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 planning@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
October 13, 2020

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

1. **Tollet Wood, LLC** **Rezoning***
   PUD, Planned Unit Development to C-2, General Commercial
   SW F Street & SW Regional Airport Boulevard *(RZ20-0046)*
   - 6.15 acres zoned PUD, Planned Unit Development. Surrounding zoning classifications include C2, General Commercial to the north, east, and west, also C-1, Neighborhood Commercial to the west, and R4, High Density Residential to the south.
   - The original PUD was approved on 11/24/03 by Planning Commission, with the Preliminary Plat approved on 8/16/04. The Final Plat was approved on 8/15/06.
   - Per the code, when this project was adopted, a building permit was required within 18 months or the PUD would be revoked.
   - Future Land Use Map identifies this area as General Commercial.
   - This is Priority Area 2, Infill within the Community Plan and falls within the Regional Airport Boulevard Subarea Plan.
   - This lot fronts SW Regional Airport Boulevard, classified as an Arterial street, and SW F Street and SW Stone Boulevard, which are both classified as Local streets per the Master Street Plan.

2. **Bailey** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
SW 4th Street & SW D Street *(RZ20-0047)*
- The approximately 0.27-acre site is currently vacant. According to the applicant's narrative, the intent of the rezoning request is to construct a single-family home. The flexible setbacks of the DN-2 zoning district would allow the applicant to preserve an existing tree on site.
- Adjacent zoning districts are RC-2, Central Residential-Moderate Density to the north and R-1, Single-Family Residential to the east, south, and west. Further east of SW 4th are zoning districts of RC-2 and DN-2, Downtown Medium-Density Residential.
- The Future Land Use Map currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouse, duplex and denser single-family development.

3. **Loh & Collingsworth** **Rezoning***
(R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential)
801 & 805 SE 5th Street *(RZ20-0053)*
- +/- 0.45 acres
- Currently zoned R-1, Single Family Residential and the Future Land Use Plan currently depicts this property as Medium Density Residential.
- Adjacent zonings are R-ZL, Zero Lot Line Residential to the north,R-3, Medium Density Residential and DN-4, High Density Residential to the west, R-1, Single Family Residential to the east, and C-2, General Commercial to the south.
- These properties are identified as "Neighborhoods of Transition" within the Land Use Plan.
- While the rezoning does not fit into the Future Land Use Plan, it can potentially be justified due to the adjacent uses of the apartment complex to the west, higher density single family to the north and more intensive commercial and industrial uses to the south. Recently the Planning Commission approved a rezoning to DN-4 at nearby 402 SE G Street on April 7, 2020 and another DN-4 request was recently approved at 309 SE G Street on January 13, 2020.

4. **Project Peloton Parking Garage** **Conditional Use Permit***
Noise Ordinance
210 NW A Street *(CU20-0044)*
- Currently zoned DC, Downtown Core. Variations from the City of Bentonville's Noise Ordinance require a Conditional Use Permit regardless of zoning district.
- A request to allow for early morning and late night construction activity in association with the previously approved Peloton Parking Garage project.
- According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration.

5. **Table at the Station** **Conditional Use Permit***
Amendment to Approved CUP
409 SE 6th Street *(CU19-0014)*
- An amendment to the previously approved Conditional Use Permit for Table at the Station. The intent of the original conditional use was for the existing restaurant and temporary gravel parking to remain, while the applicant designed and constructed a building addition and converted the existing gravel parking to hard surface. The project was approved in January of 2020 for a period of one year.
- The applicant submitted revised large scale development plans requesting that the development be allowed in two phases. Phase 1 includes the building addition, while Phase 2 consists of the parking lot improvements. At the conclusion of Phase 1, the applicant would be issued a Temporary Certificate of Occupancy. After Phase 2, the applicant would receive their full C of O.
- Because the conditions of approval have changed, the applicant needs an amended Conditional Use Permit. The applicant requests they be given a period of one year to complete the parking lot improvements after issuance of a Temporary Certificate of Occupancy on the restaurant improvements.
- According to the applicant's narrative, COVID-19 and its financial implications necessitate the need for the revised request.

6. **Walmart Campus** **Planned Unit Development***
Planned Unit Development Amendment
SE 8th Street *(PUD20-0002)*
- A request to amend the originally approved Walmart Campus Planned Unit Development.
- The applicant requests additional property (originally railroad right-of-way), be included in the planned unit development. The inclusion of the railroad right-of-way adds two parking decks, an additional office building, and one surface parking lot to the original PUD.
- An excerpt from the original PUD is included in this packet to make the distinction clear.

7. **Lots 1-3 of The Reserve Subdivision** **Lot Split**
Greenhouse Road *(LS20-0004)*
- Currently zoned PRD, Planned Residential Development.
- A lot split of previously un-platted section land creating new Lots 1, 2, and 3 of The Reserve Subdivision.
- The plat dedicates additional utility easements to meet the requirements of the associated large scale development.
- The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan and to support the street improvements of the LSD.
- The plat shall dedicate a cross access easement over the top of the commercial drive connection to SW Regional Airport Boulevard.

8. Lot 27 of Railroad Addition **Lot Split**
306 SE A Street *(LS20-0047)*

- Currently zoned DE, Downtown Edge with a Future Land Use Plan designation of Downtown Commercial.
- A lot split of part of Lot 12, Block 3, Railroad Addition creating new Lot 27, Block 3 (+/-0.18 acres).
- Per the requirements of the Master Street Plan, right-of-way is being dedicated along SE A Street.
- A 10-foot wide utility easement is being dedicated along the length of the eastern property line adjacent to SE A Street.

9. Lots 2 & 3 of Shellfish Subdivision **Lot Split**
407 SW C Street *(LS20-0042)*

- A rezoning request for this property to DN-2, Downtown Medium Density Residential was recently approved by the Planning Commission on October 6, 2020. The Future Land Use Plan depicts this property as Medium Density Residential.
- A lot split of the existing Lot 1, creating new Lot 2 (+/- 0.21 acres) & Lot 3 (+/- 0.18 acres) of Shellfish Subdivision.
- Per the requirements of the Master Street Plan additional right-of-way is being dedicated along SW 5th street. Right-of-way is adequate along SW C Street.
- All necessary utility easements were dedicated with a previously approved plat.

10. Lots 1 & 2 of Casey Subdivision **Lot Split**
1117 SE 33rd Street *(LS20-0048)*

- Parent tract is un-platted and the new lots will be Lot 1 (1.97 acres) and Lot 2 (0.14 acres) of Casey Subdivision.
- Lot 1 is zoned A-1, Agricultural and Lot 2 is zoned R-O, Residential Office and is the location of Casey Lock and Key. They received a Conditional Use Permit for personal services for the business on 9/1/20.
- This plat dedicates an electric easement and right of way.

11. Lots 35-38 of Livingston Square Phase II **Property Line Adjustment**
1111 SW Parnell *(PLA20-0042)*

- A property line adjustment creating Lots 35-38 of Livingston Square Phase II. The plat dedicates utility easements to service the Livingston Square Large Scale Development.

12. Lot 1 of Venus Subdivision **Property Line Adjustment**
1306 NW 9th Street *(PLA20-0049)*

- 1306 NW 9th Street is zoned R1, Single Family Residential with a Future Land Use of Residential Estate. The property is unplatted and will become Lot 1 (.77acres) of Venus Subdivision.
- Right-of-way is being dedicated with this plat.
- This lot is a double frontage lot with NW 9th Street and Dogwood Drive, both Local streets per the Master Street Plan.

13. Dalwarr, LLC **Waiver**

Sidewalk Width Waiver

115 NW 2nd Street *(WAV20-0018)*

- A sidewalk waiver for property located at 115 NW 2nd Street. The waiver is associated with a commercial tenant infill project in the former barbershop.
- The presence of an existing building to the south of this location makes a consistent sidewalk width of 12 feet (as required by the Land Development Code) impossible.

14. Benton County Courts Addition **Large Scale Development**

203 E Central Avenue *(LSD20-0055)*

- Currently zoned DC, Downtown Core.
- A large scale development proposing a 6,200 square foot building addition and parking expansion to the existing Benton County Courts facility. The development includes a total of 72 parking spaces.
- The development provides 12-foot sidewalk along E Central Avenue and 8-foot sidewalk along NE 2nd Street. Both streets are designated as Collectors on the Master Street Plan.
- Landscaping is accomplished through street frontage buffers along both frontages, interior planting islands, and a continuous planting island.
- The addition is meant to match the design of the original courts facility. As such, the materials depicted on the exterior elevations include glazing, brick, precast concrete, and burnished CMU.

15. Livingston Square **Large Scale Development**

1111 SW Parnell *(LSD20-0057)*

- The Planning Commission recently approved a rezoning of these lots to R-3, Medium Density Residential on July 21, 2020.
- A large scale development proposing the construction of 37 residential units of varying configurations, 2 townhome structures, 9 two-family units and 1 single-family unit with each unit having an average 950 square-foot footprint and being two stories tall.
- The primary exterior materials of the structures consist of brick, Hardie board and glass.
- Sidewalk, landscaping, grading/drainage and site amenities are in accordance with the development requirements.

16. Walmart Campus Zone 1 **Large Scale Development**

1402 SE P Street *(LSD20-0052)*

- Currently zoned PUD, Planned Unit Development.
- A large scale development to construct Zone 1 of the Walmart Campus. Zone 1 includes a total of four parking decks, five office buildings, two surface parking lots, and an auditorium.
- The development includes a connection to the Razorback Greenway and a pedestrian access tunnel under SE 8th Street.
- The large scale development aligns with the originally approved Planned Unit Development.

17. The Reserve **Large Scale Development**

Greenhouse Road *(LSD20-0002)*

- Currently zoned PRD, Planned Residential Development.
- A large scale development to construct a total of 312 residential units in three phases. The units are divided between 13 1-bedroom apartment buildings, 10 2-bedroom apartment buildings, and 9 townhome clusters. 132 units are proposed in Phase I, 144 in Phase II, and 36 in Phase III. The development provides a total of 552 parking spaces.
- The development proposes the construction of a 10-foot trail section along the northern boundary of the project area to meet the requirements of the Master Trail Plan.
- The applicant provided a preliminary traffic study for Engineering Department review.
- The applicant's architectural elevations depict Hardie panel and brick as the materials on the exterior of the multi-family units.

18. Autumn Hills Subdivision **Final Plat**

Town Vu Road *(FP20-0003)*

- A final plat of a 54-lot single-family subdivision to be known as Autumn Hills Subdivision.
- Each of the homes within the subdivision has a residential fire suppression system.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to Planning Commission approval.

IV. Other Business

N
W E
S

1 inch = 150 feet

RZ20-0046
REZONING PUD TO C-2
TOLLETT WOOD LLC
LOT 2 LIMESTONE RANCH SUB

THE CITY OF BENTONVILLE

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

September 14, 2020

Bentonville Planning Commission
City of Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Application for 01-14932-000
SW Regional Airport Blvd/SW F Street

On behalf of our client, we are submitting application materials to rezone a 6 acre property within the Bentonville municipal limits from PUD to C-2. This letter is intended to serve as the narrative required by the rezoning application checklist.

The property to be rezoned is Parcel Number 01-14932-000 owned by Tollett Wood, LLC, which is also Lot 2 of Limestone Ranch Subdivision. The property includes approximately 6 acres situated along the south side of Southwest Regional Airport Boulevard (Highway 12), the east side of SW F Street, and the north side of SW Stone Boulevard. Rezoning request is for a portion (±23.5 acres) of a 40-acre tract situated at the northwest corner of the intersection of SW Regional Airport Boulevard (Arkansas Highway 12) and Greenhouse Road.

The property is part of an expired PUD. A portion of the property is under contract to be sold, pending approval of the rezoning request. Applicant is requesting the entire property be rezoned as the current district is not conducive to marketing or developing the property. A lot split will be submitted to separate the portion of land under contract from the remainder of the property.

The requested zoning district is C-2, General Commercial District. This district is suitable given the property's location along Highway 12, a major vehicular thoroughfare which includes primarily commercial uses along the highway frontage in this area. The zoning code specifies the C-2 district is "designed to serve the planning area and highway travelers", which appears to accurately describe the subject property.

The C-2 district is compatible with surrounding properties and uses. To the northwest is the municipal airport. Properties directly north of this tract are in the C-2 district. A parcel to the northeast is still in the A-1 district but has not yet been developed. All other properties along the highway north and east of the subject tract are in the C-2 district, which is the dominant district in the area near Rainbow Curve. The medical facility west of the subject tract is in the C-1 district, but is a compatible use to proposed zoning, and the property south of it is C-1. Existing uses on similar tracts along this portion of the highway include a gas station, fast food, grocery store, dentist office, office space, and retail. The multi-family development to the south of the subject tract was developed in a primarily commercial area and with the expectation the highway frontage to its north would be developed for commercial use.

The City's Future Land Use Plan designates this property as GC, General Commercial, which is consistent with the requested zoning district.

No specific development of the property is proposed at this time. Applicant is requesting the rezoning to facilitate selling a portion of the property now and potentially sell or develop the remainder in the future. As such, no information is available regarding proposed signage or appearance. These items will be

addressed during City review and approval process required prior for any proposed development on the property. Proposed use of the property would be uses allowed in the C-2 District by the City's Zoning Code.

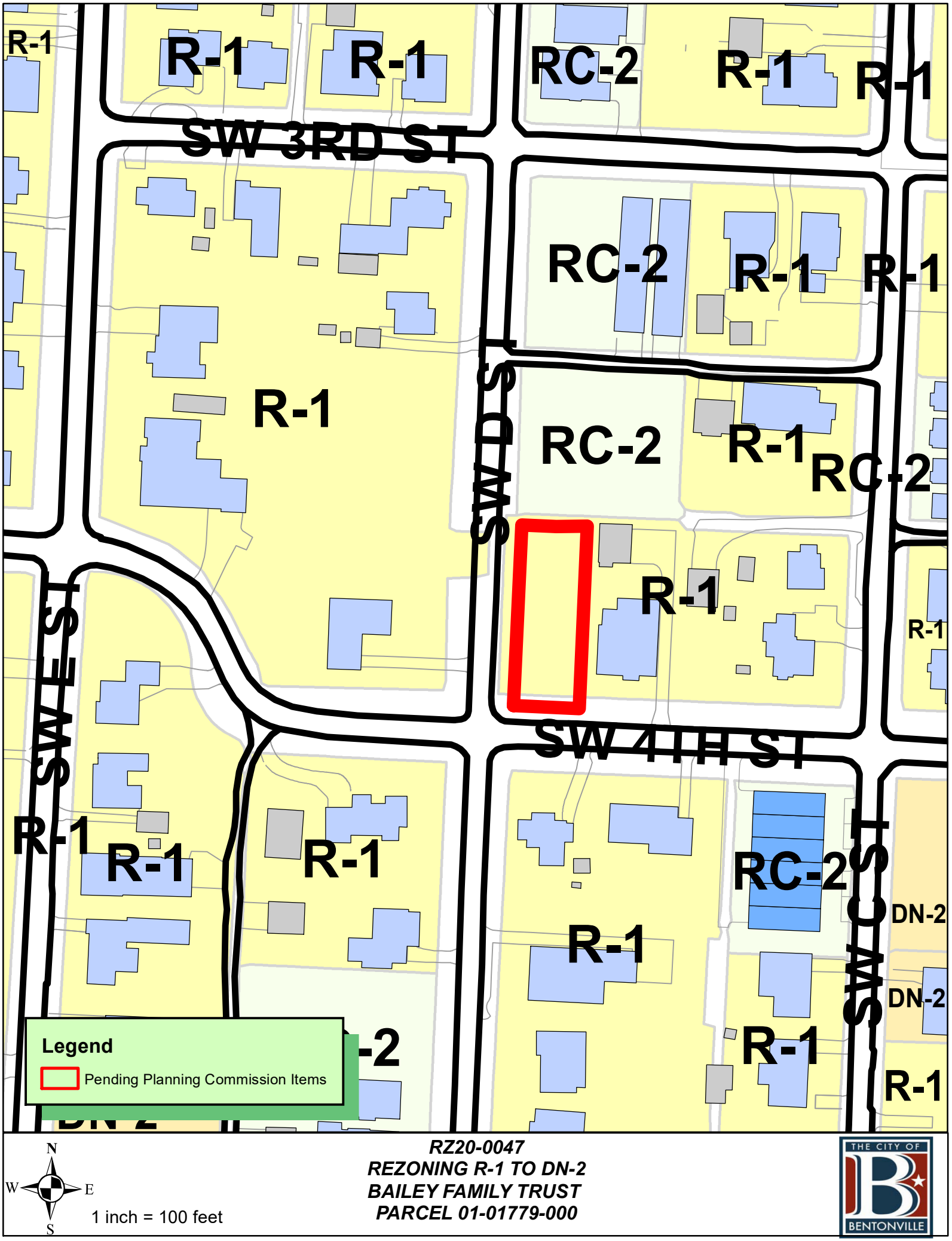
Existing road infrastructure is present to support commercial development in this location and no significant increase to traffic is anticipated as a result of the rezoning. This property is located along a multi-lane highway and has access via SW Ranch Road and SW 41st Street to Highway 112 also.

Existing water and sewer infrastructure is also available to support development of the property. Twelve inch water mains run along the north side of Highway 12, the east side of SW F Street, and the south side of SW Stone Boulevard. Eight inch gravity sewer mains run along the south side of Highway 12 and the west side of SW F Street.

Thank you for your consideration of this application. Please let us know if you have any questions or need any additional materials.

Sincerely,

Daniel Lazenby



RZ20-0047
REZONING R-1 TO DN-2
BAILEY FAMILY TRUST
PARCEL 01-01779-000

THE CITY OF BENTONVILLE

We request that our property at 410 SW 4th be rezoned from R2to DN2 for the following reasons-

We are building a single-family home on a narrow corner lot. Therefore, we need the flexibility of the DN2 placement for our future home to better fit the lot size.

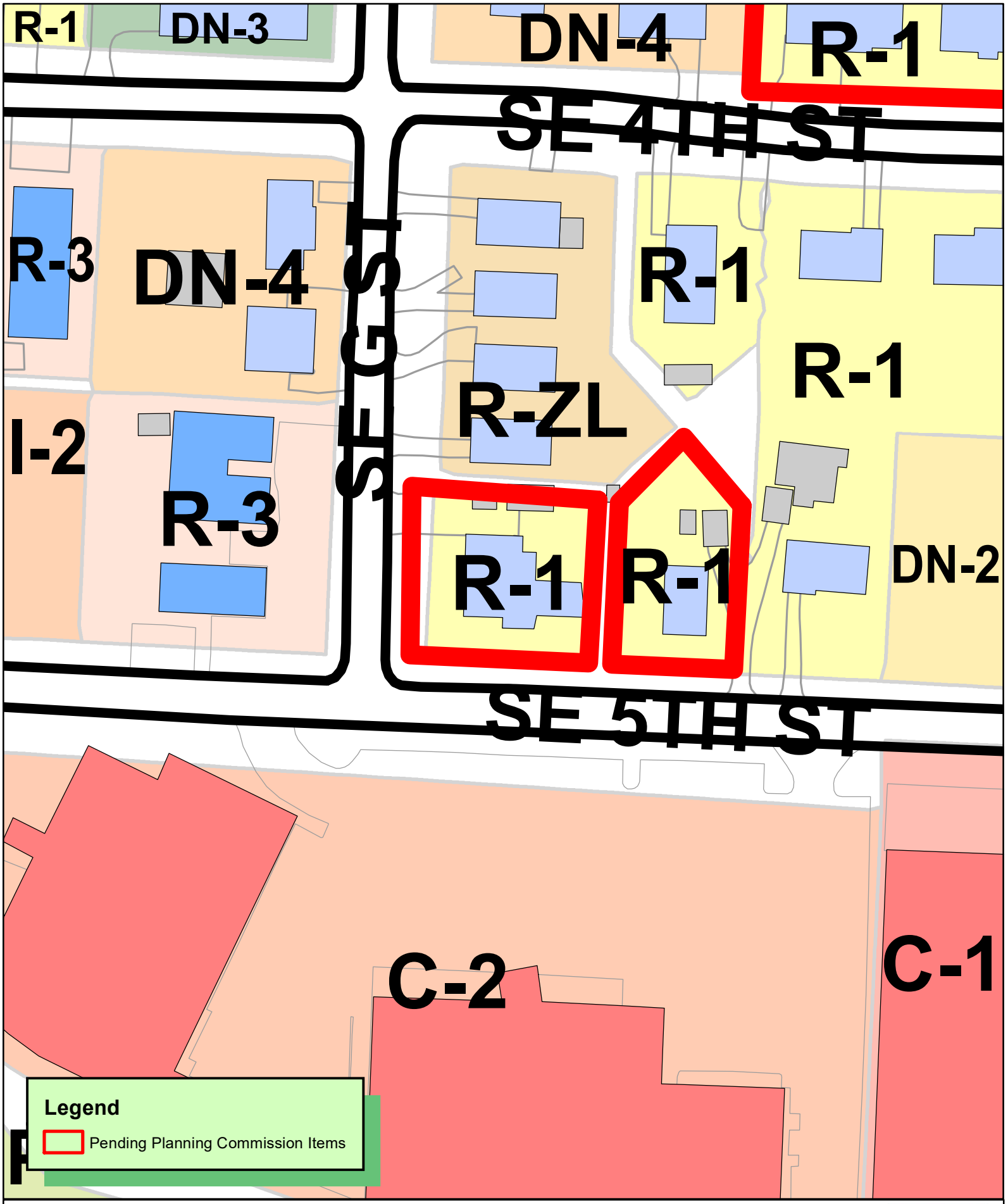
There is a large old tree on the southeast corner of the lot which sits on our lot and our neighbor's lot. We want to save this beautiful shade tree which will require the DN2 setback.

Using the DN2 setbacks (12 feet and 7 feet) will allow us to have approximately 15 feet on each side of our new home placing.

The property directly north of our property is zoned RC2 which is substantially similar to our requested zoning.

This request is in keeping with the city's future land use plan of moving toward DN2.

Water and sewer is available to the property.



N
W E
S

1 inch = 73 feet

RZ20-0053
REZONING R-1 TO DN-2
SEEN LOH
YOUNGS ADD LOTS 6 & 7 BLOCK 3

THE CITY OF BENTONVILLE

Blew & Associates, P.A.
Civil Engineers Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville. Arkansas 72703
479-443-4506
Fax 582-1883

October 1, 2020

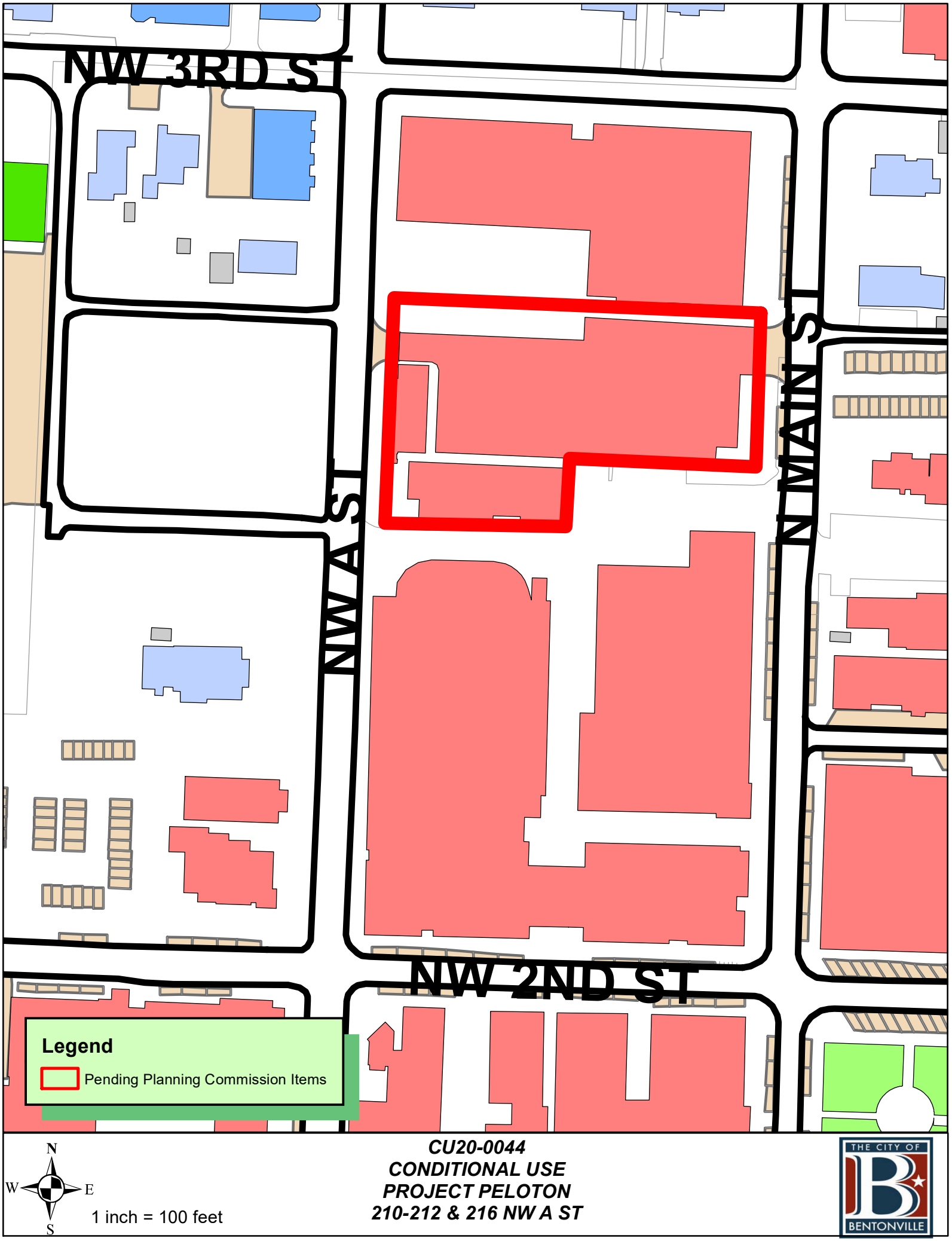
To Whom It May Concern,

Rezone

My client, Seen Loh & Zeb & Lavee Collingsworth is requesting to be rezoned from R to DN4. It appears that the rezone will not affect adjacent current zonings. Address for the rezone is 801 & 805 SE 5th St. Bentonville, AR. My clients intend to add on to their property which is why they want to rezone to DN4. Traffic will stay the same since they are not planning on making their home a business. The appearance will the stay the same as well. Both properties' have 8" sewer polyvinyl chloride and 6" water polyvinyl chloride

Sincerely,

Amanda Hallmark
Project Manager
Blew & Associates, P.A.


NW 3RD ST
NW A ST
N MAIN ST
NW 2ND ST
Legend
Pending Planning Commission Items
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1 inch = 100 feet
CU20-0044
CONDITIONAL USE
PROJECT PELOTON
210-212 & 216 NW A ST
THE CITY OF
BENTONVILLE

September 14, 2020

CROSSLAND
CONSTRUCTION COMPANY, INC.

1800 S. 52nd St. • Ste. 410
Rogers, AR 72758
tel 479.464.7077
fax 479.464.7050

City of Bentonville Planning Department
305 SW A St; Bentonville, AR 72712
RE: Project Peloton Parking Garage Construction

To whom it may concern:

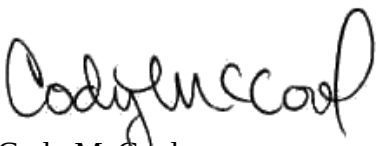
Crossland Construction Company, Inc. will be performing the necessary construction activities as described in the attached contract plans. This will include mechanically demolishing all prior construction on-site, grading, and building a cast-in-place concrete parking garage. The scale of the concrete pours will require late/early starts, and potentially overnight work utilizing temporary lighting, concrete trucks, and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the type and scale of construction.

This project is located at 216 NW A St and is zoned DC-1. All traffic controls and plans/specifications are currently under review but am attaching the plans to this narrative.

Anticipated daily workforce is to be 50-100 persons and deliveries that would require variance from the sound ordinance would be limited to concrete delivery trucks, up to five per hour. Proposed working hours would be 24 hours a day, seven days a week.

Crossland intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate those activities with those parties regularly.

Thank you for your consideration,



Cody McCool
Project Manager
cmccool@crossland.com

CU19-0014
CONDITIONAL USE
TABLE AT THE STATION
409 SE 6TH ST

THE CITY OF BENTONVILLE

SAND CREEK
Engineering and Landscape Architecture, Inc.

October 2, 2020 Project # 19118

RE: Conditional Use amendment request (DN-4 Zone)
Station Café site – Table at the Station - CU-19-0014

Bentonville Planning Commission

Table at the Station, LLC was granted a conditional use at 409 SE 6th Street to allow for a restaurant and to be able to allow use of a gravel parking area until a Large Scale Development plan could be approved and constructed. The LSD has been approved and is ready to start the construction phase, however with the current Covid situation, and mandated limits on capacity, the income stream is diminished. The owner would like to request to be allowed to phase this project so that the building construction can be completed during the slower time and certain site improvements be completed as a phase 2. Also, at present the existing restaurant uses a mobile kitchen that is separate from the main building and is staged in the space where the new kitchen is to be constructed. In the process of bidding and working out how the construction activities will happen, it was found to be a problem to move the mobile kitchen away from the construction area, yet keep it functioning during construction. It is necessary to move the kitchen into the gravel parking area and continue its use until the new kitchen has been completed and the mobile unit can be removed from the site. The proposed phasing would make this a more comfortable transition. The phasing would be as follows:

PHASE 1 -
- STREET IMPROVEMENTS, SE 6TH AND SE D, ON STREET PARKING, AND STREET SIDEWALKS
- LANDSCAPING ALONG STREET RIGHTS-OF-WAY, AMENITIES
- BUILDING EXPANSION, GREASE TRAP, WEST BUILDING SIDEWALK AND COOLER
- OBTAIN A TEMORARY CERTIFICATE OF OCCUPANCY TO BE ABLE TO OPERATE THE NEW KITCHEN AND REMOVE THE MOBILE UNIT.

PHASE 2 -
- DETENTION SYSTEM, PIPES, STRUCTURES, PUMP AND OUTFALL SYSTEM
- ALLEY AND PARKING LOT CONSTRUCTION
- DUMPSTER AREA AND ENCLOSURE
- LANDSCAPING

- Proposed Use – Restaurant
- The LSD was approved, however a phased site plan is attached to reflect the phases requested with the amendment.
- Hours of operation - closed Monday's, 11am to 8pm Tuesday through Friday, 8am to 8pm on Saturdays and 10am to 2:30pm on Sunday's.

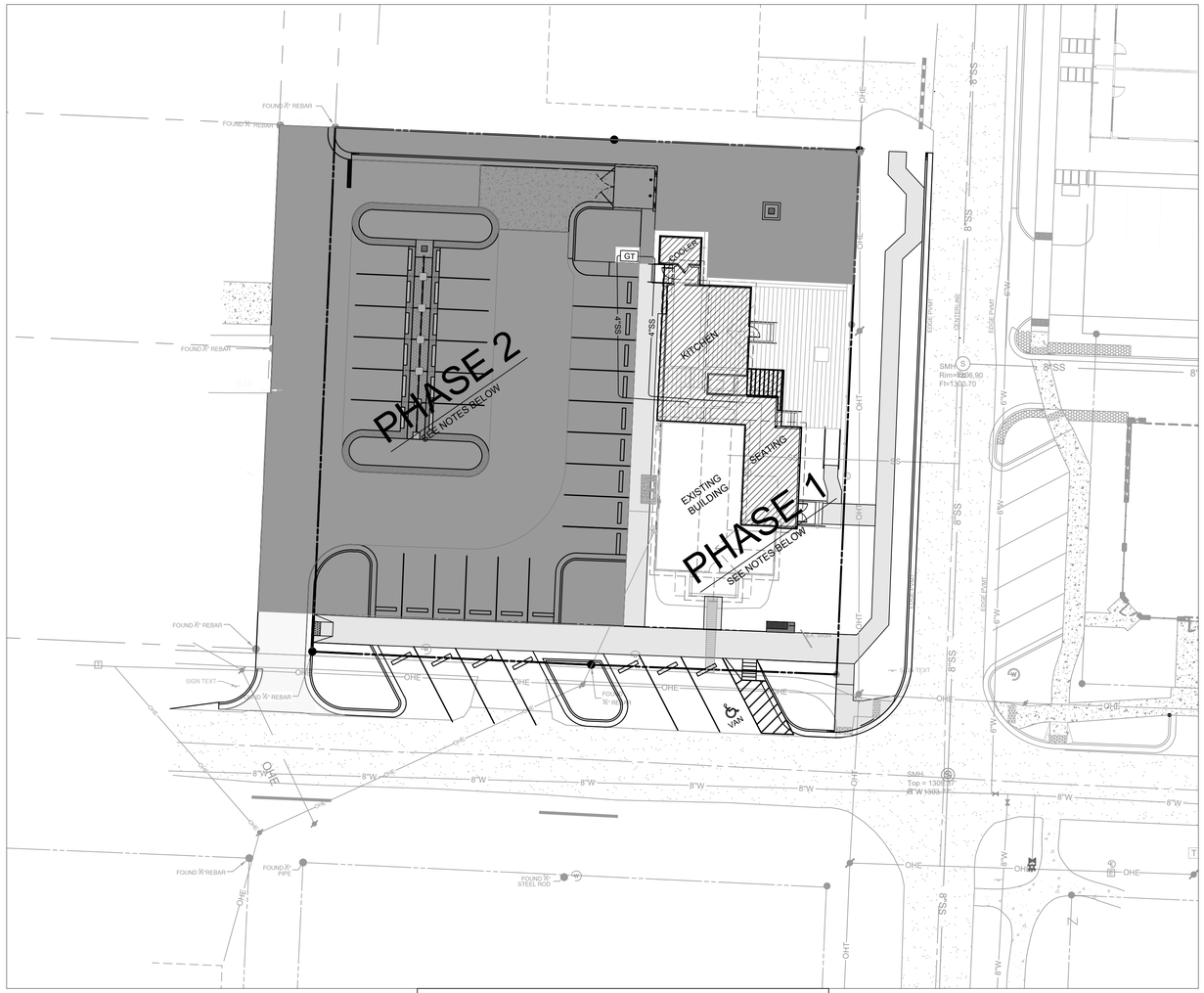
- Planned structural changes is the addition of an attached kitchen and additional seating, and remodel of the existing building. Architectural plans are under review by Building and Fire staff.
- Parking needs will remain the same and the gravel area continue until the Phase 1 activities are complete and Phase 2 can start.
- No outdoor lighting changes are planned.
- Anticipated patrons – Avg. 50-60 quests per day, 5 days a week.
- Number of employees, 5 daily
- No Covenants exists for this site.

Carl Garrett, the owner, hereby requests an amendment to Conditional Use #CU-19-0014 to allow for phasing of the project as described above and to extend the Conditional Use approval period from an Expiration date of July 21, 2021 to 18 months after the mandate is lifted and the restaurant is able open at full capacity.

We appreciate your consideration.

Sincerely,

Ken Booth
Project Manager
kbooth@sandcreek.us



SCALE: 1" = 20'

BENCHMARK:
FIRE HYDRANT TOP OF BOLT IN THE WORD MUE"LLER - ELEVATION 1311.24

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- WATER METER
- WATER VALVE
- CLEANOUT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- DRAIN SPOUT
- SIGN
- UTILITY POLE
- HVAC
- BOLLARD
- GASLINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT

PROPOSED LEGEND

- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SCREENING FENCE
- PARKING COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE RIBBON (2')
- CONRETE SIDEWALK

BUILDING IMPROVEMENT AREA

PHASE 2 IMPROVEMENT AREA

PHASE PLAN

PHASE 1 -
- STREET IMPROVEMENT, ON STREET PARKING, AND SIDEWALKS
- ALLEY APPROACH TO RIGHT OF WAY
- LANDSCAPING ALONG STREET RIGHTS-OF-WAY, AMENITIES
- BUILDING EXPANSION, GREASE TRAP, SIDEWALK ALONG WEST SIDE OF BUILDING, AND COOLER

PHASE 2 -
- DETENTION SYSTEM, PIPES, STRUCTURES, PUMP AND OUTFALL SYSTEM
- ALLEY AND PARKING LOT CONSTRUCTION
- DUMPSTER ENCLOSURE
- LANDSCAPING

GRAVEL PARKING WILL REMAIN IN PLACE UNTIL PHASE 1 IS COMPLETE AND THE BUILDING CAN OBTAIN A TEMPORARY CERTIFICATE OF OCCUPANCY. THE PARKING, DETENTION, DUMPSTER AND LANDSCAPING FOR THE WEST AND NORTH AREAS TO BE DONE AS PHASE 2.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
TABLE at the STATION, LLC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

PHASE PLAN

TABLE AT THE STATION CAFE
409 SE 6th STREET
BENTONVILLE, ARKANSAS

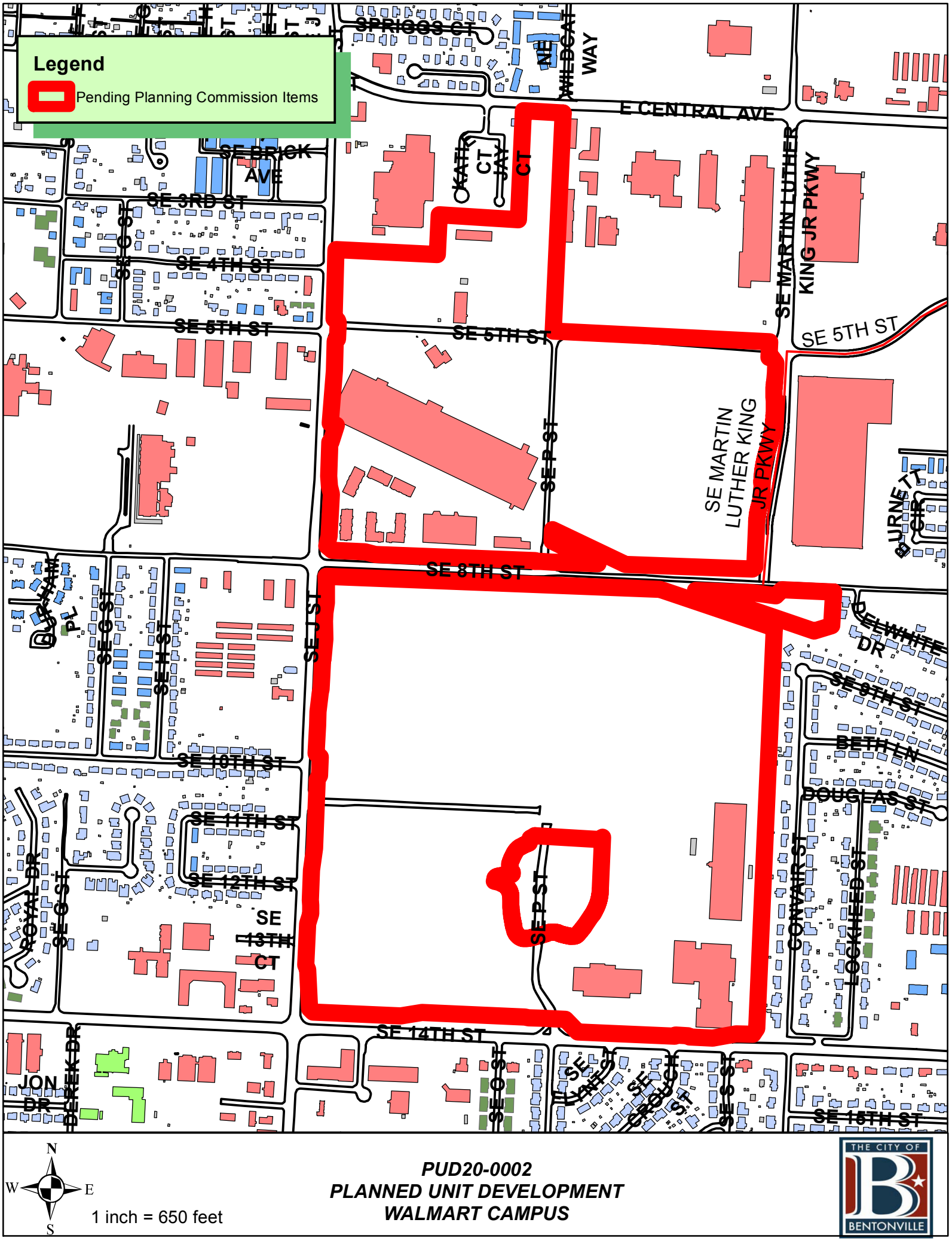
SHEET:

PROJECT:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.9253
TIMOTHY R. SWEET

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 479.273.4124 2022

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
PROJECT #:	19118
CURRENT REVISION:	REV-0
DATE:	10/2/20
SHEET:	3 OF 7



PUD20-0002
PLANNED UNIT DEVELOPMENT
WALMART CAMPUS

WALMART CAMPUS

PUD SUBMISSION - 1ST REVISED SUBMISSION

SEPTEMBER 28, 2020

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Walmart

Gensler | CEL | Miller Boskus Lack

swa | WALKER CONSULTANTS | wpm ENGINEERING

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Walmart Home Office Campus

PUD Submission

September 28, 2020

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart's leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company's commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 238.81 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P14.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P15, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands at the minimum rate of (1) shade tree per every six (6) parking spaces or fraction thereof and shall be located in the double row; and internal planting islands shall not be required. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P16-P22 Street Sections.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P16-P22 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P24, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P14, Phasing Plan, for additional details.

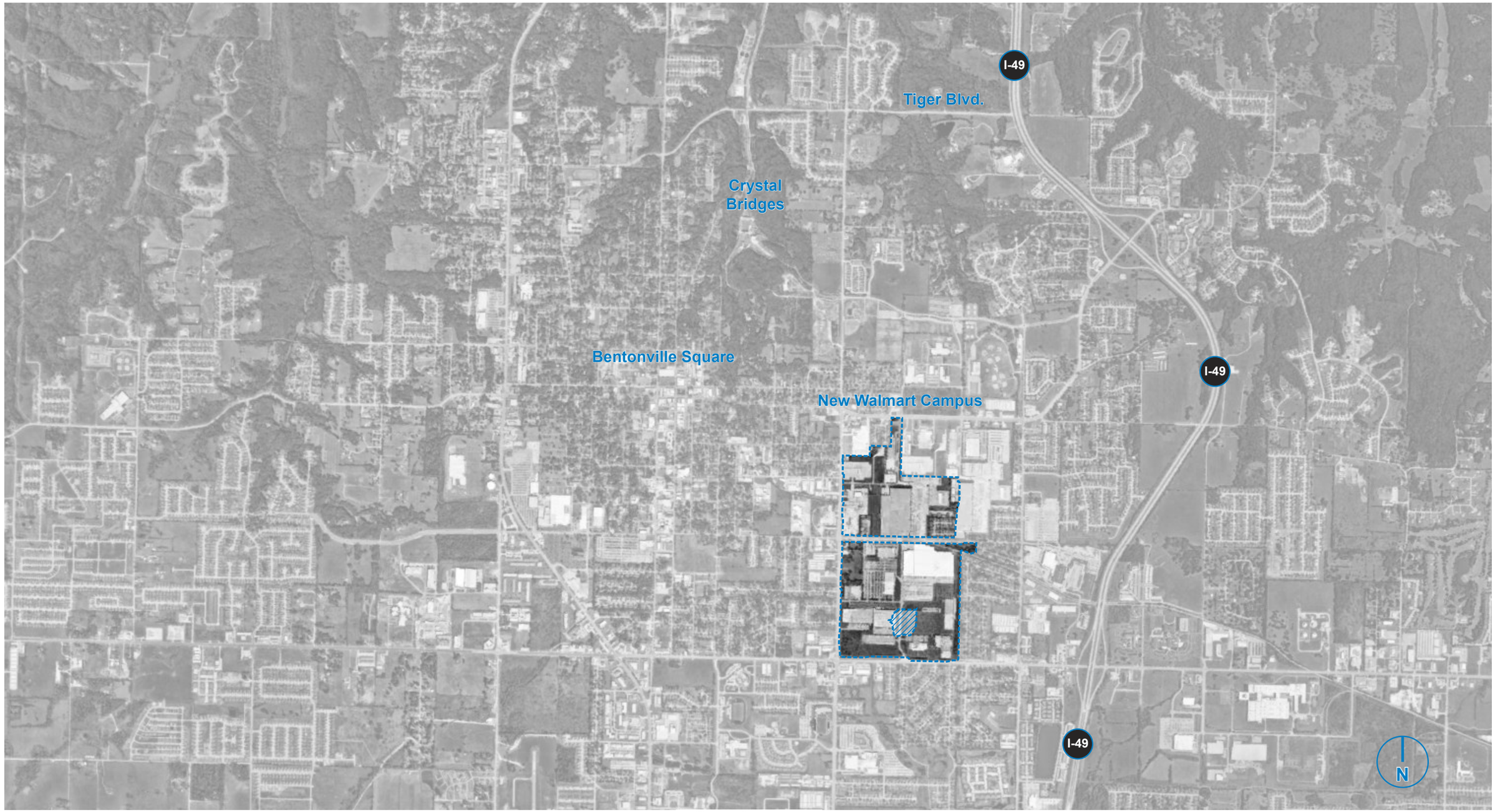
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

Refer to P25 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.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Tiger Blvd.
Crystal Bridges
Bentonville Square
New Walmart Campus
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I-49
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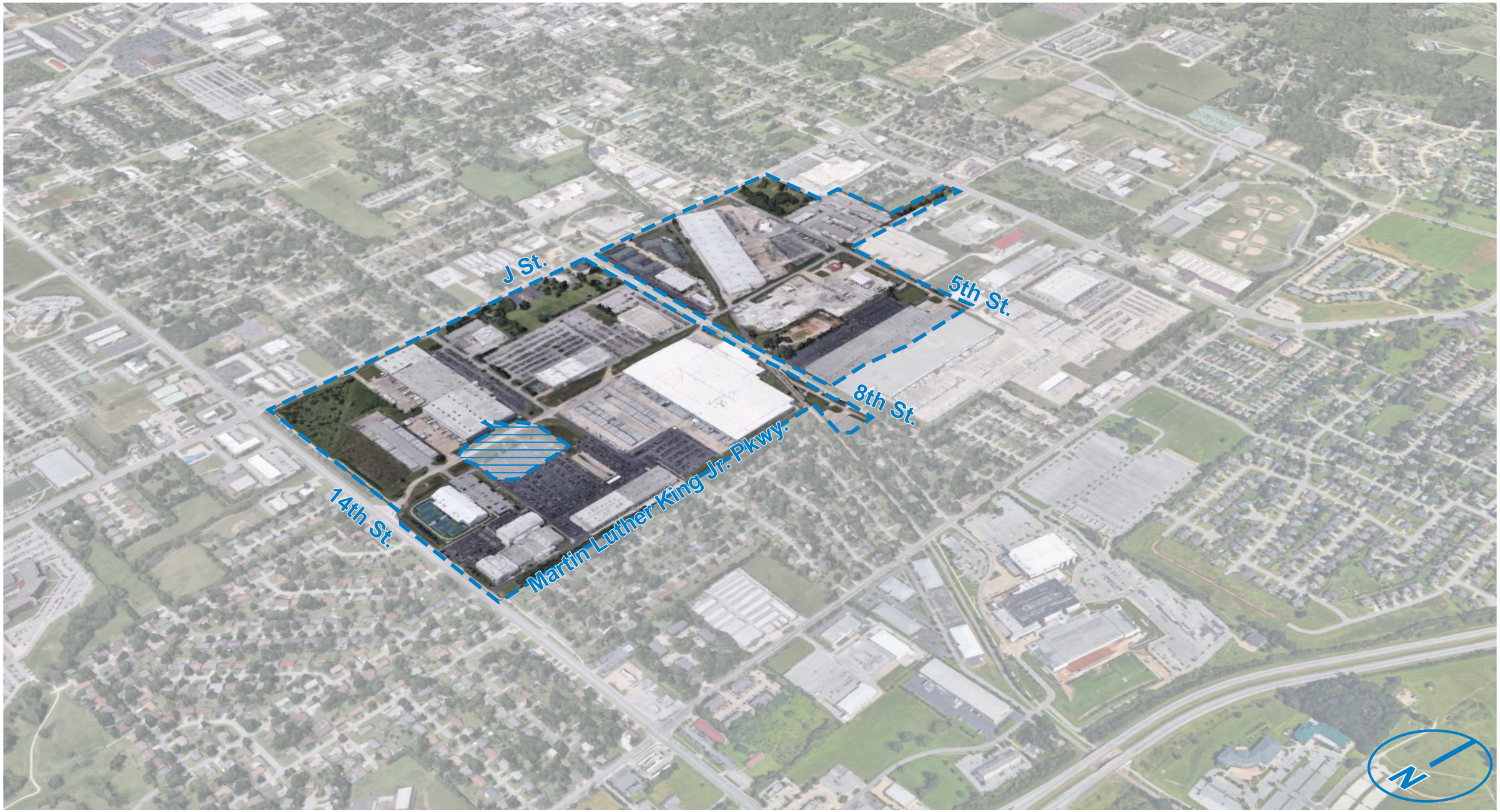
Google Maps



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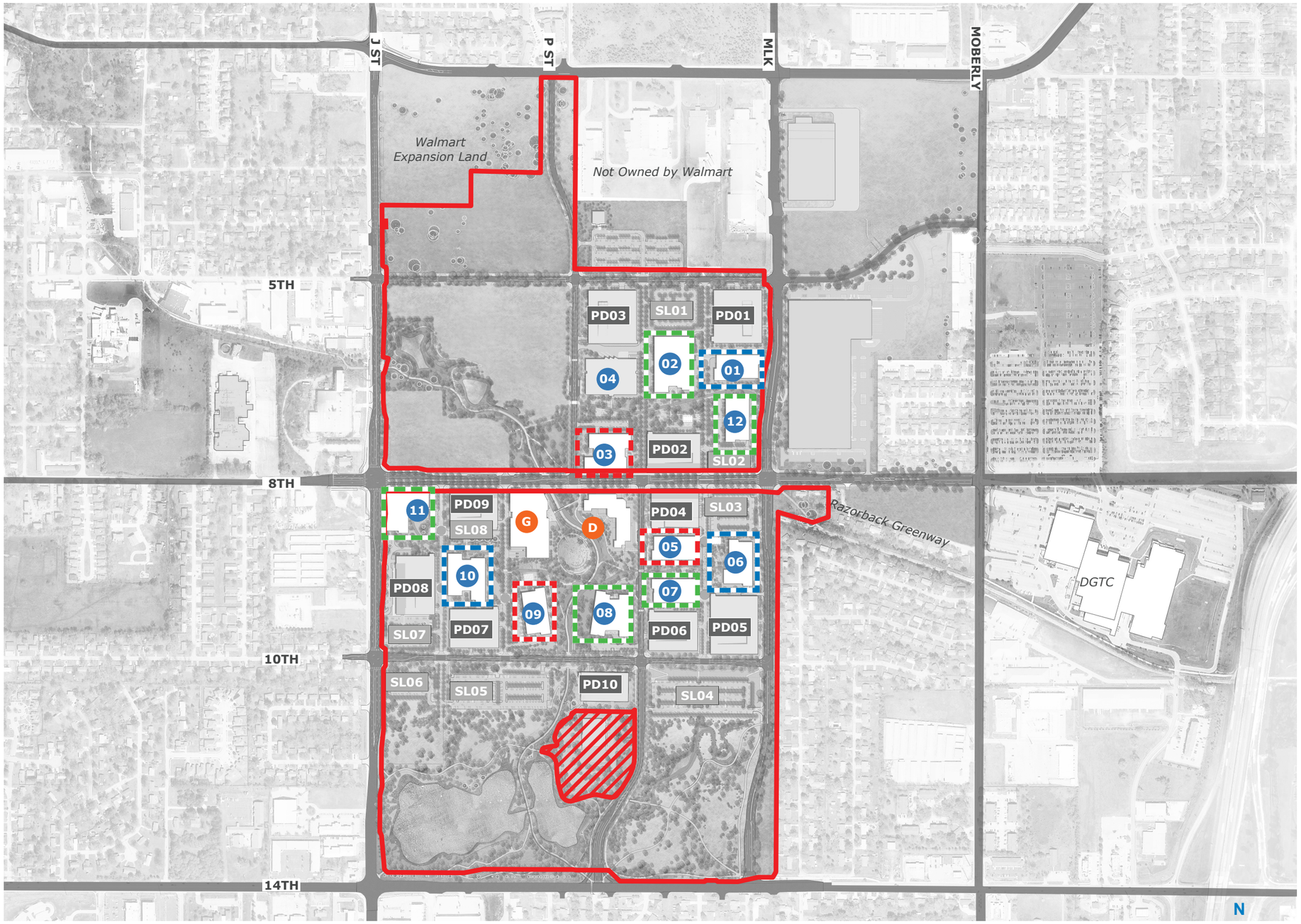
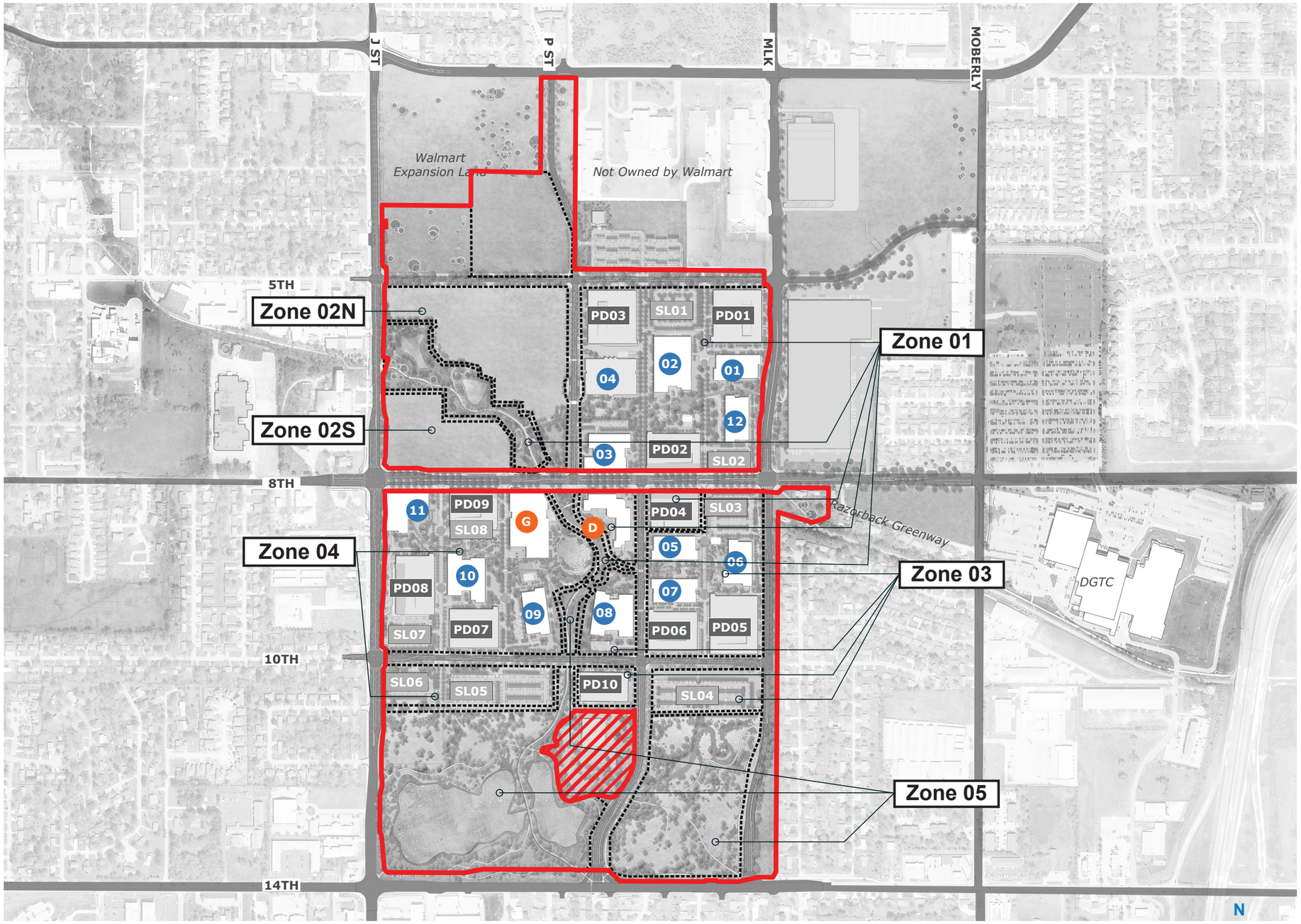


Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building



Legend

- # — Office Building Number
- A — Amenity & Support
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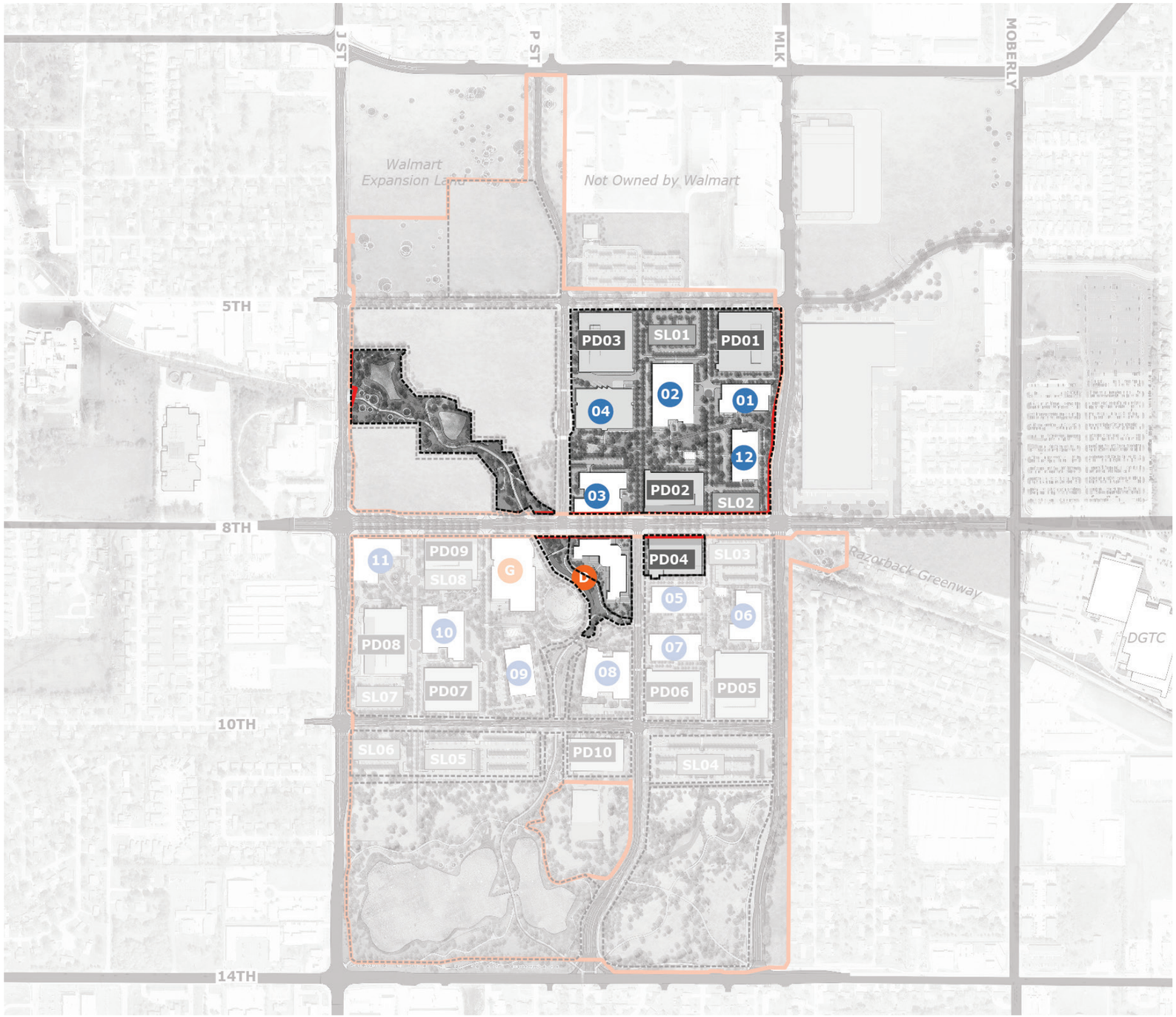
- SL# — Surface Lot
- Zone Boundary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P ST
MLK
MOBERLY
Walmart
Expansion Land
Not Owned by Walmart
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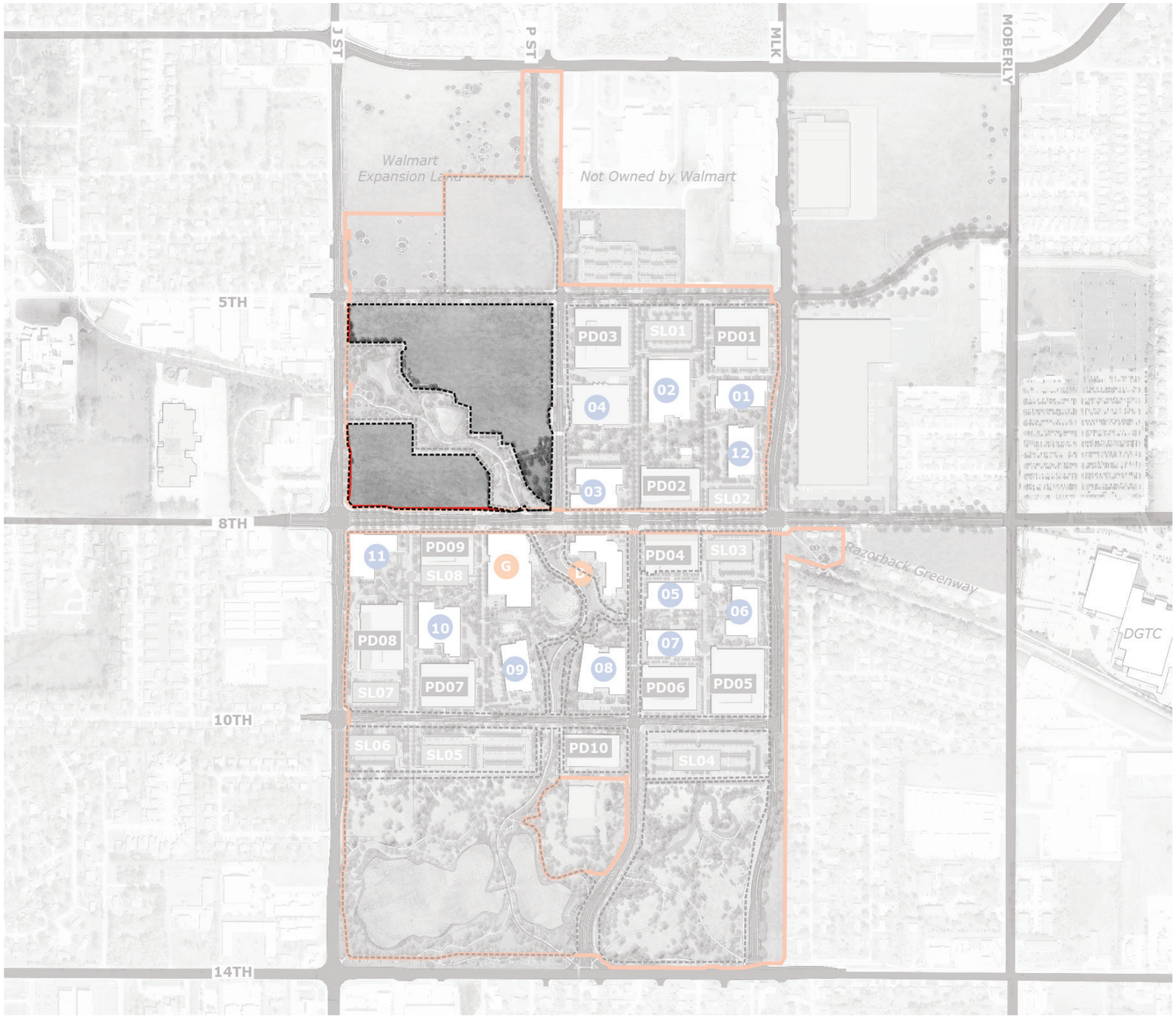
Razorback Greenway
DGTC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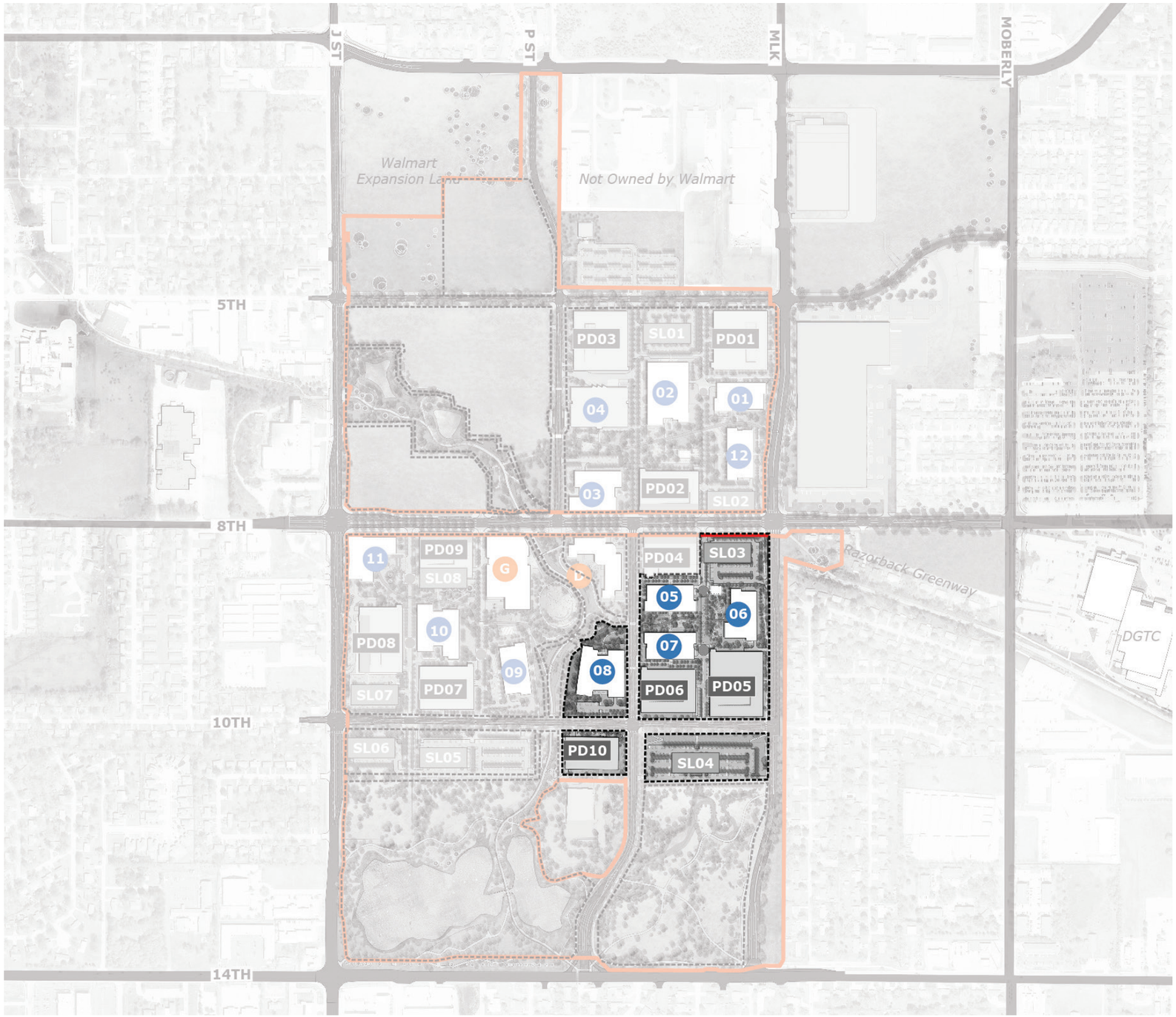
DGTC
14TH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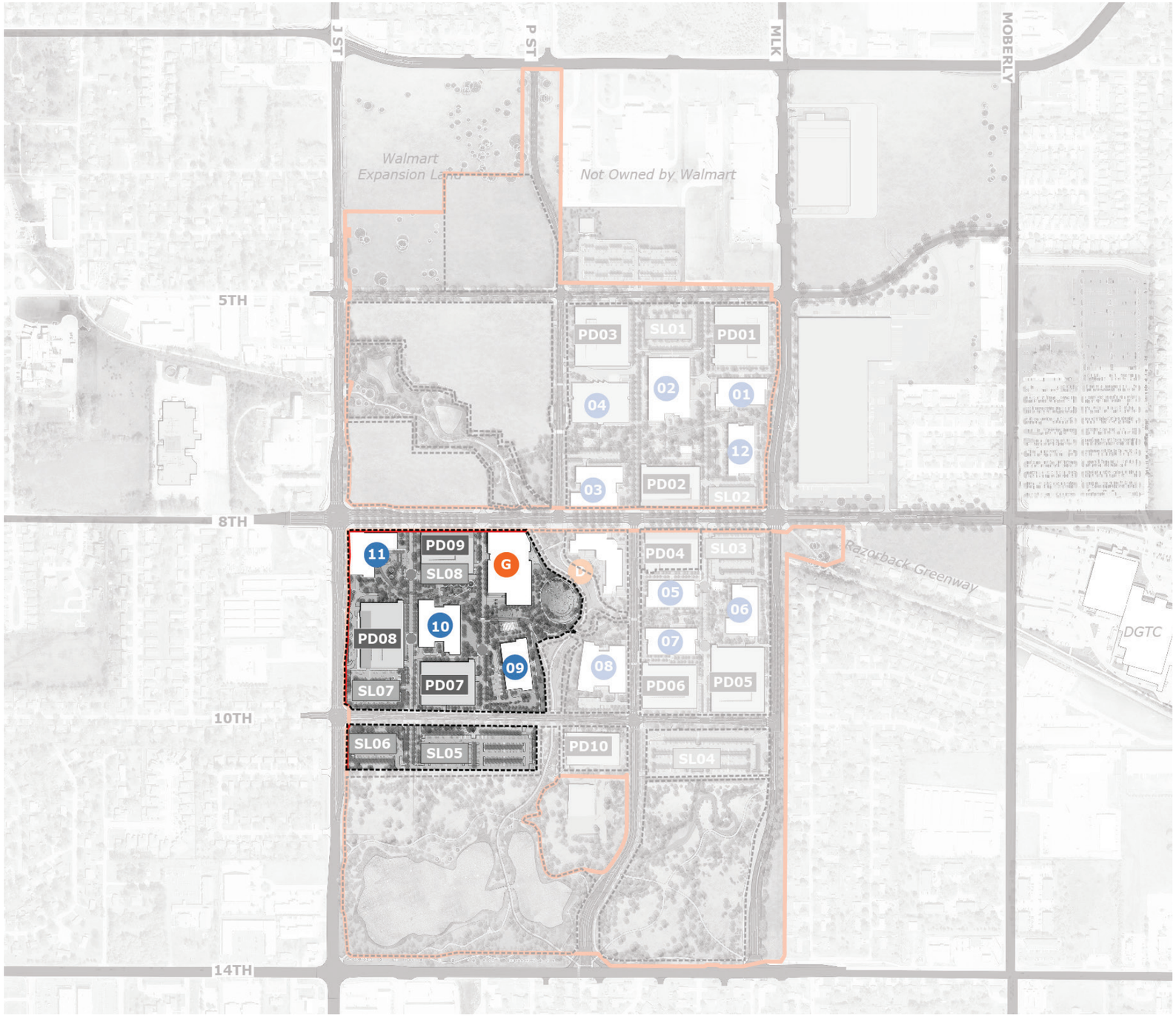
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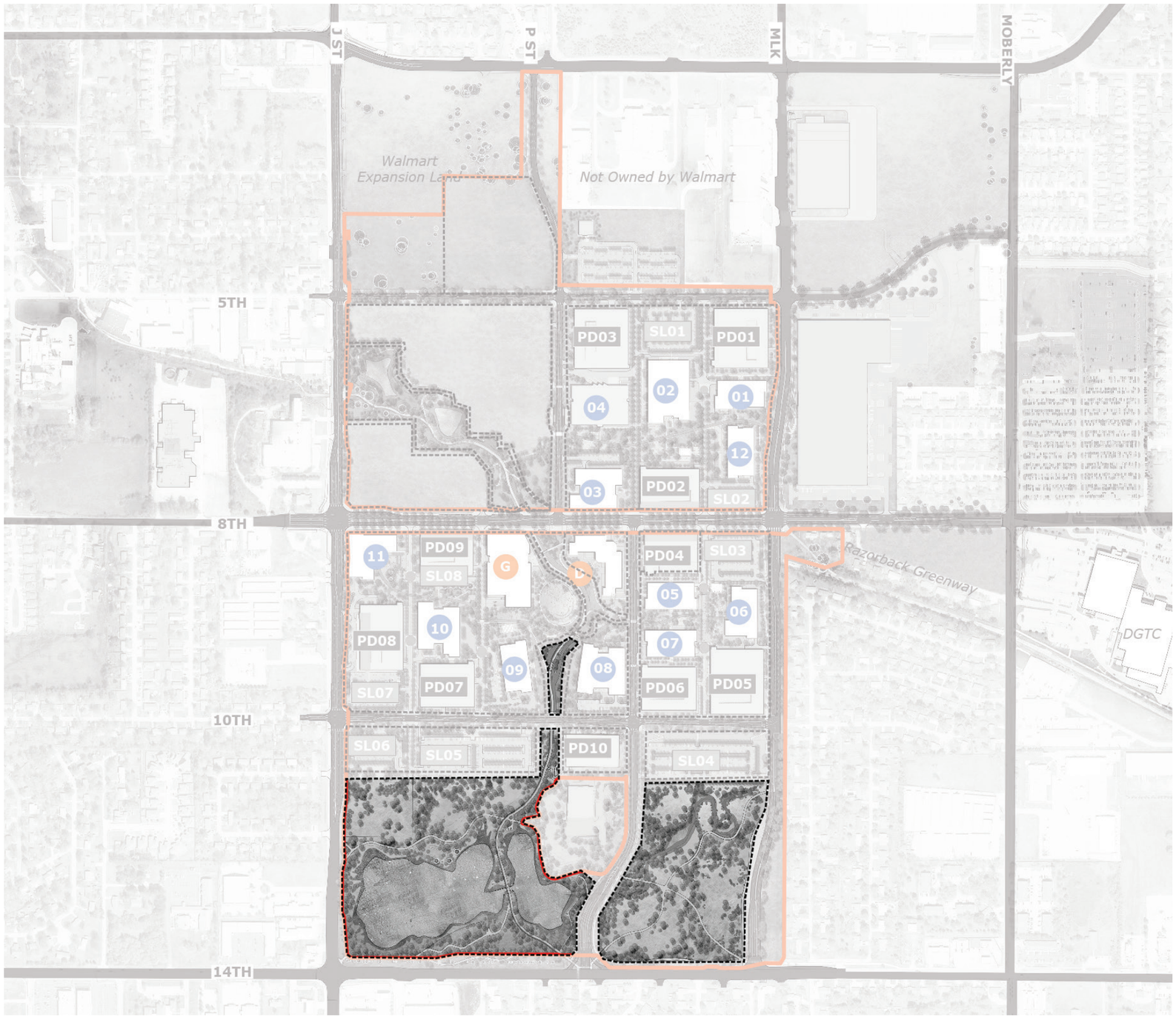
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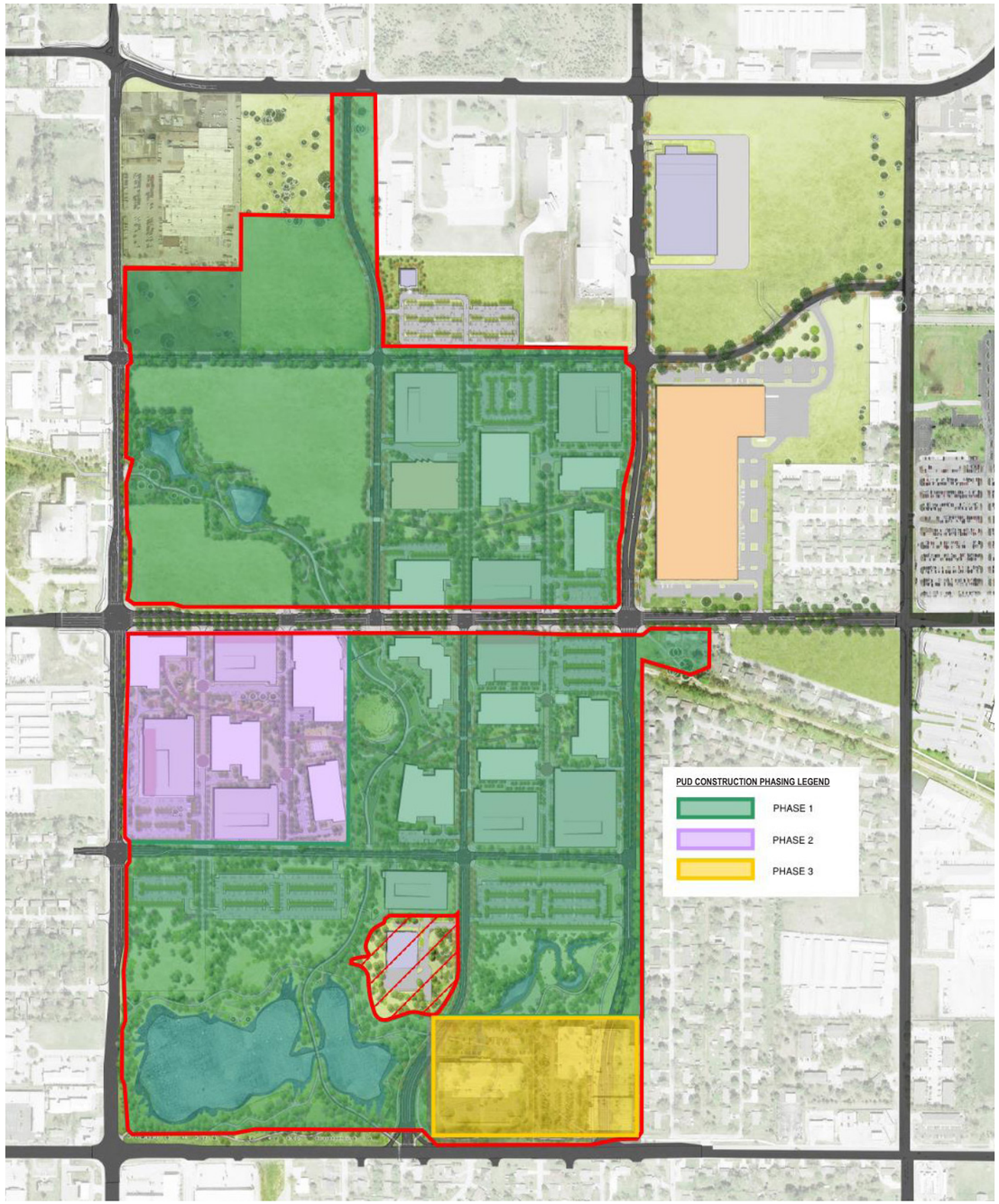


PHASE 1

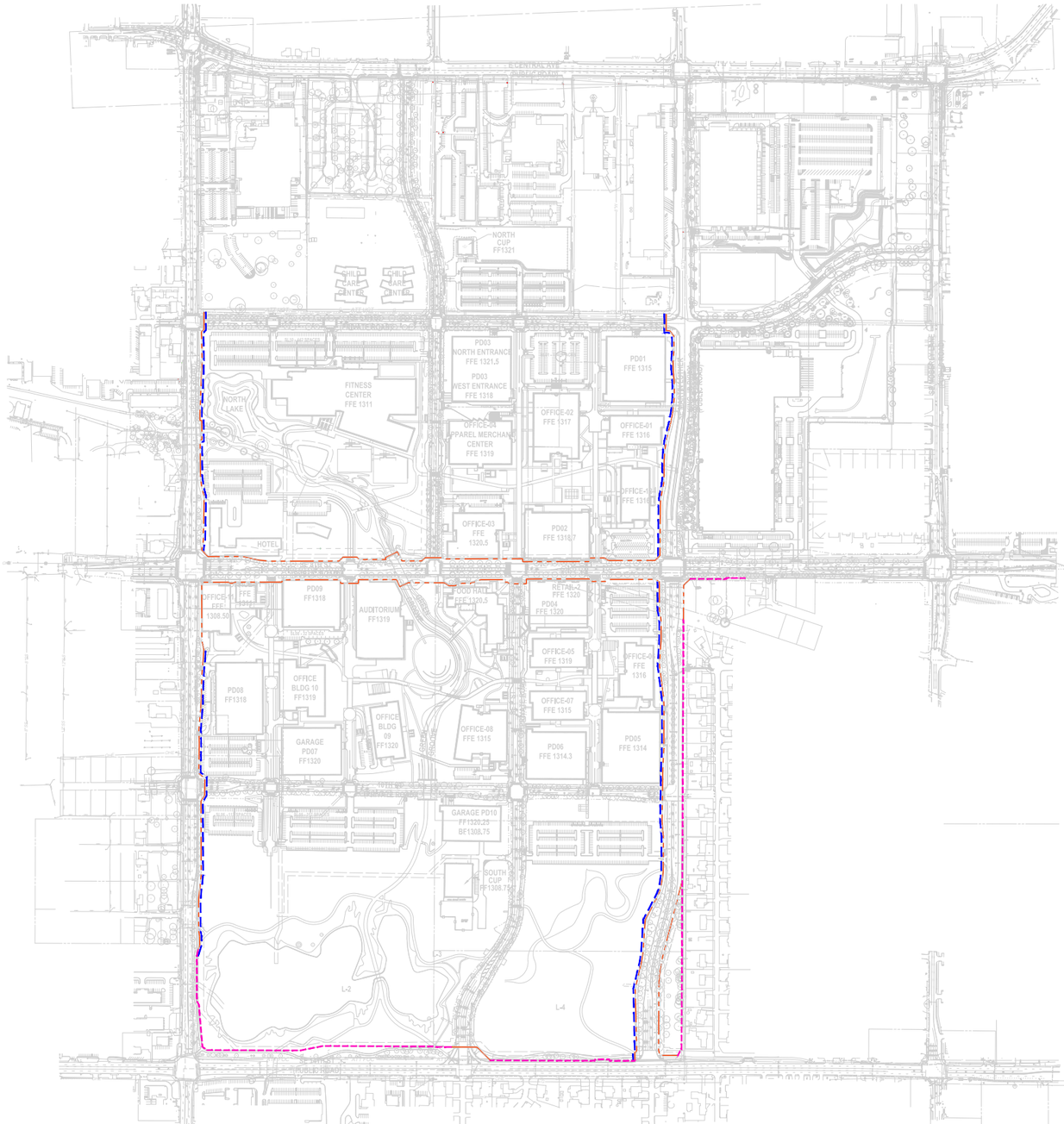
Required Parking Spaces:	5,099
Total Parking Spaces:	10,632

PHASE 2

Required parking spaces:	2,816
Total parking spaces:	3,905

PHASE 3

Required parking spaces:	0
Total parking spaces:	0



LEGEND

200 0 200 400

SCALE: 1"=200'

PROPOSED ROW

EXISTING ROW

BUILDING SETBACK*

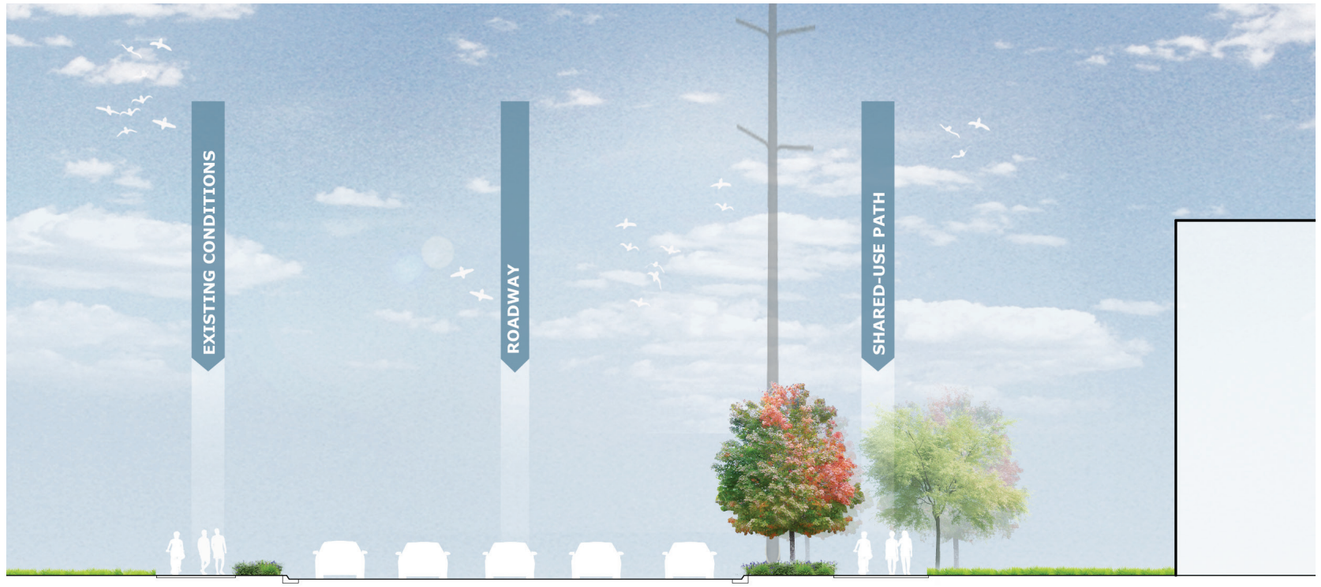
15' BUILDING SETBACK – J STREET, 14TH STREET

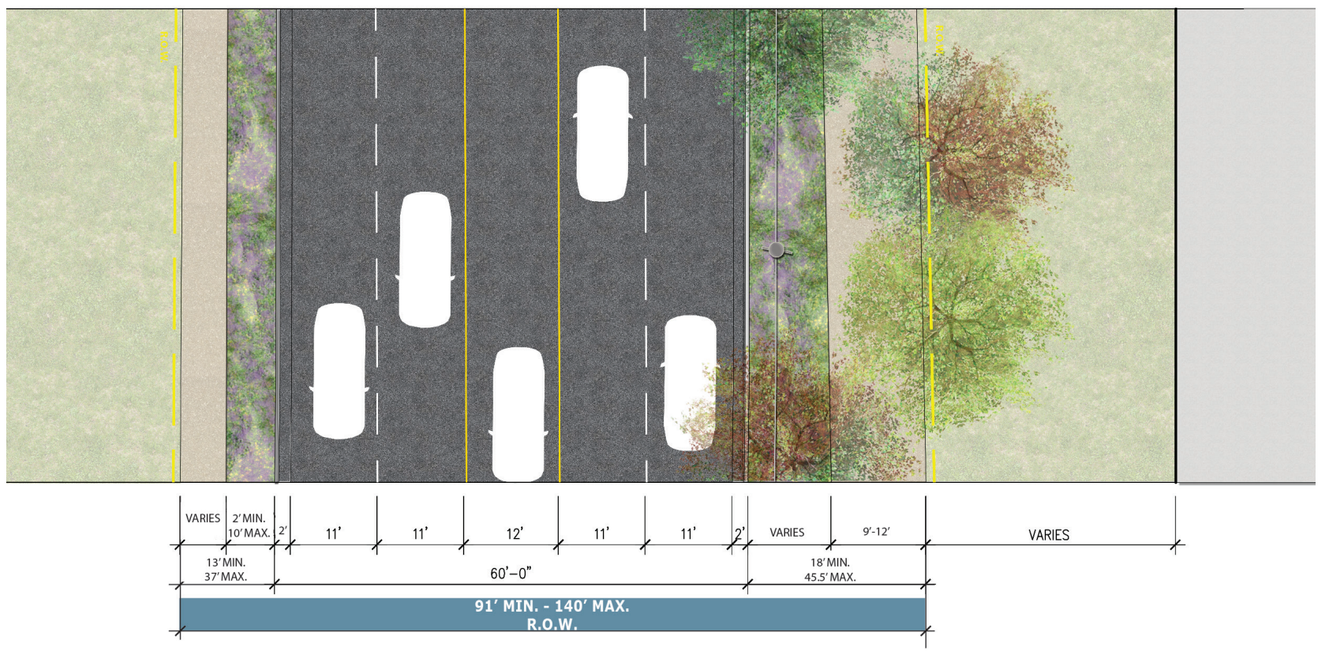
10' BUILDING SETBACK – MLK PARKWAY

0' BUILDING SETBACK – 8TH STREET

*WHERE A UTILITY EASEMENT EXISTS, THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK

100' MAX. BUILDING HEIGHT
ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION





PROPOSED GUIDELINES

EAST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk Note: Reduced width where necessary to minimize impact to existing trees.*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities shall not exceed a mature height of 25 feet.*

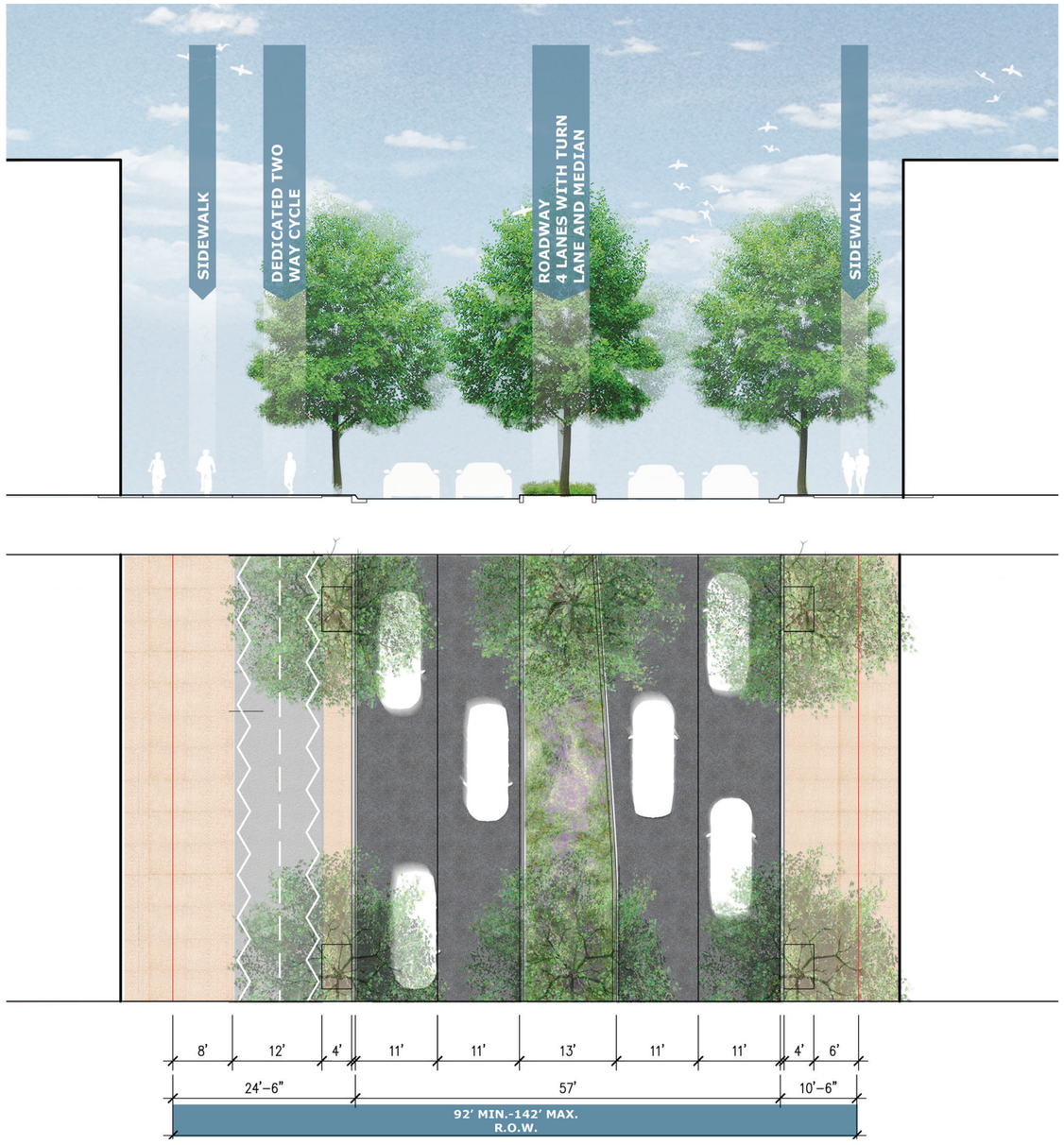
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

EAST & WEST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk (on west side only)*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

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



PROPOSED GUIDELINES

NORTH

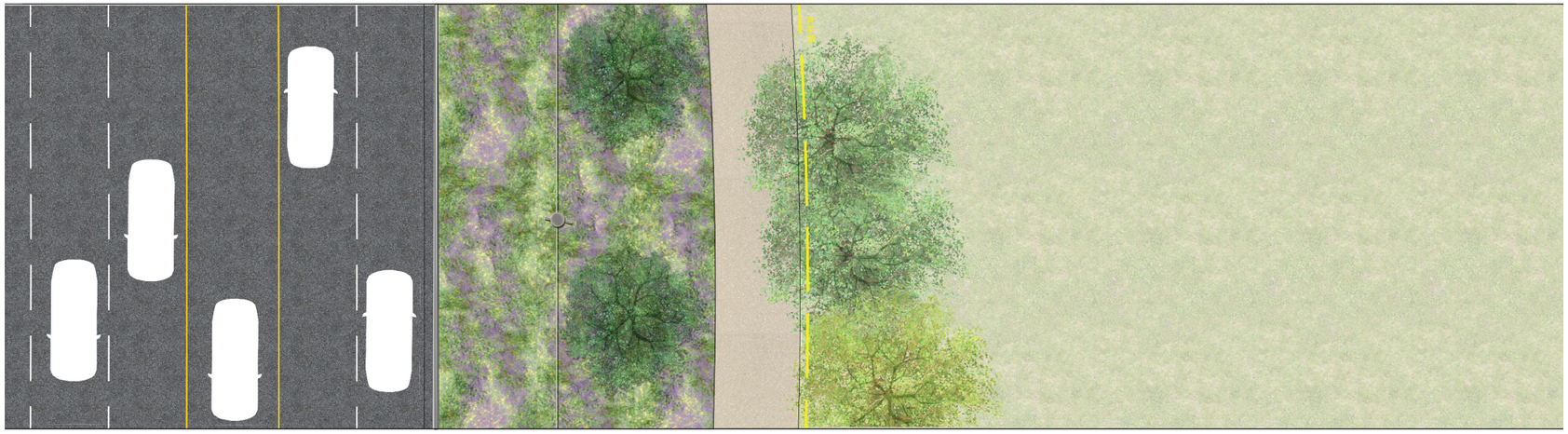
- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

SOUTH

- *4' paved curb zone*
- *12' wide two-way cycle path*
- *8' Min. wide sidewalk*

- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

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

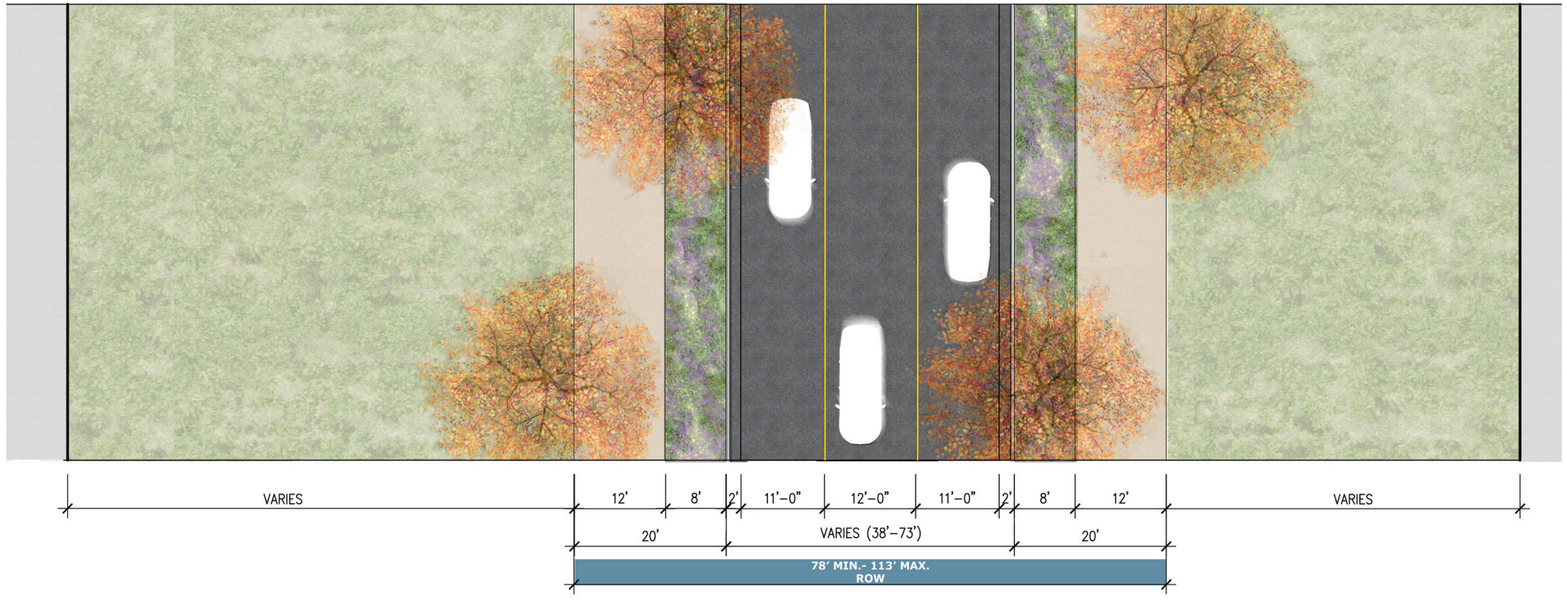


PROPOSED GUIDELINES

NORTH

- *8' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.*

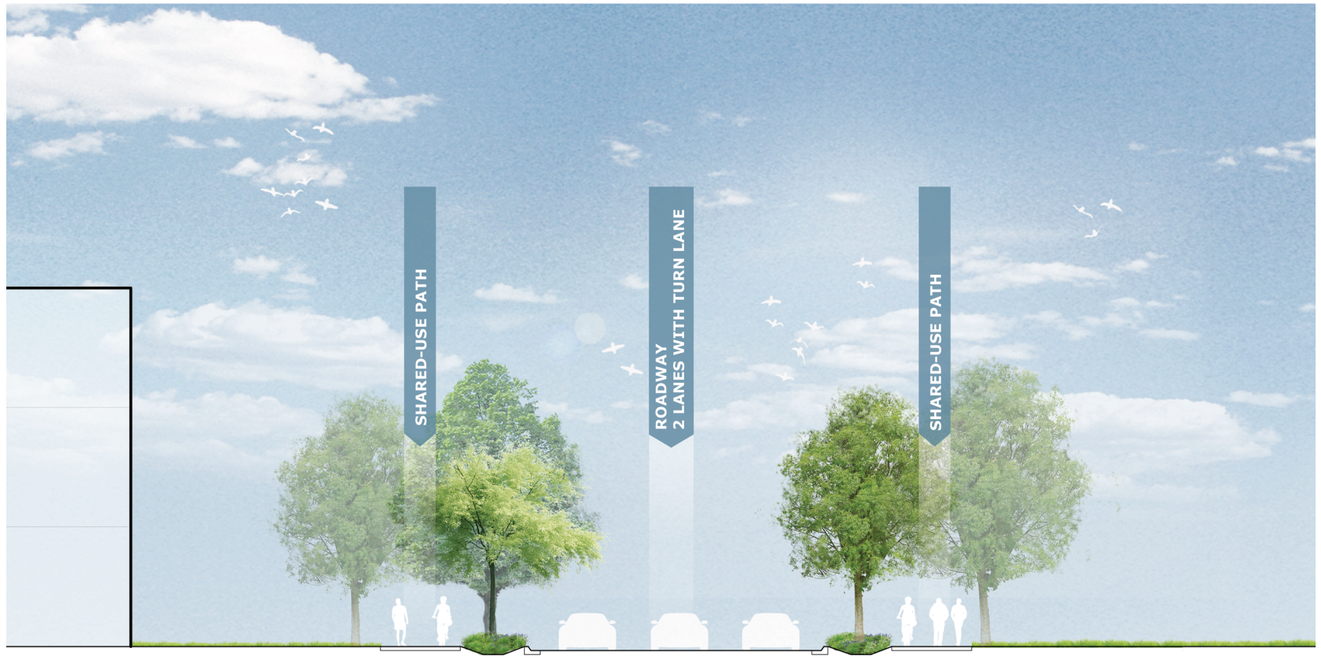
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

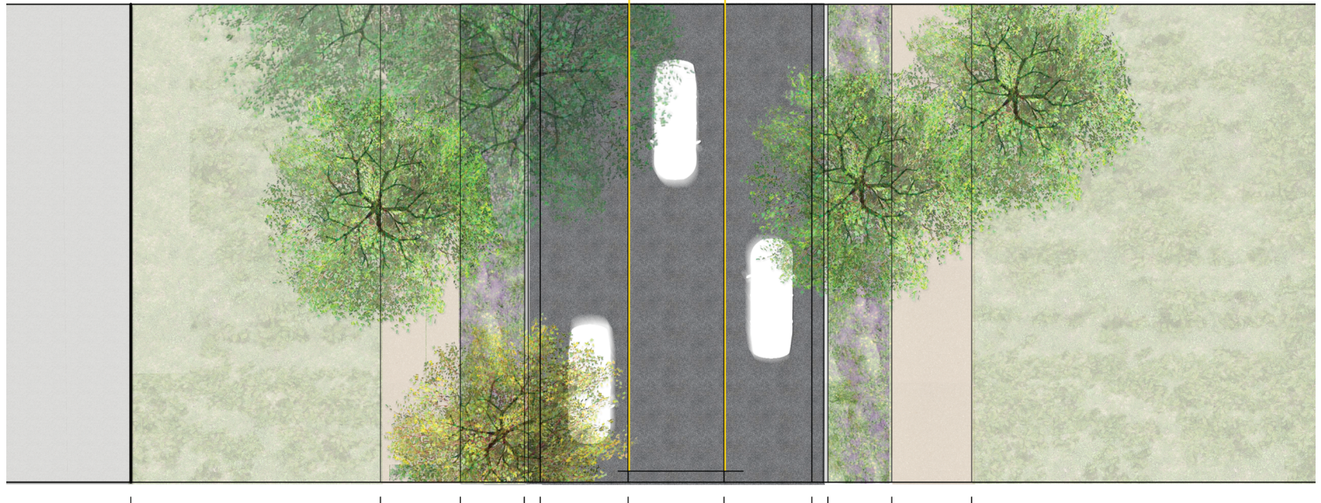


PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

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

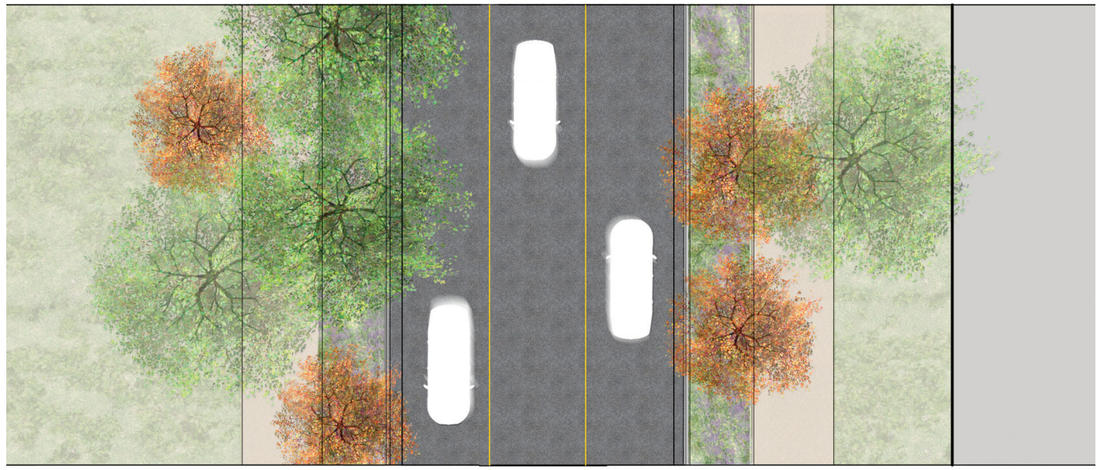




*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*



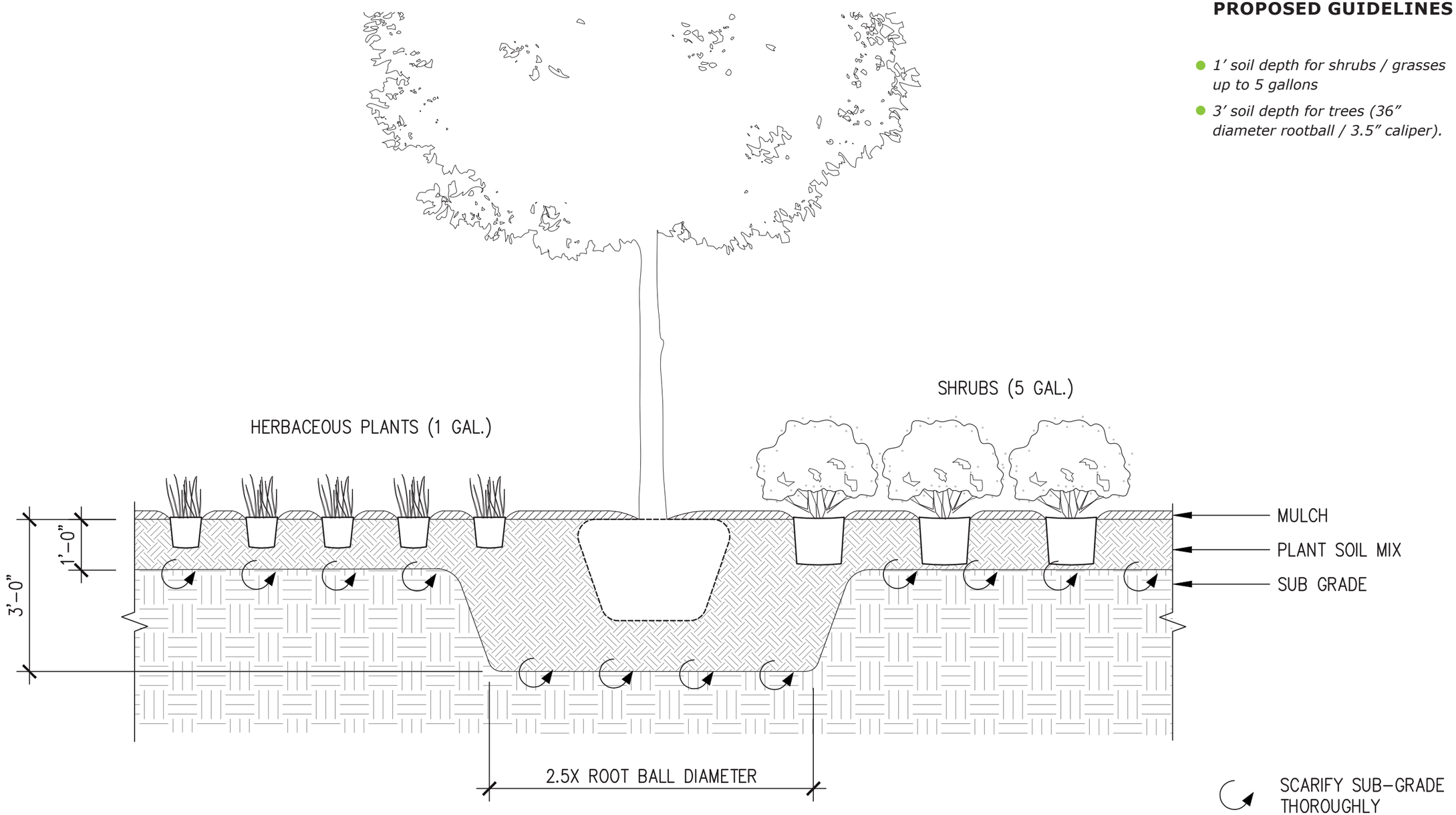
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

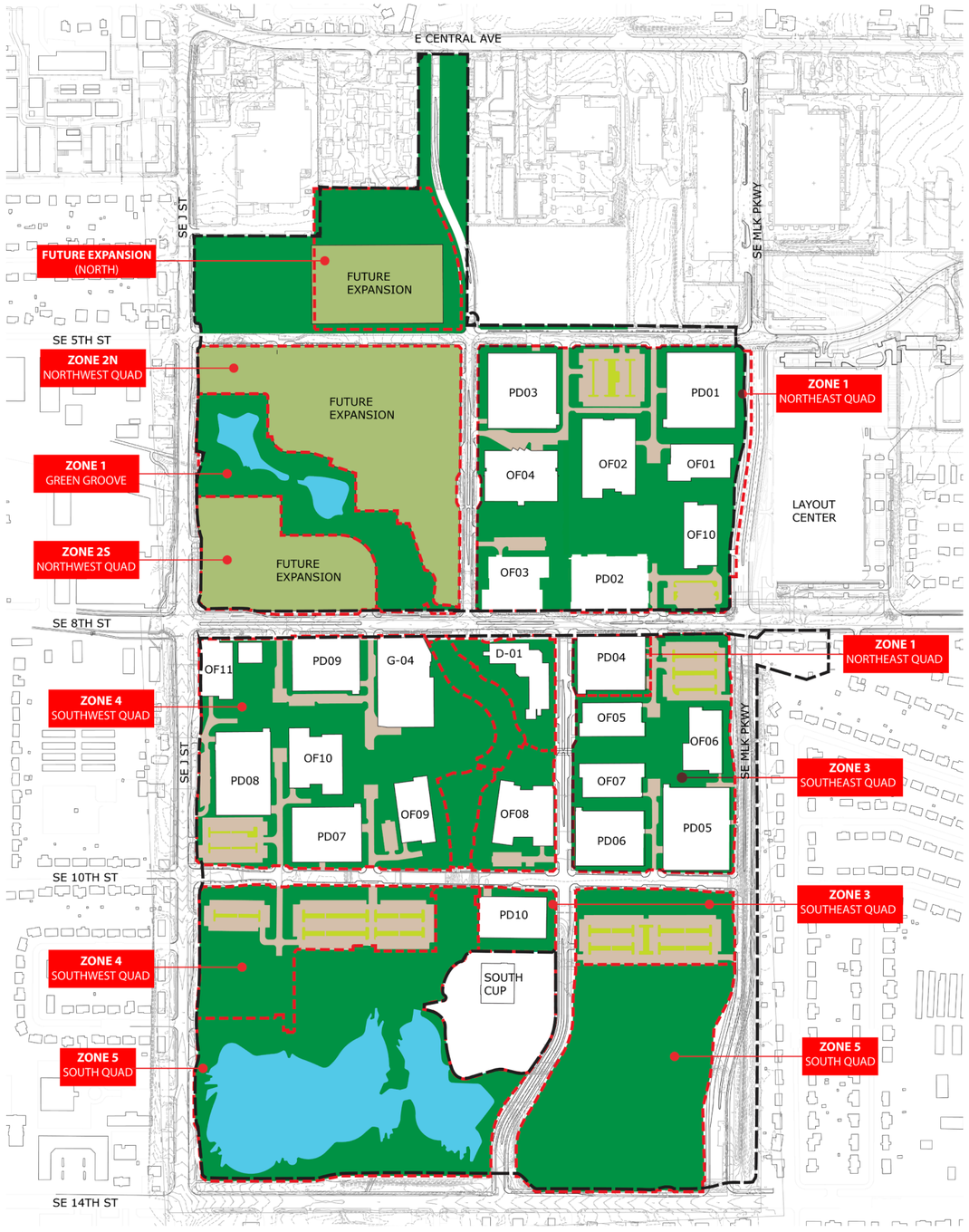
- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

PROPOSED GUIDELINES

- *1’ soil depth for shrubs / grasses up to 5 gallons*
- *3’ soil depth for trees (36” diameter rootball / 3.5” caliper).*



OPEN SPACE AREA



ZONE 1
AREA: 34.0 acres
OPEN SPACE: 16.12 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 1 - GREEN GROOVE
AREA: 11.0 acres
OPEN SPACE: 9.8 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2S
AREA: 7.7 acres
FUTURE EXPANSION AREA: 7.7 acres

ZONE 2N
AREA: 16.2 acres
FUTURE EXPANSION AREA: 16.2 acres

ZONE 3
AREA: 24.8 acres
OPEN SPACE: 11.57 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 4
AREA: 38.6 acres
OPEN SPACE: 18.2 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 5
AREA: 48.5 acres
OPEN SPACE: 36.0 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

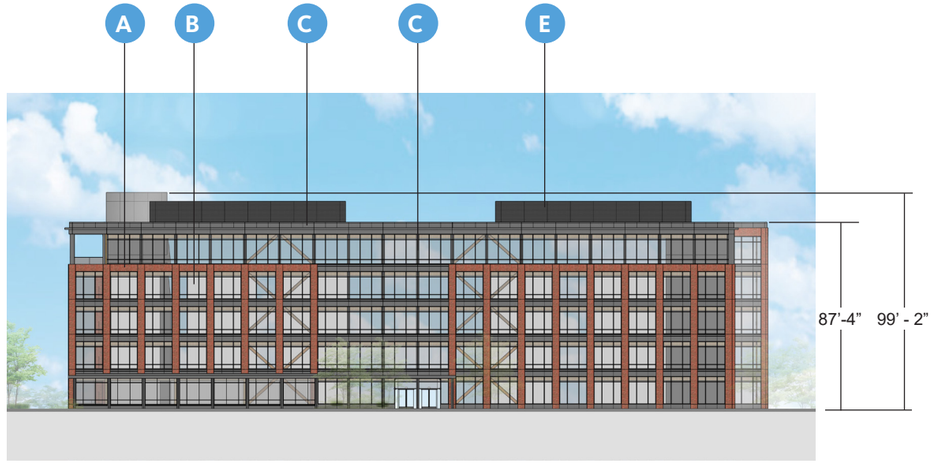
FUTURE EXPANSION (NORTH)
AREA: 9.2 acres
OPEN SPACE: 4.4 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)
FUTURE EXPANSION AREA: 4.9 acres

TOTAL AREA: 231 ACRES
OPEN SPACE: 110.67 acres
TOTAL OPEN SPACE PERCENTAGE: 48%
(28% ABOVE REQUIREMENT)

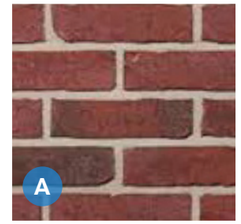
KEY

- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

NORTH ELEVATION



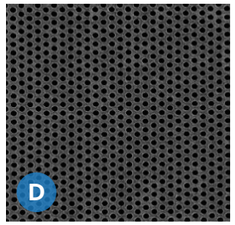
SOUTH ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

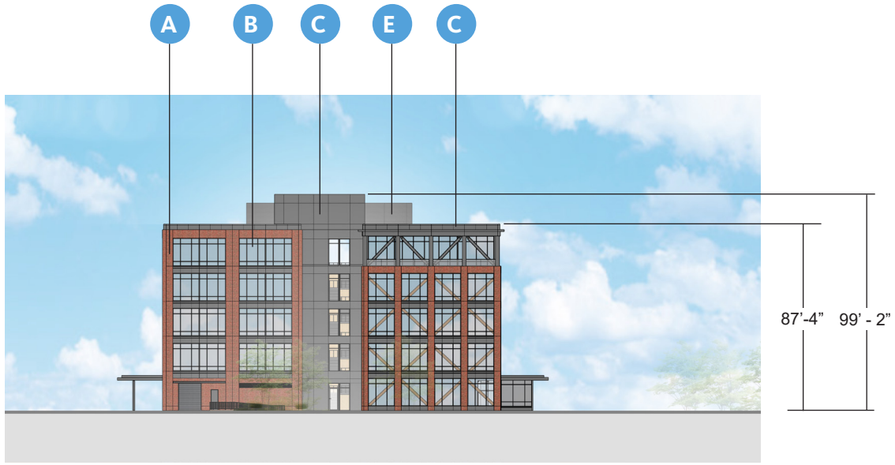
MP01- GRAY METAL MINIMUM 24 GAUGE



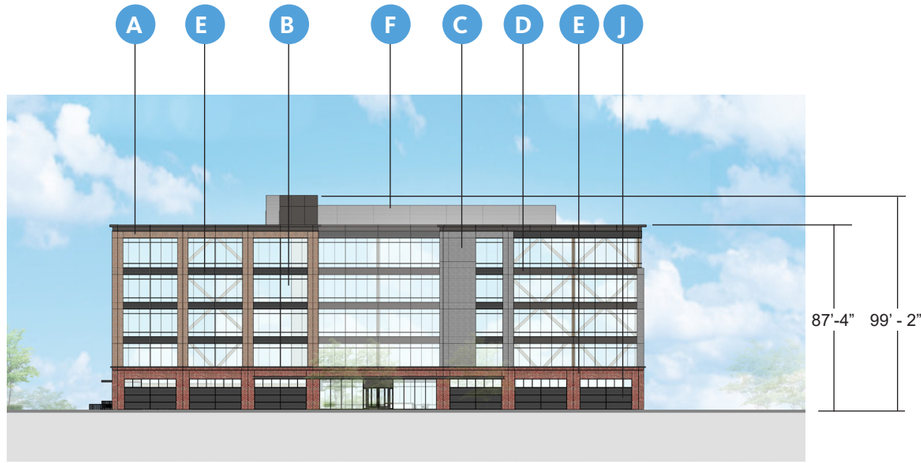
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

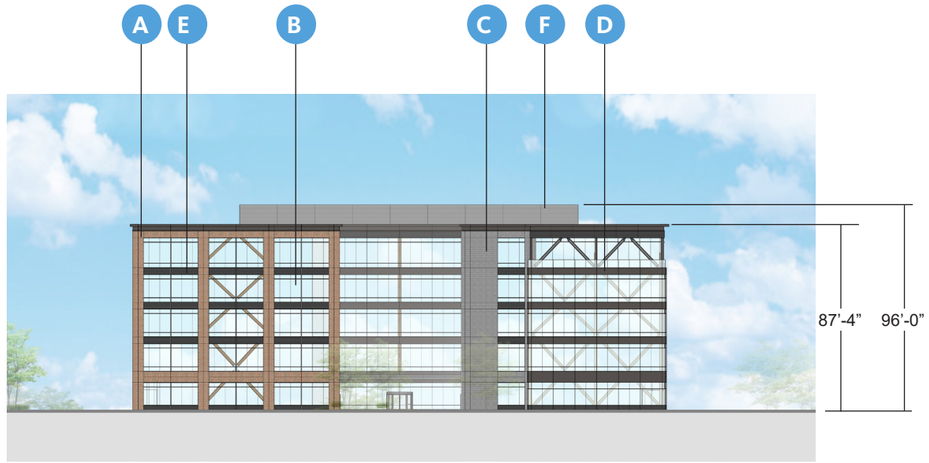
EAST ELEVATION



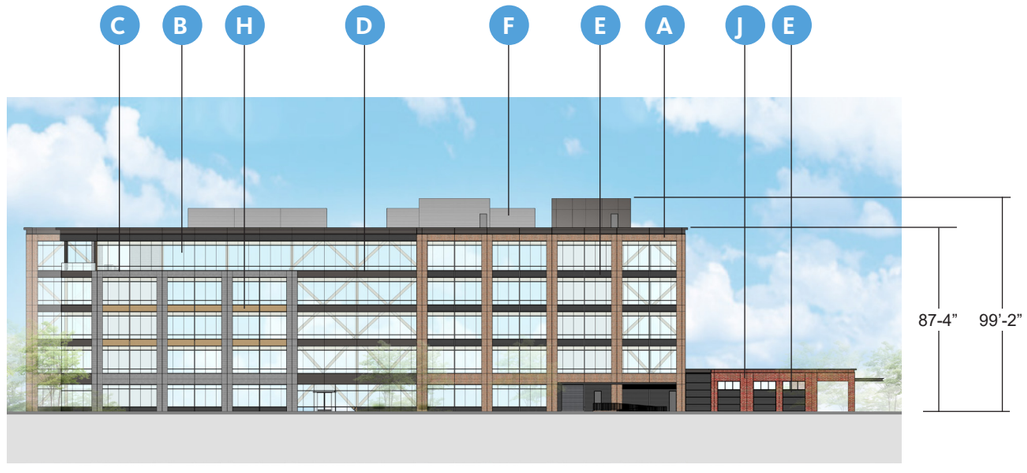
WEST ELEVATION



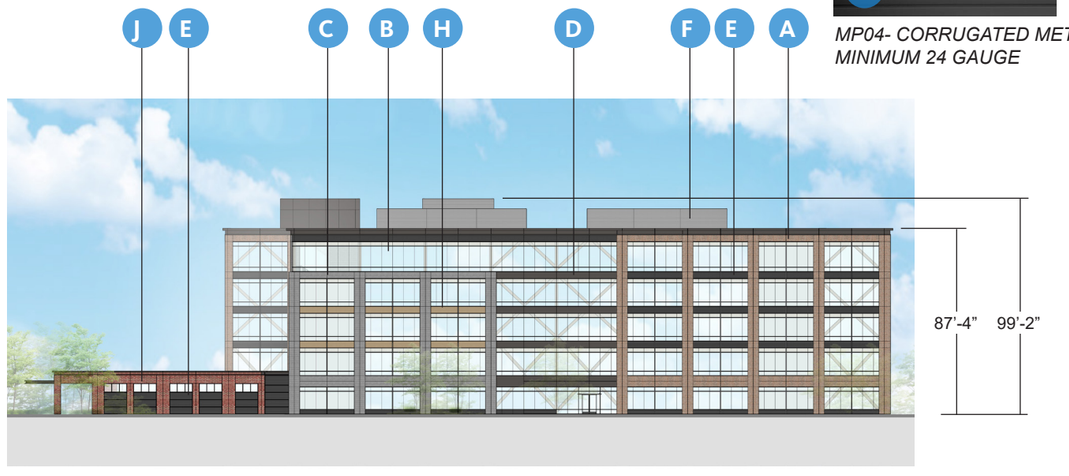
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

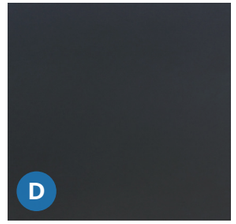


WEST ELEVATION

BR02- RED THIN BRICK

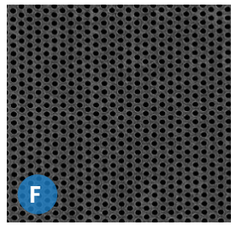
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

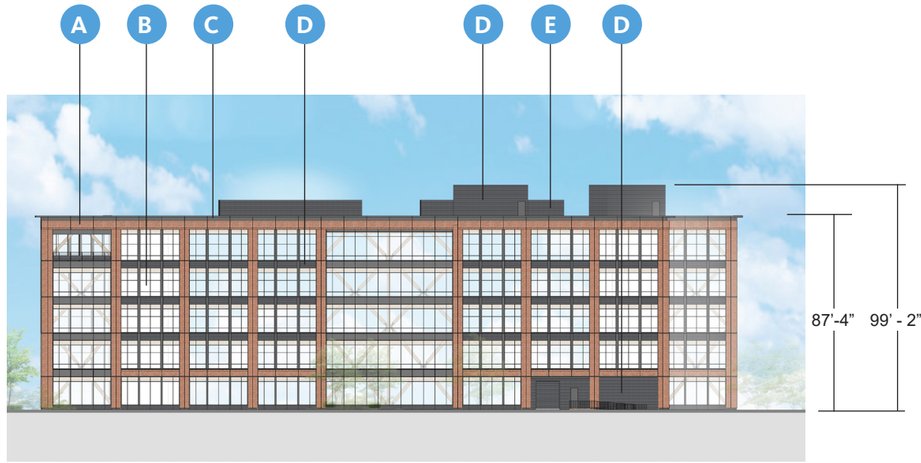
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



MP05- PERFORATED METAL MINIMUM 24 GAUGE

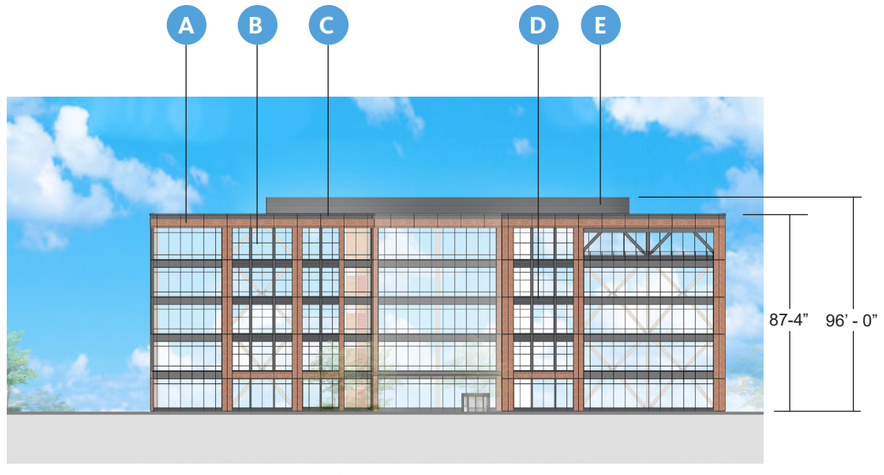
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

BR05- RED THIN BRICK

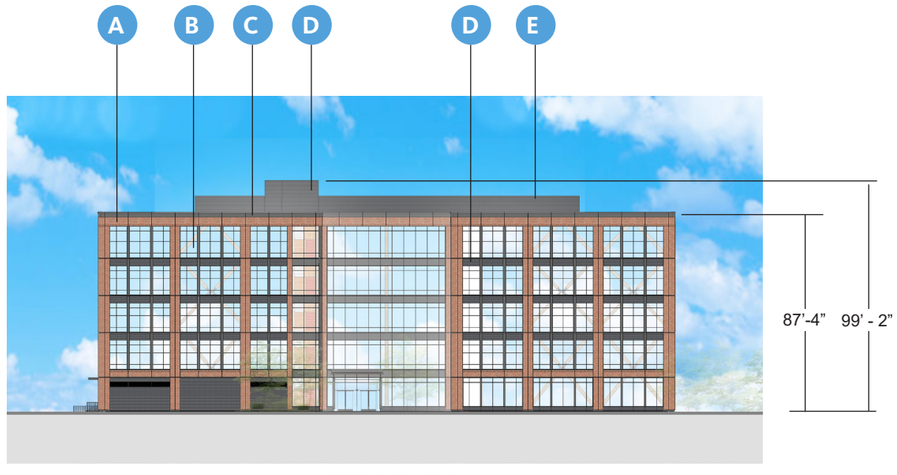


NORTH ELEVATION

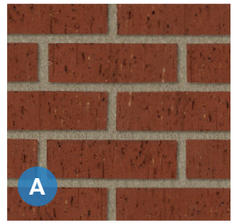
SOUTH ELEVATION



EAST ELEVATION

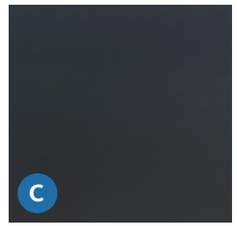


WEST ELEVATION



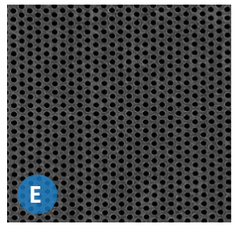
BR01- RED THIN BRICK

GL01- VISION GLASS



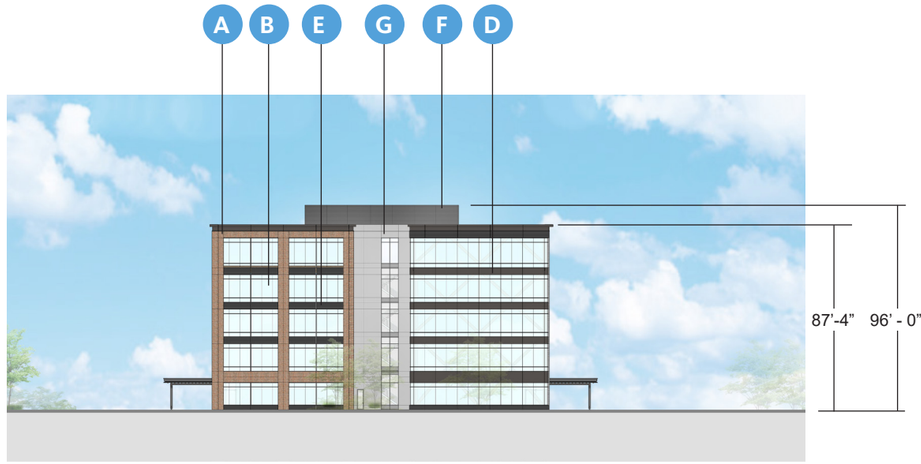
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

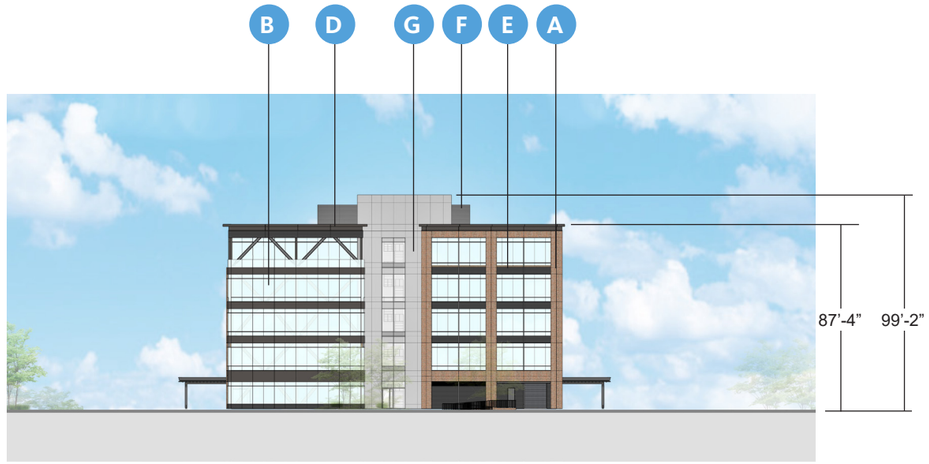


MP05- PERFORATED METAL MINIMUM 24 GAUGE

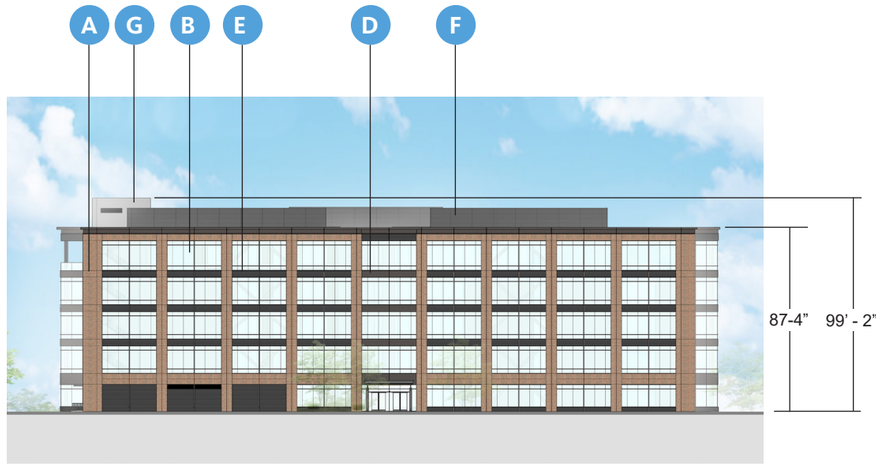
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



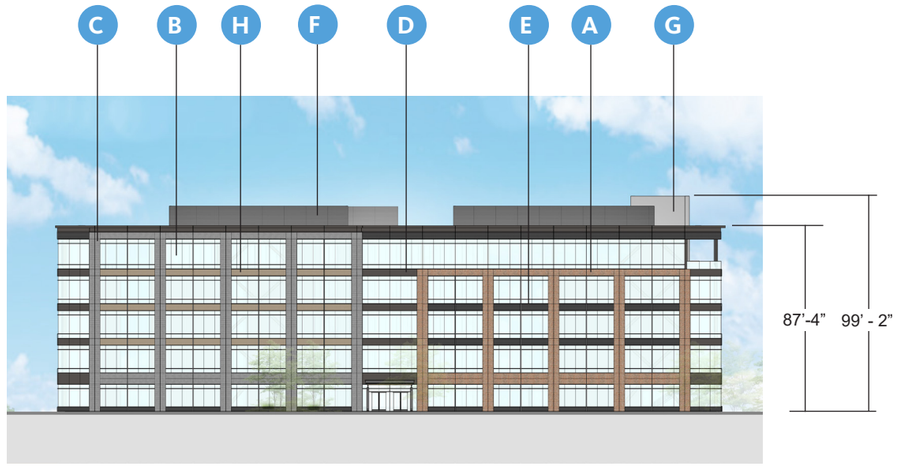
NORTH ELEVATION



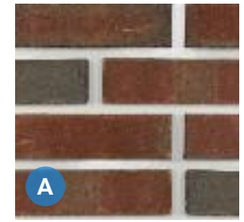
SOUTH ELEVATION



EAST ELEVATION



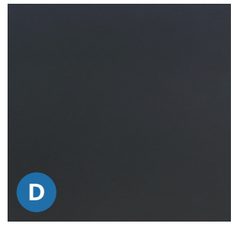
WEST ELEVATION



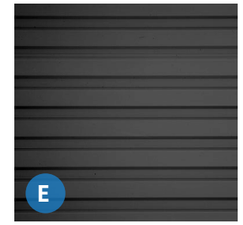
BR02- RED THIN BRICK

GL01- VISION GLASS

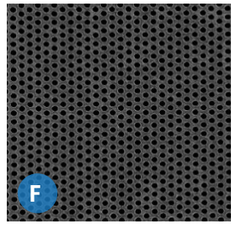
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE

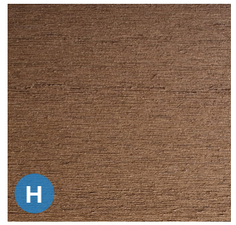


MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



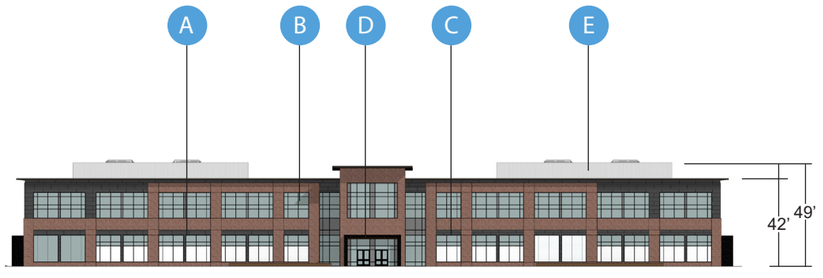
MP05- PERFORATED METAL
MINIMUM 24 GAUGE

MP01- GRAY METAL
MINIMUM 24 GAUGE

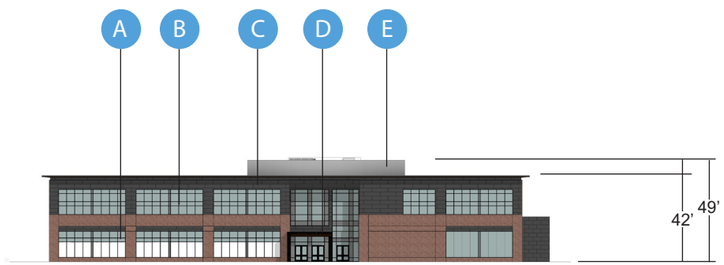


WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

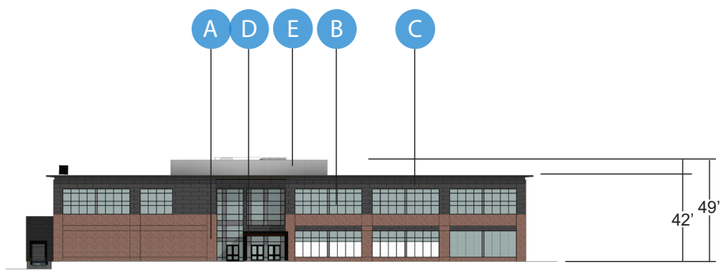
NORTH ELEVATION



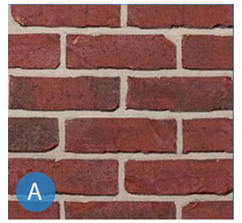
SOUTH ELEVATION



EAST ELEVATION

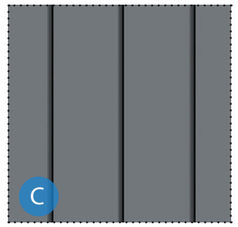


WEST ELEVATION

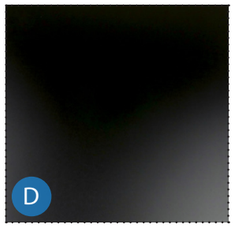


BR01- RED BRICK

GL01- VISION GLASS

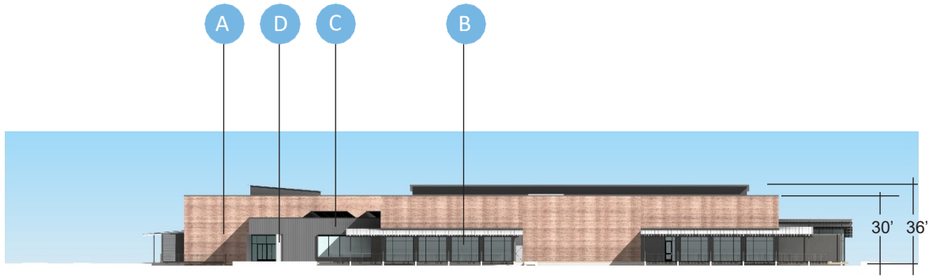


MP01- GRAY METAL
MINIMUM 24 GAUGE

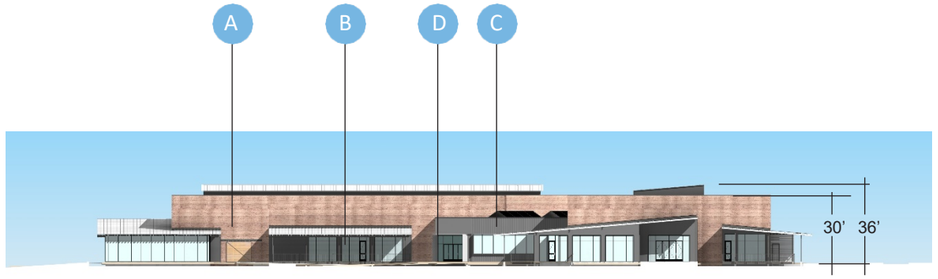


MP03- BLACK METAL
MINIMUM 24 GAUGE

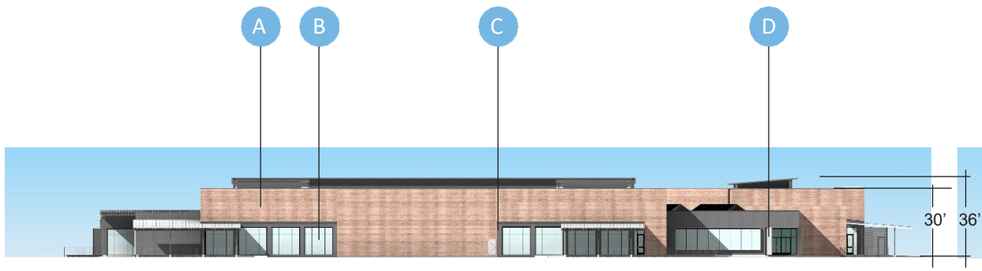
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



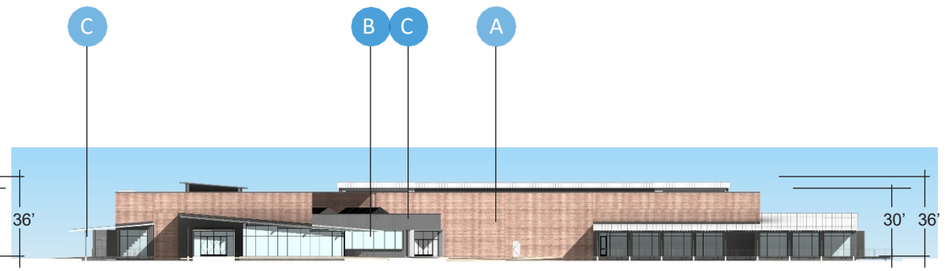
NORTH ELEVATION



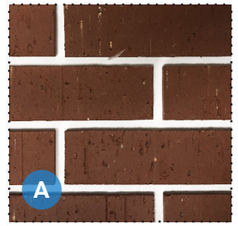
SOUTH ELEVATION



EAST ELEVATION

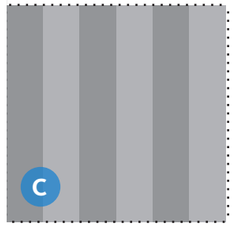


WEST ELEVATION

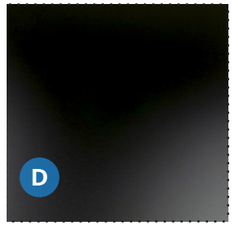


BR01- RED BRICK

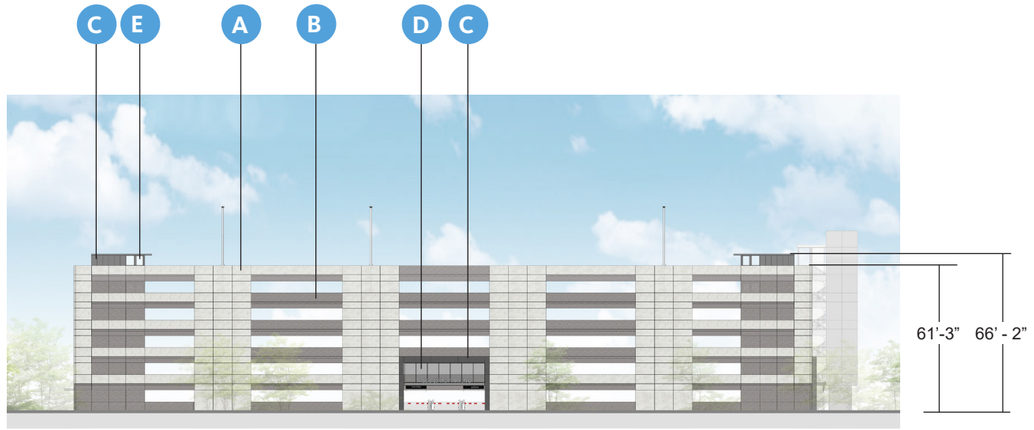
GL01- VISION GLASS



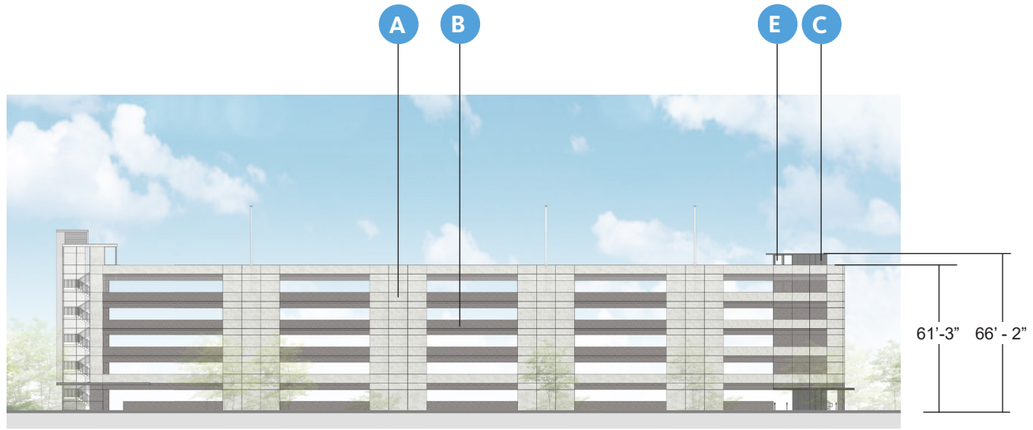
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



MP02- DARK METAL MINIMUM 24 GAUGE

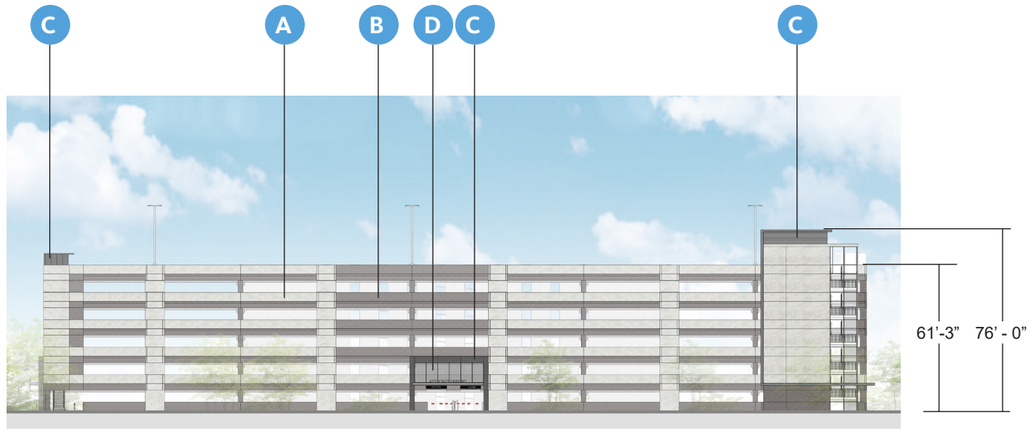


NORTH ELEVATION

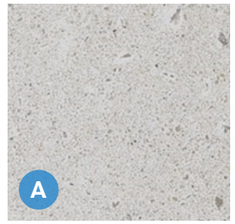


SOUTH ELEVATION

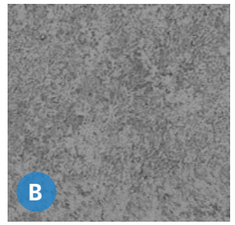
EAST ELEVATION



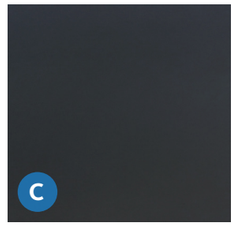
WEST ELEVATION



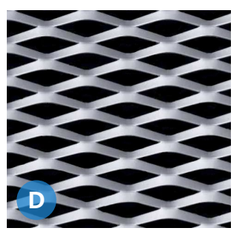
PC01- PRECAST LIGHT



PC02- PRECAST DARK

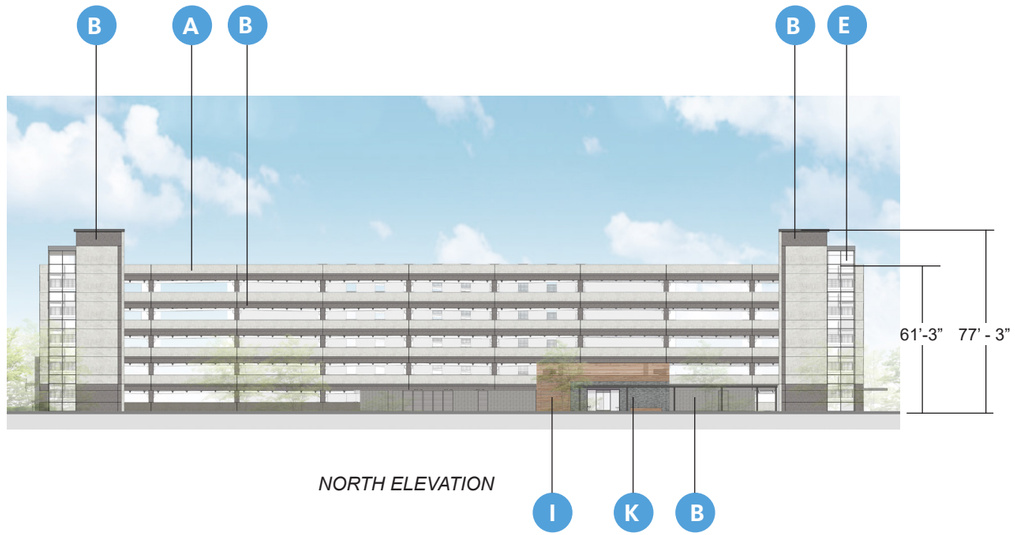


MP03- BLACK METAL
MINIMUM 24 GAUGE

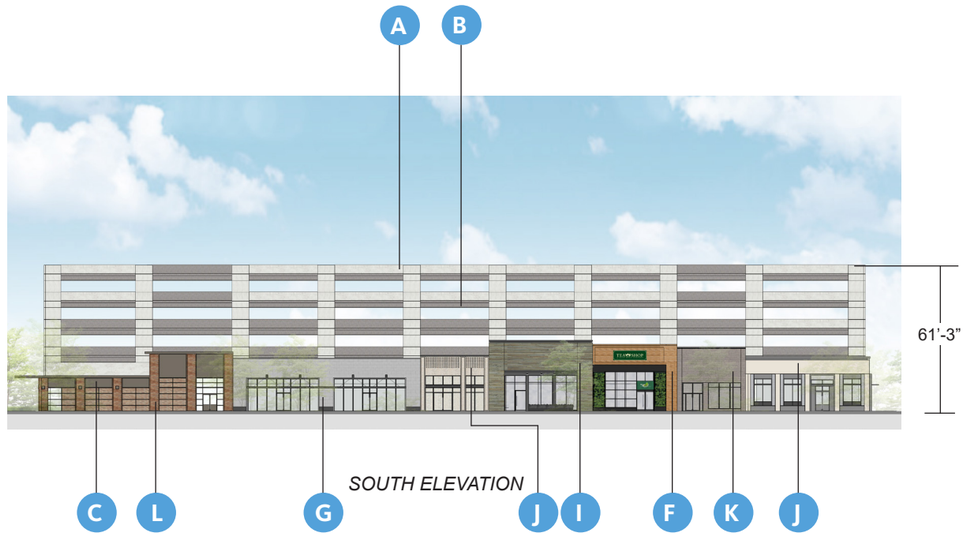


MP06 - EXPANDED METAL
MINIMUM 24 GAUGE

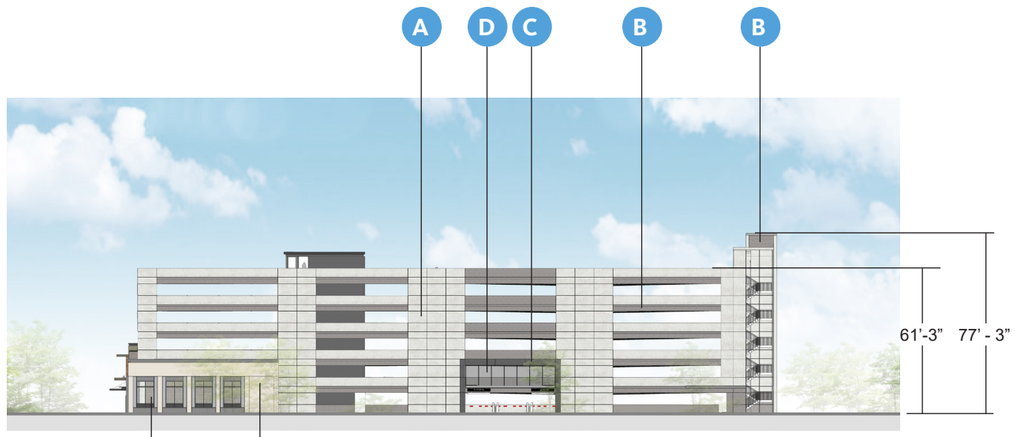
GL01- VISION GLASS



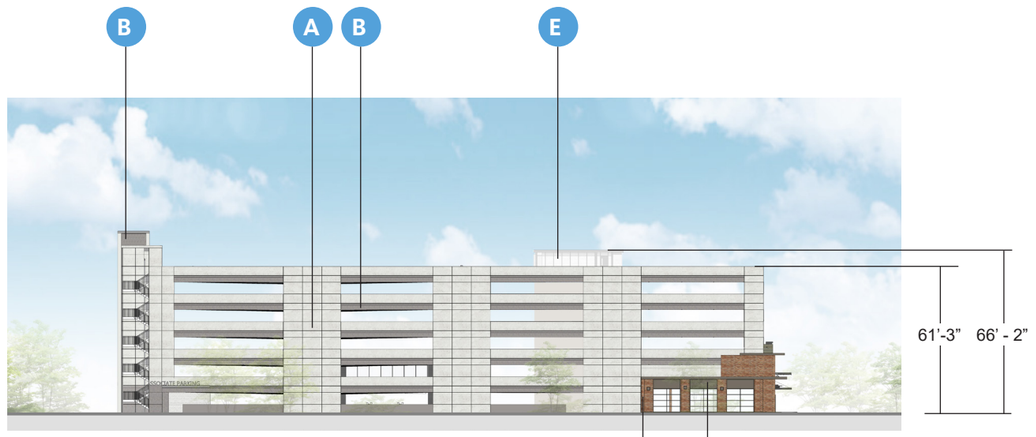
NORTH ELEVATION



SOUTH ELEVATION



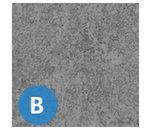
EAST ELEVATION



WEST ELEVATION

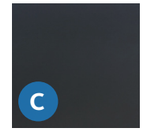
PC01-
PRECAST LIGHT

WD02 -
WOOD SLAT

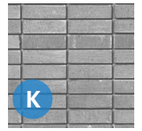


PC02-
PRECAST DARK

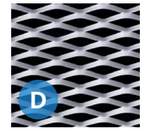
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE

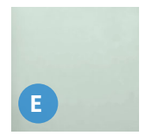


BR03 -
BRICK VENEER



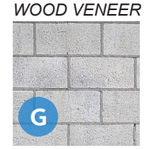
MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE

BR04 -
BRICK VENEER

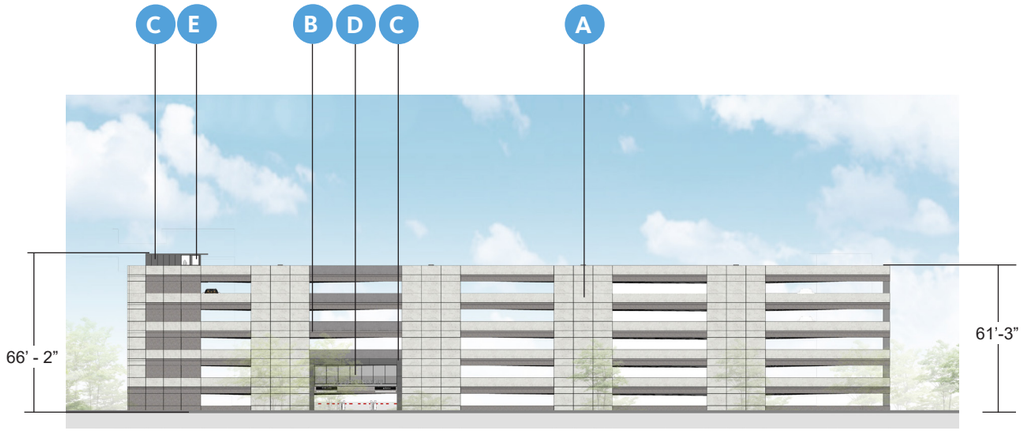


GL01-
VISION GLASS

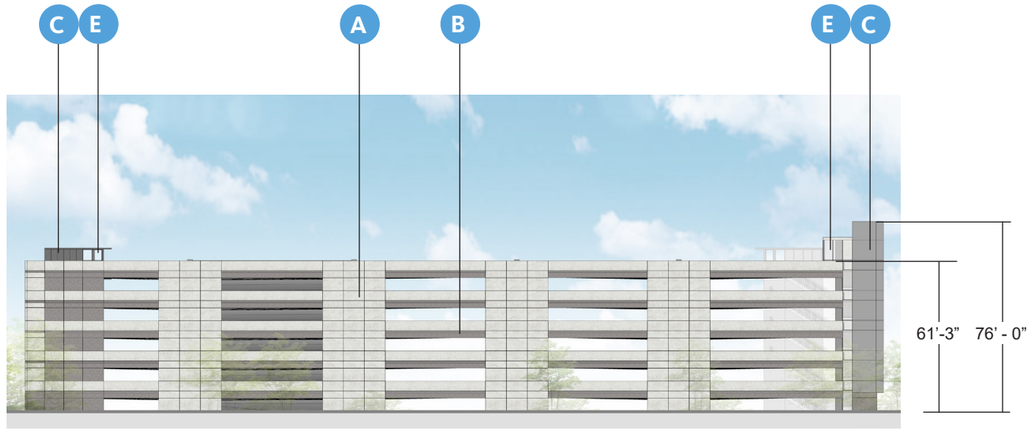
WD01 -
WOOD VENEER



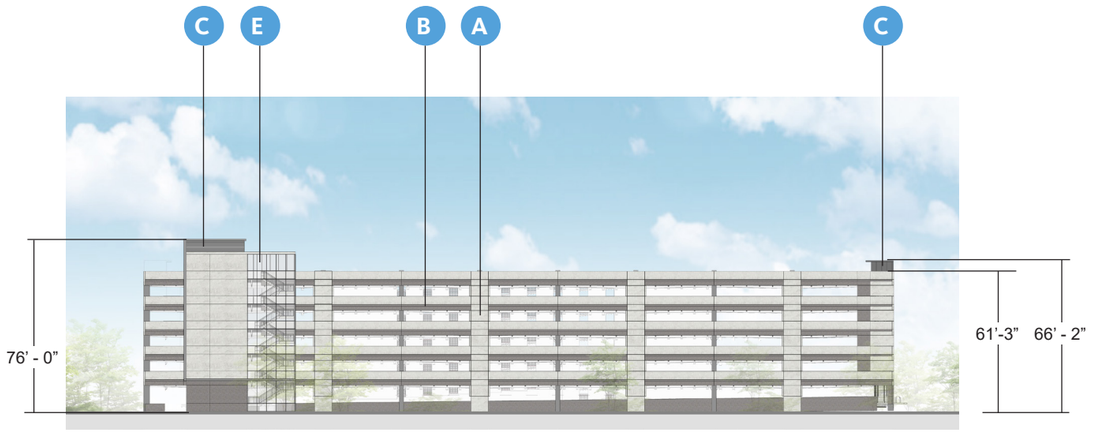
BR01 -
CMU BLOCK



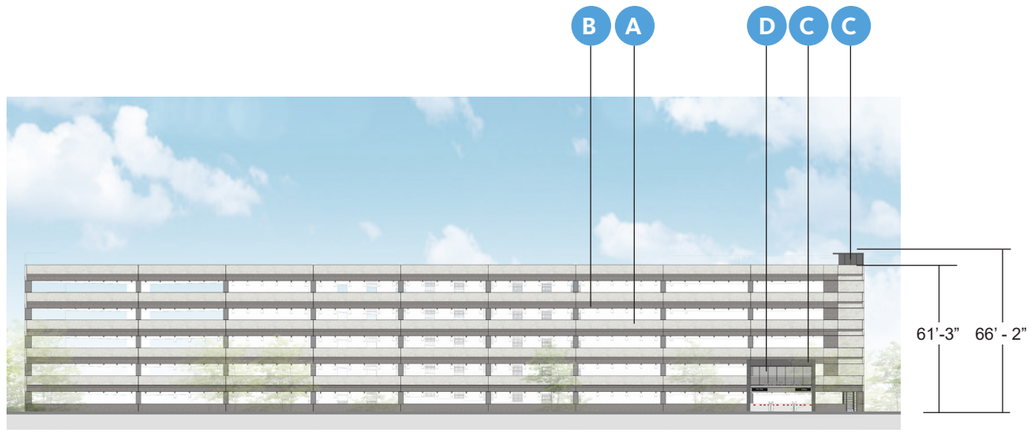
NORTH ELEVATION



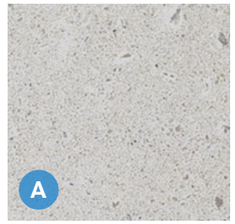
SOUTH ELEVATION



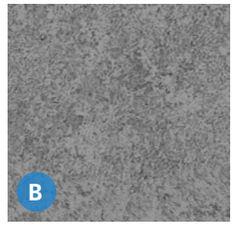
EAST ELEVATION



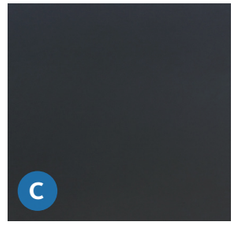
WEST ELEVATION



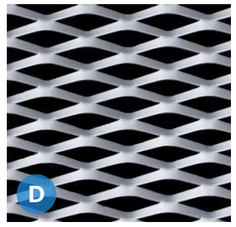
PC01- PRECAST LIGHT



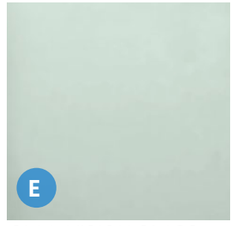
PC02- PRECAST DARK



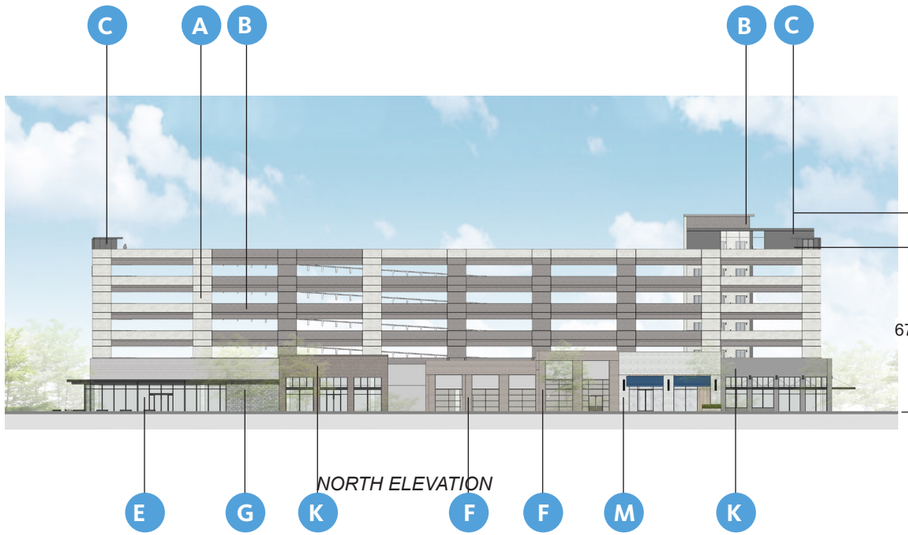
MP03- BLACK METAL
MINIMUM 24 GAUGE



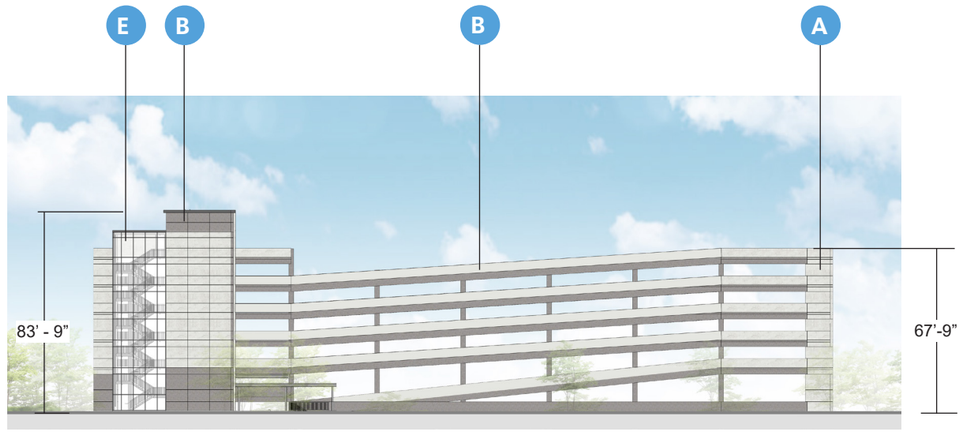
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



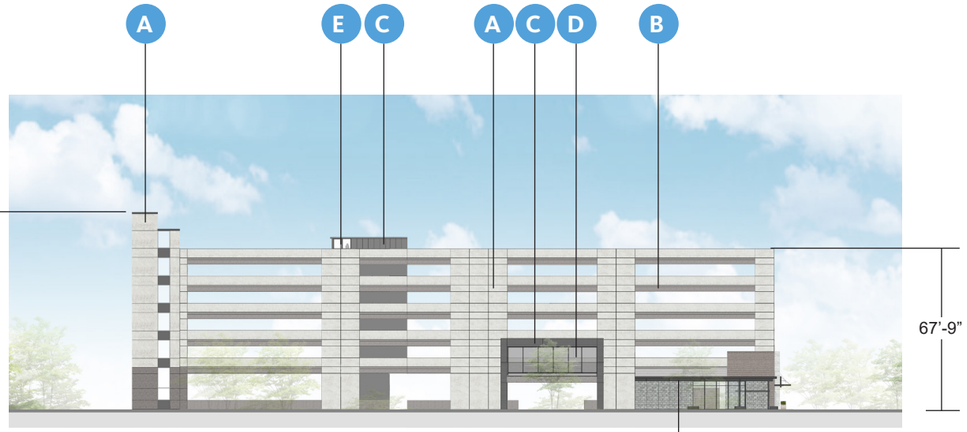
GL01- VISION GLASS



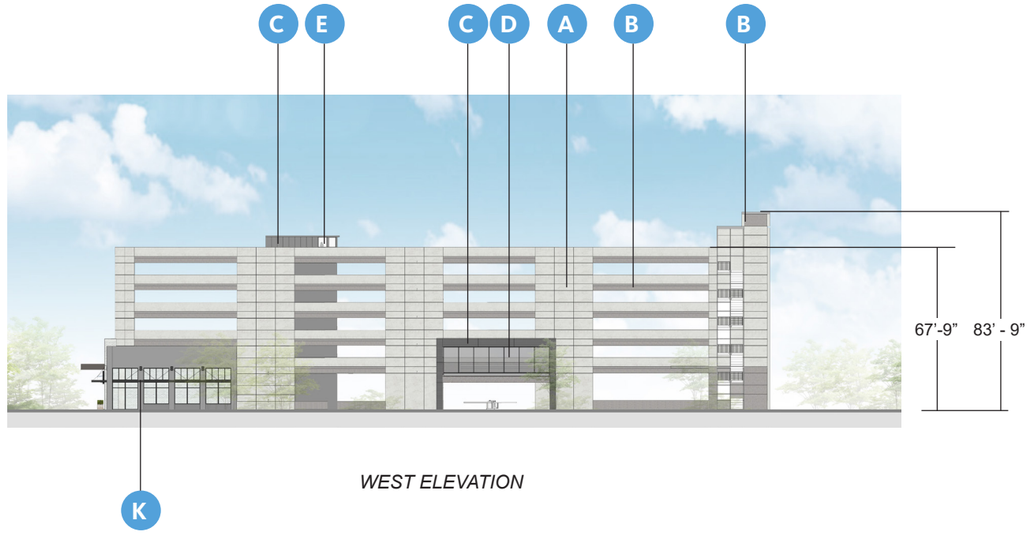
NORTH ELEVATION



SOUTH ELEVATION



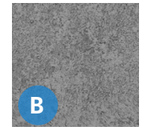
EAST ELEVATION



WEST ELEVATION

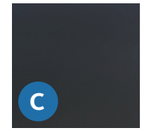
PC01- PRECAST LIGHT

WD02 - WOOD SLAT

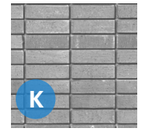


PC02- PRECAST DARK

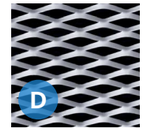
BR02 - BRICK VENEER



MP03- BLACK METAL MINIMUM 24 GAUGE

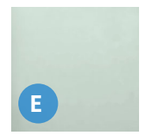


BR03 - BRICK VENEER



MP06 - EXPANDED METAL MINIMUM 24 GAUGE

BR04 - BRICK VENEER

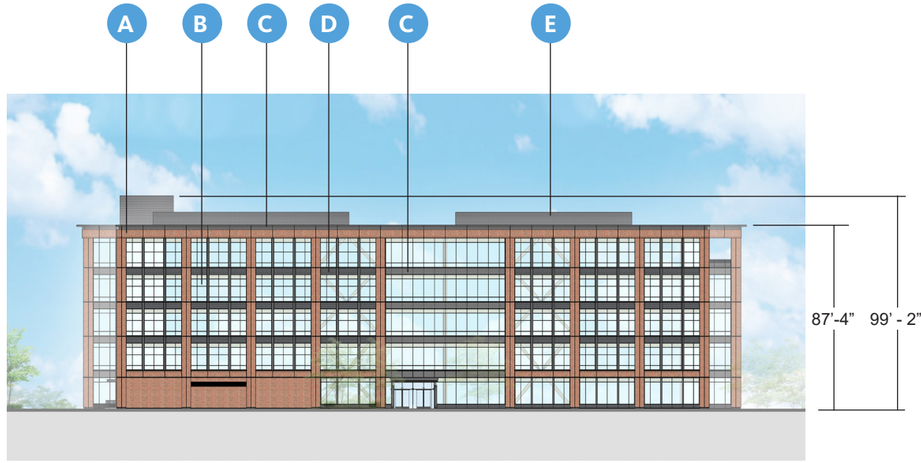


GL01- VISION GLASS

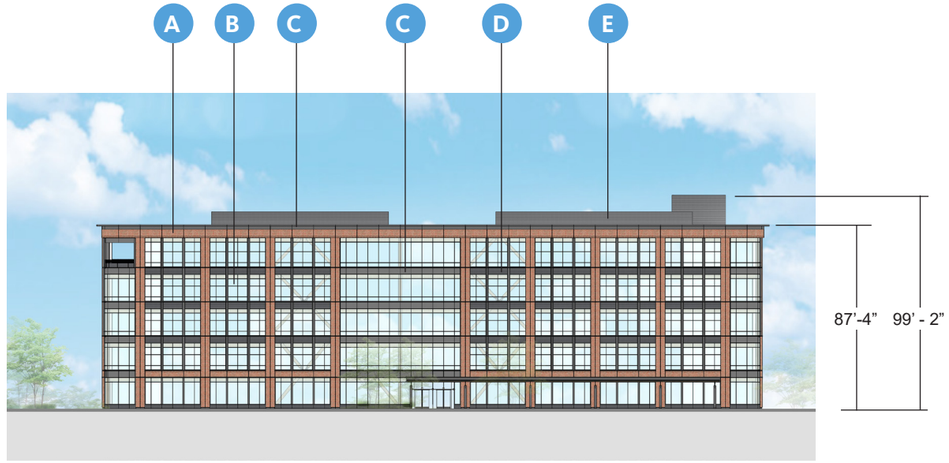
BR05 - BRICK VENEER

WD01 - WOOD VENEER

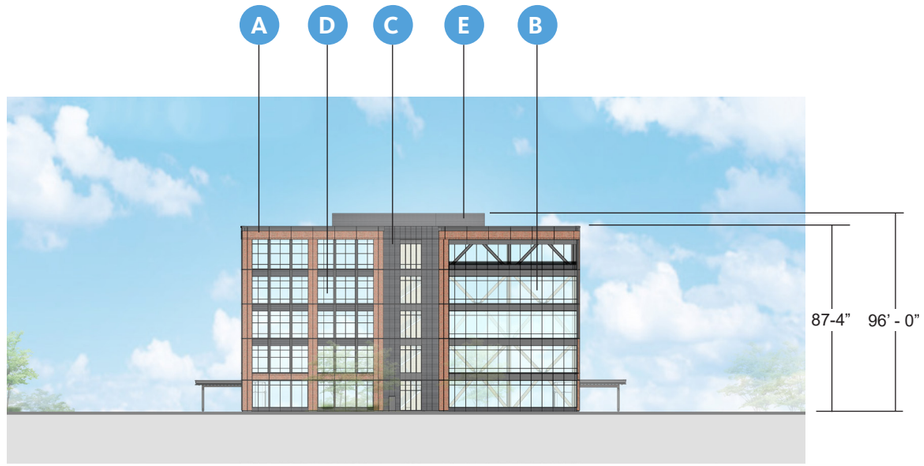
BR01 - CMU BLOCK



NORTH ELEVATION

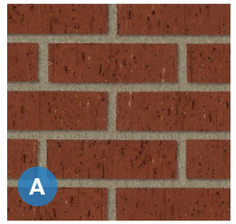


SOUTH ELEVATION



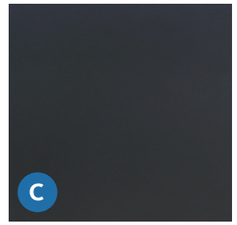
EAST ELEVATION

WEST ELEVATION



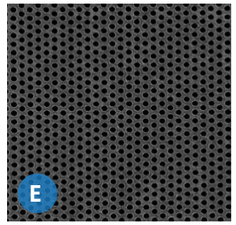
BR01- RED THIN BRICK

GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

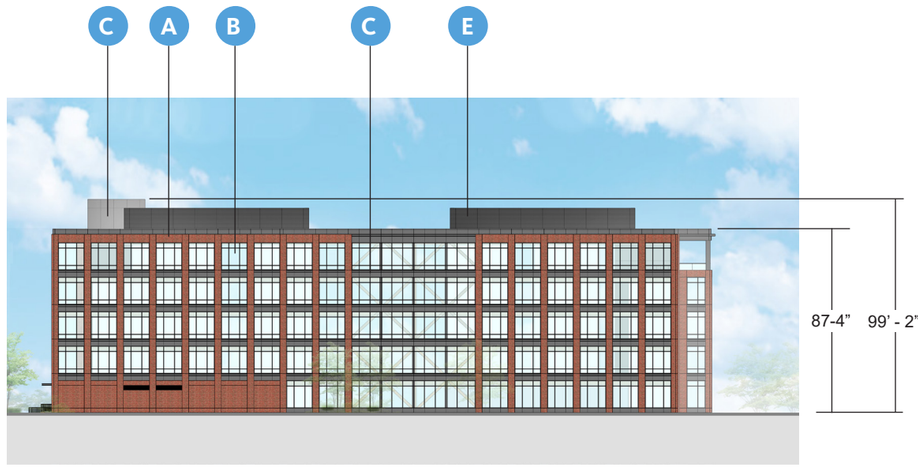


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

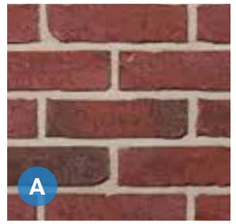
NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

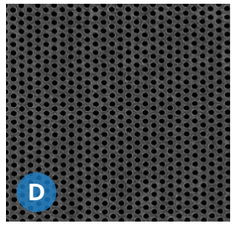
WEST ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

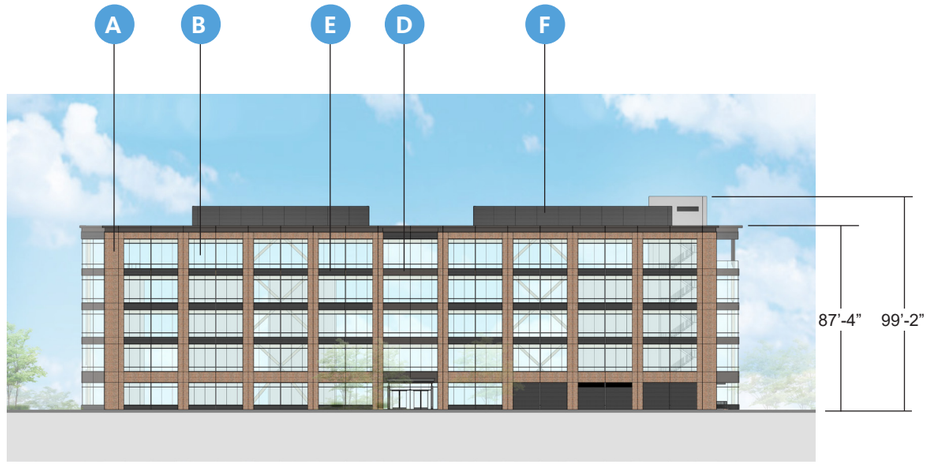
MP01- GRAY METAL MINIMUM 24 GAUGE



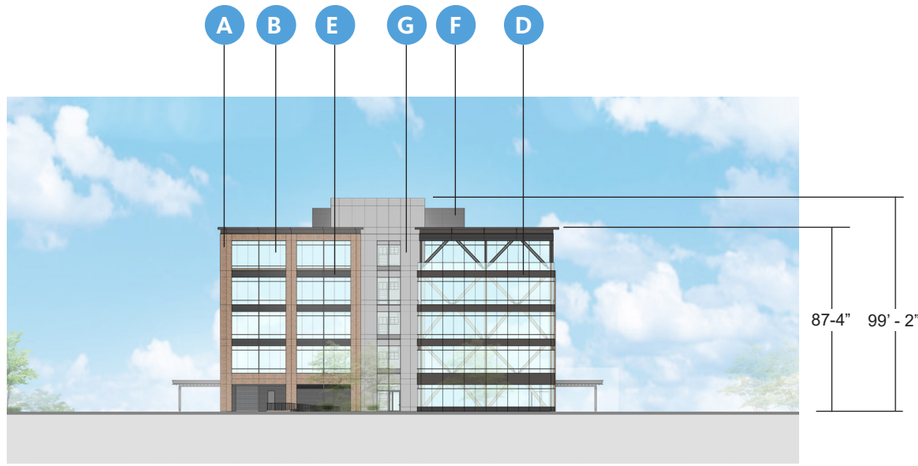
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

NORTH ELEVATION

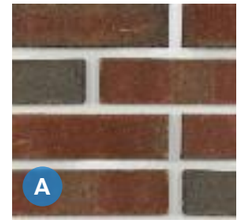


SOUTH ELEVATION



EAST ELEVATION

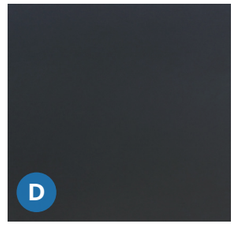
WEST ELEVATION



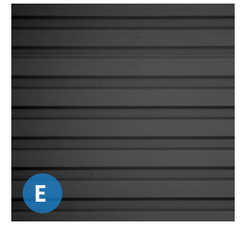
BR02- RED THIN BRICK

GL01- VISION GLASS

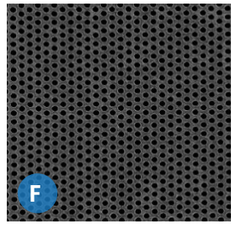
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

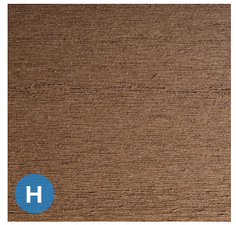


MP04- CORRUGATED METAL MINIMUM 24 GAUGE

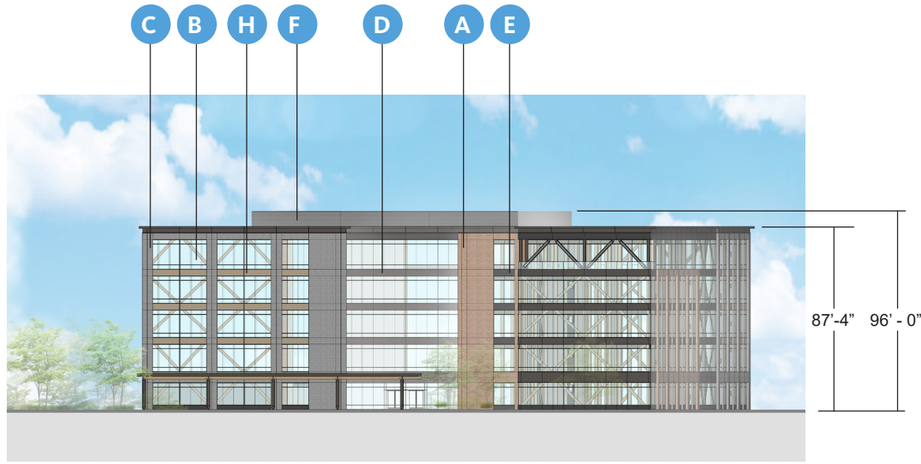


MP05- PERFORATED METAL MINIMUM 24 GAUGE

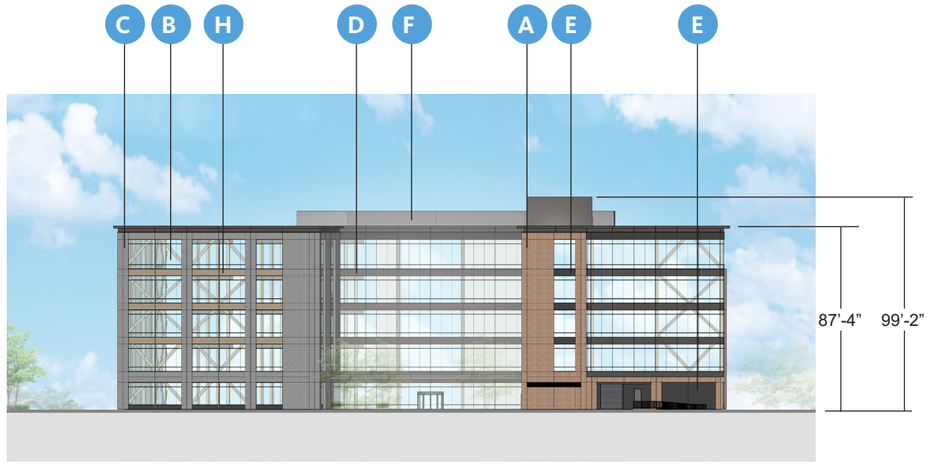
MP01- GRAY METAL MINIMUM 24 GAUGE



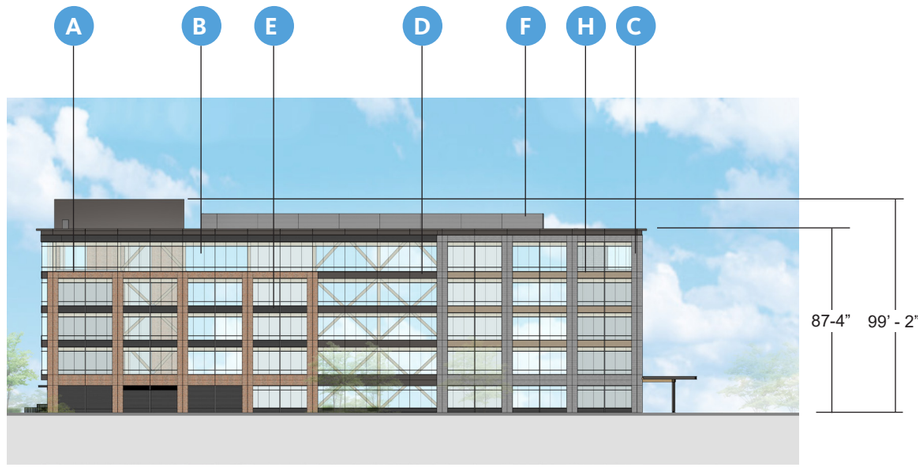
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



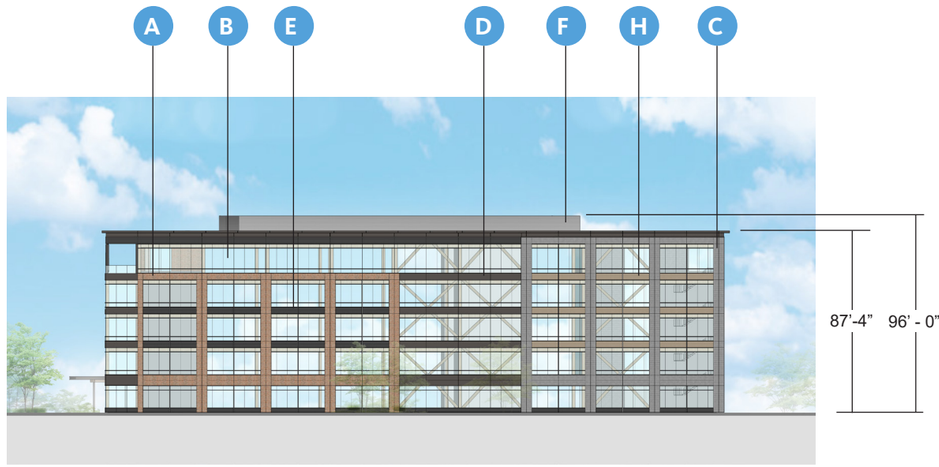
NORTH ELEVATION



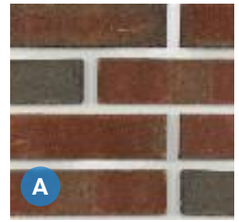
SOUTH ELEVATION



EAST ELEVATION



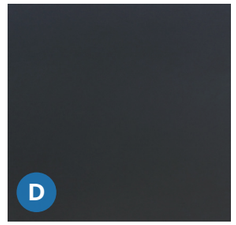
WEST ELEVATION



BR02- RED THIN BRICK

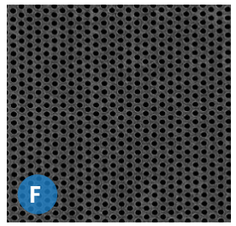
GL01- VISION GLASS

BR04- GRAY THIN BRICK



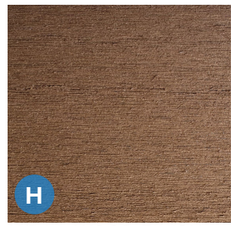
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

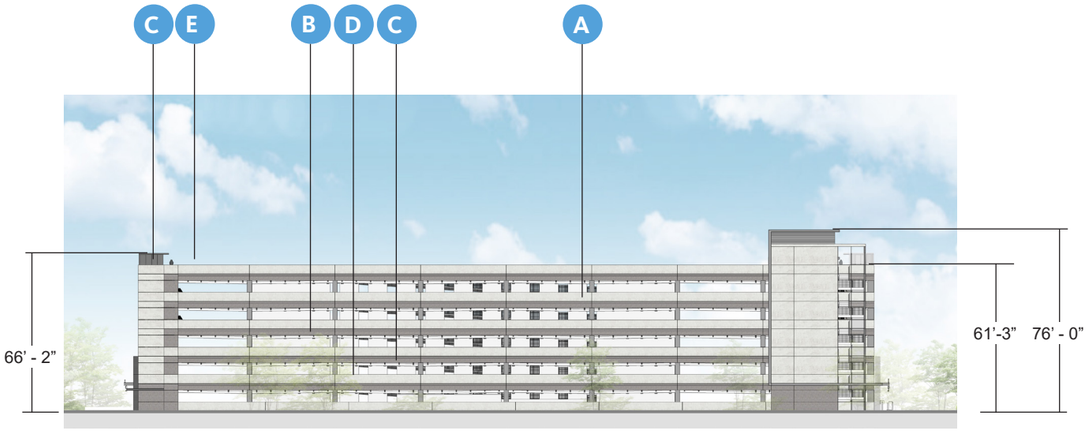


MP05- PERFORATED METAL MINIMUM 24 GAUGE

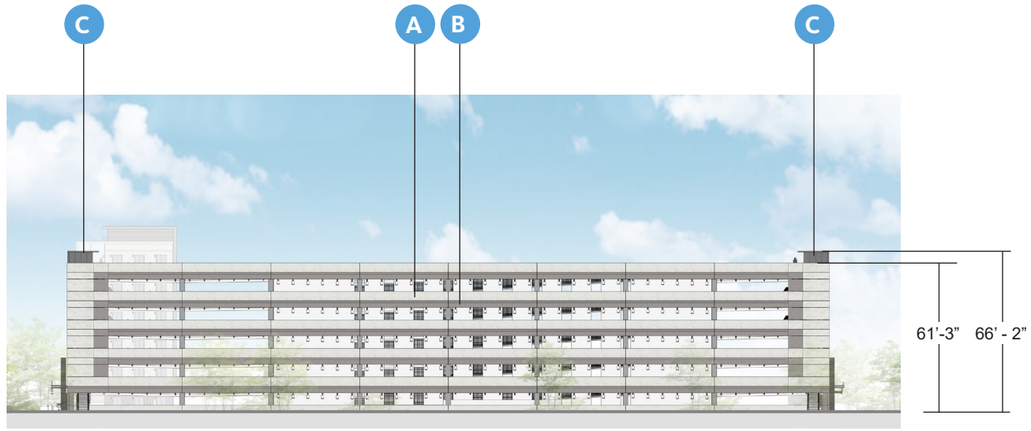
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

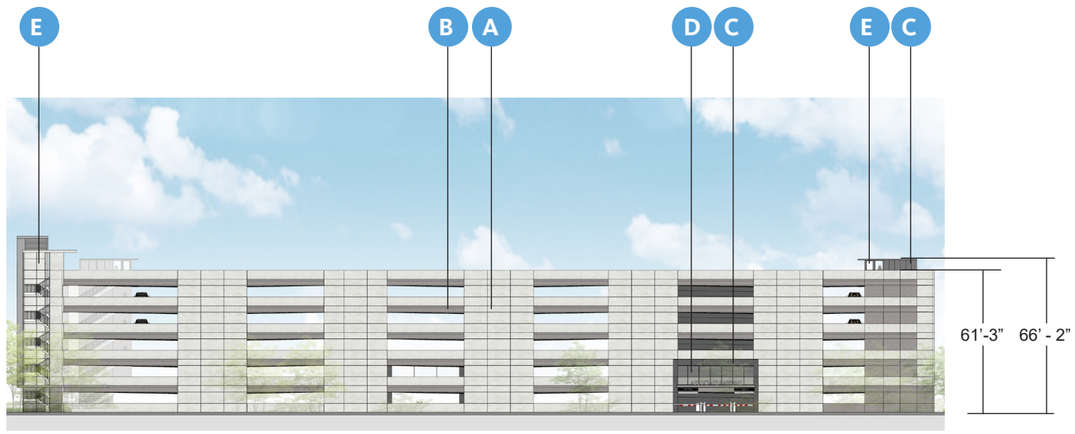


NORTH ELEVATION



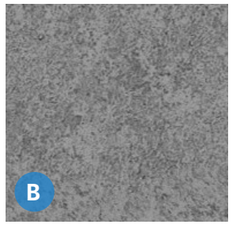
SOUTH ELEVATION

EAST ELEVATION

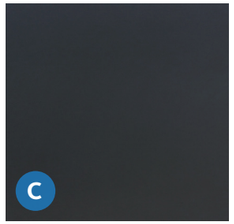


WEST ELEVATION

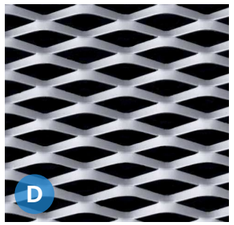
PC01- PRECAST LIGHT



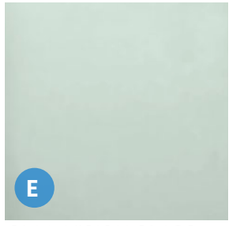
PC02- PRECAST DARK



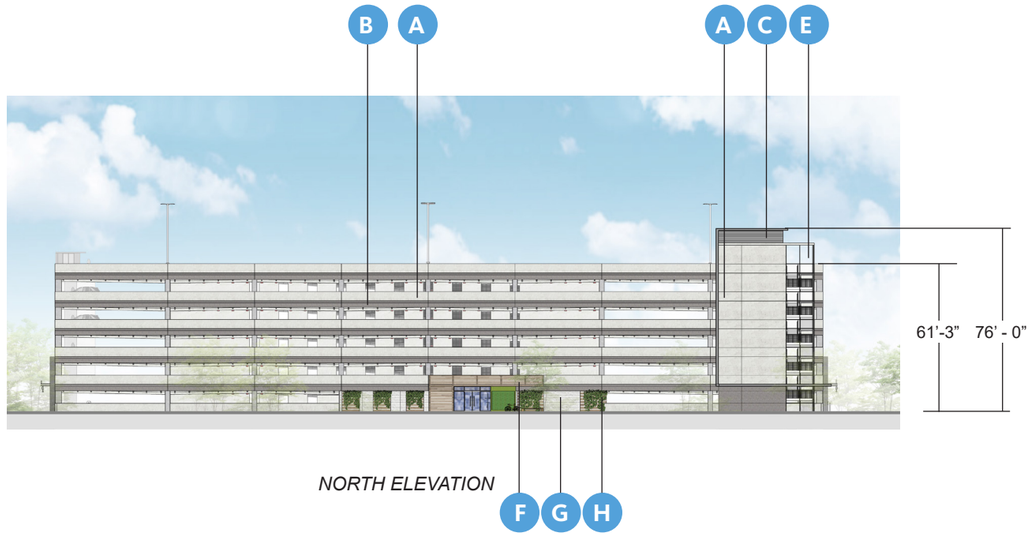
MP03- BLACK METAL
MINIMUM 24 GAUGE



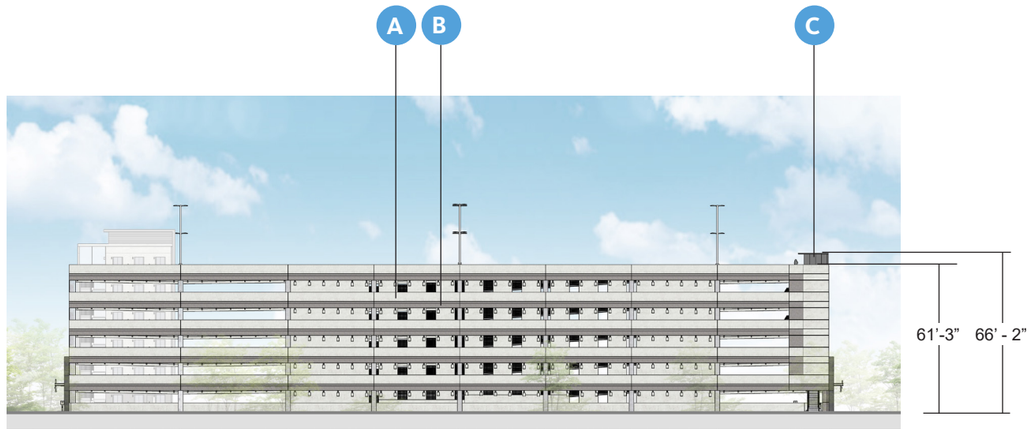
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



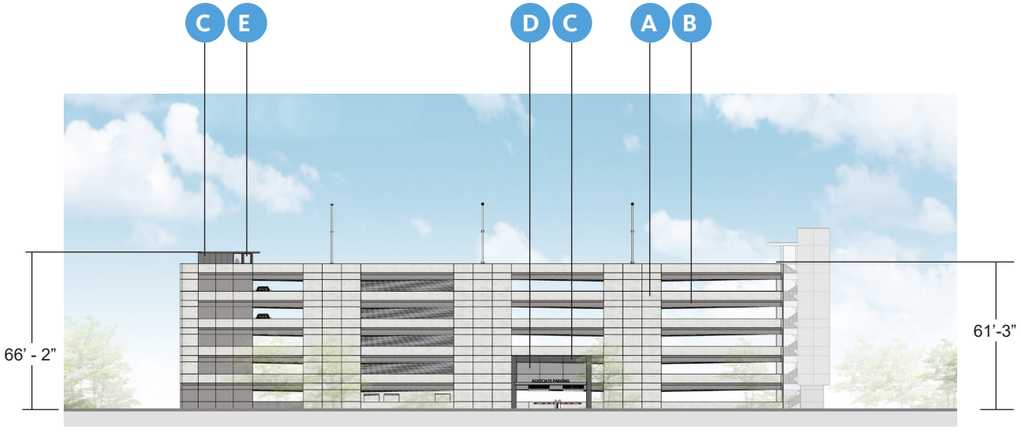
GL01- VISION GLASS



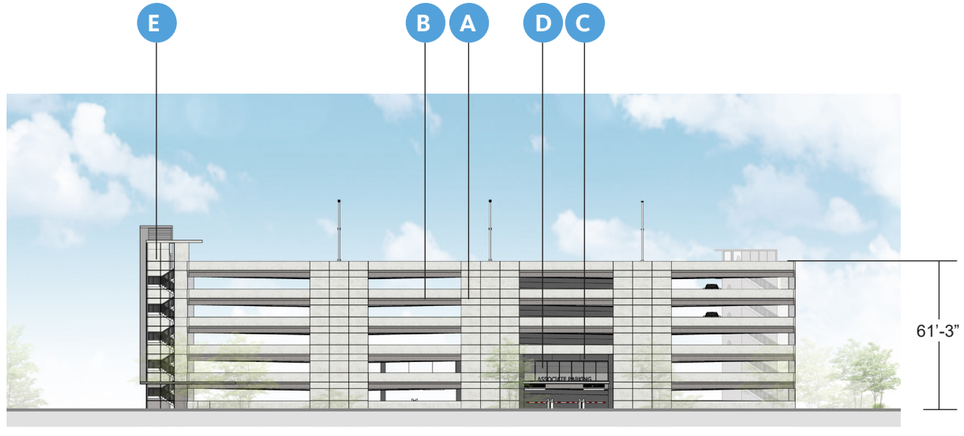
NORTH ELEVATION



SOUTH ELEVATION

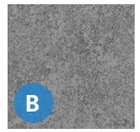


EAST ELEVATION

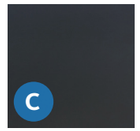


WEST ELEVATION

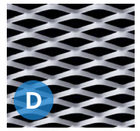
PC01- PRECAST LIGHT



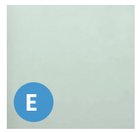
PC02- PRECAST DARK



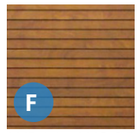
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



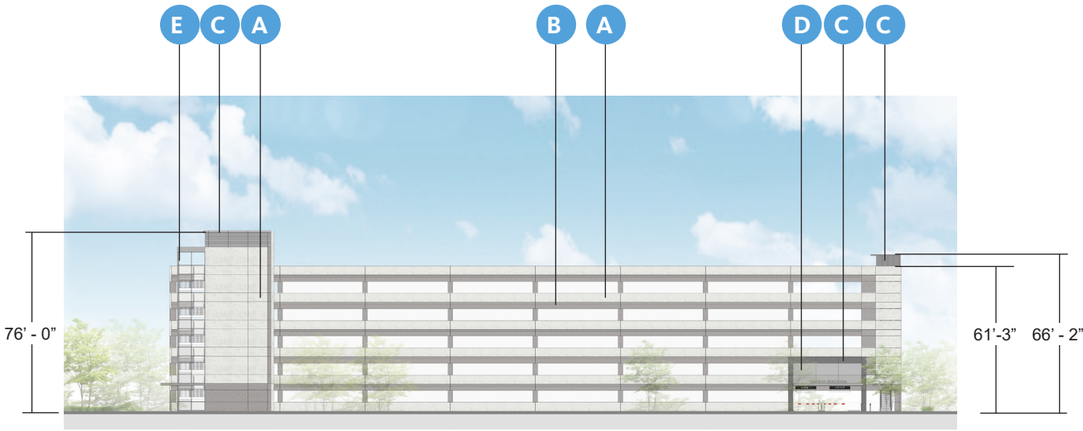
GL01- VISION GLASS



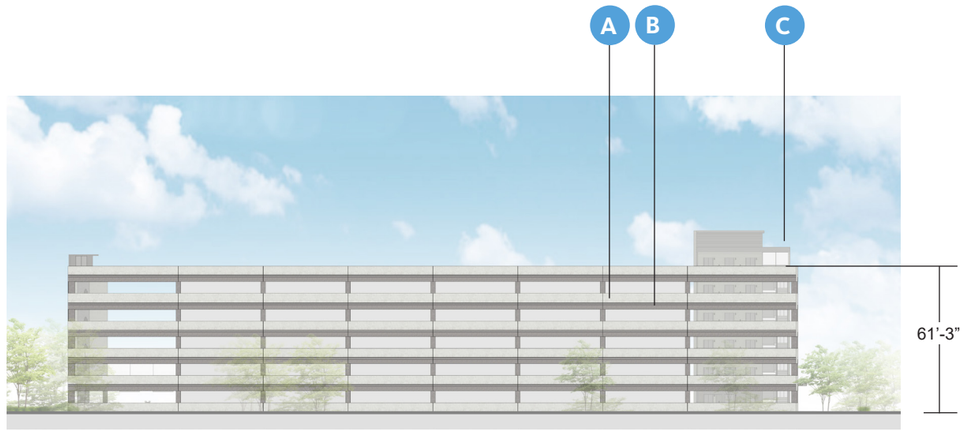
WD01 - WOOD VENEER

BR01 - BRICK VENEER

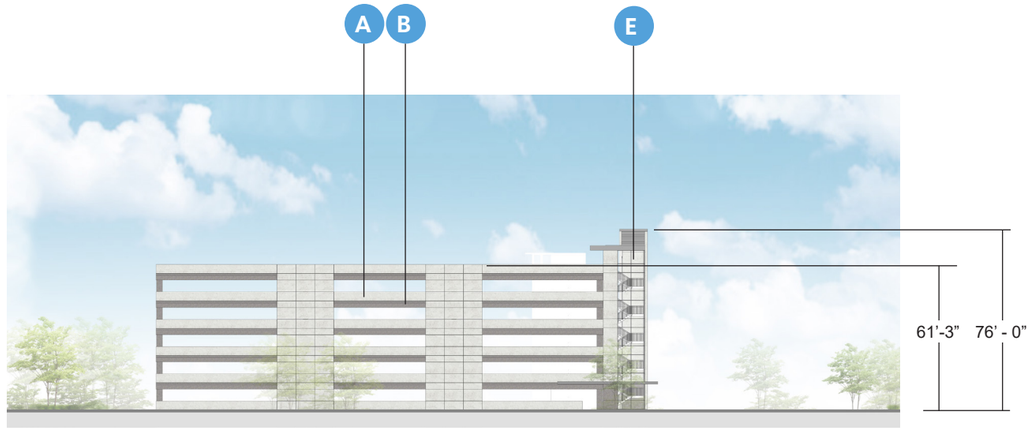
WC01 - GREEN WALL



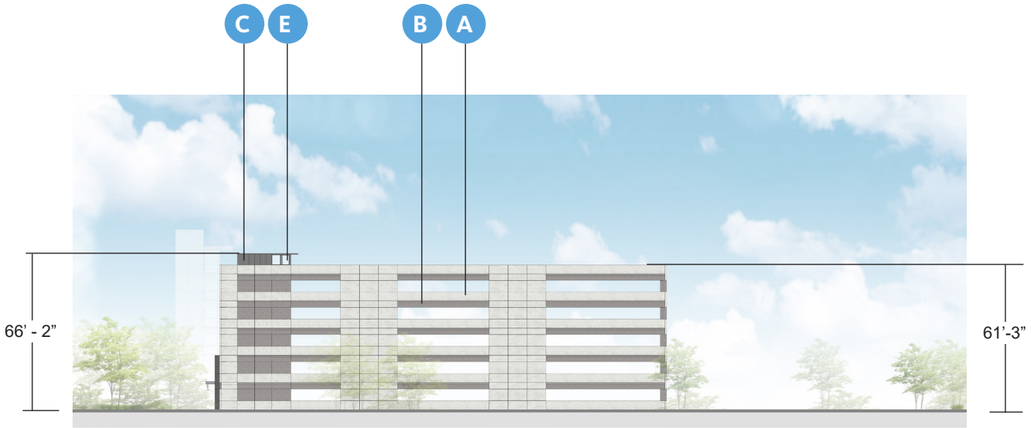
NORTH ELEVATION



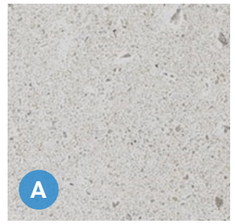
SOUTH ELEVATION



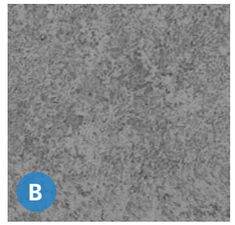
EAST ELEVATION



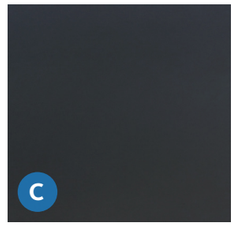
WEST ELEVATION



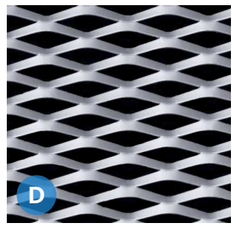
PC01- PRECAST LIGHT



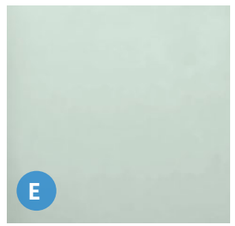
PC02- PRECAST DARK



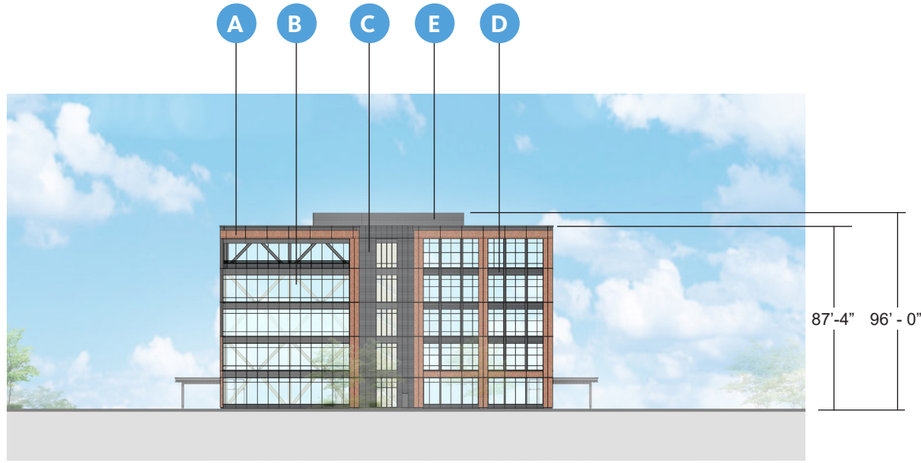
MP03- BLACK METAL
MINIMUM 24 GAUGE



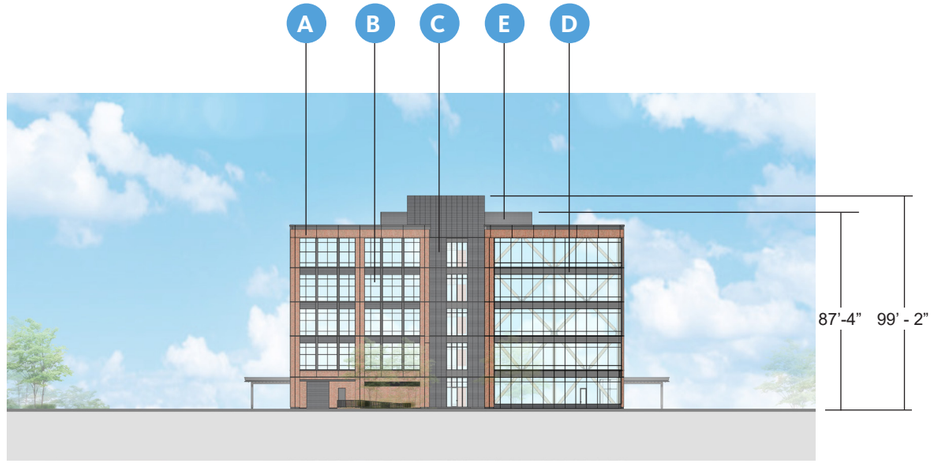
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



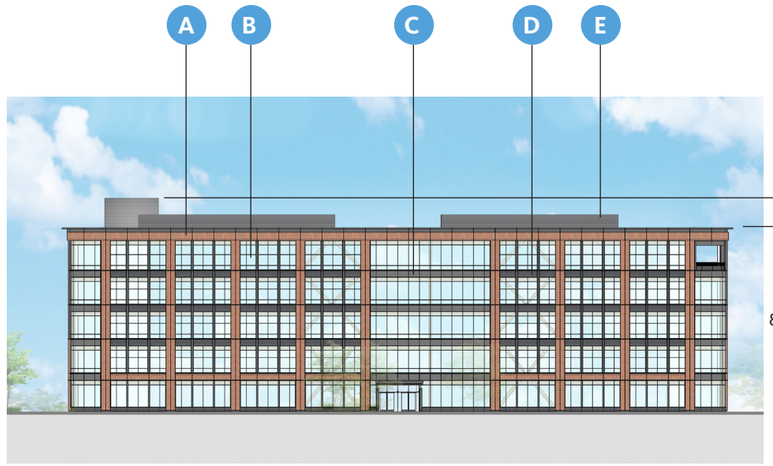
GL01- VISION GLASS



NORTH ELEVATION

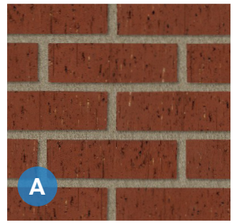


SOUTH ELEVATION



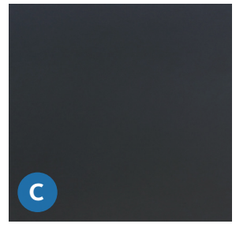
EAST ELEVATION

WEST ELEVATION



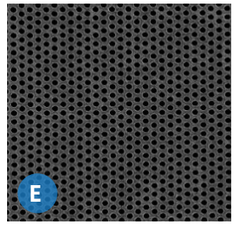
BR01- RED THIN BRICK

GL01- VISION GLASS



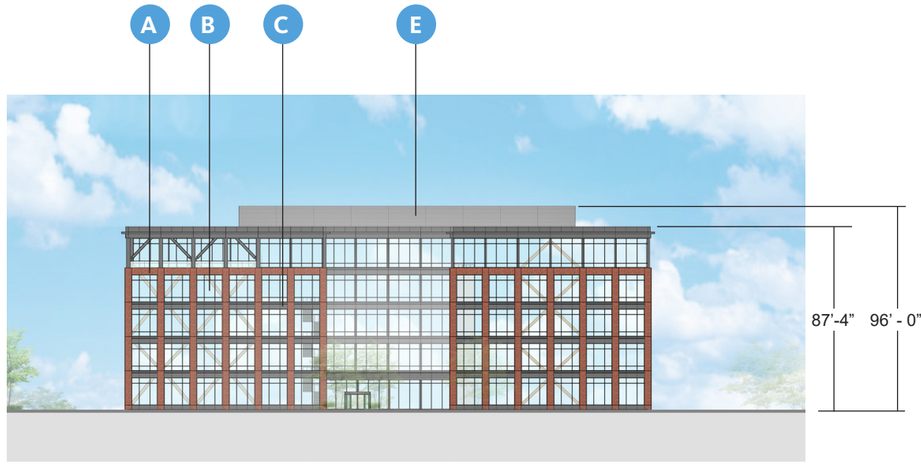
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

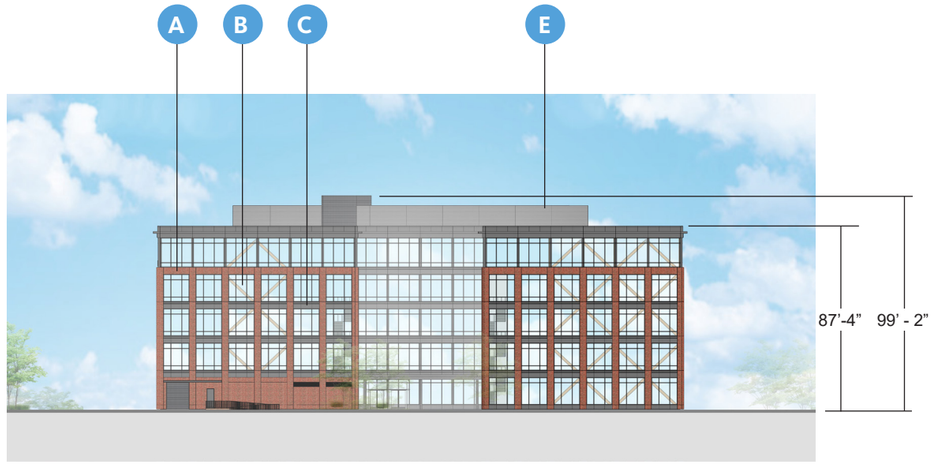


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

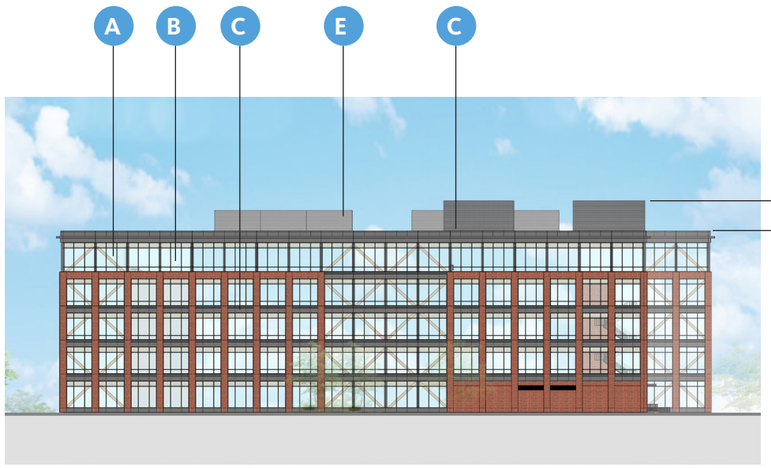


NORTH ELEVATION

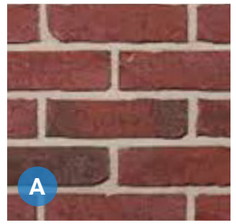


SOUTH ELEVATION

EAST ELEVATION



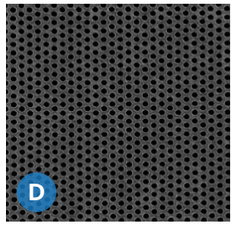
WEST ELEVATION



BR01- RED THIN BRICK

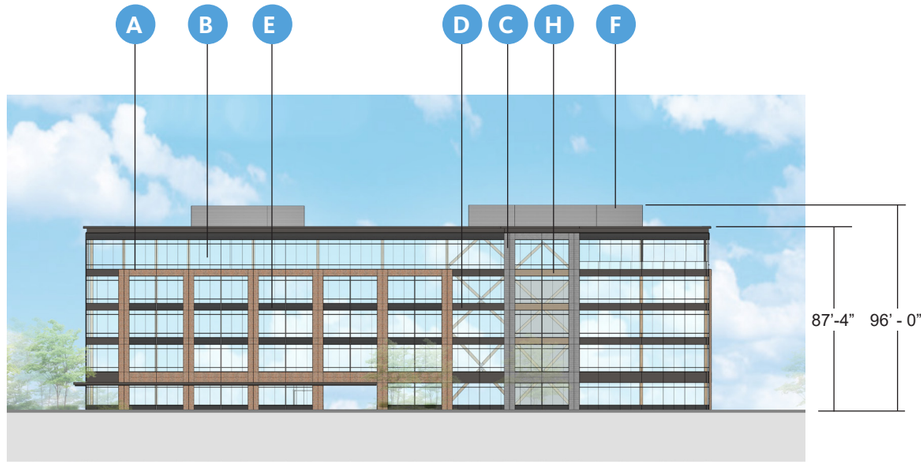
GL01- VISION GLASS

MP01- GRAY METAL MINIMUM 24 GAUGE

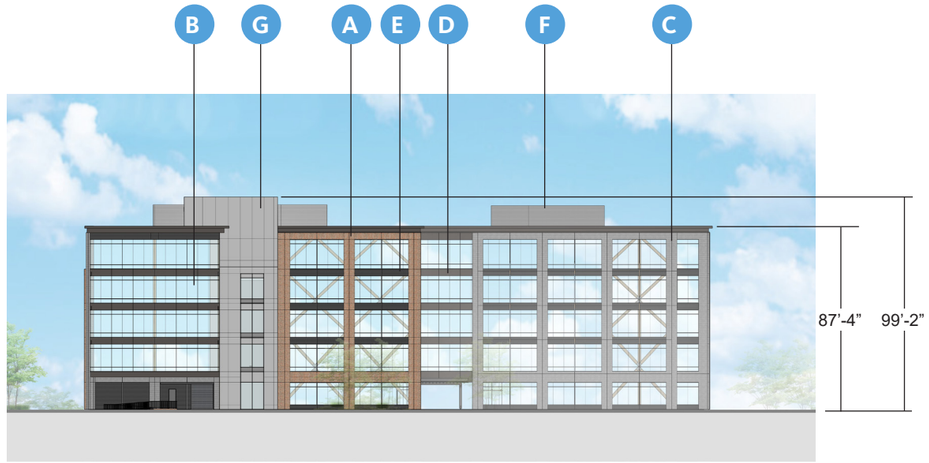


MP05- PERFORATED METAL MINIMUM 24 GAUGE

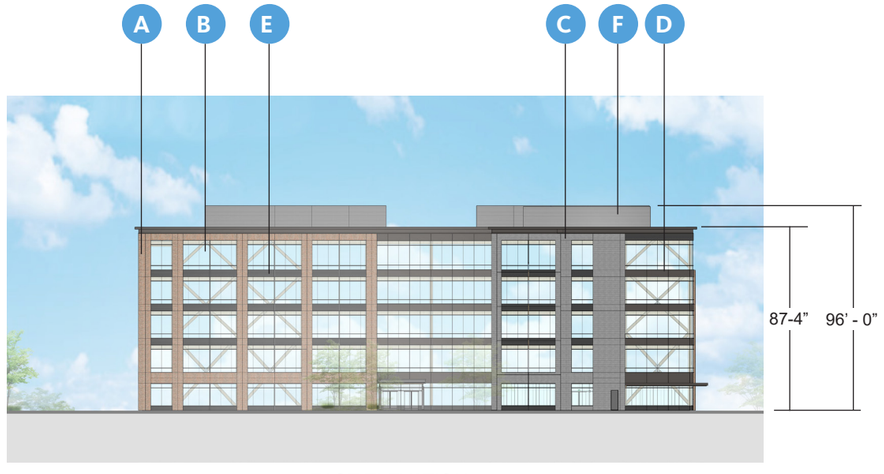
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



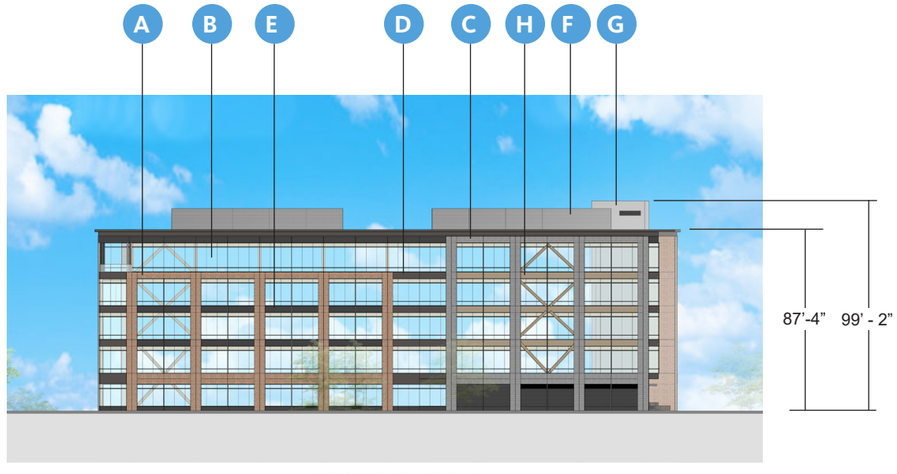
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

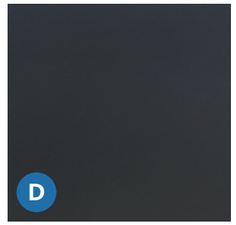


WEST ELEVATION

BR02- RED THIN BRICK

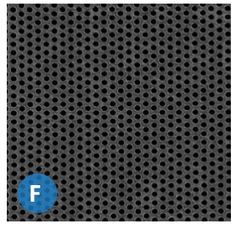
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

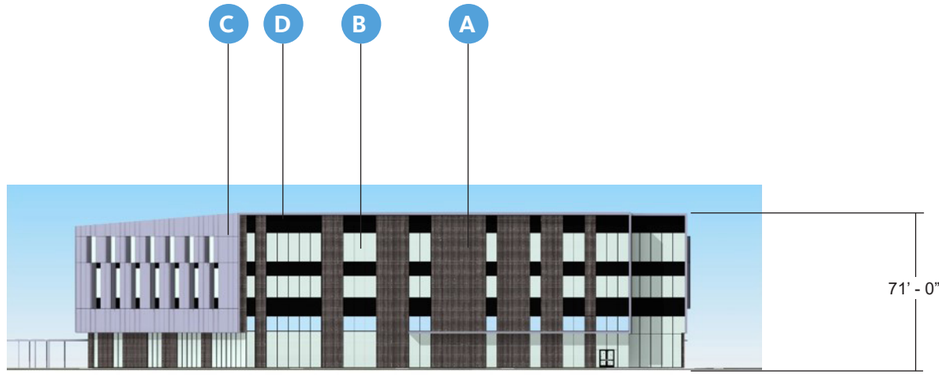
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



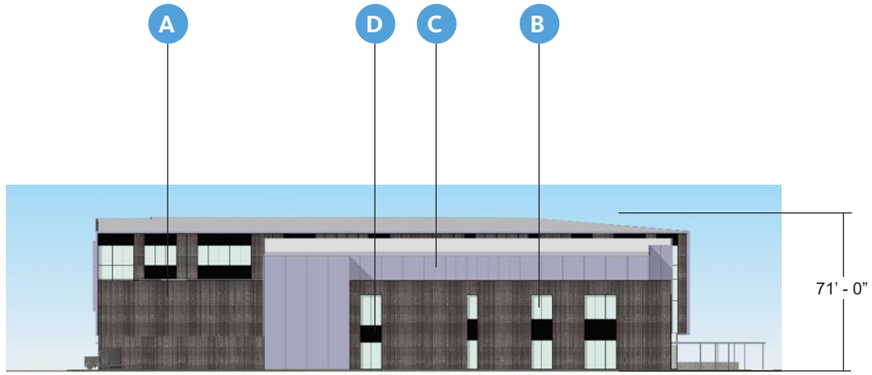
MP05- PERFORATED METAL MINIMUM 24 GAUGE

MP01- GRAY METAL MINIMUM 24 GAUGE

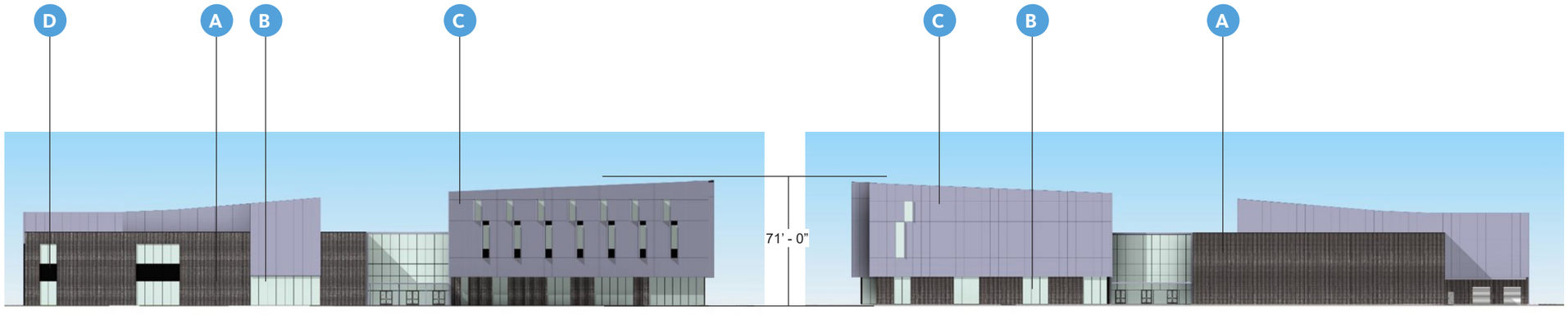
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION

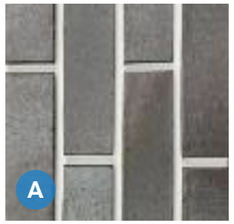


SOUTH ELEVATION



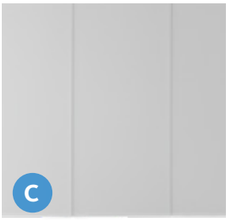
EAST ELEVATION

WEST ELEVATION

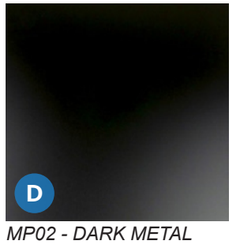


BR01 - GREY BRICK

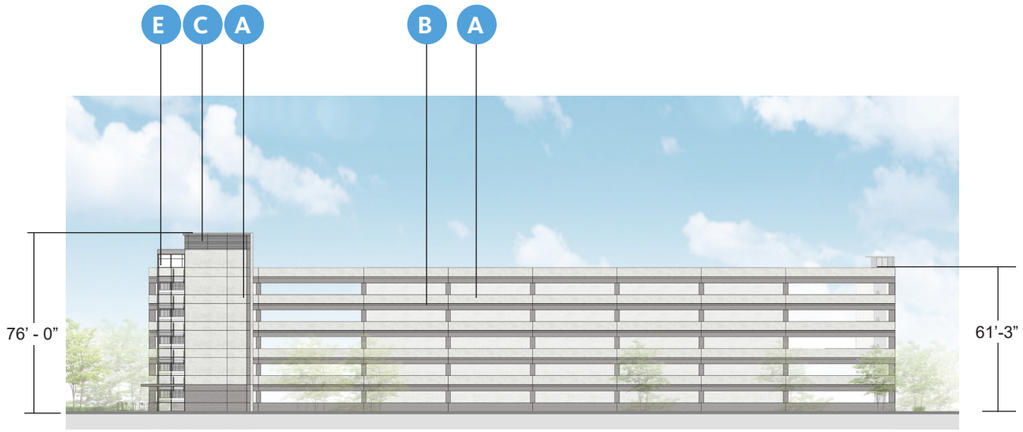
GL01 - VISION GLASS



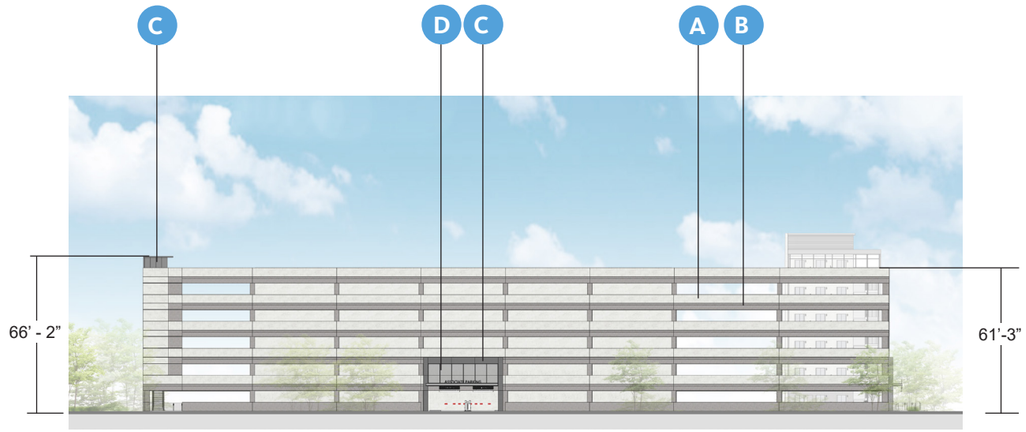
MP01 - CONCEALED PANEL
METAL FASTENER
MINIMUM 24 GAUGE



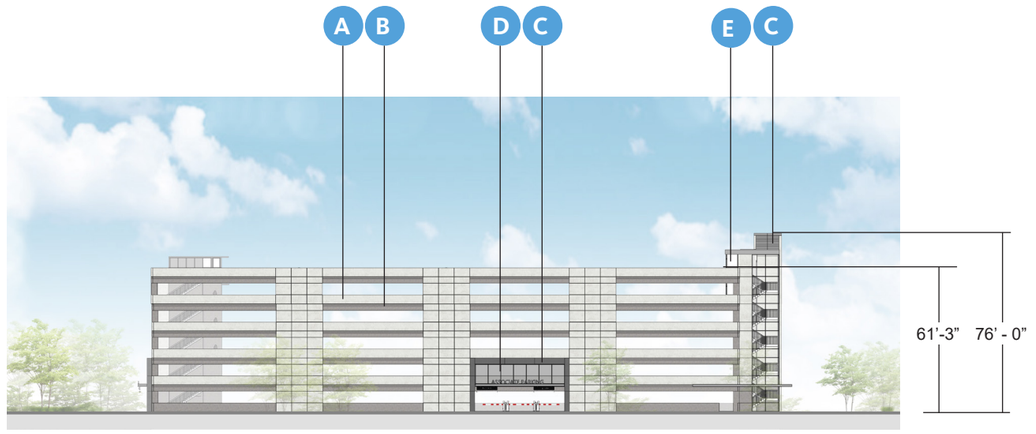
MP02 - DARK METAL
MINIMUM 24 GAUGE



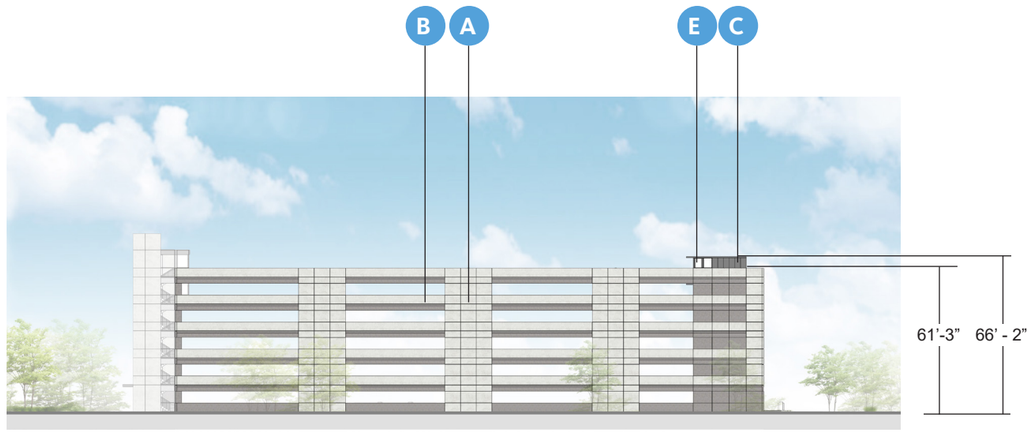
NORTH ELEVATION



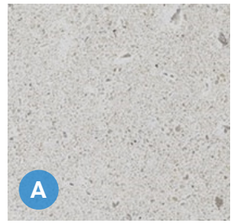
SOUTH ELEVATION



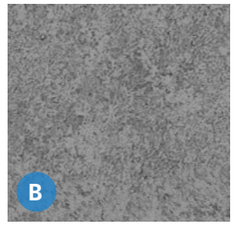
EAST ELEVATION



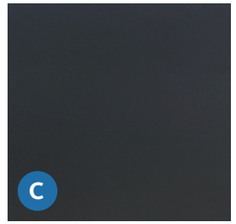
WEST ELEVATION



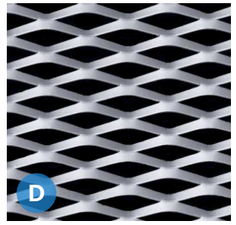
PC01- PRECAST LIGHT



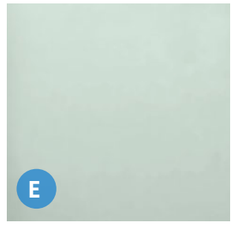
PC02- PRECAST DARK



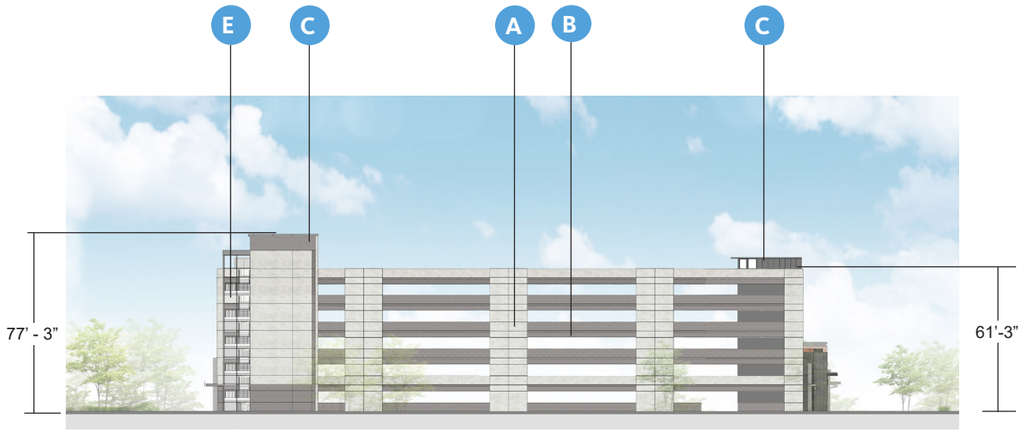
MP03- BLACK METAL
MINIMUM 24 GAUGE



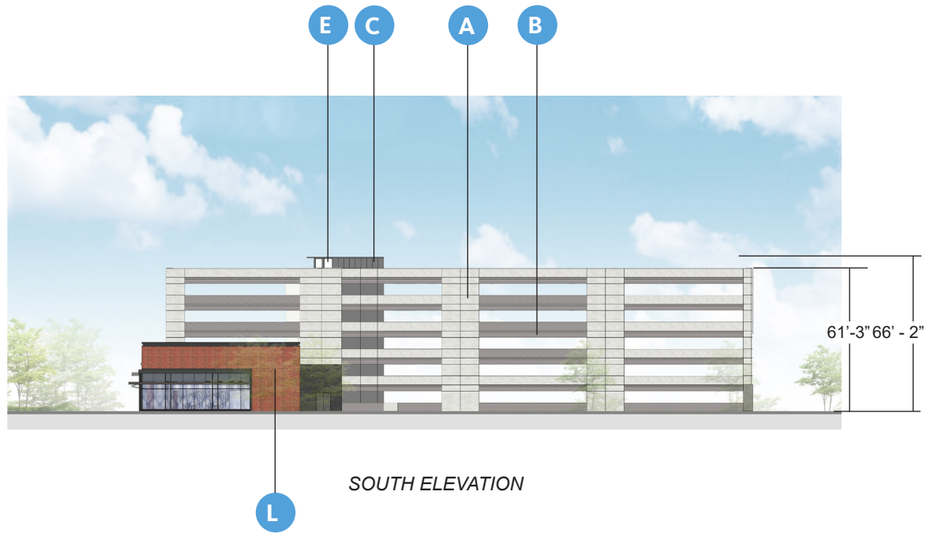
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



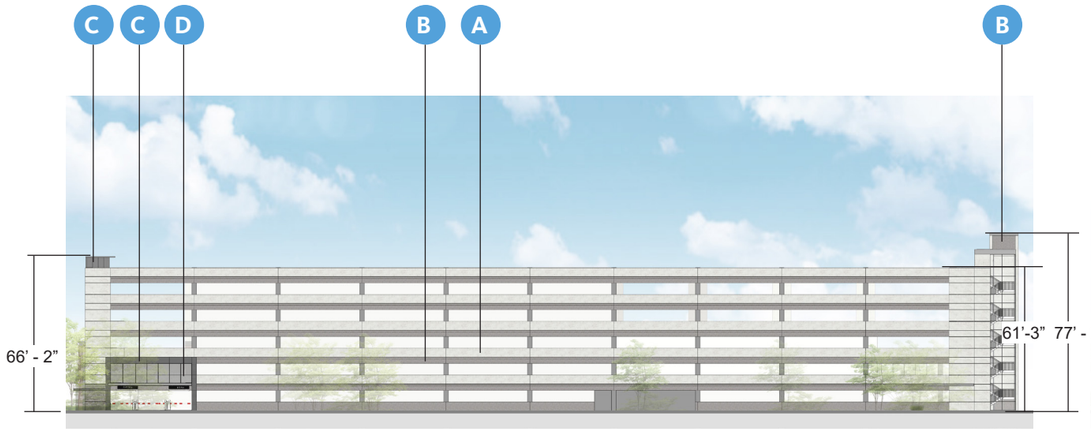
GL01- VISION GLASS



NORTH ELEVATION



SOUTH ELEVATION

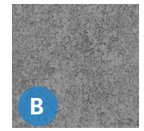


EAST ELEVATION

WEST ELEVATION

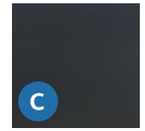
PC01-
PRECAST LIGHT

WD02 -
WOOD SLAT

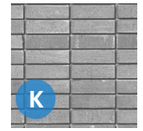


PC02-
PRECAST DARK

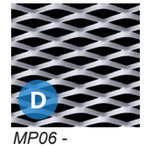
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE

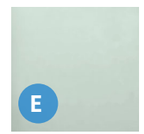


BR03 -
BRICK VENEER

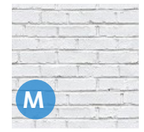


MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE

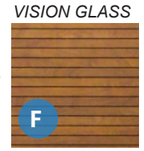
BR04 -
BRICK VENEER



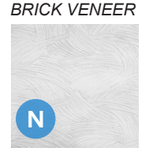
GL01-
VISION GLASS



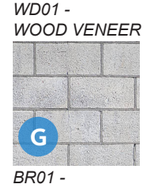
BR05 -
BRICK VENEER



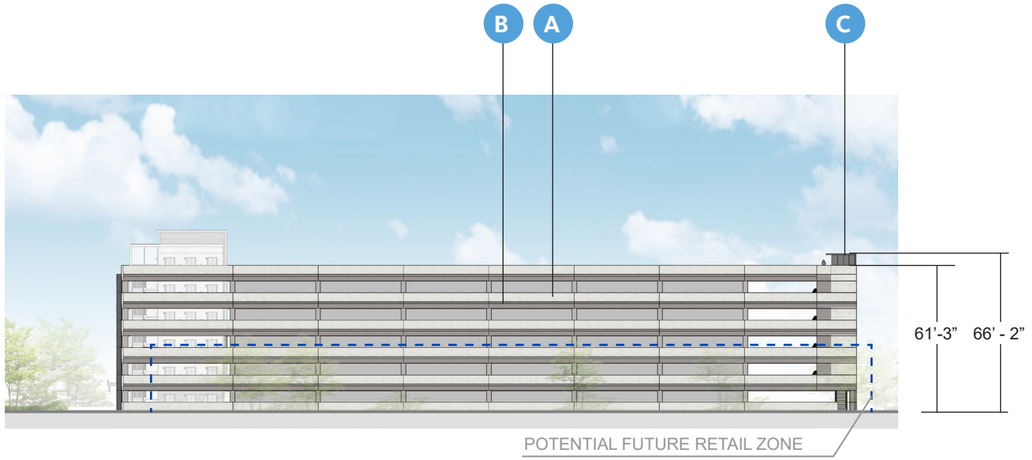
WD01 -
WOOD VENEER



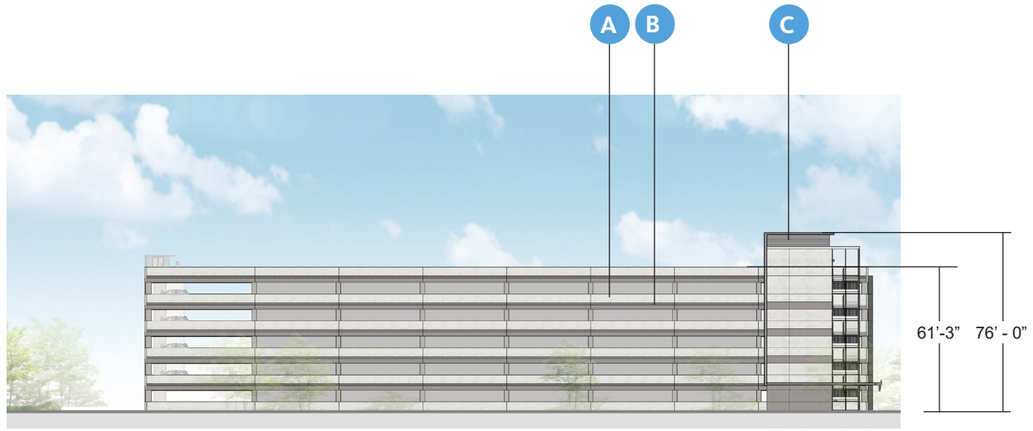
GR01 -
GRAPHIC WALL



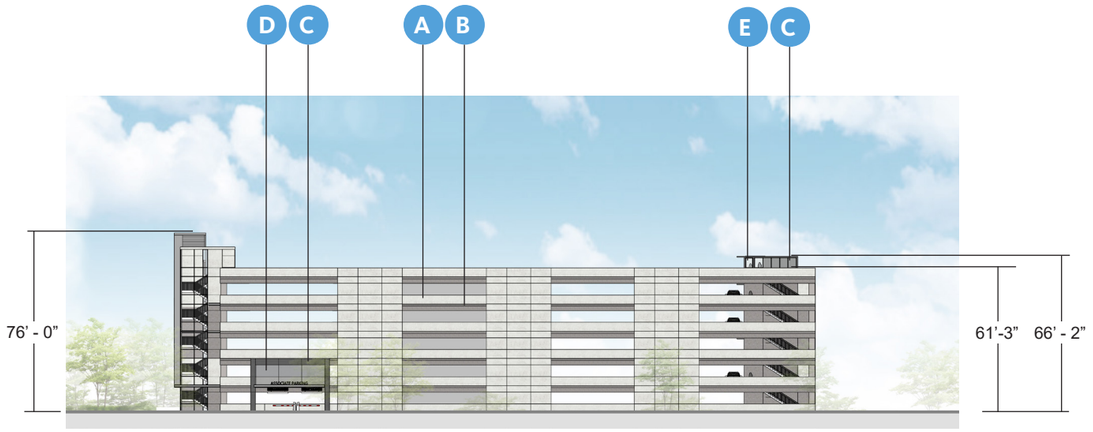
BR01 -
CMU BLOCK



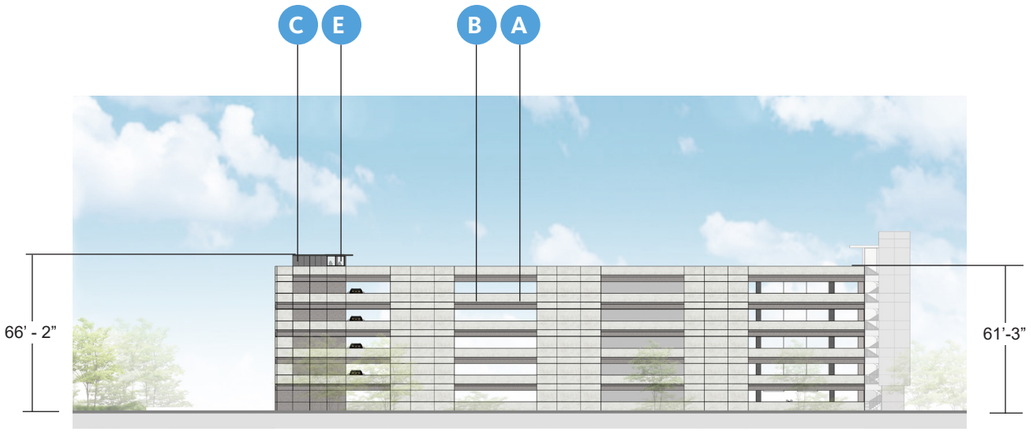
NORTH ELEVATION



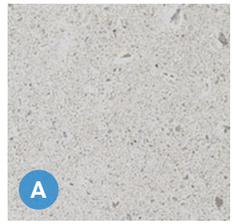
SOUTH ELEVATION



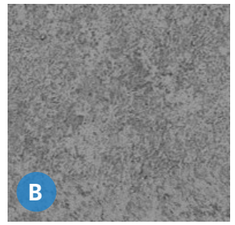
EAST ELEVATION



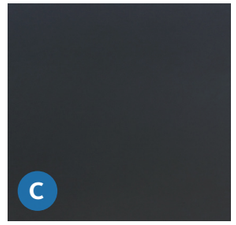
WEST ELEVATION



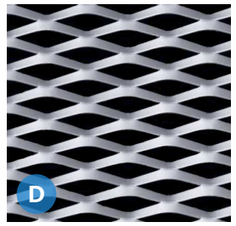
PC01- PRECAST LIGHT



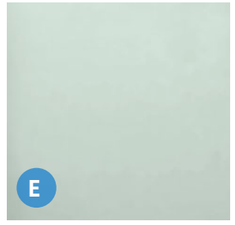
PC02- PRECAST DARK



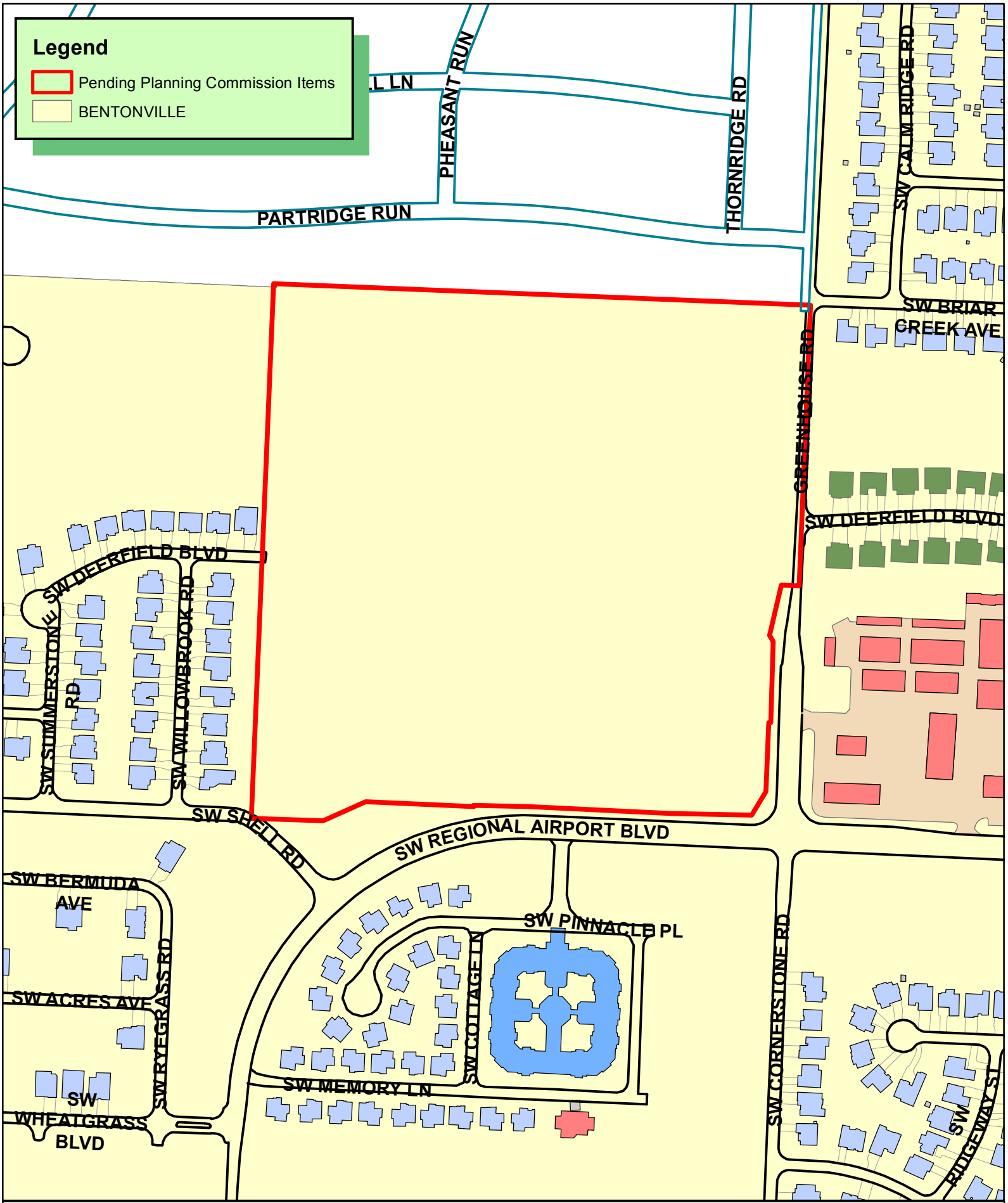
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



N
W E
S

1 inch = 300 feet

LS20-0004
LOT SPLIT
THE RESERVE SUBDIVISION
CREATING LOTS 1-3

THE CITY OF BENTONVILLE

LOT SPLIT

THE RESERVE SUBDIVISION

CREATING LOTS 1, 2 & 3

IN THE CITY OF

BENTONVILLE, ARKANSAS

WORK ORDER #

19945

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE', DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05007C0235K, PANEL 235 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 646,618 FEET.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

ALL STRUCTURES MUST MAINTAIN A MINUMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

ALL EXTERIOR LOT LINES HAVE A 20' U.E. AND ALL INTERIOR LOT LINES HAVE A 15' U.E. CENTERED ON THE LOT LINE.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- ***A. WARRANTY DEED:*** *PAUL W. OLLAR AND SUE L. OLLAR, RECORDED JULY 8, 1996, FILE 96-55361.*
- ***B. WARRANTY DEED:*** *ARKANSAS STATE HIGHWAY COMMISSION, RECORDED APRIL 11, 2014, BOOK 2014, PAGE 18113.*
- ***C. ALTA/NSPS SURVEY:*** *BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, JOB NO. 18168, DATED MAY 25, 2018.*

SURVEY DESCRIPTION - PARENT TRACT:

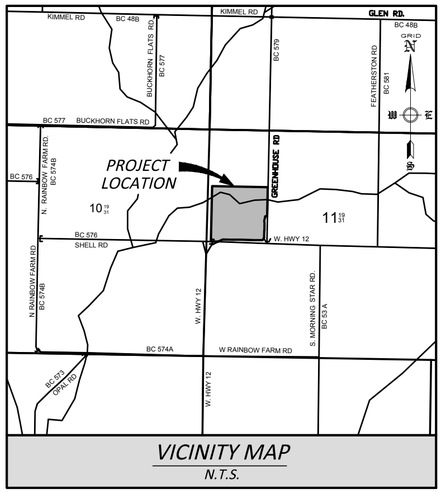
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 1319.37 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 1325.56 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NW 1/4, SAID POINT BEING A COMPUTED POINT IN GREENHOUSE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 AND ALONG GREENHOUSE ROAD, S02°19'11"W A DISTANCE OF 692.58 FEET TO A COMPUTED POINT ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE LEAVING SAID EAST LINE AND GREENHOUSE ROAD AND ALONG SAID RIGHT OF WAY, N87°39'36"W A DISTANCE OF 44.39 FEET TO A FOUND IRON PIN WITH CAP "GARVER LLC 1392"; THENCE S13°07'02"W A DISTANCE OF 127.48 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 38.02 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEY DESCRIPTION - LOT 1:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 9.55 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*



SURVEY DESCRIPTION - LOT 2:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO THE* ***POINT OF BEGINNING*** *, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°23'38"E A DISTANCE OF 975.28 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 665.56 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°19'11"W A DISTANCE OF 330.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°41'39"E A DISTANCE OF 608.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD, S02°33'18"W A DISTANCE OF 248.15 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, S01°31'02"E A DISTANCE OF 114.66 FEET TO A FOUND IRON PIN WITH CAP "GARVER LLC 1392"; THENCE S13°07'02"W A DISTANCE OF 119.86 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID RIGHT OF WAY, N87°14'20"W A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°45'40"W A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°14'20"W A DISTANCE OF 1019.73 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 23.05 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEY DESCRIPTION - LOT 3:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 1319.37 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 665.56 FEET TO THE* ***POINT OF BEGINNING*** *, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID NORTH LINE, S87°41'39"E A DISTANCE OF 610.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD, S02°33'18"W A DISTANCE OF 330.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD, N87°41'39"W A DISTANCE OF 608.96 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°19'11"E A DISTANCE OF 330.00 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 4.62 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. 96-55361.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2019

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

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

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

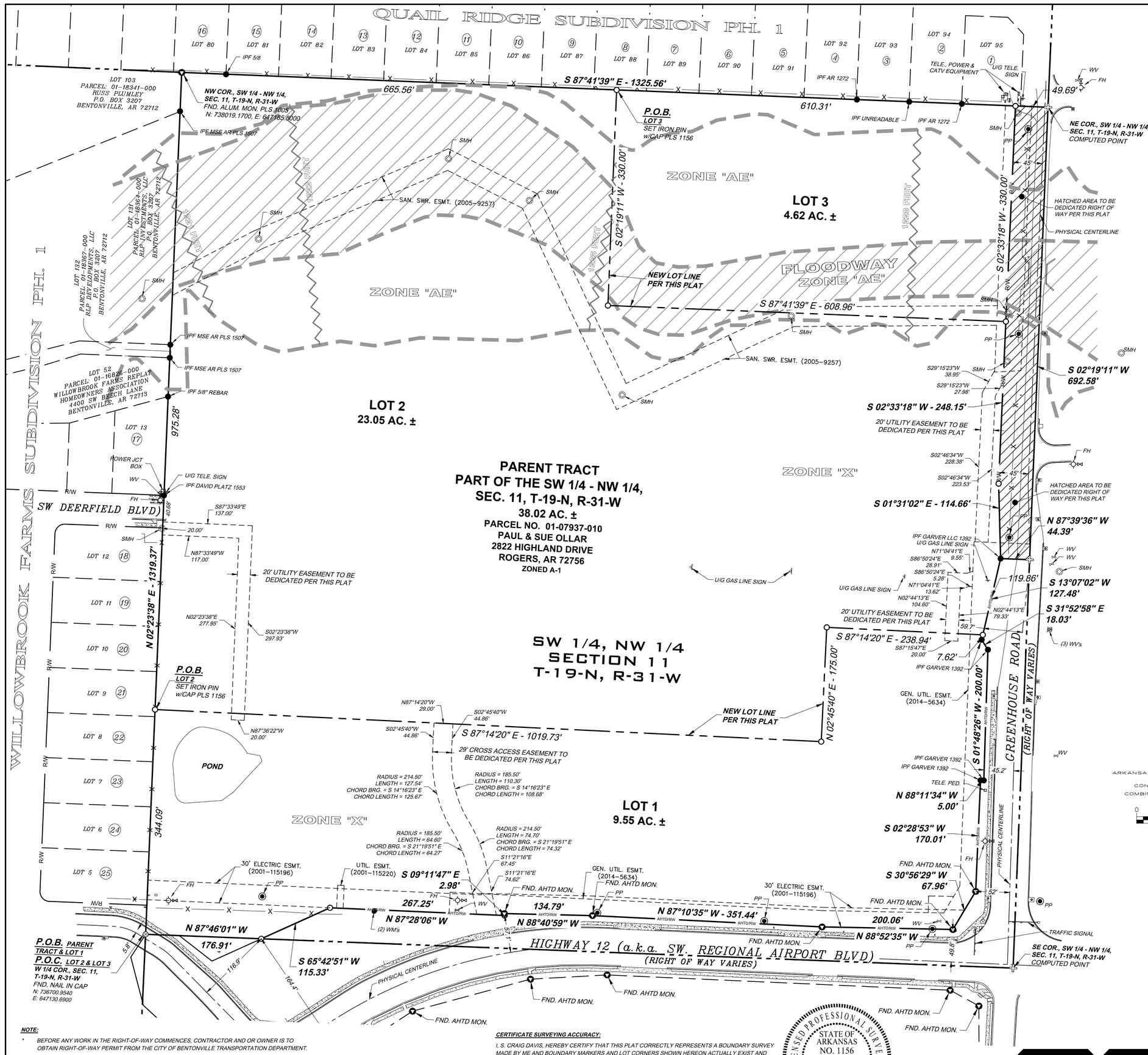
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS



ADJACENT OWNERS

1. PARCEL: 06-02661-000
SCOTT & KATIE RUFFNER
1760 PARTRIDGE RUN
BENTONVILLE, AR 72713

2. PARCEL: 06-02660-000
CASSIE & ALEXANDER BELL
1750 PARTRIDGE RUN
BENTONVILLE, AR 72713

3. PARCEL: 06-02659-000
JAMES OBEDEY
1740 PARTRIDGE RUN
BENTONVILLE, AR 72713

4. PARCEL: 06-02658-000
RICK & RITA RACHEL
1730 PARTRIDGE RUN
BENTONVILLE, AR 72713

5. PARCEL: 06-02657-000
RANDY & JULIE CLEMENS
1720 PARTRIDGE RUN
BENTONVILLE, AR 72713

6. PARCEL: 06-02656-000
STEVEN & PAULA SHORT
1710 PARTRIDGE RUN
BENTONVILLE, AR 72713

7. PARCEL: 06-02655-000
DESIREE DE MELO & ROGER ROIZ
1700 PARTRIDGE RUN
BENTONVILLE, AR 72713

8. PARCEL: 06-02654-000
ALAN & SUSAN KOLSTAD
1670 PARTRIDGE RUN
BENTONVILLE, AR 72713

9. PARCEL: 06-02653-000
RAY & CYNTHIA PFEIFLER
1660 PARTRIDGE RUN
BENTONVILLE, AR 72713

10. PARCEL: 06-02652-000
WILLIAM & TINA DOUGHERTY
1650 PARTRIDGE RUN
BENTONVILLE, AR 72713

11. PARCEL: 06-02651-000
BRADLEY & ALICIA HOEFT
1640 PARTRIDGE RUN
BENTONVILLE, AR 72713

12. PARCEL: 06-02650-000
SCOTT & AMY MACKENZIE
1630 PARTRIDGE RUN
BENTONVILLE, AR 72713

13. PARCEL: 06-02649-000
DUONG FAMILY TRUST
1620 PARTRIDGE RUN
BENTONVILLE, AR 72713

14. PARCEL: 06-02648-000
MANUEL CERVANTES & CARMEN HERNANDEZ
1610 PARTRIDGE RUN
BENTONVILLE, AR 72713

15. PARCEL: 06-02647-000
BENDER FAMILY TRUST
1600 PARTRIDGE RUN
BENTONVILLE, AR 72713

16. PARCEL: 06-02646-000
MARLEY JOINT REV. TRUST
1550 PARTRIDGE RUN
BENTONVILLE, AR 72713

17. PARCEL: 01-16788-000
DANIEL & CYNTHIA KARNISH
4000 SW DEERFIELD BLVD.
BENTONVILLE, AR 72713

18. PARCEL: 01-16787-000
GARIKAPATI REV. TRUST
3501 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

19. PARCEL: 01-16786-000
PENICK REV. TRUST
3503 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

20. PARCEL: 01-16785-000
RAJEEV MOHANKUMAR
3505 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

21. PARCEL: 01-16784-000
DEBORAH MITCHELL
3507 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

22. PARCEL: 01-16783-000
BERTIN & TINE FEUTCHA
3601 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

23. PARCEL: 01-16782-000
SARAH PUGH
3603 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

24. PARCEL: 01-16781-000
SRINATH SUBRAMANI
3605 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

25. PARCEL: 01-16780-000
BRIAN & AMELIA JACKSON
3607 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
AHTD/RW	AHTD RIGHT OF WAY LINE	P.O.B.	POINT OF BEGINNING
	40 ACRE LINE		FOUND ALUMINUM MONUMENT
	ADJACENT OWNER		IPF - IRON PIN FOUND (AS NOTED)
	EASEMENT (AS NOTED)		IPS - IRON PIN SET w/ CAP "PLS 1156"
R/W	RIGHT-OF-WAY		FOUND NAIL (TYPE AS NOTED)
	PHYSICAL CENTERLINE OF ROAD		COMPUTED POINT
X X	FENCE LINE		SANITARY SEWER MANHOLE (SMH)
			WATER METER (WM)
			POWER POLE
			FIRE HYDRANT
			WATER VALVE

OWNER: PAUL & SUE OLLAR, 2822 HIGHLAND DR., ROGERS, AR 72756

SURVEYOR: ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72762

WORK ORDER #: 19949

CITY ZONING: PRD

SETBACKS: PRD EXTERIOR BOUNDARY - 20'; PRD INTERIOR BOUNDARY - 10'

GRID TRUE N

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301
CONVERGENCE ANGLE: -01°42'34"
COMBINED SCALED FACTOR: 1.0043289

0 50 100 200
SCALE 1" = 100'

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

NOTE:

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE SURVEYING ACCURACY:

I, S. CRAIG DAVIS, 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: _____
S. CRAIG DAVIS, AR PLS 1156

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS

CITY OF BENTONVILLE PROJECT NUMBER LS20-0004

LOT SPLIT

FOR PAUL & SUE OLLAR

BENTONVILLE, BENTON COUNTY, ARKANSAS

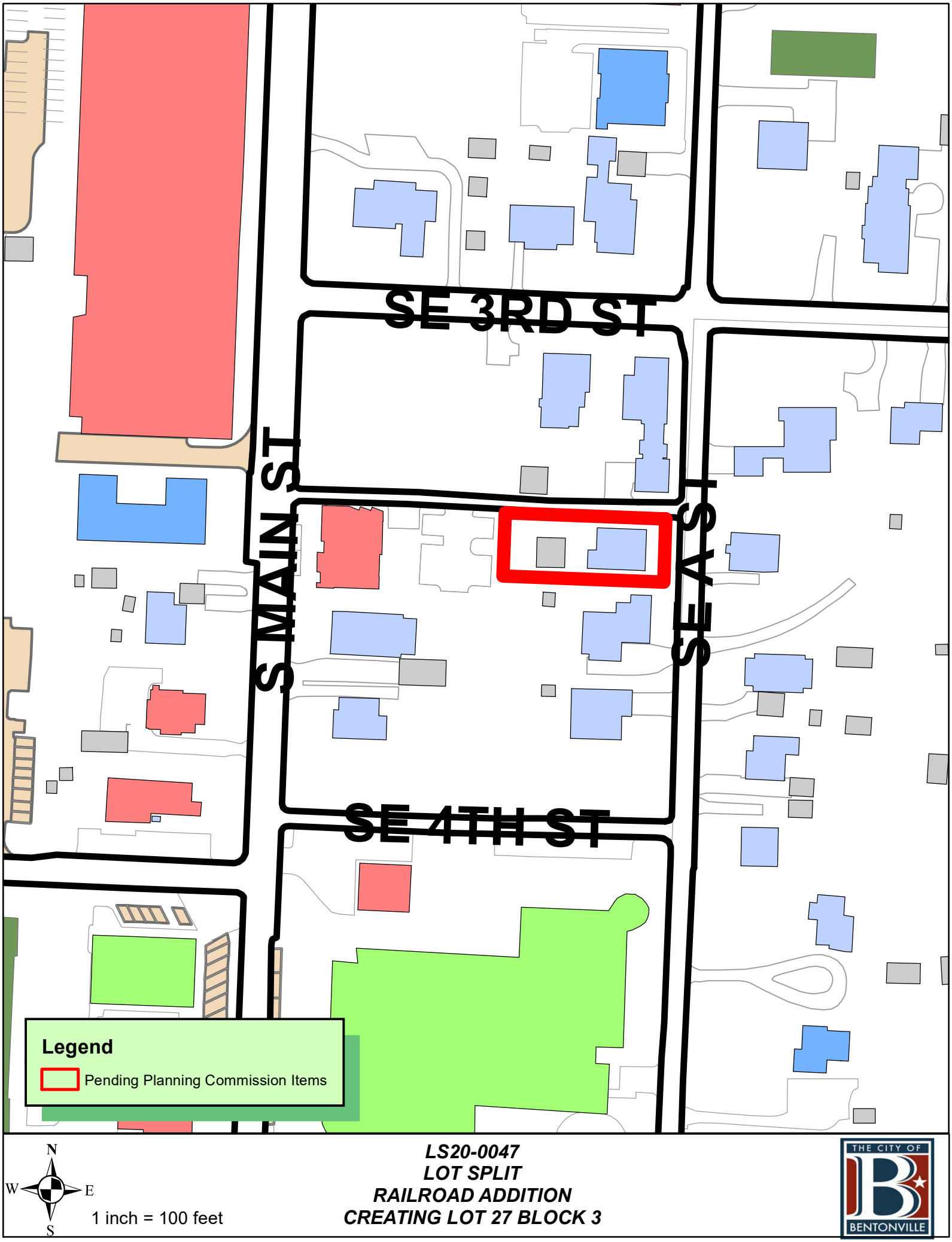
SCALE: 1"=100' | DATE: September 9, 2020 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 9/9/2020 10:07 AM
Z:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\19945-GREENHOUSE ROAD RESERVES\19945-LOT SPLIT.dwg

W.O.# 19945 | SHEET 2 of 2

PLAT CODE: 500-19N-31W-0-11-430-04-1156



LS20-0047
LOT SPLIT
RAILROAD ADDITION
CREATING LOT 27 BLOCK 3

THE CITY OF BENTONVILLE

PARENT PARCEL DESCRIPTION (TAKEN FROM DEED L201839151):
PART OF LOT 12, BLOCK 3, OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 85 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 12; RUNNING THENCE NORTH 55 FEET FEET; THENCE WEST 149.00 FEET; THENCE SOUTH 55 FEET; THENCE EAST 149.00 FEET TO THE POINT OF BEGINNING.

NEW LOT XX SURVEY DESCRIPTION:
PART OF LOT 12, BLOCK 3, OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF LOT 12, BLOCK 3 OF SAID ADDITION; THENCE NORTH 02°03'37" EAST A DISTANCE OF 85.62 FEET TO A FOUND PIPE; THENCE NORTH 87°53'04" WEST A DISTANCE OF 8.36 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 87°53'04" WEST A DISTANCE OF 140.39 FEET TO A FOUND PIPE; THENCE NORTH 02°13'22" EAST A DISTANCE OF 55.12 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°50'13" EAST A DISTANCE OF 139.71 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 01°31'18" WEST A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES OR 7,712 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED:

_____
SHERRY PERRY DATE

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED_____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

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

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

CITY NOTES:

1. 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.

2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

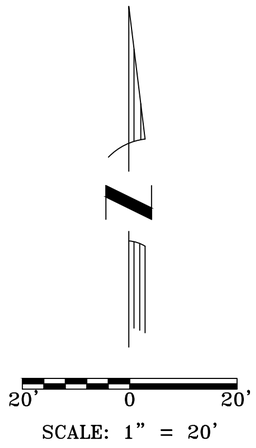
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

5. 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. CURRENTLY IT IS ZONED R-1 PER THE CITY

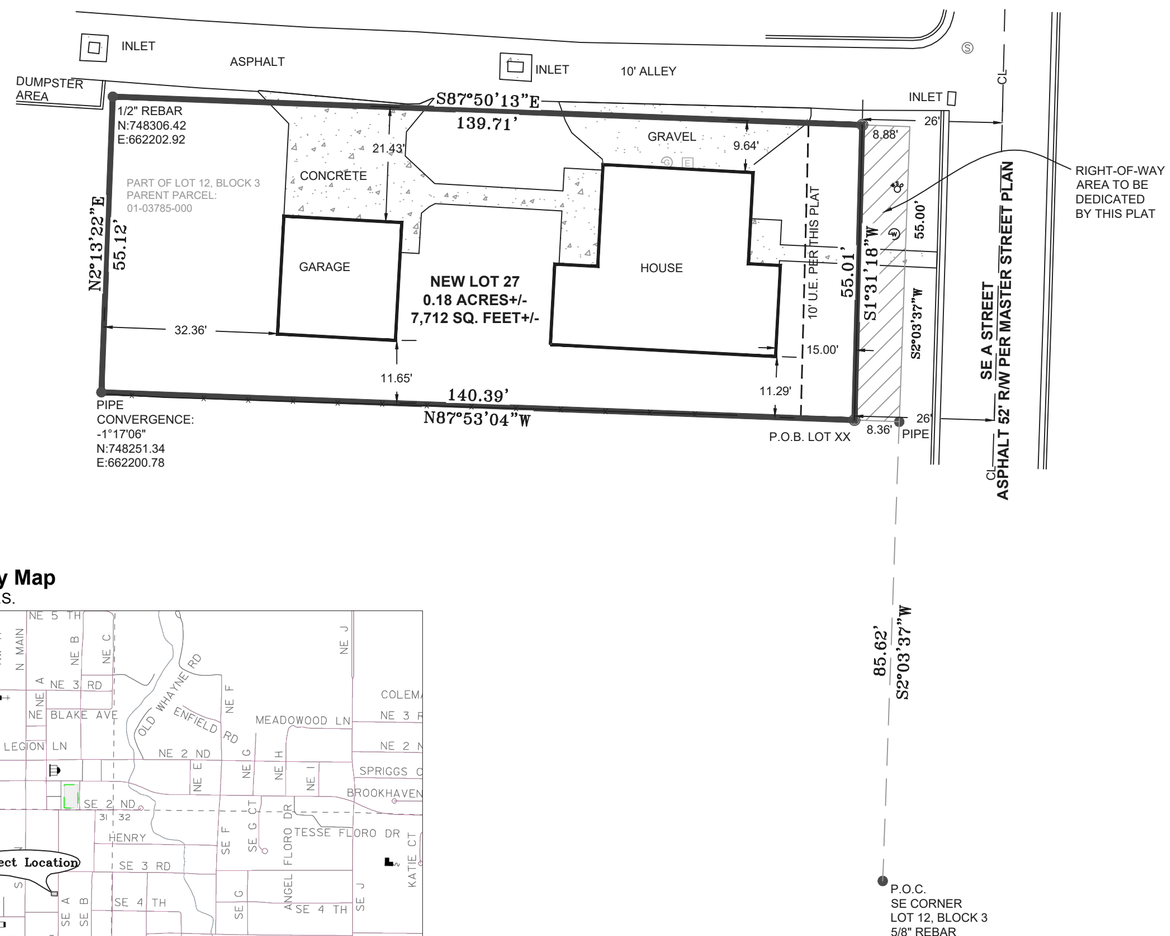
6. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

7. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

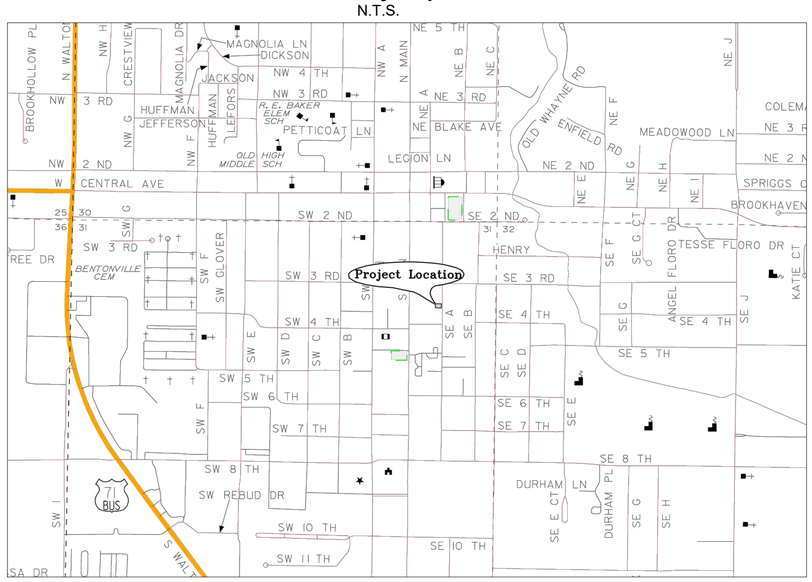
8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.



SCALE: 1" = 20'



Vicinity Map
N.T.S.



CITY OF BENTONVILLE PROJECT NUMBER: LS20-0047

Recording Information

Job Number: 20-264 Split
Field Work: A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 09/10/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

GAS LINE
TELEVISION CABLE
PROPERTY LINES
UTILITY EASEMENT (U.E.)
UTILITY POLE (WITH GUY WIRE)
TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
TELEPHONE LINE
EXISTING WATER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
(XXX.XX') RECORD DISTANCE
(XX°XX'XX") RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

LEGEND
MONUMENT FOUND (AS NOTED)
MONUMENT SET (5/8" REBAR W/CAP)
AHTD R-O-W MONUMENT
BENCHMARK
GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER
ELECTRICAL RISER

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 to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book L201839151 at the Office of the Circuit Clerk Benton County, Arkansas.

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

5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).

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

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

8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.

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.

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

12. 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.

13. (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date 09/28/2007.

Lot Split Part of Lot 12, Block 3, of Railroad Addition
Creating of Lot 27 of Railroad Addition

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

REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

SHEET NO.
1 OF 1

N
W E
S

1 inch = 100 feet

LS20-0042
LOT SPLIT
SHELLFISH SUBDIVISION
LOT 1 CREATING LOTS 1 & 2

THE CITY OF BENTONVILLE

CITY NOTES:

1. 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.

2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

5. 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. CURRENTLY IT IS ZONED R-1 PER THE CITY

6. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

7. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED:

_____
HUNTER BANWARTH DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYING ACCURACY

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

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

CERTIFICATE OF APPROVAL

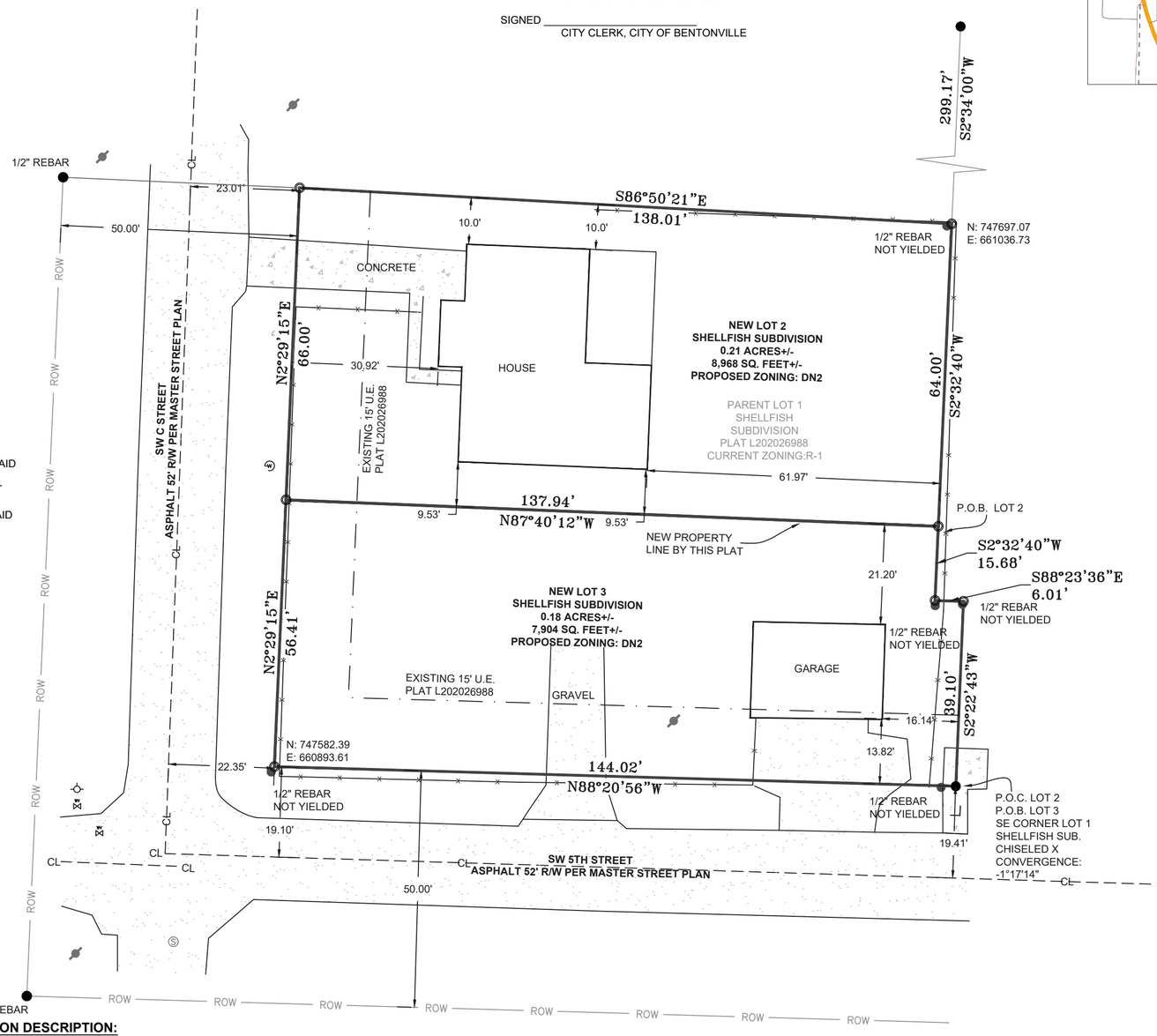
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED_____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE



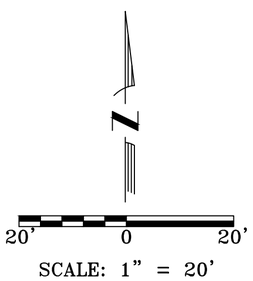
PARENT LOT 1, SHELLFISH SUBDIVISION DESCRIPTION:
LOT 1, SHELLFISH SUBDIVISION TO THE CITY OF BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD L202026988 OF THE BENTON COUNTY RECORDS.

LOT 2, SHELLFISH SUBDIVISION DESCRIPTION:
PART LOT 1, SHELLFISH SUBDIVISION TO THE CITY OF BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD L202026988 OF THE BENTON COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

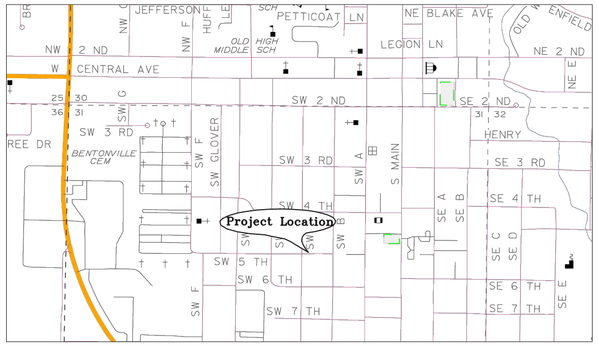
COMMENCING AT THE SOUTHEAST CORNER OF THE ORIGINAL LOT 1 OF SHELLFISH SUBDIVISION; THENCE NORTH 02°22'43" EAST A DISTANCE OF 39.10 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 88°23'36" WEST A DISTANCE OF 6.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°32'40" EAST A DISTANCE OF 13.68 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 87°40'12" WEST A DISTANCE OF 137.94 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°29'15" EAST A DISTANCE OF 66.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 86°50'21" EAST A DISTANCE OF 138.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°32'40" WEST A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.21 ACRES OR 8,968 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

LOT 3, SHELLFISH SUBDIVISION DESCRIPTION:
PART LOT 1, SHELLFISH SUBDIVISION TO THE CITY OF BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD L202026988 OF THE BENTON COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ORIGINAL LOT 1 OF SHELLFISH SUBDIVISION; THENCE NORTH 88°20'56" WEST A DISTANCE OF 144.02 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°29'15" EAST A DISTANCE OF 56.41 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 87°40'12" EAST A DISTANCE OF 137.94 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°32'40" WEST A DISTANCE OF 15.66 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 88°23'36" EAST A DISTANCE OF 6.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°22'43" WEST A DISTANCE OF 39.10 FEET TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES OR 7,904 SQUARE FEET MORE LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.



CITY OF BENTONVILLE PROJECT NUMBER: LS20-0042



Vicinity Map
N.T.S.

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 to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Plat Records, Book L202026988 at the Office of the Circuit Clerk Benton County, Arkansas.

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

5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).

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

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

8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.

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

10. This property is currently zoned R-1.

11. 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.

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

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

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. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 28, 2007.

Lot Split of Lot 1, Shellfish Subdivision
Creating Lots 2 & 3 of Shellfish Subdivision

JLS

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

REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

Recording Information

Job Number: 20-226 SPLIT
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 08/27/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

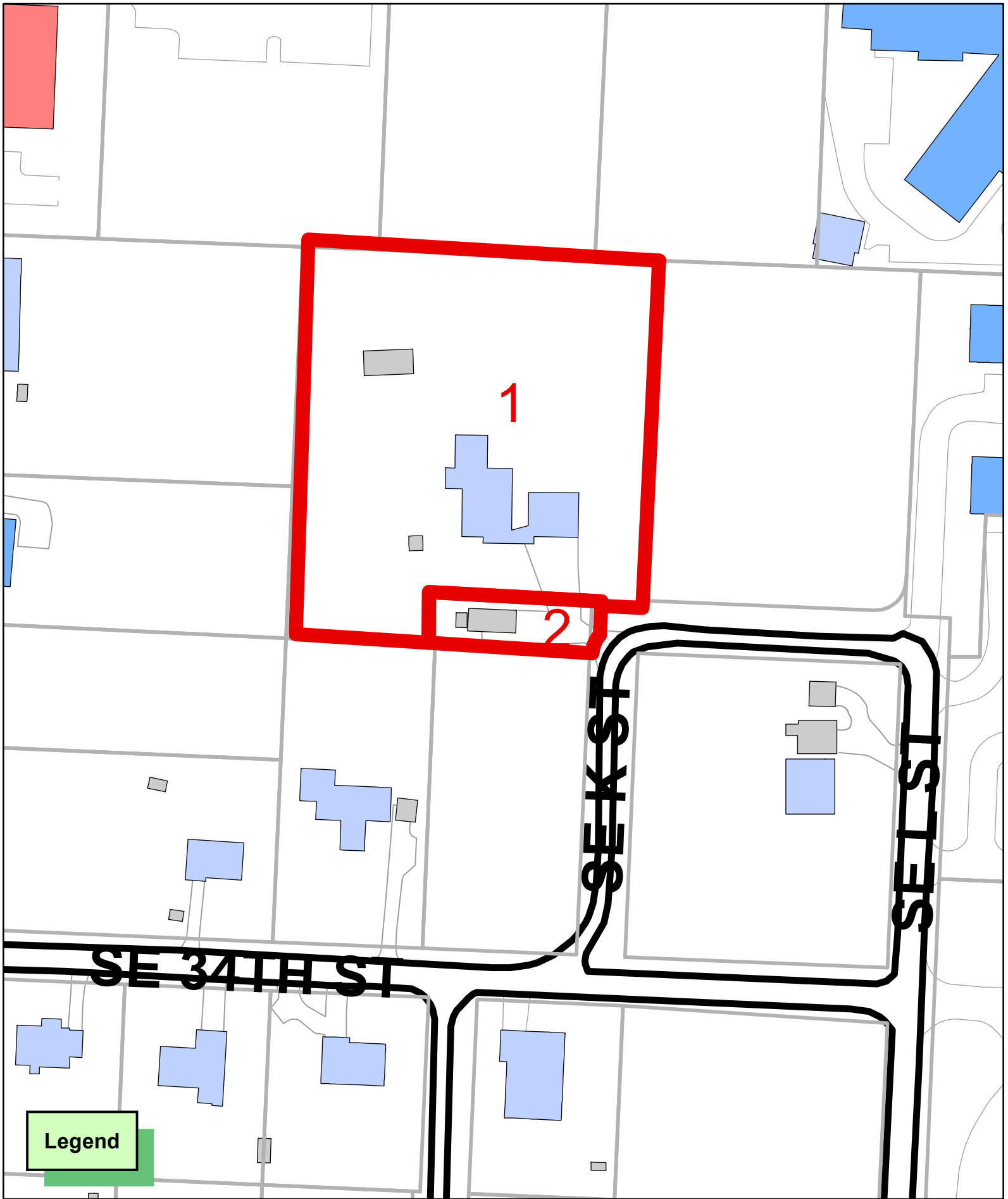
NOT ALL SYMBOLS/LINE TYPS ARE SHOWN IN DRAWING

GAS LINE — G
TELEVISION CABLE — TV
PROPERTY LINES
UTILITY POLE (WITH GUY WIRE)
TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
TELEPHONE LINE
EXISTING WATER LINE
OVERHEAD ELECTRIC LINE — OHE
UNDERGROUND ELECTRIC LINE — UGE
(XXX.XX') RECORD DISTANCE
(XX°XX'XX") RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

LEGEND

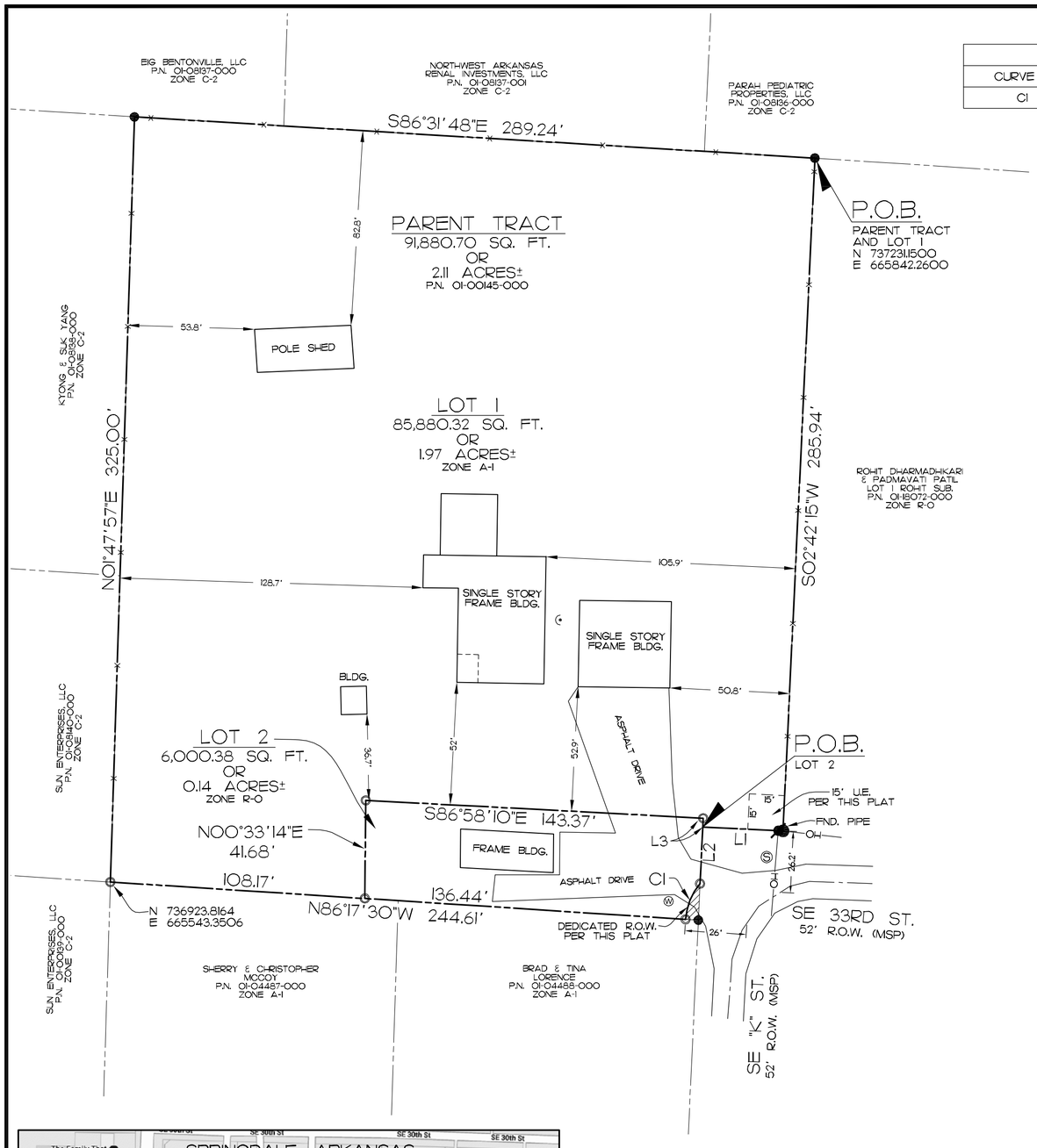
MONUMENT FOUND (AS NOTED)
MONUMENT SET (AS NOTED)
AHTD R-O-W MONUMENT
BENCHMARK
GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER — F
ELECTRICAL RISER — E

SHEET NO.
1 OF 1



LS20-0048
LOT SPLIT
CASEY SUBDIVISION LOTS 1 & 2
1117 & 1119 SE 33RD ST

THE CITY OF BENTONVILLE



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	26.00	16.59'	36°33'46"	S21°59'23"W	16.31'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N87°17'45"W	34.12'
L2	S02°42'15"W	24.05'
L3	N02°42'15"E	3.78'

0 40 80

SCALE 1" = 40 FEET

PARENT TRACT DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF LOT 1 OF ROHIT SUBDIVISION, AS SHOWN ON PLAT BOOK 2017, PAGE 292 OF THE BENTON COUNTY RECORDS, THENCE S02°42'15"W 285.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE 33RD STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N87°17'45"W 34.12 FEET, THENCE S02°42'15"W 24.05 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 36°33'46", AND A CHORD BEARING AND DISTANCE OF S21°59'23"W 16.31 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE N86°17'30"W 244.61 FEET, THENCE N01°47'57"E 325.00 FEET, THENCE S86°31'48"E 289.24 FEET TO THE POINT OF BEGINNING, CONTAINING 91,880.70 SQUARE FEET OR 2.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

10. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.

11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

LOT 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

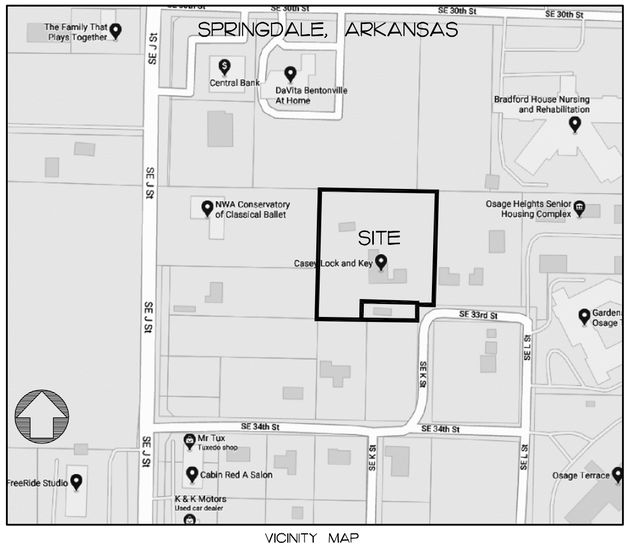
BEGINNING AT THE NW CORNER OF LOT 1 OF ROHIT SUBDIVISION, AS SHOWN ON PLAT BOOK 2017, PAGE 292 OF THE BENTON COUNTY RECORDS, THENCE S02°42'15"W 285.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE 33RD STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°17'45"W 34.12 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°42'15"E 3.78 FEET, THENCE N86°58'10"W 143.37 FEET, THENCE S00°33'14"W 41.68 FEET, THENCE N86°17'30"W 108.17 FEET, THENCE N01°47'57"E 325.00 FEET, THENCE S86°31'48"E 289.24 FEET TO THE POINT OF BEGINNING, CONTAINING 85,880.32 SQUARE FEET OR 1.97 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 2 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF LOT 1 OF ROHIT SUBDIVISION, AS SHOWN ON PLAT BOOK 2017, PAGE 292 OF THE BENTON COUNTY RECORDS, THENCE S02°42'15"W 285.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE 33RD STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE N87°17'45"W 34.12 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S02°42'15"W 24.05 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 26.00 FEET, AN ARC LENGTH OF 16.59 FEET, A CENTRAL ANGLE OF 36°33'46", AND A CHORD BEARING AND DISTANCE OF S21°59'23"W 16.31 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE N86°17'30"W 136.44 FEET, THENCE N00°33'14"E 41.68 FEET, THENCE S86°58'10"E 143.37 FEET, THENCE S02°42'15"W 3.78 FEET TO THE POINT OF BEGINNING, CONTAINING 6,000.38 SQUARE FEET OR 0.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

BENTONVILLE PROJECT #LS20-0048



VICINITY MAP
(N.T.S.)

LEGEND

- FOUND REBAR (OR AS NOTED)
- SET 1/2" REBAR W/CAP, LS 1370
- SANITARY SEWER MANHOLE
- WATER METER
- UTILITY POLE
- OH — OVERHEAD LINE
- x — x — WIRE FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

STATE SURVEY CODE: 500-19n-30w-0-08-130-04-1370

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER

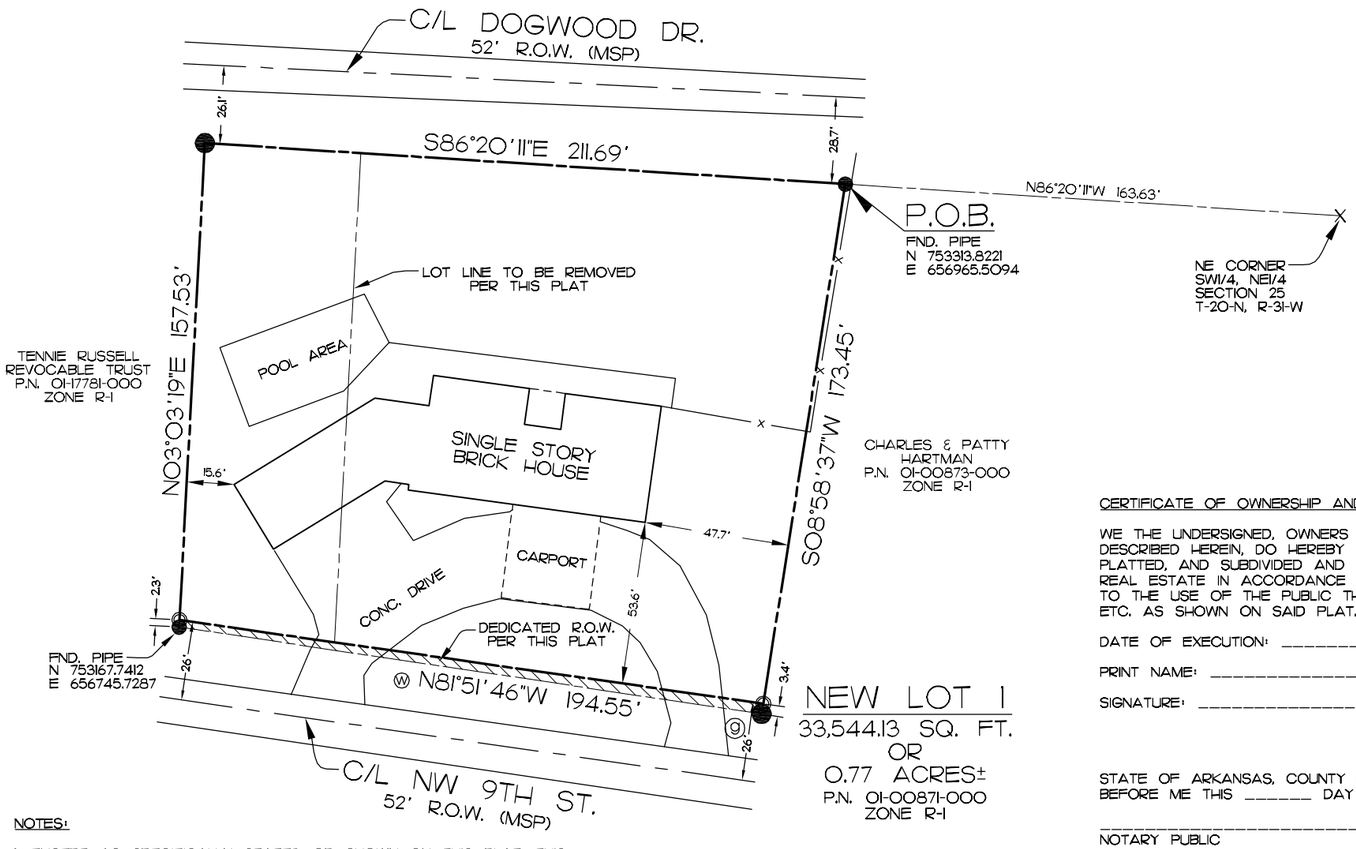
SCALE: 1" = 40'	DATE: 10-5-20

LOT SPLIT FOR:
CASEY SUBDIVISION
CREATING LOTS 1 AND 2

1117 SE 33RD STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-166	ASD	RJC	1 OF 1

NW 11TH ST
ROBINHOOD RD
NW 10TH ST
DOGWOOD DR
S MAIN ST
NW 9TH ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
PLA20-0049
PROPERTY LINE ADJUSTMENT
1306 NW 9TH ST
THE CITY OF
BENTONVILLE



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

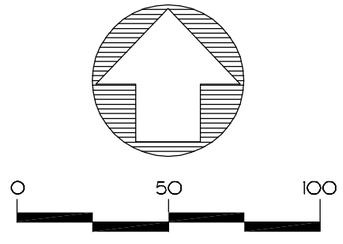
10. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.

11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

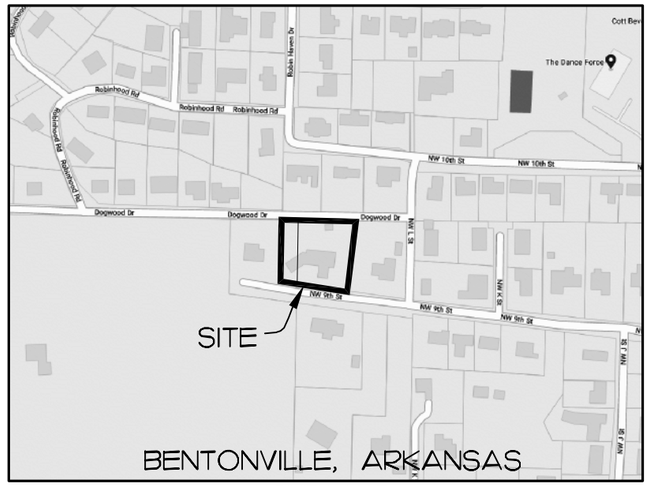
NEW LOT 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 25, TOWNSHIP 20, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER THE SW¼ OF THE NE¼ OF SAID SECTION 25, THENCE N86°20'11"W 163.63 FEET TO THE POINT OF BEGINNING, THENCE S08°58'37"W 173.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 9TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N81°51'46"W 194.55 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N03°03'19"E 157.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S86°20'11"E 211.69 FEET TO THE POINT OF BEGINNING, CONTAINING 33,544.13 SQUARE FEET OR 0.77 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



SCALE 1" = 50 FEET



VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND

- FOUND REBAR (OR AS NOTED)
- SET 1/2" REBAR W/CAP (LS #1370)
- (W) WATER METER
- (G) GAS METER
- X METAL FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

STATE SURVEY CODE: 500-20N-31W-0-31-130-04-1370

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

BENTONVILLE PROJECT #PLA20-0049

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

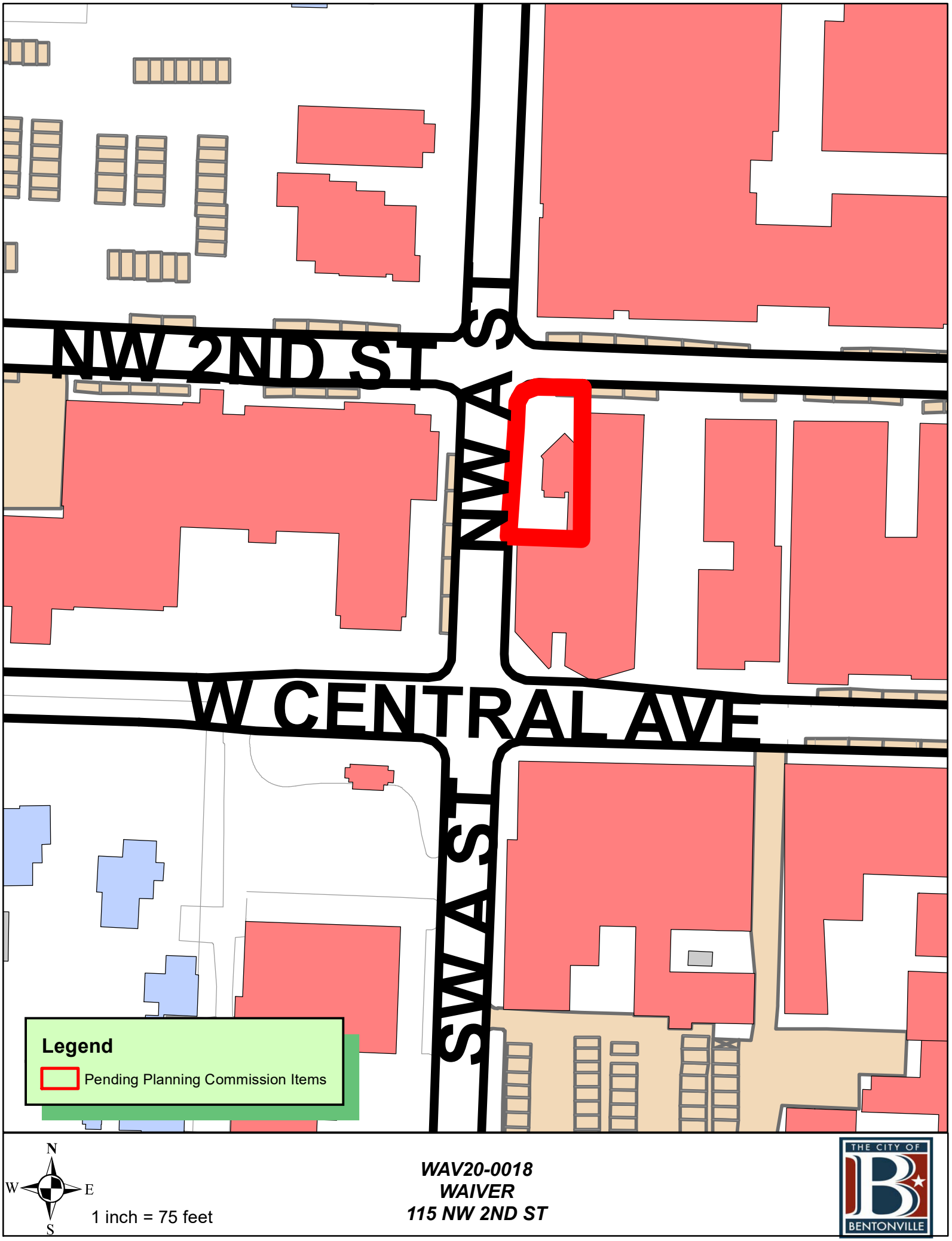
REGISTERED
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50' | DATE: 10-5-20

LOT LINE ADJUSTMENT CREATING LOT 1 VENUS SUBDIVISION

1306 NW 9TH STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-207	ASD	RJC	1 OF 1

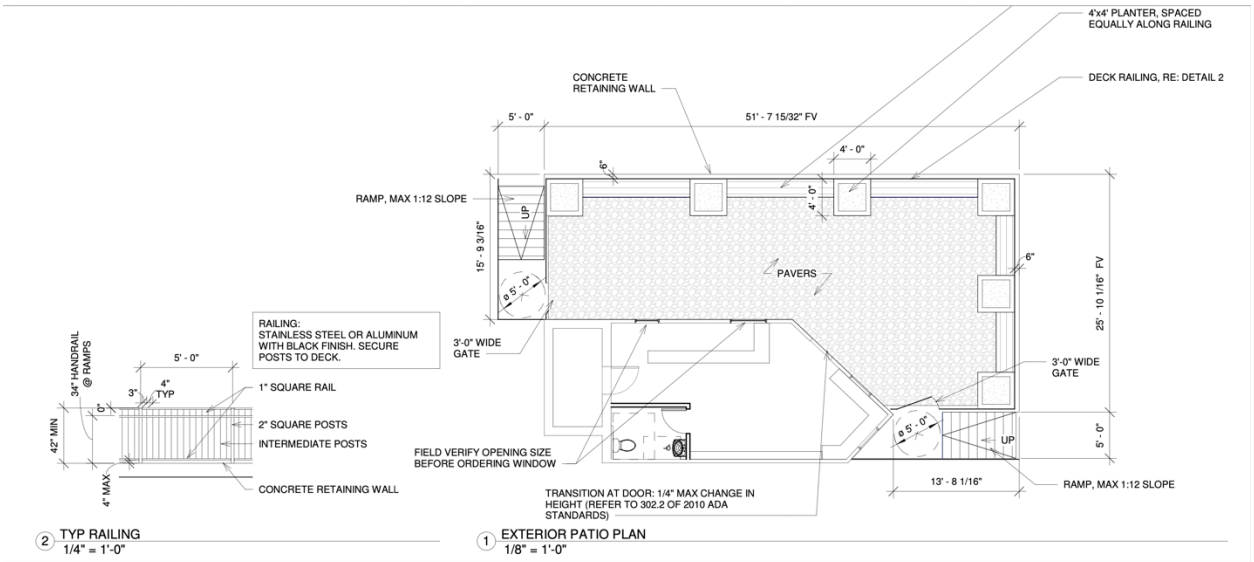


WAV20-0018
WAIVER
115 NW 2ND ST

THE CITY OF BENTONVILLE

115 NW 2nd Street 5 foot sidewalk waiver request
Permit CALT20-0058

We would like to request a waiver on building a new sidewalk along the west side of our bldg. parallel to NW A St. The current sidewalk is 5ft wide and 83' long and the adjoining property to the south has no setback on the building with a 5ft sidewalk. See attached building plans and google maps picture of property for reference.



N
W E
S

1 inch = 100 feet

LSD20-0055
LARGE SCALE DEVELOPMENT
BENTON CO COURTS ADD

THE CITY OF BENTONVILLE

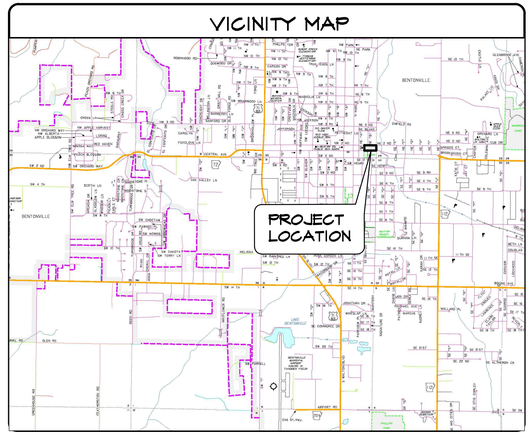
October, 2020

Large Scale Development Plans

for

Benton County Courts Addition
203 E Central Avenue

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

C0.0	Cover Sheet & Vicinity Map
C1.0	Demolition Plan
C2.0	Site Dimension Plan
C3.0	Striping & Signage Plan
C4.0	Grading Plan
C5.0	Erosion Control Plan
C5.1	Erosion Control Details
C6.0	Utility Plan
C7.0	Landscape Plan
****	City of Bentonville Water and Sewer Details
C8.0	Miscellaneous Details
C8.1	Miscellaneous Details

Issued For Review - 10.05.2020

FOR REVIEW

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

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 5007C0255K

Effective Date: June 05, 2012

Owner/Developer
Judge Barry Moehring
Benton County
215 E. Central Avenue
Bentonville, AR 72712
Phone: 479-271-1096

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Zoning - Downtown Core (DC)
City Atlas Page #361
CITY PROJECT #LSD20-0055

UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005
Email: Joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
CONTACT: SCOTT SEAMAN
PHONE: 479-442-1967
CONTACT: LAYNE RHODES
PHONE: 479-442-1977
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: PRESTON NEWBILL
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479-271-3159

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: 479-717-3796
Email: kip.smith@cox.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: 479-271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: ELLEN NORVELL
305 SW A St,
Bentonville, Ar 72712
PHONE: 479-271-5993

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: 479-271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: 479-271-6720

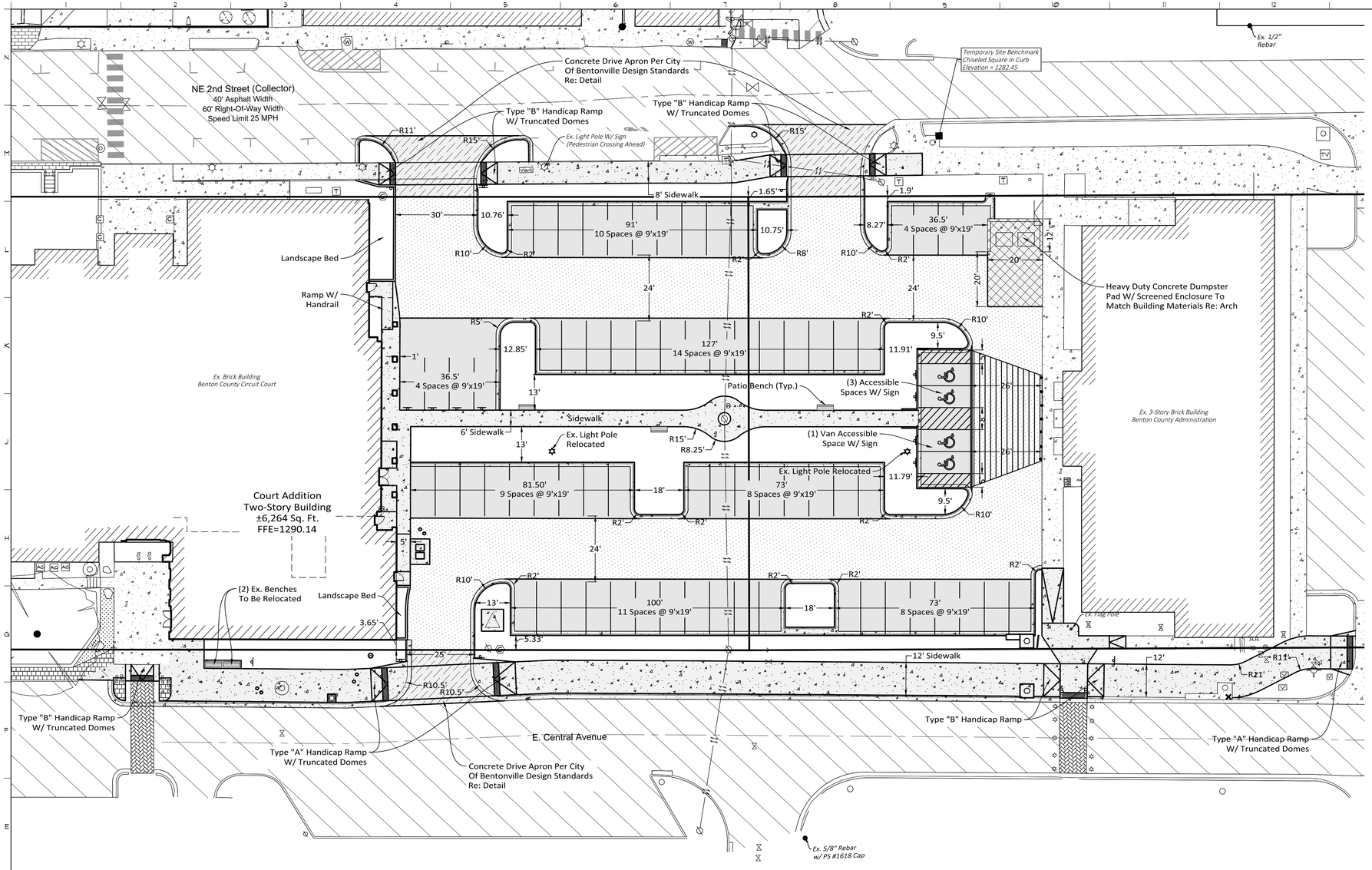
City Engineering
Contact: Dan Weese
PHONE: 479-271-5993

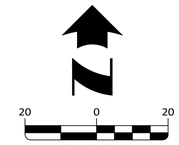
BUILDING INSPECTION
PHONE: 479-271-3125

STORMWATER
CONTACT: JANET PAITH
PHONE: 479-271-5002
jpaith@bentonvillear.com

BENTON COUNTY COURTS
BENTONVILLE, ARKANSAS

Drawing Name: P:\Vol4-5\SWD\Vol4-53 PLAN SHEETS.dwg Last Modified: Oct 05, 2020 - 10:11am Plotted on: Oct 05, 2020 - 10:12am by tlowe





PARKING SUMMARY

Description	Parking Spaces Required	Spaces Provided
Existing Number of Spaces	-	62*
Proposed Accessible Spaces	3	4
Proposed Total Number of Spaces	-	72*

*Includes Accessible Spaces

First Floor > 3000 S.F. - 1 Space Per 500 S.F.
Upper Floors - 1 Space Per 1,000 S.F.
51-75 Total Parking Spaces - 3 Accessible Spaces Required

Zoning - Downtown Core (DC)			
Building Setbacks			
Front Yard	*Side Yard*	*Rear Yard*	
		Adj. To Non-Residential District	*Adj. To Residential District*
0'	0'	0'	0'

General 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. Pre-Pave Precon will be required before any Paving of Streets. All test results and inspections to be verified and in file before requesting Pre-Pave Precon. Tracer Wire to be inspected before Paving.
5. There Are No Known Existing Wetlands On Site.

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. All Construction Shall Conform To The City Of Bentonville Development Regulations.
9. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
10. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Bentonville Details And Specifications.
11. The Proposed Community Design Features For This Project Are (3) Victor Stanley Patio Benches.
12. All Proposed Signage Will Require A Separate Permit.

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Landscaping
- Ex. Overhead Electric Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- CO Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- FO Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole W/ Guy Wire
- Ex. Light Pole
- MB Ex. Mailbox
- Ex. Sign
- Ex. Bollard
- TS Ex. Traffic Signal Box
- AC Ex. Air Conditioner
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "A" W/ Truncated Domes
- Proposed Handicap Ramp, Type "B" W/ Truncated Domes
- Proposed Asphalt
- Proposed Concrete
- Proposed Heavy Duty Asphalt
- Proposed Concrete Drive Apron Per City Of Bentonville Design Standards
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Sewer Manhole
- CO Proposed Clean-Out
- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building

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.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

Note: Refer To Architecture Plans For Building Dimensions

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 10 am for an inspection the following day.

SITE DIMENSION PLAN

LSD20-0055

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

ISSUED FOR REVIEW

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 I Rogers, Arkansas 72758 I (479) 464-4965 I www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
Site Package
Bentonville, AR

DRAWN BY: TJL/TBL
CHECK BY: LMG
ISSUE DATE: 09/02/2020
PROJECT NO.: 2009
REVISION DATES:

SHEET C2.0

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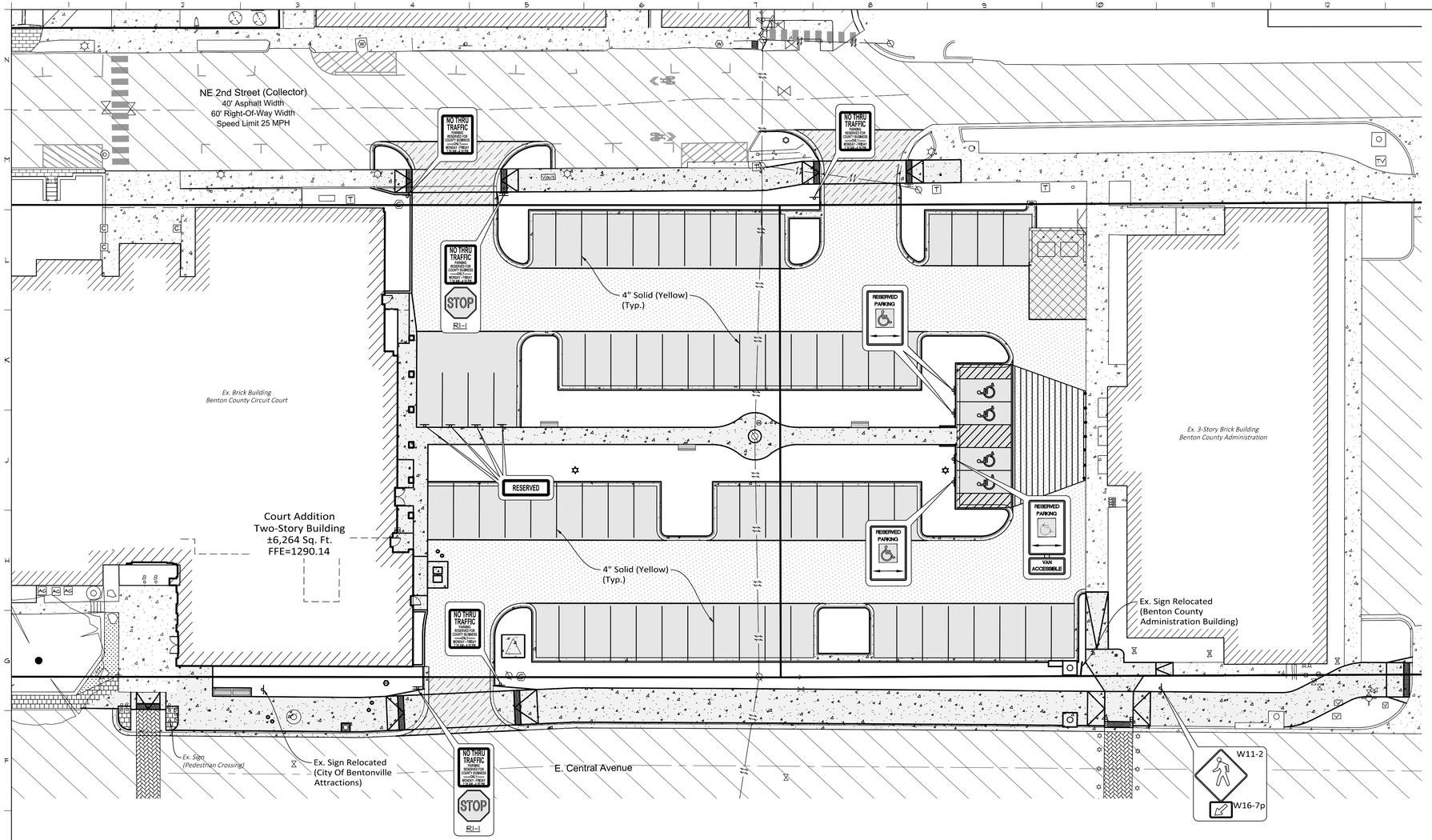

20 0 20
Scale in Feet

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

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Overhead Electric Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole W/ Guy Wire
- Ex. Light Pole
- Ex. Mailbox
- Ex. Sign
- Ex. Bollard
- Ex. Traffic Signal Box
- Ex. Air Conditioner
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
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- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building

STRIPING AND SIGNAGE PLAN
LSD20-0055

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

ISSUED FOR REVIEW

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
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DRAWN BY: TJL/TBL
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ISSUE DATE: 09/02/2020
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SHEET C3.0

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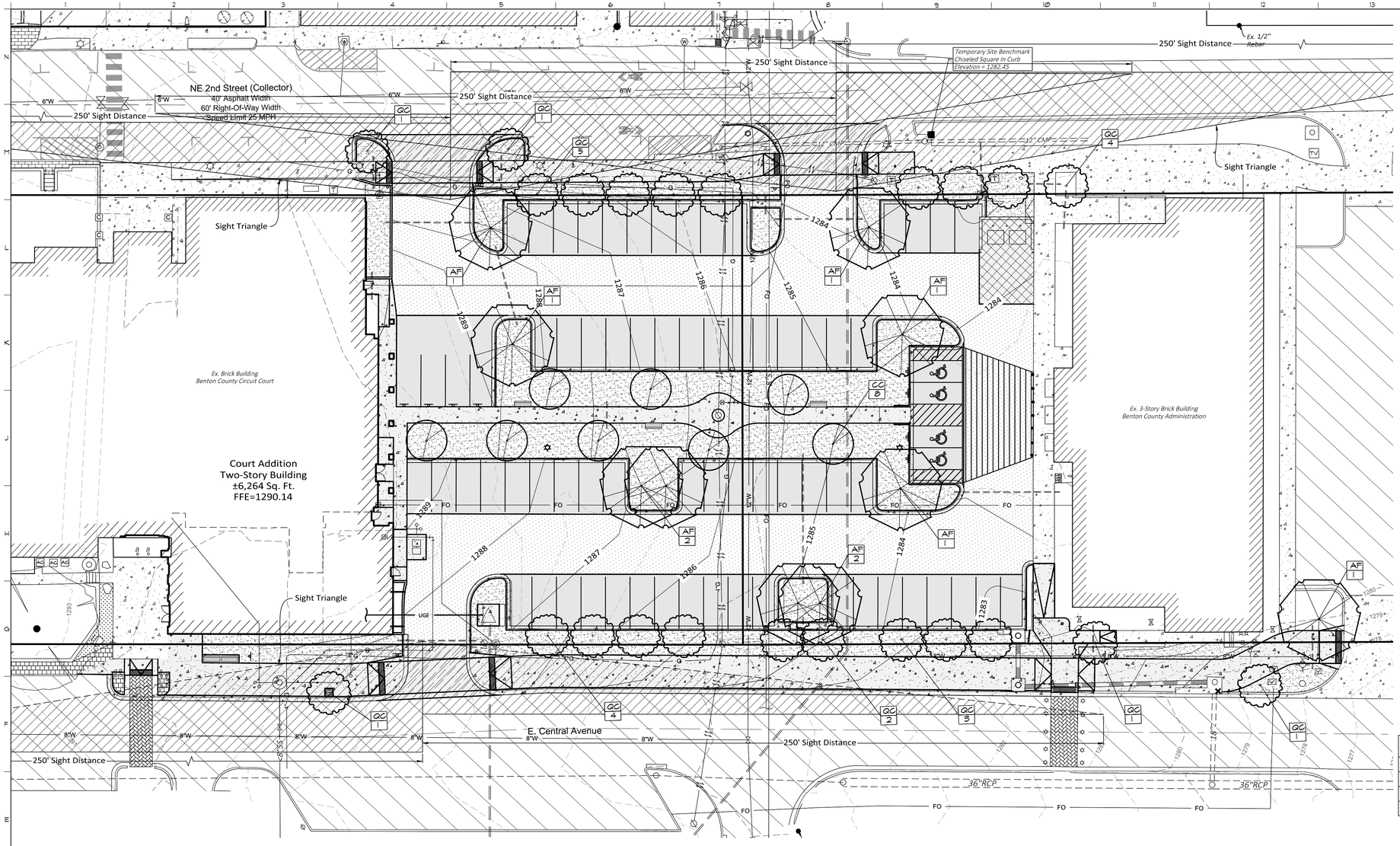


Scale in Feet

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

ISSUED FOR REVIEW

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)

15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)

16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)

17. Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of living Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)

18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

19. All Trees Planted In The Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 60' Or Higher From Final Grade At Time Of Planting.

20. Trees Must Be Planted A Minimum Of 5' From All Public Utilities.

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	8
AF	AUTUMN BLAZE MAPLE	Acer x freemanii	2-1/2" Cal. B&B	As Shown	10
QC	CRIMSON SPIRE OAK	Quercus 'Crimschmidt'	3" Cal. B&B	As Shown	23

Landscape Requirements:

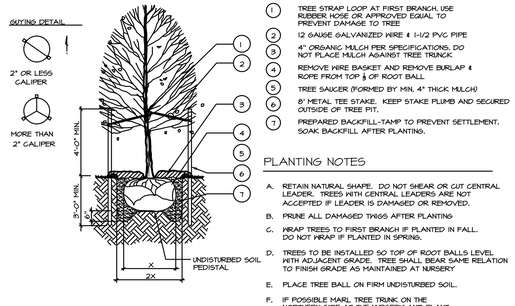
Street Frontage: 1 tree per 30 LF
E Central Avenue: 366 / 30 = 12 required street trees
Provided: 12

Street Frontage: 1 tree per 25 LF
NE 2nd Street 263 LF / 25 = 11 required street trees
Provided: 11

Island trees:
Required: 12
Provided: 18

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Landscaping
- Ex. Water Line (W)
- Ex. Water Service Line (w)
- Ex. Sanitary Sewer Line (8"SS)
- Ex. Sanitary Sewer Service Line (s)
- Ex. Gas Line (G)
- Ex. Fiber Optic Line (FO)
- Ex. Overhead Electric Line
- Ex. Storm Drain Pipe (24"RCP)
- Ex. French Drain (FD)
- Ex. Contours (1350, 1351)
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out (CO)
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Mailbox (MB)
- Ex. Sign
- Ex. Bollard
- Ex. Traffic Signal Box (TS)
- Ex. Air Conditioner (AC)
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "A" W/ Truncated Domes
- Proposed Handicap Ramp, Type "B" W/ Truncated Domes
- Proposed Asphalt
- Proposed Concrete
- Proposed Heavy Duty Asphalt
- Proposed Concrete Drive Apron Per City Of Bentonville Design Standards
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed 1" Service Line (w)
- Proposed 6" Conduit (C)
- Proposed 4" Irrigation Sleeve (IR)
- Proposed Gas Line (G)
- Proposed Underground Electric Line (UGE)
- Proposed Storm Drain Pipe (18" RCP)
- Proposed Roof Drain Pipe (6" RD)
- Proposed Sewer Manhole
- Proposed Clean-Out (CO)
- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building
- Proposed Major Contour (1290)
- Proposed Minor Contour (1289)



DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK.
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL.
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL--TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL — N.T.S. — LD 01

LANDSCAPE PLAN

LSD20-0055

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 I Rogers, Arkansas 72758 I (479) 464-4965 I www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
Site Package
Bentonville, AR

DRAWN BY: TJL/TBL
CHECK BY: LMG
ISSUE DATE: 09/02/2020
PROJECT NO.: 2009
REVISION DATES

SHEET C7.0

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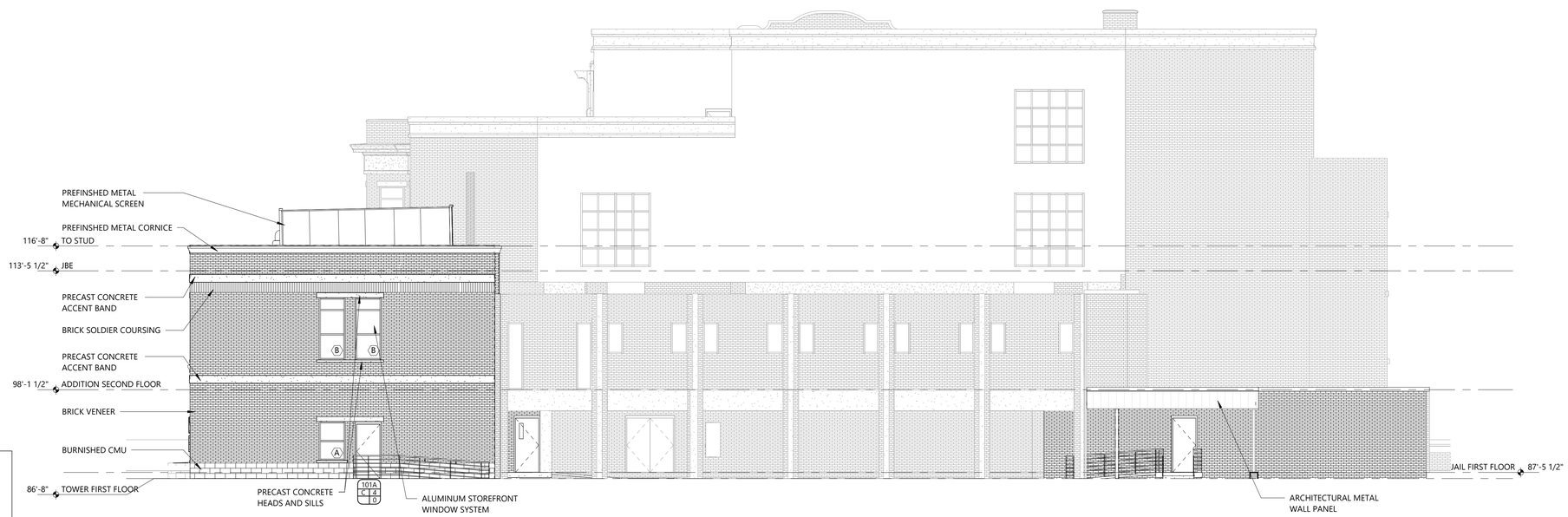
J2 **South Elevation**
1/8" = 1'-0" Ref: A1/ A2.1

MATERIALS PERCENTAGES:
BRICK VENEER: 54.9%
PRECAST: 10.5%
STOREFRONT: 20.4%
BURNISHED CMU: 6.2%
SOLDIER COURSING: 4.2%
METAL CORNICE: 3.8%



MATERIALS PERCENTAGES:
BRICK VENEER: 72.6%
PRECAST: 7.9%
STOREFRONT: 5.9%
BURNISHED CMU: 5.4%
SOLDIER COURSING: 4.5%
METAL CORNICE: 3.7%

A2 **East Elevation**
1/8" = 1'-0" Ref: A1/ A2.1

PRELIMINARY 60%

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5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
BENTONVILLE, AR

DRAWN BY: CW
CHECK BY: MH
ISSUE DATE: 00/00/0000
PROJECT NO: 2009
REVISION DATE: -

SHEET
A4.0

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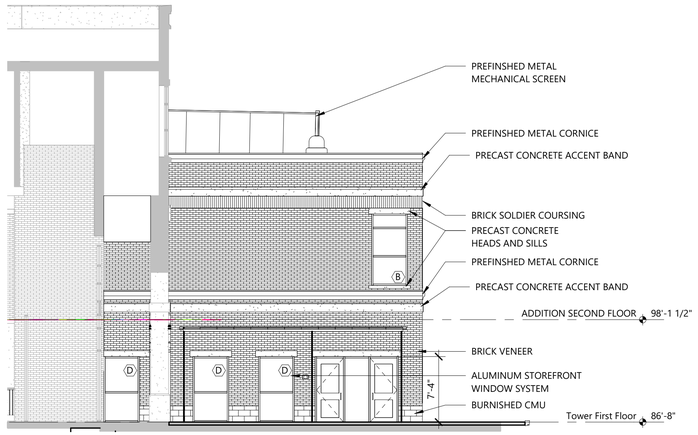
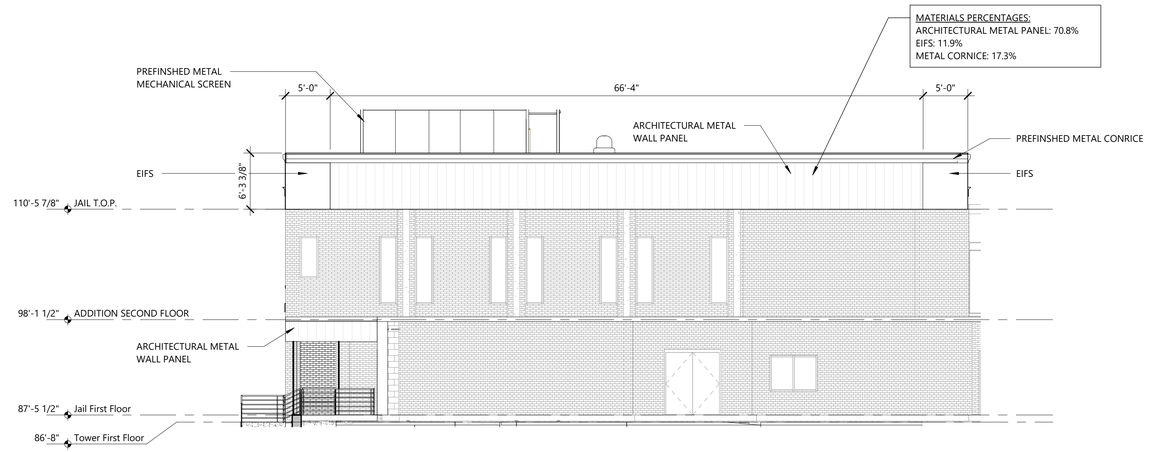


MATERIALS PERCENTAGES:
BRICK VENEER: 61.5%
PRECAST: 8.4%
STOREFRONT: 16.5%
BURNISHED CMU: 1.9%
SOLDIER COURSING: 4.6%
METAL CORNICE: 7.1%

H2 West elevation
1/8" = 1'-0" Ref: A1/ A2.1



H8 North Elevation
1/8" = 1'-0" Ref: A2/ A1.0

MATERIALS PERCENTAGES:
BRICK VENEER: 61.5%
PRECAST: 8.4%
STOREFRONT: 16.5%
BURNISHED CMU: 1.9%
SOLDIER COURSING: 4.6%
METAL CORNICE: 7.1%

A4 West Elevation
1/8" = 1'-0"

PRELIMINARY 60%

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AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
BENTONVILLE, AR

DRAWN BY: CW
CHECK BY: MH
ISSUE DATE: 00/00/0000
PROJECT NO: 2009
REVISION DATE: -

SHEET
A4.1

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1 East Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

3 Entry Perspective
1/8" = 1'-0"

PRELIMINARY 60%

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AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
BENTONVILLE, AR

DRAWN BY.
PM

CHECK BY.
MH

ISSUE DATE
00/00/0000

PROJECT NO.
2009

REVISION DATE
-

SHEET
A4.3

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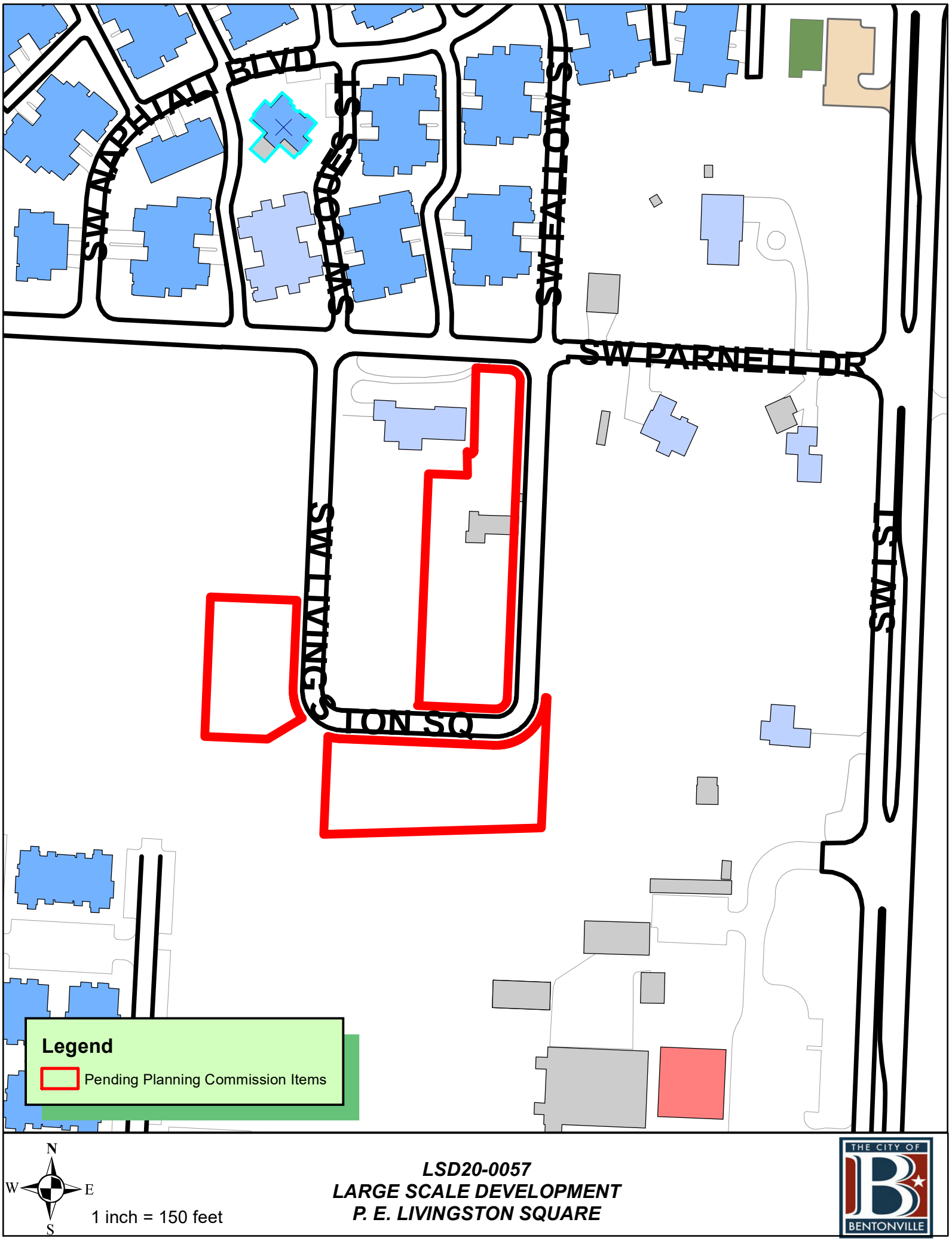


LSD20-0057
LARGE SCALE DEVELOPMENT
P. E. LIVINGSTON SQUARE

THE CITY OF BENTONVILLE

P.E. LIVINGSTON SQUARE HPR

Large Scale Development

Bentonville, AR

Bentonville's Project No: LSD20-0057

EDA Project No. 1843.5

July 14, 2020

REVISION: October 2, 2020

GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
3. OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.
4. 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.
5. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
8. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.
9. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291–1993 OF THE STATE OF ARKANSAS.
11. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY. CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

CONCRETE NOTES:

1. CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.
2. CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318–89 REQUIREMENTS.
3. REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.
4. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET–RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW–CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15–FOOT ON–CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

REVEGETATION REQUIREMENTS:

1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN–OFF IN NO MORE THAN TWO GROWING SEASONS.
2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.
3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP–RAP. IF RIP–RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PRE–DEVELOPED STATE.
4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES LANDSCAPE FABRIC AND STABILIZATION.

PAVING NOTES:

1. ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.
2. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN–PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS.
3. CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
4. BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC–30 OR MC–70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. HOT–MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

OTHER NOTES:

1. THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITYORDINANCES AND CRITERIA. THE APPROVAL OF ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.
2. THE ENGINEER OF RECORD SHALL PROVIDE "PART TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY OF CONCURRENCE BEFORE MATERIAL IS ORDERED). WEEKLY INSPECTIONS REPORTS SHOULD BE SUBMITTED TO THE CITY OF BENTONVILLE'S PUBLIC WORKS INSPECTOR.
3. REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH THE CITY OF BENTONVILLE CODES AND REGULATIONS AND DOES NOT WARRANTY THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE COUNTY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONSDETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.

BENTONVILLE CITY AND UTILITY CONTACTS:

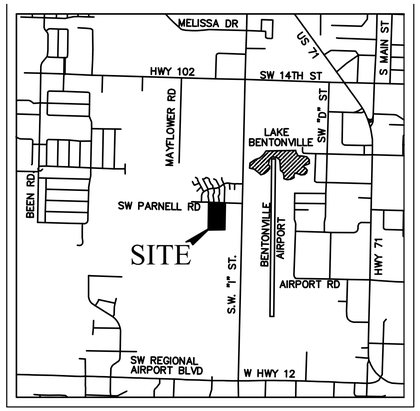
ATLAS PAGE: 443

BLACK HILL 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, BRENT BOYDSTON, FIRE CHIEF, 800 S.W. "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 N.E. "A" STREET, BENTONVILLE, AR 72712, (479) 271–3160
PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 S.W. "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

ALL CONSTRUCTION SHALL CONFORM TO THE AHTD SPECIFICATIONS, THE CITY OF BENTONVILLE SPECIFICATIONS OR THE SPECIFICATIONS WRITTEN FOR THIS PROJECT, WHICHEVER IS MORE STRINGENT

FULL PRE-CON INFORMATION:

NEED	RECD	
		WATER AND SEWER ADH APPROVAL
		FIRELINE ADH APPROVAL
X		NOTICE OF COVERAGE
X		SWPPP
X		DRAINAGE REPORT
X		PDF OF FINAL CONSTRUCTION PLANS
X		ELECTRIC PLANS INCORPORATED INTO PLAN SET
		STREET LIGHT FEES PAID
		OFFSITE EASEMENTS FILED
		ENGINEER ESTIMATE PROVIDED
		PERFORMANCE GUARANTEE PROVIDED
		AHTD APPROVAL RECEIVED AND REVIEWED
		NO RISE CERTIFICATE
		USCOE APPROVAL
X		PRELIM. APPROVAL OF ARCH/BLDG PLANS
		FLOODPLAIN DEVELOPMENT PERMIT



Vicinity Map
Not to Scale

OWNER/DEVELOPER:

PARCEL 15–18581–000
JAMAL & STEPHANIE PARKER

PARCEL 15–18582–000
BUILDUP DEVELOPMENT, LLC

1111 SW PARNELL ROAD
BENTONVILLE, AR 72712
(O) 479–657–0945

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

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. CORRUGATED METAL PIPE (CMP) SHALL BE IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. PIPE GAUGES SHALL BE AS FOLLOWS:
   18" 16 GA.
   24" 16 GA.
   30" 14 GA.
   36" 14 GA.
   42" 14 GA.
   THE COEFFICIENT OF FRICTION FOR THE METAL PIPES MUST BE EQUAL TO OR BETTER THAN THE UNPAVED HELICAL 2 2/3" X ½" CORRUGATED STEEL PIPE.
4. RCP FLARED END SECTIONS SHALL BE CLASS II.
5. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
6. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.

GRADING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.
2. BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8–INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.
3. OFF–SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.
4. AREAS THAT ARE TO BE CUT TO SUB–GRADE LEVELS SHALL BE PROOF–ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE–COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WATER SPRINKLING TRUCKS OR OTHER MEANS SUITABLE FOR CONTROL OF DUST. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB–GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB–GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.
7. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.
8. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR–INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP–SOIL IS NOT AVAILABLE ON–SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

SITE NOTES:

1. THERE ARE NO JURISDICTIONAL WATERS OF THE U.S. KNOWN ON THIS SITE, OR WETLANDS
2. THERE ARE NO KNOWN EROSION CONTROL PROBLEMS ON THE SITE OR WITHIN 100' DOWN STREAM OF THE PROJECT.
3. ALL KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS AND UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS.
4. THERE ARE NO KNOWN SEWER OVERFLOW ISSUES ON THIS SITE.
5. THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS FOR THIS SITE.
6. THERE ARE NO KNOWN POTENTIAL HAZARDOUS AREAS ON THIS SITE.

DEM–ASSIGNED ADDRESSES				
BUILDING NO.	ADDRESSES			
BUILDING 1	2600	2602		
BUILDING 2	2606			
BUILDING 3	2610	2612	2614	2616
BUILDING 4	2622	2624	2626	2628
BUILDING 5	2630	2632		
BUILDING 6	2634	2636		
BUILDING 7	2638	2640		
BUILDING 8	2677	2675		
BUILDING 9	2673	2671		
BUILDING 10	2667	2665		
BUILDING 11	2663	2661		
BUILDING 12	2657	2655		
BUILDING 13	2653	2651		
BUILDING 14	2717	2715	2713	2711
BUILDING 15	2709	2707		
BUILDING 16	2705	2703		

OWNER & DEVELOPER:
JAMAL PARKER
1111 SW PARNELL RD
BENTONVILLE AR 72712
479–657–0945

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
134 WEST EMMA
SPRINGDALE, AR 72764
479–756–1266
PROFESSIONAL LICENSE # 15,162

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
P.O. BOX 611
FARMINGTON, AR 72730
479–439–9929

FLOODPLAIN:
THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA FIRM MAP 05007C0255K. EFFECTIVE 06/05/2012.

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

SEPTIC:
EXISTING SEPTIC SYSTEM ON LOT 34 (AS SHOWN ON PLAN)

ZONING:
R–3
USAGE:
RESIDENTIAL

	SHEET
Final Plat	V101
Large Scale Development Plan	C101
Utility Plan	C102
Grading/Erosion Control Plan	C103
Utility Profiles	C202
Details	C501
Erosion Control Details	C502
Landscape Plan	L101
Landscape Details	L501

DRAWN BY:	CLP	CHECKED BY:	JRG	DRAWING CREATION DATE:	071420
				JOB NUMBER:	1843.5

DATE | # | REVISION DESC.

COVERED: 10/6/2020 9:09 AM
SHEET: 10/6/2020 11:07 AM
PLOT DATE: 10/6/2020 11:07 AM

BENTONVILLE LSD#: LSD20-0057

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

CERTIFICATE OF AUTHORIZATION NUMBER
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

COVER

P.E. LIVINGSTON SQUARE HPR
BENTONVILLE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756–1266
(479) 750–2003 Fax
www.edapa.com
EDA
134 West Emma Avenue
Springdale, Arkansas 72764

C000

Lot 34 Legal Description: Part of Lot 34 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Southwest Corner of said lot 34, thence North 02°23'22" East, a distance of 127.23 feet to the point of curve of a non tangent curve to the right, having a radius of 15.00 feet,an arc distance of 23.71 feet, a chord bearing North 47°39'47" East a distance of 21.31 feet.; thence South 87°03'48" East, a distance of 155.29 feet; thence South 02°54'41" West, a distance of 118.06 feet; thence North 86°57'34" West, a distance of 7.36 feet; thence South 02°22'26" West, a distance of 22.77 feet; thence North 87°36'38" West, a distance of 46.99 feet; thence North 87°36'38" West, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 23,820.55 square feet or 0.55 acres, more or less.

Lot 35 Legal Description: Lots 8, 9, 10, & 11 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Northwest Corner of said lot 8, thence South 87°36'38" East, a distance of 112.88 feet; thence South 02°23'22" West, a distance of 114.19 feet to a point of curve to the left having a radius of 65.00 feet,an arc distance of 42.29 feet, a chord bearing South 16°14'59" East a distance of 41.55 feet.; thence South 58°35'02" West, a distance of 52.91 feet; thence North 87°36'38" West, a distance of 82.25 feet; thence North 02°24'28" East, a distance of 183.00 feet to the POINT OF BEGINNING. Containing 20,573 square feet or 0.47 acres, more or less.

Lot 36 Legal Description: Lots 13, 14, 15, 16, 17, & 18 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Southeast Corner of said lot 18, thence South 88°19'45" West, a distance of 284.71 feet; thence North 02°23'22" East, a distance of 128.00 feet to the point of curve of a non tangent curve to the left, having a radius of 65.00 feet,an arc distance of 17.20 feet, a chord bearing South 80°01'47" East a distance of 17.15 feet.; thence South 87°36'38" East, a distance of 200.00 feet to a point of curve to the left having a radius of 65.00 feet,an arc distance of 102.10 feet, a chord bearing North 47°23'22" East a distance of 91.92 feet.; thence South 87°36'38" East, a distance of 2.00 feet; thence South 02°23'22" West, a distance of 170.58 feet to the POINT OF BEGINNING. Containing 33,897 square feet or 0.78 acres, more or less.

Lot 37 Legal Description:
Lots 26, 27, 28, 29, 30, 31, 32, 33, and part of Lot 34 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Southwest Corner of said lot 26, thence North 02°23'22" East, a distance of 302.00 feet; thence South 87°36'38" East, a distance of 46.99 feet; thence North 02°22'26" East, a distance of 22.77 feet; thence South 86°57'34" East, a distance of 7.36 feet; thence North 02°54'41" East, a distance of 118.06 feet; thence South 87°03'48" East, a distance of 44.72 feet to a point of curve to the right having a radius of 15.00 feet,an arc distance of 23.42 feet, a chord bearing South 42°20'13" East a distance of 21.11 feet.; thence South 02°23'22" West, a distance of 412.32 feet to a point of curve to the right having a radius of 15.00 feet,an arc distance of 23.56 feet, a chord bearing South 47°23'22" West a distance of 21.21 feet.; thence North 87°36'38" West, a distance of 100.00 feet to the POINT OF BEGINNING.
Containing 43,257.40 square feet or 0.99 acres, more or less.

NOTES:
1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE SEPARATE PERMIT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
3. THERE MAY NOT BE FENCES OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.
4. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
5. SHADED LOTS ARE BUILT-OUT AND ARE NOT PART OF THIS CONCEPTUAL PLAN.
6. THERE ARE NO KNOWN DESIGNATED WETLANDS ON THIS PROPERTY.
7.

Certificate of Recording
This document filed for record _____ day,

20____ in Plat Book No. _____, page _____.

Signed:
_____
Circuit Clerk

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

Date of Execution: _____

Signed:_____ _____
Name & Address Name & Address

Source of Title: D.R. _____

Page _____

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)

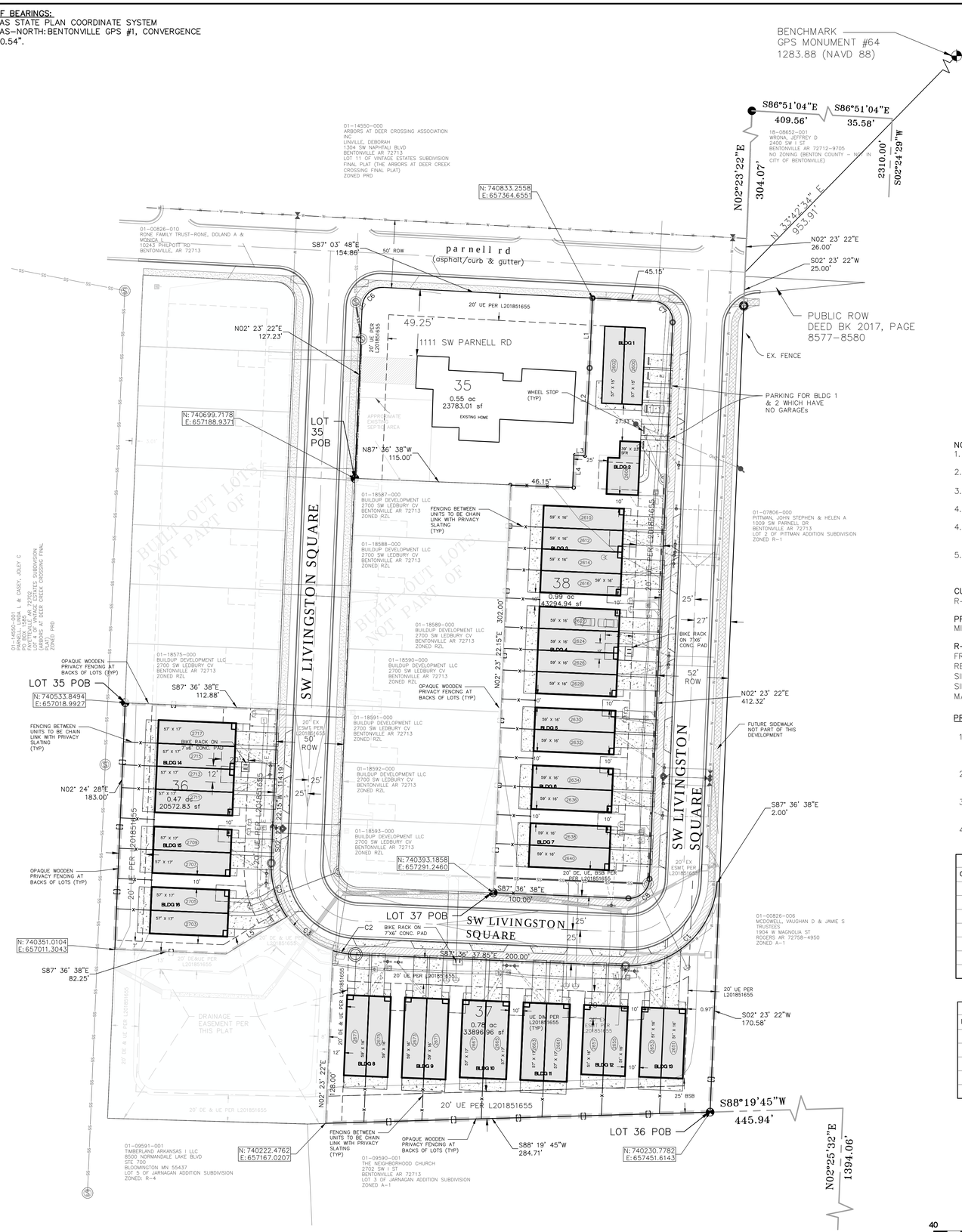
Certificate of Surveying Accuracy

I, _____, 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. _____
State of Arkansas

BASIS OF BEARINGS:
ARKANSAS STATE PLAN COORDINATE SYSTEM
ARKANSAS-NORTH: BENTONVILLE GPS #1, CONVERGENCE -01°17'10.54".



LEGEND
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE
- STREET CENERLINE
- ROW LINE
- ELECTRIC
- SS — SANITARY SEWER
- STORM SEWER
- W — WATER
- PHASE LINE
- X — CHAINLINK FENCE
- WOOD FENCE
- SITE BENCHMARK
- MAGNAIL
- RR SPIKE
- 5/8" FOUND IRON PIN
- 5/8" SET IRON PIN
- POB
- POC
- FUTURE SIDEWALK
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

ENGINEER
EARTHPLAN DESIGN ALTERNATIVES, PA
James Geurtz (Professional License # 15,162)
134 W. Emma Ave.
Springdale, AR 72764
(0)479-756-1266

LANDSCAPE ARCHITECT
EARTHPLAN DESIGN ALTERNATIVES, PA
Sarah Geurtz (Professional License # 9831)
134 W. Emma Ave.
Springdale, AR 72764
479-756-1266

ARCHITECT
Owen Meyer
13103 Rosario Rd.
Garfield, AR 72732
479-409-3222

SURVEYOR
James Layout Services
Matt James, PS
7601 W Wedington Dr
Fayetteville, AR 72704
479-439-9929

OWNER/DEVELOPERS
Buildup Development LLC, Parker, Stephanie & Jamal
1111 SW Parnell Drive
Bentonville, AR 72712
479-657-0945

GARAGE PARKING =	68
DRIVEWAY PARKING = WITHOUT GARAGE	6
TOTAL PARKING =	74

FLOOD HAZARD CERTIFICATION:
THIS IS TO CERTIFY THAT BY GRAPHIC PLOTTING ONLY, THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY MAP NUMBER 05007C0255K, EFFECTIVE DATE, JUNE 5, 2012 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

NOTES:
1. EASEMENTS ARE AS SHOWN IN THE FINAL PLAT OF PE LIVINGSTON SQUARE SUBDIVISION FILING DOCUMENT NUMBER L201851655.
2. SOME UTILITY EASEMENTS ARE REQUESTED TO BE VACATED CONCURRENTLY WITH THIS PLAT.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
4. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON BEUD'S WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
5. NO PLANNED SIGNAGE IS KNOWN AT THIS TIME. NOTE THAT ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

CURRENT ZONING:
R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED USE:
MIXTURE OF SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL AND TOWNHOMES

R-3 SETBACKS:
FRONT: 20' (30' WITH FRONT GARAGES)
REAR: 25'
SIDE (INTERIOR): 10'
SIDE (EXTERIOR): 20'
MAXIMUM ALLOWED RESIDENTIAL BUILDING HEIGHT: 40' TO ROOF PEAK.

PROPOSAL:

1. HORIZONTAL PROPERTY REGIME (HRP) - REMOVING THE INTERIOR LOT LINES FOR EXISTING LOTS 8-11, 13-18, AND 26-33 AND DEVELOPING AN HPR WITH A MIXTURE OF SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, AND TOWNHOME STRUCTURES.
2. MAINTAIN THE 30' FRONT BSB AND REAR 25' BSB ON MOST LOTS. BUILDING 1 & 2 HAVE NO GARAGE. THE REMAINING UNITS CONTAIN GARAGES WITH STACKING SPACES FOR 2 VEHICLES.
3. MAINTAIN 12' OF SEPARATION DISTANCE ON LOT 35 BLDG 14 NORTH PROPERTY LINE TO MAINTAIN THE 12' INTERIOR SIDE SEPARATION DISTANCE REQUIRED PER THE R-ZL REQUIREMENTS.
4. PROPERTY OWNERS WILL WORK WITH THEIR ATTORNEY REGARDING THE PROPER HANDLING OF THE PROPOSED HORIZONTAL PROPERTY REGIME (HPR).

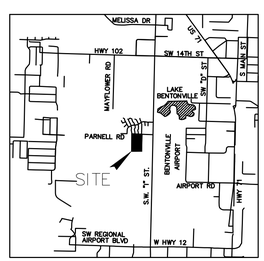
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	102.10	65.00	90.00	S47° 23' 22"W	91.92
C2	17.20	65.00	15.16	S80° 01' 47"E	17.15
C3	42.61	65.00	37.56	S53° 40' 09"E	41.85
C5	42.29	65.00	37.28	S16° 14' 59"E	41.55
C6	23.71	15.00	90.56	N47° 39' 47"E	21.31
C7	23.42	15.00	89.45	N42° 20' 13"W	21.11
C8	23.56	15.00	90.00	N47° 23' 22"E	21.21

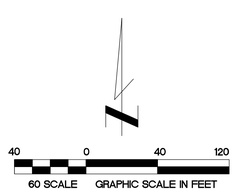
Parcel Line Table

Line #	Length	Direction
L1	51.80	S2°22'59"W
L2	64.95	S2°57'15"W
L3	8.20	N87°36'33"W
L4	24.00	S2°24'11"W
L5	52.91	N58°35'02"E

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



VICINITY
Not to Scale



AR STATE PLAT CODE:
500-19N-31W-0-01-210-04-1845

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	CHK'D BY:	DRAWING CREATION DATE:	JOB NUMBER:
JRG	CLP	071420	1843.5

P:\PROJECTS\1843\PLANS\1843 CVR SHEET.DWG
PLOT DATE: 10/6/2020 10:46 AM

BENTONVILLE LSD#: LSD20-0057

#	REVISION DESC.	DATE

LARGE SCALE DEVELOPMENT

P.E. LIVINGSTON SQUARE HPR
BENTONVILLE, AR

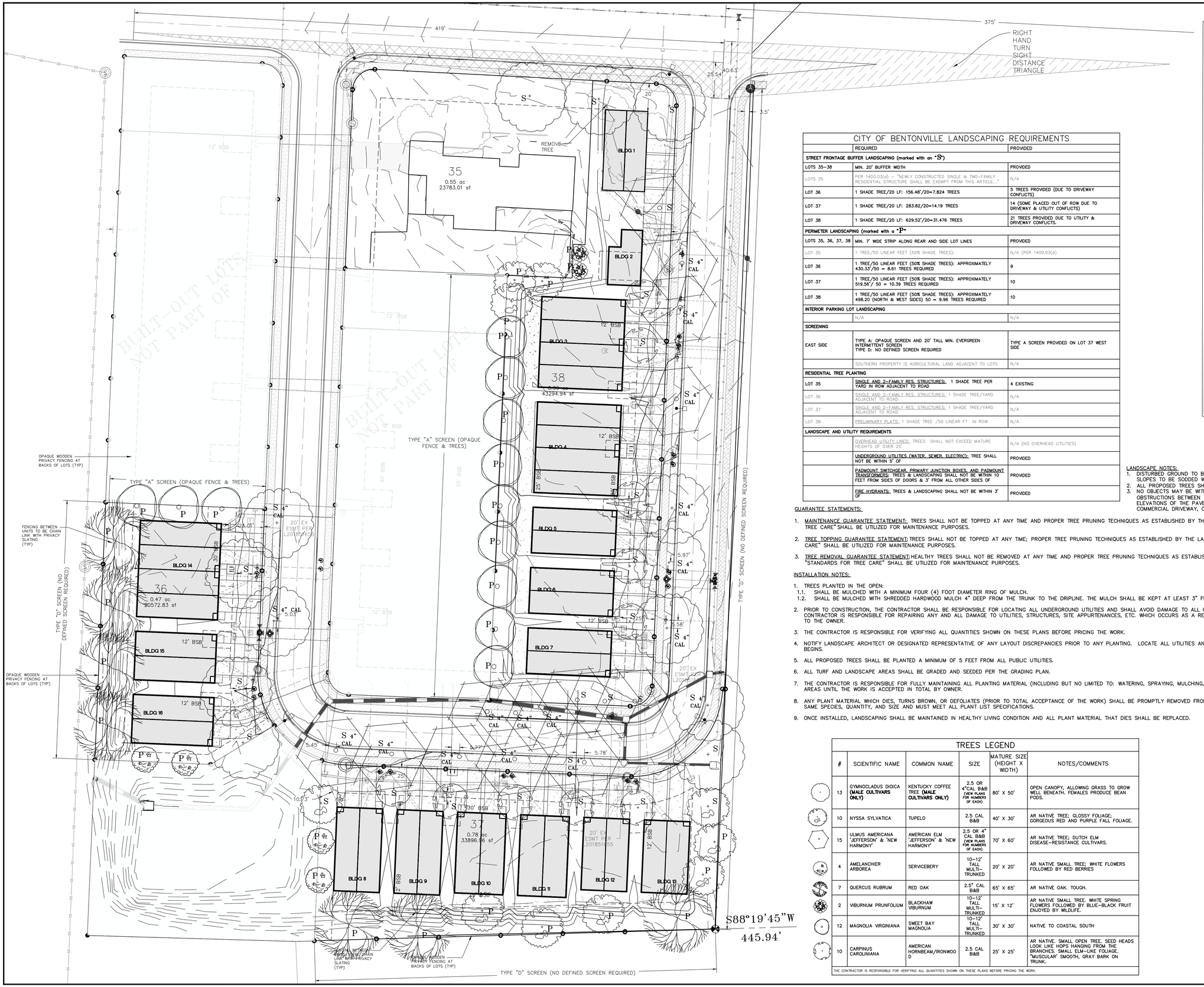
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
(479) 435-2570
Fax: (479) 435-2571
134 West Emma Avenue
Springdale, Arkansas 72764

Bentonville Project #XXXX-XXXX

C101



Legend

- Telephone Pedestal
- Electric Transformer
- Double Water Meter
- Overhead Electric Pole
- Fire Hydrant
- Valve
- Sanitary Sewer Manhole
- Storm Water Manhole
- Sewer Service
- Light Pole
- Ex Private Yard Hydrant
- Public Water Main
- Proposed Water Service
- Existing Water Service
- Public Sewer Main
- Proposed Sewer Service
- Existing Sewer Service
- Property Line
- Easement Line
- Building Set Back Line
- Underground Electric
- Water Line
- Overhead Electric Line
- Storm Water Pipe
- Privacy Fence
- Future Sidewalk
- Existing Sidewalk
- Proposed Sidewalk

CITY OF BENTONVILLE LANDSCAPING REQUIREMENTS

	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER LANDSCAPING (marked with an "S")		
LOTS 35–38	MIN. 20' BUFFER WIDTH	PROVIDED
LOTS 35	PER 1400.03(d) – "NEWLY CONSTRUCTED SINGLE & TWO-FAMILY RESIDENTIAL STRUCTURE SHALL BE EXEMPT FROM THIS ARTICLE..."	N/A
LOT 36	1 SHADE TREE/20 LF: 156.48'/20=7.824 TREES	5 TREES PROVIDED (DUE TO DRIVEWAY CONFLICTS)
LOT 37	1 SHADE TREE/20 LF: 283.82/20=14.19 TREES	14 (SOME PLACED OUT OF ROW DUE TO DRIVEWAY & UTILITY CONFLICTS)
LOT 38	1 SHADE TREE/20 LF: 629.52'/20=31.476 TREES	21 TREES PROVIDED DUE TO UTILITY & DRIVEWAY CONFLICTS.
PERIMETER LANDSCAPING (marked with a "P"		
LOTS 35, 36, 37, 38	MIN. 7' WIDE STRIP ALONG REAR AND SIDE LOT LINES	PROVIDED
LOT 35	1 TREE/50 LINEAR FEET (50% SHADE TREES):	N/A (PER 1400.03(d)
LOT 36	1 TREE/50 LINEAR FEET (50% SHADE TREES): APPROXIMATELY 430.33'/50 = 8.61 TREES REQUIRED	9
LOT 37	1 TREE/50 LINEAR FEET (50% SHADE TREES): APPROXIMATELY 519.56'/ 50 = 10.39 TREES REQUIRED	10
LOT 38	1 TREE/50 LINEAR FEET (50% SHADE TREES): APPROXIMATELY 498.20 (NORTH & WEST SIDES) 50 = 9.96 TREES REQUIRED	10
INTERIOR PARKING LOT LANDSCAPING		
	N/A	N/A
SCREENING		
EAST SIDE	TYPE A: OPAQUE SCREEN AND 20' TALL MIN. EVERGREEN INTERMITTENT SCREEN TYPE D: NO DEFINED SCREEN REQUIRED	TYPE A SCREEN PROVIDED ON LOT 37 WEST SIDE
	SOUTHERN PROPERTY IS AGRICULTURAL LAND ADJACENT TO LOTS	N/A
RESIDENTIAL TREE PLANTING		
LOT 35	SINGLE AND 2-FAMILY RES. STRUCTURES: 1 SHADE TREE PER YARD IN ROW ADJACENT TO ROAD	4 EXISTING
LOT 36	SINGLE AND 2-FAMILY RES. STRUCTURES: 1 SHADE TREE/YARD ADJACENT TO ROAD	N/A
LOT 37	SINGLE AND 2-FAMILY RES. STRUCTURES: 1 SHADE TREE/YARD ADJACENT TO ROAD	N/A
LOT 38	PRELIMINARY PLATS: 1 SHADE TREE /50 LINEAR FT IN ROW	N/A
LANDSCAPE AND UTILITY REQUIREMENTS		
	OVERHEAD UTILITY LINES: TREES SHALL NOT EXCEED MATURE HEIGHTS OF OVER 25'	N/A (NO OVERHEAD UTILITIES)
	UNDERGROUND UTILITIES (WATER, SEWER, ELECTRIC): TREE SHALL NOT BE WITHIN 5' OF	PROVIDED
	PADMOUNT SWITCHGEAR, PRIMARY JUNCTION BOXES, AND PADMOUNT TRANSFORMERS: TREES & LANDSCAPING SHALL NOT BE WITHIN 10 FEET FROM SIDES OF DOORS & 3' FROM ALL OTHER SIDES OF	PROVIDED
	FIRE HYDRANTS: TREES & LANDSCAPING SHALL NOT BE WITHIN 3' OF	PROVIDED

LANDSCAPE NOTES:

1. DISTURBED GROUND TO BE SEEDED WITH TURF–TYPE BERMUDA. AREAS WITH 3:1 SLOPES TO BE SODDED WITH TURF–TYPE BERMUDA
2. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
3. NO OBJECTS MAY BE WITHIN THE AREA TO BE KEPT CLEAR OF SITE OBSTRUCTIONS BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ELEVATIONS OF THE PAVEMENT EDGE OF EACH INTERSECTING STREET, COMMERCIAL DRIVEWAY, OR VEHICULAR ACCESS EASEMENT.

GUARANTEE STATEMENTS:

1. MAINTENANCE GUARANTEE STATEMENT: 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.
2. TREE TOPPING GUARANTEE STATEMENT: TREES SHALL NOT BE TOPPED AT ANY TIME; PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. 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.

INSTALLATION NOTES:

1. TREES PLANTED IN THE OPEN:
   1.1. SHALL BE MULCHED WITH A MINIMUM FOUR (4) FOOT DIAMETER RING OF MULCH.
   1.2. SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH 4" DEEP FROM THE TRUNK TO THE DRIPLINE. THE MULCH SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
4. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
5. ALL PROPOSED TREES SHALL BE PLANTED A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
6. ALL TURF AND LANDSCAPE AREAS SHALL BE GRADED AND SEEDED PER THE GRADING PLAN.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NO LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.
8. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MUST MEET ALL PLANT LIST SPECIFICATIONS.
9. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

TREES LEGEND

#	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	NOTES/COMMENTS
13	GYMNOCLADUS DIOICA **(MALE CULTIVARS ONLY)**	KENTUCKY COFFEE TREE **(MALE CULTIVARS ONLY)**	2.5 OR 4"CAL B&B (VIEW PLANS FOR NUMBERS OF EACH)	80' X 50'	OPEN CANOPY, ALLOWING GRASS TO GROW WELL BENEATH. FEMALES PRODUCE BEAN PODS.
10	NYSSA SYLVATICA	TUPELO	2.5 CAL B&B	40' X 30'	AR NATIVE TREE; GLOSSY FOLIAGE; GORGEOUS RED AND PURPLE FALL FOLIAGE.
15	ULMUS AMERICANA 'JEFFERSON' & 'NEW HARMONY'	AMERICAN ELM 'JEFFERSON' & 'NEW HARMONY'	2.5 OR 4" CAL B&B (VIEW PLANS FOR NUMBERS OF EACH)	70' X 60'	AR NATIVE TREE; DUTCH ELM DISEASE–RESISTANCE CULTIVARS.
4	AMELANCHIER ARBOREA	SERVICEBERY	10–12' TALL MULTI–TRUNKED	20' X 20'	AR NATIVE SMALL TREE; WHITE FLOWERS FOLLOWED BY RED BERRIES
7	QUERCUS RUBRUM	RED OAK	2.5" CAL B&B	65' X 65'	AR NATIVE OAK. TOUGH.
2	VIBURNUM PRUNFOLIUM	BLACKHAW VIBURNUM	10–12' TALL MULTI–TRUNKED	15' X 12'	AR NATIVE SMALL TREE. WHITE SPRING FLOWERS FOLLOWED BY BLUE–BLACK FRUIT ENJOYED BY WILDLIFE.
12	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	10–12' TALL MULTI–TRUNKED	30' X 30'	NATIVE TO COASTAL SOUTH
10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM/IRONWOOD	2.5 CAL B&B	25' X 25'	AR NATIVE. SMALL OPEN TREE. SEED HEADS LOOK LIKE HOPS HANGING FROM THE BRANCHES. SMALL ELM–LIKE FOLIAGE. "MUSCULAR" SMOOTH, GRAY BARK ON TRUNK.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	SDG	CHECKED BY:	JRG
DRAWING CREATION DATE:		071420	
JOB NUMBER:	1843.5		

A:\PROJECTS\1843\PHASE\1843.5 CD01 LANDSCAPE PLAN.DWG
LAST SAVED: 10/6/2020 10:53 AM
PLOT DATE: 10/6/2020 10:53 AM

#	REVISION DESC.	DATE

BENTONVILLE PROJECT NO: LSD20–0057

LANDSCAPE PLAN

P.E. LIVINGSTON SQUARE HPR
BENTONVILLE, AR

REGISTERED LANDSCAPE ARCHITECT BARRAT K. WILLIAMS LICENSE NO. 000 STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
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(479) 355–2570
Fax: (479) 855–2570
www.edapa.com
134 West Emma Avenue
Springdale, Arkansas 72764

L101

15x57 Duplex

15x57 Duplex

16x51 Duplex - Option A

16x51 Duplex - Option A

16x51 Duplex - Option B

16x51 Duplex - Option B

16x59 Duplex - Option A

16x59 Duplex - Option A

16x59 Duplex - Option B

16x59 Duplex - Option B

16x59 Quad

16x59 Quad

17x57 Duplex - Option A

17x57 Duplex - Option A

17x57 Duplex - Option B

17x57 Duplex - Option B

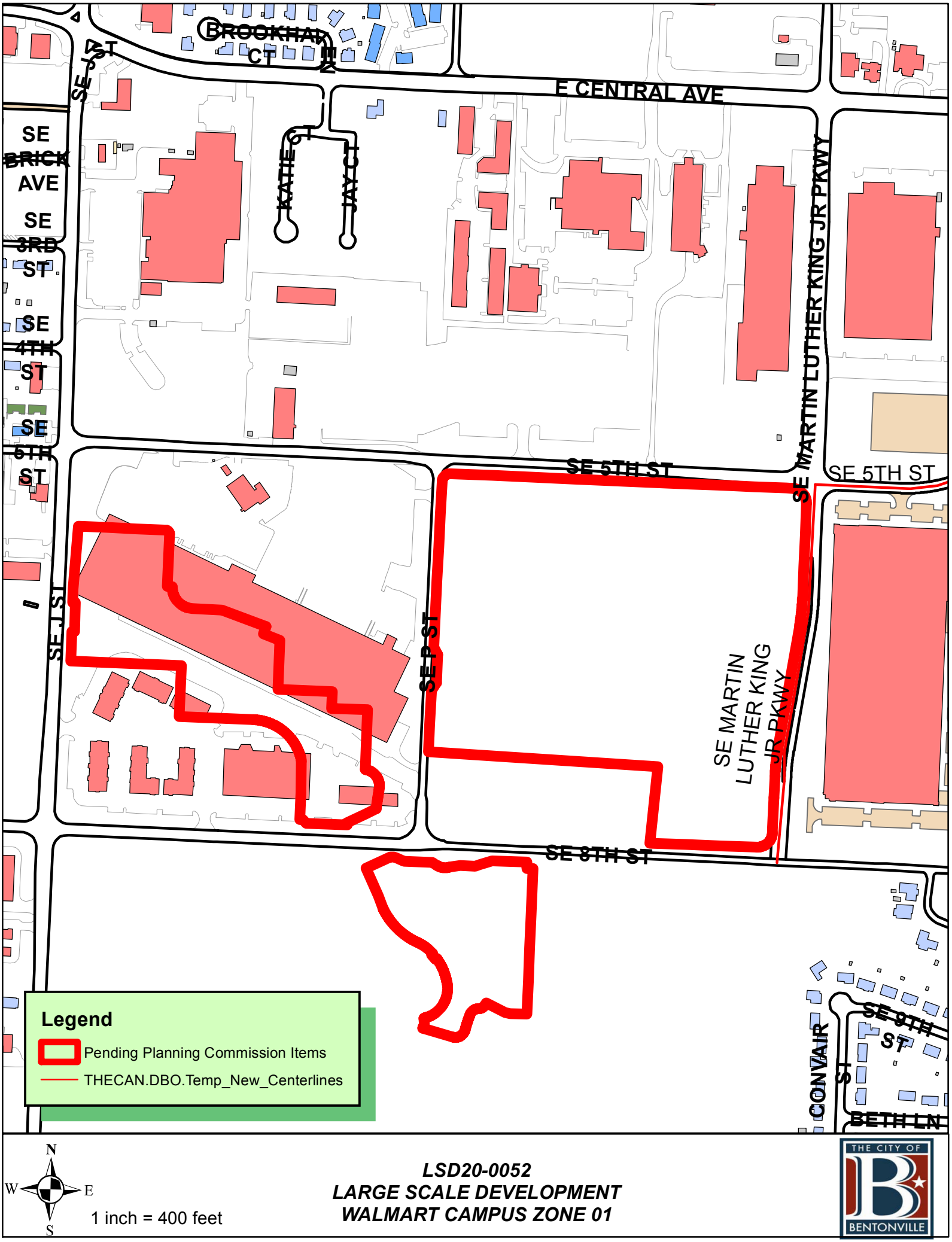
17x57 Quad

17x57 Quad

Single Unit

Single Unit

Single Unit


BROOKHAVEN CT
E CENTRAL AVE
SE 1ST
SE BRICK AVE
SE 3RD ST
SE 4TH ST
SE 6TH ST
KATIE CT
JAY CT
SE MARTIN LUTHER KING JR PKWY
SE 5TH ST
SE I ST
SE P ST
SE 8TH ST
CONVAIR ST
BETH LN
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
N
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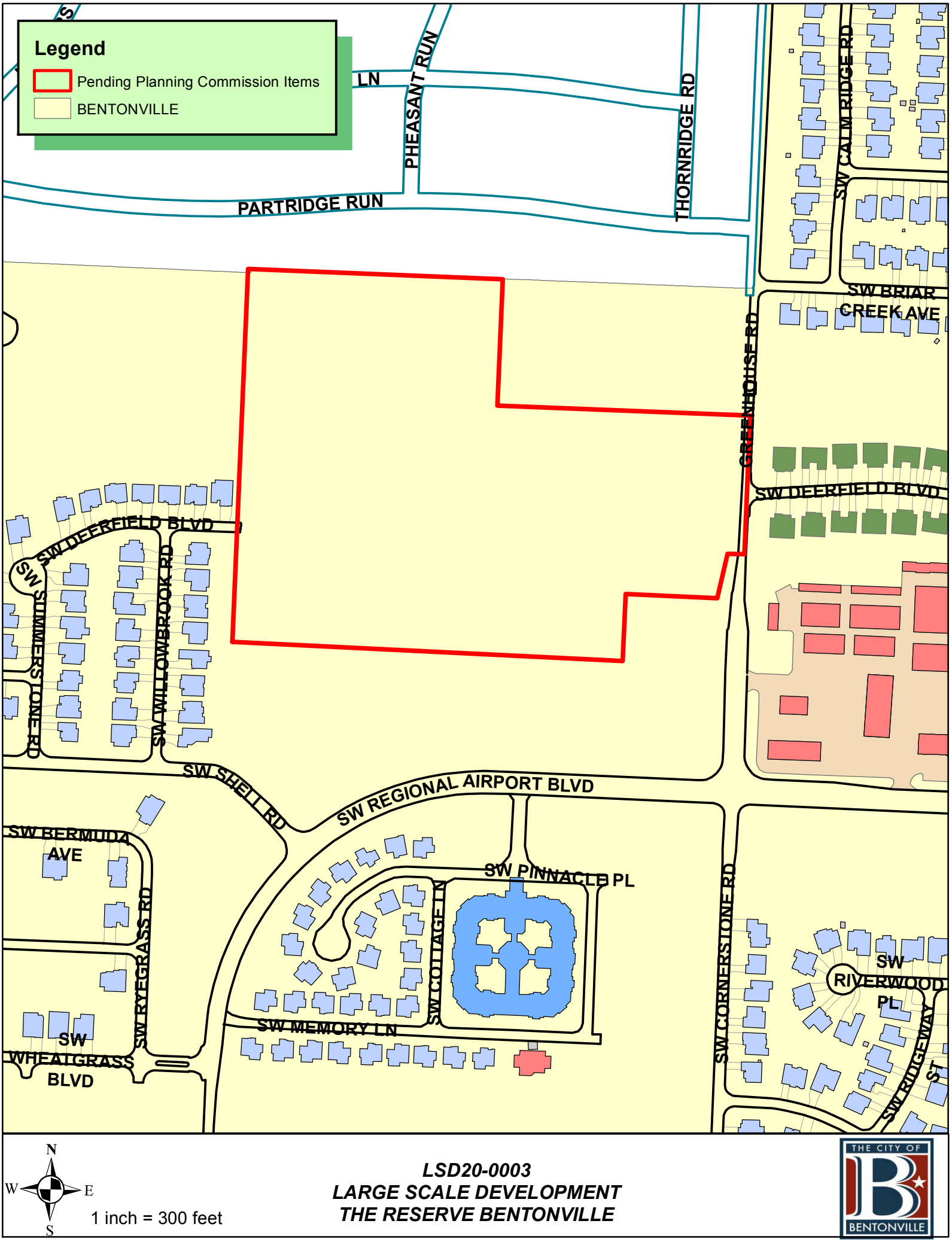
1 inch = 400 feet
LSD20-0052
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 01
THE CITY OF BENTONVILLE



LSD20-0003
LARGE SCALE DEVELOPMENT
THE RESERVE BENTONVILLE

PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

THE RESERVE - BENTONVILLE

IN THE CITY OF

BENTONVILLE, ARKANSAS

ARKANSAS ONE CALL SYSTEM, INC.
1-800-482-8998
STOP - CALL BEFORE YOU DIG

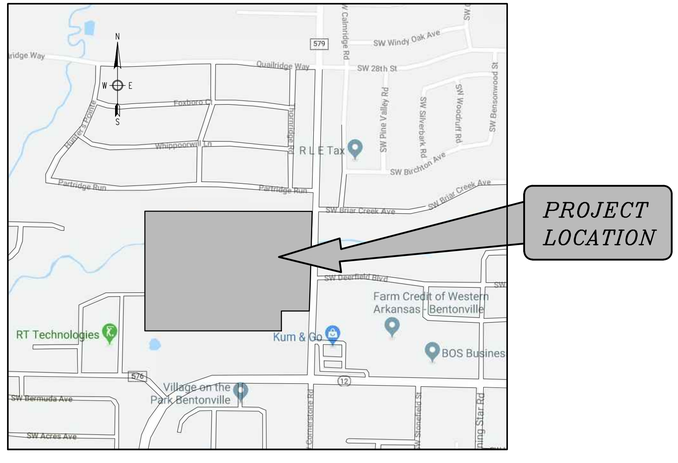
CONTACT LIST

BLACK HILL ENERGY:	JOSE CONTRERAS 1255 N. 13TH STREET ROGERS, AR 72756 (479) 877-0428
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 JAKE FEEMSTER 305 S.W. 'A' STREET BENTONVILLE, AR 72712 (479) 271-3108
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 TRAMS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3135
WASTEWATER DEPT.:	CITY OF BENTONVILLE NANCY BUSEN 1901 N.E. A STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE ELLEN NORVELL 305 S.W. A STREET BENTONVILLE, AR (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE ELLEN NORVELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-3168
STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-5002, JPAITH@BENTONVILLEAR.COM

INDEX OF SHEETS

SHEET No.	DESCRIPTION
0	COVER SHEET
1	EXISTING CONDITIONS
2	LSD
3	GRADING PLAN
4	STORM DRAINAGE PLAN
5	STORM DRAINAGE PROFILES
6-7	TYPICAL DETAILS
8-9	UTILITY PLAN
10-11	SANITARY SEWER PROFILES
12-16	CITY OF BENTONVILLE WATER & SEWER DETAILS
17	PAVING PLAN
18-19	STORM WATER POLLUTION PREVENTION PLAN
20	LANDSCAPE PLAN

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF BENTONVILLE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.



VICINITY MAP

CITY PROJECT#
LSD20-0002

October 5, 2020

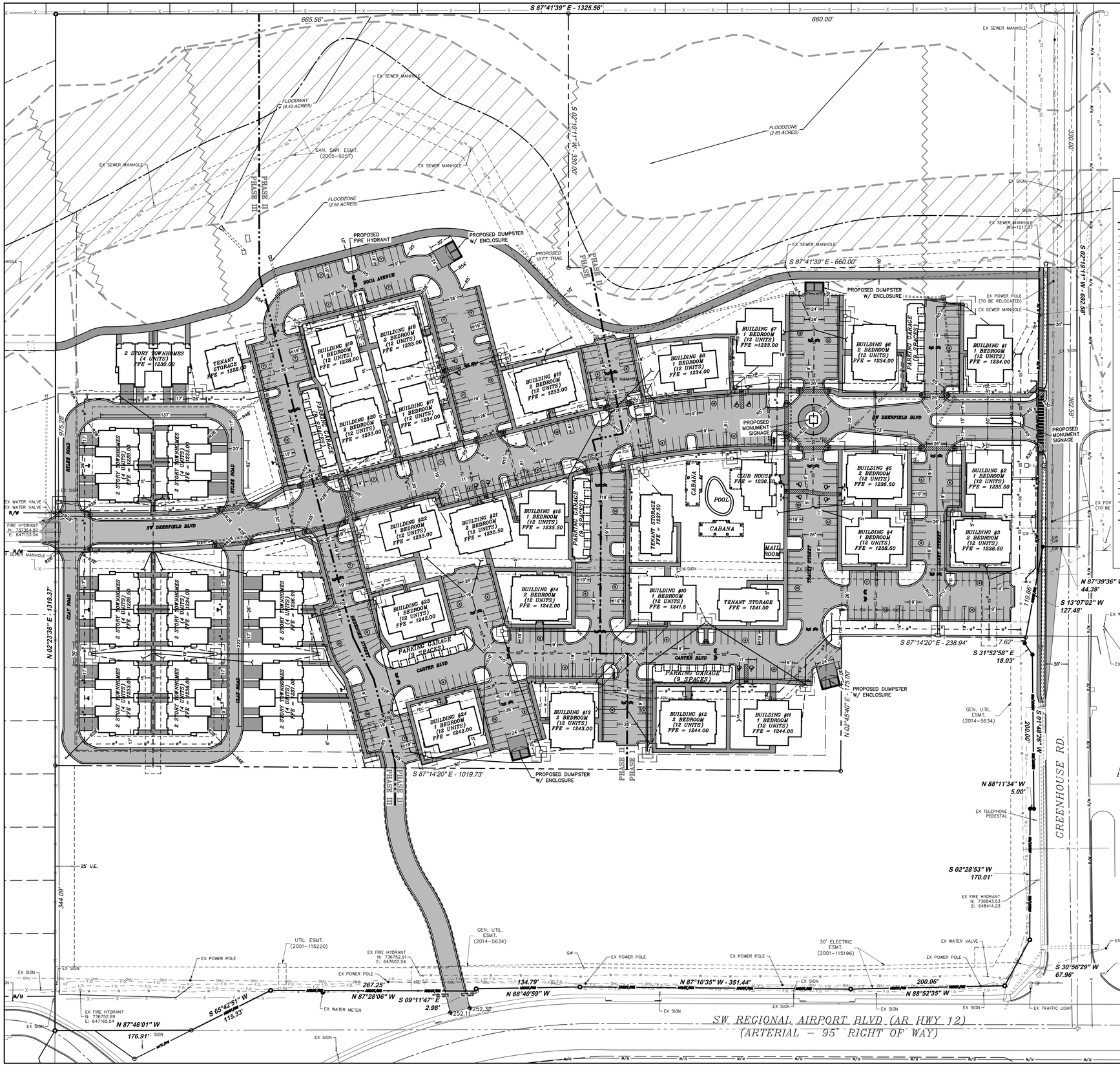
BY
ENGINEERING SERVICES INC.

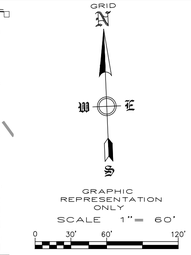
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

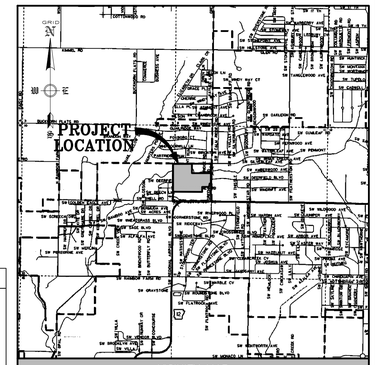
1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER. (CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS DATED AUGUST 12, 2008, ORDINANCE – 2008-64, ADH #67501 – JUNE 16, 2008)
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 10 AM 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.





LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED HANDICAP RAMP



VICINITY MAP
N.T.S.

PARCEL NUMBER: 01-07937-010

OWNER:	OLLAR, PAUL & SUE 2822 HIGHLAND DRIVE ROGERS, AR 72756-3120
DEVELOPER:	THE RESERVE AT BENTONVILLE, LLC P.O. BOX 10386 FORT SMITH, AR 72917
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING:	A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING:	PRD - PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SETBACKS:	PRD EXTERIOR BOUNDARY - 20' PRD INTERIOR BOUNDARY - 10' WHERE A UTILITY EASEMENT EXIST THE SETBACK SHALL BE THE UTILITY EASEMENT OR WHICHEVER IS GREATER.
GROSS AREA:	40.15 ACRES±
NET AREA:	23.47 ACRES±
PARKING REQUIRED:	APARTMENTS/ MULTI-FAMILY: 3 SPACES/ EACH TWO RESIDENTIAL UNITS 276 UNITS/ 2 * 3 = 414 REQUIRED SPACES (INCLUDING 2% OF TOTAL REQUIRED SPACES TO BE A.D.A COMPLIANT) TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE
PARKING PROVIDED:	530 SPACES PROVIDED (INCLUDING 12 A.D.A SPACES)
RESIDENTIAL DENSITY:	PHASE I APARTMENTS 132 UNITS/7.7 ACRES = 17.1 UNITS/ACRE PHASE II APARTMENTS 144 UNITS/8.6 ACRES = 16.7 UNITS/ACRE PHASE III TOWNHOUSES 36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

PROPOSED RESIDENTIAL BUILDINGS

BUILDING TYPE	TOTAL UNITS
13 BUILDINGS - 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 156 RESIDENTIAL UNITS
10 BUILDINGS - 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 120 RESIDENTIAL UNITS
9 BUILDINGS - TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

FLOOD PLAIN NOTE:

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0235 K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS, PANEL 235 OF 560. EFFECTIVE DATE: JUNE 5, 2012.

NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5. ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
6. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
8. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
9. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. ALL SITE FENCING NOT SHOWN WITHIN THIS PLAN SET WILL REQUIRE A SEPARATE PERMIT.

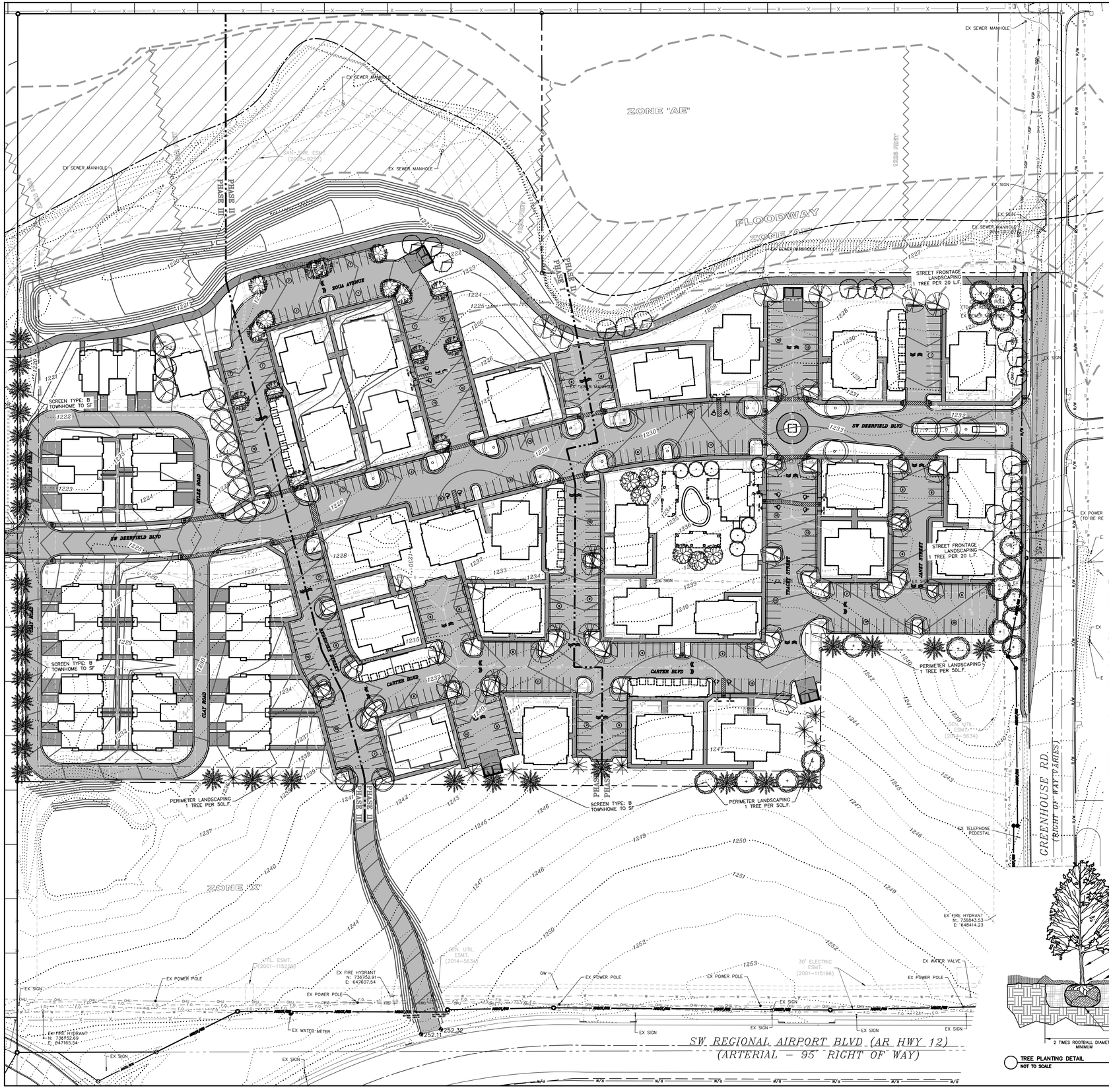
ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

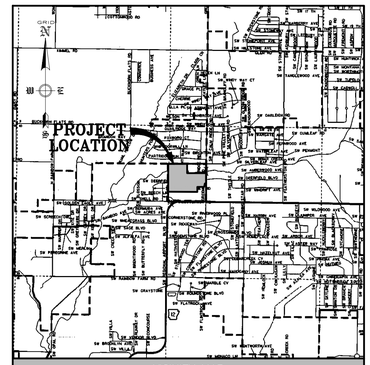
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2020, ENGINEERING SERVICES, INC. (10-2020 2:33 PM)

SCALE: 1"=60'
DATE: Oct 4, 2020
ENGINEER: TJA
DRAWN BY: DBB
W.O. #: 19945



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'



VICINITY MAP
N.T.S.

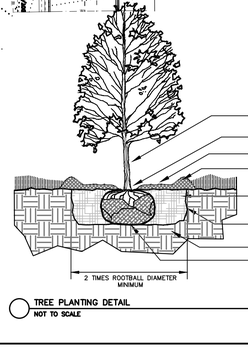
INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	LITTLELEAF LINDEN	Tilia Cordata	17	1½" Cal B & B
	WILLOW OAK	Quercus phellos	21	1½" Cal B & B
	SHORT LEAF PINE	Pinus echinata	34	1½" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	19	1½" Cal B & B
	RED MAPLE	Acer rubrum	15	1½" Cal B & B
	EASTERN WHITE PINE	Pinus strobus	9	1½" Cal B & B
	SUGAR MAPLE	Acer saccharum	17	1½" Cal B & B
	NORTHERN RED OAK	Quercus rubra	17	1½" Cal B & B
	BLACK GUM	Nyssa sylvatica	17	1½" Cal B & B
	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	6	1½" Cal B & B
	EASTERN REDBUD	Cercis canadensis	9	1½" Cal B & B

NOTES:

1. HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
2. EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
3. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
4. CHOCOLATE LANDSCAPE ROCK AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
5. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
6. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
7. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE
8. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF CHOCOLATE LANDSCAPE ROCK AT TIME OF INSTALLATION
9. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2"
10. SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 18"
11. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
12. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
13. HEALTHTY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES
14. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
15. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
16. TREES SHALL BE AT LEAST (5) FIVE FEET FROM ANY UTILITY MAIN LINES.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
18. PRESERVED TREES TO BE LIMBED UP TO 8' MIN. USE PRUNING AND MAINTENACNE STANDARDS FROM ANSI A300 "STANDARDS FOR TREE CARE"

NOTES:

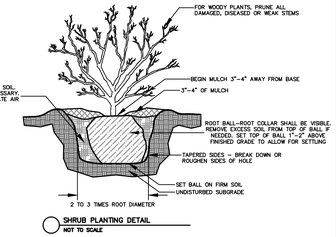
- WHERE THERE IS POTENTIAL UTILITY CONFLICTS DUE TO THIS PLAN, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS



SHRUB PLANTING DETAIL
NOT TO SCALE

OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
P.O. BOX 10386
FORT SMITH, AR 72917

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SETBACKS: FRONT - 20'
EXTERIOR SIDE - 20'
INTERIOR SIDE - 10'
REAR - 25'

GROSS AREA: 40.15 ACRES±
TARA: 23.47 ACRES±

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE

PHASE II APARTMENTS
168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE

PHASE III TOWNHOUSES
36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

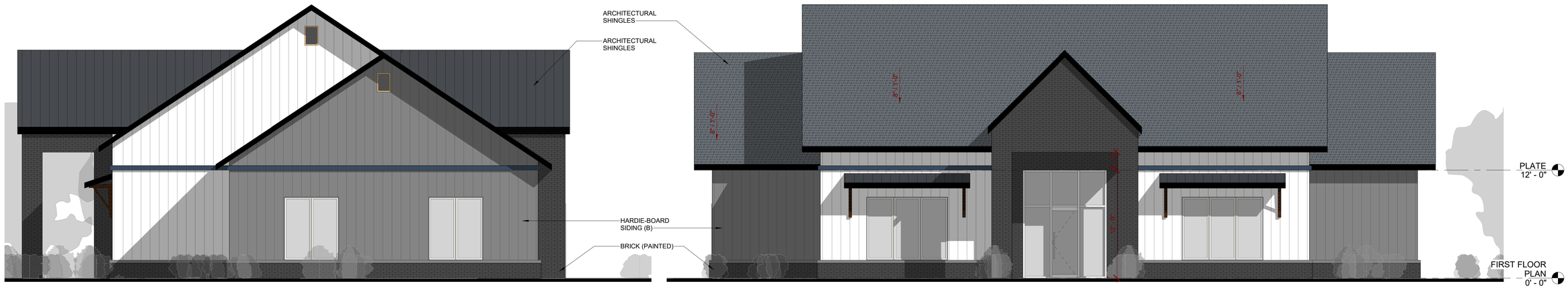
LANDSCAPE PLAN
THE RESERVE BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2020, ENGINEERING SERVICES, INC. - OCT 5 2020 | 11:39 AM
C:\ACCUDRAW\ENGINEERING WORK\PROJECTS\RESERVE\LANDSCAPE.DWG

SCALE: 1"=60'
DATE: Oct 5, 2020
ENGINEER: DBB
DRAWN BY: JLS
W.O. #: 19945

20

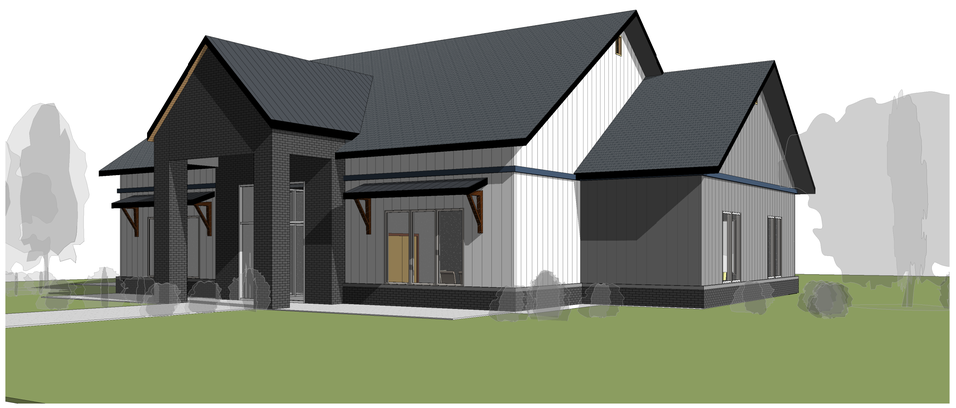


3 SIDE ELEVATION 1
3/16" = 1'-0"

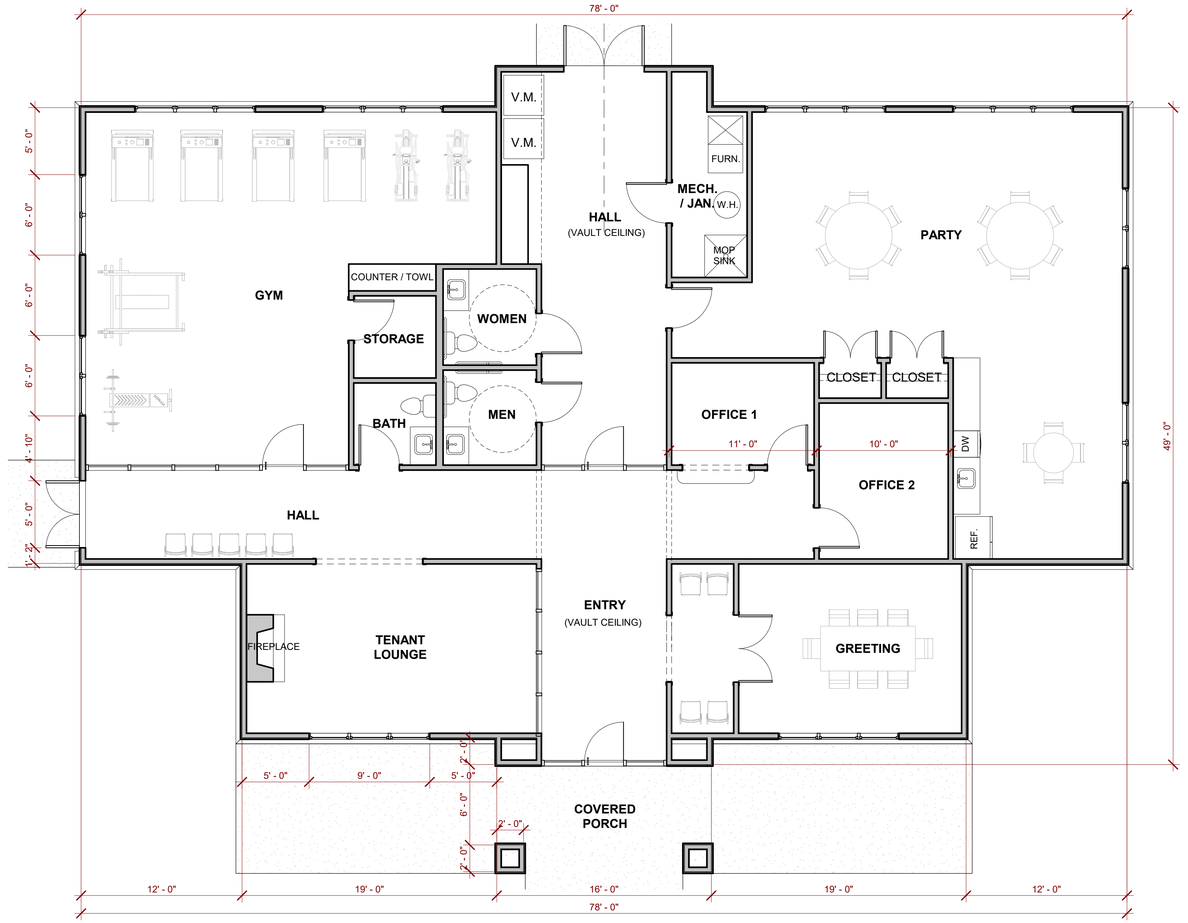
2 FRONT ELEVATION
3/16" = 1'-0"

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
BACK PORCH	FIRST FLOOR PLAN	75 SF	NO
FRONT PORCH	FIRST FLOOR PLAN	523 SF	NO
		598 SF	
FLOOR PLAN	FIRST FLOOR PLAN	3428 SF	YES
		3428 SF	
		4025 SF	



4 FRONT VIEW



1 FIRST FLOOR PLAN Copy 1
3/16" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOUR
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

CLUBHOUSE - FLOOR PLAN, ELEVATION & 3D IMAGES

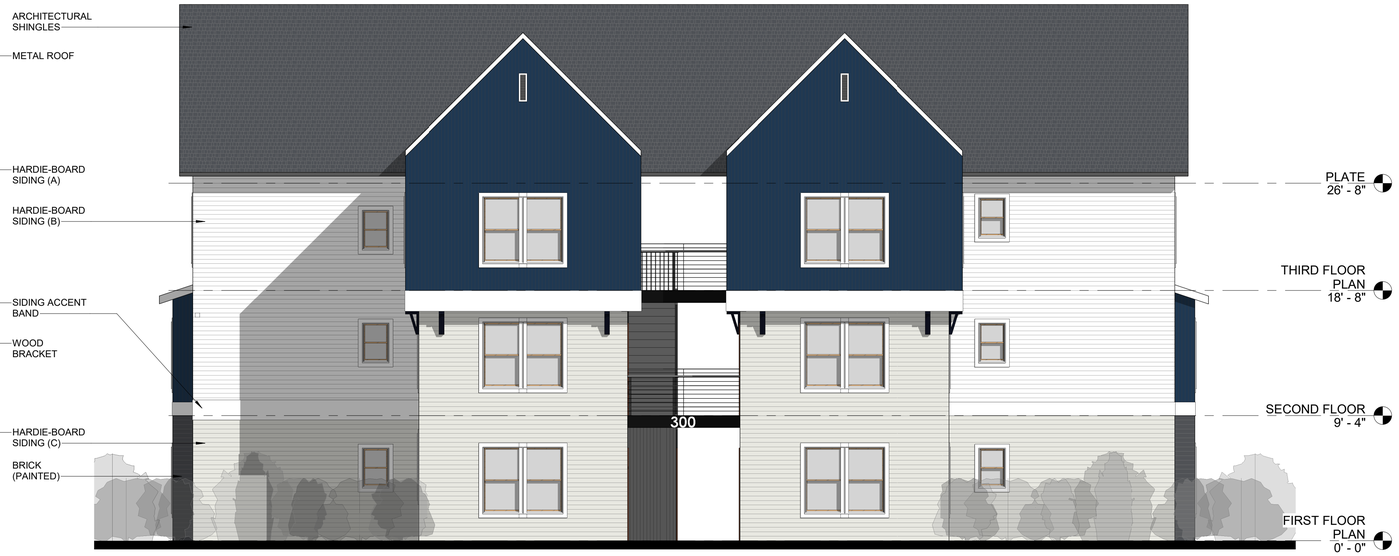
Seal

Revisions

Date 11.7.19

Project 19.100

CH1



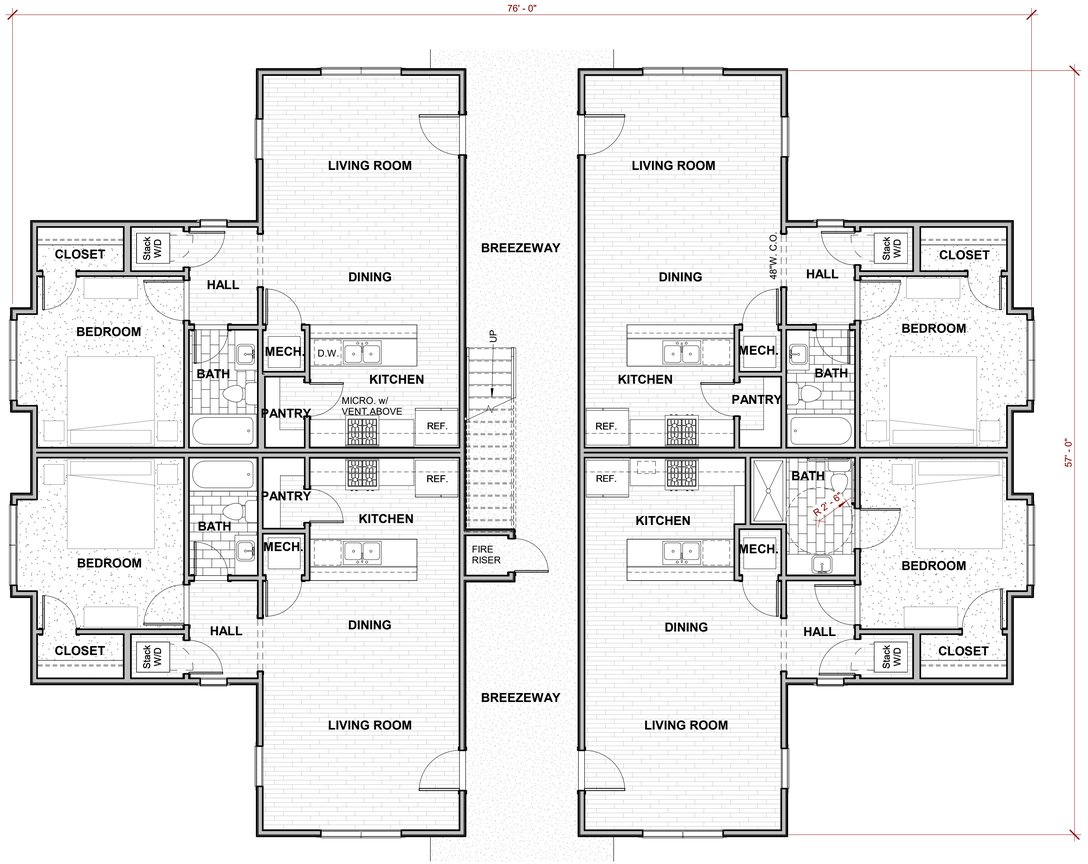
1 1 BEDROOM - SIDE ELEVATION.
3/16" = 1'-0"

2 1 BEDROOM - FRONT ELEVATION
3/16" = 1'-0"

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
1 BEDROOM UNIT	FIRST FLOOR PLAN	726 SF	YES
		726 SF	
		726 SF	

3 PERSPECTIVE VIEW - 1 BEDROOM2



4 FIRST FLOOR PLAN.
3/16" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOGAST REGISTERED ARCHITECT NO. 4317 ARKANSAS

ONE BEDROOM UNIT - FLOOR PLAN, ELEVATIONS & 3D IMAGE

Seal

Revisions

Date 11.7.19

Project 19.100

MF1.0

1 SIDE ELEVATION
3/16" = 1'-0"

2 2 BEDROOM - FRONT ELEVATION
3/16" = 1'-0"

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
2 BEDROOM UNIT	FIRST FLOOR PLAN	914 SF	YES
		914 SF	
		914 SF	

Norris
Est. 2007

3 AERIAL VIEW - 2 BEDROOM BUILDING

4 FIRST FLOOR PLAN Copy 1
3/16" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOUR
REGISTERED ARCHITECT
NO. 13771
STATE OF ARKANSAS

2 BEDROOM UNIT - FLOOR PLAN, ELEVATIONS & 3D IMAGE

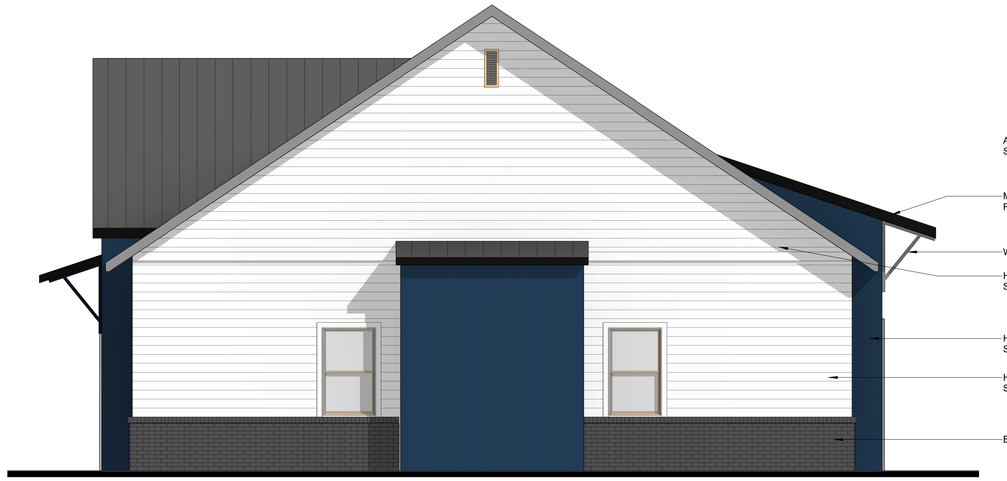
Seal

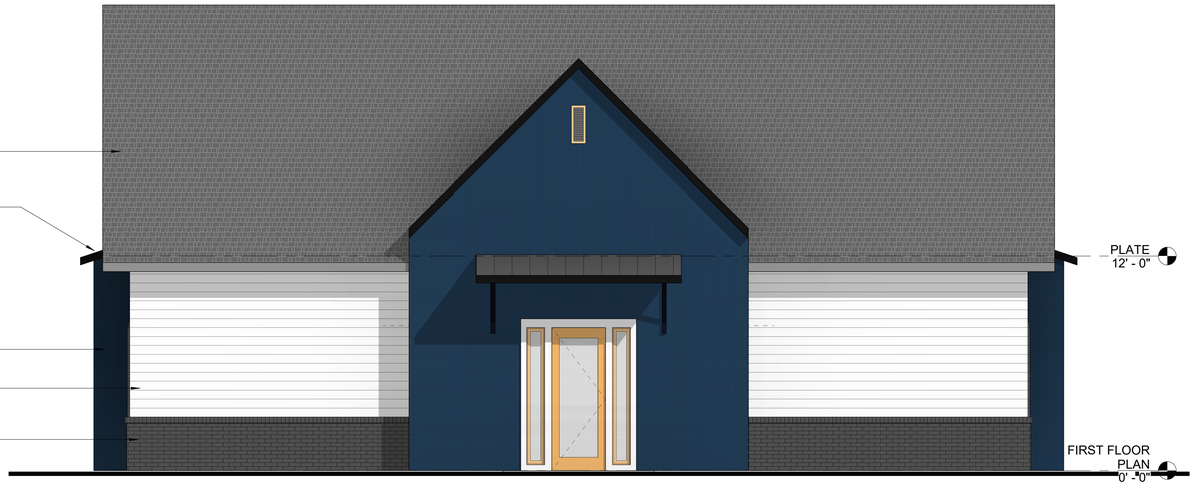
Revisions

Date 11.7.19

Project 19.100

MF2.0



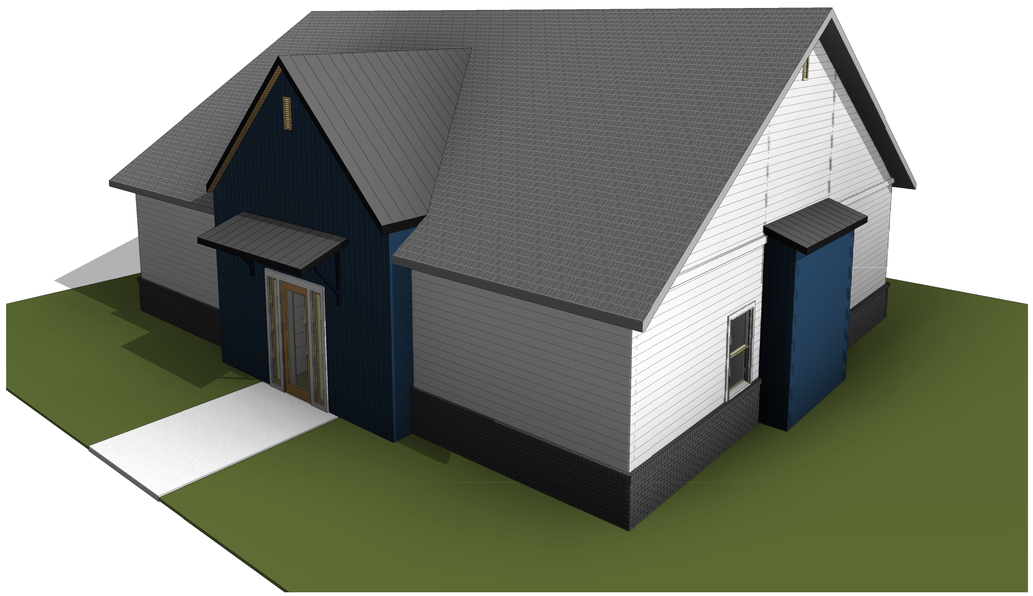


1 SIDE ELEVATION
1/4" = 1'-0"

2 FRONT ELEVATION
1/4" = 1'-0"

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
FLOOR PLAN	FIRST FLOOR PLAN	2122 SF	YES
		2122 SF	
		2122 SF	



3 FRONT VIEW

5 FIRST FLOOR PLAN Copy 1
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOGAST
REGISTERED ARCHITECT
NO. 4377
ARKANSAS

STORAGE BUILDING - FLOOR PLAN, ELEVATIONS, 3d IMAGE

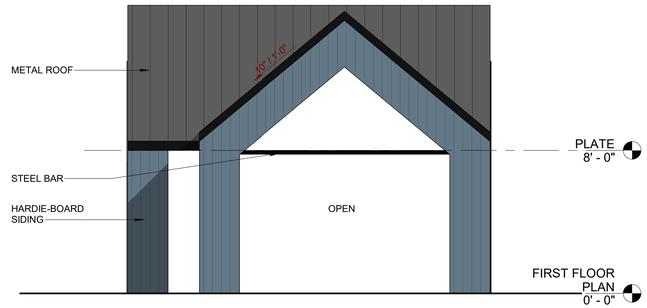
Seal

Revisions

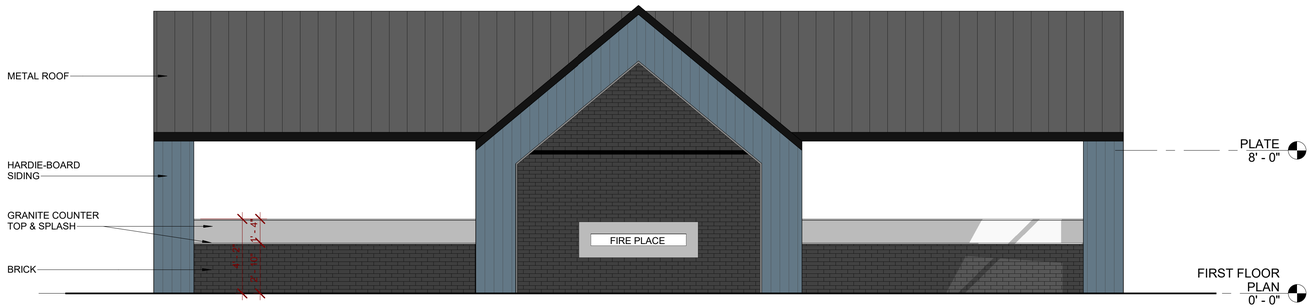
Date 11.7.19

Project 19.100

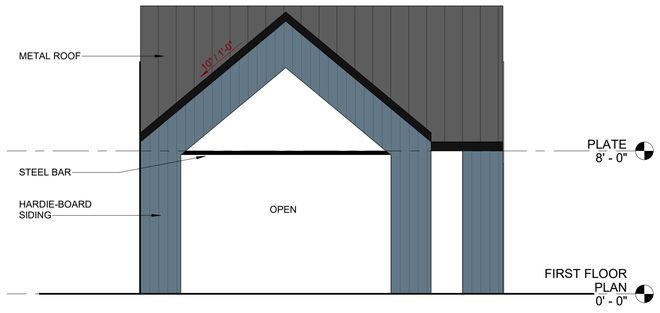
ST1



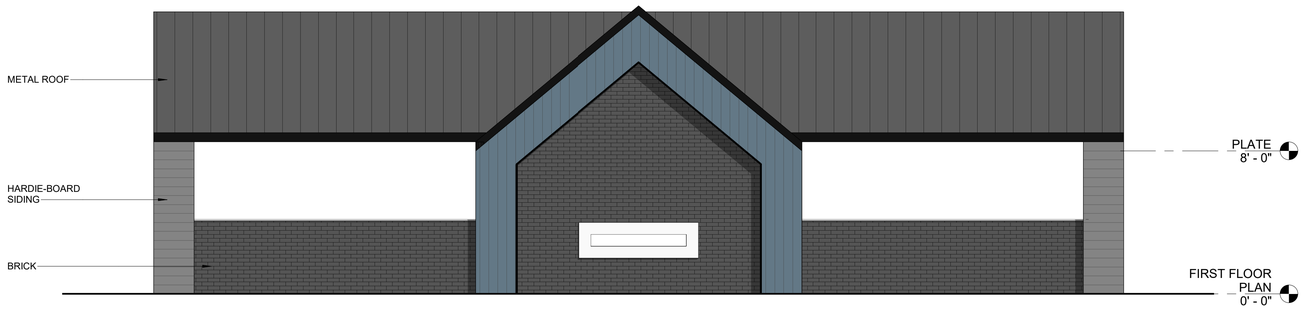
1 SIDE ELEVATION 1
1/4" = 1'-0"



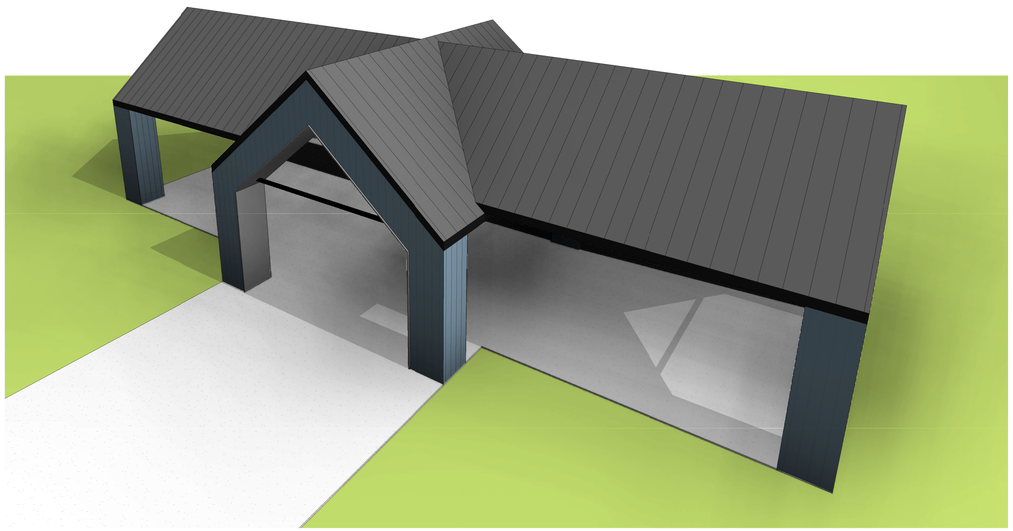
2 FRONT ELEVATION
1/4" = 1'-0"



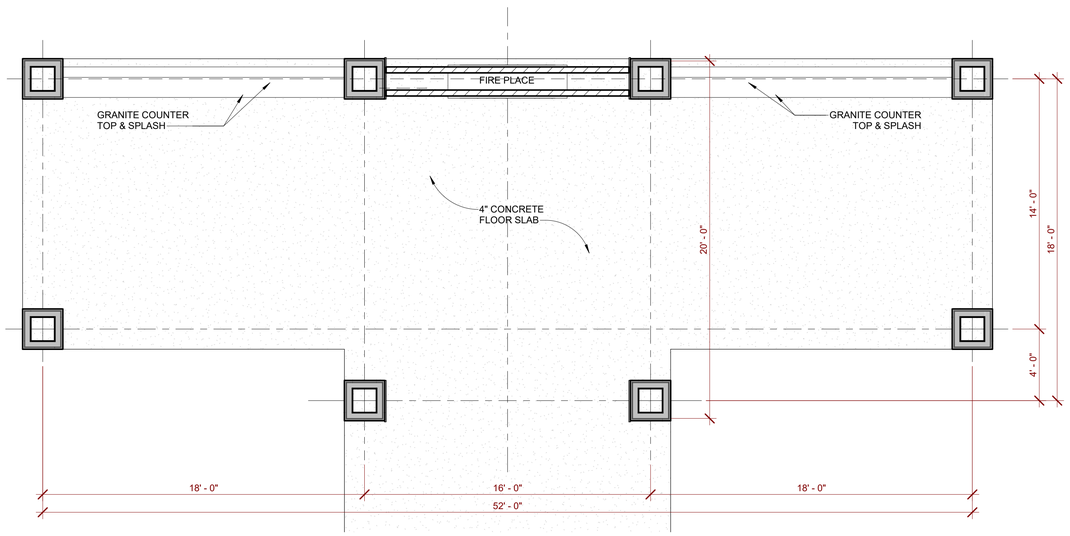
3 SIDE ELEVATION 2
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



5 AERIAL VIEW



6 FIRST FLOOR PLAN
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRET ARBOUR
REGISTERED ARCHITECT
NO. 4777
ARKANSAS

CABANA - FLOOR PLAN, ELEVATIONS & 3d IMAGE

Seal

Revisions

Date 11.7.19

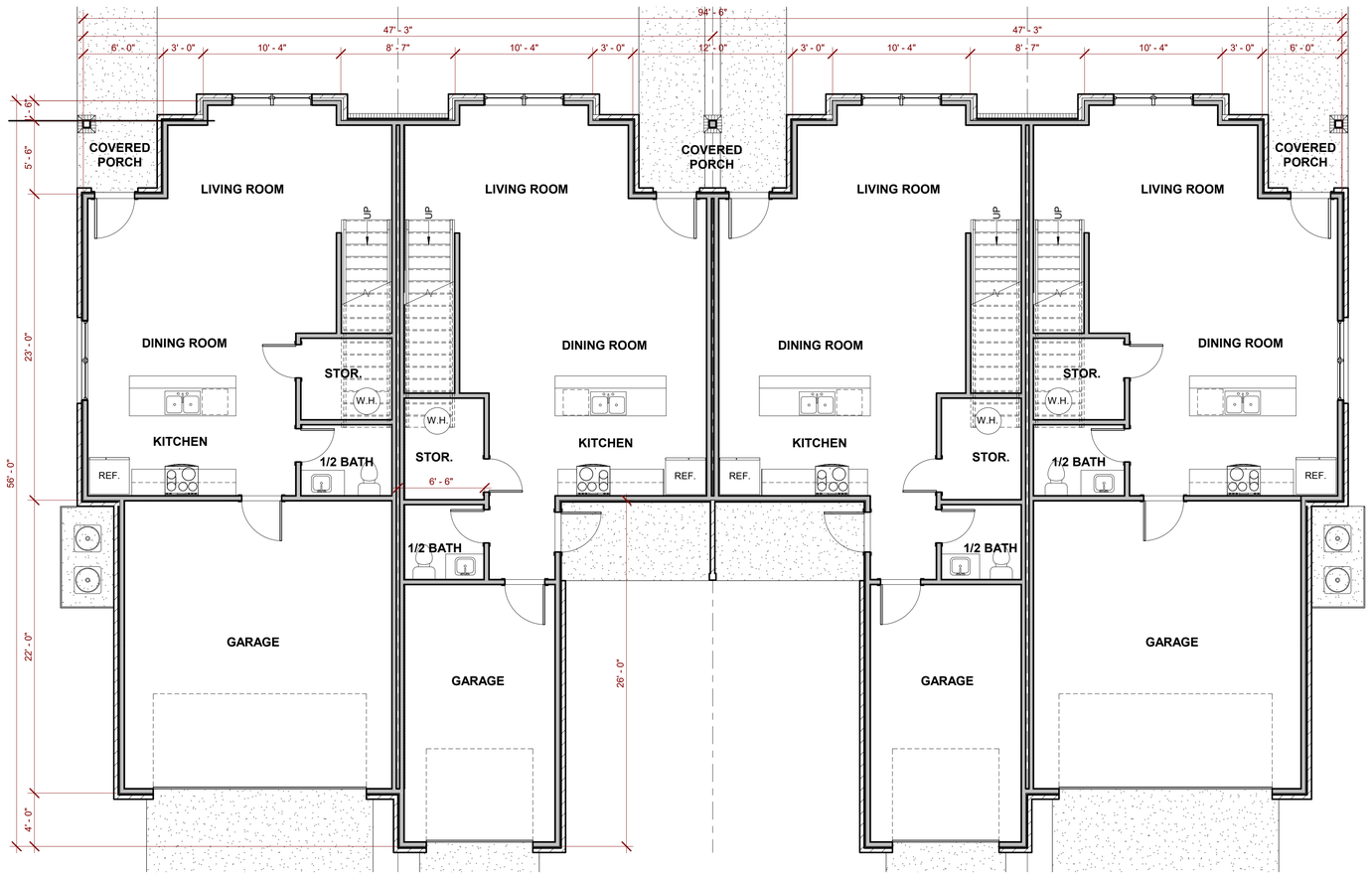
Project 19.100

CA1

1 SIDE ELEVATION
1/8" = 1'-0"

2 FRONT ELEVATION
3/16" = 1'-0"

3 FRONT VIEW



4 FIRST FLOOR PLAN
3/16" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOUR
REGISTERED ARCHITECT
NO. 13711
STATE OF ARKANSAS

4 PLEX - FLOOR PLAN, ELEVATIONS & 3D IMAGE

Seal

Revisions

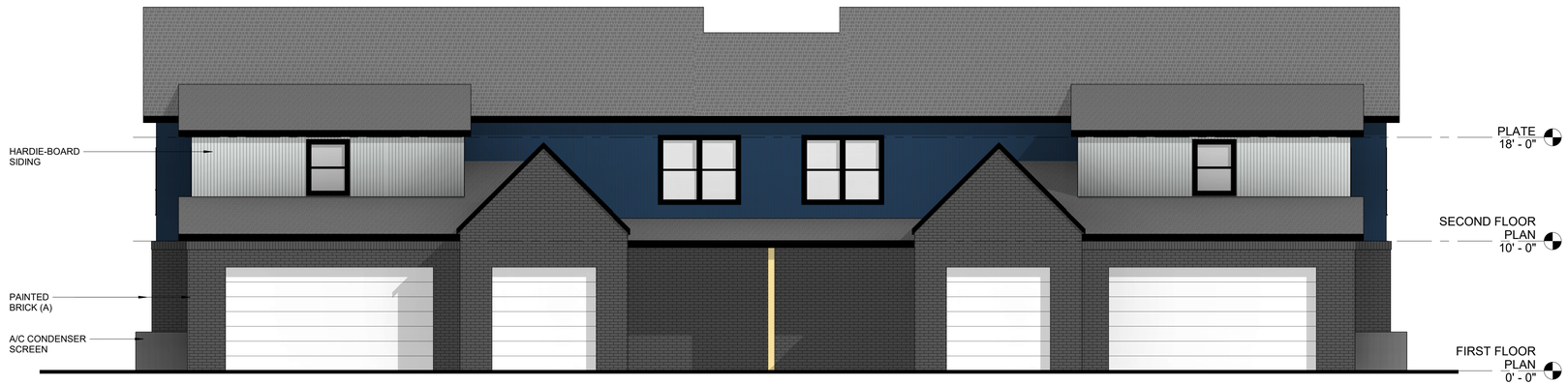
Date 11.7.19

Project 19.100

FP1.0

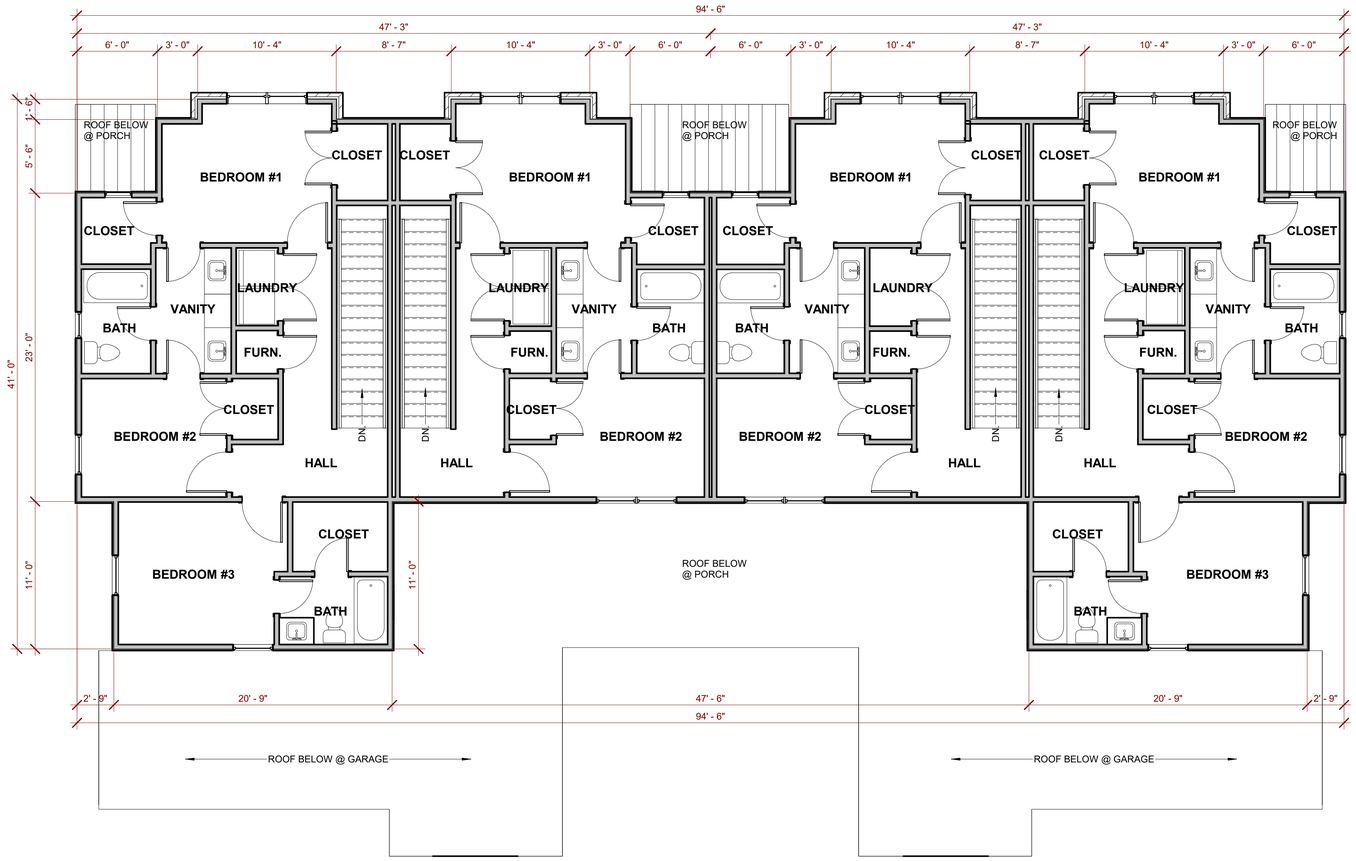
AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
2 BEDROOM UNIT - FIRST FLOOR	FIRST FLOOR PLAN	732 SF	YES
2 BEDROOM UNIT - GARAGE	FIRST FLOOR PLAN	238 SF	NO
2 BEDROOM UNIT - SECOND FLOOR	SECOND FLOOR PLAN	584 SF	YES
		1554 SF	
3 BEDROOM UNIT - FIRST FLOOR	FIRST FLOOR PLAN	661 SF	YES
3 BEDROOM UNIT - GARAGE	FIRST FLOOR PLAN	462 SF	NO
3 BEDROOM UNIT - SECOND FLOOR	SECOND FLOOR PLAN	819 SF	YES
		1943 SF	
		3497 SF	



1 REAR ELEVATION
3/16" = 1'-0"

2 REAR VIEW



3 SECOND FLOOR PLAN
3/16" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOUR REGISTERED ARCHITECT NO. 4317 ARKANSAS

4 PLEX - SECOND FLOOR PLAN, ELEVATION, 3D IMAGE, AREA SCHEDULE

Seal

Revisions

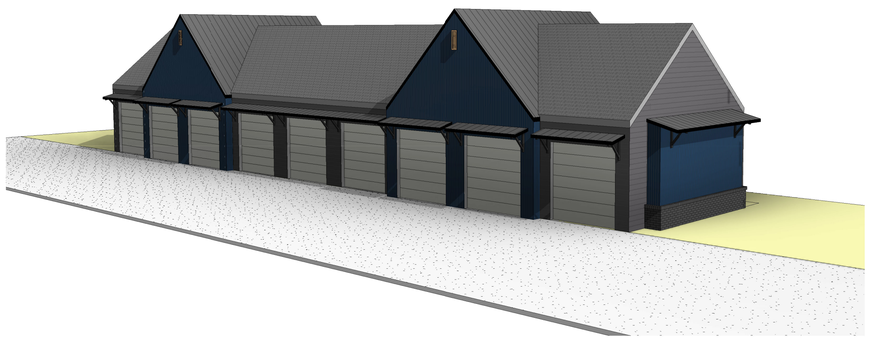
Date 11.7.19

Project 19.100

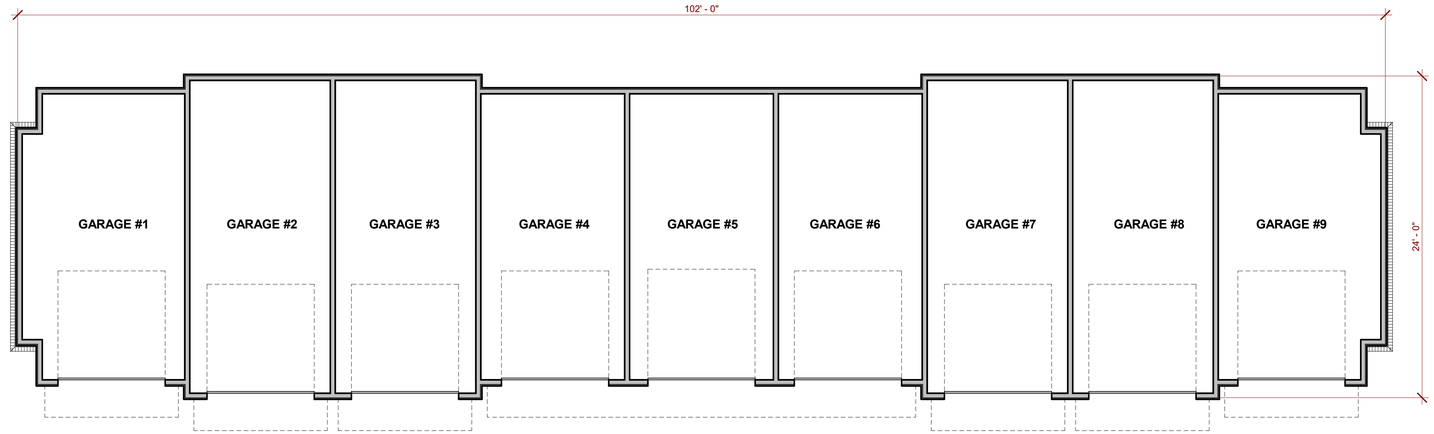
FP1.1

1 SIDE ELEVATION
3/16" = 1'-0"

2 FRONT ELEVATION
3/16" = 1'-0"



3 REAR VIEW



4 FIRST FLOOR PLAN
3/16" = 1'-0"

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
9-CAR GARAGE	FIRST FLOOR PLAN	2314 SF	NO
			NO
		2314 SF	
		2314 SF	

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS

BRETT ARBOUR REGISTERED ARCHITECT NO. 4317 ARKANSAS

GARAGE - FLOOR PLAN, ELEVATION, 3D IMAGE, AREA SCHEDULE

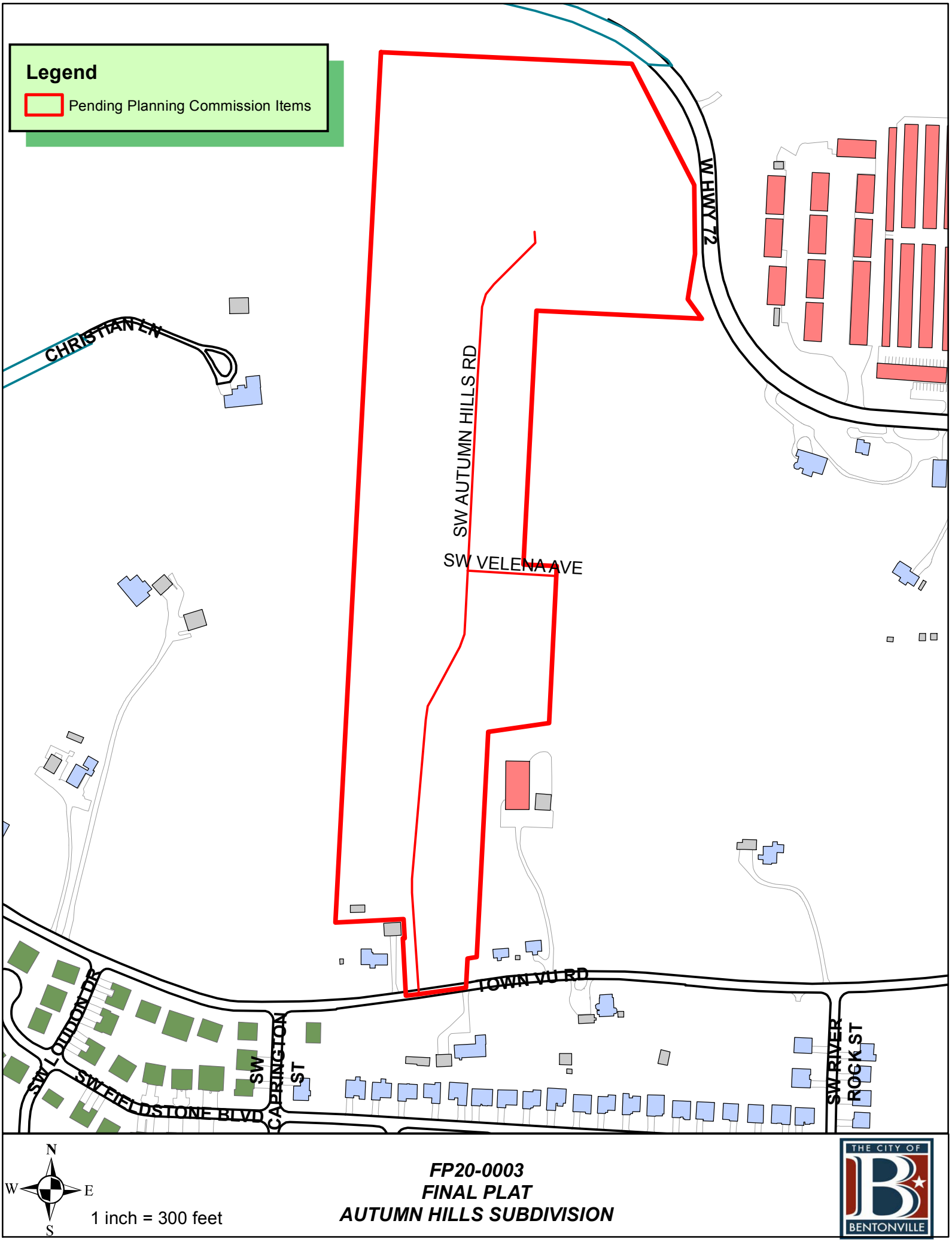
Seal

Revisions

Date 11.7.19

Project 19.100

GA1.0



FP20-0003
FINAL PLAT
AUTUMN HILLS SUBDIVISION

THE CITY OF BENTONVILLE

AUTUMN HILLS - FINAL PLAT - SHEET 1/6

STATE RECORDING NUMBER:
500-20N-31W-0-34-400-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF AUGUST, 2020.

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

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

VICINITY MAP

VICINITY MAP NOT TO SCALE

NOTES:
1) THERE ARE NO EXISTING WETLANDS ON THIS SITE.
2) ALL UTILITIES HAVE BEEN FIELD-LOCATED.
3) LOT 1 SHALL BE DEDICATED AS A DRAINAGE EASEMENT.
4) LOTS 52, 53, & 54 SHALL BE DEDICATED AS RECREATION EASEMENTS.
5) SIDEWALK CONSTRUCTION AND REQUIRED ADA RAMPS WITH TRUNCATED DOMES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER AT THE TIME OF BUILDING AND SHALL BE INSTALLED PER CITY SPECIFICATIONS.
6) EACH HOME BUILDER IS REQUIRED TO PLANT ONE SHADE TREE IN EACH YARD ADJACENT TO ROADWAY AND 1 SHADE TREE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO ROADWAY.
7) HOMEBUILDERS ARE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO DRAINAGE EASEMENTS OR THE PUBLIC RIGHT-OF-WAY.
8) MAINTENANCE OF DETENTION PONDS, DRAINAGE STRUCTURES, AND ALL RECREATION AREAS ARE RESPONSIBILITY OF PROPERTY OWNERS' ASSOCIATION.
9) THERE SHALL BE NO FENCES OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.
10) END OF STREET SIGNS CONFORMING TO MUTCD STANDARDS ARE REQUIRED AT LOCATION OF ROAD TERMINATION.
11) THE PROPERTY SURVEYED LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.
12) HOUSES ON LOTS 15-35 TO BE EQUIPPED WITH A NFPA 13D FIRE SUPPRESSION SYSTEM DUE TO ONLY ONE ENTRANCE.
13) POND ON LOTS 48 & 49 TO BE FILLED IN BY HOME BUILDER.

SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING AXLE MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°25'34"E 655.74' TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HIGHWAY #72 WEST, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S27°09'45"E 357.06', S00°55'57"E 179.70', S09°13'22"W 119.14', S35°40'31"E 63.48', THENCE LEAVING SAID RIGHT-OF-WAY N87°12'57"W 432.98' TO AN EXISTING REBAR, THENCE S02°55'14"W 663.86' TO AN EXISTING RAIL SPIKE, THENCE S87°27'36"E 87.34', THENCE S02°54'46"W 410.56', THENCE S81°47'06"W 160.00', THENCE S02°54'46"W 589.50', THENCE S81°47'06"W 24.46', THENCE S02°54'46"W 76.00', THENCE S81°57'38"W 124.12', THENCE S83°57'46"W 34.53', THENCE N03°08'50"W 149.73' TO AN EXISTING REBAR, THENCE N86°51'57"E 4.94' TO AN EXISTING REBAR, THENCE N03°08'31"W 50.25' TO AN EXISTING REBAR, THENCE S86°55'50"W 178.04' TO AN EXISTING REBAR, THENCE N02°58'54"E 2276.49' TO THE POINT OF BEGINNING, CONTAINING 29.10 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN TOWN VU ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNER / DEVELOPER:
CALCON INC
10636 HWY 72 W
BENTONVILLE AR 72712-9017
PHONE: 479-273-5558

SURVEYOR / ENGINEER:
BATES & ASSOCIATES, INC
7230 S. PLEASANT RIDGE DRIVE
FAYETTEVILLE, AR 72704
PHONE: 479-442-9350
COA #1335

LAST SITE VISIT:
AUGUST 26, 2020

ORIGINAL PARCEL NUMBERS:
01-00942-525, 01-00942-510, & 01-00942-500

PROPERTY ZONED:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED USE:
SINGLE-FAMILY SUBDIVISION

BUILDING SETBACKS :
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.

*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

GARAGE SETBACK STANDARDS:
STREET-FACING: 30' FROM THE PROPERTY LINE THE GARAGE FACES
SIDE- OR REAR-LOADING: 20' FROM THE FRONT PROPERTY LINE

MAXIMUM BUILDING HEIGHT:
36 FEET

MAXIMUM LOT COVERAGE:
INTERIOR LOT: 40%
EXTERIOR LOT: 45%

TOTAL ACREAGE :
29.10 ACRES +/- BEFORE R/W DEDICATION
26.15 ACRES +/- AFTER R/W DEDICATION

TOTAL NUMBER OF LOTS:
50 SINGLE-FAMILY RESIDENTIAL
1 DRAINAGE FACILITY
3 RECREATION

DENSITY:
0.52 UNITS PER ACRE

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 34°11'52" W	32.04'
L2	S 55°48'08" E	52.07'
L3	S 63°08'52" E	71.94'
L4	S 35°40'31" E	63.48'
L5	S 81°47'06" W	24.46'
L6	N 86°51'57" E	4.94'
L7	N 03°08'31" W	50.25'
L8	N 00°22'22" E	33.42'
L9	S 83°57'46" W	34.53'
L10	S 02°54'46" W	76.00'
L13	N 84°08'42" E	9.94'
L14	N 02°55'14" E	50.00'
L15	N 87°53'45" E	5.33'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2000.00'	278.91'	278.69'	N 00°51'11" E	7°59'25"
C2	150.00'	62.39'	61.95'	N 16°45'53" E	23°49'58"
C3	150.00'	67.44'	66.87'	N 15°48'03" E	25°45'38"
C4	150.00'	120.11'	116.93'	N 25°51'36" E	45°52'43"
C5	20.00'	33.13'	29.47'	N 50°35'26" W	94°53'51"
C6	1975.00'	36.71'	36.71'	N 02°36'34" W	1°03'54"
C7	1975.00'	97.87'	97.86'	N 00°39'27" W	2°50'21"
C8	1975.00'	80.11'	80.10'	N 01°55'27" E	2°19'26"
C9	1975.00'	60.74'	60.74'	N 03°58'02" E	1°45'44"
C10	125.00'	52.00'	51.62'	N 16°45'53" E	23°49'58"
C11	175.00'	39.34'	39.26'	N 22°14'27" E	12°52'49"
C12	175.00'	39.34'	39.26'	N 09°21'39" E	12°52'49"
C13	15.00'	23.56'	21.21'	N 47°55'14" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 42°04'46" W	90°00'00"
C15	125.00'	32.66'	32.57'	N 10°24'22" E	14°58'16"
C16	125.00'	67.43'	66.61'	N 33°20'44" E	30°54'27"
C17	18.50'	5.79'	5.77'	N 57°46'06" E	17°56'18"
C18	53.50'	48.13'	46.52'	N 40°57'56" E	51°32'37"
C19	53.50'	33.69'	33.13'	N 02°50'38" W	36°04'31"
C20	53.50'	41.82'	40.77'	N 43°16'38" W	44°47'29"
C21	53.50'	35.94'	35.27'	N 84°55'02" W	38°29'20"
C22	53.50'	50.24'	48.42'	S 48°56'05" W	53°48'25"
C23	53.50'	45.14'	43.81'	S 02°08'25" E	48°20'36"
C24	18.50'	24.25'	22.55'	S 11°14'37" W	75°06'40"
C25	175.00'	28.68'	28.65'	S 44°06'14" W	9°23'27"
C26	175.00'	76.10'	75.50'	S 26°57'02" W	24°54'57"
C27	175.00'	35.34'	35.28'	S 08°42'24" W	11°34'19"
C28	125.00'	43.33'	43.11'	S 12°51'05" W	19°51'41"
C29	125.00'	12.87'	12.86'	S 25°43'54" W	5°53'56"
C30	175.00'	14.52'	14.52'	S 26°18'14" W	4°45'16"
C31	175.00'	58.27'	58.00'	S 14°23'15" W	19°04'42"
C32	175.00'	0.58'	0.58'	S 04°56'36" W	0°11'25"
C33	2025.00'	18.20'	18.20'	S 04°35'27" W	0°30'54"
C34	2025.00'	75.03'	75.03'	S 03°16'18" W	2°07'23"
C35	2025.00'	74.90'	74.89'	S 01°09'02" W	2°07'09"
C36	2025.00'	77.59'	77.58'	S 01°00'23" E	2°11'43"
C37	2025.00'	36.68'	36.68'	S 02°37'23" E	1°02'16"

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED : _____

NAME & ADDRESS: _____

_____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE _____

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

DATE OF EXECUTION: _____

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

CERTIFICATE OF APPROVAL:
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT 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

FP20-0003

RECORDING NUMBER/DATE

N W E S

LEGEND:
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK
UTILITY EASEMENT
OVERHEAD POWER LINE
SET 5/8" REBAR/CAP
COMPUTED POINT
BOLT
FOUND 1/2" REBAR
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
SANITARY SEWER MH
POWER POLE
WATER VALVE
LIGHT

Location Map:
R-20-W
34
T-31-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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FOR USE AND BENEFIT OF:
CALCON, INC

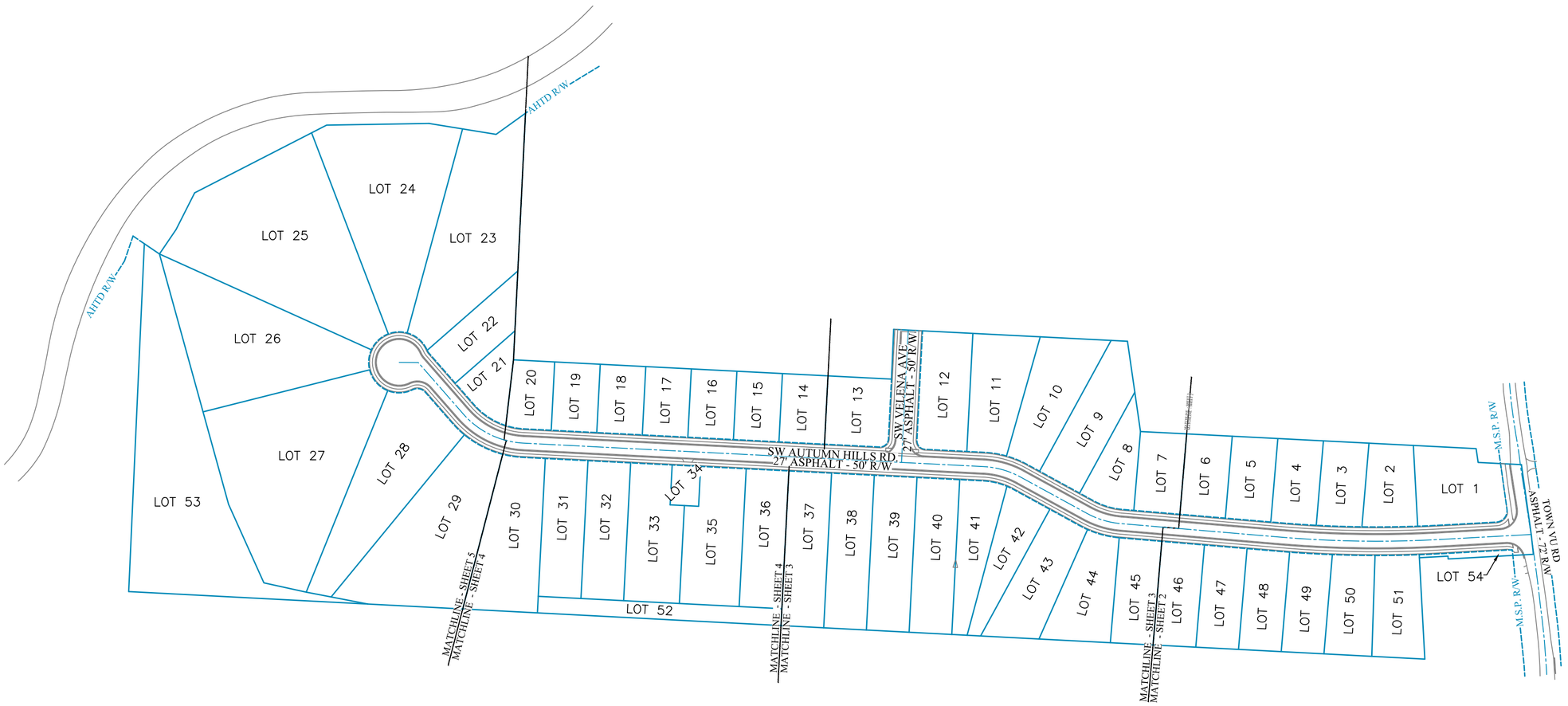
ADDRESS: TOWN VU RD BENTONVILLE, ARKANSAS

LOCATION: SECTION: 34 TOWNSHIP: 20 NORTH RANGE: 31 WEST

DATE: 9/21/2020 | SCALE: 1"=60' | DRAFTED: BW/JY | SURVEYED: JN | REVIEWED: DT | ATLAS PAGE: 400 | COA #1335

DRAWING #16-278 FP 1/6

AUTUMN HILLS - FINAL PLAT - SHEET 2/6



0’ 150’ 300’ 450’

GRAPHIC SCALE (IN FEET)
1 Inch = 150ft.

FP20-0003

RECORDING NUMBER/DATE

LEGEND:

- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- OVERHEAD POWER LINE
- SET 5/8" REBAR/CAP
- COMPUTED POINT
- BOLT
- FOUND 1/2" REBAR
- TELEPHONE PEDESTAL
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- SANITARY SEWER MH
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- LIGHT

Location Map:
R-20-W
34
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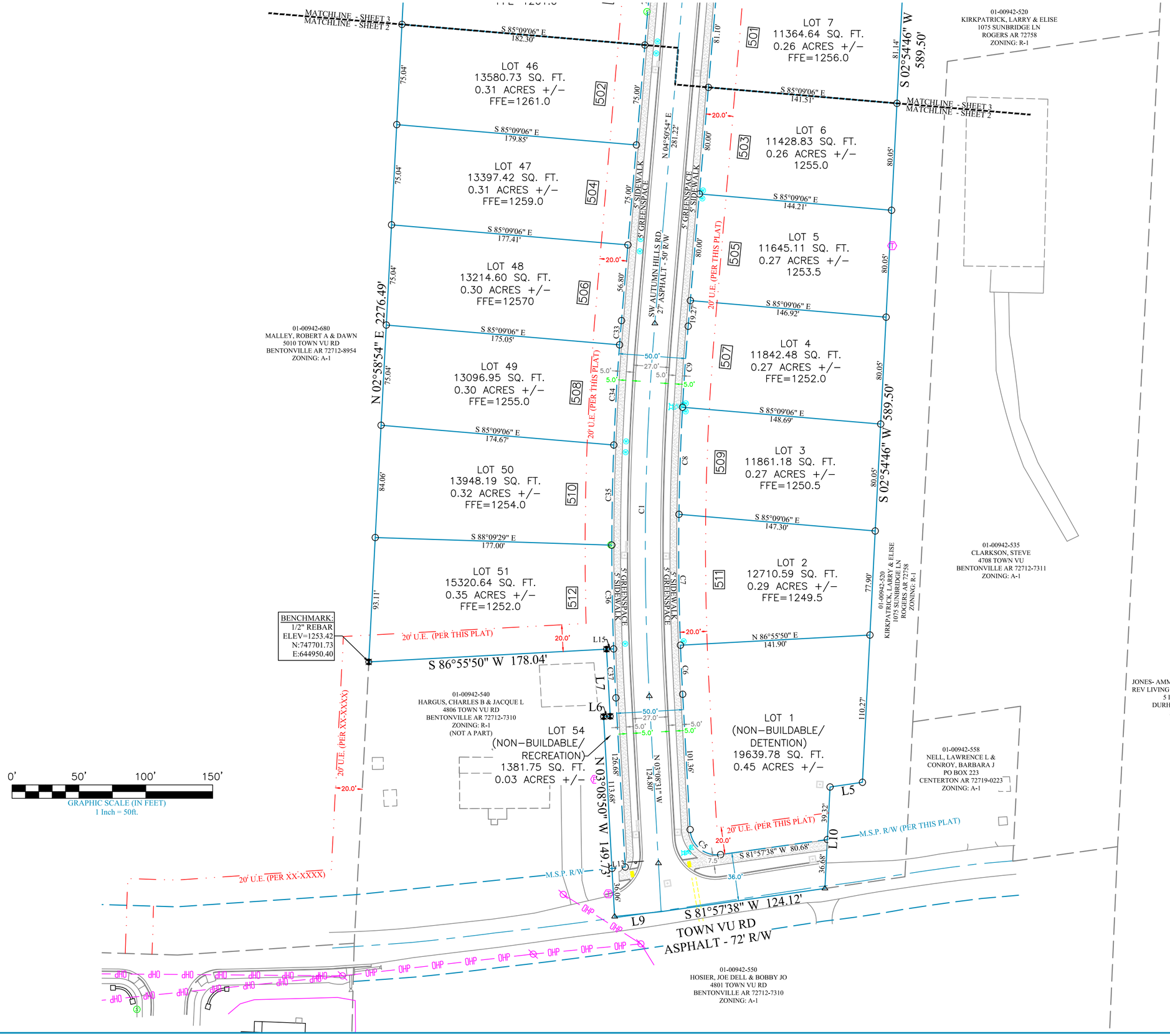
FOR USE AND BENEFIT OF:
CALCON, INC

ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: *9/21/2020* SCALE: *1"=150'*
LOCATION:
SECTION: 34
TOWNSHIP: 20 NORTH
RANGE: 31 WEST
SURVEYED: JN DRAFTED: BW/JY
REVIEWED: DT
ATLAS PAGE: 400
COA #335

DRAWING #16-278 FP 2/6

AUTUMN HILLS - FINAL PLAT - SHEET 3/6



RECORDING NUMBER/DATE

LEGEND:

SET 5/8" REBAR/CAP	BOUNDARY LINE (MEASURED)
COMPUTED POINT	BOUNDARY LINE (EXISTING)
BOLT	FORTY LINE/ TIE LINE
FOUND 1/2" REBAR	CENTERLINE OF ROAD
TELEPHONE PEDESTAL	RIGHT-OF-WAY
WATER METER	BUILDING SETBACK
FIRE HYDRANT	UTILITY EASEMENT
SANITARY SEWER	OVERHEAD POWER LINE
POWER POLE	
WATER VALVE	
LIGHT	

Location Map:
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T-31-N

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FOR USE AND BENEFIT OF:
CALCON, INC

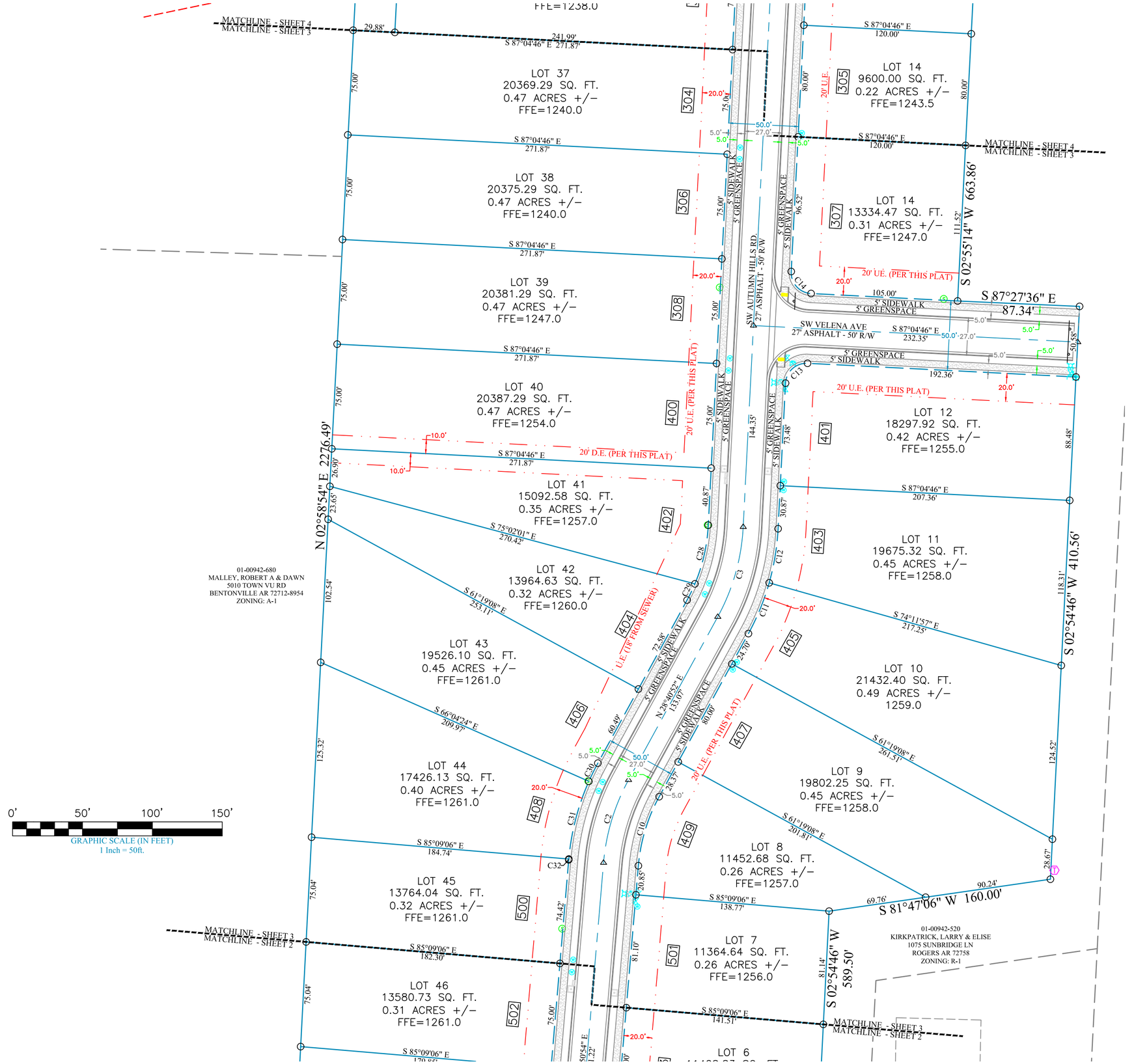
ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: 6/21/2020	SCALE: 1"=50'	DRAFTED:	
LOCATION:		SURVEYED:	BW/JY
SECTION: 34		JN	
TOWNSHIP: 20 NORTH		REVIEWED:	DT
RANGE: 31 WEST			
ATLAS PAGE: 400		COA #335	

DRAWING #16-278 FP 3/6

FP20-0003

AUTUMN HILLS - FINAL PLAT - SHEET 4/6



RECORDING NUMBER/DATE

LEGEND:

BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK
UTILITY EASEMENT
OVERHEAD POWER LINE

SET 5/8" REBAR/CAP
COMPUTED POINT
BOLT
FOUND 1/2" REBAR
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
SANITARY SEWER MH
POWER POLE
WATER VALVE
LIGHT

Location Map:
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CALCON, INC

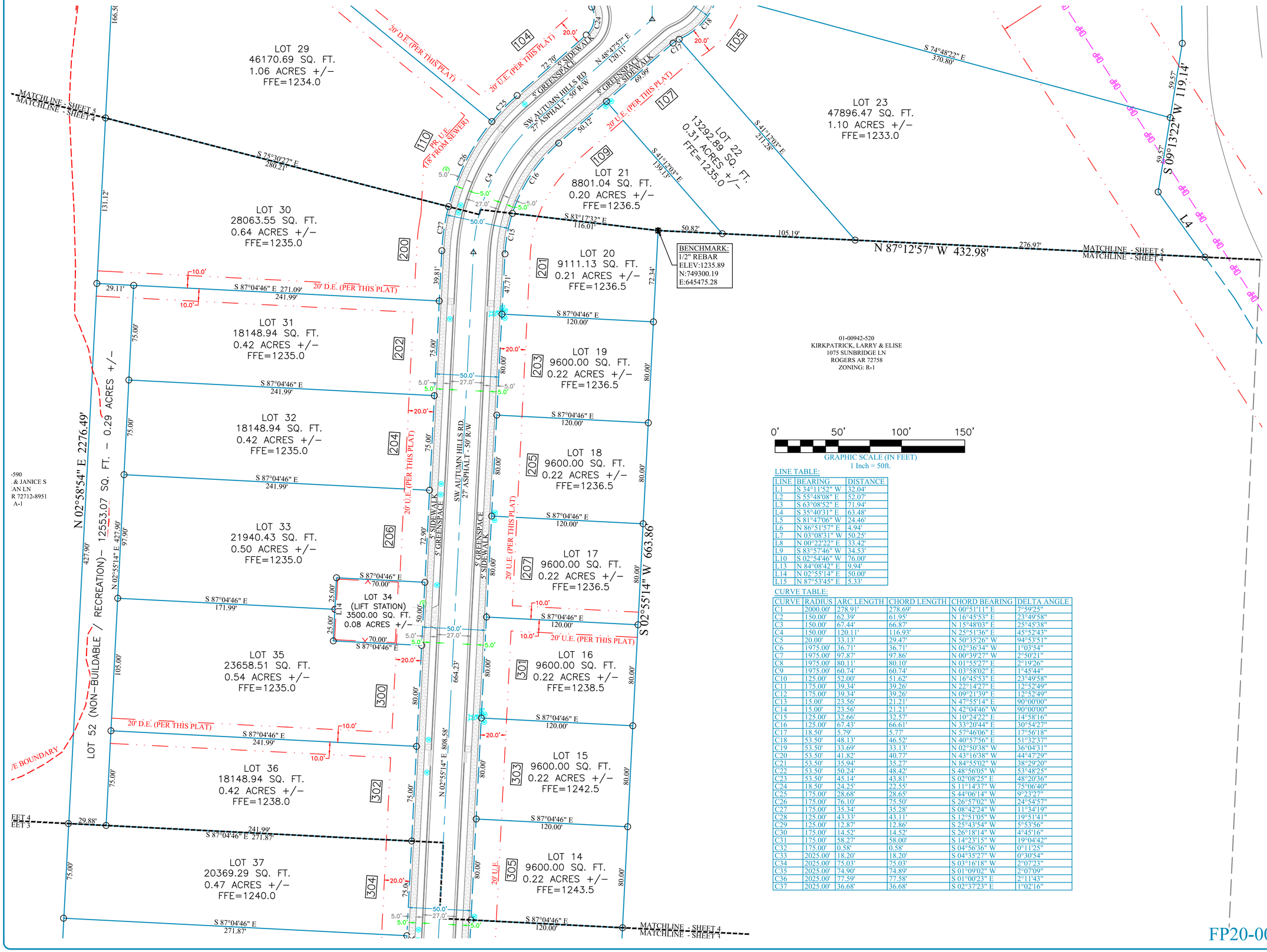
ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: 9/21/2020 | SCALE: 1"=50'
LOCATION: SECTION: 34 TOWNSHIP: 20 NORTH RANGE: 31 WEST
SURVEYED: JN | DRAFTED: BW/JY
REVIEWED: DT
ATLAS PAGE: 400
COA #1335

DRAWING #16-278 FP 4/6

FP20-0003

AUTUMN HILLS - FINAL PLAT - SHEET 5/6



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 34°11'52" W	32.04'
L2	S 55°48'08" E	52.07'
L3	S 63°08'52" E	71.94'
L4	S 35°40'31" E	63.48'
L5	S 81°47'06" W	24.46'
L6	N 86°51'57" E	4.94'
L7	N 03°08'31" W	50.25'
L8	N 00°22'23" E	33.42'
L9	S 83°57'46" W	34.53'
L10	S 02°54'46" W	76.00'
L13	N 84°08'42" E	9.94'
L14	N 02°55'14" E	50.00'
L15	N 87°53'45" E	5.33'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2000.00'	278.91'	278.69'	N 00°51'11" E	7°59'25"
C2	150.00'	62.39'	61.95'	N 16°45'53" E	23°49'58"
C3	150.00'	67.44'	66.87'	N 15°48'03" E	25°45'38"
C4	150.00'	120.11'	116.93'	N 25°51'36" E	45°52'43"
C5	20.00'	33.13'	29.47'	N 50°35'26" W	94°53'51"
C6	1975.00'	36.71'	36.71'	N 02°36'34" W	1°03'54"
C7	1975.00'	97.87'	97.86'	N 00°39'27" W	2°50'21"
C8	1975.00'	80.11'	80.10'	N 01°55'27" E	2°19'26"
C9	1975.00'	60.74'	60.74'	N 03°58'02" E	1°45'44"
C10	125.00'	52.00'	51.62'	N 16°45'53" E	23°49'58"
C11	175.00'	39.34'	39.26'	N 22°14'27" E	12°52'49"
C12	175.00'	39.34'	39.26'	N 09°21'39" E	12°52'49"
C13	15.00'	23.56'	21.21'	N 47°55'14" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 42°04'46" W	90°00'00"
C15	125.00'	32.66'	32.57'	N 10°24'22" E	14°58'16"
C16	125.00'	67.43'	66.61'	N 33°20'44" E	30°54'27"
C17	18.50'	5.79'	5.77'	N 57°46'06" E	17°56'18"
C18	53.50'	48.13'	46.52'	N 40°57'56" E	51°32'37"
C19	53.50'	33.69'	33.13'	N 02°50'38" W	36°04'31"
C20	53.50'	41.82'	40.77'	N 43°16'38" W	44°47'29"
C21	53.50'	35.94'	35.27'	N 84°55'02" W	38°29'20"
C22	53.50'	50.24'	48.42'	S 48°56'05" W	53°48'25"
C23	53.50'	45.14'	43.81'	S 02°08'25" E	48°20'36"
C24	18.50'	24.25'	22.55'	S 11°14'37" W	75°06'40"
C25	175.00'	28.68'	28.65'	S 44°06'14" W	9°23'27"
C26	175.00'	76.10'	75.50'	S 26°57'02" W	24°54'57"
C27	175.00'	35.34'	35.28'	S 08°42'24" W	11°34'19"
C28	125.00'	43.33'	43.11'	S 12°51'05" W	19°51'41"
C29	125.00'	12.87'	12.86'	S 25°43'54" W	5°53'56"
C30	175.00'	14.52'	14.52'	S 26°18'14" W	4°45'16"
C31	175.00'	58.27'	58.00'	S 14°23'15" W	19°04'42"
C32	175.00'	0.58'	0.58'	S 04°56'36" W	0°11'25"
C33	2025.00'	18.20'	18.20'	S 04°35'27" W	0°30'54"
C34	2025.00'	75.03'	75.03'	S 03°16'18" W	2°07'23"
C35	2025.00'	74.90'	74.89'	S 01°09'02" W	2°07'09"
C36	2025.00'	77.59'	77.58'	S 01°00'23" E	2°11'43"
C37	2025.00'	36.68'	36.68'	S 02°37'23" E	1°02'16"

RECORDING NUMBER/DATE

LEGEND:
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- COMPUTED POINT
- BOLT
- FOUND 1/2" REBAR
- TELEPHONE PEDESTAL
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- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- LIGHT

Location Map:
R-20-W
34
T-31-N

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7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9590 · Fax 479.521.9359

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ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: 9/21/2020 | SCALE: 1"=50' | DRAFTED: BW/JY | SURVEYED: JN | REVIEWED: DT

LOCATION:
SECTION: 34
TOWNSHIP: 20 NORTH
RANGE: 31 WEST

ATLAS PAGE: 400

COA #1335

FP20-0003

DRAWING #16-278 FP 5/6

AUTUMN HILLS - FINAL PLAT - SHEET 6/6

06-00047-240
SPRING FEVER DEVELOPMENT LLC
2102 SE 14TH ST
BENTONVILLE AR 72712-6902
ZONING: A-1 (CENTERTON)

18-09900-000
SMITH, DAVID G
909 LAKEVIEW DR
ROGERS AR 72756-3010
ZONING: BENTON COUNTY

P.O.B.
NW CORNER
NW 1/4, NW 1/4
SECTION 34
T-20-N R-31-W

S 87°25'34" E 610.71'

JB NO. R90027)

LOT 53
(NON-BUILDABLE / RECREATION)
78558.30 SQ. FT.
1.80 ACRES +/-

FLOODWAY BOUNDARY

FLOOD ZONE A/E BOUNDARY

N 74°33'59" E 455.46'

287.26'

168.20'

N 65°45'50" E
151.03'

10W EASEMENT (CARROLL ELECTRIC - PER XX-XXXX)

20' D.E (PER THIS PLAT)

L1

L2

L3

W. HWY 72
40' ASPHALT - R/W VARIES

S 27°09'45" E 260.13'
230.56'

N 24°19'38" E
407.95'

06-00085-010
SPRING FEVER DEVELOPMENT LLC
2102 SE 14TH ST
BENTONVILLE AR 72712-6902
ZONING: A-1 (CENTERTON)

N 02°58'54" E 2276.49'

420.18'

N 12°22'17" E
75.98'

N 10°55'43" E
65.76'

44.49'

LOT 27
73092.68 SQ. FT.
1.68 ACRES +/-
FFE=1229.0

LOT 26
49988.26 SQ. FT.
1.15 ACRES +/-
FFE=1229.0

S 14°09'42" E
301.31'

10.0'

LOT 25
76434.63 SQ. FT.
1.75 ACRES +/-
FFE=1230.0

N 69°07'07" E
377.40'

S 67°58'07" E
381.18'

100

101

102

103

C21

C22

C19

C20

C23

C24

C18

L8

42.0'

53.5'

5.0'

20.0'

LOT 28
38773.36 SQ. FT.
0.89 ACRES +/-
FFE=1233.0

LOT 24
55569.06 SQ. FT.
1.28 ACRES +/-
FFE=1230.0

01-00942-590
MOODY, ELVIS L & JANICE S
101 CHRISTIAN LN
BENTONVILLE AR 72712-8951
ZONING: A-1

S 50°35'30" E
368.06'

20' D.E (PER THIS PLAT)

20' U.E. (PER THIS PLAT)

104

105

107

LOT 29
46170.69 SQ. FT.
1.06 ACRES +/-
FFE=1234.0

72.70'

5' SIDEWALK

5' GREENSPACE

SW AUTUMN HILLS RD
27' ASPHALT - 50' R/W

N 48°47'57" E
120.11'

5' GREENSPACE

5' SIDEWALK

69.99'

C25

C17

100.0'

S 74°48'22" E
370.80'

LOT 23
47896.47 SQ. FT.
1.10 ACRES +/-
FFE=1233.0

MATCHLINE - SHEET 5
MATCHLINE - SHEET 4

166.50'

131.12'

110

PR. LIE
(18" FROM SEWER)

C26

C4

C16

C27

C15

109

LOT 21
8801.04 SQ. FT.
0.20 ACRES +/-
FFE=1236.5

LOT 22
13292.89 SQ. FT.
0.31 ACRES +/-
FFE=1235.0

S 41°12'03" E
139.13'

S 41°12'03" E
211.28'

S 75°30'27" E
280.21'

S 83°17'32" E
116.01'

50.82'

105.19'

N 87°12'57" W 432.98'

276.97'

MATCHLINE - SHEET 5
MATCHLINE - SHEET 4

LOT 30
28063.55 SQ. FT.
0.64 ACRES +/-
FFE=1235.0

200

201

LOT 20
9111.13 SQ. FT.
0.21 ACRES +/-
FFE=1236.5

BENCHMARK:
1/2" REBAR
ELEV:1235.89
N:749300.19
E:645475.28

S 00°55'57" E 179.70'

S 09°13'22" W 119.14'

59.57'

L4

10.0'

S 87°04'46" E 271.09'

20' D.E. (PER THIS PLAT)

29.11'

39.81'

47.71'

72.34'

0' 50' 100' 150'
GRAPHIC SCALE (IN FEET)
1 Inch = 50ft.

FP20-0003

RECORDING NUMBER/DATE

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DRAWING #16-278 FP 6/6