***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 30, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_ZMkspYc7Qym-oqBXO7aH_Q

I. Call to Order

II. Old 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.

3. **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 a utility easement. The plat 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 December 3rd at noon to proceed to Planning Commission on December 7th.

New Business

1. **Pubside Holdings, LLC** **Future Land Use Map Amendment***
   1a. Medium-Density Residential to Downtown Commercial
   203 A & B SW 4th Street *(RZ21-0077)*
   - The Future Land Use Plan currently depicts this property as Medium-Density Residential. The applicant requests a change in the Future Land Use Plan to 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 offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown Commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

   1b. R-1, Low Density Single Family Residential and R-O Residential Office to DC, Downtown Core **Rezoning***
   203 A & B SW 4th Street *(RZ21-0077)*
   - Currently zoned R-1, Low Density Single Family Residential and R-O, Residential Office.
   - Adjacent zoning districts are DC, Downtown Core to the north, south, east, and west, and one DE, Downtown Edge to the west.
   - At the time of writing these Tech Review Notes staff has not received public comment regarding this rezoning request.

2. **SW A Street Food Truck Court** **Conditional Use***
   Outdoor Vendor Park
   405 SW A Street *(CU21-0024)*
   - Currently zoned DC, Downtown Core. Outdoor Vendor Parks require a Conditional Use Permit and shall only be allowed on private property in commercial, DC, Downtown Core, and industrial zoning districts.
   - According to the applicant's narrative, the applicant currently has one food truck on their property. The applicant wishes to expand the existing food truck's current occupied space to 2,000 square feet and to add additional food trucks in the future.
   - The hours of operation would be from 7 AM to 12 AM, seven days a week. Each food truck is expected to have around 5 employees and around 100 patrons per day.
   - If the Planning Commission votes to approve this request, staff recommends the following conditions:
     1. A sidewalk must be built per the Master Street Plan requirements.
     2. Street frontage landscaping must be built per the Downtown Zoning Districts Landscaping requirements.
     3. No food trucks or any other vehicles may be parked on gravel.
     4. All structures built must obtain a building permit.

3. **The Haven** **Conditional Use***
Retail and Office Uses (≤ 4,000 gsf)
SE 4th Street *(CU21-0025)*
    - Currently zoned DN-3, Downtown High Density Residential. Retail and Office uses ≤ 4,000 gsf, require a Conditional Use Permit in this zoning district.
    - According to the applicant's narrative, the applicant is proposing four (4) retail/office spaces totaling less than 4,000 gsf to encourage a live/work atmosphere within the proposed Large Scale Development known as The Haven which is on this PC agenda as item #10. The spaces will be leased out to small retail and or office establishments to serve the needs of the surrounding neighborhood.
    - At the time of writing these Tech Review Notes staff has not received public comment regarding this rezoning request.
    - If the Planning Commission votes to approve this request, staff recommends the following conditions:
        5. The retail and office use shall not exceed 4,000 gross square feet for the entire development.

4. **Lots 7 & 8 of Riverwalk Farms Commercial Subdivision Phase 1** **Property Line Adjustment**
3400 SW Regional Airport Boulevard *(PLA21-0049)*
    - The property is currently zoned PUD, Planned Unit Development.
    - A property line adjustment of Lots 3 and 6 of Riverwalk Farms Commercial Subdivision Phase 1, creating new Lot 7 (+/- 6.79 acres) and new Lot 8 (+/- 2.45 acres) of Riverwalk Farms Commercial Subdivision Phase 1.
    - The plat dedicates a 43.2-foot sewer easement and a 25-foot access easement.
    - All outstanding department comments shall be addressed on or before December 3rd at noon to proceed to Planning Commission on December 7th.

5. **Lot 32 of Dunn & Davis Addition** **Property Line Adjustment**
603, 605 and 609 SW C Street *(PLA21-0051)*
    - The property is currently zoned DE, Downtown Edge.
    - A property line adjustment of Lots 3, 6, 7, Part 10 & 13, Block 5, of Dunn & Davis Addition, creating new Lot 32 (+/- 0.87 acres), Block 5, of Dunn & Davis Addition.
    - The plat dedicates a 15-foot utility easement and also dedicates right-of-way along SW 7th Street per the Master Street Plan requirements.
    - All outstanding department comments shall be addressed on or before December 3rd at noon to proceed to Planning Commission on December 7th.

6. **Lot 21 of 2nd Eastside Addition** **Property Line Adjustment**
SW 4th Street *(PLA21-0052)*
- The property is currently zoned DN-2, Downtown High Density Residential.
- This Property Line Adjustment is associated with CU21-0025 and LSD21-0061 on this PC agenda.
- A property line adjustment of existing Lots 13, 14 & 15 creating new Lot 21 (+/- 0.97 acres) of 2nd Eastside Addition.
- The plat dedicates a small piece of right-of-way in the southeast corner of the property along SW 4th Street per the Master Street Plan requirements.
- At the time of this report there are still City of Bentonville reviewing departments that have outstanding review comments which shall be addressed before this Property Line Adjustment can proceed to Planning Commission on December 7th.

7. **Lot 8 of Enfield Park Subdivision** **Property Line Adjustment**
602, 605, 606 & 609 Enfield Road *(PLA21-0054)*
- The property is currently zoned R-1, Low Density Single Family Residential.
- A property line adjustment of existing Lots 1 through 7 creating new Lot 8 (+/- 4.24 acres) of Enfield Park Subdivision.
- The right of way for NE F Street and Enfield Road will be vacated by a separate process.
- The plat dedicates utility easements over portions of the vacated right-of-way for what used to be NE F Street and Enfield Road.
- At the time of this report there are still City of Bentonville reviewing departments that have outstanding review comments which shall be addressed before this Property Line Adjustment can proceed to Planning Commission on December 7th.

8. **Morning Star Subdivision** **Preliminary Plat**
S Morning Star Road *(PP21-0020)*
- The subject property is currently zoned R-1, Single-Family Residential.
- A Preliminary Plat proposing the construction of Morning Star Subdivision.
- Morning Star Subdivision contains a total of 169 single-family lots. Lot 33 is an unbuildable lot.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to final platting.
- Three waivers requested:
    - A waiver from Drainage Manual 3.4.1.3 from the requirement to match crowns of pipes on the proposed storm drainage.
    - A waiver from Section 1100.10(h) from the requirement for lots to not drain across another lot for lots 134 – 153.
    - A waiver from Drainage Manual 5.4.2 from the requirement that detention ponds not be deeper than 7 feet. The proposed detention pond is 9.5 feet deep.
- All outstanding department comments shall be addressed on or before December 3rd at noon to proceed to Planning Commission on December 7th.

9. Dollar General **Large-Scale Development**

8100 SW Regional Airport Boulevard *(LSD21-0060)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a 10,948-square foot retail building.
- Thirty-five (35) parking spaces are provided and thirty-four (34) are required.
- 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 SW Regional Airport Boulevard.
- The primary materials on the exterior of the building include 24-gauge architectural metal panels and painted split face block.
- Three waivers requested:
    - A waiver from Sec. 1100.02(e)(1) from the requirement that major traffic generators provide a cross access drive and pedestrian access to allow circulation between sites.
    - A waiver from Sec. 1100.02(a)(3) from the requirement that curb cuts be no closer than 250 feet from an intersection involving a major or minor arterial.
    - A waiver from Sec. 1100.21(o) which requires the building to be placed at the front of the lot as much as possible to maximizer front façade exposure to the public and that corner lots place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.
- All outstanding department comments shall be addressed on or before December 3rd at noon to proceed to Planning Commission on December 7th.

10. The Haven **Large-Scale Development**

SE 4th Street *(LSD21-0061)*

- This property is currently zoned DN-3, Downtown High Density Residential.
- This Large Scale Development is associated with item #3 (Conditional Use) and item # 6 (Property Line Adjustment) on this PC agenda.
- A Large-Scale Development proposing the development of a 3 story mixed use building containing 22 residential units and 3,620 square feet of office/retail space.
- Forty-five (45) parking spaces are required and 50 are being 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 4th Street.
- The primary materials on the exterior of the building include Vertical Shiplap Cladding, James Hardie Board and glass.
- There is one waiver requested:
    - A waiver from Article 1100, Section 1100.21., Large Scale Development Design Standards. The applicant states they are exempt for the Large Scale Design Standards as stated in Section 1100.22 which states the following: Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section. See the applicant's narrative for additional information.
- At the time of this report there are still City of Bentonville reviewing departments that have outstanding review comments which shall be addressed before this Large Scale Development can proceed to Planning Commission on December 7th.

11. 7C Townhomes **Large-Scale Development**

SW C Street and SW 7th Street *(LSD21-0064)*

- This property is currently zoned DE, Downtown Edge.
- This Large Scale Development is associated with item #5 (Property Line Adjustment) on this PC agenda.
- A Large-Scale Development proposing the development of seven, 3-story townhome structures totaling 24 units.
- Twenty-four (24) parking spaces are required and 47 are being provide by providing two car gages for most units.
- 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 two ingress/egress point off the existing alley to the east.
- The primary materials on the exterior of the building include full depth brick, thin brick, CMU Thin Veneer, architectural metal panel and glass.
- There is one waiver requested:
    - A waiver from Article 1100, Section 1100.21.e, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. No single material shall constitute less than 25% of wall area. The applicant requests to not meet the 25% requirement for the interior facing facades. See the applicant's narrative for additional information.
- At the time of this report there are still City of Bentonville reviewing departments that have outstanding review comments which shall be addressed before this Large Scale Development can proceed to Planning Commission on December 7th.

12. Walmart Supercenter #100 Expansion Phasing Plan **Large-Scale Development**

406 S Walton Boulevard *(LSD20-0062)*

- Planning Commission approved a large-scale development to construct an approximately 45,000 square foot addition to the existing Walmart Store 100 on December 1, 2020. The development also included the construction of a new parking area north of the addition and Walmart's new droneUp building.
- The applicant would like the ability via construction phasing to gain a temporary certificate of occupancy for the droneUp project, upon completion, so they can begin operating under their conditional use permit.

13. Hawthorne Heights Phase 2 **Final Plat**

903 NE Heights Lane *(FP21-0004)*

- Zoned PRD, Planned Residential Development.
- Phase 2 consist of 33 total lots. 32 are single-family lots and one lot will be utilized as a common lot.
- The final plat dedicates right-of-way for the extension of NE Benjamin Green to the north as well as right-of-way for the extension of NE Heights Lane to the west.
- The final plat dedicates utility drainage easements in various locations to serve the subdivision.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.
- At the time of this report there are still City of Bentonville reviewing departments that have outstanding review comments which shall be addressed before this Final Plat can proceed to Planning Commission on December 7th.

14. Artspace **Large-Scale Development**

701 SE 8th Street *(LSD21-0063)*

- This property is currently zoned PUD, Planned Unit Development.
- A Large-Scale Development proposing the development of 50 residential units.
- Seventy-five (75) parking spaces are required and seventy-five (75) 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 two ingress/egress point onto SE G Street.
- The primary materials on the exterior of the building include metal panel and cementitious panel.
- At the time of this report there are still City of Bentonville reviewing departments that have outstanding review comments which shall be addressed before this Large Scale Development can proceed to Planning Commission on December 7th.

RZ21-0073
REZONING A-1 TO R-2 & RZL
DONALD ADDITION
LOT 2

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

RZ21-0074
REZONING R-1 TO DN-3
2ND EAST SIDE ADDITION
LOT 19

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,

Reginald Wright.

November

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

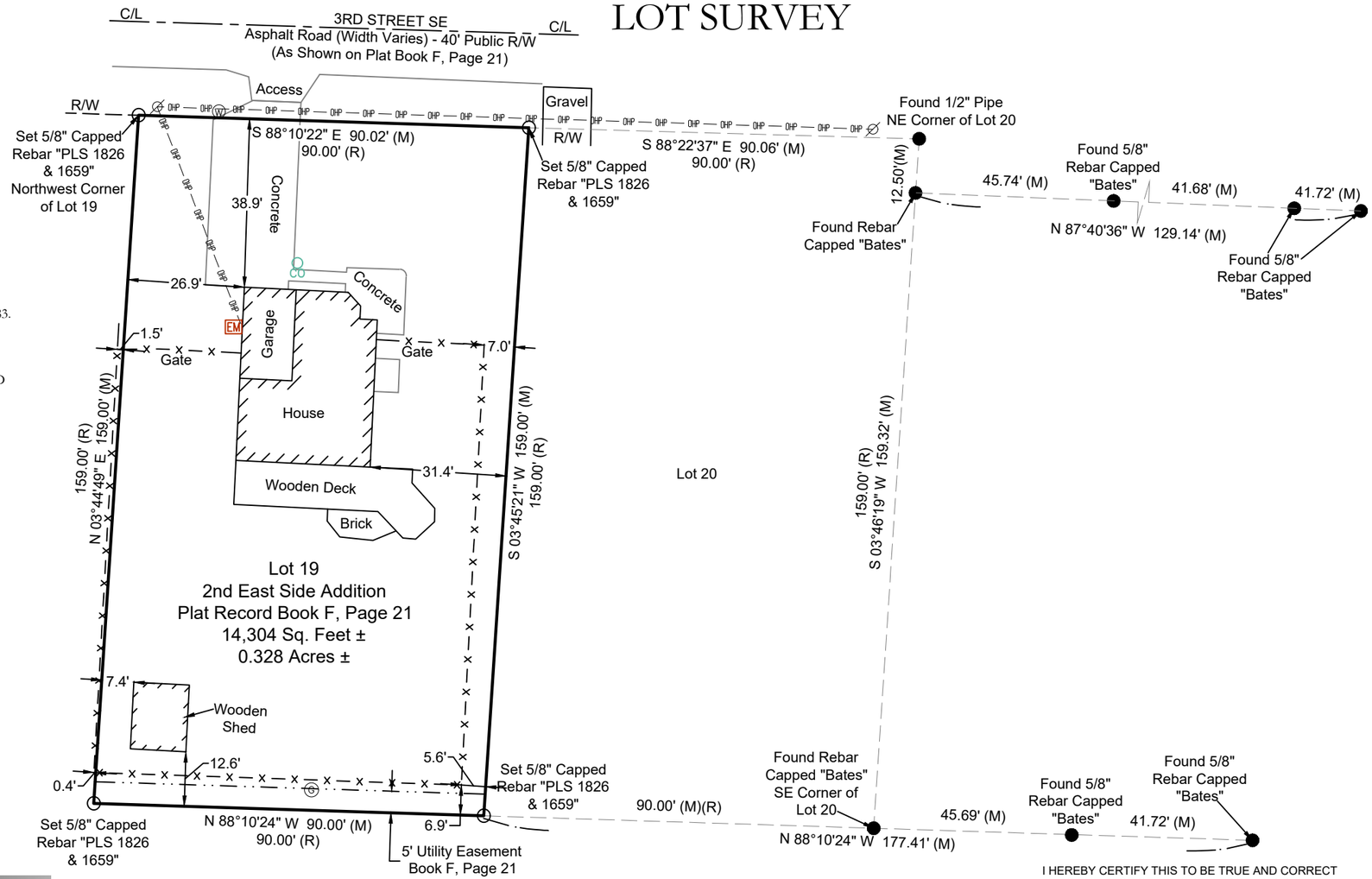
RE: Change in Future Land Use Plan- Parcel No. 01-02487-001

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,

Reginald Wright.

LOT SURVEY



1 INCH = 30 FEET

0 30 60 90

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- ADJACENT PROPERTY 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
- 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
- G GAS METER
- POWER POLE
- W WATER METER
- EM ELECTRIC METER
- CO CLEAN OUT

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF JULY, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER

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 № 1534

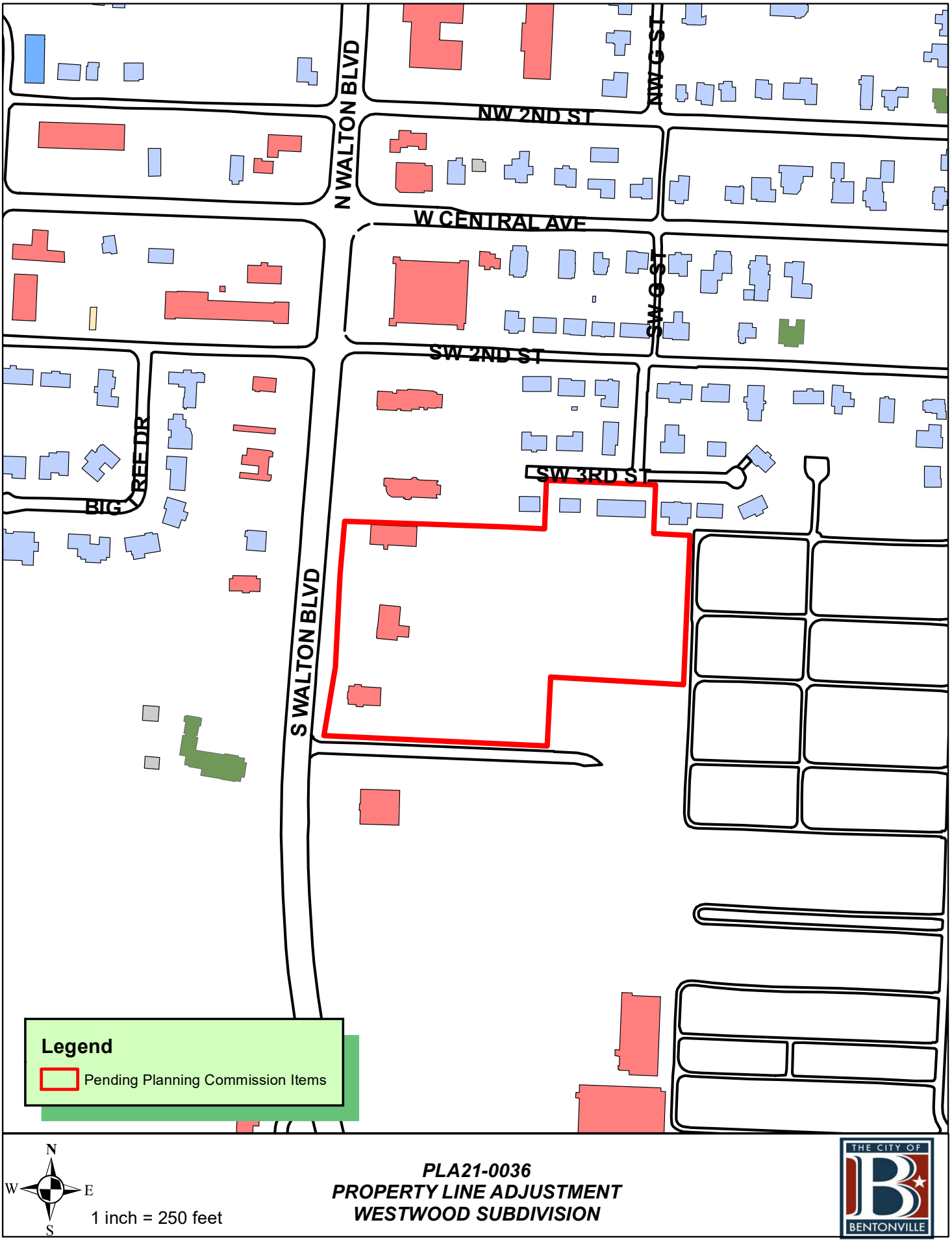
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
ANS, 7/8/2021	HM	TC

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



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

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_____

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 01-16671-000

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 2011-269, ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATESDATED 06/12/2020, SIGNED BY DERRICK L THOMAS, PS 1642 AND AN ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATESDATED 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.

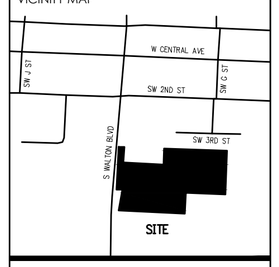
REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

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 t 479.631.6224 f
www.craftontull.com

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

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

SHEET NO.: 1 OF 3

DRAWING: G:\2018200_WWOODVILLVINFRASTRUCTURE\SURVEY\DWG\2018200_TRACT COMBO.DWG
LAYOUT: LAYOUT1 , LAST SAVED: KMat76, 10/19/2021 7:27:50 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/19/2021 8:44:58 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:

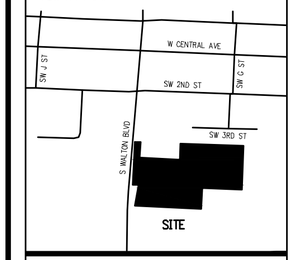
COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NW 1/4 OF THE NW 1/4 OF SAID SECTION 31;
THENCE S3°01'21"W 379.13 FEET TO THE POINT OF BEGINNING;
THENCE S87°46'05"E 508.72 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID WEST SIDE ADDITION;
THENCE ALONG THE EAST LINE THEREOF N01°55'11"E 105.13 FEET 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.

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 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

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

SHEET NO.:
2 OF 3

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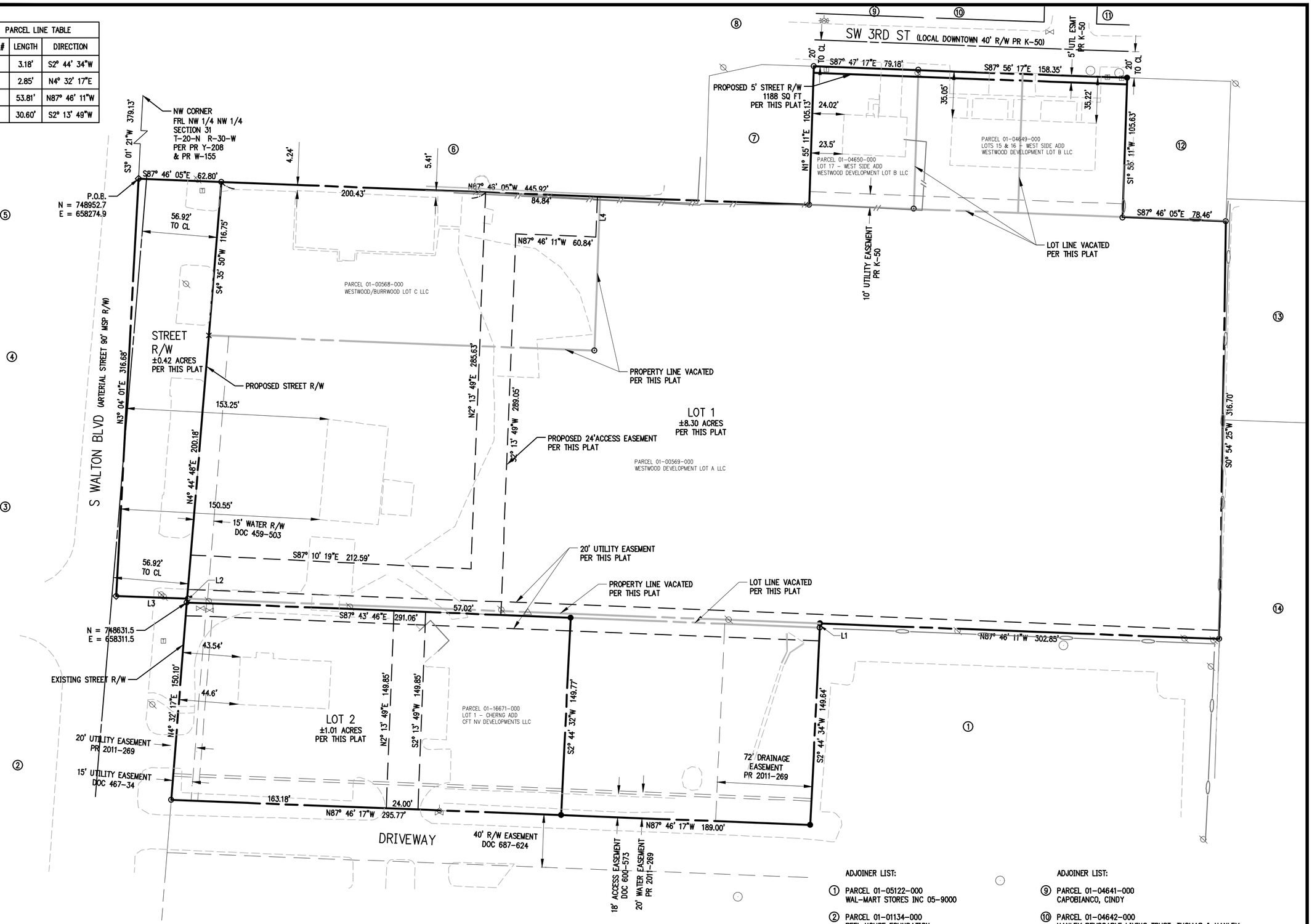
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/19/2021 8:45:52 AM [PLOTTED BY:" VALID ON HARD COPY ONLY]

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

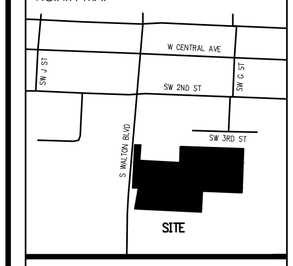
CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0036

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

SHEET NO.: 2 OF 3

DRAWING: G:\20108200_WWOODVILL\INFRASTRUCTURE\SURVEY\DWG\20108200_1RACT COMBO.DWG
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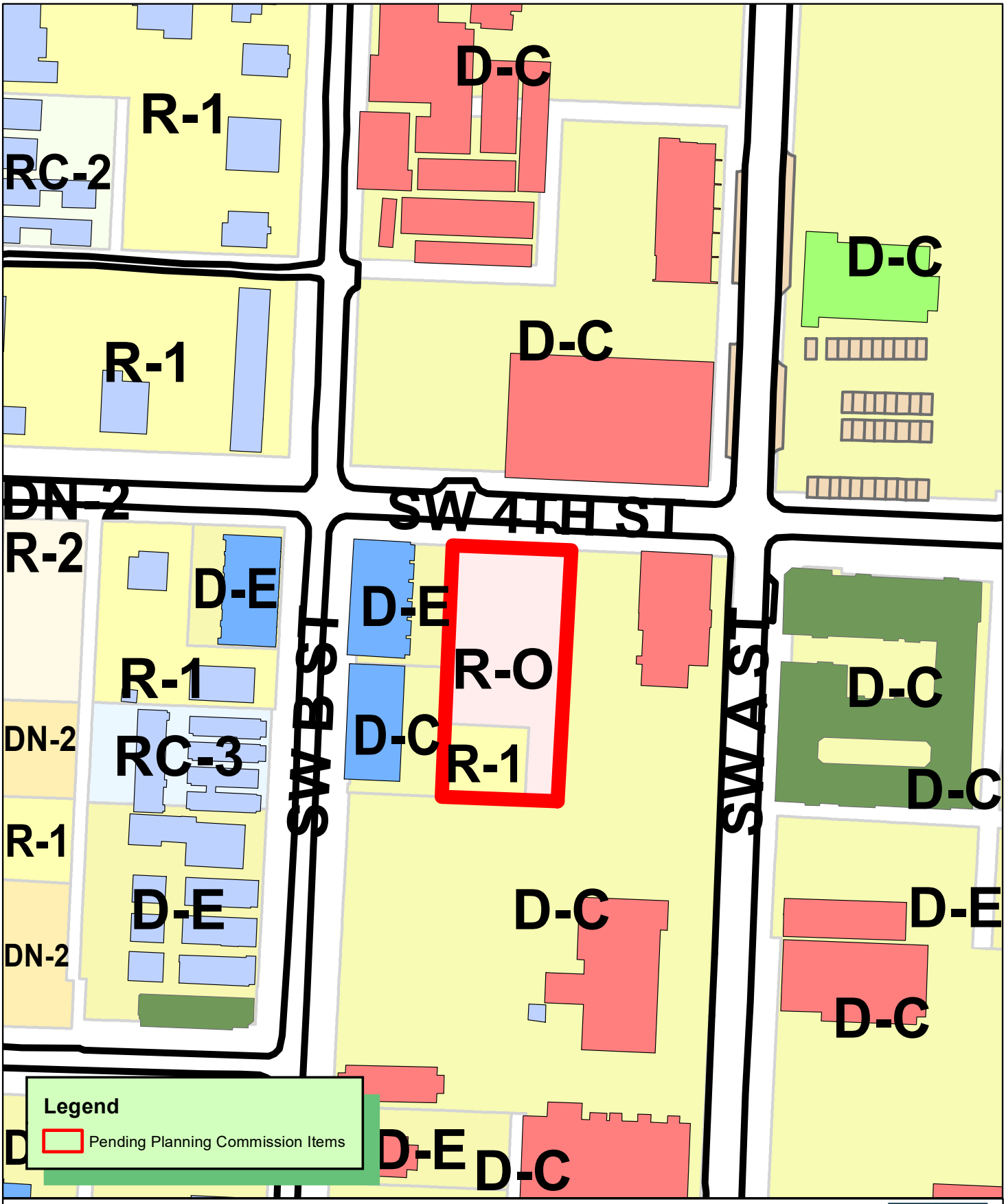
LAST PLOTTED BY: CHELSEA MONTGOMERY, 10/19/2021 8:45:49 AM - PLOTTED BY: VALID ON HARD COPY ONLY!



N
W E
S

1 inch = 100 feet

RZ21-0077
REZONE R-1/RO to DC
HOLLANDS SUBDIVISION

THE CITY OF BENTONVILLE

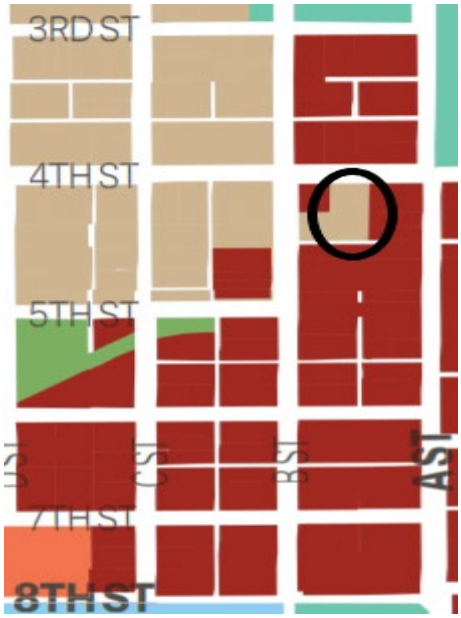
203 A & B SW 4th Street, Rezone Narrative

Current Zoning Designation: R1-Single Family Residential & RO- Residential Office
Proposed Zoning Designation: DC- Downtown Core

Explanation: Newell Development proposes to rezone the property located at 203 A&B SW 4th Street (parcel ID 01-03124-000) from R1/RO to DC, in order to develop a future project in compliance with the DC development standards of the Bentonville Zoning Code.

Reason to Rezone: The rezone from R1/RO to DC would allow for a future development consistent with Downtown Core development standards.

Statement of how the property will relate to surrounding properties: The majority of the adjacent properties are zoned Downtown Core and one to the west Downtown Edge. The future land use map designates this parcel as medium density residential. In addition to the rezone request, Newell Development is requesting an amendment to the Future Land Use Plan to include this parcel as DC to be in line with the rest of the block: SW A - SW B from SW 3rd to SW 8th.



Use: There are no current development plans at this time however the following will be used in determining development direction during the schematic design phase: "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."- COB Downtown Core Zoning Code

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

Signage: None proposed at this time.

Appearance: Modern design standards in line with the City of Bentonville development code will be used during the design process.

Water/ Sewer/ Electric: On-site.

Downtown Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Downtown commercial 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, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

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

Agriculture and Animals
Animal - domestic or household
Community garden

Residential
Dwelling - condominium
Dwelling - multi-family
Dwelling - townhouse or rowhouse
Home occupation - type b

Recreation, Education & Assembly
Aquarium
Commercial recreation facility - indoor
Community Center
Conference / convention center
Cultural studio
Event center
Library
Museum
Park - mini
Park - neighborhood

Services
Adult day care
ATM machine
Auction house
Child care – licensed center
Child care – registered family home (5 children)
Copy services
Financial institution
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Medical services - laboratory
Medical services - urgent care clinic
Office
Personal services
Postal services
Repair services - household

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
Sidewalk café in public right-of-way

Industrial and Warehousing
Medical marijuana cultivation facility

Transportation / Utilities
Broadcasting studio
Parking facility (as principal use)

CONDITIONAL

Agriculture and Animals
Urban farm

Recreation, Education & Assembly
Arena / auditorium
Educational facility
Outdoor music venue
Religious facilities

Services
Lodging - bed & breakfast
Office/warehouse
Public safety services

Retail
Outdoor vendor park
Packaged sale of beer and/or light wine
Restaurant, microbrewery

Transportation / Utilities
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell tower)

Other
Temporary uses

ACCESSORY

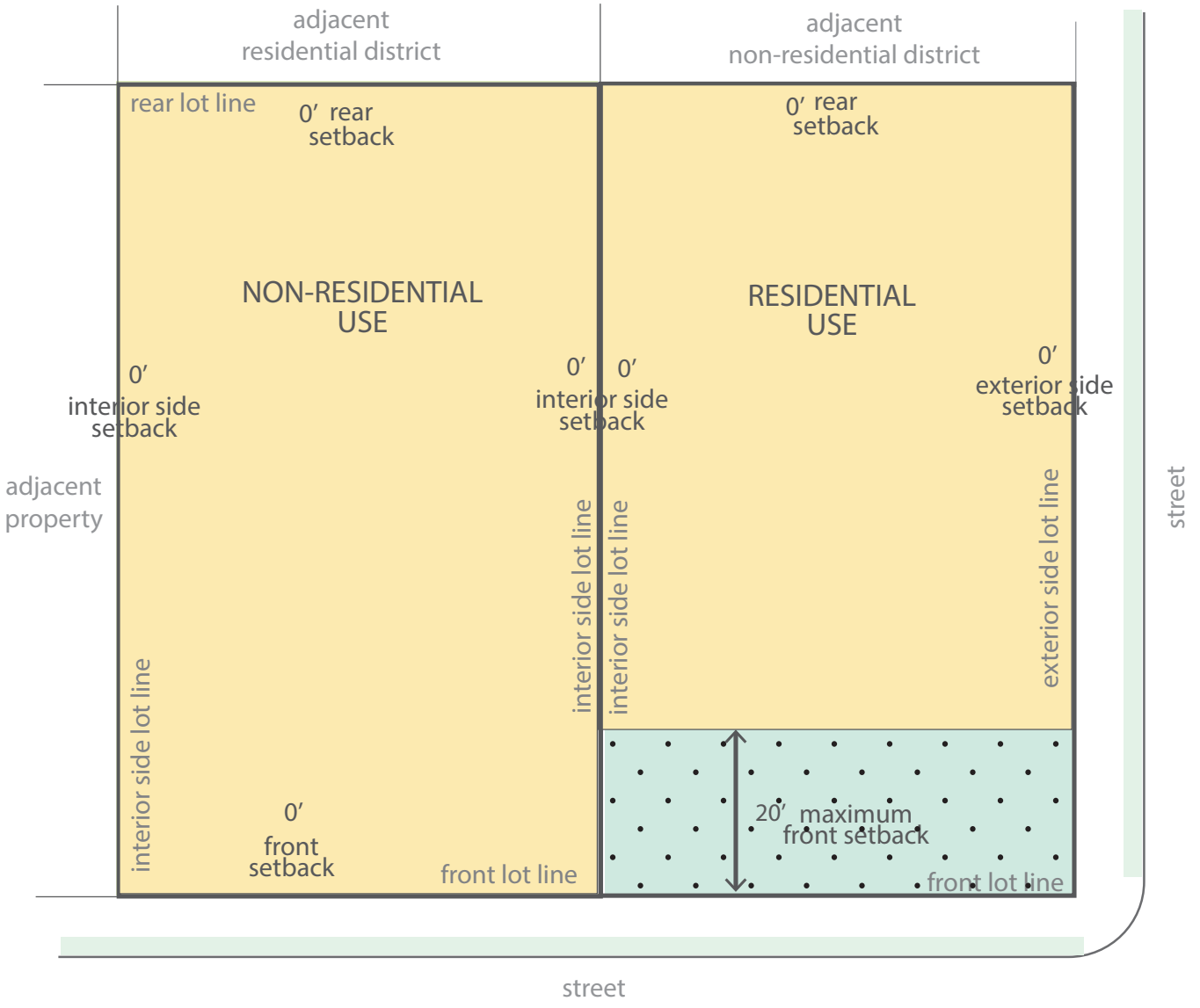
Residential
Dwelling - accessory
Home occupation - type a

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory – nonresidential
Donation box

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



CU21-0024
CONDITIONAL USE
SMARTTS ADDITION
PARCEL 01-04224-000 LOT 10-BLOCK 1

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

October 25, 2021

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

RE: Condition Use Permit for Outdoor Mobile Food Vendor on SW A. St.

Dear Planning Staff:

My name is Will Kellstrom and I represent the applicant, Casey Roberts, with respect to a proposed food truck park on SW A St. in the parking lot adjacent to the North of the building which currently houses Ropehounds (hereinafter "the Property").

The proposed use of the Property is an Outdoor Mobile Food Vendor Park. The applicant would like to re-purpose the Property for a food truck park and public outdoor space. As of right now, there is only one food truck on the lot. A proposed site plan for the food truck currently located on the Property has been submitted herewith. The applicant wishes to expand the existing food truck's current occupied space for the purpose of placing covered picnic tables around it. The total occupied space would be around 2000 square feet.

In the future, the applicant wishes to utilize the entire parking lot for further expansion of the food truck lot and outdoor space concept. A site plan of the potential future layout has been submitted herewith.

The hours of operation for the food truck lot would be from 7am to 12am, seven days a week. No structural changes are contemplated, with the exception that further expansion would likely require paving, concrete pads, landscaping and or similar surface improvements. No parking is anticipated for this us, the food truck park is located downtown, receives heavy pedestrian traffic, and is adjacent to the bike trail. As for lighting, the applicant plans to install rope lights in the future. The food truck park is expected to generate somewhere around 100 patrons per day on average per food truck or vendor. As stated above, there is currently only one food truck. It is expected that each food truck or vendor would have around five (5) employees. Photos of the existing food truck, the abovementioned covered picnic tables, and the Property have been submitted herewith.

The overall plan for the entire property has not yet been finalized. The purpose of this application is to expand the current space, but also to work with the City Staff to determine what is

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

feasible in the future. It is anticipated that this will be an evolving concept, and the applicant is looking forward to working with the Planning Commission and City Staff to help realize this idea to its full potential.

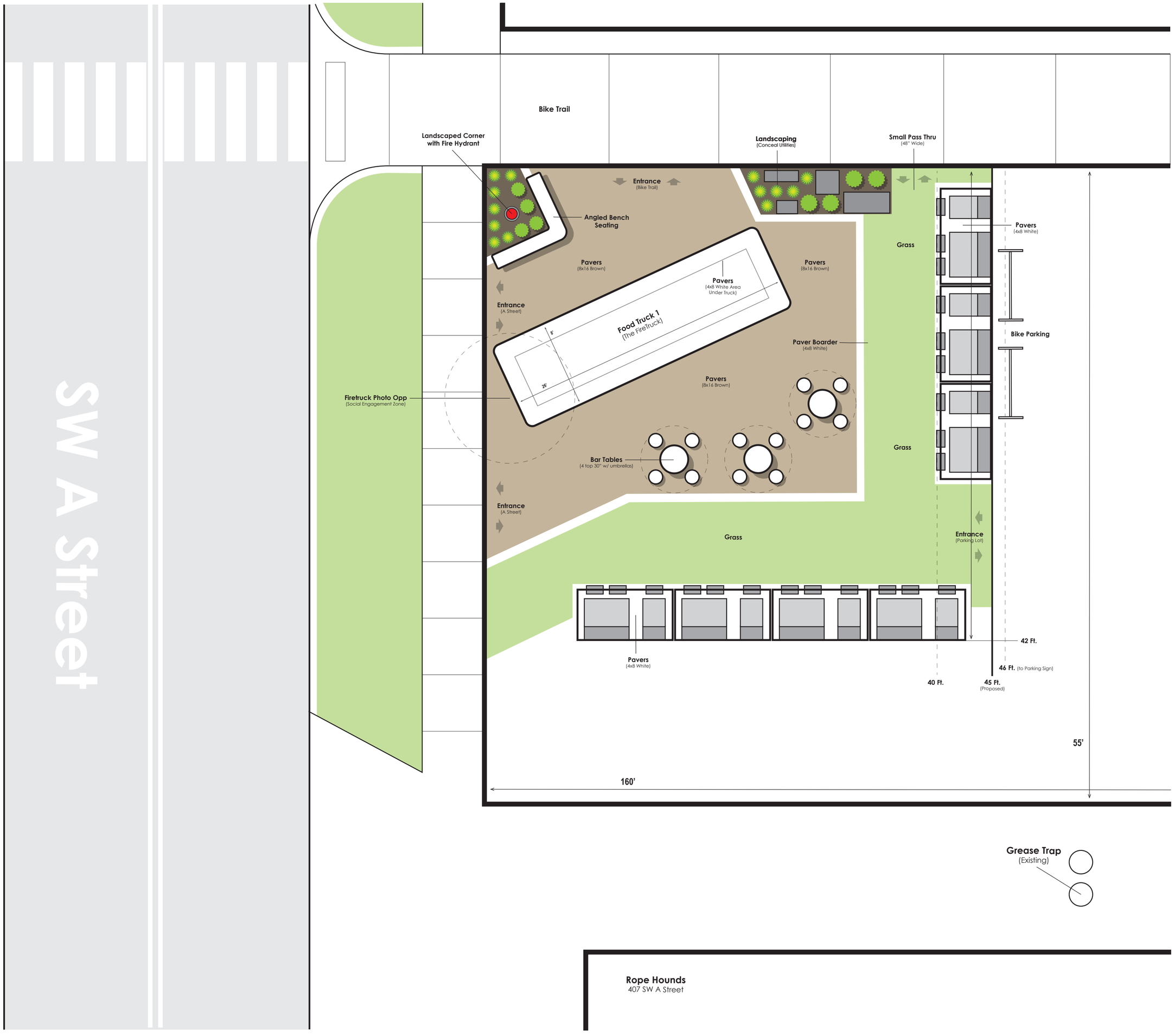
Thank you for considering this application for conditional use permit. If you have any questions please contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com

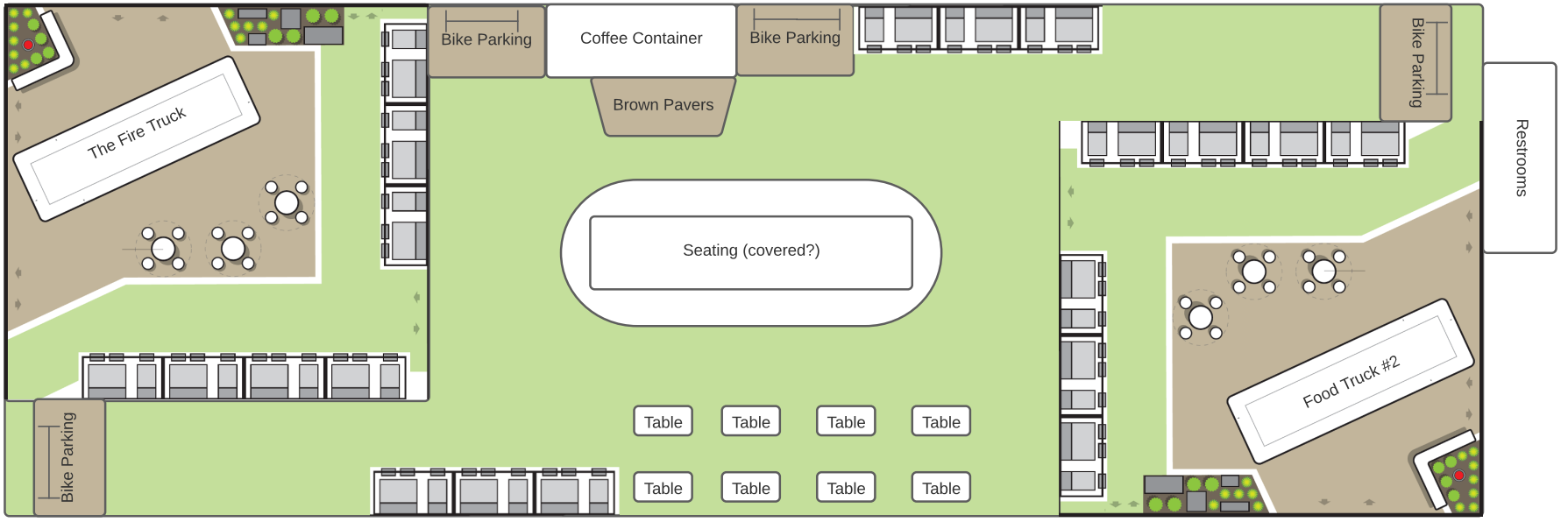
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:


SW A Street
Bike Trail
Landscaped Corner with Fire Hydrant
Landscaping
(Conceal Utilities)
Small Pass Thru
(48" Wide)
Entrance
(Bike Trail)
Angled Bench Seating
Pavers
(8x16 Brown)
Pavers
(8x16 Brown)
Pavers
(4x8 White Area Under Truck)
Entrance
(A Street)
Food Truck 1
(The FireTruck)
8'
26'
Paver Boarder
(4x8 White)
Pavers
(8x16 Brown)
Firetruck Photo Opp
(Social Engagement Zone)
Bar Tables
(4 top 30" w/ umbrellas)
Entrance
(A Street)
Grass
Grass
Entrance
(Parking Lot)
Pavers
(4x8 White)
Bike Parking
Pavers
(4x8 White)
42 Ft.
46 Ft. (to Parking Sign)
40 Ft.
45 Ft.
(Proposed)
55'
160'
Grease Trap
(Existing)
Rope Hounds
407 SW A Street


Bike Parking
Coffee Container
Bike Parking
Brown Pavers
Bike Parking
Restrooms
The Fire Truck
Seating (covered?)
Food Truck #2
Table
Table
Table
Table
Table
Table
Table
Table
Bike Parking

THE BRIQ
ON 4TH STREET
FORD
thefiretruckiowa.com
405

ARTS
District
NIGHT OWL TAVERN
THE BRIQ
FORD
405

THE BRIQ «ON 4TH STREET»
FORD
405

N
W E
S

1 inch = 150 feet

CU21-0025
CONDITIONAL USE
2ND EAST SIDE ADDITION LOTS-13-15
901, 903 & 905 SE 4TH ST

THE CITY OF BENTONVILLE

MORRISON-SHIPLEY | HALFF

November 1, 2021

Planning Commission
City of Bentonville
305 SW A St
Bentonville, AR 72712

RE: ***The Haven***
Condition Use Permit

Dear Planning Commission,

Morrison-Shipley Engineers I Halff, on behalf of Market District, is respectfully requesting the City of Bentonville's approval for a conditional use permit to allow the office and retail use within the proposed development known as the Haven. Currently, The Haven, is proposed four (4) commercial spaces totaling less than 4000 sq.ft. to encourage a live/work atmosphere within the development. With the approval of this condition use permit, the spaces will be leased out to small office and/or retail to serve the needs of the surrounding neighborhood.

Please let me know if you have any questions or concerns.

Sincerely,
Morrison-Shipley Engineers I Halff

Patrick Foy, P.E.
Project Manager

PLA21-0049
PROPERTY LINE ADJUSTMENT
RIVERWALK FARMS COMMERCIAL SUBDIVISION PHASE 1
LOTS 6 & 3 CREATING LOTS 7 & 8

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT

For Lots 6 & 3 In Riverwalk Farms Commercial Subdivision Phase 1
Creating Lots 7 & 8

THIS PROPERTY IS LOCATED IN FLOOD PLANE "X"
PER FEMA FIRM MAP 05007C0255K. EFFECTIVE 06/05/2012.

BASIS OF BEARING:

ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

ZONING:

PUD

USAGE:

COMMERCIAL

Legend

- Added Property Line
- Removed Property Line
- Property Line
- Adjacent Property Line
- Proposed Easement
- Existing Easement
- OHE — Existing Overhead Electric
- X — Barbwire Fence
- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout
- Found and Set Iron Pin
- T E — Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

   EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

3. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL RECORDED IN DEED RECORDS, BOOK L202058812 AT THE OFFICE OF THE CIRCUIT CLERK BENTON COUNTY, ARKANSAS.

4. THE CONTRACTOR MUST DETERMINE THAT PROPOSED STRUCTURES ARE CLEAR OF ALL BOUNDARY LINES, EASEMENTS, AND MEET BUILDING SETBACK REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

5. BASIS OF BEARINGS: ARKANSAS STATE PLANE SYSTEM NORTH ZONE (NAD83).

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

7. THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS."

8. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

9. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

10. THIS PROPERTY IS ZONED PUD.

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

12. NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY.

13. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.

14. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.

CITY NOTES:

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

2. 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.

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

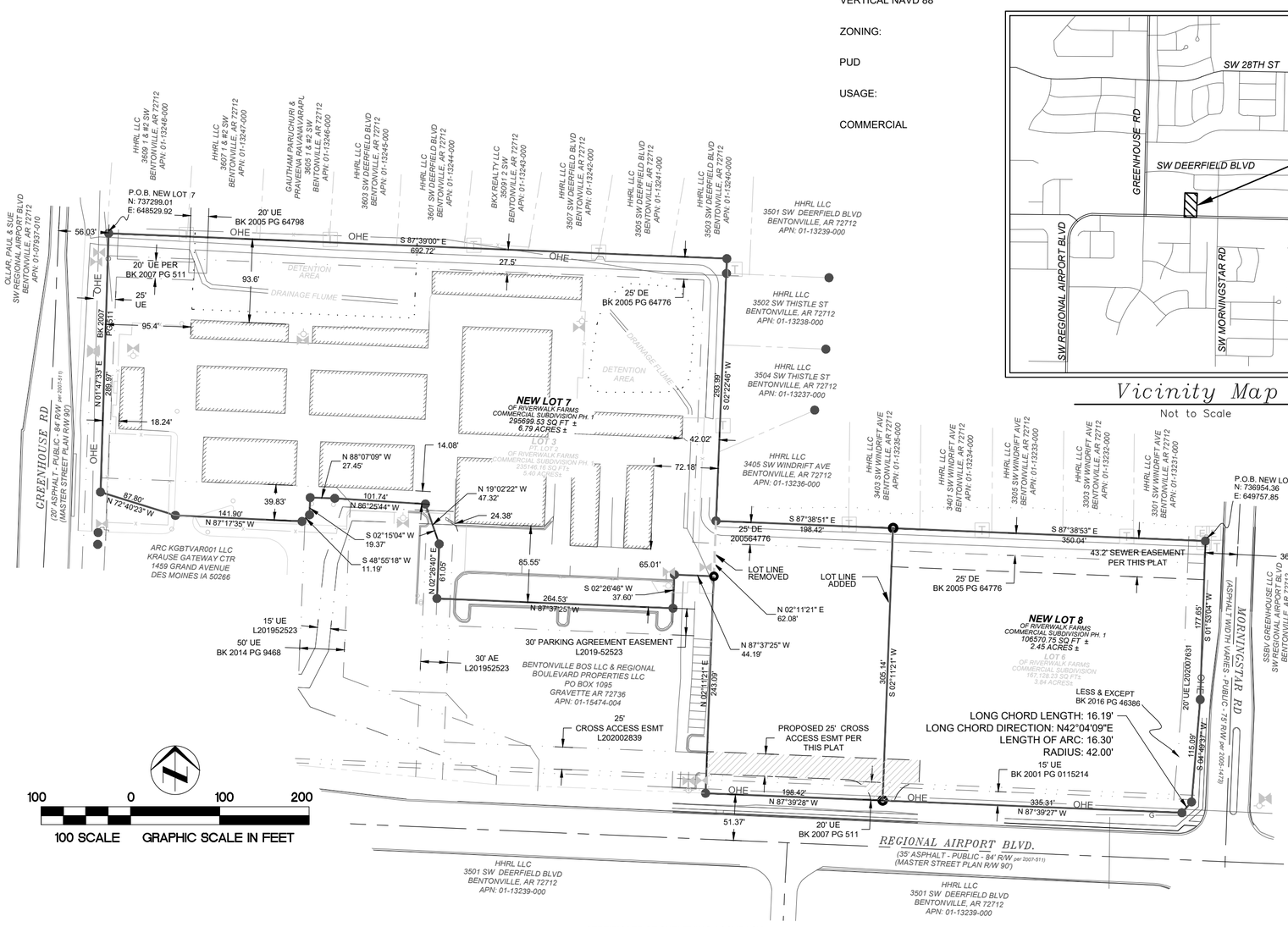
4. AT THE TIME OF PLATTING, THIS PROPERTY DOES NOT HAVE DIRECT ACCESS TO THE CITY OF BENTONVILLE SANITARY SEWER.

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

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

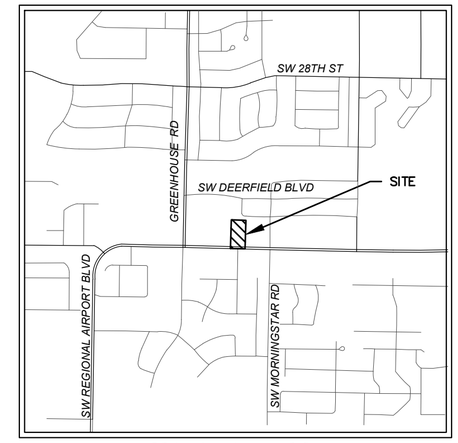
8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

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



Vicinity Map

Not to Scale



NEW LOT 7
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR CAPPED, THE POINT OF BEGINNING, WHICH IS THE NORTHWEST CORNER OF LOT 2 OF RIVERWALK FARMS COMMERCIAL SUBDIVISION ; THENCE S87°39'00"E 692.72' TO A POINT; THENCE S2°22'46"W 293.99' TO A FOUND 5/8" REBAR; THENCE S87°38'51"E A DISTANCE OF 198.42' TO A SET IRON PIN; THENCE S02°11'21"W A DISTANCE OF 305.14' TO A SET IRON PIN; THENCE N87°39'28"W A DISTANCE OF 198.42' TO A FOUND IRON PIN; THENCE N02°11'21"E A DISTANCE OF 243.10' TO A POINT; THENCE N87°37'25"W A DISTANCE OF 44.19' TO A FOUND IRON PIN; THENCE S02°26'46"W A DISTANCE OF 37.60' TO A FOUND IRON PIN; THENCE N87°37'25"W A DISTANCE OF 264.53' TO A FOUND IRON PIN; THENCE N02°26'40"E A DISTANCE OF 61.05' TO A FOUND 1/2" REBAR; THENCE N19°02'22"W A DISTANCE OF 47.32' TO A FOUND IRON PIN; THENCE N86°25'44"W A DISTANCE OF 101.74' TO A FOUND IRON PIN; THENCE S02°15'04"W, A DISTANCE OF 19.37' TO A FOUND IRON PIN; THENCE S48°55'18"W A DISTANCE OF 11.19' TO A FOUND IRON PIN; THENCE N87°17'35"W A DISTANCE OF 141.90' TO A FOUND IRON PIN; THENCE N72°40'23"W A DISTANCE OF 87.80' TO A FOUND IRON PIN; THENCE N01°47'33"E A DISTANCE OF 289.97' TO THE POINT OF BEGINNING. HAVING AN AREA OF 295,699.532 SQUARE FEET, 6.79 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

NEW LOT 8
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN, THE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF LOT 2 OF RIVERWALK FARMS COMMERCIAL SUBDIVISION ; THENCE N01°53'04"E 177.65' TO A FOUND IRON PIN; THENCE S04°49'37"E 115.09' TO A FOUND IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 42.00' WITH A CHORD BEARING OF S42°04'09"W, AND AN ARC DISTANCE OF 16.30' TO A FOUND IRON PIN; THENCE N87°39'27"W A DISTANCE OF 335.31' TO A SET IRON PIN; THENCE N02°11'21"E A DISTANCE OF 305.14' TO A SET IRON PIN; THENCE S87°38'53"E A DISTANCE OF 350.04' TO THE POINT OF BEGINNING. HAVING AN AREA OF 106570.752 SQUARE FEET, 2.45 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PARENT TRACT DESCRIPTION:
LOT 6, RIVERWALK FARMS COMMERCIAL SUBDIVISION TO THE CITY OF BENTON ARKANSAS AS SHOWN IN PLAT RECORD L202007631 OF THE BENTON COUNTY RECORDS.

PARENT TRACT DESCRIPTION:
LOT 3, RIVERWALK FARMS COMMERCIAL SUBDIVISION TO THE CITY OF BENTON ARKANSAS AS SHOWN IN PLAT RECORD L201952523 OF THE BENTON COUNTY RECORDS.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

DT REAL ESTATE LLC:

_____

LYKINS LEASING LLC:

_____

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY

OF 2021.

_____

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. _____

STATE OF ARKANSAS

OWNERS:

DT REAL ESTATE LLC
ATTN: RORY THOMPSON
831 FAULKNER ST
CONWAY AR 72034

LYKINS LEASING LLC
PO BOX 1095
GRAVETTE AR 72736

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.

SIGNED:

_____
COMMUNITY DEVELOPMENT DIRECTOR

_____
CITY CLERK

_____
PC CHAIR

_____
MAYOR

DATE OF EXECUTION: _____

CERTIFICATE OF AUTHORIZATION · ARKANSAS SURVEYOR ·
JAMES LAYOUT SERVICES, LLC
NO. 2389

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

STATE SURVEYOR FILING CODE:
500-XXX-XXX-X-XX-XXX-XX-XXXX

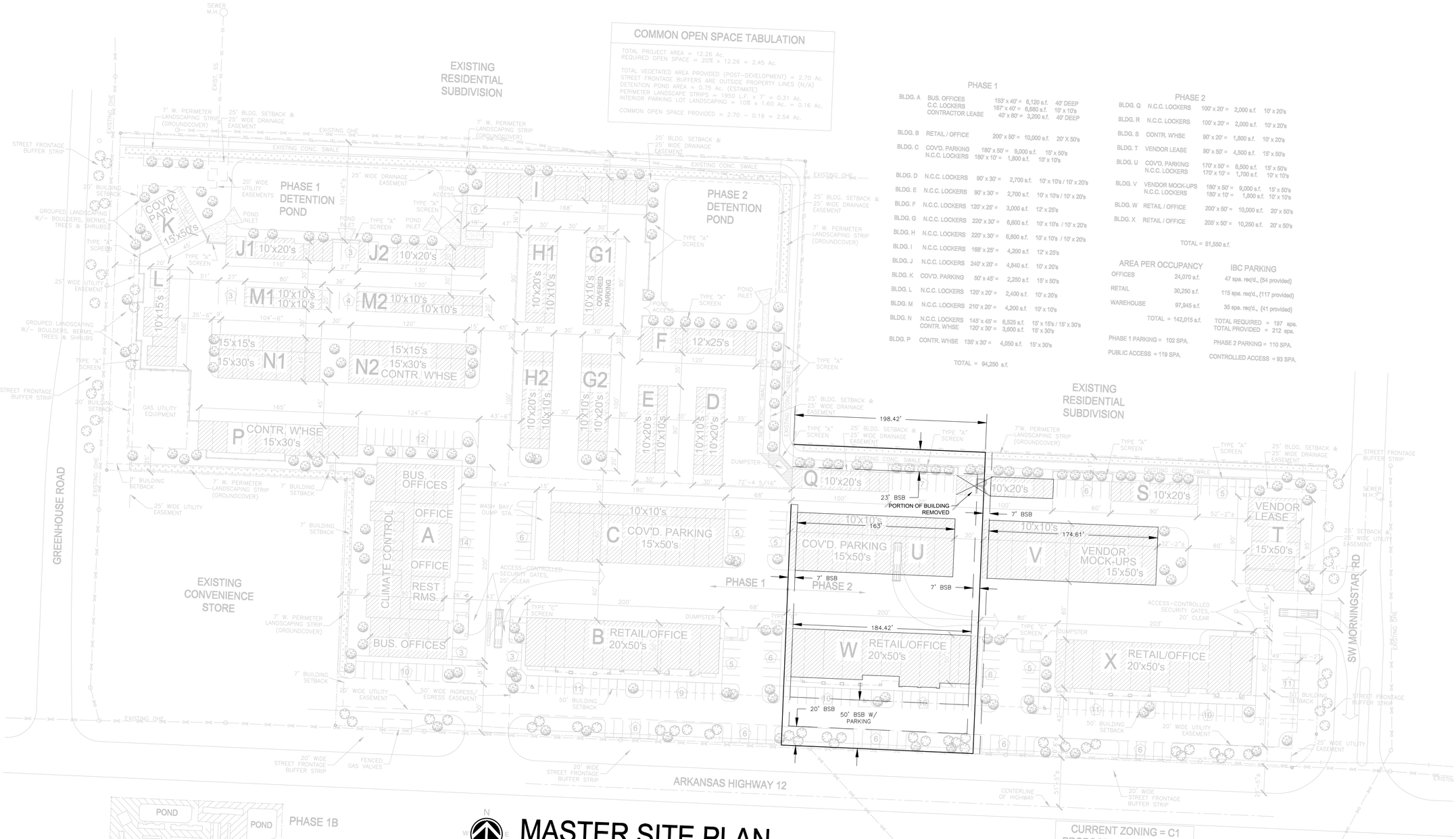
CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0049
EDA JOB NO. 2329

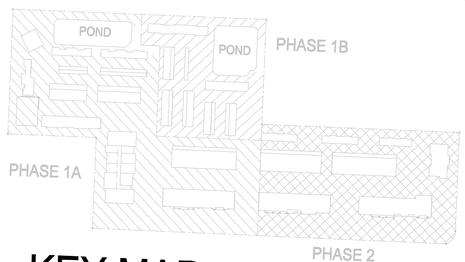
Property Line Adjustment
For Lots 6 & 3 In Riverwalk Farms Commercial Subdivision Phase 1
Creating Lots 7 & 8

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

Earthplan Design Alternatives, PA
civil engineering / landscape architecture
(479) 756-1566
www.edaPA.com
134 West Emma Avenue
Springdale, Arkansas 72764
EDA

PROP LINE ADJ





KEY MAP

MASTER SITE PLAN

SCALE: 1"=50'-0"

LEGEND

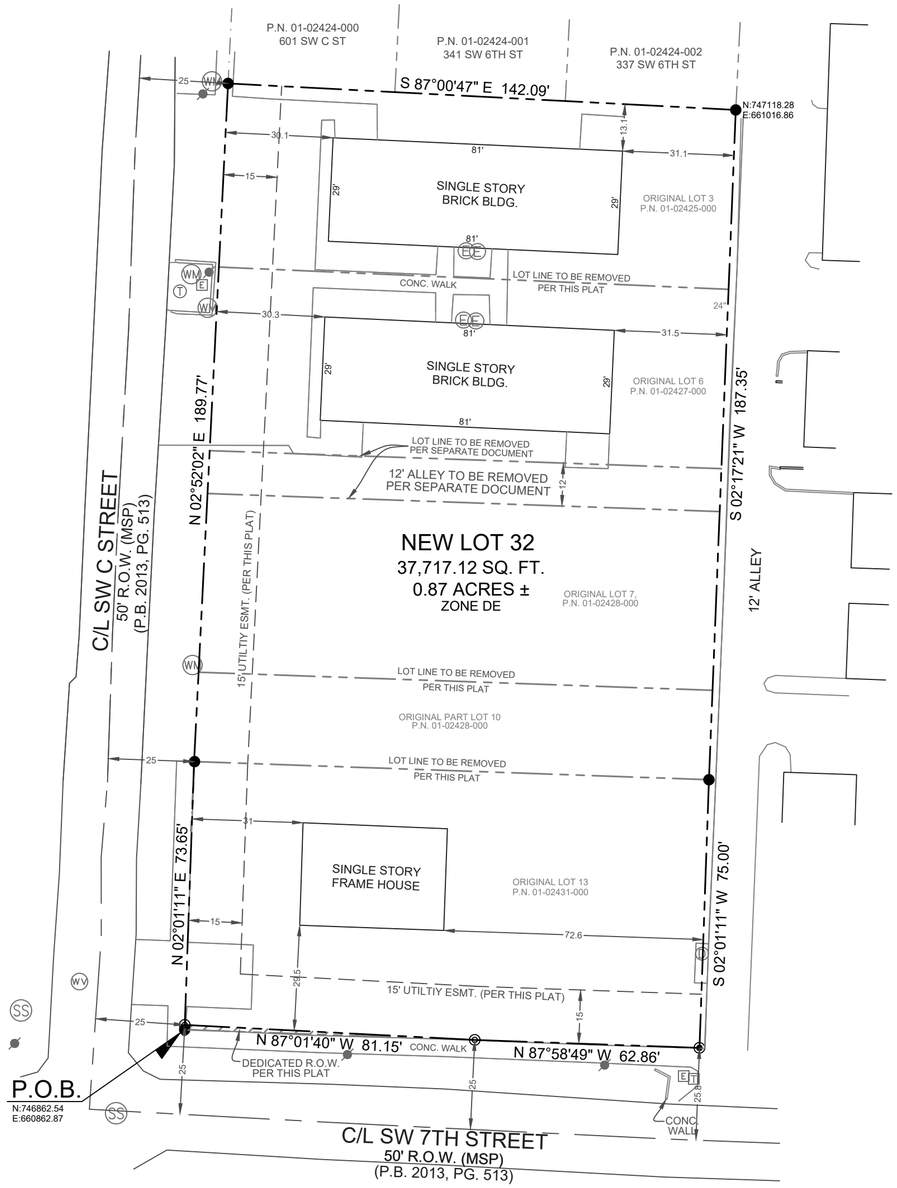
OVERHEAD ELECTRIC LINE
SANITARY SEWER
MANHOLE
TELEPHONE LINE
WATER LINE
NATURAL GAS LINE
EXISTING GRADE CONTOUR
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CHAIN LINK FENCE
SCREEN FENCE
SECURITY FENCE
SHADE TREE
GROUNDCOVER

N
W E
S

1 inch = 150 feet

PLA21-0051
PROPERTY LINE ADJUSTMENT
DUNN & DAVIS ADDITION
LOTS 3-6-7-10 & 13 BLOCK 5 CREATING LOT 32

THE CITY OF BENTONVILLE



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

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

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

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

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

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

11. 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.

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

LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- PROPERTY LINE
- CENTERLINE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE 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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

PARENT TRACT (P.N. 01-02425-000, 01-02427-000, 01-02428-000 & 01-02431-000):

LOTS 3, 6, 7, PART 10 AND 13, BLOCK 5 OF DUNN & DAVIS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN THE BENTON COUNTY RECORDS.

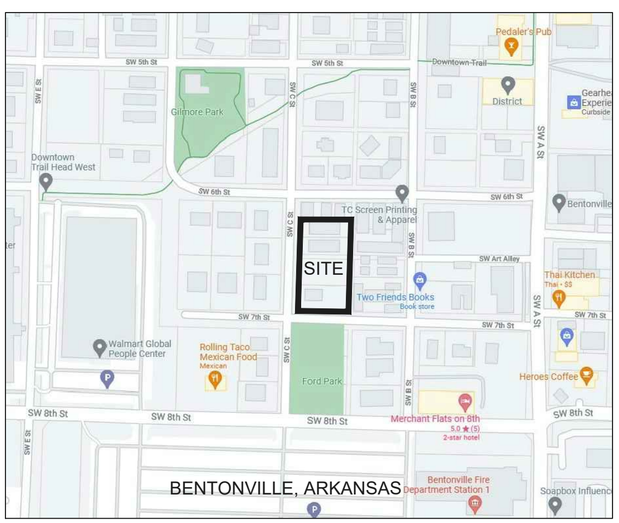
LOT 32 SURVEY DESCRIPTION:

LOTS 3, 6, 7, PART 10 AND 13, BLOCK 5 OF DUNN & DAVIS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 13; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SW "C" STREET N 02°01'11" E A DISTANCE OF 73.65 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE N 02°52'02" E A DISTANCE OF 189.77 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S 87°00'47" E A DISTANCE OF 142.09 FEET; THENCE
S 02°17'21" W A DISTANCE OF 187.35 FEET; THENCE S 02°01'11" W A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW 7TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°58'49" W A DISTANCE OF 62.46 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°01'40" W 81.15 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 37,717.12 SQUARE FEET, OR 0.87 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

0 30 60 90

CITY OF BENTONVILLE PROJECT #PLA21-051



VICINITY MAP
(N.T.S.)

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

OWNER/DEVELOPER INFORMATION
NFD LLC P.O. BOX 808 BENTONVILLE, AR 72712

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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

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

SCALE: 1" = 30'	DATE: 11-19-21

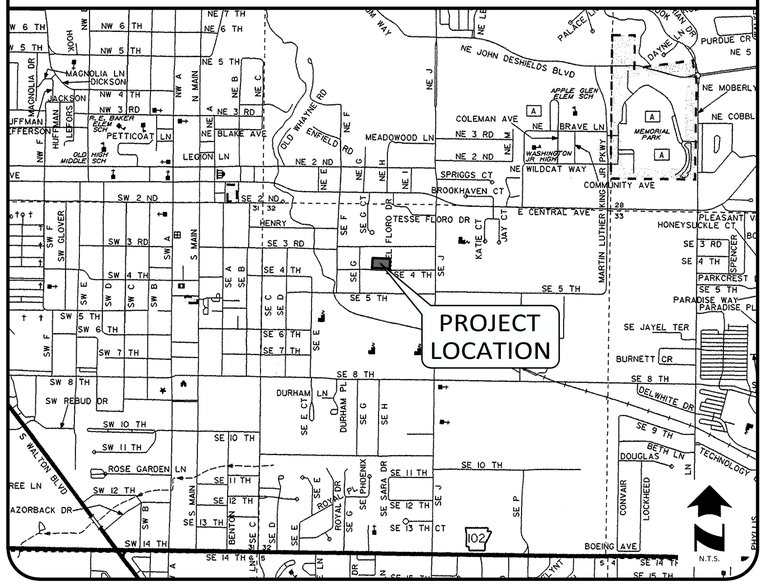
LOT LINE ADJUSTMENT
LOTS 3, 6, 7, PART 10 & 13, BLOCK 5
DUNN & DAVIS ADDITION
CREATING LOT 32

603, 605 & 609 SW C STREET
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-154LLA	ASD	RJC	1 OF 1

PLA21-0051
PROPERTY LINE ADJUSTMENT
2ND EAST SIDE ADDITION
LOTS 13-15 CREATING LOT 21

VICINITY MAP



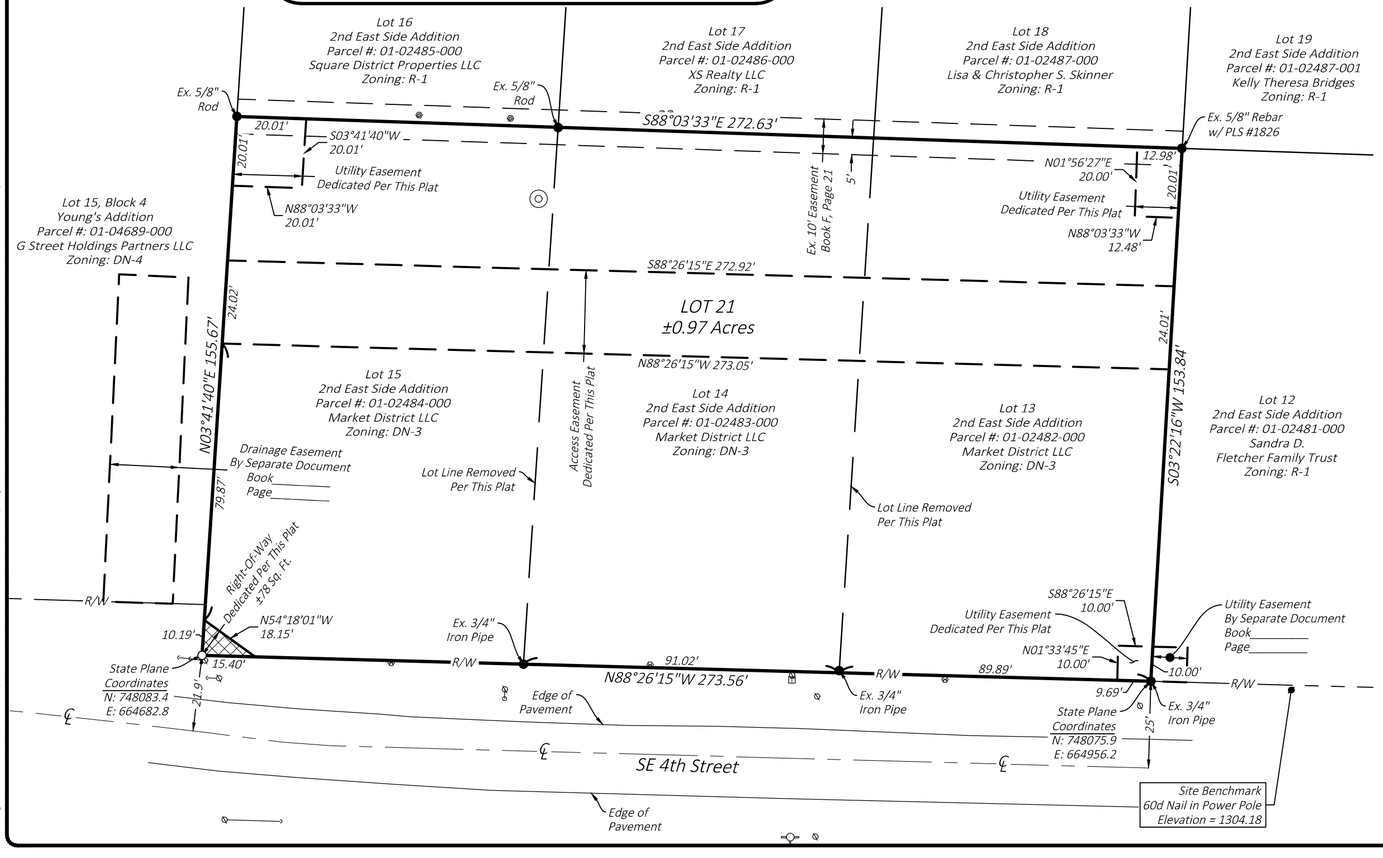
LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Boundary Line Being Removed
- R/W — Ex. Right of Way Line
- ℄ — Ex. Road Centerline
- Ex. Easement Line
- Ex. Rebar, As Noted
- Ex. Nail, As Noted
- Set 1/2" Rebar w/ PS# 1834 Cap
- Ex. Sewer Manhole

Grid North

30 0 30

Scale in Feet
1" = 30 Feet



GENERAL NOTES:

- Basis of Bearing - Grid North, Arkansas State Plane Coordinate System, North Zone (0301) from City of Bentonville Geodetic Control Monument Number 7 having the following coordinates: 746381.99 Northing, 665600.54 Easting, Convergence Angle of -1°16'41", Combined Scale Factor of 0.9999970364.
- Vertical Datum - NAVD 88 (2011) Geoid 18 Based on City of Bentonville Monument 7 having an elevation of 1306.69 USFT.
- The following documents were reviewed as a part of this survey. Surveyor has not made a thorough investigation or independent search for easements or encumbrances or facts that an accurate, complete, and current title search or commitment would disclose.
  - Final Plat of the 2nd East Side Addition as filed for record at Plat Book F Page 21.
  - Boundary Survey by Donald Phillips PS 992 of Lot 15, of the 2nd East Side Addition, filed for record at Plat Book 27 Page 198.
  - Lot Split Survey by Thomas Copelin PS 944 and filed for record at Plat Book 14 Page 339.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Current Zoning: DN-3, Downtown High Density Residential
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.

LEGAL DESCRIPTION:

Lots 13, 14, and 15 of the 2nd Eastside Addition to the City of Bentonville, Arkansas as record at Plat Book F Page 21 on July 16, 1963 at the office of the Circuit Clerk of Benton County.

SURVEYOR

Morrison Shipley I Halff
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Clayton D. Crotts
Telephone: (479) 273-2209

OWNER / DEVELOPER

Market District, LLC
20 Dorman Avenue
San Francisco, CA 94124
Contact: Bill Butler
Telephone: (310) 463-0555

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____

Signed: _____
Market District, LLC, Managing Member, Bill Butler

Source of Title:

State Of Arkansas)
) SS
County Of Benton)

Sworn And Subscribed Before Me This Day _____Of _____, 2021.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

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

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

Signed _____
City Clerk, City Of Bentonville

CERTIFICATE OF SURVEY ACCURACY

I, Clayton D. Crotts, Hereby Certify That This Plat Correctly Represents A Boundary Survey made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Standard of Boundary Survey's and Plats Have Been Met.

Date of Execution: November 22, 2021

FOR REVIEW

_____
Arkansas Professional Surveyor, #1834

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

Filing Block

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

PROPERTY LINE ADJUSTMENT for Lots 13-14, & 15 of 2nd East Side Addition CREATING Lot 21 Bentonville, Arkansas

Prepared For: Market Distric LLC

PLAT

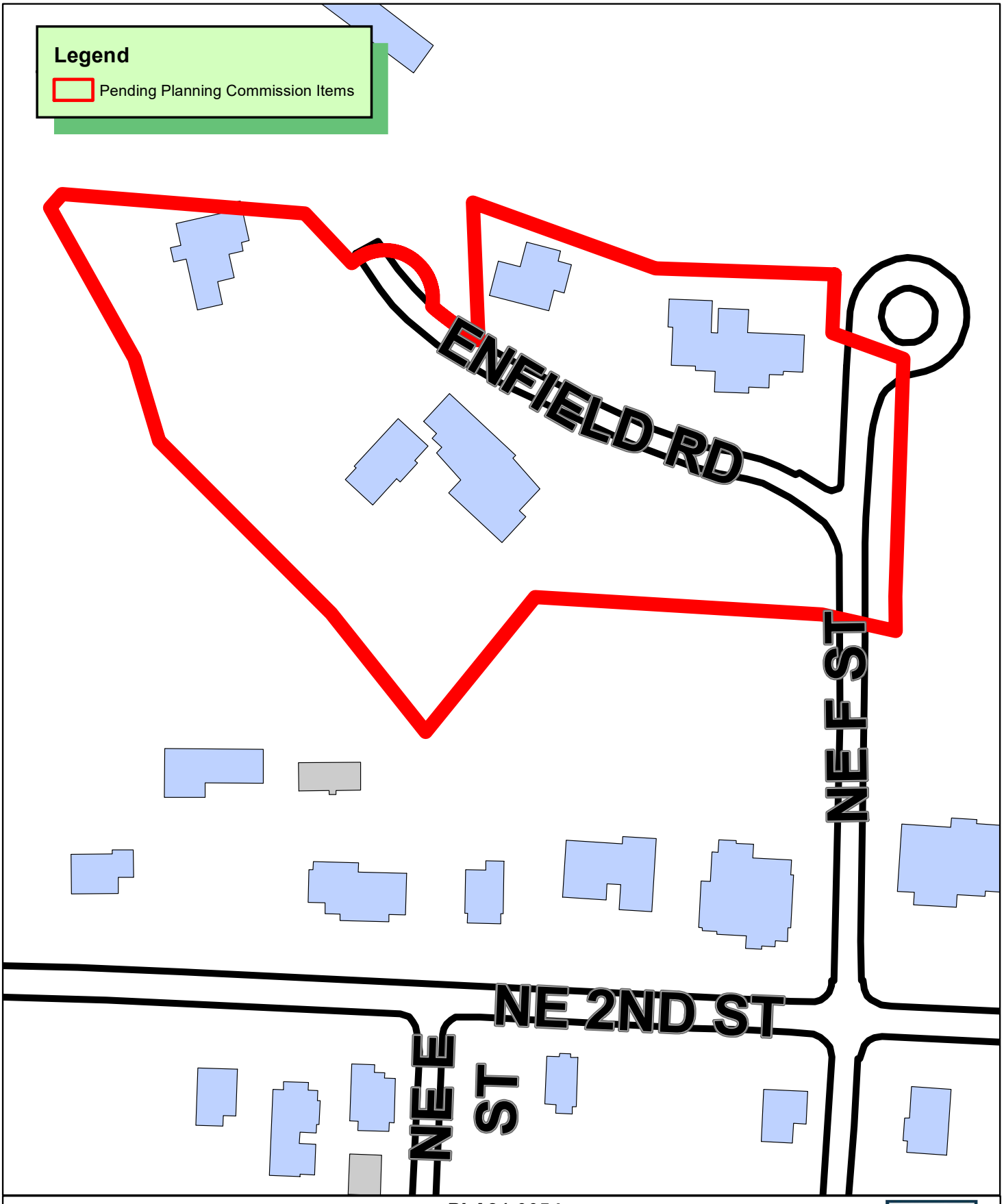
City of Bentonville Project # PLA21-0052

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**CDC**	Horiz. Scale:	**1"=30'**
Date:	**11.22.2021**	Plot Scale:	**1**
Project No.:	**BUT-02**	DWG Name:	**BASE**

SHEET **1** of 1

Drawing Name: P:\BUT-02 (The Haven)\DRAFTING\BUT-02 PLAT (Lot Combination).dwg Last Modified: Nov 22, 2021 - 9:10am Plotted on: Nov 22, 2021 - 9:44am by ah5165



PLA21-0054
PROPERTY LINE ADJUSTMENT
ENFIELD PARK SUBDIVISION
LOTS 1-7 CREATING LOT 8

Property Line Adjustment of Lots 1 thru 7 of Enfield Park Subdivision Creating Lot 8

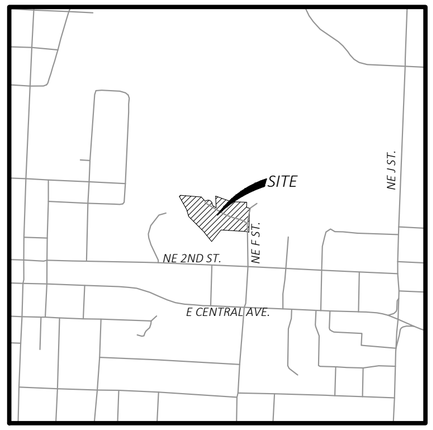
Crystal Lands, LLC

Enfield Road

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents an Lot Combination Plat of the parcel's recorded in Deed Records,*
   Book 2012, Page 5925
   Instrument # L202169659
   Instrument # L201938062
   Book 2015, Page 4674
   in the public records of Benton County, Arkansas.
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.*
6. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
7. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
8. *A title search was not conducted by a certified title company. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal.*
9. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
10. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
11. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
12. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
13. *The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.*
14. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
15. *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
16. *No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. Property is currently zoned as R-1, Low Density Single-Family Residential. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.*
17. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
18. *There may not be fences or any other structures built in any drainage easements.*
19. *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.*
20. *Owner is to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to electric service.*
21. *All structures must maintain minimum of 20' clearance from all electric lines.*
22. *BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
23. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
24. *Relocation of any existing electrical facilities shall be at the owner's expense.*
25. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*



VICINITY MAP

NOT TO SCALE

Latitude: 36°37'43"N
Longitude: 94°20'25"W

Owner

Parcel #'s 01-02503-000 & 01-02506-000
Crystal Lands, LLC
P.O. Box 1860
Bentonville, AR 72712

Owner

Parcel #'s 01-02507-000 & 01-02505-000
Fay Properties, LLC
P.O. Box 1860
Bentonville, AR 72712

Engineers/Surveyors:

CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax:(479) 271-0536
Engineering Contact: Nate Bachelor
Surveyor: Dustin Riley

Certificate of Ownership:

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

Date of Execution: _____

Signed:_____

Name & Address:_____

Print Name:_____

Source of Title: _____

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

_____ _____
Notary Public *My Commission Expires*

Certificate of Ownership:

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

Date of Execution: _____

Signed:_____

Name & Address:_____

Print Name:_____

Source of Title: _____

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

_____ _____
Notary Public *My Commission Expires*

Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

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

Certificate of Surveying Accuracy

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

Date of Execution: _____

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

City of Bentonville Project # PLA21-0054

State Survey Code: 500-20N-30W-0-29-330-04-1618

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

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

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

Property Line Adjustment
Crystal Lands, LLC
Enfield Road
Bentonville, Benton County, Arkansas

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

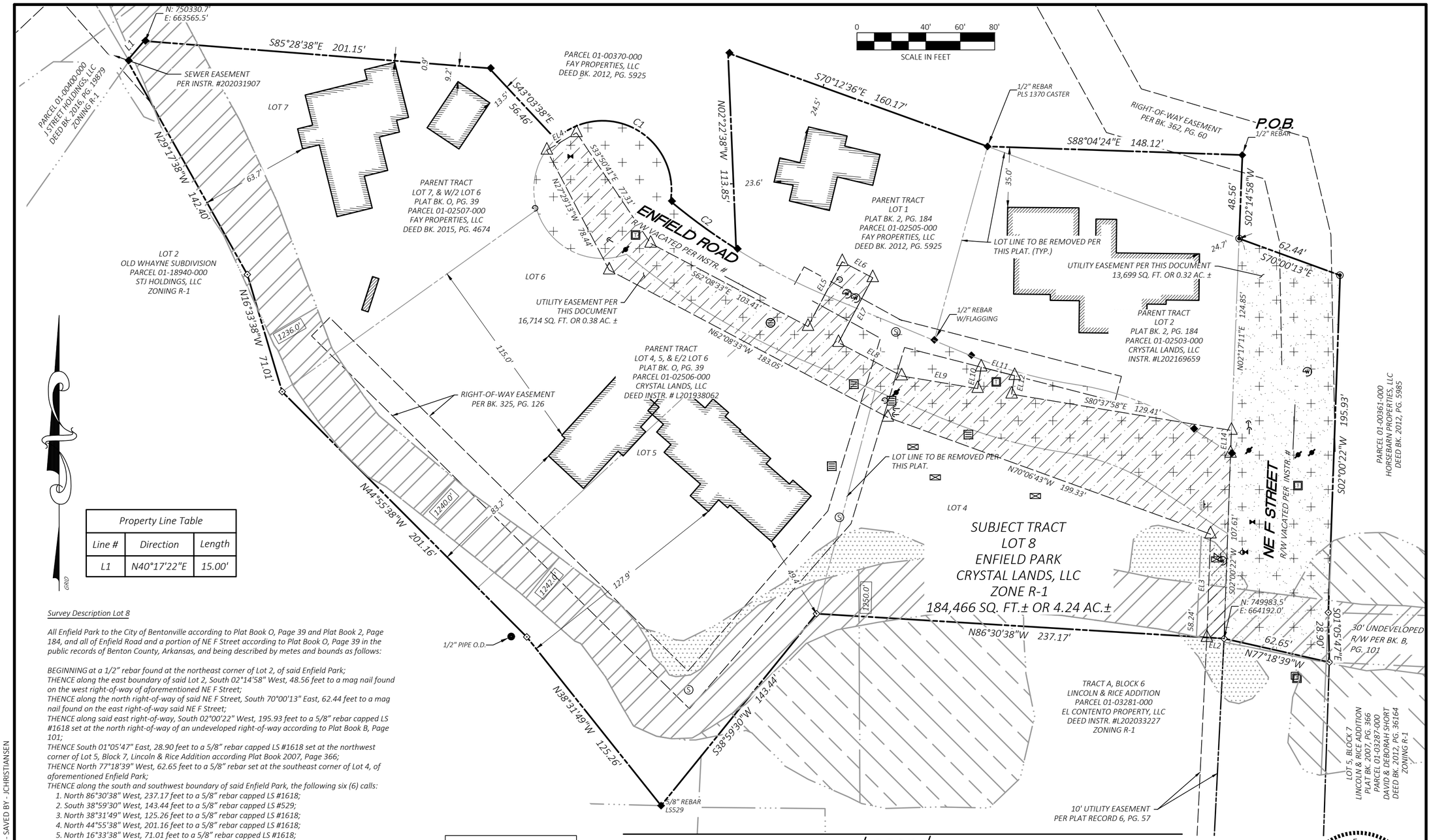
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDS
FIELD WORK	KDM
CEI PROJECT NUMBER	32403
DATE	11/19/2021
REVISION	REV-1

COVER
SHEET TITLE

SHEET NUMBER
1 OF 2

DRAWING LOCATION - S:\32000\32403\DRAWINGS SURVEY\SURVEY\WORKING\32403LC.DWG -- SAVED BY - JCHRISTIANSEN

© 2021 CEI ENGINEERING ASSOCIATES, INC.



Property Line Table		
Line #	Direction	Length
L1	N40°17'22"E	15.00'

Easement Line Table		
LINE	BEARING	DISTANCE
EL2	N86°30'38"W	10.00'
EL3	N02°01'31"E	60.06'
EL4	N59°23'55"E	20.00'
EL5	N27°51'27"E	42.57'
EL6	S62°08'33"E	20.00'
EL7	S27°51'27"W	42.57'
EL8	S62°08'33"E	41.56'
EL9	S80°37'51"E	44.69'
EL10	N09°22'09"E	12.62'
EL11	S75°39'02"E	20.08'
EL12	S09°22'09"W	10.88'
EL14	S02°17'11"W	13.31'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	39.99'	99.64'	142°46'13"	S61°39'38"E	75.79'
C2	357.55'	47.16'	7°33'25"	S54°01'28"E	47.12'

Legend

- Boundary Line
- Lot Line to be removed per this plat
- Adjoining Boundary Line
- Easement Line
- FEMA Boundary Line
- Right-of-Way Line
- Found Monument
- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Found Pipe
- Gas Meter
- Sewer Manhole (SMH)
- Utility Pole
- Electric Riser
- Electric Vault
- Telephone Vault
- XXXX.X. Base Flood Elevation
- FEMA Floodway
- FEMA Zone "AE"
- FEMA Zone "X" Shaded
- Right-of-way vacated per Instr. #
- Utility Easement per this document
- Utility Easement per this document

Survey Description Lot 8

All Enfield Park to the City of Bentonville according to Plat Book O, Page 39 and Plat Book 2, Page 184, and all of Enfield Road and a portion of NE F Street according to Plat Book O, Page 39 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of Lot 2, of said Enfield Park;
THENCE along the east boundary of said Lot 2, South 02°14'58" West, 48.56 feet to a mag nail found on the west right-of-way of aforementioned NE F Street;
THENCE along the north right-of-way of said NE F Street, South 70°00'13" East, 62.44 feet to a mag nail found on the east right-of-way said NE F Street;
THENCE along said east right-of-way, South 02°00'22" West, 195.93 feet to a 5/8" rebar capped LS #1618 set at the north right-of-way of an undeveloped right-of-way according to Plat Book B, Page 101;
THENCE South 01°05'47" East, 28.90 feet to a 5/8" rebar capped LS #1618 set at the northwest corner of Lot 5, Block 7, Lincoln & Rice Addition according Plat Book 2007, Page 366;
THENCE North 77°18'39" West, 62.65 feet to a 5/8" rebar set at the southeast corner of Lot 4, of aforementioned Enfield Park;
THENCE along the south and southwest boundary of said Enfield Park, the following six (6) calls:
1. *North 86°30'38" West, 237.17 feet to a 5/8" rebar capped LS #1618;*
2. *South 38°59'30" West, 143.44 feet to a 5/8" rebar capped LS #529;*
3. *North 38°31'49" West, 125.26 feet to a 5/8" rebar capped LS #1618;*
4. *North 44°55'38" West, 201.16 feet to a 5/8" rebar capped LS #1618;*
5. *North 16°33'38" West, 71.01 feet to a 5/8" rebar capped LS #1618;*
6. *North 29°17'38" West, 142.40 feet to a 5/8" rebar found at the southernmost northwest corner of Lot 7, of said Enfield Park;*

THENCE along the north boundary of said Lot 7, North 40°17'22" East, 15.00 feet to a 5/8" rebar;
THENCE continuing along said north boundary, South 85°28'38" East, 201.15 feet to a 5/8" rebar;
THENCE along the northeasterly boundary of said Lot 7, South 43°03'38" East, 56.46 feet to a 5/8" rebar found on the north right-of-way of aforementioned Enfield Road;
THENCE Southeasterly along the arc of a curve to the right 99.64 feet having a central angle of 142°46'13", a radius of 39.99 feet, and a chord that bears South 61°39'38" East with a chord distance of 75.79 feet to a 5/8" rebar;
THENCE Southeasterly along the arc of a curve to the left 47.16 feet having a central angle of 07°33'25", a radius of 357.55 feet, and a chord that bears South 54°01'28" East with a chord distance of 47.12 feet to a 5/8" rebar found at the southwest corner of Lot 1, of said Enfield Park;
THENCE along the west boundary of said Lot 1, North 02°22'38" West, 113.85 feet to a 5/8" rebar found at the northwest corner of said Lot 1;
THENCE along the north boundary of said South 70°12'36" East, 160.17 feet;
THENCE South 88°04'24" East, 148.12 feet to the POINT OF BEGINNING containing 184,866 square feet or 4.24 acres, more or less.

State Survey Code: 500-20N-30W-0-29-330-04-1618

City of Bentonville Project # PLA21-0054

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

CEI Solutions for Land and Life

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

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

Property Line Adjustment
Crystal Lands, LLC
Enfield Road
Bentonville, Benton County, Arkansas

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

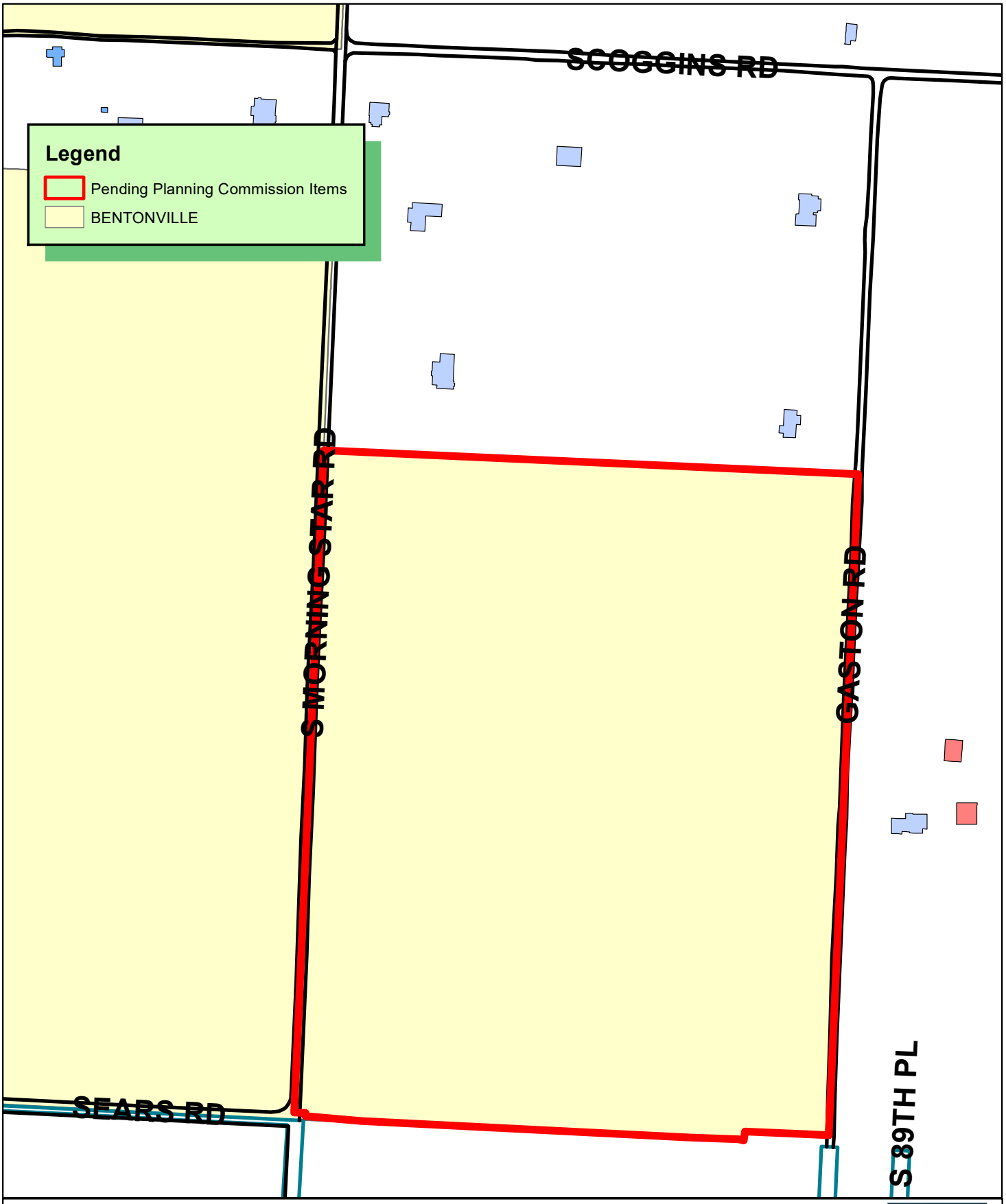
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDS
FIELD WORK	KDM
CEI PROJECT NUMBER	32403
DATE	11/19/2021
REVISION	REV-1

Lot Combination Plat
SHEET TITLE

SHEET NUMBER
2 OF 2

DRAWING LOCATION - S:\32000\32403\DRAWINGS SURVEY\SURVEY\WORKING\32403LC.DWG -- SAVED BY - JCHRISTIANSEN

© 2021 CEI ENGINEERING ASSOCIATES, INC.



N
W E
S

1 inch = 300 feet

PP21-0020
PRELIMINARY PLAT
MORNINGSTAR SUBDIVISION

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

November 19, 2021

Dan Weese
3200 SW Municipal Drive
Bentonville, AR 72712

Re. Morningstar Subdivision
Preliminary Plat

Mr. Weese:

This letter is intended to serve as a narrative accompanying the 1st resubmittal for Morningstar Subdivision, Benton County Parcel ID 18-09135-000. The plans and drainage report have been revised based on the comments from the city and utilities.

Waivers Requested

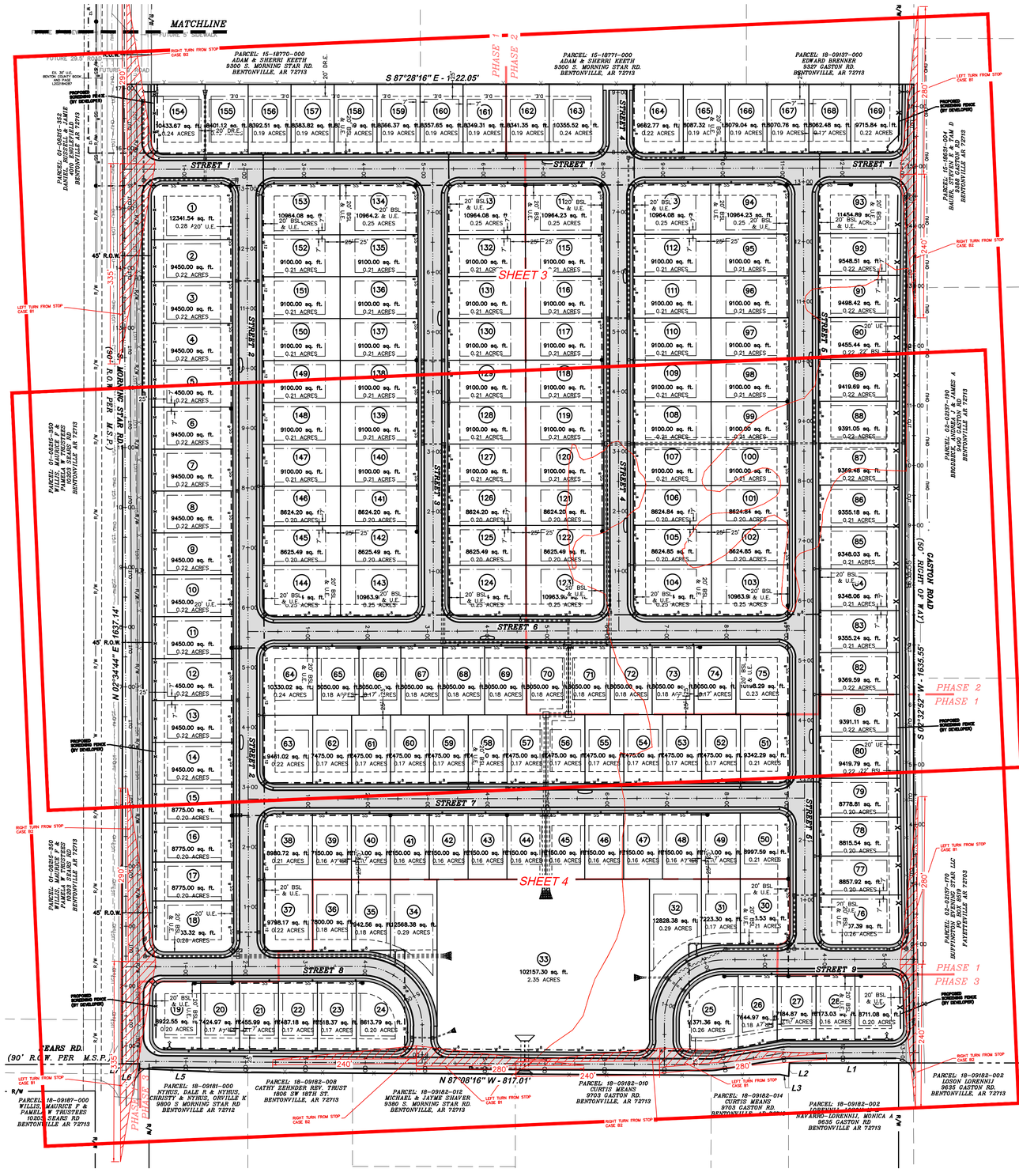
1. Due to site topographic constraints, matching the crowns of pipes is not possible for all the proposed storm drainage on this project. Most of the proposed storm drainage lines are proposed at 0.5% minimum slopes and have just enough cover at road crossings. Due to this, having the storm crowns match is not possible. A waiver is requested from this criteria due to topographic constraints for the site. Drainage Manual 3.4.1.3

2. Due to site topographic constraints, grading all the lots so that they do not drain across another lot is not possible on this project. Most of the lots meet this requirement, but Lots 134 through 153 are unbale to be regraded to meet this requirement. A waiver is requested from this criteria due to topographic constraints for the site. Municipal Code 1100.10.h

3. Due to the depth of the detention pond being deeper than 7 feet, a waiver is requested for this requirement. The proposed detention pond is 9.5 feet deep. This depth is requested so that the proposed pond can have a 4' deep permanent pool at the bottom of the pond. This will remove the total suspended solids and not only mitigate the water quantity from this development, but also the water quality. Therefore, a waiver is requested for this requirement. Drainage Manual 5.4.2

Please do not hesitate to contact me if you have any questions or if you need anything further.
Thank you,

Blake Murray, PE, CFM
Project Engineer


MATCHLINE
PARCEL: 15-18770-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 15-18771-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 18-09137-000
EDWARD BRENNER
9327 GASTON RD.
BENTONVILLE, AR 72713
S 87°28'16" E - 1322.05'
PHASE 1
PHASE 2
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
STREET 8
STREET 9
SHEET 3
SHEET 4
PROPOSED SCREENING FENCE (BY DEVELOPER)
LEFT TURN FROM STOP CASE B1
RIGHT TURN FROM STOP CASE B2
45' R.O.W.
MORNING STAR RD. (90' R.O.W. PER M.S.P.)
GASTON ROAD (60' RIGHT OF WAY)
SEARS RD. (90' R.O.W. PER M.S.P.)
1637.14'
N 02°34'44" E
S 02°32'52" W - 1635.55'
N 87°08'16" W - 817.01'
PARCEL: 01-08215-350
WILLIS, MAURICE F. &
PAMELA W TRUSTEES
10305 SEARS RD
BENTONVILLE AR 72713
PARCEL: 18-09187-000
WILLIS, MAURICE F. &
PAMELA W TRUSTEES
10305 SEARS RD
BENTONVILLE AR 72713
PARCEL: 18-09181-000
NYHUS, DALE R & NYHUS,
CHRISTY & NYHUS, ORVILLE K
9800 S MORNING STAR RD
BENTONVILLE AR 72712
PARCEL: 18-09182-008
CATHY ZEINDER REV. TRUST
1806 SW 18TH ST.
BENTONVILLE, AR 72713
PARCEL: 18-09182-012
MICHAEL & JAYME SHAVER
9380 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 18-09182-010
CURTIS MEANS
9703 GASTON RD.
BENTONVILLE, AR 72713
PARCEL: 18-09182-014
CURTIS MEANS
9703 GASTON RD.
BENTONVILLE, AR 72713
PARCEL: 18-09182-002
LORENNI,
NAVARRO-LORENNI, MONICA A
9635 GASTON RD.
BENTONVILLE AR 72713
PARCEL: 02-03197-100
BRODSKE, JAMES A
9400 GASTON RD
BENTONVILLE AR 72713
PARCEL: 02-03197-170
BUFFINGTON, BOB REID
PAYETTEVILLE AR 72703
PARCEL: 18-09182-002
LOSON LORENNI
9635 GASTON RD.
BENTONVILLE, AR 72713
PARCEL: 18-08216-355
AURORA DEVELOPMENT COMPANY LLC
3227 E 31ST ST
TULSA, OK 74105
PARCEL: 18-09125-000
WHITAKER, LARRY C LINDA & WHITAKER
REVOCBLE TRUST, PAULINE
2017 S 26TH ST
ROGERS AR 72758-6127
PARCEL: 15-18631-004
BUSINESS PARK OF A D
9388 GASTON RD
BENTONVILLE AR 72713
PARCEL: 15-18631-004
BUSINESS PARK OF A D
9388 GASTON RD
BENTONVILLE AR 72713
PARCEL: 01-08215-352
DAVIS, JAMES & DAVIS, JANET
400 ENGLEFIELD
BENTONVILLE AR 72713
PARCEL: 15-18770-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 15-18771-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 18-09137-000
EDWARD BRENNER
9327 GASTON RD.
BENTONVILLE, AR 72713
PARCEL: 15-18631-004
BUSINESS PARK OF A D
9388 GASTON RD
BENTONVILLE AR 72713
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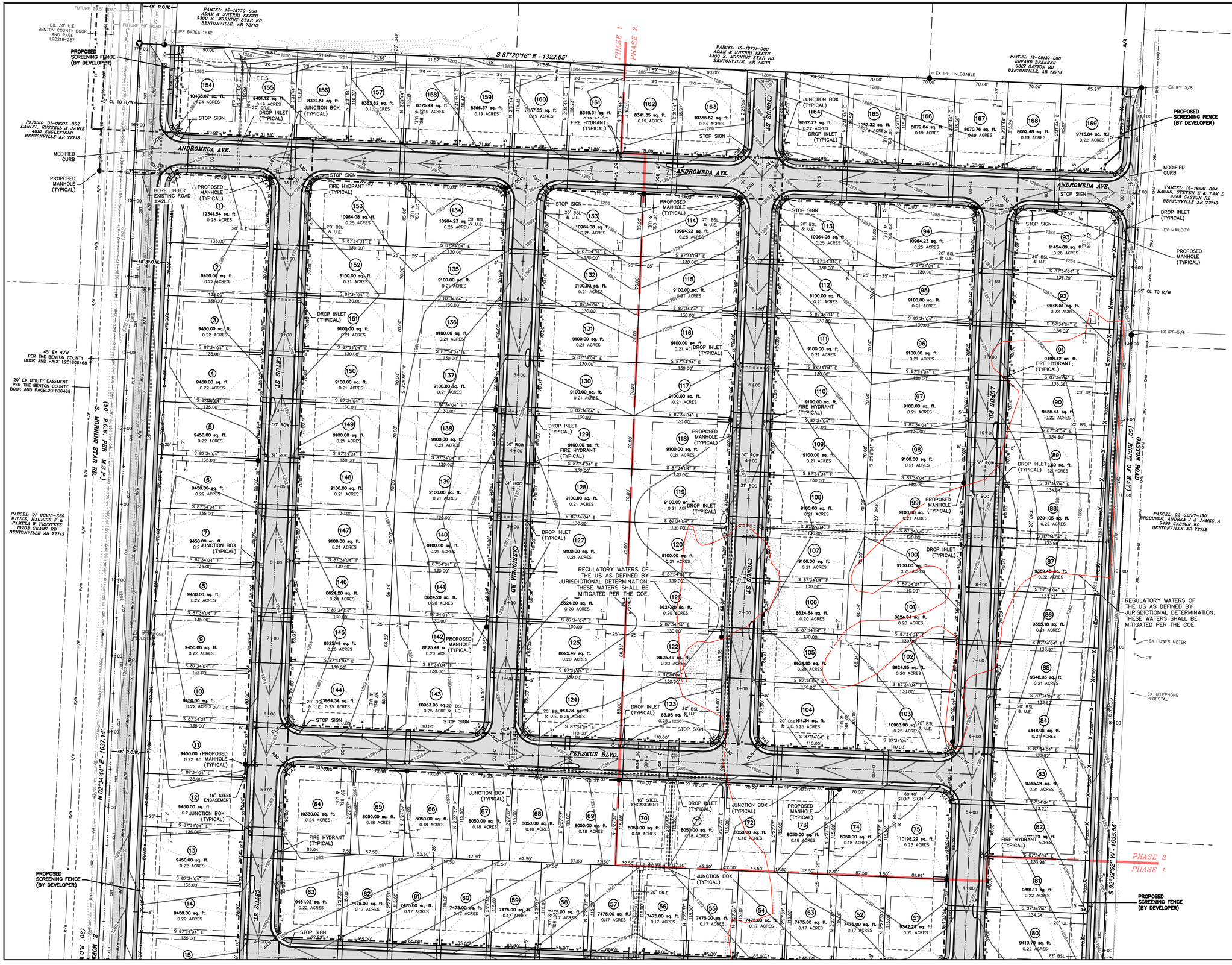
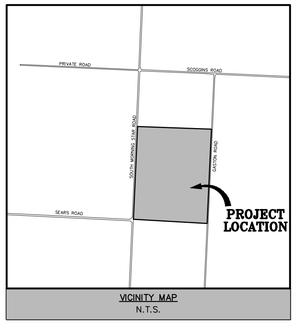
ROGERS AR 72758-6127
PARCEL: 15-18770-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 15-18771-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 15-18807-000
SIMPSON, JAMES & LINDA
9388 GASTON RD
BENTONVILLE AR 72713
PARCEL: 15-18807-000
SIMPSON, JAMES & LINDA
9388 GASTON RD
BENTONVILLE AR 72713
PARCEL: 15-18770-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE, AR 72713
PARCEL: 15-18771-000
ADAM & SHERRI KEATH
9300 S. MORNING STAR RD.
BENTONVILLE,





VICINITY MAP
N.T.S.

OWNER: HYLTON ROAD REAL ESTATE, LLC
1204 E JOYCE BLVD STE 102
FAYETTEVILLE AR 72703

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

WORK ORDER #: 20976

ZONING: R-1

LOTS: 169 (168 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05007C0265 K, PANEL 265 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

GRID N

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

NOTES:

1. ALL CURVE RADII ARE 30' MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
2. ENTIRETY OF LOT 33 TO BE DEDICATED AS A DRAINAGE EASEMENT, POND SHALL BE MAINTAINED BY THE POA.
3. NO LOT ABUTTING MORNING STAR OR GASTON SHALL HAVE DIRECT ACCESS OFF OF EITHER STREET.
4. REGULATORY WATER BODIES ARE SHOWN IN RED AND WILL BE MITIGATED PER FEDERAL REGULATIONS.
5. ALL SIDEWALK TO BE BUILT BY THE HOMEOWNERS EXCEPT WHERE OTHERWISE INDICATED ON THE PLANS
6. A WAIVER HAS BEEN REQUESTED TO ALLOW THE MAXIMUM POND DEPTH TO EXCEED 7'. IT IS DESIRED FOR THIS TO BE A WET POND WITH A DEEP POOL TO ALLOW FOR THE TREATMENT OF WATER QUALITY

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

PRELIMINARY PLAT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 - ENGINEERING SERVICES, INC. | 11/18/2021 10:48 AM
P:\2020\20976 MORNING STAR\PLAT\20976 PLAT.DWG

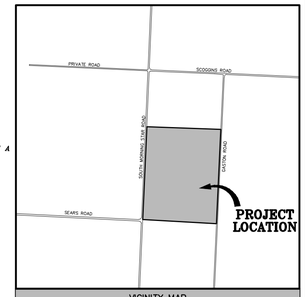
SCALE: 1"=60'
DATE: Nov 18, 2021
ENGINEER: BAM
DRAWN BY: TDE
W.O. #: 20976

3

PP21-0020

PRELIMINARY PLAT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

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



VICINITY MAP
N.T.S.

OWNER: HYLTON ROAD REAL ESTATE, LLC
1204 E JOYCE BLVD STE 102
FAYETTEVILLE AR 72703

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

WORK ORDER #: 20976

ZONING: R-1

LOTS: 169 (168 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05007C0265 K, PANEL 265 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

GRID N

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

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	100.0'	9°48'50"	8.585.3'	17.1285'
C2	100.0'	9°25'12"	8.2391'	16.4410'
C3	100.0'	90°01'42"	100.0495'	157.1291'
C4	99.7'	89°54'49"	99.5524'	156.4621'

NOTES:

1. ALL CURVE RADII ARE 30' MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
2. ENTIRETY OF LOT 33 TO BE DEDICATED AS A DRAINAGE EASEMENT. POND SHALL BE MAINTAINED BY THE POA.
3. NO LOT ABUTTING MORNING STAR OR GASTON SHALL HAVE DIRECT ACCESS OFF OF EITHER STREET.
4. REGULATORY WATER BODIES ARE SHOWN IN RED AND WILL BE MITIGATED PER FEDERAL REGULATIONS.
5. ALL SIDEWALK TO BE BUILT BY THE HOMEOWNERS EXCEPT WHERE OTHERWISE INDICATED ON THE PLANS
6. A WAIVER HAS BEEN REQUESTED TO ALLOW THE MAXIMUM POND DEPTH TO EXCEED 7'. IT IS DESIRED FOR THIS TO BE A WET POND WITH A DEEP POOL TO ALLOW FOR THE TREATMENT OF WATER QUALITY

REVISION	DATE	DESCRIPTION

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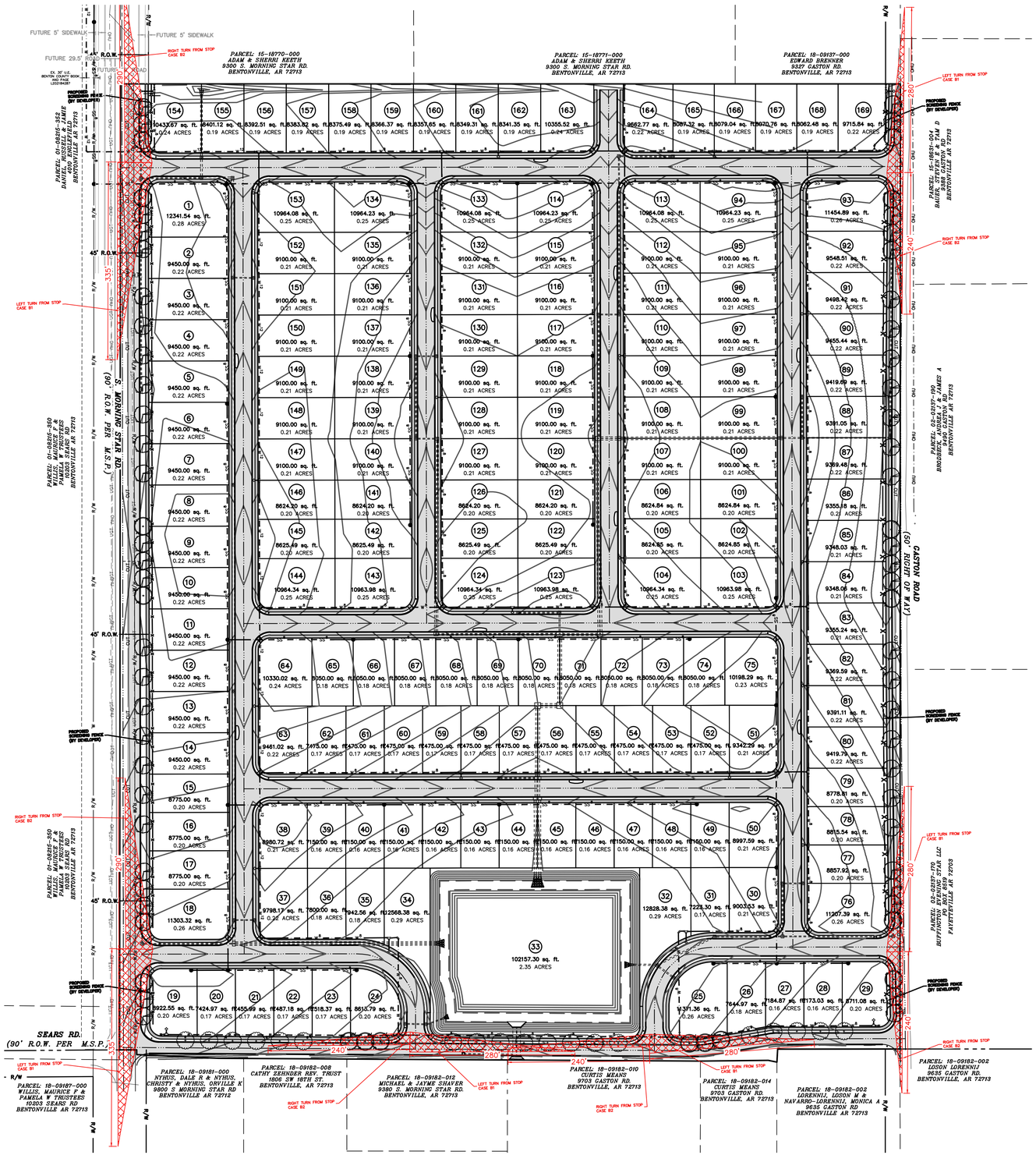
SCALE: 1"=60'
DATE: Nov 18, 2021
ENGINEER: BAM
DRAWN BY: TOE
W.O. #: 20976

PP21-0020



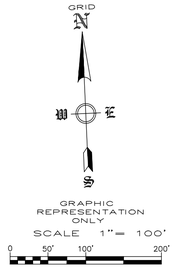


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

INDEX OF TREES

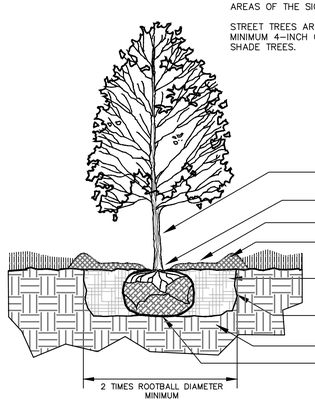
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Valley Forge Elm	Ulmus americana 'Valley Forge'	54	4" Cal B & B
+	Shumard Oak	Quercus shumardii	18	4" Cal B & B
+	Northern Red Oak	Quercus rubra	19	4" Cal B & B

NOTES:

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.

THERE SHALL NOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREAS OF THE SIGHT TRIANGLES.

STREET TREES ARE REQUIRED TO BE A MINIMUM 4-INCH CALIPER AND MUST BE SHADE TREES.



NOTES:

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

TREE PLANTING DETAIL
NOT TO SCALE

VICINITY MAP
N.T.S.

OWNER: HYLTON ROAD REAL ESTATE, LLC
1204 E JOYCE BLVD STE 102
FAYETTEVILLE AR 72703

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

WORK ORDER #: 20976

ZONING: R-1

LOTS: 169 (168 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

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

LANDSCAPE PLAN
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION | DATE | DESCRIPTION

SCALE: 1"=100'

DATE: Nov 18, 2021

ENGINEER: BAM
DRAWN BY: JS

W.O. #: 20976

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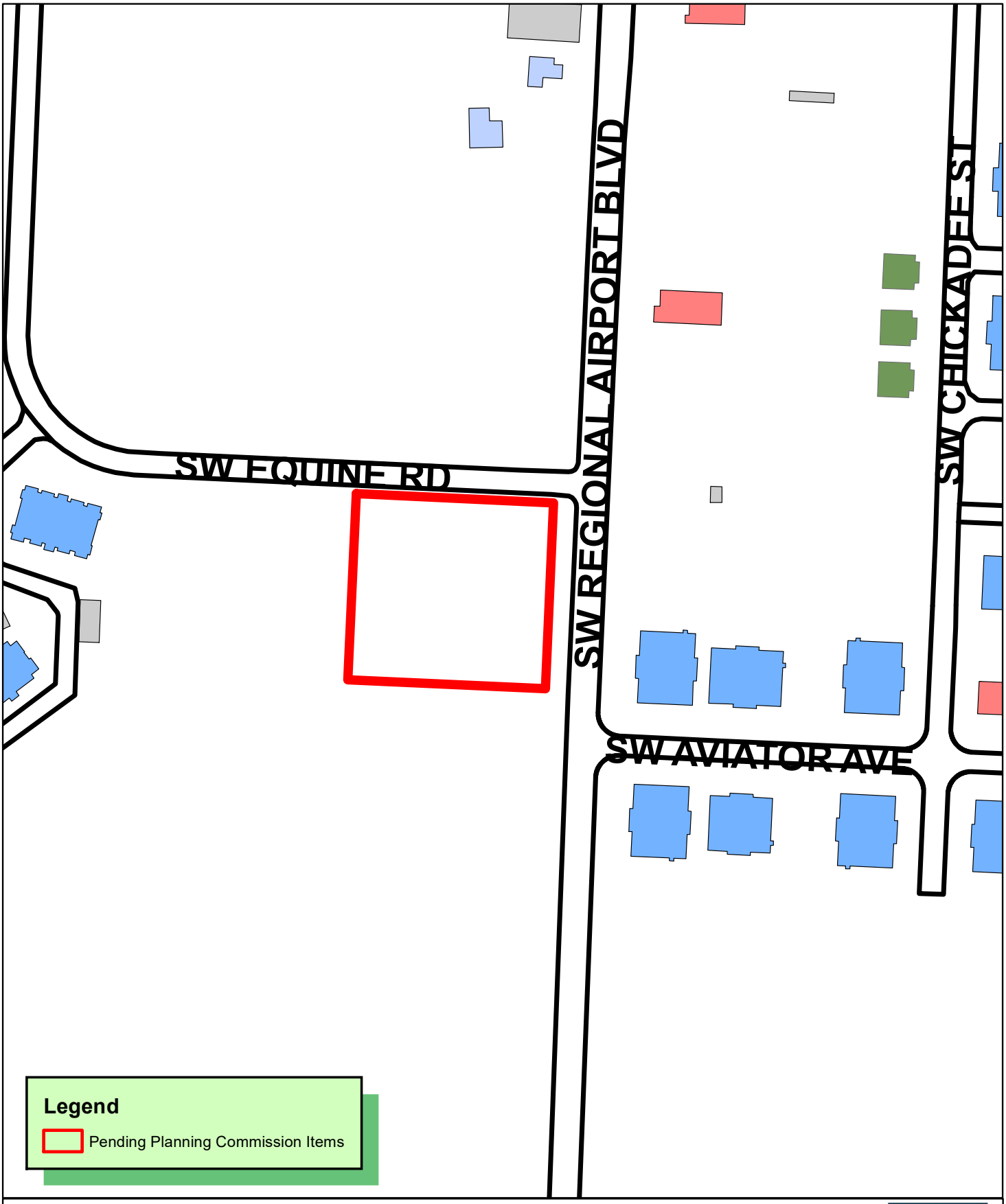
K:\2020\20976 - MORNING STAR\LANDSCAPE\20976 LANDSCAPE.dwg

REGISTERED LANDSCAPE ARCHITECT
Jonathan Schmitz
License No. 9913
STATE OF ARKANSAS

PP21-0020

53



N
W E
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1 inch = 150 feet

LSD21-0060
LARGE SCALE DEVELOPMENT
DOLAR GENERAL
8100 SW REGIONAL AIRPORT BLVD

THE CITY OF BENTONVILLE

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

November 22, 2021

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

SUBJECT: Waiver Letter – **LSD 21-0060**
Dollar General of Bentonville (Vaughn) 21-8159

To Whom It May Concern:

The following is a list of requested waivers and their corresponding need:

Sec. 1100.02(e)
"Joint and cross access."

(1) "Major traffic generators. Adjacent commercial or office properties classified as major traffic generators (i.e. shopping plazas, office parks), shall provide a cross access drive and pedestrian access to allow circulation between sites"

Sec. 1100.02(a)(3)
"Distance from intersections. Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive."

Sec. 1100.21(o)
"Building placement. Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility."

We are unable to access the site from SW Equine due to existing site conditions and access management requirements. SW Equine is not wide enough to access the site while maintaining the other site layout requirements (detention, limiting parking at front of site, etc.).

Sincerely

Catey Atchley
Blew & Associates, PA

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Ownership Information

1 **Vacant**
Parcel #: 01-11086-000
Owner: Vaughn, LLC
(Street Address)
SW Regional Airport Blvd.
Bentonville, AR
(Mailing Address)
6959 Lebanon Road, Ste. 212
Frisco, TX 75034
Warranty Deed - Book 2000 Page 109900
Zoned: C-2 (General Commercial)

2 Vacant
Parcel #: 01-11085-002
Owner: Vaughn, LLC
(Street Address)
SW Equine Road
Bentonville, AR
(Mailing Address)
6959 Lebanon Road, Ste. 212
Frisco, AR 75034
Warranty Deed - Book 2000 Page 109900
Zoned: C-2 (General Commercial)

3 **Vacant**
Parcel #: 01-11087-000
Owner: Ozark Commercial, LLC
(Street Address)
SW Regional Airport Blvd.
Bentonville, AR
(Mailing Address)
2609 Summit Ridge Drive
Southlake, TX 76092
Redemption Deed - Book 2017 Page 31215
Zoned: C-2 (General Commercial)

Site Information

PROPERTY INFORMATION		
Gross Site Area:	73,130.76 sf	1.68 acres
Proposed Dedicated R.O.W.:	1,833.69 sf	0.04 acres
Net Site Area:	71,297.07 sf	1.64 acres
SITE INFORMATION		
Total Paved Area:	23,113.88 sf	0.53 acres
Total Sidewalk Area:	3,045.00 sf	0.07 acres
Total Building Area:	10,948.00 sf	0.25 acres
Lot Coverage:		15.4%
Total Impervious Area:	37,106.88 sf	52.0%
Total Pervious Area:	34,190.19 sf	48.0%
PARKING INFORMATION		
Parking Spaces Required (1/250 sf-floor area):		34
Provided Spaces (Total):		35
Required Accesible Spaces:		2
Provided Accessible Spaces:		2
ZONING INFORMATION		
Current Zoning:		C-2: General Commercial
Front	Parking in Front	50'
	No Parking in Front	20'
Side	By Non-Residential	7'
	By Residential	30'
Rear	By Non-Residential	20'
	By Residential	30'
Proposed Use:		General Retail Store

Flood Note:

By graphic plotting only, this property is in Zone X (Other Areas - Unshaded) of the Flood Insurance Rate Map, Community Panel Nos. 05007C-0225-K & 05007C-0245-K, which both bear an effective date of June 5th, 2015 and is not in a Special Flood Hazard Area.

Wetlands Note:

There was no evidence of any delineated wetland areas, per the U.S. Fish and Wildlife service National Wetlands Inventory website. No markers from a field delineation of wetlands conducted by a qualified specialist were observed during the course of the survey conducted for this project.

Bentonville Notes:

- Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
- BEUD Design Layout Drawing takes precedence over any electric information shown on the Site & Utility Plan.
- Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.
- The dumpster enclosure shall be constructed with similar materials as the building. Minimum inside dimensions of the dumpster enclosure shall be 9' depth by 11' width.
- All proposed signage will require a separate permit.
- No Fencing is known at this time. Fencing will require a separate permit.
- Any new lighting will require that it be cut-off or B-U-G (with a U rating of 0) and approved by the Planning Department.
- All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.
- Benches shall be a minimum of 6' length and be Victor Stanley "Classic" (Model #C-10) or approved equal.
- Bike Rack shall be Single Hoop, Dero Swerve Rack, Black 24" x 21.5" or approved equal

Striping Specifications

YELLOW CURBING & BOLLARDS PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. METAL SURFACES SHALL BE FREE OF HEAVY RUST. SURFACES SHALL RECEIVE 2 COATS OF SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

Sign Legend

Symbol	Code	Description	Size	Post Type
	-	Handicap Sign	12 x 18	U-Channel

Site Plan Notes:

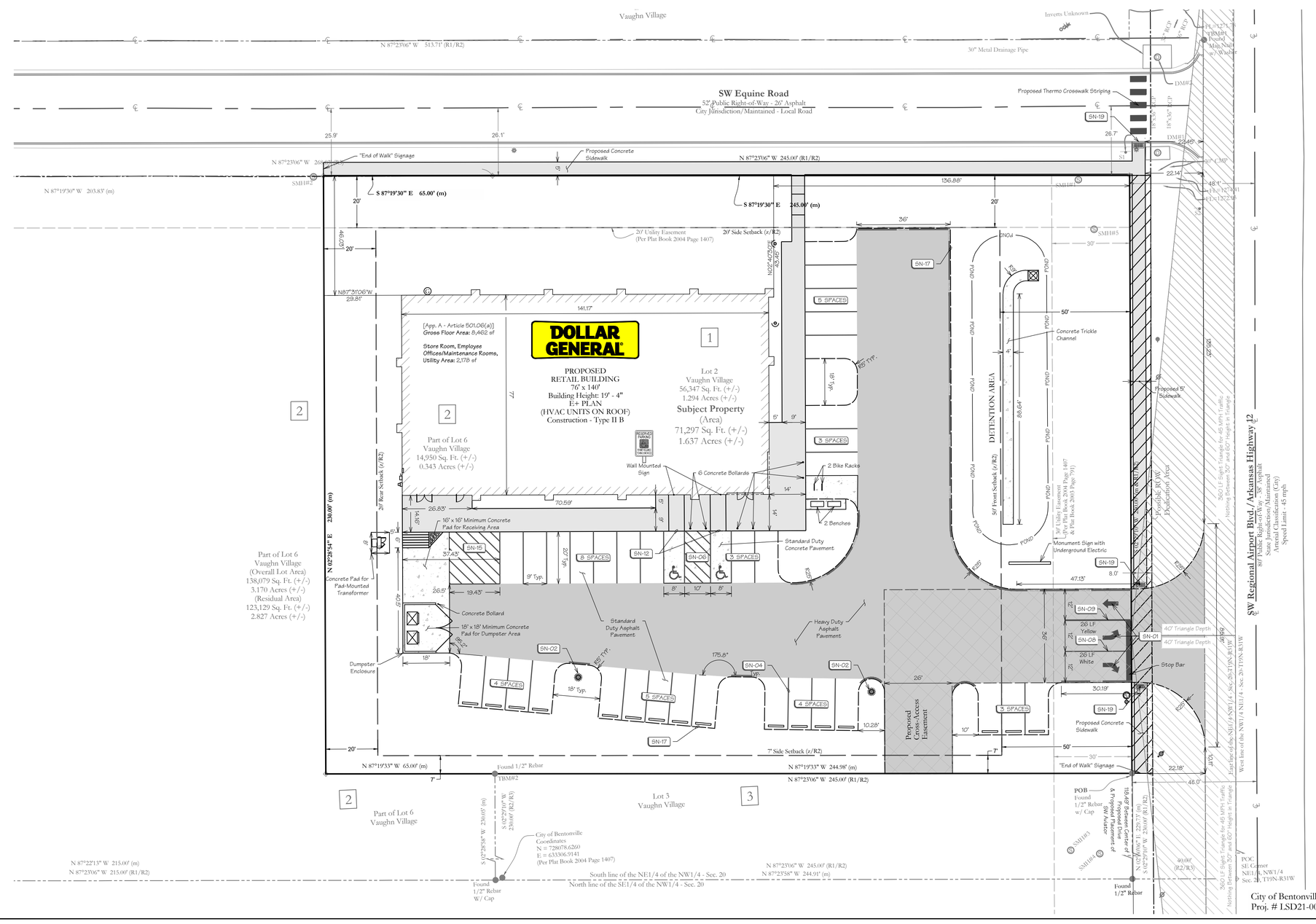
SN-01	Painted Traffic Markings
SN-02	Light Pole per Municipal Standards.
SN-04	4" Painted White / Yellow Striping
SN-06	4" Wide Painted Stripes, 2'-0" o.c. @ 45°
SN-08	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-09	4" Wide Double Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-12	Accessible Ramp in Sidewalk
SN-15	Painted Yellow "Loading Zone" @ 100' o.c. 24" High Max.
SN-17	Thickened Edge of Pavement
SN-19	Curb / Sidewalk Ramp per City / Highway Department Standards (Whichever is More Stringent)

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 5 foot at Edge of Pavement unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

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

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft


Vaughn Village
N 87°23'06" W 513.71' (R1/R2)
30" Metal Drainage Pipe
Inverts Unknown
SW Equine Road
52' Public Right-of-Way - 20' Asphalt
City Jurisdiction/Maintained - Local Road
Proposed Thermo Crosswalk Striping
SN-19
"End of Walk" Signage
Proposed Concrete Sidewalk
N 87°23'06" W 245.00' (R1/R2)
S 87°19'30" E 65.00' (m)
S 87°19'30" E 245.00' (m)
N 87°19'30" W 203.83' (m)
136.88'
20' Utility Easement (Per Plat Book 2004 Page 1407)
20' Side Setback (z/R2)
N 87°31'06" W 29.91'
141.17'
[App. A - Article 501.06(a)] Gross Floor Area: 8,462 sf
Store Room, Employee Offices/Maintenance Rooms, Utility Area: 2,178 sf
DOLLAR GENERAL
PROPOSED RETAIL BUILDING
76' x 140'
Building Height: 19' - 4"
E+ PLAN
(HVAC UNITS ON ROOF)
Construction - Type II B
Lot 2
Vaughn Village
56,347 Sq. Ft. (+/-)
1.294 Acres (+/-)
Subject Property
(Area)
71,297 Sq. Ft. (+/-)
1.637 Acres (+/-)
Part of Lot 6
Vaughn Village
14,950 Sq. Ft. (+/-)
0.343 Acres (+/-)
Part of Lot 6
Vaughn Village
(Overall Lot Area)
138,079 Sq. Ft. (+/-)
3.170 Acres (+/-)
(Residual Area)
123,129 Sq. Ft. (+/-)
2.827 Acres (+/-)
Wall Mounted Sign
6 Concrete Bollards
2 Bike Racks
2 Benches
Standard Duty Concrete Pavement
16' x 16' Minimum Concrete Pad for Receiving Area
Concrete Pad for Pad-Mounted Transformer
Concrete Bollard
18' x 18' Minimum Concrete Pad for Dumpster Area
Dumpster Enclosure
Standard Duty Asphalt Pavement
Heavy Duty Asphalt Pavement
Proposed Cross-Access Easement
7' Side Setback (z/R2)
N 87°19'33" W 65.00' (m)
N 87°19'33" W 244.98' (m)
N 87°23'06" W 245.00' (R1/R2)
Found 1/2" Rebar
TBM#2
City of Bentonville Coordinates
N = 728078.6260
E = 633306.9141
(Per Plat Book 2004 Page 1407)
S 02°29'58" W 230.00' (m)
S 02°29'01" W 230.00' (R2/R3)
N 87°22'13" W 215.00' (m)
N 87°23'06" W 215.00' (R1/R2)
South line of the NE1/4 of the NW1/4 - Sec. 20
North line of the SE1/4 of the NW1/4 - Sec. 20
N 87°23'06" W 245.00' (R1/R2)
N 87°23'58" W 244.91' (m)
Found 1/2" Rebar W/ Cap
Found 1/2" Rebar
POB Found 1/2" Rebar w/ Cap
155.68' Between Center of Proposed Drive & Proposed Thermo Striping
N 02°40'00" E 229.75' (m)
N 02°39'01" E 230.00' (R2/R3)
POC SE Corner NE1/4, NW1/4 Sec. 20, T19N-R31W
Part of Lot 6 Vaughn Village
Lot 3 Vaughn Village
DETENTION AREA
50' Front Setback (z/R2)
30' Utility Easement (Per Plat Book 2004 Page 1407 & Plat Book 2003 Page 791)
Monument Sign with Underground Electric
Proposed 5' Sidewalk
Concrete Trickle Channel
Existing 8" W. Existing Fire Hydrant
Existing 6" W. Water Meter
Existing 8" W. Water Meter
Existing 8" W. Water Meter
Existing 8

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	73,130.76 sf	1.68 acres
Proposed Dedicated R.O.W:	1,833.69 sf	0.04 acres
Net Site Area:	71,297.07 sf	1.64 acres
Current Zoning:	C-2: General Commercial	
Proposed Zoning:	C-2: General Commercial	
FRONTAGE (CITY) BUFFER		
Frontage Width (ROW):		310 ft
Req'd (1 Tree per 20 LF):		16 Trees
Provided:		16 Trees
FRONTAGE (ARDOT) BUFFER*		
Frontage Width (ROW):		194 ft
Req'd (1 Tree per 20 LF):		10 Trees
Provided:		10 Trees
PERIMETER BUFFER**		
Commercial Use Buffer (7' Wide):		514 ft
Req'd (1 Tree per 50 LF):		10 Trees
Provided:		10 Trees
INTERIOR PARKING LOT LANDSCAPING***		
Proposed Parking Spaces:		35 ps
Total Parking Area:		21,162.22 sf
Req'd (8% of Total Parking Area):		1,692.98 sf
Provided:	4 Islands	1,707.00 sf

* Trees Relocated due to Significant Utility Conflicts, Landscaping Waiver Requested
** Both Shade and Ornamental Trees Allowed, Minimum of 50% Shade Trees Required
***Provide Interior Parking Greenspace Requirement 8% of impervious material, and at least 80% will be living material for parking islands

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE EDGE OF PAVEMENT, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL (IF AVAILABLE).

Landscape Legend:

Symbol	Qty.	Botanical/Common		Caliper	Comments
TREES:					
	7	Carpinus caroliniana	American Hornbeam	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	15	Quercus phellos	Willow Oak	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	15	Carya ovata	Shagbark Hickory	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	5	Prunus x yedoensis	Yoshino Cherry	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
SHRUBS:					
	5	Hypericum prolificum	St. John's Wort	1 Gal	18" in height at time of planting
	6	Itea virginica	Sweetspire	1 Gal	18" in height at time of planting
	6	Ilex galbra	Inkberry	1 Gal	18" in height at time of planting
PERENNIAL FLOWERS:					
	5	Baptisia australis	Wild Blue Indigo	1 Gal	
GRASS:					
		Sod			38,150 sf
		Bermuda			1,750 sf

*Tree Labels:
S- Street Tree
P- Perimeter Tree
I- Interior Tree

Bentonville Landscape Notes:

LDC, Section 1400.05 (B)-12 :
Maintenance Guarantee Statement. Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.

LDC, Section 1400.05 (B)-13:
Tree Topping Guarantee Statement. Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

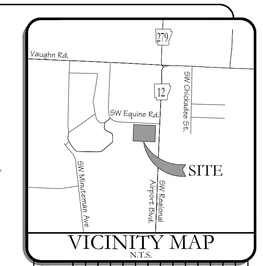
LDC, Section 1400.05 (B)-14:
Tree Removal Guarantee Statement. Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

LDC, Section 1400.8.a:
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.

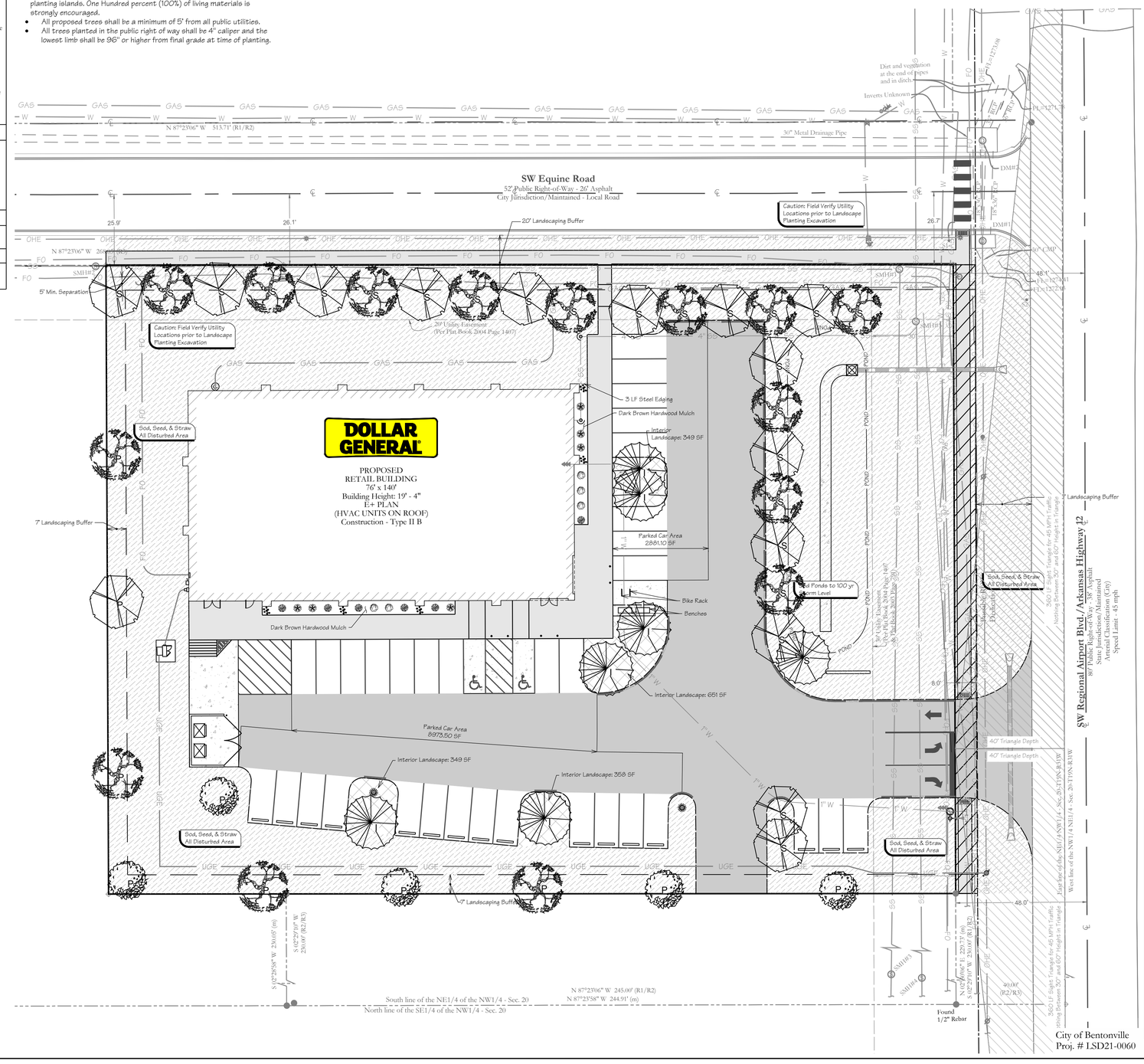
- All proposed trees shall be a minimum of 5' from all public utilities.
- All trees planted in the public right of way shall be 4" caliper and the lowest limb shall be 96" or higher from final grade at time of planting.

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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.



No:	REVISIONS: DESCRIPTION	PROJ ####	DATE

Landscape Plan
LSD 21-0060, Bentonville Atlas Page: 562

Large-Scale Development Plans For:
Dollar General of Bentonville (Vaughn)
8100 SW Regional Airport Blvd. Bentonville, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

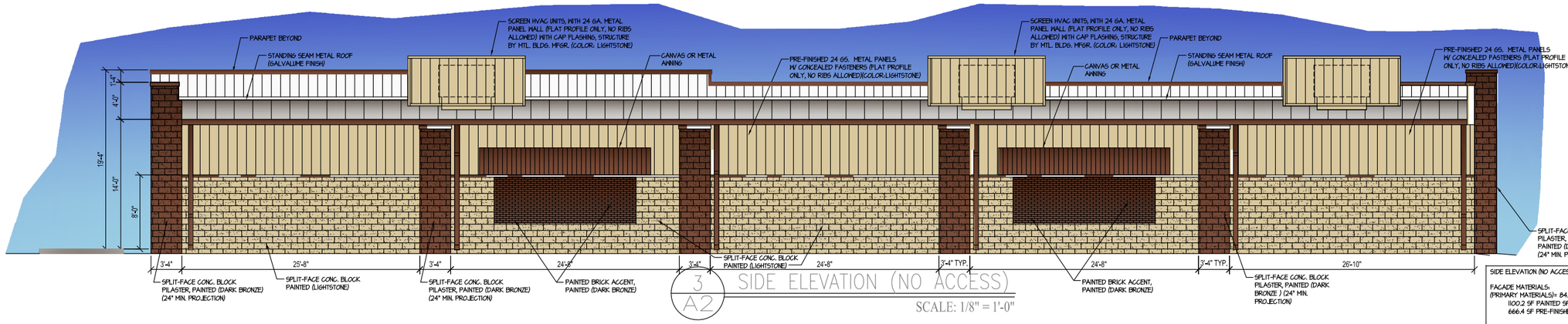
PREPARED BY:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-11-22	21-8159
DRAWN BY:	REVIEWED BY:
A. Pope	W. Cody Sexton

DRAWING NAME: 21-8159 Civil 004.dwg

SHEET NUMBER: C6

p:\21-8159 dg bentonville (vaughn)\civil drawings\21-8159 civil 004.dwg Plotted on 11/22/2021 8:33:57 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Carey Atchley



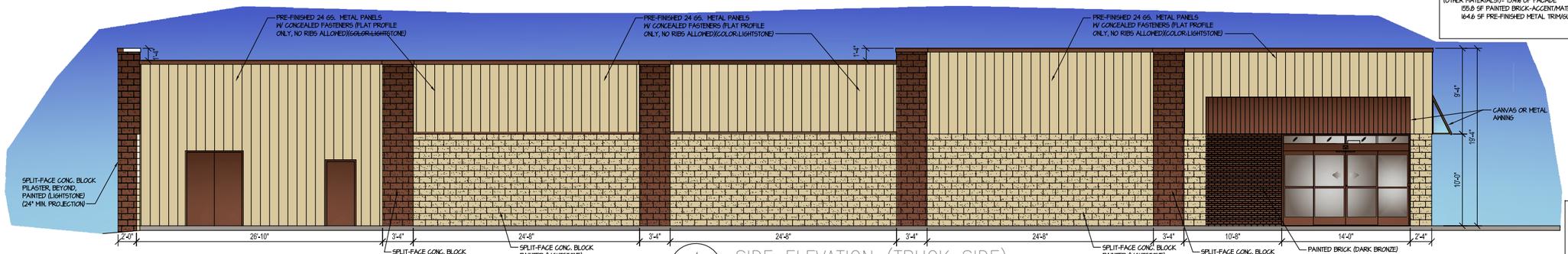
3 / A2 SIDE ELEVATION (NO ACCESS)

SCALE: 1/8" = 1'-0"

SIDE ELEVATION (NO ACCESS) - 2081 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 84.6% OF FACADE
1100.2 SF PAINTED SPLIT FACE BLOCK (52.7% OF FACADE)
666.4 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (31.9% OF FACADE)

(OTHER MATERIALS.)= 15.4% OF FACADE
155.8 SF PAINTED BRICK-ACCENT/MATERIAL CHANGE 7.5% OF FACADE)
164.6 SF PRE-FINISHED METAL TRIM/GUTTERS (7.9 % OF FACADE)



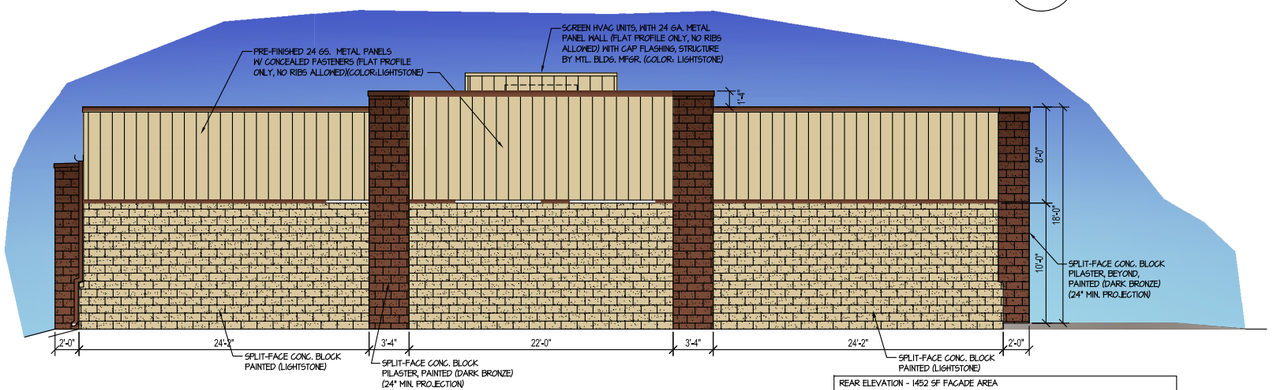
4 / A2 SIDE ELEVATION (TRUCK SIDE)

1/8" = 1'-0"

SIDE ELEVATION (TRUCK DELIVERY SIDE) - 2617 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 85.7% OF FACADE
1029 SF PAINTED SPLIT FACE BLOCK (41.5% OF FACADE)
1212.5 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (34.8% OF FACADE)

(OTHER MATERIALS.)= 14.3% OF FACADE
140 SF STOREFRONT GLAZING (5.3% OF FACADE)
82.5 SF PAINTED BRICK-ENTRANCE ACCENT/MATERIAL CHANGE (3.2% OF FACADE)
75.9 SF PAINTED METAL DOORS/FRAME (2.9% OF FACADE)
75.1 SF PRE-FINISHED METAL TRIM (2.9 % OF FACADE)



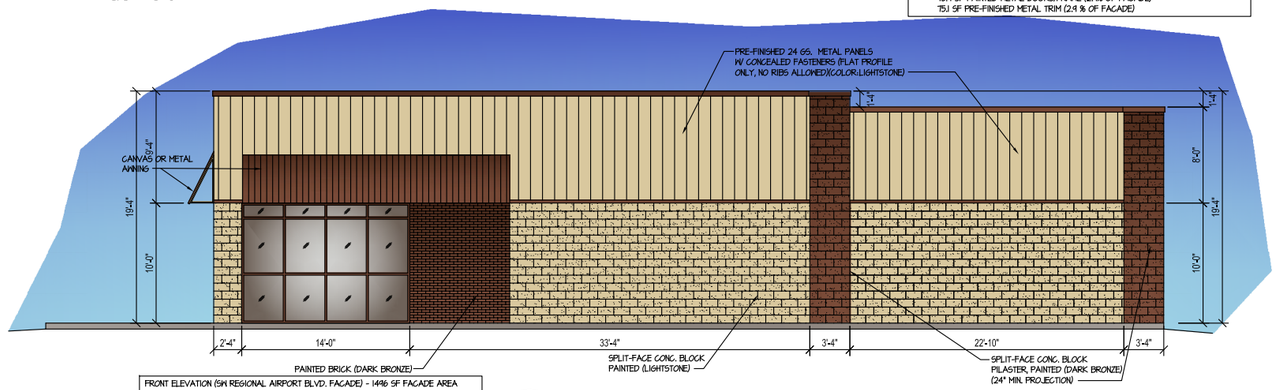
2 / A2 REAR ELEVATION

1/8" = 1'-0"

REAR ELEVATION - 1452 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 96.6% OF FACADE
863 SF PAINTED SPLIT FACE BLOCK (59.4% OF FACADE)
539.1 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (37.2% OF FACADE)

(OTHER MATERIALS.)= 3.4% OF FACADE
49.3 SF PRE-FINISHED METAL TRIM (3.4 % OF FACADE)



1 / A2 FRONT ELEVATION

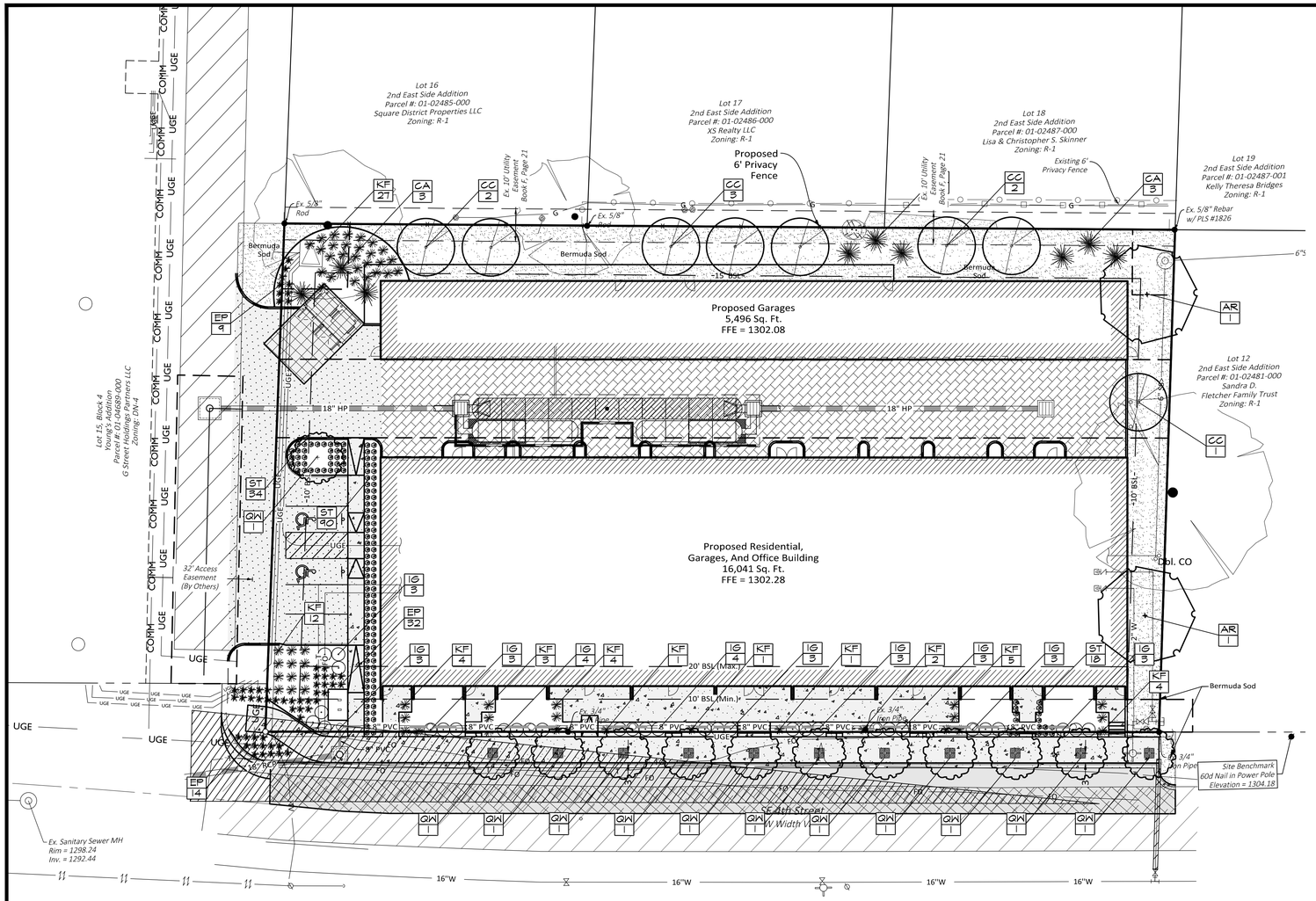
1/8" = 1'-0"

FRONT ELEVATION (SM REGIONAL AIRPORT BLVD. FACADE) - 1496 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 81.3% OF FACADE
621.4 SF PAINTED SPLIT FACE BLOCK (41.5% OF FACADE)
546.1 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (34.8% OF FACADE)

(OTHER MATERIALS.)= 18.7% OF FACADE
140 SF STOREFRONT GLAZING (9.4% OF FACADE)
83.3 SF PAINTED BRICK-ENTRANCE ACCENT/MATERIAL CHANGE (5.6% OF FACADE)
55.2 SF PRE-FINISHED METAL TRIM (3.7 % OF FACADE)

LSD21-0061
LARGE SCALE DEVELOPMENT
THE HAVEN



Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Springdale And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Springdale.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventer. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.
14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.
15. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified
16. Trees Shall not be Topped at any Time and Proper Tree Pruning Techniques as Established by the Latest Edition of ANSI A300 "Standads for All Tree Care" Shall be Utilized for Maintenace Purposes.
17. Healthy Trees Shall not be Removed at Any Time an Proper Tree Pruning Techniques as Established by the Latest Edition if the ANSI A300 "Standards for All Tree Care" Shall be Utilized for Maintenance Purposes.
18. 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 Stongly Encouraged
19. All Trees Planted in the Public Right of Way shall be 4" Caliber and the Lowest Limb Shall be 96" or higher from the Final Grade at time of planting.
20. All Proposed Trees Shall be a Minimum of 5' from All Public Utilities.

20 0 20
Scale in Feet

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

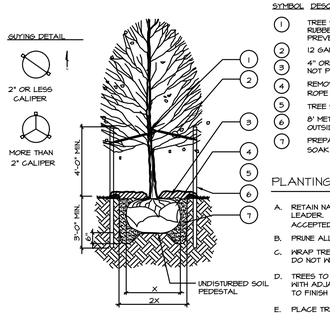
FOR REVIEW

Seeding And Sodding Note:

All Disturbed Areas Under A 15% Slope Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
EP	SENSATION PINK CONEFLOWER	Echinacea 'Sensation Pink'	1 Gallon	As Shown	56
KF	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora	1 Gallon	As Shown	63
ST	MEXICAN FEATHERGRASS	Stipa tenuissima	1 Gallon	As Shown	142
IG	COMPACT INKBERRY	Ilex glabra 'Compacta'	5 Gallon	As Shown	32
CA	BLUE ATLAS CEDAR	Cedrus atlantica	6'-8' B&B	As Shown	9
QW	REGAL PRINCE OAK	Quercus x warei 'Long'	2.5" Cal. B&B	As Shown	11
CC	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2.5" Cal. B&B	As Shown	8
AR	OCTOBER GLORY REDMAPLE	Acer Rubtum 'October Glory'	2.5" Cal. B&B	As Shown	2



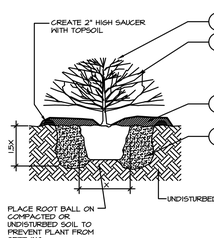
DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

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

TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING LEGEND

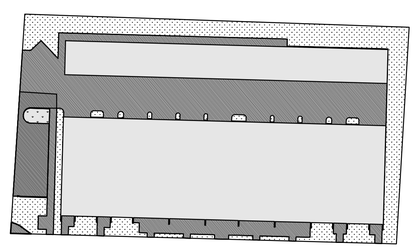
SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ½-¾" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL
N.T.S.

Site Area Calculations:



Overall Site Area Calculations:

Total Site Area: 42,242 S.F.

Total Impervious Area: 33,927 S.F. (80%)

Total Green Space Area: 8,315 S.F. (20%)

Interior Green Space Calculations:

Total Parking Lot Area: 1,732 S.F.

Total Interior Green Space Required: 139 S.F. (8%)

Total Interior Green Space Provided: 192 S.F. (11%)

Building Area

Impervious Area

Green Space

Parking Lot Area

Interior Green Space

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

THE HAVEN
City Project # LSD21-0061

Bentonville, AR

Issued for Review
11.02.2021

LANDSCAPE PLAN

Revisions

Drawn By:	TBL	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=20'
Date:	09.22.2021	Plot Scale:	1
Project No.:	BUT-02	DWG Name:	PLAN SHEETS

SHEET **11** of 14

Drawing Name: P:\BUT-02 (The Haven)\DRAFTING\BUT-02 PLAN SHEETS.dwg Last Modified: Nov 22, 2021 - 11:15am Plotted on: Nov 22, 2021 - 11:21am by ah5174

Waiver Request

To:	City of Bentonville
From:	BUF Studio – on behalf of Randall Hinton Development
Date:	October 29, 2021
Re:	The Haven Condominiums @ 901 SE 4th St., Bentonville, AR

On behalf of Randall Hinton Development, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Items in ***bold italics*** indicate our reason(s) for the waiver request.

Architectural Material Waiver Request

1. City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.21 Large-Scale Development Design Standards:

   (c) Exemptions.

   (1) Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section.

   - ***After reviewing the Bentonville Land Development Code, our interpretation is that this exemption should be recognized, permitting the material palette as-is, since it complies with the architectural design standards established in Section 1100.22.***

2. City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.22 Downtown Neighborhood (DN) Design Standards:

   (c) DN districts general building orientation and design.

   (1) Building orientation. All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.

   - ***The Haven product is currently adhering to this. The primary façade faces 4th Street and is complemented by a pedestrian-focused connection to the Right-of-Way, which contains various (private and public) patio spaces and appropriately scaled landscaping.***

   (2) Materials and design. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.

   - ***The Haven product is currently adhering to this. Through the use of large, glazed openings, varying parapet lines, a balanced and thoughtful use of façade***

materials, ground-level porches, and deep usable balconies on the upper levels the Haven creates an inviting and energized activation of 4th Street. Furthermore, this product is a for-sale condo, in lieu of a for-rent apartment product. This should evoke a sense of pride for the end users as landowners invested in the overall well-being and stability of downtown Bentonville. Condo owners will be part of a POA that requires regulations of maintenance for their overall building and as an owner will have a vested interest in the value of their asset.

(3) Character elements. Character elements such as porches, window bays, dormers, etc., if used in a way that is consistent with the intended character of the neighborhood, can result in a maximum lot coverage bonus of up to 5% based on the discretion of the Director.

- ***The Haven product is currently adhering to this. Ground level porches and partially recessed and deep, usable upper balconies create additional articulation beyond the modulation of the façade materials.***

(4) Functional character elements. Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.

- ***The Haven product is currently adhering to this. The balconies and porches are a minimum of 6'-0" in depth, creating intimate neighborhood outdoor spaces for condo owners to activate the street both day and night.***

(5) Exterior materials. Exterior façade materials and details should be consistent with the character of the surrounding context.

- ***The Haven product is currently adhering to this. The intention of this development is to closely match the character of the currently under-construction multi-family development to the West (G @ Market). Future developments to the East will continue this design language, creating a cohesive language along 4th Street and beyond. Furthermore, similar developments nearby (City U and Brick Avenue Lofts) have utilized fiber cement panel as a primary material for their facades. We are aware that they fell under a different code, however, both developments have done an excellent job of utilizing this material in a creative way. The Haven performs at the same level, by breaking up large expanses of wood and glass with a thoughtful and balanced use of fiber cement panels to create a unique and lively composition, both in color and texture.***

3. City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.22 Downtown Neighborhood (DN) Design Standards:

(i) DN districts mixed-use standards.

(1) Mixed-use design standards.

f. Large scale development compliance. Mixed-use buildings are subject to the standards for Large Scale Developments as described in Appendix B, Sec. 1100.21, Large-scale development design standards. When identifying additional site amenities in order to meet the standards of the Land Development Code, applicants should be encouraged to provide amenities in accordance with this Sec. 1100.21(r) Site Amenities that are appropriate for a walkable mixed-use environment, such as patio seating and benches, a pedestrian plaza, window shopping walkway, or public art.

- ***This is a circular reference in the Land Development Code (see point 1 of this letter) that we believe should be addressed and resolved. We are requesting that The Haven be permitted as a mixed-use development that is exempt from the Large-Scale Development Building Materials limitations, per the exemption specified in Section 1100.21. The different zonings of DC, DE, and DN offer great flexibility to create a work/live/play environment throughout the city of Bentonville. This product offers both live and work with a few potential leasable office spaces. With the amount of dense residential being built to the West, this project will have a unique, albeit small, commercial offering to the overall residential nature of the area in which it serves.***

Our design team has decades of experience working with various cities and state's codes and regulations, each one slightly (sometimes vastly) different than the next. We have included an appendix at the end of this letter that contains various land development codes we have come across in our work over the years. They apply to cities of various sizes, complexity, and culture, and each one has its own opportunity for smart development, while still allowing flexibility for creative and diverse design applications. We offer these as precedent to support our case for a material variance for a product that will promote the density, context, and vision for downtown Bentonville.

If you have any further questions or concerns, please contact me at faustr@bufstudio.co or by phone at (479) 321-0478.

Sincerely,

BUF Studio

Ryan Faust, AIA
Partner + Managing Principal

APPENDIX

1. **City of Miami, FL – Miami 21:**

   Miami 21 represents the "Miami of the 21st Century" and entails a holistic approach to land use and urban planning. It provides a clear vision for the City that is supported by specific guidelines and regulations so that future generations can reap the benefits of well-balanced neighborhoods and rich quality of life. It takes into account all of the integral factors that make each area within the City a unique, vibrant place to live, learn, work and play. It is a form-based code guided by tenets of New Urbanism and Smart Growth principles.

   - Most applicable to The Haven Condos is probably the T4 General Urban Zone.

     Regulating use is an important component of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

     The T4 zone is a new zoning category for Miami that allows for a transition of building massing (size and bulk) between single family and multi-family housing. Additionally, the option of adding some small neighborhood businesses and offices allows for the traditional mom and pop corner store and for small business owners to live near their establishments.

     - http://www.miami21.org/T4_Specific.asp
     - http://www.miami21.org/PlanningTrends_SmartGrowth.asp

2. **City of Austin, TX – Title 25 - Land Development Code:**

   These standards are intended to raise the level of quality for all non-residential and mixed-use development, but within a regulatory structure offering options and flexibility, not strict requirements.

   - Most applicable to The Haven Condos are the Multi-Family Residence Medium Density (MF-3) and Mixed Use (MU) district.

     This Subchapter generally addresses the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the City Council's vision for a more attractive, efficient, and livable community. The general purposes of this Subchapter include:

     To provide appropriate standards to ensure a high-quality appearance for Austin and promote pedestrian-friendly design while also allowing flexibility, individuality, creativity, and artistic expression.

     To provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.

     - https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-3TRNEDI_ART6MIREARDEST_S25-3-122SIDEREMIREAR
     - https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

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CODE REVIEW INFORMATION

APPLICABLE CODES

MUNICIPALITY:	BENTONVILLE, ARKANSAS
BUILDING:	2012 ARKANSAS FIRE PREVENTION CODE - VOL II
ENERGY:	2014 ARKANSAS ENERGY CODE
FIRE PREVENTION:	2012 ARKANSAS FIRE PREVENTION CODE - VOL I
PLUMBING:	2006 ARKANSAS PLUMBING CODE
MECHANICAL:	2010 ARKANSAS MECHANICAL CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE

BUILDING INFORMATION

CONSTRUCTION TYPE:	V-B	
USE GROUP(S):	RESIDENTIAL (R-2)	
	1ST FLOOR:	12,591 SF
	2ND FLOOR:	15,205 SF
	3RD FLOOR:	15,198 SF
	BUSINESS (B)	
	1ST FLOOR ONLY:	3,450 SF
	TOTAL:	46,444 SF
AREA INFORMATION:		
	BASIC ALLOWABLE AREA PER STORY:	7,000 SF
	W/ AUTOMATIC SPRINKLERS (200%):	14,000 SF
	W/ FRONTAGE INCREASE (Equation 5-2):	17,640 SF
	x 3 STORIES:	52,920 SF
	ACTUAL BUILDING AREA:	46,444 SF
HEIGHT INFORMATION:		
	BASIC ALLOWABLE HEIGHT:	40 FT
	W/ AUTOMATIC SPRINKLERS (+20'):	60 FT
	ACTUAL HEIGHT:	42 FT

FIRE PROTECTION

STRUCTURAL FRAME			0 HR
BEARING WALLS:			
EXTERIOR	0 HR	INTERIOR	0 HR
NON-BEARING WALLS:			
EXTERIOR	0 HR	INTERIOR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:			0 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS:			0 HR
FIRE WALL RATING			2 HR
FIRE BARRIER RATING			1 HR
FIRE SEPARATION RATING: (between tenant space)			1/2 HR
FIRE SEPARATION RATING: (corridor walls)			1/2 HR

FULLY SPRINKLERED (NFPA 13), W/ A/V ALARM AND PULL STATIONS

UNIT BREAKDOWN

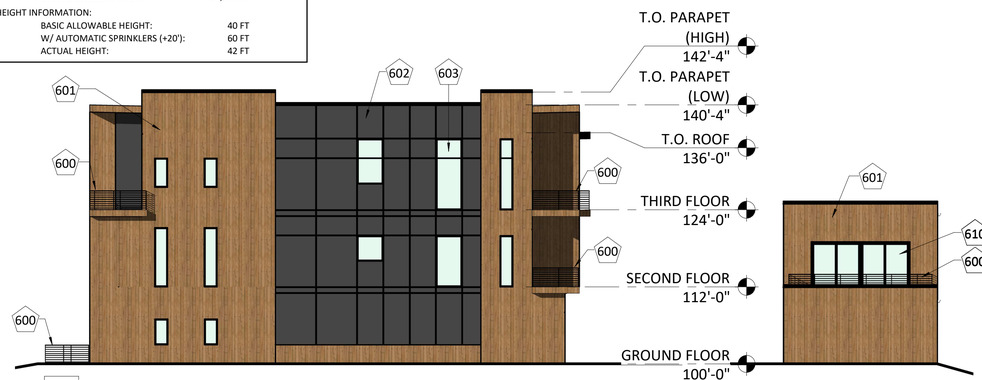
UNIT TYPE	AREA	DECK	QUANTITY
OFFICE:	841 SF	--	4
LIVE/WORK:	1,264 SF	240 SF	4
1 BED (A):	775 SF	55 SF	4
1 BED (B):	707 SF	55 SF	2
1 BED (C):	797 SF	330 SF	1
1 BED (D):	797 SF	270 SF	1
1 BED (E):	1,070 SF	330 SF	1
LOFT (A):	1,021 SF	120 SF	2
LOFT (B):	1,258 SF	120 SF	2
PENTHOUSE (A):	1,468 SF	250 SF	4
PENTHOUSE (B):	1,596 SF	135 SF	2
PENTHOUSE (C):	1,211 SF	190 SF	2
GARAGES:			
1-CAR:	300 +/- SF	--	9
2-CAR:	600 +/- SF	--	16
		TOTALS:	25 UNITS
			25 GARAGES
			4 OFFICES

THE HAVEN - MATERIAL TAKE-OFFS (MAIN)

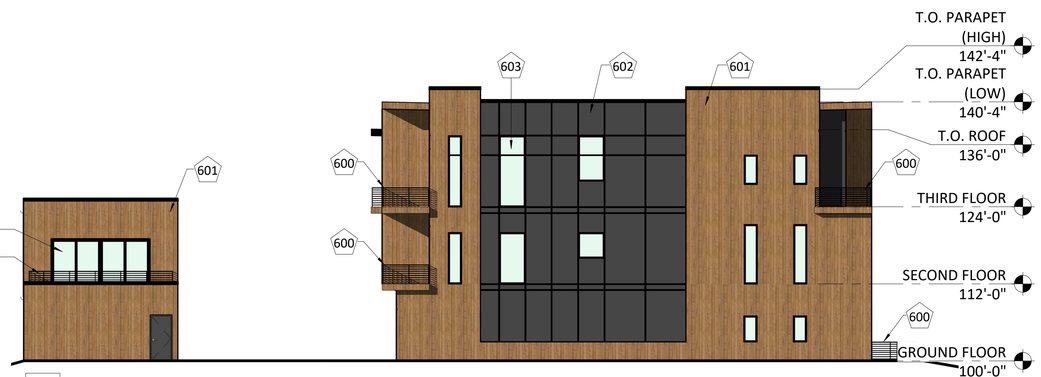
ELEVATION	MATERIAL PERCENTAGE BY ELEVATION			
	KEBONY "CHARACTER" VERTICAL SHIPLAP	*FIBER CEMENT PANELS*	*GLAZING*	*OTHER OPENINGS*
NORTH	13.77%	42.39%	28.05%	15.80%
SOUTH	22.60%	38.42%	38.98%	0.00%
EAST	55.99%	36.66%	7.35%	0.00%
WEST	55.99%	36.66%	7.35%	0.00%

KEYNOTE LEGEND

NO.	DESCRIPTION
600	42" H STEEL RAILING WITH ¼"X2" HORIZONTALS AT 4" MAXIMUM, O.C.
601	KEBONY "CHARACTER" (OR SIMILAR) 1X6 90-DEGREE VERTICAL SHIPLAP CLADDING
602	PAINTED JAMES HARDIE (OR SIMILAR) 7/16"X4'X8' SMOOTH FIBER CEMENT PANELS WITH "REVEAL" PANEL SYSTEM
603	ALUMINUM CLAD WOOD WINDOWS AND DOORS (TYPICAL)
604	BLACK STAINED KEBONY "CHARACTER" 1X6 90-DEGREE VERTICAL SHIPLAP CLADDING
605	8'-0"x16'-0" PAINTED STEEL GARAGE DOOR (INSULATED)
606	CHALKBOARD PAINT AREA; TYPICAL OF 4
607	DARK BRONZE ANODIZED OVERHEAD ALUMINUM DOOR WITH CLEAR GLAZING; TYPICAL OF 8
608	NEON SIGNAGE; TYPICAL OF 4
609	4' HIGH NEON SIGNAGE
610	SIERRA PACIFIC (OR SIMILAR) SLIDING OR MULTI-SLIDE DOOR(S), TYPICAL



4 A4.00 **EAST ELEVATION**
3/32" = 1'-0"



3 A4.00 **WEST ELEVATION**
3/32" = 1'-0"

2 A4.00 **NORTH ELEVATION**
3/32" = 1'-0"

1 A4.00 **SOUTH ELEVATION**
3/32" = 1'-0"

b·u·f STUDIO

702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

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Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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BENTONVILLE, AR 72712

STRUCTURAL CONSULTANT
ENGINEERING CONSULTANTS, INC.
401 W. CAPITOL AVE., SUITE 305
LITTLE ROCK, AR 72201

THE HAVEN CONDOMINIUMS

901 SE 4TH STREET

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

10/25/2021

Architect Name - RYAN M. FAUST

Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 21066
Drawn By: JME	*Checked By:* RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 10/27/2021

C:\Users\elim\Documents\21066_Multi-Family_The Haven_AR_R20_elimUGWUZ.rvt

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THE HAVEN - MATERIAL TAKE-OFFS (GARAGES)

ELEVATION	MATERIAL PERCENTAGE BY ELEVATION			
	KEBONY "CHARACTER" VERTICAL SHIPLAP	*FIBER CEMENT PANELS*	*GLAZING*	*OTHER OPENINGS*
NORTH	39.77%	53.82%	4.68%	1.72%
SOUTH	41.69%	25.42%	5.98%	26.92%
EAST	82.62%	0.00%	17.38%	0.00%
WEST	78.64%	0.00%	17.38%	3.97%

KEYNOTE LEGEND	
NO.	DESCRIPTION
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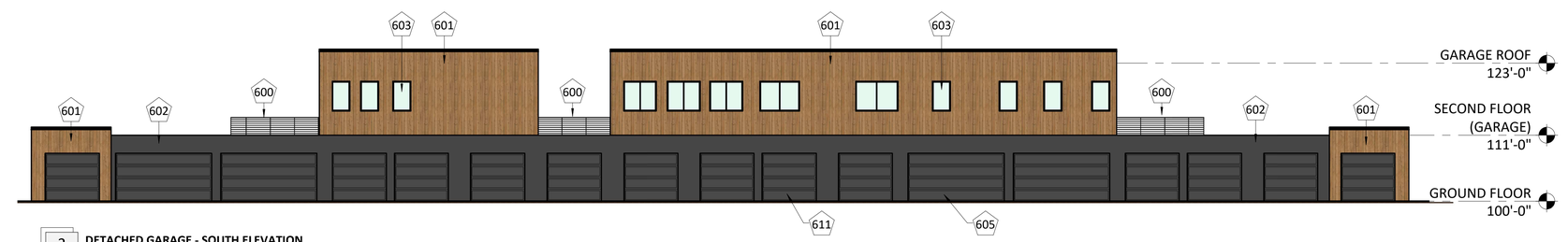
603	ALUMINUM CLAD WOOD WINDOWS AND DOORS (TYPICAL)
605	8'-0"x16'-0" PAINTED STEEL GARAGE DOOR (INSULATED)
611	8'-0"x9'-0" PAINTED STEEL GARAGE DOOR (INSULATED)

SEE SHEET A4.00 FOR EAST & WEST GARAGE ELEVATIONS



2 A4.01 **DETACHED GARAGE - SOUTH ELEVATION**
3/32" = 1'-0"

1 A4.01 **DETACHED GARAGE - NORTH ELEVATION**
3/32" = 1'-0"

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702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21066
Drawn By:	*Checked By:*
JME	RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.01

Date: 10/27/2021

N
W E
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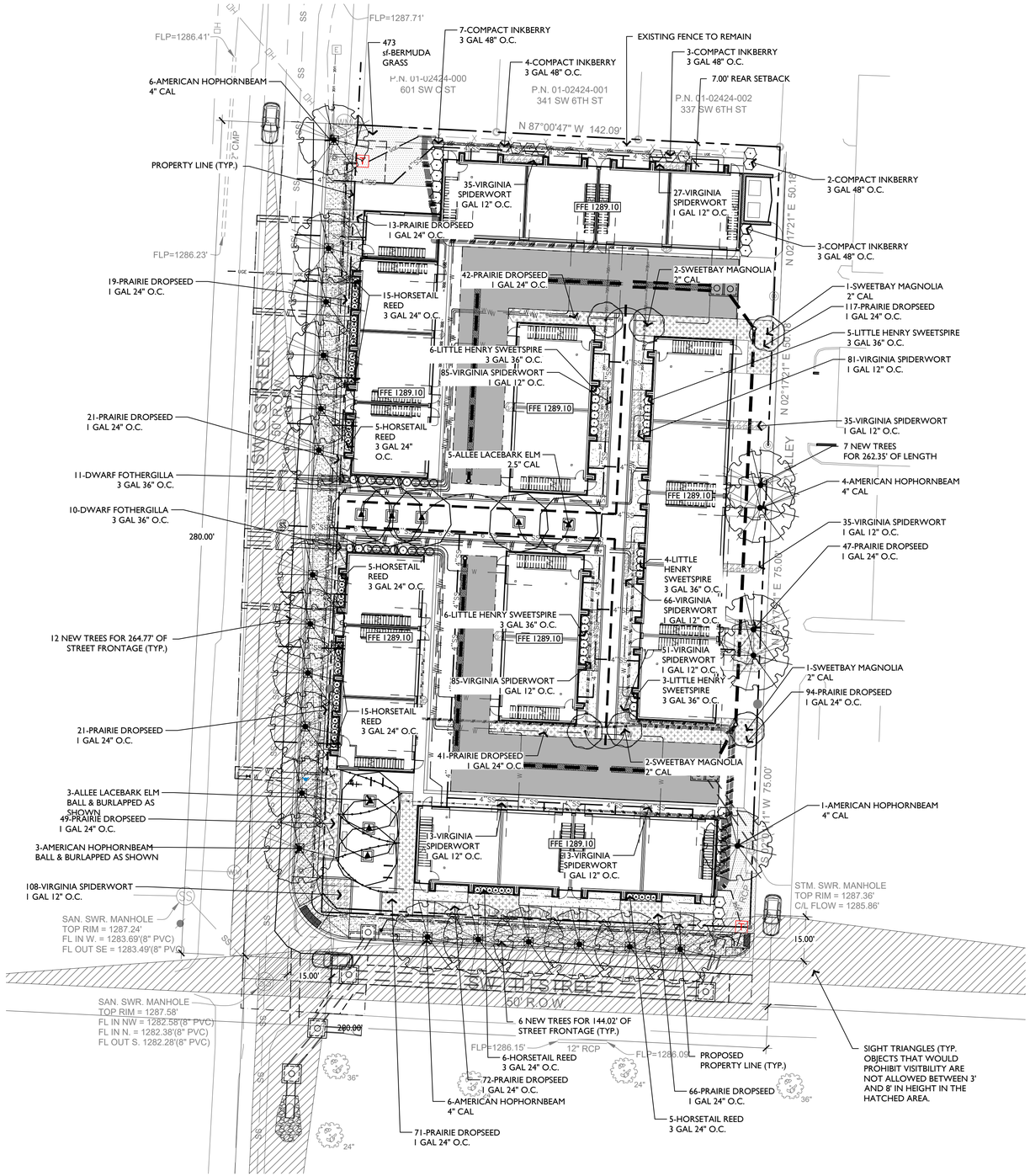
1 inch = 100 feet

LSD21-0064
LARGE SCALE DEVELOPMENT
7C TOWNHOMES

THE CITY OF BENTONVILLE



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW C STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 264.77 LF / 25 = 10.60 ~ 11 TREES REQUIRED	11 TREES	12 TREES
SW 7TH STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 144.02 LF / 25 = 5.76 ~ 6 TREES REQUIRED	6 TREES	7 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 142.09 / 50 = 2.84 ~ 3 TREES REQUIRED	3 TREES	7 TREES
EASTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 262.35 / 50 = 5.25 ~ 5 TREES REQUIRED	5 TREES	7 TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA	N/A	N/A
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	N/A	N/A
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	SINGLE FAMILY / TOWNHOUSE USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	NEW FENCE + 7 NEW TREES
EASTERN LOT LINE	SINGLE FAMILY / TOWNHOUSE USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	N/A	EASTERN LOT LINE ADJACENT TO ACCESS ALLEY
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SPACING
	6	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	2" CAL	BALL & BURLAPPED	AS SHOWN
	23	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	4" CAL	BALL & BURLAPPED	AS SHOWN
	8	ULMUS PARVIFOLIA 'ALLEE' TM ALLEE LACEBARK ELM	2.5" CAL	BALL & BURLAPPED	AS SHOWN
SHRUBS	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SPACING
	21	FOTHERGILLA GARDENII DWARF FOTHERGILLA	---	3 GAL	36" O.C.
	27	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	---	3 GAL	48" O.C.
	24	ITEA VIRGINICA 'SPRICH' TM LITTLE HENRY SWEETSPIRE	---	3 GAL	36" O.C.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SPACING
	51	EQUISETUM HYEMALE HORSETAIL REED	---	3 GAL	24" O.C.
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	SPACING
	694	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	---	1 GAL	24" O.C.
	671	TRADESCANTIA VIRGINIANA VIRGINIA SPIDERWORT	---	1 GAL	12" O.C.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT X SPREAD
	837 SF	CYNODON DACTYLON BERMUDA GRASS	SOLID SOD		

EXISTING LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- SETBACK
- FENCE LINE
- OVERHEAD LINE
- DECIDUOUS TREE

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www.ecologicaldg.com
phone: 501 378 0200
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811 Know what's below. Call before you dig.

7C TOWNHOMES

SW C Street and SW 7th Street
Bentonville, Arkansas

EDG PROJECT NO.	21-037
DATE	2021.11.22

REVISIONS

Number	Date

PHASE: Construction Documents

TITLE: Landscape Plan

SHEET NO. L1.00
LSD21-0064

copyright EDG, Inc. 2020

Waiver Request

To:	City of Bentonville
From:	BUF Studio
Date:	November 1, 2021
Re:	7th & C Townhomes

On behalf our client for the above referenced project, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Specifically the waiver request is for the second primary material being minimum 25% per Article 1100.21 Large-Scale Development Design standards.

1. All facades facing the right-of-way, alleyway, or adjacent property are in compliance with the minimum 25% for the second primary material.
2. Several of the facades facing the internal vehicular and pedestrian circulation/amenity spaces also comply with the minimum 25%.
3. For the elevations that do not meet the minimum 25% for the second primary material they are internal facing to the property or have overhead doors that lower the CMU-1 below the 25%. The design team feels that the datum for the transition between CMU-1 and BK-1/BK-2 should not change to make these certain interior facing facades comply since the architectural language would then be inconsistent throughout the development.
4. The majority of the entire façade is made of masonry materials between BK-1, BK-2, and CMU-1. This generally meets with the intent of the code to utilize products that are sustainable and durable for the longevity of the development.
5. BK-1 and BK-2 is the same material, but used in different patterns to provide additional articulation along the façade for a visually appealing design.
6. Headers and sills around all the glazing on the project also provides additional articulation along the façade to create a visually appealing design.

If you have any further questions or concerns, please contact me at faustr@bufstudio.co or by phone at (479) 321-0478.

Sincerely,

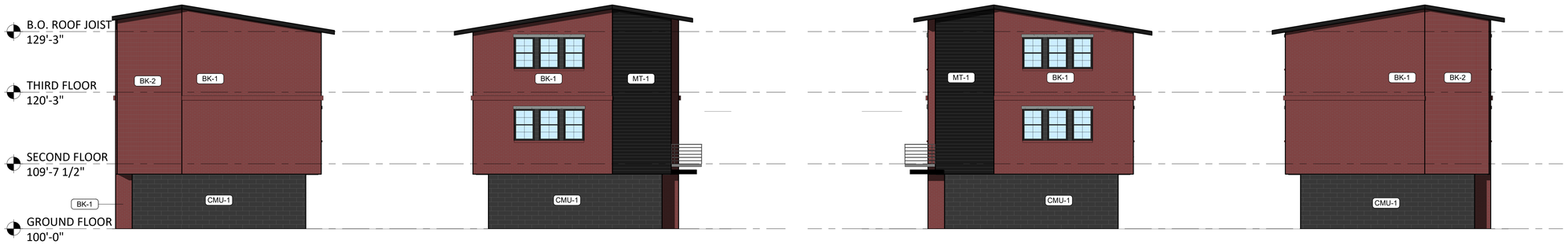
BUF Studio

Ryan Faust, AIA
Partner + Managing Principal

1 A4.00 **WEST ELEVATION, BUILDINGS A, B, F & G (FACING C STREET)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	48%	2,389SF (1,722SF+667SF)
CMU-1:	29%	1,477SF
MT-1:	5%	262SF
GLASS:	18%	904SF
TOTAL:	100%	5,032SF



3 A4.00 **SOUTH ELEVATION, BUILDINGS A & C (FACING INTERNAL COURTYARD)**
1/8" = 1'-0"

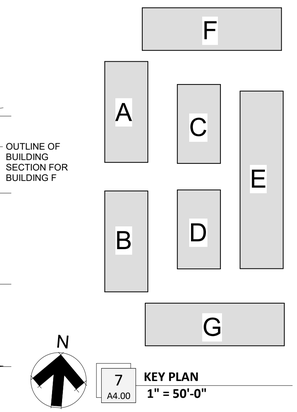
COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	66%	1,225SF (773SF+452SF)
CMU-1:	25%	471SF
MT-1:	0%	0SF
GLASS:	9%	168SF
TOTAL:	100%	1,864SF

4 A4.00 **NORTH ELEVATION BUILDINGS B & D (FACING INTERNAL COURTYARD**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	66%	1,225SF (773SF+452SF)
CMU-1:	25%	471SF
MT-1:	0%	0SF
GLASS:	9%	168SF
TOTAL:	100%	1,864SF



7 A4.00 **KEY PLAN**
1" = 50'-0"

6 A4.00 **EAST ELEVATION, BUILDINGS A & B (FACING INTERNAL DRIVE)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	60%	2,174SF (2,174SF+0SF)
CMU-1:	16%	596SF
MT-1:	0%	0SF
GLASS:	24%	870SF
TOTAL:	100%	3,640SF

EXTERIOR MATERIAL SCHEDULE

NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	FULL DEPTH BRICK	RED, RUNNING BOND	TBA	
BK-2	THIN BRICK	RED, REPEATING SOLDIER COURSE	TBA	
CMU-1	CMU THIN VENEER	MIDNIGHT, CHISELFACE	ECHELON MASONRY	
MT-1	ARCHITECTURAL METAL PANEL	BLACK, HORIZONTAL SEAMS	TBA	
MT-2	METAL PLANTER	BLACK, METAL PLATE	TBA	

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TEL: 479.321.0478

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CLIENT NAME
NEWELL DEVELOPMENT

TENANT

7C TOWNHOMES

SW C STREET AND SW 7TH STREET
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION

11/02/2021

Architect Name -
Architect Number -

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21053
Drawn By:	*Checked By:*
JMA	KB

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 11/02/2021 *LSD #:* LSD21-0064

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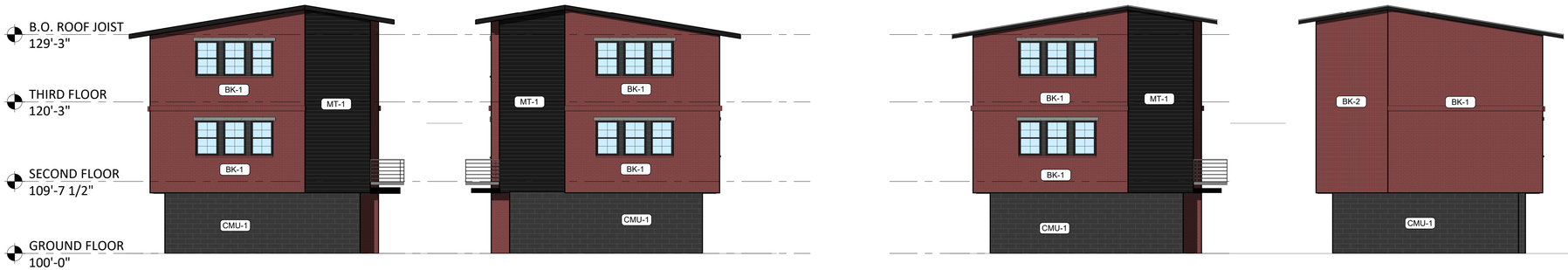
1 A4.01 **WEST ELEVATION, BUILDINGS C & D (FACING INTERNAL DRIVE)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	60%	1,586 (1,586SF+0SF)
CMU-1:	15%	412SF
MT-1:	0%	0SF
GLASS:	25%	676SF
TOTAL:	100%	2,674SF



2 A4.01 **NORTH ELEVATION, BUILDINGS C & E (FACING INTERNAL DRIVE)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	66%	1,225SF (773SF+452SF)
CMU-1:	25%	471SF
MT-1:	0%	0SF
GLASS:	9%	168SF
TOTAL:	100%	1,864SF

5 A4.01 **SOUTH ELEVATION, BUILDINGS D & E (FACING INTERNAL DRIVE)**
1/8" = 1'-0"

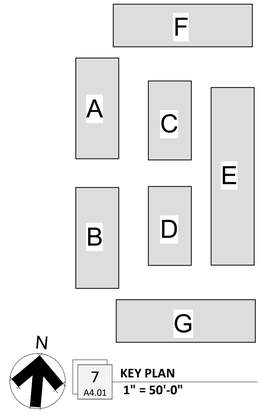
COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	68%	1,267SF (815SF+452SF)
CMU-1:	25%	471SF
MT-1:	0%	0SF
GLASS:	7%	126SF
TOTAL:	100%	1,864SF

6 A4.01 **EAST ELEVATION, BUILDINGS C & D (FACING INTERNAL COURTYARD)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	62%	2,656SF (1,176SF+740SF)
CMU-1:	20%	830SF
MT-1:	6%	274SF
GLASS:	12%	498SF
TOTAL:	100%	4,258SF



7 A4.01 **KEY PLAN**
1" = 50'-0"

EXTERIOR MATERIAL SCHEDULE

NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	FULL DEPTH BRICK	RED, RUNNING BOND	TBA	
BK-2	THIN BRICK	RED, REPEATING SOLDIER COURSE	TBA	
CMU-1	CMU THIN VENEER	MIDNIGHT, CHISELFACE	ECHELON MASONRY	
MT-1	ARCHITECTURAL METAL PANEL	BLACK, HORIZONTAL SEAMS	TBA	
MT-2	METAL PLANTER	BLACK, METAL PLATE	TBA	

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TEL: 479.321.0478

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CLIENT NAME
NEWELL DEVELOPMENT

TENANT

7C TOWNHOMES

SW C STREET AND SW 7TH STREET
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION

11/02/2021

Architect Name -
Architect Number -

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
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JMA	KB

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.01

Date: 11/02/2021 *LSD #:* LSD21-0064

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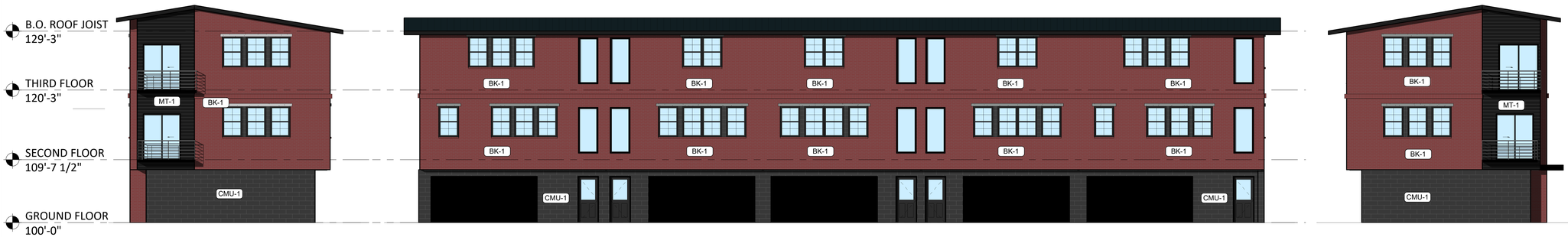
1 A4.02 **WEST ELEVATION, BUILDING E (FACING INTERNAL COURTYARD)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

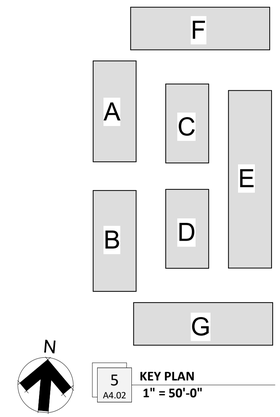
MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	65%	3,265SF (1,339SF+653SF)
CMU-1:	20%	930SF
MT-1:	3%	193SF
GLASS:	12%	598SF
TOTAL:	100%	4,986SF



4 A4.02 **EAST ELEVATION, BUILDINGS E, F & G (FACING ALLEYWAY)**
1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	55%	2,945SF (2,945SF+0SF)
CMU-1:	18%	966SF
MT-1:	7%	352SF
GLASS:	20%	1,055SF
TOTAL:	100%	5,318SF



5 A4.02 **KEY PLAN**
1" = 50'-0"

EXTERIOR MATERIAL SCHEDULE

NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	FULL DEPTH BRICK	RED, RUNNING BOND	TBA	
BK-2	THIN BRICK	RED, REPEATING SOLDIER COURSE	TBA	
CMU-1	CMU THIN VENEER	MIDNIGHT, CHISELFACE	ECHELON MASONRY	
MT-1	ARCHITECTURAL METAL PANEL	BLACK, HORIZONTAL SEAMS	TBA	
MT-2	METAL PLANTER	BLACK, METAL PLATE	TBA	

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CLIENT NAME
NEWELL DEVELOPMENT

TENANT

7C TOWNHOMES

SW C STREET AND SW 7TH STREET
BENTONVILLE, ARKANSAS

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Date: 11/02/2021 *LSD #:* LSD21-0064

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1 A4.03 **NORTH ELEVATION, BUILDING F (FACING TO NORTH ADJACENT PROPERTY)**

1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	46%	1,852SF (1,326F+526SF)
CMU-1:	32%	1,272SF
MT-1:	8%	323SF
GLASS:	14%	560SF
TOTAL:	100%	4,007SF

4 A4.03 **SOUTH ELEVATION, BUILDING F (FACING INTERNAL DRIVE)**

1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

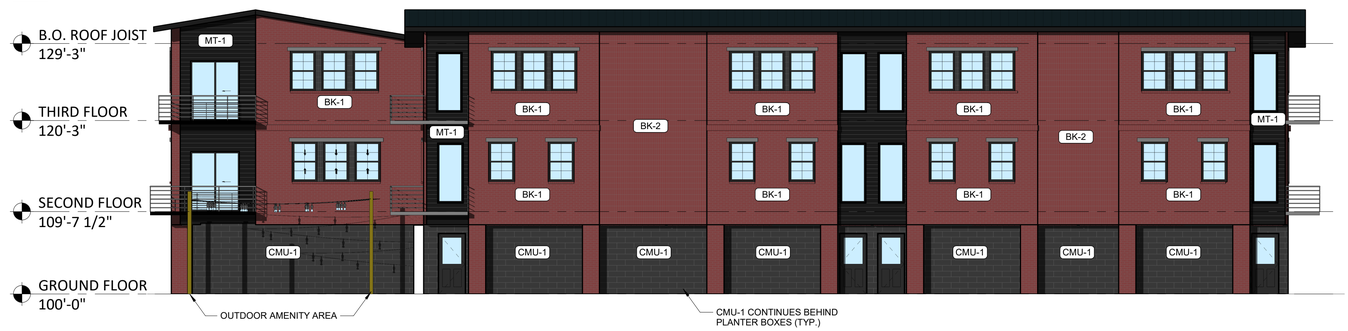
MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	60%	1,519SF (1,519F+0SF)
CMU-1:	16%	405SF
MT-1:	0%	0SF
GLASS:	24%	590SF
TOTAL:	100%	2,514SF

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	60%	1,519SF (1,519F+0SF)
CMU-1:	16%	405SF
MT-1:	0%	0SF
GLASS:	24%	590SF
TOTAL:	100%	2,974SF

2 A4.03 **NORTH ELEVATION, BUILDING G (FACING INTERNAL DRIVE)**

1/8" = 1'-0"

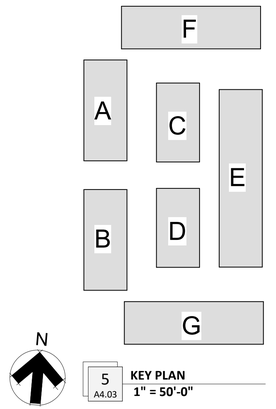


3 A4.03 **SOUTH ELEVATION, BUILDING G (FACING 7TH STREET)**

1/8" = 1'-0"

COB LDC 1100.21 COMPLIANCE CALCULATIONS

MATERIAL	%	CALCULATED AREA
BK-1+BK-2:	45%	1,660SF (1,149F+511SF)
CMU-1:	30%	1,100SF
MT-1:	7%	240SF
GLASS:	18%	638SF
TOTAL:	100%	3,638SF



5 A4.03 **KEY PLAN**

1" = 50'-0"

EXTERIOR MATERIAL SCHEDULE

NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	FULL DEPTH BRICK	RED, RUNNING BOND	TBA	
BK-2	THIN BRICK	RED, REPEATING SOLDIER COURSE	TBA	
CMU-1	CMU THIN VENEER	MIDNIGHT, CHISELFACE	ECHELON MASONRY	
MT-1	ARCHITECTURAL METAL PANEL	BLACK, HORIZONTAL SEAMS	TBA	
MT-2	METAL PLANTER	BLACK, METAL PLATE	TBA	

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REVISIONS

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Drawing Size:	*Project #:*
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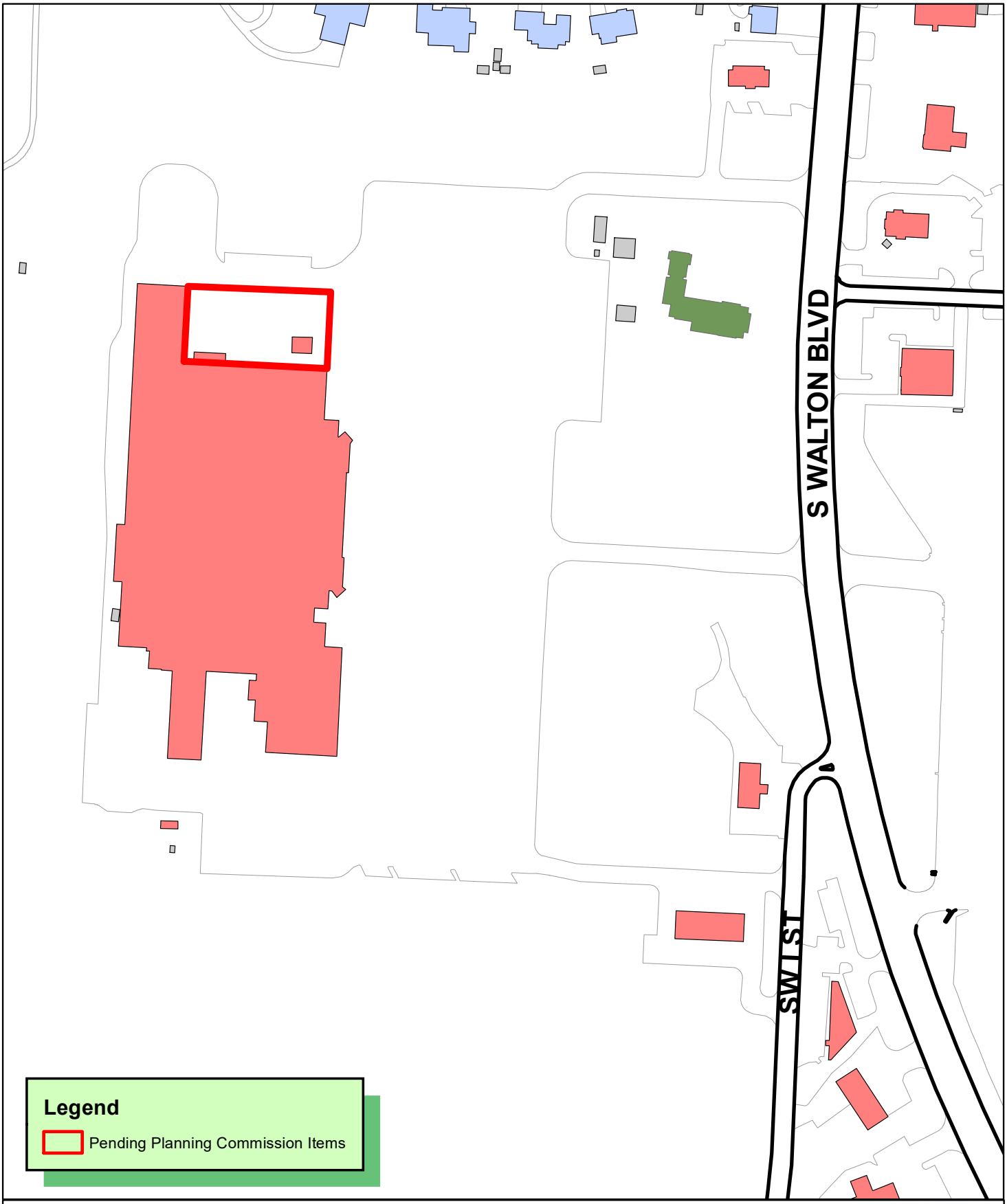
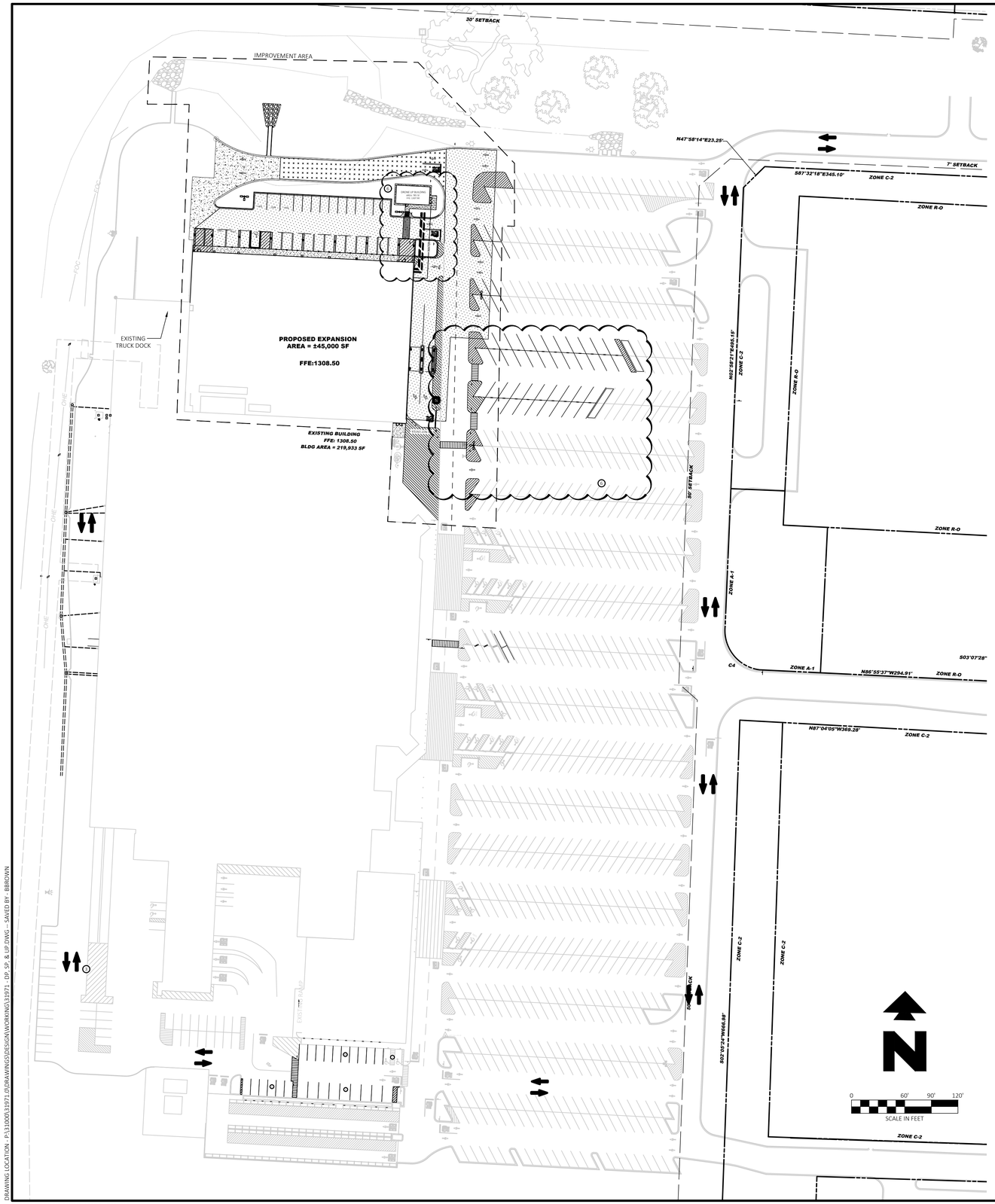


LSD20-0062
LARGE SCALE DEVELOPMENT
WALMART STORE 100 EXPLANSION



PARKING DATA

EXISTING PARKING COUNT		PROPOSED PARKING COUNT		REQUIRED BY CITY	
REGULAR SPACES	- 928	REGULAR SPACES	- 875	REGULAR SPACES	- 790
PICKUP SPACES	- 13	PICKUP SPACES	- 19	PICKUP SPACES	- 00
ACCESSIBLE SPACES	- 41	ACCESSIBLE SPACES	- 35	ACCESSIBLE SPACES	- 16
ADA VAN SPACES[a]	- 10	ADA VAN SPACES[a]	- 09		
TOTAL SPACES[b]	- 969	TOTAL SPACES[b]	- 910	TOTAL SPACES[b]	- 790
ADA REQUIRED:	19	ADA REQUIRED:	19	ADA REQUIRED:	16
ADA VAN REQUIRED:	4	ADA VAN REQUIRED:	4		
NET BLDG AREA: 208,530 ± . S.F.		NET BLDG AREA: 240,530 ± . S.F.		NET BLDG AREA: 240,530 ± . S.F.	
GROSS BLDG AREA: 219,933± . S.F.		GROSS BLDG AREA: 264,933± . S.F.		GROSS BLDG AREA: 264,933± . S.F.	
PARKING RATIO (PER CITY)[cd]: 4.65		PARKING RATIO (PER CITY)[cd]: 3.78			
PARKING RATIO (PER WALMART)[ce]: 4.41		PARKING RATIO (PER WALMART)[ce]: 3.43			

a INCLUDED IN ACCESSIBLE SPACES COUNT
b TOTAL SPACES DOES NOT INCLUDE PICKUP SPACES
c INCLUDES ADA COUNT AND SPACES USED FOR CART CORRALS
d USES NET BUILDING AREA
e USES GROSS BUILDING AREA

EXISTING LEGEND

- e — EAST OR ELECTRIC
- n — NORTH
- oh — OVERHEAD
- s — SOUTH OR SEWER
- t — TELEPHONE
- ug — UNDERGROUND
- w — WEST OR WATER
- PROPERTY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- X"G — GAS
- OHE — OVERHEAD ELECTRIC
- OHE&T — OVERHEAD ELECTRIC AND TELEPHONE
- OHT — OVERHEAD TELEPHONE
- OHTV — OVERHEAD TV
- X"SS — SANITARY SEWER
- UGE — UNDERGROUND ELECTRIC
- UGE&T — UNDERGROUND ELECTRIC & TELEPHONE
- UGT — UNDERGROUND TELEPHONE
- UGTV — UNDERGROUND TV
- X"W — WATER
- .5-10-11 50.5 — TREE INFO
  .5 = DIAMETER OF TRUNK IN FEET
  10 = HEIGHT OF TREE IN FEET
  11 = CANOPY DIAMETER IN FEET
  50.5 = ELEVATION AT BASE OF TREE

PROPOSED LEGEND

- CONCRETE CURB AND GUTTER
- CURB INLET
- FLARED END SECTION
- FIRE HYDRANT
- BUILDING CONTROL POINT
- # — PROPOSED PARKING SPACES SYSL/4"
- PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
- LIMITS OF ARCHITECTURAL SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)
- LIMITS OF STANDARD DUTY ASPHALT PAVING
- LIMITS OF HEAVY DUTY ASPHALT PAVING
- LIMITS OF HEAVY DUTY CONCRETE PAVING
- TEMPORARY TRUCK ROUTE FLOW PATH.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

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

LSD PROJECT NUMBER: LSD20-0062

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

⊙ REFERENCE REV 6 NARRITIVE.

WALMART
STORE #100-264 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14925
NATHAN A. HIGHFILL
06/23/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	6/22/2021
REVISION	REV-6

OVERALL SITE PLAN
SHEET TITLE
SHEET NUMBER
C-2.0

DRAWING LOCATION - P:\31900\31971.00\DRAWINGS\DESIGN\WORKING\31971 - DP, SP & UP.DWG - SAVED BY - BBROWN

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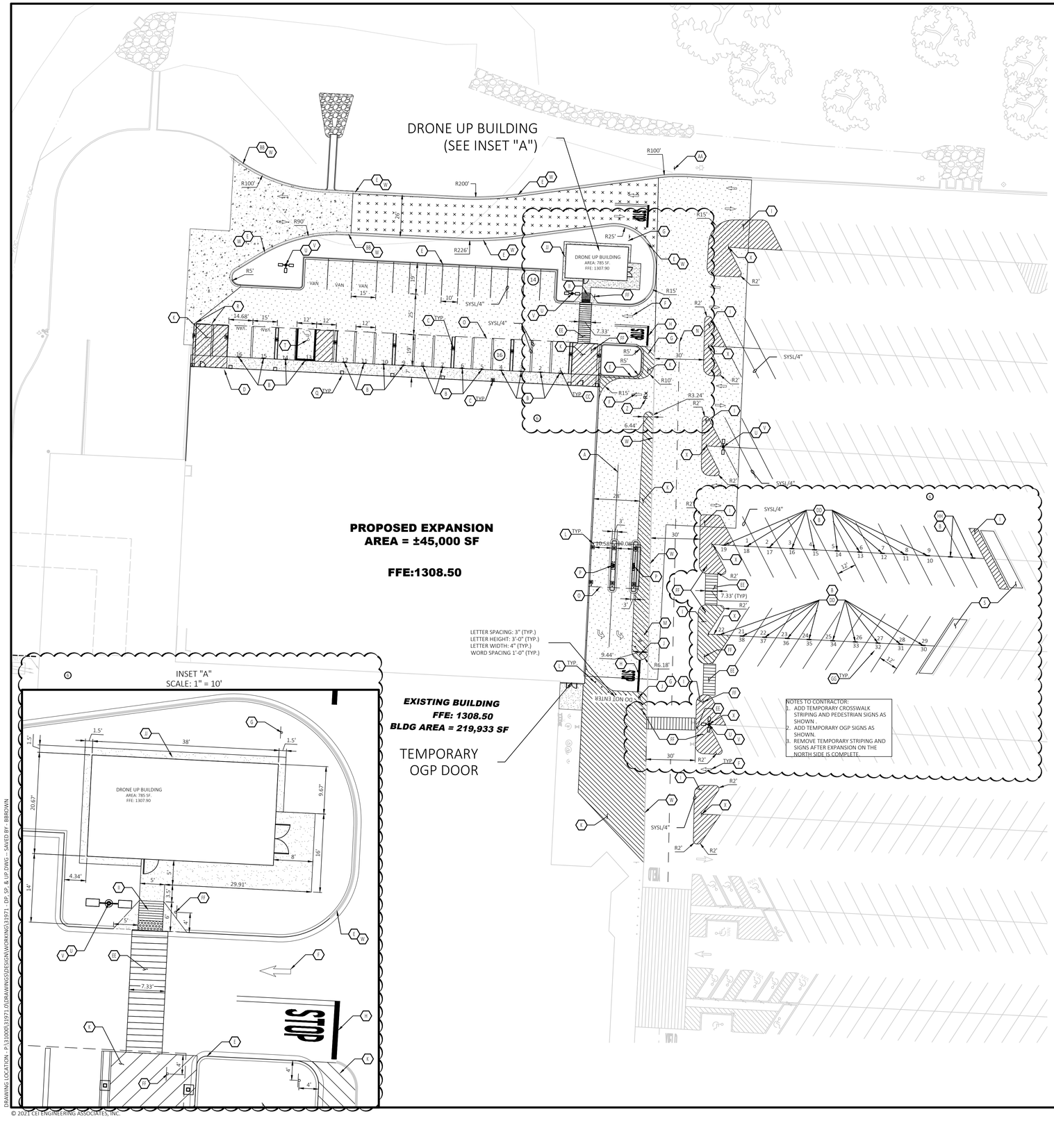

EXISTING LEGEND

E	EAST OR ELECTRIC
N	NORTH
OH	OVERHEAD
S	SOUTH OR SEWER
T	TELEPHONE
UG	UNDERGROUND
W	WEST OR WATER
	PROPERTY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
X'G	GAS
OHE	OVERHEAD ELECTRIC
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
X'SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC & TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
X'W	WATER
.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE

SITE LEGEND

A	SYSL/4" (SEE LENGTH INDICATED AT SYMBOL).
B	OGP SINGLE POST WITH 4" PIPE BOLLARD. SEE DETAIL SHEET
C	COLUMNS (PER ARCH. PLANS).
D	DELIVERY DOOR (PER ARCH. PLANS).
E	18" CONCRETE CURB AND GUTTER TYPICAL.
F	ARROW PAVEMENT MARKING. SEE DETAIL SHEET.
G	"STOP" SIGN. SEE DETAIL SHEET.
H	STOP BAR. SEE DETAIL SHEET.
I	PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. 45 DEGREES TO THE DRIVE AISLE.
J	"DO NOT ENTER" SIGN. SEE DETAIL SHEET.
K	STRIPED AREA PAINTED SYSL/4" AT 45° @ 4'-0" O.C.
L	6" PIPE BOLLARD. TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
M	GUARD POST (GROUP/FIRE HYDRANT PROTECTION.)
N	6' LONG STRIPE WITH 6' GAPS – TYPICAL.
O	OVERHEAD CANOPY – TYP. (PER ARCH. PLANS).
P	PHARMACY PNEUMATIC TUBE.
Q	PICKUP KIOSKS.
R	HAND RAIL. SEE DETAIL SHEET.
S	RELOCATED CART CORRAL TYPICAL. RETURN CART CORRAL TO ORIGINAL LOCATION WHEN EXPANSION IS FINISHED.
T	ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET.
U	RELOCATED LIGHT POLE AND FIXTURE.
V	LIGHT POLE BASE.
W	FIRE LANE STRIPING. SEE DETAIL SHEET.
X	RELOCATED ROW NUMBER SIGN. NEW SINGLE POST WITH 4" BOLLARD. SEE DETAIL SHEET.
Y	RELOCATED BUS STOP SIGN, SEE DETAIL SHEET.
Z	PICKUP RX PAVEMENT MARKING. SEE DETAIL SHEET.
AA	TRUCK DRIVE SIGN. SEE DETAIL SHEET.
BB	TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL SHEET.
CC	PARKING STALL SIGN DESIGNATION, INSTALL SIGNS FROM TOP TO BOTTOM IN THIS ORDER: STALL DESIGNATION SIGN, CALL IN SIGN, LOGO SIGN. SEE DETAIL SHEET.
DD	TEMPORARY OGP PARKING SIGNS. INSTALL ON BOLLARD PER NOTE B. INSTALL FROM TOP TO BOTTOM IN THIS ORDER: LOGO SIGN (SMALL), STALL DESIGNATION SIGN, AND CALL IN SIGN. SEE DETAIL SHEET.
EE	CROSSWALK MARKING. SEE DETAIL SHEET.
FF	PEDESTRIAN CROSSING SIGN. SEE DETAIL SHEET.
GG	PARKING STALL DESIGNATION (TYP).
HH	TEMPORARY IN HOME PARKING SIGNS. INSTALL ON BOLLARD PER NOTE B. INSTALL FROM TOP TO BOTTOM IN THIS ORDER: LOGO SIGN (SMALL), STALL DESIGNATION SIGN, AND CALL IN SIGN. SEE DETAIL SHEET.
(B) II	ADA RAMP IN SIDEWALK. SEE DETAIL SHEET.
(B) JJ	18' WIDE VEGETATION FREE ZONE. SEE DETAIL SHEET.

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF BENTONVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL CURBED RADII ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5 FEET UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. TOTAL LAND AREA IS 2.20± ACRES.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

PROPOSED LEGEND

#	PROPOSED PARKING SPACES SYSL/4"
	PROPOSED LIGHTING (SEE ELECTRICAL SITE PLAN)
	LIMITS OF CONCRETE SIDEWALKS (PER ARCHITECTURAL PLANS)
	LIMITS OF STANDARD DUTY ASPHALT PAVING
	LIMITS OF HEAVY DUTY ASPHALT PAVING
	LIMITS OF HEAVY DUTY CONCRETE PAVING

STRIPE LEGEND

SWSL/4"	SINGLE WHITE SOLID LINE, 4" WIDE
SYSL/4"	SINGLE YELLOW SOLID LINE, 4" WIDE
DYSL/4"	DOUBLE YELLOW SOLID LINE, 4" WIDE
SYSL/10"	SINGLE YELLOW SOLID LINE, 10" WIDE
SWDL/4"	SINGLE WHITE BROKEN LINE, 4" WIDE
SYBL/4"	SINGLE YELLOW BROKEN LINE, 4" WIDE
SWSL/24"	SINGLE WHITE SOLID LINE, 24" WIDE

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

ALERT TO CONTRACTOR:
CONTRACTOR TO VERIFY EXISTING FINISHED FLOOR ELEVATION PRIOR TO START OF CONSTRUCTION. COORDINATE INFORMATION WITH ARCHITECT AND EOR.

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

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

LSD PROJECT NUMBER: LSD20-0062

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

(6) REFERENCE REV 6 NARRITIVE.

WALMART
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BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14925
NATHAN A. HIGHFILL
06/23/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	6/22/2021
REVISION	REV-6

SITE PLAN

SHEET TITLE

SHEET NUMBER

C-4.0

DRAWING LOCATION: P:\31000\31971.00\DRAWINGS\DESIGN\WORKING\31971 - DP, SP, & UP.DWG - SAVED BY - BBROWN
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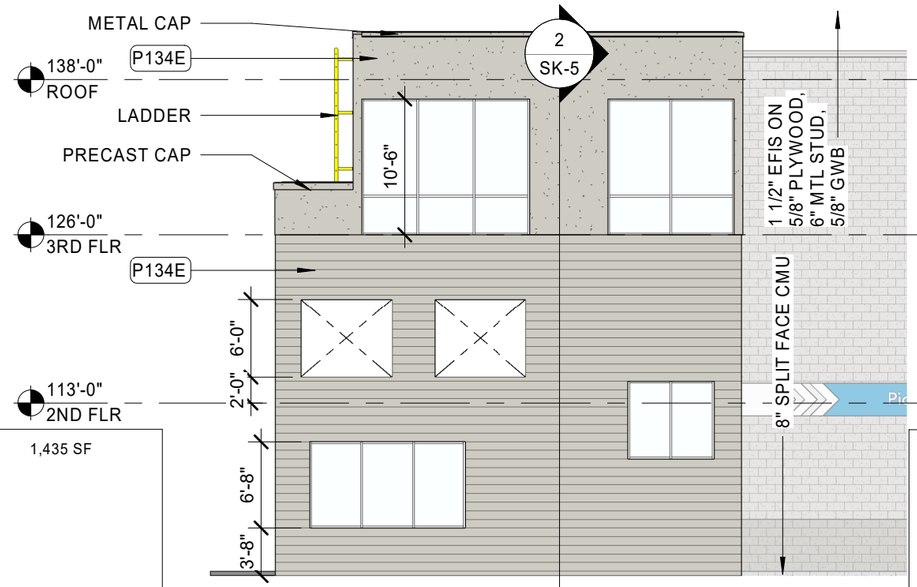


TOTAL SF ELEVATION 1,435 SF

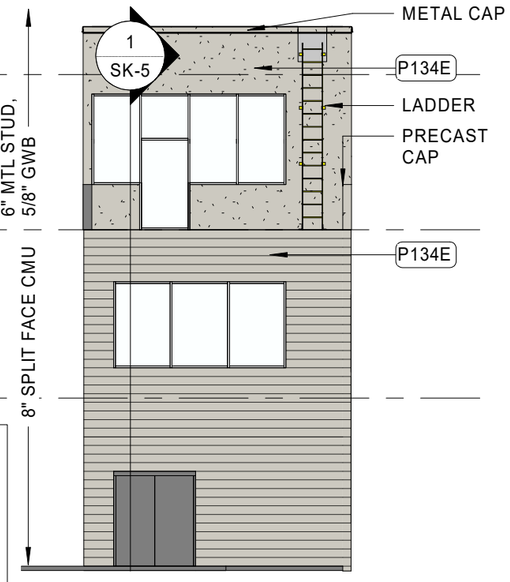
PRIMARY MATERIALS:
CMU 746 SF = 52%
GLASS 359 SF = 25%

TRIM MATERIALS
EIFS 246 SF

OPENINGS
84 SF

4 NORTH ELEV

3/32" = 1'-0"



TOTAL SF ELEVATION 866 SF

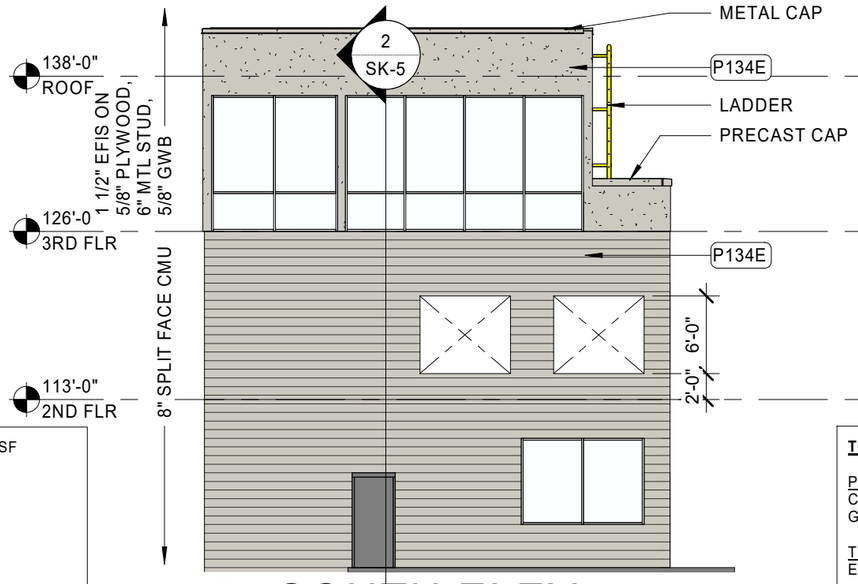
PRIMARY MATERIALS:
CMU 492 SF = 57%
GLASS 220 SF = 25%

TRIM MATERIALS
EIFS 108 SF

OPENINGS
46 SF

3 EAST ELEV

3/32" = 1'-0"



TOTAL SF ELEVATION 1,435 SF

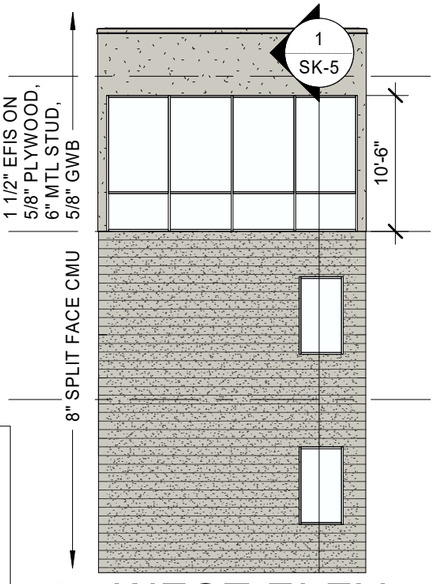
PRIMARY MATERIALS:
CMU 759 SF = 53%
GLASS 359 SF = 25%

TRIM MATERIALS
EIFS 208 SF

OPENINGS
109 SF

2 SOUTH ELEV

3/32" = 1'-0"



TOTAL SF ELEVATION 873 SF

PRIMARY MATERIALS:
CMU 507 SF = 58%
GLASS 245 SF = 28%

TRIM MATERIALS
EIFS 121 SF

1 WEST ELEV

3/32" = 1'-0"

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

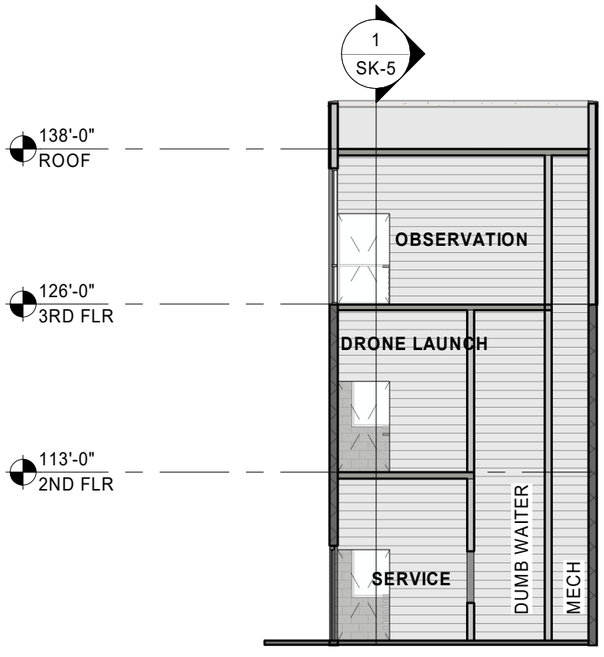
Walmart

BENTONVILLE, AR

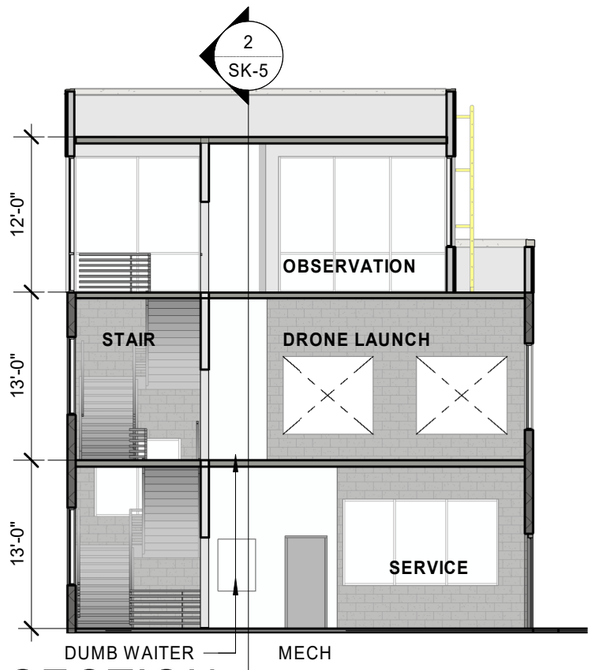
STORE NO: 100

DOCUMENT DATE: 06/23/21

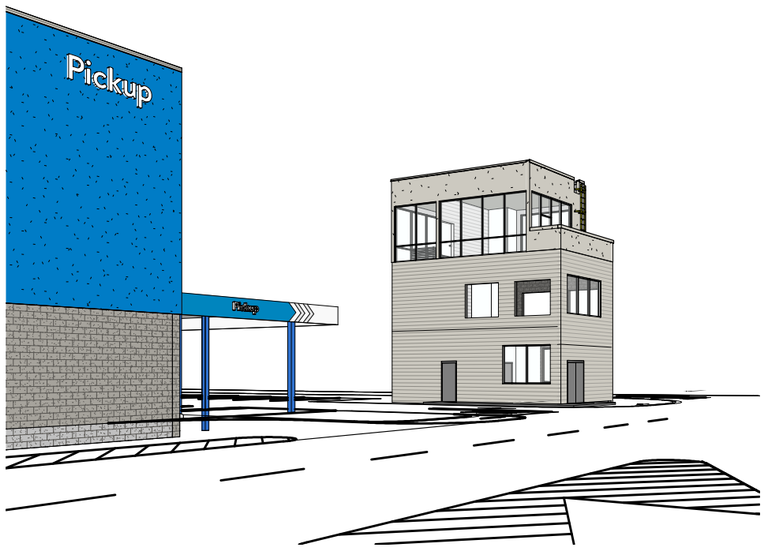
SKA-4

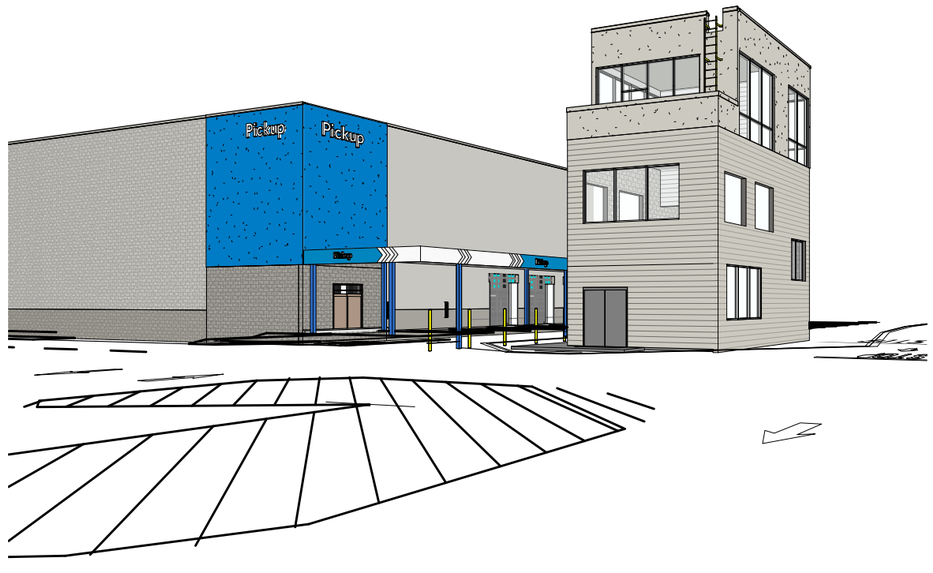


2 SECTION
3/32" = 1'-0"



1 SECTION
3/32" = 1'-0"





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t 479.273.7780
f 888.520.9685
www.hfa-ae.com

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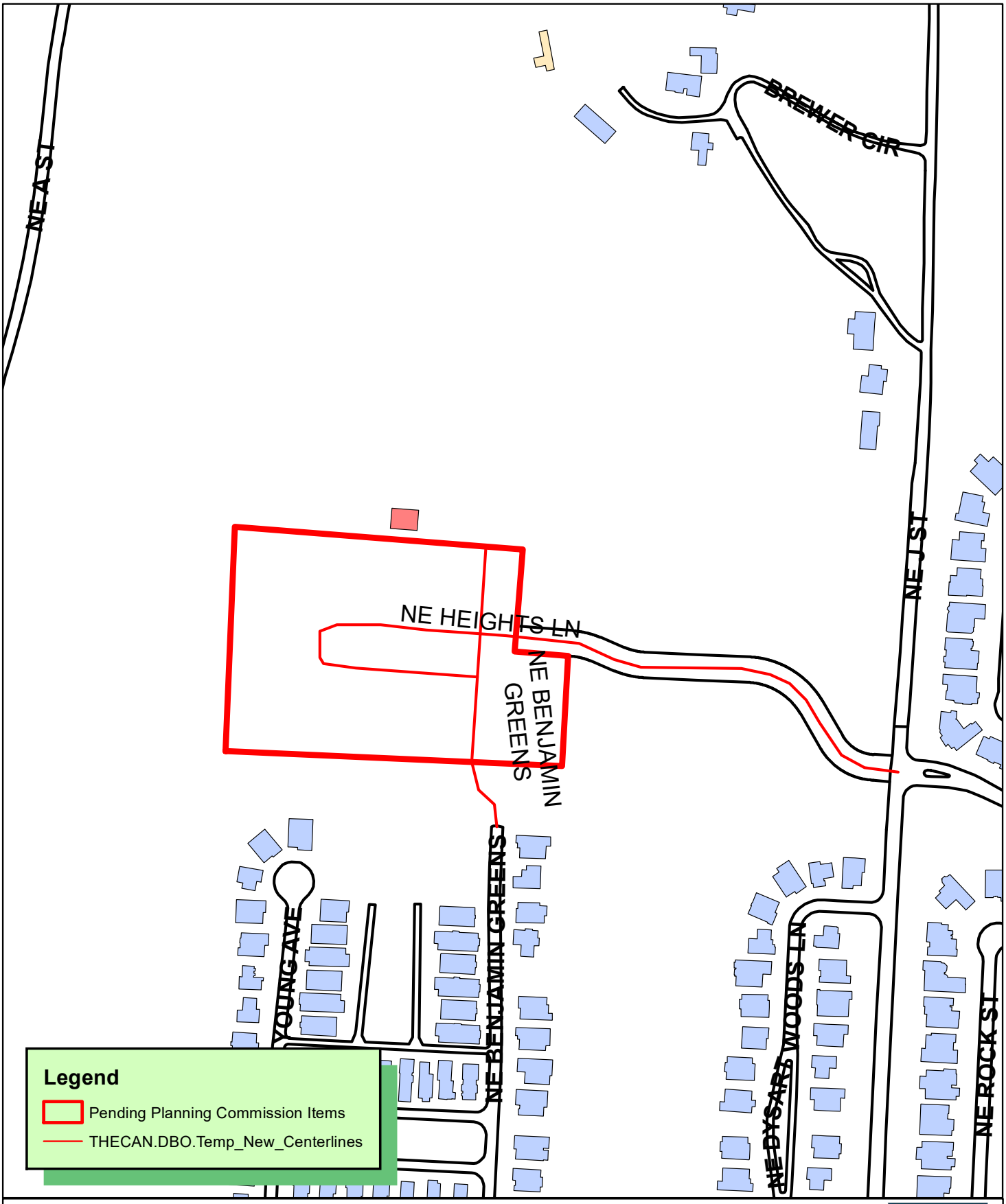
BENTONVILLE, AR
STORE NO: 100
DOCUMENT DATE: 06/23/21

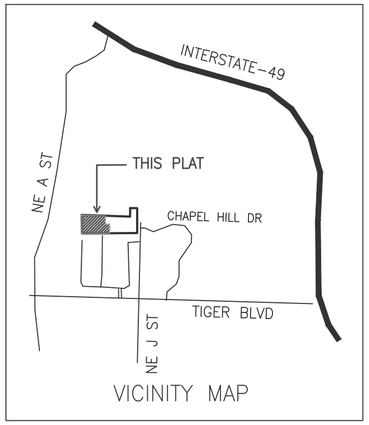
DRONE
UP
SECTIONS

SKA-5



FP21-0004
FINAL PLAT
HAWTHORNE HEIGHTS SUBDIVISION PHASE 2

HAWTHORNE HEIGHTS - PHASE II



VICINITY MAP

LEGAL DESCRIPTION - PARENT TRACT

PART OF THE SE1/4 NW1/4 OF SECTION 20, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A POINT LOCATED N03°06'08"E-100.00' FROM THE SOUTHEAST CORNER OF THE SAID SE1/4 NW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N87°27'30"W-660.59'; THENCE N87°26'11"W-663.10'; THENCE N01°57'11"E-439.50'; THENCE S85°27'28"E-1163.09'; THENCE N00°55'12"E-200.00'; THENCE S86°34'38"E-177.34'; THENCE S03°06'08"W-596.35' BACK TO THE POINT OF BEGINNING, CONTAINING 13.496 ACRES (MORE OR LESS)

LEGAL DESCRIPTION - PHASE 2

LOT 59, HAWTHORN HEIGHTS, AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

CONTACT INFORMATION:

1. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUA.KNIGHT@BLACKHILLSCORP.COM
2. AT&T: BRENT BALDWIN, 1133 EAST HAROLD ST. FAYETTEVILLE, AR 72703, OFFICE: (479) 571-6609 CELL: (479) 200-9022
3. COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR, 72762, (479) 717-3796. KIP.SMITH@COX.COM
4. FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-3130
5. STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3130
6. WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3140
7. ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3159
8. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 NE A STREET, BENTONVILLE, AR 72712 (479) 271-3160
9. PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 SW A STREET, BENTONVILLE, AR 72712 (479) 271-3122
10. BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, JAKE FEEMSTER, 305 SW A STREET, BENTONVILLE, AR 72712 (479) 271-3108
11. CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-5993
12. STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-5002, JPAITH@BENTONVILLEAR.COM

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLEY

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____
BLUE LAKE SHANTI, LLC. & SHANTI BENTONVILLE, LLC.
2200 N. RODNEY PARHAM #206
LITTLE ROCK, AR 72212

SOURCE OF TITLE: D.R. 2019
PAGE 00813

GENERAL NOTES:

1. 1/2" IRON PINS TO BE SET AT ALL LOT CORNERS.
2. ALL EASEMENTS SHOWN ⊐⊐⊐⊐ MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
4. ERROR OF CLOSURE: EXCEEDS 1:50,000
5. ALL LOTS HAVE AT LEAST A 20 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
6. ALL FRONT BUILDING SET-BACK LINES ARE 20.00 FT. UNLESS NOTED
7. 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.
8. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
9. SIDEWALKS ON LOTS 1, 2, 26 & 29, SHALL BE THE RESPONSIBILITY OF DEVELOPER. SIDEWALKS ON LOTS 3-25, 27, 28, & 30-32, SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIMES OF BUILDING PERMIT ISSUANCE.
10. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
11. THE PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD), SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

CERTIFICATE OF SURVEYING ACCURACY

I, MARION SCOTT FOSTER, 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 AREA CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1467
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
WHITE-DATERS & ASSOCIATES, INC.
#538
ARKANSAS - ENGINEER

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR BENTON COUNTY, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05007C0090J, SEPT. 28, 2007)

WDA WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

FINAL PLAT

LOTS 1-33

HAWTHORNE HEIGHTS PHASE II

AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

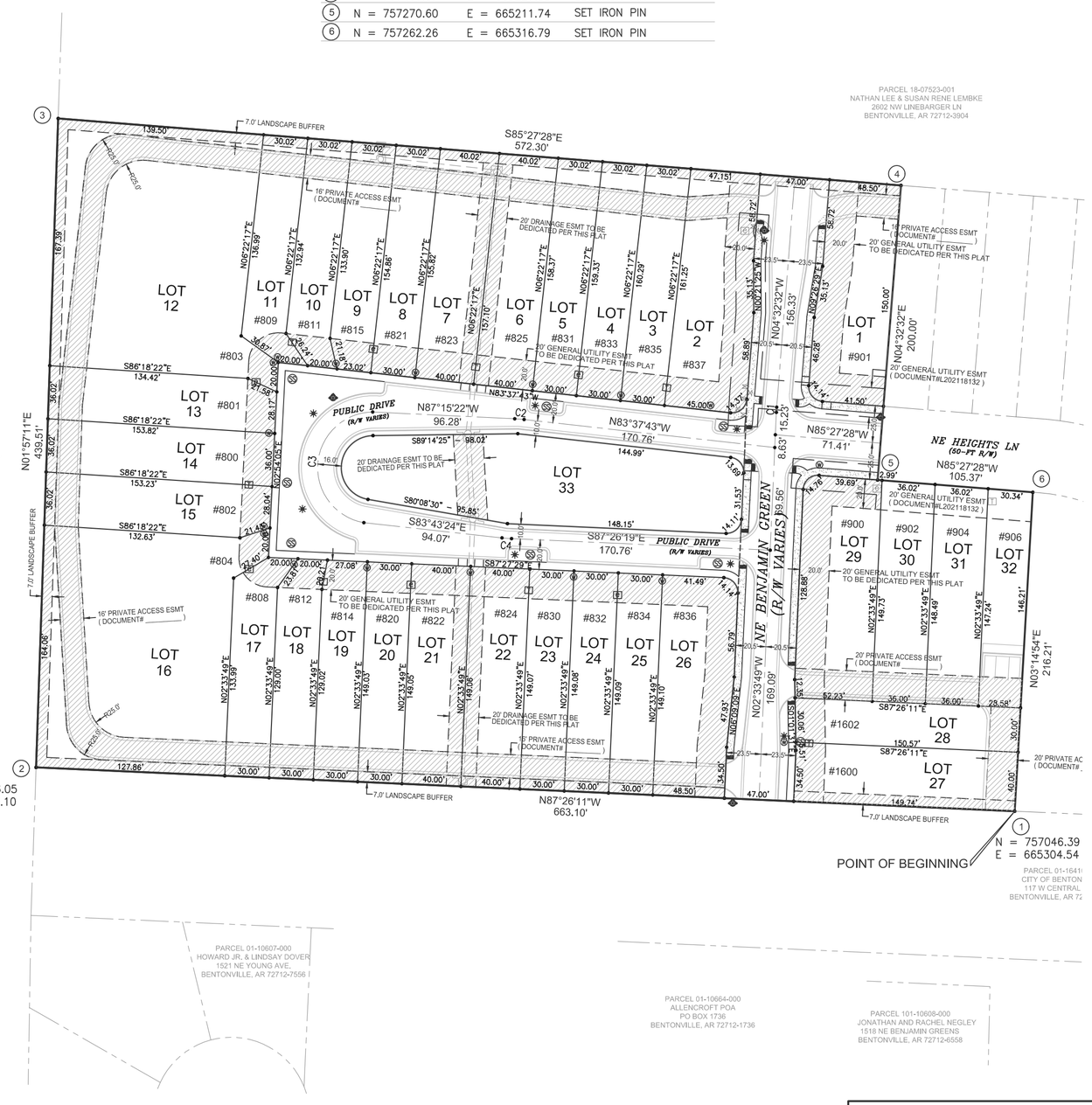
Revised		
Date	08-23-21	
Scale	Hor.	Vert.
Sheet	1 of 3	
FP21-0004		

ARKANSAS STATE PLANE
COORDINATES (NAD83 NORTH ZONE)

1	N = 757046.39	E = 665304.54	FND. 1/2" REBAR
2	N = 757076.05	E = 664642.10	FND. 1/2" REBAR
3	N = 757515.30	E = 664657.08	FND. IRON PIN
4	N = 757469.97	E = 665227.58	SET IRON PIN
5	N = 757270.60	E = 665211.74	SET IRON PIN
6	N = 757262.26	E = 665316.79	SET IRON PIN

LEGEND

- water valve
- fire hydrant
- water meter
- street light
- electric transformer
- electric box
- power pole
- guy wire
- sanitary sewer manhole
- junction box–drainage
- surface inlet–drainage
- curb inlet–drainage
- curb and gutter
- concrete
- straight headwall–drainage
- L–type headwall–drainage
- flared end section–drainage



60 0 60

Scale 1" = 60 ft

PRD ZONING BUILDING SETBACK

FRONT	20-FT
SIDE	3-FT
REAR	20-FT
GARAGE	25-FT

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	3.45'	1°58'43"	1.73'	100.00'
C2	6.33'	3°37'39"	3.17'	100.00'
C3	111.60'	10°37'05"	1124.42'	37.75'
C4	6.48'	3°42'56"	3.24'	100.00'

LOT AREA

	SQ.FT.	ACRE
LOT 1	7,475	0.172
LOT 2	8,295	0.190
LOT 3	4,823	0.111
LOT 4	4,794	0.110
LOT 5	4,766	0.109
LOT 6	6,309	0.145
LOT 7	6,258	0.144
LOT 8	4,660	0.107
LOT 9	4,562	0.105
LOT 10	4,503	0.103
LOT 11	4,541	0.104
LOT 12	22,760	0.522
LOT 13	5,470	0.126
LOT 14	5,527	0.127
LOT 15	5,426	0.125
LOT 16	21,486	0.493
LOT 17	4,427	0.102
LOT 18	4,370	0.100
LOT 19	4,441	0.102
LOT 20	4,471	0.103
LOT 21	5,962	0.137
LOT 22	5,962	0.137
LOT 23	4,472	0.103
LOT 24	4,473	0.103
LOT 25	4,473	0.103
LOT 26	7,482	0.172
LOT 27	6,000	0.138
LOT 28	4,551	0.104
LOT 29	7,956	0.183
LOT 30	5,368	0.123
LOT 31	5,323	0.122
LOT 32	4,322	0.099
LOT 33	14,416	0.331

LEGAL DESCRIPTION - PHASE 2

LOT 59, HAWTHORN HEIGHTS, AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

WDA WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

FINAL PLAT

LOTS 1–33

HAWTHORNE HEIGHTS PHASE II

AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

Revised		
Date	08–23–21	
Scale	Hor. 1"=60'	Vert.
Sheet	2 of 3	
	FP21–0004	

CENTERLINE CURVE DATA				
CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	3.45'	1°58'43"	1.73'	100.00'
C2	6.33'	3°37'39"	3.17'	100.00'
C3	111.60'	10°37'05"	1124.42'	37.75'
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PRD ZONING BUILDING SETBACK

FRONT	20-FT
SIDE	3-FT
REAR	20-FT
GARAGE	25-FT

LEGEND

- water valve
- fire hydrant
- water meter
- street light
- electric transformer
- electric box
- power pole
- guy wire
- sanitary sewer manhole
- junction box–drainage
- surface inlet–drainage
- curb inlet–drainage
- curb and gutter
- concrete
- straight headwall–drainage
- L–type headwall–drainage
- flared end section–drainage

PARCEL 18-07523-001
NATHAN LEE & SUSAN RENE LEMBKE
2602 NW LINEBARGER LN
BENTONVILLE, AR 72712-3904

PARCEL 18-07523-000
PAULA K. HENRY
2101 NE J ST.,
BENTONVILLE, AR 72712-8542

PARCEL 01-11774-000
PAUL K & LORI L HATCH
1115 NE ST IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11773-000
NATHAN A I & TRACEY M MCCLURE
1113 STIVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11772-000
MICHELLE S HOFFMAN
1111 NE ST. IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11771-000
CLINTON AND KELSEY WEBSTER
1109 NE ST. IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11770-000
ANDREW J. NEWTON
1107 NE ST. IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11769-000
DANIEL J. & EMUEJEVOKE E. ELSTEIN
1105 ST IVES RD.
BENTONVILLE, AR 72712

PARCEL 01-11768-000
BEN J. & AMENDA A. LACY
1103 NE ST. IVES RD.
BENTONVILLE, AR 72712

PARCEL 01-11767-000
SCOTT & STEPHANIE MCAULEY
1101 NS ST IVES RD.
BENTONVILLE, AR 72712

NE J STREET

NE CHAPEL HILL DR

LOTS 1-23, 56 & 59
HAWTHORNE HEIGHTS
PHASE I
(DOCUMENT#L202118132)

NE HEIGHTS LN
(50-FT R/W)

NE BENJAMIN GREEN
(R/W VARIES)

LOT 1 #901
LOT 2 #837
LOT 3 835
LOT 26 #836
LOT 27 #1600
LOT 28 #1602
LOT 29 #900
LOT 30 #902
LOT 31 #904
LOT 32 #906

10' PRIVATE ACCESS ESMT (DOCUMENT#)
20' GENERAL UTILITY ESMT TO BE DEDICATED PER THIS PLAT
20' GENERAL UTILITY ESMT (DOCUMENT#L202118132)
20' PRIVATE ACCESS ESMT (DOCUMENT#)
7.0' LANDSCAPE BUFFER

N06°22'17"E 161.25'
N04°32'32"W 156.33'
N04°32'32"E 200.00'
N85°27'28"W 71.41'
N85°27'28"W 105.37'
N02°33'49"W 169.09'
N03°14'54"E 216.21'
N87°26'11"E 150.57'
N87°26'11"E 149.74'

POINT OF BEGINNING
N = 757046.39
E = 665304.54

PARCEL 01-16410-001
CITY OF BENTONVILLE
117 W CENTRAL AVE.
BENTONVILLE, AR 72712-5256

BENCHMARK
SAN. SEWER MANHOLE LID
N - 756928.33
E - 665564.37
ELEV - 1214.83

SE CORNER
SE 1/4 NW 1/4
SECTION 20
T-20-N, R-30-W

PARCEL 01-10664-000
ALLENCROFT POA
PO BOX 1736
BENTONVILLE, AR 72712-1736

PARCEL 101-10608-000
JONATHAN AND RACHEL NEGLEY
1518 NE BENJAMIN GREENS
BENTONVILLE, AR 72712-6558

PARCEL 01-10609-000
MITCHELL TAYLOR ROSS
& ALISHA ANN STAGGS
1516 NE BENJAMIN GREENS
BENTONVILLE, AR 72712-8588

PARCEL 01-10562-000
TERESA WREN & THOMAS WREN
1519 NE DYSART WOODS LANE
BENTONVILLE, AR 72712-8594

PARCEL 01-10563-000
MATTHEW AND ASHLEY HOLDAWAY
1521 NE DYSART WOODS LANE
BENTONVILLE, AR 72712-8594

PARCEL 01-10564-000
TERRY AND JILL PIKE
1523 NE DYSART WOODS LANE
BENTONVILLE, AR 72712-8594

PARCEL 01 11727-000
KERRY L KOTOUC TRUST
1625 NE ROCK ST.,
BENTONVILLE, AR 72712-8444

PARCEL 01-11797-000
CHAPEL HILL ASSOCIATES LLC
1805 NE CHAPEL HILL DR.
BENTONVILLE, AR 72712

HAWTHORNE HEIGHTS PHASE - 1:

INSTUMENT NO. L202118132

60 0 60
Scale 1" = 60 ft

ARKANSAS STATE PLANE
COORDINATES (NAD83 NORTH ZONE)

1	N = 757046.39	E = 665304.54	FND. 1/2" REBAR
2	N = 757076.05	E = 664642.10	FND. 1/2" REBAR
3	N = 757515.30	E = 664657.08	FND. IRON PIN
4	N = 757469.97	E = 665227.58	SET IRON PIN
5	N = 757270.60	E = 665211.74	SET IRON PIN
6	N = 757262.26	E = 665316.79	SET IRON PIN

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

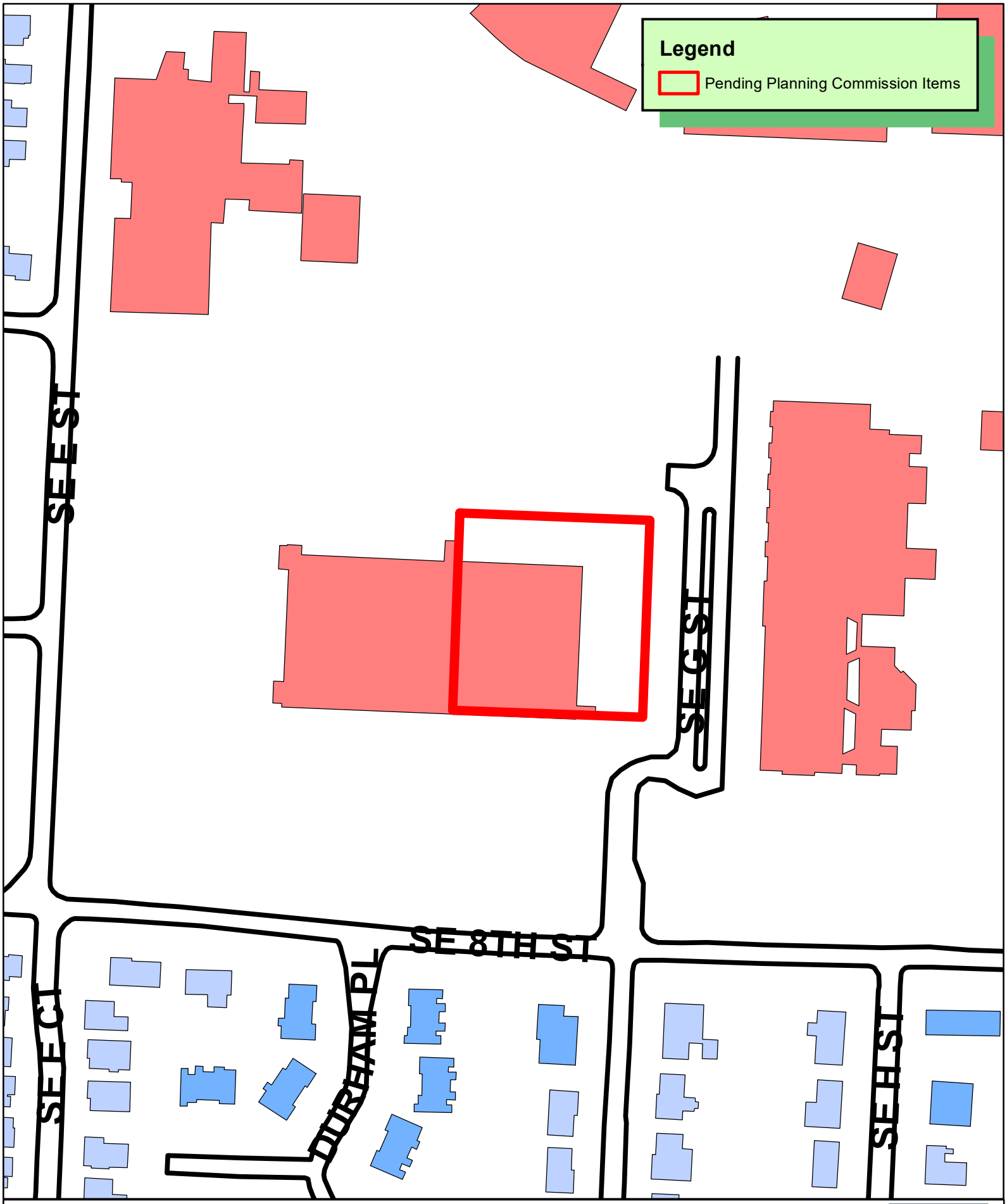
FINAL PLAT

LOTS 1–33

HAWTHORNE HEIGHTS PHASE II

AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

Revised		
Date	08–23–21	
Scale	Hor. 1"=60'	Vert.
Sheet	3 of 3	
FP21–0004		

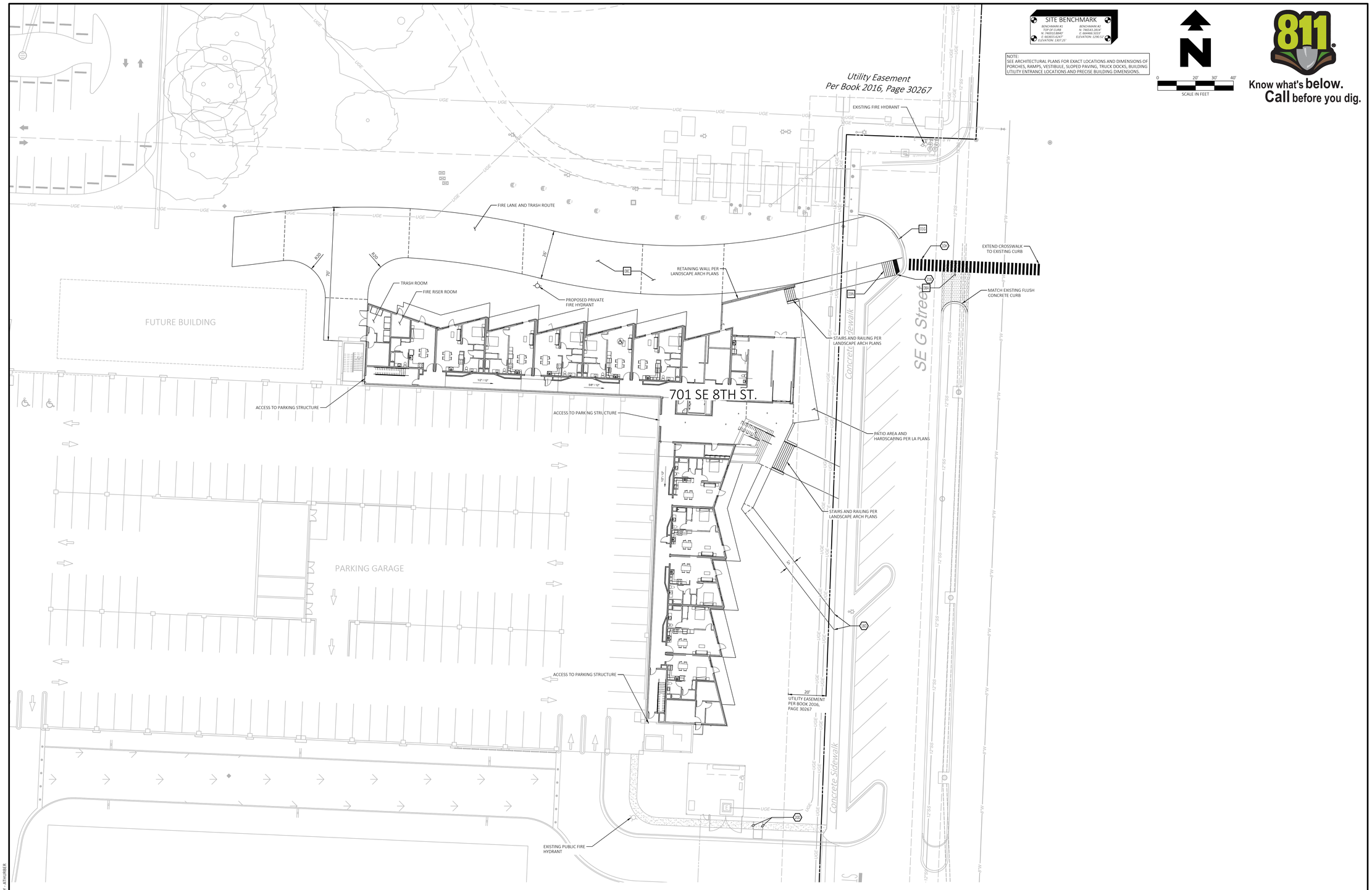


N
W E
S

1 inch = 150 feet

LSD21-0063
LARGE SCALE DEVELOPMENT
ARTSPACE SOMO LOFTS
701 SE 8TH ST

THE CITY OF BENTONVILLE



EXISTING LEGEND

e	EAST OR ELECTRIC	X"SS	SANITARY SEWER
n	NORTH	UGE	UNDERGROUND ELECTRIC
oh	OVERHEAD	OHE	OVERHEAD ELECTRIC
s	SOUTH OR SEWER	UGT	UNDERGROUND TELEPHONE
t	TELEPHONE	X"G	GAS
ug	UNDERGROUND	X"W	WATER
w	WEST OR WATER	.5-10-11.5|0.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	PROPERTY LINE		
	RIGHT OF WAY LINE		
	STORM DRAIN		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- LIMITS OF STANDARD DUTY ASPHALT PAVING
- CURB INLET

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

SITE NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.
20D REPLACE/RESTORE SIDEWALK TO MATCH EXISTING.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01G TYPE G CURB (MOUNTABLE)
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08A STANDARD DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING

LSD21-0063

32009	11/22/2021	NLB	NLB	RJC	SAH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ARTSPACE
701 SE 8TH STREET
BENTONVILLE, ARKANSAS

SITE PLAN

REV DATE	SHEET NO.
11/22/21 REV-0	C2.0

© 2021 CEI ENGINEERING ASSOCIATES, INC.

ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:
ARTSPACE

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:
kdA
KEVIN DALY ARCHITECTS
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
HIGHT JACKSON ASSOCIATES
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
ENGINEERING CONSULTANTS
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
CEI ENGINEERING ASSOCIATES
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPIT:
HP ENGINEERING
5214 W. Village Parkway,
Suite 120
Rogers, AR 72758

Landscape:
HOWELL & VANCUREN
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL L. BACHELOR
11/22/2021

ISSUED FOR:

ISSUE	DESCRIPTION	DATE
1	100% SD	12.08.20

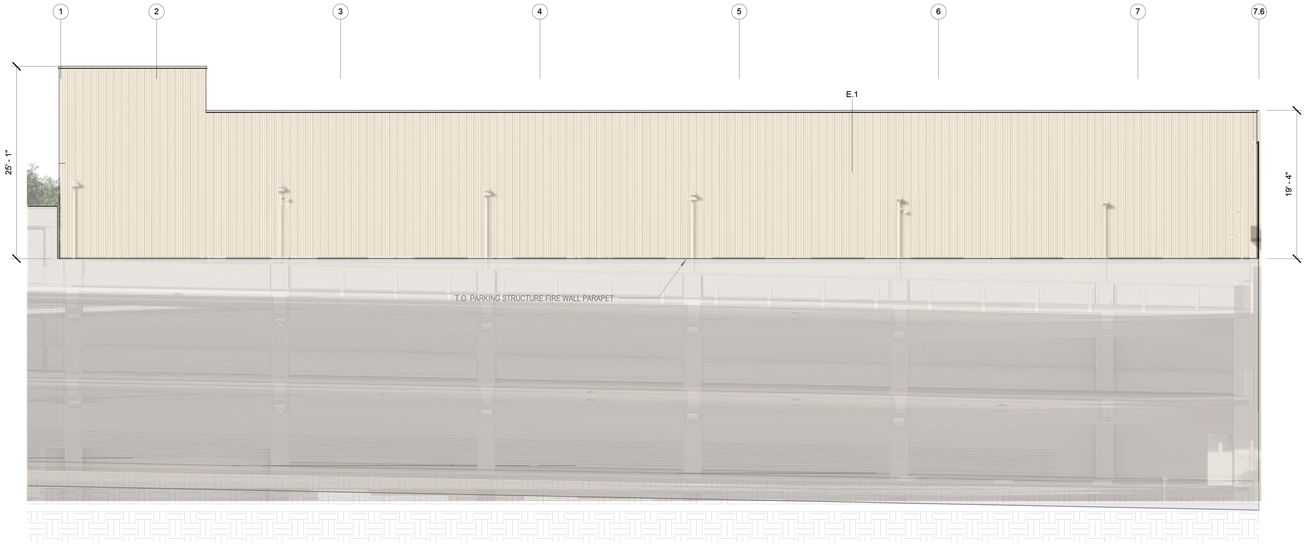
KEY PLAN:

TITLE: SITE PLAN

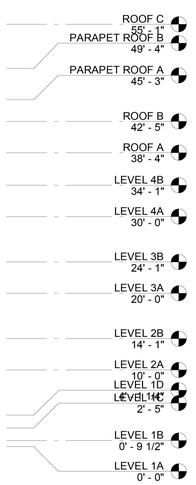
PLOT: 10/13/2021

SHEET: C2.0

DRAWING LOCATION - P:\32009\32009.05\DRAWINGS\DESIGN\WORKING\32009.SP.DWG - SAVED BY - ATHUBBER



4 SOUTH ELEVATION - PARKING STRUCTURE
1/8" = 1'-0"



CLADDING MATERIAL LEGEND

E.1	24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, PTD. TYP.
E.2	24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, ACCENT PTD. TYP.
E.3	24 GA. / 0.040" PERFORATED CORRUGATED METAL PANEL SCREEN ON HSS FRAME, CONCEALED FASTENER, ACCENT PTD. TYP.
E.4	FIBER CEMENT PANELS ON PAPER, PTD. TYP.
E.5	FACE BRICK RAINSCREEN OVER PAPER

BUILDING MATERIALS

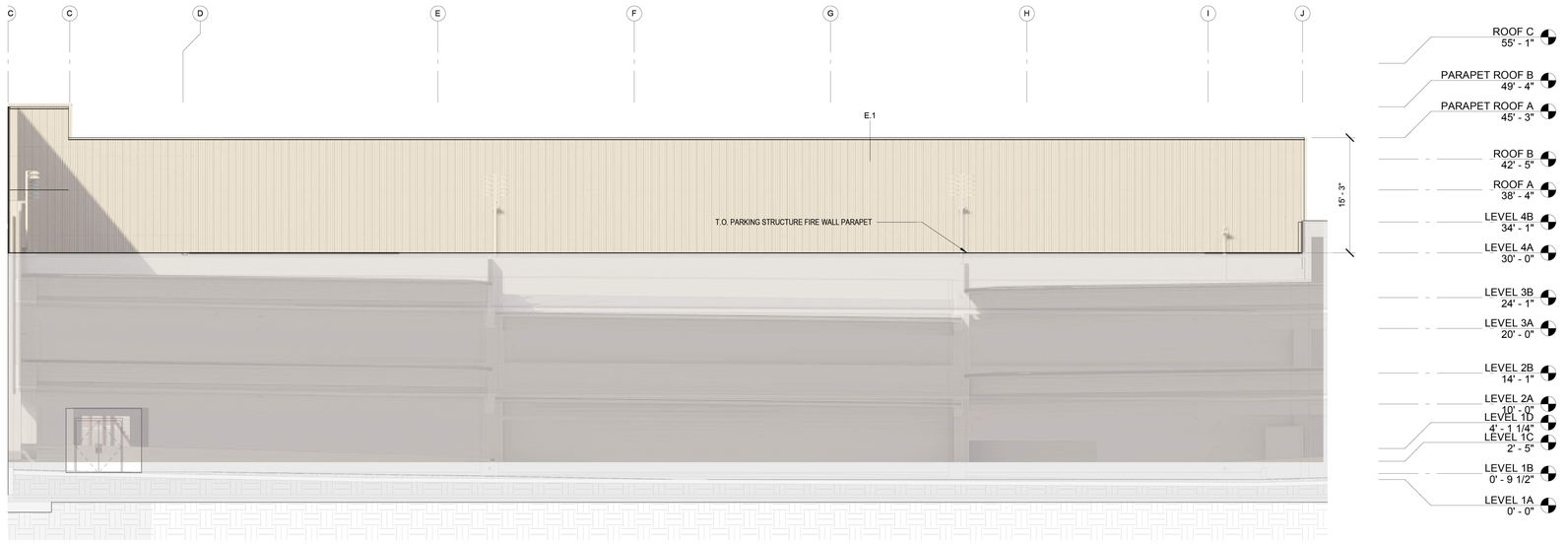
EAST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	9,837	5,679	2,650	3,018	21,184
%CLADDING	46%	27%	13%	14%	

NORTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	8,402	0	2,227	3,041	13,670
%CLADDING	62%	0%	16%	22%	

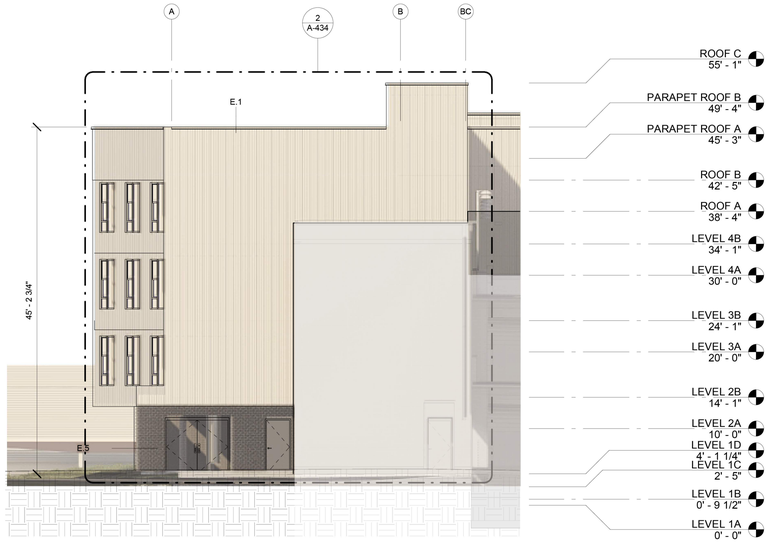
WEST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,609	0	182	0	3,791
%CLADDING	95%	0%	5%	0%	

SOUTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,987	0	159	0	4,146
%CLADDING	96%	0%	4%	0%	

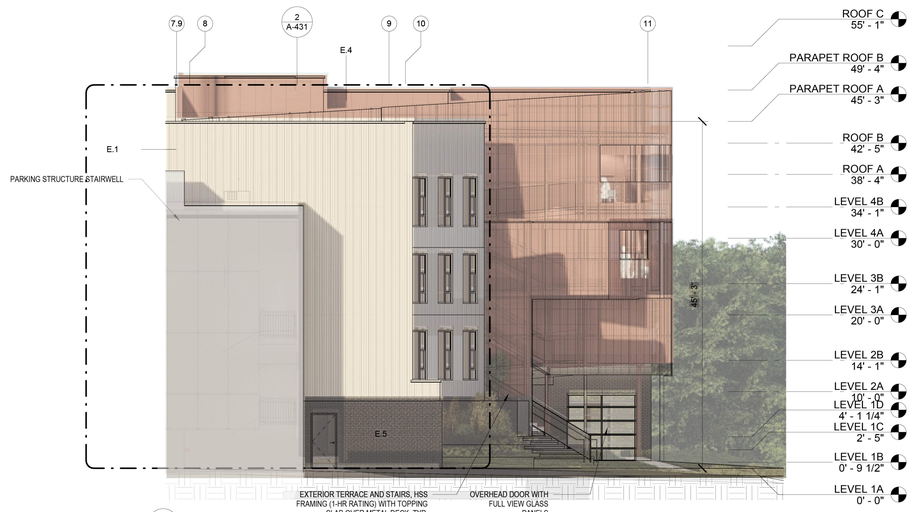
TOTAL CLADDING	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	25,835	5,679	5,218	6,059	42,791
%CLADDING	60%	13%	12%	14%	



3 WEST ELEVATION - PARKING STRUCTURE
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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

ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:

BENTONVILLE ARTSPACE LOFTS, LLC

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:

kdA

KEVIN DALY ARCHITECTS
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

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Bentonville, AR 72712

MEPT:
HP ENGINEERING
5214 W. Village Parkway, Suite 120
Rogers, AR 72758

Landscape:
WALLACE DESIGN COLLECTIVE
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

ISSUED FOR:

ISSUE	DESCRIPTION	DATE
1	100% SD	12/8/20
2	100% DD	07/16/21

KEY PLAN:

TITLE: BLDG ELEVATIONS

PLOT: 7/16/21

SHEET: A-202

BUILDING MATERIALS

EAST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	9,837	5,679	2,650	3,018	21,184
%CLADDING	46%	27%	13%	14%	

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SF	3,609	0	182	0	3,791
%CLADDING	95%	0%	5%	0%	

SOUTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,987	0	159	0	4,146
%CLADDING	96%	0%	4%	0%	

TOTAL CLADDING	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	25,835	5,679	5,218	6,059	42,791
%CLADDING	60%	13%	12%	14%	

CLADDING MATERIAL LEGEND

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- E.2 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, ACCENT PTD. TYP.
- E.3 24 GA. / 0.040" PERFORATED CORRUGATED METAL PANEL SCREEN ON HSS FRAME, CONCEALED FASTENER, ACCENT PTD. TYP.
- E.4 FIBER CEMENT PANELS ON PAPER, PTD. TYP.
- E.5 FACE BRICK RAINSCREEN OVER PAPER

2 NORTH ELEVATION
1/8" = 1'-0"

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

ARTSPACE SOMO LOFTS

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701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:

BENTONVILLE ARTSPACE LOFTS, LLC

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:

kdA

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Tulsa OK 74103

SEAL & SIGNATURE:

ISSUED FOR:

ISSUE	DESCRIPTION	DATE
1	100% SD	12/8/20
2	100% DD	07/16/21

KEY PLAN:

TITLE: BLDG ELEVATIONS

PLOT: 7/16/21

SHEET: A-201