

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
January 26, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_LO5jCf4pQ06ZzEX98K2OTA

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

- 1. Mercy Health NWA Communities, Rezoning*
A-1, Agriculture to R-4, High-Density Residential
797 SW 41st Street ([RZ20-0070](#))**
 - Currently zoned A-1, Agricultural.
 - Adjacent zoning districts are C-2, General Commercial and A-1 to the east, R-4, High-Density Residential and C-2 to the north, A-1 to the west, and Benton County to the south.
 - The Future Land Use Plan depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. They may also include local amenities for residents, including neighborhood parks, places of worship, etc.
 - The property is within Priority Area 3, Edge Growth as identified in Chapter 4 of the Land Use Plan. This area focuses on development in areas proximate to existing infrastructure to capitalize on municipal investments that have already taken place. (p. 44). Also, this area is noted for its potential to support mixed-use development.
 - Per the applicant's narrative, they intend to develop the property into multi-family housing which is consistent with surrounding development patterns within the immediate area.

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

- 2. Crowhow, LLC** **Rezoning***
DE, Downtown Edge to DC, Downtown Core
SE 7th and SE D Street ([RZ20-0071](#))
- Currently zoned DE, Downtown Edge.
 - Adjacent zoning districts are DE, Downtown Edge to the north and south, PUD, Planned Unit Development to the east, and R-1, Single-Family Residential to the east.
 - The Future Land Use Plan depicts this property as Downtown Commercial. Downtown Commercial areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.
 - The property is within the Cultural Zone of the 8th Street Character Area. The Cultural zone recommends intensifying housing and commercial development to create a more “urban environment” (p. 152). Also, this area is noted for its potential to support mixed-use development.
 - A parcel of City-owned property to the south is coming before the Commission for rezoning to DC at the February 2nd meeting.
- 3. Crystal Bridges Museum of American Art** **Rezoning***
A-1, Agricultural to C-3, Mixed-Use Commercial
600 Museum Way ([RZ20-0074](#))
- The boundary of the area to be rezoned is pending amendment.
 - The public hearing will be held, but the boundary change will require a new advertisement and public hearing.
- 4. City of Bentonville** **Rezoning***
DE, Downtown Edge to DC, Downtown Core
SE 8th Street ([RZ21-0003](#))
- Currently zoned DE, Downtown Edge.
 - Adjacent zoning districts are DE, Downtown Edge to the north and west, PUD, Planned Unit Development to the east, and R-1, Single-Family Residential to the south.
 - The Future Land Use Plan depicts this property as Downtown Commercial. Downtown Commercial areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.
 - The property is within the Cultural Zone of the 8th Street Character Area. The Cultural zone recommends intensifying housing and commercial development to create a more “urban environment” (p. 152). Also, this area is noted for its potential to support mixed-use development.
 - This rezoning request is related to RZ20-0071. At the January 19th Planning Commission Meeting, the applicant requested their item be tabled so that it could run concurrently with this rezoning request.

5. **Keeley** **Rezoning***
R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential
806 SE 4th Street ([RZ20-0075](#))
- Currently zoned R-1, Single Family Residential
 - Adjacent zoning districts are R-ZL, Zero Lot Line Residential to the west, DN-4, Downtown High-Density Residential to the north, and R-1, Single Family Residential to the east. Immediately north at 301 SE G Street is the recently approved large scale development for the G @ Market project. Immediately south at 805 SE 5th Street is a recently approved rezoning to DN-2, Downtown Medium-Density Residential.
 - These properties are identified as “Neighborhoods of Transition” within the Land Use Plan.
 - The rezoning request is consistent with the Land Use Plan designation of Low-Density Residential as shown on page 43 of the Community Plan.
6. **Lefor’s Addition** **Lot Split**
3301 SW 2nd Street ([LS20-0058](#))
- Zoned DN-1, Downtown Low-Density Residential.
 - A lot split of a part of Lot 11 of Lefor’s Addition, creating new Lot 21(+/- .169 acres)
 - The plat dedicates additional right-of-way along SW 2nd and SW F Streets to meet the requirements of the Master Street Plan.
 - The plat dedicates 10-foot utility easements along both street frontages.
7. **Lot 4 of Edgmon Acres Subdivision** **Lot Split**
3301 SW 2nd Street ([LS20-0068](#))
- Zoned C-1, Neighborhood Commercial.
 - A lot split of existing Lots 1 & 2, creating new Lot 4, (+/- 0.92 acres) of Edgmon Acres Subdivision.
 - Per the requirements of the Master Street Plan, right-of-way is being dedicated along SW 2nd Street and SW Elm Tree Road.
 - The plat dedicates various utility easements to serve the lot with public utilities.
 - The plat also dedicates a public cross access easement that will allow cross access to future adjacent developments that may occur to the south and east.
 - Several existing easements are being vacated on this lot via a separate process.
 - Note: This lot split is associated with the Circle K large scale development project that was approved by Planning Commission on October 6, 2020.
 - Several staff departmental comments remain on this item.
8. **Lot 5, Block 2, Young’s Addition** **Property Line Adjustment**
SE G and SE 4th Street ([PLA20-0063](#))
- Zoned DN-4, Downtown Mixed-Use Residential.
 - A Property Line Adjustment of Lot 2, Block 2, of Young’s Addition and the east half of a vacated alley to create new Lot 5, Block 2 (+/- .5 acres).
 - The plat dedicates additional right-of-way along SE G Street to meet the requirements of the Master Street Plan.

9. Lots 1 and 2, Orr Addition

Property Line Adjustment

10592 Phillips Cemetery Road ([PLA20-0064](#))

- Zoned A-1, Agricultural.
- A Property Line Adjustment of Lot 2 of Zeher Addition and Tract 1 from Deed 2013-231, creating new Lots 1 (+/- 116.17 acres) and 2 (+/- 9.16 acres) of Orr Addition.
- The plat dedicates a 20-foot utility easement along Phillips Cemetery Road.

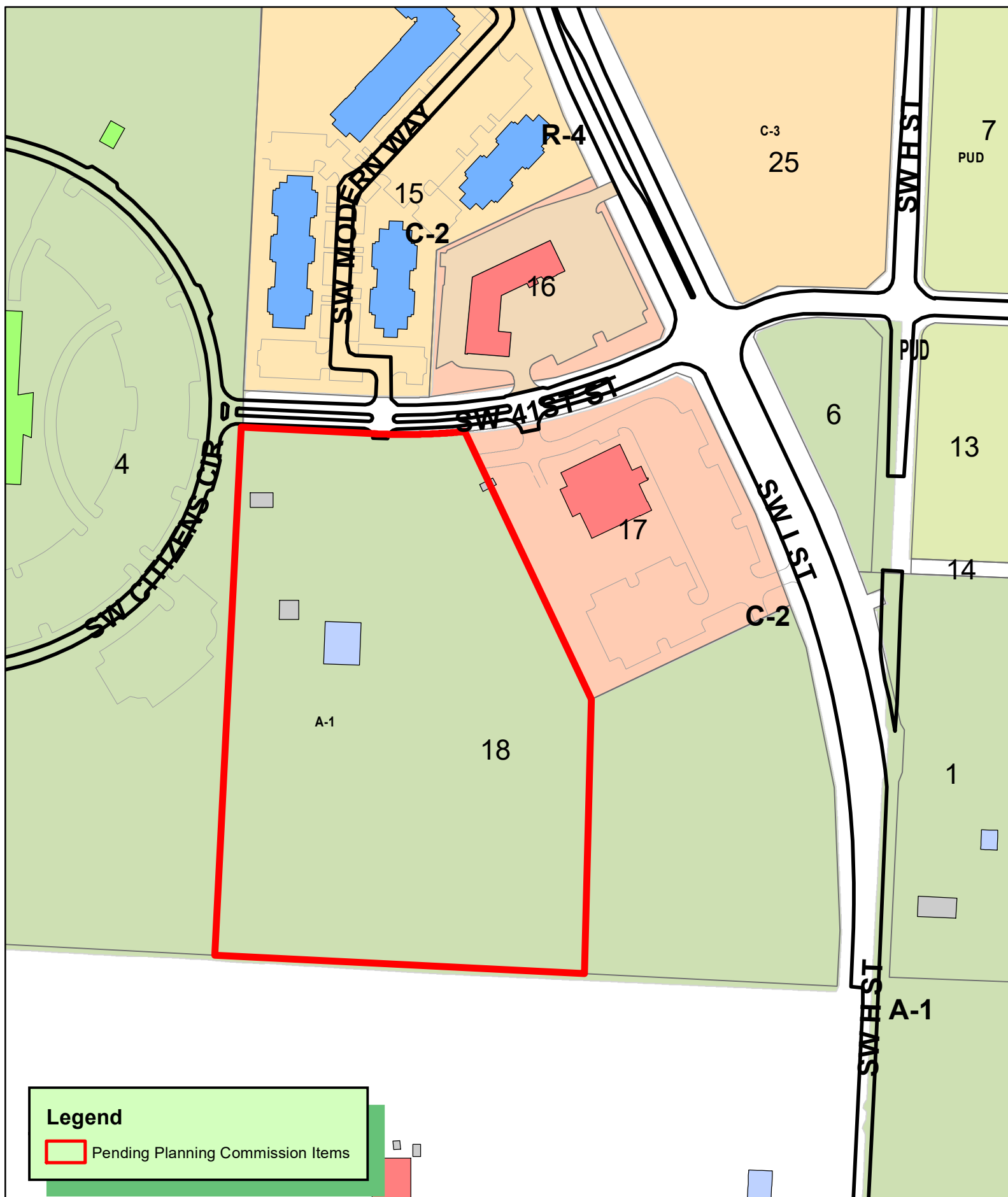
10. Snyder Meadows

Preliminary Plat

N Rainbow Farm Road ([PP20-0011](#))

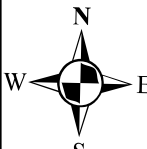
- Currently zoned R-1, Single Family Residential.
- A preliminary plat proposing the development of a 93-lot single-family subdivision. The preliminary plat proposes street improvements to Rainbow Farm Road per the Master Street Plan.
- The plat provides stub outs to the north and south of the development.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved, before final platting.

III. Other Business



Legend

 Pending Planning Commission Items

 1 inch = 200 feet

**RZ20-0070
REZONING A-1 TO R-4
EVERSOLE ADDITION
PART OF LOT 18**





December 14, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Strategic Realty Group, LLC
CTA Job #20112100

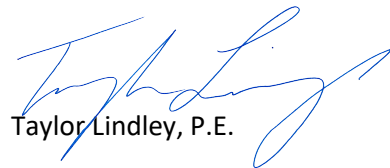
Staff,

On behalf of our clients we would like to formally request a zoning change for a portion of parcel 01-16610-001 from A-1, Agricultural to R-4, High Density Residential. The portion of the property is outlined in the property description provided. The proposed use will be multi-family residential. Mercy Health Northwest Arkansas Communities currently owns the property and signed the consent form.

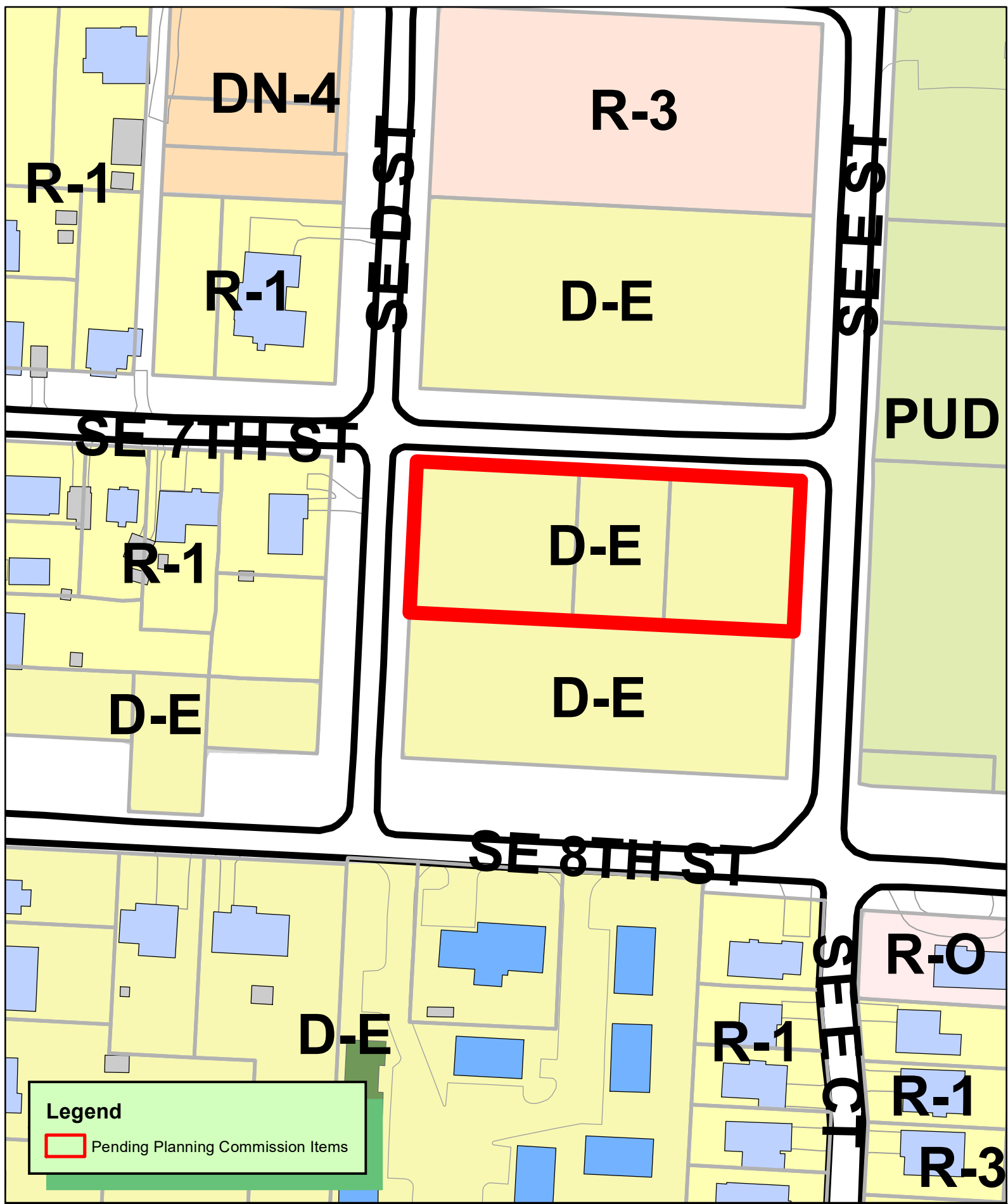
The site is currently zoned A-1. Under that zoning, the proposed use is not allowed and this has prompted the request. This property is near the intersection of SW I St. and SW 41st St. Multi-family developments with R-4 zoning border the site to the north. Water and sewer are both readily available along SW 41st St. to the north.

Per the city's land use plan, this parcel is intended to be residential and, therefore, the proposed uses will conform nicely to the surrounding developments. Should you have any questions, please contact us at your convenience.

Thank you,



Taylor Lindley, P.E.



Legend

 Pending Planning Commission Items



1 inch = 100 feet

RZ20-0071
REZONING DE TO DC
ORCHARD ADDITION
PART OF BLOCK L





December 14, 2020

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

Re: ***SE 7th & SE D Street Rezoning Request***

To the City of Bentonville Planning Commission:

On behalf of Crowhow, LLC, Ecological Design Group (EDG) is submitting this rezone request for the following parcels:

- 01-03598-000, 01-03597-000, 01-03596-000

All the properties are currently zoned DE; Downtown Edge. The requested change in zoning is to accommodate a higher intensity zoning district, DC: Downtown Core.

The current ownership is Crowhow LLC, an Arkansas Limited Liability Company. There are no proposed immediate sales after rezoning – the property is intended to be developed.

The Future Land Use map identifies this property as Downtown Commercial which supports the request for Downtown Core zoning.

Proposed Use

The request for Downtown Core is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include the Momentary, the SOMO project, the 8 Street Market, and the new Walmart Campus. The primary anticipated use for the property is professional office. Office use in Downtown Edge is limited to 4,000 square feet of area. Downtown Core is needed to develop larger "Class A" office buildings.

The property has excellent vehicular access to 8th Street to the south, which is a major arterial. The property can also be easily accessed via SE D Street and SE E Street. In addition to vehicular access, the property is both walkable and bikeable.

Signage

At this time, no signage is planned beyond signage as allowed by City Code.

Traffic

The property is in early design with an attractive and modern multi-story mixed-use office building that will be adjacent to 8th Street with parking in the rear. This design will enhance the 8th Street Corridor. The properties have close access to the 8th Street Corridor, which has the capacity to accommodate the traffic generated by the proposed development.



Availability of Water and Sewer

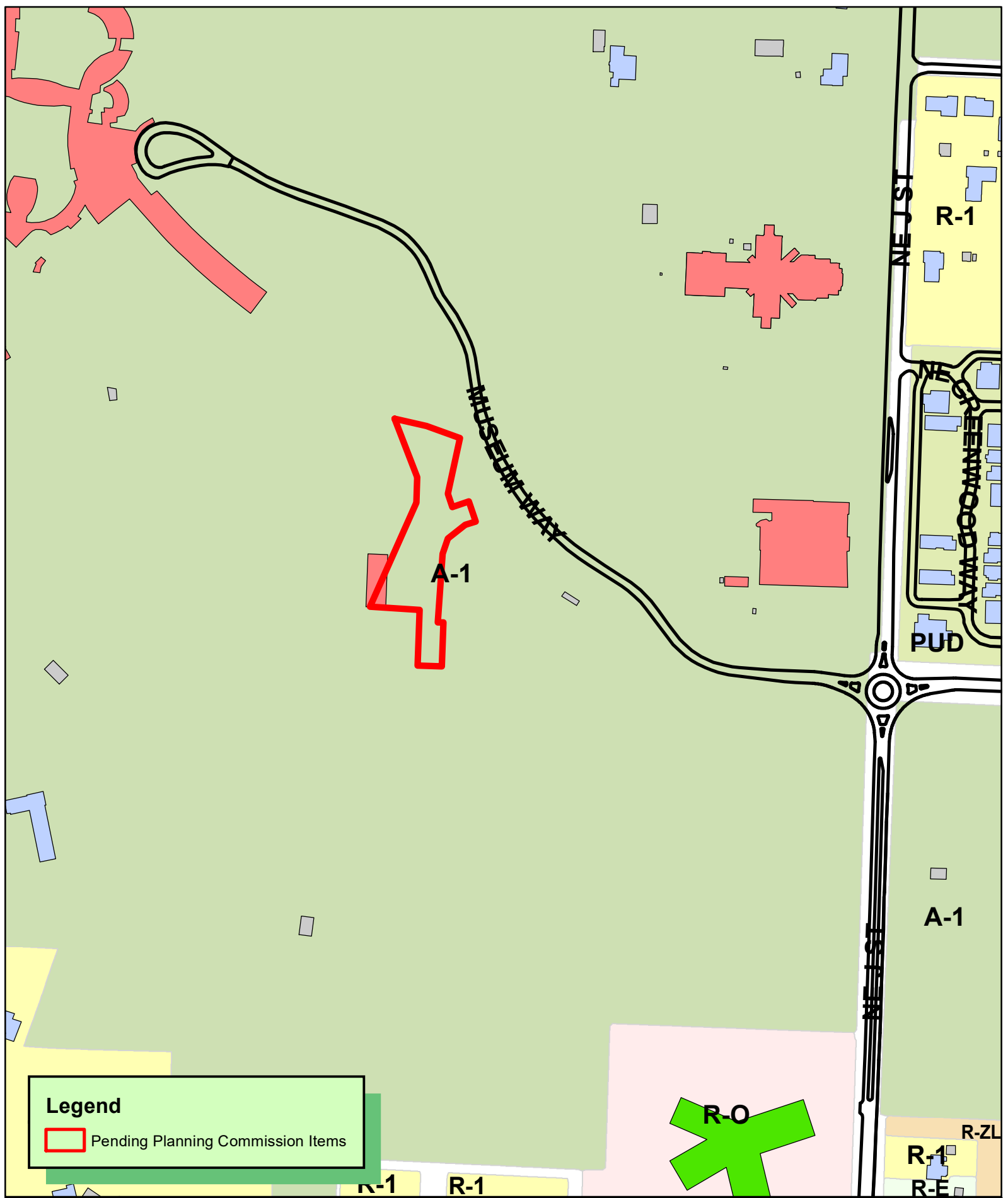
Water mains surround the site on all sides, along with 3 hydrants in close proximity. A sanitary sewer manhole, approximately 5' deep, exists near the center of SE D Street

Respectfully submitted,

ECOLOGICAL DESIGN GROUP, INC.

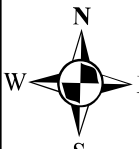
A handwritten signature in blue ink, reading 'Brahm Driver'.

Brahm Driver, PE



Legend

 Pending Planning Commission Items



1 inch = 300 feet

RZ20-0074
REZONING A-1 TO C-3
CRYSTAL BRIDGES MUSEUM OF ART



NOTICE OF INTENT TO REZONE

Crystal Bridges Museum of American Art Inc. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 (Agricultural District) to C-3 (Central Commercial District)

The legal description of the property is as follows:

See attached full legal description

The common description of the property is: 600 Museum Way

Proposed land use: Offices, open office and conference space

The public hearing will be held February 2, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

- ☒ I/we have no objections to the rezoning.
☐ I/we object to the rezoning because:

The residents of Legacy Village Garden Homes
support the rezoning requested by Crystal Bridges

B.J. Sherman
Signature
President
LRBH Residents Council

W.J. Sherman
Printed Name
708 Greenwood Way
Physical Address
Bentonville AR 72712

cc R. Bigelow

December 21, 2020

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

RE: Parcel #01-15202-000 rezone to C-3

Dear Mr. Stanley:

Please accept this narrative letter for the referenced request to rezone a portion of parcel #01-15202-000 to C-3. See below for additional information on this request:

Current Zoning Designation: A-1 Agricultural District

Proposed Zoning Designation: C-3 Central Commercial

Explanation: A portion of parcel #01-15202-000 is being proposed to be rezoned from A-1 Agricultural to C-3 Central Commercial in order to develop a real estate project in compliance with C-3 development standards. The current owner is Crystal Bridges Museum of American Art Inc.

Reason to Rezone: The rezone would allow the development to establish an area that would provide an opportunity for people to meet and utilize additional services within the vicinity of their residences.

Statement of how the property will relate to surrounding properties: Being within the immediate proximity of the Amazeum and Crystal Bridges Museums, the development would be designed to complement the surrounding uses. The development would also add pedestrian walkability via new trails and encourage greater social interaction of residents through outdoor spaces for yoga or fitness groups.

Use: Offices, open office and conference space

Traffic: The development should not substantially increase the current traffic patterns on Museum Way and could potentially encourage more pedestrian activity.

Signage: None proposed

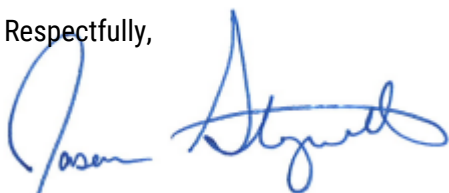
Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

Water / Sewer: Water service is available via the 8" water main on site. Sewer service has a potential connection to the 24" sewer line located south of the property.

Thank you for your consideration of this request.

Should you have any further questions, please do not hesitate to call me.

Respectfully,

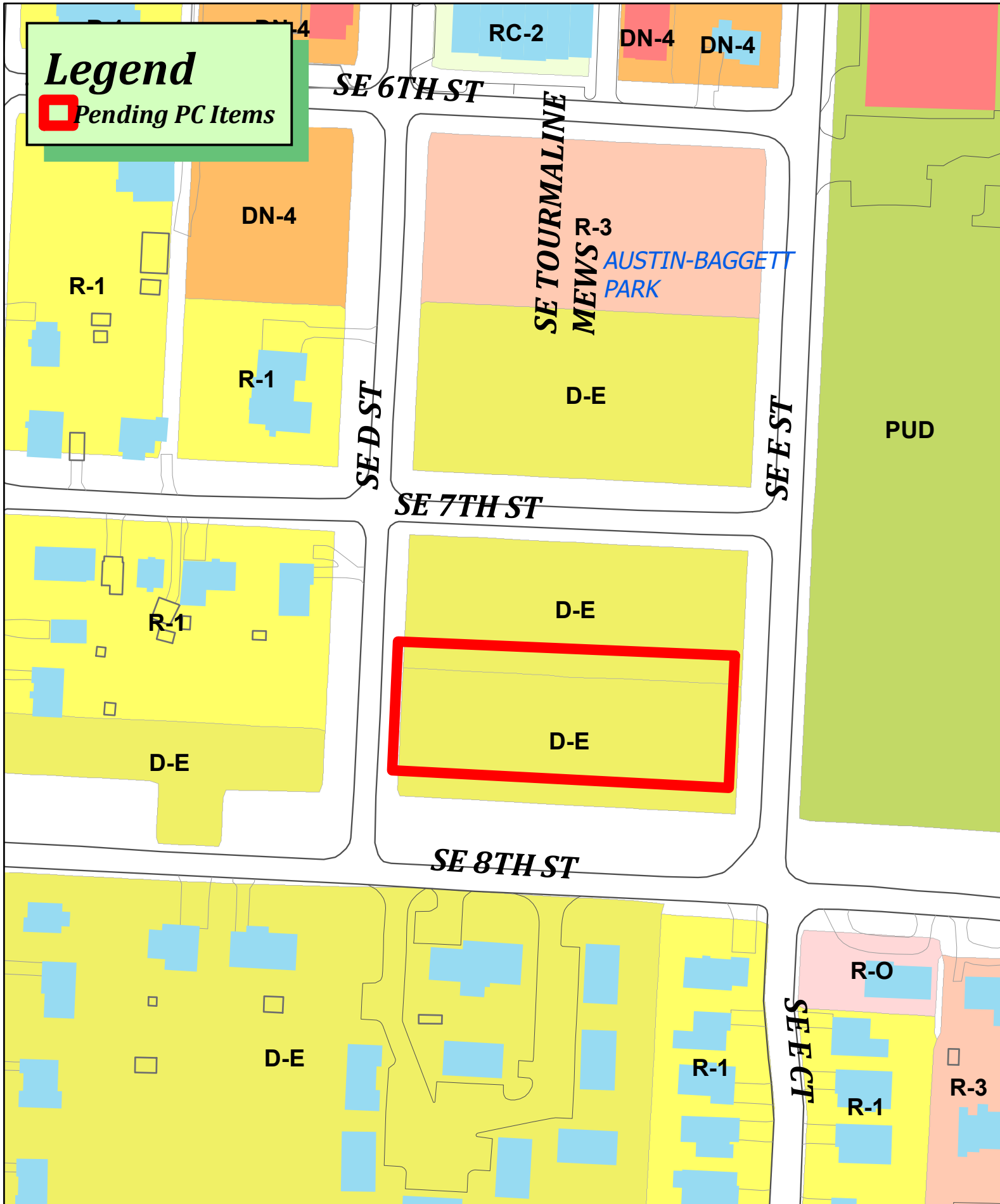
A handwritten signature in blue ink, appearing to read "Jason Steigerwald". The signature is fluid and cursive, with the first name "Jason" written in a smaller, more compact script than the last name "Steigerwald".

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

Legend

 Pending PC Items



1 inch = 114 feet

RZ21-0003
Rezoning DE to DC
Orchard Addition



Dear Planning Commission,

The City of Bentonville seeks rezoning of parcel 01-03599-002, which is adjacent to SE 8th Street, SE D Street, and SE E Street, from DE, Downtown Edge to DC, Downtown Core. This request is related to the Crowhow, LLC rezoning from DE to DC directly to the north.

The Future Land Use Maps shows a classification of Downtown Commercial. According to the Bentonville Community Plan, Downtown Commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access.

In addition to the site's compatibility with the Future Land Use Map, several factors lend credence to rezoning to DC, Downtown Core. First, zoning districts adjacent to this request include DE, Downtown Edge, to the north, south, and west, and PUD, Planned Unit Development to the east. Further east on SE 8th Street are zoning classifications of R-1, Single-Family Residential, C-2, General Commercial, and I-2, Heavy Industrial, while further west are classifications of DC, Downtown Core, DE, Downtown Edge, and C-2, General Commercial. The variety of zoning districts along the corridor show support for mixed land uses. Also, the recently approved SOMO PUD directly to the east and the Momentary to the northeast evidence support for intense, mixed-use, pedestrian-oriented development adjacent to SE 8th Street.

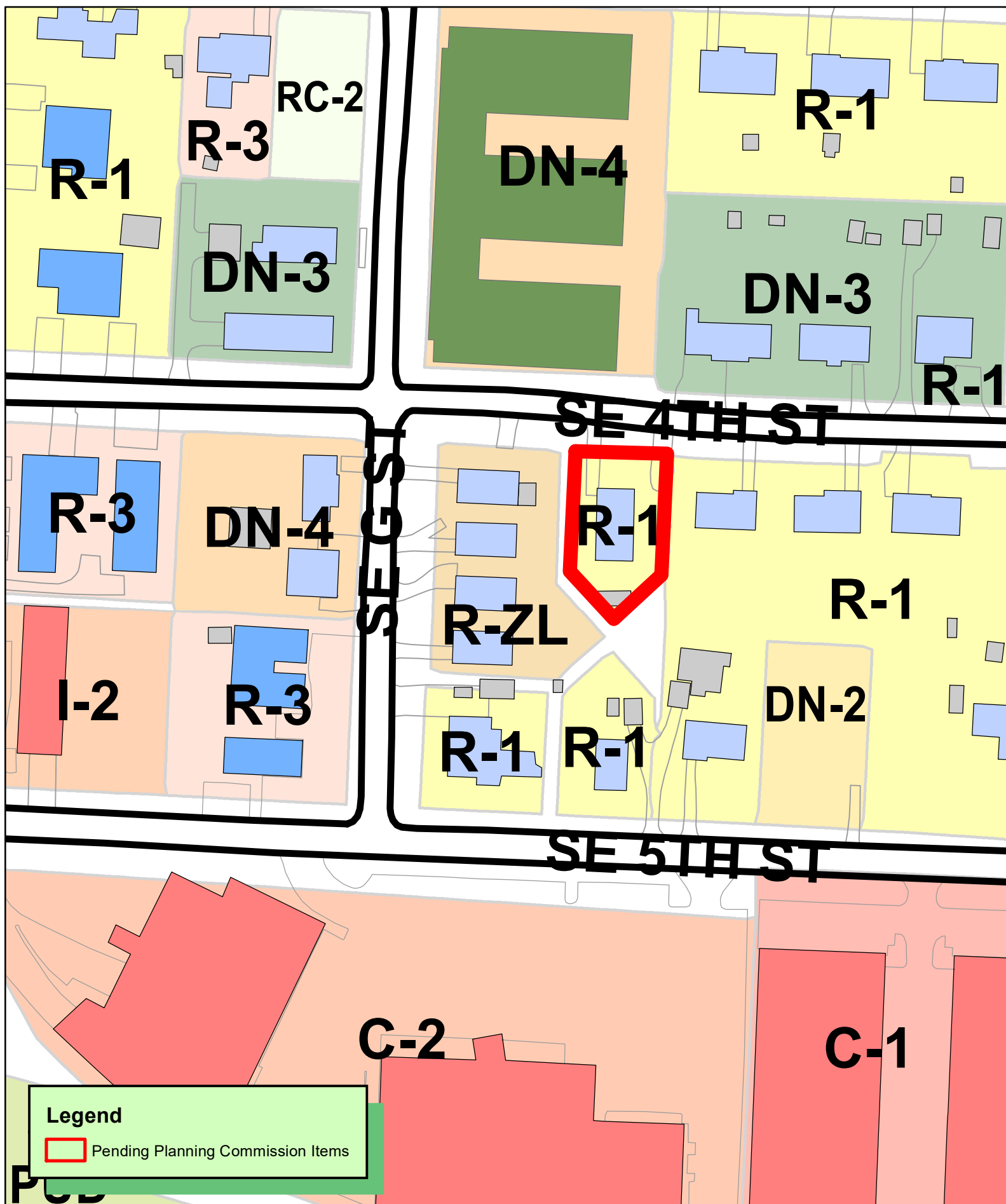
Second, the Bentonville Community Plan depicts this property within Priority Area 1, Downtown Intensification (p. 47). The plan notes that this area's development trends can help achieve the community objectives of taking advantage of existing infrastructure and capacity, providing greater housing and commercial options, and increasing the number of persons living and working within proximity of downtown (p. 46). The priority area recommends continued support of increased residential density and mixed-use development. The DC, Downtown Core, zoning district, with its mix of allowable uses and stringent design requirements is in line with this priority area's stated intent and recommendations.

Finally, this property is located within the 8th Street Subarea Plan of the Community Plan. The Subarea Plan identified the Cultural Character Area, which is noted as an area of dramatic transition. The Cultural Area is noted as a potential gateway into downtown Bentonville (p. 152). The objectives of the area include intensifying housing and commercial uses to create a more "urban" environment, creating a link to Downtown Bentonville, and minimizing the impacts on bicycle and pedestrian traffic created by the future SE 8th Street project. The Downtown Core zoning district, with its mix of allowable uses, enhanced design standards, and wider required sidewalks (12-feet as opposed to 5-feet), should help to accomplish each of these objectives.

In summary, the current Future Land Use Classification of Downtown Commercial, surrounding development trends, and the stated objectives and recommendations of the Downtown Intensification Priority Area and SE 8th Street Subarea Plan all lend support to the rezoning request. I appreciate your consideration of this request.

Tyler Overstreet

Senior Planner, AICP



RZ20-0075
REZONING R-1 TO DN-1
KEELEY
YOUNGS ADD LOT 2 BLOCK 3



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

December 28, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Keeley-Rezone of Parcel No. 01-04686-000 from R-1 to DN-1

Dear Planning Staff:

This law firm has been hired to represent the applicants, Ruth C. Keeley and Michael F. Keeley, in obtaining a rezoning of Parcel No. 01-04686-000 from R-1, Single Family Residential to DN-1, Downtown Neighborhood.

The reason for this zoning request is to bring the lot into compliance with recent updates to Bentonville's zoning code and master plans, as well as to take advantage of setbacks and other dimensional regulations. The current owners would like to tear down the existing single family home on the lot and build a new single family home in its place.

Because the use—single family residential—will remain the same, this rezoning is unlikely to increase traffic and there will be no new signage. The new home's architecture will be compatible with that of other recent new construction in downtown Bentonville. Lastly, being that a home already exists on the property, water and sewer are already available to this parcel and will be connected in the same way as they currently exist.

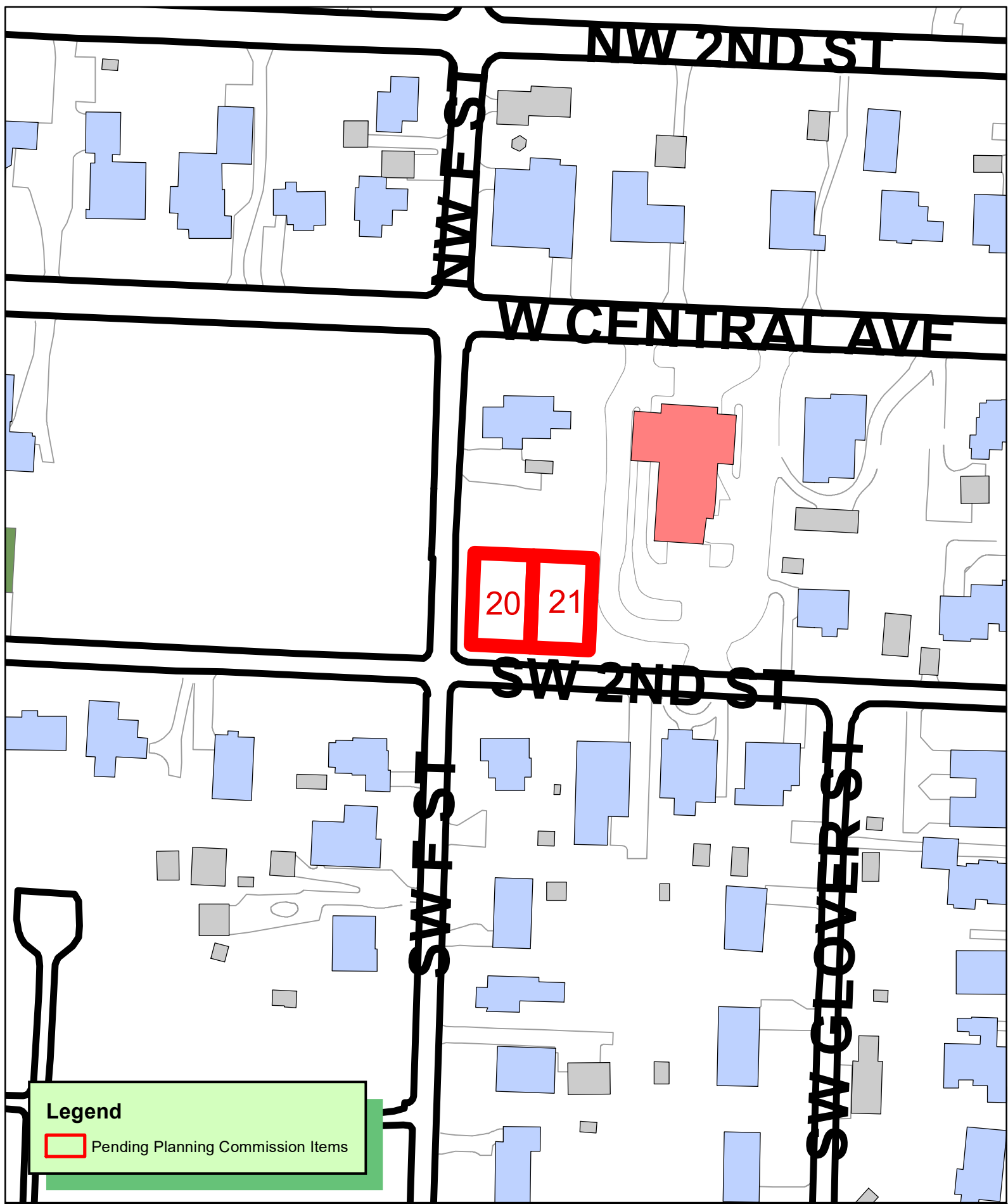
If you have any questions, feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:



NW 2ND ST

SW F ST

W CENTRAL AVE

20 21

SW 2ND ST

SW F ST

SW CLOVER ST

Legend

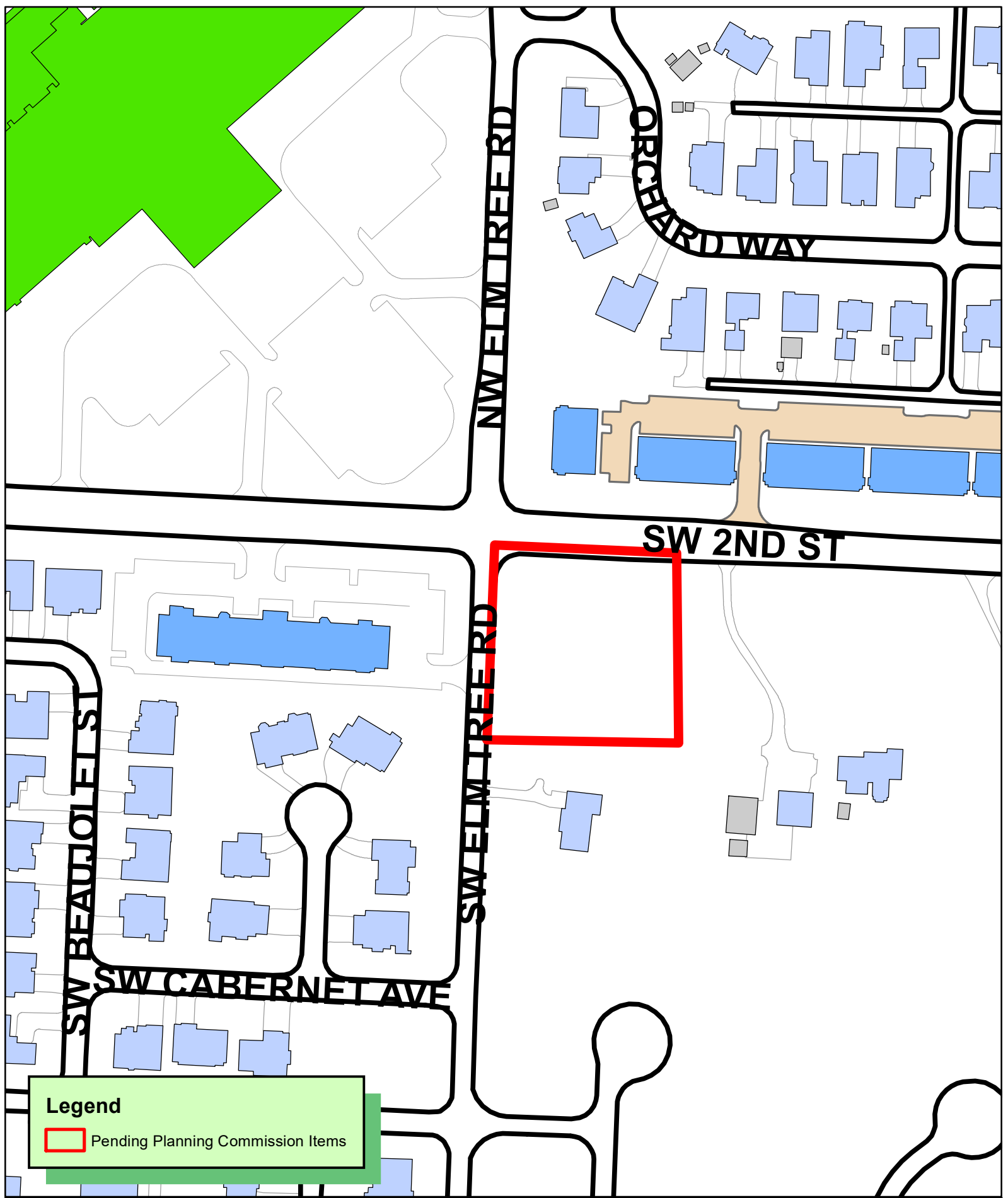
 Pending Planning Commission Items



1 inch = 100 feet

LS20-0058
LOT SPLIT
STUCKEY
LEFORS ADDITION
LOT 11 CREATING LOTS 20 & 21





Legend

 Pending Planning Commission Items

 1 inch = 150 feet

LSD20-0068
LOT SPLIT
CIRCLE K
EDGMON ACRES
LOTS 1-2 CREATING LOT 4



LOT SPLIT OF LOT 1 AND LOT 2 OF EDGMON ACRES, CREATING LOT 4

DESCRIPTION PARENT:

LOT 1 AND LOT 2 OF EDGMON ACRES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 16 AT PAGE 63.

DESCRIPTION LOT 4:

LOT 1 AND LOT 2 OF EDGMON ACRES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 16 AT PAGE 63, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID EDGMON ACRES;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 2 N89°02'18"W 197.21 FEET;
THENCE LEAVING SAID SOUTH LINE N02°08'36"E 26.38 FEET;
THENCE N03°26'44"E 30.43 FEET;
THENCE N00°48'12"E 49.34 FEET;
THENCE N02°02'29"E 44.58 FEET;
THENCE N03°05'02"E 33.94 FEET;
THENCE 40.58 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 26.00 FEET AND A LONG CHORD OF N47°47'35"E 36.58 FEET;
THENCE S87°29'52"E 26.90 FEET;
THENCE S88°13'01"E 45.25 FEET;
THENCE S87°00'41"E 46.13 FEET;
THENCE S87°56'10"E 43.10 FEET TO THE EAST LINE OF LOT 2 OF SAID EDGMON ACRES;
THENCE ALONG SAID EAST LINE S00°32'05"E 205.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

OWNER:
ELM TREE CK
1001 W MARKHAM ST., SUITE 100
LITTLE ROCK, AR 72201

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: _____

BY: _____
ELM TREE CK, LLC

(PRINT)

SOURCE OF TITLE: DEED RECORD L202045832

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED C-1.

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.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202045832, PLAT RECORD 16-63 AND PLAT RECORD 2006-619.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2001288-106, DATED JUNE 28, 2020, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2001288-106, DATED JUNE 28, 2020.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

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

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

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

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

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.

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.

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

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

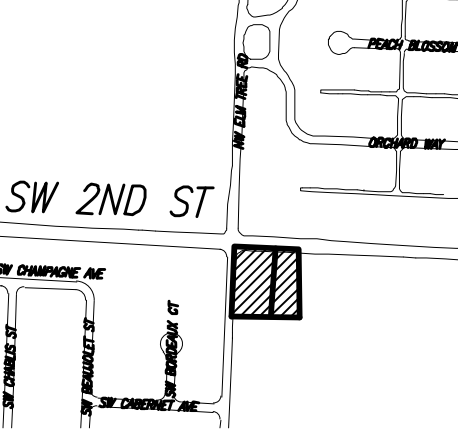


ATLAS PAGE: 400

CITY OF BENTONVILLE
PROJECT NUMBER: LS20-0068

RECORD INFORMATION

VICINITY MAP



LOT SPLIT OF
LOT 1 AND LOT 2 OF
EDGMON ACRES
CREATING LOT 4
BENTONVILLE ARKANSAS

PREPARED FOR:
ELM TREE CK, LLC
STATE PLAT CODE:
500-20N-31W-0-35-140-04-1460

DATE: 01/15/2021
PROJECT NO: 20104300
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

© 2020 Crafton, Tull & Associates, Inc.
DELTA DESCRIPTION DATE

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 2

DRAWING: G:\20104300_CIRCLEKBN\INFRASTRUCTURES\SURVEY\DWG\20104300_LOT 4\BOLD.DWG
LAYOUT: LAYOUT1, LAST SAVED: 6/26/2021 6:26:30 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 1/15/2021 7:04:43 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



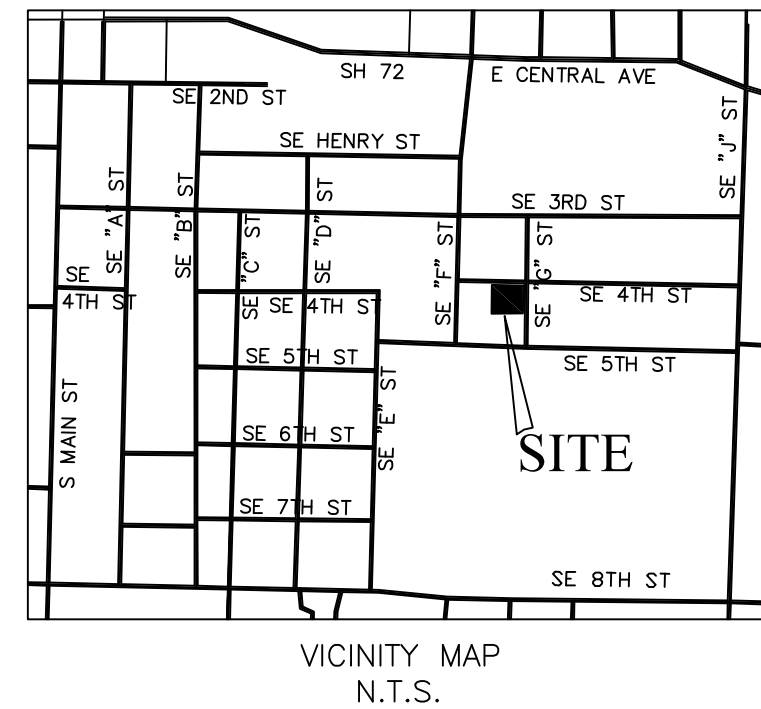
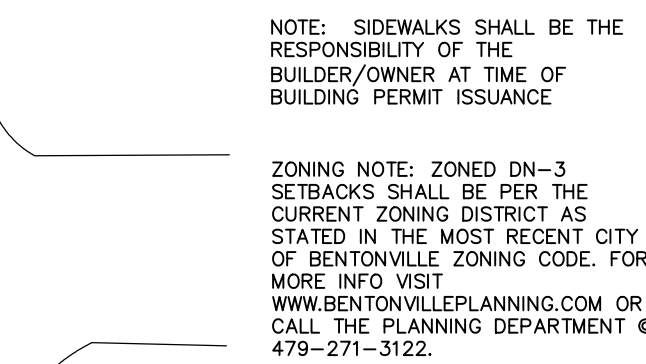
Legend

 Pending Planning Commission Items

 1 inch = 100 feet

PLA20-0063
PROPERTY LINE ADJUSTMENT
YOUNGS ADD
LOT 2 BLOCK 2 CREATING LOT 5

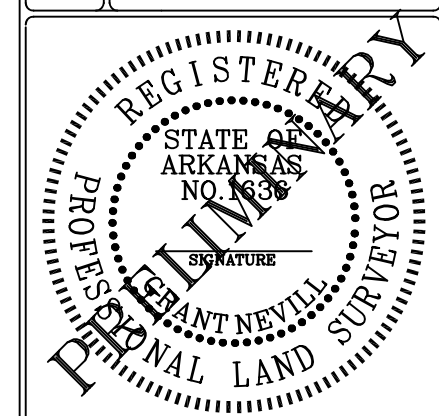


[illegible]

CLIENT:

FISH MARKET PROPERTIES LLC
234 SW 7TH ST STE 108
BENTONVILLE AR 72712

LOT ADJUSTMENT
LOT 2, BLOCK 2 YOUNG'S ADDITION & EAST HALF OF A VACATED ALLEY CREATING LOT 5, BLOCK 2 YOUNG'S ADDITION BENTONVILLE, ARKANSAS



SURVEYOR

Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264

edagen@sbcglobal.net

PLS: GEN
CAD: GEN
FIELD: MB
FIELD: WG
DWG: 19294 BG R2 PLA
DATE: Dec 26, 2020
SHEET: 1 OF 1

Commencing at a found iron pin being the Northeast corner of said Lot 2 thence N87°06'01"W a distance of 4.00 feet to the point of beginning; thence S02°54'06"W a distance of 150.29 feet, thence N87°20'13"W a distance of 145.38 feet, thence N02°38'59"E a distance of 150.89 feet, thence S87°06'01"E a distance of 146.04 feet, to the point of beginning and containing 0.50 acres, more or less and subject to any rights of way or easements of records or fact.

01-04682-000 Deed Description (Deed L202027691)
 Lot 2, Block 2 Young's Addition to the City of Bentonville, Benton County, Arkansas, and being more particularly described as follows: Beginning at a found iron pin on the SE corner of said Lot 2, thence N87°15'03"W 143.13 feet to a set iron pin; thence N02°15'09"E 151.53 feet to a set iron pin; thence S88°04'58"E 141.68 feet to a set iron pin; thence S01°42'40"W 153.74 feet to the point of beginning, containing 0.52 acres more or less. Subject to any rights of way or easements of record or fact.

AND the East 1/2 of a vacated alley per deed record 701 at page 501, being more particularly described as follows: Commencing at a found iron pin on the SE corner of said Lot 2 thence N87°15'02"W 143.13 feet to the point of beginning, thence N02°15'09"E 151.53 feet to a set iron pin; thence N88°08'04"W 6.00 feet to a set iron pin; thence S02°15'09"W 151.44 feet to a set iron pin; thence N87°15'02"E 6.00 feet to the point of beginning, containing 0.02 acres, more or less. Subject to any rights of way or easements of records or fact.

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

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

ELECTRIC NOTES:
-OWNER TO CONTACT NEW SERVICE
COORDINATOR (271-3139) TO DISCUSS
ELECTRIC SERVICE PRIOR TO BEGINNING
ANY CONSTRUCTION. FAILURE TO CONTA
BEUD PRIOR TO CONSTRUCTION WILL
RESULT IN DELAYS TO GET ELECTRIC
SERVICE.

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

-BEUD'S STANDARD PRACTICE IS TO PLACE ALL UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTAL JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN 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.

-IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE SERVICE COORDINATOR @ 479 271-31. TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

—IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings/ Elevation: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, N 746496.56, E 661509.95, NAVD 88 1289.05, Convergence -01°17'10.54".
5. Subsurface and environmental conditions were not examined nor considered a part of this survey.
6. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
7. No attempt was made to show building setback lines graphically on the survey.
8. Underground utilities were located by visible above ground markings as marked by utility locators and those provided by the client. Utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this survey to determine the exact location of existing underground utilities shown on this survey
9. (BY GRAPHICAL PLOTTING ONLY)
Subject property is located within Zone "X", areas determined to be outside 500-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for City of Bentonville, Arkansas, Benton County, Map Number 05007C00255K. Revised date June 5, 2012.

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: _____

PRINTED OWNER NAME: _____

SOURCE OF TITLE:
W.D. L202027691

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY

OF _____ 20__.

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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.

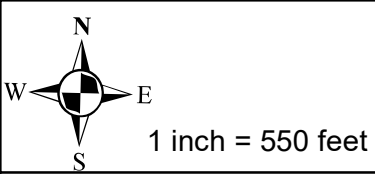
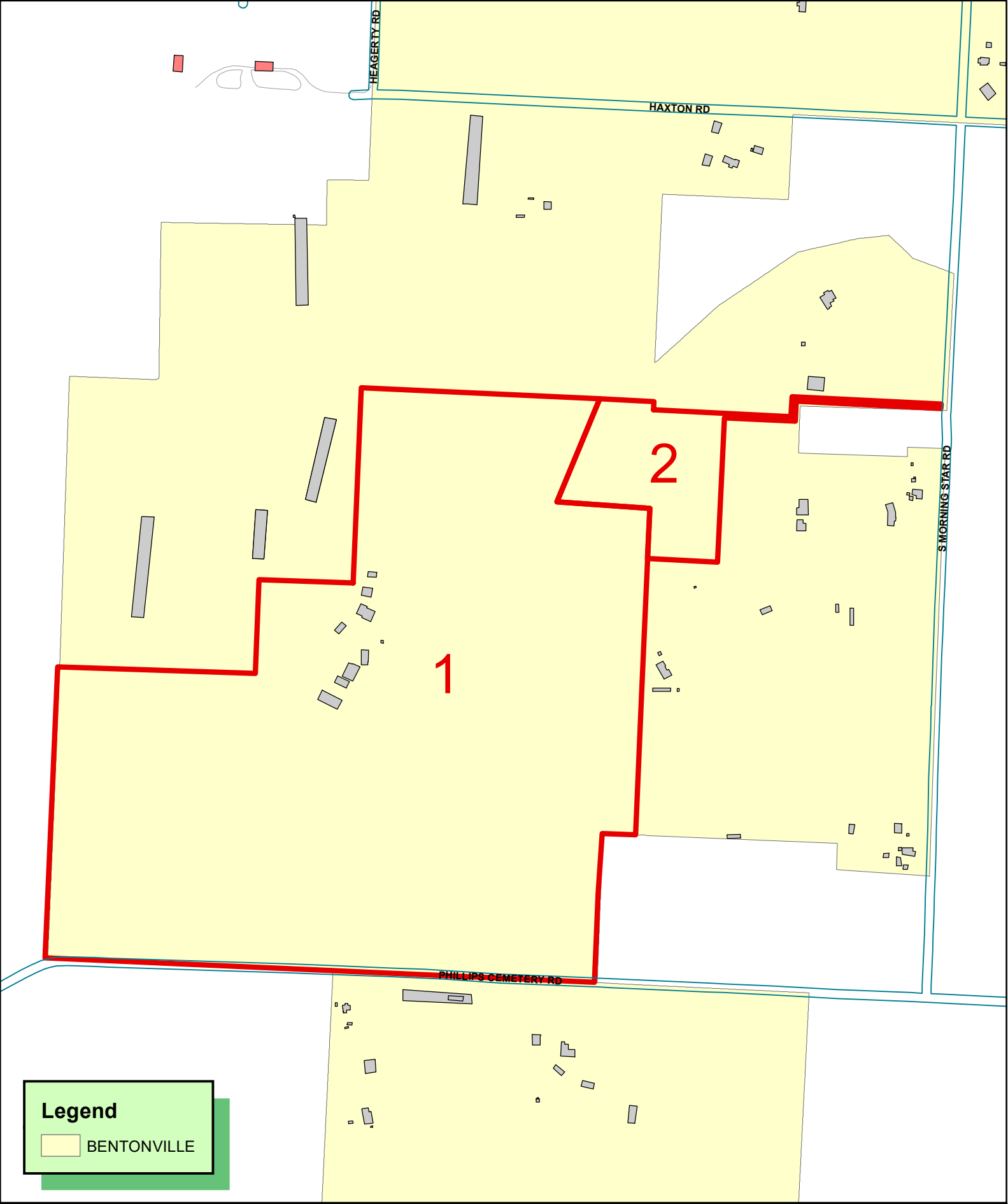
CERTIFICATE OF AUTHORIZATION

NEVILL
SURVEYING, LLC.
No. 2383



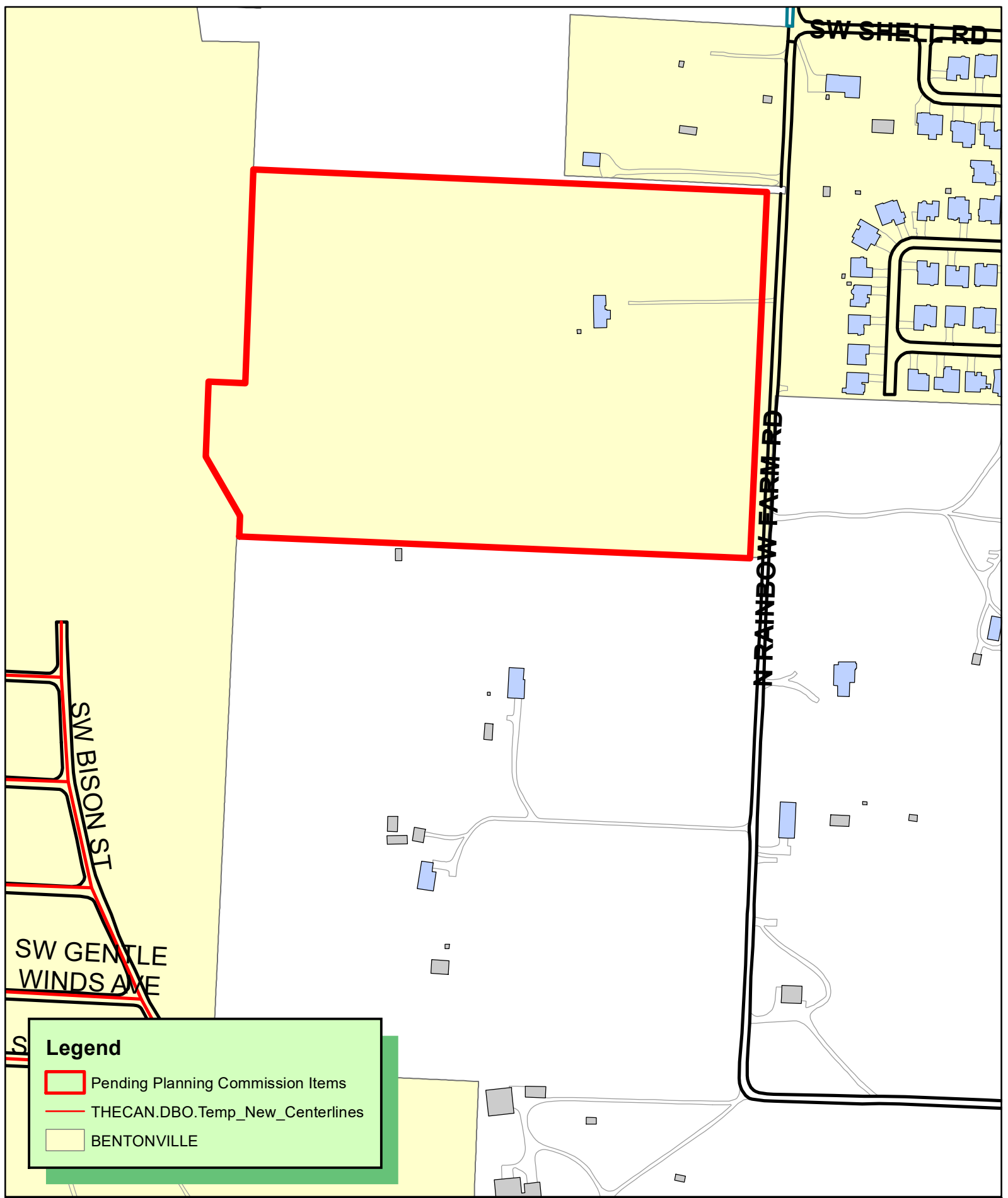
CITY PROJECT #PLA20-0063
500-20N-30W-0-31-120-04-1636

	MONUMENT FOUND (AS NOTED)
	SET 5/8" REBAR W/CAP (PLS #1659)
	UNLESS OTHERWISE NOTED
	UTILITY POLE
	FIBER OPTIC TELEPHONE RISER
	ELECTRICAL RISER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS RISER
	SANITARY SEWER MANHOLE
	WOOD FENCE
	CHAIN LINK FENCE
	PROPERTY LINES



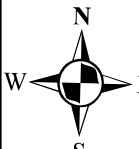
PLA20-0064
PROPERTY LINE ADJUSTMENT
ORR
CREATING LOTS 1 & 2





Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE


1 inch = 300 feet

PP20-0011
PRELIMINARY PLAT
SNYDER MEADOWS SUBDIVISION



SNYDER MEADOWS SUBDIVISION

LOTS 1 THRU 93

RAINBOW FARM ROAD, BENTONVILLE, AR

90% DESIGN DOCUMENTS

PLANNING COMMISSION SUBMITTAL

INDEX TO DRAWINGS

C0.00	COVER	C6.13	STORM LINE D P&P II & D-1 P&P
TS-1	TOPOGRAPHIC SURVEY	C6.14	STORM LINE D-2, D-3, & POND OUTFALL P&P
1	PRELIMINARY PLAT	C7.00	OVERALL UTILITY PLAN
C1.00	DEMOLITION PLAN	C7.01	UTILITY PLAN - NORTHWEST
C2.00	SUBDIVISION PHASE I EROSION CONTROL PLAN	C7.02	UTILITY PLAN - NORTHEAST
C2.01	SUBDIVISION PHASE II EROSION CONTROL PLAN	C7.03	UTILITY PLAN - SOUTHWEST
C3.00	OVERALL SITE PLAN	C7.04	UTILITY PLAN - SOUTHEAST
C3.01	SITE PLAN - NORTHWEST	C7.05	SANITARY SEWER LINE A P&P I
C3.02	SITE PLAN - NORTHEAST	C7.06	SANITARY SEWER LINE A P&P II
C3.03	SITE PLAN - SOUTHWEST	C7.07	SANITARY SEWER LINE A P&P III
C3.04	SITE PLAN - SOUTHEAST	C7.08	SANITARY SEWER LINE A P&P IV
C3.05	MAINTENANCE OF TRAFFIC PLAN	C7.09	SANITARY SEWER LINE A-1 P&P
C4.00	OVERALL MASS GRADING PLAN	C7.10	SANITARY SEWER LINE B P&P I
C4.01	MASS GRADING PLAN - NORTHWEST	C7.11	SANITARY SEWER LINE B P&P II & SANITARY SEWER LINE B-1 P&P
C4.02	MASS GRADING PLAN - NORTHEAST	C7.12	12IN WATER LINE MAIN EXTENTION P&P I
C4.03	MASS GRADING PLAN - SOUTHWEST	C7.13	12IN WATER LINE MAIN EXTENTION P&P II
C4.04	MASS GRADING PLAN - SOUTHEAST	C7.14	OVERALL OFFSITE SEWER EXTENSION
C5.00	ROADWAY TYPICAL SECTIONS	C7.15	OFFSITE SANITARY SEWER P&P I
C5.01	RAINBOW FARM ROAD P&P I	C7.16	OFFSITE SANITARY SEWER P&P II
C5.03	ROADS A & B P&P	C7.17	OFFSITE SANITARY SEWER P&P III
C5.04	ROAD C P&P	C7.18	OFFSITE SANITARY SEWER P&P IV
C5.05	ROAD D P&P I	C8.00	LANDSCAPE NOTES & DETAILS
C5.06	ROAD D P&P II	C8.01	LANDSCAPE PLAN
C5.07	ROAD E P&P I	C9.00	DETAIL SHEET I
C5.08	ROAD E P&P II	C9.01	DETAIL SHEET II
C5.09	ROAD F P&P	C9.02	DETAIL SHEET III
C5.10	ROAD G P&P	C9.03	DETAIL SHEET IV
C5.11	ROADS H & J P&P	C9.04	DETAIL SHEET V
C5.12	RAINBOW FARM ROAD X-SECTIONS		CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS
C6.00	OVERALL DRAINAGE PLAN		CITY OF BENTONVILLE SEWER DETAILS
C6.01	DRAINAGE PLAN - NORTHWEST		CITY OF BENTONVILLE WATER DETAILS
C6.02	DRAINAGE PLAN - NORTHEAST		
C6.03	DRAINAGE PLAN - SOUTHWEST		
C6.04	DRAINAGE PLAN - SOUTHEAST		
C6.05	STORM LINE A & A-1 P&P		
C6.06	STORM LINE B P&P I		
C6.07	STORM LINE B P&P II		
C6.08	STORM LINE B P&P III		
C6.09	STORM LINE B-1, C-1, & C-2 P&P		
C6.10	STORM LINE C P&P I		
C6.11	STORM LINE C P&P II		
C6.12	STORM LINE D P&P I		

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT MCCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. MCCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY, WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:
MCCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
OFFICE: (479) 443-2377
FAX: (479) 443-9241

MCCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

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.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A", OR AREAS WITH AN APPROXIMATE BASE FLOOD BOUNDARY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0235K
EFFECTIVE DATE: 6/5/2012

CONTACTS

PLANNING
CITY OF BENTONVILLE
305 SW 'A' STREET,
BENTONVILLE, AR 72712
JOHN STANLEY / SR. PLANNER
PHONE: (479) 271-3168
EMAIL: jstanley@bentonvillear.com

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
DAN WEESE / CITY ENGINEER
PHONE: (479) 271-3168
EMAIL: dweese@bentonvillear.com

WATER / SEWER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
PRESTON NEWBILL / MANAGER
PHONE: (479) 271-3140
EMAIL: pnewbill@bentonvillear.com

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
TONY DAVIS / MANAGER
PHONE: (479) 271-3130
EMAIL: tdavis@bentonvillear.com

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 NE 'A' STREET,
BENTONVILLE, AR 72712
NANCY BUSEN / MANAGER
PHONE: (479) 271-3161
EMAIL: nbusen@bentonvillear.com

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
JANET PAITH / COORDINATOR
PHONE: (479) 271-3168
EMAIL: jpaith@bentonvillear.com

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HIGHWAY, P.O. BOX 2129,
LOWELL, AR 72745
JOSH KNIGHT
PHONE: (479) 333-7005
EMAIL: joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
627 WHITE ROAD,
SPRINGDALE, AR 72766
LAYNE RHODES
PHONE: (479) 442-1977
EMAIL: lr159@att.com

ELECTRIC
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE,
BENTONVILLE, AR 72712
WAYMAN THURMAN / MANAGER
PHONE: (479) 271-3135
EMAIL: wthurman@bentonvillear.com

INTERNET
COX COMMUNICATIONS
4901 S. 48th STREET,
SPRINGDALE, AR 72762
KIP SMITH
PHONE: (479) 717-3796
EMAIL: kip.smith@cox.com

FIRE DEPARTMENT
CITY OF BENTONVILLE
800 SW 'A' STREET,
BENTONVILLE, AR 72712
BRENT BOYDSTON, FIRE CHIEF
PHONE: (479) 271-5927
EMAIL: bboydston@bentonvillear.com

OWNER / DEVELOPER
BRITTENUM CONSTRUCTION COMPANY,
INC.
4034 N. OLD WIRE ROAD
FAYETTEVILLE, AR 72703
JON BRITTENUM
PHONE: (479) 582-8732
EMAIL: jon@brittenumconstruction.com

CIVIL ENGINEERING CONSULTANT
MCCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET
FAYETTEVILLE, AR 72703
ADAM OSWEILER / PROJECT MANAGER
PHONE: (479) 443-2377
EMAIL: aosweiler@mce.us.com

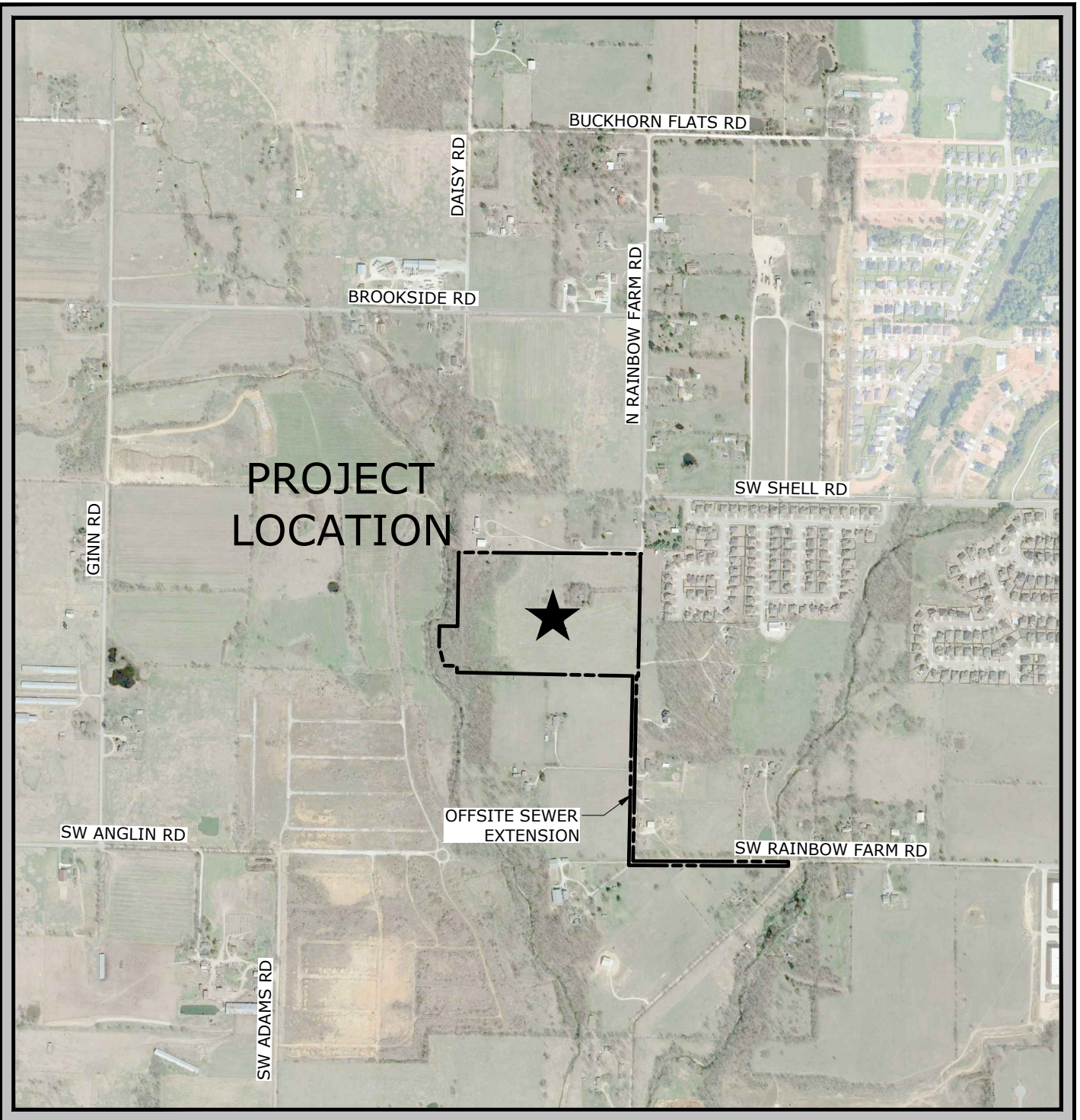
NOTE: THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.

NOTE: 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.

NOTE: THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A SUBMITTING FINAL INSPECTION.

NOTE: ALL UTILITY STREET CROSSINGS SHALL BE BY JACK AND BORE ONLY. NO OPEN CUTS ARE PERMITTED UNLESS APPROVED BY THE CITY ENGINEER AND THE TRANSPORTATION DIRECTOR.

NOTE: ALL NON-BONDABLE ITEMS AND GUARANTEES OF IMPROVEMENTS MUST BE COMPLETE, AND A FINAL INSPECTION PERFORMED AND APPROVED PRIOR TO PLANNING COMMISSION APPROVAL OF YOUR FINAL PLAT.



VICINITY MAP

January 4, 2021
MCE PROJECT NUMBER 20-2113

MCE McCLELLAND
DESIGNED TO SERVE CONSULTING
ENGINEERS, INC.

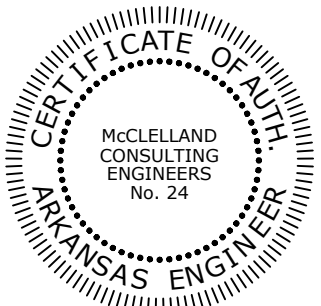
<http://www.mce.us.com>

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK



REVISIONS		
REV	DATE	DESCRIPTION
2	1/4/2021	ADDRESSING PC COMMENTS



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PP20-0011

CURVE TABLE: PROPERTY LINES					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	014.55	65.50	16.63	8.36'	N84° 59' 52"E
C2	089.63	13.50	21.12	13.41'	N47° 27' 23"E
C3	090.03	13.50	21.21	13.51'	N42° 22' 20"W
C4	031.00	65.50	35.44	18.17'	S71° 53' 07"E
C5	059.03	65.50	67.48	37.08'	N26° 52' 16"W
C6	015.61	65.50	17.84	8.98'	S79° 46' 03"E
C7	074.18	65.50	84.80	49.52'	S34° 52' 28"E
C8	022.28	184.00	71.55	36.23'	S8° 55' 35"E
C9	004.60	236.00	18.96	9.48'	N17° 45' 56"W
C10	017.27	236.00	71.15	35.85'	N6° 49' 40"W
C11	000.40	236.00	1.67	0.83'	N2° 00' 41"E
C12	033.96	18.50	10.96	5.65'	N14° 45' 55"W
C13	029.18	61.50	31.32	16.01'	N17° 09' 21"W

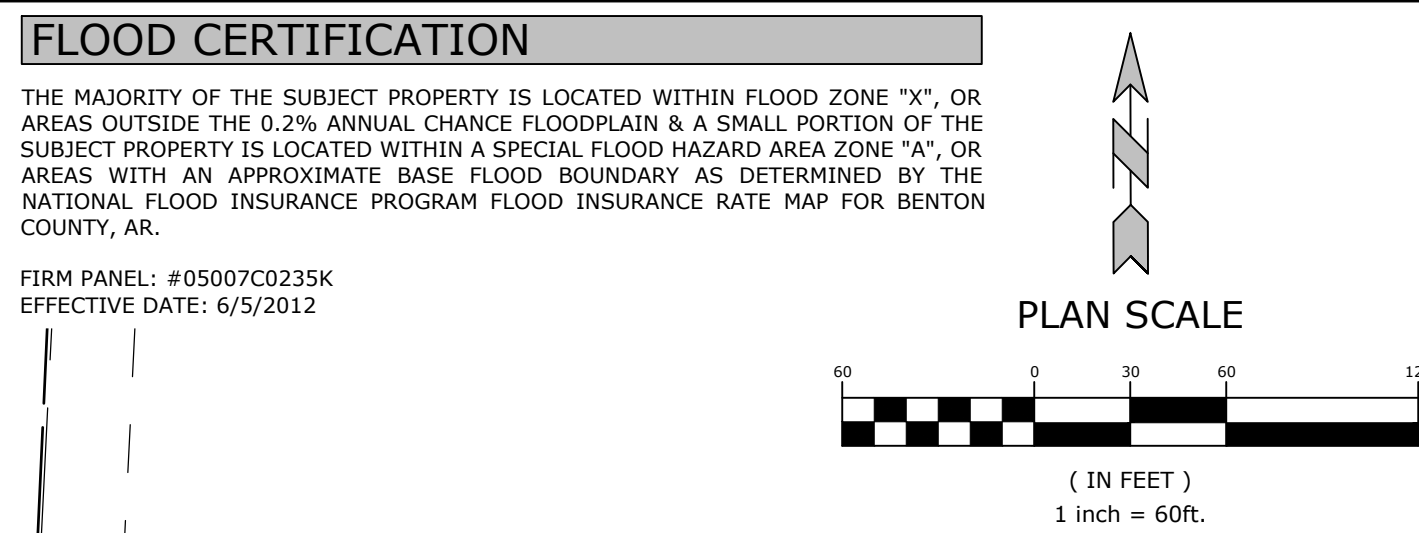
CURVE TABLE: PROPERTY LINES					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C14	039.99	61.50	42.92	22.38'	N17° 25' 37"E
C15	037.35	61.50	40.09	20.79'	N56° 05' 48"E
C16	051.61	61.50	55.40	29.74'	S79° 25' 14"E
C17	033.96	18.50	10.96	5.65'	S70° 35' 34"E
C18	075.08	65.50	85.83	50.34'	N40° 11' 00"E
C19	090.21	13.50	21.26	13.55'	N47° 19' 15"E
C20	009.66	184.00	31.04	15.56'	N2° 37' 06"W
C21	080.12	13.50	18.88	11.35'	S47° 30' 41"E
C22	112.49	13.50	26.51	20.20'	N36° 10' 50"E
C23	013.69	236.00	56.41	28.34'	N13° 13' 10"W
C24	008.59	236.00	35.37	17.72'	N2° 04' 45"W
C25	089.79	13.50	21.16	13.45'	N42° 40' 45"W

LINE TABLE: PROPERTY LINES		
LINE #	LENGTH	DIRECTION
L1	148.22	S87° 28' 33"E
L2	27.11	N02° 38' 31"E
L3	13.38	N59° 42' 46"E
L4	110.70	S87° 43' 46"E
L5	13.48	S55° 03' 34"E
L6	13.19	N60° 00' 11"E
L7	110.37	S87° 23' 10"E
L8	13.17	S54° 46' 16"E
L9	12.93	N02° 38' 31"E
L10	173.17	S87° 33' 39"E
L11	34.90	N33° 36' 57"E
L12	26.70	N02° 38' 31"E
L13	18.27	S42° 27' 54"E
L14	18.25	N47° 25' 40"E
L15	18.25	S42° 34' 20"E

LINE TABLE: PROPERTY LINES		
LINE #	LENGTH	DIRECTION
L16	77.01	N02° 12' 50"E
L17	47.34	S20° 03' 59"E
L18	56.40	N20° 03' 59"W
L19	30.44	N02° 12' 50"E
L20	6.66	N87° 34' 20"W
L21	18.23	N47° 25' 40"E
L22	18.23	S42° 34' 20"E
L23	18.24	N47° 32' 05"E
L24	11.84	N47° 38' 31"E
L25	38.29	N12° 16' 30"W
L26	18.27	S42° 27' 55"E
L27	18.24	N47° 32' 05"E
L28	18.27	S42° 27' 55"E
L29	18.24	N47° 32' 06"E

CURVE TABLE: ROADWAY CENTERLINE					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	89.63'	39.50'	61.79'	39.24'	S47° 27' 22.71"W
C2	90.03'	39.50'	62.07'	39.52'	S42° 22' 19.60"E
C3	90.21'	39.50'	62.19'	39.65'	S47° 19' 15.12"W
C4	22.28'	210.00'	81.66'	41.35'	S08° 55' 34.60"E
C5	22.28'	210.00'	81.66'	41.35'	S08° 55' 34.60"E
C6	89.79'	39.50'	61.90'	39.35'	S42° 40' 44.90"E

SITE DATA	
OVERALL SITE AREA	1,180,062 S.F. 27.09 AC
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
FRONT BUILDING SETBACK	20'
REAR BUILDING SETBACK	25'
SIDE BUILDING SETBACK	7' (WHERE ADJACENT TO ANOTHER PROPERTY) 20' (WHERE ADJACENT TO R/W)
MINIMUM LOT REQUIREMENTS	
LOT AREA	6,000 S.F. (INTERIOR LOT) 7,200 S.F. (CORNER LOT; 20% INCREASE OVER INTERIOR LOT)
LOT WIDTH	60' @ PROPERTY LINE (INTERIOR LOT) 75' @ BUILDING SETBACK (CORNER LOT)
LOT COVERAGE	40% COVERAGE (INTERIOR LOT) 45% COVERAGE (CORNER LOT)
TYPICAL BUILDING PAD SIZES	
38'x73' (2,744 SF)± 48'x59' (2,832 SF)± 44'x79' (3,476 SF)±	



EXISTING LEGEND	
—	PROPERTY LINE
—R/W	RIGHT OF WAY
—SS—	SANITARY SEWER LINE
—W—	WATER LINE
—GAS	GAS LINE
—UGT	UNDERGROUND TELEPHONE
—UE	UNDERGROUND ELECTRIC
—UCTV	UNDERGROUND TELEVISION
—UFO	UNDERGROUND FIBER
—OHE	OVERHEAD ELECTRIC
—X—X—	FENCE
—	ROAD CENTERLINE
—	DITCH FLOWLINE
—	EASEMENT LINE
—	GRAVEL LINE
—FH2D	FLOOD HAZARD LINE
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	WATER FAUCET
—	SANITARY SEWER MH
—	CLEAN-OUT
—	DRAINAGE MH
—	POWER POLE
—	GUY WIRE w/ ANCHOR
—	GAS RISER
—	STREET LIGHT POLE
—	TELEPHONE PEDESTAL
—	CABLE TV PEDESTAL
—	SIGN (AS NOTED)
—	BENCHMARK
—	EASEMENT LINE
—	FOUND IRON PIN (AS NOTED)
—	CONTROL POINT
—	RR SPIKE
—	BUSH
—	TREE

PROPOSED LEGEND	
—	CURB AND GUTTER
—	EASEMENT
—	SETBACK
—X—X—	FENCE
—OHE—	OVERHEAD ELECTRIC
—	ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
—	ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
—	CONCRETE PAVEMENT
—	CONCRETE SIDEWALK
—	CATCH BASIN
—	FLARED END SECTION
—	SANITARY SEWER MANHOLE
—	FIRE HYDRANT
—	WATER METER
—	POWER POLE/POWER POLE & GUY
—	LIGHT POLE
—	TELEPHONE PEDESTAL
—	B.S.L.
—	BUILDING SETBACK LINE

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, AND A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, ALL IN TOWNSHIP 19 NORTH, RANGE 31 WEST, IN BENTON COUNTY, AR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NORTH 02° 12' 50" EAST - 50.76 FEET; THENCE LEAVING SAID WEST LINE NORTH 30° 05' 43" WEST - 170.36 FEET; THENCE NORTH 02° 13' 54" EAST - 185.88 FEET; THENCE SOUTH 87° 47' 10" EAST - 91.00 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NORTH 02° 12' 50" EAST - 530.42 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87° 28' 33" EAST - 1274.25 FEET TO THE WEST RIGHT-OF-WAY (ROW) OF NORTH RAINBOW ROAD; THENCE ALONG SAID WEST ROW, SOUTH 02° 38' 31" WEST - 909.15 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE LEAVING SAID WEST ROW, NORTH 87° 33' 39" WEST - 1267.45 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 1,180,062 SQ. FT., OR 27.09 ACRES AS SURVEYED.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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.

DAY 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 CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

DAY OF EXECUTION: / /

SIGNED: REGISTERED LAND SURVEYOR NO. STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY VERIFY 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 THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:

SIGNED:

NAME & ADDRESS:

PRINT NAME:

SOURCE OF TITLE: D.R.

PAGE:

MCE McClelland Consulting Engineers, Inc.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

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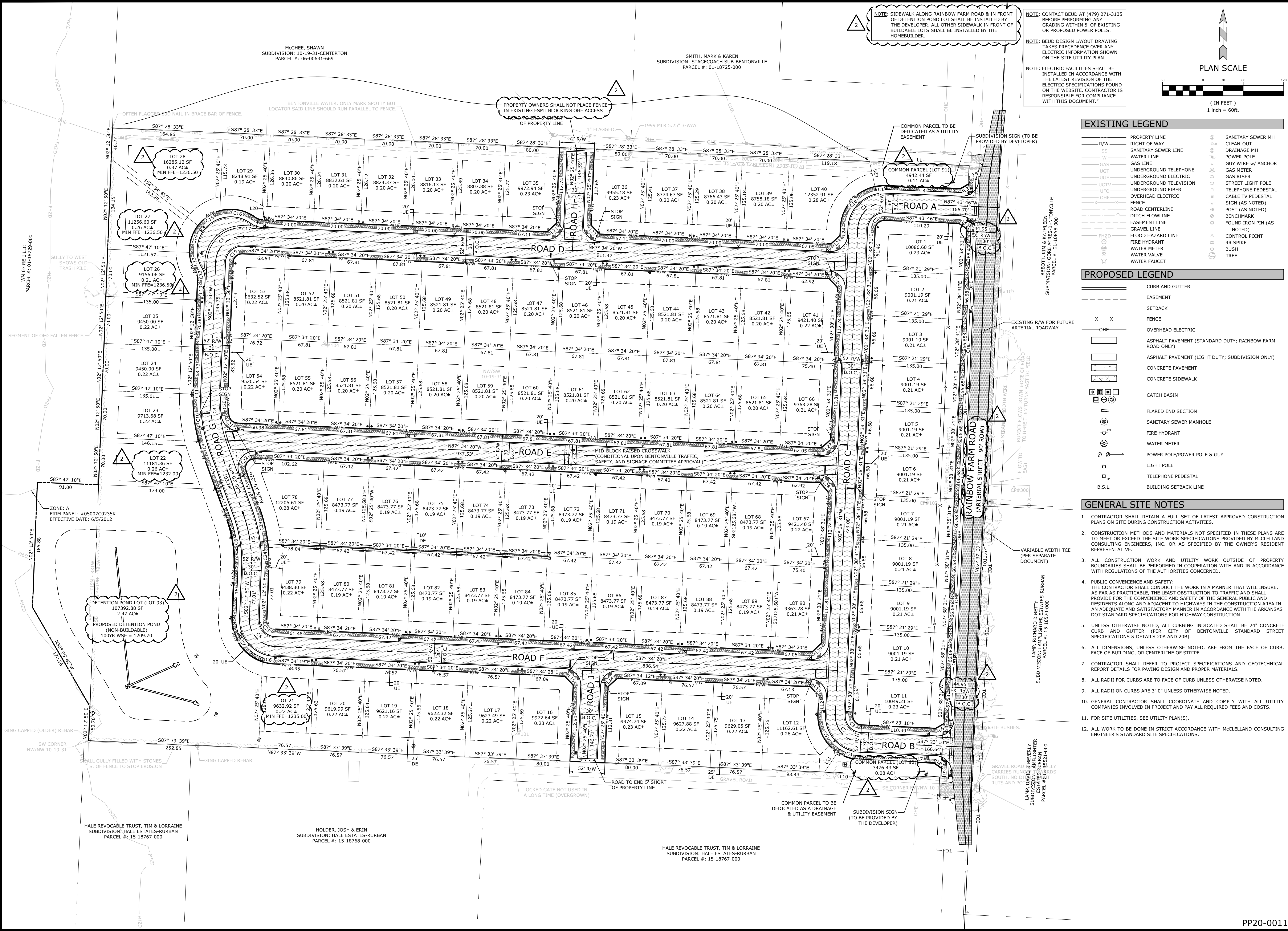
SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

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

REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

**PRELIMINARY
PLAT**

DESIGNED BY: ABO	DRAWN BY: JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

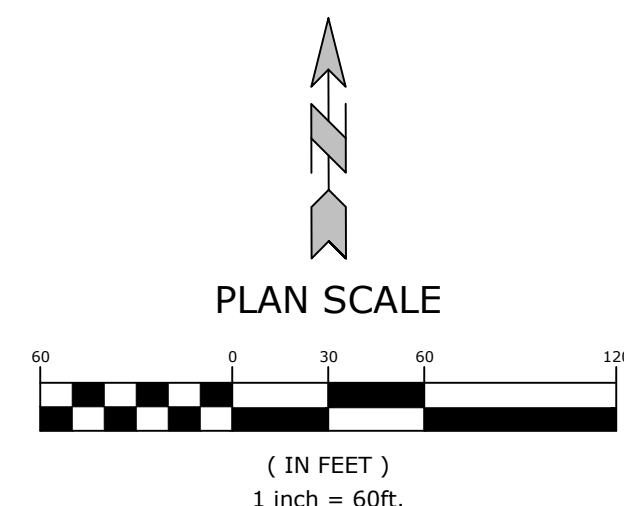


NOTE: SIDEWALK ALONG RAINBOW FARM ROAD & IN FRONT OF DETENTION POND LOT SHALL BE INSTALLED BY THE DEVELOPER. ALL OTHER SIDEWALK IN FRONT OF BUILDABLE LOTS SHALL BE INSTALLED BY THE HOMEOWNER.

NOTE: CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

NOTE: BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

NOTE: 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.



EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FLOOD HAZARD LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
- ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- B.S.L.
- BUILDING SETBACK LINE

GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- 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.
- PUBLIC CONVENIENCE AND SAFETY: 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 DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 24" CONCRETE CURB AND GUTTER (PER CITY OF BENTONVILLE STANDARD STREET SPECIFICATIONS & DETAILS 20A AND 20B).
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH MCLELLAND CONSULTING ENGINEER'S STANDARD SITE SPECIFICATIONS.

MCE
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DESIGNED TO SERVE

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SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

Know what's below.
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REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

OVERALL SITE
PLAN

DESIGNED BY:
ABO

DATE:
1/4/2021

SCALE:
AS NOTED

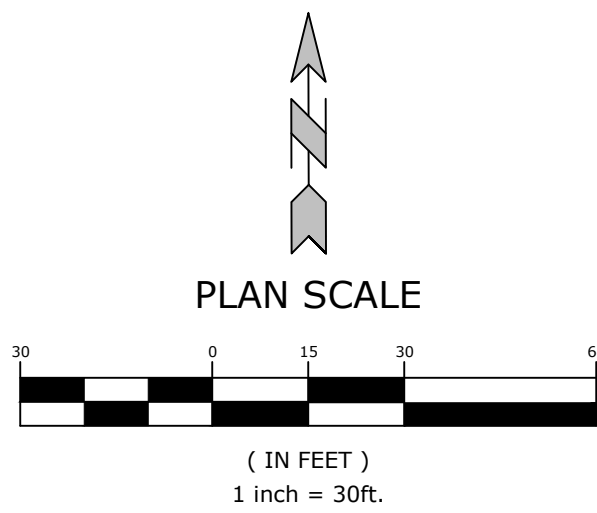
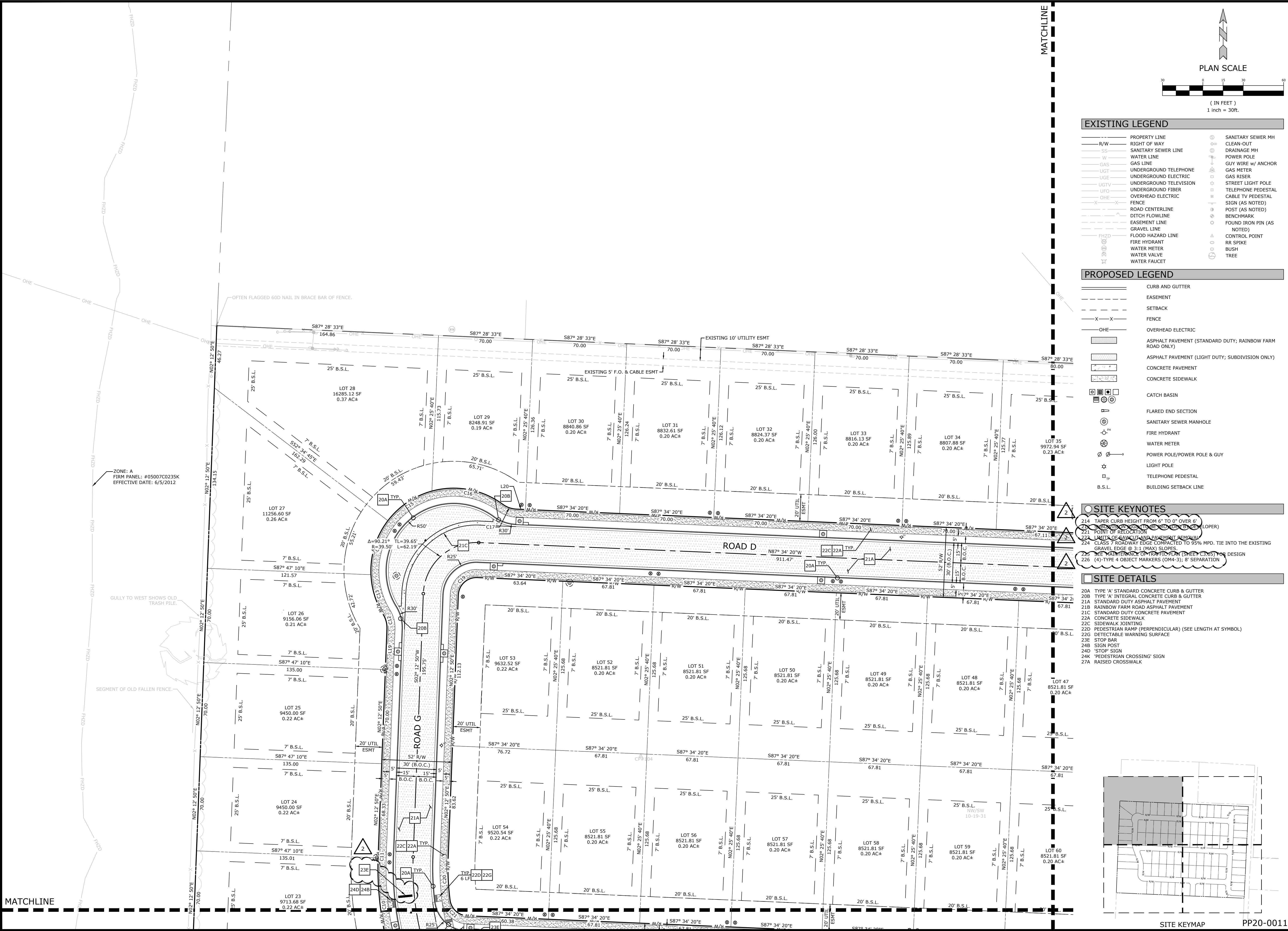
DRAWN BY:
JAD

REVISION:
REV-2

JOB NUMBER:
20-2113

C3.00

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EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
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- WATER FAUCET
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- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
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- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

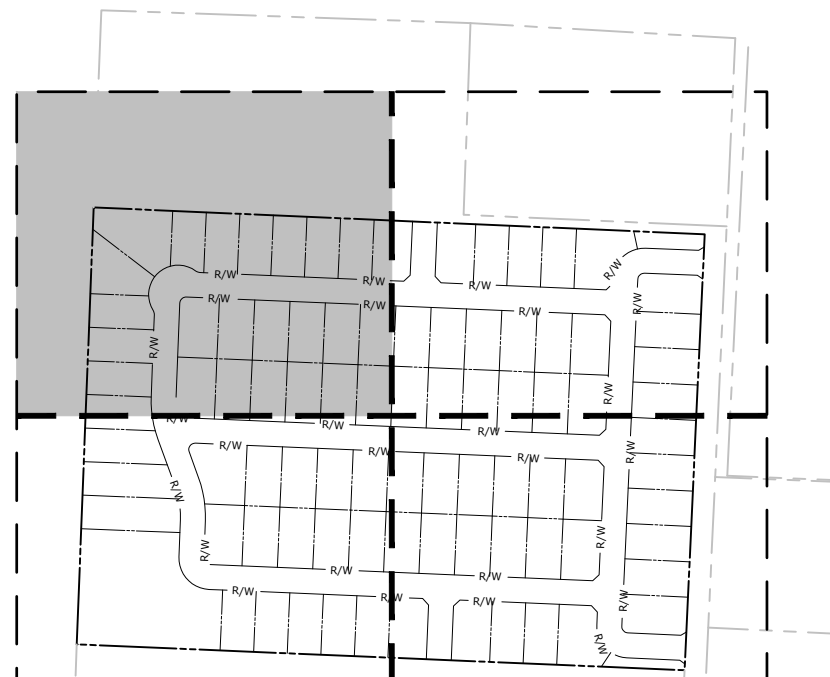
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- B.S.L. BUILDING SETBACK LINE

SITE KEYNOTES

- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 6'
- 221 POINT OF RELOCATION
- 222 UNITS OF GAVCUT AND PAVEMENT REMOVAL
- 224 CLASS 7 ROADWAY EDGE COMPACTED TO 95% MPD. TIE INTO THE EXISTING GRAVEL EDGE @ 3:1 (MAX) SLOPE.
- 225 SEE MAIN TERMINAL OF TRAFFIC PLAN (SHEET C3.05) FOR DESIGN
- 226 (4)-TYPE 4 OBJECT MARKERS (OM4-3); 8' SEPARATION

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
- 21A STANDARD DUTY ASPHALT PAVEMENT
- 21B RAINBOW FARM ROAD ASPHALT PAVEMENT
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22C SIDEWALK JOINTING
- 22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
- 22G DETECTABLE WARNING SURFACE
- 23E STOP BAR
- 24B SIGN POST
- 24D 'STOP' SIGN
- 24K 'PEDESTRIAN CROSSING' SIGN
- 27A RAISED CROSSWALK



SITE KEYMAP PP20-0011

MCE McCLELLAND CONSULTING ENGINEERS, INC.
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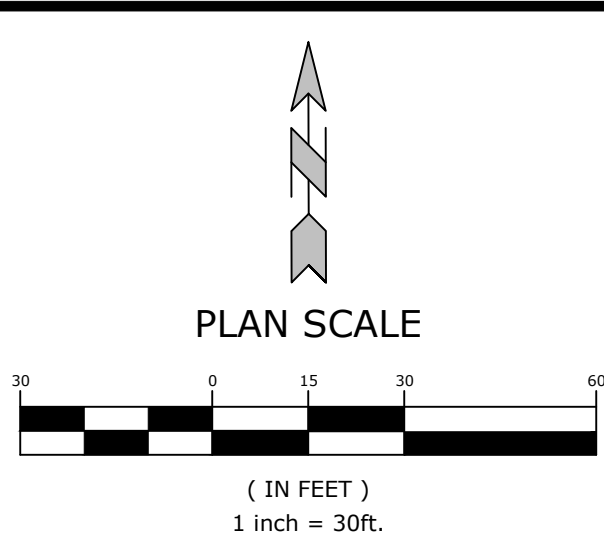
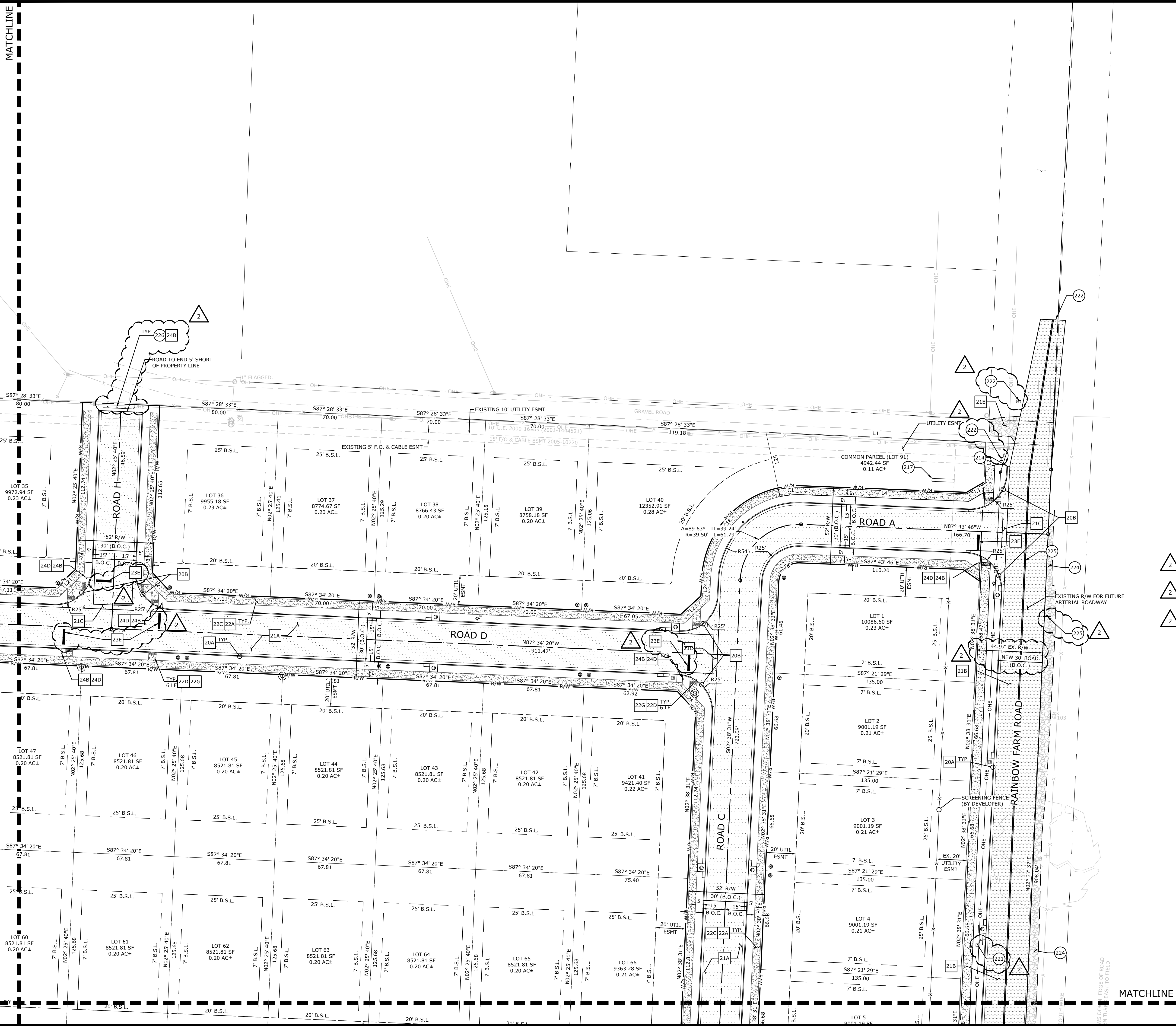
REVISONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

SITE PLAN -
NORTHWEST

DESIGNED BY: ABO	DRAWN BY : JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

C3.01

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EXISTING LEGEND

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- UGTV UNDERGROUND TELEVISION
- UFO UNDERGROUND FIBER
- OHE OVERHEAD ELECTRIC
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- EASEMENT LINE
- GRAVEL LINE
- FH2D FLOOD HAZARD LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

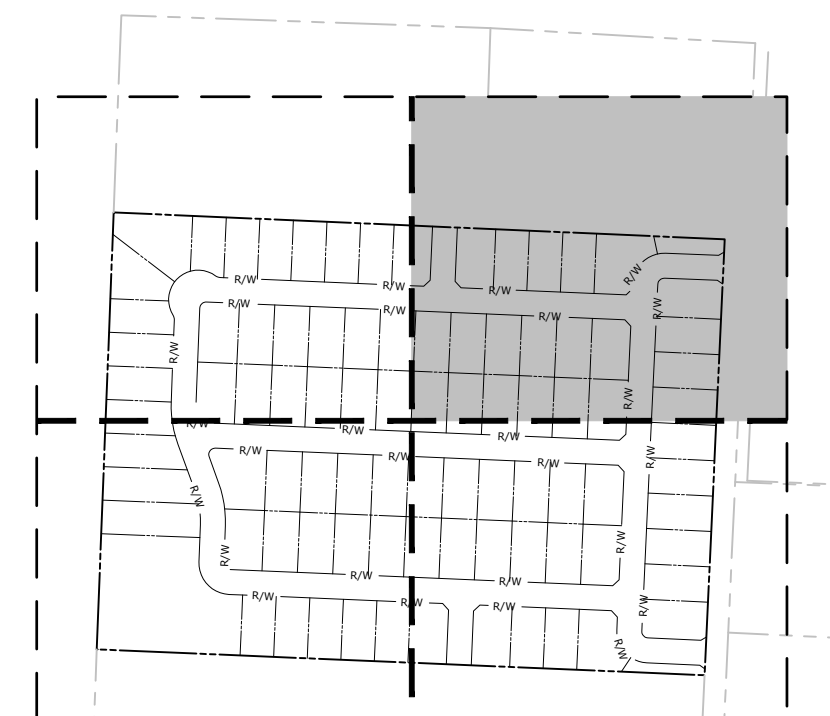
- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
- ASPHALT PAVEMENT (LIGHT DUTY; SUBDIVISION ONLY)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- B.S.L. BUILDING SETBACK LINE

SITE KEYNOTES

- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 6'
- 221 POINT OF RELOCATION
- 222 UNITS OF SAW-CUT AND PAVEMENT REMOVAL
- 224 CLASS 7 ROADWAY EDGE COMPACTED TO 95% MPD. TIE INTO THE EXISTING GRAVEL EDGE @ 3:1 (MAX) SLOPE.
- 225 SEE MAIN TERMINAL OF TRAFFIC PLAN (SHEET C3.05) FOR DESIGN
- 226 (4)-TYPE 4 OBJECT MARKERS (OM4-3); 8' SEPARATION

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
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- 21A STANDARD DUTY ASPHALT PAVEMENT
- 21B RAINBOW FARM ROAD ASPHALT PAVEMENT
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- 22A CONCRETE SIDEWALK
- 22C SIDEWALK JOINTING
- 22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
- 22G DETECTABLE WARNING SURFACE
- 23E STOP BAR
- 24B SIGN POST
- 24C 'STOP' SIGN
- 24K 'PEDESTRIAN CROSSING' SIGN
- 27A RAISED CROSSWALK



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LOTS 1 THRU 93
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BENTONVILLE, AR

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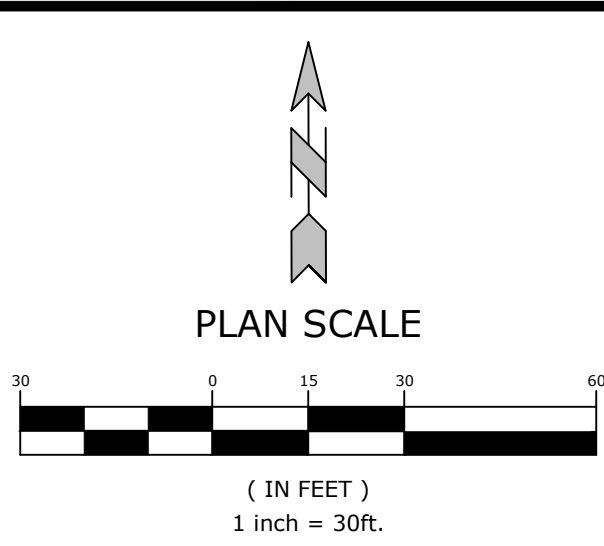
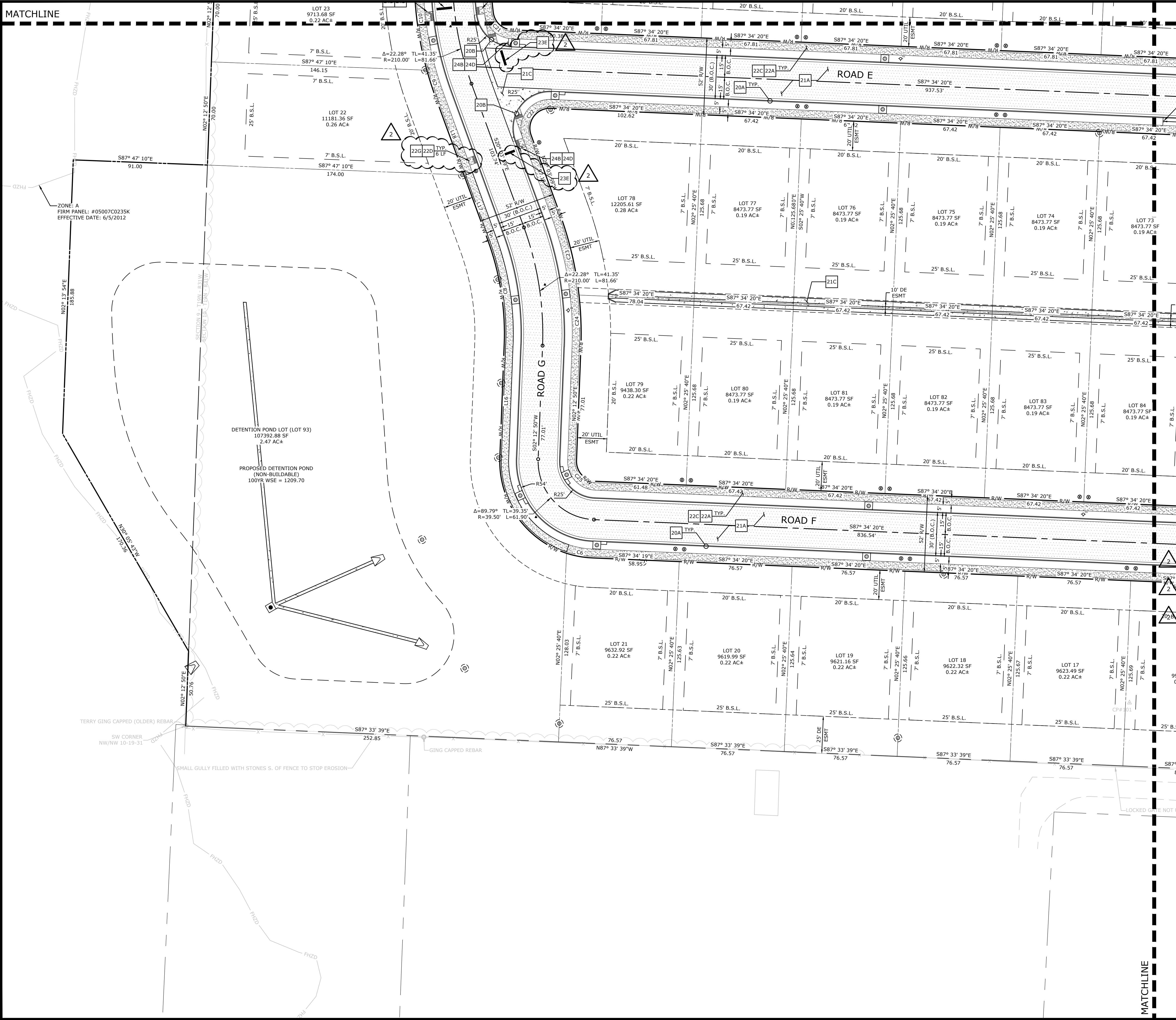
REVISIONS		DESCRIPTION
REV	DATE	ADDRESSING PC COMMENTS
2	1/4/2021	

SITE PLAN - NORTHEAST

DESIGNED BY: ABO	DRAWN BY: JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

C3.02

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EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UGT
- UGTV
- UFO
- OHE
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FLOOD HAZARD LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

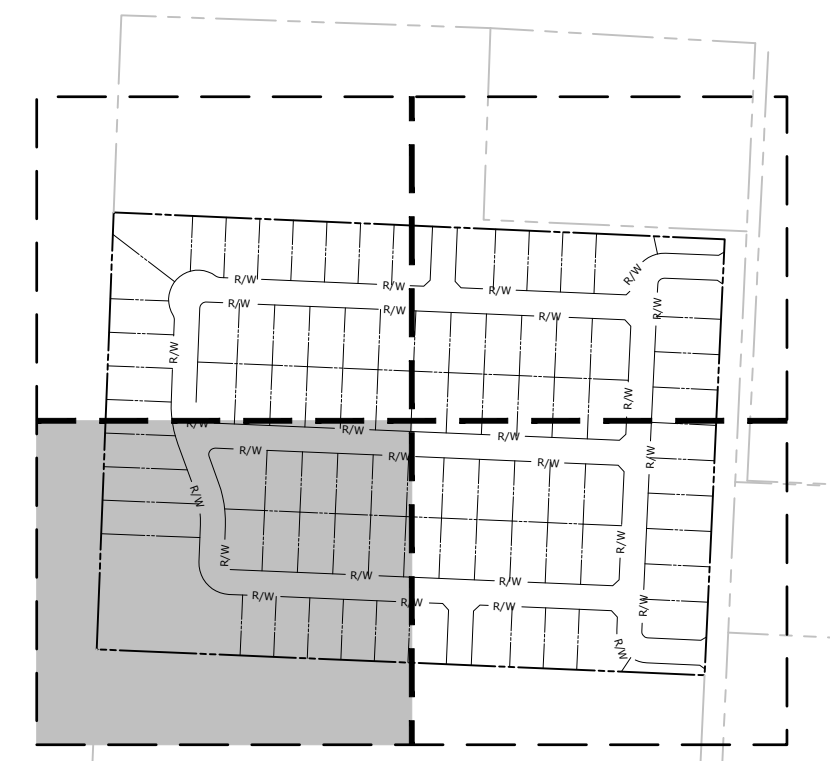
- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- OHE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT (STANDARD DUTY; RAINBOW FARM ROAD ONLY)
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- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- B.S.L.
- BUILDING SETBACK LINE

SITE KEYNOTES

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SITE DETAILS

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SITE KEYMAP PP20-0011

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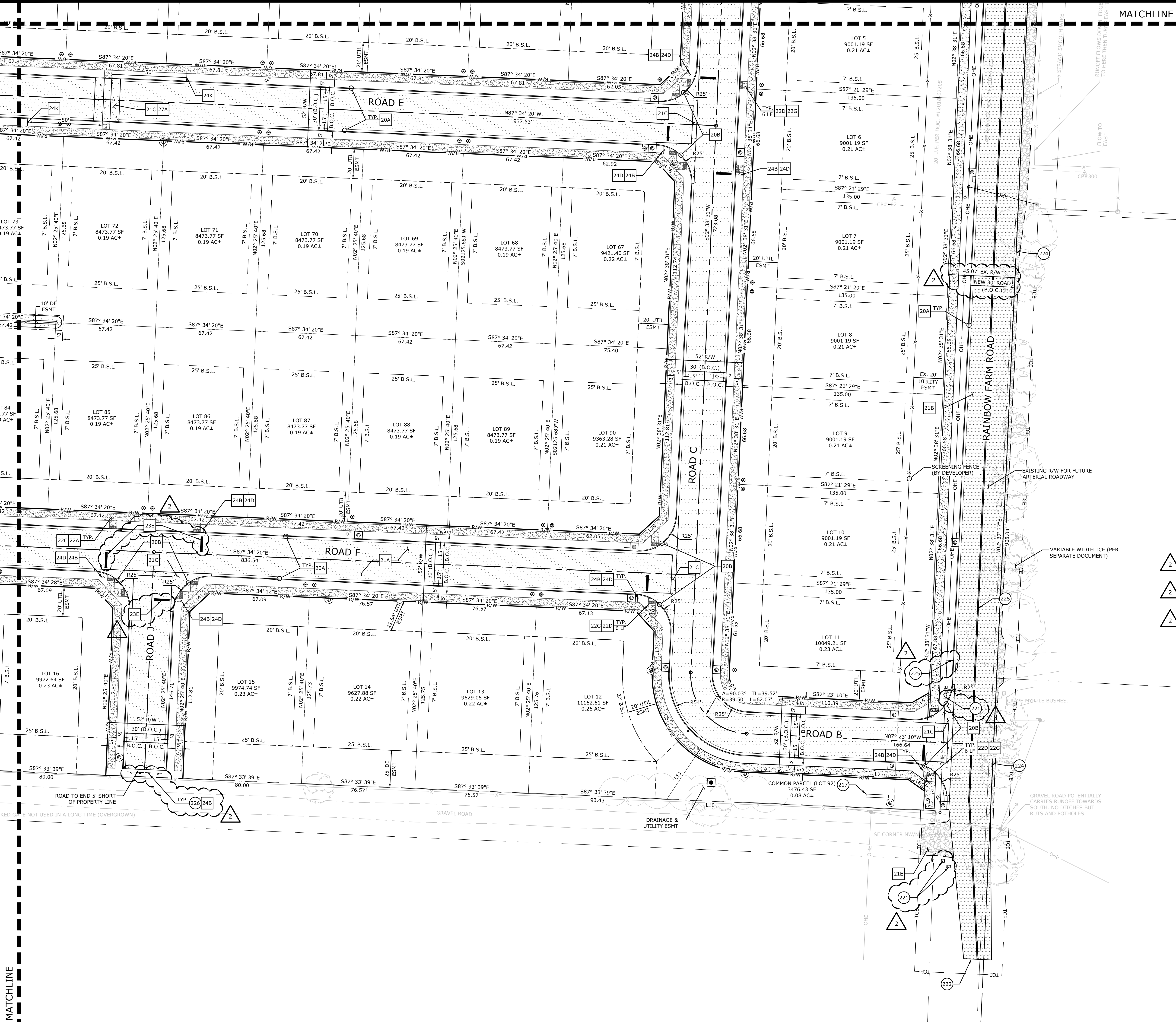
SITE PLAN -
SOUTHWEST

DESIGNED BY: ABO	DRAWN BY : JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

C3.03

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MATCHLINE



PLAN SCALE

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FLOOD HAZARD LINE
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- WATER METER
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- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

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- EASEMENT
- SETBACK
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SITE KEYMAP

PP20-0011

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SITE PLAN -
SOUTHEAST

DESIGNED BY: ABO	DRAWN BY : JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

C3.04

LANDSCAPE REQUIREMENTS:

PRELIMINARY PLAN STREET FRONTAGE TREE PLANTING
1 SHADE TREE PER EVERY 50 LINEAR FEET
909 L.F. / 50 = 18.18 (18) 18 SHADE TREES REQUIRED / 18 PROVIDED

LANDSCAPE NOTES:

- LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES WITHIN 1 YEAR OF INITIAL INSTALLATION SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AND / OR 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.
- WHERE POTENTIAL UTILITY LOCATIONS CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE SPACED A MINIMUM OF 5' AWAY FROM ALL PUBLIC UTILITIES.

RESIDENTIAL TREE PLANTING REQUIREMENTS:

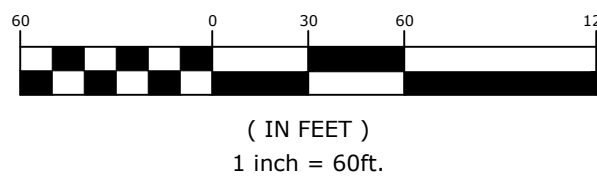
NEWLY CONSTRUCTED SINGLE FAMILY RESIDENTIAL STRUCTURES:
ONE (1) SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO THE ROADWAY AND ONE (1) SHADE TREE SHALL BE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO THE ROADWAY. TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE LOCATED ON A RESIDENTIAL OR LOCAL STREET AS DESIGNATED ON THE MASTER STREET PLAN. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE REQUIREMENTS.

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
EE	16	EMERALD FLAIR ELM	Ulmus parvifolia 'JFS-Barrett'		2.5" Caliper
SH	12	SHANTUNG MAPLE	Acer truncatum		2.5" Caliper
-	703 S.Y.	PATRIOT BERMUDA SOD	Cynodon dactylon 'Patriot'		Solid Sod

NOTE: CALIPER MEASUREMENTS AS PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z-60.1 - 2014) REQUIREMENTS.

PLAN SCALE



EXISTING LEGEND

	PROPERTY LINE		SANITARY SEWER MH
	RIGHT OF WAY		CLEAN-OUT
	SANITARY SEWER LINE		DRAINAGE MH
	WATER LINE		POWER POLE
	GAS LINE		GUY WIRE w/ ANCHOR
	UNDERGROUND TELEPHONE		GAS RISER
	UNDERGROUND ELECTRIC		STREET LIGHT POLE
	UNDERGROUND TELEVISION		TELEPHONE PEDESTAL
	UNDERGROUND FIBER		CABLE TV PEDESTAL
	OVERHEAD ELECTRIC		SIGN (AS NOTED)
	FENCE		POST (AS NOTED)
	ROAD CENTERLINE		BENCHMARK
	DITCH FLOWLINE		FOUND IRON PIN (AS NOTED)
	EASEMENT LINE		CONTROL POINT
	GRAVEL LINE		RR SPIKE
	FLOOD HAZARD LINE		BUSH
	FIRE HYDRANT		TREE
	WATER METER		
	WATER VALVE		
	WATER FAUCET		

PROPOSED LEGEND

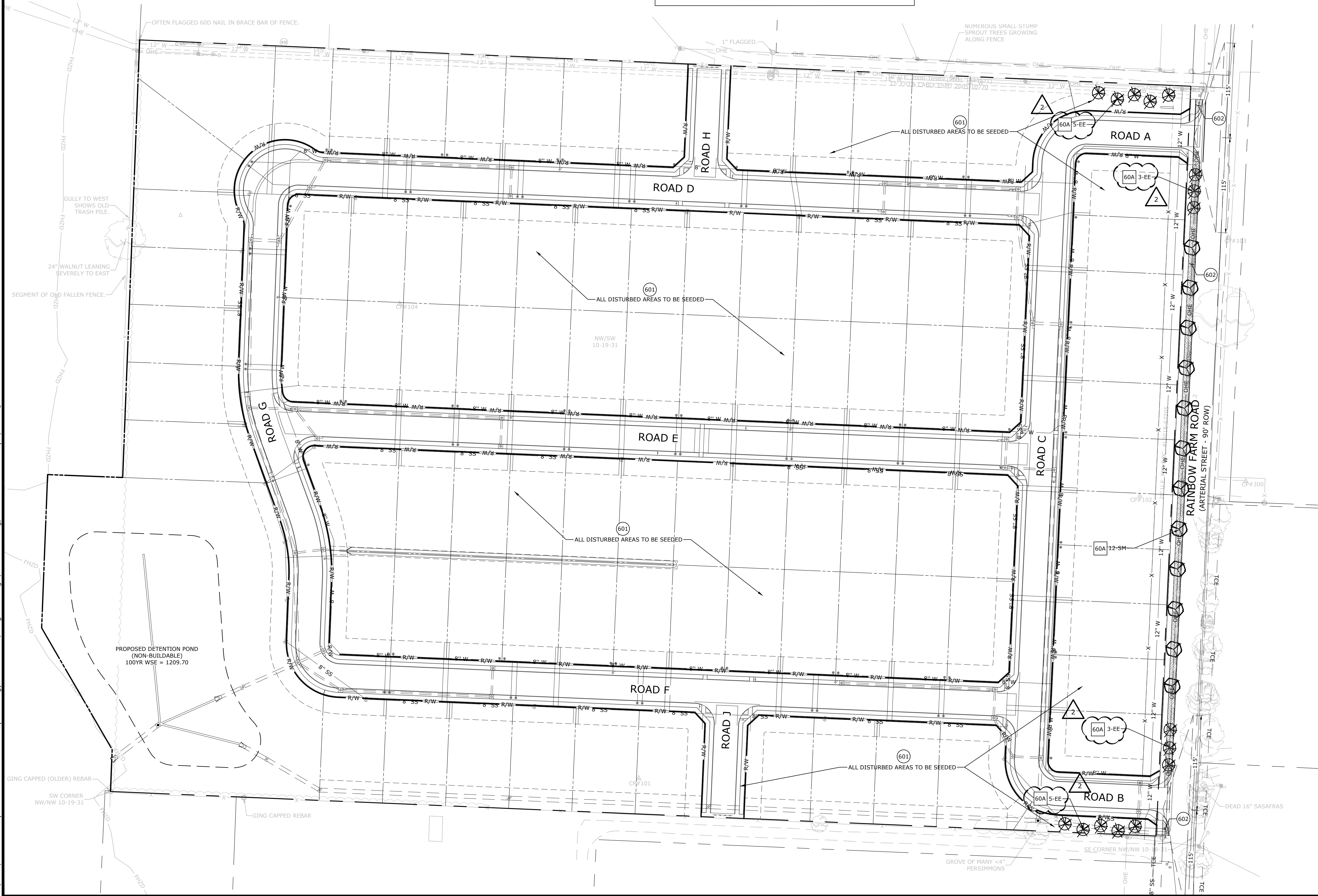
	STORM DRAIN
	CATCH BASIN
	WATER METER
	SANITARY SEWER MANHOLE
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
	SOD (SEE PLANTING LIST - THIS SHEET)
	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
	OVERHEAD ELECTRIC LINE
	WATER LINE
	SANITARY SEWER LINE
	TELEPHONE PEDESTAL

LANDSCAPE KEYNOTES

601 SEEDD AREA
602 SODDED AREA

LANDSCAPE DETAILS

60A TREE PLANTING



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LANDSCAPE
PLAN

DESIGNED BY: ABO	DRAWN BY : JAD
DATE: 1/4/2021	REVISION: REV-2
SCALE: AS NOTED	JOB NUMBER: 20-2113

C8.01

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