***Note** – Some of the members of the Planning Commission, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.*

Planning Commission
Meeting Agenda
July 20, 2021

Registration Link: https://zoom.us/webinar/register/WN_iF6A_GlORyeRzPizGyPQhA

I. Call to Order

II. Approval of the July 6 Meeting Minutes

III. Consent Agenda

1. **Lots 2 & 3, Block K Orchard Addition** — **Lot Split**
   SE D Street *(LS21-0028)*

2. **Lots 1 & 2 Big Blue Marble Subdivision** — **Lot Split**
   7048 Vaughn Rd. *(LS21-0035)*

3. **Lots 17 & 18 Crystal Bridges Museum of American Art** — **Property Line Adjustment**
   600 Museum Way *(PLA21-0022)*

4. **Lots 1 & 2 of Momentary Addition Phase 2** — **Property Line Adjustment**
   507 SE E St. *(PLA21-0023)*

5. **Slim Chickens** — **Large-Scale Development**
   1000 SW Regional Airport Blvd. *(LSD21-0035)*

6. **Osage Hills Phase 1** — **Final Plat**
   SW Adams Road & SW Anglin Road *(FP20-0007)*

7. **Woodlands Crossing Phase 1** — **Final Plat**
   S Morning Star Road *(FP21-0002)*

IV. Old Business

1. **Bentonville Plaza Addition** — **Large-Scale Development**
   1101 S Walton Blvd. *(LSD21-0027)*

V. New Business

1. **Newell Development** — **Rezoning***
   R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential
   501 NW B St. *(RZ21-0043)*

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

2. **Jetton Event/Office Trailer** **Conditional Use Permit***
   Long-term Temporary Use/Structure
   205 N Main St. *(CU21-0016)*

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

Planning Commission Meeting
Minutes
July 6, 2021

Meeting called to order at 4:00 p.m. by Dana Davis, Chairman. Meeting was held at City Hall and via Zoom video conference.

Present: Dana Davis, Eric Hipp, Elaine Kerr, Rod Sanders, Reggie Wright, Joe Haynie, Richard Binns
Absent:
Staff: Ellen Norvell, Jon Stanley, Baylea Birchfield, Tyler Overstreet, Dan Weese

Mr. Davis requested an amendment to the June 15th minutes. Item #2, LSD21-0022 and Item #3, LSD21-0026 should reflect that the waivers for both were not approved due to lack of motion.

Motion by Mr. Davis, seconded by Mr. Wright and Mr. Haynie to approve the amended minutes of June 15, 2021. Approved 7-0

Consent Agenda

1. The Aviator Phase 2, SW Regional Airport Boulevard, LSD21-0022
2. Lots 1 & 2 of Aviator Subdivision, SW Regional Airport Boulevard, LS21-0031
3. Lots 1 & 2 of Helping Hands Addition, SW 28th Street and SW D Street, LS21-0034
4. Lots 1,2,3 & 4 of Jones Addition, SW 5th Street and SW D Street, LS21-0002
5. Lots 45 & 46 of Lucas Subdivision, 1400 SW I Street, PLA21-0020
6. Lots 26 & 27 of Uptown Village Subdivision, LS21-0032

Approved 7-0

New Business
Item #1
Constellation Properties, R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential, 903 NW A Street, RZ21-0035
Jon Stanley reads the staff report.
Opened public hearing
Hamilton Seale, 935 N. Main Street speaks her concern on traffic on A Street and Tiger, suggests sidewalks on A Street and Main.
Raul Chio, 914 NW B Street, speaks on his concern about parking, Mr. Davis explains if the project comes back as Large Scale Development, they will require a parking plan.
Closed public hearing
Aaron Wilkerson, applicant, speaks on the project and states they are unsure of the future plans, but considering land use plan and area, they are requesting only a rezone.
There is a discussion amongst the Commissioners and Staff.
Approved 7-0

Item #2
Ray Residential Homes, LLC, R-3, Medium-High Density Residential to DN-2, Downtown Medium-Density Residential, 806 SE G Street, RZ21-0036
Jon Stanley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Barry Williams, the applicant, speaks via Zoom and answers questions on the future of the project and states setbacks for DN-2 are in favor of what owner is trying to accomplish for the rezoning.
There is a discussion amongst the Commissioners and Staff.
Approved 7-0

Item #3
Ray Residential Homes, LLC, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 602 Bella Vista Road, RZ21-0037
Jon Stanley reads the staff report.
Opened public hearing
Edward Isom, 509 NW D Street, speaks on the item and asks for clarification on the zoning request
Closed public hearing
Barry Williams, the applicant, speaks on the item via Zoom and is available to speak on any questions
There is a discussion amongst the Commissioners and Staff.
Approved 7-0

Item #4
Walters, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, NE 2nd Street & NE G Street, RZ21-0038
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #5
Square District Properties, R-1, Single Family Residential to DN-2, Downtown-Medium Density Residential, 1206 & 1208 Fillmore Street, RZ21-0039
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Approved 7 -0

Item #6
Sunrise Developers, Inc., RZ-L, Residential Zero Lot Line to R-1, Single Family Residential, SW Featherston Road & SW 28th Street, RZ21-0040
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Motion by Mrs. Kerr to approve Future Land Use Map Amendment, seconded by Mr. Hipp
Amendment, Approved 7-0
Rezone, Approved 7-0

Item #7
Suroeste 14, LLC, A-1, Agricultural to C-2, General Commercial, SW I Street & SW 14th Street, RZ21-0041
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
Nate Bachelor, applicant CEI Engineering, is available to speak on any questions
There is discussion amongst staff and Commissioners.
Motion by Mr. Wright to approve Future Land Use Map Amendment, seconded by Mrs. Kerr
Amendment, Approved 7-0
Rezone, Approved 7-0

Item #8
SOMO (South of Momentary Phase 2), PUD, Planned Unit Development, 507 SE E Street, PUD21-0001
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
Nate Bachelor, applicant CEI Engineering, is available to speak on any questions
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #9
Elite Martial Arts, 4601 SW Flintrock Road, CU21-0013
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
Tzu-Lin Lee, applicant, 4601 SW Flintrock Road, is available to speak on any questions
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #10
Popup Drink, 2003 SW Regional Airport Boulevard, CU21-0014
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
Rolf Wilkin, applicant, is available to speak on any questions
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #11
Bentonville Film Festival 2021, Temporary Use, 200 E Central Avenue, CU21-0015
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
Cheri Jones, applicant, is available to speak on any questions
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #12
102 West Apartments, Large Scale Development, SW 14th Street (Hwy 102), LSD21-0032
Jon Stanley reads the staff report
Opened public hearing
No public comment
Closed public hearing
Dan Weese, City Engineer, speaks on the item
There is discussion amongst staff and Commissioners.
A waiver from Article 1100, Section 1100.21.e was denied due to lack of motion
Denied
Motion by Mr. Sanders, seconded by Mr. Wright to approve the waiver from Article 501, Section 501.06
Approved 7-0
Motion by Mr. Wright, seconded by Mr. Haynie to approve the waiver from Article 1400, Section 1400.08
Approved 7-0
A vote for the Large Scale is made
Approved 7-0 with 1st submittal 24 gauge metal panel to be used

Motion by Mr. Hipp, seconded by Mr. Binns to adjourn.
Meeting adjourned

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

Consent Agenda Items

For Planning Commission meeting of July 20, 2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

- At the Technical Review meeting held on July 13, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 2 & 3, Block K of Orchard Addition, Art Condos, LLC, SE D Street, SE 7th Street, and SE E Street, DE, Downtown Edge, *LS21-0028*

A lot split of Lot 1, Block K of Orchard Addition creating new Lot 2 (+/- 0.617 acres) and Lot 3 (+/- 0.510 acres) of Orchard Addition. The plat dedicates right-of-way along SE E Street to meet the requirements of the Master Street Plan.

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

Lot Split: Lots 1 & 2 Big Blue Marble Subdivision, Highland, LLC, 7048 Vaughn Rd., A-1, Agricultural, *LS21-0035*

A lot split of unplatted section land creating new Lot 1 (+/- 52.35 acres) and Lot 2 (+/- 13.00 acres) of Big Blue Marble Subdivision. The plat dedicates various public utility easements to serve the newly created lots. The plat dedicates right-of-way along Vaughn Road and S Vaughn Road to meet the requirements of the Master Street Plan.

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

Property Line Adjustment: Lots 17 & 18 Crystal Bridges Museum of American Art, Crystal Bridges Museum of American Art, Inc., 600 Museum Way, A-1, Agricultural, *PLA21-0022*

A property line adjustment of existing Lots 16 and 8 of Crystal Bridges Addition, creating new Lot 17 (+/- 10.50 acres) and Lot 18 (+/- 99.06 acres) of Crystal Bridges Addition. The plat dedicates right-of-way along SE A Street to meet the requirements of the Master Street Plan.

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

Property Line Adjustment: Lot 1 & 2 Momentary Addition Phase 2, Crystal Bridges Museum of American Art, Inc., 507 SE E St., PUD, Planned Unit Development, *PLA21-0023*

A property line adjustment of existing Lot 1 of Momentary Addition, creating new Lot 1 (+/- 1.24 acres) and Lot 2 (+/- 1.16 acres) of Momentary Addition Phase 2. The plat dedicates various utility easements to serve the lots and also dedicates right-of-way along SE 5th Street to meet the requirements of the Master Street Plan.

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

Large-Scale Development: Slim Chickens, Walmart Stores Inc., 1000 SW Regional Airport Blvd., C-2, General Commercial, *LSD21-0035*

A large-scale development proposing the construction of a 3,290-square foot drive-through restaurant. 41 parking spaces are required and 42 spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a private drive to the north. The primary materials on the exterior of the building include brick and 24-gauge prefinished architectural metal panels.

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

Final Plat: Osage Hills Phase I, Osage RE Holdings, LLC, SW Anglin Road & SW Adams Road, R-1, Low Density Single Family Residential, *FP20-0007*

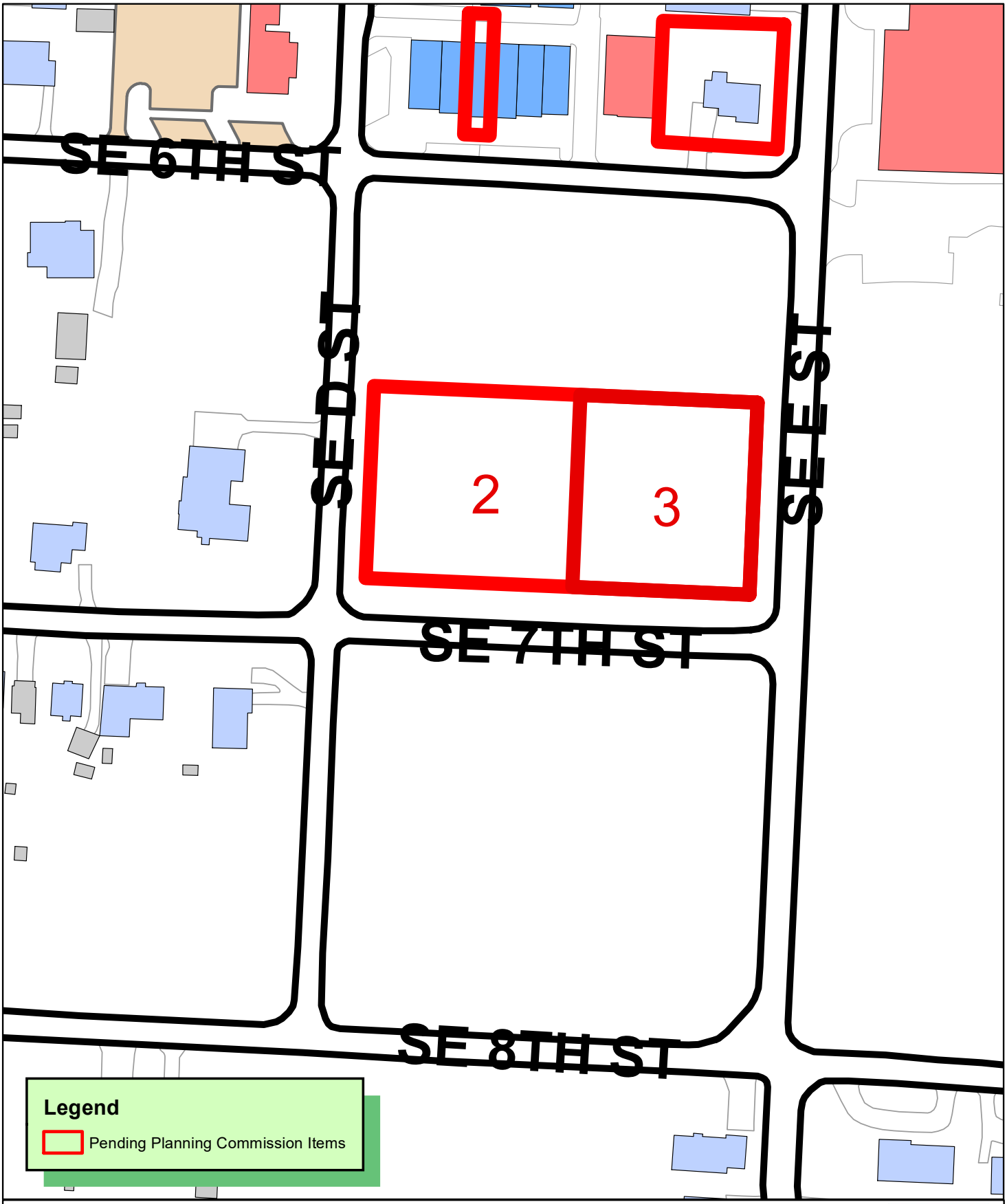
A final plat of a 150 lot, single-family subdivision to be known as Osage Hills Phase 1. Eight (8) of the platted lots will be utilized as detention pond lots that will be constructed with Phase 1. The final plat dedicates additional right-of-way along SW Adams Road and SW Anglin Road and the interior public streets. The final plat dedicates utility drainage easements in various locations to serve the subdivision. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.

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

Final Plat: Woodlands Crossing Phase 1, Dream Structures Residential, LLC, S Morning Star Road, R-1, Low Density Single Family Residential, *FP21-0002*

A final plat of a 74 lot, single-family subdivision to be known as Woodlands Crossing Phase 1. Lot 75 is a detention pond that will be constructed with Phase 1. The final plat dedicates additional right-of-way along S Morning Star Road and the interior public streets. The final plat dedicates utility drainage easements in various locations to serve the subdivision. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.

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



N
W E
S

1 inch = 100 feet

LS21-0028
LOT SPLIT
ORCHARD ADDITION
LOT 1 BLOCK K CREATING LOTS 2-3

THE CITY OF BENTONVILLE

LOT SPLIT

LOT 1, BLOCK K OF ORCHARD ADDITION

CREATING LOTS 2 & 3

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-32-430-04-1826

COMPLETED FIELD WORK:
APRIL 21, 2021

BASIS OF BEARING:
BEARINGS BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.

LATITUDE = 36°21'55.44925"
LONGITUDE = -94°12'13.72815"
CONVERGENCE ANGLE = -1°16'56.90517"

DISTANCES SHOWN ON PLAT ARE GROUND.

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK L2018 AT PAGE 66427.
2. SUBDIVISION PLAT FILED IN PLAT BOOK A, PAGE 89.
3. SUBDIVISION PLAT FILED IN PLAT BOOK B, PAGE 27.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

Survey Description

PARENT LOT (PARCEL #01-03595-000)
THE SOUTH HALF OF BLOCK K OF ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SECTION 32 TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID BLOCK K, SAID POINT ALSO BEING LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET AND THE WESTERN RIGHT OF WAY OF SOUTHEAST EAST STREET, AND RUNNING ALONG SAID NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET THENCE N87°31'52"W 315.73' TO A FOUND 5/8" CAPPED REBAR PLS #1826 LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET AND THE EASTERN RIGHT OF WAY OF SOUTHEAST D STREET, AND RUNNING ALONG SAID EASTERN RIGHT OF WAY OF SOUTHEAST D STREET N02°28'33"E 158.09' TO A FOUND 5/8" CAPPED REBAR "GING 1301"; THENCE LEAVING SAID RIGHT OF WAY S87°31'52"E 315.73' TO A FOUND 5/8" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF SOUTHEAST E STREET, AND RUNNING ALONG SAID RIGHT OF WAY S02°28'33"W 158.09' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.146 ARES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 2
A PART OF THE SOUTH HALF OF BLOCK K OF ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SECTION 32 TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8" CAPPED REBAR PLS #1826 BEING LOCATED N87°31'52"W 145.73' FROM A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID BLOCK K, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY THENCE N87°31'52"W 170.00' TO A FOUND 5/8" CAPPED REBAR PLS #1826 LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET AND THE EASTERN RIGHT OF WAY OF SOUTHEAST D STREET, AND RUNNING ALONG SAID EASTERN RIGHT OF WAY OF SOUTHEAST D STREET N02°28'33"E 158.09' TO A FOUND 5/8" CAPPED REBAR "GING 1301"; THENCE LEAVING SAID RIGHT OF WAY S87°31'52"E 170.00' TO A SET 5/8" CAPPED REBAR PLS #1826; THENCE S02°28'33"W 158.09' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.617 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 3
A PART OF THE SOUTH HALF OF BLOCK K OF ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SECTION 32 TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID BLOCK K, SAID POINT ALSO BEING LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET AND THE WESTERN RIGHT OF WAY OF SOUTHEAST EAST STREET, AND RUNNING THENCE ALONG SAID NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET N87°31'52"W 5.43' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N87°31'52"W 140.30' TO A SET 5/8" REBAR; LEAVING SAID RIGHT OF WAY N02°28'33"E 158.09' TO A SET 5/8" REBAR; THENCE S87°31'52"E 140.50' TO A SET 5/8" REBAR; THENCE S02°32'52"W 158.09' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.510 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

RIGHT OF WAY DEDICATION
A PART OF THE SOUTH HALF OF BLOCK K OF ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SECTION 32 TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF SAID BLOCK K, SAID POINT ALSO BEING LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SOUTHEAST 7TH STREET AND THE WESTERN RIGHT OF WAY OF SOUTHEAST EAST STREET; THENCE N87°31'52"W 5.43' TO A SET 5/8" REBAR; THENCE N02°32'52"E 158.09' TO A SET 5/8" REBAR; THENCE S87°31'52"E 5.23' TO A FOUND 5/8" REBAR; THENCE S02°28'33"W 158.09' TO THE POINT OF BEGINNING, CONTAINING 0.019 ACRES, MORE OR LESS.

Zoning & Setback Information

ZONED: D-E

RESIDENTIAL BUILDING:
SETBACKS:
FRONT: 20'
SIDE YARD: 7'
REAR: 12' ADJACENT TO RESIDENTIAL
7' ADJACENT TO NON-RESIDENTIAL

NON-RESIDENTIAL BUILDING:
SETBACKS:
FRONT: 0'
SIDE YARD: 7'
REAR: 12' ADJACENT TO RESIDENTIAL
7' ADJACENT TO NON-RESIDENTIAL

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- BUILDING SETBACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OVERHEAD POWER LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP PLS #1659 & #1826
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER
- POWER POLE
- TRAFFIC LIGHT POLE
- TELEPHONE PEDESTAL
- GAS METER
- SIGN
- AT&T VAULT
- MASTER STREET PLAN (M.S.P.)

BENTON COUNTY CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREET AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

_____ _____ _____
OWNER DATE

_____ _____ _____
OWNER DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2021.

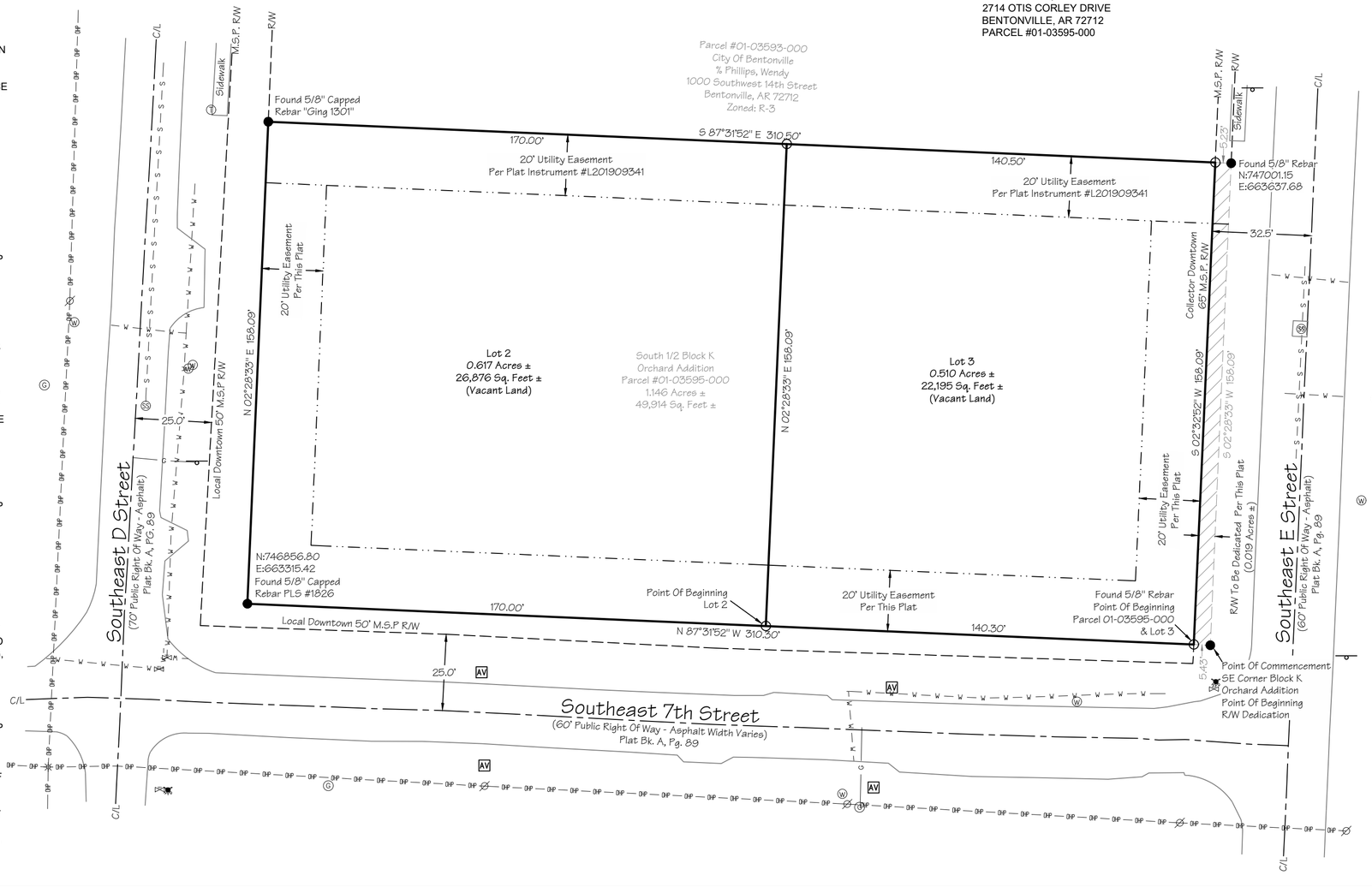
_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

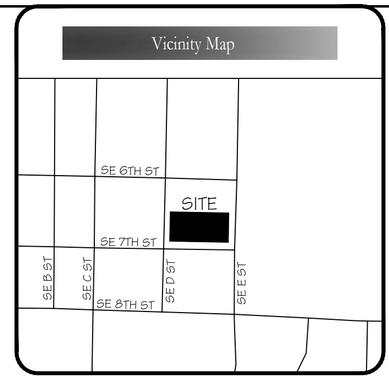
PLANNING BOARD ACCEPTANCE:

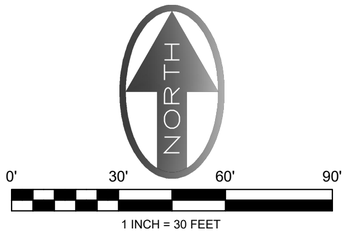
THE PLANNING BOARD, BASED ON AN APPROVAL GRANTED TO THE APPLICANT ON _____, 2021, HEREBY ENDORSES THIS PLAN AS MEETING ALL OF THE REQUIREMENTS OF A TRACT SPLIT.

_____
CHAIRMAN



Vicinity Map





Owner/Developer

ART CONDOS, LLC
2714 OTIS CORLEY DRIVE
BENTONVILLE, AR 72712
PARCEL #01-03595-000

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 29TH DAY OF APRIL, 2021.

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
KEITH A MYERS
PRELIMINARY

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.

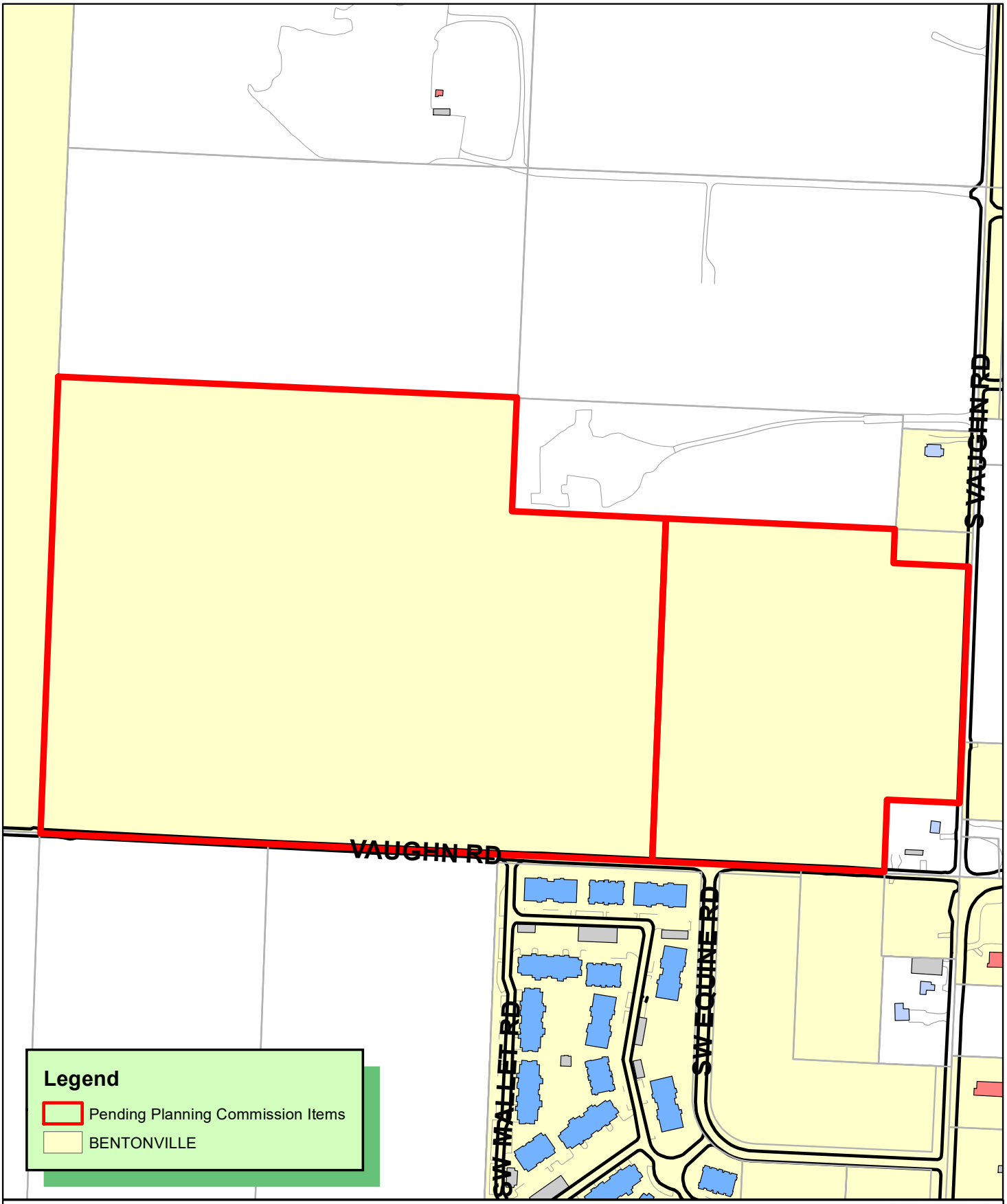
CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JH 4/29/2021	TPN	CB
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, AR	21-2529	

LOCATION:
609 SOUTHEAST D STREET, BENTONVILLE, AR 72712

FOR THE USE AND BENEFIT OF:
TODD RENFROW



LS21-0035
LOT SPLIT
VAUGHN RD
NEW SUB WITH LOTS 1-2

LOT SPLIT CREATING BIG BLUE MARBLE SUBDIVISION WITH LOT 1 AND LOT 2

ADJOINING PROPERTY OWNER INFORMATION

A PARCEL 18-09007-003
COVINGTON, D ERIC
OVERLAND DEVELOPMENT
PO BOX 580
ROGERS AR 72757-0580

B PARCEL 18-09007-000
OVERLAND DEVELOPMENT
PO BOX 580
ROGERS AR 72757-0580

C PARCEL 18-09007-001
BEAVER LAKE CONCRETE INC
PO BOX 307
SPRINGDALE AR 72765-0307

D PARCEL 01-08199-010
BEAVER LAKE CONCRETE
PO BOX 307
SPRINGDALE AR 72765-0307

E PARCEL 01-08199-002
ROTH FAMILY PARTNERSHIP LLLP
6077 SW REGIONAL AIRPORT BLVD
STE 1
BENTONVILLE AR 72713

F PARCEL 15-19007-000
TRAN, HIEN & NGUYEN, TRUNG
14253 DANIELS RD
BENTONVILLE AR 72713
LOT 3, ARTHUR HENDERSON FARMS SUBDIVISION

G PARCEL 01-08201-000
RISKNET CORPORATION
C/O HORN, MICHAEL
6959 LEBANON RD SUITE 212
FRISCO TX 75034-6738

H PARCEL 18-09010-000
KLUTTS, DEBBORA K
704 S 7TH ST
ROGERS AR 72756-5310

I PARCEL 01-08205-025
RAMIREZ, ANTONIO & PEREZ, CAROLINA
8568 WAGNER RD
BENTONVILLE AR 72712

J PARCEL 01-08211-004
KUHLMAN PROPERTIES LLC
1401 SW 14TH ST UNIT 3
BENTONVILLE AR 72712

K PARCEL 01-11085-001
VAUGHN LLC
C/O HORN, MICHAEL
6959 LEBANON RD STE 212
FRISCO TX 75034-6738
LOT 5, VAUGHN VILLAGE SUBDIVISION

L PARCEL 01-11085-000
HPI POLO PARK LLC
C/O HAMILTON POINT INVESTMENTS
2 HUNTLEY RD
OLD LYME CT 06371
LOT 4, VAUGHN VILLAGE SUBDIVISION

M PARCEL 06-00631-610
SABLAR-HUNT REVOCABLE LIVING TRUST, LINDA MARIE
18007 N BROKEN BOW CT
SUN CITY AZ 85373-1751

N PARCEL 06-00631-620
COONFIELD, GLEN R & SOMPIS
7289 VAUGHN RD
BENTONVILLE AR 72713

O PARCEL 06-00631-500
EBGB INVESTMENTS LLC
354 ANGEL FALLS LN
SPRINGDALE AR 72762

P PARCEL 01-08203-099
MOSHER TRUST, DOROTHY A
130 LONDON COVE DRIVE NORTH
LONDON AR 72847-9062

PARCEL 01-08199-000 - PARENT

DESCRIPTION PARENT FROM DEED 2002-147560 (TRACT 6):

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND A PART OF THE SOUTH THIRTY (30) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), ALL IN SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, BENTON COUNTY, ARKANSAS, ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR;
THENCE SOUTH 88 DEGREES, 47 MINUTES, 00 SECONDS EAST 1321.17 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 00 DEGREES, 58 MINUTES, 22 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 328.76 FEET TO A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 88 DEGREES, 42 MINUTES, 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 1103.96 FEET TO A SET 1/2" IRON REBAR;
THENCE SOUTH 00 DEGREES, 59 MINUTES, 06 SECONDS WEST 99.00 FEET TO A SET 1/2" IRON REBAR;
THENCE SOUTH 88 DEGREES, 42 MINUTES, 50 SECONDS EAST 217.80 FEET TO A SET COTTON SPINDLE ON THE EAST LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 00 DEGREES, 59 MINUTES, 06 SECONDS WEST ALONG THE EAST LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 681.02 FEET TO A SET COTTON SPINDLE;
THENCE NORTH 88 DEGREES, 42 MINUTES, 50 SECONDS WEST 208.71 FEET TO A SET 1/2" IRON REBAR;
THENCE SOUTH 00 DEGREES, 59 MINUTES, 06 SECONDS WEST 208.71 FEET TO A SET COTTON SPINDLE ON THE SOUTH LINE OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 88 DEGREES, 42 MINUTES, 50 SECONDS WEST 1112.84 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE SOUTH THIRTY (30) ACRES OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 88 DEGREES, 42 MINUTES, 42 SECONDS WEST 1320.25 FEET TO A SET COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 00 DEGREES, 55 MINUTES, 56 SECONDS EAST 1315.85 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY #279 ALONG THE EASTERNMOST BOUNDARY AND THE RIGHT-OF-WAY OF VAUGHN ROAD ALONG THE SOUTHERN MOST BOUNDARY.

DESCRIPTION LOT 1:

PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17;
THENCE ALONG THE NORTH LINE THEREOF S87°27'33"E 1321.27 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17;
THENCE ALONG THE EAST LINE THEREOF S02°21'56"W 328.98 FEET;
THENCE LEAVING SAID EAST LINE S87°22'34"E 634.79 FEET;
THENCE S02°18'48"W 945.31 FEET;
THENCE N87°25'09"W 667.82 FEET;
THENCE N87°13'36"W 1287.12 FEET TO THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17;
THENCE ALONG SAID WEST LINE N02°16'30"E 1269.51 FEET TO THE POINT OF BEGINNING, CONTAINING 52.35 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 2:

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 17;
THENCE ALONG THE WEST LINE THEREOF S02°21'56"W 328.98 FEET;
THENCE LEAVING SAID EAST LINE S87°22'34"E 634.79 FEET TO THE POINT OF BEGINNING;
THENCE S87°22'34"E 469.17 FEET;
THENCE S02°20'08"W 98.99 FEET;
THENCE S87°21'37"E 176.61 FEET;
THENCE S02°06'55"W 179.36 FEET;
THENCE S02°14'54"W 406.42 FEET;
THENCE S01°50'30"W 95.16 FEET;
THENCE N87°22'38"W 169.43 FEET;
THENCE S02°20'36"W 167.78 FEET;
THENCE N87°01'25"W 404.12 FEET;
THENCE N87°25'09"W 73.98 FEET;
THENCE N02°18'48"E 945.31 FEET TO THE POINT OF BEGINNING, CONTAINING 15.35 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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, PARCEL 01-08199-000 IS ZONED A-1.

THE MASTER STREET PLAN RIGHT OF WAY SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL STREETS AND IS SHOWN FOR INFORMATION ONLY. UNLESS OTHERWISE NOTED, NO DOCUMENTS WERE SUPPLIED TO OR FOUND BY THE SURVEYOR THAT INDICATE THAT STREET RIGHT OF WAY HAS BEEN DEDICATED FOR THE TWO ADJOINING STREETS. UNLESS OTHERWISE NOTED, THE MASTER STREET PLAN RIGHT OF WAY IS NOT DEDICATED BY THIS PLAT.

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.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED 477-277, DEED 481-70, DEED 98-120136, DEED 2000-20663, DEED 2000-89396, DEED 2002-14760, DEED 2005-3190, DEED 2012-37045, DEED 2013-57500, DEED 2016-62836, PLAT 2005-94, PLAT 2005-163 AND PLAT 2003-734.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

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 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.

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.

BUILDING SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT A-1, AGRICULTURAL, AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION, VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

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: _____
HIGHLAND, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORD 2002-147560

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

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.

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

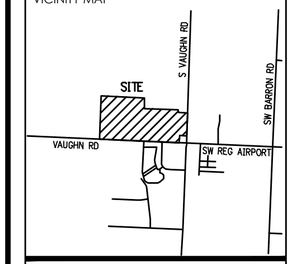
ATLAS PAGE: 521

CITY OF BENTONVILLE PROJECT NUMBER: LS21-0035

RECORD INFORMATION

OWNER:
PARCEL 01-08199-000
HIGHLAND, LLC
C/O COUGHLIN, CYNTHIA H
PO BOX 129
CENTERTON AR 72719-0129
479-640-7059
CYNTHIA@ARKANSAS.NET

VICINITY MAP



LOT SPLIT CREATING
BIG BLUE MARBLE SUBDIVISION
WITH LOT 1 AND LOT 2
SW/4 SEC 17 T-19-N R-31-W
BENTONVILLE ARKANSAS

PREPARED FOR:
GATOR DISTRICT, LLC

STATE PLAT CODE:
500-19N-31W-0-17-300-04-1460

DATE: 06/28/2021
PROJECT NO: 21105200
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 f 479.631.6224 f
www.craftontull.com

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

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REV PER COMMENTS	06/28/2021

SHEET NO.: 1 OF 3

DRAWING: G:\21105200_VAUGHNRD\INFRASTRUCTURE\SURVEY\DWG\21105200_SPLIT.DWG
LAYOUT: LAYOUT1 , LAST SAVED: KM676, 6/28/2021 11:14:06 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/28/2021 2:52:11 PM [PLOTTED BY "" VALID ON HARD COPY ONLY]

LOT SPLIT CREATING BIG BLUE MARBLE SUBDIVISION WITH LOT 1 AND LOT 2

P.O.B. LOT 1
NW CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W
N = 730819.98
E = 631062.65

BUILDING SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT A-1, AGRICULTURAL, AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION, VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

1.1' TO FENCE
3.3' TO FENCE
S87° 27' 33"E 1321.27'
2.6' TO FENCE
NE CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W
0.5' TO FENCE
2.0' TO FENCE
S2° 21' 56"W 328.98'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	98.99'	S2° 20' 08"W
L2	95.16'	N1° 50' 30"E
L3	73.98'	S87° 25' 09"E

SEE SHEET 1 "ADJOINING PROPERTY OWNER INFORMATION" TABLE FOR THE PROPERTY OWNERS ADJACENT TO THE EXTERIOR OF THIS PROPERTY.

LEGEND

- FOUND ALUMINUM MONUMENT
- FOUND RR SPIKE
- FOUND CPS
- FOUND IRON PIN
- MAGNETIC READING
- SET IRON PIN
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- PROPERTY LINE
- RIGHT OF WAY LINE
- 1/16 SECTION LINE
- WATER EASEMENT
- GAS EASEMENT
- THEORETICAL MSP R/W
- EDGE OF STREET
- STREET CENTERLINE
- FENCE LINE

1.2' TO FENCE
S87° 22' 34"E 110
634.79'
3.4' TO FENCE
6.1' TO FENCE
P.O.B. LOT 2

80' GAS EASEMENT
DOC O-381
AS SHOWN IN PR 2003-734

LOT 1
±52.35 ACRES
PER THIS PLAT

N2° 16' 30"E 1315.62'
0.9' TO FENCE

SW 1/4 SW 1/4 SECTION 17 ±39.92 ACRES
SE 1/4 SW 1/4 SECTION 17 ±10.08 ACRES

1.3' TO CENTERLINE
0.8' TO FENCE
S87° 13' 36"E 1287.12'
20' WATER & GAS EASEMENT
DOC 2005-18028 &
DOC 2006-54257
20' UTILITY EASEMENT
PER THIS PLAT
SE CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W
PROPOSED R/W
2.44 ACRES OR ±106439 SQ FT
PER THIS PLAT
S87° 25' 09"E 667.82'
444.22'
N87° 22' 59"W 1112.85'
N87° 21' 55"W 1320.10'
VAUGHN RD (ARTERIAL STREET 90' MSP R/W) EXISTING R/W AS NOTED
2.0' TO CENTERLINE
36' STREET R/W
PR 2004-1407

SW CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W
N = 729505.40
E = 631010.42

ATLAS PAGE: 521

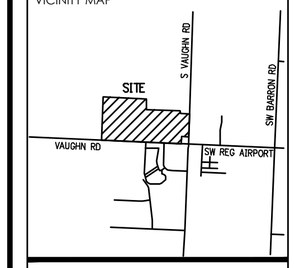
CITY OF BENTONVILLE
PROJECT NUMBER: LS21-0035

RECORD INFORMATION

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

VICINITY MAP



LOT SPLIT CREATING
BIG BLUE MARBLE SUBDIVISION
WITH LOT 1 AND LOT 2
SW/4 SEC 17 T-19-N R-31-W
BENTONVILLE ARKANSAS

PREPARED FOR:
GATOR DISTRICT, LLC

STATE PLAT CODE:
500-19N-31W-0-17-300-04-1460

DATE: 06/28/2021
PROJECT NO: 21105200
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
APPEARS AS EXISTING

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

DRAWING: G:\21105200_VAUGHN RD\INFRASTRUCTURE\SURVEY\DWG\21105200_SPLIT.DWG
LAYOUT: LAYOUT2 LAST SAVED: KM476, 6/28/2021 11:14:06 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/28/2021 2:52:54 PM (PLOTTED BY: VALID ON HARD COPY ONLY)

LOT SPLIT CREATING BIG BLUE MARBLE SUBDIVISION WITH LOT 1 AND LOT 2

BUILDING SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT A-1, AGRICULTURAL, AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION, VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	98.99'	S2° 20' 08"W
L2	95.16'	N1° 50' 30"E
L3	73.98'	S87° 25' 09"E

LEGEND

- FOUND ALUMINUM MONUMENT
- FOUND RR SPIKE
- FOUND CPS
- FOUND IRON PIN
- MAGNETIC READING
- SET IRON PIN
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- PROPERTY LINE
- RIGHT OF WAY LINE
- 1/16 SECTION LINE
- WATER EASEMENT
- GAS EASEMENT
- THEORETICAL MSP R/W
- EDGE OF STREET
- STREET CENTERLINE
- FENCE LINE

SEE SHEET 1 "ADJOINING PROPERTY OWNER INFORMATION" TABLE FOR THE PROPERTY OWNERS ADJACENT TO THE EXTERIOR OF THIS PROPERTY.

NE CORNER SW 1/4 SW 1/4 SECTION 17 T-19-N R-31-W

0.5' TO FENCE

2.0' TO FENCE

S2° 21' 56"W 328.98'

SW 1/4 SW 1/4 SECTION 17 ±39.92 ACRES

SE 1/4 SW 1/4 SECTION 17 ±10.08 ACRES

1.2' TO FENCE

6.1' TO FENCE

634.79'

S87° 22' 34"E 1103.96'

P.O.B. LOT 2

3.4' TO FENCE

469.17'

0.4' TO FENCE

L1

S87° 21' 37"E 217.95'

176.61'

41.34'

45' TO CENTERLINE

179.36'

S2° 06' 55"E

N2° 06' 55"E

20' UTILITY EASEMENT PER THIS PLAT

PROPOSED R/W
±0.63 ACRES OR ±27563 SQ FT
PER THIS PLAT

LOT 2
±13.00 ACRES
PER THIS PLAT

S2° 18' 48"W 945.31'

POND

N2° 14' 54"E 408.42'

S2° 19' 27"W 686.92'

S VAUGHN RD (ARTERIAL STREET 90' MSP R/W NO KNOWN EXISTING DEDICATED R/W

L2

39.35'

169.43'

N87° 22' 38"W 208.78'

45' TO CENTERLINE

FIRE HYDRANT LOCATION SCALED FROM GIS WEB SITE (WAS NOT FOUND ON SITE)

30' GAS EASEMENT DOC 2005-28542

167.78'

S2° 20' 36"W 208.70'

208.68'

208.85'

4.1' TO CENTERLINE

20' WATER & GAS EASEMENT DOC 2005-18028 & DOC 2006-54257

20' UTILITY EASEMENT PER THIS PLAT

SE CORNER SW 1/4 SW 1/4 SECTION 17 T-19-N R-31-W

PROPOSED R/W
2.44 ACRES OR ±106439 SQ FT
PER THIS PLAT

S87° 25' 09"E 667.82'

L3

S87° 01' 25"E 404.12'

444.22'

N87° 22' 59"W 1112.85'

668.63'

VAUGHN RD (ARTERIAL STREET 90' MSP R/W) EXISTING R/W AS NOTED

2.0' TO CENTERLINE

36' STREET R/W PR 2004-1407

ATLAS PAGE: 521

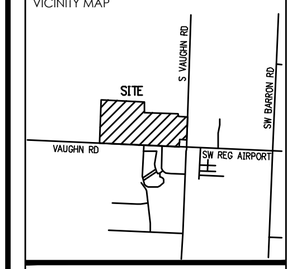
CITY OF BENTONVILLE PROJECT NUMBER: LS21-0035

RECORD INFORMATION

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

VICINITY MAP



LOT SPLIT CREATING
BIG BLUE MARBLE SUBDIVISION
WITH LOT 1 AND LOT 2
SW/4 SEC 17 T-19-N R-31-W
BENTONVILLE ARKANSAS

PREPARED FOR:
GATOR DISTRICT, LLC

STATE PLAT CODE:
500-19N-31W-0-17-300-04-1460

DATE: 06/28/2021
PROJECT NO: 21105200
CONTACT: K MONTGOMERY

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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

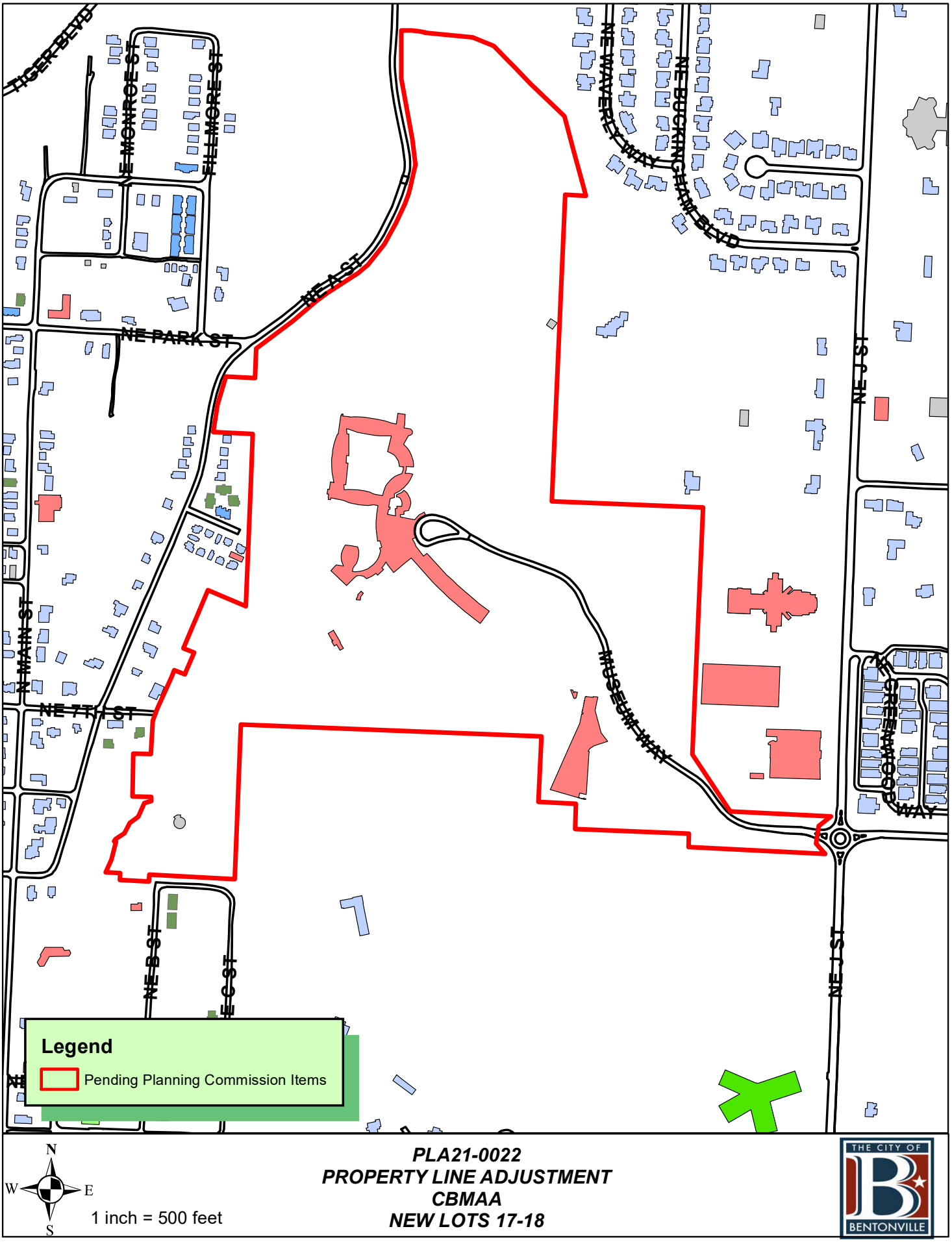
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 3

DRAWING: G:\21105200_VAUGHNRD\INFRASTRUCTURE\SURVEY\DWG\21105200_SPLIT.DWG
LAYOUT: LAYOUT3 , LAST SAVED: KM476, 6/28/2021 11:14:06 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/28/2021 2:53:16 PM (PLOTTED BY "VALID ON HARD COPY ONLY)


TIGER BLVD
NE MONROE ST
NE FILLMORE ST
NE A ST
NE PARK ST
NE WAVERLY WAY
NE BUCKINGHAM BLVD
NE J ST
NE MAIN ST
NE 7TH ST
MUSEUM WAY
CRYSTAL WOOD WAY
NE B ST
NE C ST
NE I ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 500 feet
PLA21-0022
PROPERTY LINE ADJUSTMENT
CBMAA
NEW LOTS 17-18
THE CITY OF
BENTONVILLE

Property Line Adjustment of Lots 16 & 8 of Crystal Bridges Museum Creating Lots 17 & 18

Crystal Bridges Museum of American Art

600 Museum Way

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Property Line Adjustmentof the parcel recorded in Plat Records,Book 2017, Page 677 in the public records of Benton County Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: Grid Based on Arkansas State Plane Coordiante System, NAD 83, North Zone.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
7. *This survey is based on a title search provided by City Title & Closing, LLC, File Number 20-3765 .*
8. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
9. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
10. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
11. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
12. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All 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 date to determine the exact location of existing underground utilities shown on this survey.*
13. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
14. *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map forBenton County, Arkansas.*
    Map Number: 05007C0090J
    Map Revised: September 28, 2007
15. *No Current zoning report or letter regarding zoning classification was provided to the Surveyor. This property is zoned A-1 (Agriculture) and C-3 (Mixed Use Commercial) 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.*
16. *Sidewalks shall be the responsibility of builder/owner at time of building permit issuance.*
17. *There may not be fences or any other structures built in any drainage easements.*
18. *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.*
19. *Owner is to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.*
20. *All structures must maintain minimum of 20' clearances from all electric lines.*
21. *BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
22. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
23. *Relocation of any existing electrical facilities shall be at the owner's expense.*
24. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*

Vicinity Map

Not to Scale

Latitude:36°22'56"N
Longitude: 94°12'09"W

Owners

Parcel #01-15202-000
Crystal Bridges Museum of American Art, Inc.
600 Museum Way
Bentonville, AR 72712-4947

Owner

Parcel # 01-15202-001
City of Bentonville
1000 SW 14th Street
Bentonville, AR 72712

Engineers/Surveyors:

CEI Engineering Associated, Inc.
3108 SW Regency Parkway
Bentonville, AR 72758
Phone: (479) 273-9472
Fax:(479) 271-0536
Engineering Contact: Nate Bachelor, PE
Surveyor: Dustin Riley, PS

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

Certificate of Ownership & Dedication:

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

Date: _____ *Owner:*_____

Subscribed and sworn before me, this _____ *day of* _____, *2021.*

_____ _____
Notary Public *My Commission Expires*

Source of Title: D.R. _____ *Page* _____

REVISION

NO.	DESCRIPTION	DATE
1	1st sub comm	07/01/2021

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

Certificate of Surveying Accuracy

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

Date of Execution: _____

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

City of Bentonville Project # PLA21-0022

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

State Survey Code: 500-20N-30W-0-20-300-04-1618

State Survey Code: 500-20N-30W-0-29-400-04-1618

Sheet Index

Sheet 1 - Cover
Sheet 2 - Descriptions
Sheet 3 - Overall
Sheet 4 - North Portion of Property
Sheet 5 - Middle Portion of Property
Sheet 6 - Southeast Portion of Property
Sheet 7 - Southwest Portion of Property

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

CEI Solutions for Land and Life

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

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

Property Line Adjustment
Crystal Bridges Museum of American Art
600 Museum Way
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	SWG
FIELD WORK	KCD
CEI PROJECT NUMBER	31747
DATE	7/1/2021
REVISION	REV-1

COVER
SHEET TITLE

SHEET NUMBER
1 OF 7

DRAWING LOCATION - S:\31000\31747\DRAWINGS SURVEY\SURVEY\31747PLA\31747PLA.DWG -- SAVED BY - JCHRISTIANSEN

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Property Line Adjustment of Lots 16 & 8 of Crystal Bridges Museum Creating Lots 17 & 18

Crystal Bridges Museum of American Art

600 Museum Way

Bentonville, Benton County, Arkansas

Survey Description Lot 18

All of Lot 16, Crystal Bridges Addition according to Plat Book 2017, Page 677 and a part of Lot 8, Crystal Bridges Addition according to Plat Book 2011, Page 101 to the City of Bentonville in the public records of Benton County, Arkansas, and part of the Southwest Quarter of Section 20, part of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 29, and part of the Southeast Quarter of the Northeast Quarter and part of the Southeast Quarter of Section 30, all in Township 20 North, Range 30 West and being described by metes and bounds as follows:

COMMENCING at the calculated Northwest corner of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 29, Township 20 North, Range 30 West;
THENCE along the north line of said Section 29, South 87°37'12" East, 1,316.50 feet to a 5/8" rebar capped LS #1618 set at the Northeast corner of the NW/4 of said Section 29 and the POINT OF BEGINNING;
THENCE South 02°27'43" West, 1,322.00 feet to a 5/8" rebar capped LS #1618 set at the center quarter corner of NW/4 of said Section 29;
THENCE South 87°46'03" East, 659.52 feet to a 5/8" rebar capped LS #1618;
THENCE South 02°32'03" West, 1,075.95 feet to a 5/8" rebar capped LS #1618;
THENCE South 33°45'01" East, 299.01 feet to a 5/8" rebar capped LS #1618;
THENCE South 87°10'03" East, 437.62 feet to a 5/8" rebar found on the west right-of-way of NE J Street;
THENCE along said right-of-way, South 01°52'04" West, 164.09 feet to a 5/8" rebar;
THENCE along the southerly boundary of aforementioned Lot 16, the following eight (8) calls:
1. *North 87°09'33" West, 615.10 feet to a 5/8" rebar capped LS #1618;*
2. *North 01°52'04" East, 58.40 feet to a 5/8" rebar capped LS #1618;*
3. *North 87°37'48" West, 495.36 feet to a 5/8" rebar capped LS #1618;*
4. *North 01°55'33" East, 109.60 feet to a 5/8" rebar capped LS #1618;*
5. *North 87°09'59" West, 163.90 feet to a 5/8" rebar capped LS #1618;*
6. *North 02°31'29" East, 285.34 feet to a 5/8" rebar capped LS #1618;*
7. *North 87°42'06" West, 1,308.29 feet to a 5/8" rebar capped LS #1618;*
8. *South 02°17'32" West, 674.52 feet to a 5/8" rebar capped LS #1618;*

THENCE along the north right-of-way of NE 5th Street, North 87°00'20" West, 373.26 feet to a 5/8" rebar capped LS #1618;
THENCE South 02°20'04" West, 30.00 feet to a 5/8" rebar capped LS #1618;
THENCE North 87°00'21" West, 125.93 feet to a 5/8" rebar capped LS #1618;
THENCE along the westerly boundary of aforementioned Lot 16, the following sixteen (16) calls:
1. *North 02°59'39" East, 30.00 feet to a 5/8" rebar capped LS #1618;*
2. *North 35°49'43" East, 249.83 feet to a 5/8" rebar;*
3. *North 02°17'21" East, 162.78 feet to a 5/8" rebar;*
4. *North 37°35'51" East, 285.56 feet to a 5/8" rebar;*
5. *North 22°32'50" East, 116.02 feet to a 1/2" rebar;*
6. *North 12°48'01" East, 201.06 feet to a 5/8" rebar capped LS #1618;*
7. *North 15°11'41" East, 121.85 feet to a 5/8" rebar;*
8. *North 43°08'34" East, 244.95 feet to a 5/8" rebar;*
9. *North 29°50'10" East, 110.37 feet to a 5/8" rebar;*
10. *North 05°20'05" East, 523.91 feet to a 5/8" rebar;*
11. *North 28°32'43" East, 128.84 feet to a 5/8" rebar;*
12. *North 02°36'27" East, 56.27 feet to a 1/2" rebar;*
13. *North 22°44'36" West, 100.31 feet to a 5/8" rebar capped LS #1618;*
14. *North 60°55'02" East, 115.81 feet to a 1/2" rebar;*
15. *North 37°41'04" East, 103.75 feet to a 1/2" rebar;*
16. *North 09°35'53" West, 128.23 feet to a 1/2" rebar;*

THENCE North 58°52'34" East, 85.51 feet to a 5/8" rebar capped LS #1618;
THENCE North 69°26'48" East, 19.63 feet to a 5/8" rebar capped LS #1618;
THENCE North 05°33'28" East, 63.22 feet to a 5/8" rebar capped LS #1618;
THENCE North 03°58'26" East, 60.69 feet to a 5/8" rebar capped LS #1618;
THENCE North 06°40'19" East, 22.14 feet to a 5/8" rebar capped LS #1618;
THENCE North 19°07'17" East, 72.33 feet to a 5/8" rebar capped LS #1618;
THENCE along aforementioned westerly boundary, the following twelve (12) calls:
1. *North 57°11'17" East, 22.35 feet to a 1/2" rebar;*
2. *North 49°44'06" East, 57.35 feet to a 5/8" rebar capped LS #1618;*
3. *North 38°06'12" East, 114.36 feet to a 1/2" rebar;*
4. *North 29°00'32" East, 105.16 feet to a 1/2" bent rebar;*
5. *North 24°22'42" East, 90.07 feet to a 5/8" rebar capped LS #1618;*
6. *North 20°53'07" East, 47.62 feet to a 5/8" rebar capped LS #1618;*
7. *North 15°46'23" East, 26.11 feet to a 5/8" rebar capped LS #1618;*
8. *North 12°27'22" East, 61.34 feet to a 5/8" rebar capped LS #1618;*
9. *North 12°27'22" East, 43.37 feet to a 1/2" rebar;*
10. *North 07°06'11" West, 116.00 feet to a 1/2" rebar;*
11. *North 10°10'32" West, 270.00 feet to a 5/8" rebar capped LS #1618;*
12. *North 01°38'19" East, 202.62 feet to a 5/8" rebar capped LS #1618 set on the southwesterly boundary of Kingsbury Subdivision, Phase 3;*

THENCE along said southwesterly boundary, the following eight (8) calls:
1. *North 88°58'42" East, 40.10 feet to a 3/8" rebar;*
2. *South 82°12'34" East, 58.94 feet to a 5/8" rebar capped LS #1618;*
3. *South 16°46'48" West, 2.03 feet to a 1/2" disturbed rebar;*
4. *South 84°33'36" East, 208.80 feet to a 5/8" rebar capped LS #1618;*
5. *South 67°15'56" East, 100.89 feet to a 1/2" rebar;*
6. *South 44°04'26" East, 228.53 feet to a 5/8" rebar capped LS #1618;*
7. *South 46°14'04" East, 204.36 feet to a 5/8" rebar capped LS #1618;*
8. *South 14°57'00" East, 288.22 feet to a 5/8" rebar capped LS #1618;*

THENCE South 14°55'20" East, 69.39 feet to a 5/8" rebar capped LS #1618;
THENCE North 87°06'56" West, 88.04 feet to a 1/2" rebar;
THENCE North 86°59'21" West, 2.00 feet to a 5/8" rebar capped LS #1618;
THENCE South 01°56'59" West, 14.90 feet to the POINT OF BEGINNING containing 4,315,149 square feet or 99.06 acres, more or less.

Survey Description Lot 17

A part of Lot 8, Crystal Bridges Addition to the City of Bentonville according to Plat Book 2011, Page 101 in the public records of Benton County, Arkansas, being a part of the Northwest Quarter of Section 29, and part of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 30, all in Township 19 North, Range 30 West and being described by metes and bounds as follows:

COMMENCING at the calculated Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 29, Township 20 North, Range 30 West;
THENCE along the wet Section Line, South 02°16'40" West, 710.10 feet to a 1/2" rebar capped LS 1532 and the POINT OF BEGINNING;
THENCE along the northwesterly boundary of aforementioned Lot 8, the following four (4) calls:
1. *North 53°18'56" East, 199.68 feet to a 5/8" rebar capped LS #1618;*
2. *North 49°11'16" East, 133.61 feet to a 5/8" rebar capped LS #1618;*
3. *North 54°12'57" East, 62.03 feet to a 1/2" rebar;*
4. *North 57°11'17" East, 134.65 feet to a 5/8" rebar capped LS #1618;*

THENCE leaving said boundary, South 19°07'17" West, 72.33 feet to a 5/8" rebar capped LS #1618;
THENCE South 06°40'19" West, 22.14 feet to a 5/8" rebar capped LS #1618;
THENCE South 03°58'26" West, 60.69 feet to a 5/8" rebar capped LS #1618;
THENCE South 05°33'28" West, 63.22 feet to a 5/8" rebar capped LS #1618;
THENCE South 69°26'48" West, 19.63 feet to a 5/8" rebar capped LS #1618;
THENCE South 58°52'34" West, 85.51 feet to a 1/2" rebar found on the easterly boundary of aforementioned Lot 8;
THENCE along said easterly boundary, the following fifteen (15) calls:
1. *South 09°35'53" East, 128.23 feet to a 1/2" rebar;*
2. *South 37°41'04" West, 103.75 feet to a 1/2" rebar;*
3. *South 60°55'02" West, 115.81 feet to a 5/8" rebar capped LS #1618;*
4. *South 22°44'36" East, 100.31 feet to a 1/2" rebar;*
5. *South 02°36'27" West, 56.27 feet to a 5/8" rebar;*
6. *South 28°32'43" West, 128.84 feet to a 5/8" rebar;*
7. *South 05°20'05" West, 523.91 feet to a 5/8" rebar;*
8. *South 29°50'10" West, 110.37 feet to a 5/8" rebar;*
9. *South 43°08'34" West, 244.95 feet to a 5/8" rebar;*
10. *South 15°11'41" West, 121.85 feet to a 5/8" rebar capped LS #1618;*
11. *South 12°48'01" West, 201.06 feet to a 1/2" rebar;*
12. *South 22°32'50" West, 116.02 feet to a 5/8" rebar;*
13. *South 37°35'51" West, 285.56 feet to a 5/8" rebar;*
14. *South 02°17'21" West, 162.78 feet to a 5/8" rebar;*
15. *South 35°49'43" West, 249.83 feet to a 5/8" rebar capped LS #1618;*

THENCE along the south boundary of said Lot 8, North 86°59'29" West, 64.16 feet to a 5/8" rebar capped LS #1618;
THENCE North 25°01'16" East, 61.22 feet to a 5/8" rebar capped LS #1618;
THENCE North 13°48'14" East, 80.00 feet to a 1//2" rebar;
THENCE North 79°03'27" West, 7.74 feet to a 5/8" rebar capped LS #1618;
THENCE North 33°22'16" East, 12.18 feet to a 5/8" rebar capped LS #1618;
THENCE North 55°53'56" East, 46.17 feet to a 5/8" rebar capped LS #1618;
THENCE North 26°18'58" East, 50.58 feet to a 5/8" rebar capped LS #1618;
THENCE North 54°34'04" East, 44.54 feet to a 5/8" rebar capped LS #1618;
THENCE North 24°36'02" East, 67.05 feet to a 5/8" rebar capped LS #1618;
THENCE North 75°47'46" East, 30.56 feet to a 5/8" rebar capped LS #1618;
THENCE North 01°20'06" East, 18.58 feet to a 5/8" rebar capped LS #1618;
THENCE North 88°39'13" West, 82.84 feet to a 1/2" rebar;
THENCE North 01°21'17" East, 185.57 feet to a 5/8" rebar capped LS #1618 set on the southeast corner of Lot 11, Block 10, Demings 2nd Addition;
THENCE along the south boundary of Lot 2A, Demings 2nd Addition, South 88°39'25" East, 76.59 feet to a 1/2" rebar;
THENCE along the east boundary of said Lot 2A, North 02°50'38" East, 146.31 feet to a 1/2" rebar found at the northeast corner of said Lot 2A;
THENCE North 21°17'41" East, 56.94 feet to a 5/8" rebar capped LS #1618;
THENCE North 24°11'02" East, 149.69 feet to a 5/8" rebar capped LS #1618;
THENCE North 21°40'53" East, 31.70 feet to a 5/8" rebar capped LS #1181;
THENCE South 70°03'24" East, 50.04 feet to a 5/8" rebar capped LS #1181;
THENCE North 19°51'31" East, 10.02 feet to a 5/8" rebar capped LS #1618;
THENCE North 23°26'57" East, 92.32 feet to a 1/2" rebar;
THENCE North 68°06'46" West, 49.88 feet to a 5/8" rebar capped LS #1618;
THENCE North 22°35'11" East, 100.21 feet to a 5/8" rebar capped LS #1618;
THENCE North 22°42'33" East, 50.23 feet to a 1/2" rebar;
THENCE North 22°49'31" East, 124.86 feet to a 3/8" rebar;
THENCE South 66°44'30" East, 178.85 feet to a 5/8" rebar capped LS #1618 set at the southeast corner of Lot 24, Block 23, Demings 2nd Addition;
THENCE North 02°19'29" East, 530.60 feet to a 5/8" rebar capped LS #1618 set at the southeast corner of Lot 1, Northstar Addition;
THENCE along the east boundary of said Northstar Addition, North 02°24'01" East, 220.01 feet to a 1/2" rebar found at the northeast corner of Lot 4, Northstar Addition;
THENCE along the north of boundary of said Lot 4, North 87°02'31" West, 172.37 feet to a 1" pipe found at the northwest corner of said Lot 4;
THENCE North 09°12'08" East, 119.60 feet to a 1/2" rebar capped LS # 944;
THENCE North 16°22'13" East, 128.69 feet to a 1/2" rebar capped LS # 944;
THENCE South 87°00'02" East, 126.61 feet to a 1/2" rebar capped LS # 944;
THENCE North 02°16'42" East, 128.39 feet to the POINT OF BEGINNING containing 457,597 square feet or 10.50 acres, more or less.

Property Line Table		
Line #	Direction	Length
L1	N49°11'16"E	133.61'
L2	N54°12'57"E	62.03'
L3	N57°11'17"E	134.65'
L4	S19°07'17"W	72.33'
L5	S06°40'19"W	22.14'
L6	S03°58'26"W	60.69'
L7	S05°33'28"W	63.22'
L8	S69°26'48"W	19.63'
L9	S58°52'34"W	85.51'
L10	S02°36'27"W	56.27'
L11	N86°59'29"W	64.16'
L12	N25°01'16"E	61.22'
L13	N13°48'14"E	80.00'
L14	N79°03'27"W	7.74'
L15	N33°22'16"E	12.18'
L16	N55°53'56"E	46.17'
L17	N26°18'58"E	50.58'
L18	N54°34'04"E	44.54'
L19	N24°36'02"E	67.05'
L20	N75°47'46"E	30.56'
L21	N01°20'06"E	18.58'
L22	N88°39'13"W	82.84'
L23	S88°39'25"E	76.59'
L24	N21°17'41"E	56.94'
L25	N21°40'53"E	31.70'
L26	S70°03'24"E	50.04'
L27	N19°51'31"E	10.02'
L28	N23°26'57"E	92.32'
L29	N68°06'46"W	49.88'
L30	N22°35'11"E	100.21'

Property Line Table		
Line #	Direction	Length
L31	N22°42'33"E	50.23'
L32	N01°52'04"E	58.40'
L33	S02°20'04"W	30.00'
L34	N02°59'39"E	30.00'
L35	N57°11'17"E	22.35'
L36	N49°44'06"E	57.35'
L37	N20°53'07"E	47.62'
L38	N15°46'23"E	26.11'
L39	N12°27'22"E	61.34'
L40	N12°27'22"E	43.37'
L41	N88°58'42"E	40.10'
L42	S82°12'34"E	58.94'
L43	S16°46'48"W	2.03'
L44	S14°55'20"E	69.39'
L45	N87°06'56"W	88.04'
L46	N86°59'21"W	2.00'
L47	S01°56'59"W	14.90'

Parent Tract Description Lot 16

Lot 16, Crystal Bridges Addition to the City of Bentonville according to Plat Book 2017, Page 677 in the public records of Benton County, Arkansas.

Parent Tract Description Lot 8

Lot 8, Crystal Bridges Addition to the City of Bentonville according to Plat Book 2011, Page 101 in the public records of Benton County, Arkansas.

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

City of Bentonville Project # PLA21-0022

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

State Survey Code: 500-20N-30W-0-20-300-04-1618

State Survey Code: 500-20N-30W-0-29-400-04-1618

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

CEI Solutions for Land and Life

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

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

Property Line Adjustment
Crystal Bridges Museum of American Art
600 Museum Way
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	SWG
FIELD WORK	KCD
CEI PROJECT NUMBER	31747
DATE	7/1/2021
REVISION	REV-1

DESCRIPTIONS

SHEET TITLE

SHEET NUMBER

2 OF 7

DRAWING LOCATION - S:\31000\31747\DRAWINGS SURVEY\SURVEY\31747PLA\31747PLA.DWG -- SAVED BY - JCHRISTIANSEN

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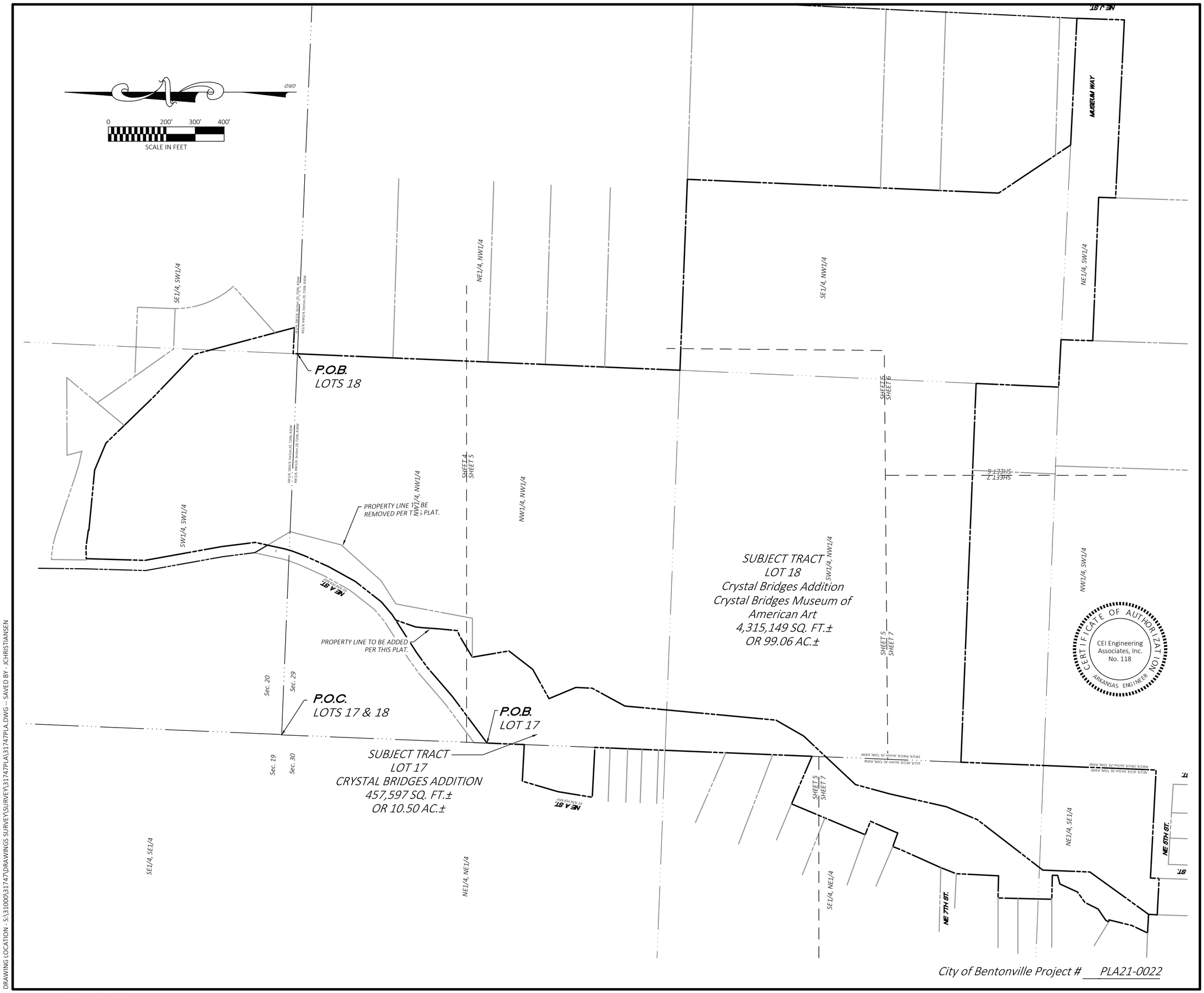

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Property Line Adjustment

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CEI PROJECT NUMBER	31747
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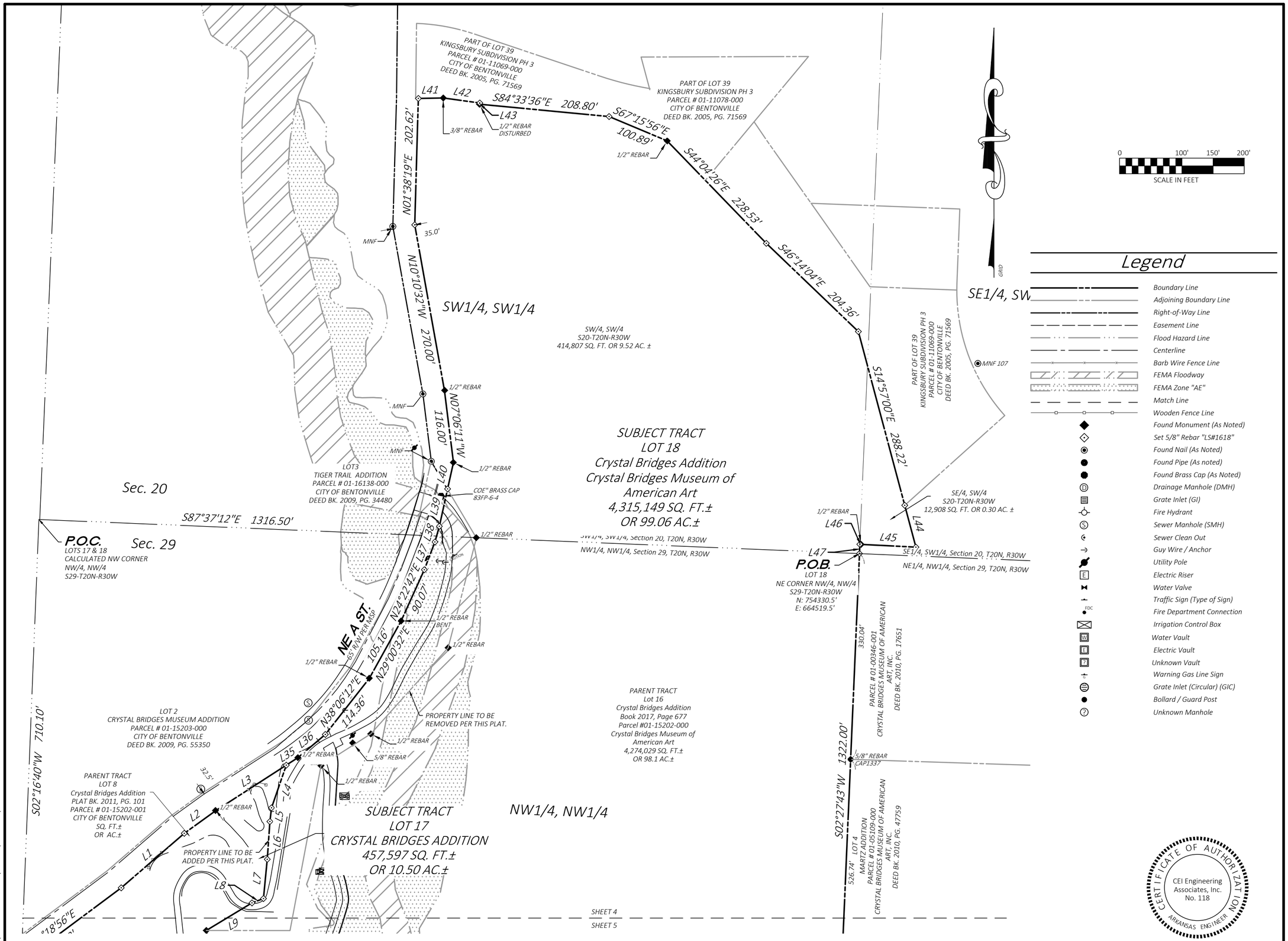
REVISION	REV-1

OVERVIEW

SHEET TITLE

SHEET NUMBER

3 OF 7



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Flood Hazard Line
- Centerline
- Barb Wire Fence Line
- FEMA Floodway
- FEMA Zone "AE"
- Match Line
- Wooden Fence Line
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- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Found Pipe (As noted)
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- Drainage Manhole (DMH)
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- Sewer Manhole (SMH)
- Sewer Clean Out
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- Utility Pole
- Electric Riser
- Water Valve
- Traffic Sign (Type of Sign)
- Fire Department Connection
- Irrigation Control Box
- Water Vault
- Electric Vault
- Unknown Vault
- Warning Gas Line Sign
- Grate Inlet (Circular) (GIC)
- Bollard / Guard Post
- Unknown Manhole

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

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

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City of Bentonville Project # PLA21-0022

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Property Line Adjustment

Crystal Bridges Museum of American Art
600 Museum Way
Bentonville, Benton County, Arkansas

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CEI PROJECT NUMBER	31747
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REVISION	REV-1

North

SHEET TITLE

SHEET NUMBER

4 OF 7

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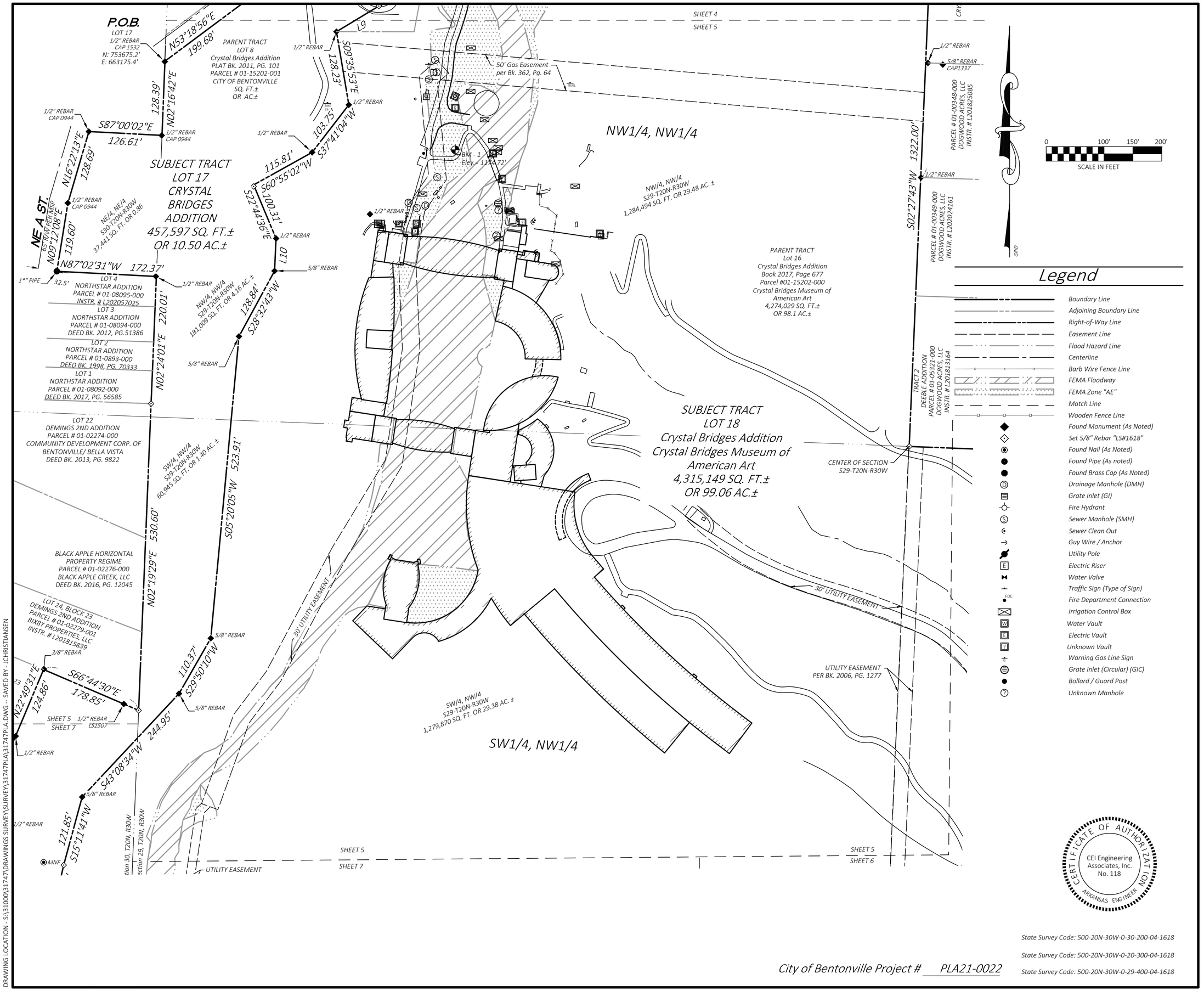

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City of Bentonville Project # PLA21-0022

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Property Line Adjustment
Crystal Bridges Museum of American Art
600 Museum Way
Bentonville, Benton County, Arkansas

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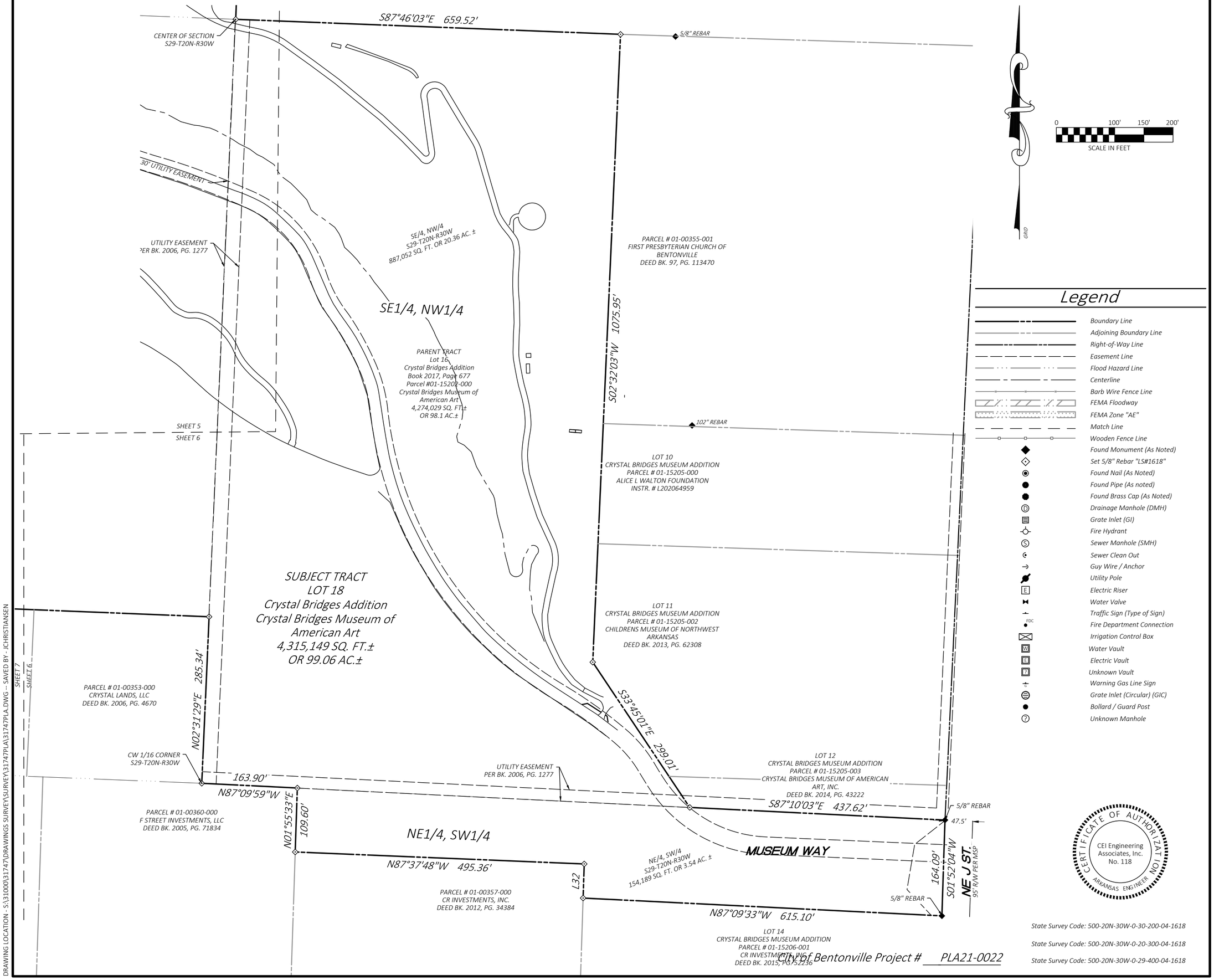
FIELD WORK	KCD
CEI PROJECT NUMBER	31747
DATE	7/1/2021
REVISION	REV-1

Middle
SHEET TITLE

SHEET NUMBER
5 OF 7



Legend

- Boundary Line
- Adjoining Boundary Line
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- Centerline
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- FEMA Zone "AE"
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- Sewer Manhole (SMH)
- Sewer Clean Out
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- Water Valve
- Traffic Sign (Type of Sign)
- Fire Department Connection
- Irrigation Control Box
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- Electric Vault
- Unknown Vault
- Warning Gas Line Sign
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- Bollard / Guard Post
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City of Bentonville Project # PLA21-0022

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Property Line Adjustment

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Bentonville, Benton County, Arkansas

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CEI PROJECT NUMBER	31747
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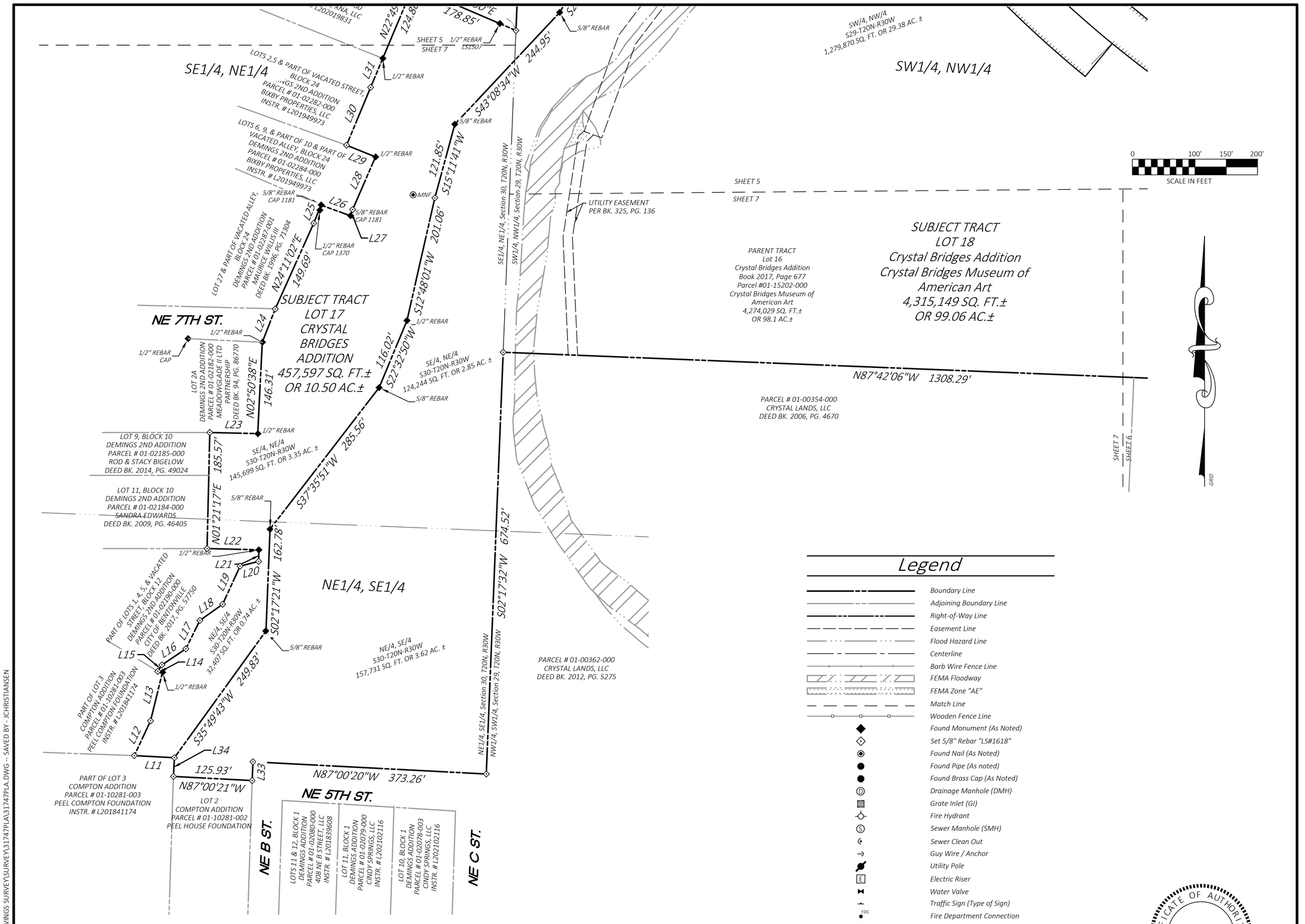
REVISION	REV-1

Southeast
SHEET TITLE

SHEET NUMBER
6 OF 7



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City of Bentonville Project # PLA21-0022

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CEI PROJECT NUMBER	31747
DATE	7/1/2021
REVISION	REV-1

Southwest
SHEET TITLE

SHEET NUMBER
7 OF 7

DRAWING LOCATION - S:\31000\31747\DRAWINGS SURVEY\SURVEY\31747PLA\31747PLA.DWG -- SAVED BY - JCHRISTIANSEN

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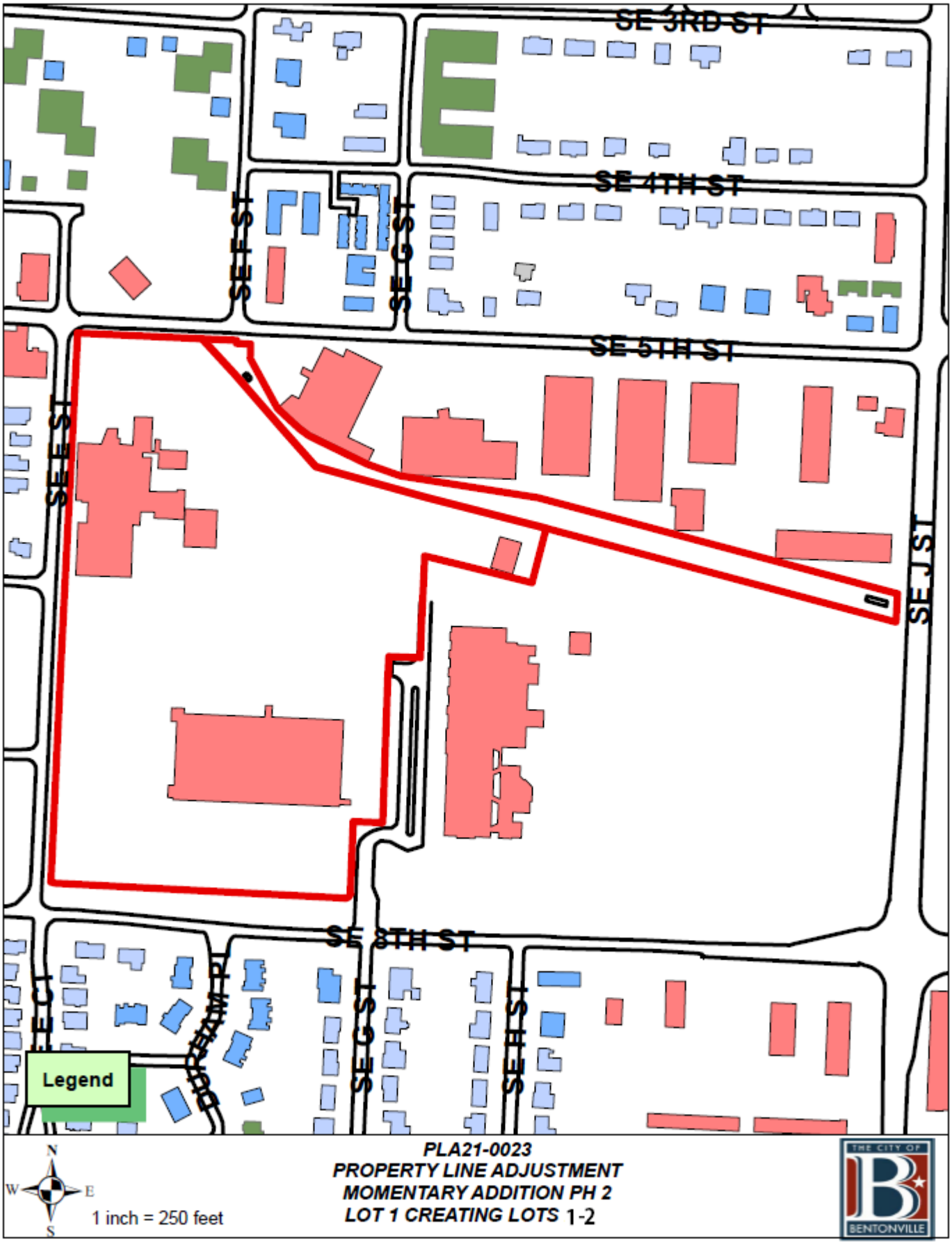

SE 3RD ST
SE 4TH ST
SE 5TH ST
SE 8TH ST
SE 1ST ST
SE 2ND ST
SE 3RD ST
SE 5TH ST
SE JST
SE CT
DOGWOOD PL
SE 2ND ST
SE 3RD ST
Legend
N
W
E
S
1 inch = 250 feet
PLA21-0023
PROPERTY LINE ADJUSTMENT
MOMENTARY ADDITION PH 2
LOT 1 CREATING LOTS 1-2
THE CITY OF
BENTONVILLE

Property Line Adjustment of Lot 1 in Momentary Addition Creating Lots 1 & 2, Momentary Addition Phase 2

Crystal Bridges Museum of American Art

SE 8th Street

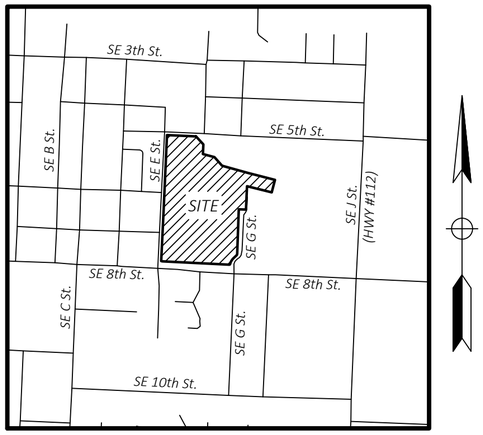
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Property Line Adjustment survey of the parcels recorded in Deed Bk. 2016, Pg. 70480, Inst. #L201860513, and Deed Bk. 2016, Pg. 33781 in the public records of Benton County Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: NAD83, Arkansas State Plane Coordinate System, North Zone, derived from an observation from CEI's base and compared to Trimble RTX Post-Processing Service.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."*
7. *This survey is based on a Easements and Surveys Search provided by Elite Title Company Inc., File # 19-38864-007 December 17, 2019.*
8. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
9. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
10. *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.*
11. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
12. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
13. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
14. *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0255K
    Map Revised: June 05, 2012
    LOMR 12-06-2295P
    Effective Date: June 13. 2012
15. *No current zoning report or letter regarding zoning classification was provided to the Surveyor. This property is zoned PUD (Planned Unit Development) 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.*
16. *Before and work in the right-of-way commences, contractor, contractor and or owners is to obtain right-of-way permit from the City of Bentonville, Transportation Department.*
17. *Owner/Developer shall coordinate with all local utilities to ensure to that each lot has water, sewer and electric service.*
18. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
19. *There may not be fences or any other structures built in any drainage easements.*
20. *Owner is to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.*
21. *All structures must maintain minimum of 20' clearances from all electric lines.*
22. *BEUD'S standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
23. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
24. *Relocation of any existing electrical facilities shall be at the owner's expense.*

REVISION

NO.	DESCRIPTION	DATE
1	REV-0	06/29/2021



Vicinity Map

Not to Scale

Latitude: 36°21'58"N
Longitude: 94°12'7"W

Owners / Developer:

Crystal Bridges Museum of American Art, Inc.
600 Museum Way
Bentonville, AR 72712
Contact: Scott Eccleston

Engineers/Surveyors:

CEI Engineering Associated, Inc.
3108 SW Regency Parkway
Bentonville, AR 72758
Phone: (479) 273-9472
Fax:(479) 271-0536
Engineering Contact: Nate Bachelor, PE
Surveyor: James "Tex" Barnett, PS

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

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

Date of Execution: _____

Signed: _____

Name & Address: _____

Printed Name: _____

Subscribed and sworn before me, this _____ *day of* _____, *2021.*

_____ _____
Notary Public *My Commission Expires*

Sheet Index

Sheet 1 - Cover
Sheet 2 - Overall
Sheet 3 - North Portion of Property
Sheet 4 - South Portion of Property
Sheet 5 - East Portion of Property, Tables, & Descriptions

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

ATLAS PAGE: 404

City of Bentonville Project # PLA21-0023

State Survey Code: 500-20N-30W-0-32-400-04-1666

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

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Informal Plat
Crystal Bridges Museum of American Art
SE 8th Street
Bentonville, Benton County, Arkansas

Preliminary
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PROFESSIONAL OF RECORD	JKB
DESIGNER	DES
FIELD WORK	KDM
CEI PROJECT NUMBER	31308
DATE	6/30/2021
REVISION	REV-1

Cover
SHEET TITLE

SHEET NUMBER
1 OF 5

DRAWING LOCATION - S:\31000\31308\DRAWINGS SURVEY\31308 PLA\31308PLA.DWG -- SAVED BY - JCHRISTIANSEN

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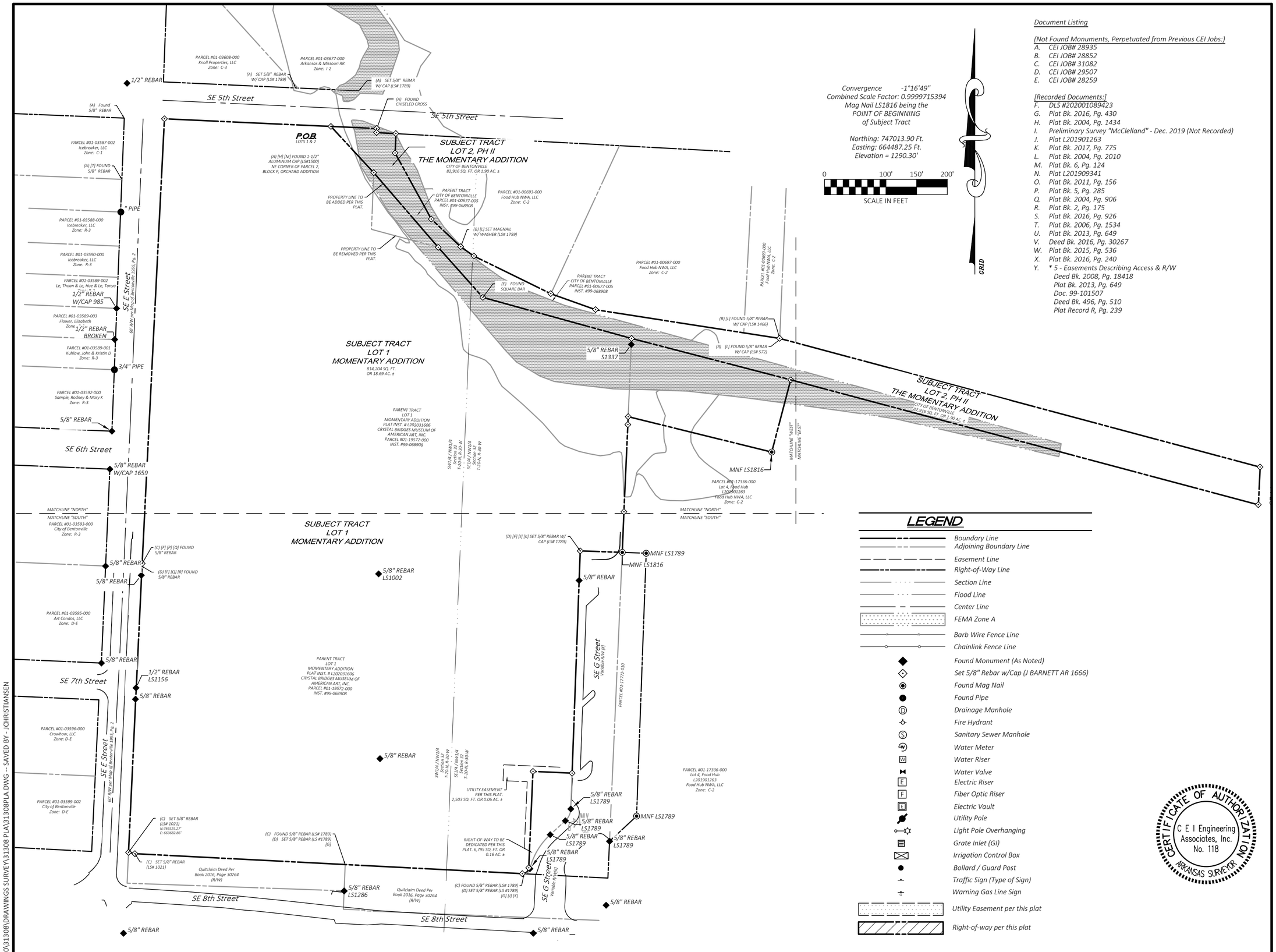

Document Listing

(Not Found Monuments, Perpetuated from Previous CEI Jobs:)

A. CEI JOB# 28935
B. CEI JOB# 28852
C. CEI JOB# 31082
D. CEI JOB# 29507
E. CEI JOB# 28259

[Recorded Documents:]

F. DLS #202001089423
G. Plat Bk. 2016, Pg. 430
H. Plat Bk. 2004, Pg. 1434
I. Preliminary Survey "McClelland" - Dec. 2019 (Not Recorded)
J. Plat L201901263
K. Plat Bk. 2017, Pg. 775
L. Plat Bk. 2004, Pg. 2010
M. Plat Bk. 6, Pg. 124
N. Plat L201909341
O. Plat Bk. 2011, Pg. 156
P. Plat Bk. 5, Pg. 285
Q. Plat Bk. 2004, Pg. 906
R. Plat Bk. 2, Pg. 175
S. Plat Bk. 2016, Pg. 926
T. Plat Bk. 2006, Pg. 1534
U. Plat Bk. 2013, Pg. 649
V. Deed Bk. 2016, Pg. 30267
W. Plat Bk. 2015, Pg. 536
X. Plat Bk. 2016, Pg. 240
Y. * 5 - Easements Describing Access & R/W
Deed Bk. 2008, Pg. 18418
Plat Bk. 2013, Pg. 649
Doc. 99-101507
Deed Bk. 496, Pg. 510
Plat Record R, Pg. 239

LEGEND

- Boundary Line
- Adjoining Boundary Line
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- Water Valve
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- Fiber Optic Riser
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- Light Pole Overhanging
- Grate Inlet (GI)
- Irrigation Control Box
- Bollard / Guard Post
- Traffic Sign (Type of Sign)
- Warning Gas Line Sign
- Utility Easement per this plat
- Right-of-way per this plat

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Overall

SHEET TITLE

SHEET NUMBER

2 OF 5

DRAWING LOCATION - S:\31000\31308\DRAWINGS SURVEY\31308 PLA\31308PLA.DWG -- SAVED BY - JCHRISTIANSEN

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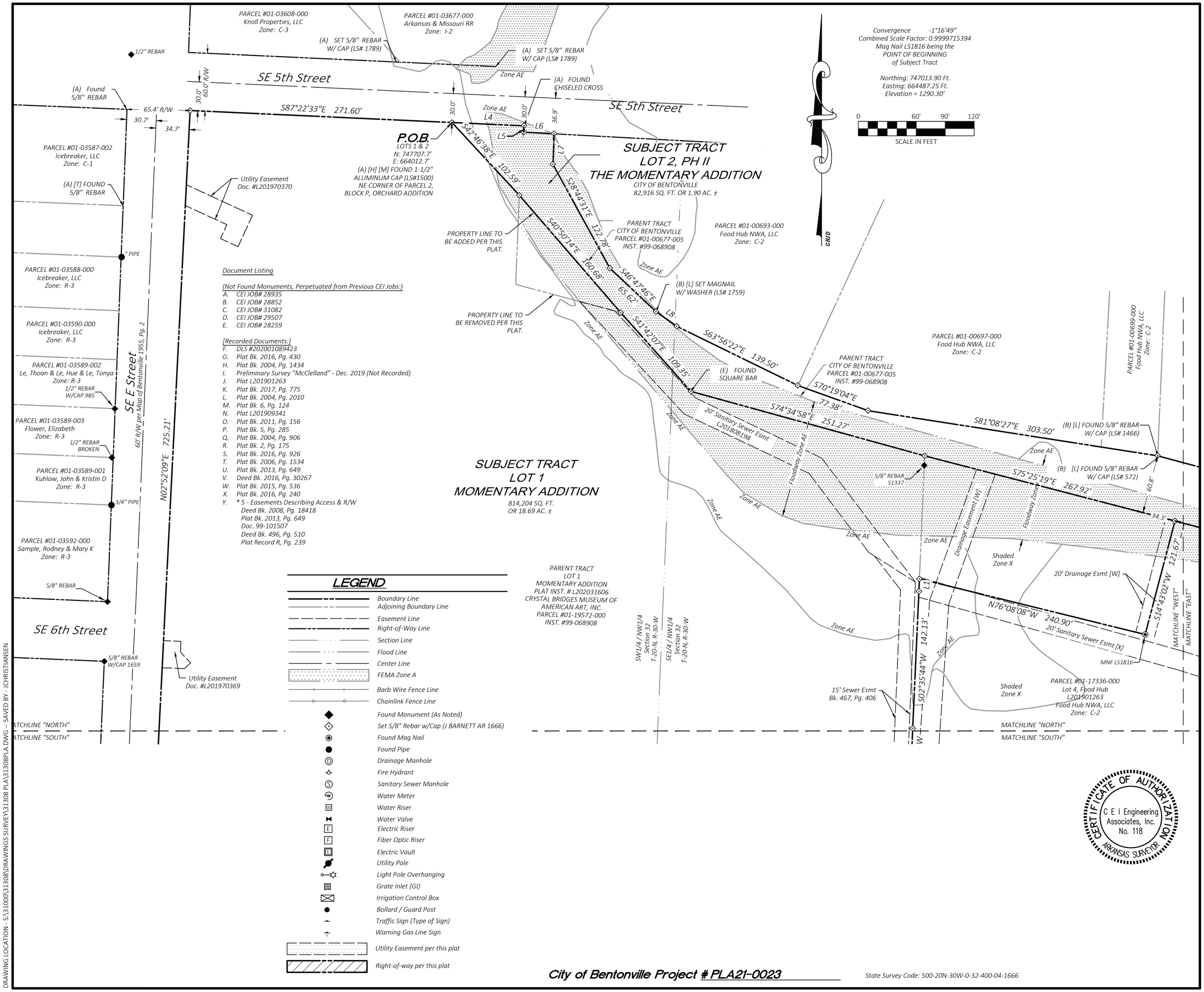

Document Listing

(Not Found Monuments, Perpetuated from Previous CEI Jobs:)

A. CEI JOB# 28935
B. CEI JOB# 28852
C. CEI JOB# 31082
D. CEI JOB# 29507
E. CEI JOB# 28259

[Recorded Documents:]

F. DLS #202001089423
G. Plat Bk. 2016, Pg. 430
H. Plat Bk. 2004, Pg. 1434
I. Preliminary Survey "McClelland" - Dec. 2019 (Not Recorded)
J. Plat L201901263
K. Plat Bk. 2017, Pg. 775
L. Plat Bk. 2004, Pg. 2010
M. Plat Bk. 6, Pg. 124
N. Plat L201909341
O. Plat Bk. 2011, Pg. 156
P. Plat Bk. 5, Pg. 285
Q. Plat Bk. 2004, Pg. 906
R. Plat Bk. 2, Pg. 175
S. Plat Bk. 2016, Pg. 926
T. Plat Bk. 2006, Pg. 1534
U. Plat Bk. 2013, Pg. 649
V. Deed Bk. 2016, Pg. 30267
W. Plat Bk. 2015, Pg. 536
X. Plat Bk. 2016, Pg. 240
Y. * 5 - Easements Describing Access & R/W
Deed Bk. 2008, Pg. 18418
Plat Bk. 2013, Pg. 649
Doc. 99-101507
Deed Bk. 496, Pg. 510
Plat Record R, Pg. 239

LEGEND

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Right-of-Way Line
- Section Line
- Flood Line
- Center Line
- FEMA Zone A
- Barb Wire Fence Line
- Chainlink Fence Line
- Found Monument (As Noted)
- Set 5/8" Rebar w/Cap (J BARNETT AR 1666)
- Found Mag Nail
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- Drainage Manhole
- Fire Hydrant
- Sanitary Sewer Manhole
- Water Meter
- Water Riser
- Water Valve
- Electric Riser
- Fiber Optic Riser
- Electric Vault
- Utility Pole
- Light Pole Overhanging
- Grate Inlet (GI)
- Irrigation Control Box
- Bollard / Guard Post
- Traffic Sign (Type of Sign)
- Warning Gas Line Sign
- Utility Easement per this plat
- Right-of-way per this plat

City of Bentonville Project # PLA21-0023

State Survey Code: 500-20N-30W-0-32-400-04-1666

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

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

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

Informal Plat

Crystal Bridges Museum of American Art
SE 8th Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	DES
FIELD WORK	KDM
CEI PROJECT NUMBER	31308
DATE	6/30/2021
REVISION	REV-1

PLA-North

SHEET TITLE

SHEET NUMBER

3 OF 5

DRAWING LOCATION - S:\31000\31308\DRAWINGS SURVEY\31308 PLA\31308PLA.DWG -- SAVED BY - JCHRISTIANSEN

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MATCHLINE "NORTH"
MATCHLINE "SOUTH"
PARCEL #01-03593-000
City of Bentonville
Zone: R-3

SUBJECT TRACT
LOT 1
MOMENTARY ADDITION
814,204 Sq. Ft.±
or 18.69 Ac.±

* 5-Easements [Y]

(C) [F] [P] [Q] FOUND
5/8" REBAR

(D) [F] [Q] [R] FOUND
5/8" REBAR

5/8" REBAR

5/8" REBAR
LS1002

30.0'

20' Utility Esmt [U]

PARCEL #01-03595-000
Art Condos, LLC
Zone: D-E

5/8" REBAR

PARENT TRACT
LOT 1
MOMENTARY ADDITION
PLAT INST. # L202031606
CRYSTAL BRIDGES MUSEUM OF
AMERICAN ART, INC.
PARCEL #01-19572-000
INST. #99-068908

SE 7th Street

1/2" REBAR
LS1156

30.0'

30.0'

5/8" REBAR

PARCEL #01-03596-000
Crowhow, LLC
Zone: D-E

SE E Street
60' R/W per Map of Bentonville 1955, Pg. 2

N02°42'09"E 471.07'

PARCEL #01-03599-002
City of Bentonville
Zone: D-E

(C) SET 5/8" REBAR
(LS# 1021)
N:746525.27'
E: 663682.86'

30.0'
60.0' R/W

L3

(C) SET 5/8" REBAR
(LS# 1021)

sg stop 8th/e st 1300.32

(C) FOUND 5/8" REBAR (LS# 1789)
(D) SET 5/8" REBAR (LS #1789)
[G]

20.0'

Utility Easement [V]

N87°02'44"W 632.00'

Quitclaim Deed Per
Book 2016, Page 30264
(R/W)

5/8" REBAR
LS1286

sg bus stop 1297.32

SE 8th Street

Quitclaim Deed Per
Book 2016, Page 30264
(R/W)

SE 8th Street

5/8" REBAR

5/8" REBAR

SW1/4 / NW1/4
Section 32
T-20-N, R-30-W

SE1/4 / NW1/4
Section 32
T-20-N, R-30-W

UTILITY EASEMENT
PER THIS PLAT.
2,503 SQ. FT. OR 0.06 AC. ±

RIGHT-OF-WAY TO BE
DEDICATED PER THIS
PLAT. 6,795 SQ. FT. OR
0.16 AC. ±

(C) FOUND 5/8" REBAR (LS# 1789)
(D) SET 5/8" REBAR (LS #1789)
[G] [J] [K]

N: 747016.3'
E: 664418.8'
(D) [F] [J] [K] SET 5/8" REBAR W/
CAP (LS# 1789)

68.49'
N87°57'11"W

L2

5/8" REBAR

MNF LS1789

MNF LS1816

66.24'
S02°19'42"W

129.82

129.45

Drainage Esmt [W]

[K] 20' Utility Esmt

SE G Street
Variable R/W [K]

S02°05'53"W 314.06'

PARCEL #01-17772-010

EL13
63.82'
N87°29'17"W

EL14
20.00'

EL12
43.82'

EL11

109.40'
N02°30'43"E
110.67'

157.17'

S02°05'53"W
58.32'

5/8" REBAR
LS1789

107.5

MNF LS1789

5/8" REBAR
LS1789

S02°30'43"W

L9

EC5

C2

C3

C1

C4

L10

5/8" REBAR
LS1789

5/8" REBAR
LS1789

5/8" REBAR
LS1789

SE G Street
Variable R/W [K]

sg stop 1293.28

5/8" REBAR

5/8" REBAR

15' Sewer Esmt
Bk. 467, Pg. 406

PARCEL #01-17336-000
Lot 4, Food Hub
L201901263
Food Hub NWA, LLC
Zone: C-2

Document Listing

(Not Found Monuments, Perpetuated from Previous CEI Jobs:)
A. CEI JOB# 28935
B. CEI JOB# 28852
C. CEI JOB# 31082
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Deed Bk. 2008, Pg. 18418
Plat Bk. 2013, Pg. 649
Doc. 99-101507
Deed Bk. 496, Pg. 510
Plat Record R, Pg. 239

GRID

Convergence -1°16'49"
Combined Scale Factor: 0.9999715394
Mag Nail LS1816 being the
POINT OF BEGINNING
of Subject Tract

Northing: 747013.90 Ft.
Easting: 664487.25 Ft.
Elevation = 1290.30'

0 60' 90' 120'
SCALE IN FEET

LEGEND

- Boundary Line
- Adjoining Boundary Line
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City of Bentonville Project # PLA21-0023

State Survey Code: 500-20N-30W-0-32-400-04-1666

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CEI Solutions for Land and Life

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Informal Plat
Crystal Bridges Museum of American Art
SE 8th Street
Bentonville, Benton County, Arkansas

Preliminary
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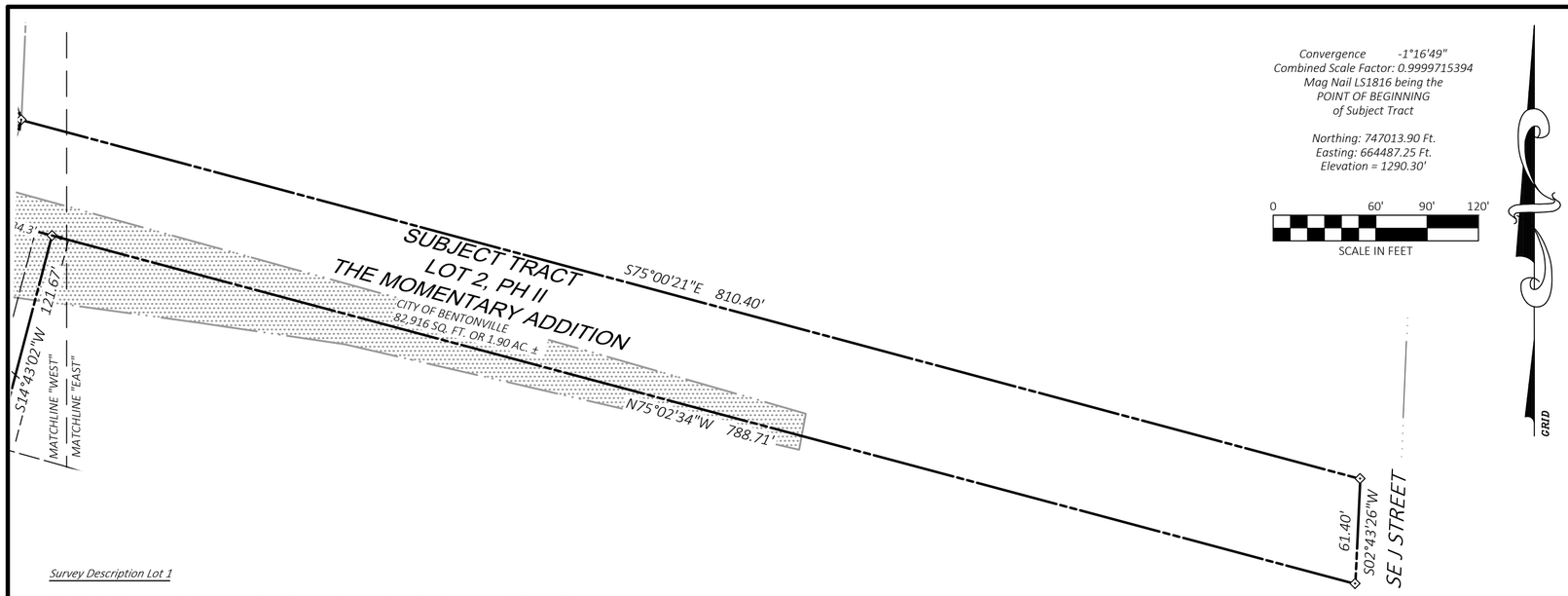
PROFESSIONAL OF RECORD	JKB
DESIGNER	DES
FIELD WORK	KDM
CEI PROJECT NUMBER	31308
DATE	6/30/2021
REVISION	REV-1

PLA-South
SHEET TITLE

SHEET NUMBER
4 OF 5



LEGEND

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- Grate Inlet (GI)
- Irrigation Control Box
- Bollard / Guard Post
- Traffic Sign (Type of Sign)
- Warning Gas Line Sign
- Utility Easement per this plat
- Right-of-way per this plat

Survey Description Lot 1

All of Lot 1, Momentary Addition to the City of Bentonville according to Plat Instrument # L202031606, and a part of the parcel described in Instrument #99068908 in the public records of Benton County, Arkansas, and a part of the South half of Northwest Quarter of Section 32, Township 20 North, Range 30 West and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS #1666 set at the most northern northeast corner of said Lot 1;
THENCE along the south boundary of aforementioned parcel described in Instrument #99068908, South 42°46'38" East, 102.59 feet to a 5/8" rebar capped LS #1666;
THENCE leaving said boundary, South 40°50'14" East, 160.68 feet to a 5/8" rebar capped LS #1666;
THENCE along said south boundary, the following three (3) calls:
1. *South 41°42'07" East, 109.35 feet to a 5/8" rebar capped LS #1666;*
2. *South 74°34'58" East, 251.27 feet to a 5/8" rebar capped LS #1666;*
3. *South 75°25'19" East, 267.92 feet to a 5/8" rebar capped LS #1666;*

THENCE along the westerly boundary of Lot 4, Food Hub Addition according to Instrument # L201901263, the following eight (8) calls:
1. *South 14°43'02" West, 121.67 feet to mag nail capped LS #1816;*
2. *North 76°08'08" West, 240.90 feet to a 5/8" rebar capped LS #1666;*
3. *South 02°14'57" West, 12.93 feet to a 5/8" rebar capped LS #1666;*
4. *South 02°35'44" West, 142.13 feet to a 5/8" rebar capped LS #1666;*
5. *South 02°19'42" West, 66.24 feet to a mag nail capped LS #1816;*
6. *North 87°57'11" West, 68.49 feet to a 5/8" rebar capped LS #1666;*
7. *South 02°05'53" West, 48.21 feet to a 5/8" rebar;*
8. *South 02°05'53" West, 314.06 feet to a 5/8" rebar capped LS #1666;*

THENCE leaving said westerly boundary, North 87°29'17" West, 63.82 feet to a 5/8" rebar capped LS #1666;
THENCE South 02°30'43" West, 157.17 feet to a 5/8" rebar capped LS #1666;
THENCE Southwesterly along the arc of a curve to the right 15.79 feet having a central angle of 90°26'33", a radius of 10.00 feet, and a chord that bears South 47°44'00" West with a chord distance of 14.20 feet to a 5/8" rebar capped LS #1666 set on the north right-of-way of SE 8th Street;
THENCE along said north right-of-way, North 87°02'44" West, 632.00 feet to a 5/8" rebar capped LS #1666;
THENCE North 78°18'26" West, 10.60 feet to a 5/8" rebar capped LS #1666 set at the northeast corner of SE E Street and SE 8th Street;
THENCE along the east right-of-way of SE E Street, North 02°42'09" East, 471.07 feet to a 5/8" rebar capped LS #1666;
THENCE North 02°52'09" East, 725.21 feet to a 5/8" rebar capped LS #1666 set at the southeast corner of SE E Street and SE 5th Street;
THENCE along the south right-of-way of SE 5th Street, South 87°22'33" East, 271.60 feet to the POINT OF BEGINNING containing 814,204 square feet or 18.69 acres, more or less.

Survey Description Lot 2, Phase II

A part of the parcel described in Instrument #99068908 in the public records of Benton County, Arkansas, and a part of the South half of Northwest Quarter of Section 32, Township 20 North, Range 30 West and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS #1666 set at the most northern northeast corner of said Lot 1, Momentary Addition according to Plat Instrument # L202031606;
THENCE along the south right-of-way of SE 5th Street, the following three (3) calls:
1. *South 87°23'06" East, 74.85 feet to a 5/8" rebar capped LS #1666;*
2. *South 02°19'20" West, 6.64 feet to a 5/8" rebar capped LS #1666;*
3. *South 86°55'13" East, 31.42 feet to a 5/8" rebar capped LS #1666;*

THENCE along the north boundary of aforementioned parcel, the following eight (8) calls:
1. *South 02°16'24" West, 31.75 feet to a 5/8" rebar capped LS #1666;*
2. *South 28°44'31" East, 122.78 feet to a 5/8" rebar capped LS #1666;*
3. *South 46°47'46" East, 65.62 feet to a 5/8" rebar capped LS #1666;*
4. *South 54°50'15" East, 26.36 feet to a 5/8" rebar capped LS #1666;*
5. *South 63°56'22" East, 139.50 feet to a 5/8" rebar capped LS #1666;*
6. *South 70°19'04" East, 77.38 feet to a 5/8" rebar capped LS #1666;*
7. *South 81°08'27" East, 303.50 feet to a 5/8" rebar capped LS #1666;*
8. *South 75°00'21" East, 810.40 feet to a 5/8" rebar capped LS #1666 set on the west right-of-way of SE J Street;*

THENCE along said right-of-way, South 02°43'26" West, 61.40 feet to a 5/8" rebar capped LS #1666;
THENCE along the south boundary of aforementioned parcel, the following four (4) calls:
1. *North 75°02'34" West, 788.71 feet to a 5/8" rebar capped LS #1666;*
2. *North 75°25'19" West, 267.92 feet to a 5/8" rebar capped LS #1666;*
3. *North 74°34'58" West, 251.27 feet to a 5/8" rebar capped LS #1666;*
4. *North 41°42'07" West, 109.35 feet to a 5/8" rebar capped LS #1666;*

THENCE North 40°50'14" West, 160.68 feet to a 5/8" rebar capped LS #1666;
THENCE along aforementioned south boundary, North 42°46'38" West, 102.59 feet to a 5/8" rebar capped LS #1666 to the POINT OF BEGINNING containing 82,916 square feet or 1.90 acres, more or less.

Parent Tract Lot 1

Lot 1, Momentary Addition to the City of Bentonville according to Plat Instrument # L202031606 in the public records of Benton County, Arkansas.

Parent Tract Bike Trail

Document # 99068908
DEED DESCRIPTION:
PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING NORTH 00 DEGREES 04' 25" WEST, 559.77 FEET FROM THE SE CORNER OF THE N 1/2 OF BLOCK "N", ORCHARDS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS:
THENCE NORTH 00 DEGREES 04' 25" WEST, 162.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SE FIFTH STREET;
THENCE WITH SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 37' 36" EAST, 18 FEET MORE OR LESS TO A POINT;
THENCE SOUTH 00 DEGREES 04° 25" EAST, 36 FEET MORE OR LESS TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
THENCE ON CURVE TO THE LEFT, RADIUS 34 FEET, 22 FEET MORE OR LESS TO A POINT;
THENCE SOUTHEASTERLY, 106 FEET MORE OR LESS, TO A POINT, SAID POINT BEING 6 FEET SOUTHWESTERLY FROM THE EXISTING BUILDING CORNER;
THENCE SOUTHEASTERLY, 6 FEET DISTANT FROM AND PARALLEL TO THE EXISTING BUILDING, 62 FEET MORE OR LESS;
THENCE SOUTHEASTERLY, 6 FEET DISTANT FROM AND PARALLEL TO THE EXISTING BUILDING, 30 FEET MORE OR LESS;
THENCE SOUTHEASTERLY, 6 FEET DISTANT FROM AND PARALLEL TO THE EXISTING BUILDING, 138 FEET MORE OR LESS, TO A POINT, SAID POINT BEING 6 FEET SOUTHWESTERLY FROM THE EXISTING BUILDING CORNER;
THENCE SOUTHEASTERLY, 77 FEET MORE OR LESS, TO A POINT, SAID POINT BEING 3 FEET SOUTHWESTERLY FROM THE EXISTING BUILDING CORNER;
THENCE SOUTHEASTERLY, 304 FEET MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ABANDONED RAILROAD;
THENCE WITH SAID NORTH RIGHT-OF-WAY LINE SOUTH 77 DEGREES 32'36" EAST, 809.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF SE "J" STREET;
THENCE WITH SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 11' 11" WEST, 61.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ABANDONED RAILROAD:
THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE NORTH 77 DEGREES 32' 36" WEST, 1309.38 FEET;
THENCE NORTH 44 DEGREES 20' 36" WEST, 108.95 FEET;
THENCE NORTH 77 DEGREES 45' 30" WEST 112.54 FEET TO THE POINT OF BEGINNING.

Property Line Table

Line #	Direction	Length
L1	S02°14'57"W	12.93'
L2	S02°05'53"W	48.21'
L3	N78°18'26"W	10.60'
L4	S87°23'06"E	74.85'
L5	S02°19'20"W	6.64'
L6	S86°55'13"E	31.42'
L7	S02°16'24"W	31.75'
L8	S54°50'15"E	26.36'

Lot Line Table

Line #	Direction	Length
L9	S47°28'18"W	33.61'
L10	N87°02'44"W	2.85'

Easement Line Table

LINE	BEARING	DISTANCE
EL11	N87°29'05"W	39.51'
EL12	N02°30'43"E	26.00'
EL13	S87°29'17"E	91.83'
EL14	S02°05'53"W	8.77'

Property Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	10.00'	15.79'	90°26'33"	S47°44'00"W	14.20'

Lot Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C2	27.50'	21.78'	45°22'39"	S24°46'59"W	21.21'
C3	111.50'	65.34'	33°34'39"	S30°40'59"W	64.41'
C4	10.00'	13.75'	78°46'05"	S49°25'23"W	12.69'

Easement Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC5	130.96'	18.13'	7°55'51"	S30°42'26"W	18.11'

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

City of Bentonville Project # PLA21-0023

State Survey Code: 500-20N-30W-0-32-400-04-1666

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Informal Plat

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PLA-East, Descriptions, Tables
SHEET TITLE

SHEET NUMBER
5 OF 5

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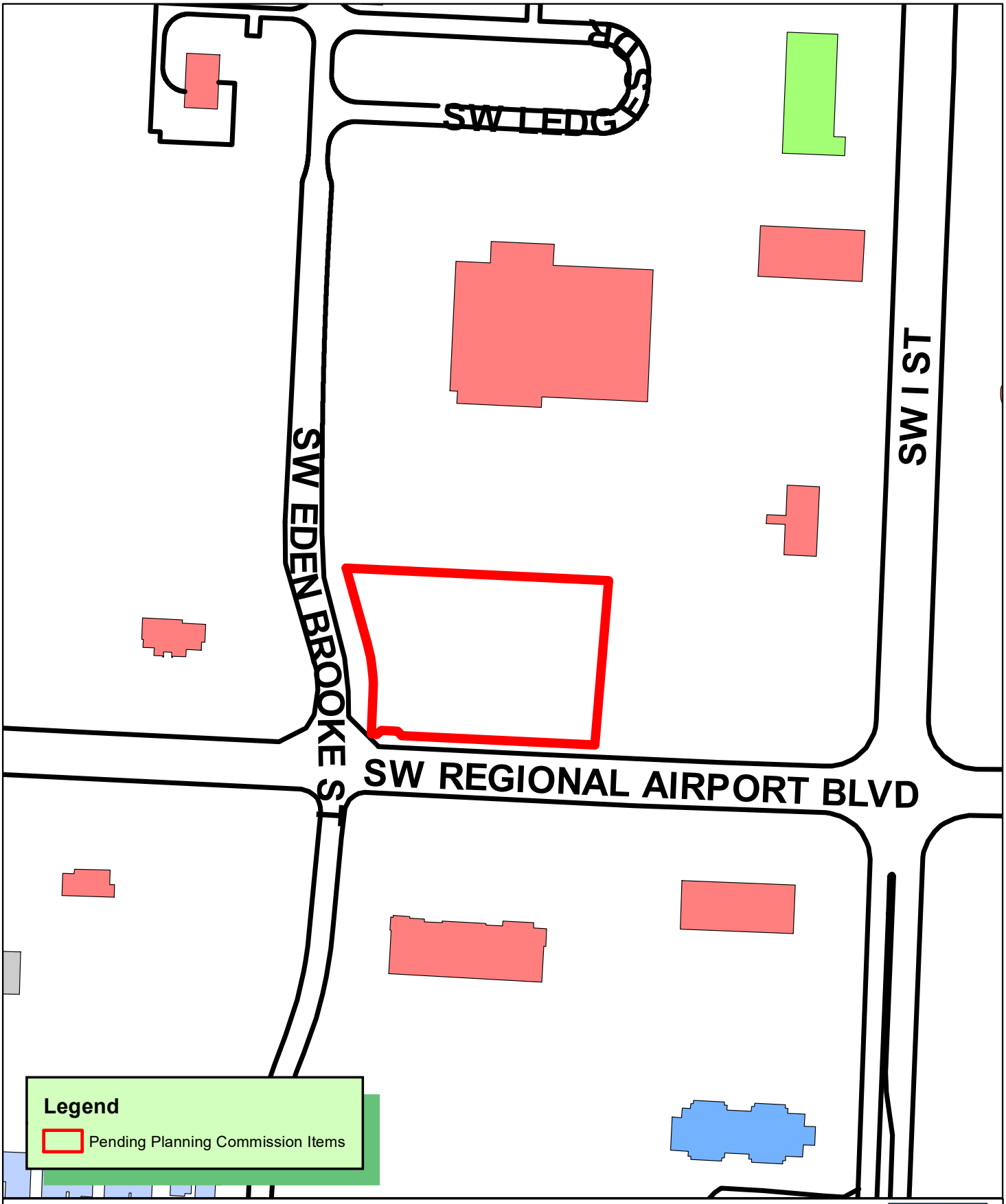

LSD21-0035
LARGE SCALE DEVELOPMENT
SLIM CHICKENS
1000 SW REGIONAL AIRPORT BLVD

SLIM CHICKENS

1000 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
BENTON COUNTY

LARGE SCALE DEVELOPMENT PLANS #LSD21-0035

VICINITY MAP
NO SCALE

CONTACTS

OWNER
SLIM CHICKENS
1088 E. MILLSAP RD.
FAYETTEVILLE, AR 72703
479-466-7144
DARRELL LINDABURY
DIRECTOR OF CONSTRUCTION

SURVEYOR
LAZARO PAYA
259 BRIGHT STREET
CAVE SPRINGS, AR 72718
479-696-9138

CIVIL ENGINEERING
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
RICK MCGRAW

ARCHITECTS & MEP
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1705 S. WALTON BLVD., SUITE 3
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479-273-7780
KELLY KING

BUILDING & FIRE SAFETY
CITY OF BENTONVILLE
FIRE DEPARTMENT
305 SW A STREET
BENTONVILLE, AR 72712
479-271-3108
JAKE FEEMSTER

PLANNING
CITY OF BENTONVILLE
PLANNING DEPARTMENT
305 SW "A" STREET
BENTONVILLE, AR 72712
479-271-3122
ELLEN NORVELL

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W. WALNUT STREET, SUITE 2200
ROGERS, AR 72756
479-986-1300
JAMES BAILEY

STATE HIGHWAY

CITY STREET
CITY OF BENTONVILLE
STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3130
TONY DAVIS

WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140
BEAU THOMPSON

WASTEWATER
CITY OF BENTONVILLE
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
479-271-3160
NANCY BUSEN

STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JANET PAITH
JPAITH@BENTONVILLEAR.COM

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479-333-7005
JOSH KNIGHT
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

ELECTRIC
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3159
CHARLIE BARNES

TELEPHONE
AT&T
1133 EAST HAROLD ST
FAYETTEVILLE, AR 72703
479-571-6609
479-200-9022
BRENT BALDWIN

TELEPHONE
COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP SMITH
KIP.SMITH@COX.COM

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993
DAN WEESE, PE

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

SURVEY DESCRIPTION LOT 26 (THIS PLAT):

ALL OF LOT 19 AND THE WEST HALD OF LOT 18 OF THE REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2013 AT PAGE 317 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 17 OF SAID REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION; THENCE N87°15'26"W PASSING AT A DISTANCE OF 168.00 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 251.00 FEET TO THE POINT OF BEGINNING; THENCE S02°44'34"W 203.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW REGIONAL AIRPORT BLVD. (R/W VARIES); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: N87°08'14"W PASSING A DISTANCE OF 83.00 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 215.82 FEET TO AN IRON PIN FOUND; N42°08'15"W 7.37 FEET TO AN IRON PIN FOUND; N87°08'15"W 20.00 FEET TO AN IRON PIN FOUND; S47°51'45"W 7.37 FEET TO A PK NAIL FOUND; N87°08'14"W 5.09 FEET TO A PK NAIL FOUND; ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 03°47'20", A RADIUS OF 30.00 FEET, A LONG CHORD THAT BEARS N69°40'50"W 1.98 FEET, AN ARC DISTANCE OF 1.98 FEET TO A PK NAIL FOUND; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE N02°44'34"E 47.85 FEET TO AN IRON PIN FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 18°20'58", A RADIUS OF 200.00 FEET, A LONG CHORD THAT BEARS N06°25'56"W 63.78 FEET, AN ARC DISTANCE OF 64.05 FEET TO AN IRON PIN FOUND; THENCE N15°36'25"W 96.92 FEET TO AN IRON PIN FOUND; THENCE S87°15'26"E 293.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.24 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

APPLICABLE CODES:

Building	2012 AR Fire Prevention Code (2012 IBC w/ AR amendments)
Mechanical	2010 AR Mechanical Code
Plumbing	2006 AR Plumbing Code
Fire	2012 AR Fire Prevention Code (2012 IFC)
Electrical	2014 National Electrical Code
Energy	2014 AR Energy Code
Accessibility	2009 ANSI A117.1

BUILDING DATA:

	PROPOSED	ALLOWED
Use Group	A-2 (ASSEMBLY)	
Type of Construction	V-B (UNPROTECTED)	
Mixed-Use	NON-SEPARATED MIXED USE	
No. of Stories	1 STORY / BLDG HEIGHT: 21'-11 1/2"	1 STORY / BLDG HEIGHT: 40'-0"
Gross Square Footage Code Square Footage	3,767 SQ FT 3,267 SF BLDG + 500 SF PATIO	ALLOWED AREA PER FLOOR: 6,000 SF

REVISION CHART

#	TITLE	DATE	NOTES:
1	REV-1	7/6/2021	Revised per city comments.

FLOOD NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 05007C0255K DATED JUNE 5, 2012.

CITY OF BENTONVILLE NOTES

1. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS
2. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRICAL 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.
3. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
4. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
5. 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.

ZONING: C-2	
FRONT SETBACK	50'
SIDE SETBACK	7'
REAR SETBACK	20'

SHEET LIST

C0.0 COVER SHEET
C0.1 PROJECT NOTES
C0.2 SURVEY(ASSOCIATED PLAN)
C1.0 EROSION & SEDIMENT CONTROL PLAN
C2.0 DEMOLITION PLAN
C3.0 SITE PLAN
C4.0 GRADING PLAN
C5.0 UTILITY PLAN
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE DETAILS
C6.2 IRRIGATION PLAN
C6.3 IRRIGATION DETAILS
C10.0 EROSION DETAILS
C10.1 SITE DETAILS
C10.2 GRADING DETAILS
C10.3 UTILITY DETAILS
C10.4 BUILDING ELEVATIONS
C10.5 BEUD ELECTRIC DESIGN (TO BE ADDED AT A LATER DATE)
C10.6 BEUD DETAILS 1
C10.7 BEUD DETAILS 2
C10.8 BEUD DETAILS 3

CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0035

HFA Creative Solutions Meaningful Places
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Bentonville, Arkansas 72712
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f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT AT 1000 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR 72713 DATED ON:
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME WITHOUT THE WRITTEN APPROVAL OF HARRISON FRENCH & ASSOCIATES, LTD. REFERENCE OR EXAMPLE ON ANOTHER PROJECT IS PROHIBITED UNLESS AGREED TO BY PROPERLY LICENSED ARCHITECTS AND ENGINEERS. ANY UNAUTHORIZED USE OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT BY ANY PARTY WITHOUT PRIOR WRITTEN PERMISSION MAY BE CONTRARY TO THE LAW

SLIM CHICKENS
LARGE SCALE DEVELOPMENT PLANS
1000 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
PROJECT NUMBER 28-20-20004

ISSUE BLOCK		
#	TITLE	DATE
	80%	6/9/2021
	OTP	6/14/2021
1	REV-1	7/6/2021

DOCUMENT DATE:	7/1/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

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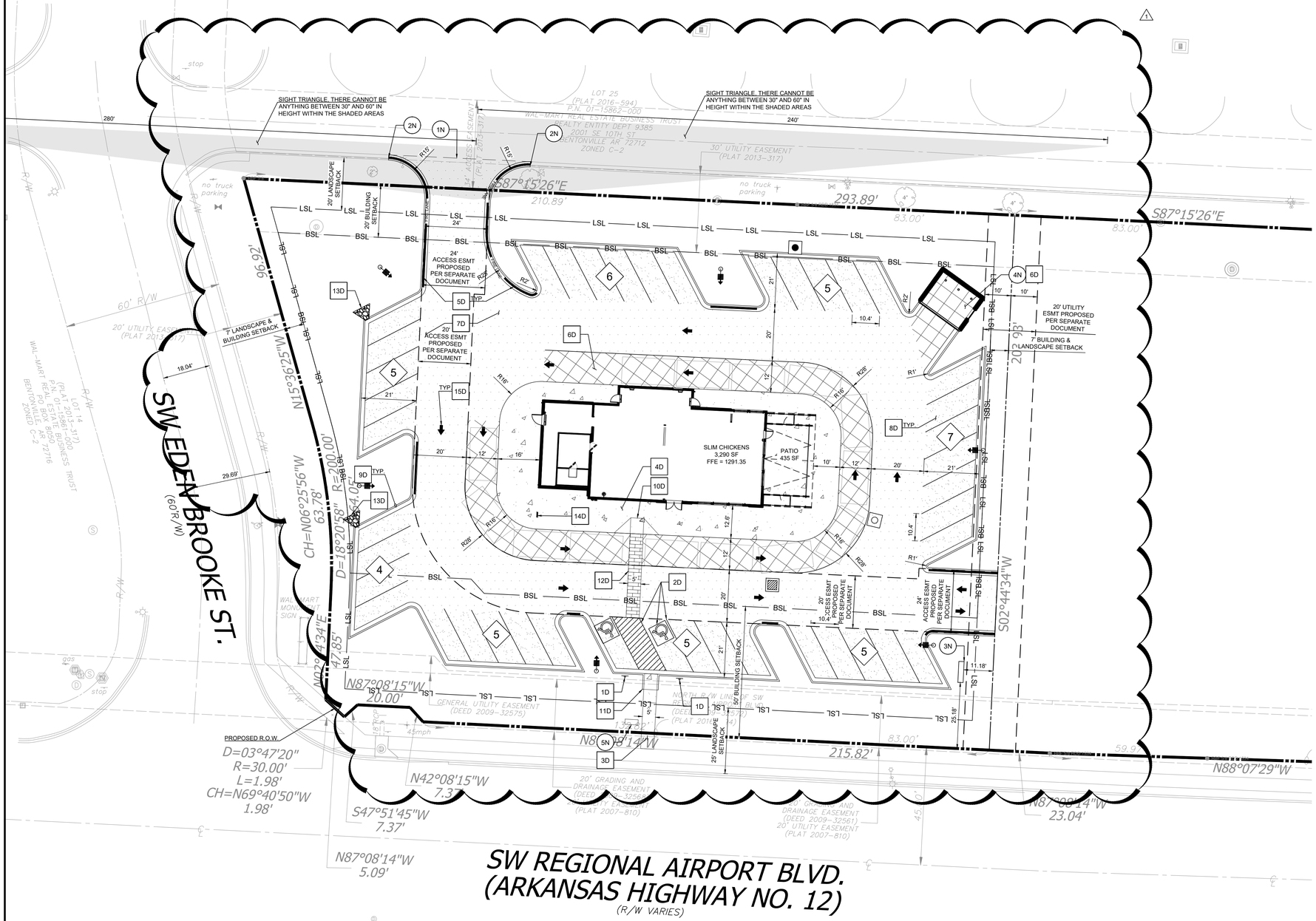
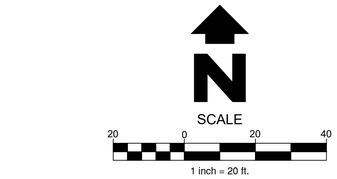
\\HFA-FILE02\2020 Projects\28-20-20004 Slim Chickens - Bentonville, AR\Disciplines\Civil\Construction Documents Folder\ 28-20-20004 COVER & DETAILS.dwg





PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- PARKING COUNT
- JUNCTION BOX
- GRATE INLET
- CURB INLET

NOTES

1N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
2N. TAPER CURB TO MATCH EXISTING
3N. MONUMENT SIGN
4N. DUMPSTER PAD
5N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" MODEL #C-10) OR APPROVED EQUAL
6N. SITE LIGHTING (SEE LIGHTING PLAN)

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. SIDEWALK AT BUILDING, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. HEAVY DUTY CONCRETE, SEE DETAIL 6/C10.1
7D. STANDARD DUTY ASPHALT, SEE DETAIL 7/C10.1
8D. LIGHT DUTY ASPHALT, SEE DETAIL 7/C10.1
9D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 8/C10.1
10D. ADA CURB RAMP WITH WINGS, SEE DETAIL 9/C1.01
11D. ADA CURB RAMP NO WINGS, SEE DETAIL 10/C10.1
12D. STAMPED HEAVY DUTY CONCRETE, SEE DETAIL 6/C10.1
13D. 2' CURB CUT TREATMENT, SEE DETAIL 11/C10.1
14D. BIKE RACK, SEE DETAIL 12/C10.1
15D. TRAFFIC FLOW ARROWS, SEE DETAIL 13/C10.1

SITE AMENITIES

REQUIRED	PROVIDED
2 AMENITIES	BENCH AND BIKE RACK THAT HOLDS TWO BIKES

INTERIOR GREENSPACE

REQUIRED	PROVIDED
8% = (17,150 x 0.08 = 1,372 SF)	9.4% (1,612 SF)

CITY OF BENTONVILLE BUILDING SETBACK REQUIREMENTS (C-2 DISTRICT)

FRONT	50'
SIDE (INTERIOR AND EXTERIOR)	7'
REAR	20'

CITY OF BENTONVILLE PARKING REQUIREMENTS

	REQUIRED	PROVIDED
RESTAURANT(1 SPACE / 4 OCCUPANTS AT MAXIMUM PERMITTED OCCUPANCY + 1 SPACE / EMPLOYEE ON THE LARGEST SHIFT) ((93 / 4) + 18 = 41.25)	41	42
DRIVE-THROUGH (10'x20' STACKING SPACE FOR EACH SERVICE WINDOW)	1	14

ADDITIONAL SITE INFORMATION

BUILDING HEIGHT	21' - 11 1/2"
PROPOSED USE	RESTAURANT W/ DRIVE THROUGH

CITY OF BENTONVILLE NOTES

1. THERE IS NO PROPOSED FREESTANDING SIGNAGE AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
3. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
5. NO FENCES ARE PROPOSED AS PART OF THIS LSD. IF ANY FENCES ARE DESIRED IN THE FUTURE A SEPARATE PERMIT WILL BE REQUIRED.
6. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G AND HAVE A U RATING OF 0 AND ANY NEW LIGHTING MUST BE APPROVED THE PLANNING DEPARTMENT.
7. CONTACT BUED AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING AND PROPOSED POWER POLES.
8. BUED DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE / UTILITY PLAN.
9. 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.
10. ROW DEDICATED PER BOOK 2009, PAGE 32572

CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0035

HFA
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f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THE DRAWING MAY NOT BE REVISED OR USED ON A SPECIFIC SITE AT ANY OTHER LOCATION EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO THE ENGINEERS. THE DRAWING SHALL COMPLY WITH THIS STIPULATION AT ALL TIMES.
DATE ON 7/2/2021
AND IT IS NOT SUITABLE FOR USE ON A SPECIFIC SITE AT ANY OTHER LOCATION EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO THE ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANOTHER PROJECT REQUIRES THE SERVICES OF THE ENGINEERS. USE OF THIS DRAWING ON OTHER PROJECTS IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

SLIM CHICKENS
LARGE SCALE DEVELOPMENT PLANS

1000 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713

PROJECT NO. 20-20-20004

ISSUE BLOCK		
#	TITLE	DATE
	80%	6/9/2021
	OTP	6/14/2021
1	REV-1	7/6/2021

DOCUMENT DATE: 7/2/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN

SHEET: C3.0

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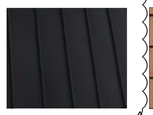
PRIMARY #1
BRICK VENEER - BR-1
MANUFACTURER: ACME
COLOR/DESCRIPTION: GUNNISON RIVER HT
FINISH/STYLE: RUNNING BOND/ WHITE MORTAR WITH NATURAL SAND

PRIMARY #2
ARCHITECTURAL STANDING SEAM METAL - P-4
MANUFACTURER: METAL SALES MANUFACTURING CORP.
PRODUCT: 24 GAUGE
FINISH/STYLE: PRE-FINISHED CUSTOM COLOR IRON MOUNTAIN/SATIN



TRIM #1
COMPOSITE DECKING - CD-1
MANUFACTURER: LOCAL SUPPLIER
PRODUCT: ENVISION 2" X 6" NOMINAL BOARDS W/ SQUARE EDGES
FINISH/STYLE: WEATHERED WOOD

TRIM #2
METAL COPING - MT-2
MANUFACTURER: FIRESTONE
FINISH/STYLE: UNA-CLAD, CLEAR ANODIZED KYNAR 500 FINISH

TRIM #3
CEMENT BOARD TRIM - P-1
MANUFACTURER: JAMES HARDIE
FINISH/STYLE: PAINTED, SW 7095 - PURE WHITE / SEMI GLOSS

TRIM #4
ARCHITECTURAL STANDING SEAM METAL - MT-1
MANUFACTURER: METAL SALES MANUFACTURING CORP.
PRODUCT: 24 GAUGE
FINISH/STYLE: CLEAR FINISH

1

CITY OF BENTONVILLE, AR COMMERCIAL DESIGN STANDARDS:

BUILDING MATERIAL REQUIREMENTS
1. ALMINIUM OF TWO PRIMARY BUILDING MATERIALS IS REQUIRED CONSTITUTING AT LEAST 75% OF THE WALL AREA. NO SINGLE PRIMARY MATERIAL SHALL CONSTITUTE LESS THAN 25% OF WALL AREA. THE STANDARD SHALL APPLY TO ALL SIDES OF ANY BUILDING. MATERIALS SHALL COMPLY WITH THE STANDARDS ESTABLISHED BELOW:
Two primary materials are being used: brick and pre-finished architectural metal panel. Both constitute at least 25% of the wall area and each are no less than 25%

2. ALLOW ED PRIMARY MATERIALS: BRICK, TEXTURED CONCRETE BLOCK, NATURAL STONE, GLASS VENEER, PR-FINISHED ARCHITECTURAL METAL PANELS (MIN 24 GAUGE)
Brick veneer by ACME and architectural metal panel by Metal Sales Manufacturing Corp. comply.

3. ALLOW ED TRIM MATERIALS: TILE, STONE, GLASS BLOCK, COPPER FLASHING, METAL, W OOD, EIFS, PRE-FINISHED CONCRETE MASONRY BOARD
Trim materials comply.

4. PROHIBITED PRIMARY MATERIALS: WOOD MASONITE, ASPHALTIC/WALL OR ROOF MATERIAL, ALUMINUM SIDING, STEEL SIDING, NON-TEXTURED CONCRETE BLOCK, STUCCO, VINYL, FIBERGLASS, RIBBED METAL PANEL
Primary materials comply

BUILDING COLOR
1. THE BUILDING'S EXTERIOR COLOR SCHEME SHALL UTILIZE PRIMARILY MUTED, NEUTRAL, OR EARTH TONE TYPE COLORS. THE PRIMARY USE OF BRIGHT, INTENSE, OR EXTREME COLORS NOT CONSISTENT WITH THE ALVORING DEVELOPMENTS SHALL NOT BE PERMITTED. THIS REGULTION IS NOT INTENDED TO PROHIBIT THE USE OF THESE COLOR FOR SPECIFICALLY APPROVED ARCHITECTURAL DETAILING. ALL VENTS, GUTTERS, DOWNSPOUTS, FLASHING, ELECTRICAL CONDUITS, ETC. SHALL BE PAINTED TO MATCH OR COMPLIMENT THE COLOR OF THE ADJACENT SURFACE...UNLESS BEING USED EXPRESSLY AS TRIM OR ACCENT ELEMENT. BUILDING COLOR SHALL BE CONSISTED OF THE FOLLOWING:
Material colors comply.

2. ALLOW ED PRIMARY MATERIAL COLOR: MUTED. NEUTRAL, EARTH TONE. ALLOW ED TRIM MATERIAL COLORS: MUTED, NEUTRAL, EARTH TONE, BRIGHT, LIGHT..PRIMARY
Material colors comply.

3. PROHIBITED PRIMARY MATERIAL COLORS: BRIGHT & PRIMARY
Material colors comply.

BUILDING COMPATIBILITY
1. ALL COMMERCIAL STRUCTURES SHALL BE DESIGNED IN A MANNER COMPATIBLE WITH OTHER STRUCTURES IN THE SURROUNDING VICINITY. THE EXTERIOR BUILDING DESIGN, INCLUDING BUILDING SIZE, COLOR, MATERIALS, ARCHITECTURAL FORM AND DETAILING SHALL BE CONSISTENT AMONG ALL BUILDINGS IN A COMMON COMMERCIAL DEVELOPMENT AND ON ALL SIDES AND FACINGS OF EACH BUILDING TO ACHIEVE DESIGN HARMONY AND CONTINUITY WITHIN ITSELF.
Building design complies.

SCALE AND BULK
1. THE HEIGHT AND SCALE OF NEW BUILDINGS SHALL BE CONSISTENT OR COMPATIBLE WITH THE HEIGHT AND SCALE OF ADJACENT BUILDINGS. SPECIAL CARE, HOW EVER SHALL BE TAKEN TO ACHIEVE THE COMPATIBILITY OF LARGER BUILDING NEXT TO SMALL SCALE BUILDINGS. TECHNIQUES SHALL INCLUDE LIMITED SIZE, BUILDING ARTICULATION, AND SETBACK OF UPPER FLOORS. THE SCALE OF THE BUILDING SHALL ALSO CONSIDER BUILDING SETBACK, LOT SIZE AND RELATIONSHIP TO STREET WIDTH.
Building height and scale comply.

WALL ARTICULATION
1. VERTICAL ARTICULATION: 5F-0" MAXIMUM BETH EEN ARTICULATION
Vertical articulations comply.

2. HORIZONTAL ARTICULATION: ARTICULATION REQUIRED BETW EEN FIRST AND SECOND FLOOR
Not applicable.

3. TECHNIQUES: RELIEF CHANGE (PROJECTION OR RECESS AT LEAST 2'-0" DEEP; BREAKS IN THE SURFACE WALL, WINDOWS, AND DOOR OPENINGS, BALCONIES, AWNINGS AND CANOPIES, SERIES OF DISPLAY WINDOWS, RECESSED ENTRIES, DECORATIVE MATERIALS; TILE, MATERIAL CHANGE, TEXTURE CHANGE, OTHER TECHNIQUES THAT MEET THE INTENT OF THESE REGULATIONS AND APPROVED BY PLANNING COMMISSION.
Articulation techniques comply.

FACADES
1. ALL COMMERCIAL STRUCTURES SHALL BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING, AND FEATURES WHEN VISIBLE FROM THE PUBLIC REALM OR ADJACENT RESIDENTIAL AREAS. THE DEGREE OF VISIBILITY FROM THE PUBLIC REALM SHALL BE EVALUATED USING THE FOLLOWING CRITERIA:
Facades comply.

2. THE DEGREE OF VISIBILITY FROM ALL ADJACENT PUBLIC W AYS
Facades comply.

3. POSSIBLE VISIBILITY FROM FUTURE BUILDINGS AND PUBLIC W AYS
Facades comply.

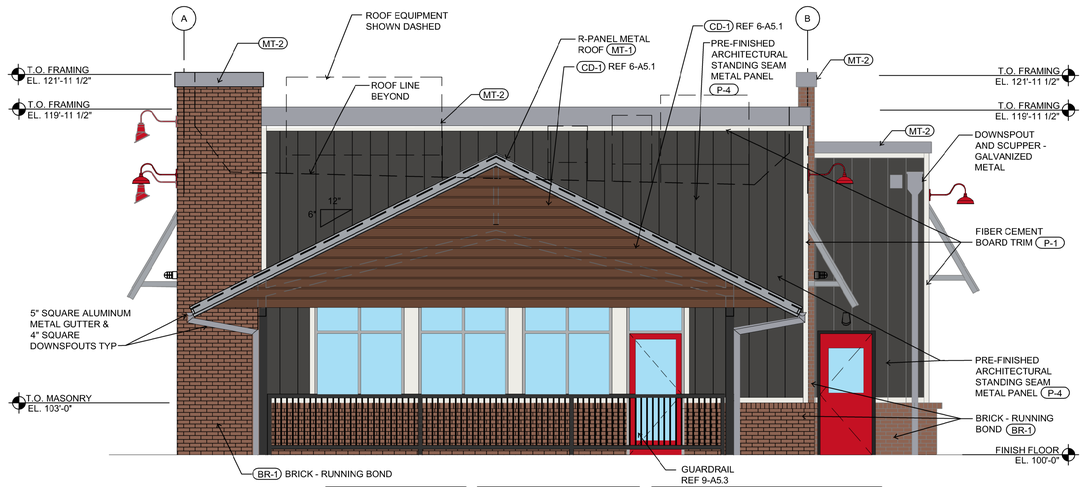
4. INTERNA- OVERALL APPEARANCE IN RELATION TO THE SITE
Facades comply.

ROOFS
1. ROOF LINES AND / OR PARAPETS SHALL BE VARIED WITH A CHANGE IN HEIGHT EVERY 100 LINEAR FEET IN THE BUILDING LENGTH. PARAPETS, GABLE ROOFS, HIGH ROOFS, OR DORMERS SHALL BE USED TO CONCEAL FLAT ROOFS AND ROOFTOP EQUIPMENT FROM PUBLIC VIEW. ALTERNATIVE LENGTHS AND DESIGNS MAY BE ACCEPTABLE AND MAYBE APPROVED BY PLANNING COMMISSION IF THE REQUIRED DESIGN W OULD CREATE W ATER DRAINAGE OR STRUCTURAL ISSUES, OR IS NECESSARY TO ENHANCE THE ARCHITECTURAL DESIGN OF THE BUILDING.
Roof and parapets comply.

ENTRANCES
1. EACH PRIMARY BUILDING ON A SITE, REGARDLESS OF SIZE, SHALL HAVE CLEARLY DEFINED, HIGHLY VISIBLE CUSTOMER ENTRANCES FEATURING NO LESS THAN (3) OF THE FOLLOWING: CANOPIES OR PORTICOS, OVERHANGS, RECESSES / PROJECTIONS, ARCADES, RAISED CORNICED PARAPETS OVER THE DOOR, PEAKED ROOF FORMS, ARCHES, ARCHITECTURAL DETAIL SUCH AS TILE W ORK AND MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE AND DESIGN, INTEGRAL PLANTERS OR W IND SLAMS THAT INCORPORATE LANDSCAPING AND SEATING, OR OTHER SIMILAR ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION, OR OTHER ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION.
Entrances in compliance: use of canopies, recesses, projections, and changes of materials.

ARCHITECTURAL DETAILS
1. ALL BUILDINGS SHALL BE DESIGNED TO INCORPORATE NO LESS THAN THREE (3) OF THE ARCHITECTURAL ELEMENTS FROM THE LIST- CANOPIES, AW NINGS, PORTICOS, RECESSES/ PROJECTIONS, ARCADES, PEAKED ROOF FORMS, ARCHES, DISPLAY W INDOWS, ACCENT MATERIALS (MIN OF 15% OF EXTERIOR FACADE), ARCHITECTURAL DETAILS (SUCH AS TILE W ORK), MOLDINGS (CORNICE LINE, ARTICULATED GROUND FLOOR LEVELS OR BASE, VARIED ROOF HEIGHTS, OTHER ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION.
Architectural details comply: details used - canopies, awnings, recesses, projections, peaked roof forms, display windows, and varied roof heights.

UTILITY AND MECHANICAL EQUIPMENT SCREENING
1. SCREENING OF SERVICE YARDS, UTILITY METERS, AND HARDWARE, MECHANICAL EQUIPMENT, AND OR OTHER POTENTIALLY UNATTACTIVE PLACES FROM PUBLIC VIEW, SHALL BE ACCOMPLISHED BY THE USE OF W ALL CONSTRUCTED WITH THE SAME MATERIALS AS THE PRIMARY BUILDING, FENCING, PLANTING, OR A COMBINATION OF THE MEASURES DESCRIBED, AS APPROVED BY THE PLANNING COMMISSION. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET W ALLS OR OTHER SCREENING METHODS APPROVED BY PLANNING COMMISSION ARE REQUIRED ALONG STREET FRONTAGES AND BORDERING RESIDENTIAL AREAS.
Screening in compliance: service yard is fully enclosed; utility meters shall be screened by use of plantings and roof top equipment shall be screened from view by parapet.

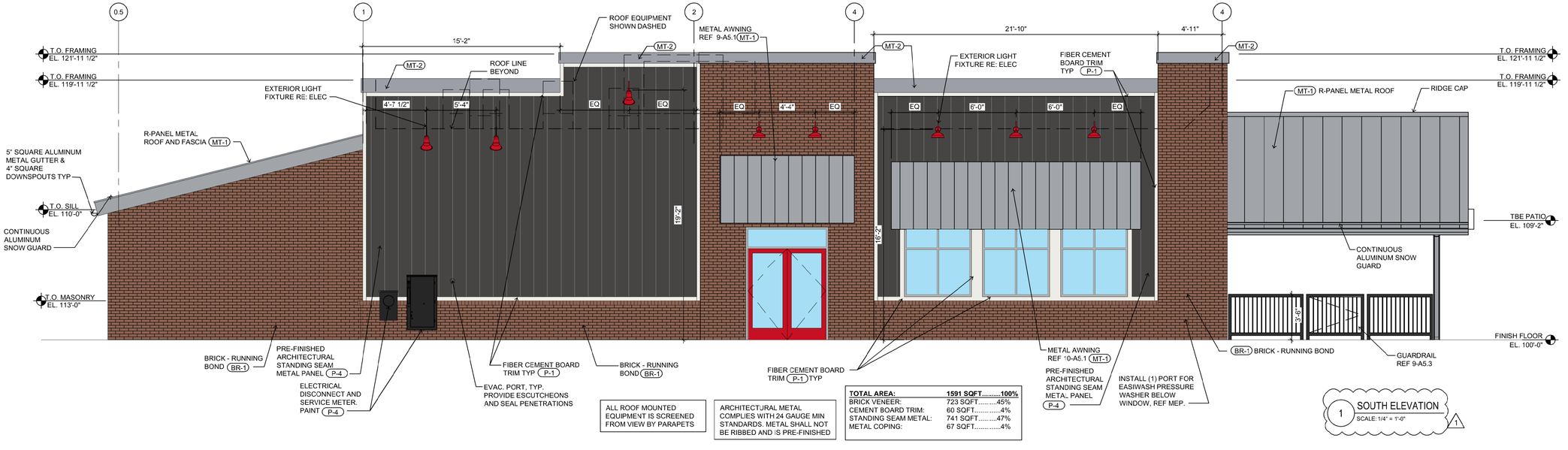


ALL ROOF MOUNTED EQUIPMENT IS SCREENED FROM VIEW BY PARAPETS

ARCHITECTURAL METAL COMPLIES WITH 24 GAUGE MIN STANDARDS. METAL SHALL NOT BE RIBBED AND IS PRE-FINISHED

TOTAL AREA:	**779 SQFT.....100%**
BRICK VENEER:	213 SQFT.....27%
CEMENT BOARD TRIM:	55 SQFT.....7%
STANDING SEAM METAL:	422 SQFT.....54%
METAL ROOF:	31 SQFT.....4%
METAL COPING:	58 SQFT.....8%

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
1



ALL ROOF MOUNTED EQUIPMENT IS SCREENED FROM VIEW BY PARAPETS

ARCHITECTURAL METAL COMPLIES WITH 24 GAUGE MIN STANDARDS. METAL SHALL NOT BE RIBBED AND IS PRE-FINISHED

TOTAL AREA:	**1591 SQFT.....100%**
BRICK VENEER:	723 SQFT.....45%
CEMENT BOARD TRIM:	60 SQFT.....4%
STANDING SEAM METAL:	741 SQFT.....47%
METAL COPING:	67 SQFT.....4%

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
1

CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0035

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd. Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT BENTONVILLE, AR AND ARE NOT CONTEMPORANEOUSLY WITH ITS ISSUE SUITE, ON 06/02/21, AND IS/IS NOT PREPARED FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. THE ARCHITECT'S DRAWINGS ARE REFERENCED OR EXAMPLE ON ANOTHER PROJECT SITE OR AT A LATER TIME UNLESS PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE EMPLOYED TO REVISE THE DRAWING FOR REUSE ON ANOTHER PROJECT. ANY UNAUTHORIZED REUSE MAY BE CONTRARY TO THE LAW.

Life Changing Chicken SLIM CHICKENS Gluten Free Dairy Free Low Carb Low Sugar

S.W. REGIONAL AIRPORT BLVD
BENTONVILLE, AR
JOB NUMBER: 28-20-20004
DATE: 06/02/21

ISSUE BLOCK

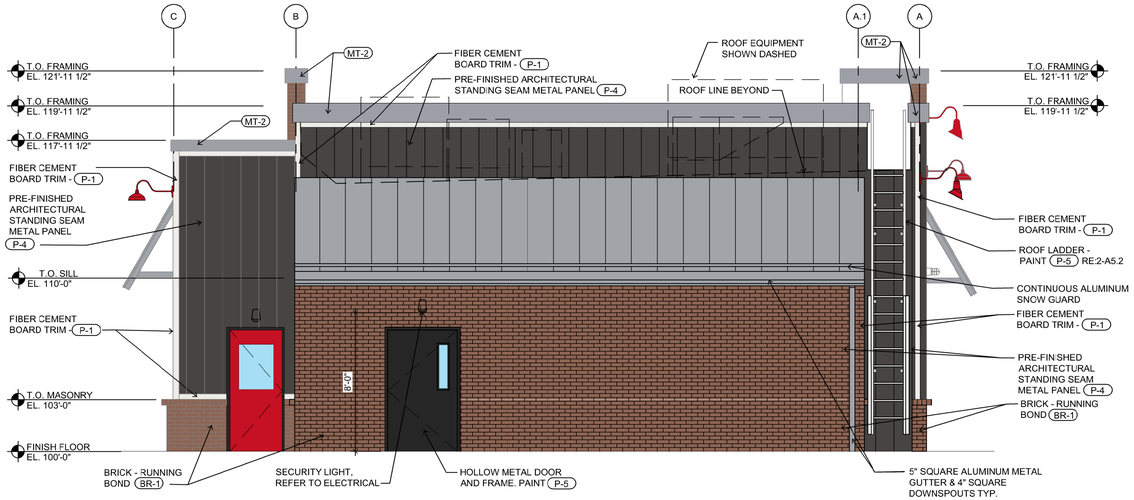
1	07/06/21	PR1	KCK

CHECKED BY:	KCK
DRAWN BY:	TCP
PROTO SIZE:	24OO/R(MOFIDIED)
PROTO CYCLE:	2021 Q1
DOCUMENT DATE:	06/02/21

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES

EXTERIOR ELEVATIONS

SHEET: B001

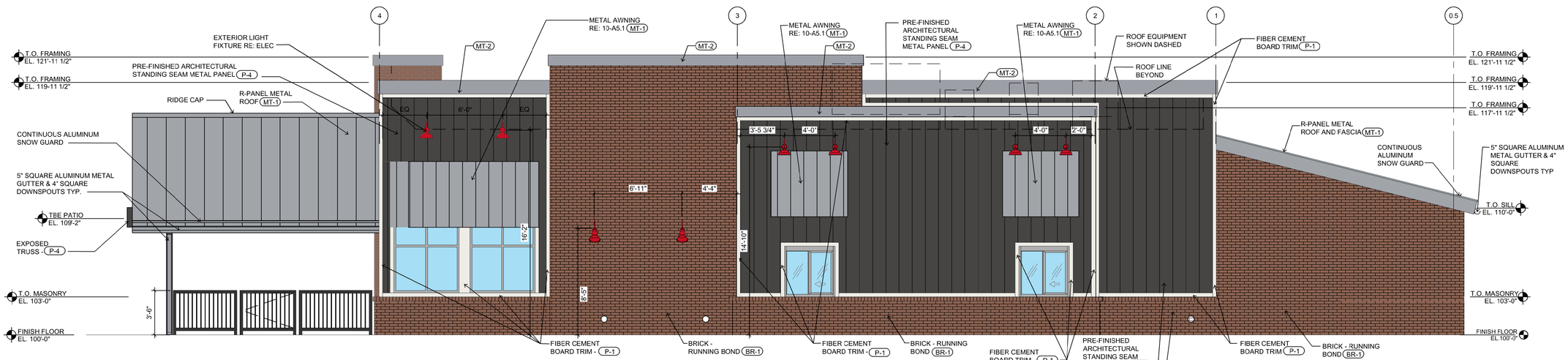


ALL ROOF MOUNTED EQUIPMENT IS SCREENED FROM VIEW BY PARAPETS

ARCHITECTURAL METAL COMPLIES WITH 24 GAUGE MIN STANDARDS. METAL SHALL NOT BE RIBBED AND IS PRE-FINISHED

TOTAL AREA:	597 SQFT.....100%
BRICK VENEER:	298 SQFT.....50%
CEMENT BOARD TRIM:	25 SQFT.....4%
STANDING SEAM METAL:	227 SQFT.....38%
METAL COPING:	47 SQFT.....8%

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



ALL ROOF MOUNTED EQUIPMENT IS SCREENED FROM VIEW BY PARAPETS

ARCHITECTURAL METAL COMPLIES WITH 24 GAUGE MIN STANDARDS. METAL SHALL NOT BE RIBBED AND IS PRE-FINISHED

TOTAL AREA:	1419 SQFT.....100%
BRICK VENEER:	799 SQFT.....56%
CEMENT BOARD TRIM:	80 SQFT.....6%
STANDING SEAM METAL:	450 SQFT.....32%
METAL COPING:	90 SQFT.....6%

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0035

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd. Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

STIPULATION FOR REUSE
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Life Changing Chicken
SLIM CHICKENS
Chicken Tenders · Buffalo Wings · Sandwiches · Salads · Etc. · Wraps

S.W. REGIONAL AIRPORT BLVD
BENTONVILLE, AR
JOB NUMBER: 28-20-20004
DATE: 06/02/21

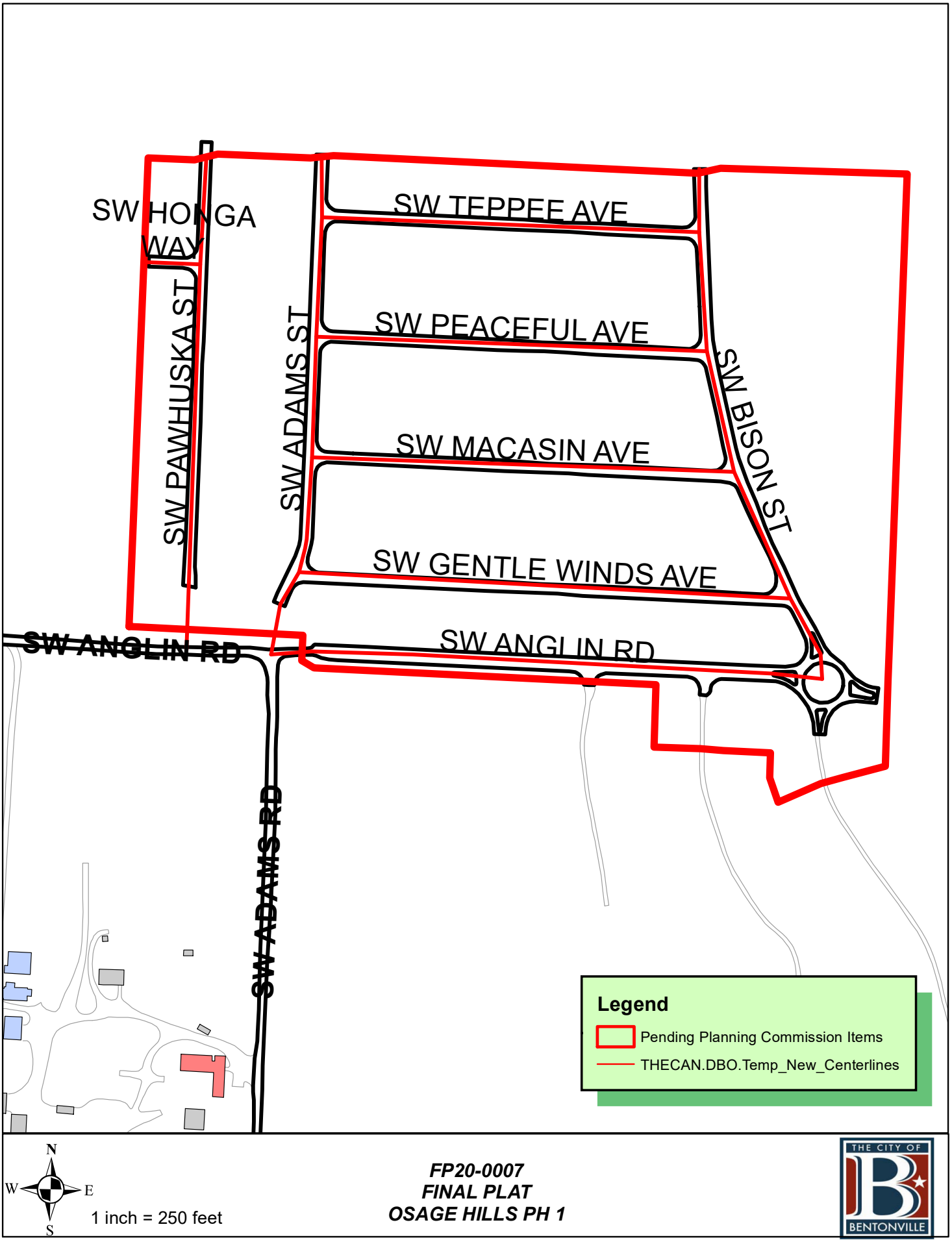
ISSUE BLOCK			
1	07/06/21	PR1	KCK

CHECKED BY:	KCK
DRAWN BY:	TCP
PROTO SIZE:	2400/R(MOFIDIED)
PROTO CYCLE:	2021 Q1
DOCUMENT DATE:	06/02/21

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES

EXTERIOR ELEVATIONS

SHEET: B002



FP20-0007
FINAL PLAT
OSAGE HILLS PH 1

FINAL PLAT:

OSAGE HILLS SUBDIVISION

PHASE 1

BENTONVILLE, BENTON COUNTY, ARKANSAS

Recording Block

Owner's Certification and Dedication

We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Bentonville, Arkansas the easements as shown on this plat for public use and benefit. The City of Bentonville is granted the rights of ingress and egress to and from said easements. The City of Bentonville is granted unrestricted access to the platted private streets for purposes of access for emergency service personnel. The City of Bentonville is granted the right and authority to maintain, service, and improve said easements and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Bentonville. Said easements shall be for the benefit of the City of Bentonville and all of its franchised utility providers. The City of Bentonville and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said easements. The City of Bentonville and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said easements.

Owner **Date**

Owner **Date**

Source of Title: D.R. _____
Page _____

State of Arkansas
County of Benton
Subscribed and sworn before me this _____day of_____,2021.

Notary Public _____

My commission expires _____

CERTIFICATE OF APPROVAL

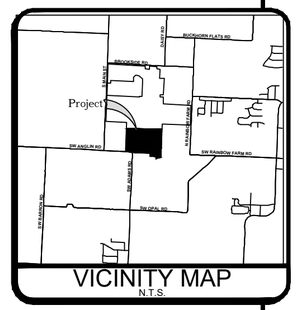
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED_____
MAYOR, CITY OF BENTONVILLE

SIGNED_____
CITY CLERK, CITY OF BENTONVILLE



VICINITY MAP
N.T.S.

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

Sheet List Table	
Sheet Number	Sheet Title
FP1.0	Cover Sheet
FP2.0	Overall Layout
FP3.0	Sheet Layout
FP4.0	Legal Description
FP5.0	Final Plat
FP6.0	Final Plat
FP7.0	Final Plat
FP8.0	Final Plat

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

- **Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.**
- **Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.**
- **Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.**
- **All easements within boundary to be dedicated per this plat unless otherwise marked with filing information.**
- **Lot 150 is to be dedicated as a drainage easement and needs to be maintained by the POA.**
- **There may not be fences or any other structures built in any drainage easements.**
- **Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www.bentonvilleplanning.com or call the Planning Department at 479-271-3122.**

FLOOD INFORMATION
The Eastern portion of the proposed plat 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 #05007C0235K Dated 06/05/2012).

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	12/09/2020	1st SUBMITTAL
2	RE-2	03/01/2021	City Comments
3	RE-3	--/--/--20	----------

Zone R-1 Building Setbacks	
Front	**20'**
Garage	**30'**
Interior Side	**7'**
Exterior Side	**20'**
Rear	**25'**

CERTIFICATE OF SURVEYING ACCURACY

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

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

PROJECT #FP20-0007

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L.Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP 1.0		

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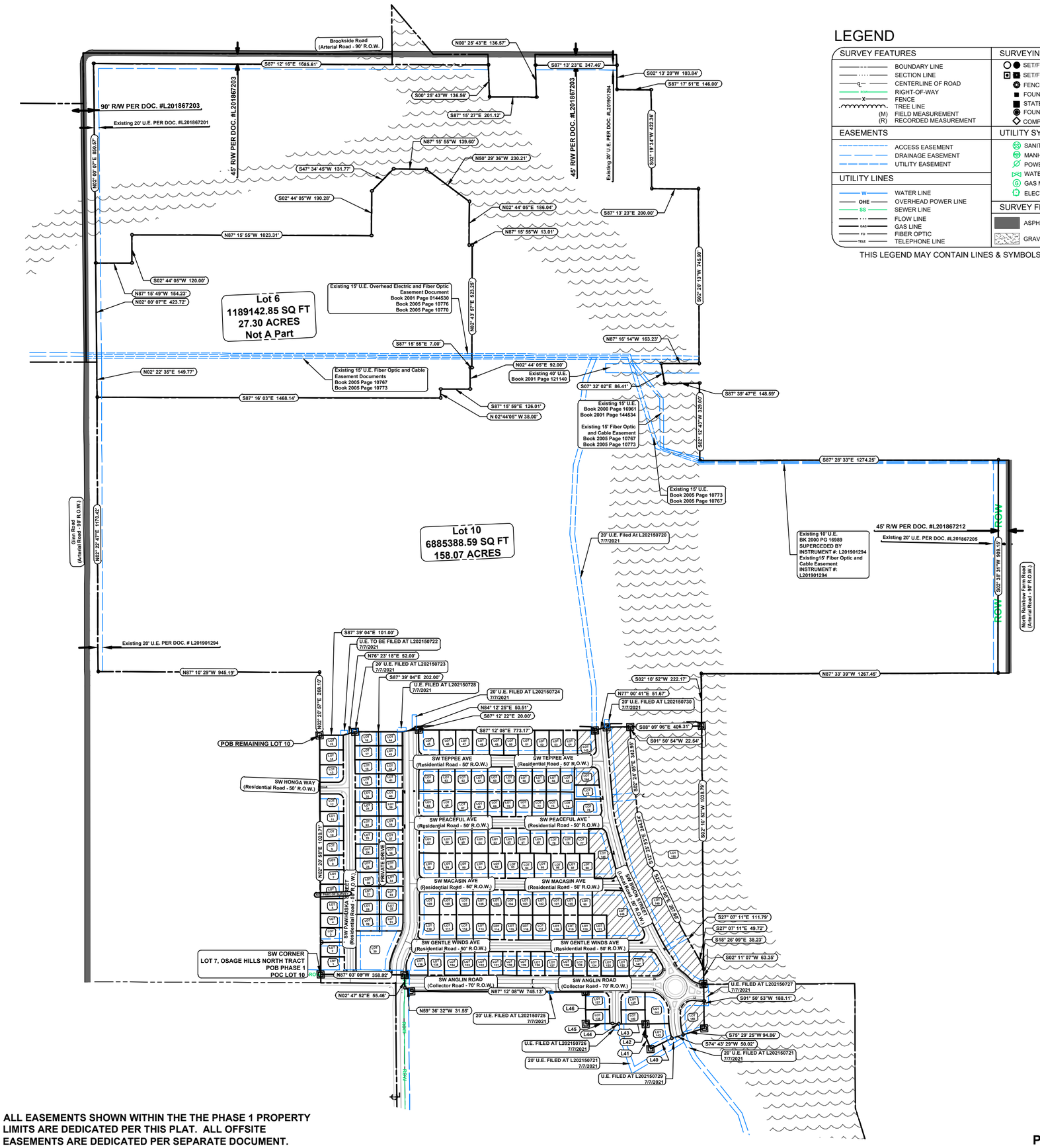


LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" IRON PIN
SECTION LINE	3" SET/FOUND ALUM. MONUMENT
CENTERLINE OF ROAD	SET/FOUND NAIL
RIGHT-OF-WAY	SET/FOUND COTTON SPINDLE
FENCE	FENCE CORNER POST
TREE LINE	SET / FOUND P/K NAIL
(M) FIELD MEASUREMENT	FOUND STONE
(R) RECORDED MEASUREMENT	RAILROAD SPIKE
	STATE MONUMENT
	TEMP BENCH MARK (ELEV.)
	FOUND PIPE
	STAKE ON LINE
	COMPUTED POINT
	TREE

EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	SANITARY SEWER
DRAINAGE EASEMENT	MANHOLE
UTILITY EASEMENT	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	LIGHT

UTILITY LINES	SURVEY FEATURE HATCHES
W WATER LINE	ASPHALT
OHE OVERHEAD POWER LINE	CONCRETE
SS SEWER LINE	GRAVEL
FLOW LINE	FLOOD ZONE
GAS GAS LINE	NON-BUILDABLE
FO FIBER OPTIC	
TELE TELEPHONE LINE	

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

N

W E

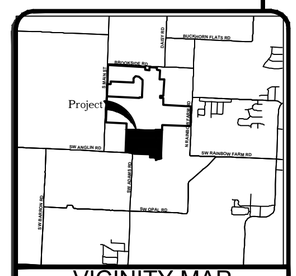
S

GRAPHIC SCALE

0 300' 600'

1 inch = 300 feet

Recording Block



VICINITY MAP
N.T.S.

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

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
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ATTN: MITCH MASSEY (479) 601-1516
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BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L.Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP2.0		

ALL EASEMENTS SHOWN WITHIN THE THE PHASE 1 PROPERTY LIMITS ARE DEDICATED PER THIS PLAT. ALL OFFSITE EASEMENTS ARE DEDICATED PER SEPARATE DOCUMENT.

PROJECT #FP20-0007

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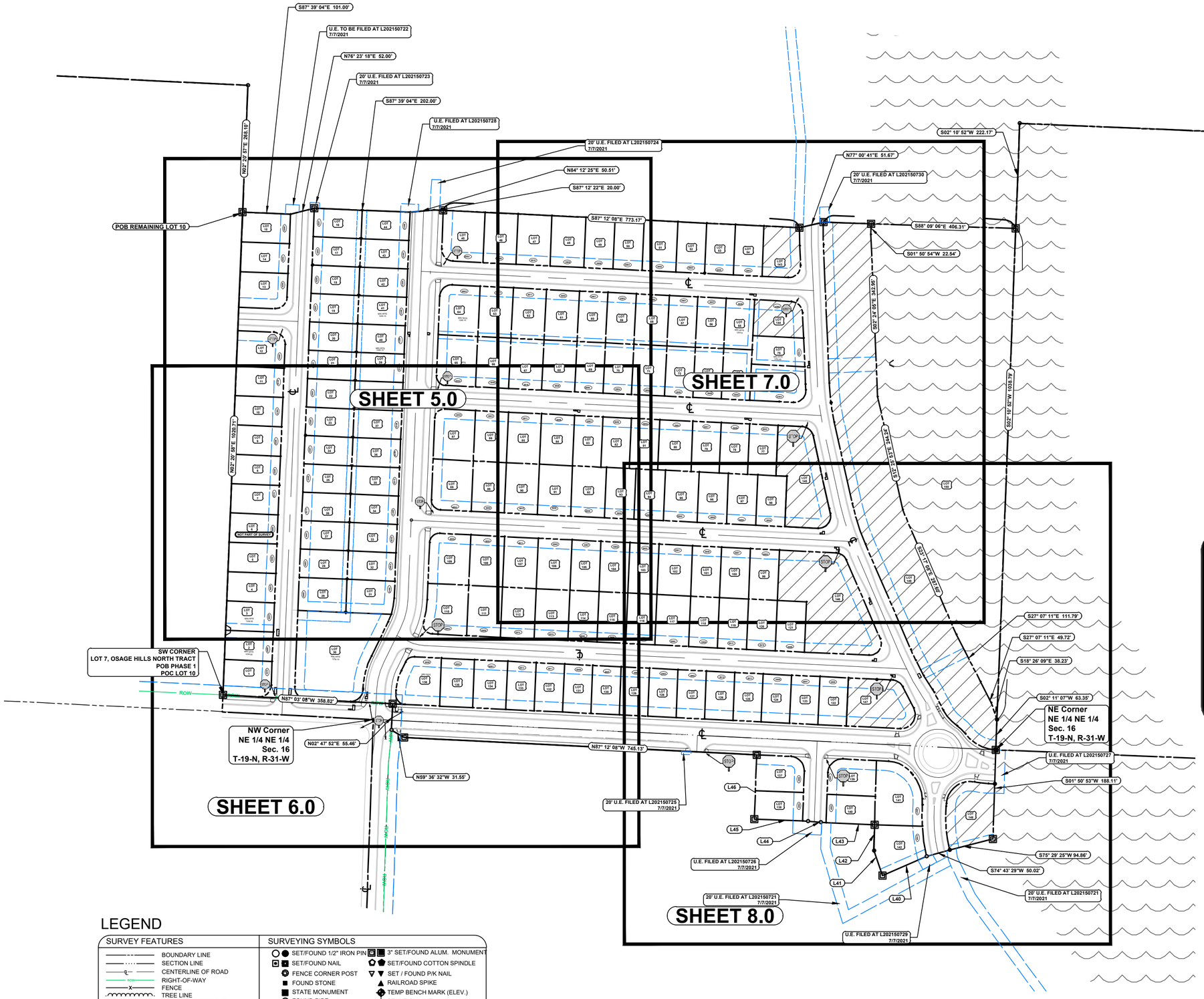


N

W E

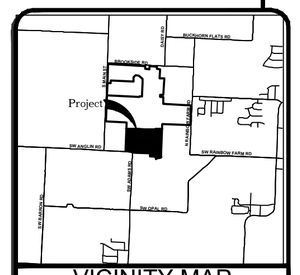
S

GRAPHIC SCALE

0 150' 300'

1 inch = 150 feet

Recording Block



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

LEGEND

SURVEY FEATURES	
BOUNDARY LINE	
SECTION LINE	
CENTERLINE OF ROAD	
ROW	RIGHT-OF-WAY
FENCE	
TREE LINE	
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT

SURVEYING SYMBOLS			
SET/FOUND 1/2" IRON PIN		3" SET/FOUND ALUM. MONUMENT	
SET/FOUND NAIL		SET/FOUND COTTON SPINDLE	
FENCE CORNER POST		SET / FOUND P/K NAIL	
FOUND STONE		RAILROAD SPIKE	
STATE MONUMENT		TEMP BENCH MARK (ELEV.)	
FOUND PIPE		STAKE ON LINE	
COMPUTED POINT		TREE	

EASEMENTS
ACCESS EASEMENT
DRAINAGE EASEMENT
UTILITY EASEMENT

UTILITY LINES	
W	WATER LINE
OHE	OVERHEAD POWER LINE
SS	SEWER LINE
	FLOW LINE
GAS	GAS LINE
FO	FIBER OPTIC
TELE	TELEPHONE LINE

UTILITY SYMBOLS			
SANITARY SEWER		TELEPHONE PEDESTAL	
MANHOLE		WATER METER	
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WATER VALVE		FIRE HYDRANT	
GAS METER		STORM WATER	
ELECTRICAL BOX		LIGHT	

SURVEY FEATURE HATCHES		
ASPHALT	CONCRETE	
GRAVEL	FLOOD ZONE	NON-BUILDABLE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

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PROJECT #FP20-0007

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PROFESSIONAL LICENSED SURVEYOR
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SIGNATURE
Terry L. Ging

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Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP3.0		

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Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C60	101.60	325.00	S04° 33' 18"E	101.19
C61	42.83	600.00	S00° 21' 22"E	42.82
C62	87.53	500.00	S07° 24' 59"E	87.42
C63	94.72	500.00	S17° 51' 30"E	94.58
C64	26.77	400.00	S25° 12' 09"E	26.76
C65	36.71	90.00	N75° 31' 01"W	36.46
C66	59.55	146.00	N14° 28' 59"E	59.14
C67	64.02	154.00	N14° 15' 31"E	63.56
C70	39.27	25.00	N47° 20' 56"E	35.36
C71	39.52	25.34	N47° 20' 42"E	35.64
C72	39.27	25.00	N42° 39' 04"W	35.36
C73	39.47	26.25	N47° 00' 04"E	35.86
C74	71.38	175.00	N14° 28' 59"E	70.89
C75	17.50	125.00	N22° 09' 29"E	17.48
C76	34.47	125.00	N10° 14' 54"E	34.36
C79	31.57	20.00	N47° 34' 24"E	28.39
C80	32.63	25.00	S49° 49' 01"E	30.36
C81	11.01	525.00	S13° 01' 55"E	11.01
C82	46.44	25.00	S39° 34' 57"W	40.04
C83	31.26	20.00	N42° 25' 36"W	28.17
C84	50.65	25.00	S34° 45' 22"W	42.42
C85	36.15	20.00	N35° 25' 23"W	31.43
C86	47.67	195.00	N09° 21' 09"E	47.55
C87	31.57	20.00	N47° 34' 24"E	28.39
C88	27.89	25.00	S55° 14' 38"E	26.47
C94	62.79	30.00	S32° 50' 20"W	51.94
C95	31.42	20.00	N42° 12' 08"W	28.28
C96	42.83	105.00	N14° 28' 59"E	42.53
C97	23.26	20.00	N59° 28' 59"E	21.97

Parcel Line Table		
Line #	Length	Direction
L40	101.56	S66° 13' 00.00"W
L41	56.37	N19° 21' 19.00"W
L42	54.17	N1° 38' 38.00"E
L43	102.29	N87° 15' 43.98"W
L44	50.06	N85° 30' 50.10"W
L45	101.50	N88° 01' 21.00"W
L46	136.01	N1° 58' 39.00"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C98	26.22	25.00	S57° 09' 40"E	25.03
C99	29.41	186.50	N83° 05' 10"W	29.38
C100	84.68	50.00	S52° 54' 59"W	74.91
C101	93.03	300.05	S04° 28' 59"E	92.66
C102	93.03	300.05	S04° 28' 59"E	92.66
C103	46.69	30.00	S42° 36' 45"E	42.12
C104	47.55	30.00	N47° 23' 15"E	42.73
C105	39.20	25.82	N41° 53' 47"W	35.54
C115	55.70	65.00	S62° 39' 14"E	54.01
C116	55.90	89.50	S22° 00' 46"E	55.00
C117	44.92	350.00	S00° 33' 34"W	44.89
C118	64.28	350.08	S08° 22' 57"E	64.19

PHASE 1 (LOTS 1 THOUGH 150)
SURVEY DESCRIPTION

A PART OF LOT 7 OSAGE HILLS NORTH LOT SPLIT, INSTRUMENT #L202022287, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3" ALUMINUM MONUMENT FOR THE SW CORNER OF LOT 7;
THENCE N 02°20'57"E 1020.71 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 87°39'04"E 101.00 FEET TO A SET IRON PIN;
THENCE N 76°23'18"E 52.00 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 87°39'04"E 202.00 FEET TO A SET IRON PIN;
THENCE N 84°12'25"E 50.51 FEET TO A SET IRON PIN;
THENCE S 87°12'22"E 20.00 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 87°12'08"E 773.17 FEET TO A SET IRON PIN;
THENCE N 77°00'41"E 51.67 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 88°09'06"E 406.31 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 02°10'52"W 1038.79 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 02°11'07"W 63.35 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 01°50'53"W 188.15 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 75°29'25"W 94.86 FEET TO A FOUND IRON PIN;
THENCE S 74°43'29"W 50.02 FEET TO A SET IRON PIN;
THENCE S 66°13'00"W 101.56 FEET TO A 3" ALUMINUM MONUMENT;
THENCE N 19°21'19"W 56.37 FEET TO A FOUND IRON PIN;
THENCE N 1°38'38"E 54.17 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE N 87°15'44"W 102.30 FEET TO A SET IRON PIN;
THENCE N 85°31'54"W 50.05 FEET TO A SET IRON PIN;
THENCE N 88°01'21"W 101.50 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE N 01°58'39"E 136.01 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE N 87°12'08"W 745.13 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE N 59°36'32"W 31.55 FEET TO A FOUND IRON PIN;
THENCE N 02°47'52"E 55.46 FEET TO A FOUND IRON PIN;
THENCE N 87°03'08"W 358.82 FEET TO THE POINT OF BEGINNING;
CONTAINING 43.25 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

ORIGINAL LOT 7
SURVEY DESCRIPTION

A PART OF LOT 3OF THE OSAGE HILLS LOTS 1-5, TO THE CITY OF BENTONVILLE, BEING RECORDED IN DOCUMENT #L201901294, IN THE OFFICE OF THE EX OFFICIO RECORDER OF BENTON COUNTY, BENTONVILLE, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 9;
THENCE N 87°16'14" W 163.23 FEET;
THENCE S 07°32'02" E 86.41 FEET;
THENCE S 87°39'47" E 148.59 FEET;
THENCE S 02°12'43" W 329.00 FEET;
THENCE S 87°28'33" E 1274.25 FEET;
THENCE S 02°38'31" W 909.15 FEET;
THENCE N 87°33'39" W 1267.45 FEET;
THENCE S 02°10'52" W 1260.95 FEET;
THENCE S 02°11'07" W 63.35 FEET;
THENCE S 01°50'53" W 72.03 FEET;
THENCE S 01°50'53" W 116.08 FEET;
THENCE S 75°29'25" W 94.86 FEET;
THENCE S 74°43'29" W 50.02 FEET;
THENCE S 66°13'00" W 101.56 FEET;
THENCE N 19°21'19" W 56.37 FEET;
THENCE N 01°38'38" E 54.17 FEET;
THENCE N 87°15'44" W 102.29 FEET;
THENCE N 85°31'54" W 50.05 FEET;
THENCE N 88°01'21" W 101.50 FEET;
THENCE N 01°58'39" E 136.01 FEET;
THENCE N 87°12'08" W 745.13 FEET;
THENCE N 59°36'32" W 31.55 FEET;
THENCE N 02°47'52" E 55.46 FEET;
THENCE N 87°03'12" W 358.82 FEET;
THENCE N 02°20'57" E 1288.80 FEET;
THENCE N 87°10'29" W 945.19 FEET;
THENCE N 02°22'47" E 1170.42 FEET;
THENCE S 87°16'03" E 1468.14 FEET;
THENCE N 02°44'05" E 38.00 FEET;
THENCE S 87°15'59" E 126.01 FEET;
THENCE N 02°44'05" E 92.00 FEET;
THENCE S 87°15'55" E 7.00 FEET;
THENCE N 02°43'57" E 523.25 FEET;
THENCE N 87°15'55" W 13.01 FEET;
THENCE N 02°44'05" E 186.04 FEET;
THENCE N 50°29'36" W 230.21 FEET;
THENCE N 87°15'55" W 139.60 FEET;
THENCE S 47°34'45" W 131.77;
THENCE S 02°44'05" W 190.28;
THENCE N 87°15'55" W 1023.31;
THENCE S 02°44'05" W 120.00;
THENCE N 87°15'55" W 154.23 FEET;
THENCE N 02°00'07" E 850.57 FEET;
THENCE S 87°12'16" E 1685.61 FEET;
THENCE S 00°25'43" W 136.56 FEET;
THENCE S 87°15'27" E 201.12 FEET;
THENCE N 00°25'43" E 136.57 FEET;
THENCE S 87°13'23" E 347.46 FEET;
THENCE S 02°13'20" W 103.84 FEET;
THENCE S 87°17'51" E 146.00 FEET;
THENCE S 02°19'34" W 422.36 FEET;
THENCE S 87°13'23" E 200.00 FEET;
THENCE S 02°20'13" W 745.90 FEET TO THE POINT OF BEGINNING, CONTAINING 8769414.03 SQUARE FEET OR 201.32 ACRES, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

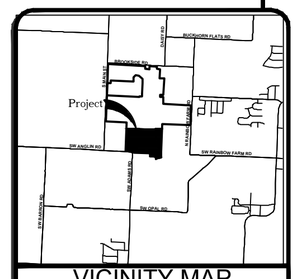
LOT 10
SURVEY DESCRIPTION

A PART OF LOT 7 OSAGE HILLS NORTH LOT SPLIT, INSTRUMENT #L202022287, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3" ALUMINUM MONUMENT FOR THE SW CORNER OF LOT 7;
THENCE N 02°20'57"E 1020.71 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE N 02°20'57" E 268.10 FEET TO A FOUND IRON PIN;
THENCE N 87°10'29" W 945.19 FEET TO A FOUND IRON PIN;
THENCE N 02°22'47" E 1170.42 FEET TO A FOUND IRON PIN;
THENCE S 87°16'03" E 1468.14 FEET TO A FOUND IRON PIN;
THENCE N 02°44'05" E 38.00 FEET TO A FOUND IRON PIN;
THENCE S 87°15'59" E 126.01 FEET TO A FOUND IRON PIN;
THENCE N 02°44'05" E 92.00 FEET TO A FOUND IRON PIN;
THENCE S 87°15'55" E 7.00 FEET TO A FOUND IRON PIN;
THENCE N 02°43'57" E 523.25 FEET TO A FOUND IRON PIN;
THENCE N 87°15'55" W 13.01 FEET TO A FOUND IRON PIN;
THENCE N 02°44'05" E 186.04 FEET TO A FOUND IRON PIN;
THENCE N 50°29'36" W 230.21 FEET TO A FOUND IRON PIN;
THENCE N 87°15'55" W 139.60 FEET TO A FOUND IRON PIN;
THENCE S 47°34'45" W 131.77 TO A FOUND IRON PIN;
THENCE S 02°44'05" W 190.28 TO A FOUND IRON PIN;
THENCE N 87°15'55" W 1023.31 TO A FOUND IRON PIN;
THENCE S 02°44'05" W 120.00 TO A FOUND IRON PIN;
THENCE N 87°15'49" W 154.23 FEET TO A FOUND IRON PIN;
THENCE N 02°00'07" E 850.57 FEET TO A FOUND IRON PIN;
THENCE S 87°12'16" E 1685.61 FEET TO A FOUND IRON PIN;
THENCE S 00°25'43" W 136.56 FEET TO A FOUND IRON PIN;
THENCE S 87°15'27" E 201.12 FEET TO A FOUND IRON PIN;
THENCE N 00°25'43" E 136.57 FEET TO A FOUND IRON PIN;
THENCE S 87°13'23" E 347.46 FEET TO A FOUND IRON PIN;
THENCE S 02°13'20" W 103.84 FEET TO A FOUND IRON PIN;
THENCE S 87°17'51" E 146.00 FEET TO A FOUND IRON PIN;
THENCE S 02°19'34" W 422.36 FEET TO A FOUND IRON PIN;
THENCE S 87°13'23" E 200.00 FEET TO A FOUND IRON PIN;
THENCE S 02°20'13" W 745.90 FEET TO A FOUND IRON PIN;
THENCE N 87°16'14" W 163.23 FEET TO A FOUND IRON PIN;
THENCE S 07°32'02" E 86.41 FEET TO A FOUND IRON PIN;
THENCE S 87°39'47" E 148.59 FEET TO A FOUND IRON PIN;
THENCE S 02°12'43" W 329.00 FEET TO A FOUND IRON PIN;
THENCE S 87°28'33" E 1274.25 FEET TO A FOUND IRON PIN;
THENCE S 02°38'31" W 909.15 FEET TO A FOUND IRON PIN;
THENCE N 87°33'39" W 1267.45 FEET TO A FOUND IRON PIN;
THENCE S 02°10'52" W 222.17 FEET TO A SET IRON PIN;
THENCE N 88°09'06" W 406.31 FEET TO A SET IRON PIN;
THENCE S 77°00'41" W 51.67 FEET TO A SET IRON PIN;
THENCE N 87°12'08" W 773.17 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE N 87°12'22" W 20.00 FEET TO A SET IRON PIN;
THENCE S 84°12'25" W 50.51 FEET TO A SET IRON PIN;
THENCE N 87°39'04" W 202.00 FEET TO A SET 3" ALUMINUM MONUMENT;
THENCE S 76°23'18" W 52.00 FEET TO A SET IRON PIN;
THENCE S 87°39'04" E 1010.00 FEET TO THE POINT OF BEGINNING, CONTAINING 158.07ACRES, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

PROJECT #FP20-0007

Recording Block



VICINITY MAP
N.T.S.

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

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L. Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP4.0		

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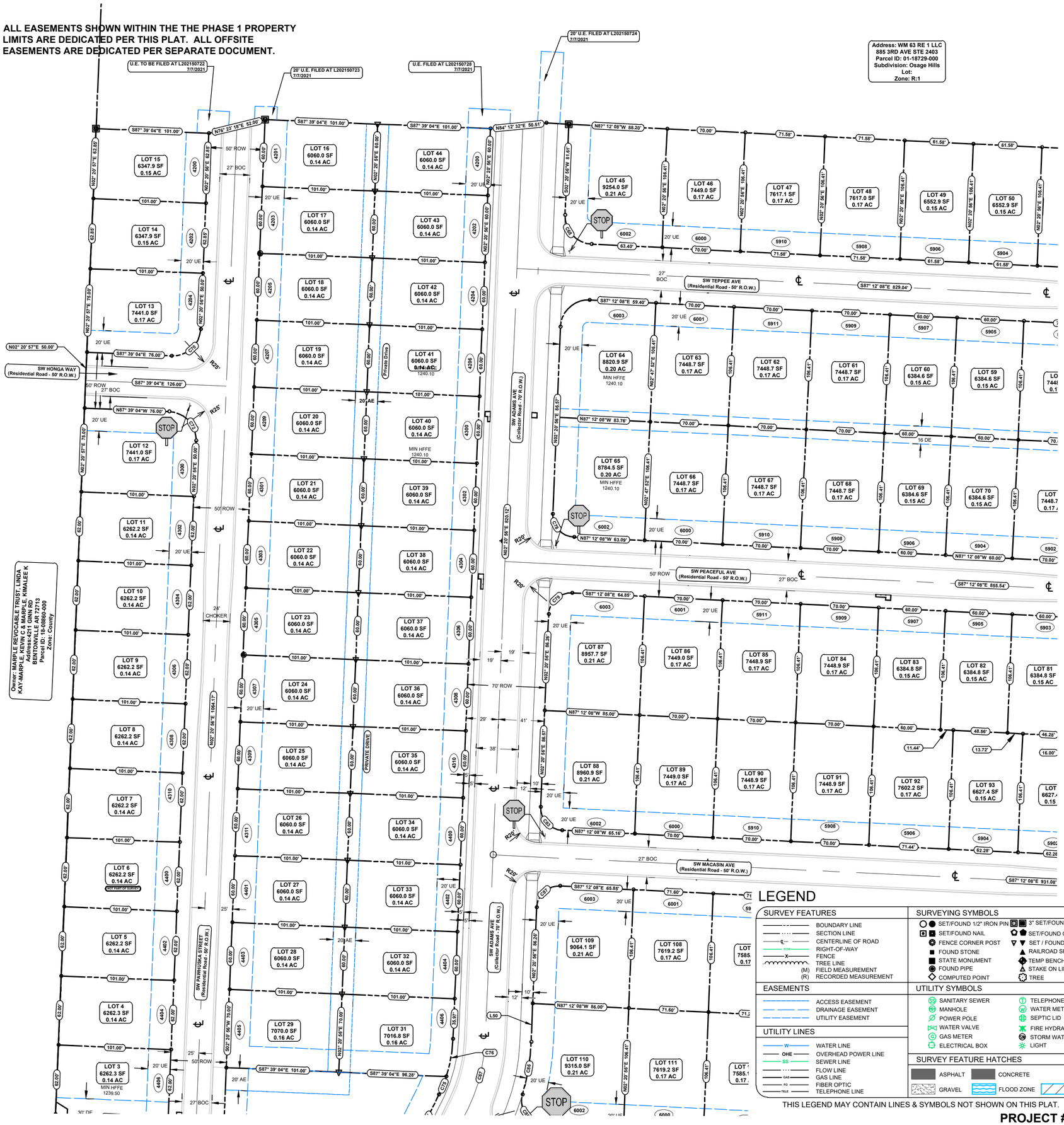
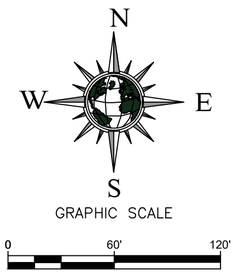
ALL EASEMENTS SHOWN WITHIN THE THE PHASE 1 PROPERTY LIMITS ARE DEDICATED PER THIS PLAT. ALL OFFSITE EASEMENTS ARE DEDICATED PER SEPARATE DOCUMENT.





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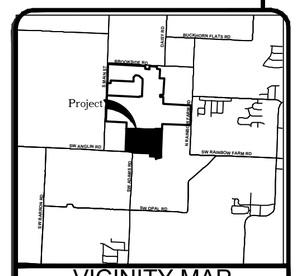

Basis of Bearing

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

LEGEND

SURVEY FEATURES	
	BOUNDARY LINE
	SECTION LINE
℄	CENTERLINE OF ROAD
ROW	RIGHT-OF-WAY
-x-	FENCE
	TREE LINE
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT

EASEMENTS	
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT

UTILITY LINES	
W	WATER LINE
OHE	OVERHEAD POWER LINE
SS	SEWER LINE
	FLOW LINE
GAS	GAS LINE
FO	FIBER OPTIC
TELE	TELEPHONE LINE

SURVEYING SYMBOLS	
	SET/FOUND 1/2" IRON PIN
	3" SET/FOUND ALUM. MONUMENT
	SET/FOUND NAIL
	SET/FOUND COTTON SPINDLE
	FENCE CORNER POST
	SET / FOUND P/K NAIL
	FOUND STONE
	RAILROAD SPIKE
	STATE MONUMENT
	TEMP BENCH MARK (ELEV.)
	FOUND PIPE
	STAKE ON LINE
	COMPUTED POINT
	TREE

UTILITY SYMBOLS	
	SANITARY SEWER
	TELEPHONE PEDESTAL
	MANHOLE
	WATER METER
	POWER POLE
	SEPTIC LID
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	STORM WATER
	ELECTRICAL BOX
	LIGHT

SURVEY FEATURE HATCHES		
ASPHALT	CONCRETE	
GRAVEL	FLOOD ZONE	NON-BUILDABLE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

PROJECT #FP20-0007

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

PROFESSIONAL LICENSED SURVEYOR — STATE OF ARKANSAS — No. 1301 — SIGNATURE — Terry L. Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP5.0		

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Owner: MARPLE REVOCABLE TRUST, LINDA KAY-MARPLE, KEVIN C & MARPLE, KIMALEE K
Address: 4211 GINN RD
BENTONVILLE AR 72712
Parcel ID: 18-08860-000
Zone: County

Owner: ANGLIN, RYAN
Address: 5985 SW ANGLIN RD
BENTONVILLE AR 72713
Parcel ID: 18-08983-000
Zone: County

NW Corner
NE 1/4 NE 1/4
Sec. 16
T-19-N, R-31-W

ALL EASEMENTS SHOWN WITHIN THE THE PHASE 1 PROPERTY LIMITS ARE DEDICATED PER THIS PLAT. ALL OFFSITE EASEMENTS ARE DEDICATED PER SEPARATE DOCUMENT.

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" IRON PIN
SECTION LINE	3" SET/FOUND ALUM. MONUMENT
CENTERLINE OF ROAD	SET/FOUND NAIL
RIGHT-OF-WAY	SET/FOUND COTTON SPINDLE
FENCE	FENCE CORNER POST
TREE LINE	SET / FOUND PIK NAIL
(M) FIELD MEASUREMENT	FOUND STONE
(R) RECORDED MEASUREMENT	RAILROAD SPIKE
	STATE MONUMENT
	TEMP BENCH MARK (ELEV.)
	FOUND PIPE
	STAKE ON LINE
	COMPUTED POINT
	TREE
EASEMENTS	**UTILITY SYMBOLS**
ACCESS EASEMENT	SANITARY SEWER
DRAINAGE EASEMENT	TELEPHONE PEDESTAL
UTILITY EASEMENT	MANHOLE
	WATER METER
	POWER POLE
	SEPTIC LID
UTILITY LINES	WATER VALVE
	FIRE HYDRANT
W WATER LINE	GAS METER
OHE OVERHEAD POWER LINE	STORM WATER
SS SEWER LINE	ELECTRICAL BOX
FLOW LINE	LIGHT
GAS GAS LINE	**SURVEY FEATURE HATCHES**
FO FIBER OPTIC	ASPHALT
TELE TELEPHONE LINE	CONCRETE
	GRAVEL
	FLOOD ZONE
	NON-BUILDABLE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

PROJECT #FP20-0007

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

Recording Block

VICINITY MAP
N.T.S.

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

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING No. 2831 — ARKANSAS

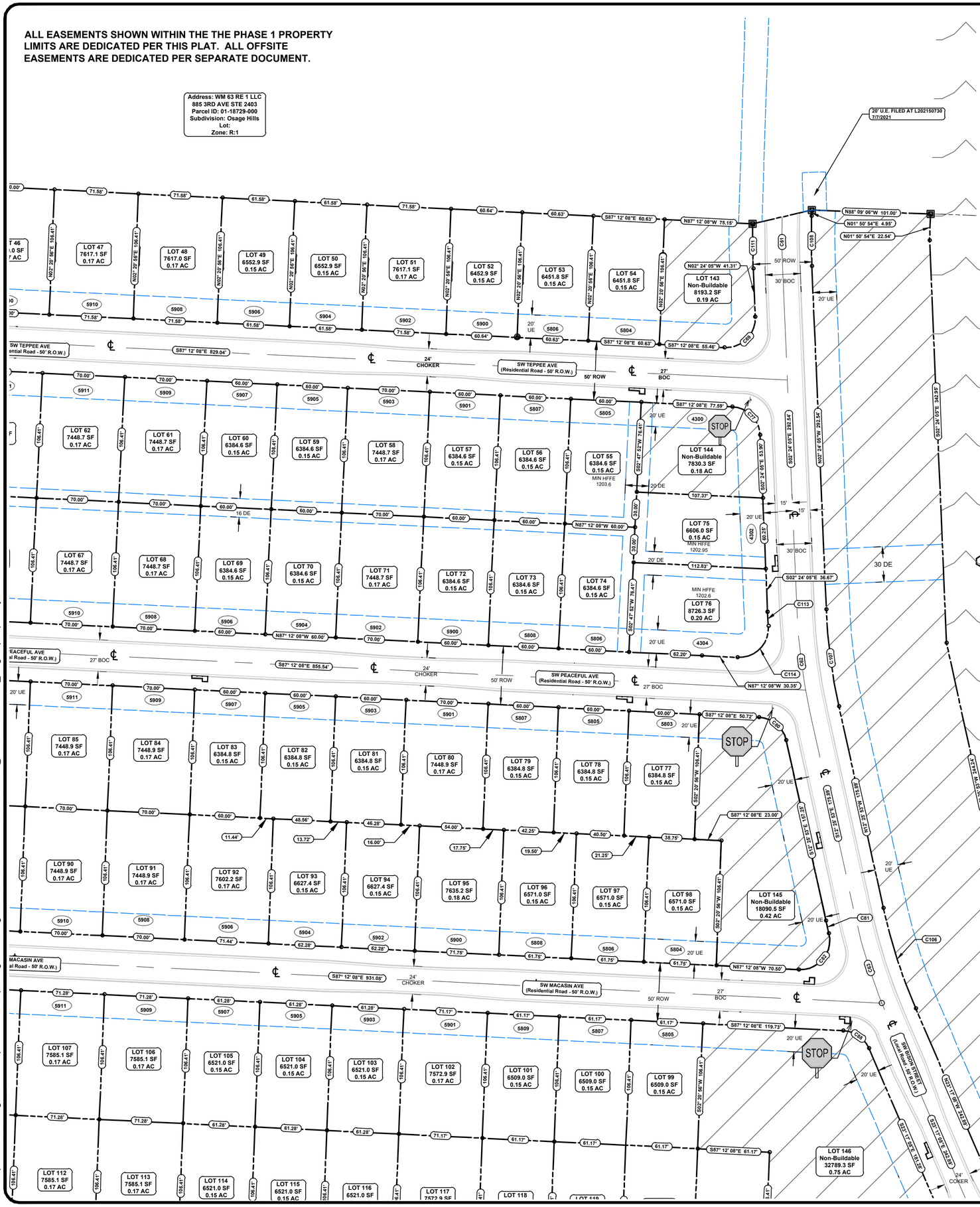
PROFESSIONAL LICENSED SURVEYOR — STATE OF ARKANSAS No. 1301 — SIGNATURE — Terry L Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP6.0		

ALL EASEMENTS SHOWN WITHIN THE THE PHASE 1 PROPERTY LIMITS ARE DEDICATED PER THIS PLAT. ALL OFFSITE EASEMENTS ARE DEDICATED PER SEPARATE DOCUMENT.

Address: WM 63 RE 1 LLC
885 3RD AVE STE 2403
Parcel ID: 01-18729-000
Subdivision: Osage Hills
Lot:
Zone: R:1



LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

SURVEYING SYMBOLS
- SET/FOUND 1/2" IRON PIN
- 3" SET/FOUND ALUM. MONUMENT
- SET/FOUND NAIL
- SET/FOUND COTTON SPINDLE
- FENCE CORNER POST
- SET / FOUND P/K NAIL
- FOUND STONE
- RAILROAD SPIKE
- STATE MONUMENT
- TEMP BENCH MARK (ELEV.)
- FOUND PIPE
- STAKE ON LINE
- COMPUTED POINT
- TREE

EASEMENTS
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

UTILITY SYMBOLS
- SANITARY SEWER
- TELEPHONE PEDESTAL
- MANHOLE
- WATER METER
- POWER POLE
- SEPTIC LID
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- STORM WATER
- ELECTRICAL BOX
- LIGHT

UTILITY LINES
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

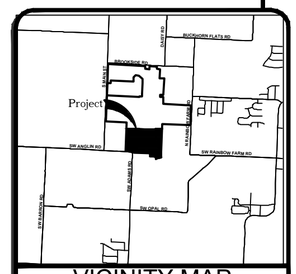
SURVEY FEATURE HATCHES
- ASPHALT
- CONCRETE
- GRAVEL
- FLOOD ZONE
- NON-BUILDABLE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

Recording Block

N
W E
S

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



VICINITY MAP
N.T.S.

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

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L Ging

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Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP7.0		

PROJECT #FP20-0007

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Recording Block

LOT 94 6627.4 SF 0.15 AC
LOT 95 7635.2 SF 0.18 AC
LOT 96 6571.0 SF 0.15 AC
LOT 97 6571.0 SF 0.15 AC
LOT 98 6571.0 SF 0.15 AC
LOT 145 Non-Buildable 18090.5 SF 0.42 AC
LOT 103 6521.0 SF 0.15 AC
LOT 102 7572.9 SF 0.17 AC
LOT 101 6509.0 SF 0.15 AC
LOT 100 6509.0 SF 0.15 AC
LOT 99 6509.0 SF 0.15 AC
LOT 149 Non-Buildable 114350.1 SF 2.63 AC
LOT 146 Non-Buildable 32789.3 SF 0.75 AC
LOT 116 6521.0 SF 0.15 AC
LOT 117 7572.9 SF 0.17 AC
LOT 118 6509.0 SF 0.15 AC
LOT 119 6509.0 SF 0.15 AC
LOT 120 6509.0 SF 0.15 AC
LOT 121 6509.0 SF 0.15 AC
LOT 129 6084.8 SF 0.14 AC
LOT 128 6084.8 SF 0.14 AC
LOT 127 6084.8 SF 0.14 AC
LOT 126 6084.8 SF 0.14 AC
LOT 125 6084.8 SF 0.14 AC
LOT 124 6084.8 SF 0.14 AC
LOT 123 6084.8 SF 0.14 AC
LOT 122 6084.8 SF 0.14 AC
LOT 147 Non-Buildable 13253.3 SF 0.30 AC
LOT 137 7454.3 SF 0.17 AC
LOT 138 6090.0 SF 0.14 AC
LOT 139 7531.2 SF 0.17 AC
LOT 140 6123.5 SF 0.14 AC
LOT 141 12073.1 SF 0.28 AC
LOT 142 9006.2 SF 0.21 AC
LOT 148 Non-Buildable 12677.1 SF 0.29 AC

SW MACASIN AVE (Residential Road - 50' R.O.W.)
SW BUSH STREET (Local Road - 60' R.O.W.)
SW GENTLE WINDS AVE (Residential Road - 50' R.O.W.)
SW ANGLIN ROAD (Collector Road - 70' R.O.W.)
SW CULTURE STREET (Residential Road - 50' R.O.W.)

Owner: ADAMS ROAD LLC
Address: 301 S 45TH ST
ROGERS AR 72758
Parcel ID: 01-18728-000
Zone: County

L201911105

20' U.E. FILED AT L202150725 7/7/2021
20' U.E. FILED AT L202150726 7/7/2021
20' U.E. FILED AT L202150721 7/7/2021
20' U.E. FILED AT L202150729 7/7/2021
U.E. FILED AT L202150727 7/7/2021

N: 734290.5273
E: 641763.1114

NE Corner
NE 1/4 NE 1/4
Sec. 16
T-19-N, R-31-W

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

VICINITY MAP
N.T.S.
Project
ROGERS AVE
BUSH ST
ROCKHOUSE FLATS RD
SW ANGLIN RD
SW RAINBOW FARM RD
SW ADAMS RD
SW CULTURE ST
SW GENTLE WINDS AVE
SW MACASIN RD

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

ALL EASEMENTS SHOWN WITHIN THE THE PHASE 1 PROPERTY LIMITS ARE DEDICATED PER THIS PLAT. ALL OFFSITE EASEMENTS ARE DEDICATED PER SEPARATE DOCUMENT.

LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

EASEMENTS
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

UTILITY LINES
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

SURVEYING SYMBOLS
- SET/FOUND 1/2" IRON PIN
- 3" SET/FOUND ALUM. MONUMENT
- SET/FOUND NAIL
- SET/FOUND COTTON SPINDLE
- FENCE CORNER POST
- SET / FOUND P/K NAIL
- FOUND STONE
- RAILROAD SPIKE
- STATE MONUMENT
- TEMP BENCH MARK (ELEV.)
- FOUND PIPE
- STAKE ON LINE
- COMPUTED POINT
- TREE

UTILITY SYMBOLS
- SANITARY SEWER
- TELEPHONE PEDESTAL
- MANHOLE
- WATER METER
- POWER POLE
- SEPTIC LID
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- STORM WATER
- ELECTRICAL BOX
- LIGHT

SURVEY FEATURE HATCHES
- ASPHALT
- CONCRETE
- GRAVEL
- FLOOD ZONE
- NON-BUILDABLE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

PROJECT #FP20-0007

FINAL PLAT
OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

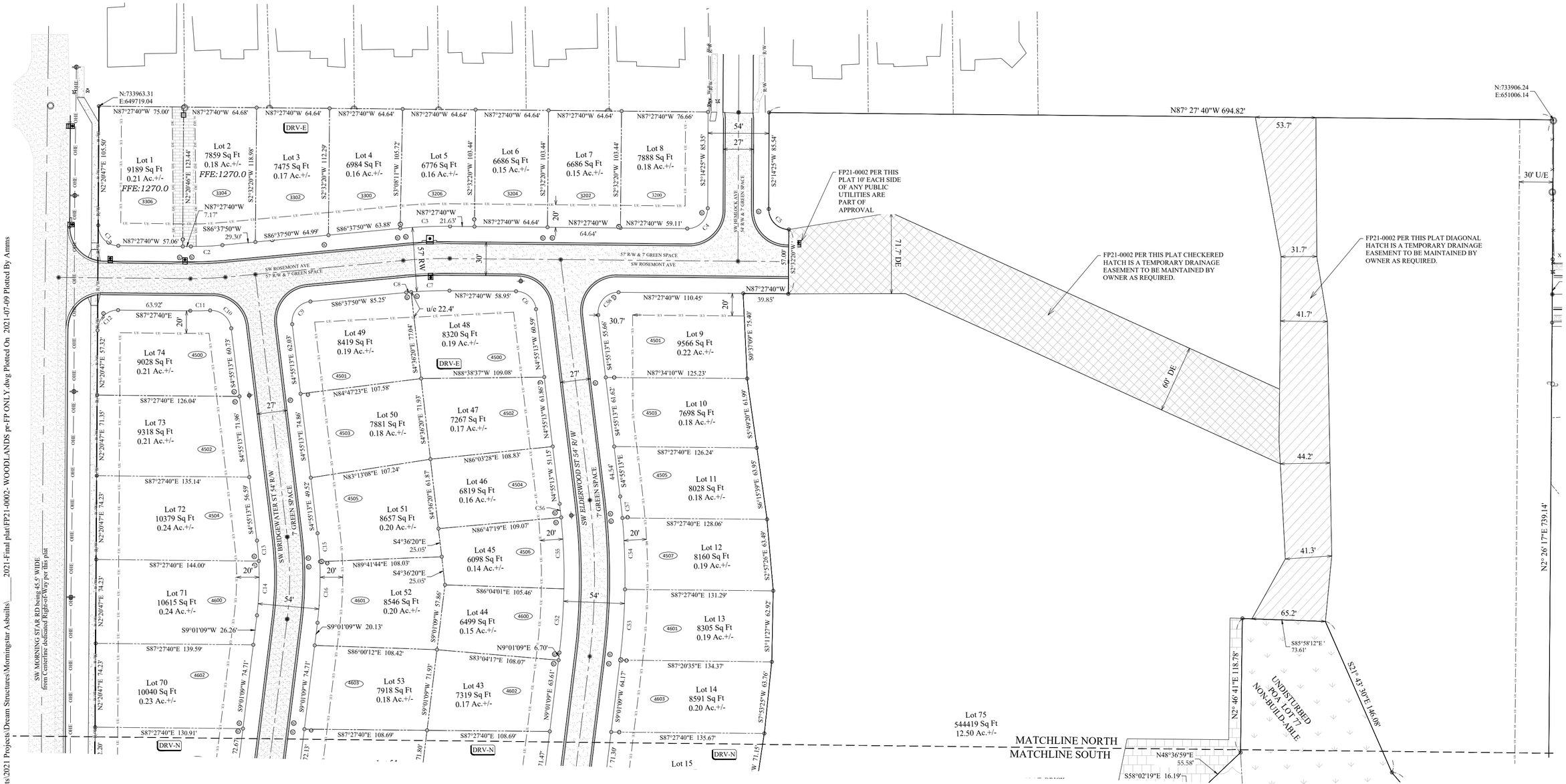
CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1301 — SIGNATURE — Terry L. Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2021	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills.dwg		
SHEET NUMBER:	FP8.0		

FP21-0002
FINAL PLAT
WOODLANDS CROSSING PHASE 1



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.21	18.00	N42° 33' 26"W	25.41
C2	28.00	271.50	S89° 35' 05"W	27.99
C3	44.19	428.50	S89° 35' 05"W	44.17
C4	28.37	18.00	S47° 23' 23"W	25.52
C5	28.18	18.00	S42° 36' 37"E	25.39
C6	25.93	18.00	N46° 11' 27"W	23.75
C7	34.01	371.50	S89° 54' 57"W	34.00
C8	4.29	371.50	S86° 57' 42"W	4.29
C9	28.76	18.00	S40° 51' 18"W	25.80
C10	26.90	18.00	S47° 43' 41"E	24.46
C11	17.63	328.50	S88° 59' 54"E	17.63
C12	28.33	18.00	N47° 26' 34"E	25.50
C13	18.21	273.00	S3° 00' 35"E	18.20
C14	48.21	273.00	S3° 57' 35"W	48.15
C15	25.24	327.00	S2° 42' 33"E	25.23

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C16	54.32	327.00	S4° 15' 38"W	54.25
C17	5.05	427.00	S8° 40' 49"W	5.05
C18	53.02	427.00	S4° 47' 04"W	52.99
C19	19.00	373.00	S7° 33' 35"W	19.00
C20	31.73	373.00	S3° 39' 49"W	31.72
C21	65.52	427.00	S3° 10' 07"E	65.45
C22	71.99	373.00	S4° 18' 07"E	71.88
C23	8.58	373.00	S10° 29' 24"E	8.58
C24	26.72	427.00	S9° 21' 24"E	26.71
C25	64.59	427.00	S6° 48' 56"E	64.53
C26	54.59	373.00	S6° 57' 23"E	54.55
C27	33.53	427.00	S0° 13' 57"E	33.52
C28	31.12	373.00	S0° 22' 23"E	31.11
C29	26.07	16.50	S47° 16' 41"W	23.44
C30	25.86	16.50	N42° 33' 26"W	23.30

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C31	25.96	16.50	N47° 28' 01"E	23.36
C32	28.11	18.00	S42° 43' 19"E	25.34
C33	25.32	245.50	N89° 35' 05"E	25.31
C34	31.19	302.50	N89° 35' 05"E	31.18
C35	30.21	18.00	S45° 16' 53"E	26.79
C36	26.33	18.00	N44° 43' 07"E	24.05
C37	28.19	18.00	S47° 40' 23"W	25.40
C38	29.07	18.00	S43° 27' 59"E	26.02
C39	18.07	454.50	S88° 36' 01"E	18.07
C40	42.23	26.50	N46° 52' 59"E	37.90
C41	39.78	83.50	S14° 52' 32"W	39.41
C42	19.51	83.50	S35° 13' 10"W	19.47
C43	73.78	83.50	S67° 13' 36"W	71.40
C44	35.68	327.00	S0° 19' 08"E	35.66
C45	43.97	327.00	S7° 17' 50"E	43.94

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C46	31.77	273.00	N0° 31' 56"W	31.75
C47	34.73	273.00	N7° 30' 17"W	34.71
C48	33.91	157.00	N4° 57' 40"W	33.85
C49	22.25	103.00	S4° 57' 40"E	22.21
C50	14.01	103.00	S5° 07' 23"W	14.00
C51	21.35	157.00	N5° 07' 23"E	21.34
C52	56.68	543.00	N6° 01' 44"E	56.65
C53	62.78	597.00	S6° 00' 23"W	62.76
C54	63.29	597.00	S0° 02' 38"E	63.26
C55	63.31	543.00	N0° 18' 06"W	63.28
C56	12.11	543.00	N4° 16' 52"W	12.11
C57	19.16	597.00	S4° 00' 02"E	19.16
C58	30.62	18.00	S43° 48' 33"W	27.06

Final Plat Notes:

DRV-N — Driveway must be installed on the NORTH side of lot, to avoid utility or storm structures.

DRV-S — Driveway must be installed on the SOUTH side of lot, to avoid utility or storm structures.

DRV-E — Driveway must be installed on the EAST side of lot, to avoid utility or storm structures.

DRV-W — Driveway must be installed on the WEST side of lot, to avoid utility or storm structures.

Legend

- Morning Star Right-of-Way Line
- Street Centerline
- 24" Curb And Gutter
- Lot Line
- Utility Easement Line
- Drainage & Utility Easement Line
- Drainage Easement Area
- Set PLS 1519 Cap on 5/8" Iron rebar
- Found Iron rebar

GRAPHIC SCALE

0 60' 120'

1 inch = 60 feet

CERTIFICATE OF AUTHORIZATION — A MILLION MIRACLES SURVEYING P.L.L.C No. 3323 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — No. 1519 — Michael D. Miller

Prepared by:
A MILLION MIRACLES SURVEYING, PLLC
129 W Boles St., Suite A. Fayetteville, Arkansas 72701

Project:
FINAL PLAT
WOODLANDS CROSSING
PHASE I

DATE: 7/9/2021
SCALE: 1"=60'
JOB: 2021
DREAM STRUCTURES
SHEET: 3/4

OWNER & DEVELOPER:
DREAM STRUCTURES RESIDENTIAL LLC

City of Bentonville Project # FP21-0002

Q:\Dropbox (AMMS)\A Million Miracles 's shared workspace\Projects\2021 Projects\Dream Structures\Morningstar Asbuilts_____2021-Final plat\FP21-0002- WOODLANDS pr-FP ONLY.dwg Plotted On 2021-07-09 Plotted By Amms

Q:\Dropbox (AMMS)\A Million Miracles 's shared workspace\Projects\2021 Projects\Dream Structures\Morningstar Asbuilts_____2021-Final plat\FP21-0002- WOODLANDS pr-FP ONLY.dwg Plotted On 2021-07-09 Plotted By Amms

SW MORNING STAR RD being 45.5' WIDE
from Centerline dedicated Right-of-Way per this plat

MATCHLINE NORTH
MATCHLINE SOUTH

SW BRIDGEWATER ST
27' BC/BC 54' R/W 7' GREEN SPACE

SW ELDERWOOD ST
27' BC/BC 54' R/W 7' GREEN SPACE

SW SANDALWOOD AVE 30' BC/BC 57' R/W 7' GREEN SPACE

UNDISTURBED AREA

DRY DETENTION POND
100 YR WSE EL= 1259.42

POA LOT 76
2.74 Ac.+/-
DETENTION POND
NON-BUILDABLE

POA LOT 77
4.78 Ac.+/-
NO DISTURBANCE
WETLANDS
LOT

POA LOT 78
0.12 Ac.+/-
NON-BUILDABLE

POA LOT 79
0.08 Ac.+/-
NON-BUILDABLE

FP21-0002 PER THIS PLAT BRICK HATCH IS A TEMPORARY DRAINAGE EASEMENT TO BE MAINTAINED BY OWNER AS REQUIRED.

FP21-0002 PER THIS PLAT 10' EACH SIDE OF ANY PUBLIC UTILITIEY HERE-ON ARE PART OF APPROVAL

50' Access & utility easement

Access & utility easement per this plat

Asphalt Road for sewer access

Lot 69
9147 Sq Ft
0.21 Ac.+/-

Lot 68
8921 Sq Ft
0.20 Ac.+/-

Lot 67
8454 Sq Ft
0.19 Ac.+/-

Lot 66
8530 Sq Ft
0.20 Ac.+/-

Lot 65
8706 Sq Ft
0.20 Ac.+/-

Lot 64
9683 Sq Ft
0.22 Ac.+/-

Lot 63
10232 Sq Ft
0.23 Ac.+/-

Lot 62
10854 Sq Ft
0.25 Ac.+/-

Lot 54
7772 Sq Ft
0.18 Ac.+/-

Lot 55
7541 Sq Ft
0.17 Ac.+/-

Lot 56
7643 Sq Ft
0.18 Ac.+/-

Lot 57
7486 Sq Ft
0.17 Ac.+/-

Lot 58
7735 Sq Ft
0.18 Ac.+/-

Lot 59
7653 Sq Ft
0.18 Ac.+/-

Lot 60
7339 Sq Ft
0.17 Ac.+/-

Lot 61
8685 Sq Ft
0.20 Ac.+/-

Lot 42
7736 Sq Ft
0.18 Ac.+/-

Lot 41
7280 Sq Ft
0.17 Ac.+/-

Lot 40
7396 Sq Ft
0.17 Ac.+/-

Lot 39
7374 Sq Ft
0.17 Ac.+/-

Lot 38
7371 Sq Ft
0.17 Ac.+/-

Lot 37
7602 Sq Ft
0.17 Ac.+/-

Lot 36
7611 Sq Ft
0.17 Ac.+/-

Lot 35
9310 Sq Ft
0.21 Ac.+/-

Lot 15
9513 Sq Ft
0.22 Ac.+/-
FFE:1264.5

Lot 16
8785 Sq Ft
0.20 Ac.+/-

Lot 17
8916 Sq Ft
0.20 Ac.+/-

Lot 18
8827 Sq Ft
0.20 Ac.+/-

Lot 19
8734 Sq Ft
0.20 Ac.+/-

Lot 20
8181 Sq Ft
0.19 Ac.+/-

Lot 21
7246 Sq Ft
0.17 Ac.+/-

Lot 22
8459 Sq Ft
0.19 Ac.+/-

Lot 23
8271 Sq Ft
0.19 Ac.+/-

Lot 24
9210 Sq Ft
0.21 Ac.+/-
FFE:1263.0

Lot 34
8294 Sq Ft
0.19 Ac.+/-

Lot 33
7028 Sq Ft
0.16 Ac.+/-
FFE:1265.6

Lot 32
7743 Sq Ft
0.18 Ac.+/-
FFE:1264.9

Lot 31
7766 Sq Ft
0.18 Ac.+/-
FFE:1264.9

Lot 30
7887 Sq Ft
0.18 Ac.+/-
FFE:1264.3

Lot 29
9544 Sq Ft
0.22 Ac.+/-

Lot 28
9622 Sq Ft
0.22 Ac.+/-
FFE:1263.0

Lot 27
8425 Sq Ft
0.19 Ac.+/-
FFE:1263.0

Lot 26
8333 Sq Ft
0.19 Ac.+/-
FFE:1263.0

Lot 25
9174 Sq Ft
0.21 Ac.+/-
FFE:1263.0

Lot 172
Brighton Cottages
dedicated per
plat Bk 2016 Pg 29

N:732653.21
E:649665.19

N:732590.21
E:650950.10

Final Plat Notes:

DRV-N	Driveway must be installed on the NORTH side of lot, to avoid utility or storm structures.
DRV-S	Driveway must be installed on the SOUTH side of lot, to avoid utility or storm structures.
DRV-E	Driveway must be installed on the EAST side of lot, to avoid utility or storm structures.
DRV-W	Driveway must be installed on the WEST side of lot, to avoid utility or storm structures.
LSCP	Subdivision Landscape & Sign Easement per lot owner by separate document

Legend

- Morning Star Right-of-Way Line
- Street Centerline
- 24" Curb And Gutter
- Lot Line
- Utility Easement Line
- Drainage & Utility Easement Line
- Drainage Easement Area
- Set PLS 1519 Cap on 5/8" Iron rebar
- Found Iron rebar

CERTIFICATE OF AUTHORIZATION
A MILLION MIRACLES SURVEYING P.L.L.C
No. 3323
ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1519
Michael D. Million

Prepared by:
A MILLION MIRACLES SURVEYING, PLLC
129 W Boles St., Suite A. Fayetteville, Arkansas 72701

Project:
FINAL PLAT
WOODLANDS CROSSING
PHASE I

DATE: 7/9/2021
SCALE: 1"=60'
JOB: 2021
DREAM STRUCTURES
SHEET: 4 of 4

OWNER & DEVELOPER:
DREAM STRUCTURES RESIDENTIAL LLC

City of Bentonville Project # FP21-0002

LARGE-SCALE DEVELOPMENT STAFF REPORT

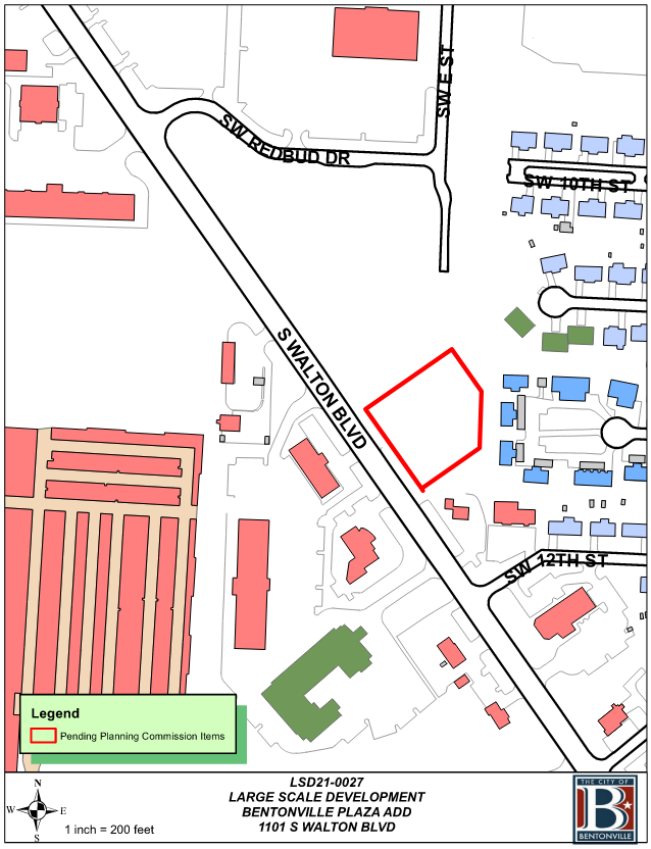
Bentonville Plaza Addition

1101 S Walton Blvd.
PC Date: 7/20/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0027
Applicant / Current Owner	Redbud Holdings, LLC
Site Area	+/- 1.46 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Restaurant, Retail, and General Business

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1101 S Walton Blvd. It is currently zoned C-2, General Commercial with a Future Land Use classification of General Commercial.

Project Details
The project consists of a large-scale development proposing the construction of an 11,004-square foot multi-tenant commercial building. The development provides a total of 75 parking spaces. The primary materials on the exterior of the building include brick, prefinished cementious fiber lap siding, and 24-gauge architectural metal panel. Sidewalks, landscaping, grading/drainage, and site amenities follow all development requirements.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the elimination of existing curb cuts on S Walton Boulevard and a shared curb cut with the lot to the northwest should help alleviate potential impacts.

Waivers
The Planning Commission previously approved the following waivers:

- A wavier from Article 1400, Sec.1400.7(c) to reduce the landscape buffer along the east side from seven feet down to one foot.
- A waiver from Article 1100, Sec. 1100.02 access management standards to allow the proposed driveway location.

One waiver requested:

- A waiver from Article 1100, Sec.1100.21(e) allowed building materials. The applicant requests to use pre-finished cementious fiber lap siding (finished to have a wood look) as one of the primary building materials.

Conclusion
The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the waiver request.

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large scale development until the proposal is brought into compliance with the Land Development Code.

March 5, 2021

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

Letter of Waiver

To whom it may concern,

Redbud strip mall has been submitted to the city of Bentonville as a proposed retail development. The first floor contains enough space for up to six tenants at 11,200 SF. Of the possible tenants, Starbucks has been confirmed as one of the endcap tenants. The current façade design uses three primary materials: wood look plank, Architectural metal panel, and brick veener. The two trim materials are cement board and detail metal.

We would like to request a waiver from the article 1100 design standard which requires the wood look plank (cementitious fiber board) to not be used as a primary material as well as the primary material minimum percentage of 25% on each facade.

We request to be allowed to use true exterior's cementitious fiber board - wood look plank as a primary material on the front façade. The design intention of the materials is to identify which parts of the exterior building are meant to be interacted with by the customers versus employee only. We are using the wood look material as a wayfinding material for this purpose. The wood look panel is warmer and greatly contrasts the other two hardscape primary materials. This makes it ideal for identifying areas of the building meant for customer use / interaction. The wood look panel is being used to identify the front façade as the main entrance and being used on the two side facades to identify the drive thru areas. The lack of wood look plank on the back façade identifies it as a façade for employee use only.

For these reasons, the wood look panel material composes less than 25% on both side / back façades, and the architectural metal panel composes less than 25% on the front façade. Using the materials on each façade in the current percentages helps clearly identify and communicate to the different user groups which parts of the building they are meant to interact with.

Considering the other design standards have been met and great care has gone into designing a high quality and attractive façade design we hope you approve our waiver, Thank you. Please call if any additional information is needed. You can reach me at 417-413-6002

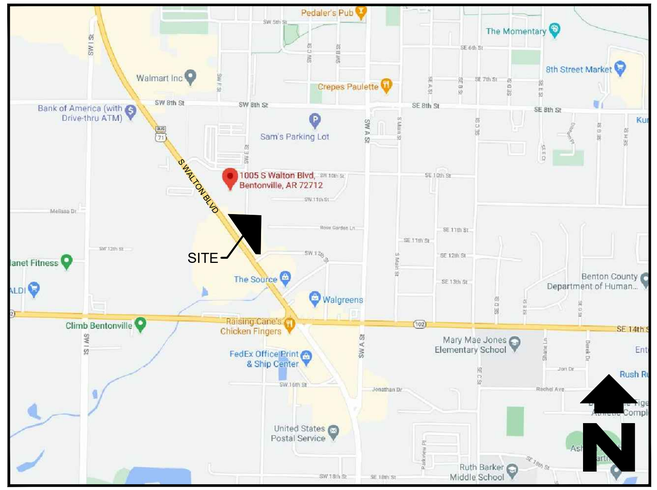
Sincerely,

Trae Johnson
Designer
Trae.johnson@hfa-ae.com

BENTONVILLE PLAZA - LOT D

1101 S. WALTON BLVD
BENTONVILLE, AR 72712
BENTON COUNTY

LARGE SCALE DEVELOPMENT



VICINITY MAP
NO SCALE

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

CONTACTS

OWNER
REDBUD HOLDINGS LLC
1 ALLIED DR. SUITE 1500
LITTLE ROCK, AR 72202
501-551-6508
BRADFORD GAINES

SURVEYOR
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
JIM COLLINS

CIVIL ENGINEERING
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RYAN GILL

FIRE
THE CITY OF BENTONVILLE
FIRE DEPARTMENT
305 SW "A" STREET
BENTONVILLE, AR 72712
479-271-3108
JAKE FEEMSTER, FIRE CHIEF

WATER DEPARTMENT
CITY OF BENTONVILLE
WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140
BEAU THOMPSON

PLANNING DEPARTMENT
THE CITY OF BENTONVILLE
PLANNING DEPARTMENT
305 SW "A" STREET.
BENTONVILLE, AR 72712
479-271-3122
ELLEN NORVELL

CITY STREET
THE CITY OF BENTONVILLE
STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3130
TONY DAVIS

WASTEWATER
THE CITY OF BENTONVILLE
WASTEWATER DEPARTMENT
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
479-271-3160
NANCY BUSEN

CITY ENGINEER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
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479-271-5993
DAN WEESE

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479-333-7005
JOSH KNIGHT

ELECTRIC
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3159
CHARLIE BARNES

TELEPHONE
AT&T
1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
O. 479-571-6609
C. 479-200-9022
BRENT BALDWIN

STORM WATER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JPAITH@BENTONVILLAR.COM
JANET PAITH

CABLE
COX COMMUNICATIONS
48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP.SMITH@COX.COM
KIP SMITH

COVER NOTES

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

2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY 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. UTILITY EASEMENTS PROPOSED ON THE PRELIMINARY PLAT, C3.0, TO BE DEDICATED PER THIS PLAT

6. ACCESS EASEMENTS ARE PRIVATE AND ARE DEDICATED PER DOCUMENT XXXX-XXXXX

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PROPERTY ZONED

C-2

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.

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

MIN LOT AREA: 7,000 SQ FT
MIN LOT WIDTH: 70 FT
MAX LOT COVERAGE: 60%

WAIVERS

APPROVED
WAV21-0008 LANDSCAPE BUFFER REDUCTION ALONG THE EAST SIDE

WAV20-0012 ACCESS MANAGEMENT STANDARDS FOR DRIVEWAY LOCATION SEC. FROM 1100.02

REQUESTING
A WAIVER TO ARTICLE 1100 TO ADJUST MINIMUM MATERIAL QUANTITIES TO THE BUILDING FACADE

REVISION CHART

#	TITLE	DATE	NOTES:

LEGAL DESCRIPTION

LOT 4 AS PART OF PPL 20-0007, BENTONVILLE PLAZA ADDITION PHASE 2

FLOOD NOTE

PART OF THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RAT MAPS FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K, MAP REVISED JUNE 5, 2012.

BENCHMARK

BENCHMARK 1: CP 106 5/8 W/ CONTROL CAP
Northing: 745490.84
Easting: 659502.50
Elev: 1281.94

BENCHMARK 2: CP 105 5/8 W/ CONTROL CAP
Northing: 745285.69
Easting: 659647.39
Elev: 1281.98

SHEET LIST

C0.0 COVER SHEET
C0.1 PRELIMINARY PLAT #PP20-0007
C1.0 EROSION & SEDIMENT CONTROL PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 ACCESS DRIVE DEVELOPMENT PLAN
C5.1 ACCESS DRIVE EROSION PLAN
C6.0 LANDSCAPE PLAN
C10.0 EROSION DETAILS
C10.1 SITE DETAILS
C10.2 GRADING DETAILS
C10.3 UTILITY DETAILS
C10.4 ACCESS DRIVE DETAILS
C11.0 CITY WATER DETAILS 1
C11.1 CITY WATER DETAILS 2
C11.2 CITY WATER/SEWER DETAILS 1
C11.3 CITY WATER/SEWER DETAILS 2
C11.4 CITY SANITARY SEWER DETAILS 1
C12.0 BEUD ELECTRIC DESIGN
C12.1 BEUD DETAILS 1
C12.2 BEUD DETAILS 2
C12.3 BEUD DETAILS 3

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT AT:
BENTONVILLE, AR 72712
CONTRACT DATE: 05/17/2021
DATE ON:
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OF THE PROJECT OR ANY LATER PROJECT. REUSE OF THIS WORK PRODUCT REQUIRES THE SERVICES OF ENGINEER. REPRODUCTION OF THIS AND ENGINEERS' REPRODUCTION RIGHTS ARE PROVIDED FOR BY LAW. ANY REUSE OF PROJECT FOR USE ON ANOTHER PROJECT IS CONTRARY TO THE LAW.

BENTONVILLE PLAZA
LOT D
1101 S. WALTON BLVD.
BENTONVILLE, AR 72712
PROJ NUMBER: 18-20-00076

ISSUE BLOCK

#	TITLE	DATE
	OTP	4.26.2021
	OTP	05.17.2021

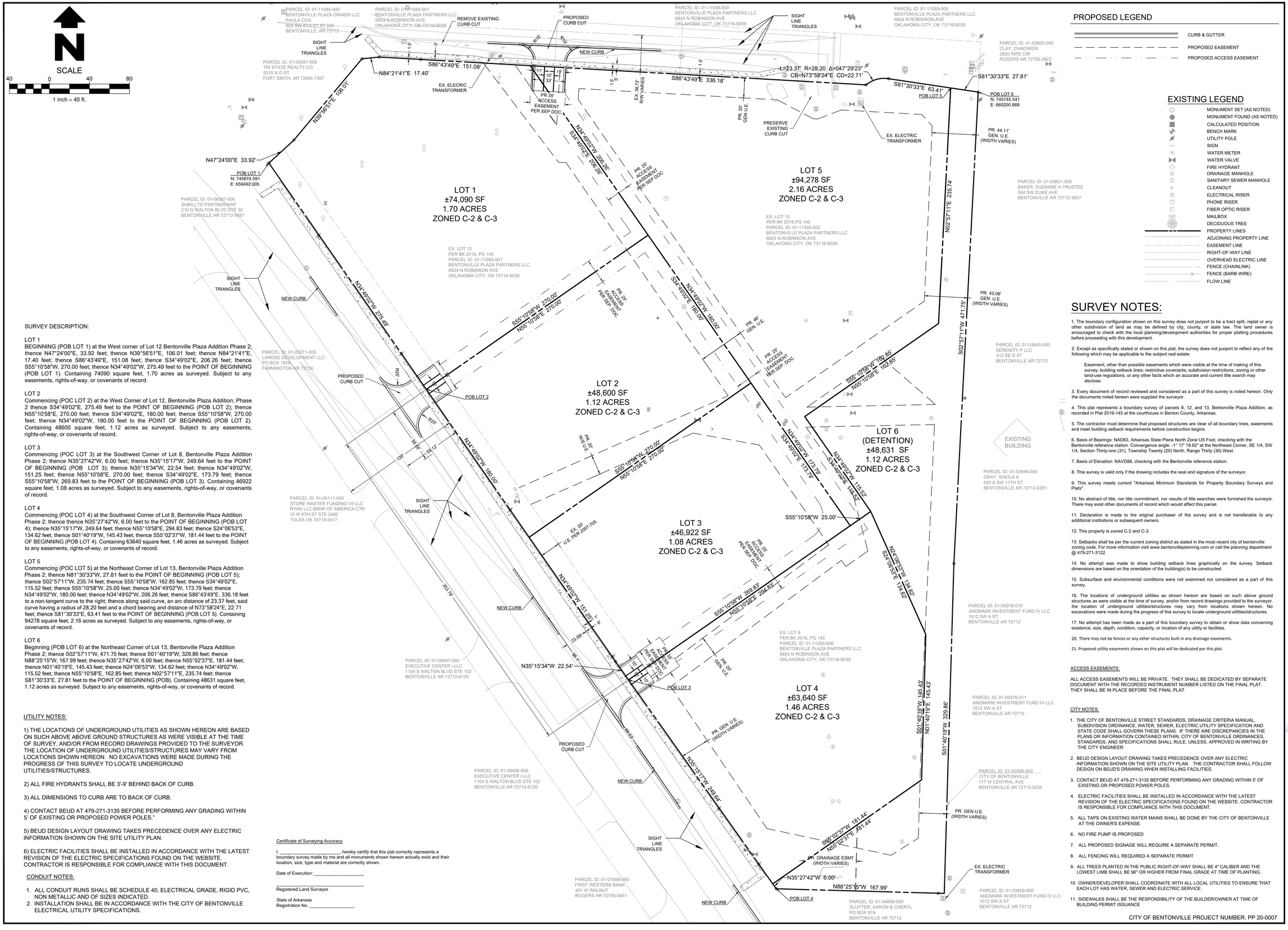
STORE NO.:	05/14/21
DOCUMENT DATE	WFM
CHECKED BY:	ELN
DRAWN BY:	

FOR PERMIT

COVER SHEET

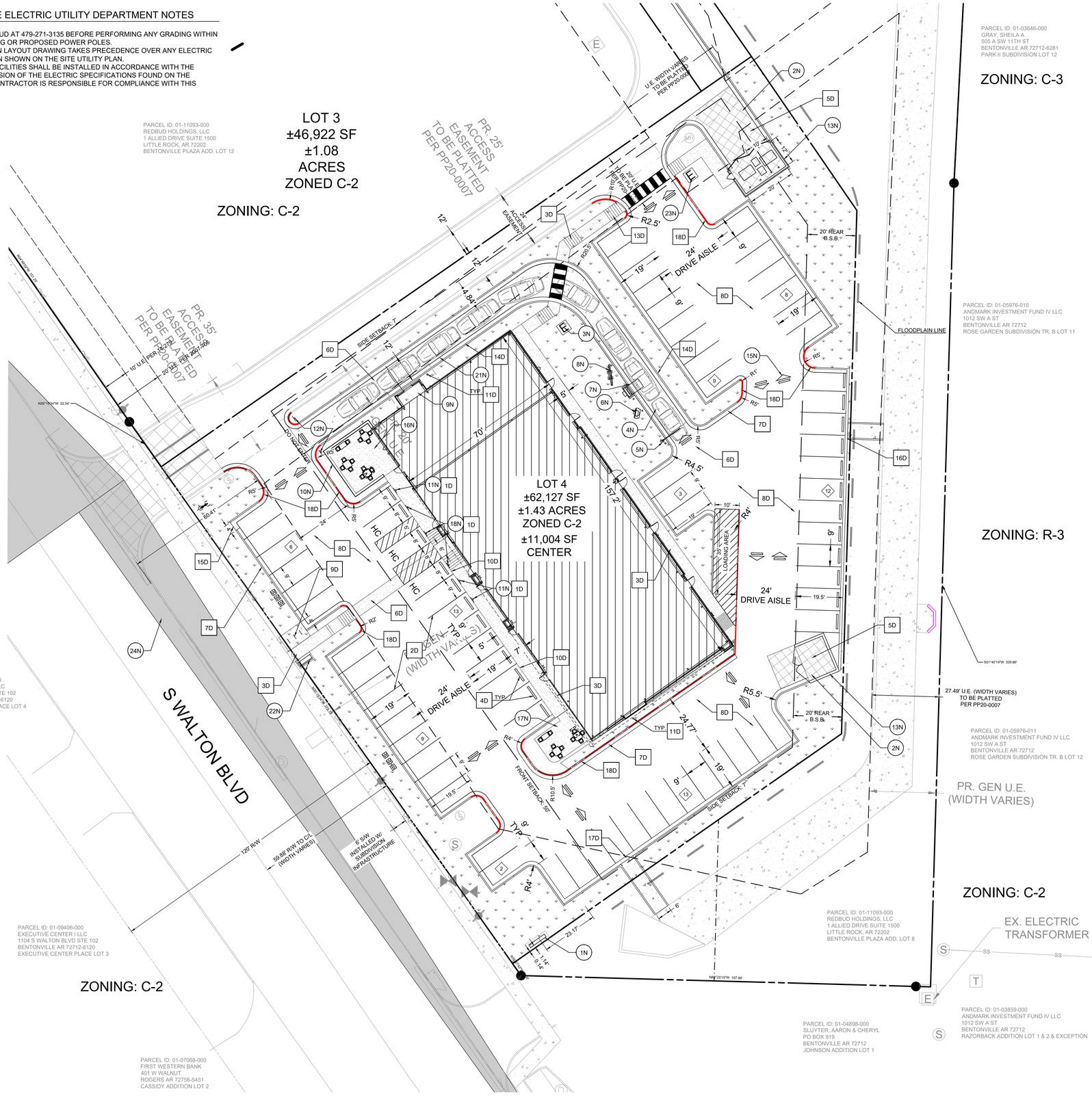
SHEET: C0.0

May17.2021-9:29am - User evan.niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj.dwg


N
SCALE
40 0 40 80
1 inch = 40 ft.
PARCEL ID: 01-11094-000
BENTONVILLE PLAZA OWNER LLC
PAULA COX
609 SW 8TH ST ST 220
BENTONVILLE, AR 72712
PARCEL ID: 01-11088-001
BENTONVILLE PLAZA PARTNERS LLC
6824 N ROBINSON AVE
OKLAHOMA CITY, OK 73116-9039
PARCEL ID: 01-11088-000
BENTONVILLE PLAZA PARTNERS LLC
6824 N ROBINSON AVE
OKLAHOMA CITY, OK 73116-9039
PARCEL ID: 01-11089-000
BENTONVILLE PLAZA PARTNERS LLC
6824 N ROBINSON AVE
OKLAHOMA CITY, OK 73116-9039
PARCEL ID: 01-03620-000
CLAY, CHADWICK
2820 RIFE CIR
ROGERS AR 72756-3922
PARCEL ID: 01-00587-000
TRI STATE REALTY CO
5315 N O ST
FORT SMITH, AR 72904-7367
PARCEL ID: 01-08507-000
SH&S,LTD PARTNERSHIP
210 N WALTON BLVD STE 30
BENTONVILLE AR 72712-5081
PARCEL ID: 01-03621-000
BAKER, SUZANNE H TRUSTEE
504 SW DUKE AVE
BENTONVILLE AR 72712-3657
PARCEL ID: 01-03645-000
SERENITY P LLC
412 SE D ST
BENTONVILLE AR 72712
PARCEL ID: 01-03646-000
GRAY, SHEILA A
505 A SW 11TH ST
BENTONVILLE AR 72712-6281
PARCEL ID: 01-05976-010
ANDMARK INVESTMENT FUND IV LLC
1012 SW A ST
BENTONVILLE AR 72712
PARCEL ID: 01-05976-011
ANDMARK INVESTMENT FUND IV LLC
1012 SW A ST
BENTONVILLE AR 72712
PARCEL ID: 01-00588-000
CITY OF BENTONVILLE
117 W CENTRAL AVE
BENTONVILLE AR 72712-5256
PARCEL ID: 01-03859-000
ANDMARK INVESTMENT FUND IV LLC
1012 SW A ST
BENTONVILLE AR 72712
PARCEL ID: 01-04898-000
SLUYTER, AARON & CHERYL
PO BOX 919
BENTONVILLE AR 72712
PARCEL ID: 01-05071-000
LAROSE DEVELOPMENT LLC
PO BOX 1828
FARMINGTON AR 72730
PARCEL ID: 01-05111-000
STORE MASTER FUNDING VII LLC
RYAN LLC BANK OF AMERICA CTR
15 W 6TH ST STE 2400
TULSA OK 74119-5417
PARCEL ID: 01-09407-000
EXECUTIVE CENTER I LLC
1104 S WALTON BLVD STE 102
BENTONVILLE AR 72712-6120
PARCEL ID: 01-09406-000
EXECUTIVE CENTER I LLC
1104 S WALTON BLVD STE 102
BENTONVILLE AR 72712-6120
PARCEL ID: 01-07068-000
FIRST WESTERN BANK
401 W WALNUT
ROGERS AR 72756-5451
REMOVE EXISTING CURB CUT
PROPOSED CURB CUT
SIGHT LINE TRIANGLES
NEW CURB
EX. ELECRIC TRANSFORMER
PR 35' ACCESS EASEMENT PER SEP DOC.
PRESERVE EXISTING CURB CUT
EX. ELECTRIC TRANSFORMER
PR. 44.11' GEN. U.E. (WIDTH VARIES)
PR. 43.06' GEN. U.E. (WIDTH VARIES)
PR. 46' GEN. U.E.
PR. 35' ACCESS EASEMENT PER SEP DOC.
PR. 20' GEN U.E.
PR. 20' W/E U.E.
PR. GEN U.E. (WIDTH VARIES)
PR. DRAINAGE ESMT (WIDTH VARIES)
EX. 20' U.E. PER 2007-705
EX. LOT 12 PER BK 2016, PG 145 PARCEL ID: 01-11093-001 BENTONVILLE PLAZA PARTNERS LLC 6824 N ROBINSON AVE OKLAHOMA CITY, OK 73116-9039
EX. LOT 13 PER BK 2016,PG 145 PARCEL ID: 01-11093-002 BENTONVILLE PLAZA PARTNERS LLC 6824 N ROBINSON AVE OKLAHOMA CITY, OK 73116-9039
EX. LOT 8 PER BK 2016, PG 145 PARCEL ID: 01-11093-000 BENTONVILLE PLAZA PARTNERS LLC 6824 N ROBINSON AVE OKLAHOMA CITY, OK 73116-9039
LOT 1 ±74,090 SF 1.70 ACRES ZONED C-2 & C-3
LOT 2 ±48,600 SF 1.12 ACRES ZONED C-2 & C-3
LOT 3 ±46,922 SF 1.08 ACRES ZONED C-2 & C-3
LOT 4 ±63,640 SF 1.46 ACRES ZONED C-2 & C-3
LOT 5 ±94,278 SF 2.16 ACRES ZONED C-2 & C-3
LOT 6 (DETENTION) ±48,631 SF 1.12 ACRES ZONED C-2 & C-3
EXISTING BUILDING
POB LOT 1 N: 745674.591 E: 659492.005
POB LOT 2
POB LOT 3
POB LOT 4
POB LOT 5
POB LOT 6 N: 745745.541 E: 660200.868
N39°56'51"E 106.01'
N47°24'00"E 33.92'
N84°21'41"E 17.40'
S86°43'49"E 151.08'
S86°43'49"E 336.18'
L=23.37' R=28.20 Δ=047°29'23" CB=N73°58'24"E CD=22.71'
S81°30'33"E 27.81'
S81°30'33"E 63.41'
N02°57'11"E 235.74'
S02°57'11"W 471.75'
S01°40'19"W 229.86'
S01°40'19"W 145.43'
N01°40'19"E 145.43'
N24°10'53"W 134.60'
S24°08'53"E 134.62'
N34°49'02"W 275.49'
N34°49'02"W 206.26'
S34°49'02"E 206.26'
S55°10'58"W 270.00'
N55°10'58"E 270.00'
N34°49'02"W 180.00'
S34°49'02"E 180.00'
S55°10'58"W 182.85'
N55°10'58"E 182.85'
N34°49'02"W 173.79'
S34°49'02"E 173.79'
N34°49'02"W 115.52'
S34°49'02"E 145.52'
S55°10'58"W 25.00'
S55°10'58"W 269.83'
N55°10'58"E 294.83'
N34°49'02"W 151.25'
N35°15'34"W 22.54'
N55°15'17"W 249.64'
S55°02'37"W 181.44'
N55°10'37"E 181.44'
N88°25'15"W 167.99'
PROPOSED CURB CUT
SIGHT LINE TRIANGLES
NEW CURB
R20'
R15'
56.35'
59.12'
120'
35.79'
23.08'
88.15'
88.53'
EX. 36.72' R/W VARIES
PR. 20' GEN. U.E.
1'
10'
33'
1.5'
5'
6'
10'
10'
10

BENTONVILLE ELECTRIC UTILITY DEPARTMENT 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.



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- SETBACK LINE
- EASEMENT LINE
- LIMITS OF PONDING
- [E] ELECTRIC METER
- [#] PARKING COUNT

SCALE
20 0 20 40
1 inch = 20 ft.

NOTES

1N. MULTI-TENANT MONUMENT SIGN
2N. DUMPSTER PAD
3N. TRANSFORMER PAD
4N. DRIVE-THRU LANE
5N. CLEARANCE BAR FOOTING AND CONDUIT WITH BOLLARD
6N. PRE-MENU BOARD FOOTING AND CONDUIT
7N. ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND CONDUIT WITH BOLLARD
8N. 5 PANEL MENU BOARD, FOOTING AND CONDUIT
9N. DRIVE-THRU WINDOW, DRIVE-THRU SHELF, TIMER LOOP AND AIR CURTAIN
10N. 24"H X 12"D CONCRETE WALL AROUND PATIO
11N. "MOBILE ORDER PARKING ONLY" SIGN
12N. "THANK YOU/ EXIT ONLY" SIGN. (FOOTING & CONDUIT BY LL)
13N. DUMPSTER ENCLOSURE. SEE ARCH. SHEET A210 FOR DETAILS.
14N. NOT USED
15N. DIRECTIONAL ARROWS
16N. 376 SF PATIO
17N. 264 SF PATIO
18N. HANDICAP SPACE SIGN
19N. HOSE BIB & GREASE INTERCEPTOR
20N. HEAVY DUTY CONCRETE
21N. INTEGRAL CONCRETE IN DT LANE FROM MIN. 10'-0" IN FRONT OF ORDER POINT TO MIN. 10'-0" AFTER DT WINDOW
22N. SITE AMENITY OUTDOOR BENCH. VICTOR STANLEY PARK BENCH PER CITY OF BENTONVILLE STANDARD
23N. ELECTRIC SWITCH BOX
24N. SITE TRIANGLE. NOTHING BETWEEN 30" AND 60" IS ALLOWED WITHIN THE SHADED AREAS OF THE SITE TRIANGLE.

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. HEAVY DUTY CONCRETE, SEE DETAIL 5/C10.1
6D. MEDIUM DUTY CONCRETE, SEE DETAIL 5/C10.1
7D. TYPE "A" CURB AND GUTTER, SEE DETAIL 7 /C10.1
8D. MEDIUM DUTY ASPHALT PAVING, SEE DETAIL 6/ C10.1
9D. BIKE RACK DETAIL, SEE DETAIL 8/ C10.1
10D. CONCRETE SIDEWALK ABUTTING PARKING, SEE DETAIL 10/ C10.1
11D. PIPE BOLLARD, SEE DETAIL 9/ C10.1
12D. ADA RAMP AT HANDICAP STALL, SEE DETAIL 11/ C10.1
13D. ADA RAMP IN SIDEWALK, SEE DETAIL 12/ C10.1
14D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 13/ C10.1
15D. EDGE TREATMENT FOR CURB CUTS, SEE DETAIL 14/ C10.1
16D. 12" CONCRETE RIBBON, SEE DETAIL 15/ C10.1
17D. CONCRETE FLUME, SEE DETAIL 3/ C10.2
18D. FIRE LANE STRIPING, SEE DETAIL 16/ C10.1

PROPERTY ZONED

C-2 ZONING

BUILDING SETBACKS

SETBACKS ARE SHOWN PER SEC. 401.08 COMMERCIAL (C) DISTRICTS REGULATIONS AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLE PLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

ZONING	SETBACKS		
C-2	FRONT	50'	(WITH PARKING ON FRONT)
	SIDE	30'	(WHEN ADJACENT TO RESIDENTIAL ZONE)
	SIDE	7'	(WHEN ADJACENT TO NON-RESIDENTIAL ZONE)
	REAR	20'	(WHEN ADJACENT TO NON-RESIDENTIAL ZONE)

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT HIGHEST PARAPET: 24'-4"

LOT REQUIREMENTS (C-2)

MIN LOT AREA:	7,000 SQ FT	LOT AREA:	62,127 SQ FT
MIN LOT WIDTH:	70 FT	IMPERVIOUS AREA:	48,352 SQ FT
MAX LOT COVERAGE:	60%	LOT COVERAGE:	18%

PARKING REQUIREMENTS

RESTAURANTS: MINIMUM - 1 SPACE PER 4 OCCUPANTS + 1 PER EMPLOYEE
BASED ON LARGEST SHIFT.
GENERAL BUSINESS: 1 SPACE PER 250 SF OF NET FLOOR AREA.

RESTAURANT SF: 2,200 SF: 935 SF PUBLIC/ 1,265 SF KITCHEN (62 OCCUPANTS/ 4 = 16 + 7 EMPLOYESS = 23 SPACES)
RETAIL/ BUSINESS SF: 8,994 SF (8,994/ 250 SF = 36 SPACES)

TOTAL REQUIRED: 23 + 36 = 59 SPACES

TOTAL PROVIDED: 75 SPACES

FOR DRIVE-THROUGH COMMERCIAL FACILITIES, IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN 10 FEET WIDE BY 20 FEET LONG

CITY NOTES

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. NO FENCING IS PROPOSED AT THIS TIME. FENCING WILL REQUIRE A SEPARATE PERMIT.
3. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS TO THE BUILDING.
4. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS TO THE BUILDING. PLEASE ALSO SEE NOTE CALLOUT 13N.

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT LISTED.
CONTRACTOR: EXECUTIVE CENTER I LLC
BENTONVILLE, AR 72712
DATE ON: 5/17/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT PROJECT OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF PROPERTY LICENSED ARCHITECT IS AND ENGINEER. ANY UNAUTHORIZED USE OF DRAWING FOR REUSE ON ANOTHER PROJECT WITHOUT WRITTEN PERMISSION IS CONTRARY TO THE LAW.

BENTONVILLE PLAZA LOT D
1101 S WALTON BLVD
BENTONVILLE, AR 72712
PROJ NUMBER: 18-20-00076

ISSUE BLOCK

#	TITLE	DATE
	OTP	5.17.2021

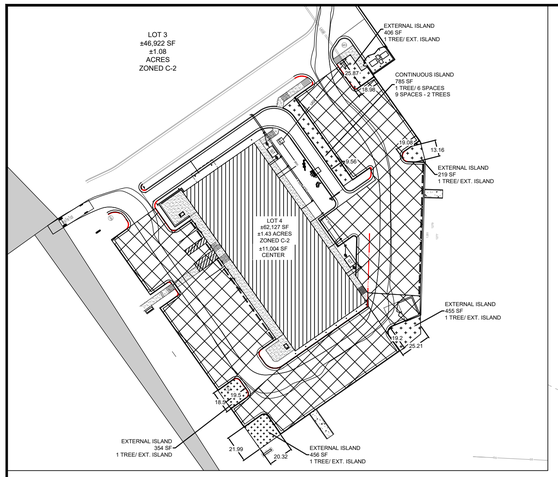
STORE NO.:
DOCUMENT DATE: 5/17/2021
CHECKED BY: WFM
DRAWN BY: ELN

FOR REVIEW ONLY

SITE PLAN

SHEET: C2.0

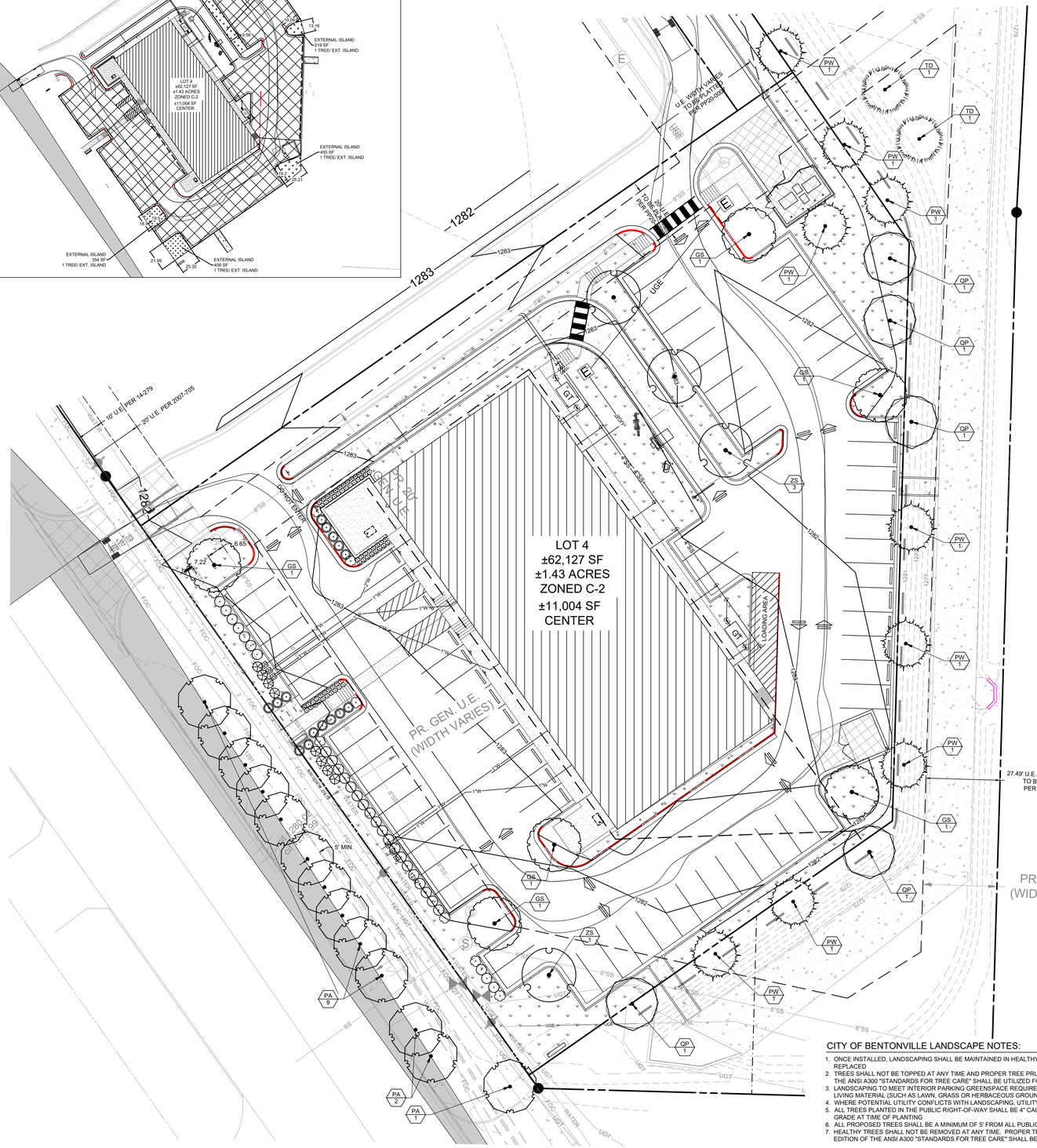
May14,2021-12:56pm - User evan.niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj.dwg



INTERIOR GREENSPACE PROVIDED: 2,675

PARKING LOT PARKING AREA: 25,459

INTERIOR GREENSPACE REQUIRED: 25,459 X 8% = 2,037 SF



EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- CALCULATED POSITION
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PHONE RISER
- FIBER OPTIC RISER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE

N

SCALE

20 0 20 40

1 inch = 20 ft.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	GS	6	Shademaster Locust / Gleditsia triacanthos inermis `Shademaster` TM	B & B	2.5"Cal	
	PW	9	White Pine / Pinus alba	B & B	2.5"Cal	6` MIN. HT.
	QP	5	Pin Oak / Quercus palustris	B & B	2.5"Cal	
	TD	2	Bald Cypress / Taxodium distichum	B & B	2.5"Cal	6` MIN. HT.
	ZS	4	Sawleaf Zelkova / Zelkova serrata	B & B	2.5"Cal	

STREET TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	PA	13	London Plane Tree / Platanus x acerifolia	B & B	4"Cal	

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	BS	29	Common Boxwood / Buxus sempervirens	5 gal
	IS	15	Inkberry / Ilex glabra `Shamrock`	3 gal / min. 18" tall at time of planting
	MS	8	Adagio Maiden Grass / Miscanthus sinensis `Adagio`	3 gal
	RH	63	Black-eyed Susan / Rudbeckia hirta	4"pot
	SO	8	Mellow Yellow Spirea / Spiraea thunbergii `Ogon` TM	5 gal

CITY OF BENTONVILLE PLANTING REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	20' WIDE LANDSCAPE STRIP TO INCLUDE R/W	YES	YES
	1 SHADE TREE/ 20 LF OF FRONTAGE 249.6 LF OF FRONTAGE/ 20 = 12 TREES	12	12
PERIMETER LANDSCAPE STRIP	7' WIDE LANDSCAPE BUFFER AROUND SIDE & REAR LOT LINE (WAIVER REQUEST GRANTED FOR EAST SIDE WAV21-0008)	YES	YES
	TYPE "D" SCREENING REQUIRED ALONG EAST & NORTHWEST PROPERTY LINE 1 TREE/ 50 LF WITH MIN. OF 50% BEING EVERGREEN 585 LF/ 50 = 12 TREES	12	12
INTERIOR PARKING LOT LANDSCAPING	8% OF INTERIOR PARKING AREA MUST BE GREENSPACE 24,548 SF PARKING AREA * 8% REQUIRED = 1,964 SF	2,037 SF	2,675 SF
	1 TREE/ 125 SF OF REQUIRED GREEN SPACE 0,000/ 125 SF = 00 TREES	YES	YES
	PARKING ISLAND EVERY 15 SPACES	YES	YES

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.); NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY OF BENTONVILLE LANDSCAPE NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
3. LANDSCAPING TO MEET INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL (SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC.) FOR PARKING ISLANDS.
4. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
7. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

HFA
ARCHITECTS
ENGINEERS
INTERIORS
HARRISON FRENCH
& ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT
1005 S WALTON BLVD
BENTONVILLE, AR 72712
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 5/13/2021
ANY USE OF THIS PLAN OF DRAWING ON A DIFFERENT PROJECT SITE OR AT A LATER DATE, OR ANY USE OF THIS PLAN OR REFERENCE SHEET/SAMPLE ON ANOTHER PROJECT, OR ANY USE BY ANY PARTY OTHER THAN PROPERLY LICENSED ARCHITECTS AND ENGINEERS EMPLOYED BY THE OWNER OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT OR AT A LATER DATE SHALL NOT BE CONSTRUED AS AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA LOT D

STORE
1005 S WALTON BLVD
BENTONVILLE, AR 72712

PROJ NUMBER: 18-20-00076

ISSUE BLOCK

#	TITLE	DATE
	OTP	4.26.2021
	OTP	5.17.2021

STORE NO.:

DOCUMENT DATE: 5/13/2021

CHECKED BY: WFM

DRAWN BY: ELN

REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 896
STATE OF ARKANSAS

FOR REVIEW ONLY

LANDSCAPE PLAN

SHEET: C6.0

May14,2021-1:31pm - User evan.niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 LAND.dwg

PRIMARY #1 BRICK VENEER:

MANUFACTURER: ACME
COLOR/ DESCRIPTION: SILVERCREEK (KING SIZE) (CUT TO THINBRICK IN SOME AREAS)
FINISH / STYLE: RUNNING BOND, GRAY COLOR MORTAR

PRIMARY #2 WOOD LOOK PLANK:

MANUFACTURER: BORAL TRUEXTERIOR
COLLECTION: PREFINISHED CEMENTIOUS FIBER LAP SIDING
FINISH / STYLE: CHANNEL (1X8), SMOOTH FINISH; DARK TEAK

PRIMARY #3 NON-RIBBED METAL PANEL:

MANUFACTURER: MAC
PRODUCT NAME: VERSA (WIDTH: 12", THICKNESS: 1", HEIGHT: 10'-0")
FINISH: BRUSHED ZINC

TRIM #1 CEMENT PANEL:

MANUFACTURER: HARDIBOARD
FINISH / STYLE: PREFINISHED (BLACK)

TRIM #2 DETAIL METAL:

MANUFACTURER: TBD
FINISH / STYLE: PREFINISHED (BLACK)

CITY OF BENTONVILLE, AR COMMERCIAL DESIGN STANDARDS:

BUILDING MATERIAL REQUIREMENTS

1. A MINIMUM OF TWO PRIMARY BUILDING MATERIALS IS REQUIRED CONSTITUTING AT LEAST 75% OF THE WALL AREA. NO SINGLE PRIMARY MATERIAL SHALL CONSTITUTE LESS THAN 25% OF WALL AREA. THE STANDARD SHALL APPLY TO ALL SIDES OF ANY BUILDING. MATERIALS SHALL COMPLY WITH THE STANDARDS ESTABLISHED BELOW:
   - Three primary materials are being used: brick, wood look panel, and architectural metal panel. Primary materials constitue 75% of wall area on each facade. However, architectural metal panel isn't used on front facade because entrances and storefronts take up enough area that a third primary material isn't required. Wood look panels are being used less than 25% on side facades because they are only being used to emphasize the drive through window for customers. Wood look panels aren't being used on back facade to differentiate back facade as back of house (not for customer interaction)
2. ALLOWED PRIMARY MATERIALS: BRICK, TEXTURED CONCRETE BLOCK, NATURAL STONE, GLASS VENEER, PR-FINISHED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)
   - Brick veener by ACME and architectural metal panel by MAC metal are in compliance
3. ALLOWED TRIM MATERIALS: TILE, STONE, GLASS BLOCK, COPPER FLASHING, METAL, WOOD, EIFS, PRE-FINISHED CONCRETE MASONRY BOARD
   - Trim materials are in compliance
4. PROHIBITED PRIMARY MATERIALS: WOOD MASONITE, ASPHALTIC WALL OR ROOF MATERIAL, ALUMINUM SIDING, STEEL SIDING, NON-TEXTURED CONCRETE BLOCK, STUCCO, VINYL, FIBERGLASS, RIBBED METAL PANEL.
   - wood look planks by truexterior isn't in compliance. we request it be allowed because it adds contrast to the other hardscaped primary materials while still being durable and resistant to rotting, cracking, splitting, and termite damage (refer to material brochure)

BUILDING COLOR

1. THE BUILDING'S EXTERIOR COLOR SCHEME SHALL UTILIZE PRIMARILY MUTED, NEUTRAL, OR EARTH TONE TYPE COLORS. THE PRIMARY USE OF BRIGHT, INTENSE, OR EXTREME COLORS NOT CONSISTENT WITH THE ADJOINING DEVELOPMENTS SHALL NOT BE PERMITTED. THIS REGULATION IS NOT INTENDED TO PROHIBIT THE USE OF THESE COLOR FOR SPECIFICALLY APPROVED ARCHITECTURAL DETAILING. ALL VENTS, GUTTERS, DOWNSPOUTS, FLASHING, ELECTRICAL CONDUITS, ETC. SHALL BE PAINTED TO MATCH OR COMPLIMENT THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS TRIM OR ACCENT ELEMENT. BUILDING COLOR SHALL BE CONSISTED OF THE FOLLOWING:
   - material colors are in compliance
2. ALLOWED PRIMARY MATERIAL COLOR: MUTED, NEUTRAL, EARTH TONE. ALLOWED TRIM MATERIAL COLORS: MUTED, NEUTRAL, EARTH TONE, BRIGHT, LIGHT, PRIMARY
   - material colors are in compliance
3. PROHIBITED PRIMARY MATERIAL COLORS: BRIGHT & PRIMARY
   - material colors are in compliance

BUILDING COMPATIBILITY

1. ALL COMMERCIAL STRUCTURES SHALL BE DESIGNED IN A MANNER COMPATIBLE WITH OTHER STRUCTURES IN THE SURROUNDING VICINITY. THE EXTERIOR BUILDING DESIGN, INCLUDING ROOF STYEL, COLOR, MATERIALS, ARCHITECTURAL FORM AND DETAILING, SHALL BE CONSISTENT AMONG ALL BUILDINGS IN A COMMON COMMERCIAL DEVELOMENT AND ON ALL ELEVEATIONS OF EACH BUILDING TO ACHIEVE DESIGN HARMONY AND CONTINUITY WITHIN ITSELF.
   - Building design is in compliance

SCALE AND BULK

1. THE HEIGHT AND SCALE OF NEW BUILDINGS SHALL BE CONSISTENT OR COMPATIBLE WITH THE HEIGHT AND SCALE OF ADJACENT BUILDINGS. SPECIAL CARE, HOWEVER SHALL BE TAKEN TO ACHIEVE THE COMPATIBILITY OF LARGER BUILDINGS NEXT TO SMALL SCALE BUILDINGS; TECHNIQUES SHALL INCLUDE LIMITED SIZE, BUILDING ARTICULATION, AND SHADOW PATTERNS. THE SCALE OF THE BUILDING SHALL ALSO CONSIDER BUILDING SETBACK, LOT SIZE AND RELATIONSHIP TO STREET WIDTH.
   - Building height and scale is in compliance

WALL ARTICULATION

1. VERTICAL ARTICULATION: 50'-0" MAXIMUM BETWEEN ARTICULATION
   - Vertical articulations are in compliance
2. HORIZONTAL ARTICULATION: ARTICULATION REQUIRED BETWEEN FIRST AND SECOND FLOOR
   - Not applicable
3. TECHNIQUES: RELIEF CHANGE (PROJECTION OR RECESS AT LEAST 2'-0" DEEEP, BREAKS IN THE SURFACE WALL, WINDOWS, AND DOOR OPENINGS, BALCONIES, AWNINGS AND CANOPIES, SERIES OF DISPLAY WINDOWS, RECESSED ENTRIES, DECORATIVE MATERIALS / TILE, MATERIAL CHANGE, TEXTURE CHANGE, OTHER TECHNIQUES THAT MEET THE INTENT OF THESE REGULATIONS AND APPROVED BY PLANNING COMMISSION.
   - Articulation techniques are in compliance

FACADES

1. ALL COMMERCIAL STRUCTURES SHALL BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING, AND FEATURES WHEN VISIBLE FROM THE PUBLIC REALM OR ADJACENT RESIDENTIAL AREAS. THE DEGREE OF VISIBILITY FROM THE PUBLIC REALM SHALL BE EVALUATED USING THE FOLLOWING CRITERIA:
   - Facades in compliance
2. THE DEGREE OF VISIBILITY FROM ALL ADJACENT PUBLIC WAYS
   - Facades in compliance
3. POSSIBLE VISIBILITY FROM FUTURE BUILDINGS AND PUBLIC WAYS
   - Facades in compliance
4. INTERNAL OVERALL APPEARANCE IN RELATION TO THE SITE
   - Facades in compliance

ROOFS

1. ROOF LINES AND / OR PARAPETS SHALL BE VARIED WITH A CHANGE IN HEIGHT EVERY 100 LINEAR FEET IN THE BUILDING LENGTH. PARAPETS, GABLE ROOFS, HIGH ROOFS, OR DORMERS SHALL BE USED TO CONCEAL FLAT ROOFS AND ROOFTOP EQUIPMENT FROM PUBLIC VIEW. ALTERNATIVE LENGTHS AND DESIGNS MAY BE ACCEPTABLE AND MAY BE APPROVED BY PLANNING COMMISSION IF THE REQUIRED DESIGN WOULD CREATE WATER DRAINAGE OR STRUCTURAL ISSUES; OR IS NECESSARY TO ENHANCE THE ARCHITECTURAL DESIGN OF THE BUILDING.
   - roof and parapets are in compliance

ENTRANCES

1. EACH PRIMARY BUILDING ON A SITE, REGARDLESS OF SIZE, SHALL HAVE CLEARLY DEFINED, HIGHLY VISIBLE CUSTOMER ENTRANCES FEATURING NO LESS THAN (2) OF THE FOLLOWING: CANOPIES OR PORTICOS, OVERHANGS, RECESSES / PROJECTIONS, ARCADES, RAISED CORNICED PARAPETS OVER THE DOOR, PEAKED ROOF FORMS, ARCHES, ARCHITECTURAL DETAIL SUCH AS TILE WORK AND MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE AND DESIGN, INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND / OR PLACES FOR SITTING, CHANGE IN MATERIAL, OR OTHER ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION.
   - Entrances in compliance: use canopies, Overhangs, Recesses & change of materiality

ARCHITECTURAL DETAILS

1. ALL BUILDINGS SHALL BE DESIGNED TO INCORPORATE NO LESS THAN THREE (3) OF THE ARCHITECTURAL ELEMENTS FROM THE LIST: CANOPIES, AWNINGS, PORTICOS, RECESSES/(I PROJECTIONS, ARCADES, PEAKED ROOF FORMS, ARCHES, DISPLAY WINDOWS, ACCENT MATERIALS (MIN OF 15% OF EXTERIOR FACADE), ARCHITECTURAL DETAILS (TILE WORK / MOLDINGS) CORNICE LINE, ARTICULATED GROUND FLOOR LEVELS OR BASE, VARIED ROOF HEIGHTS, OTHER ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION.
   - Architectural details are in compliance: details used - Canopies, Recessess, projections, display windows, articulated ground floor levels (base) & varied roof heights

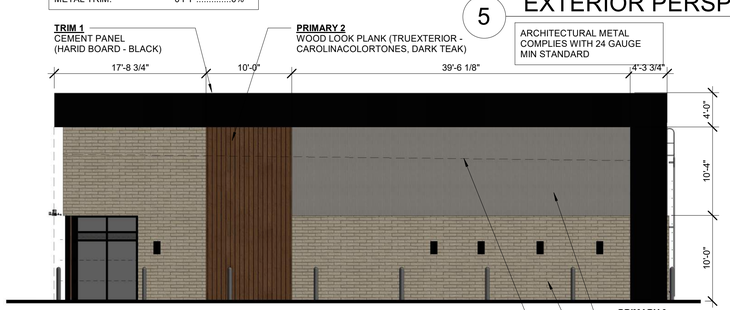
UTILITY AND MECHANICAL EQUIPMENT SCREENING

1. SCREENING OF SERVICE YARDS, UTILITY METERS, AND HARDWARE, MECHANICAL EQUIPMENT, AND/ OR OTHER POTENTIALLY UNATTACTIVE PLACES FROM PUBLIC VIEW, SHALL BE ACCOMPLISHED BY THE USE OF WALL CONSTRUCTED WITH THE SAME MATERIALS AS THE PRIMARY BUILDING, FENCING, PLANTING, OR A COMBINATION OF THE MEASURES THAT FOLLOW. SCREENING SHALL BE EQUALLY EFECTIVE IN THE WINTER AND THE SUMMER SEASONS. FOR ROOFTOP EQUIPMENT, PARAPET WALLS OR OTHER SCREENING METHODS APPROVED BY PLANNGN COMMISSON ARE REQUIRED ALONG STREET FRONTAGES AND BORDERING RESIDENTIAL AREAS.
   - after MEP coordination and detrmining necessary equipment, appropriate screening will be used

SIGNAGE SHOWN IN RENDERING IS UNDER SEPARATE PERMIT

5 EXTERIOR PERSPECTIVE - FRONT FACADE

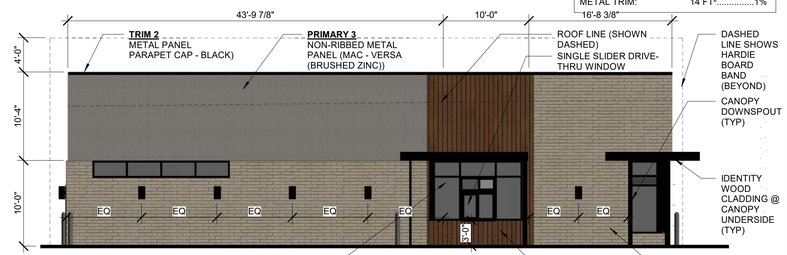
TOTAL AREA:	1637 FT².....100%
WOOD-LOOK PANEL:	203 FT².....12.5%
BRICK VENEER:	648 FT².....39.5%
NON-RIBBED METAL PANEL:	408 FT².....25%
CEMENT BOARD:	378 FT².....23%
METAL TRIM:	0 FT².....0%



4 SOUTHEAST ELEVATION

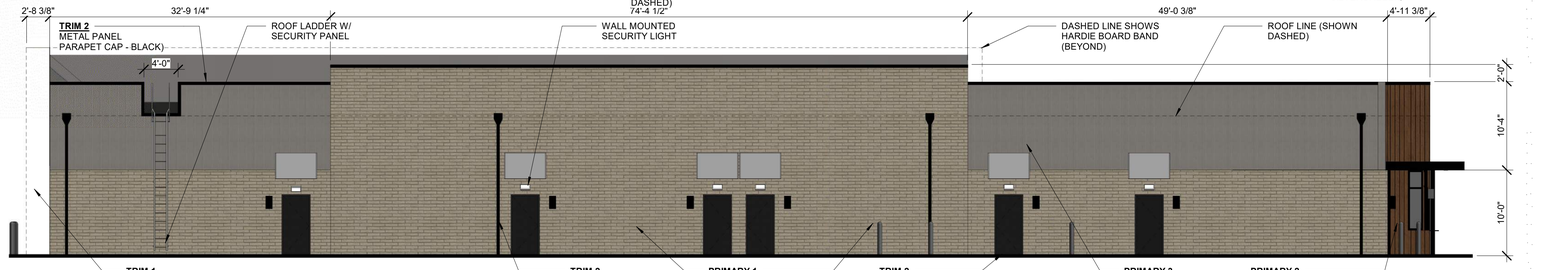
1/8" = 1'-0"

TOTAL AREA:	1298 FT².....100%
WOOD-LOOK PANEL:	184 FT².....14%
BRICK VENEER:	694 FT².....54%
NON-RIBBED METAL PANEL:	406 FT².....31%
CEMENT BOARD:	0 FT².....0%
METAL TRIM:	14 FT².....1%



3 NORTHWEST ELEVATION

1/8" = 1'-0"



2 NORTHEAST ELEVATION

TOTAL AREA:	3490 FT².....100%
WOOD-LOOK PANEL:	102 FT².....3%
BRICK VENEER:	2238 FT².....64%
NON-RIBBEDMETAL PANEL:	861 FT².....25%
CEMENT BOARD:	66 FT².....2%
METAL TRIM:	223 FT².....6%

NON-RIBBED ARCHITECTURAL METAL COMPLIES WITH 24 GAUGE MIN STANDARD

1 SOUTHWEST ELEVATION

1/8" = 1'-0"

TOTAL AREA:	2532 FT².....100%
WOOD-LOOK PLANK:	991 FT².....39%
BRICK VENEER:	899 FT².....36%
NON-RIBBED METAL PANEL:	0 FT².....0%
CEMENT BOARD:	531 FT².....21%
METAL TRIM:	111 FT².....4%

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STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND IS NOT SUITABLE FOR USE ON A DIFFERENT SITE AT THE SAME TIME OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR ANOTHER PROJECT REQUIRES THE EXPRESS WRITTEN CONSENT OF THE ARCHITECTS AND ENGINEERS. ARCHITECTS AND ENGINEERS ASSUME NO RESPONSIBILITY FOR REUSE ON ANOTHER PROJECT IS USED WITHOUT THEIR WRITTEN CONSENT. CONTACT OFFICE AM

REDBUD PLAZA
1005 S WALTON BLVD
BENTONVILLE, AR 72712
JOB NUMBER: 18-20-00076

ISSUE BLOCK

CHECKED BY:	LF
DRAWN BY:	TSJ
DOCUMENT DATE:	06/11/2021

NOT FOR CONSTRUCTION

RENDERED ELEVATIONS

SHEET: X-EL

7/14/2021 12:05:11 PM
C:\Users\tsjones\Documents\2020 Revit Projects\18-20-00076 Redbud Plaza - Bentonville AR_v20_tsjohnson.rvt
X-EL-RENDERED ELEVATIONS

REZONING STAFF REPORT

Newell Development

501 NW B St.
PC Date: 7/20/2021
Reviewer: Baylea Birchfield, Planning Technician

Project Number	RZ21-0043
Applicant / Current Owner	Newell Development
Site Area	+/- .27 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map

Property Description
This property is currently zoned R-1, Low Density Single Family Residential. Surrounding zoning districts are R-1, Low-Density Single Family Residential to the north, south, east, and west.

Relationship to the Bentonville Community Plan
The Future Land Use Map currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties.

This request is not consistent with The Future Land Use Plan; however, it is consistent with land immediately to the south, which is depicted as High Density Residential. The applicant has requested a Land Use Map Amendment to High Density Residential be reviewed concurrent with this rezoning request.

NW 5th Street, immediately to the south, is currently depicted as a Downtown Collector on the Master Street Plan. Downtown Collectors encourage wider sidewalks, tree grates, planting beds, and other amenities indicative of dense downtown development.

Public Comment
Staff has received public comments regarding this rezoning request.

Analysis
High Density Residential areas include developments such as apartments and condominium buildings that typically have at least 12 units per acre. Medium Density Residential areas include townhouses or duplex residential properties with a density of 8-12 units per acre. This change in zoning would result in increasing the allowable units of development, making it inconsistent with surrounding lots in the area.

The area under consideration for rezoning is approximately 11,000 square feet and located at the end of a block. If the applicant's request for DN-3 is approved, allowable uses would include: single-family two-family, townhomes and multi-family.

Conclusion
Planning staff has reviewed this rezoning request. It is not consistent with the Bentonville Community Plan. Staff recommends denial of the Land Use Map Amendment to High Density Residential. Staff recommends the applicant amend their rezoning request to DN-2, Downtown Medium Density Residential, which is consistent with the Bentonville Community Plan and surrounding development patterns.

501 NW B Rezone Narrative

Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DN3- Downtown High Density Residential

Explanation: Newell Development proposes to rezone the property located at 501 NW B (parcel ID 01-02218-000) from R1 to DN3, in order to develop a real estate project in compliance with DN3 development standards of the Bentonville Zoning Code. The current owner is Carr Rentals #1, LLC (Mailing Address: PO Box 1953, Bentonville, AR 72712) who endeavors to sell the property to NFD, LLC. Newell Development will serve as the property developer.

Reason to Rezone: The rezone from R1 to DN3 would allow for Newell Development to build up to five townhomes on the .27-acre lot. Currently the property is zoned R1 and serves as a 6-unit multi-family dwelling.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DN3 building standards. While many of the surrounding properties are currently zoned R1, the future land use plan indicates that this parcel is lies within a medium density zone. The Future Land Use plan shows NW 5th Street serving as the line between medium density to the north and high density to the south. As this area of Downtown Bentonville continues to be re-developed, we believe that any new developments built on NW 5th Street would serve as a great buffer as land use transitions from high density on the south side of NW 5th Street to more medium density products to the north.

Use: This residential development will complement and contribute to Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years. It also falls within the "potential change" area of Chapter 10, Subarea Plans, indicating that this area can accommodate "a higher density and mix of residential uses due to its proximity to new institutional and cultural development".

Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville and the multiple trail systems.

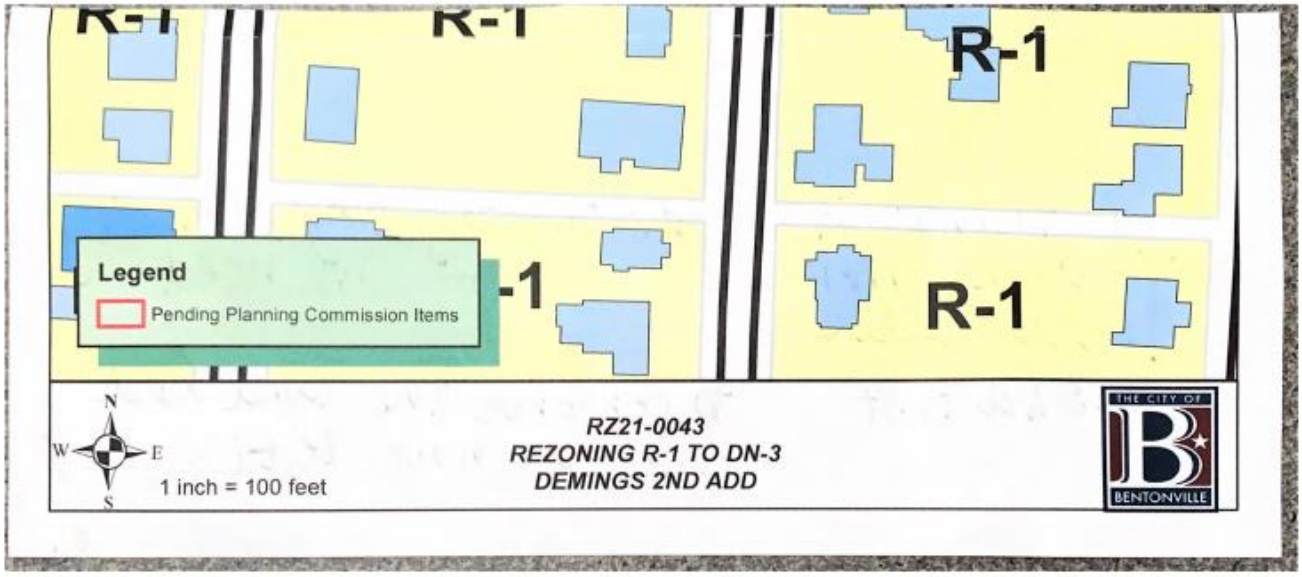
Signage: None proposed at this time.

Appearance: Modern design standards, similar to other Newell Development projects in Downtown Bentonville, will be used to positively improve the character of the existing neighborhood and increase housing options on the north side of Downtown Bentonville. This development will be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-Site

Similar Product Type:

(502 SE C Street Development Rendering)



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:

I think it needs to stay singlefamily to avoid more development. We need to persevue the land and trees we have left.

Signature and Physical Address

Sherry Stalls
505 NW B St

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Newell Development has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to DN-3, Downtown High-density Residential

The legal description of the property is as follows:

Part of Lots 10, 11 and 12 in Block 16 in Deming's Second Addition to the City of Bentonville described as beginning at the SE corner of Lot 12, run thence West 145 feet; thence North 82 feet; thence East 145 feet; thence South 82 feet to the place of beginning.

The common description of the property is: 501 NW B Street, Bentonville, AR

Proposed land use: up to 5 townhomes

The public hearing will be held July 20, 20 21 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. 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.

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:

_____

_____

_____

Cave Dentals #1 LLC
Kathryn Cave Member
Signature and Physical Address
3401 Blueberry Lane
Bentonville, AR 72712

_____
Signature and Physical Address

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-3, Downtown High Density Residential

The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards:

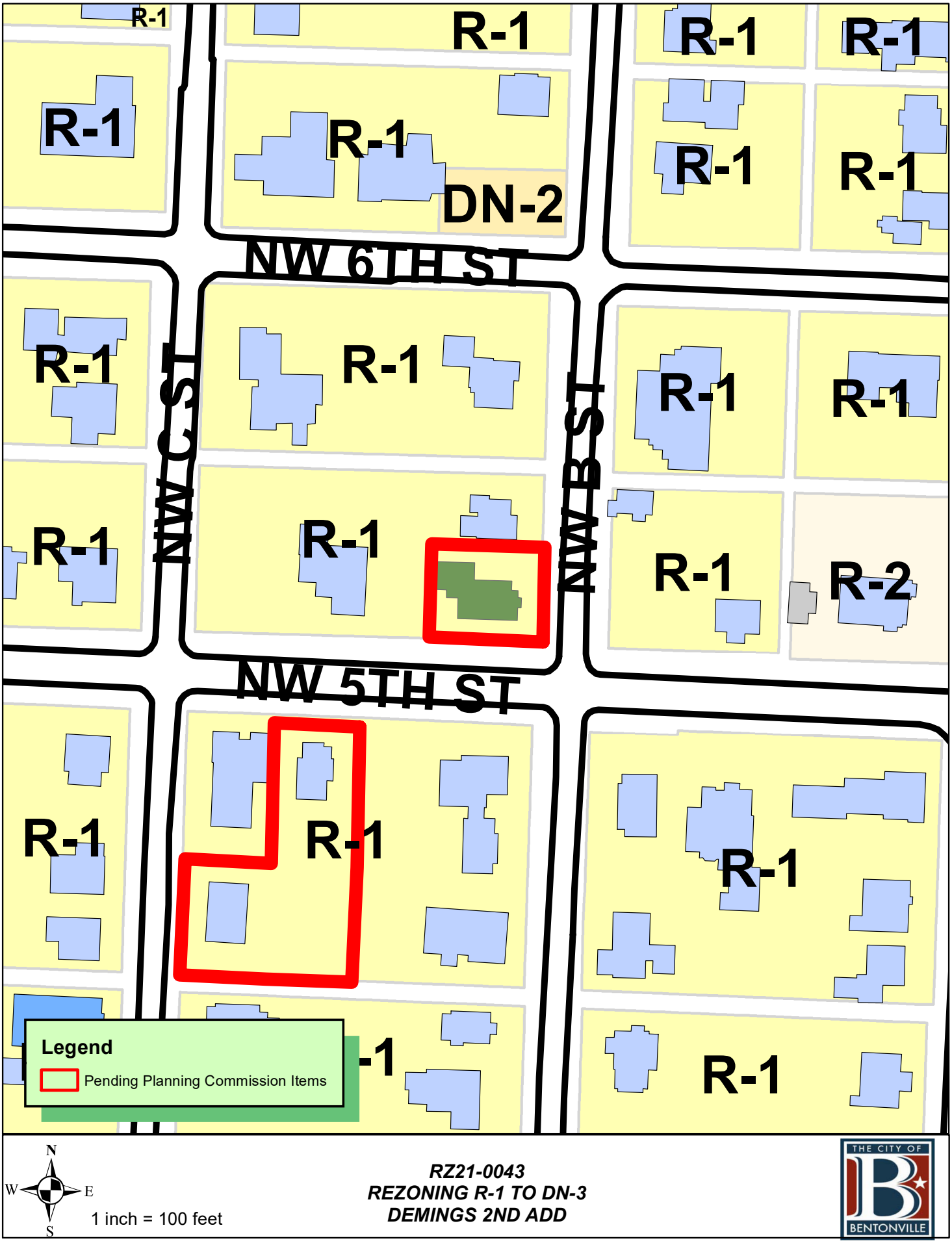
District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 ft.	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-3	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’		-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	-	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-3	Single-family and Two-family	10’	20’	10’	20’	7’	0’	25’
	Townhouse	10’	20’	10’	20’	10’	0’	25’
	Multi-family block-end and others not listed	10’	20’	10’	20’	10’	0’	15’


R-1
R-1
R-1
R-1
R-1
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R-1
R-1
DN-2
NW 6TH ST
R-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
R-2
NW C ST
NW B ST
NW 5TH ST
R-1
R-1
R-1
R-1
R-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
RZ21-0043
REZONING R-1 TO DN-3
DEMINGS 2ND ADD
THE CITY OF
BENTONVILLE

501 NW B Rezone Narrative

Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DN3- Downtown High Density Residential

Explanation: Newell Development proposes to rezone the property located at 501 NW B (parcel ID 01-02218-000) from R1 to DN3, in order to develop a real estate project in compliance with DN3 development standards of the Bentonville Zoning Code. The current owner is Carr Rentals #1, LLC (Mailing Address: PO Box 1953, Bentonville, AR 72712) who endeavors to sell the property to NFD, LLC. Newell Development will serve as the property developer.

Reason to Rezone: The rezone from R1 to DN3 would allow for Newell Development to build up to five townhomes on the .27-acre lot. Currently the property is zoned R1 and serves as a 6-unit multi-family dwelling.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DN3 building standards. While many of the surrounding properties are currently zoned R1, the future land use plan indicates that this parcel is lies within a medium density zone. The Future Land Use plan shows NW 5th Street serving as the line between medium density to the north and high density to the south. As this area of Downtown Bentonville continues to be re-developed, we believe that any new developments built on NW 5th Street would serve as a great buffer as land use transitions from high density on the south side of NW 5th Street to more medium density products to the north.

Use: This residential development will complement and contribute to Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years. It also falls within the "potential change" area of Chapter 10, Subarea Plans, indicating that this area can accommodate "a higher density and mix of residential uses due to its proximity to new institutional and cultural development".

Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville and the multiple trail systems.

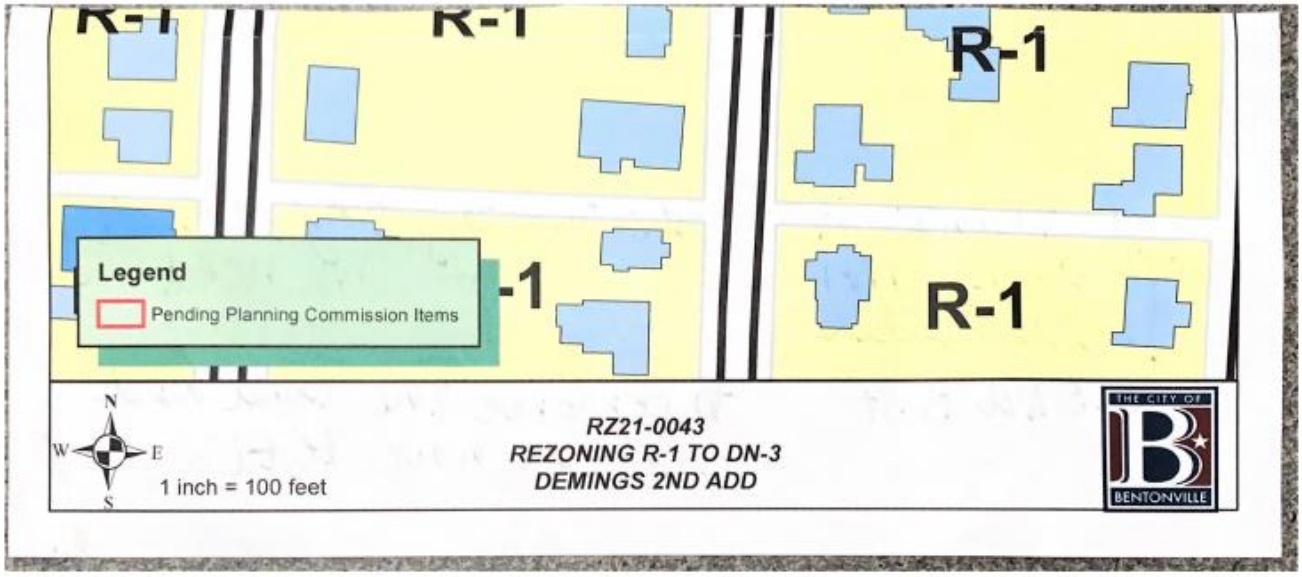
Signage: None proposed at this time.

Appearance: Modern design standards, similar to other Newell Development projects in Downtown Bentonville, will be used to positively improve the character of the existing neighborhood and increase housing options on the north side of Downtown Bentonville. This development will be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-Site

Similar Product Type:

(502 SE C Street Development Rendering)



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:

I think it needs to stay singlefamily to avoid more development. We need to persevue the land and trees we have left.

Signature and Physical Address

Sherry Stalls
505 NW B St

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Newell Development has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to DN-3, Downtown High-density Residential

The legal description of the property is as follows:

Part of Lots 10, 11 and 12 in Block 16 in Deming's Second Addition to the City of Bentonville described as beginning at the SE corner of Lot 12, run thence West 145 feet; thence North 82 feet; thence East 145 feet; thence South 82 feet to the place of beginning.

The common description of the property is: 501 NW B Street, Bentonville, AR

Proposed land use: up to 5 townhomes

The public hearing will be held July 20, 20 21 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. 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.

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:

Cave Peaks #1 LLC
Kathryn Cave Member
Signature and Physical Address
3401 Blueberry Lane
Bentonville, AR 72712

Signature and Physical Address

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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:

DOESN'T FIT WITH ESTABLISHED NEIGHBORHOOD - 307 NW 6TH FAMILY RESIDENCE FOR 70 YEARS -

Janet Little 307 NW 6TH
Signature and Physical Address
TERRY LITTLE

Janet Little 307 N.W. 6TH
Signature and Physical Address
JANET LITTLE

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-3, Downtown High Density Residential

Residential Tree Planting: For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

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DN-3, Downtown High Density Residential

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Medical service – doctor office Office - small scale (≤ 4,000 gsf) Personal services Public safety services **Retail** Artisan shop Bakery Convenience store that sells beer and/or light wine for off-site consumption Retail – small scale (≤ 4,000 gsf) **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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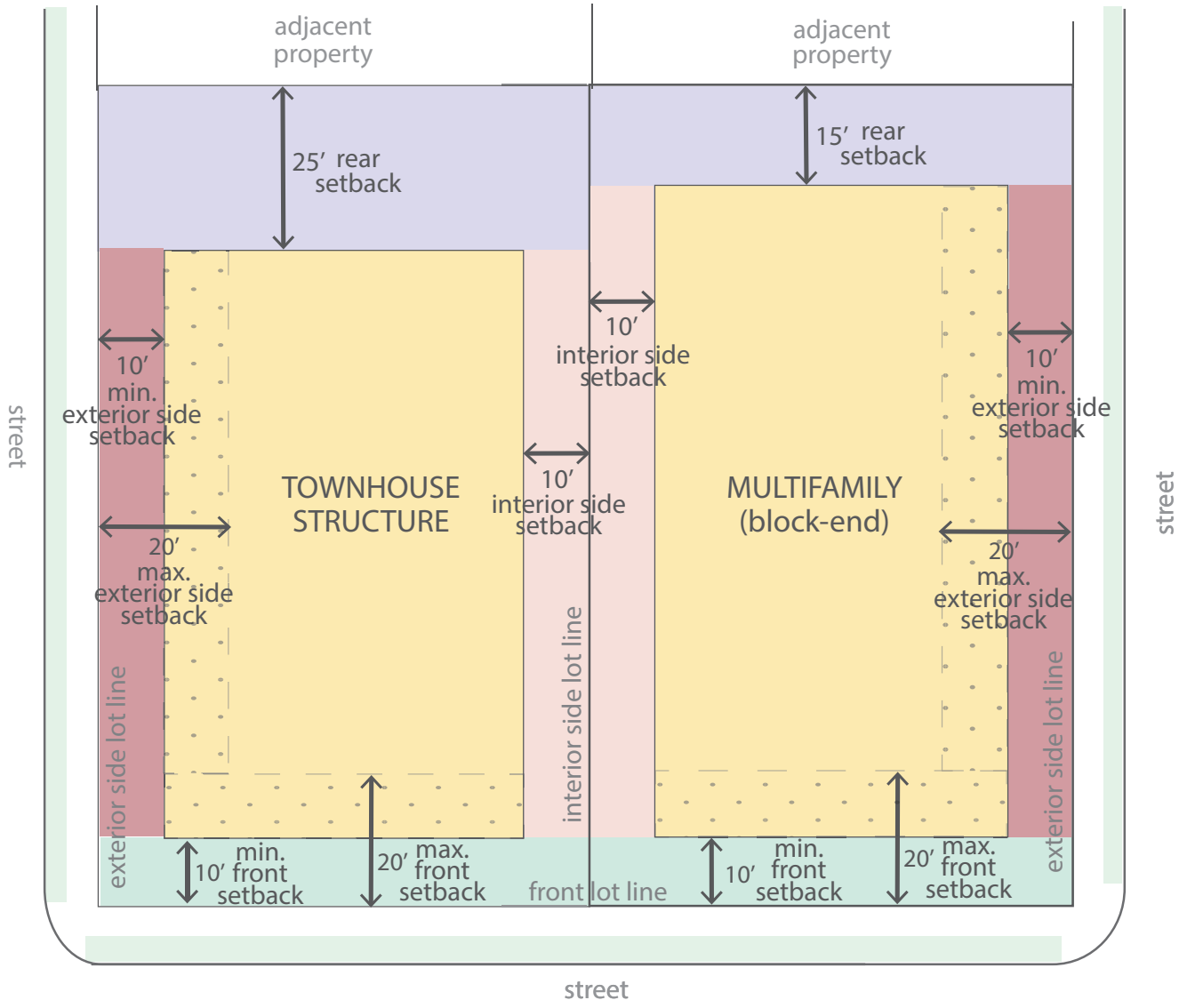
DN-3, Downtown High Density Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT

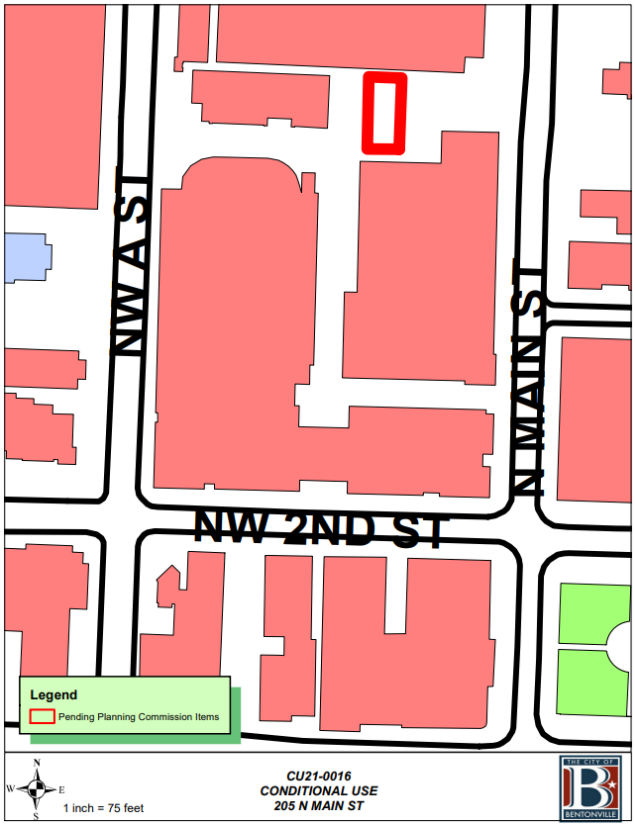
Jetton Event/Office Trailer

205 N Main St.
PC Date: 7/20/2021
Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	CU21-0009
Applicant / Current Owner	Wal-Mart Real Estate Business Trust
Site Area	1.16 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Requested Use	Long Term Temporary Use for Event/Office Trailer
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
205 N. Main Street is zoned DC, Downtown Core. Long Term Temporary Uses require a Conditional Use Permit regardless of zoning district.

Proposed Use Description
A request to allow for an event/office trailer for Jetton employees and restrooms for use by the employees and patrons of the Walmart Neighborhood Market during a remodel. According to the applicant's narrative, the trailer will be located on the north end of the Walmart Neighborhood Market parking lot and will remain for a period of 10 weeks. The event/office trailer will be utilized 24 hours a day, 6 days a week.

Public Notice
Staff has NOT received public comment on this conditional use request

Conditions of Approval
1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or reconsider the conditional use if the conditions of approval are not met.
3. This conditional use shall be limited to construction activities directly related to the remodel project and shall not include other scopes of construction.
4. This Conditional Use Permit shall be limited to the days and hours as started above and within the applicant's narrative.

Conditional Use Permit

"Narrative"

Bentonville, AR #3164 Walmart

Proposed use and reason for the proposed use?

Event Trailer:

Jetton will need to provide an event trailer for the Walmart remodel so associates and customers are able to use the restroom while the restrooms are being remodeled. We will have the event trailer on site for 3 weeks.

The hours of operation for this event trailer will be from 7am – 7am for 6 days a week

Outdoor Area to be utilized will be (1) parking spot on main street

The proposed location for this event trailer is marked in light blue (please see attached photo)

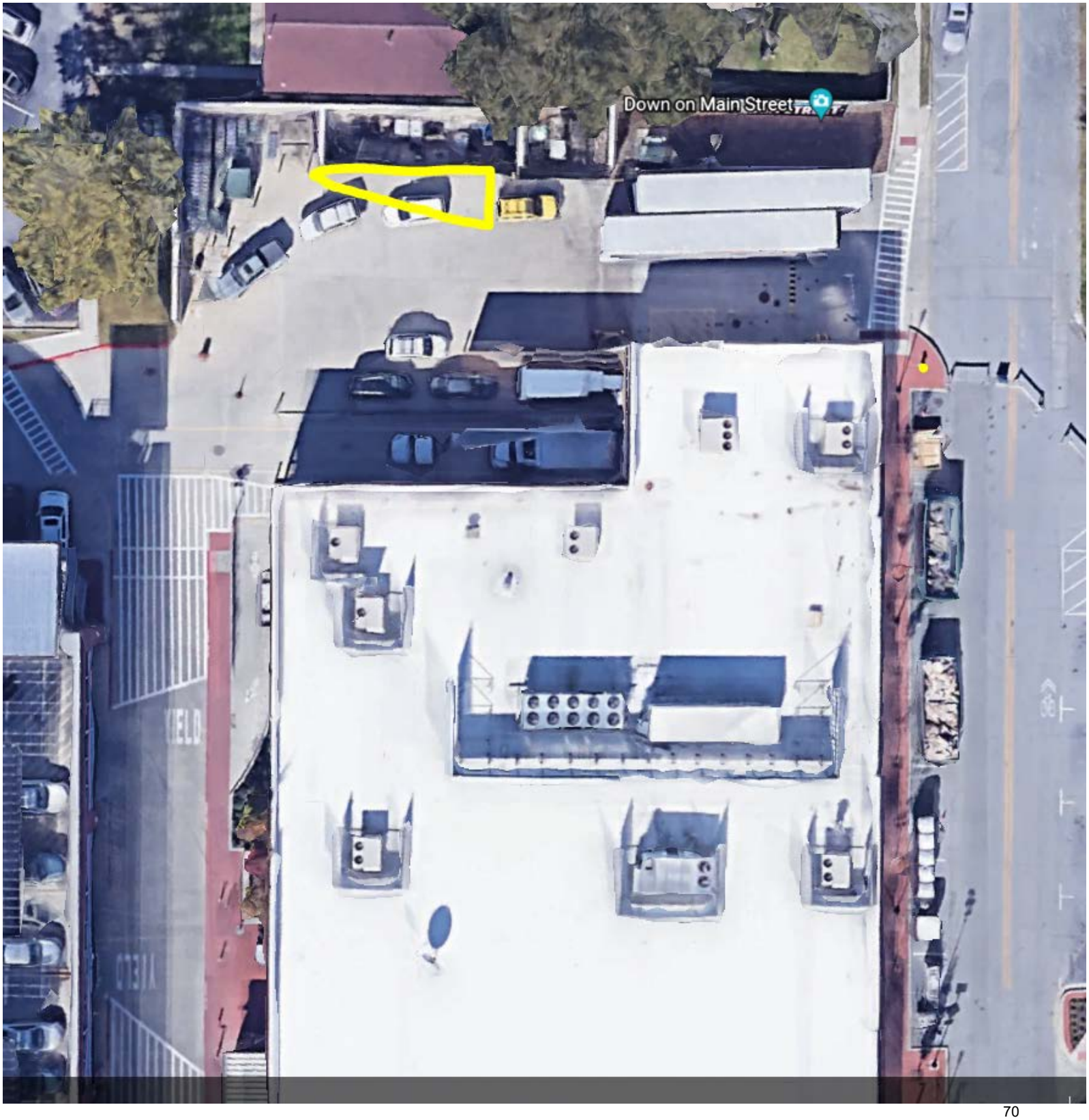
Office Trailer:

This office trailer will be onsite for 10 weeks, this is needed for Jetton to have an office to work out of and check in and out all subcontractors and employees. We can fence this area off if needed to be.

The hours of operation for the office trailer will be 24 hours a day for 6 days a week for 10 weeks

Outdoor area to be utilize will be (1) parking spot off main street

The proposed location for this temporary office is marked in red (please see attached photo)


Down on Main Street