RV PARK

THE CITY OF BENTONVILLE

modus studio
architecture + prototyping

www.modusstudio.com
contact@modusstudio.com
15 n. church ave. #102
fayetteville, ar 72701
4 7 9 4 5 5 5 5 7 7

August 25, 2020

Jon Stanley
City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

Re: Project Canopy - Building Material Waiver Request

Dear Mr. Stanley,

On behalf of Act II and EDG/Modus Studio, we are hereby requesting a waiver of the *City of Bentonville Subdivision Code, Article 1100 Section 1100.21E Building material*. This waiver is respectfully requested to allow us to create a building with materials that fit into an Arkansas architectural vernacular framework as well as the existing building material compositions of the local area around SW I St. in Bentonville.

City of Bentonville Subdivision Code, Article 1100 Section 1100.21E states that a minimum of two primary building materials are required constituting at least 75 percent of the wall area. We are proposing two walls that use only one material. They are comprised entirely of glazing. Also *since a large portion of our building design is an open air pavilion, we are proposing that the void areas on the facade be classified the same as the glazing material so that we are able to meet the primary building material percentage standards as written in the city code. Article 1100 Section 1100.21E also states that ribbed metal panel is prohibited. We are proposing the use of a corrugated metal panel.*

We believe that the use of high quality architectural metal panel in this design as noted on the elevations will provide an Arkansas vernacular aesthetic to the building that will fit in well with many already existing buildings in the area as is requested in *Article 1100 Section 1100.21G* and this will add a level of unification to the cityscape at large.

Thank you for your consideration of this request and please let us know if you need additional information.

Sincerely,

Chris Baribeau

PROJECT CANOPY - ARCHITECTURAL METAL PANEL SPECIFICATION
LSD20-0050

ARCHITECTURAL METAL PANEL PRECEDENTS

Architectural Roof and Wall Products Guide Specifications

Western States Metal Roofing
901 W. Watkins St.
Phoenix, AZ 85007
PH: 602-495-0048
FX: 602-261-7726

FORMED METAL ROOF AND WALL PANELS

This Guide Specification is to be used to develop an office master specification for a project. In either case, this Guide Specification must be edited to fit the conditions of use. Particular attention should be given to the deletion of inapplicable provisions. Include necessary items related to a particular project. Include appropriate requirements where blank spaces have been provided.

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and other contract documents, listed in the agreement between the Owner and Contractor, apply to this section.

1.2 SUMMARY

A. Section includes:

1. Preformed metal wall panels.
2. Preformed metal roof panels.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Pre-installation Conference: Conduct conference at project site.

B. Coordination:

1. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.
2. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leak proof, secure, and noncorrosive installation.

1.4 SUBMITTALS

A. Product Data:

1. Include construction details, material descriptions, dimensions of individual components and profiles and finishes for each type of panel and accessory.

B. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, accessories and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.

C. Samples:

1. Metal Panels: 12 inches long by actual panel width. Include fasteners, closures, and other metal panel accessories.

D. Qualification Data: For Installer.

E. Product Test Reports: For each product, for tests performed by a qualified testing agency.

F. Filed quality – control reports.

G. Sample Warranties: For special warranties.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who have a minimum of 3 years' experience in the installation of metal roof / wall panels.

B. Mockups: Build mockup; to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1.6 DELIVERY, STORAGE AND HANDLING

A. Deliver components, metal panels and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.

B. Store metal panels in a manner to prevent bending, warping, twisting and surface damage.

C. Stack metal panels horizontally on platforms or pallets, covered with suitable weather tight and ventilated covering. Store metal panels to ensure dryness with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting or other surface damage.

D. Retain strippable protective covering on metal panels during installation.

1.7 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.8 WARRANTY

A. MANUFACTURER'S PRODUCT WARRANTY

1. Manufacturer's standard coating performance warranty, as available for specified installation and environmental conditions. (Contact a WSMR Representative to determine actual warranty criteria)

B. CONTRACTORS WARRANTY

1. Warrant panels, flashings, sealants, fasteners, and accessories against defective materials and/ or workmanship, to remain watertight and weatherproof with normal usage for two (2) years following Project Substantial Completion date.

PART 2 – PRODUCTS

2.1 MANUFACTURER

A. Western States Decking, Inc., DBA - Western States Metal Roofing, 901 W. Watkins St., Phoenix, AZ 85007; Phone: (877) 787-5467; Fax: (602) 261-7726

Email: sales@paintedrustedroofing.com
Website: www.paintedrustedroofing.com

B. Substitutions: In accordance with contract documents.

2.2 METAL ROOF PANELS

A. 7/8" Corrugated Profile; Exposed Fastener Metal Panels: Metal panel consisting of formed metal sheet with alternating curved ribs, installed by lapping edges of adjacent panels.

1. Metal Panel Designation: 7/8" Corrugated
2. Metallic- Coated Steel Sheet: Aluminum- zinc alloy- coated steel sheet minimum (Zincalume® or Galvalume®) complying with ASTM A 792/ A 792M, Class AZ50 coating designation; structural quality.

a. Nominal Thickness: [24 Gauge]
b. Exterior Finish Available In: Cool Tech ® 500 PVDF Paint System

i. Matte Black

3. Grade of Steel:

    a. 24 Gauge – Grade 50

4. Panel Coverage: 34 2/3” Roof / 37” Wall
5. Panel Height: 7/8” inch
6. Continuous Rib Spacing: 2.67” inch on center

2.3 ACCESSORIES

A. Self-Adhering, High- Temperature Underlayment: Provide self-adhering, cold applied, sheet underlayment, a minimum of 30 mils thick, specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer when recommended by underlayment manufacturer.

1. Thermal Stability: Stable after testing at 220 deg F; ASTM D 1970.
2. Low- Temperature Flexibility: Passes after testing at minus 20 deg F; ASTM D 1970.

B. Miscellaneous Metal Sub framing and Furring: ASTM C 645; cold formed, metallic- coated steel sheet, ASTM A 653/ A 653M, G90 coating designation or ASTM A 792/ A 792M, Class AZ55 aluminum- zinc alloy coating designation unless otherwise indicated. Provide manufacture’s standard sections as required for support and alignment of metal panel system.

C. Panel accessories: Provide components required for a complete, weather tight panel system including trim, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.

1. Closures: Provide closures at eaves and ridges, fabricated of same metal as metal panels.
2. Backing Plates; Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
3. Closure Strips: Closed-cell, expanded, cellular, rubber or cross linked, polyolefin-foam or closed-cell laminated polyethylene; minimum I -inch-thick, flexible closure strips; cut or pre-molded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weather tight construction.

D. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish systems adjacent metal panels.

E. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide EPDM or PVC sealing washers for exposed fasteners.

F. Panel Sealants: Provide sealant type recommended by manufacturers that are compatible with panel materials, are non-staining and do not damage panel finish.

G. Metal Protection: When dissimilar metals contact each other or corrosive substrates, protect against galvanic.

2.4 FABRICATION

A. General: Fabricate and finish metal panels and accessories at the factory, by manufacturers Standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

C. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendation in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

2.5 FINISHES

A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one- half of the range of approved Samples. Noticeable variations in same piece are unacceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Steel Panels Finish:

1. Exterior Finish: Western States Metal Roofing, Cool Tech ® 500 PVDF Paint System, Fluoropolymer Two Coat System: 0.2 – 0.3 mil primer with 0.7 – 0.8 mil 70 percent PVDF fluoropolymer color coat, AAMA 621, meeting solar reflectance index requirements.

2. Interior Finish: Standard Poly backer finish consisting of 0.15 – 0.25 primer coat and a 0.25 – 0.35 mil wash coat with a minimum total dry film thickness of 0.4 – 0.5 mil.

PART 3- EXECUTION

3.1 EXAMINATION

A. Examine substrates, area, and conditions, with installer present, for compliance with requirements for installation tolerances, metal panel supports, and other conditions affecting performance of the work.

1. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer.

2. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal roof panel manufacture.

    a. Verify that air or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Miscellaneous Supports: Install sub framing, furring and other miscellaneous panel support members and anchorage according to ASTM C 754 and metal panel manufacturer's written recommendations.

3.3 UNDERLAYMENT INSTALLATION

A. Self- Adhering Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply at locations indicated on Drawings, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches staggered 24 inches between courses. Overlap side edges not less than 3- ½ inches. Roll laps with roller. Cover underlayment within 14 days.

B. Felt Underlayment: Apply at locations indicated [below] [on drawings], in shingle fashion to shed water. And with lapped joints of not less than 2 inches.

1. Apply over the entire roof surface.
2. Apply on roof not covered by self- adhering sheet underlayment. Lap over edges of self-adhering sheet underlayment not less than 3 inches, in shingle fashion to shed water.

C. Slip Sheet: Apply slip sheet over underlayment before installing metal roof panels.

D. Flashings: Install flashings to cover underlayment to comply with requirements specified in Section 076200 “Sheet Metal Flashing and Trim.”

3.4 METAL PANEL INSTALLATION

A. General: Install metal panels according to manufacturer’s written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the work securely in place, with provisions for thermal and structural movement.

1. Shim or otherwise plumb substrates receiving metal panels.
2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. do not begin installation until air or water- resistive barriers and flashings that are concealed by metal panels are installed.

3. Install screw fasteners in predrilled holes.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Install flashing and trim as metal panel work proceeds.
6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four – panel lap splice condition.
7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self- tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weather tight escutcheons for pipe—and conduit- penetrating panels.

B. Fasteners:

1. Steel Panels: Use galvanized steel fasteners.

C. Metal Protection: When dissimilar metals contact each other or corrosive substrates, protect against galvanic action.

D. Lap-Seam Metal Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.

1. Lap ribbed or fluted sheets one full rib. Apply panels and associated items true to line for neat and weather tight enclosure.
2. Provide metal backed washers under heads of exposed fasteners bearing on weather side of metal panels.
3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
4. Install screw fasteners with power tools having controlled torque adjusted to compress Washer tightly without damage to washer, screw threads or panels. Install screws in predrilled holes.
5. Flash and seal pans with weather closures at perimeter of all openings.

E. Accessory Installation: install accessories with positive anchorage to building and weather tight Mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components, required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips and similar items. Provide types indicated by metal wall panel manufacturer; or, if not indicated, provide types recommended by metal panel manufacturer.

F. Flashing and Trim: Comply with performance requirements manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and achieve waterproof performance.

2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joint at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.5 ERECTION TOLERANCES

A. Installation Tolerances: Shim and align metal panel units within installed tolerance of ¼ inch in 20 feet on slope and location lines and within 1/8- inch offset of adjoining faces and of alignment of matching profiles.

3.6 CLEANING AND PROTECTION

A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions, On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer, Maintain in a clean condition during construction.

B. Replace metal panels that have been damaged.

END OF SECTION

PROJECT CANOPY

project canopy : bentonville, ar

E | D | G

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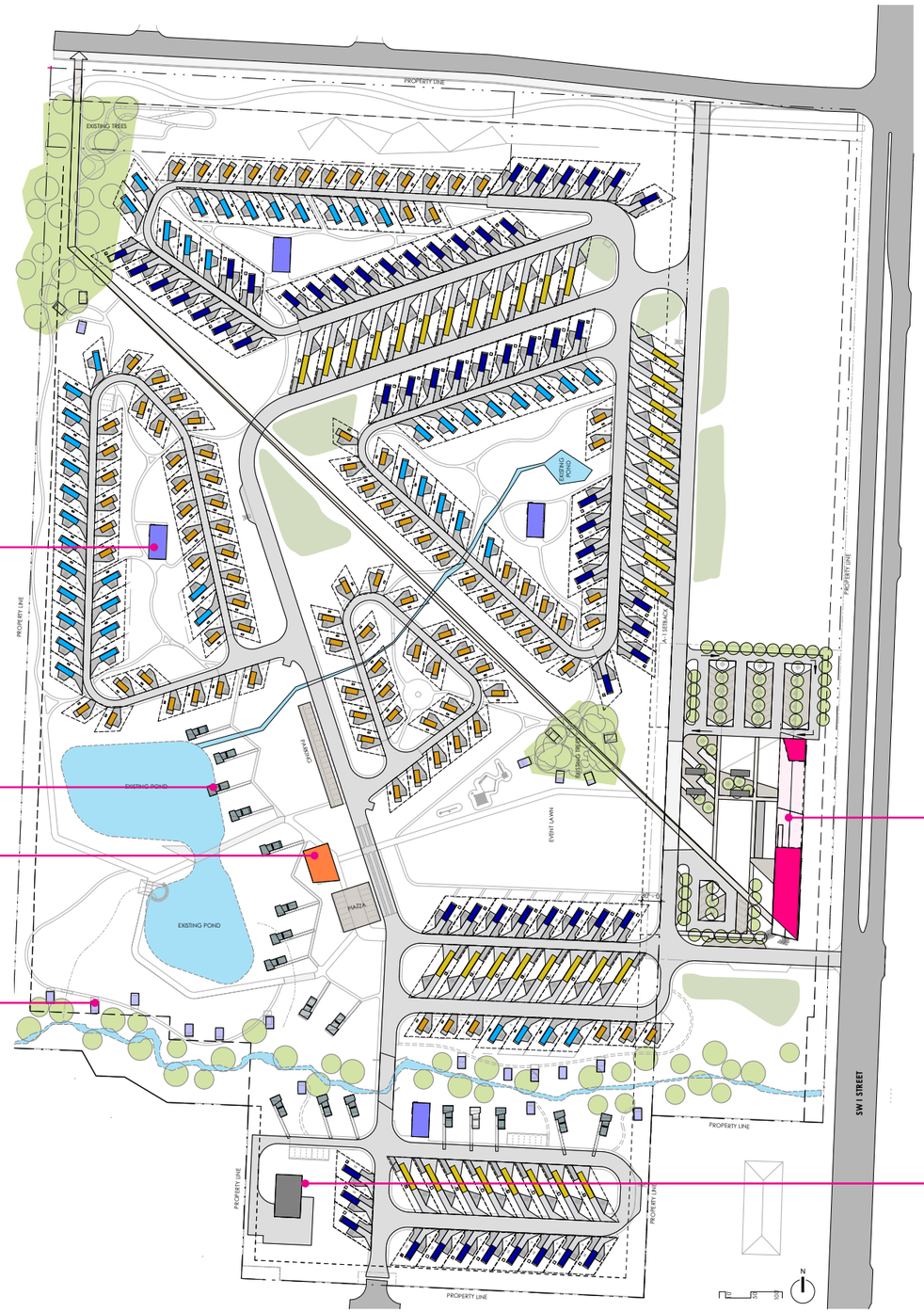
architectural site plan



restroom building

modular cabins

pond pavilion

camping platforms

TINY HOUSE:

CAMPING PLATFORM:

RESTROOMS/SHOWERS:

POND PAVILION:

AMENITY/PAVILION:

MAINTENANCE BUILDING

amenity/pavilion building

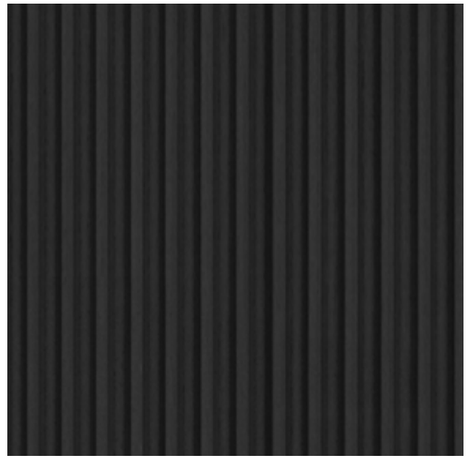
maintenance building

LSD20-0050

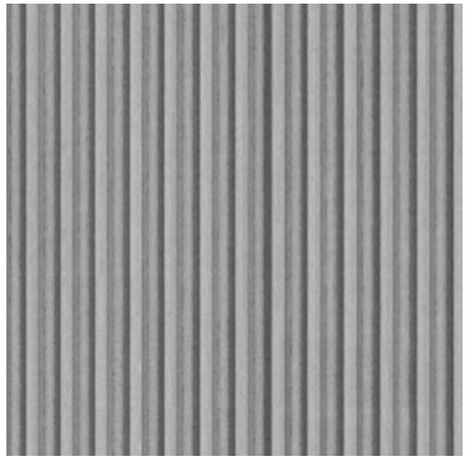
E | D | G

modus studio
architecture + prototyping

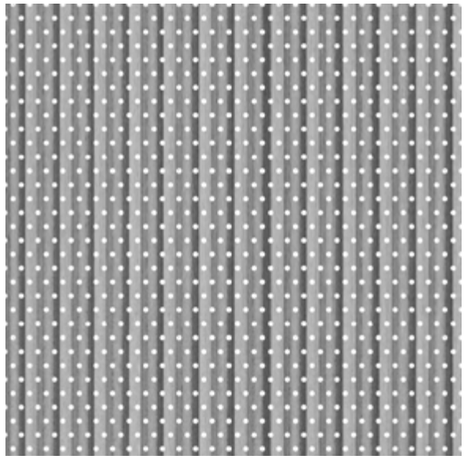
project canopy material palette



amenity building / pond pavillion
(primary) architectural metal panel
24 ga corrugated panel - matte black

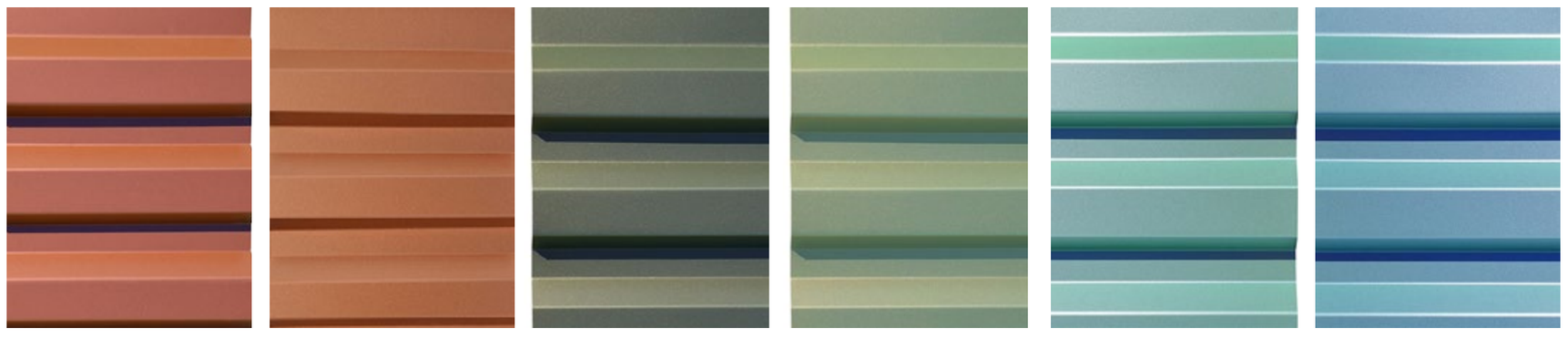


restroom buildings / maintenance building
(primary) architectural metal panel
24 ga corrugated panel - gray

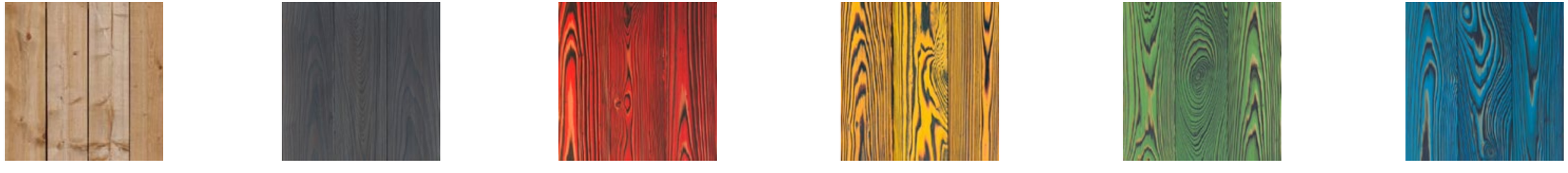


restroom buildings
(primary) architectural metal panel
24 ga perforated corrugated panel

glass + void



cabins
(primary) architectural metal panel
24 ga corrugated panel - varying colors



wood siding - stained varying colors (accent material)

project canopy : bentonville, ar

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amenity building - elevations

east elevation

metal panel	51%
glazing + void	49%

west elevation

metal panel	36%
glazing + void	64%

south elevation

glazing	100%

north elevation

glazing	100%

LSD20-0050

project canopy : bentonville, ar

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looking northwest

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looking northeast

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project canopy : bentonville, ar

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looking southwest

LSD20-0050

project canopy : bentonville, ar

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looking southeast

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

looking west

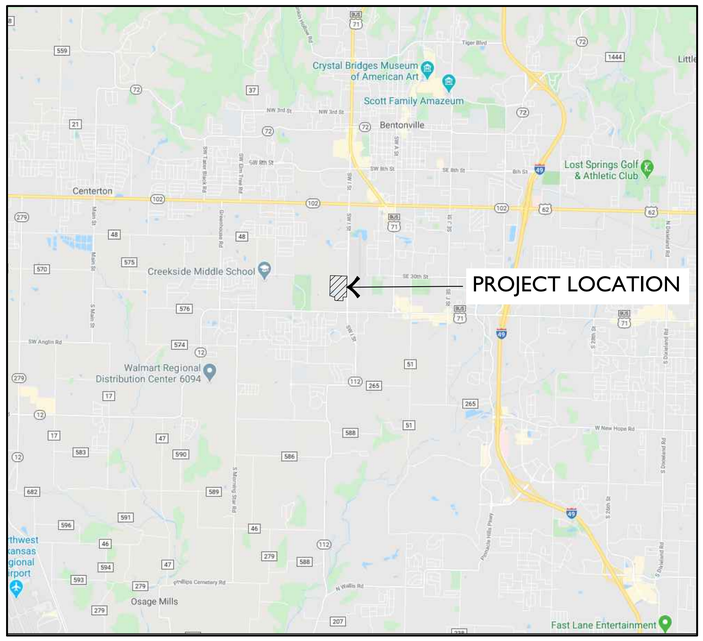
LSD20-0050

LARGE SCALE DEVELOPMENT

PROJECT CANOPY
301 SE G ST, BENTONVILLE, AR 72712
(LSD #20-0050)

75% CONSTRUCTION DOCUMENTS

AUGUST 31, 2020



VICINITY MAP

NOT TO SCALE

NORTH

AERIAL MAP

NOT TO SCALE

NORTH

OWNER:
28TH AND I STREET LLC
4 NE 10TH ST #435
OKLAHOMA CITY, OK 73104-1402

DEVELOPER:
ACT II CAPITAL HOLDINGS
402 SW A ST
202
BENTONVILLE, AR 72712

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

LANDSCAPE :
ECOLOGICAL DESIGN GROUP, INC.
MARTIN SMITH, ASLA
210 EAST MERIMAN AVE.
WYNNE, AR 72396
870.588.6426
MSMITH@ECOLOGICALDG.COM

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SURVEYOR:
CEI ENGINEERING ASSOCIATES, INC.
NIKOLAY NEDKOV, PLS
3108 SW REGENCY PRKWY
BENTONVILLE, AR 72712

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL UTILITY STREET CROSSINGS MUST BE JACK AND BORED UNLESS APPROVED BY THE CITY ENGINEER OR A PLANNING COMMISSION WAIVER.

UTILITY AND CITY CONTACTS

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

AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479)717-3796 kip.smith@cox.com

Fire Dept.: City of Bentonville, W. Jake Feemster CBO CFM CFEI, Division Chief / Fire Marshal, Bentonville Fire Department, (479)271-3108

Street Dept.: City of Bentonville, Dennis Birge, PE, Transportation Engineer, City of Bentonville, 3200 SW Municipal Drive, Bentonville, Arkansas 72712, (479)271-6840, dbirge@bentonvillear.com

Water Dept.: City of Bentonville, Preston Newbill, Manager, City of Bentonville Water Utilities, (479)-271-3140, pnewbill@bentonvillear.com

Wastewater Dept.: City of Bentonville, Nancy Busen, Manager, City of Bentonville Wastewater Utilities, (479)-271-3161, nbusen@bentonvillear.com

Electric Dept.: City of Bentonville, Travis Matlock, PE Engineering Director, City of Bentonville, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-5941

Planning Dept.: City of Bentonville, Jon Stanley, Senior Planner, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122

City Engineer: City of Bentonville, Dan Weese, City Engineer, (479)-271-3168, dweese@bentonvillear.com

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

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K; MAP REVISED: JUNE 5, 2012

DRAWING LIST

COVER	COVER SHEET	C3.03	GRADING & DRAINAGE PLAN	L1.04	LANDSCAPE PLAN
C0.01	GENERAL NOTES & LEGEND	C3.04	GRADING & DRAINAGE PLAN	L1.05	LANDSCAPE PLAN
C0.02	OVERALL PLAN	C3.05	GRADING & DRAINAGE PLAN	L1.06	LANDSCAPE PLAN
C0.10	DEMO & TREE PRESERVATION PLAN	C3.06	GRADING & DRAINAGE PLAN	L1.07	LANDSCAPE PLAN
C0.11	DEMO & TREE PRESERVATION PLAN	C3.07	GRADING & DRAINAGE PLAN	L1.08	LANDSCAPE PLAN
C0.12	DEMO & TREE PRESERVATION PLAN	C3.08	GRADING & DRAINAGE PLAN	L1.09	LANDSCAPE PLAN
C0.13	DEMO & TREE PRESERVATION PLAN	C3.09	GRADING & DRAINAGE PLAN	L1.10	LANDSCAPE PLAN
C0.14	DEMO & TREE PRESERVATION PLAN	C3.10	PLAN AND PROFILE	L1.11	LANDSCAPE PLAN ENLARGEMENTS
C0.15	DEMO & TREE PRESERVATION PLAN	C3.11	PLAN AND PROFILE	L1.12	LANDSCAPE PLAN ENLARGEMENTS
C0.16	DEMO & TREE PRESERVATION PLAN	C3.12	PLAN AND PROFILE	L1.13	LANDSCAPE PLAN ENLARGEMENTS
C0.17	DEMO & TREE PRESERVATION PLAN	C4.01	EROSION CONTROL PLAN	L1.14	LANDSCAPE PLAN ENLARGEMENTS
C0.18	DEMO & TREE PRESERVATION PLAN	C4.02	EROSION CONTROL PLAN	L1.15	LANDSCAPE NOTES & DETAILS
C1.01	SITE PLAN	C4.03	EROSION CONTROL PLAN		
C1.02	SITE PLAN	C4.04	EROSION CONTROL PLAN		
C1.03	SITE PLAN	C4.05	EROSION CONTROL PLAN		
C1.04	SITE PLAN	C4.06	EROSION CONTROL PLAN		
C1.05	SITE PLAN	C4.07	EROSION CONTROL PLAN		
C1.06	SITE PLAN	C4.08	EROSION CONTROL PLAN		
C1.07	SITE PLAN	C4.09	EROSION CONTROL PLAN		
C1.08	SITE PLAN	C4.10	EROSION CONTROL DETAILS		
C1.09	SITE PLAN	C5.00	SITE DETAILS		
C2.00	OVERALL UTILITY PLAN	C5.01	SITE DETAILS		
C2.01	UTILITY PLAN	C5.02	SITE DETAILS		
C2.02	UTILITY PLAN	C5.03	SITE DETAILS		
C2.03	UTILITY PLAN	C5.04	SITE DETAILS		
C2.04	UTILITY PLAN	C5.05	SITE DETAILS		
C2.05	UTILITY PLAN	C5.06	SITE DETAILS		
C2.06	UTILITY PLAN	C5.07	SITE DETAILS		
C2.07	UTILITY PLAN	C5.08	SITE DETAILS		
C2.08	UTILITY PLAN	L1.00	OVERALL LANDSCAPE PLAN		
C2.09	UTILITY PLAN	L1.01	LANDSCAPE PLAN		
C3.01	GRADING & DRAINAGE PLAN	L1.02	LANDSCAPE PLAN		
C3.02	GRADING & DRAINAGE PLAN	L1.03	LANDSCAPE PLAN		

SUPPLEMENTAL SHEETS

SHEET 1	TOPO AND ALTA SURVEY
SHEET 1 OF 2	WATER/SEWER DETAILS
SHEET 2 OF 2	WATER/SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 1	ELECTRIC DETAILS
SHEET 2	ELECTRIC DETAILS
SHEET 3	ELECTRIC DETAILS

WAIVERS:

1. A WAIVER TO THE DESIGN STANDARDS FOR BUILDING MATERIALS HAS BEEN SUBMITTED TO THE PLANNING COMMISSION

PROPERTY DESCRIPTION:

A portion of Lot 11 of Uptown Village Subdivision according to Plat 2007, Page 810 and 811, less and except the Right-of-Way dedicated by Deed 2009, Page 32599 recorded at Benton County, Arkansas Circuit Clerk's Office, and being described more particularly by metes and bounds as follows:
COMMENCING at a found 5/8" rebar with cap "LS#1534" at the Southwest corner of Lot 23 of said Uptown Village Subdivision according to Plat Book 2013, Page 317-320;
THENCE along the West line of said Lot 23, North 02°17'50" East, a distance of 347.71 to a found 5/8" rebar with cap "LS#1534" at the Southwest corner of Lot 24; THENCE along the West line of said Lot 24, North 02°17'50" East, distance of 400.47 feet to a found 5/8" rebar with cap "LS#1534" at the Southwest corner of said Lot 11 for the POINT OF BEGINNING;
THENCE along the West line of said Lot 11, North 02°17'50" East, a distance of 1156.36 feet to a found 5/8" rebar with cap "LS#1534" on the South Right-of-Way of SW 28th Street according to Plat Book 2007, Page 810 and 811, and Deed Book 2009, Page 32599; THENCE along said South Right-of-Way, the following two (2) courses;
1. South 87°01'29" East, a distance of 1278.61 feet to a set mag nail with washer "LS#1759";
2. South 87°44'05" East a distance of 14.02 feet to a set mag nail with washer "LS#1759" on the intersection of said South Right-of-Way and the West Right-of-Way of SW I Street according to Plat Book 2007, Pages 810 & 811;
THENCE along said West Right-of-Way, South 02°19'58" West, a distance of 851.97 feet to a found 5/8" rebar with cap "LS#1534"; THENCE leaving said West line, North 87°41'55" West, a distance of 911.22 feet to a found 5/8" rebar with cap "LS#1534"; THENCE South 02°18'18" West 283.00 feet to a found 5/8" rebar with cap "LS#1534"; THENCE North 87°41'55" West 379.23 feet to the POINT OF BEGINNING and containing 1,224,787 square feet or 28.12 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

AND

Lot 24 of Uptown Village Subdivision according to Plat Book 2013, Page 317-320 in Benton County, Arkansas being more described more particularly by metes and bounds as follows: COMMENCING at a found 5/8" rebar with cap "LS#1534" at the Southwest corner of Lot 23 of said Uptown Village Subdivision according to Plat Book 2013, Page 317-320; THENCE along the West line of said Lot 23, North 02°17'50" East, a distance of 347.71 feet to a found 5/8" rebar with cap "LS#1534" at the Southwest corner of said Lot 24 for the POINT OF BEGINNING;
THENCE along the West line of said Lot 24, North 02°17'50" East, a distance of 400.47 feet to a found 5/8" rebar with cap "LS#1534"; THENCE leaving said West line, South 87°41'55" East, a distance of 379.23 feet to a found 5/8" rebar with cap "LS#1534"; THENCE North 02°18'18" East, a distance of 283.00 feet to a found 5/8" rebar with cap "LS#1534"; THENCE South 87°41'55" East, a distance of 911.22 feet to a found 5/8" rebar with cap "LS#1534" to the West Right-of-Way of SW I Street according to Plat Book 2007, Page 810 & 811; THENCE along said West Right-of-Way the following two (2) courses;
1. South 02°19'58" West, a distance of 507.48 feet to a found 5/8" rebar with cap "LS#1534";
2. South 01°59'45" West, a distance of 242.46 feet to a found 5/8" rebar; THENCE leaving said West Right-of-Way, North 87°37'15" West, a distance of 271.99 feet to a found 5/8" rebar with cap "LS#1534";
THENCE South 02°27'35" West, a distance of 289.46 feet to a found 5/8" rebar with cap "LS#1534"; THENCE North 87°15'26" West, a distance of 394.40 feet to a found 5/8" rebar with cap
"IS#1534" on the Right-of-Way of SW Eden Brooke Street according to Plat Book 2013, Page 317; THENCE along said Right-of-Way the following three (3) courses;
1. North 02°44'34" East, a distance of 20.00 feet to a found 5/8" rebar with cap "LS#1534";
2. North 87°15'26" West, a distance of 60.00 feet to a found rebar with cap "LS#1534";
3. South 02°44'34" West, a distance of 20.00 feet to a set 5/8" rebar with cap "LS#1759";
THENCE leaving said Right-of-Way, North 87°15'26" West, a distance of 185.07 feet to a found 5/8" rebar with cap "LS#1534" at the Southeast corner of Lot 23 of aforementioned subdivision; THENCE along the East and North line of said Lot 23 the following six (6) courses;
1. North 02°18'01" East, a distance of 274.32 feet to a found 5/8" rebar with cap "LS#1534";
2. North 87°41'59" West, a distance of 128.99 feet to a found 5/8" rebar with cap "LS#1534;
3. North 59°06'24" West, a distance of 78.55 feet to a found 5/8" rebar with cap "LS#1534;
4. North 87°41'59" West, a distance of 45.67 feet to a found 5/8" rebar with cap "LS#1534;
5. North 29°17'15" West, a distance of 45.46 feet to a found 5/8" rebar with cap "LS#1534;
6. North 87°41'59" West, a distance of 111.76 feet to the POINT OF BEGINNING and containing 1,033,428 square feet or 23.72 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

issue for review:

issue for pricing:

issue for construction:

revisions:
mark date description

modus studio
architecture +prototyping
479.455.5577
MODUSSTUDIO.COM
CONTACT@MODUSSTUDIO.COM

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

PROJECT CANOPY
3300 SW I Street,
Bentonville, AR 72712

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

PLEASE REFER TO CONTRACTOR PROVIDED TRADE PACKAGES (DIVISION 00) FOR ALL CONTRACTOR PROJECT REQUIREMENTS. WITHOUT EXCEPTION, **ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS** (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

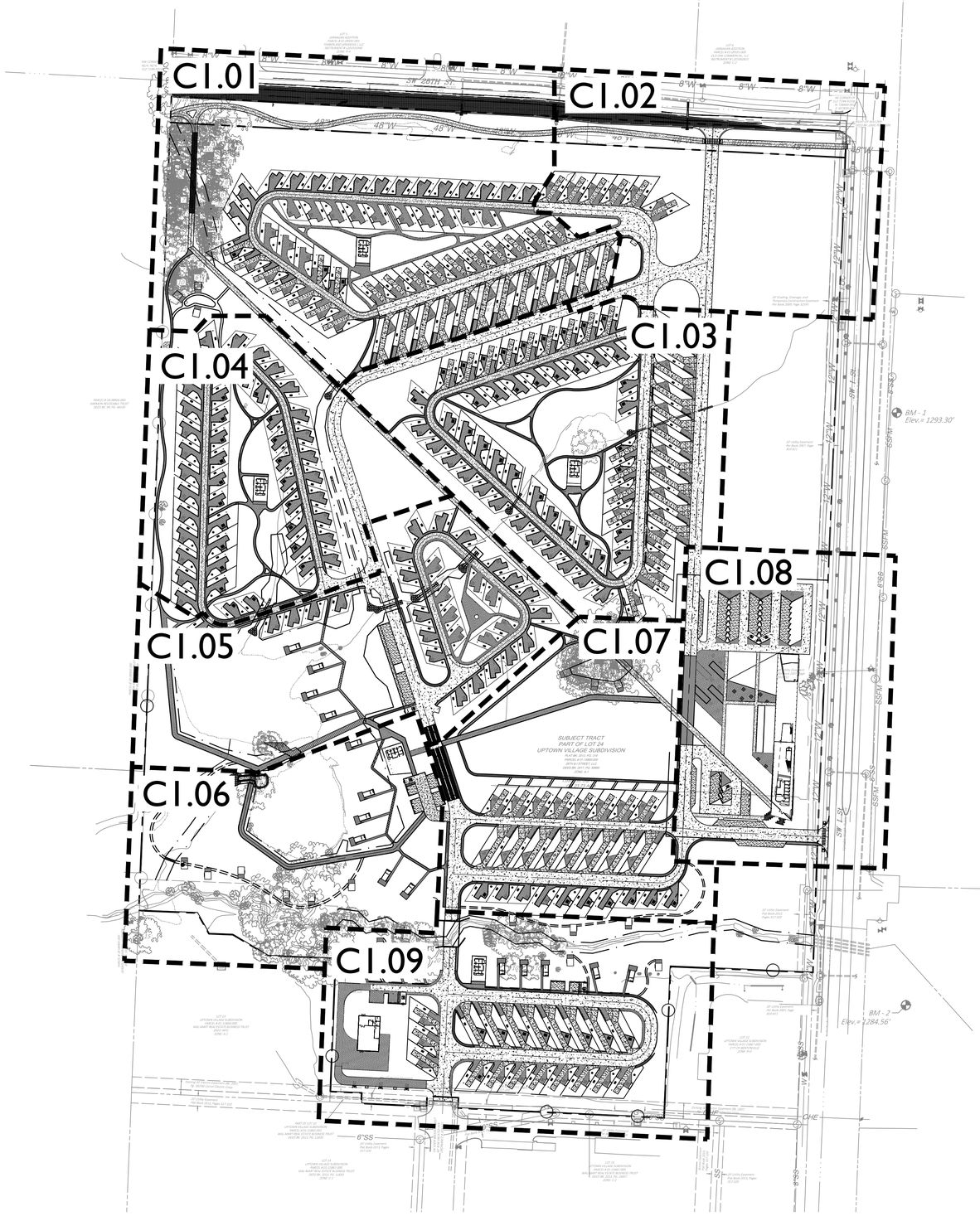
contents.
COVER SHEET

design. 75% CD
date. 2020.08.31
project. 20.01

C0.00

LSD20-0050

6/8/2020 2:23:38 PM BIM 360://20.01 - project canopy/20.01 - RV PARK - CENTRAL.rvt



1 OVERALL PLAN

ZONING SUMMARY

A-1 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	5 AC	48.51 AC.
LOT WIDTH MIN:	100'	1291.08 / 1644.23
LOT DEPTH MIN:	100'	1558.11 / 1556.83
EXTERIOR LOT COVERAGE:	30%	1.1%

A-1 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	25'	201'
SIDE YARD (PUBLIC R.O.W.):	25'	84'
SIDE YARD:	15'	101'
REAR:	15'	188'

C-2 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	7,000 SF	145,044 SF
LOT WIDTH MIN:	70'	288.70 / 289.81
INTERIOR LOT COVERAGE:	60%	9.9%

C-2 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	20'	50'
SIDE YARD:	7'	39'
REAR:	20'	199'

SITE SUMMARY

ZONING:	AGRICULTURAL (A-1) AND COMMERCIAL (C-2)
USE:	RECREATIONAL VEHICLE PARK
AREA:	51.84 AC

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

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NOT FOR CONSTRUCTION

PROJECT CANOPY
3300 SW I Street,
Bentonville, AR 72712

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contents.
OVERALL PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C0.02

LSD20-0050

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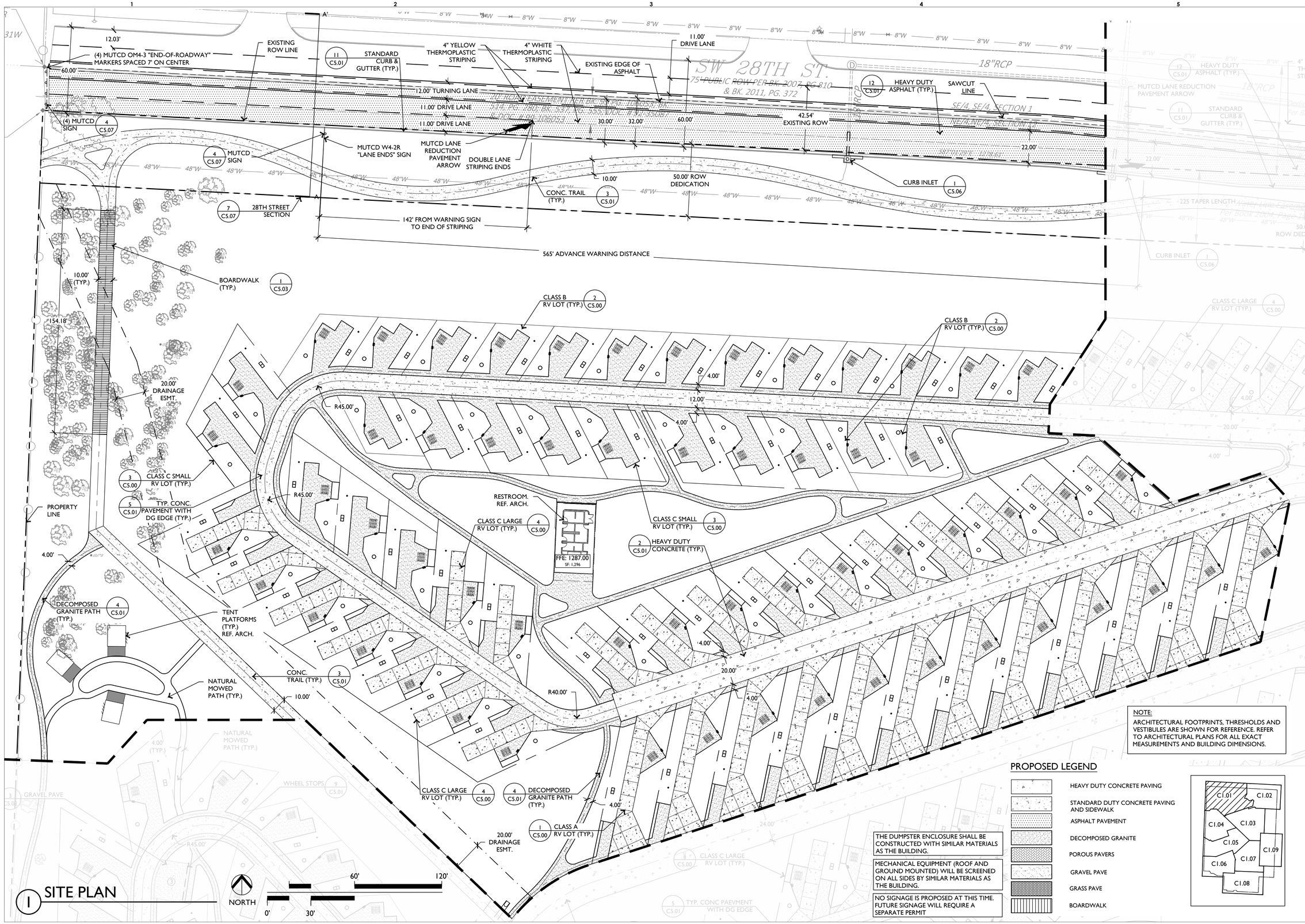

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PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY CONCRETE PAVING AND SIDEWALK
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- GRAVEL PAVE
- GRASS PAVE
- BOARDWALK

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

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SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.01

LSD20-0050

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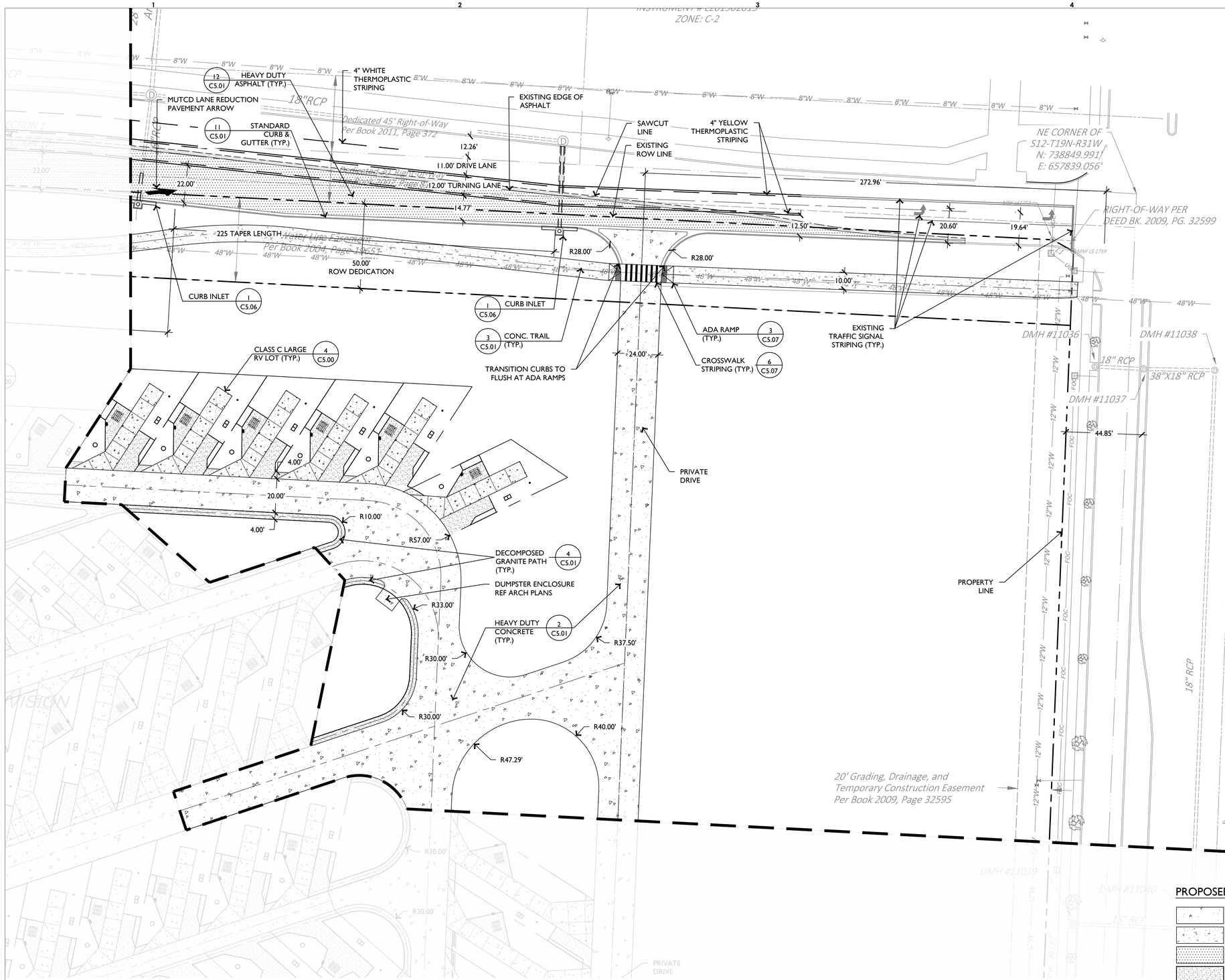

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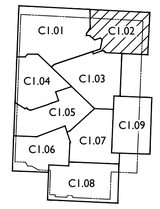

1 SITE PLAN

NORTH

0' 30' 60' 120'

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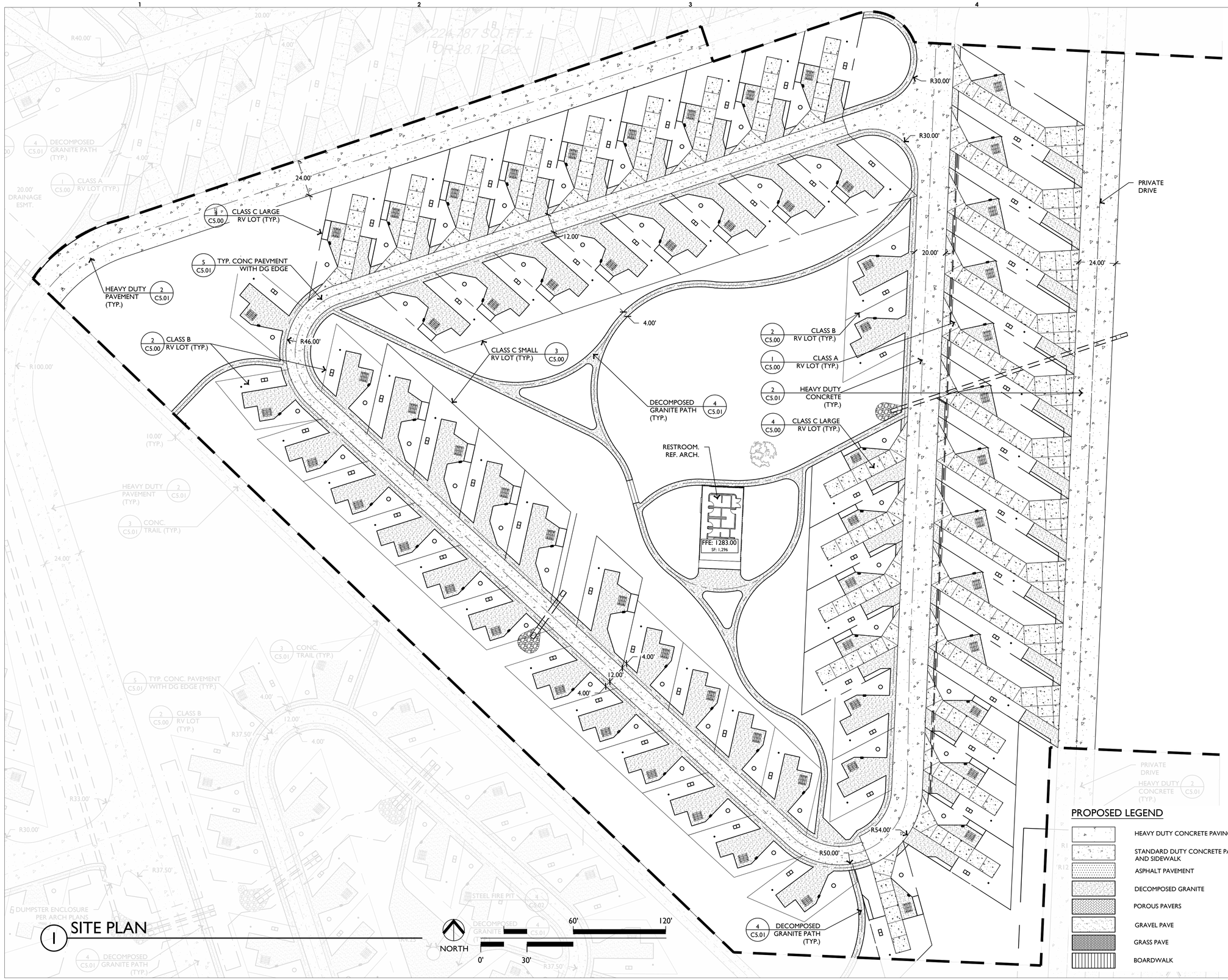

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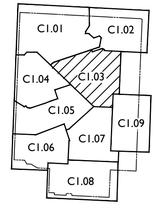

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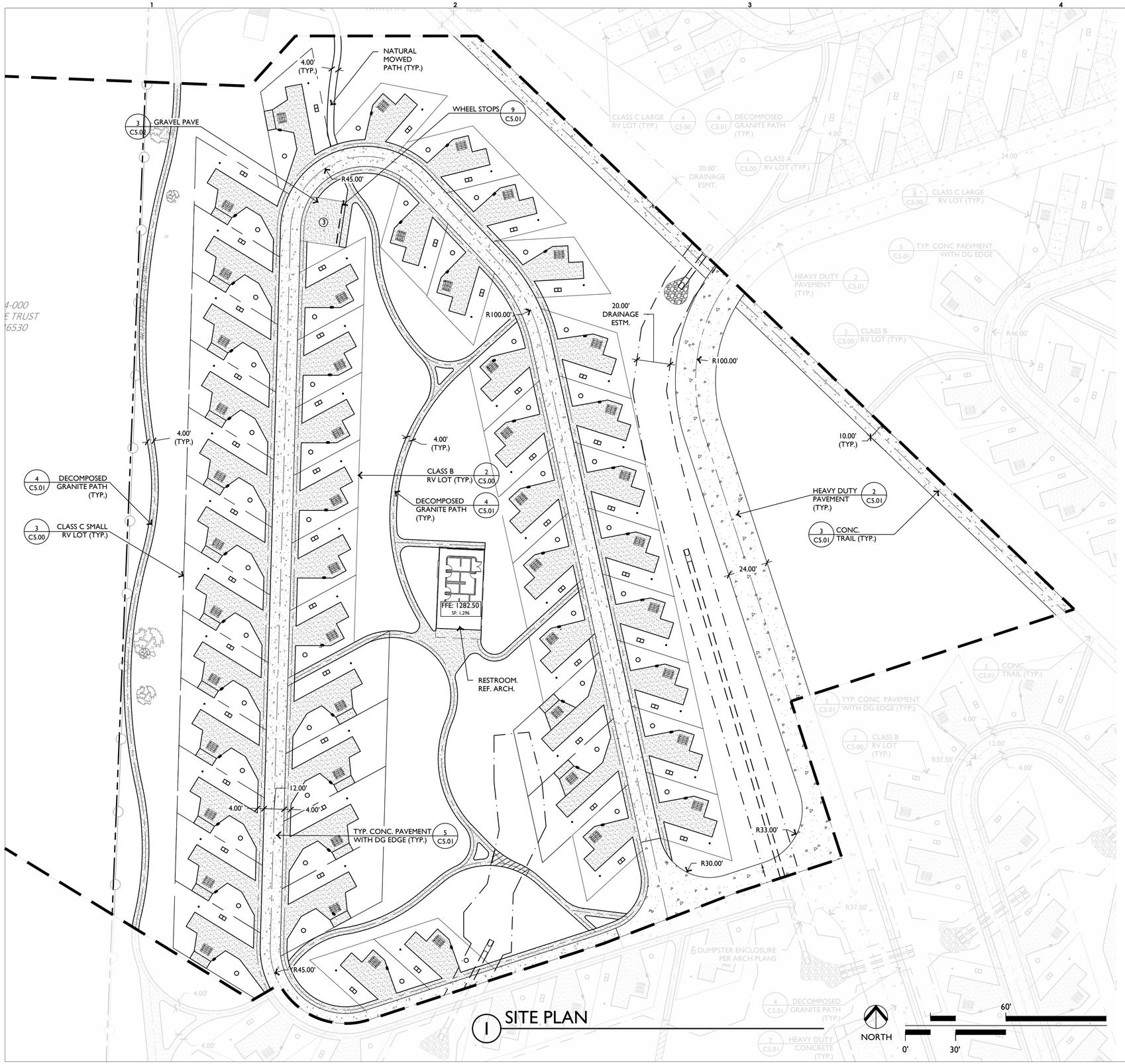

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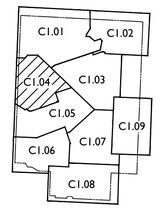

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SITE PLAN

design. 75% CD
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project. 20.01

C1.04

LSD20-0050

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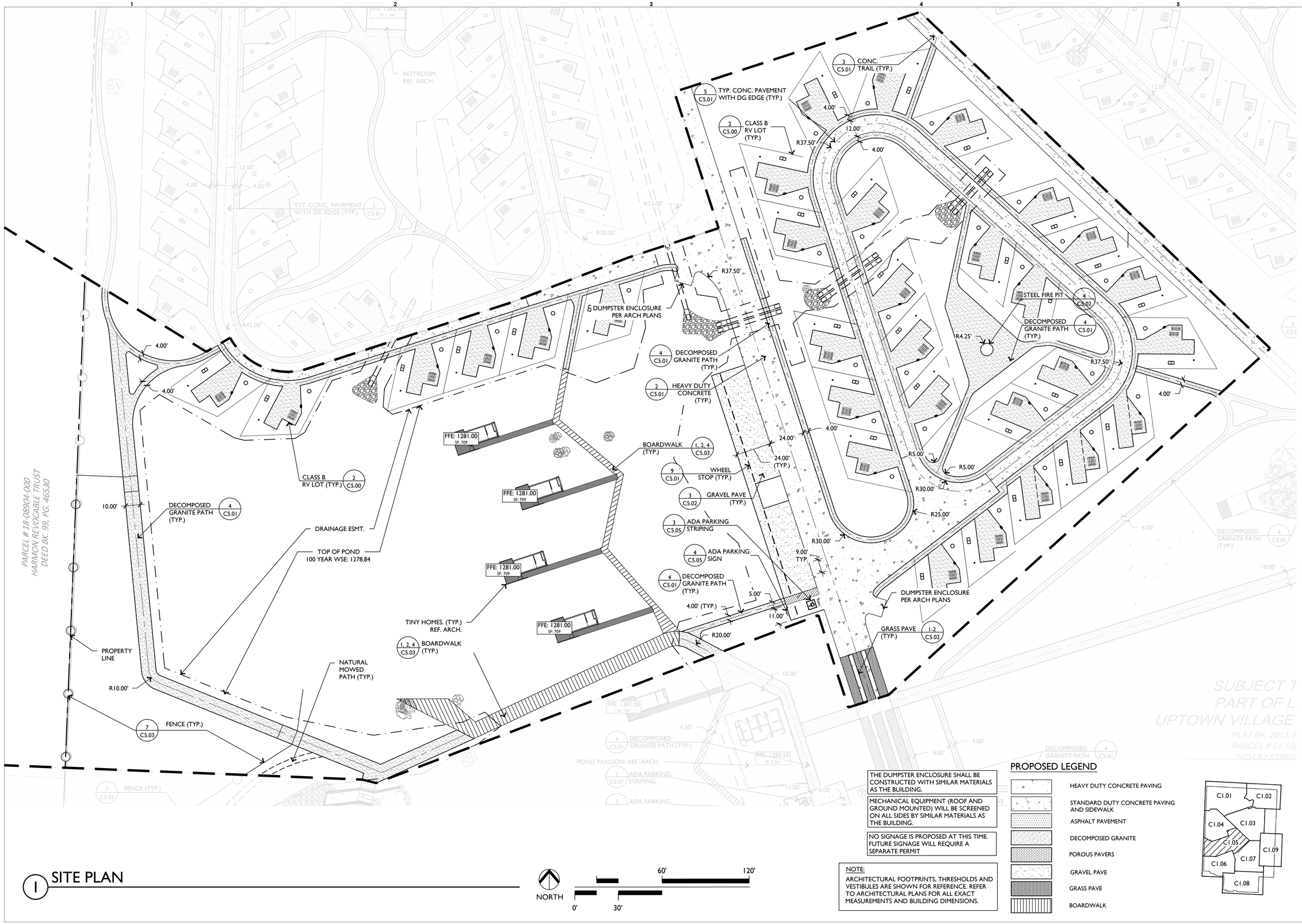

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1 SITE PLAN

NORTH
0' 30' 60' 120'

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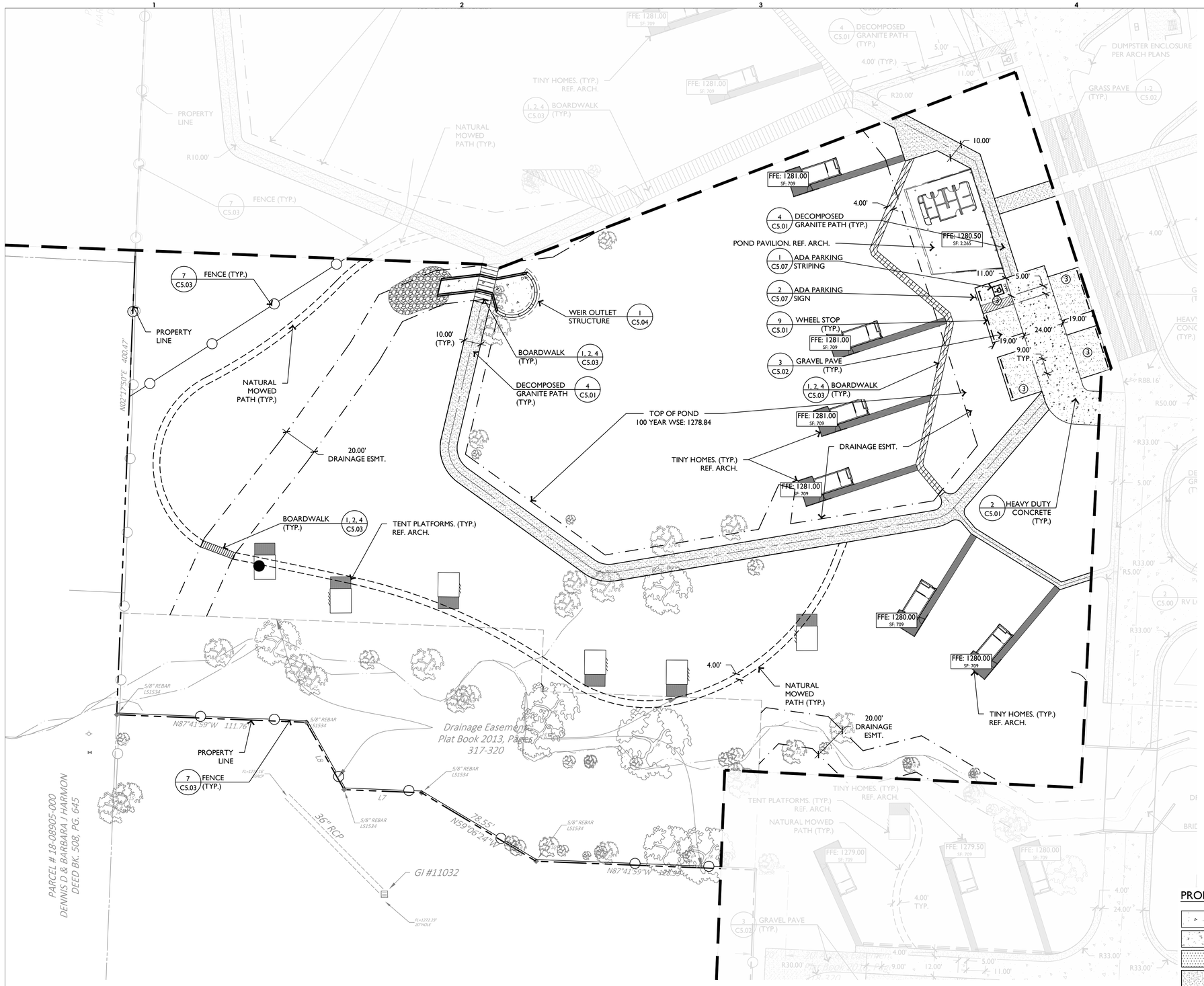

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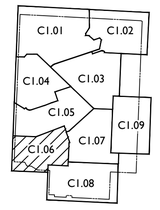

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1 SITE PLAN

NORTH

0' 30' 60' 120'

issue for review:

issue for pricing:

issue for construction:

revisions:

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SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.06

LSD20-0050

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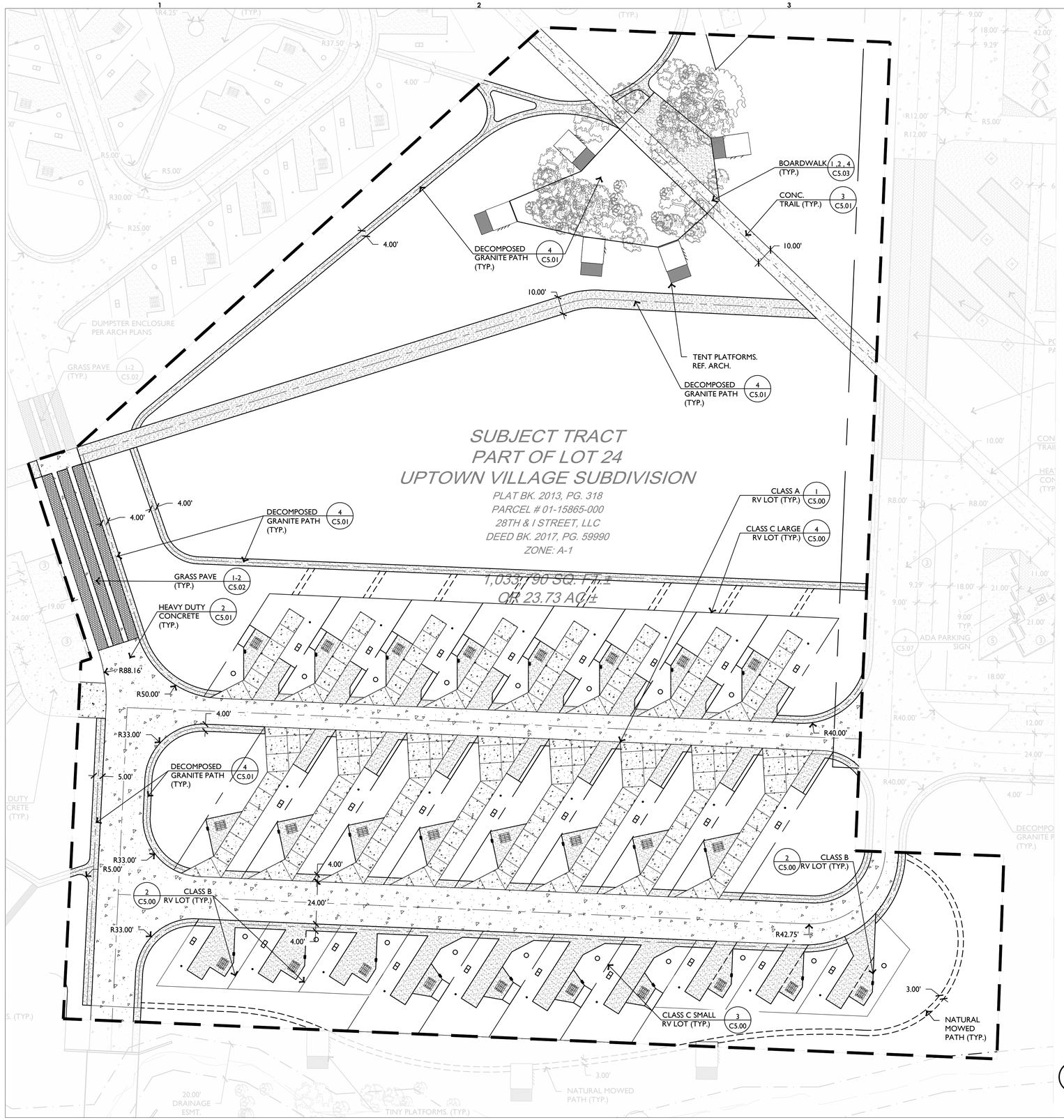

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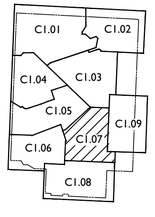

1 SITE PLAN

NORTH

0' 30' 60' 120'

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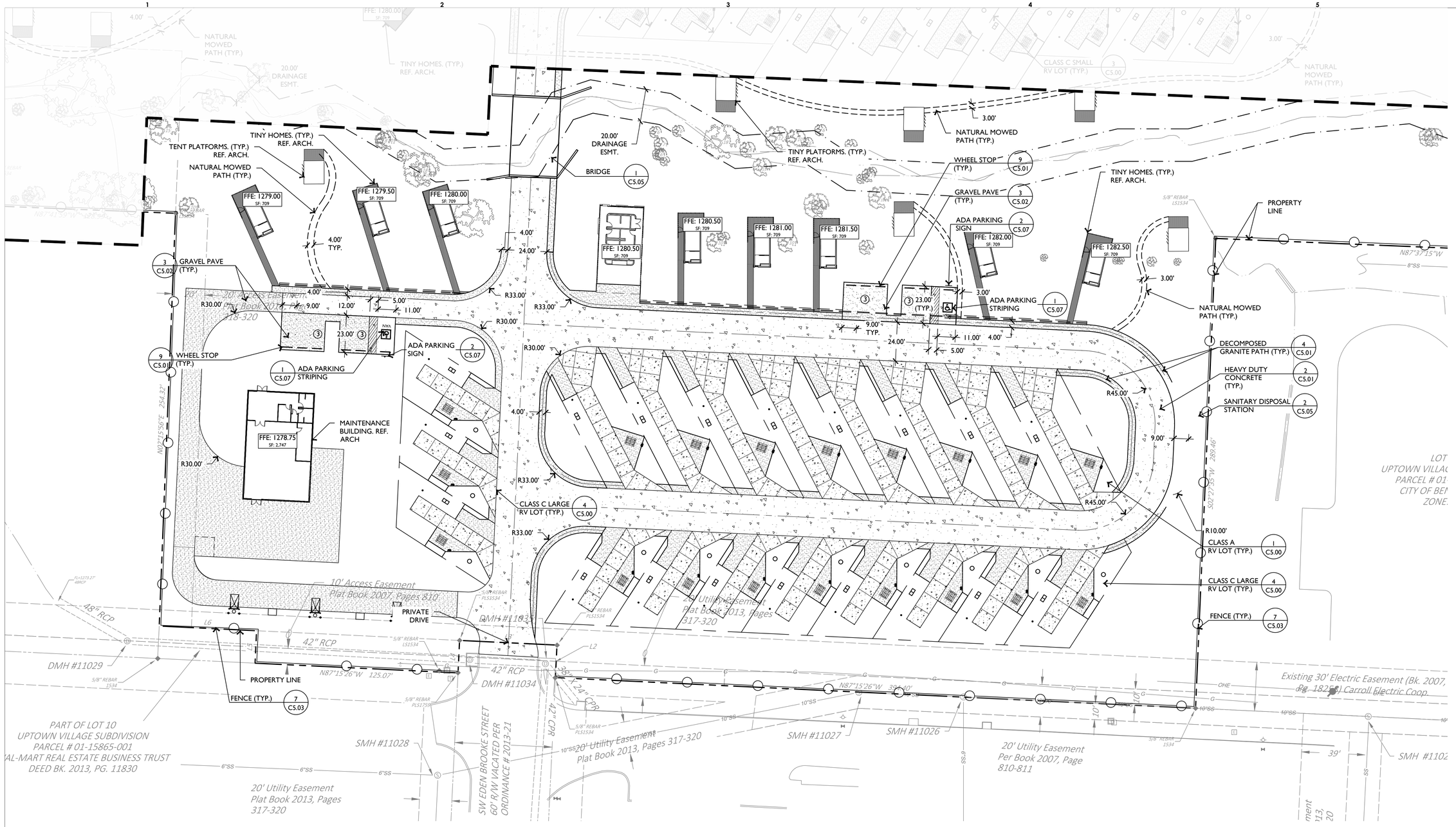

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C1.01 C1.02 C1.03 C1.04 C1.05 C1.06 C1.07 C1.08 C1.09

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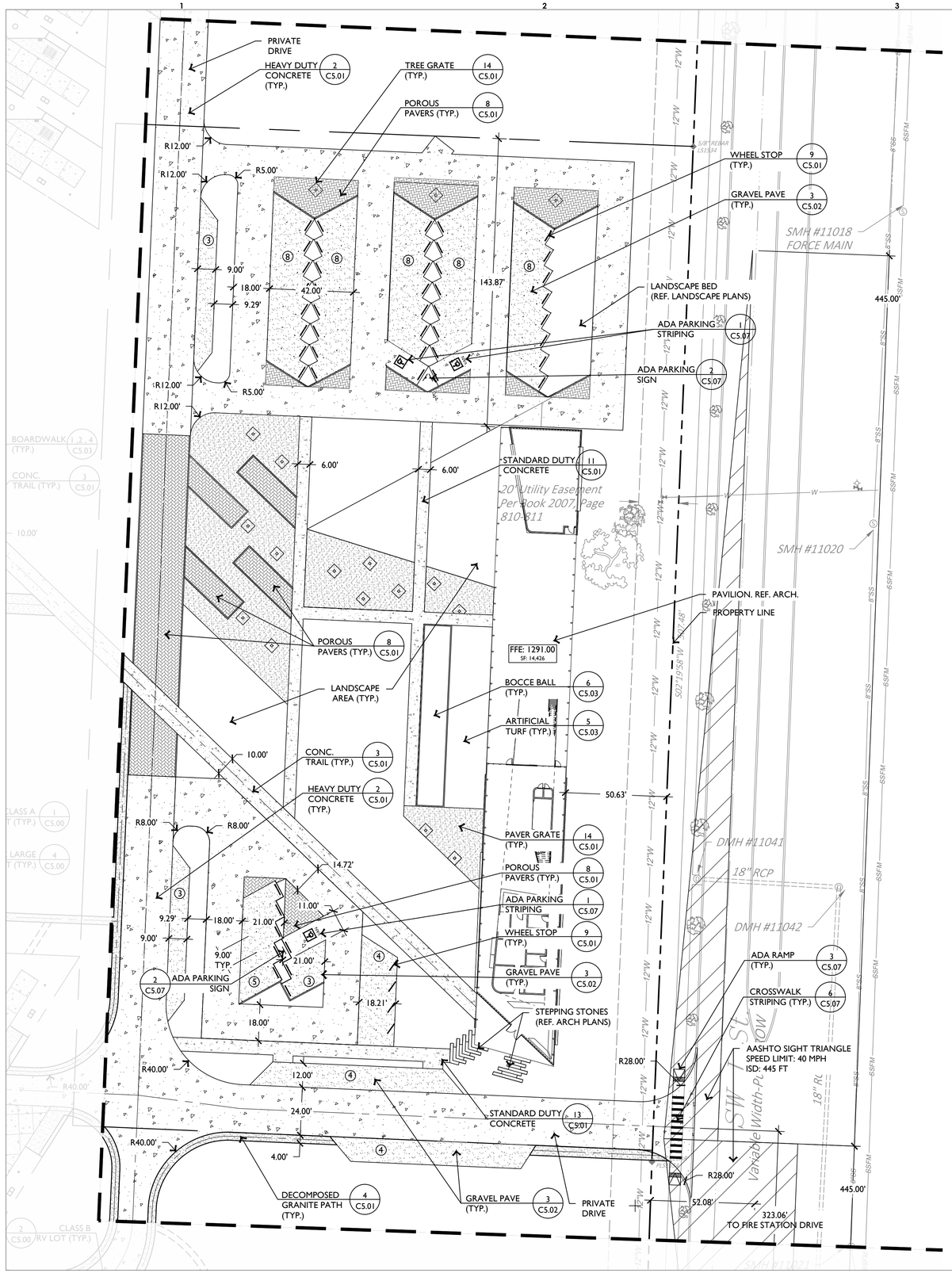


ZONING SUMMARY

A-1 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	5 AC	48.51 AC.
LOT WIDTH MIN:	100'	1291.08 / 1644.23
LOT DEPTH MIN:	100'	1558.11 / 1556.83
EXTERIOR LOT COVERAGE:	30%	1.1%

A-1 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	25'	201'
SIDE YARD (PUBLIC R.O.W.):	25'	84'
SIDE YARD:	15'	101'
REAR:	15'	188'

C-2 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	7,000 SF	145,044 SF
LOT WIDTH MIN:	70'	288.70 / 289.81
INTERIOR LOT COVERAGE:	60%	9.9%

C-2 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	20'	51'
SIDE YARD:	7'	144'
REAR:	20'	199'

SITE SUMMARY

ZONING: AGRICULTURAL (A-1) AND COMMERCIAL (C-2)

USE: RECREATIONAL VEHICLE PARK

AREA: 51.84 AC

PARKING DATA

ZONING	AGRICULTURAL (A-1) AND COMMERCIAL (C-2)
USE	COMMERCIAL
PARKING REQUIREMENTS	1 SPACE / 250 SF
	10,000 SF / 250 = 40 SPACES
	4,426 SF / 238 = 19 SPACES
TOTAL	59 SPACES REQUIRED
ADA SPACES REQUIRED	66 TOTAL PARKING SPACES
202 SE 6TH ST	3 MIN. NUMBER OF ADA SPACES REQUIRED
TOTAL	3 ADA SPACES
ON SITE PARKING PROVIDED	49 SPACES
ON SITE ADA SPACES PROVIDED	3 SPACES
ON STREET PARKING PROVIDED	14 SPACES
TOTAL	66 SPACES

THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

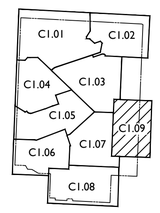
MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT

NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY CONCRETE PAVING AND SIDEWALK
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- GRAVEL PAVE
- GRASS PAVE
- BOARDWALK



1 SITE PLAN

NORTH

0' 30' 60' 120'

issue for review:

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revisions:

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contents.
SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.09

LSD20-0050

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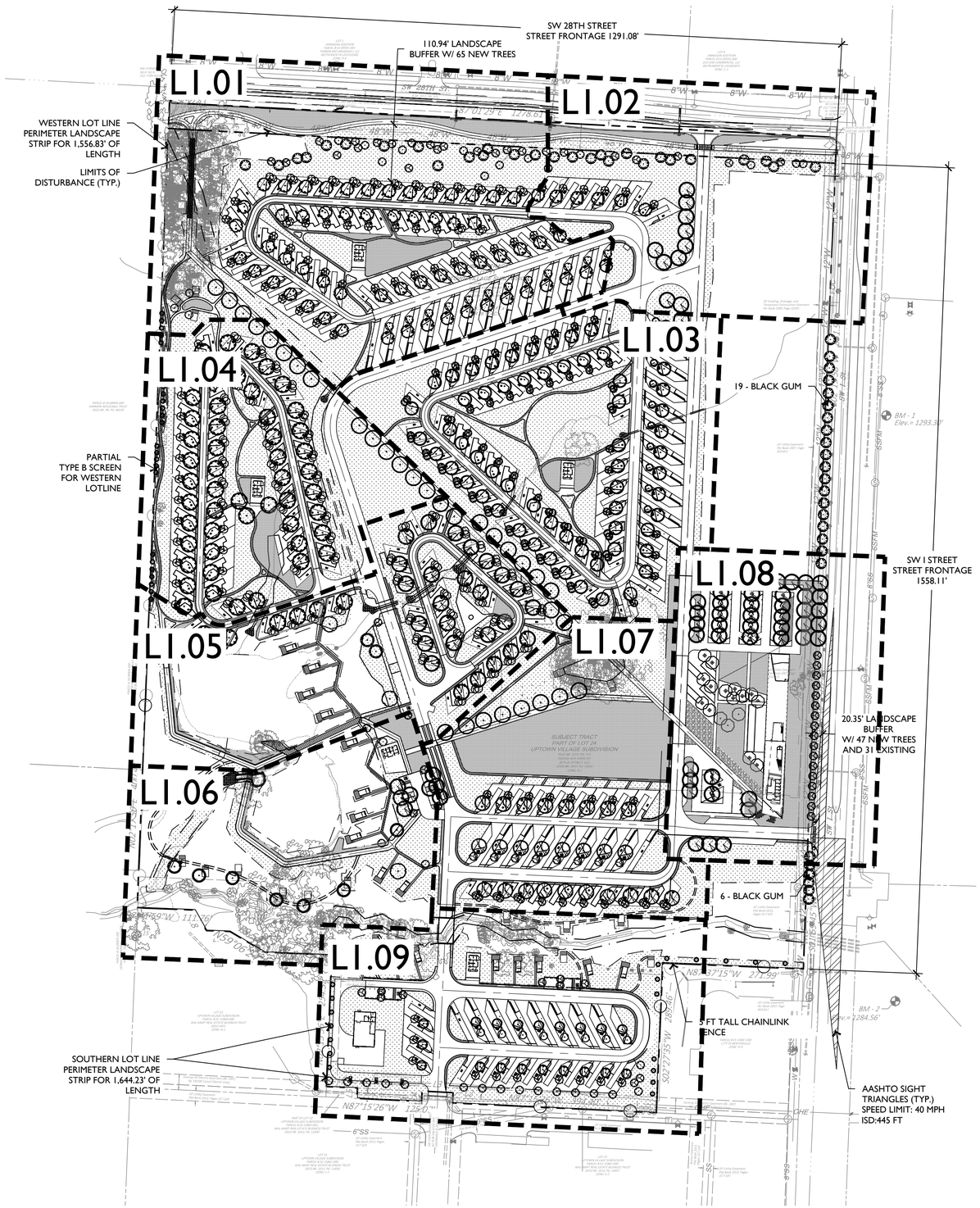

1 OVERALL PLAN

NORTH

0' 120' 240' 480'

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 28TH STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 1291.08 LF / 20 = 64.55 ~ 65 TREES REQUIRED	65 TREES	65 NEW TREES
SE I STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 1558.11 LF / 20 = 77.91~ 78 TREES REQUIRED	78 TREES	31 EXISTING TREES + 47 NEW TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,644.23 / 50 = 32.88 ~ 33 TREES REQUIRED	33 TREES	33 NEW TREES + EXISTING TREES
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1556.83 / 50 = 31.14 ~ 31 TREES REQUIRED	31 TREES	31 NEW TREES + 5 EXISTING TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 54,852.59 SF 10% * 54,852.59 = 5,485 SF	5,485 SF	6,649 SF
POUROUS PAVER PLANTING ISLANDS	TOTAL AREA	N/A	3,133 SF
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	NO	NO
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	NO
	MIN. OF 1 TREE EACH	YES	NO
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	YES	YES
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	NO
	ONE (1) SHADE TREE PER 6 SPACES	YES	YES
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	AGRICULTURAL / COMMERCIAL USES: NO DEFINED SCREEN REQUIRED	NO	33 NEW TREES + 5' TALL CHAINLINK FENCE
WESTERN LOT LINE	AGRICULTRUAL / AGRICULTURAL USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	31 NEW TREES + EXISTING TREES + MIN. 3' HEIGHT BERM
TREE PRESERVATION CREDITS			
	TBD		
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	NO
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT LEGEND

TREES	COMMON NAME
	AMERICAN ELM
	AMERICAN SYCAMORE
	BALD CYPRESS
	BLACK GUM
	BRODIE COLUMNAR CEDAR
	EASTERN DOGWOOD
	EASTERN REDBUD
	HONEY LOCUST
	HYBRID POPLAR
	MEXICAN PLUM
	NORTHERN CATALPA
	NUTTALL OAK
	PAWPAW
	RIVER BIRCH
	SAUCER MAGNOLIA
	SERVICEBERRY
	SWEETBAY MAGNOLIA
	TULIP POPLAR
	WATER OAK
	WHITE EASTERN WHITEBUD

SHRUBS	COMMON NAME
	BLACK TOWER ELDERBERRY
	INKBERRY HOLLY

GROUND COVERS	COMMON NAME
	NATIVE SHORTGRASS MIX
	SPITBEARD BLUESTEM BUTTERFLY MILKWEED SIDE OATS GRAMA BUFFALO GRASS BLUE GRAMA GRASS LANCELEAF TICKSEED PURPLE CONEFLOWER INDIAN BLANKET JUNE GRASS PRAIRIE BLAZING STAR GOLDENROD
	2" PLUGS
	SPLIT BEARD BLUESTEM SIDE OATS GRAMA BLUE GRAMA GRASS JUNE GRASS GAYFEATHER
	BERMUDA TIF 419

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OVERALL LANDSCAPE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

L1.00

LSD20-0050

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AREA TO REMAIN UNDISTURBED. EXISTING TREES TO COUNT TOWARDS PERIMETER LANDSCAPE STRIP REQUIREMENT FOR WESTERN LOTLINE

20' ROAD ESMT.

NATIVE SHORTGRASS MIX (TYP.)

EXISTING TREES TO REMAIN (TYP.)

BERMUDA TIF 419 (TYP.)

10' CONC. TRAIL REF. SITE PLANS

SW 28TH ST.
75' PUBLIC ROW PER BK. 2007, PG. 810 & BK. 2011, PG. 372

20' ROAD EASEMENT PER BK. 99 PG. 106053; BK. 514, PG. 280; BK. 537, PG. 555; DOC. # 92-35087 & DOC. # 99-106053

SE/4, SE/4, SECTION 1
NE/4,NE/4, SECTION 12

S87°01'29"E 1278.61'

18"RCP

11-SWEETBAY MAGNOLIA

24-BLACK GUM

21-WHITE EASTERN WHITEBUD

50' WATER LINE ESMT.

LIMITS OF DISTURBANCE (TYP.)

111.09' LANDSCAPE BUFFER

CLASS B RV LOT (TYP.) 2 L1.10

CLASS C SMALL RV LOT (TYP.) 3 L1.10

CLASS C LARGE RV LOT (TYP.) 4 L1.10

CLASS A RV LOT (TYP.) 1 L1.10

FFE: 1287.00
SF: 1,296

BERMUDA TIF 419 (TYP.)

20.00' DRAINAGE ESMT.

3-PAWPAW

3-AMERICAN ELM

5-BRODIE COLUMNAR CEDAR
3' TALL BERM

5-AMERICAN ELM

78.44' LANDSCAPE BUFFER

1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'

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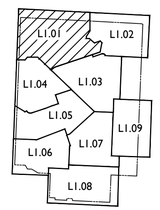

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LANDSCAPE PLAN

design. 75% CD
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project. 20.01

L1.01

LSD20-0050

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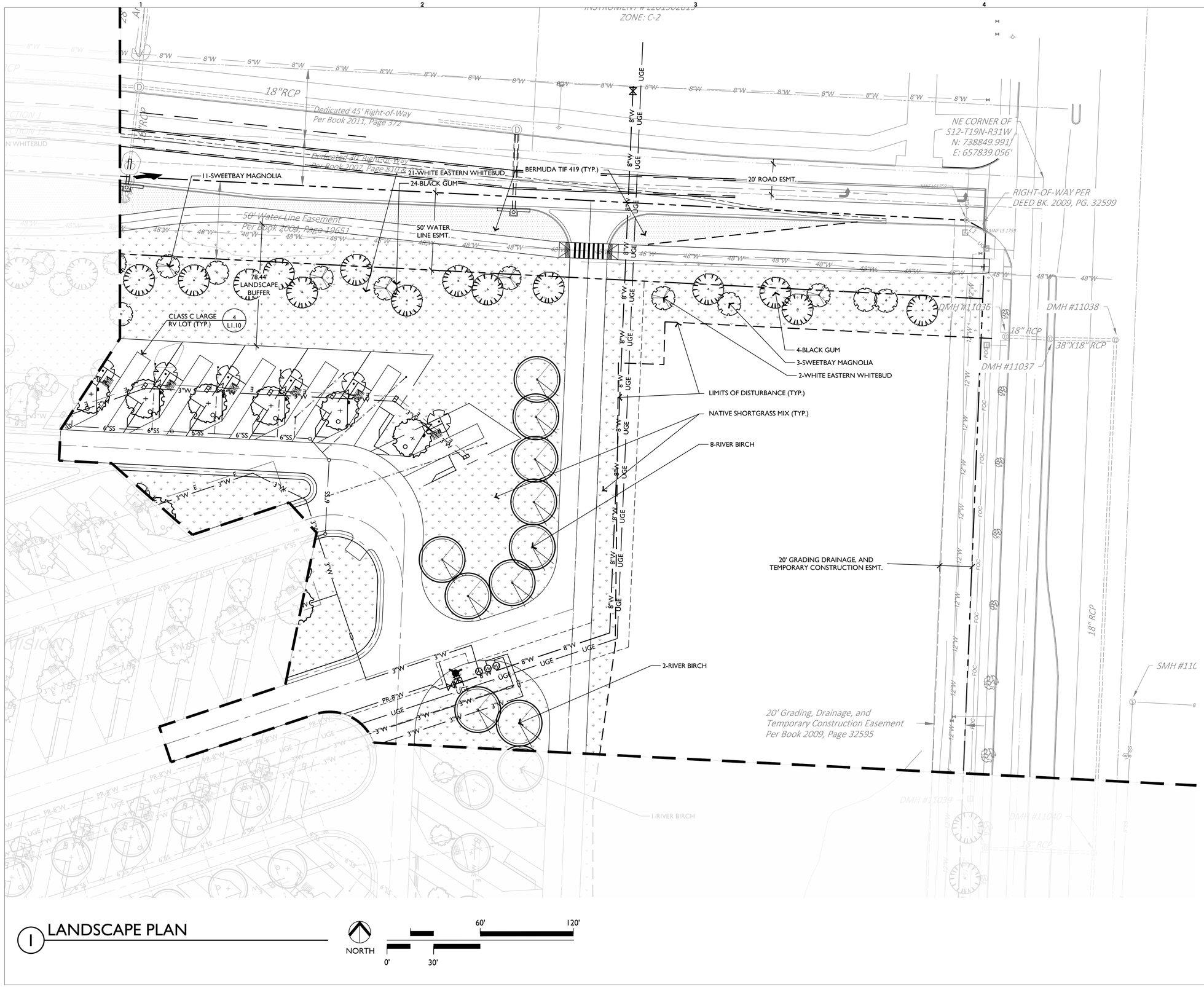

1 LANDSCAPE PLAN

NORTH

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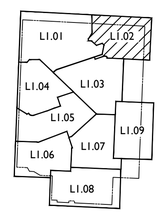

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LANDSCAPE PLAN

design. 75% CD
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project. 20.01

L1.02

LSD20-0050

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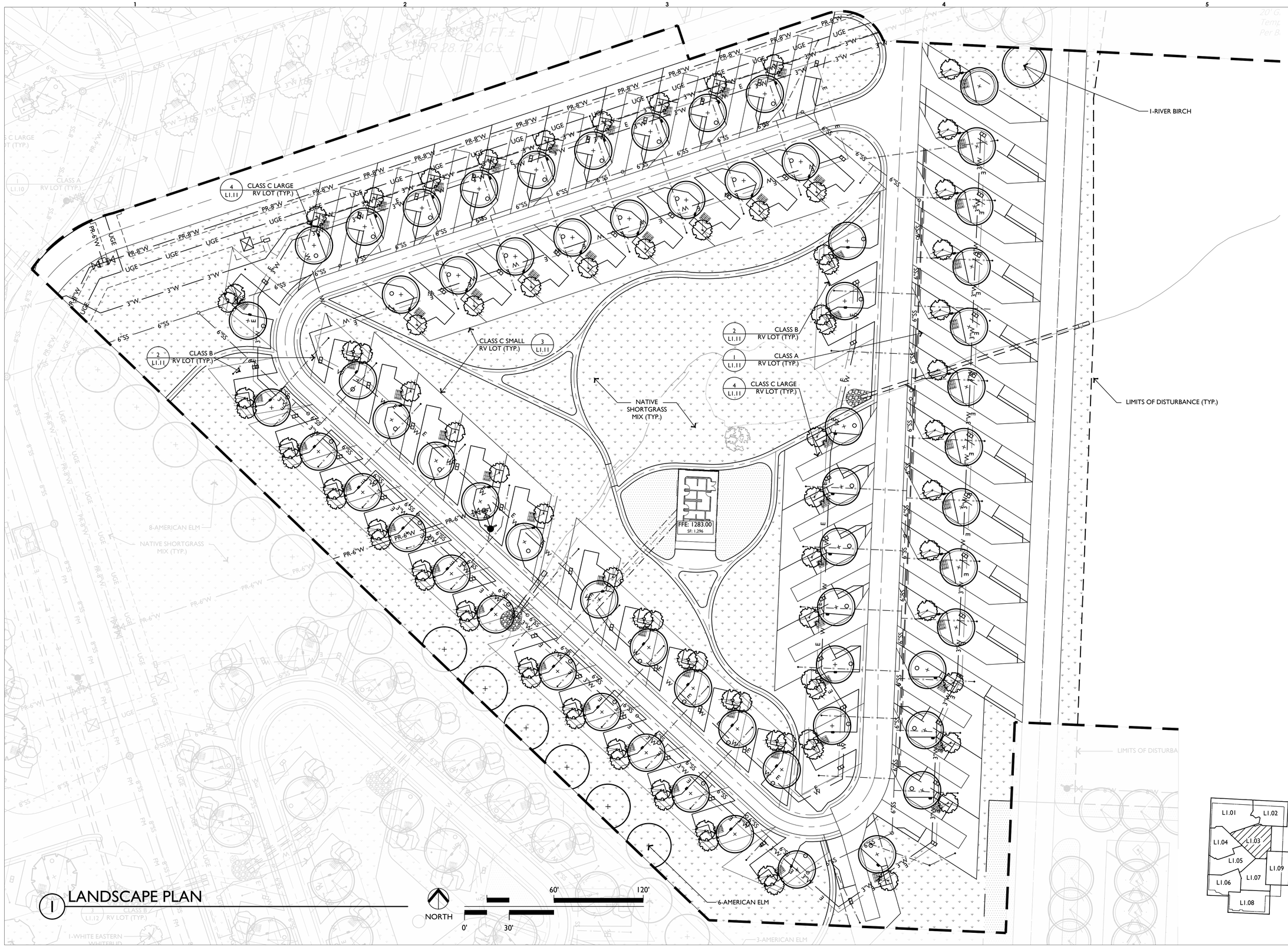

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L1.03

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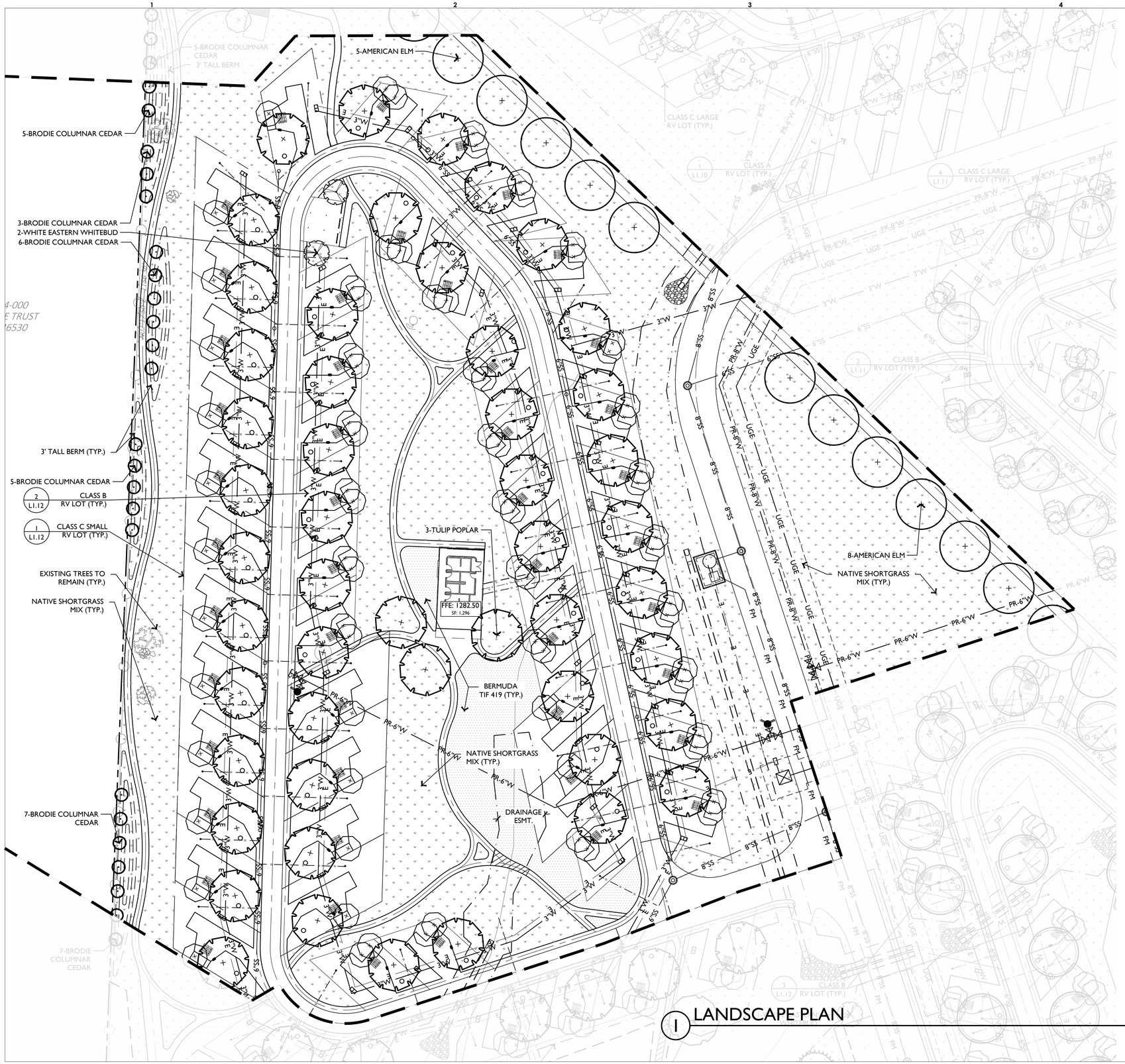

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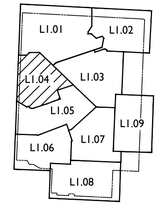

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L1.04

LSD20-0050

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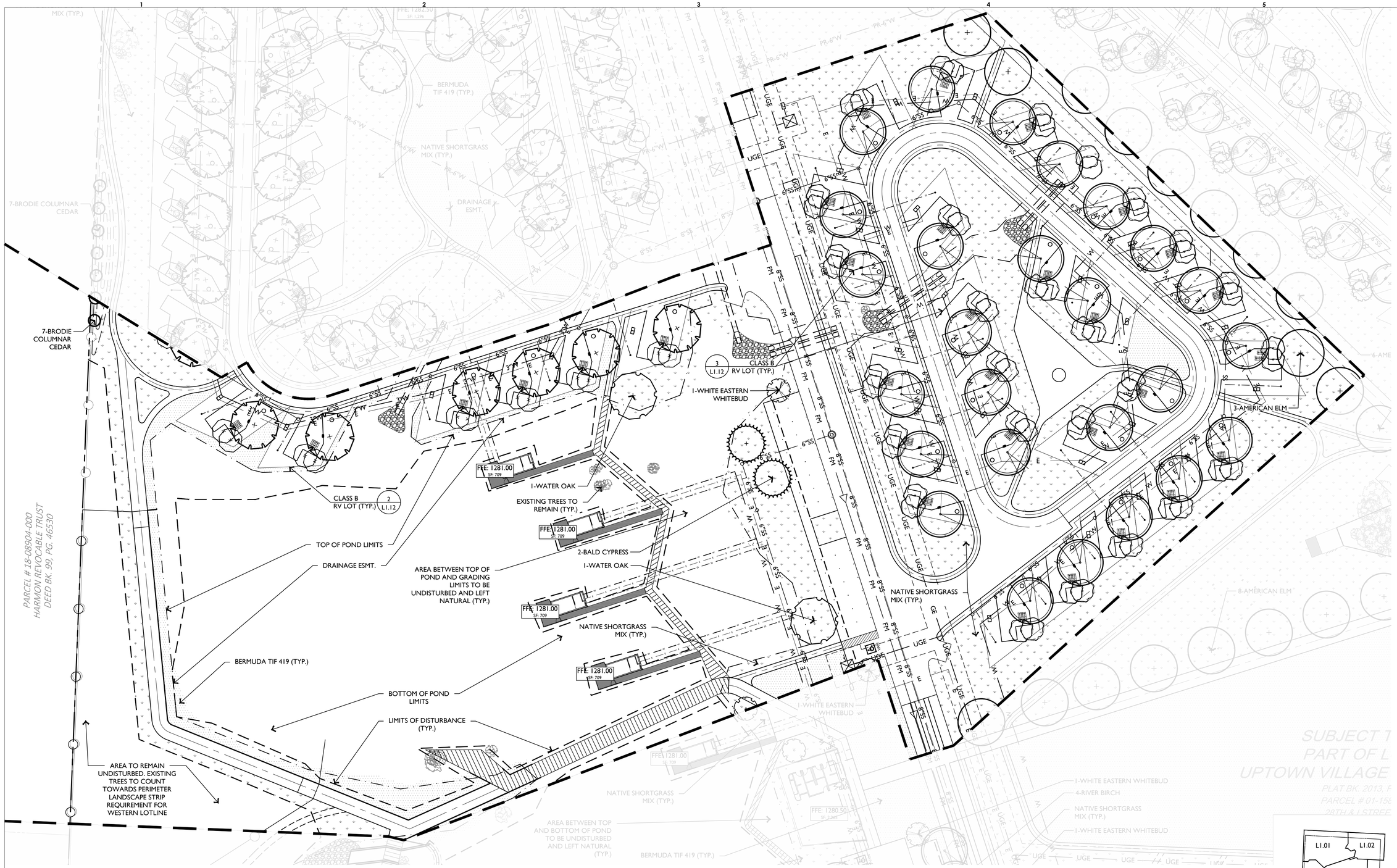

1 LANDSCAPE PLAN

NORTH

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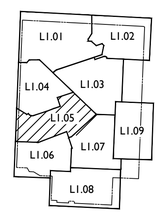

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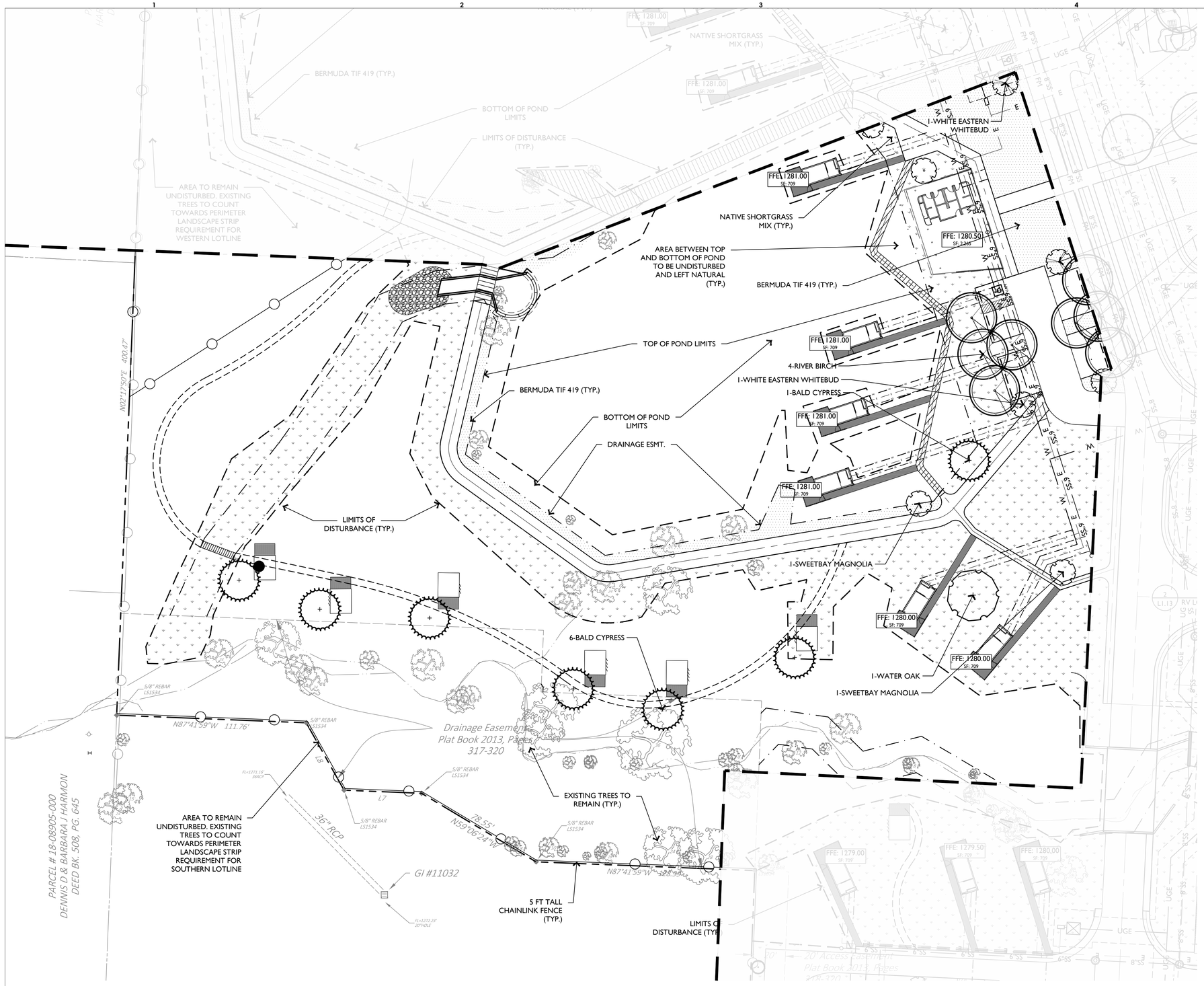

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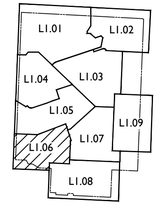

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L1.06

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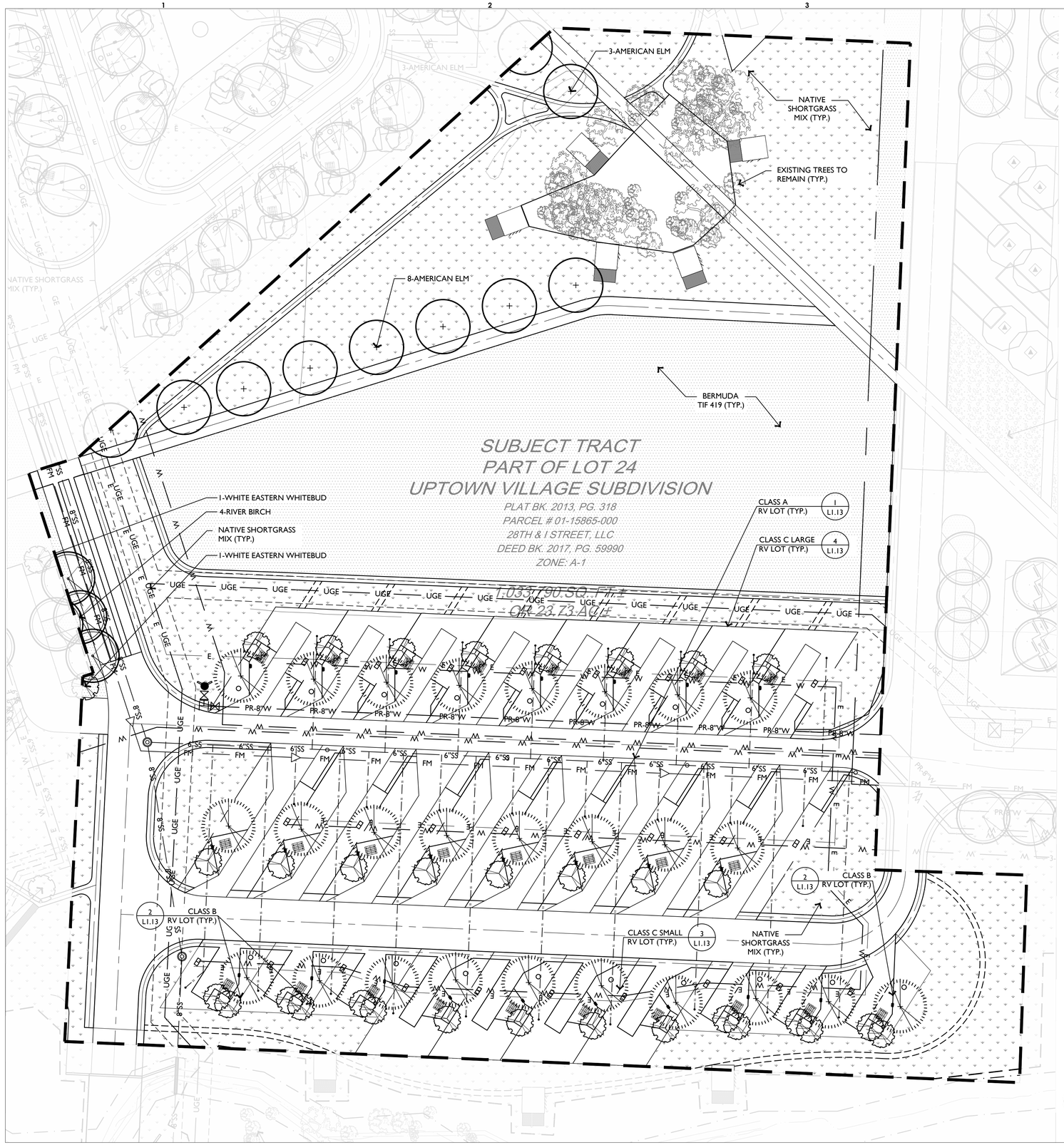

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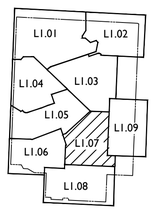

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1 LANDSCAPE PLAN

NORTH

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L1.07

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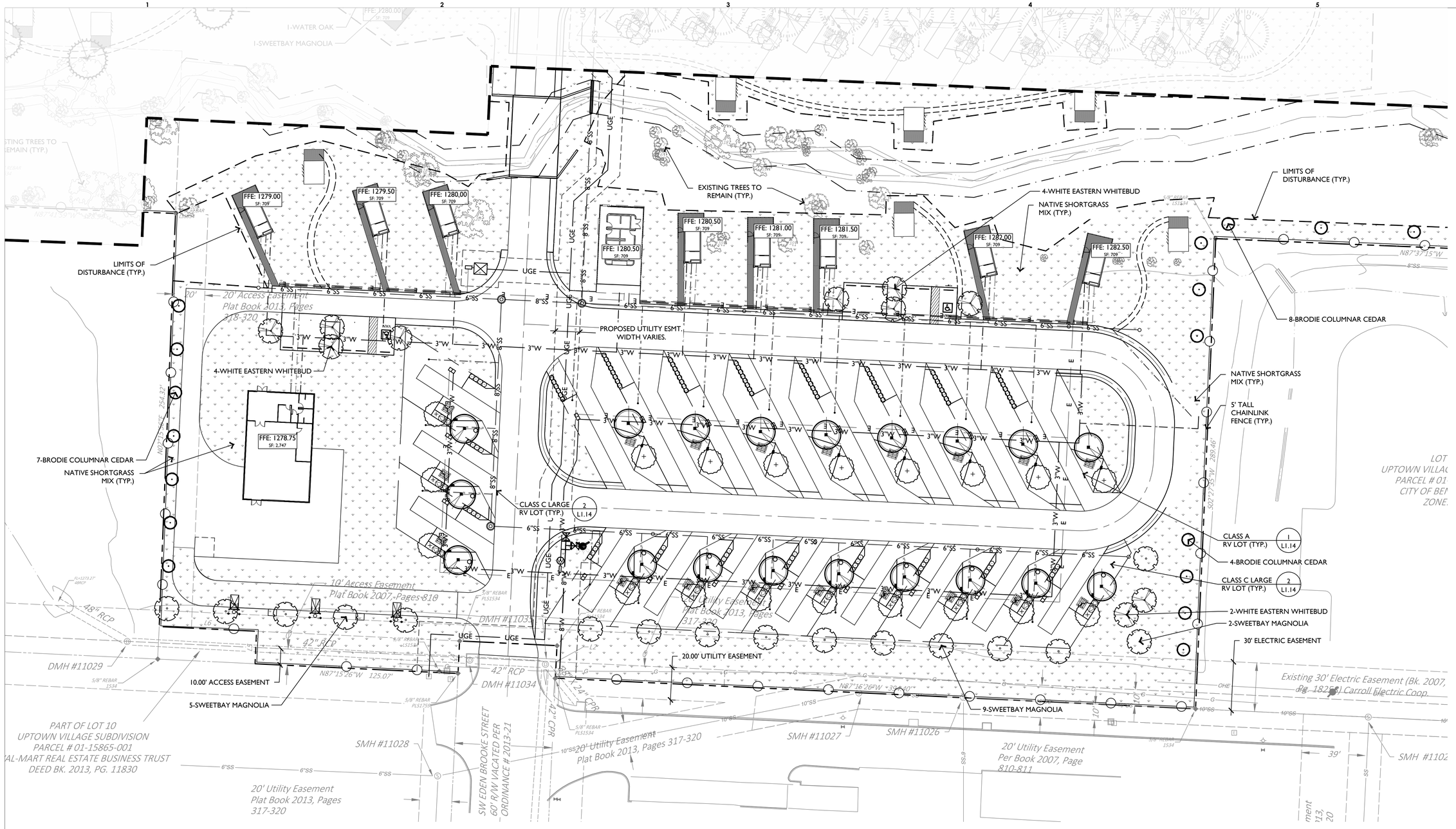

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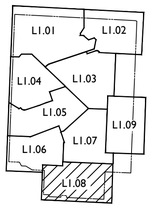

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contents.
LANDSCAPE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

L1.08

LSD20-0050

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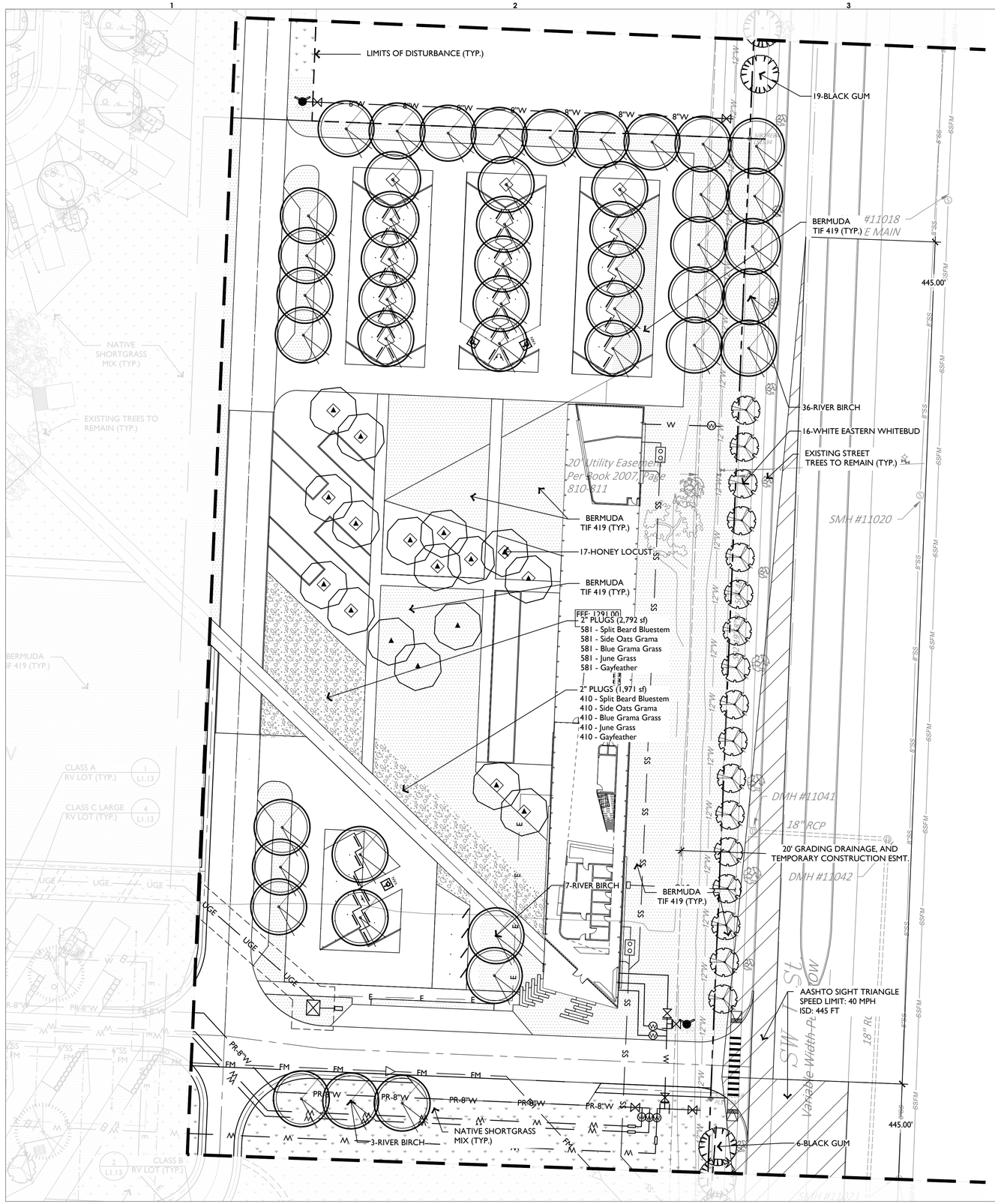

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

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www.ecologicaldg.com
phone: 501 378 0200
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PROJECT CANOPY

3300 SW I Street,
Bentonville, AR 72712

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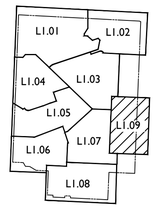

contents.
LANDSCAPE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

L1.09

LSD20-0050

1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'

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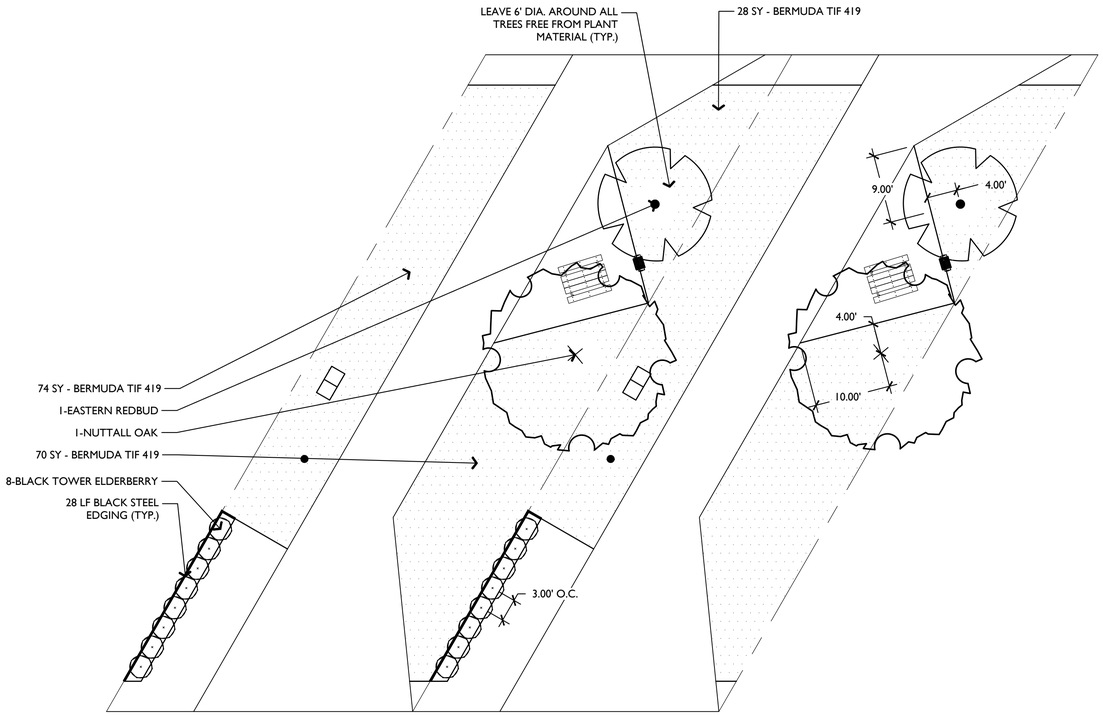
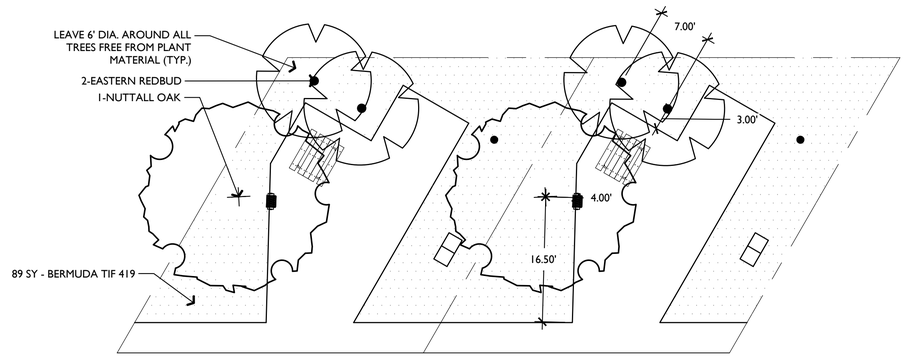


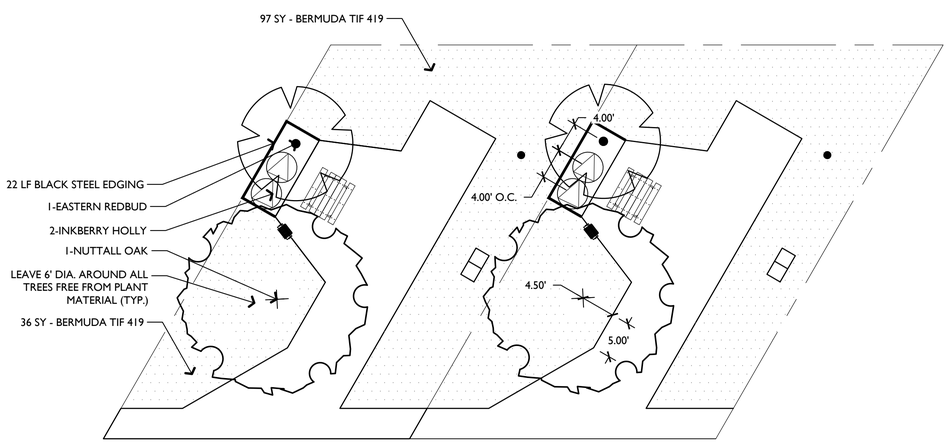
1 CLASS A AREA LARGE - NORTH CANOPY

SCALE: 1" = 10'-0"



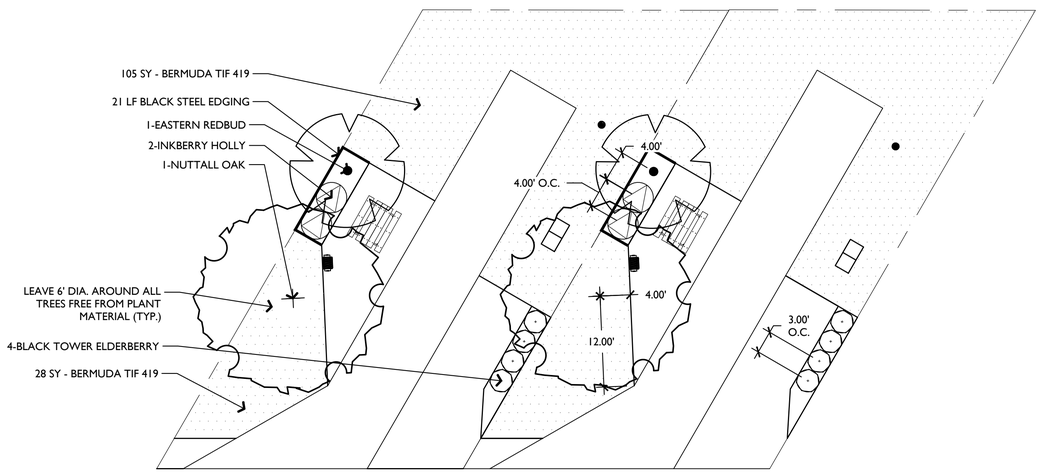
2 CLASS B AREA SMALL - NORTH CANOPY

SCALE: 1" = 10'-0"



3 CLASS C AREA SMALL - NORTH CANOPY

SCALE: 1" = 10'-0"



4 CLASS C AREA LARGE - NORTH CANOPY

SCALE: 1" = 10'-0"

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L1.10

LSD20-0050

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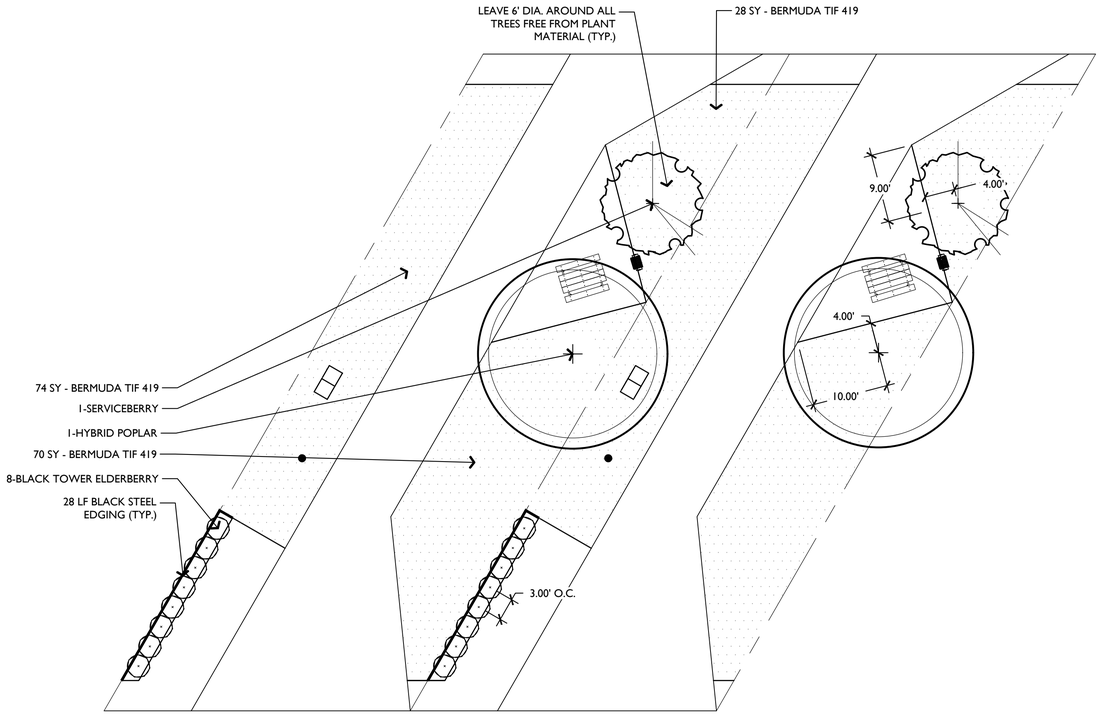
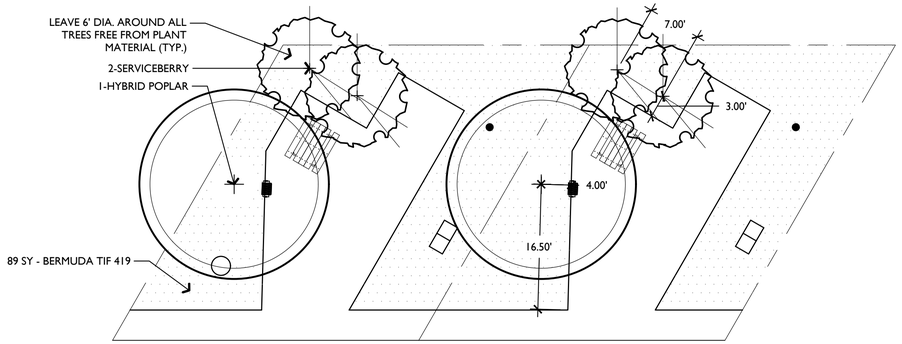


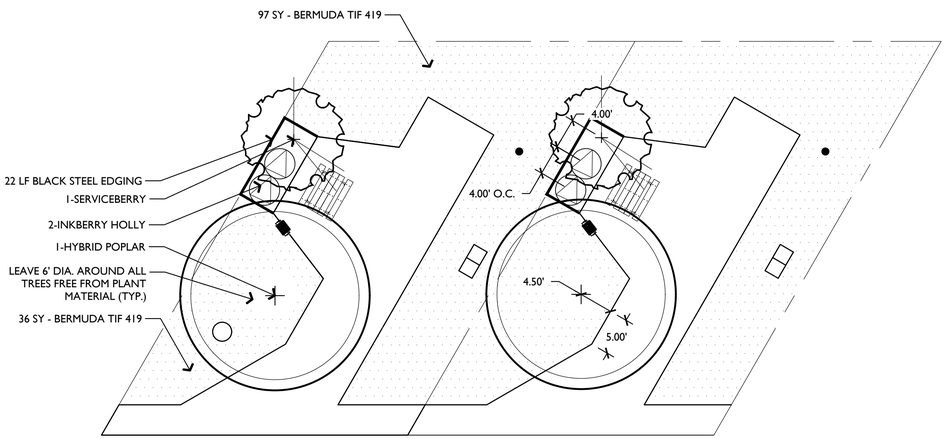
1 CLASS A AREA LARGE - EAST CANOPY

SCALE: 1" = 10'-0"



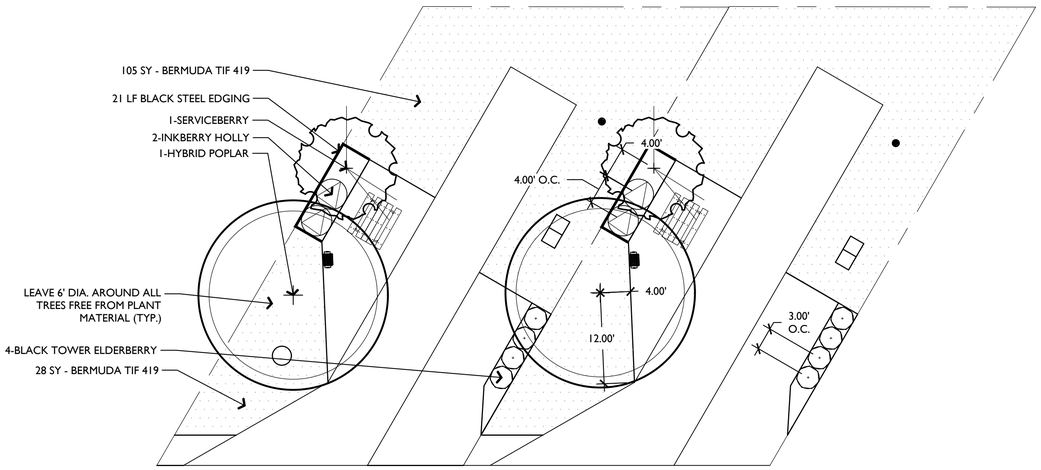
2 CLASS B AREA SMALL - EAST CANOPY

SCALE: 1" = 10'-0"



3 CLASS C AREA SMALL - EAST CANOPY

SCALE: 1" = 10'-0"



4 CLASS C AREA LARGE - EAST CANOPY

SCALE: 1" = 10'-0"

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L1.11

LSD20-0050

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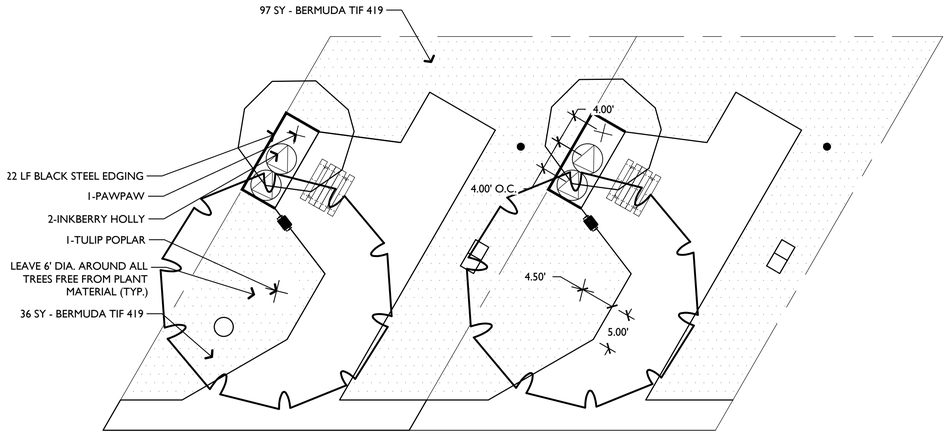
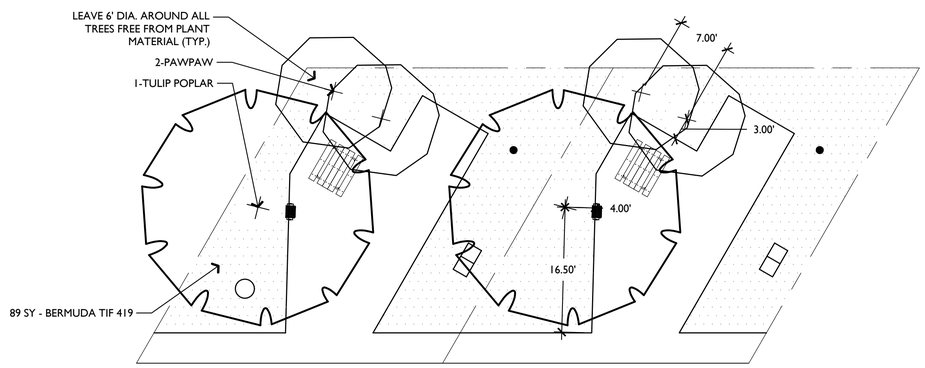


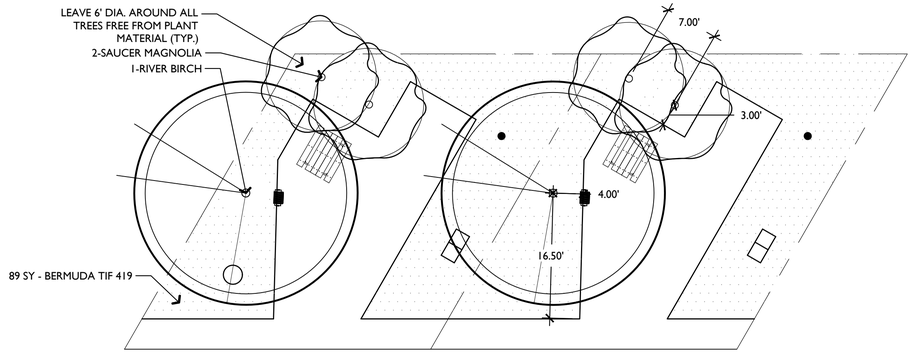
1 CLASS C AREA SMALL - WEST CANOPY

SCALE: 1" = 10'-0"



2 CLASS B AREA SMALL - WEST CANOPY

SCALE: 1" = 10'-0"



3 CLASS B AREA SMALL - MID CANOPY

SCALE: 1" = 10'-0"

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LANDSCAPE PLAN
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L1.12

LSD20-0050

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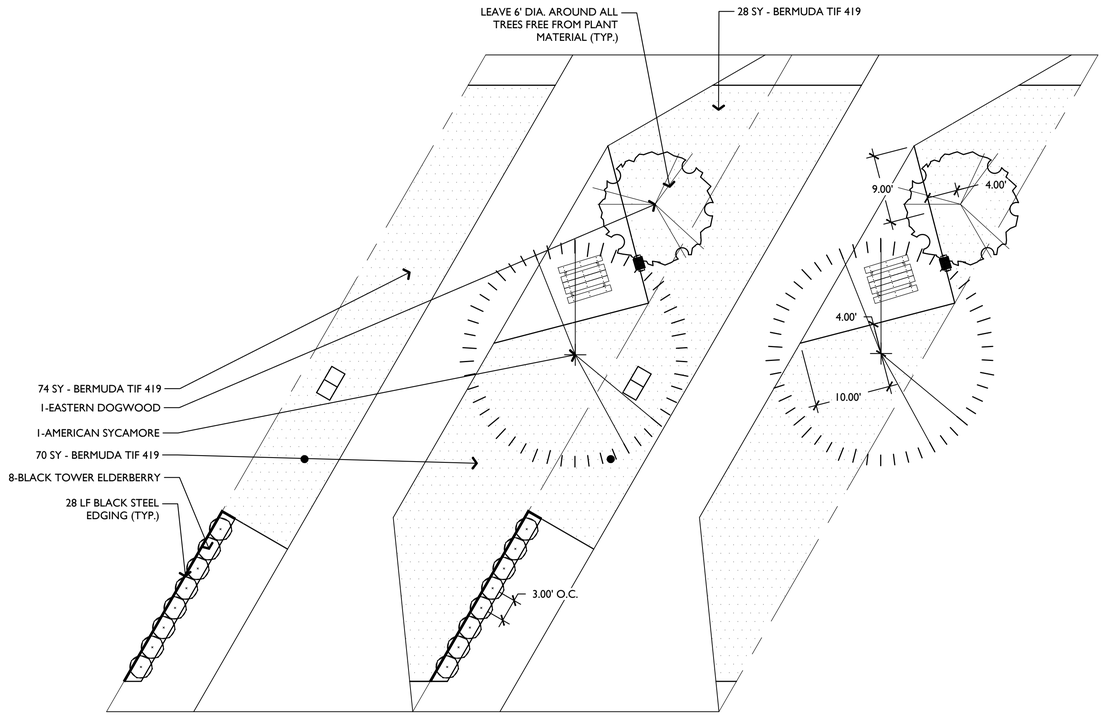
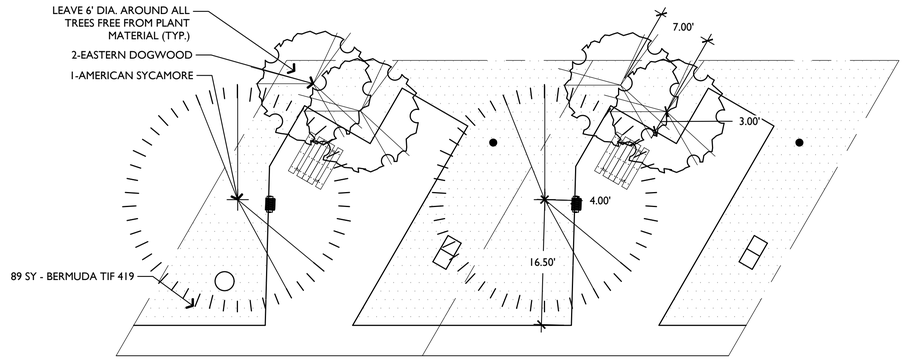


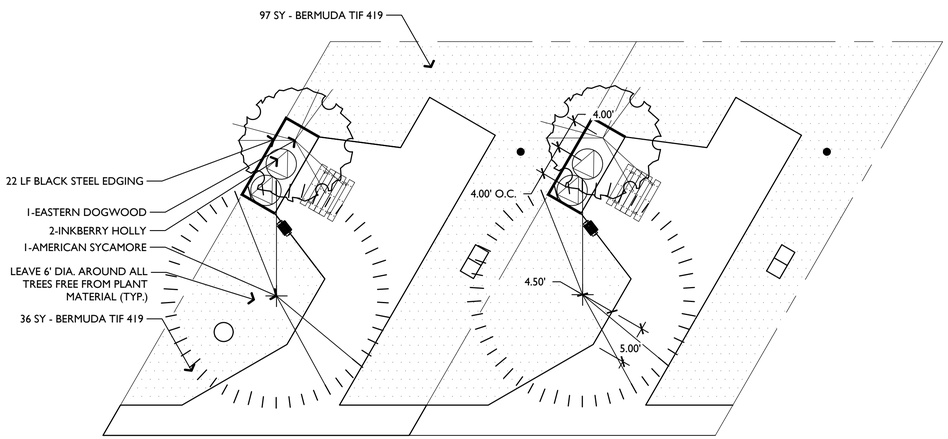
1 CLASS A AREA LARGE - NORTH CREEK

SCALE: 1" = 10'-0"



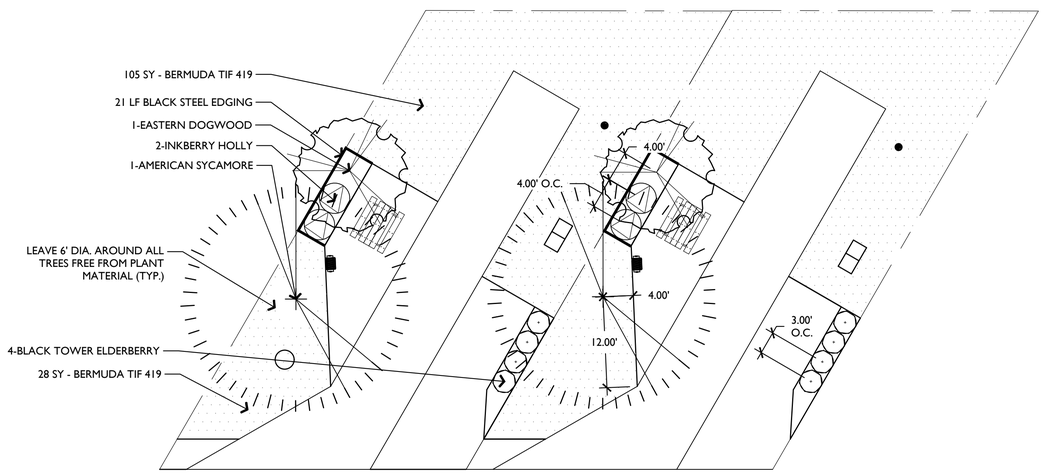
2 CLASS B AREA SMALL - NORTH CREEK

SCALE: 1" = 10'-0"



3 CLASS C AREA SMALL - NORTH CREEK

SCALE: 1" = 10'-0"



4 CLASS C AREA LARGE - NORTH CREEK

SCALE: 1" = 10'-0"

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LANDSCAPE PLAN ENLARGEMENTS

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L1.13

LSD20-0050

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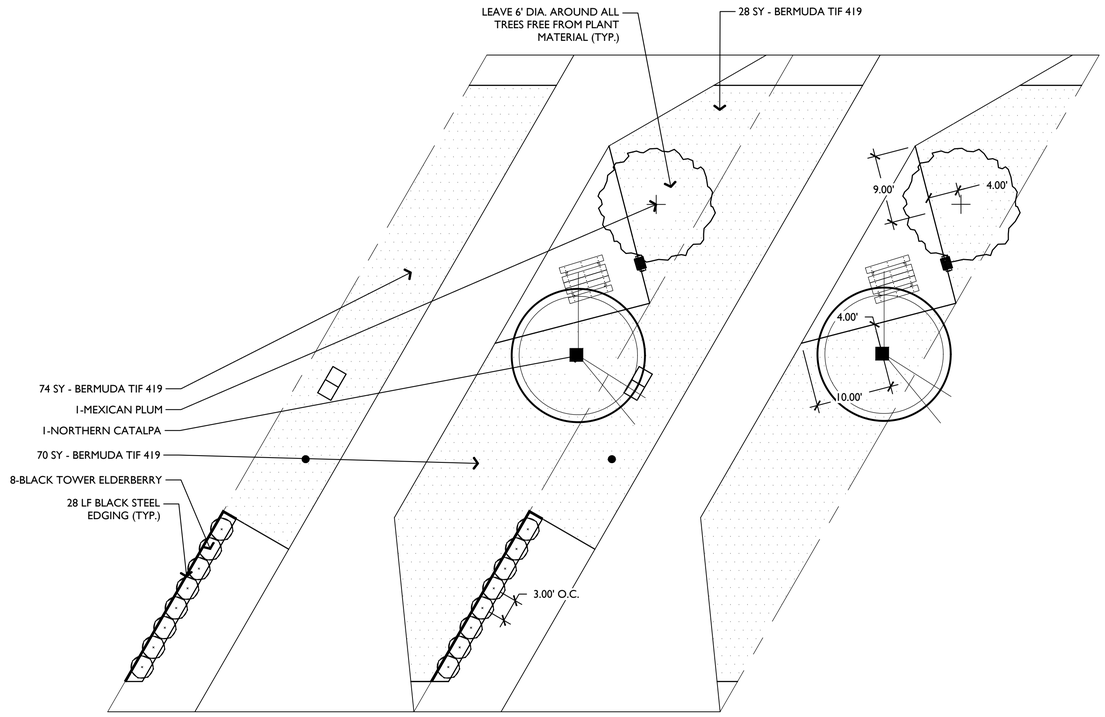
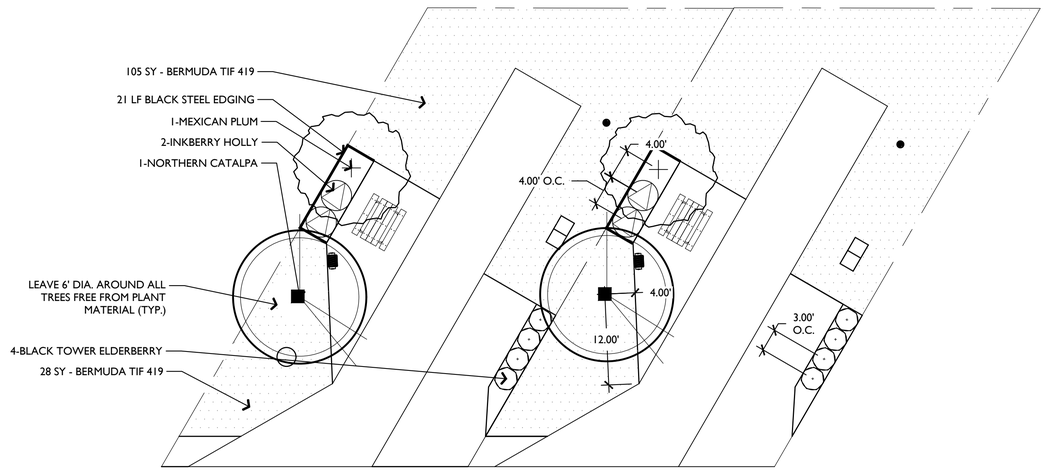


1 CLASS A AREA LARGE - SOUTH CREEK

SCALE: 1" = 10'-0"



2 CLASS C AREA LARGE - SOUTH CREEK

SCALE: 1" = 10'-0"

issue for review:

issue for pricing:

issue for construction:

revisions:

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LANDSCAPE PLAN
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L1.14

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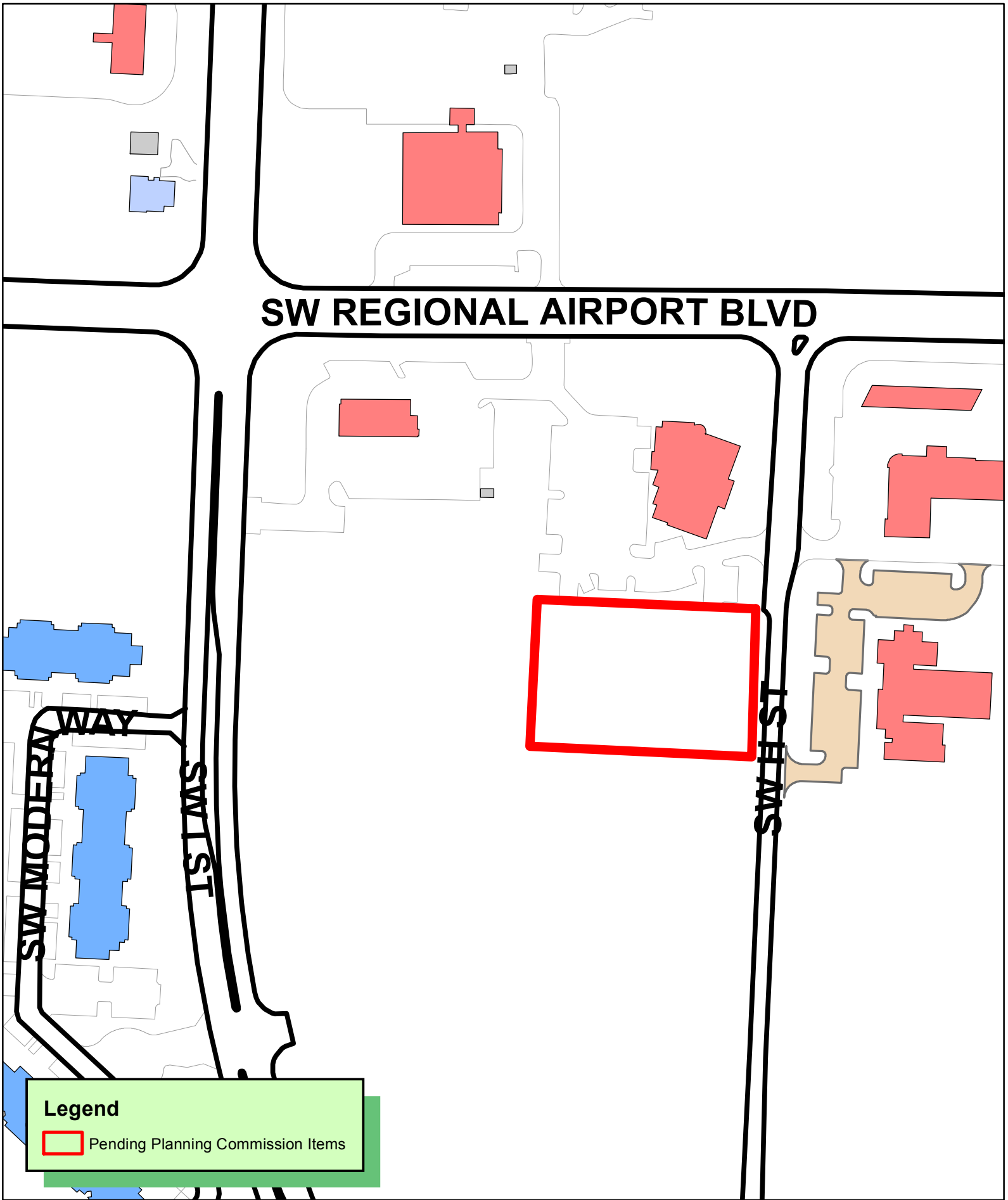


N
W E
S

1 inch = 150 feet

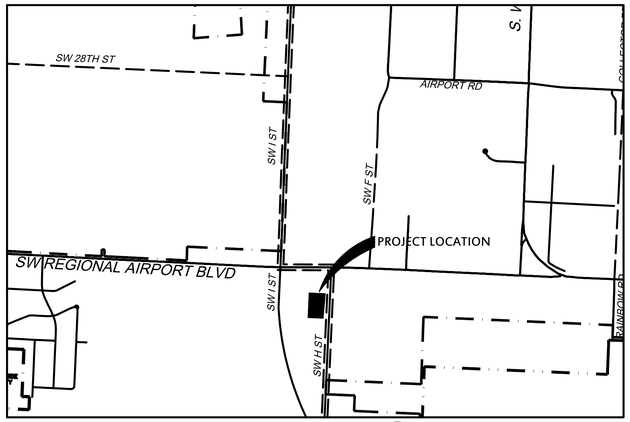
LSD20-0051
LARGE SCALE DEVELOPMENT
GODDARD SCHOOL
3703 SW H ST

THE CITY OF BENTONVILLE

GODDARD SCHOOL

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP
NTS

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

COVER SHEET; GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL 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. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS.

PROPERTY DESCRIPTION

PART OF LOT 13 OF EVERSOLE ADDITION, AS PER PLAT RECORD 2014-648 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;
THENCE ALONG THE EAST LINE THEREOF S02°35'57"W 187.08 FEET;
THENCE LEAVING SAID EAST LINE N87°24'10"W 267.84 FEET TO THE WEST LINE OF SAID LOT 13;
THENCE ALONG SAID WEST LINE N02°36'05"E 187.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 13;
THENCE ALONG THE NORTH LINE THEREOF S87°24'10"E 267.83 FEET, CONTAINING 1.15 ACRES, MORE OR LESS.

UTILITY CONTACTS

-BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUAKNIGHT@BLACKHILLSCORP.COM
-AT&T: SCOTT SEAMAN, 627 WHITE ROAD, SPRINGDALE, AR 72766, (479) 442-1967, OR LAYNE RHODES, LR159@ATT.COM, (479) 442-1977
-COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 717-3796, KIP.SMITH@COX.COM
-FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927
-STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130
-WATER DEPT.: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
-ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159
-WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 NE A STREET, BENTONVILLE, AR 72712, (479) 271-3160
-PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3122
-CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993
-STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR (479) 271-5002, JPAITH@BENTONVILLEAR.COM

PROJECT INFORMATION

BUILDING SETBACK:	0' FRONT 0' SIDE 0' REAR
SITE AREA:	1.15 AC. (50,094 SQ. FT.)
GREENSPACE:	.21% (2813.79 SQ. FT.) ON SITE
IMPERVIOUS AREA:	.79% (10,585.19 SQ. FT.) ON SITE
BUILDING SIZE:	9,529 SQ. FT.
BUILDING HEIGHT:	28'
BUILDING USAGE:	SCHOOL
FINISHED FLOOR ELEVATION:	1295.75
ZONING:	C-3
PROPERTY USAGE:	SCHOOL
BUILDING TYPE:	TYPE 3
ADDRESS:	3703 SW H STREET BENTONVILLE, AR 72713
SITE OWNER:	WRIGHT STREET HOLDINGS, LLC 906 WESTMINSTER CAVE SPRINGS, AR 72718 479-524-7065 TBURKER@GMAIL.COM
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 TAYLOR.LINDLEY@CRAFTONTULL.COM
SITE DEVELOPER:	ERIN WITT 1016 W. NINTH AVE, SUITE 140 KING OF PRUSSIA, PA 19406 610-205-1847 EWITT@GODDARDSYSTEMS.COM
PROVIDED PARKING:	PARKING STALLS - 36 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -38

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUT SIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE 06-05-2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN (COLOR)
C-105	EROSION CONTROL PHASE I
C-106	EROSION CONTROL PHASE II
C-107	PAVING PLAN (COLOR)
C-201	STORM SEWER LINE 1 P&P (COLOR)
C-202	STORM SEWER LINE 2 P&P (COLOR)
C-203	STORM SEWER LINE 3 P&P (COLOR)
C-204	SANITARY SEWER LINE 1 P&P (COLOR)
C-501	EROSION CONTROL DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	STANDARD DETAILS
C-505	STANDARD DETAILS
C-506	BENTONVILLE STANDARD DETAILS
C-507	BENTONVILLE STANDARD DETAILS
C-508	BENTONVILLE STANDARD DETAILS
C-509	BENTONVILLE STANDARD DETAILS
C-510	BENTONVILLE STANDARD DETAILS
C-511	BENTONVILLE STANDARD DETAILS
C-512	BENTONVILLE STANDARD DETAILS
C-513	BENTONVILLE STANDARD DETAILS
C-514	BENTONVILLE STANDARD DETAILS
C-515	BENTONVILLE STANDARD DETAILS
C-516	BENTONVILLE STANDARD DETAILS
L-100	PLANTING PLAN
L-501	LANDSCAPE DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS
A7.0	COLOR ELEVATIONS
E1	ELECTRIC LAYOUT

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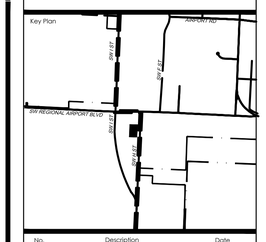
GODDARD SCHOOL
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 20104000
ISSUE DATE: 08/28/20
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

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LSD20-0044

COVER SHEET

C-001

DRAWING: G:\20104000_GODDARD\ARASTRUCTURE\CIVIL\DWG\COVER.DWG
LAYOUT: COVER SHEET LAST SAVED: 8/28/2020 5:16:18 PM by TAYLOR LINDLEY
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LEGEND (EXISTING SYMBOLS)

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

PARKING REQUIREMENTS:

REQUIRED PARKING:

ONE PER 500 SQUARE FEET OF NET FLOOR AREA AND ONE PER EMPLOYEE..
(6,320/500)+25=13+25=38 PARKING STALLS

PROVIDED PARKING:

36 STANDARD STALLS
2 ADA PARKING STALLS
38 TOTAL STALLS

BUILDING SETBACKS:

ZONED C-3

FRONT:	0'
SIDE:	0'
REAR:	0'

GREENSPACE CALCULATIONS:

SITE AREA:	50,087 SQ FT
IMPERVIOUS AREA:	31,060 SQ FT
GREENSPACE AREA:	19,027 SQ FT

LOT COVERAGE:

SITE AREA:	50,087 SQ FT
BUILDING AREA:	9,529 SQ FT
FAR:	5:1 RATIO

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Crafton Tull
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CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
100' 0 100'

GODDARD SCHOOL

BENTONVILLE, AR

Key Plan

No.	Description	Date

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LSD20-0044

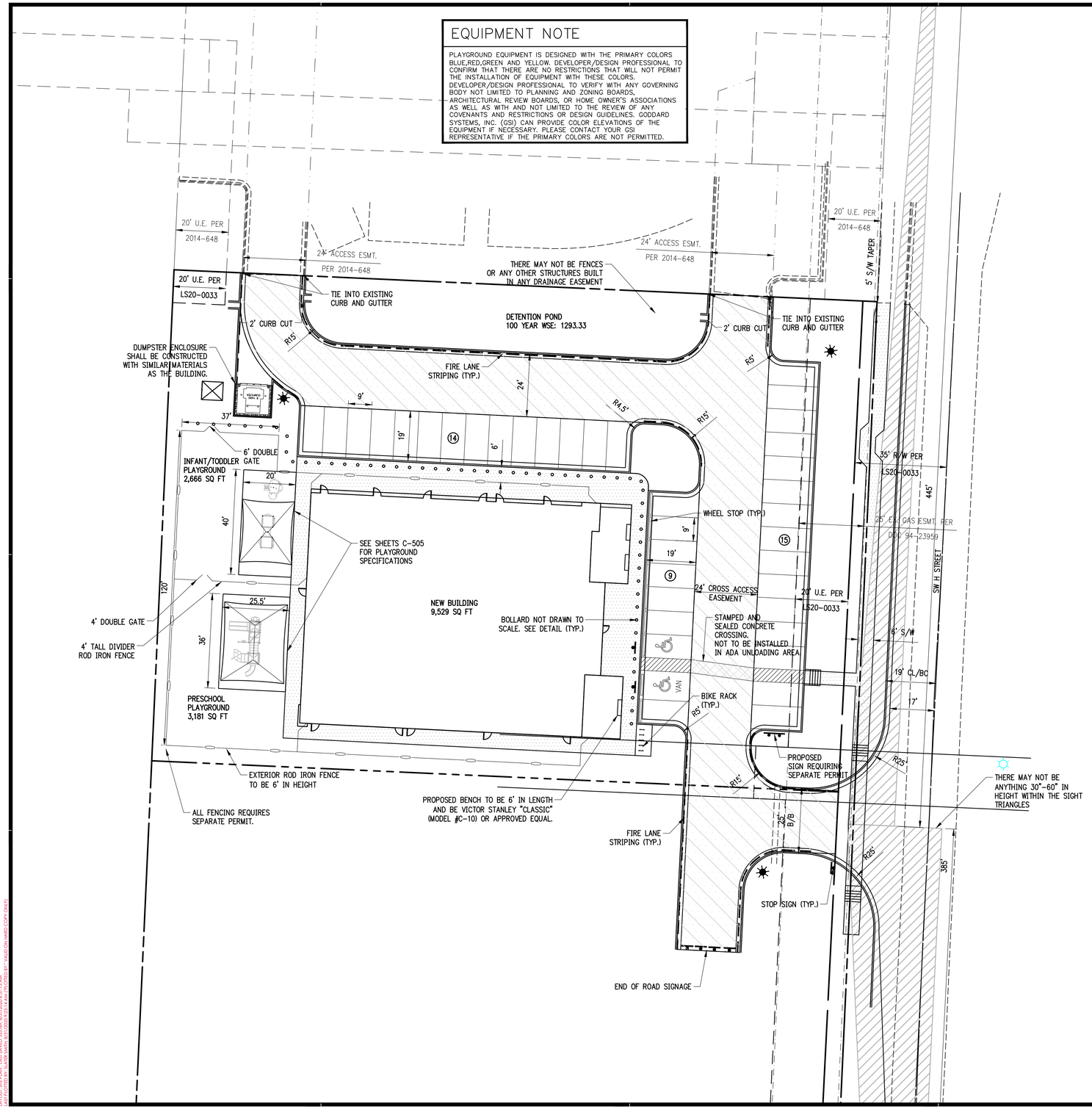
OVERALL SITE PLAN (COLOR)

C-101

DRAWING: G:\2010\4000_GODDARD\INFRASTRUCTURE\CIVIL\DWG\OVERALL SITE PLAN.DWG
LAYOUT: OVERALL SITE PLAN LAST SAVED: 2020.08.28 8:57 (2020.08.28 8:57 AM
LAST PLOTTED: 2020.08.28 8:57 (2020.08.28 8:57 AM CDT) BY: JOSH HARD COPY ONLY)

EQUIPMENT NOTE

PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE,RED,GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.



LEGEND (EXISTING SYMBOLS)

LINEWORK

EASEMENT

CURB

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

● SET IRON PIN

LINEWORK

EASEMENT

CURB

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

FIRE LANE STRIPING

SIDEWALK

SIGHT TRIANGLE

24' CROSS ACCESS EASEMENT

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
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8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL MECHANICAL EQUIPMENT, ROOF OR GROUND MOUNTED, WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

PARKING REQUIREMENTS:

REQUIRED PARKING:

ONE PER 500 SQUARE FEET OF NET FLOOR AREA AND ONE PER EMPLOYEE..
(6,320/500)+25=13+25=38 PARKING STALLS

PROVIDED PARKING:

36 STANDARD STALLS
2 ADA PARKING STALLS
38 TOTAL STALLS

BUILDING SETBACKS:

ZONED C-3

FRONT:	0'
SIDE:	0'
REAR:	0'

GREENSPACE CALCULATIONS:

SITE AREA:	50,087 SQ FT
IMPERVIOUS AREA:	31,060 SQ FT
GREENSPACE AREA:	19,027 SQ FT

LOT COVERAGE:

SITE AREA:	50,087 SQ FT
BUILDING AREA:	9,529 SQ FT
FAR:	5:1 RATIO

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GRAPHIC SCALE IN FEET
20' 0 20'

GODDARD SCHOOL

BENTONVILLE, AR

No.	Description	Date

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PROJECT NO: 20104000
ISSUE DATE: 08/28/20
CONTACT: T. LINDLEY
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PRELIMINARY PLANS

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LSD20-0044

SITE PLAN

C-102

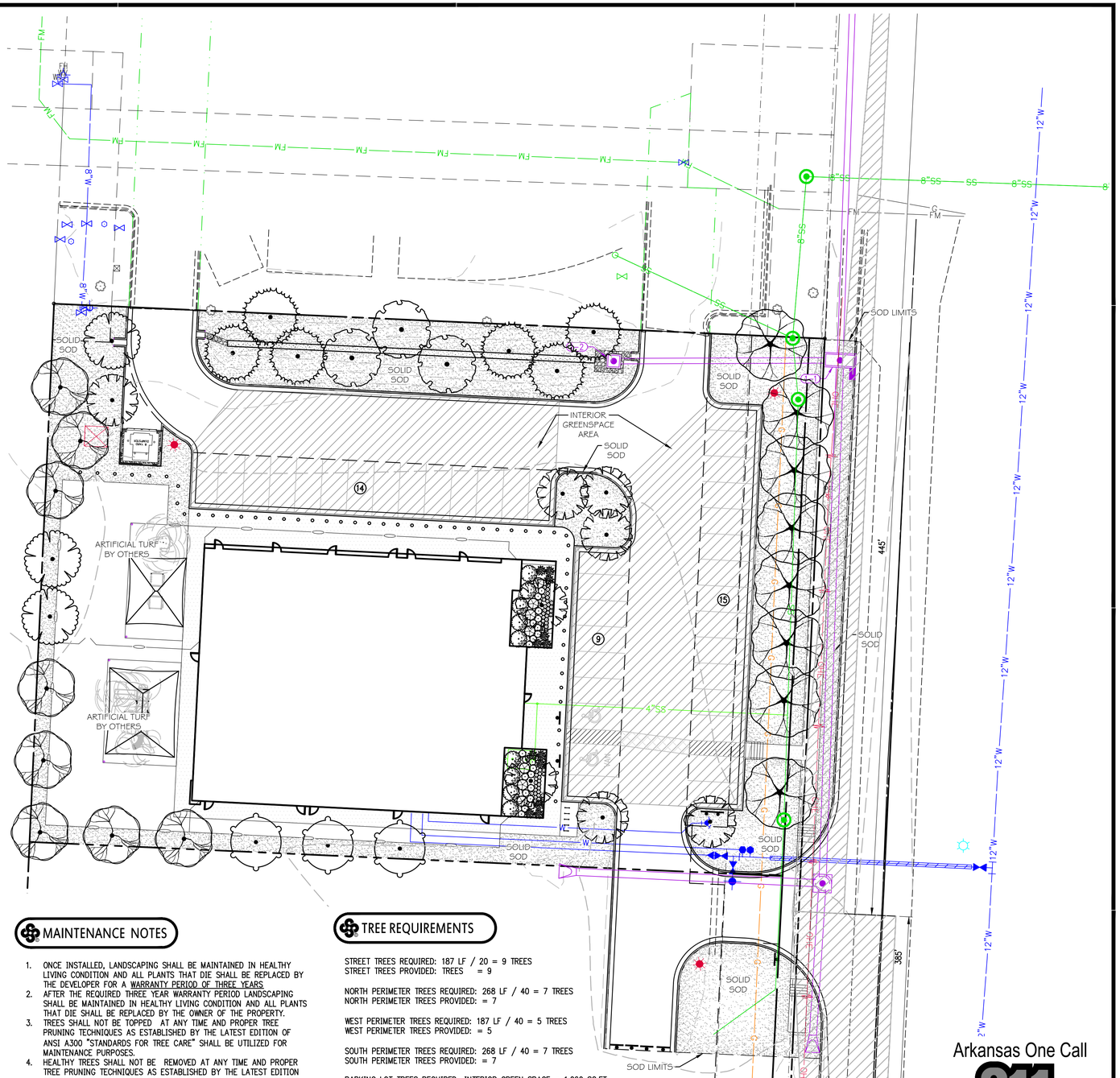
DRAWING: G:\20104000_GODDARD\INFRASTRUCTURE\CIVIL\DWG\USER PLAN.DWG
LAYOUT: SITE PLAN | LAST SAVED: 8/31/2020 8:57:03 AM | BY: TLINDLEY
XREF: "C-102 SITE PLAN.DWG" | "C-102 SITE PLAN.DWG" | "C-102 SITE PLAN.DWG" - VALID ON HARD COPY ONLY!

LANDSCAPE NOTES

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. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PUBLIC UTILITY.
3. WHERE POTENTIAL LANDSCAPE AND UTILITY CONFLICTS MAY OCCUR, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITY LOCATIONS.
4. 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.
5. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
7. 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.
8. 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".
9. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
10. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
12. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA 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.
13. 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.
14. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
16. UTILITY CONFLICTS WITH LANDSCAPING REQUIRE UTILITIES TO BE FIELD VERIFIED.
17. ALL TREE PLANTING SHALL MAINTAIN A MINIMUM OF 5' SEPARATION OF ANY PUBLIC UTILITY.

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	BETULA NIGRA / RIVER BIRCH	B & B	2.5"CAL	8`-10` HT.
DECIDUOUS SHADE TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	8	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2.5"CAL	8`-10` HT.
	3	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	2.5"CAL	8`-10` HT.
	3	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA	B & B	2.5"CAL	8`-10` HT.
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	6	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5"CAL	10` HT MIN
PARKING LOT TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	8	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2.5"CAL	8`-10` HT.
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	8	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8`-10` HT.
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**
	21	HEUCHERA AMERICANA `GREEN SPICE` / GREEN SPICE CORAL BELLS	1 GAL	12" HT. MIN.	12" SPREAD MIN.
	9	HYDRANGEA QUERCIFOLIA `ALICE` / ALICE OAKLEAF HYDRANGEA	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	7	ITEA VIRGINICA `HENRY'S GARNET` / HENRY'S GARNET SWEETSPIRE	3 GAL	18" HT. MIN.	18" SPREAD MIN.
	52	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	1 GAL	12" HT. MIN.	9" SPREAD MIN.
	12	MISCANTHUS SINENSIS `ADAGIO` / ADAGIO GRASS	3 GAL	30" HT. MIN.	18" SPREAD MIN.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SPACING**
	14,785 SF	ZOYSIA JAPONICA `EL TORO` / EL TORO	S.F.		



MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
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.

TREE REQUIREMENTS

STREET TREES REQUIRED: 187 LF / 20 = 9 TREES
STREET TREES PROVIDED: TREES = 9

NORTH PERIMETER TREES REQUIRED: 268 LF / 40 = 7 TREES
NORTH PERIMETER TREES PROVIDED: = 7

WEST PERIMETER TREES REQUIRED: 187 LF / 40 = 5 TREES
WEST PERIMETER TREES PROVIDED: = 5

SOUTH PERIMETER TREES REQUIRED: 268 LF / 40 = 7 TREES
SOUTH PERIMETER TREES PROVIDED: = 7

PARKING LOT TREES REQUIRED: INTERIOR GREEN SPACE = 1,060 SQ.FT.
1,060 SQ.FT. / 125 SQ.FT. = 8 TREES REQUIRED
PARKING LOT TREES PROVIDED: = 8 TREES

TOTAL TREES REQUIRED = 36
TOTAL TREES PROVIDED = 36

SITE CALCULATIONS

TOTAL SITE AREA = 1.15± ACRES (50,106 SQ.FT)
GREENSPACE AREA = 0.38± ACRES (19,027 SQ.FT)
TOTAL IMPERVIOUS AREA = 0.83± ACRES (41,505 SQ.FT)
GREENSPACE PERCENTAGE = 38%
PARKING AREA = .25± ACRES (12,595 SQ. FT.)

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Rogers, Arkansas 72756
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GODDARD SCHOOL
BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 20104000
ISSUE DATE: 08/28/20
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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LSD20-0044

PLANTING PLAN

L-100

DRAWING: G:\2019\4000_GODDARD\INFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN | LAST SAVED: 2020-08-28 BY: JOSH.CHESTER
PLOTTED: 2020-08-28 BY: JOSH.CHESTER (LAST PLOTTED ON PLOTTER: \\AUS-DC\HP5 COPY ONLY)

FACADE MATERIAL PERCENTAGES:

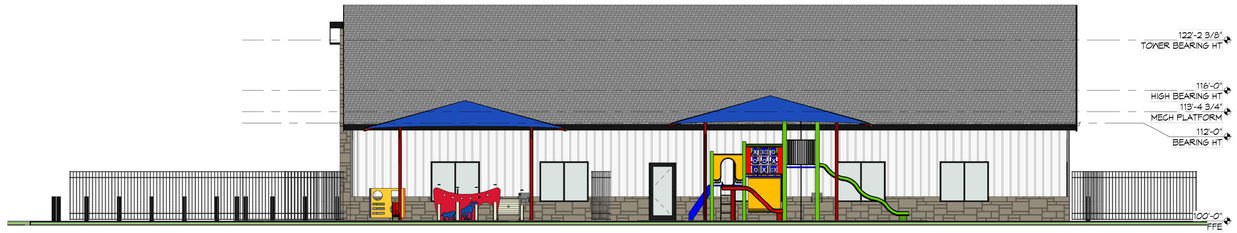
NATURAL STONE VENEER	-	383 SF	- 20%
HARDIE BOARD AND BATTON	-	696 SF	- 36%
CEDAR SHAKE SHINGLES	-	568 SF	- 29%
DOORS	-	105 SF	- 5%
GLAZING	-	180 SF	- 10%
TOTAL	-	1,932 SF	- 100%

4 *NORTH ELEVATION - color*
1/8" = 1'-0"

VISIBLE FROM PUBLIC RIGHT-OF-WAY

FACADE MATERIAL PERCENTAGES:

NATURAL STONE VENEER	-	230 SF	- 29%
HARDIE BOARD AND BATTON	-	401 SF	- 50%
GLAZING	-	171 SF	- 21%
TOTAL	-	802 SF	- 100%



3 *WEST ELEVATION - color*
1/8" = 1'-0"

BUILD-TO ZONE FACADE

FACADE MATERIAL PERCENTAGES:

NATURAL STONE VENEER	-	318 SF	- 17%
HARDIE BOARD AND BATTON	-	696 SF	- 37%
CEDAR SHAKE SHINGLES	-	568 SF	- 30%
DOORS	-	105 SF	- 6%
GLAZING	-	180 SF	- 10%
TOTAL	-	1,865 SF	- 100%

2 *SOUTH ELEVATION - color*
1/8" = 1'-0"

BUILD-TO ZONE FACADE

FACADE MATERIAL PERCENTAGES:

NATURAL STONE VENEER	-	684 SF	- 52%
HARDIE BOARD AND BATTON	-	292 SF	- 22%
CEDAR SHAKE SHINGLES	-	118 SF	- 9%
GLAZING	-	216 SF	- 17%
TOTAL	-	1,310 SF	- 100%

1 *EAST ELEVATION - color*
1/8" = 1'-0"

VISIBLE FROM PUBLIC RIGHT-OF-WAY

BID SET
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd Suite 4, Bentonville, Ar 72712
479-319-6045

GODDARD BENTONVILLE
SW H STREET
BENTONVILLE, AR

DATE
8-25-20

JOB NO.
19176

REVISIONS

A7.0
COLOR ELEVATIONS

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