

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
Tech Review Agenda
November 9, 2021**

Registration Link: https://us06web.zoom.us/webinar/register/WN_6fUW6FNCRNSYjU-kkCPsmA

I. Call to Order

II. Old Business

1. Lumen

Large-Scale Development

307 S Walton Boulevard ([LSD21-0058](#))

- The subject property is currently zoned C-2, General Commercial, C-3, Mixed-Use Commercial, R-1, Low Density Single Family Residential, and R-3, Medium-High Density Multifamily Residential.
- A Large-Scale Development proposing a mixed use development with 127 multifamily units and restaurant and retail/general business space.
- 222 parking spaces are required and 217 spaces are provided with phase 1. Phase 2 will provide an additional 93 spaces.
- Sidewalks, 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 shared access drive on S Walton Boulevard.
- The primary materials on the exterior of the building include Brick, Pre-Finished Architectural Metal Panels, and Glass.
- Six waivers requested:
 - A waiver from Article 1400, Sec. 1400.06 Street Frontage Buffer Landscaping Required which requires one shade tree per 20 feet of street frontage. The applicant is requesting this waiver due to utility conflicts. The trees will be located elsewhere within the site.
 - A waiver from Article 1400, Sec. 1400.08 Interior Parking Lot Landscaping Required, (e)(2) Minimum size which requires interior planting islands to be a minimum size of 18 feet by 18 feet. The applicant requests this waiver due to utility conflicts, site layout, and the required 26-foot-wide drive aisle for fire access. The required interior greenspace percentage has been met and the required number of trees are being provided on the site, but are not all located within the island.
 - A waiver from Article 1400, Sec. 1400.07 Perimeter landscape strip required, (c) Minimum width which requires the perimeter landscape strip to be a minimum width of 7 feet. The applicant requests this waiver due to the required 26-foot-wide drive aisle for fire access. They are providing 5 feet along the southern perimeter and 4.43 feet along the northern perimeter. The correct number of trees will be provided elsewhere in the site.

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

- A waiver from Article 501, Sec. 501.07 Surfacing of Parking Lots, which requires off-street parking to be paved with a sealed surface pavement. The applicant is requesting to pave their off-street parking with permeable pavers to provide detention onsite via Low Impact Development instead of a traditional storm water pond.
- A waiver from Article 501, Sec. 501.10 Off-Street Loading, which requires loading spaces for 10 feet in width by 35 feet in length. The applicant requests this waiver due the loading and unloading being able to be conducted in the standard sized parking stalls.
- A waiver from Article 501, Sec. 501.06 Number of Off-Street Parking Spaces Required, which requires 222 parking spaces for this development. The applicant requests to construct 217 with phase one and an additional 93 spaces in phase two for a total of 310 spaces.
- All outstanding department comments shall be addressed on or before November 12th at noon to proceed to Planning Commission on November 16th.

III. New Business

1. Eyaal Investment Group, LLC Future Land Use Map Amendment*

1a. Agriculture to Medium Density Residential

SW Barron Road ([RZ21-0073](#))

- The Future Land Use Plan currently depicts this property as Agriculture. Agriculture areas include larger properties used primarily for the raising of crops or livestock. These properties may also include residences and farm-related structures. The applicant is requesting a change in the Future Land Use Plan to Medium Density Residential. Medium density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

1b. A-1, Agricultural to R-2, Medium Density Two Family and Townhome & R-ZL, Zero Lot Line Residential

Rezoning*

SW Barron Road ([RZ21-0073](#))

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are all A-1, Agricultural.
- At the time of writing these Tech Review Notes staff has not received public comment regarding this rezoning request.
- ***Note: Public Notice was not published in the paper 15-days prior to the November 16 Planning Commission Meeting. This item will be need to be tabled to the December 7 Planning Commission Meeting for a second public hearing.***

2. Hunter Wright Development Group LLC Future Land Use Map Amendment*

2a. Low Density Residential to High Density Residential

908 SE 3rd Street ([RZ21-0074](#))

- The Future Land Use Plan currently depicts this property as Low Density Residential. The applicant requests a change in the Future Land Use Plan to High Density Residential. These areas vary greatly in terms of density, but typically have at least 12 units per acre. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

2b. R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential Rezoning*

908 SE 3rd Street ([RZ21-0074](#))

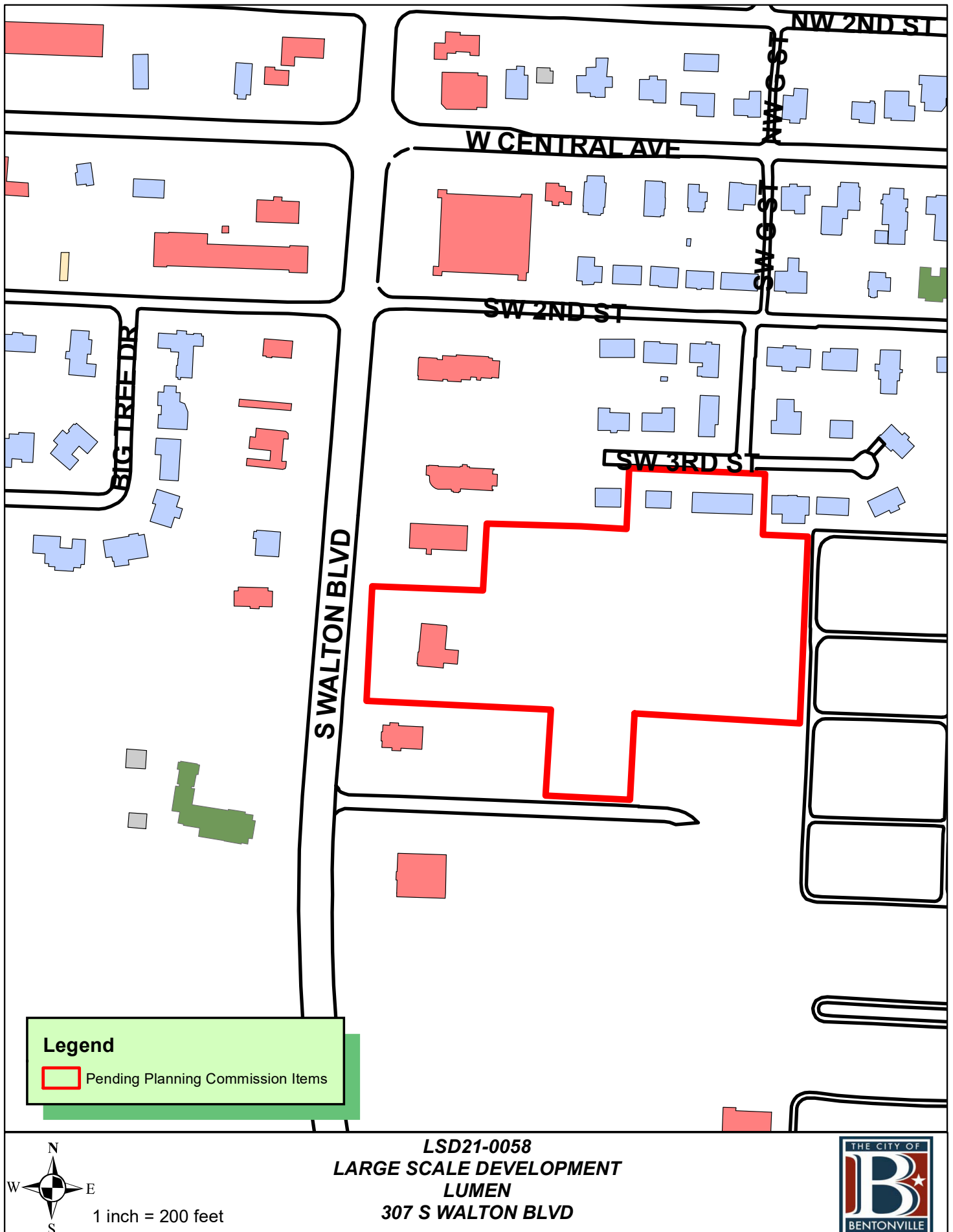
- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are PUD, Planned Unit Development to the north, R-1 to the east, west, and south, and DN-3, Downtown High Density Residential within the same block.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the November 16 Planning Commission Meeting. This item will be need to be tabled to the December 7 Planning Commission Meeting for a second public hearing.***

3. Hunter Wright Development Group LLC Rezoning*
DE, Downtown Edge to DC, Downtown Core

604 SE A Street ([RZ21-0075](#))

- Currently zoned DE, Downtown Edge.
- Adjacent zoning districts are DE, Downtown Edge to the north, south, and west, R-1, Low Density Single Family Residential to the west, and DC, Downtown Core within the same block.
- The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life. Upper-floor uses could include services not reliant on ground-floor visibility, such as offices, and residential units.
- At the time of writing these Tech Review Notes, staff has not received public comments.
- ***Note: Public Notice was not published in the paper 15-days prior to the November 16 Planning Commission Meeting. This item will be need to be tabled to the December 7 Planning Commission Meeting for a second public hearing.***

- 4. Lots 7 and 8 of Shops at the Forum Subdivision** **Lot Split**
1400 SE Walton Boulevard ([LS21-0048](#))
- The property is currently zoned C-2, General Commercial.
 - A lot split of Lot 6 of Shops at the Forum Subdivision, creating new Lot 7 (+/- 10.115 acres) and new Lot 8 (+/- 5.696 acres) of Shops at the Forum Subdivision.
 - The plat dedicates various utility easements and dedicates right-of-way along Medical Center Parkway per the Master Street Plan.
 - All outstanding department comments shall be addressed on or before November 12th at noon to proceed to Planning Commission on November 16th.
- 5. Lots 1 and 2 of Westwood Subdivision** **Property Line Adjustment**
307 S Walton Boulevard ([PLA21-0036](#))
- The property is currently zoned C-3, Mixed-Use Commercial, C-2, General Commercial, R-3, Medium-High Density Multifamily Residential, and R-1, Low Density Single-Family Residential.
 - A property line adjustment of Lot 1 of Cherng Addition, Lots 15, 16, and 17 of West Side Addition, and un-platted land, creating new Lot 1 (+/- 8.30 acres) and Lot 2 (+/- 1.01 acres) of Westwood Subdivision.
 - The plat dedicates an access easement along S Walton Boulevard to allow for cross access and also dedicates right-of-way along S Walton Boulevard and SW 3rd Street per the Master Street Plan requirements.
 - All outstanding department comments shall be addressed on or before November 12th at noon to proceed to Planning Commission on November 16th.
- 6. Lots 1 and 2 of Vidal Subdivision** **Property Line Adjustment**
SW 14th Street ([PLA21-0039](#))
- The property is currently zoned R-3, Medium-High Density Multifamily Residential.
 - A property line adjustment of an un-platted section of land, creating new Lot 1 (+/- 0.837 acres) and Lot 2 (+/- 0.902 acres) of Vidal Subdivision.
 - The plat dedicates various utility easements.
 - All outstanding department comments shall be addressed on or before November 12th at noon to proceed to Planning Commission on November 16th.
- 7. The Warren** **Large-Scale Development**
527 SE 6th Street ([LSD21-0057](#))
- The subject property is currently zoned DE, Downtown Edge,
 - A Large-Scale Development proposing the development of a 3 story mixed use building.
 - Fourteen (14) parking 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 single, shared ingress/egress point onto SE E Street.
 - The primary materials on the exterior of the building include 24 gauge architectural metal panels, brick, and storefront glass.



November 4, 2021

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

RE: Lumen
CTA Job No. 20108200

Dear City of Bentonville Planning Department:

This is a formal request for a waiver of the following city codes:

1. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.06 Street frontage buffer landscaping required.

Due to utility conflicts and discussions with city staff, the 11 street trees required along Walton have been relocated within the site.

2. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.08 Interior parking lot landscaping required; (e),(2), (a): Minimum size. Internal planting islands shall be a minimum size of eighteen (18) feet by eighteen (18) feet, measured back of curb to back of curb.

We are requesting a waiver from the required size of parking islands as well from the requirement to plant all interior parking lot trees within the islands. Due to utility conflicts, site layout, and the required 26' wide drive aisle for fire access, some parking islands are smaller than the 18'x18' requirement. The site requires 61 total parking trees. The site provides 61 parking trees and meets 10% greenspace. Interior trees that could not be placed in islands due to utility conflicts or size have been relocated within the site. Please see L-101 Planting Plan for parking lot area calculations. Only parking islands that meet the 18'x18' requirement were used in the 10% interior greenspace calculation and have been shown in green.

3. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.07 Perimeter landscape strip required; (c): Minimum width. The perimeter landscape strip shall be a minimum width of seven (7) feet and is required for each development regardless if a perimeter landscape strip is already in place from an adjacent, developed lot.



The site meets the 7' perimeter landscape strip requirement except in two areas. These areas are the east side of the entrance off of SW 3rd St where the 10' sidewalk encroaches into the landscape strip. The other location is north of the parallel parking on the northwest of the building. Both of these areas have been called out with "Perimeter Landscape Strip Width Varies" on L-101 Planting Plan. The correct number of perimeter trees has been met throughout the site.

4. Section 501.07 requiring off-street parking to be paved with a sealed surface pavement.

We are requesting to pave our off street parking with permeable pavers to provide detention onsite via Low Impact Development instead of a traditional storm water pond.

5. Section 501.10 requiring loading areas for the non-residential square footage

We are requesting a waiver from this requirement. The non-residential areas will conduct loading and unloading in the standard parking stalls. Due to the nature of the shared parking for this development, there are plenty of times throughout the day where not all stalls are being used and could be utilized for loading and unloading.

6. Section 501.06 required parking.

There is 222 parking spaces required per City of Bentonville Code for Phase 1. Phase 1 will have 217 parking spaces. We are asking for this requirement to be waived due to the site constraints. Also, we believe that residents and visitors will use alternative means of transportation due to proximity to downtown Bentonville. Pedestrians will have the ability to walk and bike to and from work, restaurants, and other venues in the area.

We formally petition the Planning Commission to waive the above listed city code requirements allowing for the intent to be met given the site's layout and utility constraints.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.



Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Daniel Ellis, P.E.

Fallon Henry
Landscape Architect Intern

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF PUBLIC UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 5' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

STREET FRONTAGE: (1 TREE PER 20LF)
S WALTON BLVD: 316.67LF / 20LF = 11 TREES REQUIRED; 11 PROVIDED
SW 3RD STREET: 213.53LF / 20LF = 11 TREES REQUIRED; 11 PROVIDED
PERIMETER TREES / SCREENING: 1 TREE PER 50L; MIN 50% SHADE
NORTH = 821.93LF = 17 TREES; 17 PROVIDED
EAST = 421.68LF = 9 TREES (7 EXISTING TO REMAIN); 9 PROVIDED
SOUTH = 1142.75LF = 23 TREES; 23 PROVIDED

PARKING INTERIOR GREENSPACE: 10% REQUIRED; 1 SHADE TREE PER ISLAND
TOTAL PARKING SF = 107,803.26 SF
INTERIOR GREENSPACE REQUIRED = 10,780.33 SF
INTERIOR GREENSPACE PROVIDED = 13,743.80 SF; 12.75%
PARKING ISLAND TREES = 61 PROVIDED; 61 PROVIDED
*WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT
8% OF INTERIOR PARKING AREA, AND AT LEAST 80% WILL BE LIVING
MATERIALS FOR PARKING ISLANDS.

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	2	BETULA NIGRA 'CULLY IMPROVED'™ / HERITAGE IMPROVED RIVER BIRCH	MULTI-TRUNK	2.5" CAL	10' HT MIN	SHADE
	19	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	B & B	2.5" CAL	10'-12' HT.	SHADE
	13	GINKGO BILOBA 'THE PRESIDENT'™ / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	31	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL	8' HT. MIN.	SHADE
	8	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5" CAL	10' HT MIN	SHADE
	24	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	6	LIRIODENDRON TULIPIFERA 'JFS-02'™ / EMERALD CITY TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
	15	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	11	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC. **IN ROW AREAS, MUST BE 4" CAL. LIMBED UP TO 96IN.	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	3	THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE	B & B		8' HT. MIN.	EVERGREEN

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	2	BETULA NIGRA 'CULLY IMPROVED' TM / HERITAGE IMPROVED RIVER BIRCH	MULTI-TRUNK	2.5" CAL	10' HT MIN	SHADE
	19	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	B & B	2.5" CAL	10'-12' HT.	SHADE
	13	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	31	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL	8' HT. MIN.	SHADE
	8	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5" CAL	10' HT MIN	SHADE
	24	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	6	LIRIODENDRON TULIPIFERA 'JFS-02' TM / EMERALD CITY TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
	15	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	11	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC. **IN ROW AREAS, MUST BE 4" CAL. LIMBED UP TO 96IN.	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	3	THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE	B & B		8' HT. MIN.	EVERGREEN
GROUND COVERS		BOTANICAL / COMMON NAME	CONT			
		3/4" GOLD DECOMPOSED GRANITE / INSTALLED WITH BINDER OVER GEOTEXTILE TO BE USED IN PLACE OF MULCH				
ALL DISTURBED AREAS TO BE SODDED WITH CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS						

— — — PARKING LOT AREAS FOR CALCULATIONS

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED SHOWN IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOIL AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. DIVISION 1000: SOILS, GRASS, OR HERBACEOUS PLANTS. HEREIN, DIVISION 1000 SHALL BE A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.0.g)
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.



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

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

 **Crafton Tull**
architecture | engineering | surveying

479.636.4838 † 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CRAFTON, TULL & ASSOCIATES, INC.
No. 109

ARKANSAS ENGINEER



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '30'', and to the right is a tick mark labeled '30'. The bar is divided into alternating black and white segments.

LUMEN
BENTONVILLE, ARKANSAS

Key Plan

[illegible]

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PROJECT NO:	20108200
ISSUE DATE:	10/18/2021
CONTRACT:	D. ELLIS
CHECKED BY:	

**PRELIMINARY
PLANS**

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CITY PROJECT #LSD21-0058

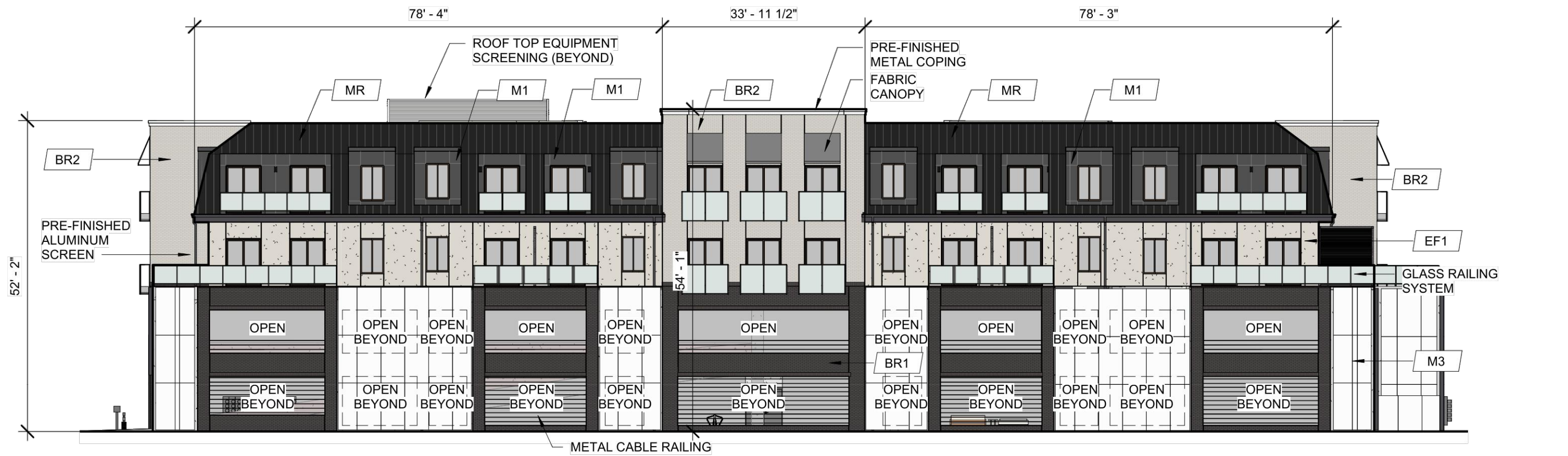
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NOT FOR CONSTRUCTION

PLANTING PLAN

L-101

EXT. MATERIAL % (EAST)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	1429 SF	11.6%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	1928 SF	15.7%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	1336 SF	10.9%
GL1	GLAZING	GLAZING	1220 SF	9.9%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	911 SF	7.4%
M3	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	McNICHOLS - PRE-FINISHED PERFORATED ALUMINUM PANEL - COLOR TO MATCH SW 9154 PEARL NOIR	1976 SF	16.1%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	3497 SF	28.4%
TOTAL			12298 SF	100.0%
EXT. MATERIAL % (WEST)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	2787 SF	21.2%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	765 SF	5.8%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	2419 SF	18.4%
GL1	GLAZING	GLAZING	3481 SF	26.5%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	1053 SF	8.0%
M2	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SW9166 DRIFT OF MIST	920 SF	7.0%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	1719 SF	13.1%
TOTAL			13142 SF	100.0%
EXT. MATERIAL % (SOUTH)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	3796 SF	15.9%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	7353 SF	30.8%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	2893 SF	12.1%
GL1	GLAZING	GLAZING	3127 SF	13.1%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	1136 SF	4.8%
M3	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	McNICHOLS - PRE-FINISHED PERFORATED ALUMINUM PANEL - COLOR TO MATCH SW 9154 PEARL NOIR	1795 SF	7.5%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	3750 SF	15.7%
TOTAL			23850 SF	100.0%
EXT. MATERIAL % (NORTH)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	4346 SF	17.7%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	7373 SF	30.1%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	2663 SF	10.9%
GL1	GLAZING	GLAZING	3312 SF	13.5%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	1296 SF	5.3%
M3	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	McNICHOLS - PRE-FINISHED PERFORATED ALUMINUM PANEL - COLOR TO MATCH SW 9154 PEARL NOIR	1751 SF	7.2%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	3749 SF	15.3%
TOTAL			24489 SF	100.0%



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION



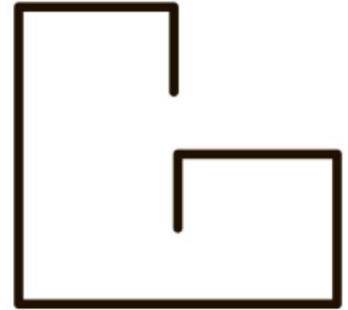
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD, SUITE C
BARLING, ARKANSAS 72923

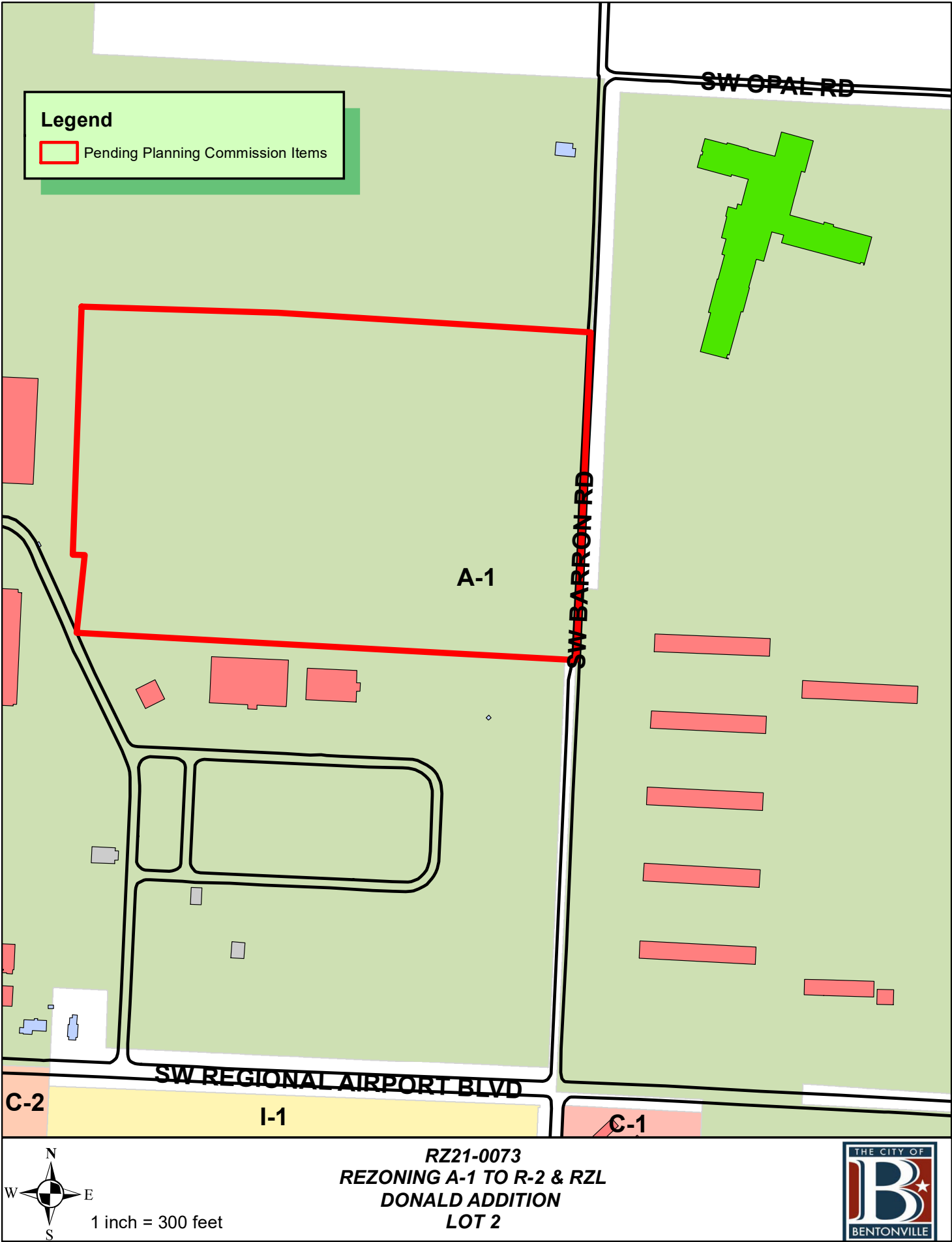
CASPER ONE, LLC.
LUMEN
BENTONVILLE, ARKANSAS

SET STATUS	
DESCRIPTION	DATE

SHEET NAME
EXTERIOR ISOMETRICS

SHEET NUMBER
A201a

DATE	10/15/2021
PROJECT NO.	20501





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

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

October 11, 2021

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

RE: Eyaal Investment Group, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Eyaal Investment Group, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-08200-026 from A-1, Agricultural District to R-ZL Residential Zero Lot Line and R-2 Medium Density Two Family and Townhome. The property is approximately 25 acres located on SW Barron Rd. between SW Opal Rd and SW Regional Airport Blvd. The property is planned for development by the current owner as a Medium Density Residential subdivision.

Pending approval of this rezoning request, a proposed development plan will be submitted later addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as R-ZL Residential Zero Lot Line and R-2 Medium Density Two Family Townhome use will be compatible with the surrounding agricultural lands, school location, and a future single-family and townhome subdivision.

Access to this development has been provided by the extension of public streets from the adjacent collector and arterial streets in the surrounding areas. An imminent increase of traffic can be expected from the development of a future single-family subdivision, townhomes, and an adjacent school, since the land is currently being developed. All necessary utilities for the proposed development will be available on or by adjacent easement to the subject tract. The main water utility connection will take place on the eastern side of Barron St., to a proposed 12" water main constructed by the Bentonville School District. Access to sewer will be provided by an established easement to the east which will connect to the Bentonville School project nearing construction.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager



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

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

October 11, 2021

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

RE: Eyaal Investment Group, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map. On behalf of Eyaal Investment Group, LLC, CEI has submitted a request for rezoning of one parcel of 01-08200-026 requesting R-2 & RZL zoning (Medium Density Residential) where the future land use plan map shows agricultural use. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect medium density residential use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-2, Medium Density Two Family and Townhome



The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-2	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	All	20'	7'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the facing property line

Garage, Alley Facing: 20 ft. from property line at 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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R-2, Medium Density Two Family and Townhome

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.

Land Uses:

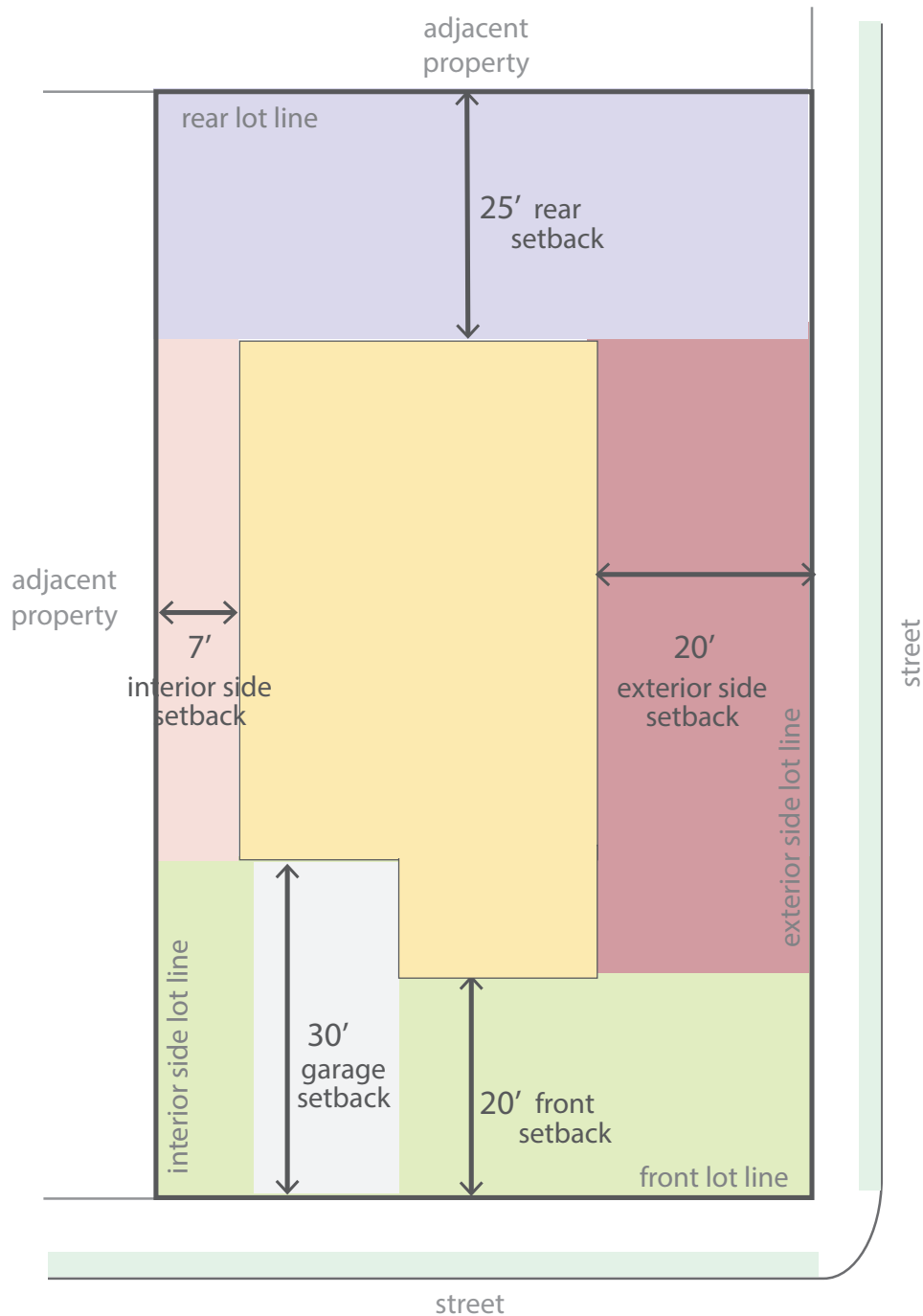
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care - residential (4 children) Retail Mobile food vendor	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Public Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary Uses	Agriculture and Animals Chicken, hobby Residential Dwelling - accessory Home occupation – type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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R-2, Medium Density Two Family & Townhome Residential

Setback Illustration



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-ZL, Zero Lot Line Residential



The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including “zero lot line” units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

Maximum Height Allowed:	36 feet
Minimum Street Frontage:	20 feet
Minimum Width of Corner Lots:	75 feet at building line
Lot and Area Standards:	

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing:	30 ft. from the property line the garage faces
Garage, Side- or Rear-loading:	20 ft. from the facing property line
Garage, Alley Facing:	20 ft. from property line at 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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R-ZL, Zero Lot Line 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.

Land Uses:

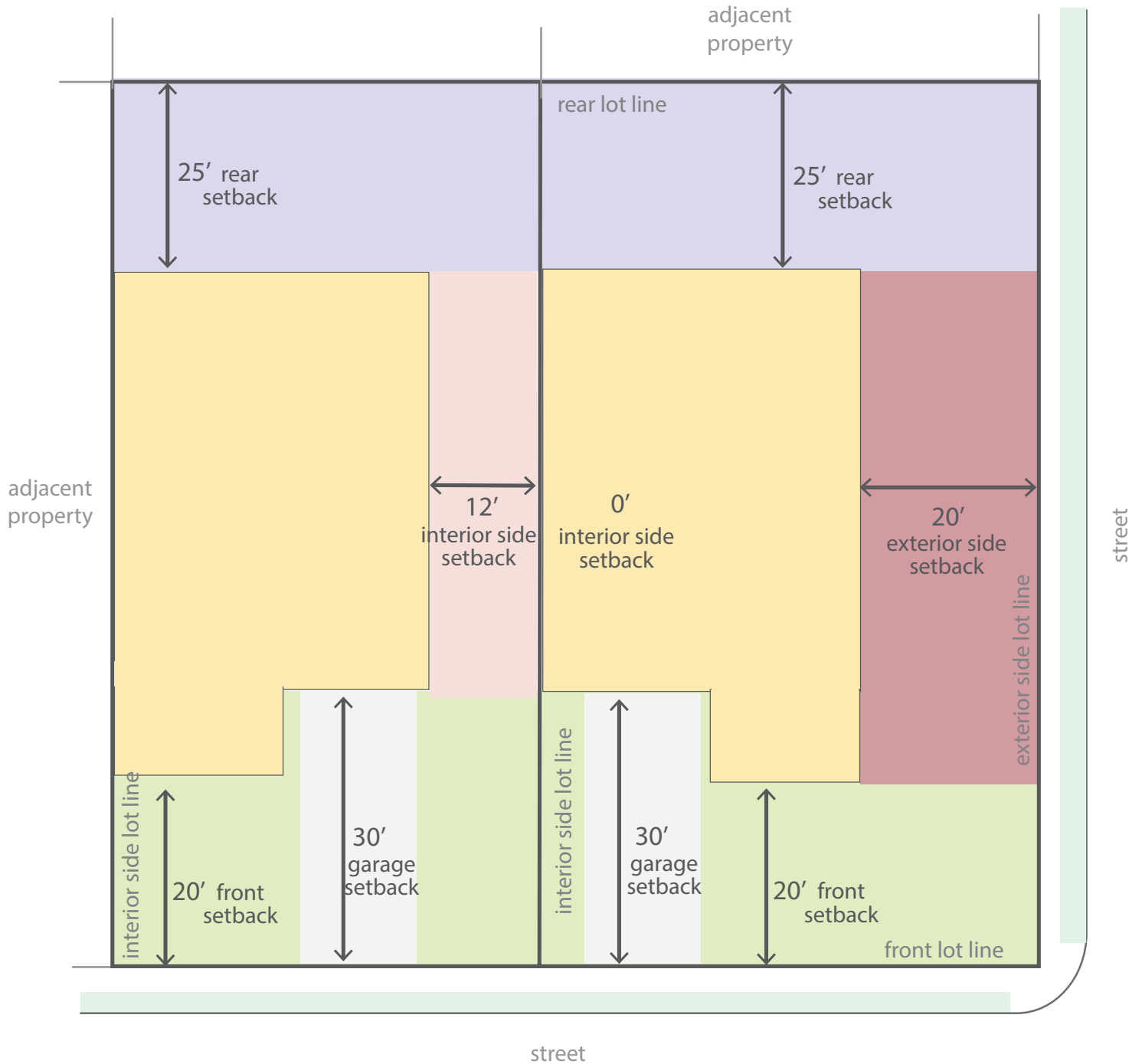
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - modular Dwelling - single family Residential facility - assisted living Recreation, Education & Assembly Library Park - mini Park - neighborhood Retail Mobile food vendor Services Child care - residential (4 children)	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Residential Home occupation - type a Dwelling - accessory Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-ZL, Zero Lot Line Residential

Setback Illustration





October 11, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-02487-001 from R-1 to DN-3 (908 SE 3rd Street)

Dear Planning Staff:

I'm requesting a rezone of the above-mentioned property from R-1 to DN-3 zoning. This request is to bring the property more in compatibility with current and recent zonings as we consider a higher density for this property. Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 501-960-1296.

Sincerely,

A handwritten signature in dark ink, appearing to be 'RW' with a stylized flourish.

Reginald Wright.

November

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan- Parcel No. 01-02487-001

Dear Planning Staff:

I'm requesting a change in the Future Land Use Plan Low Density Residential to Downtown High Density Residential. A request of this type is appropriate in this area base on high density development in this area. Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 501-960-1296.

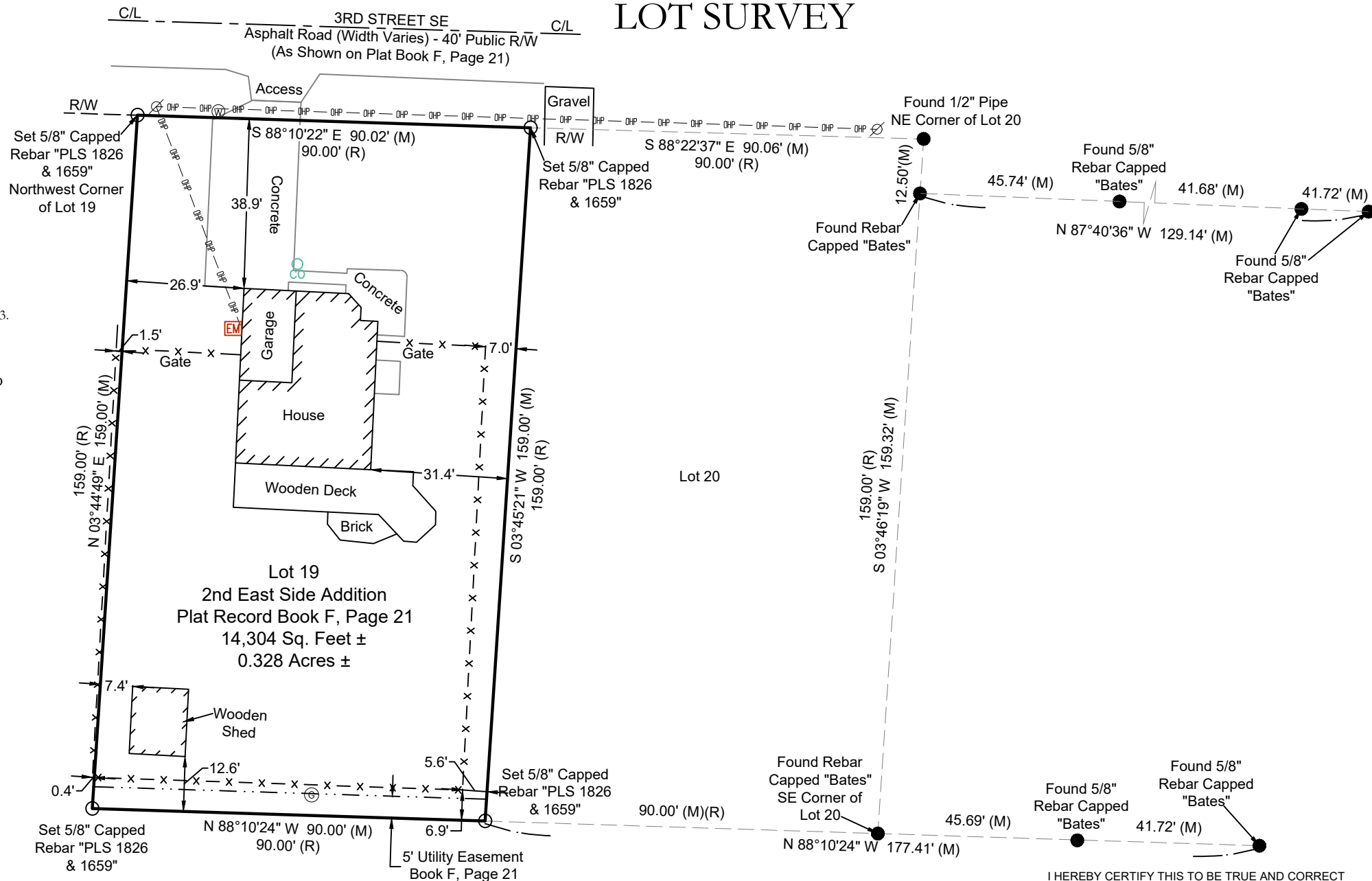
Sincerely,

A handwritten signature in black ink, appearing to be 'RW' with a stylized flourish.

Reginald Wright.



BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'10.2382"
LONGITUDE = -94°11'54.7219"
CONVERGENCE ANGLE = -01°16'45.5698"
DISTANCES SHOWN ON PLAT ARE GROUND



Miscellaneous Notes

COMPLETED FIELD WORK: JULY 1, 2021

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.

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.

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 30160.
2. SURVEY PLAT FILED IN PLAT BOOK "F" AT PAGE 21.

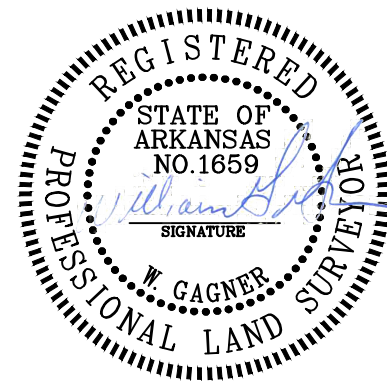
Survey Description

LOT 19, IN 2ND EAST SIDE ADDITION, TO THE CITY
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS
SHOWN IN PLAT RECORD BOOK "F" AT PAGE 21.
SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND
PROTECTIVE COVENANTS OF RECORD, IF ANY.

Utility Notes

THE LOCATIONS 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



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.

1 INCH = 30 FEET

0 30 60 90

Legend of Symbols & Abbreviations

—	BOUNDARY LINE
- - - - -	ADJACENT PROPERTY LINE
— C/L —	CENTERLINE OF ROAD (C/L)
— R/W —	RIGHT-OF-WAY (R/W)
— x — x — x —	FENCE
- . - . - . -	BUILDING SET BACK (B.S.B.)
- -	UTILITY EASEMENT (U.E.)
— OHP — OHP — OHP —	OVERHEAD POWER LINE
●	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT (AS NOTED)
⊕	COMPUTED POINT
N.T.S.	NOT TO SCALE
O.V.H.	OVERHANG
(M)	MEASURED/CALCULATED
(R)	RECORD
⊙	GAS METER
⊗	POWER POLE
⊙	WATER METER
EM	ELECTRIC METER
⊙	CLEAN OUT

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:
ANS, 7/8/2021	HM	TC
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS	21-4610	
LOCATION:	908 SE 3RD STREET, BENTONVILLE, AR 72712	
FOR THE USE AND BENEFIT OF:		
HUNTER WRIGHT DEV GROUP		

High Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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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'

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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:

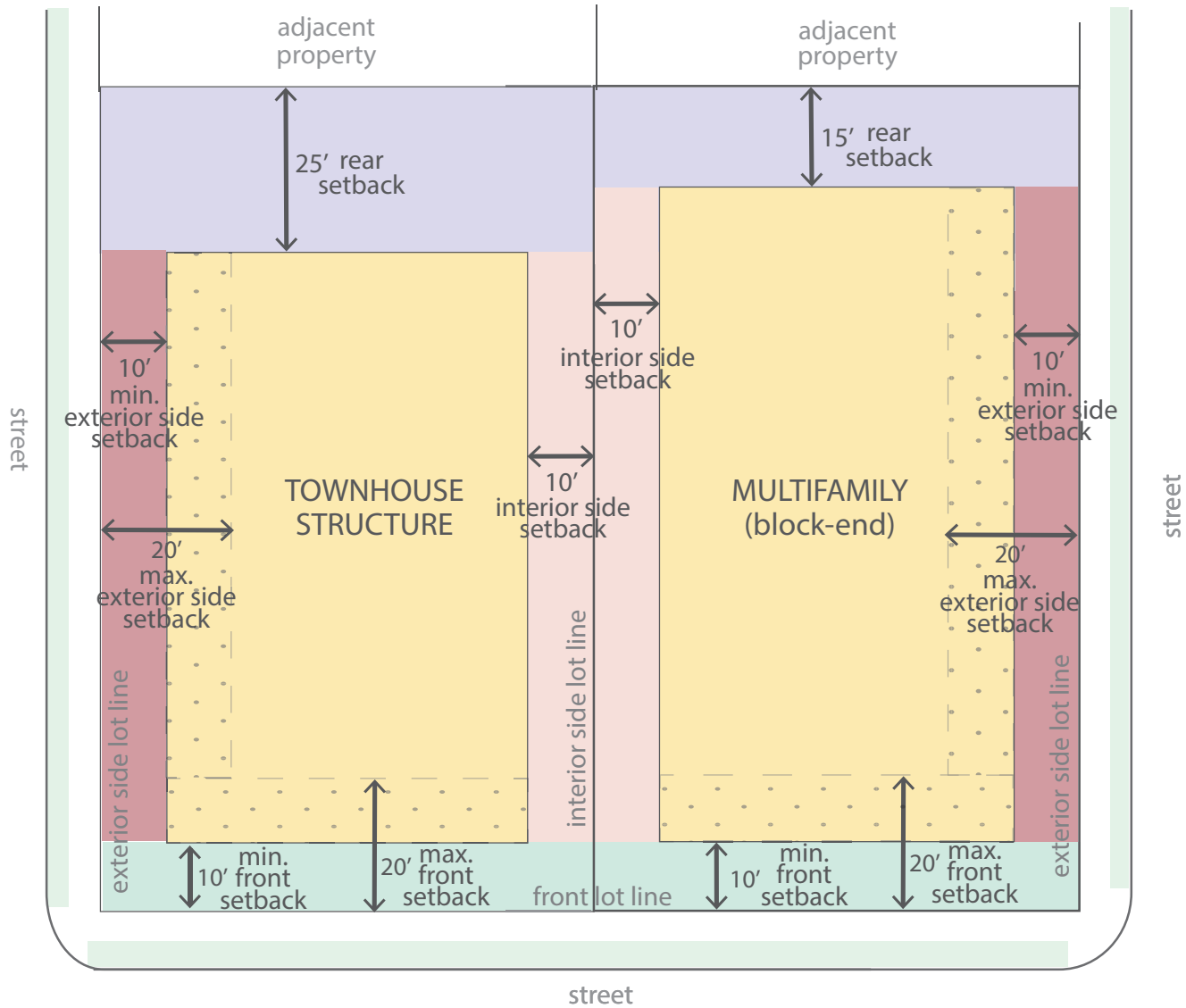
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation, 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 ($\leq 4,000$ 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 ($\leq 4,000$ 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

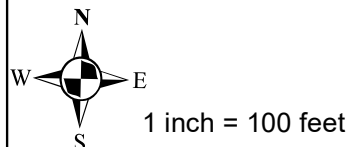
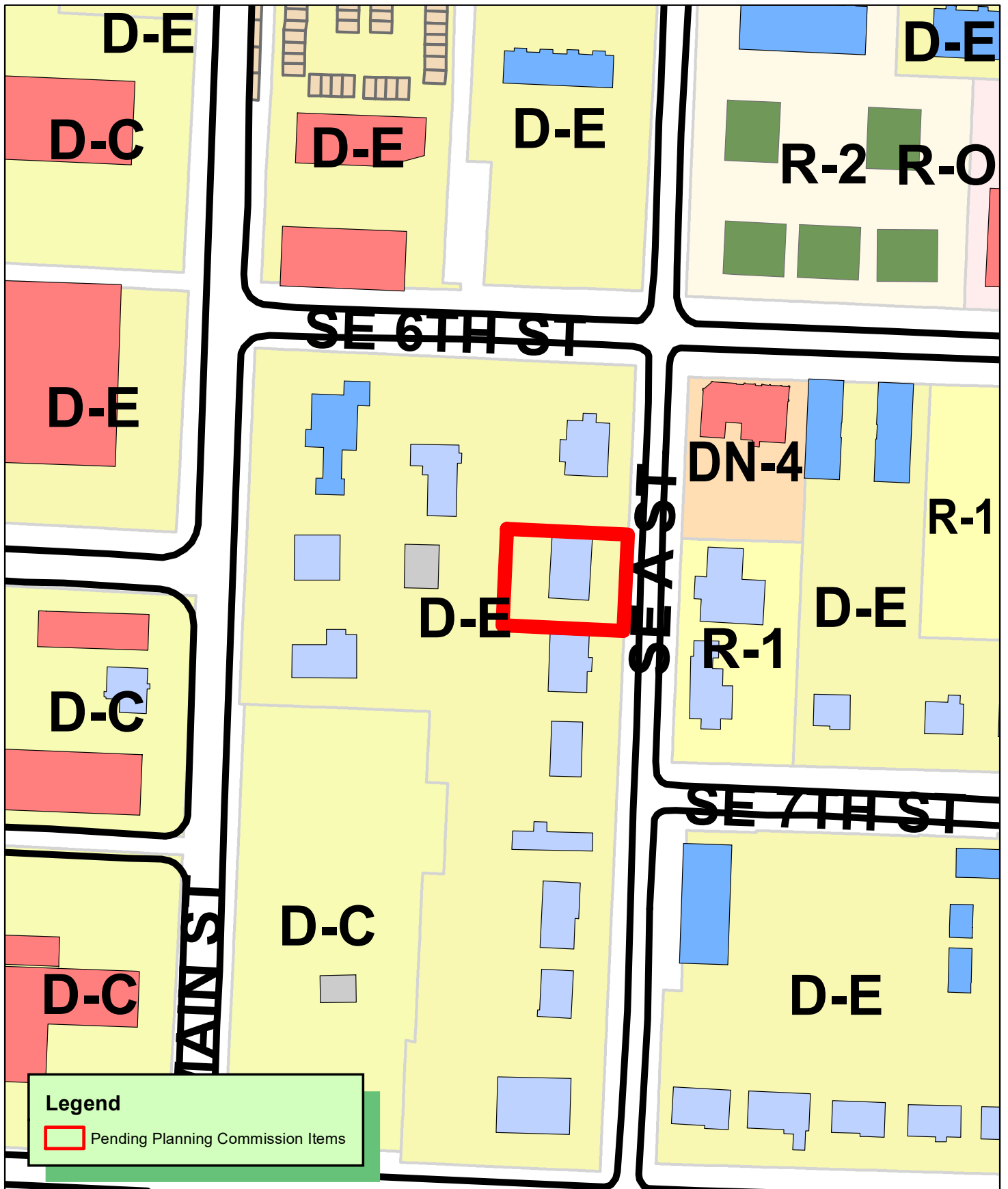
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DN-3, Downtown High Density Residential

Setback Illustration





RZ21-0075
REZONING D-E TO D-C
604 SE A ST PARCEL 01-00550-000



October 11, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-00550-000 from D-E to D-C (604 SE A Street)

Dear Planning Staff:

I'm requesting a rezone of the above-mentioned property from D-E to D-C zoning. This request is to bring the property more in compatibility with current land use map as we consider a higher density for this property. Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 501-960-1296.

Sincerely,

A handwritten signature in dark ink, appearing to be 'RW' with a stylized flourish.

Reginald Wright.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DC, Downtown Core



The Downtown Core comprises that area of the Bentonville Square and extends those urban characteristics along the primary downtown street of SW A Street to Highway 102. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

Minimum Height Required: 20 feet

Maximum Height Allowed: 80 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area/dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DC	All	None	None	-	None	None	-	None	100%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
DC	Residential	-	20'	0'	-	0'	-	0'	-
	Nonresidential	-	0'	0'	-	0'	-	0'	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown local street
DC	8'	2'	2'

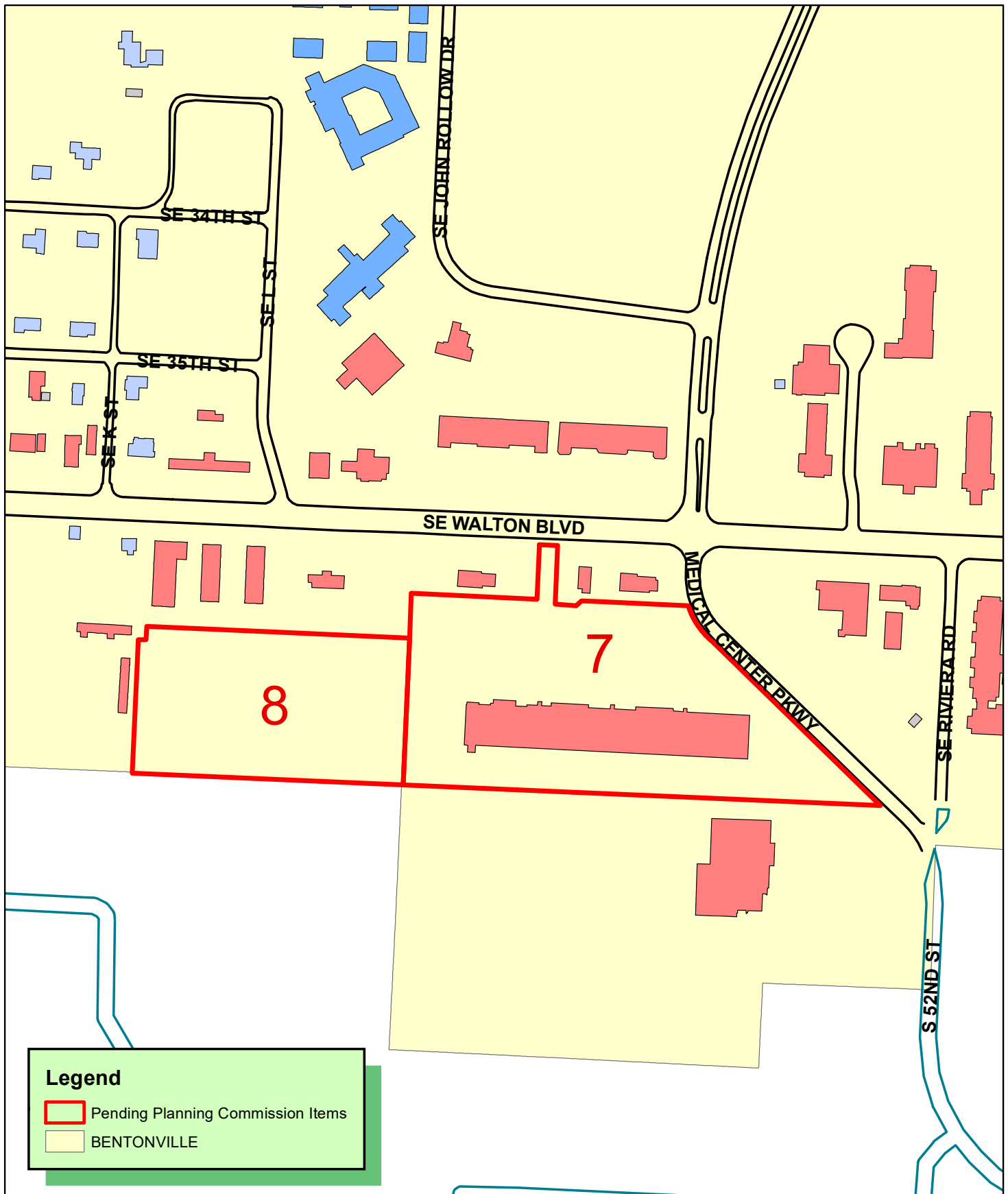
Applicable to encroachments such as canopies, awnings and balconies.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DC, Downtown Core

ALLOWED BY RIGHT		CONDITIONAL
Agriculture and Animals Animal - domestic or household Community garden	Retail Artisan shop Bakery Bar, lounge or tavern Convenience store Medical marijuana dispensary Outdoor vending - private property Outdoor vending - public right-of-way Pharmacy Restaurant Retail - small scale ($\leq 4,000$ gsf) Retail - large scale ($\geq 4,000$ gsf) Sidewalk café in public right-of-way	Agriculture and Animals Urban farm
Residential Dwelling - condominium Dwelling - multi-family Dwelling - townhouse or rowhouse Home occupation - type b		Recreation, Education & Assembly Arena / auditorium Educational facility Outdoor music venue Religious facilities
Recreation, Education & Assembly Aquarium Commercial recreation facility - indoor Community Center Conference / convention center Cultural studio Event center Library Museum Park - mini Park - neighborhood	Industrial and Warehousing Medical marijuana cultivation facility	Services Lodging - bed & breakfast Office/warehouse Public safety services
	Transportation / Utilities Broadcasting studio Parking facility (as principal use)	Retail Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail Outdoor vendor park Restaurant, microbrewery
Services Adult day care ATM machine Auction house Child care - commercial Child care - residential (4 children) Copy services Financial institution Governmental services facility Lodging - hotel / motel Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale ($\leq 4,000$ gsf) Office - large scale ($\geq 4,000$ gsf) Personal services Postal services Repair services - household		Transportation / Utilities Transportation facilities excluding airports Utility facility Wireless communication facility (cell tower)
		Other Temporary uses
		ACCESSORY
		Residential Dwelling - accessory Home occupation - type a
		Transportation / Utilities Solar energy system Wind energy system, small
		Other Building, accessory - nonresidential



**LS21-0048
LOT SPLIT
SHOPS AT THE FORUM SUBDIVISION
LOT 6 CREATING LOTS 7-8**



LOT SPLIT FOR LOT 6 OF SHOPS AT THE FORUM SUBDIVISION CREATING LOTS 7 & 8

Survey Description

LOT 7:
BEING A PART OF LOT 6 OF SHOPS AT THE FORUM SUBDIVISION AR
RECORDED IN BOOK 2008 AT PAGE 542, BENTON COUNTY, ARKANSAS, AND
BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S02°31'10"W 51.71'
TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF
SOUTHEAST WALTON BOULEVARD, THENCE ALONG SAID SOUTHERLY
RIGHT-OF-WAY S87°39'17"E 311.22' TO A FOUND NAIL IN CONCRETE BEING
THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID
RIGHT-OF-WAY S87°18'27"E 44.73' TO A FOUND CHISELED "X"; THENCE
LEAVING SAID RIGHT-OF-WAY S02°14'09"W 145.86' TO A FOUND 5/8" REBAR;
THENCE S85°28'14"E 51.41' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659
AR PLS 1826"; THENCE N46°39'21"E 18.64' TO A FOUND 5/8" REBAR; THENCE
S87°19'22"E 28.79' TO A FOUND CHISELED "X"; THENCE S87°24'43"E PASSING A
SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826" AT A DISTANCE
OF 222.56' AND CONTINUING FOR A TOTAL DISTANCE OF 235.69' TO A FOUND
CHISELED "X"; THENCE ALONG A CURVE WITH A RADIUS OF 192.84' TO THE
LEFT CONSISTING OF A CHORD BEARING AND DISTANCE OF S32°59'38"E
101.93' TO A FOUND DRILL HOLE; THENCE S45°43'29"E 585.44' TO A FOUND 1/2"
REBAR; THENCE N87°31'41"W 1181.73' TO A FOUND 5/8" REBAR; THENCE
N02°33'55"E 362.76' TO A FOUND 5/8" REBAR; THENCE N02°31'10"E A DISTANCE
OF 111.89' TO A FOUND 5/8" REBAR; THENCE S87°24'49"E A DISTANCE OF 310.71'
TO A FOUND 5/8" REBAR; THENCE N02°44'16"E 134.33' TO THE POINT OF
BEGINNING, CONTAINING 10.115 ACRES MORE OR LESS. SUBJECT TO
EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 8:
BEING A PART OF LOT 6 OF SHOPS AT THE FORUM SUBDIVISION AR
RECORDED IN BOOK 2008 AT PAGE 542, BENTON COUNTY, ARKANSAS, AND A
PART OF LOT 2 MSC COMMERCIAL PARK RECORDED IN BOOK 2006, PAGE 1035,
BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S02°31'10"W 51.71'
TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF
SOUTHEAST WALTON BOULEVARD BEING THE TRUE POINT OF BEGINNING;
THENCE S02°31'10"W PASSING A FOUND 5/8" REBAR AT A DISTANCE OF 133.02'
AND CONTINUING FOR A TOTAL DISTANCE OF 244.90' TO A FOUND 5/8"
REBAR THENCE; S02°33'55"W 362.76' TO A FOUND 5/8" REBAR; THENCE
N87°33'02"W 670.15' TO A FOUND 5/8" REBAR; THENCE N02°31'53"E 330.26' TO A
FOUND 5/8" REBAR; THENCE N89°38'21"E 19.56' TO A FOUND 5/8" REBAR;
THENCE N02°30'43"E 33.09' TO A FOUND 5/8" REBAR; THENCE S87°31'48"E 297.58'
TO A FOUND 5/8" REBAR; THENCE S87°18'56"E 333.27' TO A SET 5/8" CAPPED
REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N02°31'10"E 244.79' TO A
SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826" ON THE
SOUTHERLY RIGHT-OF-WAY LINE SOUTHEAST WALTON BOULEVARD;
THENCE ALONG SAID RIGHT-OF-WAY S87°39'22"E 20.00' TO THE POINT OF
BEGINNING, CONTAINING 5.696 ACRES MORE OR LESS. SUBJECT TO
EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ADJUSTED APN :01-15081-000:
BEING A PART OF LOT 2 MSC COMMERCIAL PARK RECORDED IN BOOK 2006,
PAGE 1035, BEING A PART OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON
COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S02°31'10"W 51.71'
TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF
SOUTHEAST WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY
N87°39'22"W 20.00' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS
1826" BEING THE TRUE POINT OF BEGINNING; THENCE S02°31'10"W 244.79' TO
A SET 5/8" CAPPED REBAR TAGGED " AR PLS 1659 AR PLS 1826"; THENCE
N87°18'56"W 333.27' TO A FOUND 5/8" REBAR; THENCE N02°31'44"E 84.30' TO A
FOUND 5/8" CAPPED REBAR TAGGED "1534 & 1427"; THENCE S87°39'22"E 259.57'
TO A SET MAG-NAIL; THENCE N02°36'27"E 158.52' TO A SET 5/8" CAPPED REBAR
TAGGED "AR PLS 1659 AR PLS 1826" IN THE SOUTHERLY RIGHT-OF-WAY LINE
SOUTHEAST WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY
S87°39'22"E 73.44' TO THE POINT OF BEGINNING, CONTAINING 0.920 ACRES
MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION:
PART OF LOT 6 OF SHOPS AT THE FORUM SUBDIVISION AS RECORDED IN
PLAT BOOK 2008 AT PAGE 542, BENTON COUNTY, ARKANSAS, BEING A PART
OF THE NE1/4 OF THE SE1/4 ALL IN SECTION 8, TOWNSHIP 19 NORTH, RANGE
30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND CHISELED "X" ON THE EASTERLY RIGHT-OF-WAY
LINE OF MEDICAL CENTER PARKWAY, ALSO BEING THE NORTHEASTERLY
CORNER OF LOT 6, THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE WITH
A RADIUS OF 192.84' TO THE LEFT, CONSISTING OF A CHORD BEARING AND
DISTANCE OF S32°59'38"E 101.93'; THENCE S45°43'29"E 585.44' TO A FOUND 1/2"
REBAR; THENCE LEAVING SAID RIGHT-OF-WAY N87°31'41"W 18.56' TO A SET
5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N45°43'29"W
571.33'; THENCE ALONG A CURVE WITH A RADIUS OF 205.21' TO THE RIGHT,
CONSISTING OF A CHORD BEARING AND DISTANCE OF N32°19'10"W 112.57' TO
A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE
S87°24'43"E 13.13' TO THE POINT OF BEGINNING, CONTAINING 0.195 ACRES
MORE OR LESS.

Parent Legal Description

PLAT BOOK 2008, PAGE 542:
PART OF LOT 4 OF SHOPS AT THE FORUM SUBDIVISION AS RECORDED AT
PLAT RECORD 2003-1044 IN THE CIRCUIT CLERK'S OFFICE FOR BENTON
COUNTY, ARKANSAS, BEING A PART OF THE NW1/4 OF THE SE1/4 AND A
PART OF THE NE1/4 OF THE SE1/4 ALL IN SECTION 8, TOWNSHIP 19 NORTH,
RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF LOT 1, BEING A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF SE WALTON BOULEVARD AS RECORDED AT SAID
PLAT RECORD 2003-1044; THENCE ALONG SAID SOUTH RIGHT-OF-WAY
S87°29'24"E 45.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE
S02°42'19"W 147.33 FEET; THENCE S87°17'32"E 52.62 FEET; THENCE N46°54'13"E
18.34 FEET; THENCE S87°17'32"E 28.73 FEET TO THE SW CORNER OF LOT 2 AS
RECORDED AT SAID PLAT 2003-1044; THENCE ALONG THE SOUTH LINE OF
SAID LOT 2 S87°17'42"E 235.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE
OF MEDICAL CENTER PARKWAY AS RECORDED AT SAID PLAT RECORD
2003-1044; THENCE 102.73 FEET ALONG A CURVE TO THE LEFT SAID CURVE
HAVING A RADIUS OF 225.00 FEET AND A LONG CHORD OF S32°45'25"E 101.84
FEET; THENCE S45°50'13"E 585.50 FEET TO THE SOUTHEAST CORNER OF SAID
LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 N87°31'09"W 1182.07
FEET; THENCE N87°35'04"W 670.11 FEET TO THE SW CORNER OF SAID LOT 4;
THENCE LEAVING SAID SOUTH LINE N02°26'06"E 331.51 FEET; THENCE
S87°32'39"E 20.00 FEET; THENCE N02°46'52"E 33.00 FEET; THENCE S87°32'39"E
297.30 FEET; THENCE S87°28'09"E 353.48 FEET; THENCE N02°35'25"E 111.65 FEET
TO THE SW CORNER OF LOT 1 AS RECORDED AT SAID PLAT RECORD 2003-1044;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1 S87°17'42"E 310.70 FEET TO
THE SE CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID
LOT 1 N02°42'19"E 134.02 FEET TO THE POINT OF BEGINNING CONTAINING
15.699 ACRES, MORE OR LESS.

PLAT BOOK 2004, PAGE 8052

TRACT 1:
THE WEST 120 FEET OF TRACT #1 IN A SURVEY FOR ED DENVER OF PART OF
THE W 1/2 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30
WEST, AS SHOWN IN PLAT RECORD "S" AT PAGE 59; THE WEST 120 FEET BEING
MORE PARTICULARLY DESCRIBED AS BEGINNING NORTH 88 DEGREES 39
MINUTES 52 SECONDS WEST 233 FEET FROM THE NE CORNER OF THE SAID W
1/2 OF THE SE 1/4 ON THE CENTERLINE OF U.S. HIGHWAY NO. 71; THENCE
SOUTH 01 DEGREES 23 MINUTES WEST 297 FEET; THENCE NORTH 88 DEGREES
39 MINUTES 52 SECONDS WEST 120 FEET; THENCE NORTH 01 DEGREES 23
MINUTES 00 SECONDS EAST 297 FEET TO THE CENTERLINE OF SAID
HIGHWAY; THENCE SOUTH 88 DEGREES 39 MINUTES 52 SECONDS EAST 120
FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF U.S.
HIGHWAY NO. 71 ON THE NORTH SIDE THEREOF.
LESS AND EXCEPT:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY,
ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A
COMPUTED POINT BEING USED AS THE SOUTHEAST 1/16 CORNER OF
SECTION 8; THENCE NORTH 02° 36' 14" EAST ALONG THE EAST LINE OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 A
DISTANCE OF 1288.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY
LINE OF U.S. HWY. 71B AS ESTABLISHED BY AHTD JOB 481; THENCE NORTH
87°29'43" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.01 FEET
FOR THE POINT OF BEGINNING; THENCE SOUTH 02°36'35" WEST A DISTANCE
OF 18.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U. S.
HIGHWAY 71B AS ESTABLISHED BY AHTD JOB R90072; THENCE NORTH 87° 29'
08" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 119.98 FEET TO A
POINT ON THE EAST LINE OF THE YATES ADDITION; THENCE NORTH 02° 35'
02" WEST ALONG SAID EAST LINE A DISTANCE OF 18.06 FEET TO A POINT ON
THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. 71B AS ESTABLISHED BY
AHTD JOB 481; THENCE SOUTH 87° 29' 43" EAST ALONG SAID RIGHT OF WAY
LINE A DISTANCE OF 119.98 FEET TO THE POINT OF BEGINNING AND
CONTAINING 0.05 ACRES MORE OR LESS AS SHOWN ON THE PLANS
PREPARED BY THE AHTD REFERENCED AS JOB R90072.

Owner/Developer

MATHIAS SHOPPING CENTERS INC
1400 SE WALTON BLVD, BENTONVILLE, AR 72712-3722
APN :01-11084-001

MATHIAS SHOPPING CENTERS INC
SE WALTON BLVD, BENTONVILLE, AR 72712-3722
APN :01-15081-000

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

Miscellaneous Notes

STATE RECORDING NUMBER:
500-19N-30W-0-8-210-04-1826

COMPLETED FIELD WORK:
AUGUST 1, 2021

REFERENCE DOCUMENTS:
1. SURVEY PLAT FILED IN PLAT BOOK 2003 AT PAGE 1044.
2. SURVEY PLAT FILED IN PLAT BOOK 2008 AT PAGE 542.

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE
SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°29'01.03473"
LONGITUDE = -94°11'39.02212"
CONVERGENCE ANGLE = -1°16'36.43408"
DISTANCES SHOWN ON PLAT ARE GROUND.

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 6/05/2012 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.

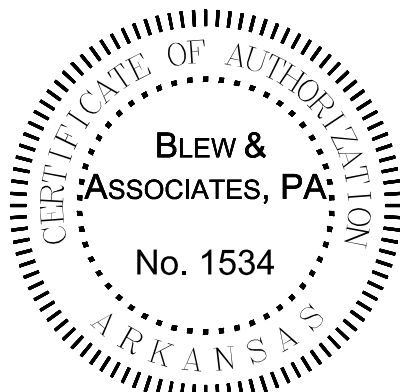
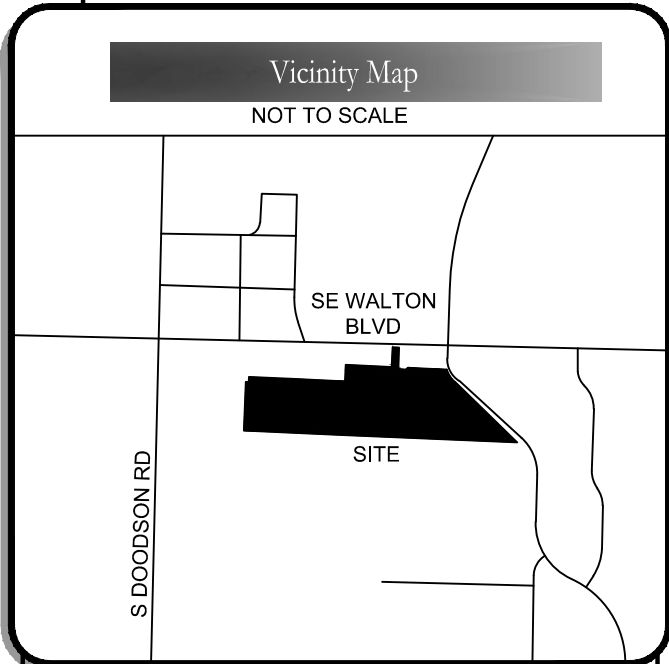
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE
MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT
WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT
@479-271-3122

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND
OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF
BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH
DAY OF OCTOBER, 2021.



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.

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 No 1534

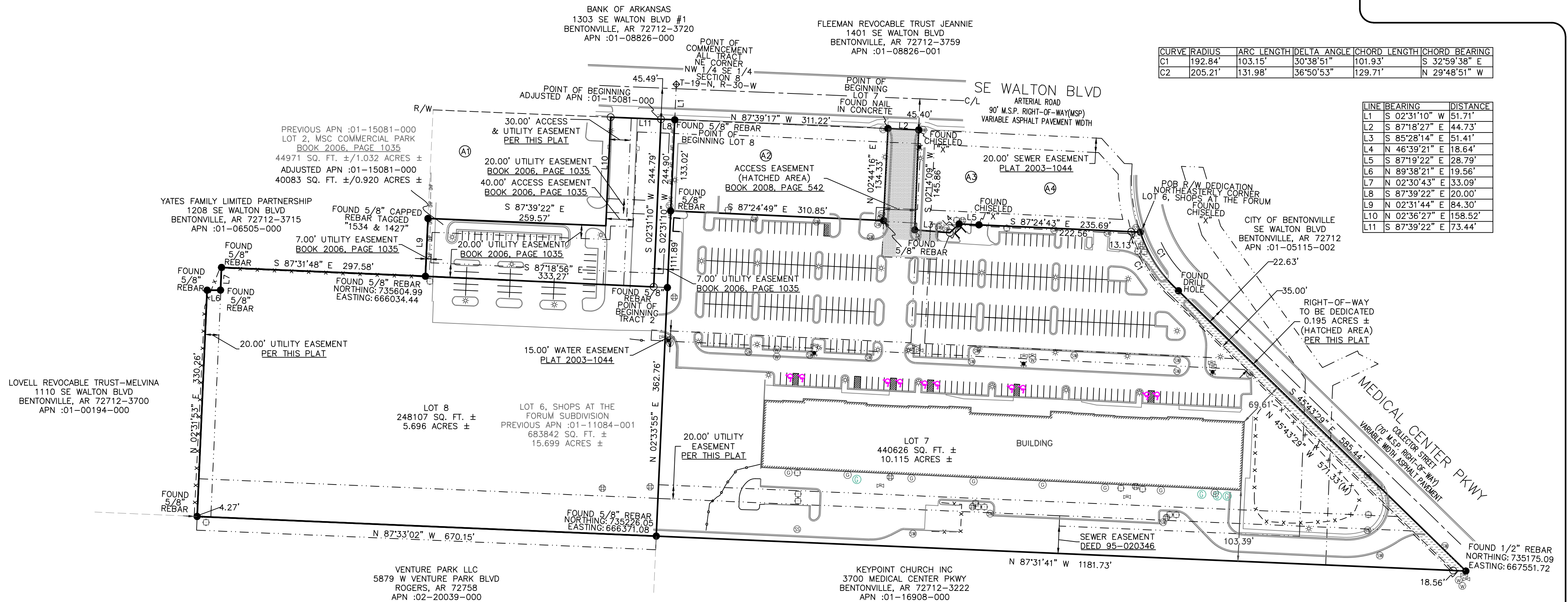
DRAWN BY & DATE: AJO 8/04/2021	REVIEWED BY: HM	SURVEYED BY: DR
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-5470	
LOCATION: 1400 SE WALTON BLVD, BENTONVILLE, AR		
FOR THE USE AND BENEFIT OF: MATHIAS PROPERTIES		
CITY OF BENTONVILLE PROJECT #: LS21--0048		



1" = 100'
GRAPHIC SCALE

0 50' 100' 200'

LOT SPLIT FOR LOT 6 OF SHOPS AT THE FORUM SUBDIVISION CREATING LOTS 7 & 8



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	192.84'	103.15'	30°38'51"	101.93'	S 32°59'38" E
C2	205.21'	131.98'	36°50'53"	129.71'	N 29°48'51" W

LINE	BEARING	DISTANCE
L1	S 02°31'10" W	51.71'
L2	S 87°18'27" E	44.73'
L3	S 85°28'14" E	51.41'
L4	N 46°39'21" E	18.64'
L5	S 87°19'22" E	28.79'
L6	N 89°38'21" E	19.56'
L7	N 02°30'43" E	33.09'
L8	S 87°39'22" E	20.00'
L9	N 02°31'44" E	84.30'
L10	N 02°36'27" E	158.52'
L11	S 87°39'22" E	173.44'

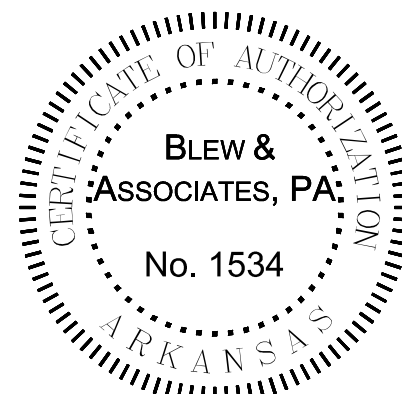
Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE / TIE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- GUARDRAIL
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OVERHEAD POWER LINE
- HANDICAP PARKING
- GREASE TRAP
- GAS METER
- WATER VALVE
- WATER METER
- ELECTRICAL BOX/STRUCTURE
- SANITARY SEWER
- LIGHT
- UTILITY PEDESTAL
- FIRE HYDRANT
- STORM WATER
- FOUND MONUMENT (AS NOTED)
- SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1828"
- COMPUTED POINT
- N.T.S. NOT TO SCALE
- O.V.H. OVERHANG

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH DAY OF OCTOBER, 2021.



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.



Adjacent Land Owners

- (A1) MATHIAS SHOPPING CENTERS INC
1302 SW WALTON BLVD
AR
APN :01-15080-000
- (A2) MATHIAS SHOPPING CENTERS INC
1320 SE WALTON BLVD
BENTONVILLE, AR 72712-3720
APN :01-11081-000
- (A3) MATHIAS SHOPPING CENTERS INC
SE WALTON BLVD
BENTONVILLE, AR 72712
APN :01-11084-000
- (A4) SPIRIT MASTER FUNDING II LLC
1502 SE WALTON BLVD
BENTONVILLE, AR 72712-3723
APN :01-11082-000

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

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www.BLEWINC.com

Certificate of Authorization No. 1534

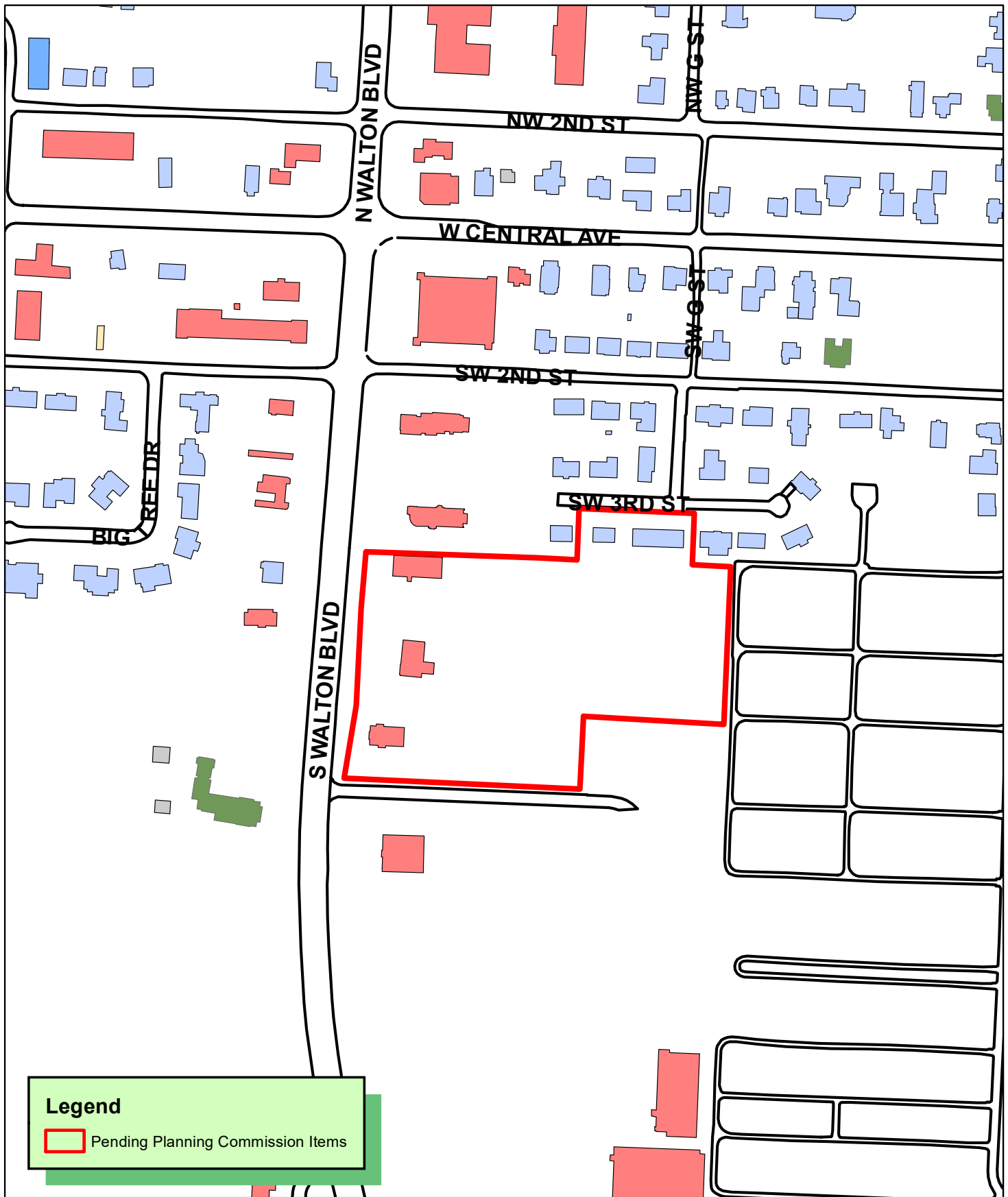
DRAWN BY & DATE: AJO 8/04/2021
REVIEWED BY: WGG
SURVEYED BY: DR

COUNTY & STATE: BENTON COUNTY, ARKANSAS
JOB NUMBER: 21-5470

LOCATION: 1400 SE WALTON BLVD, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF: MATHIAS PROPERTIES

CITY OF BENTONVILLE PROJECT #: LS21--0048



PLA21-0036
PROPERTY LINE ADJUSTMENT
WESTWOOD SUBDIVISION



PROPERTY LINE ADJUSTMENT OF LOTS 15-17 OF WEST SIDE ADDITION, LOT 1 OF CHERNG ADDITION AND
PARCELS 01-00569-000 & 01-00568-000 CREATING WESTWOOD SUBDIVISION LOTS 1 AND 2

OWNERS:

WESTWOOD DEVELOPMENT LOT A LLC
PO BOX 271068
FORT COLLINS CO 80527

WESTWOOD DEVELOPMENT LOT B LLC
PO BOX 271068
FORT COLLINS CO 80527

WESTWOOD/BURRWOOD LOT C LLC
PO BOX 271068
FORT COLLINS CO 80527

CFT NV DEVELOPMENTS LLC
%CT CORPORATION SYSTEM
818 W 7TH ST 2ND FLOOR
LOS ANGELES CA 90017

CERTIFICATE OF OWNERSHIP PARCEL 01-00569-000

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: _____
WESTWOOD DEVELOPMENT LOT A, LLC

(PRINT)

SOURCE OF TITLE: DEED RECORD L202041719

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

NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP PARCELS 01-04649-000 AND 01-04650-000

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: _____
WESTWOOD DEVELOPMENT LOT B, LLC

(PRINT)

SOURCE OF TITLE: DEED RECORDS L202041718 AND L202041720

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

NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP PARCEL 01-00568-000

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: _____
WESTWOOD/BURRWOOD LOT C, LLC

(PRINT)

SOURCE OF TITLE: DEED RECORD L202108965

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

NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP PARCEL 01-16671-000

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: _____
CFT NV DEVELOPMENTS, LLC

(PRINT)

SOURCE OF TITLE: AFFIDAVIT L202035902

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

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

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

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

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, PARCEL 01-16671-000 IS ZONED C-2, PARCEL 01-00569-000 IS ZONED C-3, PARCEL 01-04649-000 IS ZONED R-3 AND PARCEL 01-04650-000 IS ZONED R-1.

THE RIGHT OF WAY WIDTH 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. NO STREET RIGHT OF WAY IS 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 RECORD L202035902, DEED RECORD L202041718, DEED RECORD L202041719, DEED RECORD L202041720, PLAT RECORD K-50, PLAT RECORD T-208, PLAT RECORD 4-148, PLAT RECORD 19-153, PLAT RECORD 2007-847, PLAT RECORD, PLAT RECORD 2011-289, ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATES DATED 06/12/2020, SIGNED BY DERRICK L THOMAS, PS 1642 AND AN ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATES DATED 11/19/2020, SIGNED BY DERRICK L THOMAS, PS 1642.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 19-5495, DATED OCTOBER 29, 2019, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 19-5495, DATED OCTOBER 29, 2019.

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 05007C0255K, 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 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 SURVEYING ACCURACY

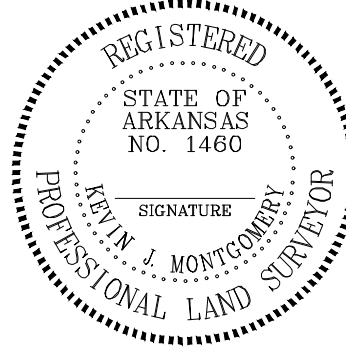
I, KEVIN J. MONTGOMERY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS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

DATE OF EXECUTION: _____

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

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

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

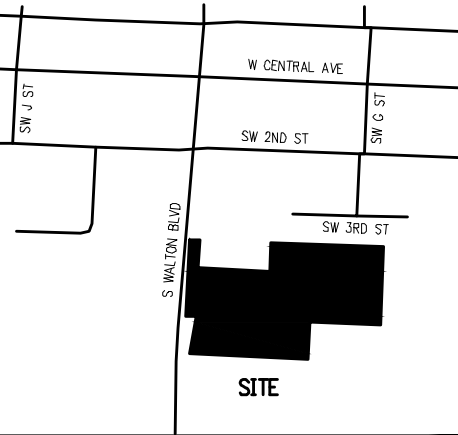


ATLAS PAGE: 403B

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21-0036

RECORD INFORMATION

VICINITY MAP



PROP LINE ADJ PLAT CREATING
LOTS 1 AND 2 OF
WESTWOOD SUBDIVISION

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 10/19/2021
PROJECT NO: 2018200
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



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DELTA	DESCRIPTION	DATE
1	REV PER COMMENTS	10/19/2021

SHEET NO.:

1 OF 3

DRAWING: G:\20106203_WWOODVLL\INFRASTRUCTURE\SURVEY\DWG\20106203_TRACT COMBO.DWG
LAST MODIFIED: 10/19/2021 8:45:52 AM
LAST PLOTTED BY: KENT MONTGOMERY 10/19/2021 8:45:52 AM PLOTTED BY: VALID ON HARD COPY ONLY

DESCRIPTION PARENT PARCEL 01--16671--000:

LOT 1 OF CHERNG ADDITION, AS PER PLAT RECORD 2011-269 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION PARENT PARCEL 01--00568--000: (FROM DEED L202108965)

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW CORNER OF SAID SECTION 31; THENCE SOUTH 379.13 FEET AND EAST 62.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD; THENCE EAST 287.20 FEET TO AN IRON PIN; THENCE SOUTH 116.80 FEET TO AN IRON PIN; THENCE WEST 292.80 FEET TO AN IRON PIN, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 02°45'50" EAST 116.80 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF WALTON BOULEVARD. TOGETHER WITH A PERMANENT EASEMENT TO A DRIVEWAY IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED PROPERTY AND TO PARKING SPACES ON THE CONCRETE LOCATED IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SURVEY G-59

DESCRIPTION PARENT PARCEL 01--00569--000: (FROM DEED L202041719)

PART OF THE FRACTIONAL N1/2 OF THE NORTHWEST 1\4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 379.13 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID FRACTIONAL NORTH 1/2 OF THE NORTHWEST 1\4, THENCE SOUTH 316 4/5 FEET, THENCE EAST 50 RODS, THENCE NORTH 316 4/5 FEET, THENCE WEST 50 RODS TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF HIGHWAY NO. 71 ACROSS THE WEST SIDE THEREOF, AND WATER AND SEWER EASEMENTS OF RECORD.

LESS AND EXCEPT THE FOLLOWING; TO-WIT: A PART OF THE NW 1\4 OF THE NW 1\4 OF SECTION 31, T-20-N, R-30-W, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE CONTINUE SOUTH 379.13 FEET AND EAST 62.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD; THENCE EAST 287.20 FEET TO A SET IRON PIN; THENCE SOUTH 116.80 FEET TO A SET IRON PIN; THENCE WEST 292.80 FEET TO A SET IRON PIN; SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY N 02--45--50 E 116.80 FEET TO THE POINT OF BEGINNING, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

SAID PROPERTY ALSO BEING DESCRIBED IN ALTA/NSPS LAND TITLE SURVEY MADE BY DERRICK L. THOMAS, PLS NO. 1642, OF BATES & ASSOCIATES, INC., DATED JUNE 12, 2020, AND DESIGNATED JOB NO. 14--253, AS FOLLOWS: A PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 03°01'32" W 379.13 FEET FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87°45'54" E 62.80 FEET TO AN EXISTING REBAR ON THE EAST RIGHT OF WAY OF SOUTH WALTON BOULEVARD (US HIGHWAY #71 BUSINESS), THENCE ALONG SAID RIGHT OF WAY S 04°34'10" W 116.91 FEET TO AN EXISTING NAIL IN A CHISELED "X" IN CONCRETE, THENCE LEAVING SAID RIGHT OF WAY S 87°45'54" E 292.25 FEET TO AN EXISTING REBAR, THENCE N 02°05'45" E 116.82 FEET TO AN EXISTING REBAR, THENCE S 87°45'54" E 474.88 FEET TO AN EXISTING REBAR, THENCE S 00°53'56" W 316.86 FEET TO AN EXISTING REBAR, THENCE N 87°45'54" W 836.64 FEET TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID WEST LINE N 03°01'32" E 316.80 FEET TO THE POINT OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN S. WALTON BOULEVARD (US HIGHWAY #71 BUSINESS) RIGHT OF WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

DESCRIPTION PARENT PARCEL 01--04650--000:

LOT 17 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION PARENT PARCEL 01--04649--000:

LOT 15 AND LOT 16 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

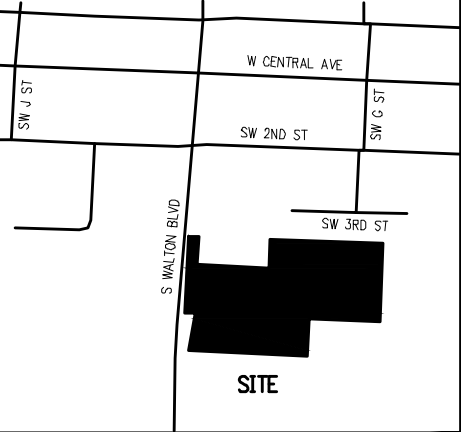
DESCRIPTION WESTWOOD SUBDIVISION:

LOT 1 OF CHERNG ADDITION, AS PER PLAT RECORD 2011-269 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, LOT 15, LOT 16 AND LOT 17 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS AND PART OF THE FRACTIONAL NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NW 1/4 OF THE NW 1/4 OF SAID SECTION 31; THENCE S3°01'21"W 379.13 FEET TO THE POINT OF BEGINNING; THENCE S87°46'05"E 508.72 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID WEST SIDE ADDITION; THENCE ALONG THE EAST LINE THEREOF N01°55'11"E 105.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE THEREOF S87°47'17"E 79.18 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID WEST SIDE ADDITION; THENCE ALONG THE NORTH LINE OF LOT 15 AND LOT 16 OF SAID WEST SIDE ADDITION S87°56'17"E 158.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE EAST LINE THEREOF S01°55'11"W 105.63 FEET; THENCE LEAVING SAID EAST LINE S87°46'05"E 78.46 FEET; THENCE S00°54'25"W 316.70 FEET; THENCE N87°46'11"W 302.85 FEET TO THE NORTHEAST CORNER OF DEED RECORD _____; THENCE ALONG THE EAST LINE OF SAID DEED RECORD _____ S02°44'34"W 3.18 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CHERNG ADDITION THENCE ALONG THE EAST LINE THEREOF S02°44'34"W 149.64 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CHERNG ADDITION; THENCE ALONG THE SOUTH LINE THEREOF N87°46'17"W 484.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE THEREOF N04°32'17"E 150.10 FEET TO THE SOUTHWEST CORNER OF DEED RECORD _____; THENCE ALONG THE WEST LINE OF SAID DEED RECORD _____ N04°32'17"E 2.85 FEET; THENCE LEAVING SAID WEST LINE N87°46'11"W 53.81 FEET; THENCE N03°04'01"E 316.68 FEET TO THE POINT OF BEGINNING, CONTAINING 8.30 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

RECORD INFORMATION

VICINITY MAP



PROP LINE ADJ PLAT CREATING
LOTS 1 AND 2 OF
WESTWOOD SUBDIVISION

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

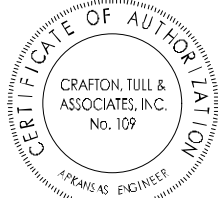
STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 10/19/2021
PROJECT NO: 2018200
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:



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DELTA	DESCRIPTION	DATE
1	REV PER COMMENTS	10/19/2021

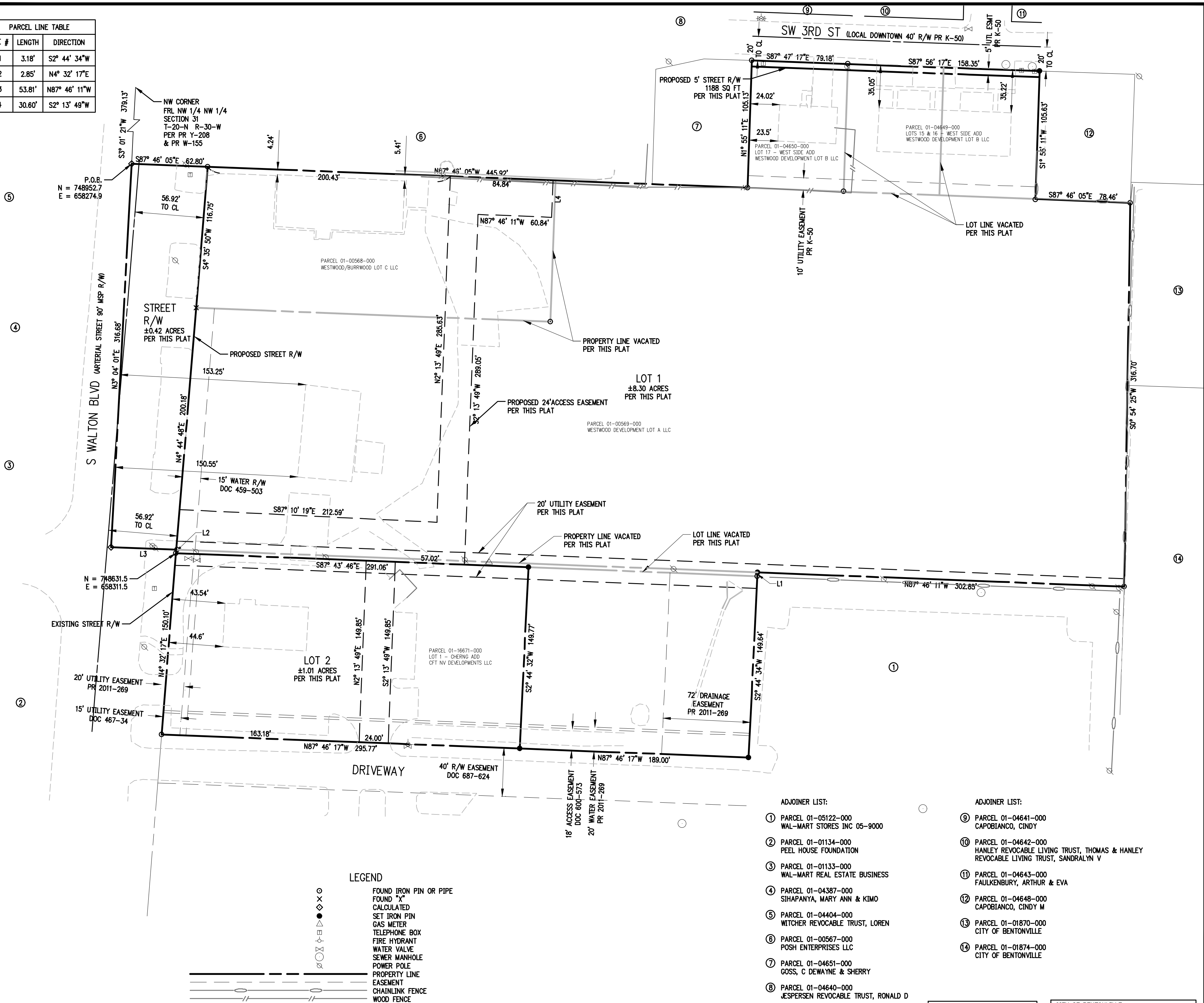
SHEET NO.:

2 OF 3

ATLAS PAGE: 403B

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21--0036

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.18'	S2° 44' 34"W
L2	2.85'	N4° 32' 17"E
L3	53.81'	N87° 46' 11"W
L4	30.60'	S2° 13' 49"W



LEGEND

- FOUND IRON PIN OR PIPE
- FOUND "X"
- CALCULATED
- SET IRON PIN
- GAS METER
- TELEPHONE BOX
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- EASEMENT
- CHAINLINK FENCE
- WOOD FENCE

ADJOINER LIST:

- ① PARCEL 01-05122-000 WAL-MART STORES INC 05-9000
- ② PARCEL 01-01134-000 PEEL HOUSE FOUNDATION
- ③ PARCEL 01-01133-000 WAL-MART REAL ESTATE BUSINESS
- ④ PARCEL 01-04387-000 SIHAPANYA, MARY ANN & KIMO
- ⑤ PARCEL 01-04404-000 WITCHER REVOCABLE TRUST, LOREN
- ⑥ PARCEL 01-00567-000 POSH ENTERPRISES LLC
- ⑦ PARCEL 01-04651-000 GOSS, C DEWAYNE & SHERRY
- ⑧ PARCEL 01-04640-000 JESPERSEN REVOCABLE TRUST, RONALD D

ADJOINER LIST:

- ⑨ PARCEL 01-04641-000 CAPOBIANCO, CINDY
- ⑩ PARCEL 01-04642-000 HANLEY REVOCABLE LIVING TRUST, THOMAS & HANLEY REVOCABLE LIVING TRUST, SANDRALYN V
- ⑪ PARCEL 01-04643-000 FAULKENBURY, ARTHUR & EVA
- ⑫ PARCEL 01-04648-000 CAPOBIANCO, CINDY M
- ⑬ PARCEL 01-01870-000 CITY OF BENTONVILLE
- ⑭ PARCEL 01-01874-000 CITY OF BENTONVILLE

ATLAS PAGE: 403B

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21-0036

RECORD INFORMATION

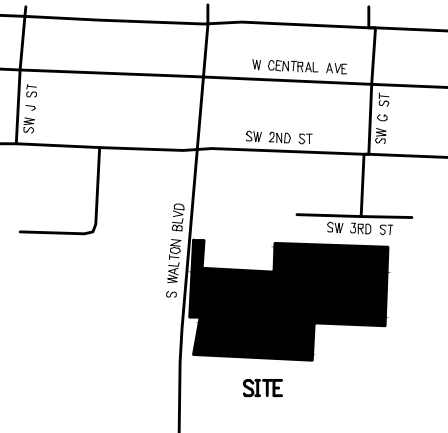


GRAPHIC SCALE IN FEET

50' 0 50'

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



PROP LINE ADJ PLAT CREATING
LOTS 1 AND 2 OF
WESTWOOD SUBDIVISION

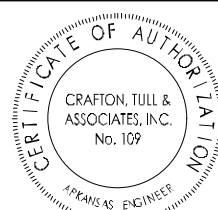
PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 10/19/2021
PROJECT NO: 2018200
CONTACT: K MONTGOMERY

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CERTIFICATE OF AUTHORIZATION:

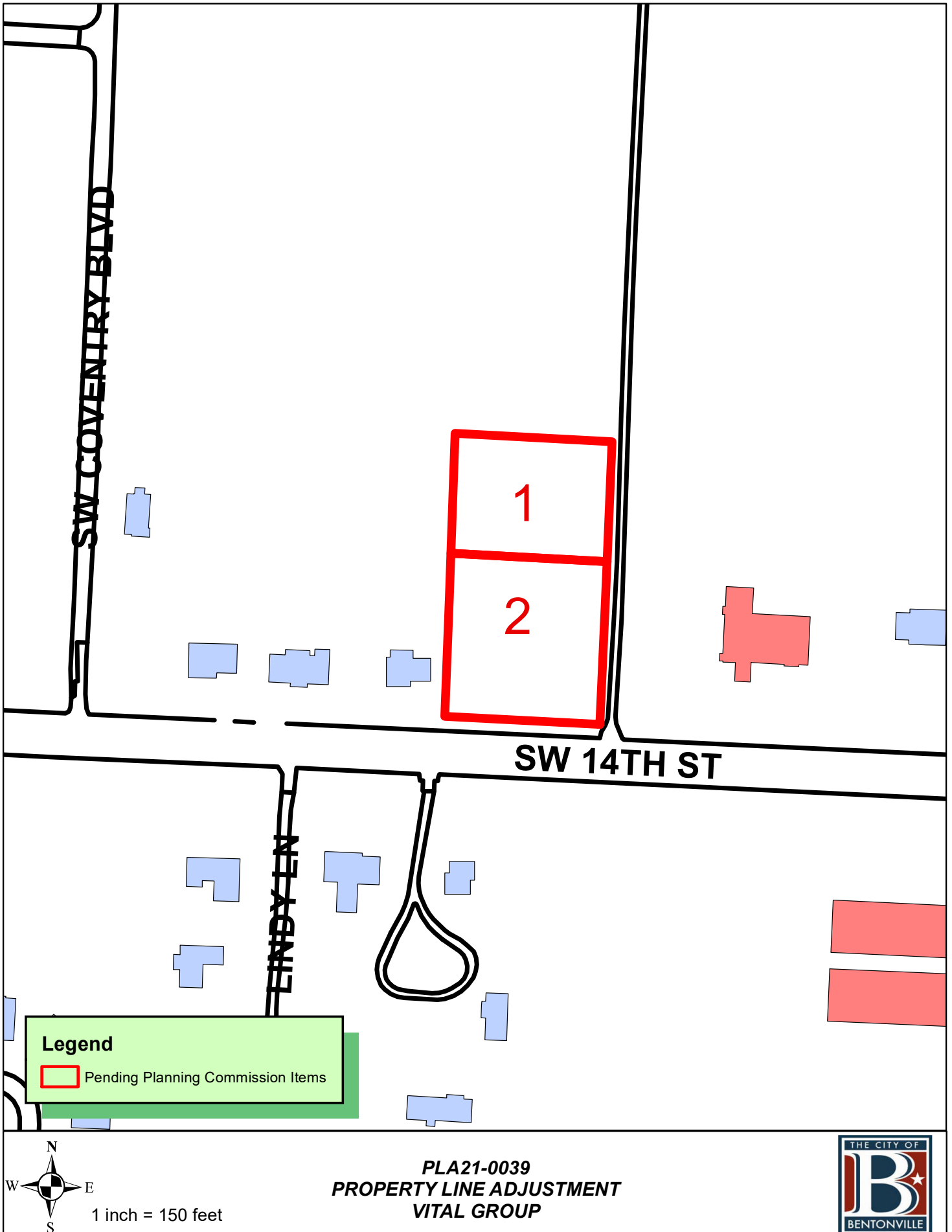


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DELTA	DESCRIPTION	DATE
1	REV PER COMMENTS	10/19/2021

SHEET NO.:

2 OF 3



PROPERTY LINE ADJUSTMENT
FOR VIDAL SUBDIVISION
CREATING LOTS 1 & 2

Adjusted Tract Descriptions

PROPOSED LOT 1 PARCEL 01-00940-000:
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHEAST CORNER OF SAID TWENTY-ACRE TRACT, THENCE ALONG THE EAST LINE OF SAID TWENTY-ACRE TRACT N02°26'59"E 58.91' TO A FOUND 2" MONUMENT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SW 14TH STREET MARKING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE ALONG SAID RIGHT-OF-WAY N87°01'27"W A DISTANCE OF 20.00' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE LEAVING SAID RIGHT-OF-WAY N02°26'58"E A DISTANCE OF 213.46' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE N86°58'35"W A DISTANCE OF 184.70' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE N02°04'38"E A DISTANCE OF 156.97' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE S86°58'35"E A DISTANCE OF 205.72' TO A FOUND NAIL IN A FENCE POST LOCATED ON THE EAST LINE OF SAID TWENTY-ACRE TRACT; THENCE ALONG SAID EAST LINE S02°26'59"W A DISTANCE OF 214.66' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826, THENCE CONTINUING ON SAID EAST LINE S02°26'59"W 155.75' RETURNING TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 36,477 SQUARE FEET OR 0.837 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSED LOT 2 PARCEL 01-00940-000:
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHEAST CORNER OF SAID TWENTY-ACRE TRACT, THENCE ALONG THE EAST LINE OF SAID TWENTY-ACRE TRACT N02°26'59"E 58.91' TO A FOUND 2" MONUMENT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SW 14TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°01'27"W 20.00' TO A SET 5/8" REBAR BY PLS 1659 & 1826 BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE N87°01'27"W 183.31' TO A FOUND 2" MONUMENT; THENCE LEAVING SAID RIGHT-OF-WAY LINE N02°04'45"E 155.94' TO A SET 5/8" REBAR BY PLS 1659 & 1826; THENCE N02°04'38"E PASSING THROUGH FOUND 1/2" REBAR AT A DISTANCE OF 23.34', FOR A TOTAL DISTANCE OF 57.70' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE S86°58'26"E 184.70' TO A SET 5/8" REBAR BY PLS 1659 & 1826; THENCE S02°26'59"W 213.46' TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 39,291 SQUARE FEET OR 0.902 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Previous Tract Descriptions

PARCEL 01-00940-000:
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID TWENTY-ACRE TRACT, THENCE ALONG THE EAST LINE OF SAID TWENTY-ACRE TRACT N02°26'59"E A DISTANCE OF 214.66' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826, MARKING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE N86°58'26"W A DISTANCE OF 204.32' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE N02°04'38"E PASSING THROUGH FOUND 1/2" REBAR AT A DISTANCE OF 23.34', FOR A TOTAL DISTANCE OF 214.67' TO A SET CAPPED 5/8" REBAR BY PLS 1659 & 1826; THENCE S86°58'35"E A DISTANCE OF 205.72' TO A FOUND NAIL IN A FENCE POST LOCATED ON THE EAST LINE OF SAID TWENTY-ACRE TRACT; THENCE ALONG SAID EAST LINE S02°26'59"W A DISTANCE OF 214.66' RETURNING TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 44,813 SQUARE FEET OR 1.029 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 01-00940-001:
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID TWENTY-ACRE TRACT, THENCE ALONG THE EAST LINE OF SAID TWENTY-ACRE TRACT N02°26'59"E 58.91' TO A FOUND 2" MONUMENT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SW 14TH STREET, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE N87°01'27"W 203.31' TO A FOUND 2" MONUMENT; THENCE LEAVING SAID RIGHT-OF-WAY LINE N02°04'45"E 155.94' TO A SET 5/8" REBAR BY PLS 1659 & 1826; THENCE S86°58'26"E 204.32' TO A SET 5/8" REBAR BY PLS 1659 & 1826 LOCATED ON THE EAST LINE OF SAID TWENTY-ACRE TRACT; THENCE ALONG SAID EAST LINE S02°26'59"W 155.75' TO THE POINT OF BEGINNING, HAVING A TOTAL AREA OF 31,761 SQUARE FEET OR 0.729 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Legend of Symbols & Abbreviations

- COMPUTED POINT
- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR & CAP #1659 & #1826
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- STORM WATER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- O.V.H. OVERHANG
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- BOUNDARY LINE
- FORTY LINE / TIE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OVERHEAD POWER LINE
- LESS & EXCEPT DEED BOOK 2006 PAGE 41278

Owner/Developer

OWNER: VIDAL GROUPS, LLC
ADDRESS: 1702 SOUTHWEST 14TH STREET, BENTONVILLE, AR
PARCEL NUMBER: 01-00940-000

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.

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-31W-0-36-320-04-1826

COMPLETED FIELD WORK:
MAY 23, 2021

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
LATITUDE: 36°21'27.7774"
LONGITUDE: -94°14'00.0605"
CONVERGENCE ANGLE: -01°17'58.50420"
THE DISTANCES SHOWN ON THIS PLAT ARE GROUND.

REFERENCE DOCUMENTS:
1. QUITCLAIM DEED FILED IN DEED BOOK 00 AT PAGE 61285.
2. SURVEY PLAT RECORDED UNDER FILE NO.: 201705123097.
3. QUITCLAIM DEED FILED IN DEED BOOK 99 AT PAGE 49931.

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 06/05/2012 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.

ACCEPTANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.

ACCEPTANCE OF THIS PLAT DOES NOT INDICATE THAT ANY OF THE LOTS ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, AR, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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

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

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

Zoning & Setback Information

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

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 _____

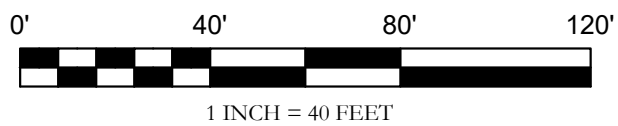
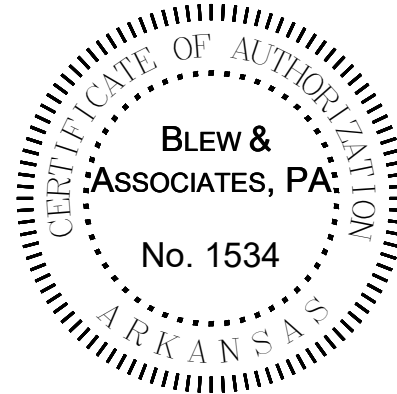
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING BOARD ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS ____ DAY OF _____, 2021, BY THE PLANNING COMMISSION OF THE COUNTY OF BENTON, AR.

CHAIRMAN _____



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF JUNE, 2021.



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.

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 No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JDC 9/7/2021	HM	LP

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, AR	21-7394

LOCATION: 1702 SOUTHWEST 14TH STREET
BENTONVILLE, AR

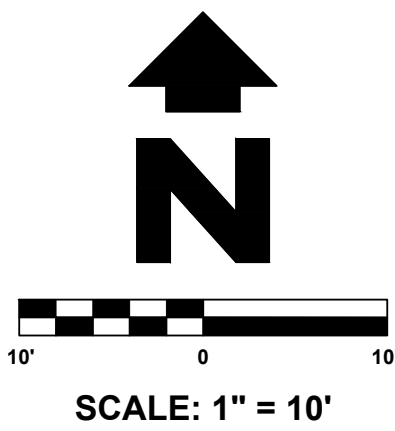
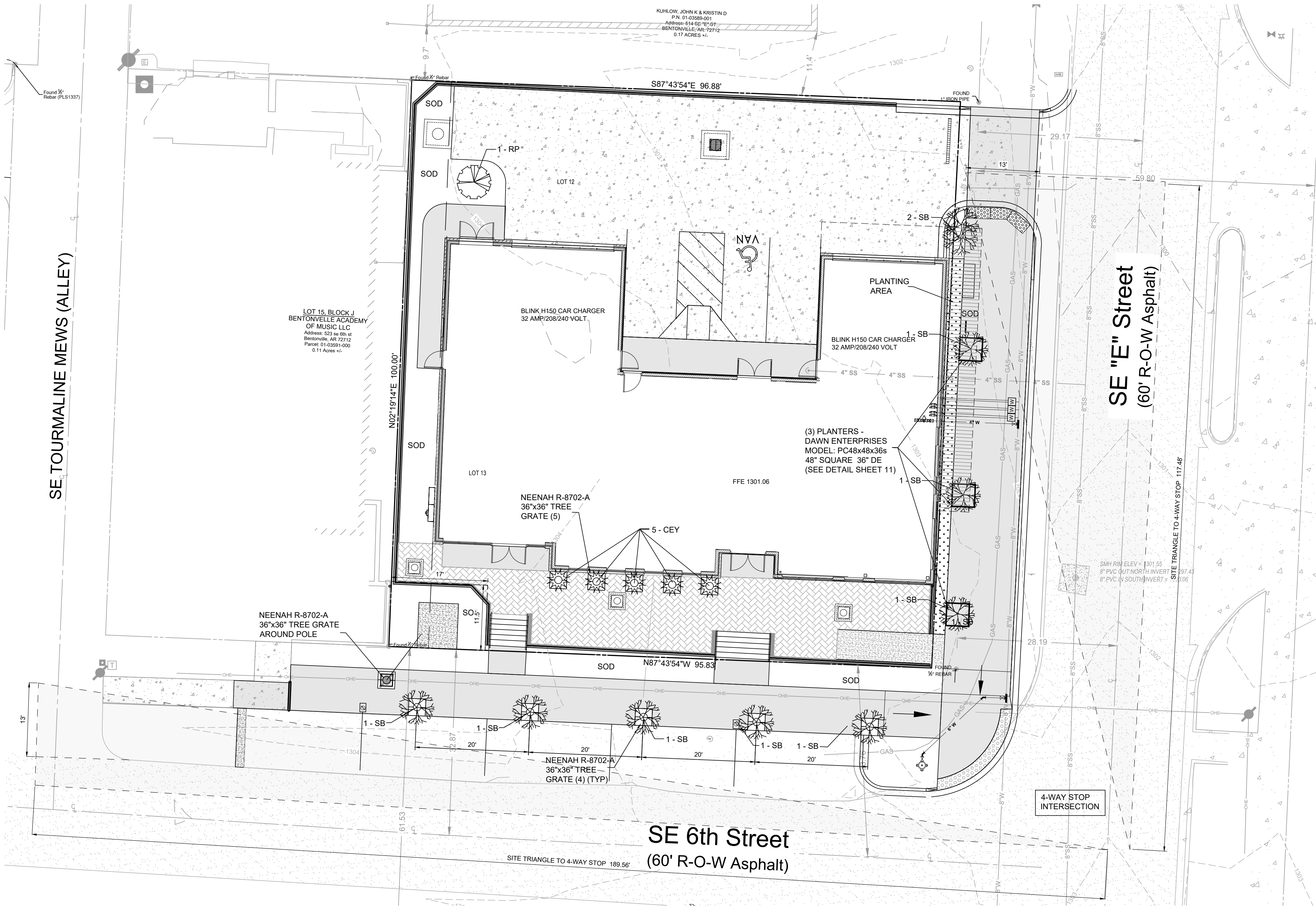
FOR THE USE AND BENEFIT OF:

VIDAL GROUPS, LLC

PLA21-0039



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LANDSCAPE NOTES:

- GENERAL
1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADENDS. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
 2. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
 3. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
 4. DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
 5. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
 6. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA. TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
 8. PRE-EMERGENT HERBICIDE (TRIFLORAL OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
 9. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 10. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
 11. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
 12. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
 13. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
 14. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
 15. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
 16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES. WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS.
 17. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
 18. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
 19. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
 20. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL, AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
 21. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 22. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
 23. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER).
 24. ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
 25. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR SHALL BE REPLACED BY CONTRACTOR.
 26. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 27. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

TREE REQUIREMENTS

ALONG THE STREETS
SE "E" STREET 100' x 20' = 5
SE 6th STREET 38' x 20' = 4.75
5 TREES PROVIDED ON EACH STREET

NOTICE:

NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA.

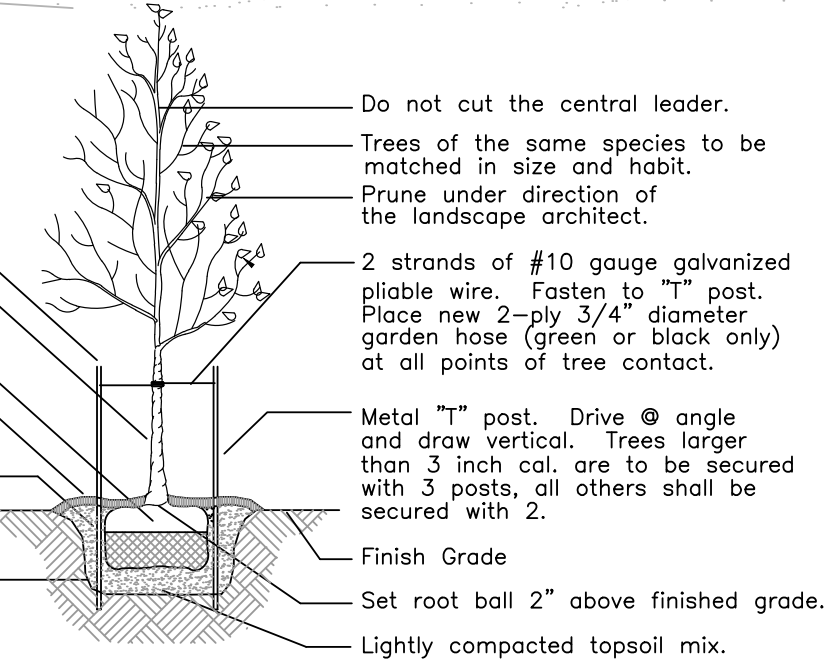
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



TREE PLANTING

PLANT MATERIAL SCHEDULE					
Quantity	Symbol	Abv	Common Name	Scientific Name	Mature Height
3	RP	RP	Regal Prince Oak "Long"	Quercus robur x bicolor	2.5" Caliper B&B 60 ft (SHADE)
10	SB	SB	Serviceberry	Amelanchier	2" Caliper B&B 20 ft (SHADE)
5	CEY	CEY	Columnar English Yew	Taxus baccata "Erecta"	(Tree not required) 1.5" Caliper B&B 10 ft (EVERGREEN)
3			Dawn Enterprises Planter	Model: PC48x48x36S	48"x48"x 30"

LANDSCAPE PLAN

the WARREN - KY ENTERPRISES, LLC
527 SE 6TH STREET
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK
Bentonsville, Arkansas 47209-0642-0202

MANAGER: KEN BOOTH

DESIGNED BY: KEN BOOTH

DRAWN BY: KEN BOOTH

CHECKED BY: TRS

SCE PROJECT #: 19115

CURRENT REVISION: 1

DATE: 10/18/2021

SHEET: 8 of 17

BID SET
NOT FOR CONSTRUCTION

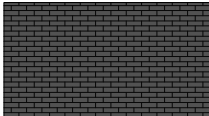
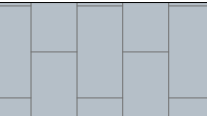
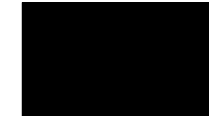
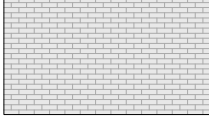
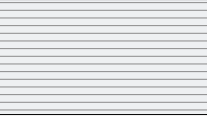
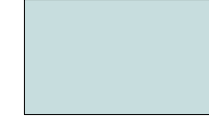
Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

the WARREN
527 S.E. 6TH ST.
BENTONVILLE, AR

DATE
10-12-21
JOB NO.
20040
REVISIONS

A2.0
EXTERIOR ELEVATIONS

EXTERIOR MATERIALS LEGEND

	MODULAR BRICK - COLOR #1 - ONYX		24 GA MAC METAL - POLYMAG; INSPIRATION COLLECTON - COLOR: 'METALIC GRAY'		24 GA MAC METAL - METAL BLOCK; INSPIRATION COLLECTON - COLOR: 'BRUSHED ZINC'		METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - BLACK
	MODULAR BRICK - COLOR #2 - WHITE		24 GA MAC METAL - HARRYWOOD; NOOD COLLECTON - COLOR: 'WHITE OAK'		24 GA MAC METAL - POLYMAG; NOOD COLLECTON - COLOR: 'SMOKED BIRCH'		DOUBLE PANE - LOW E - TINTED GLAZING

