***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
December 28, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_Vjq44et0SBOrhzGBT4mDNg

I. Call to Order

II. Old Business

1. The Haven **Large-Scale Development**
SE 4th Street *(LSD21-0061)*

- This property is currently zoned DN-3, Downtown High Density Residential.
- 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 from 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.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

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

III. New Business

1. **Delacruz & Cummings** **Rezoning***
   R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
   111 NE Park Street *(RZ21-0076)*
   - Currently zoned R-1, Low Density Single-Family Residential.
   - Adjacent zoning districts are DN-2, Medium Density Residential to the north and south, and R-1, Low Density Single-Family Residential to the north, east, and west.
   - The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
   - At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. **Richard L. Grubbs Jr. and Catherine S. Grubbs** **Future Land Use Map Amendment***
   2a. General Commercial to Mixed-Use Commercial
   220 N Walton Boulevard *(RZ21-0078)*
   - The Future Land Use Plan currently depicts this property as General Commercial. The applicant requests a change in the Future Land Use Plan to Mixed-Use Commercial. These areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown Commercial areas but should be sited and designed to not be detrimental to the character of the area.

   2b. C-2, General Commercial to C-3, Mixed-Use Commercial **Rezoning***
   220 N Walton Boulevard *(RZ21-0078)*
   - Currently zoned C-2, General Commercial.
   - Adjacent zoning districts are C-2, General Commercial to the north, south, east, and west, and C-1, Neighborhood Commercial to the west.
   - At the time of writing this staff report, staff has not received public comment on this item.

3. **Tony Gagliardo and Leah A. Gagliardo** **Future Land Use Map Amendment***
3a. Medium Density Residential to Downtown Commercial
303 SW 4th Street *(RZ21-0079)*

- 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, 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.

3b. R-1, Low Density Single Family Residential to DE, Downtown Edge **Rezoning***
303 SW 4th Street *(RZ21-0079)*

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north and south, DE, Downtown Edge to the east, and R-2, Medium Density Two Family and Townhome to the west.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

4. **Stan Enterprises LLC** **Future Land Use Map Amendment***
4a. Agricultural to Medium Density Residential
Mill Dam Road and Nomad Road *(RZ21-0082)*

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

4b. A-1, Agricultural to R-3, Medium-High Density Multifamily Residential Rezoning*
Mill Dam Road and Nomad Road *(RZ21-0082)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are PUD, Planned Unit Development to the north, PRD, Planned Residential Development and R-1, Low Density Single Family Residential to the east, and Benton County to the north, south, and west.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

5. Patton **Future Land Use Map Amendment***

5a. Residential Estate to General Commercial

E Centerton Blvd. *(RZ21-0083)*

- The Future Land Use Plan currently depicts this property as Residential Estate. The applicant is requesting a change in the Future Land Use Plan to General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

5b. A-1, Agricultural to C-1, Neighborhood Commercial **Rezoning***

E Centerton Blvd. *(RZ21-0083)*

- Currently zoned A-1, Agricultural.
- Adjacent zonings are R-1, Low Density Single-Family Residential to the north, A-1, Agricultural to the east, C-2 to the west, and City of Centerton to the south.
- The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.
- This rezoning is associated with a Conditional Use Permit request (CU21-0026) on this agenda.

6. Lake and Main Developers, LLC **Rezoning***

R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

1061 N Main Street *(RZ21-0084)*

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, east, and south, DN-2, Downtown Medium Density Residential, and R-E, Residential Estate to the west.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing this staff report, staff has not received public comment on this item.

7. **James & Brenda Patton Trustees (Schlotzsky's)** **Conditional Use***
Restaurant, Drive-Through
E Centerton Boulevard *(CU21-0026)*
    - Currently zoned A-1, Agricultural, but is requesting a rezone to C-1, Neighborhood Commercial (RZ21-0083 on this agenda). The use of "Restaurant, Drive-Through" is allowed conditionally in the C-1 zoning district.
    - According to the applicant's narrative, they propose to construct a drive-through fast-food restaurant next to the existing Kentucky Fried Chicken restaurant.
    - The hours of operation are assumed to be from 7 AM to 10 PM. Parking, lighting, and the number of employees and patrons will be established with the Large-Scale Development.
    - If the Planning Commission votes to approve this request, staff recommends the following conditions:
        1. The Conditional Use Permit is contingent upon the applicant City Council approval on their rezoning to C-1, Neighborhood Commercial.
    - At the time of writing this staff report, staff has not received public comment on this item.

8. **Lots 7 and 8 of Shops at the Forum Subdivision** **Lot Split**
1400 SE Walton Boulevard (*LS21-0048*)
    - The property is currently zoned C-2, General Commercial.
    - A lot split of Lot 6 of Shops at the Forum Subdivision, creating new Lot 7 (+/- 10.115 acres) and new Lot 8 (+/- 5.696 acres) of Shops at the Forum Subdivision.
    - The plat dedicates various easements and dedicates right-of-way along Medical Center Parkway per the Master Street Plan.
    - All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

9. **Lot 1 of Mountain Bike Addition Ph. II** **Lot Split**
NW A Street (*PLA21-0058*)
    - The property is currently zoned A-1, Agricultural.
    - A lot split of unplatted section land, creating new Lot 1 (+/- 3.61 acres) of Mountain Bike Addition Ph. II.
    - The plat dedicates various utility easements to serve the new lot.
    - All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

10. Lots 15, Block 16 of Demings 2nd Addition **Lot Split**

NW corner of NW 5th and NW B Street *(LS21-0061)*

- The property is currently zoned R-3, Medium-High Density Multifamily Residential.
- A lot split of a portion of Lots 10, 11, and 12, Block 16 of Demings 2nd Addition, creating new Lot 15 (+/- 0.13 acres) and Lot 16 (+/- 0.13 acres), Block 16, of Demings 2nd Addition.
- The plat dedicates various utility easements to serve the new lots and dedicates right-of-way along NW 5th Street per the Master Street Plan.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

11. Lots 23 through 31 of Southside Subdivision **Lot Split**

700 SE B Street *(LS21-0063)*

- The property is currently zoned DE, Downtown Edge.
- A lot split of existing Lots 10 and 17, creating new Lots 23 through 31 of Southside Subdivision.
- The plat dedicates right-of-way along SE B Street and SE 7th Street per the Master Street Plan requirements.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

12. Lots 33 & 34 of WA Burks Addition. **Lot Split**

1003 North Street *(LS21-0065)*

- The property is currently zoned DN-2, Downtown Medium Density Residential.
- A lot split of existing Lots 16 and the south half of existing Lot 17, creating new Lot 33 through 34 of WA Burks Addition.
- The plat dedicates a small portion of right-of-way along N Main Street per the Master Street Plan requirements.
- A lot width variance was granted by the Board of Adjustment on November 11, 2021, for these two lots.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

13. Lot 22, Block 5 of Clark's Second Addition **Lot Split**

SE corner of SW E and SW 3rd Street *(LS21-0066)*

- The property is currently zoned R-1, Low Density Single-Family Residential.
- A lot split of a portion of Lots 2 and 3, Block 5 of Clark's Second Addition, creating new Lot 22 (+/- 0.206 acres), Block 5, of Clark's Second Addition.
- The plat dedicates various utility easements to serve the new lots.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

14. Lots 25 & 26 of Sherrill Heights **Lot Split**

1605 Kimberly Place *(LS21-0067)*

- The property is currently zoned R-1, Low Density Single-Family Residential.
- A lot split of a portion of Lot 3 of Sherrill Heights, creating new Lot 25 (+/- 0.304 acres) and Lot 26 (+/- 0.330 acres) of Sherrill Heights.

- The plat dedicates various utility easements to serve the new lots.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

15. Lots 2 & 3 of Gateway North Subdivision **Lot Split**

4300 SW Rainbow Farm Road *(LS21-0068)*

- The property is currently zoned I-1, Light Industrial.
- A lot split of existing Lot 1, creating new Lot 2 (+/- 28.47 acres) and Lot 3 (+/- 39.46 acres) of Gateway North Subdivision.
- Existing right-of-way widths for SW Regional Airport Blvd. and SW Rainbow Farm Road comply with the requirements of the current Master Street Plan.
- The plat dedicates several utility and drainage easements to serve the lots.
- Private access easements will be dedicated by separate instruments to serve the newly created lots.
- This lot split is associated with a Large Scale Development (LSD21-0065) on this agenda.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

16. Lot 3 of Bottens Acres **Property Line Adjustment**

2306 & 2308 South Walton Blvd. *(PLA21-0031)*

- The property is currently zoned C-2, General Commercial.
- A property line adjustment of existing Lots 1C-1 & 1C-2 of Bottens Acres Addition creating new Lot 3 of Bottens Acres.
- Existing right-of-way along South Walton Blvd. and SE Moberly Lane is per the requirements of the current Master Street Plan.
- The plat dedicates additional utility easements to serve the newly created lot.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

17. Lot 1 Tara Ridge Subdivision **Property Line Adjustment**

3809 SW Crockett Street *(PLA21-0047)*

- A portion of this property is currently zoned R-3, Medium-High Density Multifamily Residential. The other portion was recently annexed into the city and is currently zoned A-1, Agriculture. However, a rezoning request has been submitted for the recently annexed portion and will appear on the January 18th PC agenda.
- A property line adjustment of existing Lots 1 & 2 of Salley Addition and unplatted section land, creating new Lot 1(+/- 25.21 acres) of Tara Ridge Subdivision.
- Additional right-of-way is being dedicated along SE Rainbow Road per the requirements of the current Master Street Plan.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

18. Lots 1 & 2 of Del Mar Second Addition **Property Line Adjustment**

2501 SE 14th Street *(PLA21-0053)*

- The property is currently zoned C-2, General Commercial.
- A property line adjustment of Tract A of Del Mar Addition, creating new Lot 1 (+/- 1.59 acres) and Lot 2 (+/- 4.11 acres) of Del Mar Addition.
- The plat dedicates right-of-way along SE Moberly Lane per the Master Street Plan requirements.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

19. Lot 17, Block 5 of Dunn & Davis Addition **Property Line Adjustment**

SW A Street *(PLA21-0056)*

- The property is currently zoned DC, Downtown Core.
- A property line adjustment of part of existing Lot 4 and all of existing Lot 5, Block 1 of Dunn & Davis Addition creating new Lot 17(+/- 0.24 acres), Block 1 of Dunn & Davis Addition.
- Additional right-of-way is being dedicated along SW A Street per the requirements of the current Master Street Plan.
- The plat dedicates additional utility easements to serve the newly created lot.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

20. Lot 27 of Fairclo Block Addition **Property Line Adjustment**

609 SW 4th Street *(PLA21-0057)*

- The property is currently zoned R-2, Medium Density Two Family and Townhome.
- A property line adjustment of Lots 1, 2, and 3 of Fairclo Block Addition, creating new Lot 27 (+/- 0.26 acres) of Fairclo Block Addition.
- The plat dedicates 5.7 feet of additional right-of-way along SW 4th Street, per the Master Street Plan.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

21. Lots 20 and 21 of Seals Addition **Property Line Adjustment**

3201 SW I Street *(PLA21-0060)*

- The property is currently zoned I-1, Light Industrial.
- A property line adjustment of Lots 15 and 18 of Seals Addition, creating new Lot 20 (+/- 3.68 acres) and Lot 21 (+/- 8.47 acres) of Seals Addition.
- The plat dedicates a 15-foot utility easement.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

22. Osage Hills Subdivision **Preliminary Plat**

SW Adams Road and SW Anglin Road *(PP16-00008)*

- Osage Hills Subdivision was originally approved on December 5, 2006. The project was revived and approved on January 3, 2017. A revised phasing plan, dividing the preliminary plat into eight phases was approved on December 1, 2020. Phase 1 received Final Plat approval on May 4, 2021.
- During the Planning Commission approval on January 3, 2017, the applicant and Planning Commission agreed that the last 59 lots (Lots 359 – 417) would be platted once connection was available to the east, via a bridge east of the constructed roundabout.
- Since this approval, the applicant has expressed numerous difficulties in constructing the bridge, including cost, right-of-way acquisition, differences in grade, etc. that they believed made constructing the bridge unfeasible.
- Staff and the applicant have studied other potential points of connection including a Shell Road bridge, improving the bridge at Brookside, land swaps, etc. to find a solution but none have come to a common agreement between staff and the applicant.
- Osage Hills is before the Planning Commission for a final answer whether cross-connection will be required to the east before the final platting of portions of Phases 6, 7, and 8 that constituted the original Lots 359 – 417.

23. Aurora Subdivision Ph. 3 **Preliminary Plat**

Scoggins Road *(PP21-0023)*

- The subject property is currently zoned R-1, Single-Family Residential.
- A Preliminary Plat proposing the construction of the third phase of Aurora Subdivision.
- Aurora Subdivision Ph. 3 contains a total of 79 single-family lots. Lots 1 and 29 are unbuildable.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
- Two waivers requested:
    - A waiver from Article 1100, Section 1100.16(d) from the requirement that local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evaluation.
    - A waiver from Street Specifications Section 500.6 from the requirement that all curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG-1 Type A with a minimum width of 24 inches with the radius being a minimum of 2 inches.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

24. Solid Rock Missionary Baptist Church **Large-Scale Development**

3501 SW Rainbow Farm Road *(LSD21-0062)*

- The subject property is currently zoned A-1, Agricultural.
- A Large-Scale Development proposing a 4,787 square foot addition to the existing religious facility located on this site.
- The existing 71 parking spaces are adequate to serve both the existing facility and the proposed addition.
- 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 the existing ingress/egress point onto SW Rainbow Farm Road. No new ingress/egress points are being proposed with the addition.
- The primary materials on the exterior of the proposed addition are meant to match those of the existing facility and are comprised of brick, split face CMU, cast stone, and glass. Note that since this project is zoned A-1 the only facade subject to the Building Materials Design Standards is the south façade facing SW Rainbow Farm Road.
    - 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. Per the applicant's narrative, the church membership desires to continue the existing building materials palette of brick veneer and a horizontal 'base' of textured concrete block onto the proposed classroom building addition. This masonry composition is of approved 'primary' materials, however, the ratios of the textured concrete block are slightly lower than the minimum 25% of wall area on the north and west side. The proportions of the textured concrete block are 3.5% less on the north side and 6% less on the west side, than the minimum ratio of 25%. Refer to the attached building elevations and rendering. This building addition is part of a multi-phased growth plan which was originally designed with the first phase building in 2014. Brick was stockpiled to facilitate matching the future building additions and preserve the 'traditional' masonry design aesthetic. The church prefers the alignment of the sill height of the textured concrete block 'base' with the existing building which yields a consistent appearance and a more seamless building addition. They believe that deviating in the height proportions of the textured concrete block 'base' and increasing the ratio of this block creates a pronounced 'mismatch' in materials. The church respectfully requests a waiver of the 25% minimum ratio for the textured concrete block since matching the existing building's ratio is very close to the design standards and will yield the best appearance for the project.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

25. Gateway North 200 **Large-Scale Development**

4300 SW Rainbow Farm Road *(LSD21-0065)*

- The subject property is currently zoned I-1, Light Industrial.
- A Large-Scale Development proposing the addition of a +/-283,550 square feet office/warehouse facility.
- Parking spaces are adequate, 163 parking spaces are provided, and 117 parking spaces 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 the existing ingress/egress point onto SW Regional Airport Blvd. and SW Rainbow Farm Road as well as a new ingress/egress point onto SW Rainbow Farm Road.
- The primary materials on the exterior of the building include concrete tilt-up panels, storefront glass, and metal panels. Note that since this project is zoned I-1 the only facade subject to the Building Materials Design Standards is the south façade facing SW Rainbow Farm Road.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

26. SW 5th & SW F Parking **Large-Scale Development**

SW F Street *(LSD21-0068)*

- The subject property is currently zoned R-O, Residential Office.
- A Large-Scale Development proposing the development of a 9 space parking lot.
- 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, ingress/egress point onto SW F Street.
- An administrative waiver was approved by Community Development Director Ellen Norvell on December 17th from the minimum throat length requirements.
- All outstanding department comments shall be addressed on or before December 30th at noon to proceed to Planning Commission on January 4th.

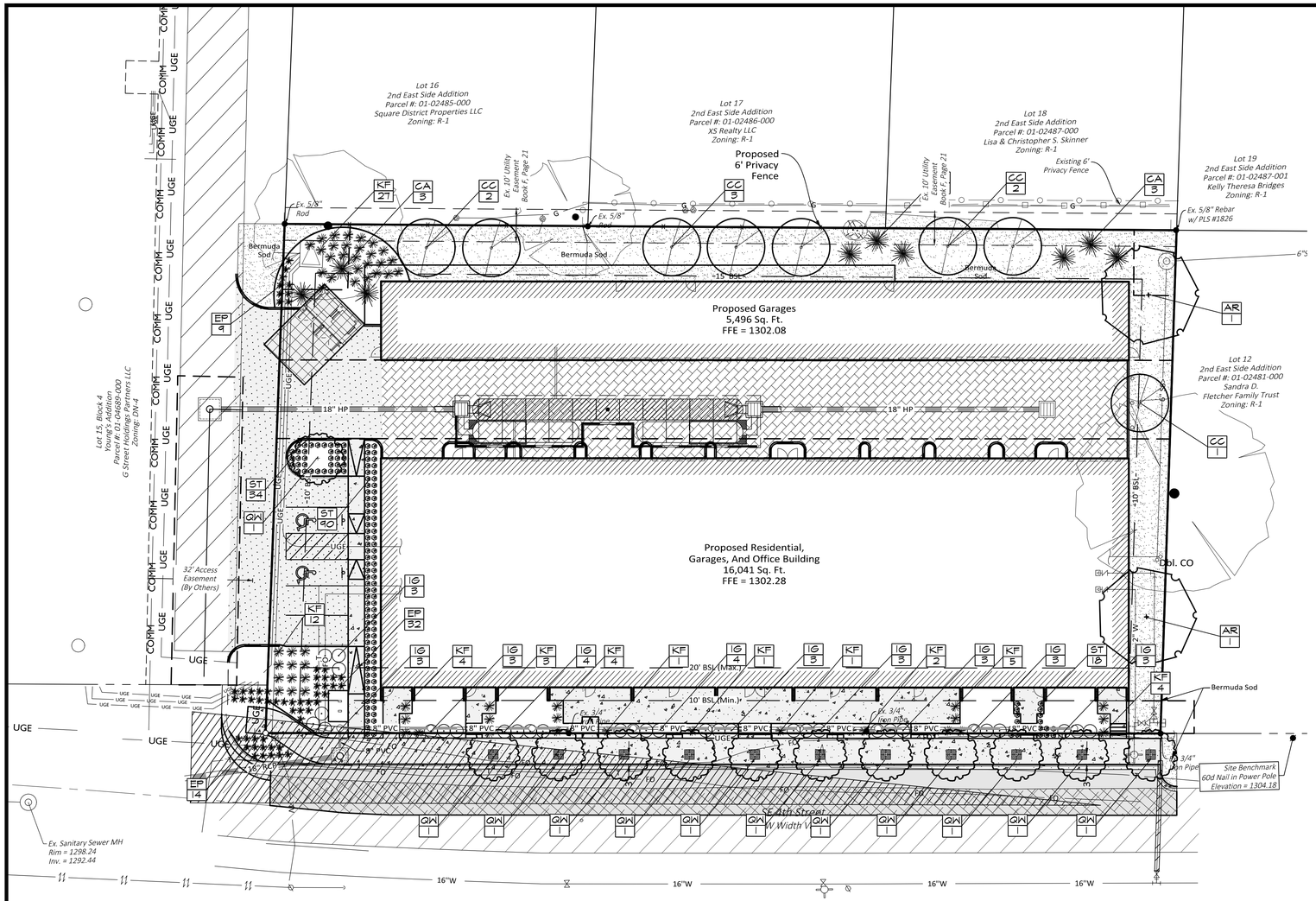
27. Waffle House **Waiver**

Building Materials

2306 SE Walton Boulevard *(WAV21-0026)*

- The applicant requests a waiver from Article 1100, Section 1100.21€, which requires a minimum of two primary materials that are no less than 25% each, equally up to at least 75% of the wall area.
- Per the applicant's narrative, the applicant requests to have 85% masonry, 12% yellow fascia (architectural metal panel), and 4% glazing and awning on the west wall. If the applicant were to meet the City's design standards, they would need to extend the yellow fascia another 30 feet to reach the 25% requirement.
- The applicant states in their narrative that the reduction in yellow fascia would allow less maintenance, as the yellow fascia gets visibly dirty over time and they believe that this reduction would look better.

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

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FOR REVIEW

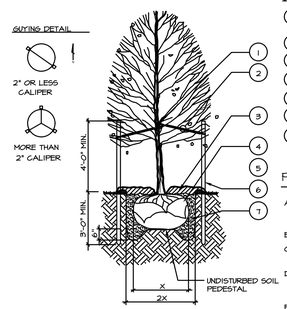
Seeding And Sodding Note:

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



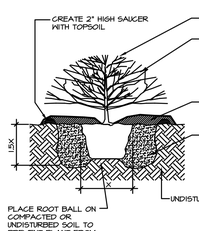
DECIDUOUS TREE PLANTING LEGEND

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 ⅓ 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

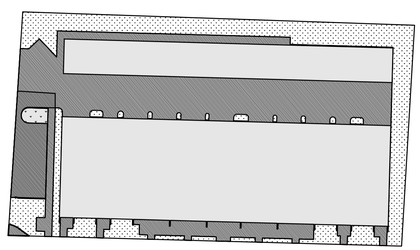
SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL 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 ¼-½" VERTICAL GROVES 8" 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	INTERIOR	0 HR
NON-BEARING WALLS:			
	EXTERIOR	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

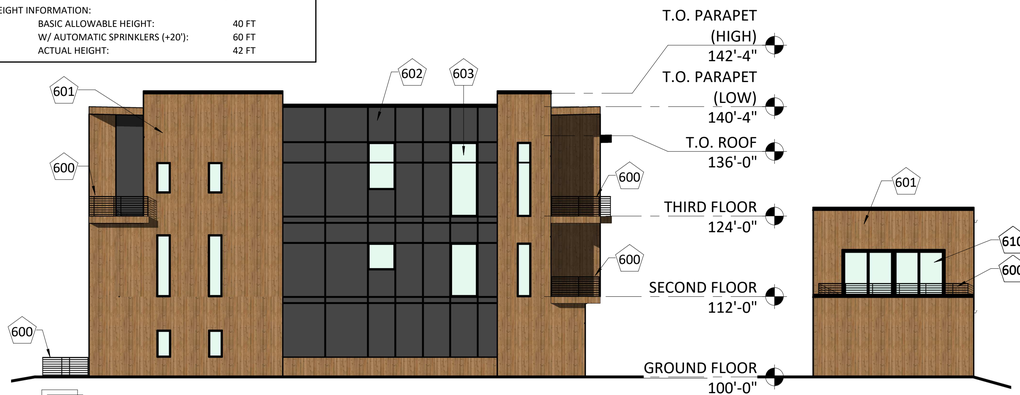
UNIT TYPE	AREA	DECK	QUANTITY
OFFICE:	841 SF	--	4
LIVE/WORK:	1,264 SF	240 SF	4
1 BED (A):	775 SF	55 SF	4
1 BED (B):	707 SF	55 SF	2
1 BED (C):	797 SF	330 SF	1
1 BED (D):	797 SF	270 SF	1
1 BED (E):	1,070 SF	330 SF	1
LOFT (A):	1,021 SF	120 SF	2
LOFT (B):	1,258 SF	120 SF	2
PENTHOUSE (A):	1,468 SF	250 SF	4
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)

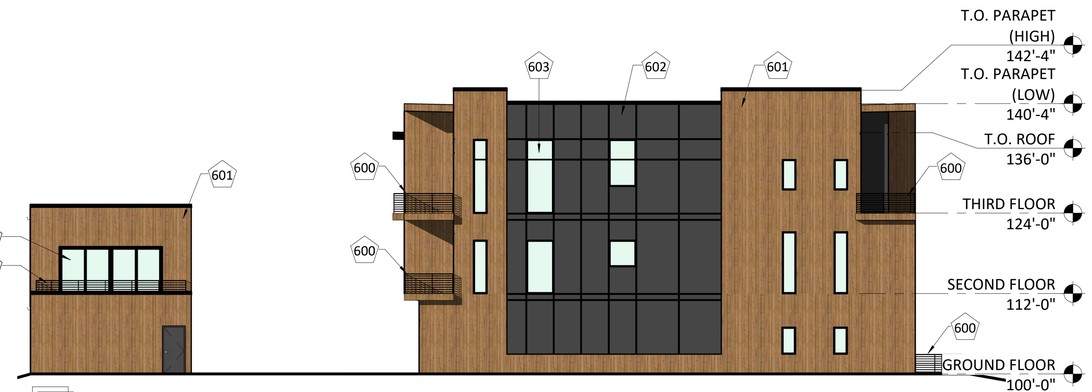
ELEVATION	MATERIAL PERCENTAGE BY ELEVATION			
	KEBONY "CHARACTER" VERTICAL SHIPLAP	*FIBER CEMENT PANELS*	*GLAZING*	*OTHER OPENINGS*
NORTH	13.77%	42.39%	28.05%	15.80%
SOUTH	22.60%	38.42%	38.98%	0.00%
EAST	55.99%	36.66%	7.35%	0.00%
WEST	55.99%	36.66%	7.35%	0.00%

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

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

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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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

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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
600	42" H STEEL RAILING WITH ¼"X2" HORIZONTALS AT 4" MAXIMUM, O.C.
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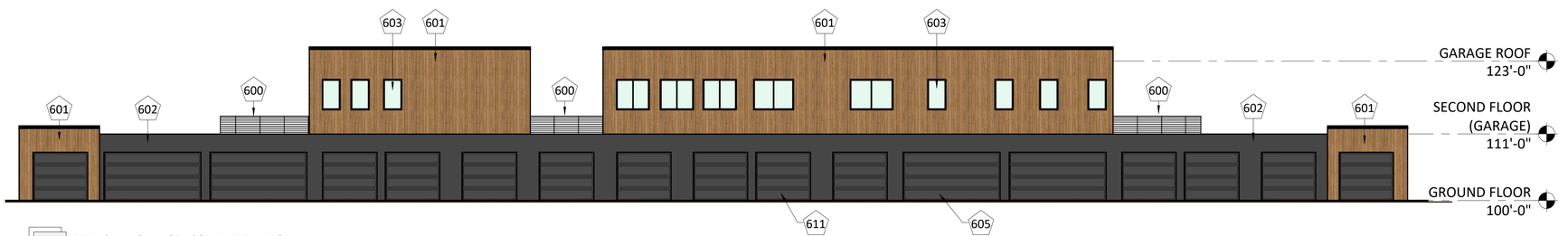
605	8'-0"x16'-0" PAINTED STEEL GARAGE DOOR (INSULATED)
611	8'-0"x9'-0" PAINTED STEEL GARAGE DOOR (INSULATED)

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
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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

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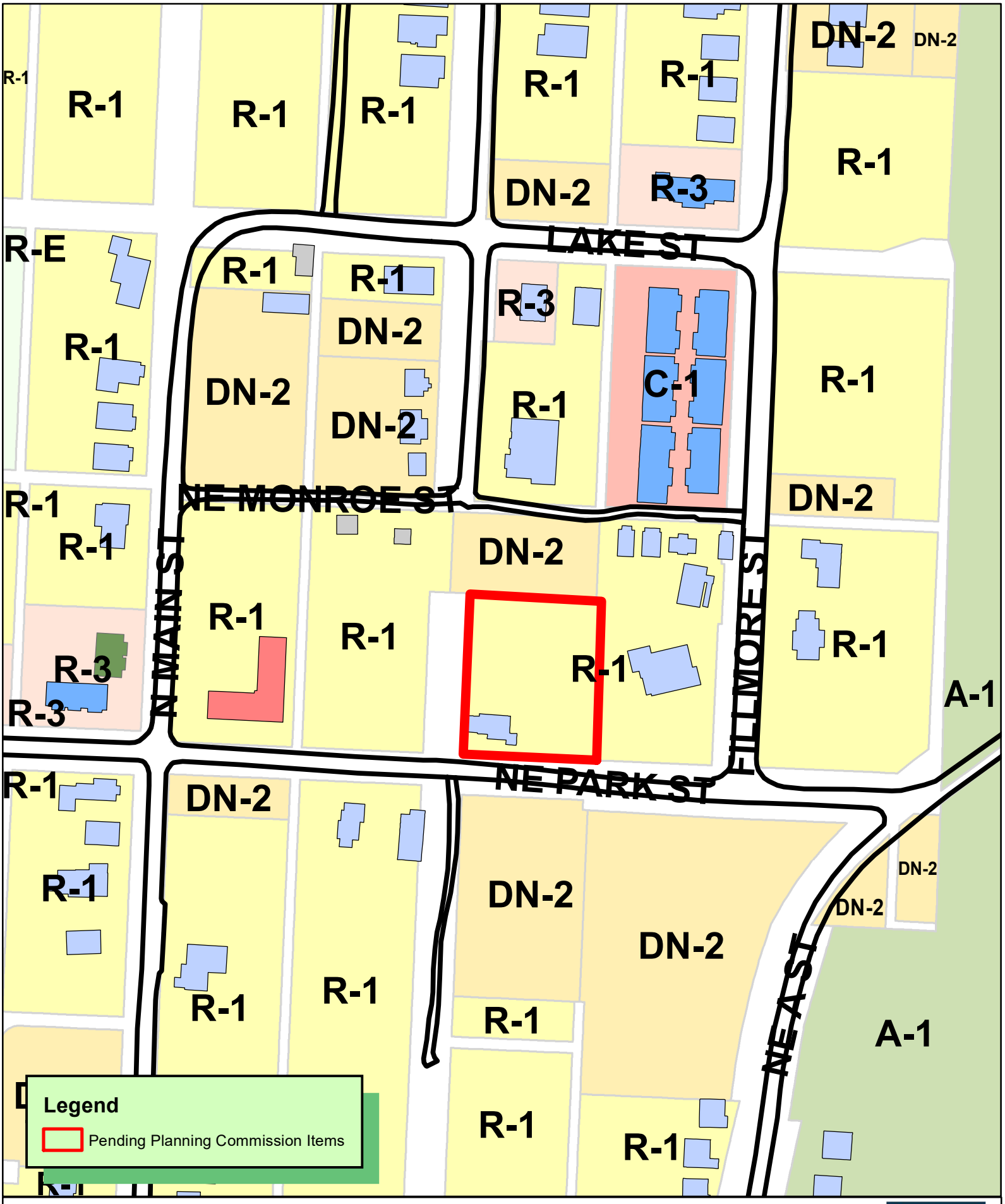


N
W E
S

1 inch = 150 feet

RZ21-0076
REZONING R-1 TO DN-2
W A BURKS ADDITION
LOTS 1, 2, 3 & 4 BLOCK 10

THE CITY OF BENTONVILLE

111 NE Park & Adjacent Land Rezone Narrative *

Rezone Narrative Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Ted Dickey proposes to rezone the property located at 111 NE Park. Parcel IDs:

- 01-04581-000 Delacruz, Lot 1;
- 01-04582-000 Cummings, Lots 2, 3 & 4

from R1 to DN2, in order to develop a real estate project in compliance with DN2 development standards of the Bentonville Zoning Code. The current owners are:

- Chris Delacruz: **Mailing Address: 111 NE Park Street, Bentonville, AR 72713** and
- John Cummings, Jr: Mailing Address: 2515 Canyon Creek Drive, Richardson, TX 75080

who endeavors to sell the property to Ted Dickey will serve as the property developer.

Reason to Rezone: The rezone from R1 to DN2 would allow for Ted Dickey to build a future residential development on the .52 and .17-acre lots. Currently the property is zoned R1 and has a single-family house on Delacruz's lot and is undeveloped land on the other. The City of Bentonville Planning Department recommended a rezone to DN2 to fit within the future land use plan.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DN2 building standards. While many of the surrounding properties are currently zoned R1, the future land use plan indicates that this parcel lies within a medium density zone.

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

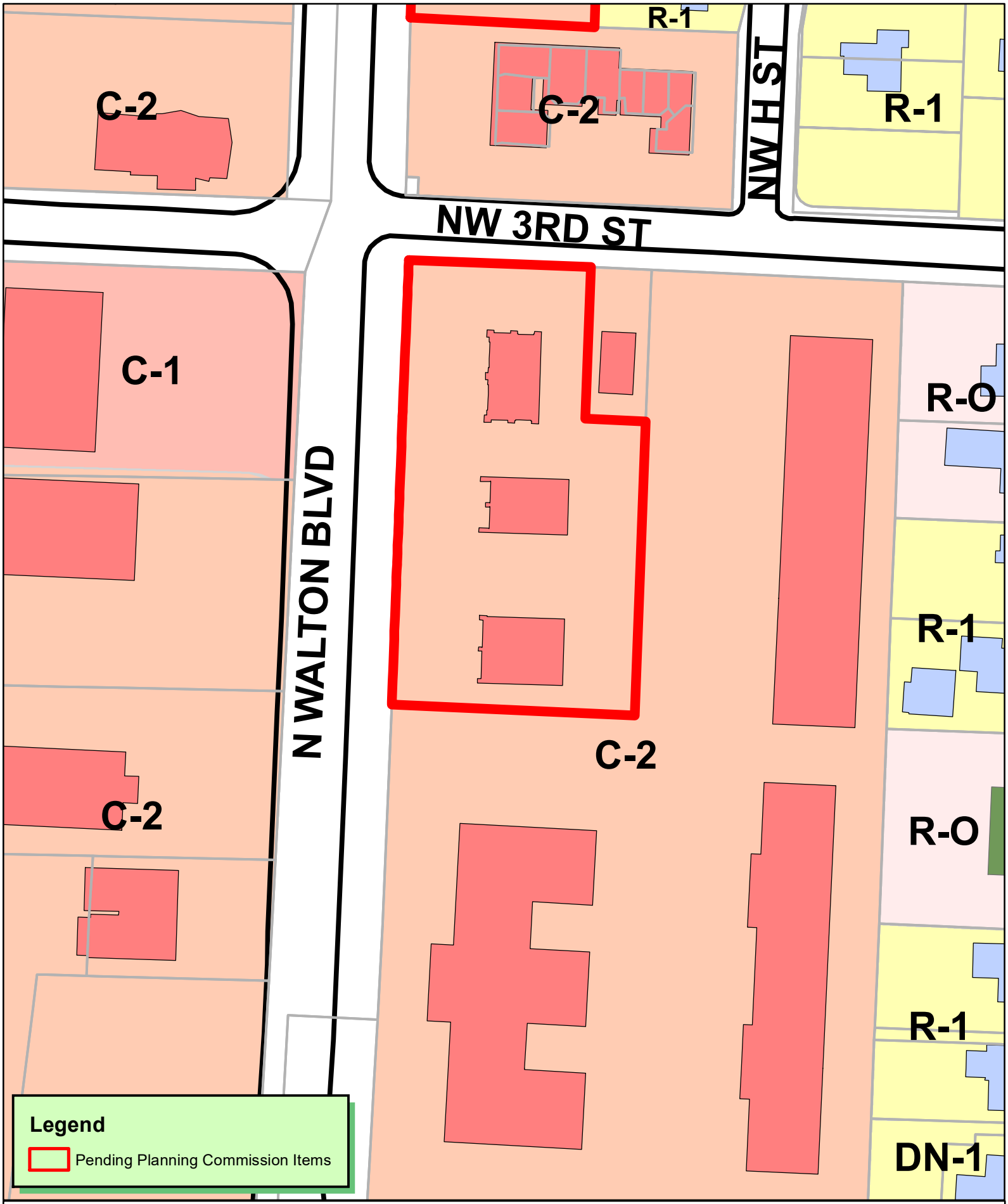
Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville and the multiple trail systems.

Signage: None proposed at this time.

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

Water/ Sewer – would need to be brought to the site. **Electric** – is in proximity to the lot.

Electronically Signed using eSignOnline™ [Session ID : 10a3e016-71df-4a20-83b4-6a3fc10f921b]



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1 inch = 100 feet

RZ21-0078
REZONING C-2 TO C-3
NEALS CENTER
LOT 4

THE CITY OF BENTONVILLE

220 N Walton Blvd Narrative

Current Zoning Designation: C2- General Commercial
Proposed Zoning Designation: C3- Mixed-Use Commercial
Explanation: Newell Development proposes to rezone the property located at 220 N. Walton Blvd (parcel ID 01-03495-013) from C2 to C3, in order to develop a mixed-use building. The current owner is Richard and Catherine Grubbs (Mailing Address: 1215 NE Waverly Way, Bentonville, AR 72712) who endeavors to sell the property to Newell Development.

Reason to Rezone: The rezone would allow for Newell Development to build a mixed-use development.

Statement of how the property will relate to surrounding properties: Adjacent properties along the North Walton Corridor are generally zoned C2 with low density residential neighborhoods to the east and west of Walton Blvd. In addition to the rezone request, Newell Development is requesting an amendment to the Future Land Use map to designate this parcel as Mixed-Use Residential as the zoning description "Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents" is in line with the vision for this future development.

Use: While the project is still in the very early stages of planning, the vision is to create a mixed-use development that provides an opportunity for business and community use and interaction while also promoting alternative transportation with its proximity to the Coler Bike Preserve, Slaughter Pen Trails and the Razorback Greenway which also aligns with the North Walton Enhancement Plan.

Traffic: As planning progresses, project engineers will work with City staff and within the Bentonville Development Code to ensure traffic mitigation requirements are met for this project.

Signage: None proposed at this time.

Appearance: Pulling from the N. Walton Enhancement Plan, this project will seek to "Create an inviting streetscape with enhanced landscaping and updated architecture". During initial studies, this image of the outdoor space at the co-op in Fayetteville has been used to fuel planning discussions. Final design will in line with the Bentonville Development Design Standards.

Water/ Sewer/ Electric: On-Site

Mixed-Use Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Mixed-use commercial areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas, but should be sited and designed to not be detrimental to the character of the area.

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C-3, Mixed-Use Commercial

The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0’	0’	0’	10’	0’	0’

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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C-3, Mixed-Use Commercial

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Urban farm **Residential** Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation **Recreation, Education & Assembly** Aquarium Community center Commercial recreation facility - indoor Cultural studio Library Museum Park – mini, neighborhood **Services** Adult day care ATM machine Auction house Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Funeral home Governmental services facility Lodging - hotel / motel Medical services - doctor office Office Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Bar, lounge or tavern Gas station Outdoor vending - private property Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-in Restaurant, drive through Retail Sidewalk café in public right-of-way **Transportation / Utilities** Broadcasting studio	**Agriculture and Animals** Animal clinic Botanical garden Greenhouse **Residential** Dwelling - modular Dwelling - townhouse or rowhouse Dwelling - two-family **Recreation, Education & Assembly** Arena / Auditorium Commercial recreation facility - outdoor Educational facility Event center Golf course Outdoor music venue Religious facilities **Services** Cemetery or mausoleum Lodging - bed & breakfast Medical services - hospital Public safety services **Retail** Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail Outdoor vendor park **Transportation / Utilities** Parking facility (as principle use) Transportation facilities excluding airports Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential Donation box

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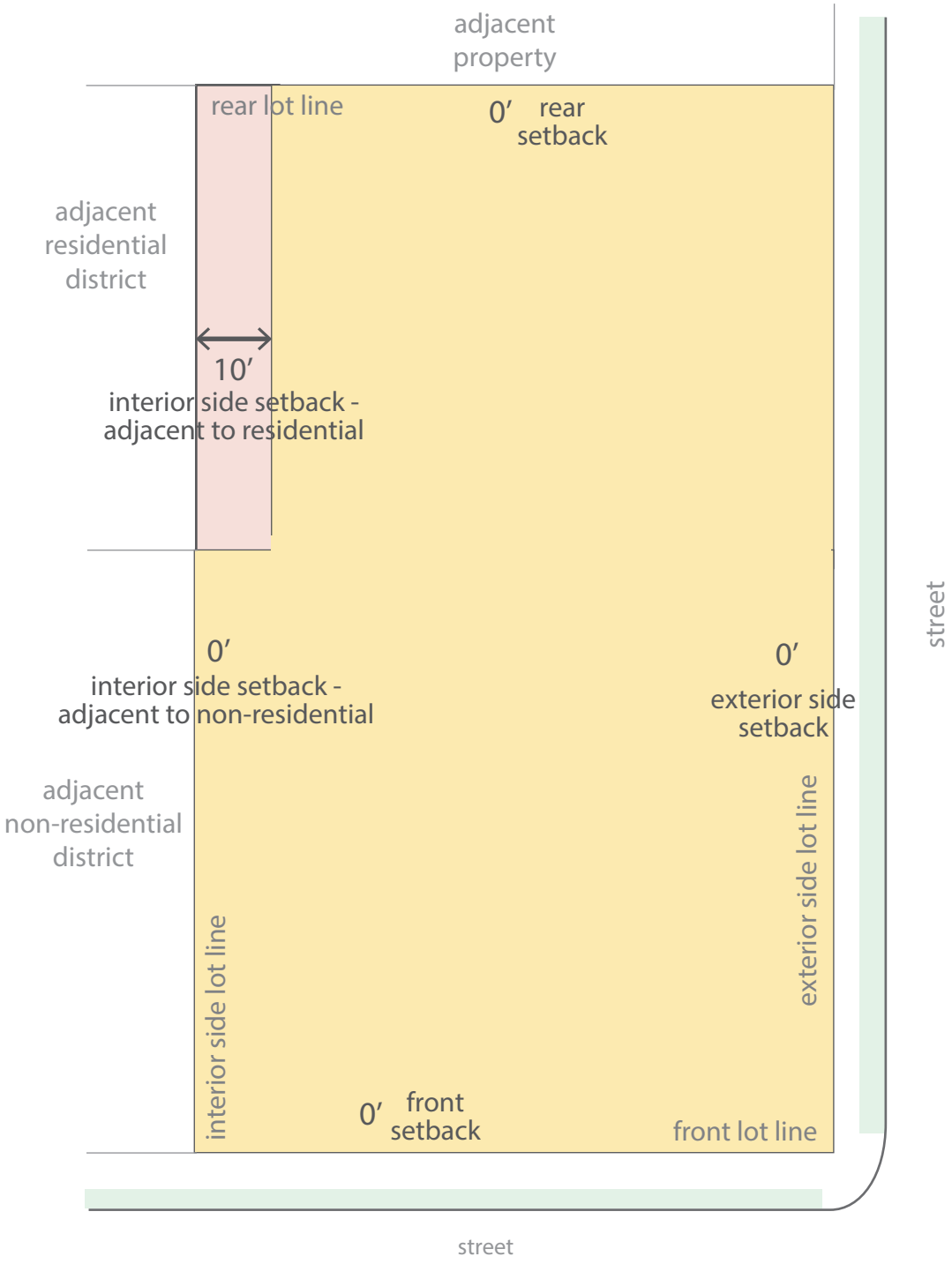
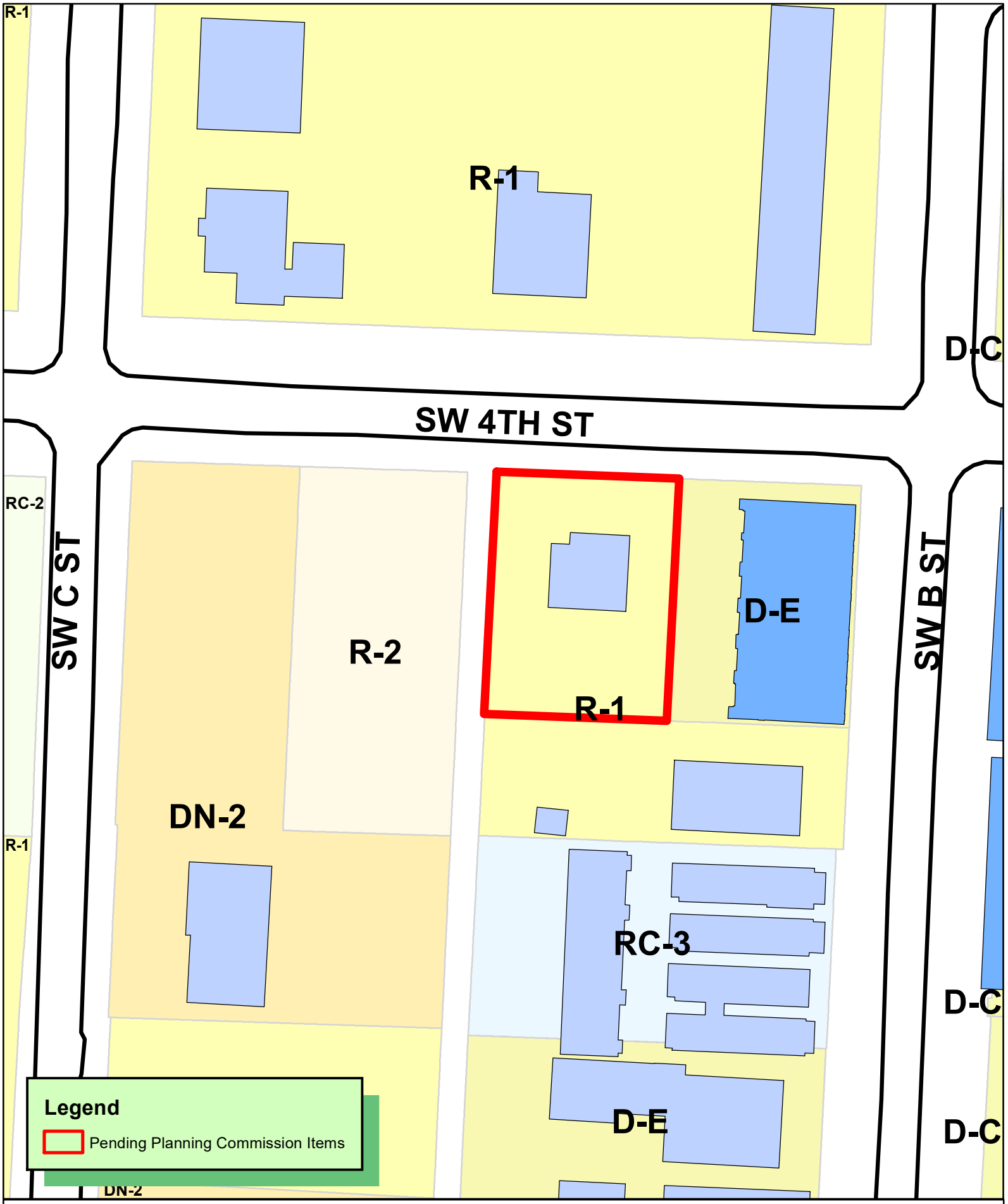
C-3, Mixed- Use Commercial

Setback Illustration





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1 inch = 50 feet

RZ21-0079
REZONING R-1 TO D-E
TJ HOLLANDS SUBDIVISION
LOTS 1 & 2

THE CITY OF BENTONVILLE

303 SW 4th Street

Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DE – Downtown Edge

Explanation: Tony and Leah Gagliardo propose to rezone property located at 303 SW 4th Street (Parcel 01-03133-000) from R1 to DE in order to develop a real estate project within the guidelines of the DE development guidelines.

Reason to Rezone: The rezone from R1 to DE would allow for the development of possible Multi Family project on the .17 Acre Lot. Currently the property is zoned R1 and serves single family dwelling.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DE building standards. Surrounding properties are zoned R-2, DN-2, R-1, and immediate adjacent to the east is DE

Use: This residential development would conform to the "Land Use Plan" published by the city of Bentonville as well it will contribute to Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years.

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

Signage: None proposed at this time.

Appearance: Modern design standards, similar to other neighboring properties

Water/ Sewer/ Electric: On-Site

Land Use Request: I am requesting that the future land use map be changed to Downtown Commercial to support this rezone to DE.

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.

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DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 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.
DE	All	None	None	-	None	None	-	None	80%

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.
DE	Residential	-	20’	7’	-	12’	-	7’	-
	Nonresidential	-	0’	7’	-	12’	-	7’	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown residential street
DE	8’	4’	6’

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood **Services** Adult day care ATM machine Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail Sidewalk café in public right-of-way	**Agriculture and Animals** Animal clinic Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities **Services** Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services **Retail** Bar, lounge or tavern Restaurant **Transportation / Utilities** Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory – nonresidential Donation box

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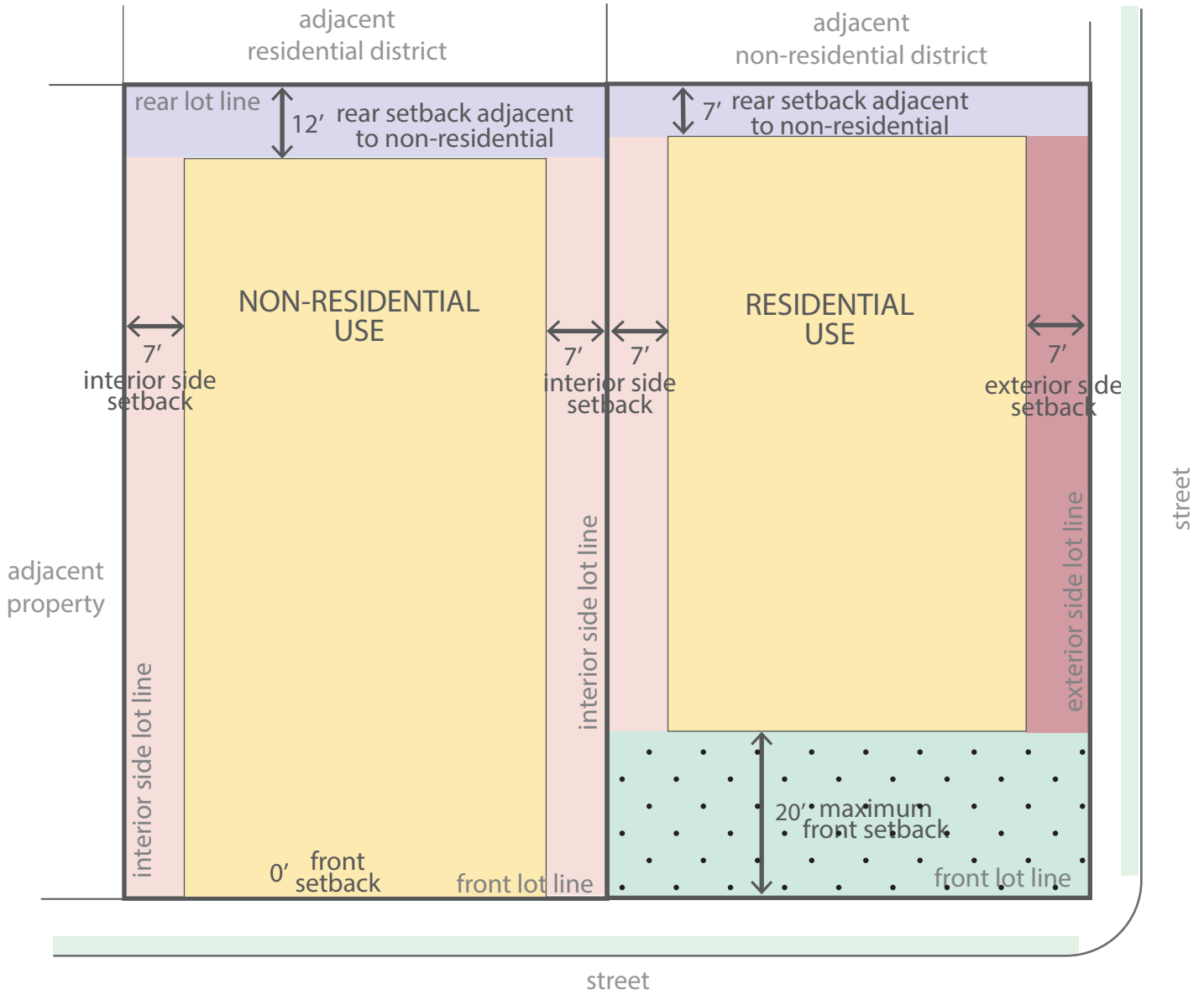
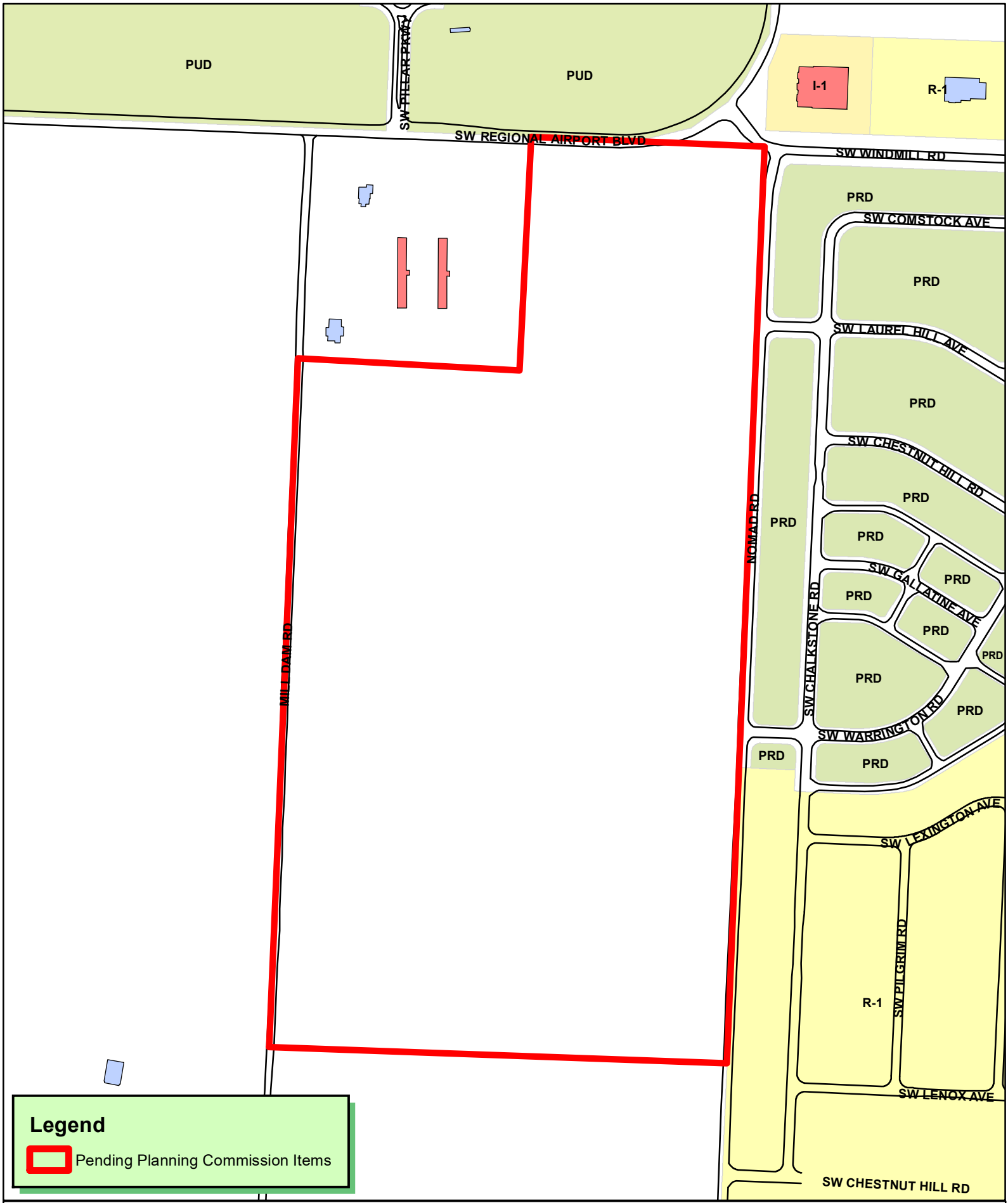
DE, Downtown Edge

Setback Illustration





RZ21-0082
REZONING A-1 TO R-3
PARCEL #18-09113-002

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

November 18, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #18-09113-002)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Agricultural to Medium Density Residential. The property is currently owned by Stan Enterprises LLC. The properties in the area are noted as Residential Estate, Agriculture, High-Density Residential, General Commercial, Mixed-Use Commercial, and Industrial. A proposed change to Medium Density Residential Land Use is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes and other attached residential units. Currently, there are no specific plans or designs for development of this property. However, the designs will include associated infrastructure, storm water retention, and onsite amenities as per required by the Bentonville Code of Ordinances. This property has the potential for multiple points of ingress/egress at Mill Dam Road and Nomad Road.

There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are along the north and eastern borders, and the developer will coordinate with Bentonville Water and Sewer for what may be needed on site as the plans begin to develop.

By changing the Future Land Use to Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Barry R. Williams, PLA, ASLA
Project Manager

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

November 18, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #18-09113-002)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Stan Enterprises LLC. The adjacent properties are zoned I-1, A-1, PUD, PRD, R-1 and unaccounted for Benton County Property to the West and South. A proposed R-3 zoning is appropriate in this area based on proximity to other wide variety of zoning designations in the area.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Currently there are no specific plans for the parcel. This property has the potential for multiple points of ingress/egress at Mill Dam Road and Nomad Road

There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are along the north and eastern borders, and the developer will coordinate with Bentonville Water and Sewer for what may be needed on site as the plans begin to develop.

By rezoning to R-3, Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Barry R. Williams, PLA, ASLA
Project Manager

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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

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R-3, Medium-High Density Multifamily Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	5,000	-	50’	40%	45%
	Two-family	5,000	-	50’	50%	55%
	Townhouse unit	2,000	-	20’	-	-
	Townhouse structure	6,000	2,000	60’	65%	70%
	Multi-family	6,000	1,500	60’	65%	70%
	All others not listed	10,000	-	100’	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20’	10’	20’	25’

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

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

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

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

Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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R-3, Medium-High Density Multifamily Residential

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care – registered family home (5 children) **Retail** Mobile food vendor	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory – nonresidential Donation boxes

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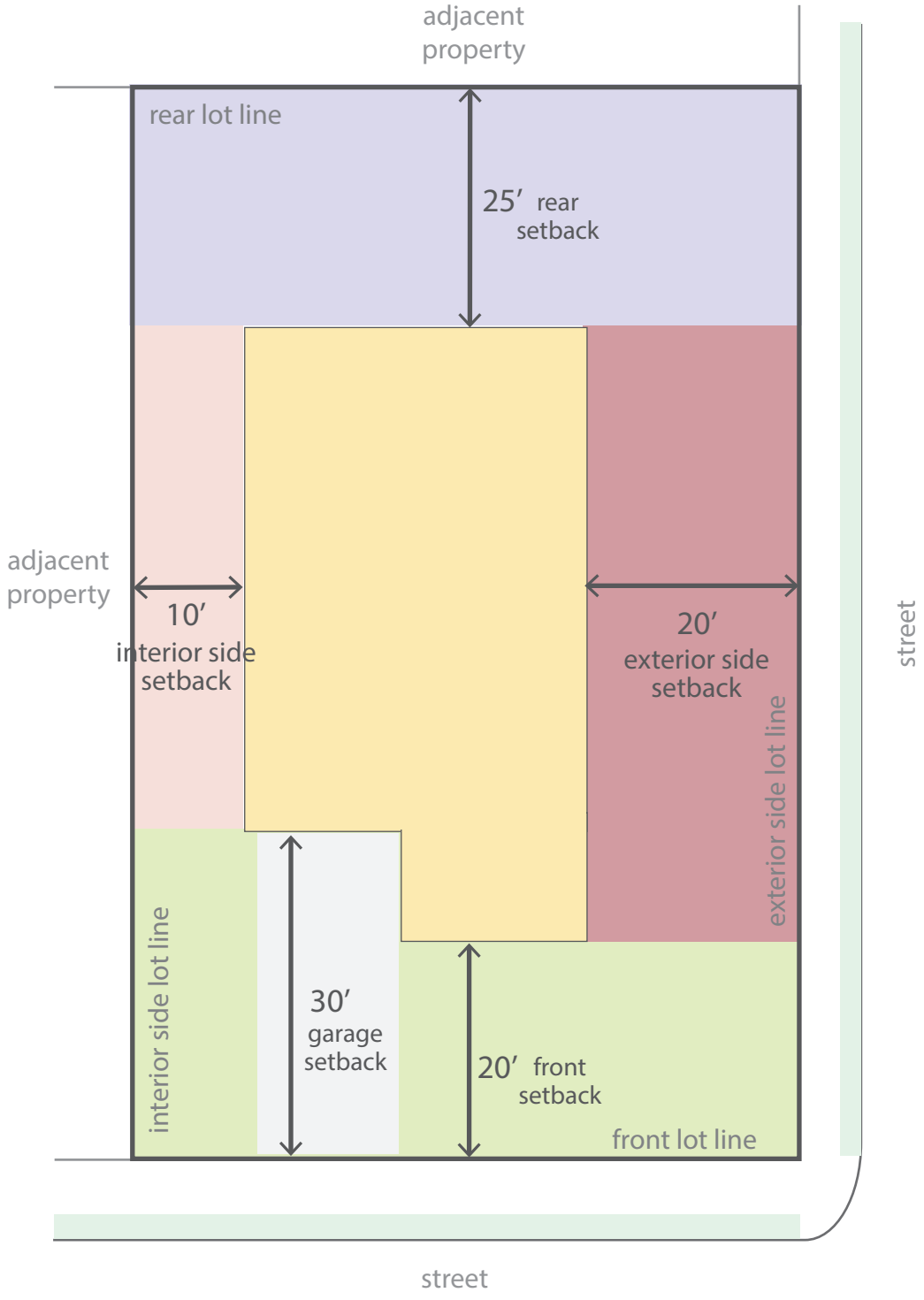
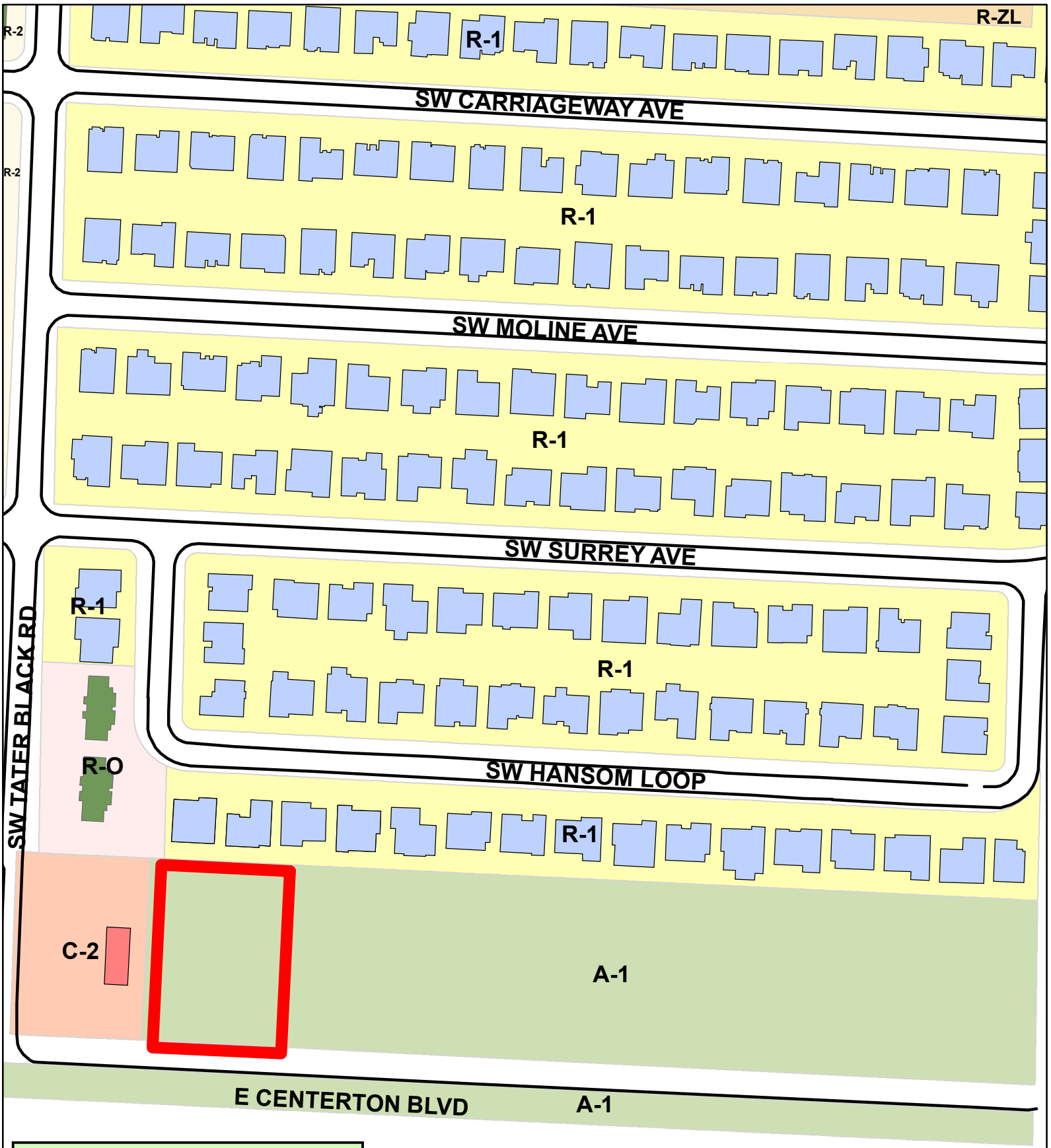
R-3, Medium-High Density Multifamily Residential

Setback Illustration





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1 inch = 150 feet

RZ21-0083
REZONING A-1 TO C-1
KFC SUBDIVISION

THE CITY OF BENTONVILLE

Rezone Narrative

Owner: Patton Family Revocable Trust, James and Brenda Patton
Address: Parcel# 01-18947-000 – E. Centerton Blvd.

Current Zoning: A-1, Agricultural

Proposed Zoning: C-1, Neighborhood Commercial

Owner: Patton Family Revocable Trust, James and Brenda Patton

Reason for rezone: To create commercial restaurant.

How will property relate to surrounding properties: The current surrounding properties include KFC restaurant to the West, Single Family Homes to the North, and Agricultural to the East. Surrounding zoning within a one-block radius includes A-1 Agricultural, C-2 General Commercial, R-O Residential Office, R-1 Low Density Single Family Residential.

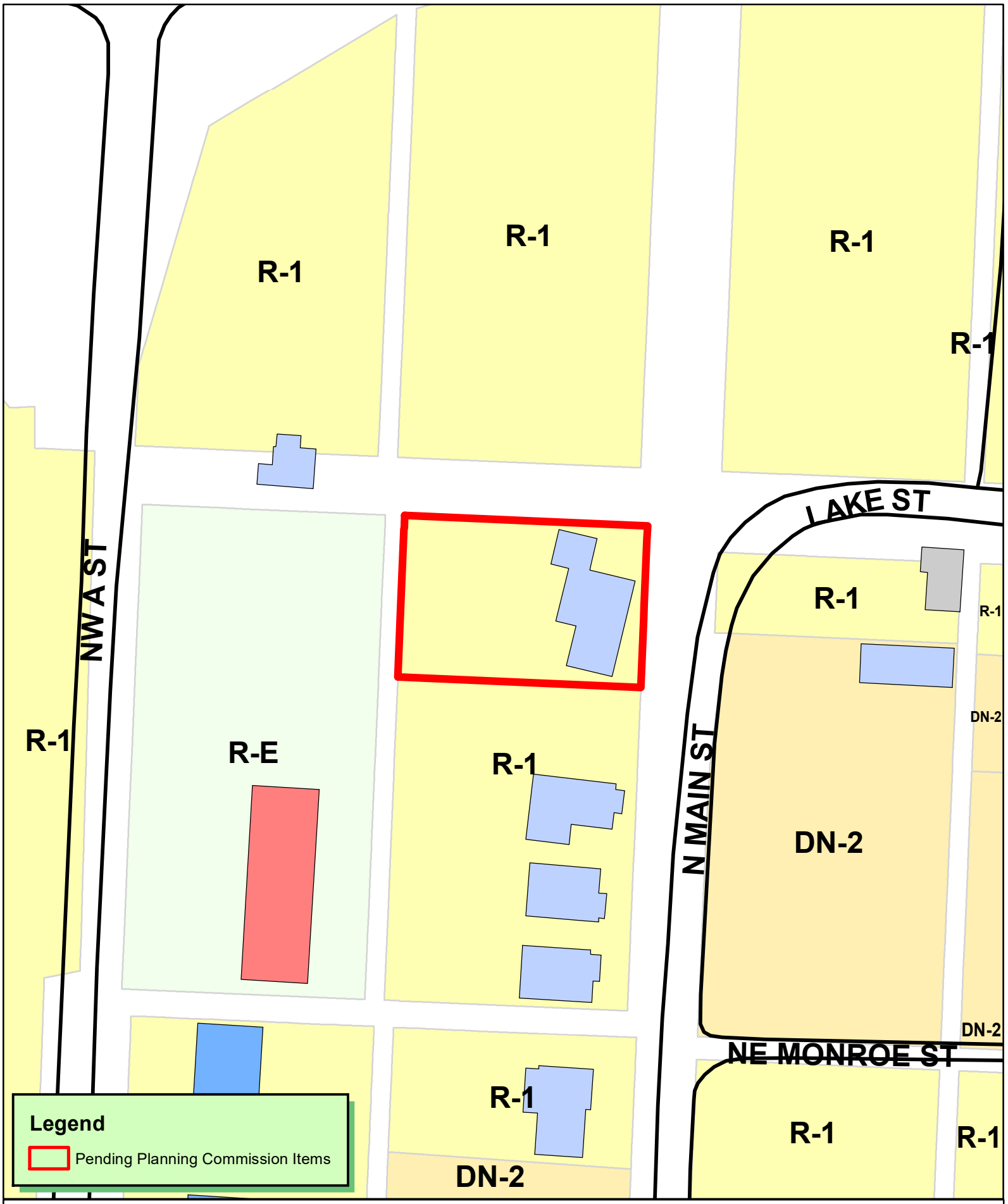
Proposed Use: Fast Food Restaurant

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: Commercial building to blend with surrounding commercial properties.

Water and Sewer Availability: 8" Water line along South side of property and 8" Sewer line at the Northwest corner of site are available to serve the property.



RZ21-0084
REZONING R-1 TO DN-2
W.A. BURKS ADDITION BLOCK 2
NEW LOTS 25 & 26

The current land use for 1061 North Main Street is R1 Residential and requesting to rezone to DN2 Medium Density Residential. The current owner is Main and Lake Street Partners, LLC and there are not any planned or proposed sales. The zoning request is to allow for increased density, setback allowances, lot width differences.

1061 N Main will relate to the adjacent DN2 properties that have been built around it. There have been numerous properties built around the property that have already been rezoned DN2. It will also relate to the city's allowable land use that has designated the area Downtown Medium Density and has alley and main street access.

The plan is to build 2 single family homes or a single family attached home.

The property is located on N Main Street with access from Main Street and alley access via Park St.

There will not be any signage on the property.

The appearance of the property is a single family which will be torn down due to the condition of the home.

6" Water and sewer are available for access on the east side of the property running along N Main St.

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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	36 ft.	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’		-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	-	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12’	25’	12’	25’	7’	0’	25’
	Townhouse block-end and all others not listed	12’	25’	12’	25’	10’	0’	25’

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

Updated 11-09-2021

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

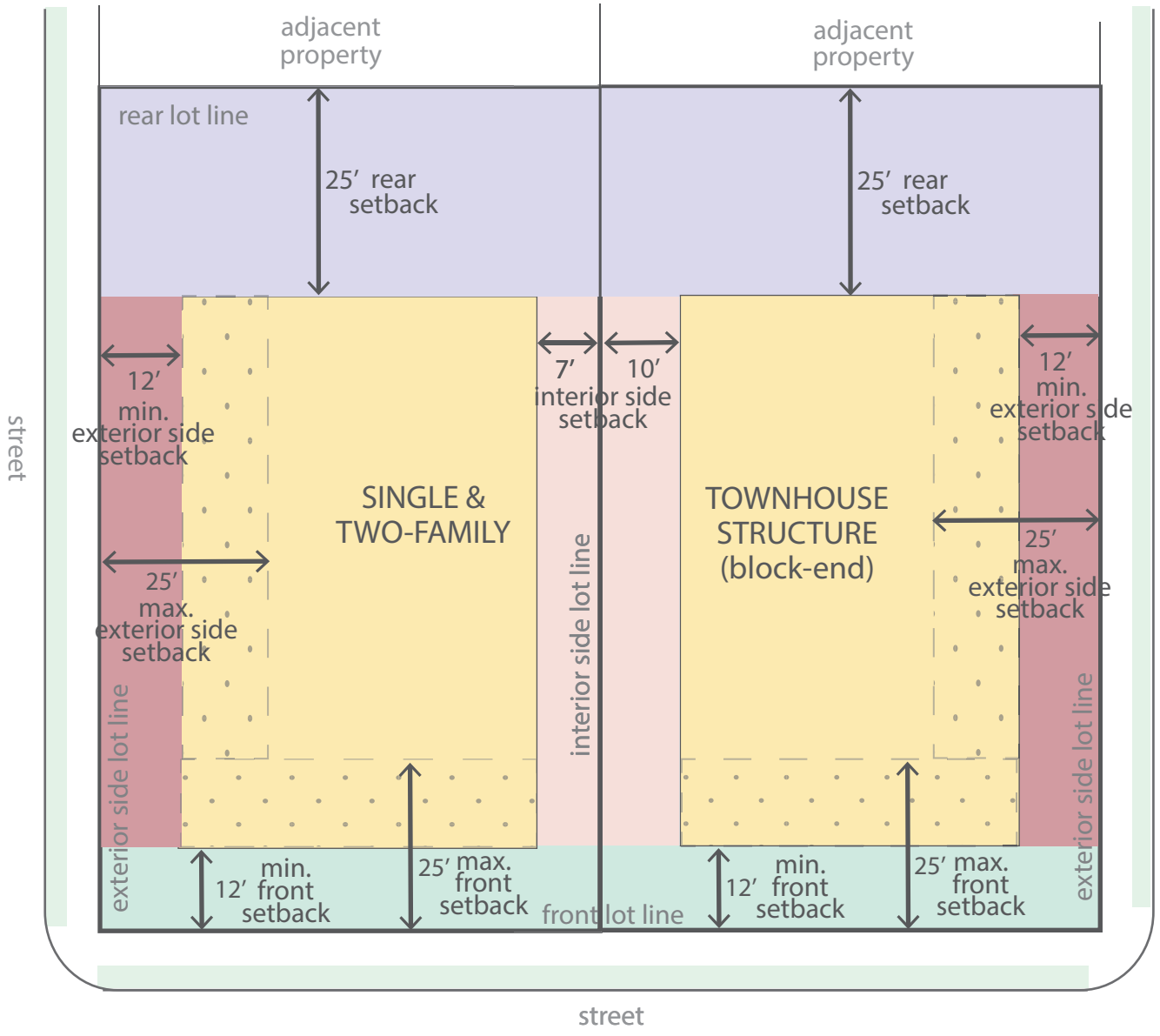
Land Uses:

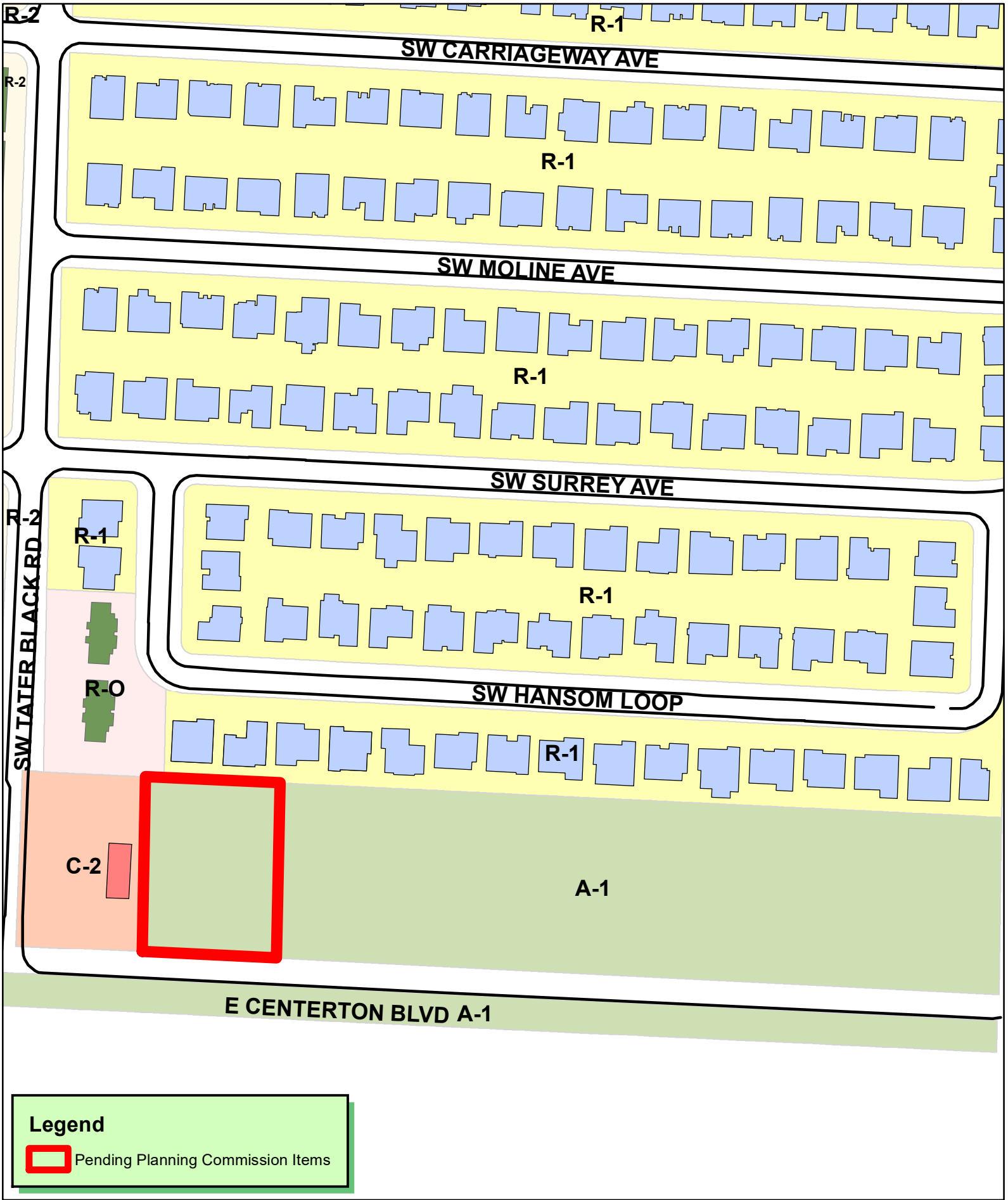
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care – registered family home (5 children)	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Educational facility Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling – accessory Home occupation - type a **Transportation Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential Donation boxes

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

DN-2, Downtown Medium Density Residential

Setback Illustration





N
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1 inch = 150 feet

CU21-0026
CONDITIONAL USE FAST-FOOD RESTAURANT
KFC SUBDIVISION

THE CITY OF BENTONVILLE

SAND CREEK
Engineering and Landscape Architecture, Inc.

December 21, 2021 Project # 21073

RE: Conditional Use Amendment Request
C1 Zone Part of Lot 2 of KFC Subdivision
Hwy 102 Bentonville Arkansas

Bentonville Planning Commission

James Patton, of the Patton Family Revocable Trust, hereby requests a conditional use to be allowed to have/operate a drive-through service for a fast-food restaurant such as the Kentucky Fried Chicken on the lot next door to this site. The lot is being created from the overall property by a Property Line Adjustment also submitted on this day for review by the City Staff and Planning Commission. With the new development a Large-Scale Development plan will be submitted for review of the design criteria. This request is to allow for a Drive-through which is not currently allowed in a C1 zone. The particulars of the drive-through, the layout, and parking needs of the site would need to be submitted as a Large-Scale Development and approved for this Conditional Use to be activated.

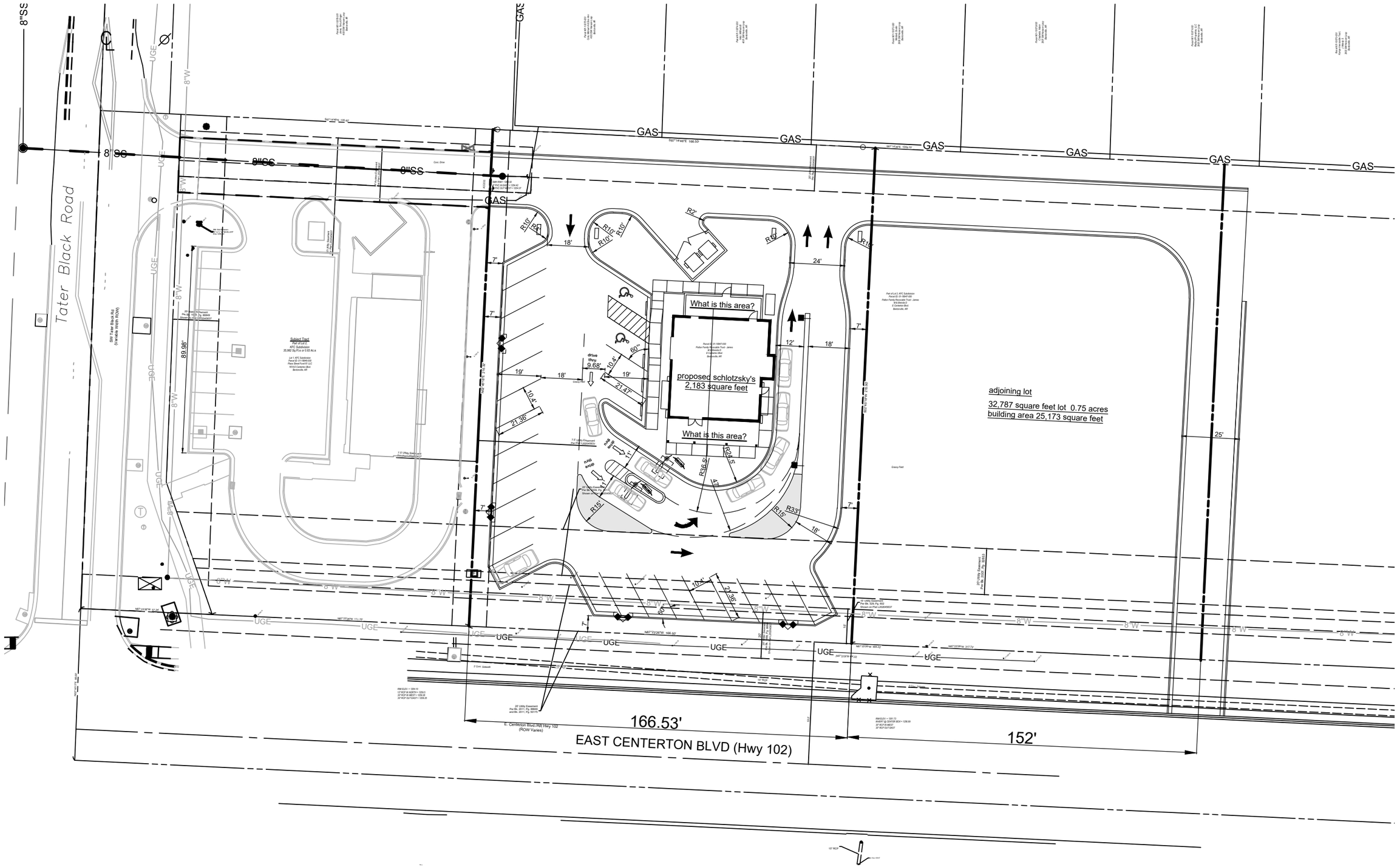
- Proposed Use – Fast-Food Restaurant with service window
- Hours of operation - Assumed to be 7am to 10pm. Will be further established with LSD submittal.
- Vacant lot, new construction will require a Large Scale Development Plan submittal
- Parking needs would be established with the LSD
- Outdoor lighting would be established with the LSD
- Anticipated patrons – would be established with the LSD.
- Number of employees would be established with the LSD.
- No Covenants exists for this site.

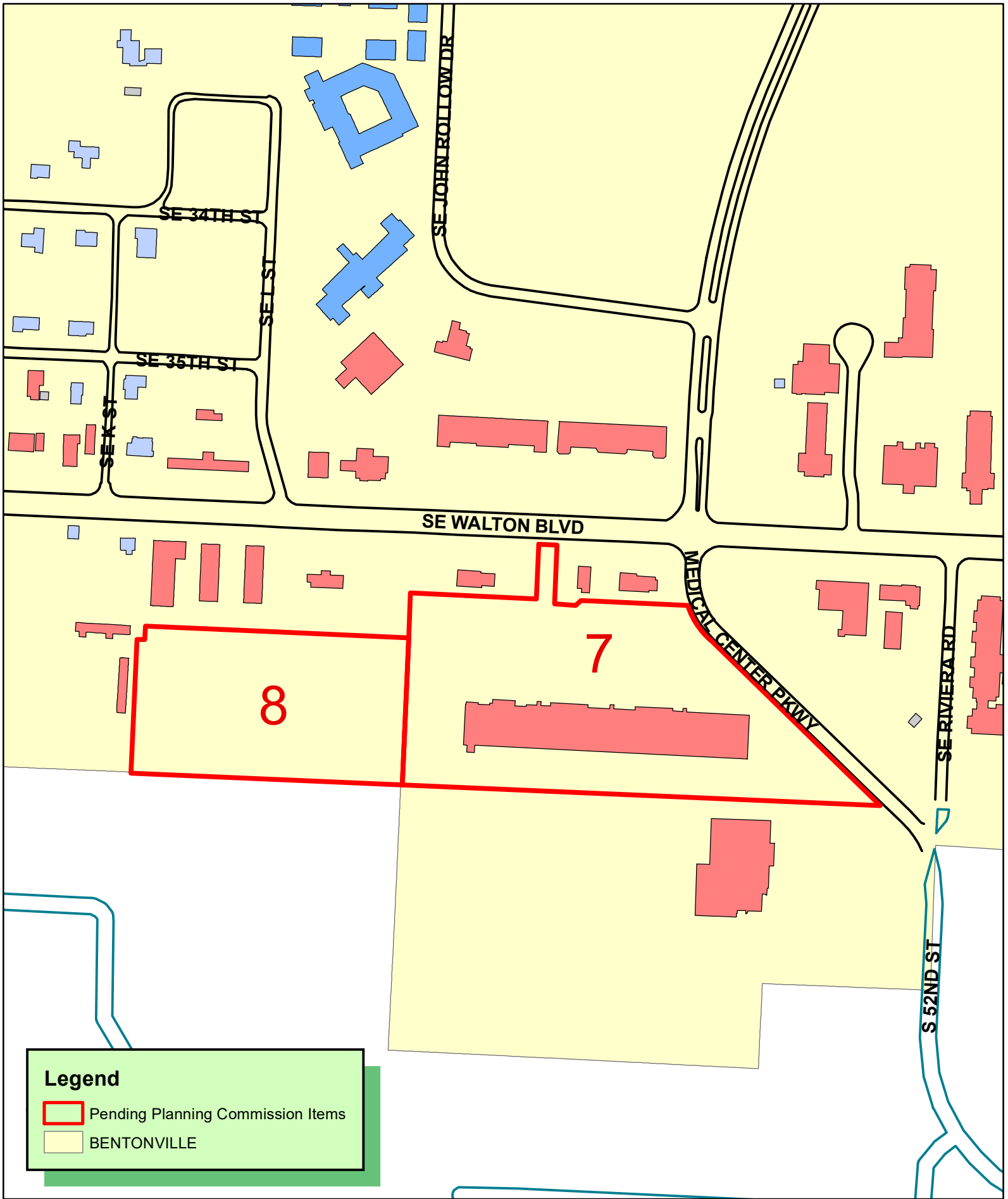
We appreciate your consideration.

Sincerely,

Jennifer Watkins
Project Manager
jwatkins@sandcreek.us

1610 NW 12th Street Bentonville, AR 72712 Phone: (479) 464-9282


Tater Black Road
SW Tater Black Rd
(Variable Width ROW)
8"SS
8"W
UGE
GAS
Subject Tract
Part of Lot 2
KFC Subdivision
35,982 Sq Ft or 0.83 Ac ±
Lot 1 KFC Subdivision
Parcel ID 31-1S04E-03D
Plaza Street Fund III LLC
1019 E Centerton Blvd
Bentonville, AR
89.98'
What is this area?
proposed schlotzsky's
2,183 square feet
What is this area?
drive thru
9.68'
60'
10.4'
19'
18'
21.47'
21.36'
7'
R10'
R2'
24'
12'
18'
R36.5'
47'
R15'
R33'
adjoining lot
32,787 square feet lot 0.75 acres
building area 25,173 square feet
25'
166.53'
EAST CENTERTON BLVD (Hwy 102)
152'
E. Centerton Blvd./AR Hwy 102
(ROW Varies)



N
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1 inch = 300 feet

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

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

Owner/Developer

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

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

Utility Notes

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

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

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

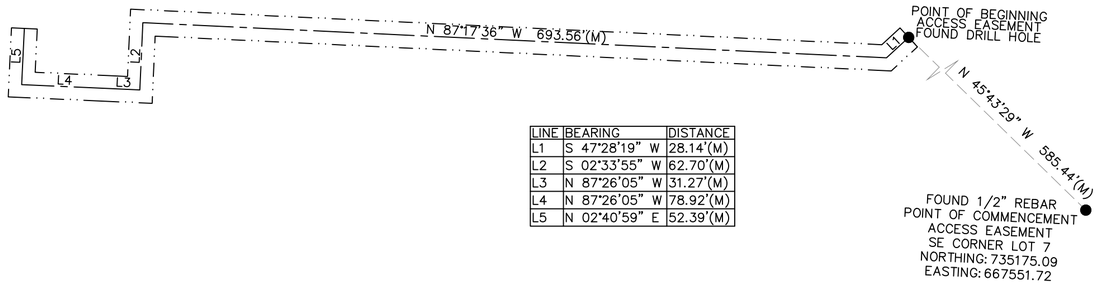
Survey Description

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

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

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

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



LINE	BEARING	DISTANCE
L1	S 47°28'19" W	28.14'(M)
L2	S 02°33'55" W	62.70'(M)
L3	N 87°26'05" W	31.27'(M)
L4	N 87°26'05" W	78.92'(M)
L5	N 02°40'59" E	52.39'(M)

SEE PAGE 2 FOR SURVEY DRAWING

ACCESS EASEMENT:
A 24' ACCESS EASEMENT BEING A PART OF THE NW1/4 OF THE SE1/4 AND A PART OF THE NE1/4 OF THE SE1/4 ALL IN SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING 12' ON EACH SIDE OF THE FOLLOWING CENTERLINE DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MEDICAL CENTER PARKWAY BEING THE SOUTHEAST CORNER OF LOT 7 OF SHOPS AT THE FORUM SUBDIVISION, THENCE ALONG SAID RIGHT-OF-WAY N45°43'29"W 585.44' TO A FOUND DRILL HOLE BEING THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE LEAVING SAID RIGHT-OF-WAY S47°28'19"W 28.14'; THENCE S02°33'55" 28.14'; THENCE N87°17'36"W 693.56'; THENCE S02°33'55"W 62.70'; THENCE N87°26'05"W 31.27' TO A POINT ON THE COMMON LINE OF LOTS 7 AND 8; THENCE CONTINUING N87°26'05"W 78.92'; THENCE N02°40'59"E 52.39' TO THE POINT OF TERMINATION.

Parent Legal Description

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

PLAT BOOK 2004, PAGE 8052
TRACT 1:
THE WEST 120 FEET OF TRACT #1 IN A SURVEY FOR ED DENVER OF PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, AS SHOWN IN PLAT RECORD "S" AT PAGE 59; THE WEST 120 FEET BEING MORE PARTICULARLY DESCRIBED AS BEGINNING NORTH 88 DEGREES 39 MINUTES 52 SECONDS WEST 233 FEET FROM THE NE CORNER OF THE SAID W 1/2 OF THE SE 1/4 ON THE CENTERLINE OF U.S. HIGHWAY NO. 71; THENCE SOUTH 01 DEGREES 23 MINUTES WEST 297 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 52 SECONDS WEST 120 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS EAST 297 FEET TO THE CENTERLINE OF SAID HIGHWAY; THENCE SOUTH 88 DEGREES 39 MINUTES 52 SECONDS EAST 120 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF U.S. HIGHWAY NO. 71 ON THE NORTH SIDE THEREOF.
LESS AND EXCEPT:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A COMPUTED POINT BEING USED AS THE SOUTHEAST 1/16 CORNER OF SECTION 8; THENCE NORTH 02° 36' 14" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 1288.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. 71B AS ESTABLISHED BY AHTD JOB 481; THENCE NORTH 87°29'43" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.01 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 02°36'35" WEST A DISTANCE OF 18.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 71B AS ESTABLISHED BY AHTD JOB R90072; THENCE NORTH 87° 29' 08" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 119.98 FEET TO A POINT ON THE EAST LINE OF THE YATES ADDITION; THENCE NORTH 02° 35' 02" WEST ALONG SAID EAST LINE A DISTANCE OF 18.06 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. 71B AS ESTABLISHED BY AHTD JOB 481; THENCE SOUTH 87° 29' 43" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 119.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES MORE OR LESS AS SHOWN ON THE PLANS PREPARED BY THE AHTD REFERENCED AS JOB R90072.

Miscellaneous Notes

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

COMPLETED FIELD WORK:
AUGUST 1, 2021

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

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°20'01.03473"
LONGITUDE = -94°11'39.02212"
CONVERGENCE ANGLE = -1°16'36.43408"
DISTANCES SHOWN ON PLAT ARE GROUND.

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

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

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

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

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 AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF SURVEYING ACCURACY

I, HEATH A. MYERS, 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. 1826
STATE OF ARKANSAS

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: _____

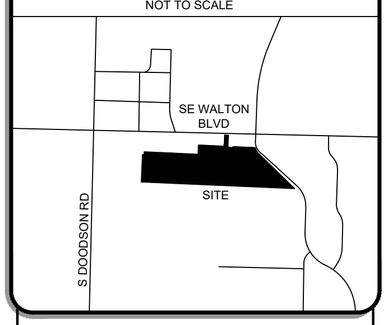
SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

Vicinity Map

NOT TO SCALE



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

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

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

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:
AJO 8/04/2021	HM	DR

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

LOCATION: 1400 SE WALTON BLVD, BENTONVILLE, AR

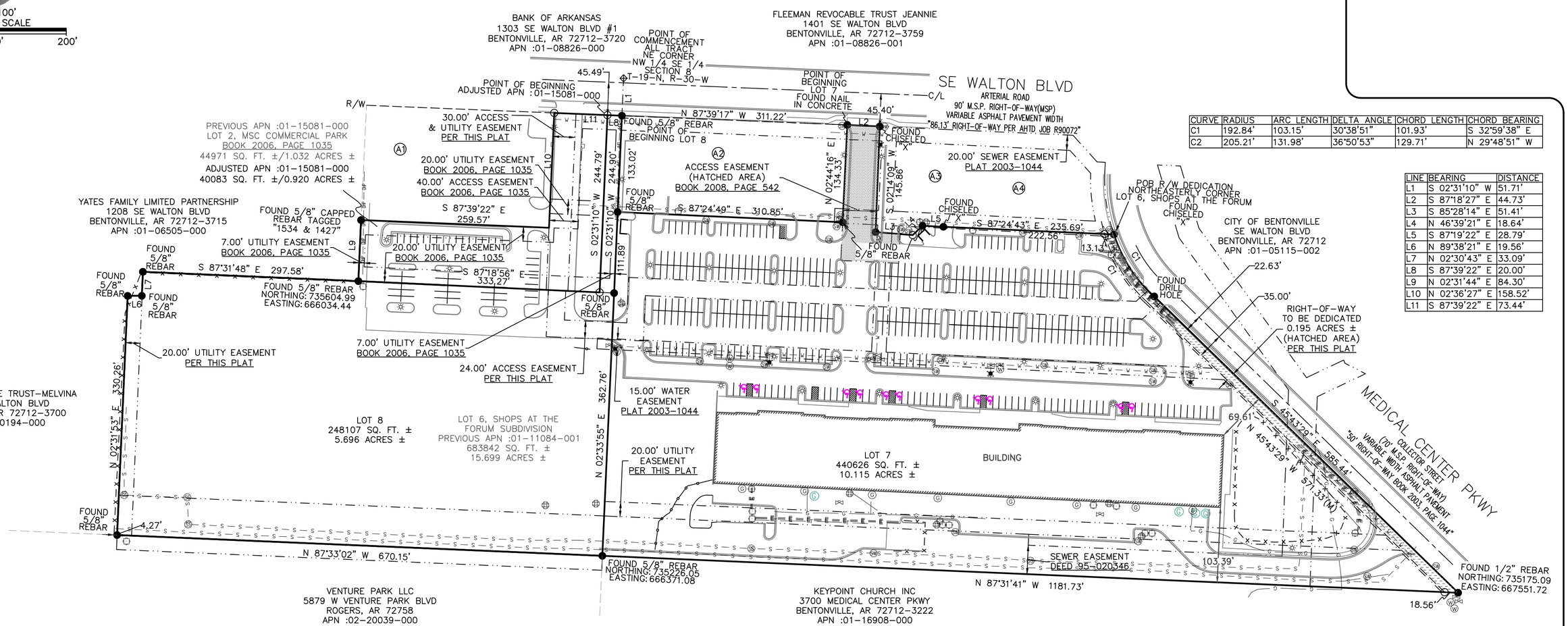
FOR THE USE AND BENEFIT OF: MATHIAS PROPERTIES

CITY OF BENTONVILLE PROJECT #: LS21--0048

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

NORTH

1" = 100'
GRAPHIC SCALE
0 50' 100' 200'



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

LINE	BEARING	DISTANCE
L1	S 02°31'10" W	51.71'
L2	S 87°18'27" E	44.73'
L3	S 85°28'14" E	51.41'
L4	N 46°39'21" E	18.64'
L5	S 87°19'22" E	28.79'
L6	N 89°38'21" E	19.56'
L7	N 02°30'43" E	33.09'
L8	S 87°39'22" E	20.00'
L9	N 02°31'44" E	84.30'
L10	N 02°36'27" E	158.52'
L11	S 87°39'22" E	73.44'

Legend of Symbols & Abbreviations

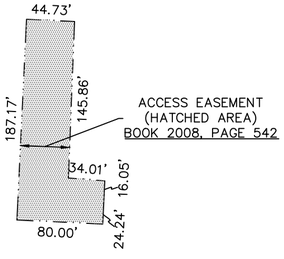
- BOUNDARY LINE
- FORTY LINE / TIE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- GUARDRAIL
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- HANDICAP PARKING
- GREASE TRAP
- GAS METER
- WATER VALVE
- WATER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

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

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

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

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



Adjacent Land Owners

(A1) MATHIAS SHOPPING CENTERS INC
1302 SW WALTON BLVD
AR
APN :01-15080-000

(A2) MATHIAS SHOPPING CENTERS INC
1320 SE WALTON BLVD
BENTONVILLE, AR 72712-3720
APN :01-11081-000

(A3) MATHIAS SHOPPING CENTERS INC
SE WALTON BLVD
BENTONVILLE, AR 72712
APN :01-11084-000

(A4) SPIRIT MASTER FUNDING II LLC
1502 SE WALTON BLVD
BENTONVILLE, AR 72712-3723
APN :01-11082-000

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

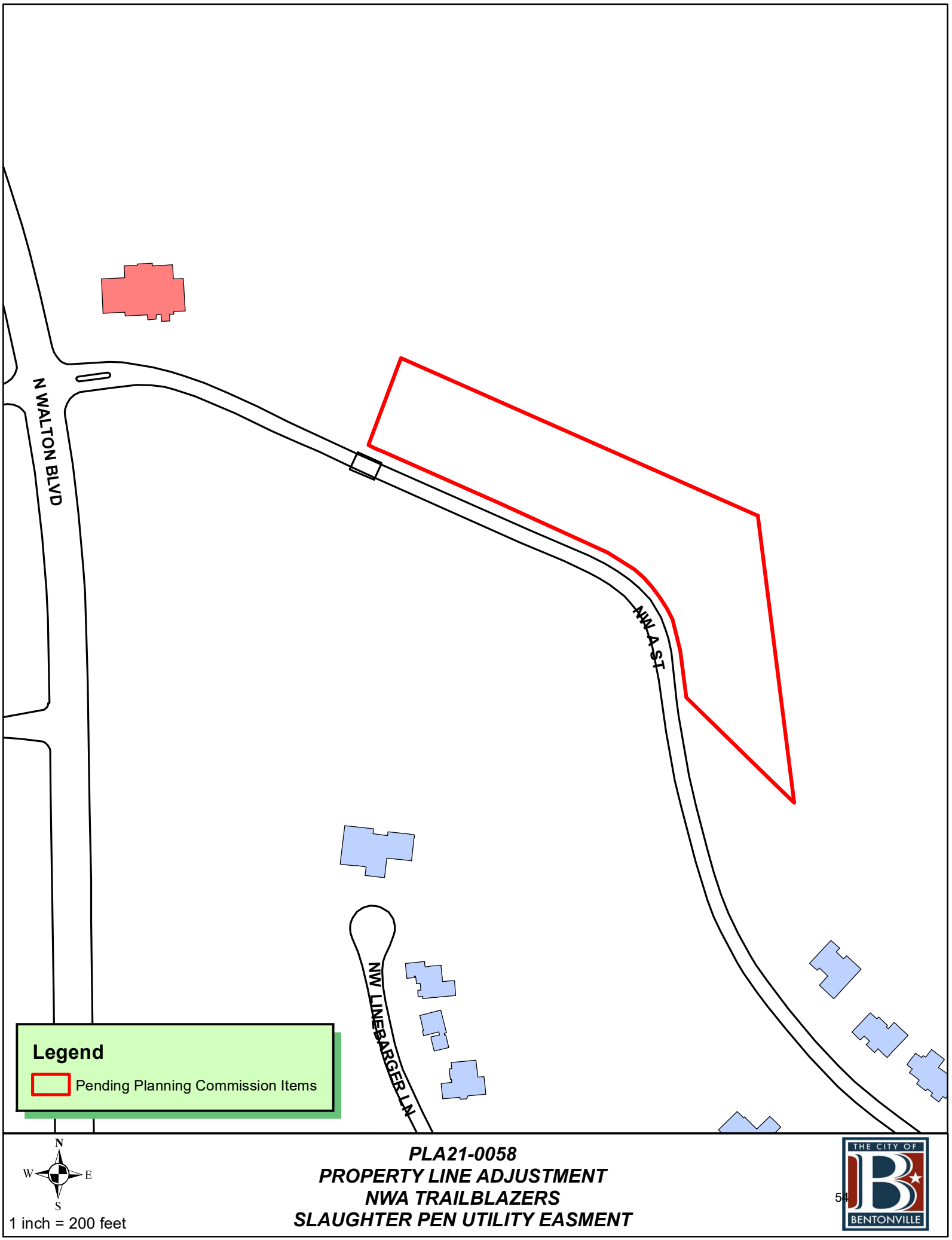
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
AJO 8/04/2021	WGG	DR

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

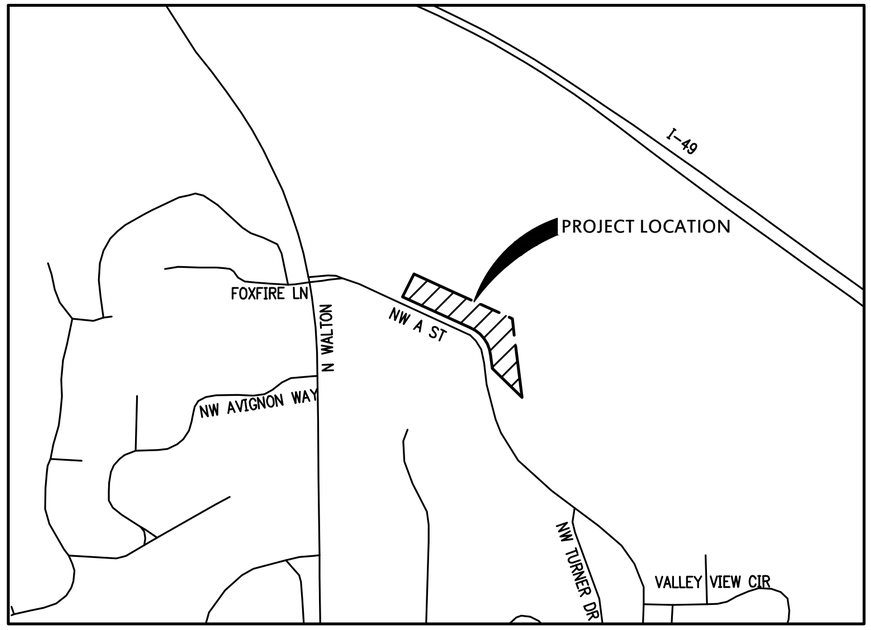
LOCATION:
1400 SE WALTON BLVD, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:
MATHIAS PROPERTIES

CITY OF BENTONVILLE PROJECT #:
LS21--0048


N WALTON BLVD
NW A ST
NW LINEBARGER LN
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
PLA21-0058
PROPERTY LINE ADJUSTMENT
NWA TRAILBLAZERS
SLAUGHTER PEN UTILITY EASMENT
THE CITY OF
BENTONVILLE

LOT SPLIT FOR PARCEL 01-00222-006 CREATING NEW "MOUNTAIN BIKE ADDITION PH. II" SUBDIVISION LOT 1



VICINITY MAP
NTS

PARCEL 01-00222-006 DESCRIPTION

PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE NW1/4 OF THE SE1/4, PART OF THE NE 1/4 OF OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 18, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOW.

COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 18, TOWNSHIP 20, NORTH RANGE 30 WEST,
THENCE SOUTH 87°46'06" EAST A DISTANCE OF 464.78 FEET;
THENCE SOUTH 2°13'54" WEST A DISTANCE OF 84.59 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 6°55'09" EAST A DISTANCE OF 491.69 FEET;
THENCE NORTH 45°30'05" WEST A DISTANCE OF 256.37 FEET TO THE RIGHT OF WAY OF NW A ST;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (3) CALLS;
THENCE NORTH 7°07'50" WEST A DISTANCE OF 82.80 FEET;
THENCE 223.17 FEET ALONG A CURVE WITH A RADIUS OF 217.99 FEET AND A LONG CHORD OF NORTH 36°27'34" WEST 213.55 FEET;
THENCE NORTH 65°47'18" WEST A DISTANCE OF 460.17 FEET;
THENCE LEAVING SAID RIGHT OF WAY NORTH 26°20'32" EAST A DISTANCE OF 159.25 FEET;
THENCE SOUTH 65°34'39" EAST A DISTANCE OF 669.76 FEET TO THE POINT OF BEGINNING CONTAINING 3.61 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

NOTES:

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

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

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS A-1

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

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L201848941, PLAT 2009-325, AND PLAT RECORD W-174.

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.

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 IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0090J, EFFECTIVE DATE SEPTEMBER 28, 2017.

BASE FLOOD ELEVATION IS 1072.00 AT THE TIME OF THIS PUBLICATION.

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

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

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE 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.

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.

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

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

OWNER/DEVELOPER
BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSOCIATION, INC
P.O. BOX 2821
BENTONVILLE, AR 72712

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

BY: _____
BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSOCIATION, INC

_____
(PRINT)

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 CHAIRPERSON

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

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

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

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

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

ATLAS PAGE: 277

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0058

RECORD INFORMATION

VICINITY MAP

SEAL

SUBDIVISION MOUNTAIN BIKE ADDITION PH. II PROPOSED. LOT 1

BENTONVILLE ARKANSAS

PREPARED FOR:
NWA TRAILBLAZERS

STATE PLAT CODE:
500-20N-30W-0-18-000-04-1460

DATE: 10/15/2021
PROJECT NO: 20108800
CONTACT: K. MONTGOMERY

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

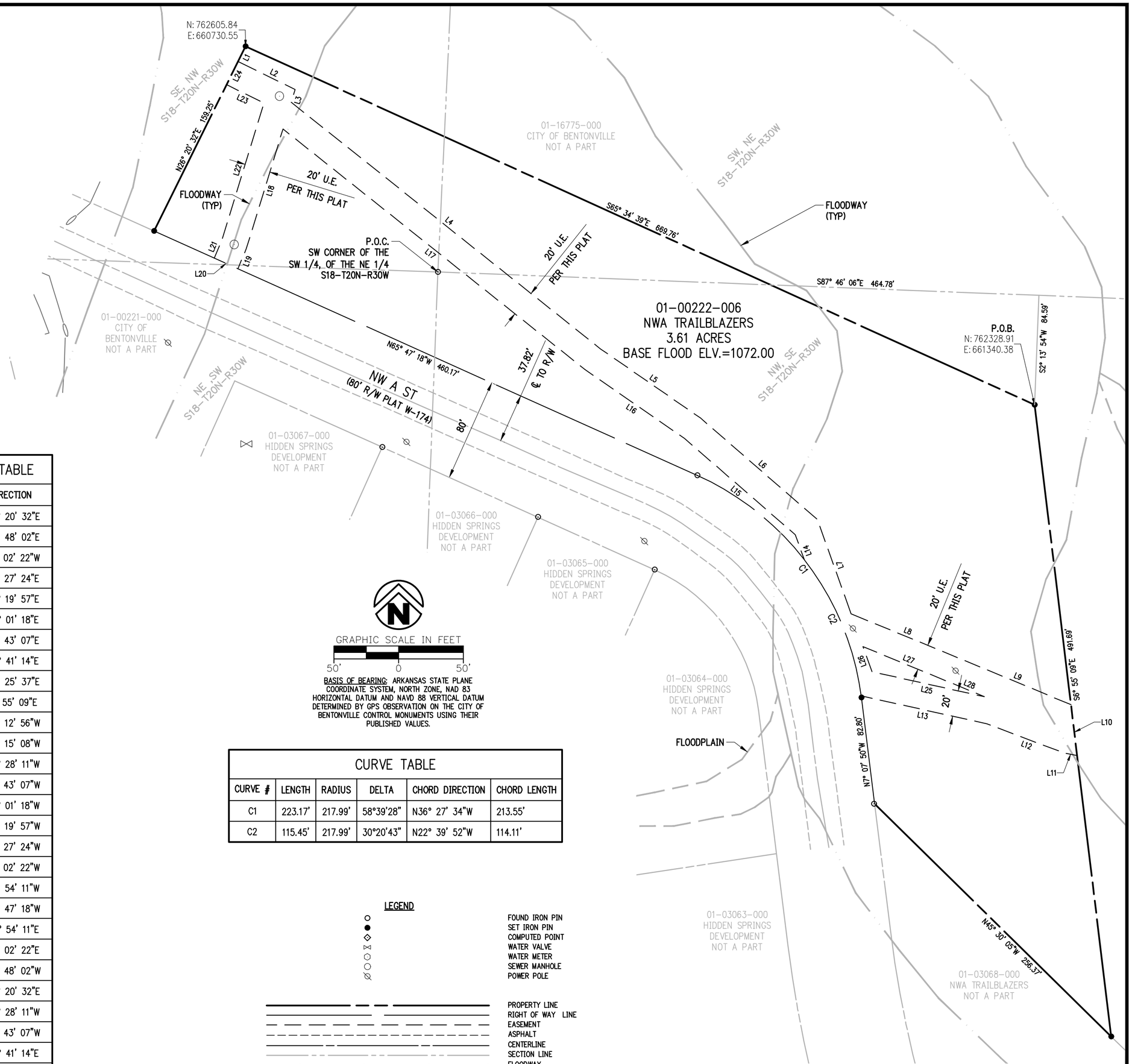
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES INC.
No. 109
ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	12-15-21

SHEET NO.:
1 OF 2

DRAWING: G:\20108800_SLAUGHTERP\INFRASTRUCTURE\SURVEY\DWG\PARCEL 01-00222-006 PLAT.DWG
LAYOUT: 1 OF 2, LAST SAVED: CHS148, 12/21/2021 8:35:39 AM
LAST PLOTTED BY: CHASE HENRICHS, 12/21/2021 8:38:39 AM (PLOTTED BY: *VALID ON HARD COPY ONLY)



EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.02'	N26° 20' 32"E
L2	49.11'	S63° 48' 02"E
L3	10.37'	S17° 02' 22"W
L4	305.70'	S51° 27' 24"E
L5	93.91'	S55° 19' 57"E
L6	119.73'	S49° 01' 18"E
L7	77.36'	S19° 43' 07"E
L8	91.24'	S67° 41' 14"E
L9	92.56'	S67° 25' 37"E
L10	39.56'	S6° 55' 09"E
L11	10.26'	N79° 12' 56"W
L12	63.72'	N69° 15' 08"W
L13	99.68'	N77° 28' 11"W
L14	20.38'	N19° 43' 07"W
L15	113.40'	N49° 01' 18"W
L16	93.48'	N55° 19' 57"W
L17	298.50'	N51° 27' 24"W
L18	97.02'	S17° 02' 22"W
L19	16.55'	S22° 54' 11"W
L20	20.01'	N65° 47' 18"W
L21	15.07'	N22° 54' 11"E
L22	110.83'	N17° 02' 22"E
L23	32.12'	N63° 48' 02"W
L24	20.00'	N26° 20' 32"E
L25	89.07'	N77° 28' 11"W
L26	20.55'	N19° 43' 07"W
L27	73.17'	S67° 41' 14"E
L28	28.36'	S67° 25' 37"E

GRAPHIC SCALE IN FEET
50' 0 50'

BASIS OF BEARING: 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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	223.17'	217.99'	58°39'28"	N36° 27' 34"W	213.55'
C2	115.45'	217.99'	30°20'43"	N22° 39' 52"W	114.11'

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- COMPUTED POINT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT
- ASPHALT
- CENTERLINE
- SECTION LINE
- FLOODWAY
- FLOOD PLAIN

ATLAS PAGE: 277

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0058

RECORD INFORMATION

VICINITY MAP

SEAL

SUBDIVISION MOUNTAIN BIKE ADDITION PH. II PROPOSED. LOT 1

BENTONVILLE ARKANSAS

PREPARED FOR:
NWA TRAILBLAZERS

STATE PLAT CODE:
500-20N-30W-0-18-000-04-1460

DATE: 10/15/2021
PROJECT NO: 20108800
CONTACT: K. MONTGOMERY

901 N. 47th St., Suite 400
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479.636.4838 t 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	12-15-21

SHEET NO.: 2 OF 2

DRAWING G:\20108800_SLAUGHTER\P\INFRASTRUCTURE\SURVEY\DWG\PARCEL 01-00222-006 PLAT.DWG
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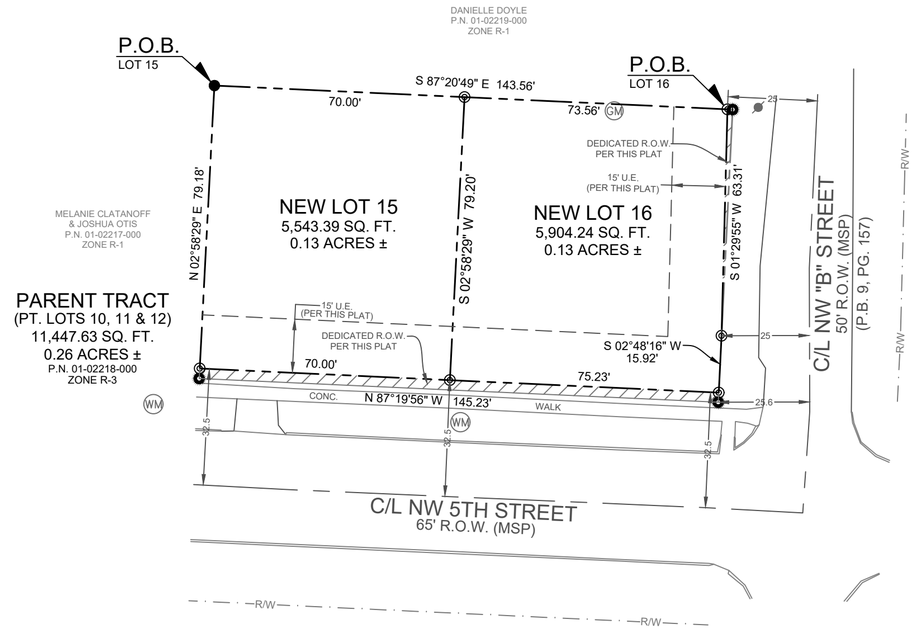
LAST PLOTTED BY: CHRISTIAN UMANA, 12/15/2021 2:01:35 PM [PLOTTED BY:" VALID ON HARD COPY ONLY]

N
W E
S

1 inch = 148 feet

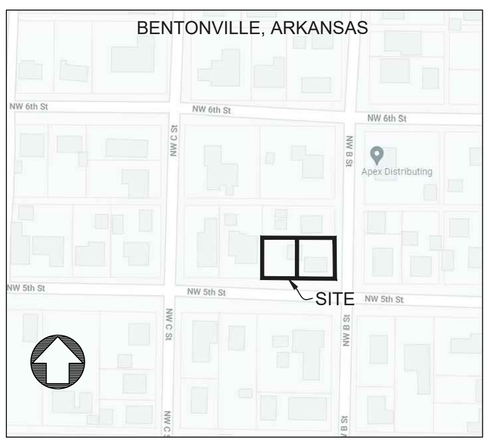
LS21-0061
LOT SPLIT
DEMINGS 2ND ADDITION
LOTS 10-12 BLOCK 16 CREATING LOTS 15-16

THE CITY OF BENTONVILLE



LEGEND

- FOUND PIPE
- FOUND REBAR
- SET 1/2" REBAR W/CAP (LS #1370)
- WM — WATER METER
- GM — GAS METER
- UTILITY POLE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE



VICINITY MAP
(N.T.S.)

PARENT TRACT:

PART OF LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS.

NEW LOT 15 DESCRIPTION:

PART OF PART LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID PART LOTS 10, 11 AND 12; THENCE S 87°20'49" E A DISTANCE OF 70.00 FEET; THENCE S 02°58'29" W A DISTANCE OF 79.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 5TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°19'56" W A DISTANCE OF 70.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'29" E A DISTANCE OF 79.18 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 5543.39 SQUARE FEET, OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 16 DESCRIPTION:

PART OF PART LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF SAID PART LOTS 10, 11 AND 12; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NW "B" STREET S 01°29'55" W A DISTANCE OF 63.31 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S 02°48'16" W A DISTANCE OF 15.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF NW 5TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°19'56" W A DISTANCE OF 75.23 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'29" E A DISTANCE OF 79.20 FEET; THENCE S 87°20'49" E A DISTANCE OF 73.56 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 5904.24 SQUARE FEET, OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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. DEED REFERENCE: WARRANTY DEED BOOK L2021, PAGE 70361.

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

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

6. 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.

OWNER INFORMATION
NFD LLC 501 NW "B" STREET BENTONVILLE, AR 72712

FLOOD CERTIFICATION:

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

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

0 30 60

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

BENTONVILLE PROJECT #LS21-0061

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

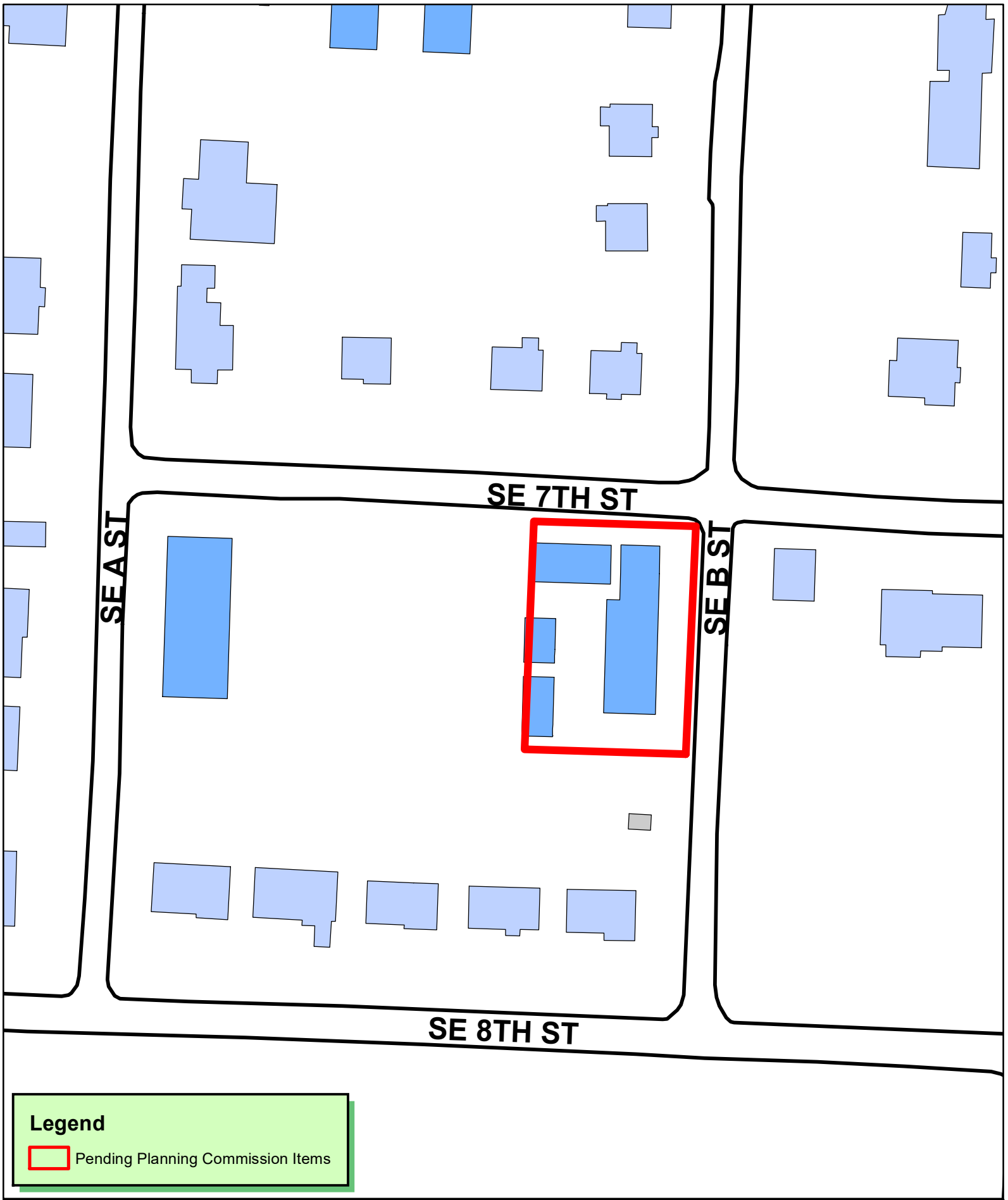
REGISTERED STATE OF ARKANSAS NO.1370 SIGNATURE ROBERT J. CASTER PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30' | DATE: 12-21-21

LOT SPLIT
PART LOTS 10, 11 & 12, BLK. 16 DEMINGS 2ND ADDITION CREATING LOTS 15 & 16

501 NW "B" STREET
BENTONVILLE, BENTON COUNTY, AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-235LS	ASD	RJC	1 OF 1



LS21-0063
LOT SPLIT
SOUTHSIDE SUBDIVISION
CREATING LOTS 23-31

NOTES:

1. PARCEL NUMBER: 01-04327-000 & 01-04326-001.
2. SITE ADDRESS: 230 SE 7TH STREET & 700 SE B STREET, BENTONVILLE, ARKANSAS.
3. CURRENT ZONING: DOWNTOWN EDGE (DE).
4. 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 DEPT. AT 479-271-3122.
5. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
6. 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.
7. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
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.

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 streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Name & Address

Source of Title: D.R. _____

Page _____

Certificate of Survey and 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 minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met. .

Date of Execution: _____

_____
Registered Land Surveyor

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

LINE No.	BEARING	DISTANCE
L1	N88°25'54"W	17.33'
L2	N88°25'54"W	17.33'
L3	N01°40'47"E	9.61'
L4	S88°25'54"E	2.70'
L5	N01°34'06"E	7.88'
L6	N38°32'40"W	4.90'
L7	N01°40'47"E	14.03'
L8	N88°01'34"W	9.90'
L9	S01°34'06"W	7.88'
L10	N88°25'54"W	2.70'
L11	S38°32'40"E	4.90'

Certificate of Approval:

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

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor, City of Bentonville

Signed _____
City Clerk, City of Bentonville

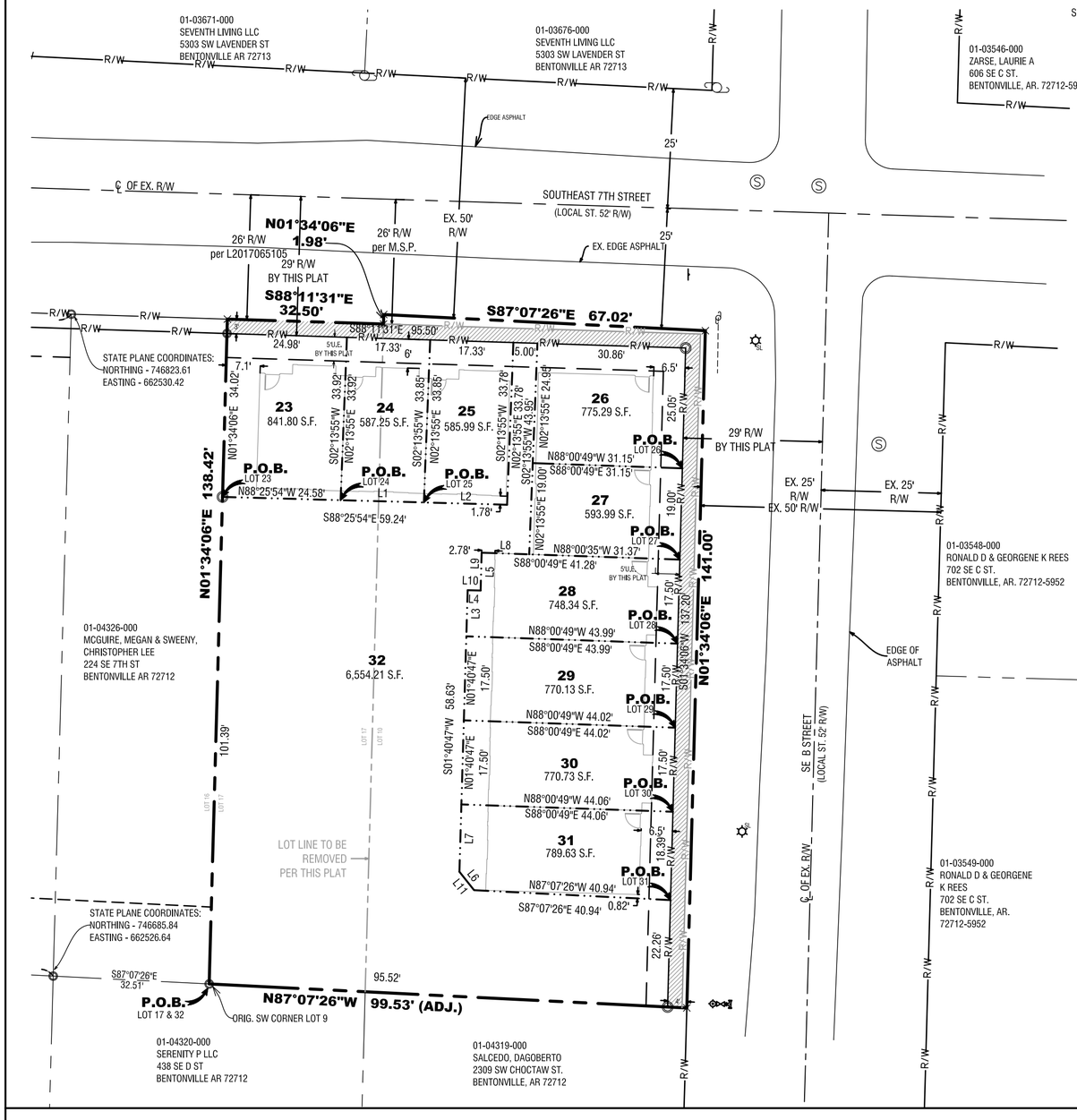
VICINITY MAP

BENTONVILLE, ARKANSAS

N
W E
S

OWNERS:

HURRICANE WA LLC.
P.O. BOX 1285
BENTONVILLE, AR 72712-1285



LEGAL DESCRIPTION: (Lot 17 ORIG.) PARENT TRACT:

A part of Lot 9 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 138.42 feet, thence S88°11'31"E 32.50 feet, thence S01°34'06"W 139.02 feet, thence N87°07'26"W 32.51 feet to the POINT OF BEGINNING: Containing 0.10 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (Lot 10 ADJUSTED) PARENT TRACT:

Lot 10 and a part of Lot 9 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 135.42 feet, thence S88°11'31"E 97.00 feet, thence S01°34'06"W 137.23 feet, thence N87°07'26"W 97.03 feet to the POINT OF BEGINNING, Containing 0.30 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - Lot 23:

A part of Lot 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet to the POINT OF BEGINNING, thence N01°34'06"E 34.02 feet, thence S88°11'31"E 24.98 feet, thence S02°13'55"W 33.92 feet, thence N88°25'54"W 24.58 feet to the POINT OF BEGINNING; Containing 841.80 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 24:

A part of Lots 10 & 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 24.58 feet to the POINT OF BEGINNING, thence N02°13'55"E 33.92 feet, thence S88°11'31"E 17.33 feet, thence S02°13'55"W 33.85 feet, thence N88°25'54"W 17.33 feet to the POINT OF BEGINNING: Containing 587.25 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 25:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 41.91 feet to the POINT OF BEGINNING, thence N02°13'55"E 33.85 feet, thence S88°11'31"E 17.33 feet, thence S02°13'55"W 33.78 feet, thence N88°25'54"W 17.33 feet to the POINT OF BEGINNING: Containing 585.99 square feet or 0.0135 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 26:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 112.15 feet to the POINT OF BEGINNING, thence N88°00'49"W 31.15 feet, thence N02°13'55"E 24.95 feet, thence S88°11'31"E 30.86 feet, thence S01°34'06"W 25.05 feet to the POINT OF BEGINNING: Containing 775.29 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 27:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 93.15 feet to the POINT OF BEGINNING, thence N88°00'35"W 31.37 feet, thence N02°13'55"E 19.00 feet, thence S88°00'49"E 31.15 feet, thence S01°34'06"W 19.00 feet to the POINT OF BEGINNING: Containing 593.99 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 28:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 75.65 feet to the POINT OF BEGINNING, thence N88°00'49"W 43.99 feet, thence N01°40'47"E 9.61 feet, thence S88°25'54"E 2.70 feet, thence N01°34'06"E 7.88 feet, thence S88°00'49"E 41.28 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 748.34 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 29:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 58.15 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.02 feet, thence N01°40'47"E 17.50 feet, thence S88°00'49"E 44.02 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 770.13 square feet, or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 30:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 40.65 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.06 feet, thence N01°40'47"E 17.50 feet, thence S88°00'49"E 44.02 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 770.73 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 31:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 59.24 feet, thence N02°13'55"E 33.78 feet, thence S88°11'31"E 5.00 feet, thence S02°13'55"W 43.95 feet, thence N88°01'34"W 9.90 feet, thence S01°34'06"W 7.88 feet, thence N88°25'54"W 2.70 feet, thence S01°40'47"W 58.63 feet, thence S38°32'40"E 4.90 feet, thence S87°07'26"E 40.94 feet, thence S01°34'06"W 22.26 feet, thence N87°07'26"W 95.52 feet to the POINT OF BEGINNING: Containing 6,554.21 square feet, more or less subject to easements and right of way of record.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- FOUND IRON PIPE
- SET IRON PIN & CAP
- POWER POLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- RIGHT OF WAY
- RIGHT OF WAY DEDICATION
- CENTERLINE OF EX. R/W
- EXISTING LOT LINE
- NEW LOT LINE PER THIS PLAT

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

PROJECT TITLE: LOT SPLIT OF LOTS 10 & 17 CREATING LOTS 23-31 OF SOUTHSIDE SUBDIVISION, BENTONVILLE, AR 72712

LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: PROPERTY LINE ADJUSTMENT
DRAWN BY: PMM
SHEET SCALE: 1"=20'
DATE: 07OCT2021
PROJECT FILE: Z/LSD/2018057/LSD 6

BENTONVILLE #LS21-0063

SHEET # 1

NW A ST
N MAIN ST
NE MONROE ST
NW PARK ST
NE PARK ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 75 feet
LS21-0065
LOT SPLIT
WA BURKS ADDITION
CREATING LOTS 33 & 34
THE CITY OF
BENTONVILLE

LOT SPLIT

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-30-110-04-1659

COMPLETED FIELD WORK:
MARCH 30, 2021

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

LATITUDE = 36°23'04.89205"
LONGITUDE = -94°12'32.20297"
CONVERGENCE ANGLE = -1°17'06.51278"

DISTANCES SHOWN ON PLAT ARE GROUND.

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 14656.
2. SURVEY PLAT FILED IN PLAT BOOK A AT PAGES 81 & 119.

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

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

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

THE SUBJECT PROPERTY HAS SINCE BEEN CLEARED OF ALL STRUCTURES AND DRIVES SHOWN HEREON.

UPON FUTURE DEVELOPMENT, BOTH LOTS WILL BE GRANTED DIRECT PHYSICAL ACCESS TO AND FROM NORTH MAIN STREET AND THE 12' PUBLIC ALLEY WEST OF THE SUBJECT PROPERTY.

AS FILED IN BENTON COUNTY, ARKANSAS AS VAR21-0031 THE SUBJECT PROPERTY HAS BEEN APPROVED FOR A VARIANCE OF NONCONFORMING WITH THE MINIMUM LOT WIDTH REQUIREMENT.

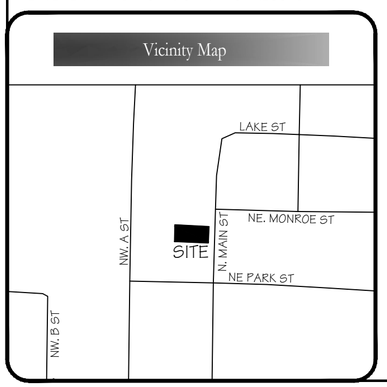
Survey Description

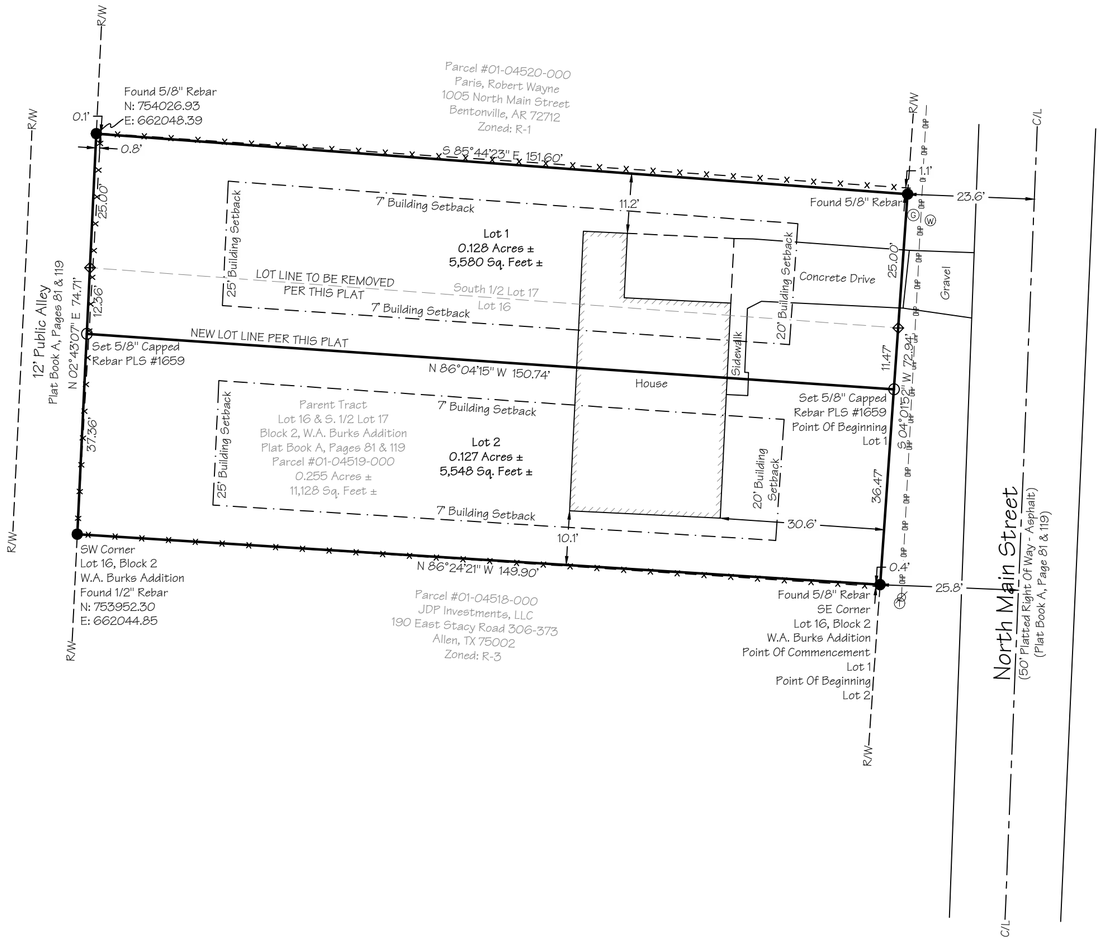
PARENT TRACT (PARCEL #01-04519-000)
LOT 16 AND THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119.

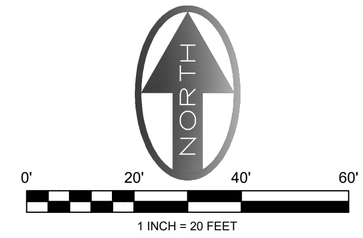
LOT 1
A PART OF LOT 16 AND A PART OF THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8" CAPPED REBAR PLS #1659 LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, SAID POINT OF BEGINNING BEING LOCATED N04°01'52"E 36.47' FROM A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID LOT 16, AND RUNNING THENCE N86°04'15"W 150.74' TO A SET 5/8" CAPPED REBAR; THENCE N02°43'07"E 37.36' TO A FOUND 5/8" REBAR; THENCE S85°44'23"E 151.60' TO A FOUND 5/8" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, AND RUNNING ALONG SAID RIGHT OF WAY S04°01'52"W 36.47' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.128 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 2
A PART OF LOT 16 AND A PART OF THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID LOT 16, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, AND RUNNING THENCE N86°24'21"W 149.89' TO A FOUND 1/2" REBAR; THENCE N02°43'07"E 37.36' TO A SET 5/8" CAPPED REBAR PLS #1659; THENCE S86°04'15"E 150.74' TO A SET 5/8" CAPPED REBAR PLS #1659 LOCATED ONT HE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, AND RUNNING ALONG SAID RIGHT OF WAY S04°01'52"W 36.47' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.127 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Vicinity Map







Utility Notes

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

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 31ST DAY OF MARCH, 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.

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

Zoning & Setback Information

ZONED: DN-2

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.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SETBACK (B.S.B.)
- OVERHEAD POWER LINE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- WATER METER
- POWER POLE
- TELEPHONE PEDESTAL
- GAS METER

CERTIFICATE OF SURVEYING ACCURACY:

I, WILLIAM GAGNER, 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

WILLIAM GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

CERTIFICATE OF OWNER:

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

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

Owner/Developer

SILVER, JACOB A.
10 ROBSON WAY
BENTONVILLE, AR 72712
PARCEL #01-04519-000

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

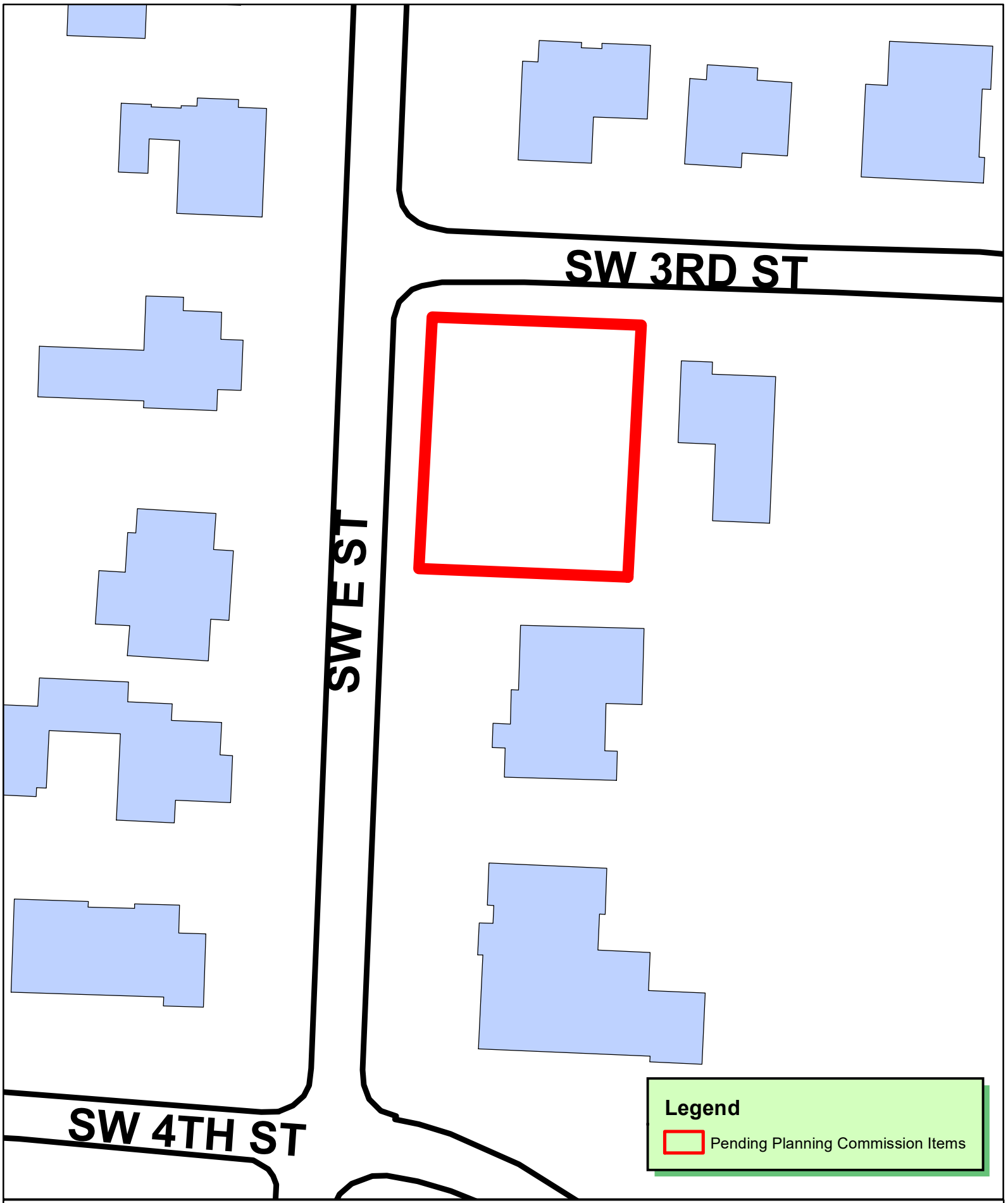
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JH 3/31/2021	TPN	BA & PA

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, AR	21-1653

LOCATION:
1003 NORTH MAIN STREET, BENTONVILLE, AR 72712

FOR THE USE AND BENEFIT OF:
KEN EHRET

LS21-0065



N
W E
S
1 inch = 50 feet

LS21-0066
LOT SPLIT
CLARKS SECOND ADDITION
CREATING LOT 22 BLOCK 5

THE CITY OF BENTONVILLE

N

SCALE 1"=30'

30 15 0 30

LEGEND

- S.I.P. SET IRON PIN
- PIPE FOUND CURB STAKE
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- OLD PROP. LINE
- CENTERLINE
- FENCE
- UTILITY EASEMENT
- POWER POLE
- SEWER MANHOLE
- GAS METER
- WATER METER
- CABLE
- GAS RISER
- AT&T VAULT

CITY REQUIRED NOTES:

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

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

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

CITY REQUIRED NOTES:

4. 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.

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

SURVEYOR NOTES:

1. PARENT DEED FILED IN DEED RECORD L2021 AT PAGE 36766.

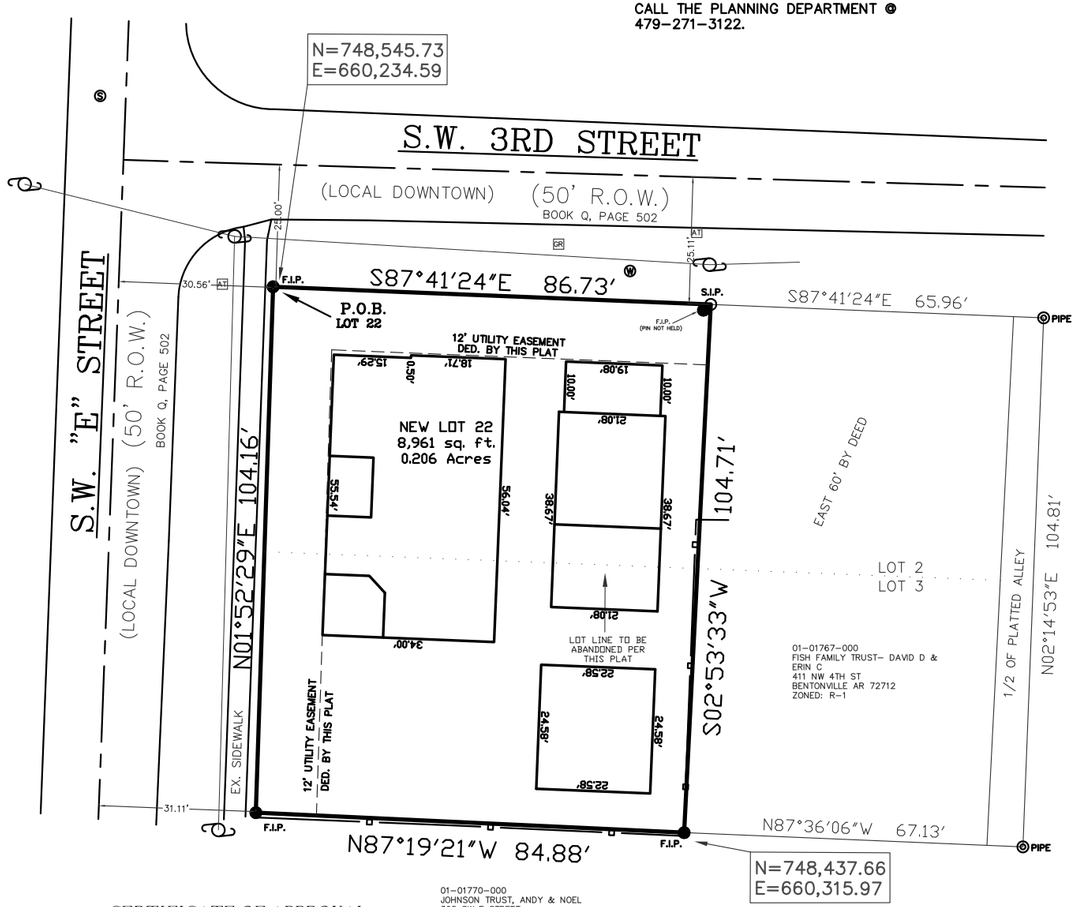
2. PROPERTY COUNTY TAX PARCEL #01-01766-000

3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

SURVEYOR NOTES:

ALL EASEMENTS AVAILABLE TO THE SURVEYOR ARE SHOWN, TO FIND ANY/ALL EASEMENTS OF RECORD A TITLE SEARCH IS REQUIRED.

VIC. MAP



PROPERTY DESCRIPTION (PARENT)

LOTS 2 AND 3, BLOCK 5, CLARK'S SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD Q AT PAGE 502, EXCEPT 60 FEET SQUARELY OFF OF THE EAST END.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 22)

BEGINNING AT AN EXISTING FOUND IRON PIN ON THE NORTHWEST CORNER OF LOT 2, BLOCK 5, CLARK'S SECOND ADDITION; THENCE SOUTH 87°41'24" EAST 86.73 FEET; THENCE SOUTH 02°53'33" WEST 104.71 FEET; THENCE NORTH 87°19'21" WEST 84.88 FEET; THENCE NORTH 01°52'29" EAST 104.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.206 ACRES, MORE OR LESS.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0065 J, DATED SEPTEMBER 28, 2007.

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 AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC SIGNATURE

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:
_____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, 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.

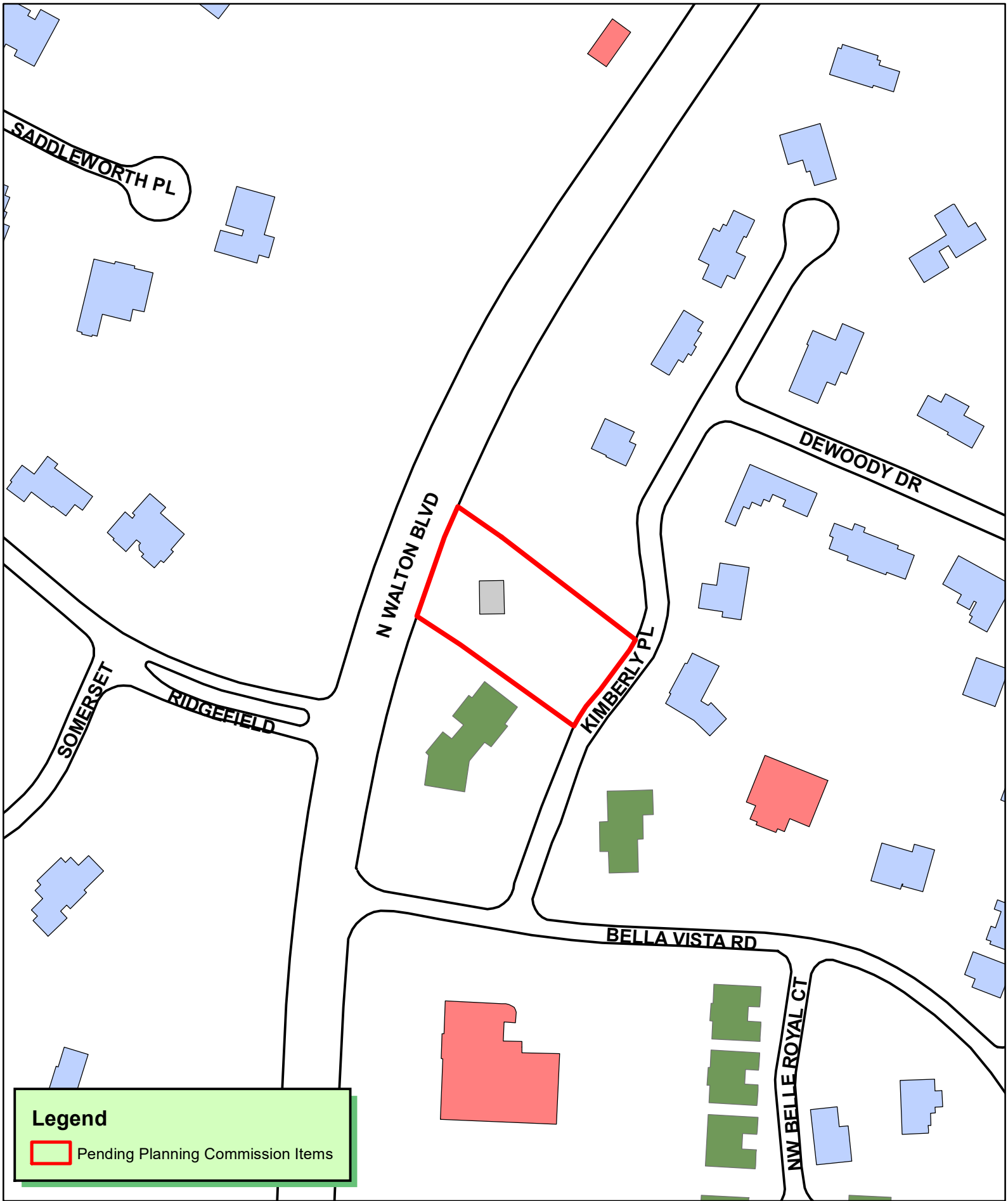
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ

LOT SPLIT OF A PORTION OF LOTS 2 AND 3, BLOCK 5, CLARK'S SECOND ADDITION, CREATING LOT 22, BLOCK 5 BENTONVILLE, ARKANSAS	REVISIONS		
	No.:	BY:	DATE:
OWNER CONTACT INFO: CALCON, INC. 10620 HIGHWAY 72 WEST BENTONVILLE, AR 72712	#1	CITY	12/17/21
366-7989 OR 273-7989 DAVID B. PLATZ LAND SURVEYOR P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY: DP/ZS		DATE: 11/23/21
	CHECKED BY:		JOB No.: 2021540
	SCALE: 1"=30'		SHEET: 1

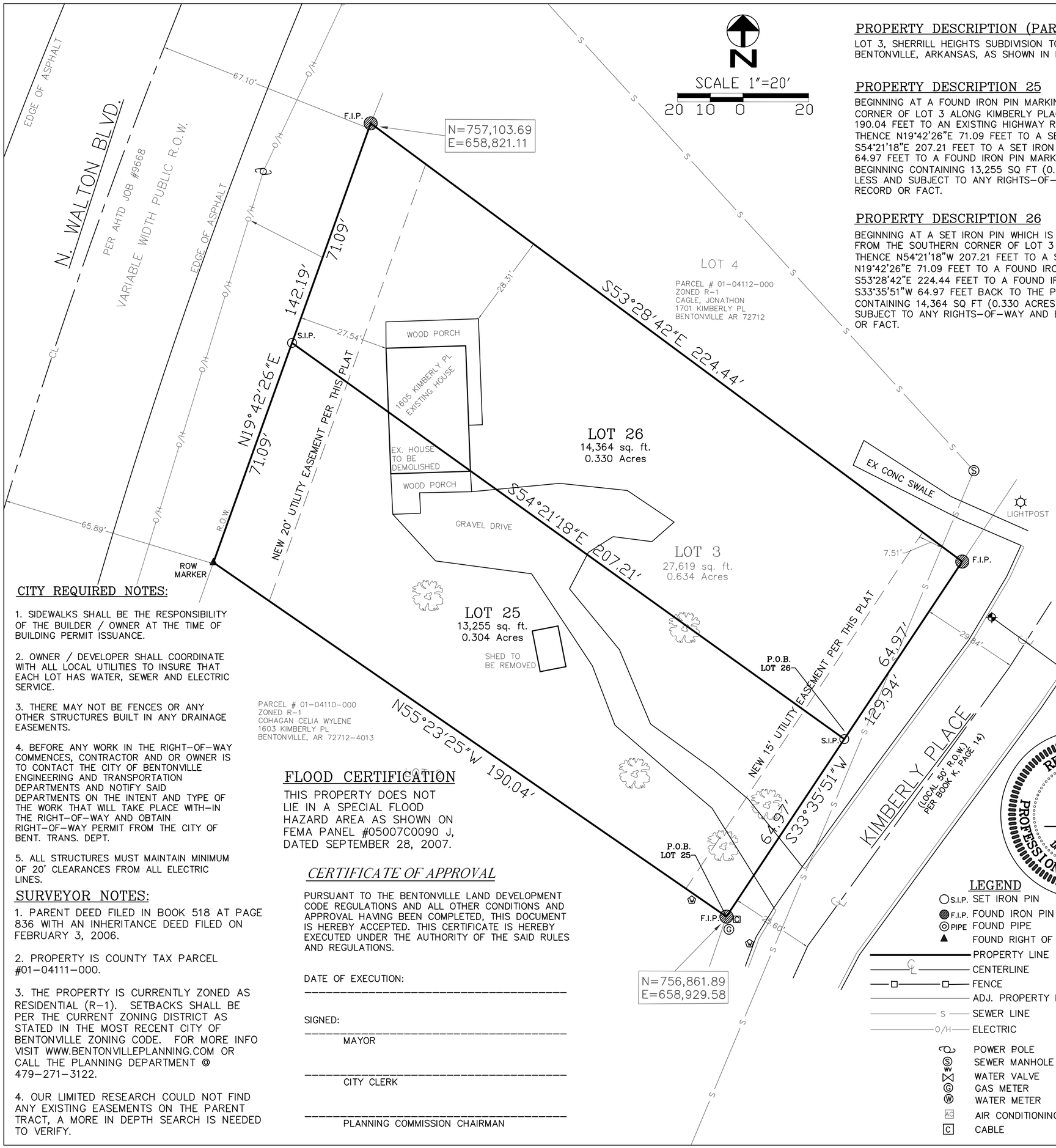
ATLAS PAGE 403B BENTONVILLE PROJECT #: LS21-0066



N
W E
S

1 inch = 150 feet

LS21-0067
LOT SPLIT
SHERRILL HEIGHTS SUBDIVISION
CREATING LOTS 25 & 26



PROPERTY DESCRIPTION (PARENT)

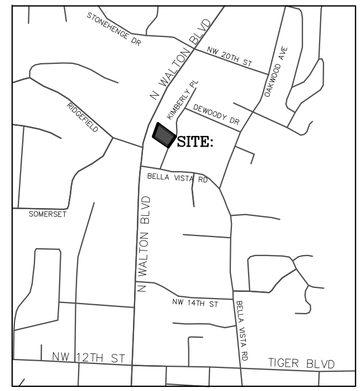
LOT 3, SHERRILL HEIGHTS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT RECORD K. PAGE 14.

PROPERTY DESCRIPTION 25

BEGINNING AT A FOUND IRON PIN MARKING THE SOUTHERN CORNER OF LOT 3 ALONG KIMBERLY PLACE THENCE N55°23'25"W 190.04 FEET TO AN EXISTING HIGHWAY RIGHT OF WAY MARKER; THENCE N19°42'26"E 71.09 FEET TO A SET IRON PIN; THENCE S54°21'18"E 207.21 FEET TO A SET IRON PIN; THENCE S33°35'51"W 64.97 FEET TO A FOUND IRON PIN MARKING THE POINT OF BEGINNING CONTAINING 13,255 SQ FT (0.304 ACRES) MORE OR LESS AND SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

PROPERTY DESCRIPTION 26

BEGINNING AT A SET IRON PIN WHICH IS N33°35'51"E 64.97 FEET FROM THE SOUTHERN CORNER OF LOT 3 ALONG KIMBERLY PLACE THENCE N54°21'18"W 207.21 FEET TO A SET IRON PIN; THENCE N19°42'26"E 71.09 FEET TO A FOUND IRON PIN; THENCE S53°28'42"E 224.44 FEET TO A FOUND IRON PIN; THENCE S33°35'51"W 64.97 FEET BACK TO THE POINT OF BEGINNING CONTAINING 14,364 SQ FT (0.330 ACRES) MORE OR LESS AND SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.



CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, 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. 1553
STATE OF ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ
PROFESSIONAL LAND SURVEYOR

CITY REQUIRED NOTES:

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

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

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

4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY AND OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENT. TRANS. DEPT.

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

SURVEYOR NOTES:

1. PARENT DEED FILED IN BOOK 518 AT PAGE 836 WITH AN INHERITANCE DEED FILED ON FEBRUARY 3, 2006.

2. PROPERTY IS COUNTY TAX PARCEL #01-04111-000.

3. THE PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL (R-1). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE IN DEPTH SEARCH IS NEEDED TO VERIFY.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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:
_____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PIPE FOUND PIPE
- FOUND RIGHT OF WAY MARKER
- PROPERTY LINE
- CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- S SEWER LINE
- O/H ELECTRIC
- POWER POLE
- Ⓢ SEWER MANHOLE
- WV WATER VALVE
- Ⓖ GAS METER
- Ⓦ WATER METER
- AC AIR CONDITIONING
- C CABLE

SHERRILL HEIGHTS
LOT 3
BENTONVILLE, ARKANSAS

LOT SPLIT OF LOT 3, SHERRILL HEIGHTS, CREATING LOTS 25-26, SHERRILL HEIGHTS BENTONVILLE, ARKANSAS

REVISIONS

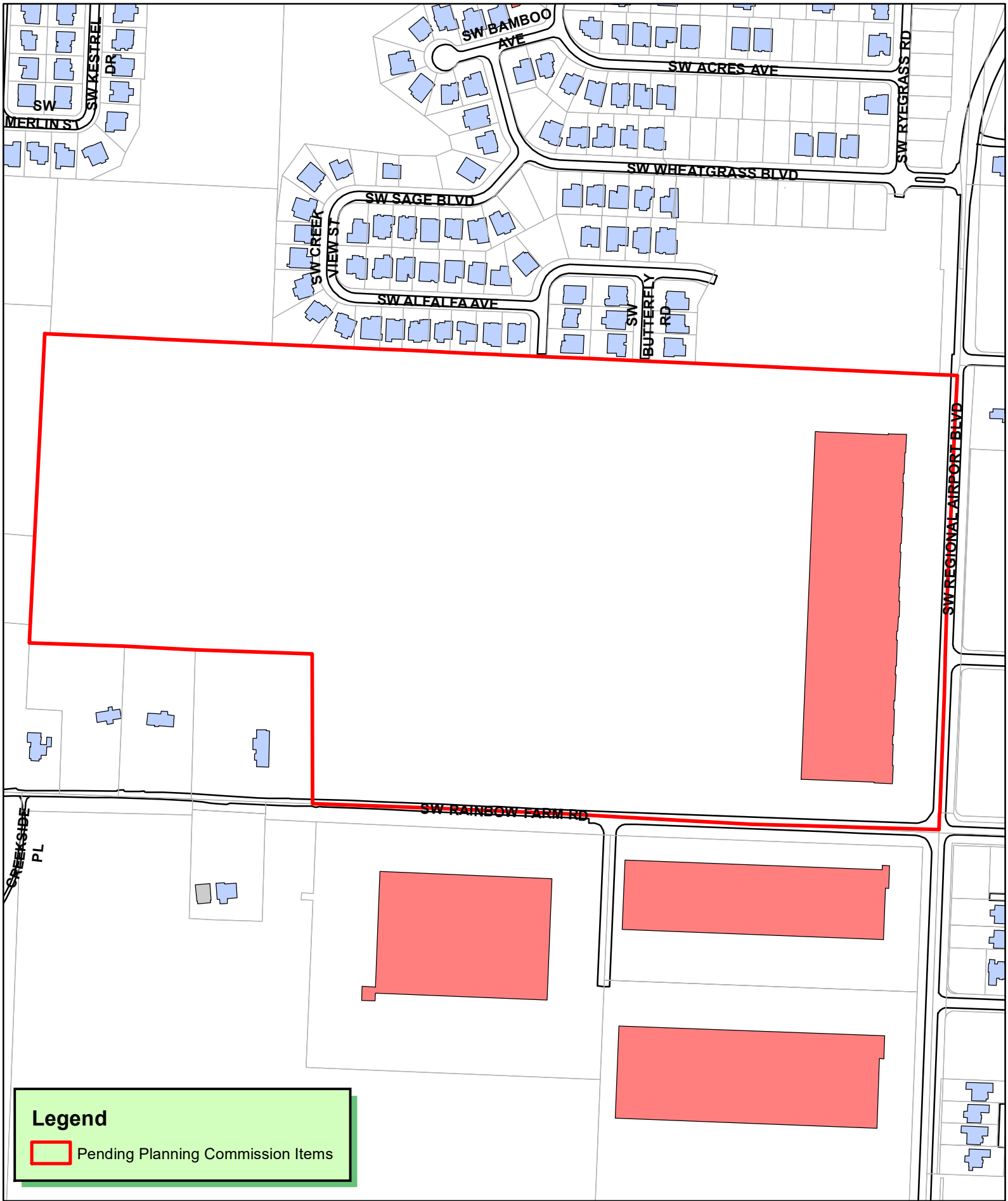
No.:	BY:	DATE:
#1	CITY	12/17/21

OWNER CONTACT INFO:
CALCON INC
10620 ARK 72 WEST
BENTONVILLE, AR 72712

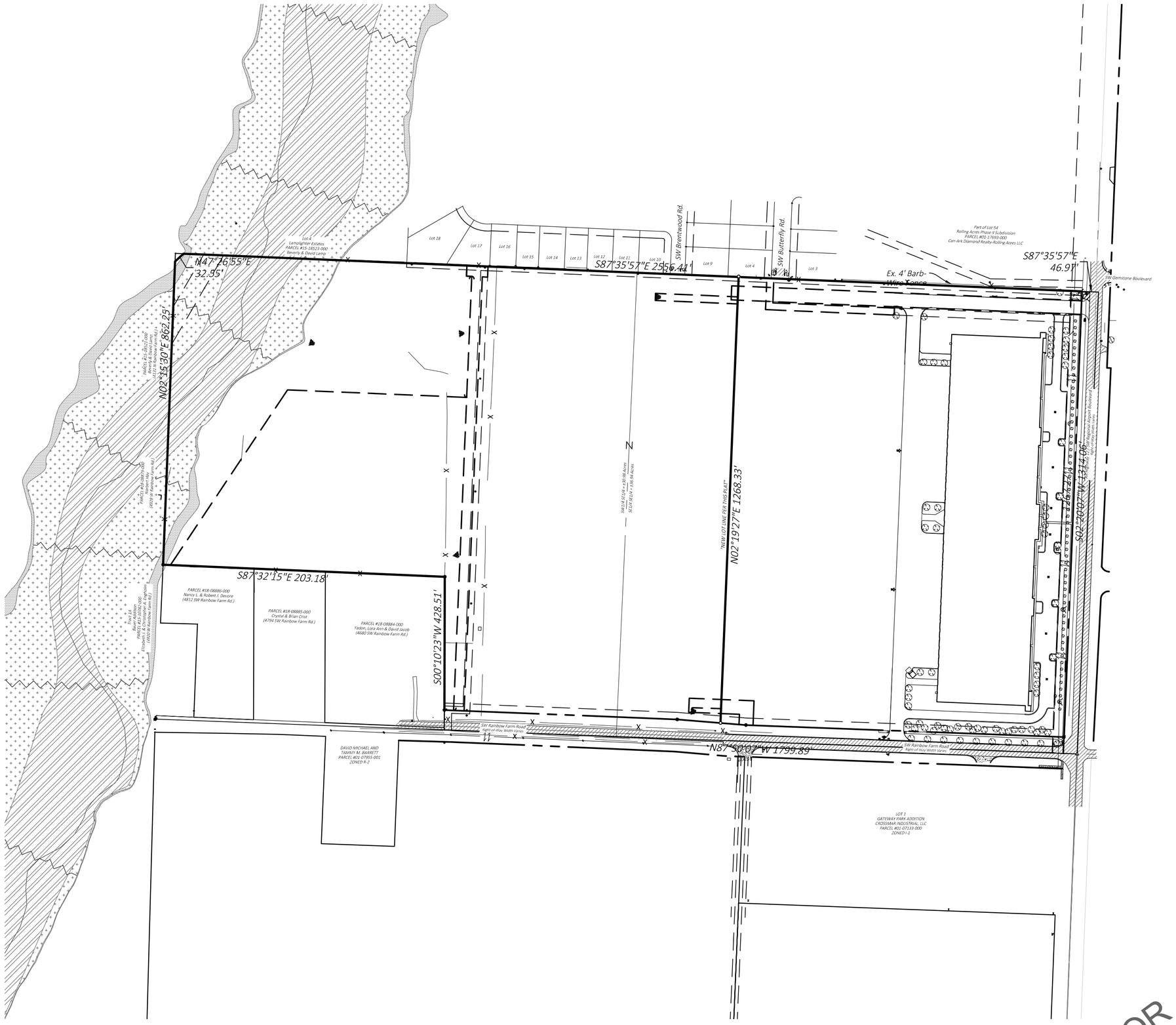
273-7989 OR 366-7989
DAVID B. PLATZ
LAND SURVEYOR
P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY:	DATE:
DP/ZS	7/28/21
CHECKED BY:	JOB No.:
	2021371
SCALE:	SHEET:
1"=20'	1

ATLAS PAGE 361 BENTONVILLE PROJECT #: LS21-0067



LS21-0068
LOT SPLIT
GATEWAY PARK NORTH SUBDIVISION
CREATING LOTS 2 & 3



Filing Block

LEGEND

	Ex. Section Line
	Ex. Quarter Section Line
	Ex. Quarter Quarter Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
R/W	Ex. Right of Way Line
℄	Ex. Road Centerline
	Ex. Easement Line
	Dedicated Easement Line
25'BSL	Ex. Building Setback Line
	Ex. Asphalt
	Ex. Concrete
	Ex. Gravel
BFE = 1263'	Ex. Base Flood Elevation Line
	Ex. FEMA Floodway
	Ex. FEMA Floodzone "AE"
	Ex. FEMA Floodzone "A"
X	Ex. Fence Line
●	Ex. Rebar, as noted
	Ex. Nail
▲	Ex. Monument
✖	Ex. Chiseled "X"
○	Set 1/2" Rebar w/ PS# 1834 Cap
	Set Mag Nail w/ PS# 1834 Washer
	Ex. Water Meter
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Fire Department Connection
	Ex. Sewer Manhole
	Ex. Gas Meter
T	Ex. Telephone Pedestal
FO	Ex. Fiber Optic Pedestal
	Ex. Electric Pedestal
	Ex. Electric Meter
	Ex. Power Pole
	Ex. Power Pole w/ Guy Wire
	Ex. Overhead Electric Line
	Ex. Light Pole
	Ex. Sign
(R = N87°50'07"W 1799.92')	Record Bearing and Distance
(D) = N87°50'07"W 1799.92')	Drainage Easement Bearing and Distance
(A) = N87°50'07"W 1799.92')	Access Easement Bearing and Distance
(D)(A) = N87°50'07"W 1799.92')	Drainage / Access Easement Bearing and Distance
U7	Utility Easement
A7	Access Easement

Zoning - Light Industrial (I-1)

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code.

FOR REVIEW

MORRISON-SHIPLEY | HALFF

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

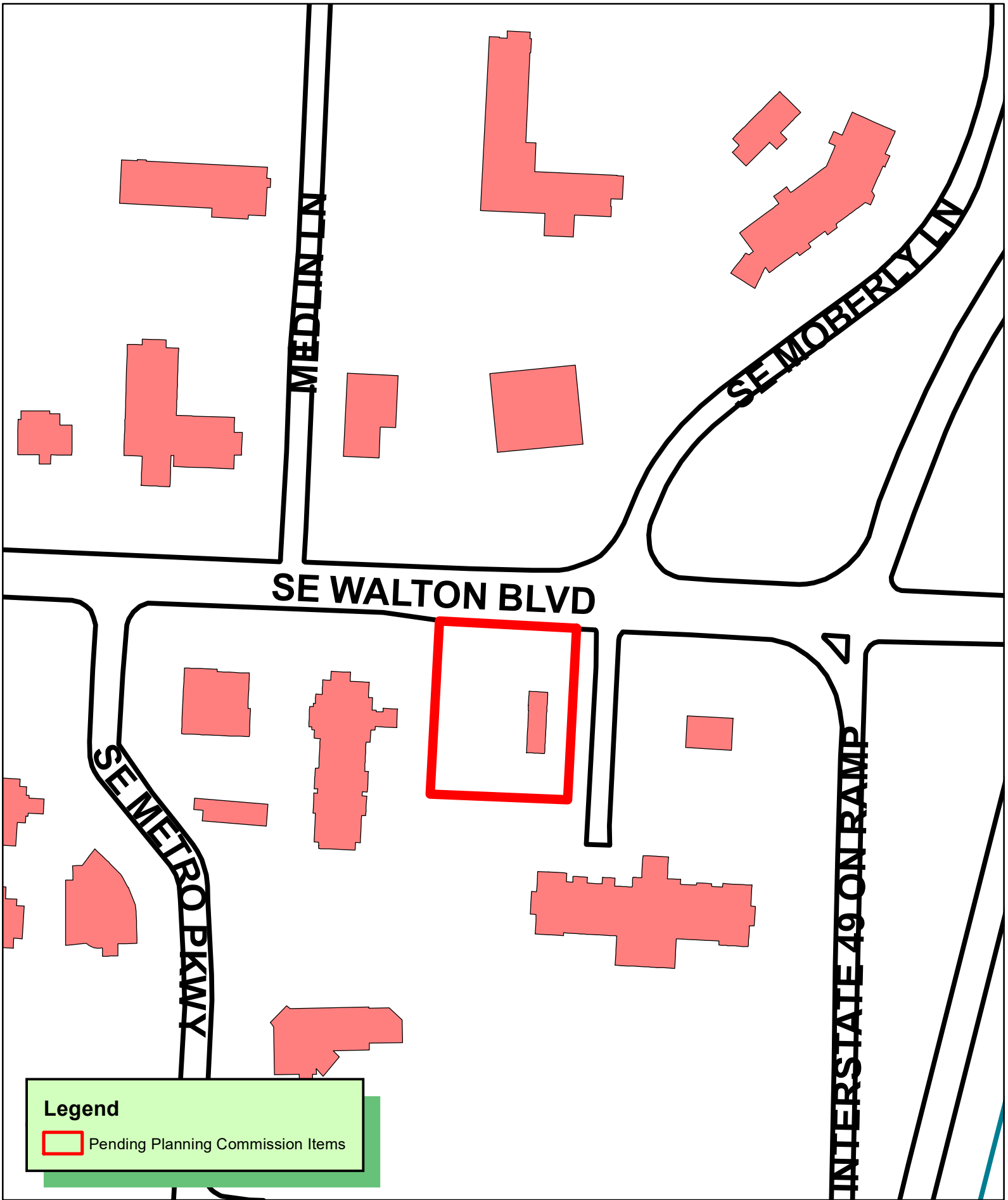
CITY OF BENTONVILLE #LS21-0068

LOT SPLIT

Lot 1, Gateway North Subdivision Creating Lot 2 AND 3

Project No. CMI-17	Drawn By KES Checked By CDC
Date: 12.16.2021	Sht 2 of 4

Drawing Name: P:\CMI-IT\DRAFTING\CMI-17 Lot Splitting Last Modified: Dec 16, 2021 - 1:15pm Plotted on: Dec 16, 2021 - 3:14pm by emiT4



N
W E
S

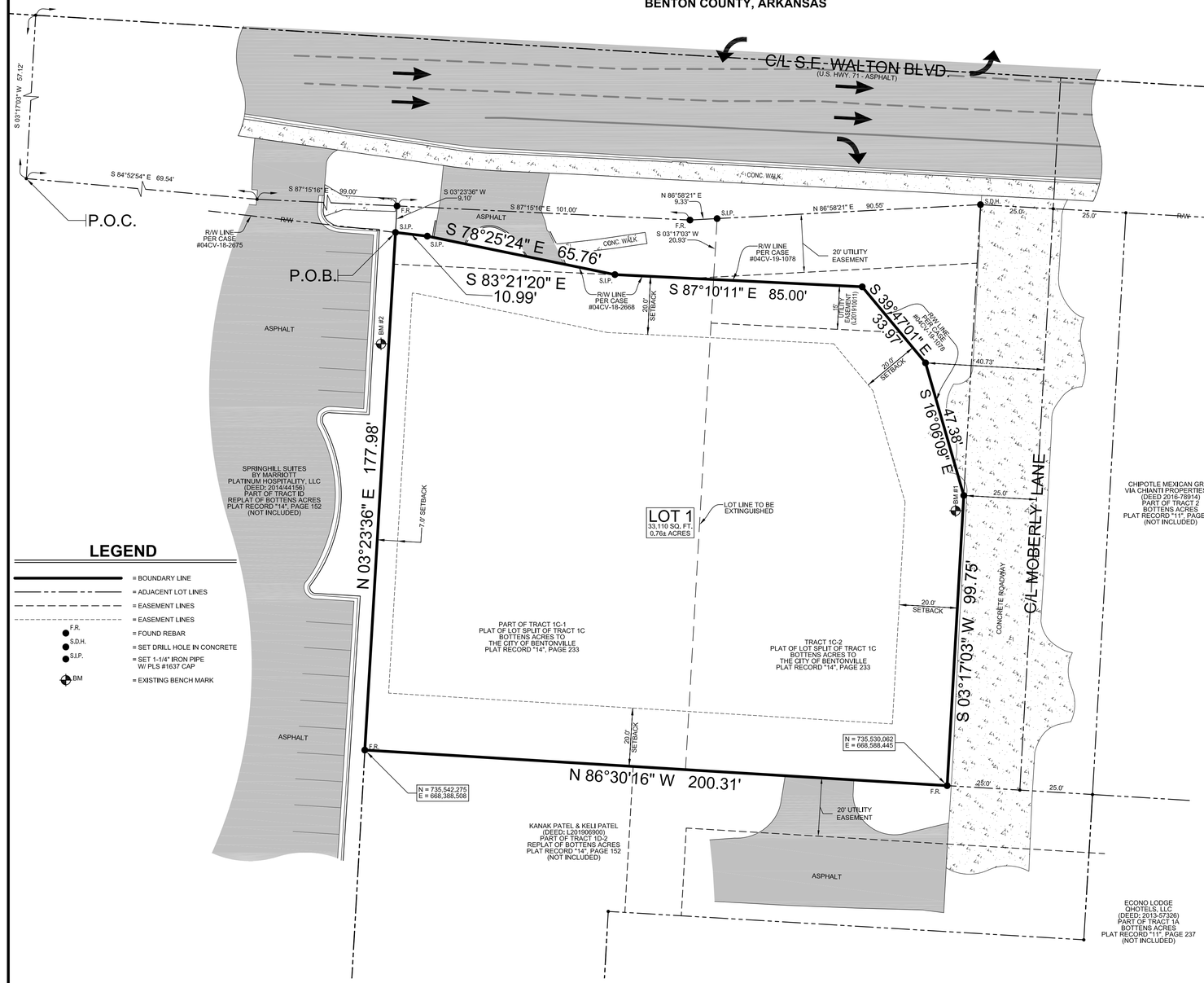
1 inch = 150 feet

PLA21-0031
PROPERTY LINE ADJUSTMENT
BOTTENS ACRES SUBDIVISION
LOTS 1C-1 & 1C-2 CREATING LOT 12

THE CITY OF BENTONVILLE

WAFFLE HOUSE REPLAT OF TRACTS 1C-1 & 1C-2, LOT SPLIT OF TRACT 1C, BOTTENS ACRES TO THE CITY OF BENTONVILLE, ARKANSAS

BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS



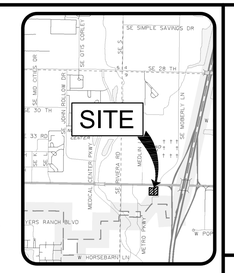
LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- = EASEMENT LINES
- F.R. = FOUND REBAR
- S.D.H. = SET DRILL HOLE IN CONCRETE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- BM = EXISTING BENCH MARK

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

20' 10' 0' 20' 40'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

FILING BLOCK

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR WAFFLE HOUSE, INC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
4. **BENCHMARK NO. 1** IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2.5± WEST AND 93.3± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, .
   ELEVATION = 1,278.18 (NAVD88).
   BENCHMARK NO. 2 IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2.7± WEST AND 138.5± NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY,
   ELEVATION = 1,277.88 (NAVD88).
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY;
   A. SPECIAL WARRANTY DEED TO WH CAPITAL, L.L.C., DATED MARCH 9, 2001, RECORDED IN DOC#01036342, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
   B. WARRANTY DEED TO WAFFLE HOUSE, INC. , DATED MAY 12, 2021, RECORDED IN DOC#L202143853, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
   C. RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   D. ALTA/NSPS LAND TITLE SURVEY FOR CHIPOLTE MEXICAN GRILL INC., DATED FEBRUARY 21, 2013, REVISED 05/17, RECORDED AT THE ARKANSAS STATE SURVEYOR'S OFFICE , DOCUMENT NO. 201309200029.
6. TRACT 1C-1 IS RESTRICTED TO ONE 40.0' WIDE ENTRANCE TO THE NORTH (HWY. 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
7. TRACT 1C-2 IS RESTRICTED FROM DIRECT ACCESS TO THE NORTH (HWY 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
8. CURRENT ZONING: C-2
9. REQUIRED C-2 ZONING SETBACKS:
   FRONT = PARKING IN FRONT - 50'
   NO PARKING IN FRONT - 20'
   SIDE = ADJACENT TO NON-RESIDENTIAL - 7'
   ADJACENT TO RESIDENTIAL - 30'
   REAR = ADJACENT TO NON-RESIDENTIAL - 20'
   ADJACENT TO RESIDENTIAL - 30'
10. PROPOSED LAND USE: COMMERCIAL
11. FLOOD CERTIFICATE:
    SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, COMMUNITY PANEL 05007C0260K (PANEL 260 OF 560), EFFECTIVE DATE - SEPTEMBER 18, 1991. REVISION DATE - JUNE 5, 2012.
12. BASIS OF BEARINGS:
    THE BEARING BASIS FOR THIS BOUNDARY SURVEY IS STATE PLANE COORDINATES - ARKANSAS NORTH ZONE (0301).

DESCRIPTION

A PORTION OF TRACTS 1C-1 AND 1C-2 IN LOT SPLIT OF TRACT 1C BOTTENS ACRES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 14 AT PAGE 233 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTH 86°30'16" WEST 825.00 FEET, THENCE SOUTH 03°17'03" WEST 57.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71; THENCE SOUTH 84°52'54" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.54 FEET TO A POINT; THENCE SOUTH 87°15'16" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 99.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT 1C-1 AFORESAID; THENCE SOUTH 00°21'42" WEST, ALONG THE WEST LINE OF SAID TRACT 1C-1 AND DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9.10 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71B (S.E. WALTON BLVD.) AS ESTABLISHED BY ArDOT JOB BB0903; THENCE SOUTH 83°21'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 78°25'24" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.76 FEET TO A POINT; THENCE SOUTH 87°10'11" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET TO A POINT; THENCE SOUTH 39°47'01" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.97 FEET TO A POINT; THENCE SOUTH 16°06'09" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 47.38 FEET TO A POINT LYING ON THE EAST LINE OF TRACT 1C-2 AFORESAID AND THE WEST RIGHT-OF-WAY LINE OF MOBERLY LANE; THENCE SOUTH 03°17'03" WEST, ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.75 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT 1C-2; THENCE NORTH 86°30'16" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 1C-2 AND 1C-1 AND DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 1C-1; THENCE NORTH 03°23'36" EAST, ALONG THE WEST LINE OF SAID TRACT 1C-1, A DISTANCE OF 177.98 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 33,110 SQ. FT, OR 0.73 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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 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 WAFFLE HOUSE, INC.
5966 FINANCIAL DR,
NORCROSS, GA 30071

PRINT NAME: _____

SOURCE OF TITLE: D.R. L2021 , PAGE 43853 .

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: WH CAPITAL, LLC
5966 FINANCIAL DR,
NORCROSS, GA 30071

PRINT NAME: _____

SOURCE OF TITLE: D.R. 2001 , PAGE 36342 .

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN SCRAPE, 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: 10/06/2021

SIGNED: Kevin Scrape

REGISTERED LAND SURVEYOR NO. 1637
STATE OF ARKANSAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 02/26/2021

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

WAFFLE HOUSE REPLAT OF TRACTS 1C-1 & 1C-2
LOT SPLIT OF TRACT 1C, BOTTENS ACRES

WAFFLE HOUSE

WAFFLE HOUSE UNIT NO. 880
2308 S.E. WALTON BLVD.
BENTONVILLE, ARKANSAS

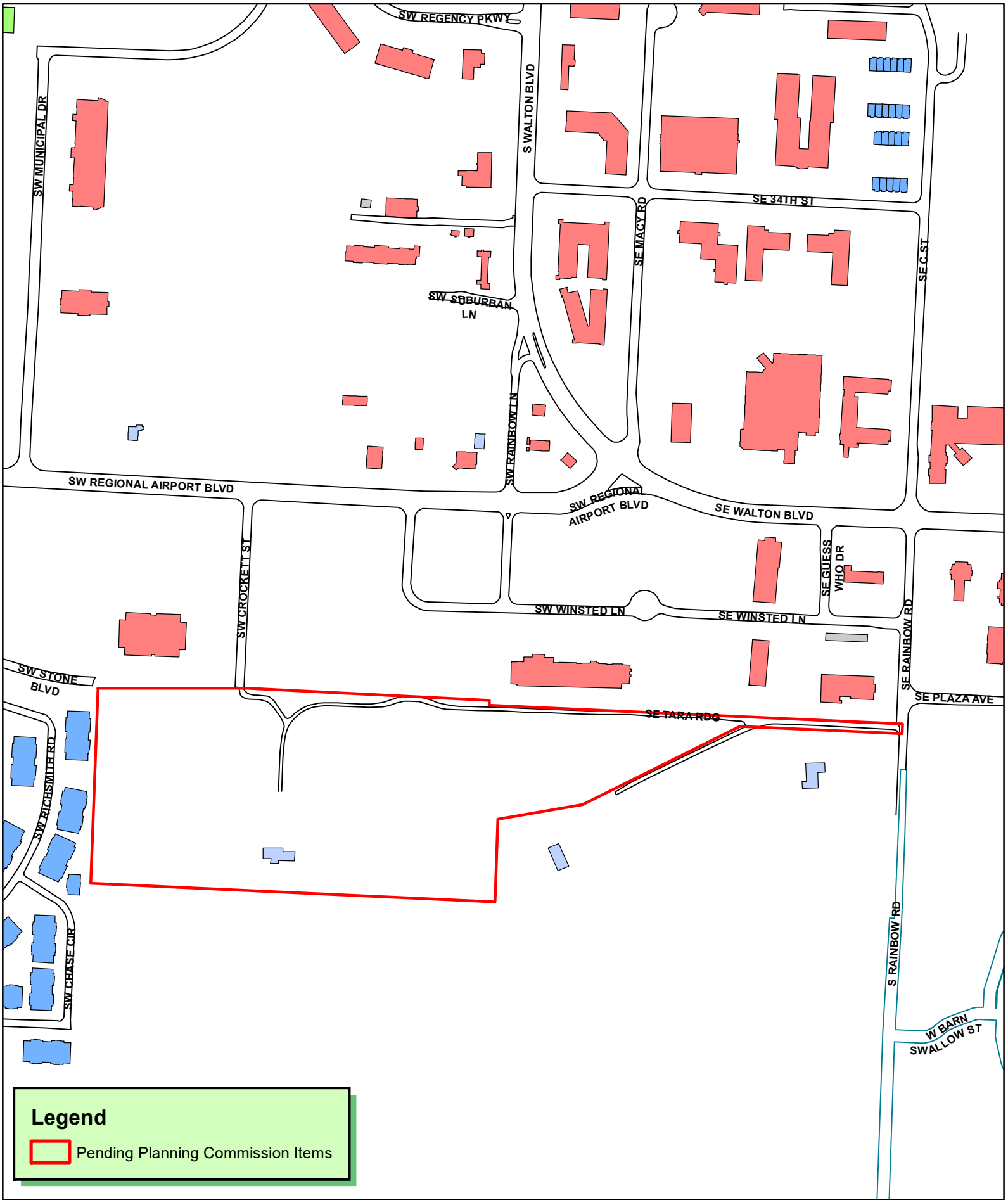
CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS
BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
10/06/2021
KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
04/08/2021	KLS	ADD TITLE REVIEW

500-19N-30W-0-09-340-04-1637

CADD FILE:	21118-003	SCALE:	1"=20'
DATE:	10/06/2021	SHEET	
DWG#:	30W19093-0004	1 OF 1	
ATLAS PAGE:	487		
CITY PROJECT #:	PLA21-0031		



PLA21-0047
PROPERTY LINE ADJUSTMENT
SALLEY ADDITION
CREATING LOT 1 OF TARA RIDGE SUBDIVISION

GRAPHIC SCALE IN FEET

80' 0 80'

BASIS OF BEARING: 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.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.01'	S2° 26' 45"W
L2	34.83'	S2° 05' 24"W

01-14932-003
TOLLETT WOOD LLC
ZONE: C-2

01-08562-005
BSH STORAGE BENTONVILLE LLC
ZONE: C-2

01-15220-000
MARTIAL ARTS SERVICES INC
ZONE: C-2

01-15219-000
MARTIAL ARTS SERVICES INC
ZONE: C-2

SW CROCKETT ST
R/W VARIES

CL OF ROAD

6.89' DEED OVERLAP

S87° 21' 06"E 1284.45'

220.05'

L1

ACCESS TO ADJOINING PROPERTY

DRAINAGE EASEMENT
DR 2005-67886

UTILITY EASEMENT
& R/W GRANT
DR 2014-38622

50' ACCESS EASEMENT
DR 98-63972

DEED OVERLAP

01-14933-000
POINTE AT BENTONVILLE LLC
ZONE: R-4

PARCEL 01-00135-025
SALLEY, CHARLES R & BRENDA
ZONE: R-3

30' ACCESS EASEMENT
DR 98-63972

N2° 21' 23"E 659.57'

PROPERTY LINE VACATED
PER THIS PLAT

LOT 1
PER THIS PLAT
CONTAINING 25.21 ACRES MORE OR LESS

N = 735064.45
E = 661041.31

PARCEL 01-00135-020
SALLEY, CHARLES R & BRENDA K
ZONE: R-3

PROPERTY LINE VACATED
PER THIS PLAT

PARCEL 01-17815-000
SALLEY, CHARLES R & BRENDA K
ZONE: R-3

20' UTILITY EASEMENT
PER PLAT 35-30

S0° 38' 48"W 271.16'

106.7'

104.4'

70.9'

71.0'

93.6'

91.5'

7.07' DEED OVERLAP

400.68'

435.54'

N87° 15' 56"W 1218.09'

381.87'

N87° 37' 59"W 112.59'

MATCH LINE

01-14935-001
POINTE BENTONVILLE PHASE II LLC
ZONE: R-4

02-00861-200
YATES TRUST, LOIS ELAINE
ZONE: A-1

LEGEND

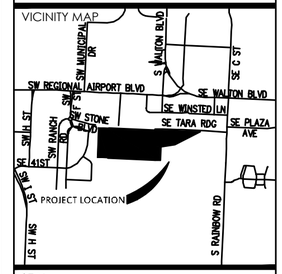
- FOUND IRON PIN OR PIPE
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- LIGHT POLE
- TELEPHONE BOX
- GAS METER
- TRANSFORMER OR ELECTRIC BOX
- PROPERTY LINE
- EASEMENT
- RIGHT OF WAY LINE
- OHE OHE OVERHEAD ELECTRIC
- FENCE LINE

ATLAS PAGE: 485

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0047

RECORD INFORMATION

VICINITY MAP



SEAL

PROPERTY LINE ADJUSTMENT OF SALLEY ADDITION, CREATING TARA RIDGE SUBDIVISION LOT 1 BENTONVILLE, ARKANSAS

PREPARED FOR:
RED RIVER COMPANY

STATE PLAT CODE:
500-19N-30W-0-07-200-04-1460

DATE: 12/20/2021
PROJECT NO: 21103301
CONTACT: J. BEMBENEK

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, P.C.
No. 109
ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

SHEET NO.: 2 OF 3

DRAWING: G:\21103301_TARARIDGE\INFRASTRUCTURE\SURVEY\DWG\21103301_LOT COMBO.DWG
LAYOUT: SHEET 2 - LAST SAVED: KM476, 12/20/2021 4:18:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 12/20/2021 4:20:04 PM [PLOTTED BY:* VALID ON HARD COPY ONLY]

GRAPHIC SCALE IN FEET

80' 0 80'

BASIS OF BEARING: 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.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.01'	S2° 26' 45"W
L2	34.83'	S2° 05' 24"W

01-15217-000
MARTIAL ARTS SERVICES INC
ZONE: C-2

01-15216-000
MARTIAL ARTS SERVICES INC
ZONE: C-2

01-12780-002
GILD CORPORATION
ZONE: C-2

01-12780-000
GILD CORPORATION
ZONE: C-2

01-11447-017
DYNAMIC DEVELOPMENT INC
ZONE: C-2

01-11447-013
FOUNTAIN PLAZA POA INC
ZONE: C-2

S87° 21' 18"E 1327.92'

N87° 22' 14"W 503.50'

S63° 47' 08"W 576.69'

S80° 19' 51"W 288.43'

S0° 38' 48"W 271.16'

59"W 112.59'

N2° 08' 25"E 612.20'

PROPERTY LINE VACATED PER THIS PLAT

ACCESS EASEMENT DR 92-13524

UTILITY EASEMENT & R/W GRANT DR 2015-38118

CL OF ROAD

35'

2.9'

4.9'

STREET R/W PER THIS PLAT

POB

L1 L2 L3 L4 L5 L6

PARCEL 18-06435-005
HATFIELD & COOK LLC

N = 735064.45
E = 661041.31

N = 734793.30
E = 661038.25

18-06435-000
FRAZIER, RONNIE W & HAIFEN

18-06435-001
CATE TRUST-PHILLIP W
ZONE:

18-06436-000
MUSTAFA, ABEER
ZONE:

02-00861-109
LEM 3 REAL ESTATE LLC
ZONE: C-3

02-00861-200
YATES TRUST, LOIS ELAINE
ZONE:

02-00861-107
RAINBOW ROAD DEVELOPMENT LLC
ZONE: C-3

POC: SE CORNER
NE ¼ SE ¼
SECTION 7
T-19-N R-30-W
PER PR 31-16

MATCH LINE

OHE

LEGEND

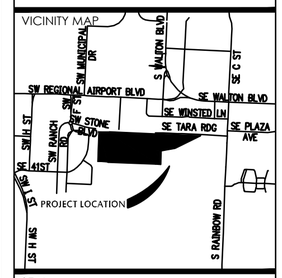
- FOUND IRON PIN OR PIPE
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- LIGHT POLE
- TELEPHONE BOX
- GAS METER
- TRANSFORMER OR ELECTRIC BOX
- PROPERTY LINE
- EASEMENT
- RIGHT OF WAY LINE
- OVERHEAD ELECTRIC
- FENCE LINE

ATLAS PAGE: 485

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0047

RECORD INFORMATION

VICINITY MAP



SEAL

PROPERTY LINE ADJUSTMENT OF SALLEY ADDITION, CREATING TARA RIDGE SUBDIVISION LOT 1
BENTONVILLE, ARKANSAS

PREPARED FOR:
RED RIVER COMPANY

STATE PLAT CODE:
500-19N-30W-0-07-200-04-1460

DATE: 12/20/2021
PROJECT NO: 21103301
CONTACT: J. BEMBENEK

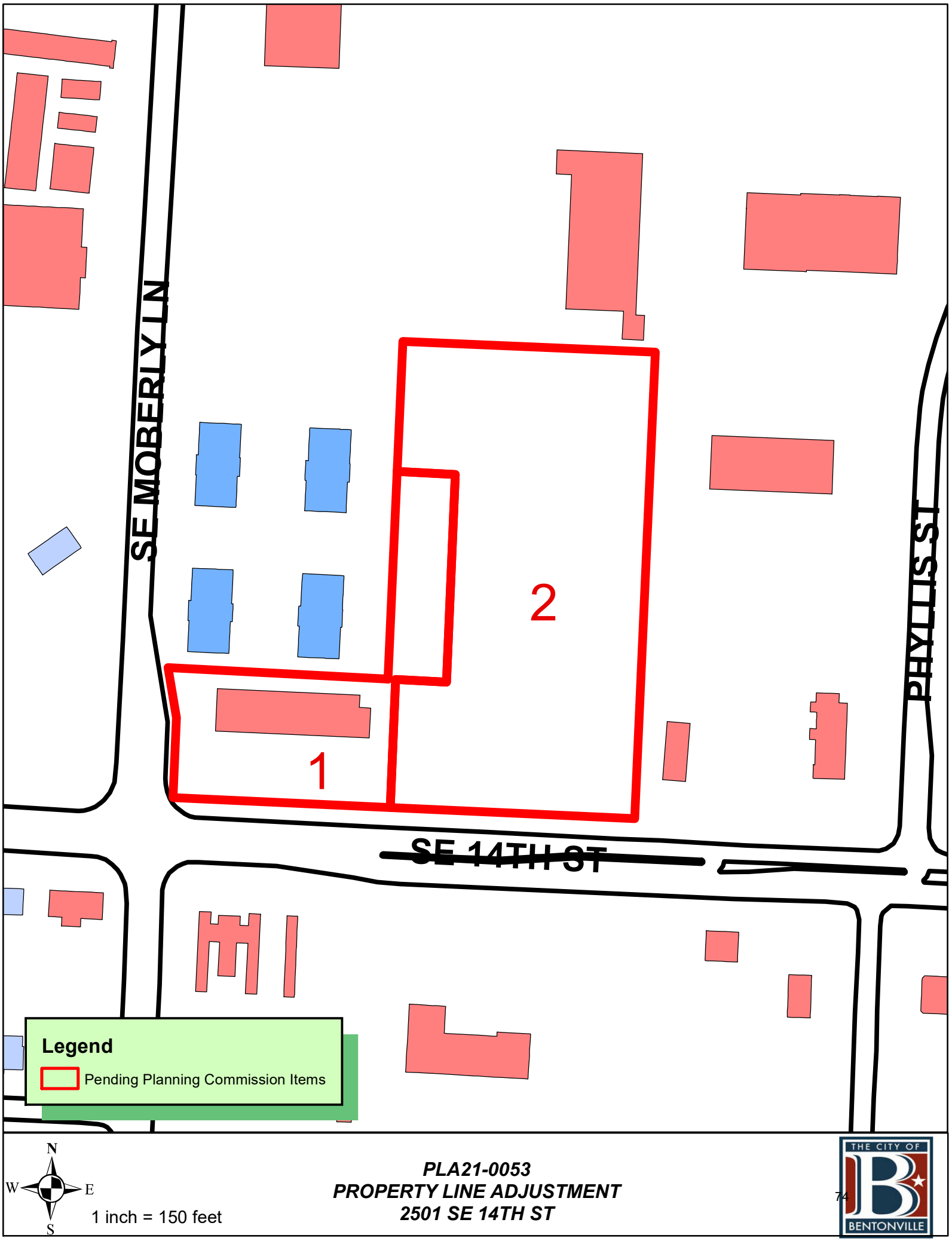
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

© 2021 Crafton, Tull & Associates, Inc.

SHEET NO.:
3 OF 3

DRAWING: G:\21103301_TARARIDGE\INFRASTRUCTURE\SURVEY\DWG\21103301_LOT COMBO.DWG
LAYOUT: SHEET 3 LAST SAVED: KA676, 12/20/2021 4:18:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY 12/20/2021 4:20:27 PM [PLOTTED BY: VALID ON HARD COPY ONLY]



PLA21-0053
PROPERTY LINE ADJUSTMENT
2501 SE 14TH ST

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. 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.

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

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

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

8. 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.

9. 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.

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_____
MAYOR

SIGNED_____
CITY CLERK

SIGNED_____
PLANNING COMMISSION CHAIRMAN

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

Notes:

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

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2008 at page 025482 and File L201949112 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 the surveyor. There may exist other documents of record which would affect this parcel.

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

10. This property is currently zoned C-2

11. The zoning designation is C-2, General Commercial and provide a note instead stating: 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 @ 479-271-312

12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

13. 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.

14. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0260K. Revised date June 5, 2012.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

MOBERLY CROSSING LLC
LARRY GARRETT

_____

CERTIFICATE OF OWNERSHIP

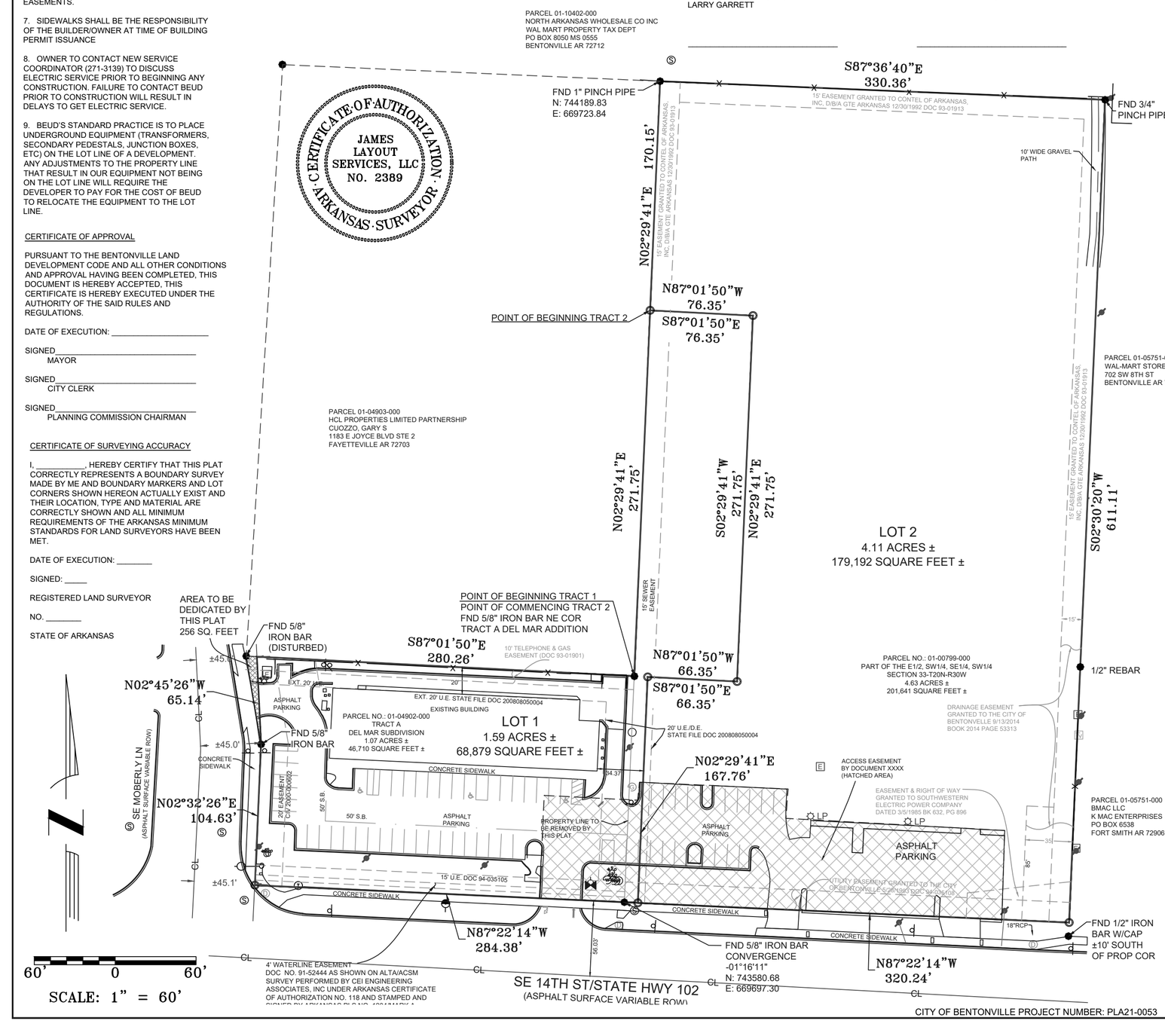
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES,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

DATE OF EXECUTION: _____

SIGNED: _____

SE 14TH STREET LLC

_____



DEED DESCRIPTIONS:

WARRANTY DEED BOOK 2008 PAGE 025482
Part of Tract "A" in Del Mar Addition to Bentonville, Benton County, Arkansas, as shown in Plat Record 6 at Page 75, being part of the W 1/2 of the SW 1/4 of the SE 1/4 of the SW 1/4 of section 33, Township 20 North, Range 30 West, and being more particularly described as beginning at the NE comer of said Tract "A"; thence South 02°31'57" West 167.79 feet along the east line of said Tract "A"; thence North 87°14'58" West 274.50 feet; thence North 02°36'31" East 104.12 feet; thence North 09°20'30" West 65.19 feet; thence South 87°14'09" East 287.77 feet along the North line of said Tract "A" to the point of beginning. Subject to the right--of-way of Moberly Lane along the West side and Arkansas State Highway 102 along the South side thereof.

GENERAL WARRANTY DEED FILE L201949112:
East 1/2 of the SW 1/4 of **the SE 1/4** of the SW **1/4** of Section 33, Township 20 North, Range 30 West, Benton County, Arkansas.

LESS AND EXCEPT that portion of **the property** conveyed to the Arkansas State Highway Commission in Warranty Deed filed for record as Document No. **92-02913,** records of Benton County, Arkansas, and being more particularly described **as follows:** Part of the SE 1/4 of the SW **1/4 of Section 33, Township 20 North,** Range 30 West, Benton County, Arkansas, starting at the Northeast corner of Tract A, Del Mar **Addition to the City of** Bentonville, thence S **01°13'43"** W along the East line of Tract A, Del **Mar Addition** a distance of 167.93 feet to a **point** on the Northerly proposed **right** of way line of State **Highway 102 for the point** of beginning, thence S **88°30'40"** E along the Northerly **proposed right of** way line of State Highway **102** a distance of 330.06 feet to a point; thence S 01°13'34" W a distance of **10.00** feet to a **point on the Northerly existing right of way line** of State Highway **102;** thence N **88°30'40"** W along said existing right of way line a distance of 330.06 feet to a point on the East line of Tract A, Del Mar **Addition,** thence N **01°13'34"** E along the East line of Tract A, Del Mar **Addition** a **distance of 10.00** feet to **the point of beginning, containing 0.08** acres, more or less.

SURVEY DESCRIPTION:

LOT 1:

A PART OF TRACT "A", DEL MAR ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD 6 AT PAGE 75 AND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST TOGETHER WITH PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST ALL BEING SITUATED IN BENTONVELLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE NORTH 02°29'41" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 271.75 FEET; THENCE SOUTH 87°01'50" EAST DEPARTING SAID WEST LINE A DISTANCE OF 76.35 FEET; THENCE SOUTH 02°29'41" WEST A DISTANCE OF 271.75 FEET; THENCE NORTH 87°01'50" WEST A DISTANCE OF 66.35 FEET; THENCE SOUTH 02°29'41" WEST A DISTANCE OF 167.76 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 14th STREET/STATE HIGHWAY 102 AS IT CURRENTLY EXISTS; THENCE NORTH 87°22'14" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 284.38 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF SOUTHEAST MOBERLY LANE AS IT CURRENTLY EXISTS; THENCE NORTH 02°32'26" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 104.63 FEET; THENCE NORTH 02°45'26" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 65.14 FEET; THENCE SOUTH 87°01'50" EAST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 280.26 FEET TO THE POINT OF BEGINNING. CONTAINING 68,879 SQUARE FEET OR 1.59 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS OF RECORD IF ANY.

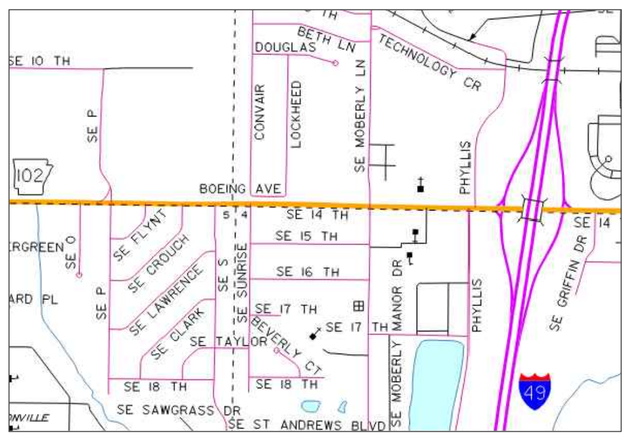
LOT 2:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER IF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST SITUATED IN BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT A, DEL MAR ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD 6 AT PAGE 75; THENCE NORTH 02°29'41" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTNACE OF 271.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°29'41" EAST ALONG SAID WEST LINE A DISTANCE OF 170.15 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 87°36'40" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 330.36 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF; THENCE SOUTH 02°30'20" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 611.11 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 14TH STREET/STATE HIGHWAY 102 AS IT CURENTLY EXISTS; THENCE NORTH 87°22'14" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 320.24 FEET ; THENCE NORTH 02°29'41" EAST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 167.76 FEET; THENCE SOUTH 87°01'50" EAST A DISTANCE OF 66.35 FEET; THENCE NORTH 02°29'41" EAST A DISTANCE OF 271.75 FEET; THENCE NORTH 87°01'50" WEST A DISTANCE OF 76.35 FEET TO THE POINT OF BEGINNING. CONTAINING 179,192 SQUARE FEET OR 4.11 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS OF RECORD IF ANY.

OWNER:
PARCEL 01-04902-000
MOBERLY CROSSING LLC
GARRETT, LARRY D
2521 S HORIZON BLVD
ROGERS AR 72758

OWNER:
PARCEL 01-00799-000
SE 14TH STREET LLC
2521 S HORIZON BLVD
ROGERS AR 72758



Vicinity Map
N.T.S.

State Filing Code:
500-20N-30W-0-33-330-04-1845

Property Line Adjustment for Tract A of Del Mar Addition and Parcel 01-00799-000 to Create Lots 1 & 2 of Del Mar Second Addition

JLS

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

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

Recording Information

Job Number: 21-347
Field Work: AS
Drawn By: JWSJR
Checked By: MJ
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 10/19/2021
Scale: 1"=60'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

GAS LINE (G)
TELEVISION CABLE (TV)
PROPERTY LINES
BUILDING SETBACK
UTILITY POLE (WITH GUY WIRE)

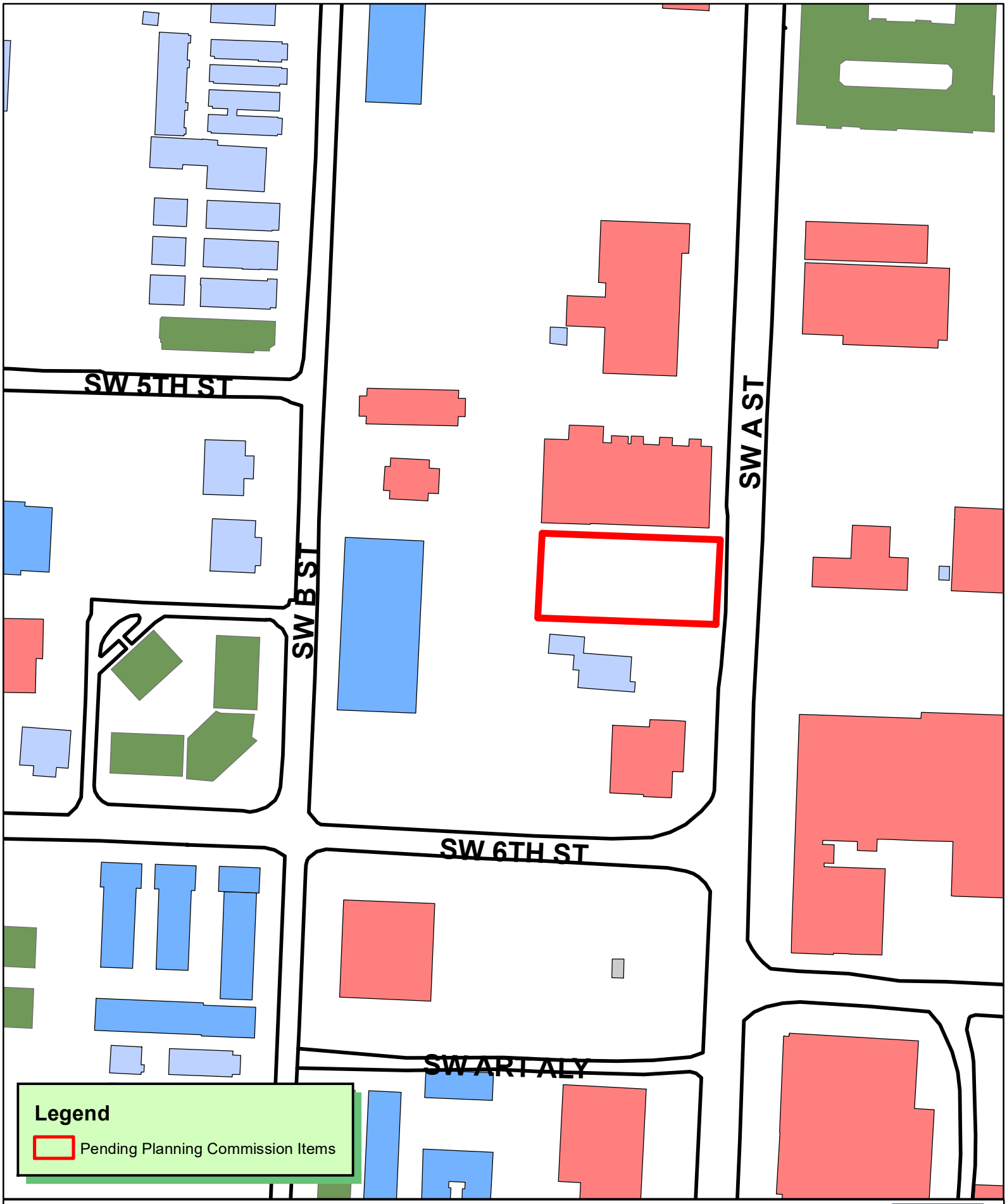
TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
TELEPHONE LINE
EXISTING WATER LINE (W)
OVERHEAD ELECTRIC LINE (OHE)
UNDERGROUND ELECTRIC LINE (UGE)

(XXX.XX') RECORD DISTANCE
(XX°XX'XX") RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE

CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

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

SHEET NO.
1 OF 1



PLA21-0056
PROPERTY LINE ADJUSTMENT
DUNN AND DAVIS ADDITION
LOTS 4&5 CREATING LOT 17

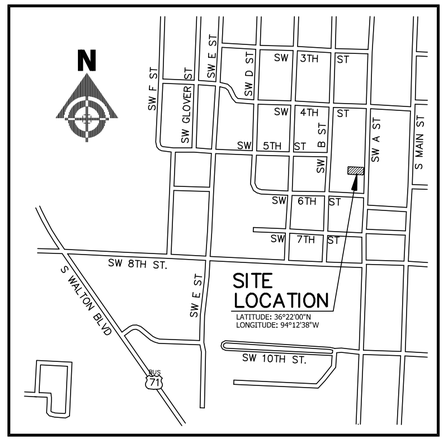
PROPERTY LINE ADJUSTMENT
OF A PART OF LOT 4 AND ALL OF LOT 5
DUNN AND DAVIS ADDITION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LEGEND:

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- OHE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- X"SAN — SANITARY SEWER LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- AC — AIR CONDITIONING UNIT
- CLEANOUT
- D — DRAINAGE MANHOLE
- E — ELECTRIC METER
- FIRE HYDRANT
- GRATED INLET
- G — GAS METER
- GUARD POST
- GUY WIRE
- LAMP POLE
- TV — CABLE TV RISER
- E — ELECTRIC RISER
- T — TELEPHONE RISER
- SIGN
- S — SANITARY MANHOLE
- UTILITY POLE
- T — TELEPHONE VAULT
- W — WATER METER
- WATER VALVE

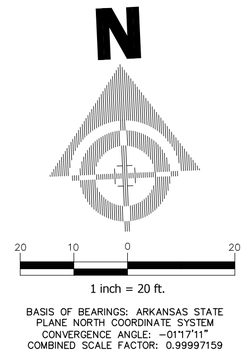
ABBREVIATIONS:

cnc	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
P	PAVEMENT
tc	TOP OF CURB
cr	CROWN OF ROAD
fl	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
ugt	UNDERGROUND TELEPHONE CABLE

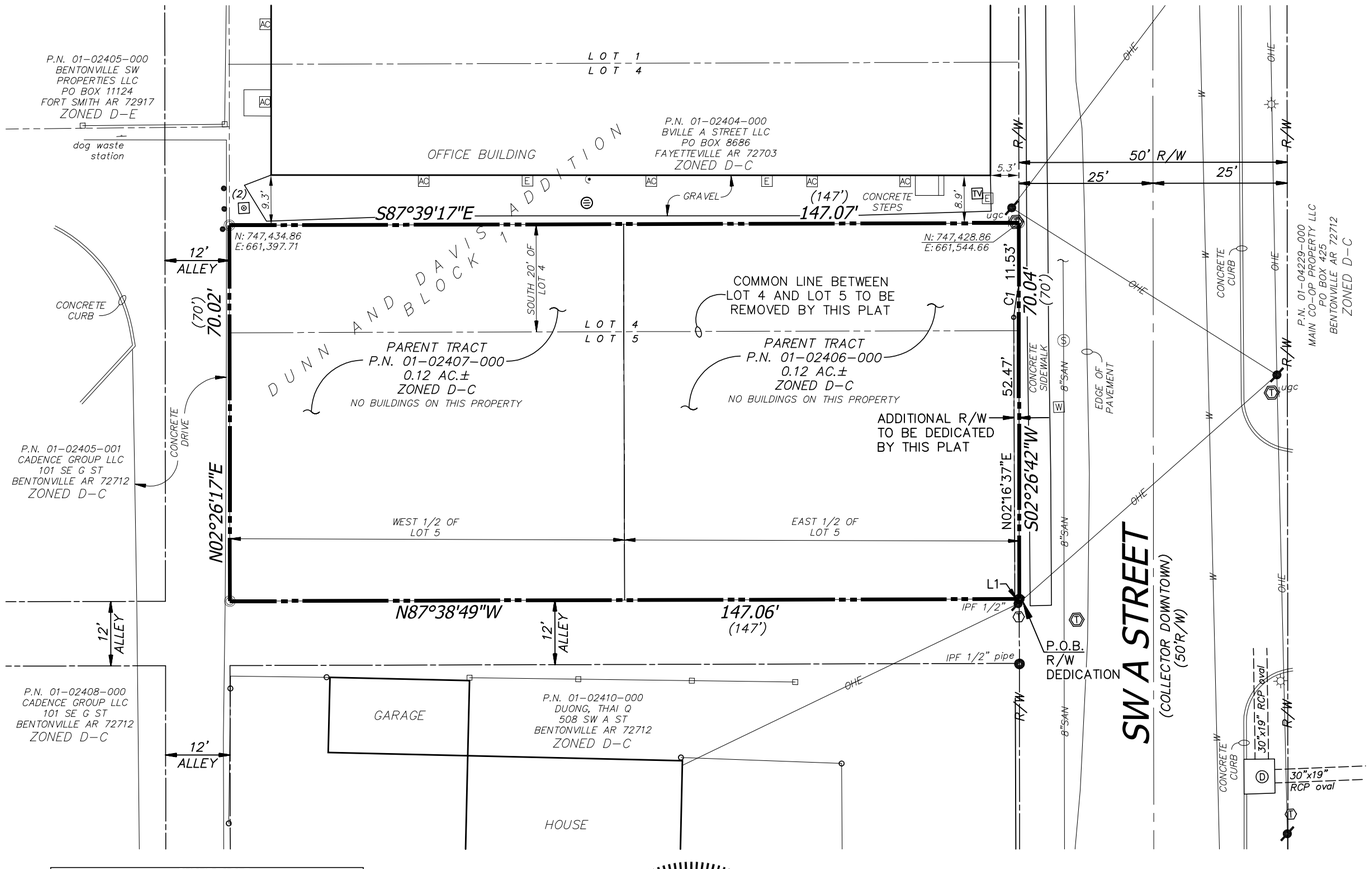


VICINITY MAP
NOT TO SCALE

CITY OF BENTONVILLE ATLAS PAGE NUMBER 403A



BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: -01°17'11"
COMBINED SCALE FACTOR: 0.99997159



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	06°17'21"	55.78'	6.12'	N11°41'01"E 6.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°38'49"W	0.83'

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT:

A PART OF LOT 5 AND A PART OF LOT 4, ALL IN BLOCK NUMBER 1 OF THE DUNN AND DAVIS ADDITION TO THE CITY OF BENTONVILLE AS SHOWN IN PLAT RECORD "B" AT PAGE 117, BENTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SE CORNER OF SAID LOT 5, BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SW "A" STREET (50'R/W); THENCE ALONG THE SOUTH LINE OF SAID LOT 5 N87°38'49"W 0.83 FEET; THENCE DEPARTING SAID SOUTH LINE N02°16'37"E 52.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 06°17'21", A RADIUS OF 55.78 FEET, A LONG CHORD THAT BEARS N11°41'01"E 6.12 FEET, AN ARC DISTANCE OF 6.12 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE OF SW "A" STREET; THENCE ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE S02°26'42"W 58.51 FEET TO THE POINT OF BEGINNING, CONTAINING 51 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

SITE SPECIFIC NOTES:

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

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

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

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

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0255K
REVISED DATE: JUNE 05, 2012

ZONING AND SETBACK INFORMATION

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT D-C, DOWNTOWN CORE, 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.

OWNER:

BVILLE A STREET LLC
PO BOX 8686
FAYETTEVILLE AR 72703

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
SIGNATURE
LAZARO G. PAYA

PROGRESS DRAWING

CERTIFICATE OF SURVEY.

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, 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: _____

PROGRESS DRAWING

LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

PARENT TRACT
P.N. 01-02406-000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L201902895

The East One-Half of the South Twenty (20) feet of Lot Numbered four (4) and the East One-Half (E1/2) of Lot Numbered Five (5), in Block Numbered One (1), Dunn and Davis Addition to the city of Bentonville, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas.

PARENT TRACT
P.N. 01-02407-000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L201902895

The West One-Half of the South Twenty (20) feet of Lot Numbered four (4) and the West One-Half (W1/2) of Lot Numbered Five (5), in Block Numbered One (1), Dunn and Davis Addition to the city of Bentonville, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas.

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

Source of Title: Document L201902895

CERTIFICATE OF APPROVAL.

Pursuant to the City of Bentonville Subdivision Regulations and all other conditions and approvals 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: _____
Community Development Director

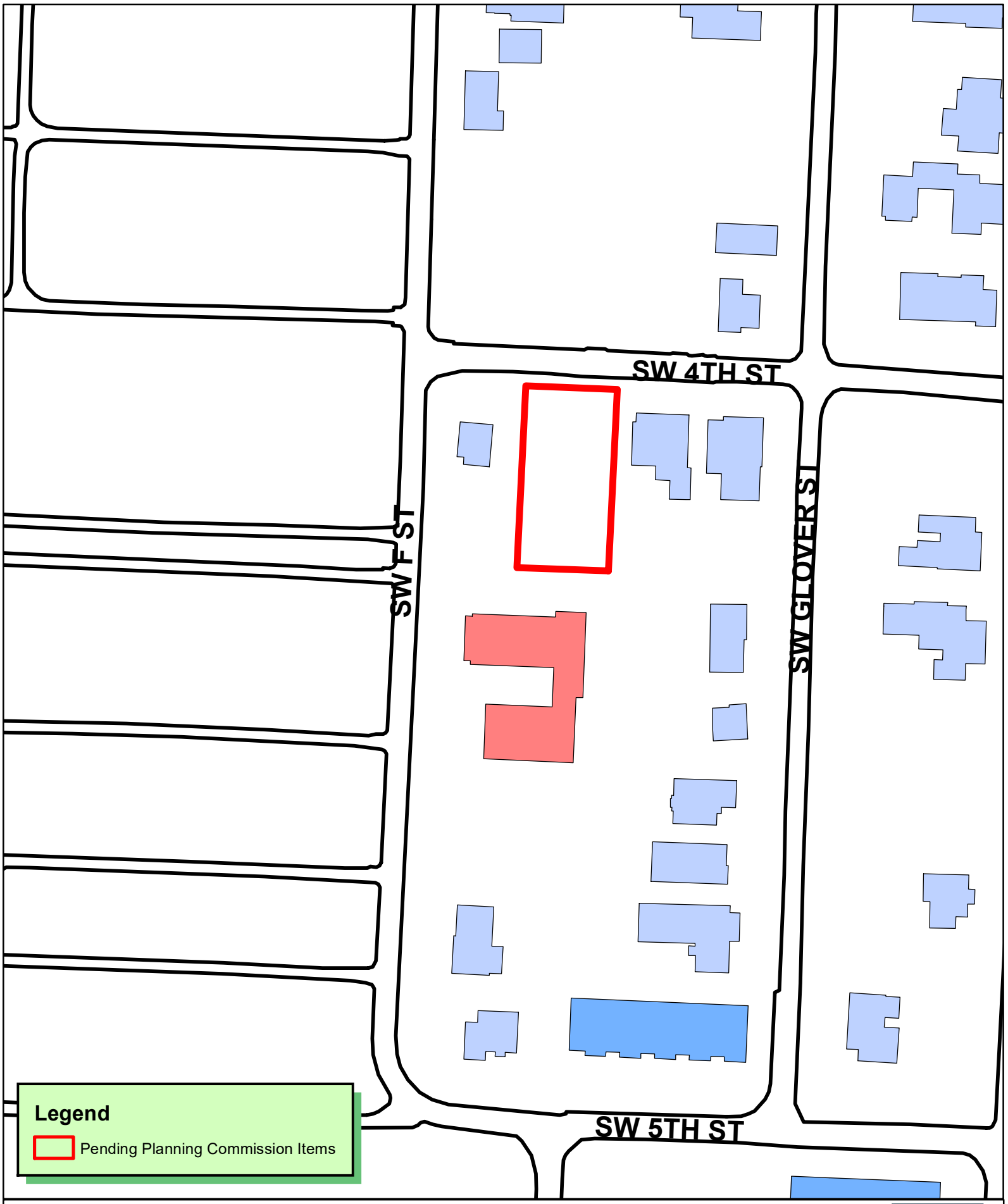
CITY OF BENTONVILLE PROJECT NUMBER: LS21-????

REVISION	DATE	DESCRIPTION
R1	DATE	DESCRIPTION

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. 13 - CAVE SPRINGS, AR - 72718

PROPERTY LINE ADJUSTMENT
PART OF LOT 4 & ALL OF LOT 5 IN BLOCK 1
DUNN AND DAVIS ADDITION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:	BVILLE A STREET, LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE: November 2, 2021	
REVISED: LP	DWG: 21042_PLA	SHEET: 1 OF: 1	



PLA21-0057
PROPERTY LINE ADJUSTMENT
FAIRCLOE BLOCK ADDITION
LOTS 1,2, & 3 CREATING LOT 27

PROPERTY LINE ADJUSTMENT OF LOT 1, 2, AND 3 FAIRCLOE BLOCK ADDITION CREATING LOT 27

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, 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 AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R._____

PAGE_____

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R._____

PAGE_____

CERTIFICATE OF SURVEYING ACCURACY:

I, ALAN REID, 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. 1005
STATE OF ARKANSAS

PLAT NOTES:

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; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

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

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

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 @ 479-271-3122.

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

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

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

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

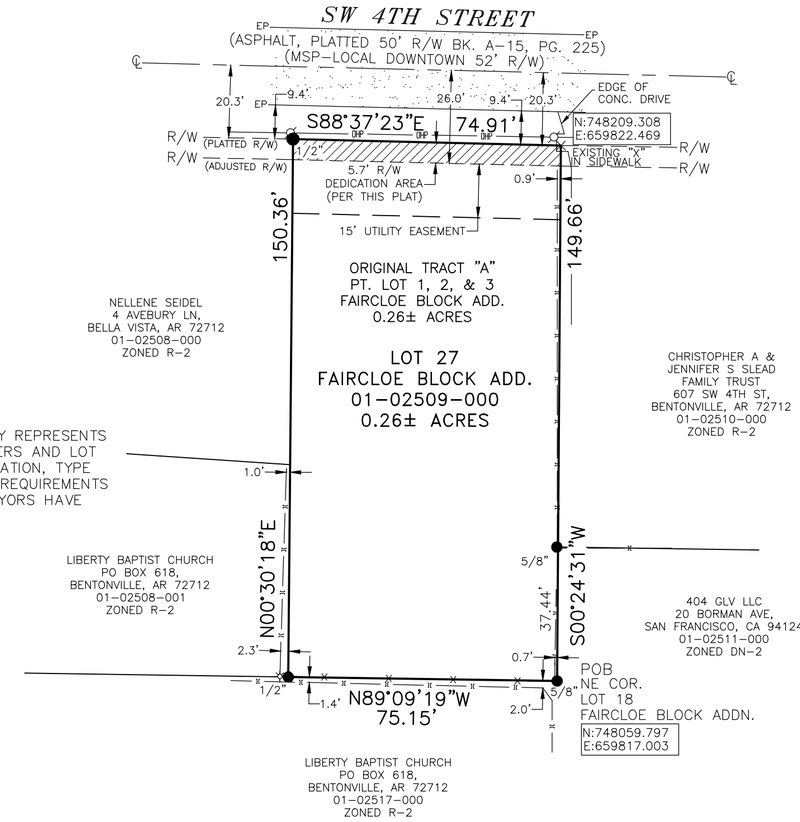
ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

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.

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.

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

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



OWNER/DEVELOPER: ANDRES & AIMEE CAPRA
(512) 297-6286

ADDRESS: PARCEL NO. 01-02509-000 SW 4TH ST, BENTONVILLE, AR 72712

PROPOSED USE: RESIDENTIAL

ZONING: R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOUSE

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

STATE LAND SURVEYOR FILE CODE
500-20N-30W-0-31-100-04-1005

PARENT TRACT DESCRIPTION - (01-02509-000):
THE EAST 75 FEET OF LOTS 1, 2, AND 3 FAIRCLOE BLOCK ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

SURVEY DESCRIPTION LOT 27:
LOT NUMBERED TWENTY-SEVEN (27) OF FAIRCLOE BLOCK ADDITION BEING A PART OF LOTS ONE (1), TWO (2) AND THREE (3) OF FAIRCLOE BLOCK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING CHISELED 'X' IN A CONCRETE SIDEWALK; THENCE S00°24'31"W 149.66 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE N89°09'19"W 75.15 FEET ALONG THE SOUTH LINE OF SAID LOT THREE (3) TO AN EXISTING IRON REBAR; THENCE N00°30'18"E 150.36 FEET TO AN EXISTING IRON REBAR ON THE NORTH LINE OF SAID LOT ONE (1); THENCE S88°37'23"E 74.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - MSP DEDICATION
A PART OF LOTS ONE (1), TWO (2) AND THREE (3) OF FAIRCLOE BLOCK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING CHISELED 'X' IN A CONCRETE SIDEWALK; THENCE S00°24'31"W 5.75 FEET TO A POINT WHICH IS 26.00 FEET SOUTH OF THE EXISTING CENTERLINE OF SW 4TH STREET; THENCE N88°37'23"W 74.92 FEET TO A POINT WHICH IS 26.00 FEET SOUTH OF THE EXISTING CENTERLINE OF SAID SW 4TH STREET; THENCE N00°30'18"E 5.75 FEET TO AN EXISTING IRON REBAR ON THE NORTH LINE OF SAID LOT ONE (1); THENCE S88°37'23"E 74.91 FEET TO THE POINT OF BEGINNING, CONTAINING 431 SQUARE FEET, MORE OR LESS.

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

CERTIFICATE OF APPROVAL:

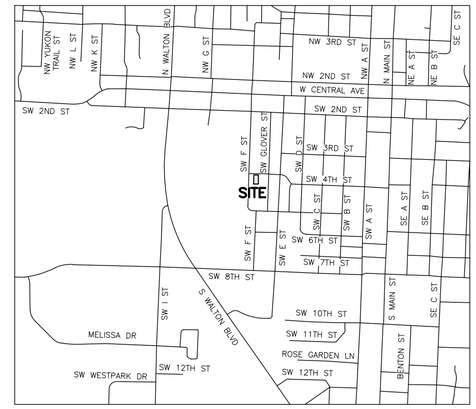
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND CODES.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



VICINITY MAP

0 30 60 90

1" = 30'

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISLED 'X'	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	OVERHEAD ELECTRIC LINE
BARBED-WIRE FENCE	UNDERGROUND ELECTRIC LINE
CHAIN-LINKED FENCE	GAS LINE
PRIVACY FENCE	SANITARY SEWER LINE
WIRE FENCE	STORM SEWER LINE
MAJOR CONTOUR INTERVAL	TELEPHONE LINE
MINOR CONTOUR INTERVAL	WATER LINE
BUILDING LINE	PROPERTY LINE
FIBER-OPTICS LINE	
DITCH/WATER LINE	

PLA21-0057

REVISIONS		
DATE	DESCRIPTION	BY
12/16/2021	CITY COMMENTS	DF

SHEET 1 OF 1

JOB NO. 21023-1

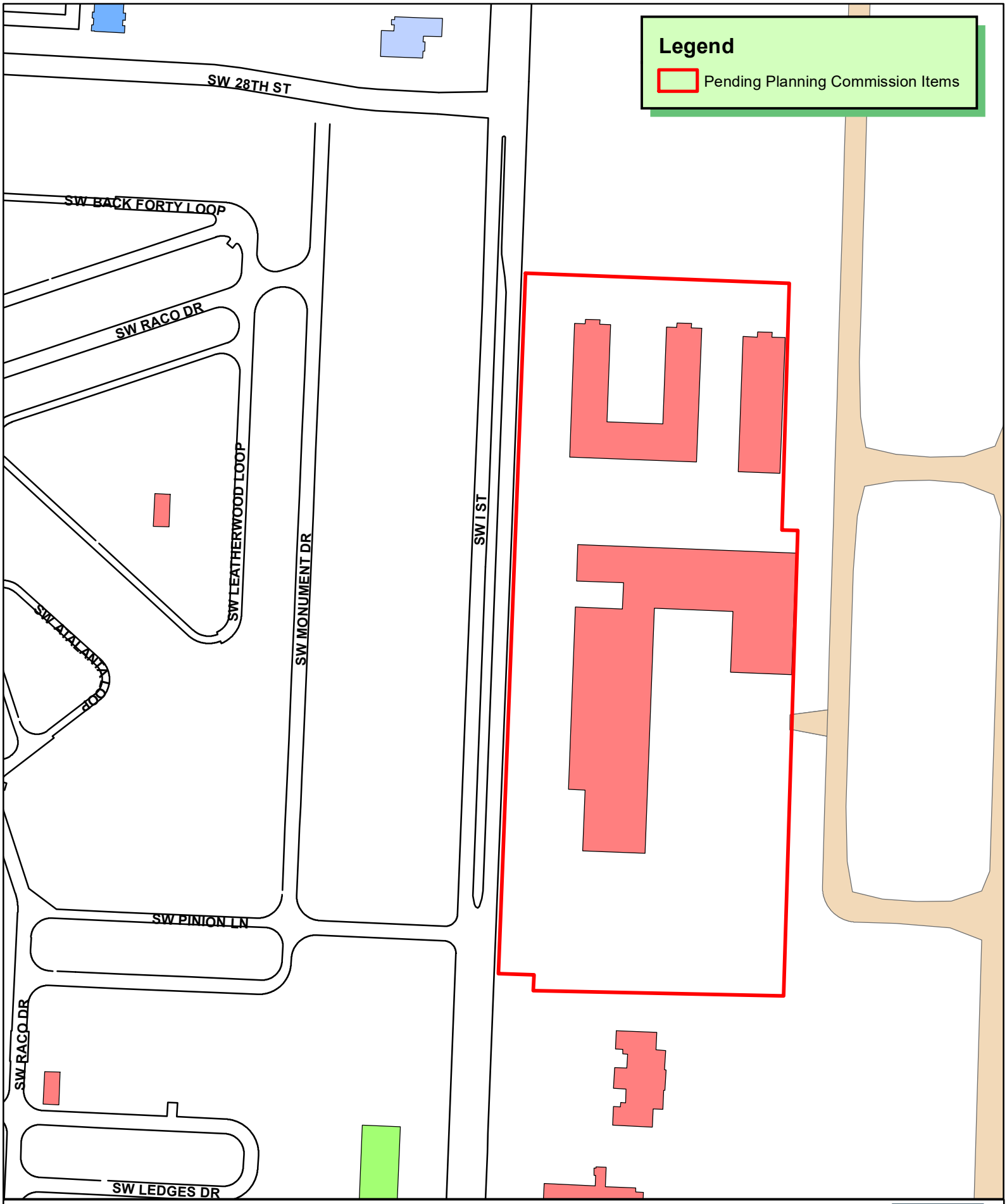
ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL
LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	11/15/2021
CHECKED	–
SCALE	1" = 30'
SHEET SIZE	18"x 24"

ANDRES & AIMEE CAPRA
PARCEL NO. 01-02509-000 SW 4TH ST,
BENTONVILLE, AR 72712

PROPERTY LINE ADJUSTMENT - BENTONVILLE, AR.



N
W E
S

1 inch = 200 feet

PLA21-0060
PROPERTY LINE ADJUSTMENT
SEALS ADDITION
LOTS 15&18 CREATING LOTS 20&21

PARENT TRACT DESCRIPTION - Scrivener's Affidavit, Document L201952891:

Lot 15, Seals Addition, Bentonville, Benton County, Arkansas, as shown on Plat Record 2016 at Page 648.

PARENT TRACT DESCRIPTION - Warranty Deed, Document L202153310:

Lot 18, of the Lot Split of Lot 11 of Seals Addition, Benton County, Arkansas, filed for record in Plat Record 2016 at page 786, being more particularly described as follows, to-wit: Beginning at a point on the East right-of-way of Southwest I Street which is S87°43'05"E 62.88 feet and S02°14'25"W 355.27 feet from the Northwest corner of the West Half of the Northwest Quarter of Section 7, Township 19 North, Range 30 West, Benton County, Arkansas, and running thence S87°36'35"E 462.16 feet to an existing rebar; thence S02°22'09"E 59.97 feet to an existing rebar; thence S02°16'55"W 313.37 feet to an existing rebar; thence N87°43'05"W 466.75 feet to an existing rebar on the East right-of-way of Southwest I Street; thence along said right-of way N02°14'25"E 374.01 feet to the point of beginning, containing 4.00 acres, more or less.

SURVEY DESCRIPTION - Lot 20, Seals Addition:

Part of Lot 15, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016, at page 648, and part of Lot 18, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016, at page 786, Benton County, Arkansas, and more particularly described as follows:

COMMENCING at a mag nail with PS #1507 washer marking the southwest Corner of Lot 15, Seals Addition; thence by bearing and distance (basis of bearings, Grid North), North 02°13'12" East along the east right-of-way line of Southwest I Street, as that currently exist, a distance of 777.69 feet to a one-half inch (1/2") rebar with PS #1507 cap and the POINT OF BEGINNING; thence North 02°14'25" East continuing along said east right-of-way line a distance of 344.01 feet to a chiseled "x" in concrete at the southwest corner of Lot 17, Seals Addition; thence leaving said east right-of-way line, South 87°36'35" East a distance of 462.16 feet to a five-eighths inch (5/8") rebar with PS #1642 cap marking the southeast corner of said Lot 17 on the west line of Lot 6, Thaden Addition, as recorded as Land Document No. L202167725; thence South 02°22'09" East along said west line of Lot 6 a distance of 59.97 feet to a five-eighths inch (5/8") rebar with PS #1642 cap; thence South 02°16'55" West continuing along said west line of Lot 6 a distance of 283.37 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said west line, North 87°43'05" West a distance of 466.78 feet to the Point of Beginning.

SURVEY DESCRIPTION - Lot 21, Seals Addition:

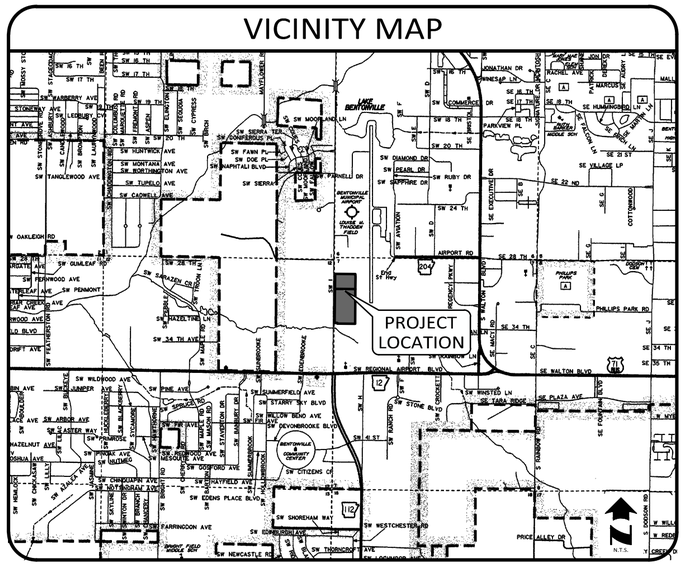
Lot 15, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016 at page 648 and part of Lot 18, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016 at page 786, Benton County, Arkansas, and more particularly described as follows:

BEGINNING at a mag nail with PS #1507 washer marking the southwest Corner of Lot 15, Seals Addition; thence by bearing and distance (basis of bearings, Grid North), North 02°13'12" East along the east right-of-way line of Southwest I Street, as that currently exist, a distance of 777.69 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said east right-of-way line, South 87°43'05" East a distance of 466.78 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west line of Lot 6, Thaden Addition, as recorded as Land Document No. L202167725; thence South 02°16'55" West along said west line of Lot 6 a distance of 30.00 feet to a five-eighths inch (5/8") rebar with PS #1642 cap; thence North 87°43'05" West continuing along said west line of Lot 6 a distance of 2.95 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 01°42'51" West continuing along said west line of Lot 6 a distance of 761.59 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of said Lot 15, Seals Addition; thence leaving said west line, North 87°50'07" West along the south line of said Lot 15 a distance of 412.02 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 02°13'12" East continuing along said south line a distance of 14.77 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°46'48" West continuing along said south line a distance of 58.50 feet to the Point of Beginning.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage easement.
- Current Zoning for both Lots 20 and 21 is I-1 and Municipal Airport Overlay District, Zone B, Transitional Zone. 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

VICINITY MAP



GENERAL NOTES:

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and NGS OPUS Solution, having published values of: Latitude 36°20'31.05992" N; Longitude 94°13'14.13642" W; Convergence Angle = -1.29216111 degrees; and a Combined Scale Factor of 1.00003419 Ground to Grid.
- Grid North Convergence: At the southwest corner of Lot 15, Seals Addition, rotate from Grid North 01°17'35" to the left for True (Geodetic) North.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised: June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain. Flood Hazard Maps are subject to be changed, updated, and revised, and the purchaser or other interested parties of any lots or lands depicted hereon, should review current maps and satisfy themselves of the location and limits of any potential flood hazard areas, along with any associated risk.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Utilities, subsurface or environmental conditions were not examined or considered as a part of this survey. All utilities and subsurface improvements should be verified before any excavations or development.
- Last Date of Field Survey: October 20, 2021.

REFERENCES:

- General Warranty Deed; Game Engines, LLC, Grantee; Land Document No. L201946597, filed September 5, 2019, Benton County, Arkansas.
- Scrivener's Affidavit and Correction Deed; Game Engines, LLC, Grantee; Land Document No. L201952890, filed October 3, 2019, Benton County, Arkansas.
- Scrivener's Affidavit; Game Engines, LLC, Grantee; Land Document No. L201952891, filed October 3, 2019, Benton County, Arkansas.
- Warranty Deed; Mars Loop, LLC, Grantee; Land Document No. L202153310, filed July 16, 2021, Benton County, Arkansas.
- Lot Split Plat creating Lots 15 and 16, Seals Addition to the City of Bentonville, Plat Book 2016, page 648, filed August 26, 2016, Benton County, Arkansas.
- Property Line Adjustment Plat creating Lot 6 & Lot 7, Thaden Addition to the City of Bentonville, Land Document No. L202167725, filed September 9, 2021, Benton County, Arkansas.
- Lot Split Plat creating Lots 17 & 18 of Seals Addition to the City of Bentonville, Plat Book 2016, page 786, filed October 21, 2016, Benton County, Arkansas.

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.

Signed: _____, Date: _____
Game Engines, LLC

Printed Name: _____

Title: _____

State of Arkansas)
) SS
County of _____)

Sworn And Subscribed Before Me This_____Day Of _____. 20___.

Notary Public:_____

My Commission Expires:_____

Signed: _____, Date: _____
Mars Loop, LLC

Printed Name: _____

Title: _____

State of Arkansas)
) SS
County of _____)

Sworn And Subscribed 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 _____
Community Development Director

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A. Sikes, hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all requirements of the Arkansas Standards of Practice for Property Boundary Surveys and Plats have been met.

Date of Execution: December 20, 2021

FOR REVIEW

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

Signed: _____

Filing Block

SURVEYOR
Morrison Shipley I Halff
2407 SE Cottonwood Street
Bentonville, AR 72712
Contact: Keith Sikes
Phone: 479-273-2209

OWNER
Mars Loop LLC
5543 Edmondson Pike #1122
Nashville, TN 37211
Contact: Will Nitz
Telephone: (479)-599-8140

OWNER
Game Engines, LLC
PO Box 1860
Bentonville, AR 72712
Contact: Will Nitz
Telephone: (479)-599-8140

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

Property Line Adjustment LOTS 15 & 18 Seals Addition creating LOTS 20 & 21 Seals Addition

Bentonville, Arkansas

Prepared For: Game Engines, LLC

PROPERTY LINE ADJUSTMENT PLAT

Bentonville Project #PLA21-0060

Revisions	
1	12.20.2021 - Revised Per City Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	N/A
Date:	12.20.2021	Plot Scale:	1
Project No.:	VBT-31	DWG Name:	PLAT

SHEET 1 of 2

Drawing Name: P:\VBT-31 Game Engines PLA\DRAFTING\VBT-31 Property Line Adjustment PLAT.dwg Last Modified: Dec 20, 2021 - 11:33am Plotted on: Dec 20, 2021 - 11:33am by ats165

Filing Block

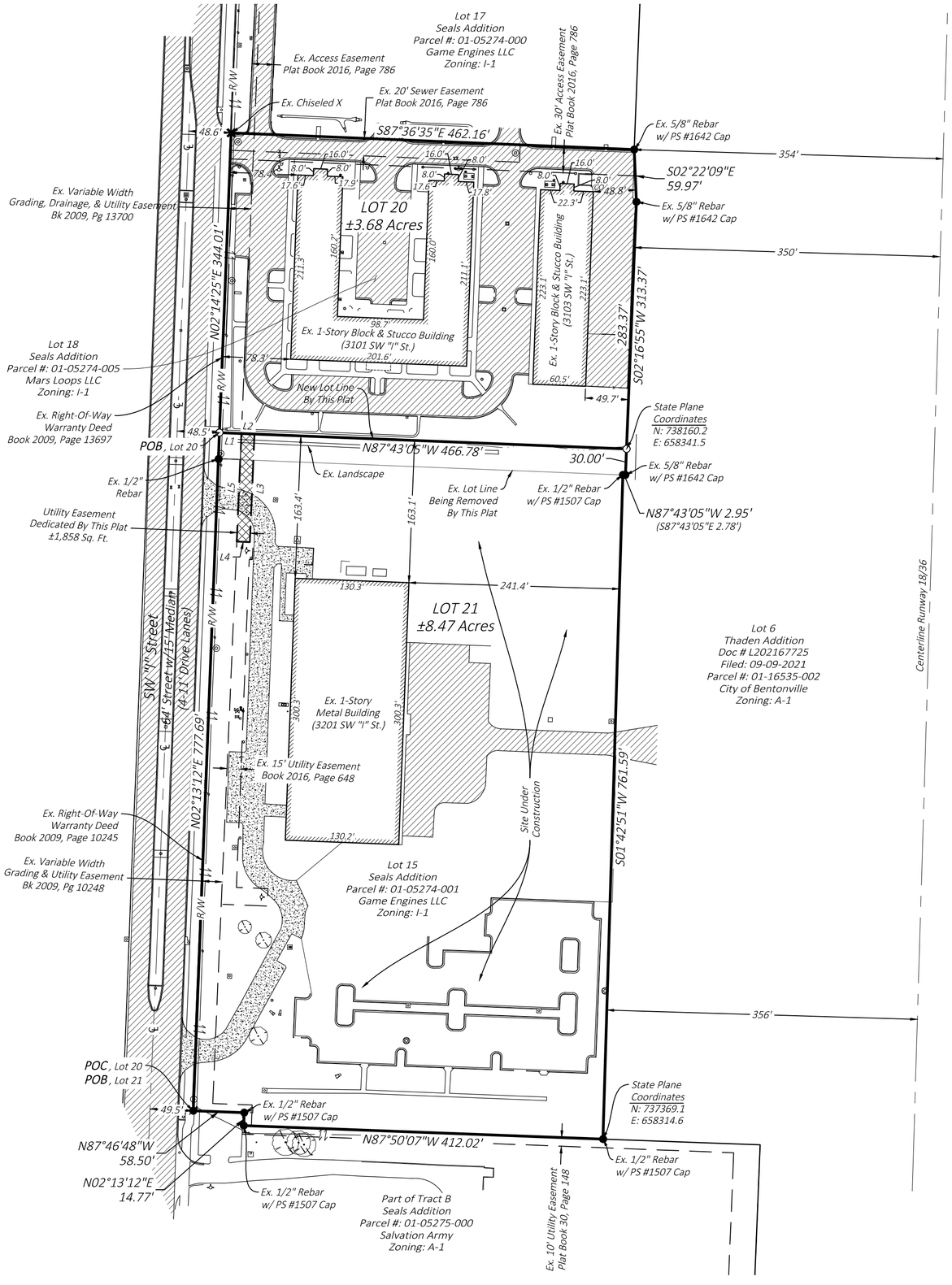
Grid North

100 0 100

Scale in Feet
1" = 100 Feet

LEGEND

- Ex. Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Ditch Line
- Ex. Fence Line
- Dedicated Easement By This Plat
- Set 1/2" Rebar w/ PS# 1507 Cap
- Ex. Rebar or Iron Pipe
- Ex. Mag Nail w/ PS #1507 Washer
- Ex. Chiseled "X"
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Electric Transformer
- Ex. Vault Box
- Ex. Air Conditioner
- Ex. Tree
- Ex. Asphalt
- Ex. Concrete



Line Table		
Line #	Bearing	Length
L1	S 87°43'05" E	25.15'
L2	S 87°43'05" E	15.00'
L3	S 02°27'11" W	123.88'
L4	N 87°46'39" W	15.00'
L5	N 02°27'11" E	123.90'

FOR REVIEW

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

Property Line Adjustment
LOTS 15 & 18 Seals Addition creating LOTS 20 & 21 Seals Addition
Bentonville, Arkansas

Prepared For: Game Engines, LLC

PROPERTY LINE ADJUSTMENT PLAT

Bentonville Project #PLA21-0060

Revisions

1	12.20.2021 - Revised Per City Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	1"=100'
Date:	12.20.2021	Plot Scale:	1
Project No.:	VBT-31	DWG Name:	PLAT

Drawing Name: P:\VBT-31 Game Engines PLAT\DRAFTING\VBT-31 Property Line Adjustment PLAT.dwg Last Modified: Dec 20, 2021 - 11:31am Plotted on: Dec 20, 2021 - 11:34am by ar5165

proposed 1572 LF of opposite lane 12' asphalt, w/1ft shoulder, typical 19' from C/L collector on our side

taper asphalt with gravel shoulder

GRAPHIC SCALE
0 250' 500'
1 inch = 250 feet

ANGLIN PROPERTIES, LLC
5895 SW ANGLIN ROAD
BENTONVILLE, AR 72712
18-08985-000
ZONE: COUNTY

BENTONVILLE, AR 72712
18-08983-000
ZONE: COUNTY

REX & CAROLYN GRIMSLEY REVOCABLE TRUST
6349 SW PHEASANT RIDGE ROAD
BENTONVILLE, AR 72712
01-08982-001
ZONE: R-1

REX & CAROLYN GRIMSLEY REVOCABLE TRUST
6349 SW PHEASANT RIDGE ROAD
BENTONVILLE, AR 72712
01-08982-000
ZONE: R-1

REX & CAROLYN GRIMSLEY REVOCABLE TRUST
6349 SW PHEASANT RIDGE ROAD
BENTONVILLE, AR 72712
01-07958-000
ZONE: R-1

CHRISTENSEN
6510 ADAMS ROAD
BENTONVILLE, AR 72712
01-08982-250
ZONE: R-1

Offsite water main to be constructed and accepted by the City of Bentonville prior to final plat approval of Phase 1

Offsite sewer main to be constructed and accepted by the City of Bentonville prior to final plat approval of Phase 2

LOT 361
NON-BUILDABLE
4.89 Ac. +/-

GREENSPACE/ FLOODPLAIN AREA

PHASES 7-8 ARE CLEAR TO PLAT ONCE NORTH LAND DONATIONS ARE COMPLETE.

NON-BUILDABLE
14.71 Ac. +/-
(DEED 2011-33328)
BLANKET DRAINAGE EASEMENT THIS LOT

GREENSPACE/ FLOODPLAIN AREA

TIM A & LORRAINE G HALE REVOCABLE TRUST
4302 N RAINBOW FARM ROAD
BENTONVILLE, AR 72712
18-08876-000
ZONE: COUNTY

Offsite sewer main to be constructed and accepted by the City of Bentonville prior to final plat approval of Phase 1

Dedicated to City of Bentonville, a 70' wide Right-of-way with approval of Phase 1, including a 30' wide permanent utility easement South of and Contiguous to the South Right-of-Way line.

	Estimate amount of time for construction - hopefully sooner	Number of lots
Phase 1		142
Phase 2		30
Phase 3	Dec 9 2021-2022	54
Phase 4	Dec 9 2022-2023	36
Phase 5	Dec 9 2023-2024	56
Phase 6	Dec 9 2024-2025	61
Phase 7	Dec 9 2025-2026	17
Phase 8	Dec 9 2026-2027	20

R:\--Swope\16-218 Osage Hills\Civil Drawings\16-218 - Phasing Plan.dwg Plotted On 2021-12-06 Plotted By CASSY

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
12/6/2021
PHILLIP R. SWOPE

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

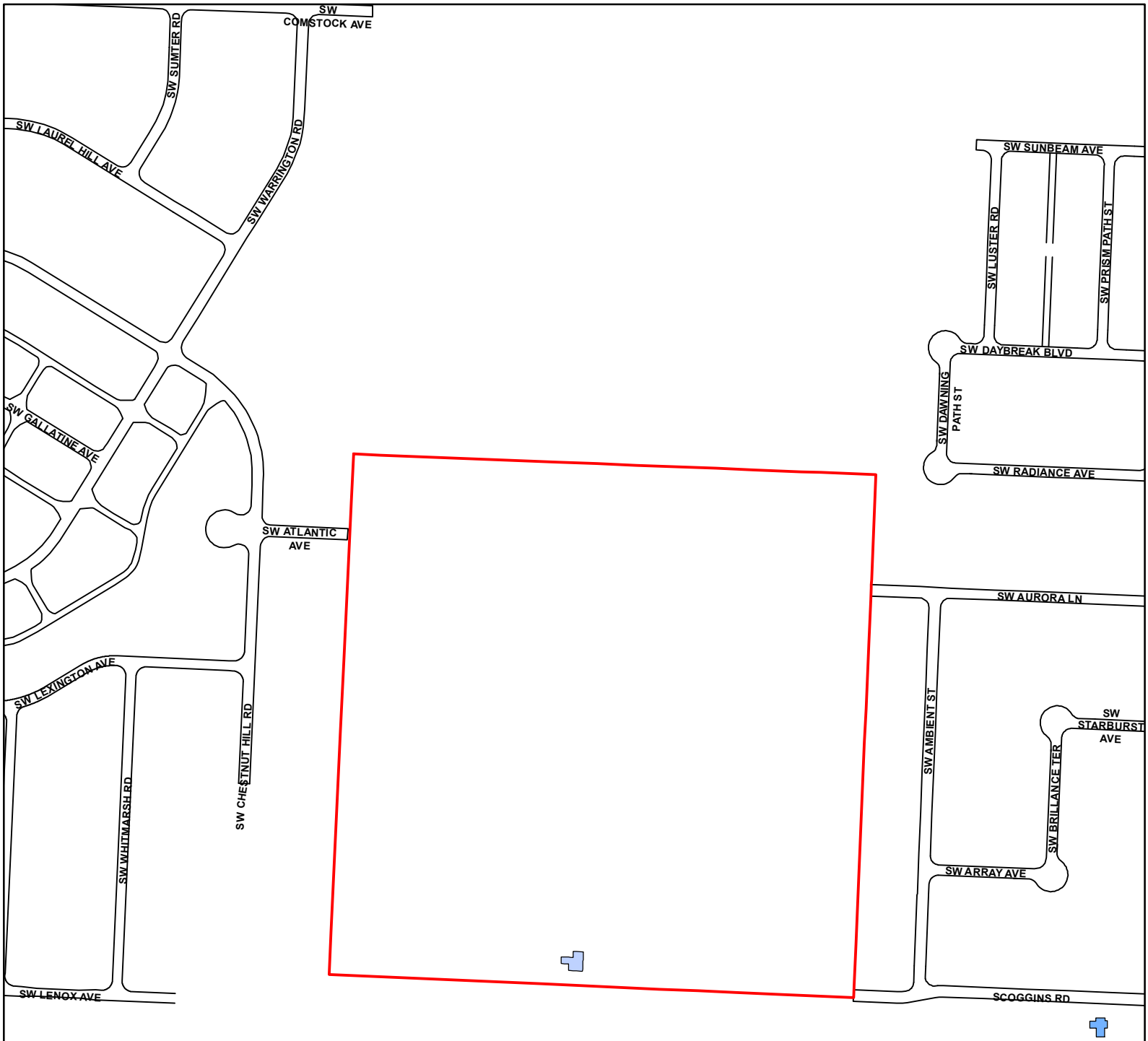
DATE

NO	DATE	REVISION
3	11/12/20	REVISED PHASES
2	09/15/20	NOTE REVISIONS
1	08/09/20	ADJUSTED PIPE SLOPES, AND ADDED NOTES

OSAGE HILLS
ALL PHASES
SOUTHWEST ANGLIN ROAD
BENTONVILLE, AR 72712

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite 101
Rogers, Arkansas 72756
479.685.8399 office
479.250.2285 fax

PROJECT NO. 16-218
SCALE
DATE: 11/12/2020
SHEET NO 1
OVERALL PHASING PLAN



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 350 feet

PP21-0023
PRELIMINARY PLAT
AURORA SUBDIVISION PHASE 3

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

December 20, 2021

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

RE: Aurora Subdivision Phase 3 – Waiver Request
Bentonville Project No. PP21-0023
CEI Project No. 32125

Bentonville Planning Commission:

On behalf Amazing Land Company, LLC, CEI is requesting two waivers from published city code on this project. We believe these waivers to be reasonable and request consideration of the following:

- **Article 1100.16(d) Connectivity**
  Local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation, but such connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.

The Providence Village subdivision which is directly west of our proposed Aurora Subdivision Phase 3, has a local street named SW Atlantic Ave. which is stubbed to the common property line of the proposed development. Based on the topography of the surrounding area and the observed and calculated areas prone to flooding, Developer requests a waiver of the connectivity requirement. In order to construct the required street connection, earth fill would be required in the area prone to flooding which could cause damage to adjoining properties by raising the flood elevations on those lands. Potential future flood damage to the public street would place an unnecessary burden on the City of Bentonville for ongoing maintenance or repairs. Granting of this waiver of street connectivity will not cause adverse impact to the traveling public or fire protection services for the neighborhoods. Attached with this waiver request are photos and video of flooding from earlier this year.

- **Street Specifications Section 500.6 Curb and Gutter**
  All curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG-1 Type A (Curbing Details) with a minimum width of 24 inches with radius being a minimum of 2 inches. Mountable curbs will not be allowed in the City of Bentonville without written authorization of the City Engineer.

This phase 3 of Aurora Subdivision connects in two locations to phase 1 of the subdivision where a modified or rolled type curb was approved and constructed throughout that neighborhood. For continuity of this additional phase of development we request that the same modified rolled curb be allowed in this phase of construction. Drainage systems have been designed with this rolled curb in mind and meet the city requirements. The rolled curb also allows additional protection of city assets during construction of the homes by eliminating the need to cut out the curb to install driveways on the lots.

We appreciate your consideration of our requests and look forward to discussing any questions you many have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor, PE
Project Manager – Local Development

JAMES, MELVIN D
8809 S MORNING STAR RD
PARCEL # 18-09128-000

PROVIDENCE VILLAGE PROPERTY OWNERS ASSOCIATION SW ATLANTIC AVE PARCEL # 01-18023-000

SW ATLANTIC AVE (50' ROW)

PROVIDENCE PROPERTY OWNERS ASSOCIATION SW ATLANTIC AVE PARCEL # 01-18025-000

PROVIDENCE 2016 LLC SW CHESNUT HILL RD PARCEL # 01-18026-000

AURORA DEVELOPMENT CO. LLC 8936 MORNING STAR RD PARCEL # 01-08215-355

RUSSELL & JAMIE DANIEL
S MORNING STAR RD
PARCEL # 18-08215-341

MATCHLINE

1212 1211 1210 1209 1207 1206 1205 1204 1203 1202 1201 1199

LOT : 8
62989.37 SQ FT
1.45 ACRES
ALL SERVICE TAPS ON THE EXISTING WATER MAIN SHALL BE MADE BY THE CITY OF BENTONVILLE AT THE DEVELOPERS EXPENSE. MATERIAL FOR TAPPING SLEEVES SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL INSTALL THE VALVES, SERVICE LINES, AND PROVIDE EXCAVATION AND BACKFILL.
MIN FFE = 1234.50

LOT : 1
1.01 ACRES
MIN FFE = 1218.50

LOT : 10
40789.82 SQ FT
0.94 ACRES
MIN FFE = 1213.00

LOT : 27
40816.95 SQ FT
0.94 ACRES
MIN FFE = 1212.00

LOT : 28
42816.73 SQ FT
0.98 ACRES
MIN FFE = 1221.75

NON-BUILDABLE
LOT : 29
116869.09 SQ FT
2.68 ACRES

LOT : 43
56526.34 SQ FT
1.30 ACRES
MIN FFE = 1221.75

LOT : 44
49578.70 SQ FT
1.14 ACRES
MIN FFE = 1207.00

LOT : 45
49041.18 SQ FT
1.13 ACRES
MIN FFE = 1206.00

LOT : 60
49167.28 SQ FT
1.13 ACRES
MIN FFE = 1205.00

LOT : 61
50118.32 SQ FT
1.15 ACRES
MIN FFE = 1204.00

LOT : 62
61113.57 SQ FT
1.40 ACRES
MIN FFE = 1226.25

LOT : 7
13388.11 SQ FT
0.31 ACRES

LOT : 6
14009.82 SQ FT
0.32 ACRES

LOT : 5
14013.41 SQ FT
0.32 ACRES

LOT : 4
14016.83 SQ FT
0.32 ACRES

LOT : 3
14020.33 SQ FT
0.32 ACRES

LOT : 2
16076.55 SQ FT
0.37 ACRES

PROPOSED VARIABLE WIDTH UTILITY EASEMENT

REMOVE EXISTING HYDRANT AND INSTALL PLUG IN VALVE

FIRE HYDRANT PER CITY OF BENTONVILLE DETAILS

WATER LINE NORTHEAST

LOT : 1
37314.81 SQ FT
0.86 ACRES

PROPOSED VARIABLE WIDTH UTILITY EASEMENT

CENTRIC ST

SYNERGY AVE

20' UTILITY EASEMENT

LOT : 12
0.06 SQ FT
16 ACRES

LOT : 13
11200.06 SQ FT
0.26 ACRES

LOT : 14
11200.06 SQ FT
0.26 ACRES

LOT : 15
11200.06 SQ FT
0.26 ACRES

LOT : 16
11200.06 SQ FT
0.26 ACRES

POINT OF RELOCATION FOR EXISTING FIRE HYDRANT
11200.06 SQ FT
0.26 ACRES

LOT : 18
13493.44 SQ FT
0.31 ACRES

AURORA LANE

LOT : 79
14599.12 SQ FT
0.34 ACRES

LOT : 78
11894.79 SQ FT
0.27 ACRES

LOT : 77
11894.43 SQ FT
0.27 ACRES

WATER LINE EAST

LOT : 76
11894.07 SQ FT
0.27 ACRES

20' UTILITY EASEMENT

LOT : 75
11893.71 SQ FT
0.27 ACRES

LOT : 74
11893.35 SQ FT
0.27 ACRES

LOT : 73
11892.99 SQ FT
0.27 ACRES

LOT : 72
11892.63 SQ FT
0.27 ACRES

LOT : 71
11892.27 SQ FT
0.27 ACRES

LOT : 70
11891.91 SQ FT
0.27 ACRES

LOT : 69
14470.05 SQ FT
0.33 ACRES

LOT : 26
13039.44 SQ FT
0.30 ACRES

LOT : 25
11200.06 SQ FT
0.26 ACRES

LOT : 24
11200.06 SQ FT
0.26 ACRES

LOT : 23
11200.06 SQ FT
0.26 ACRES

LOT : 22
11200.06 SQ FT
0.26 ACRES

LOT : 21
11200.06 SQ FT
0.26 ACRES

LOT : 20
11200.06 SQ FT
0.26 ACRES

LOT : 19
13494.24 SQ FT
0.31 ACRES

RHYTHM RD

WATER LINE NORTH

20' UTILITY EASEMENT

LOT : 30
11200.06 SQ FT
0.26 ACRES

LOT : 31
11200.06 SQ FT
0.26 ACRES

LOT : 32
11200.06 SQ FT
0.26 ACRES

LOT : 33
11200.06 SQ FT
0.26 ACRES

LOT : 3
11200.06 SQ FT
0.26 ACRES

FIRE HYDRANT PER CITY OF BENTONVILLE DETAILS : 35
13493.44 SQ FT
0.31 ACRES

HEARTBEAT AVE

LOT : 42
11259.20 SQ FT
0.26 ACRES

LOT : 41
11200.06 SQ FT
0.26 ACRES

LOT : 40
11200.06 SQ FT
0.26 ACRES

LOT : 39
11200.06 SQ FT
0.26 ACRES

LOT : 38
11200.06 SQ FT
0.26 ACRES

LOT : 37
11200.06 SQ FT
0.26 ACRES

LOT : 36
13494.24 SQ FT
0.31 ACRES

ESSENCE

WATER LINE SOUTH

20' UTILITY EASEMENT

LOT : 46
13047.60 SQ FT
0.30 ACRES

LOT : 47
11200.06 SQ FT
0.26 ACRES

LOT : 48
11200.06 SQ FT
0.26 ACRES

LOT : 49
11200.06 SQ FT
0.26 ACRES

LOT : 50
11200.06 SQ FT
0.26 ACRES

LOT : 51
11200.06 SQ FT
0.26 ACRES

LOT : 52
13493.52 SQ FT
0.31 ACRES

FIRE HYDRANT PER CITY OF BENTONVILLE DETAILS

CADENCE AVE

LOT : 59
13039.37 SQ FT
0.30 ACRES

LOT : 58
11200.06 SQ FT
0.26 ACRES

LOT : 57
11200.06 SQ FT
0.26 ACRES

LOT : 56
11200.06 SQ FT
0.26 ACRES

LOT : 55
11200.06 SQ FT
0.26 ACRES

LOT : 54
11200.06 SQ FT
0.26 ACRES

LOT : 53
13494.31 SQ FT
0.31 ACRES

20' UTILITY EASEMENT

FIRE HYDRANT PER CITY OF BENTONVILLE DETAILS

LIMELIGHT LN

FIRE HYDRANT PER CITY OF BENTONVILLE DETAILS

WATER LINE SOUTH

20' UTILITY EASEMENT

LOT : 63
13455.23 SQ FT
0.31 ACRES

LOT : 64
13635.81 SQ FT
0.31 ACRES

LOT : 65
13684.18 SQ FT
0.31 ACRES

LOT : 66
13732.54 SQ FT
0.32 ACRES

LOT : 67
13780.91 SQ FT
0.32 ACRES

LOT : 68
14766.98 SQ FT
0.34 ACRES

SCOGGINS ROAD

25' NATURAL BUFFER

35 LF CONCRETE ENCASEMENT

20' UTILITY EASEMENT

20' Sanitary Sewer Easement
Per Instrument L20190052

8"SS 12"SS 18"SS 8"W

0 80' 120' 160'
SCALE IN FEET

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD

SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
NATHANIEL BACHELLER
No. 14021
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR BIDDING OR CONSTRUCTION

12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

CITY PROJECT #: PP21-0023

OVERALL UTILITY PLAN

SHEET TITLE

SHEET NUMBER

C5.0

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG - SAVED BY - SHAUN

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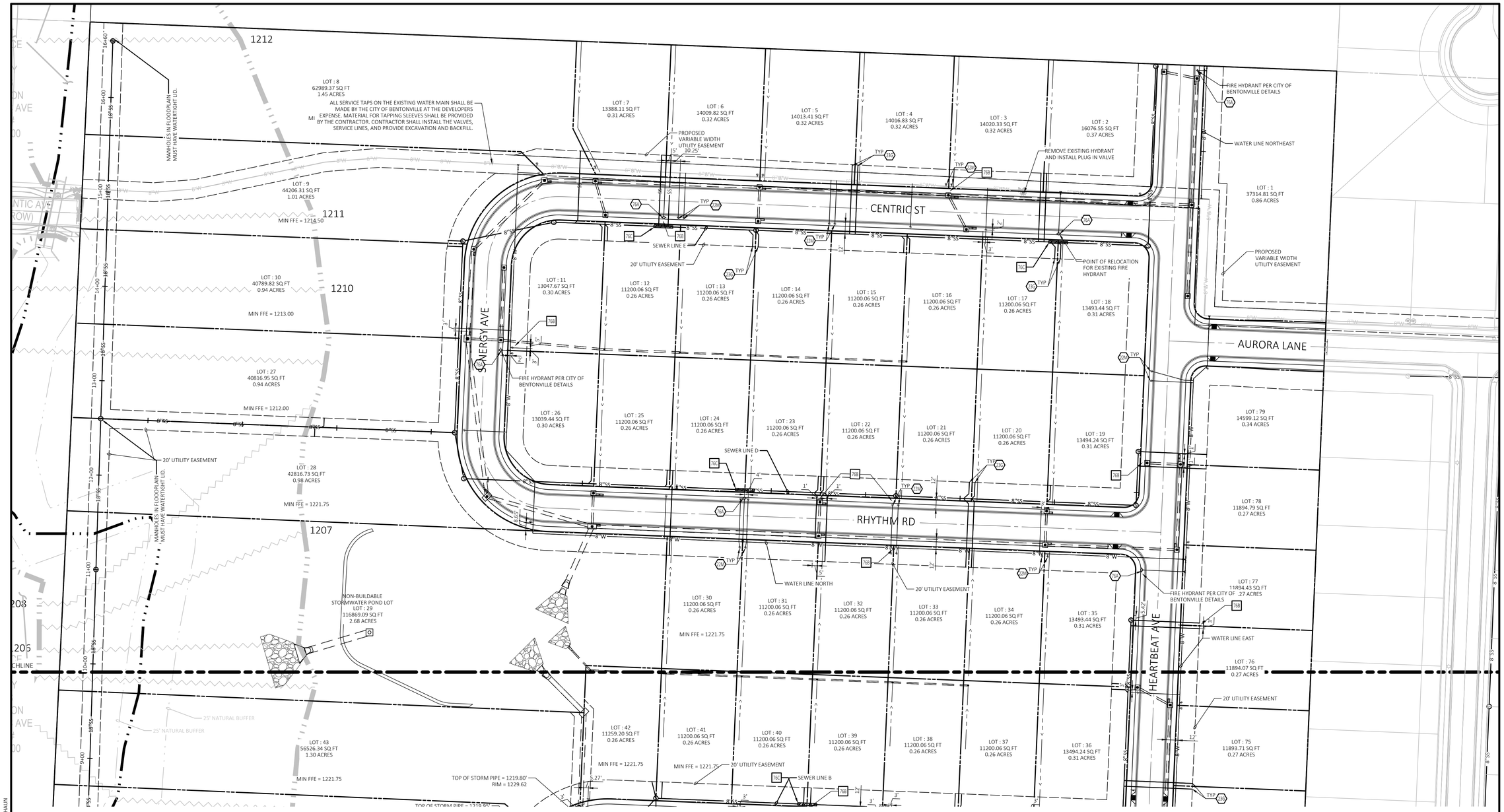

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

EXISTING LEGEND

E	EAST OR ELECTRIC
N	NORTH
OH	OVERHEAD
S	SOUTH OR SEWER
T	TELEPHONE
UG	UNDERGROUND
W	WEST OR WATER
	RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
X"SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
X"W	WATER
	GRAVEL

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
S	SANITARY SEWER MANHOLE
C	CLEANOUT
E	ELECTRICAL RISER
T	TELEPHONE RISER
U	UTILITY RISER
	DECIDUOUS TREE
	PROPERTY LINES
	ADJOINING PROPERTY LINE
XXXX	MAJOR CONTOUR LINE
XXXX	MINOR CONTOUR LINE
OHE	OVERHEAD ELECTRIC LINE
	EDGE OF WATER LINE
	FENCE (BARB WIRE)
	FENCE (WOOD)
	FLOW LINE
	DRAINAGE PIPE

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
X"SS	SANITARY SEWER SERVICE
X"W	WATER SERVICE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
S	SANITARY SEWER MANHOLE

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE PVC C-900 WITH 4' MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER COB STANDARD DETAILS. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS.

H. ALL WATER AND SEWER WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS APPROVED BY ARKANSAS DEPARTMENT OF HEALTH (#67501) ON APRIL,1 2021.

UTILITY NOTES

23G 4" SANITARY SEWER SERVICE WITH CAP TO BE MONUMENTED OR MARKED WITH T-POST.
22M PROPOSED 1" WATER SERVICE WITH DOUBLE ¾" METER BOX PER COB DETAILS.
76A COB REQUIRES FIRE HYDRANTS BE PLACED A MIN 3' BOC AND MAX 9' BOC. THIS WILL PLACE IT IMMEDIATELY AGAINST THE SIDEWALK

UTILITY DETAILS

76A FIRE HYDRANT AND VALVE (PER BEUD DETAILS).
76B TYPICAL UTILITY LAYOUT
76C ENCASEMENT DETAIL - SEE C8.10 - COB GWS01
76D CONCRETE CAP (ENCASEMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2

N

0 50' 75' 100'
SCALE IN FEET

Know what's below. Call before you dig.

SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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.

STATE OF ARKANSAS
PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
DANIEL L. BACHER
No. 14021
PROFESSIONAL ENGINEER
12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

CITY PROJECT #: PP21-0023

UTILITY NORTH
SHEET TITLE

SHEET NUMBER
C5.1

DRAWING LOCATION - P:\32000\32125 (J)\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG - SAVED BY - SHAUN

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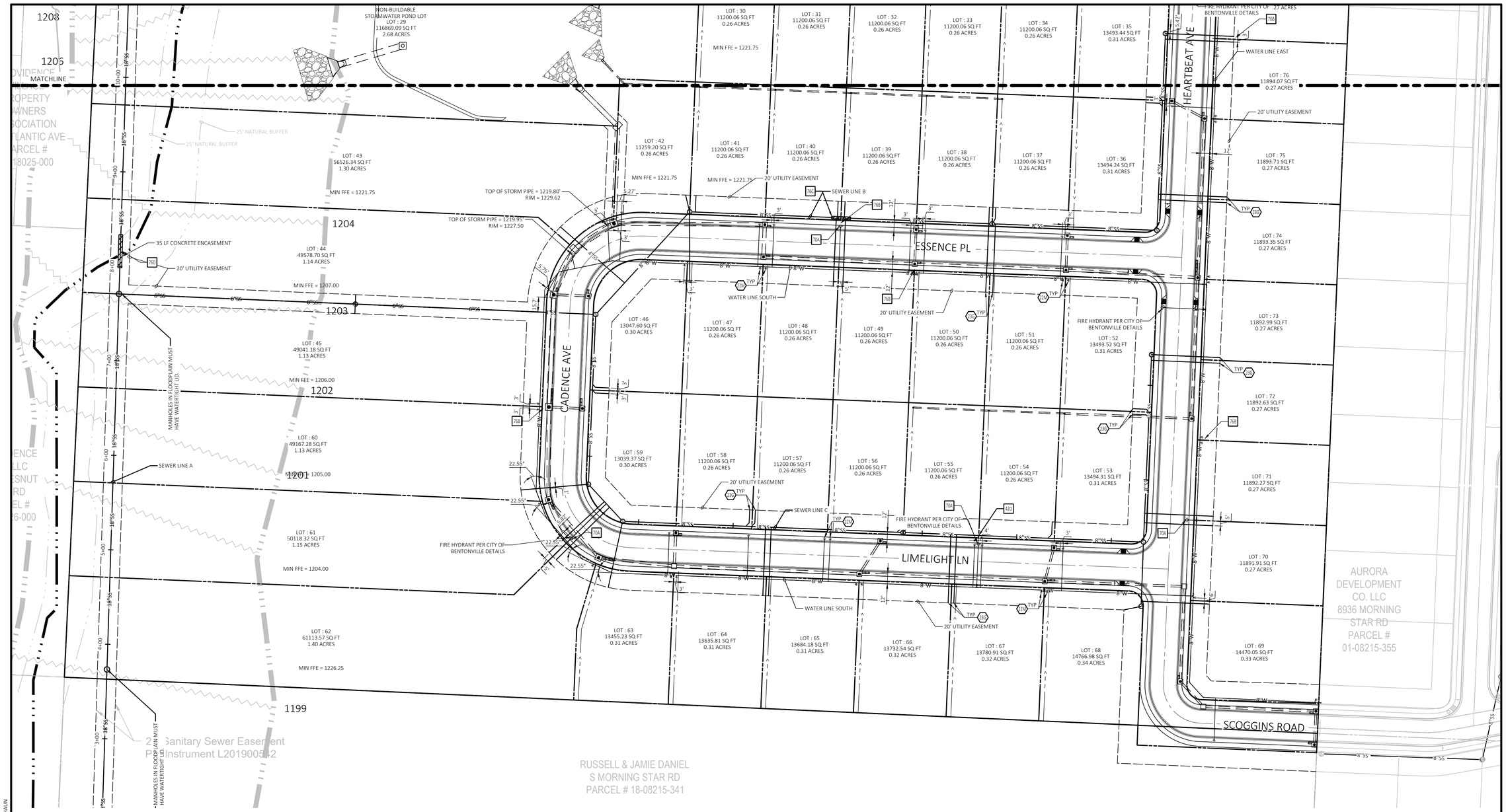

EXISTING LEGEND

- EAST OR ELECTRIC
- NORTH
- OVERHEAD
- SOUTH OR SEWER
- TELEPHONE
- UNDERGROUND
- WEST OR WATER
- RIGHT OF WAY LINE
- STORM DRAIN
- GAS
- OVERHEAD ELECTRIC AND TELEPHONE
- OVERHEAD TELEPHONE
- OVERHEAD TV
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC AND TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- WATER
- GRAVEL
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- TELEPHONE RISER
- UTILITY RISER
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF WATER LINE
- FENCE (BARB WIRE)
- FENCE (WOOD)
- FLOW LINE
- DRAINAGE PIPE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"G GAS SERVICE
- UGE UNDERGROUND ELECTRIC SERVICE
- UGT UNDERGROUND TELEPHONE SERVICE
- X"SS SANITARY SEWER SERVICE
- X"W WATER SERVICE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
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UTILITY DETAILS

76A FIRE HYDRANT AND VALVE (PER BEUD DETAILS).
76B TYPICAL UTILITY LAYOUT
76C ENCASEMENT DETAIL - SEE C8.10 - COB GWS01
76D CONCRETE CAP (ENCASEMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2

N

0 50' 75' 100'
SCALE IN FEET

Know what's below. Call before you dig.

SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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.

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DRAWING LOCATION - P:\32000\32125.01\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG -- SAVED BY - SHAUN

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
PRELIMINARY PLAT
PROFESSIONAL ENGINEER
CONSTRUCTION
No. 14021
NATHANIEL L. BACHER

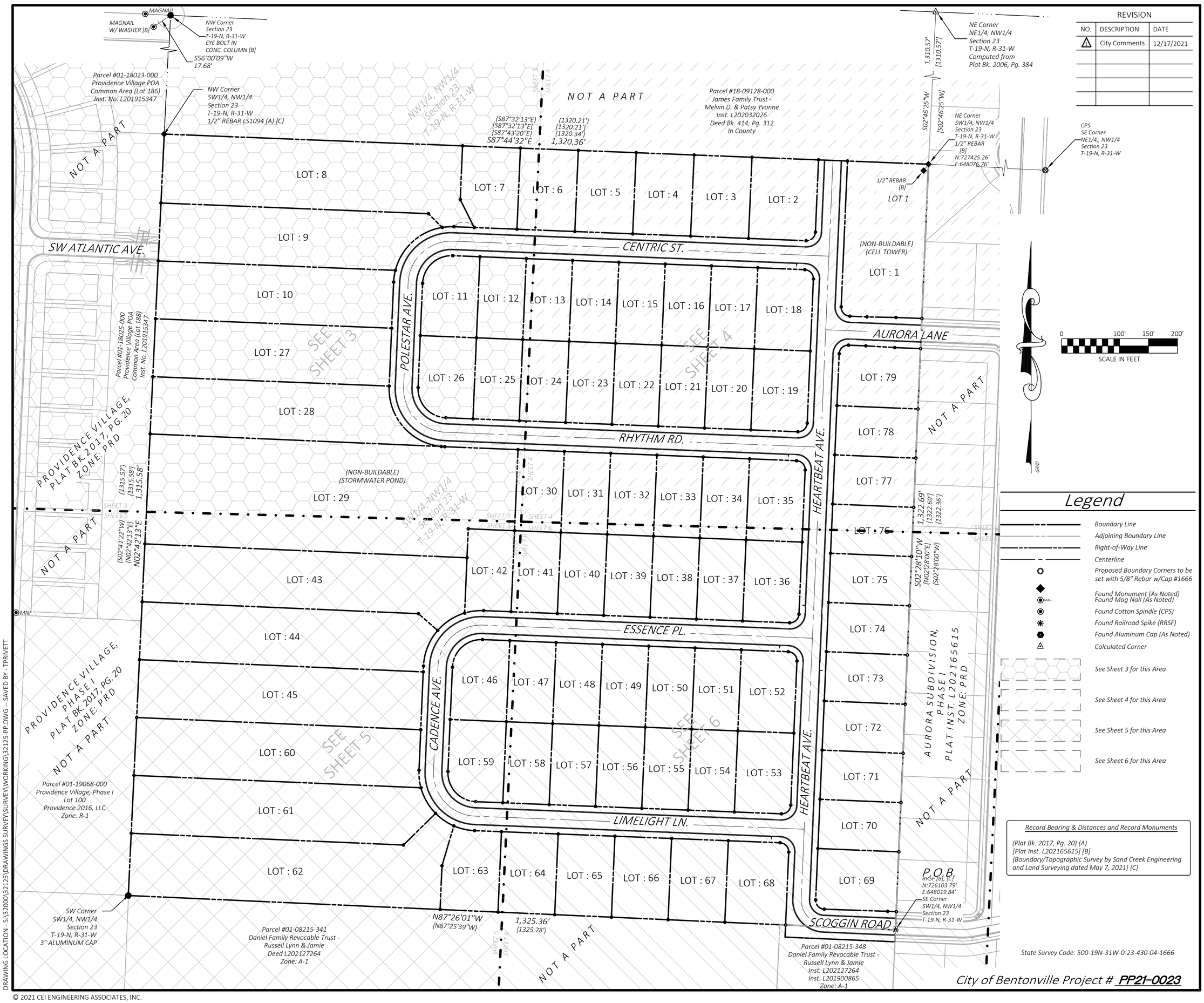
12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

CITY PROJECT #: PP21-0023

UTILITY SOUTH
SHEET TITLE

SHEET NUMBER
C5.2



REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

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

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Overall Property

SHEET TITLE

SHEET NUMBER

2 OF 7

90

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

MAGNAIL
MAGNAIL W/ WASHER [B]
NW Corner Section 23 T-19-N, R-31-W EYE BOLT IN CONC. COLUMN [B]
S56°00'09"W 17.68'
1,315.29'
N02°46'43"E
NW Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 1/2" REBAR LS1094 (A) {C}

Parcel #01-18023-000 Providence Village POA Common Area (Lot 186) Inst. No. L201915347

Parcel #18-09128-000 James Family Trust - Melvin D. & Patsy Yvonne Inst. L202032026 Deed Bk. 414, Pg. 312 In County

NW1/4, NW1/4 Section 23 T-19-N, R-31-W

PROVIDENCE VILLAGE, PLAT BK. 2017, PG. 20 ZONE: PRD

SW ATLANTIC AVE.

20.00' 30.0' 30' UTILITY ESMT DEED BK. 2016, PG. 16216 (TO BE VACATED) 515.39'

30.0' 119.13' 30' UTILITY ESMT DEED BK. 2016, PG. 16216 (TO BE VACATED)

N87°43'19"W 462.08'

100.00' UTILITY ESMT INST. L202152511

UTILITY ESMT INST. L202152511

LOT 8
62,989 Sq. Ft.±
1.45 Ac.±
MIN FFE=1234.50'
6600

LOT 9
44,206 Sq. Ft.±
1.01 Ac.±
MIN FFE=1214.50'
6602

N87°43'20"W 409.65'

30.0'

LOT 10
40,790 Sq. Ft.±
0.94 Ac.±
MIN FFE=1213.00'
6604

100.00' 20' UTILITY ESMT PER THIS PLAT 20.0' N87°43'20"W 407.96'

Parcel #01-18025-000 Providence Village POA Common Area (Lot 188) Inst. No. L201915347

LOT 27
40,817 Sq. Ft.±
0.94 Ac.±
MIN FFE=1212.00'
6606

100.00' 20' UTILITY ESMT PER THIS PLAT 10.0' N87°43'20"W 408.38' N87°43'20"W 347.61' 20.0' 10.0'

PROVIDENCE VILLAGE, PLAT BK. 2017, PG. 20 ZONE: PRD

LOT 28
42,817 Sq. Ft.±
0.98 Ac.±
MIN FFE=1221.75'
6608

98.91' N87°32'01"W 503.16'

NOT A PART

(1315.57') {1315.58'} 1,315.58' N02°42'13"E

190.00' 1,315.76' 20' UTILITY ESMT PER THIS PLAT 469.07' 20.0'

LOT 29
116,869 Sq. Ft.±
2.68 Ac.±
(NON-BUILDABLE)
(STORMWATER POND)

SW1/4, NW1/4 Section 23 T-19-N, R-31-W

SHEET 3 SHEET 5

(S87°32'13"E) {S87°32'13"E} {S87°43'20"E} S87°44'32"E 100.00'

(1320.21') {1320.21'} {1320.34'} 1,320.36' 100.00' 100.00'

N02°27'59"E 92.79'

3900 LOT 7 13,388 Sq. Ft.± 0.31 Ac.±

N02°27'59"E 140.08'

3808 LOT 6 14,010 Sq. Ft.± 0.32 Ac.±

140.12'

3806 LOT 5 14,013 Sq 0.32 Ac

SHEET 3 SHEET 4

UTIL PER

426.

N87°07'11"W

EL25 L2 C27 35.24' 73.84' 100.00' N87°43'20"W

C26 C29 25.0' 50.0' R/W N87°43'20"W

47.16' 20.0' 80.00' 80.00' S87°43'20"E

C24 C25 50.0' R/W 180.00' 79.59' 179.59' 20.0'

POLESTAR AVE. (50' PUBLIC R/W PER THIS PLAT)

S02°27'59"W 100.00' 25.0' 25.0' N02°27'59"E 89.84'

LOT 11
13,048 Sq. Ft.±
0.30 Ac.±
3905

S02°27'59"W 140.00' 90.17' 180.00'

LOT 12
11,200 Sq. Ft.±
0.26 Ac.±
3903

140.00'

LOT 13
11,200 Sq. Ft.±
0.26 Ac.±
3901

140.00'

LOT 14
11,200 Sq. Ft.±
0.26 Ac.±
3809

97.00' 80.00' 80.00' N87°43'20"W 80.00'

LOT 26
13,039 Sq. Ft.±
0.30 Ac.±
3904

N02°27'59"E 140.00'

LOT 25
11,200 Sq. Ft.±
0.26 Ac.±
3902

140.00'

LOT 24
11,200 Sq. Ft.±
0.26 Ac.±
3900

140.00'

LOT 23
11,200 Sq. Ft.±
0.26 Ac.±
3808

C23 C30 46.84' 80.00' 20.0' 80.00' 80.00' N87°43'20"W

C22 25.0' 25.0' 50.0' R/W S87°43'20"E

C21 126.67' 20.0' 80.00' 80.00' S87°43'20"E

SW1/4, NW1/4 Section 23 T-19-N, R-31-W

LOT 30
11,200 Sq. Ft.±
0.26 Ac.±
MIN FFE=1221.75'
3901

S02°27'59"W 140.00'

LOT 31
11,200 Sq. Ft.±
0.26 Ac.±
3809

SHEET 3 SHEET 4 SHEET 5 SHEET 6

Detail "A"

80.00' 80.00' N87°43'20"W 80.00'

145.49' R=50.00'

556.57'

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # PP21-0023

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted) Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
- 20' DRAINAGE ESMT PER THIS PLAT

0 50' 75' 100'
SCALE IN FEET

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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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

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Northwest Corner
SHEET TITLE

SHEET NUMBER
3 OF 7

Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

REVISION		
NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

NE Corner NE1/4, NW1/4 Section 23 T-19-N, R-31-W Computed from Plat Bk. 2006, Pg. 384

1,310.57' [1310.57']

NE Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 1/2" REBAR [B] N:727425.26' E:648076.76'

CPS SE Corner NE1/4,, NW1/4 Section 23 T-19-N, R-31-W

S87°18'10"E 1,326.59'

S36°23'37"W 13.84'

1/2" REBAR [B]

(S87°32'13"E) [S87°32'13"E] {S87°43'20"E} S87°44'32"E 1,320.36' (1320.21') [1320.21'] {1320.34'}

Parcel #18-09128-000 James Family Trust - Melvin D. & Patsy Yvonne Inst. L202032026 Deed Bk. 414, Pg. 312 In County

SHEET 3 SHEET 4

30' UTILITY ESMT DEED BK. 2016, PG. 16216 (TO BE VACATED)

20' UTILITY ESMT PER THIS PLAT

UTILITY ESMT PER THIS PLAT

UTILITY ESMT INST. L202152511

LOT 7 13,388 Sq. Ft.± 0.31 Ac.± (3900)

LOT 6 14,010 Sq. Ft.± 0.32 Ac.± (3808)

LOT 5 14,013 Sq. Ft.± 0.32 Ac.± (3806)

LOT 4 14,017 Sq. Ft.± 0.32 Ac.± (3804)

LOT 3 14,020 Sq. Ft.± 0.32 Ac.± (3802)

LOT 2 16,077 Sq. Ft.± 0.37 Ac.± (3800)

LOT 1 37,315 Sq. Ft.± 0.86 Ac.± (NON-BUILDABLE) (CELL TOWER)

Lot 106 Lot 10 Lot 135

CENTRIC ST. (50' PUBLIC R/W PER THIS PLAT)

AURORA LANE

HEARTBEAT AVE. (50' PUBLIC R/W PER THIS PLAT)

RHYTHM RD. (50' PUBLIC R/W PER THIS PLAT)

LOT 12 11,200 Sq. Ft.± 0.26 Ac.± (3903)

LOT 13 11,200 Sq. Ft.± 0.26 Ac.± (3901)

LOT 14 11,200 Sq. Ft.± 0.26 Ac.± (3809)

LOT 15 11,200 Sq. Ft.± 0.26 Ac.± (3807)

LOT 16 11,200 Sq. Ft.± 0.26 Ac.± (3805)

LOT 17 11,200 Sq. Ft.± 0.26 Ac.± (3803)

LOT 18 13,493 Sq. Ft.± 0.31 Ac.± (3801)

LOT 25 11,200 Sq. Ft.± 0.26 Ac.± (3902)

LOT 24 11,200 Sq. Ft.± 0.26 Ac.± (3900)

LOT 23 11,200 Sq. Ft.± 0.26 Ac.± (3808)

LOT 22 11,200 Sq. Ft.± 0.26 Ac.± (3806)

LOT 21 11,200 Sq. Ft.± 0.26 Ac.± (3804)

LOT 20 11,200 Sq. Ft.± 0.26 Ac.± (3802)

LOT 19 13,494 Sq. Ft.± 0.31 Ac.± (3800)

LOT 30 11,200 Sq. Ft.± 0.26 Ac.± MIN FFE=1221.75' (3901)

LOT 31 11,200 Sq. Ft.± 0.26 Ac.± (3809)

LOT 32 11,200 Sq. Ft.± 0.26 Ac.± (3807)

LOT 33 11,200 Sq. Ft.± 0.26 Ac.± (3805)

LOT 34 11,200 Sq. Ft.± 0.26 Ac.± (3803)

LOT 35 13,493 Sq. Ft.± 0.31 Ac.± (3801)

LOT 42 11,259 Sq. Ft.± 0.26 Ac.± (3902)

LOT 41 11,200 Sq. Ft.± 0.26 Ac.± (3900)

LOT 40 11,200 Sq. Ft.± (3808)

LOT 39 11,200 Sq. Ft.± (3806)

LOT 38 (3804)

LOT 37 (3802)

LOT 36 (3800)

LOT 79 14,599 Sq. Ft.± 0.34 Ac.± (6001)

LOT 78 11,895 Sq. Ft.± 0.27 Ac.± (6003)

LOT 77 11,894 Sq. Ft.± 0.27 Ac.± (6005)

LOT 76 11,894 Sq. Ft.± 0.27 Ac.± (6007)

LOT 75

Lot 136 Lot 137 Lot 138 Lot 139 Lot 140

NOT A PART AURORA SUBDIVISION, PHASE I PLAT INST. L202165615 ZONE: PRD

PROPOSED 20' UTILITY ESMT PER THIS PLAT

20' DRAINAGE ESMT PER THIS PLAT

MIN FFE=1221.75'

EL16 EL17 EL18 EL21 EL22 EL23 EL24

L1 L2 L3 L4 L5 L6 L7 L8 C1 C2 C3 C4 C5 C6

1,275.91' 1,322.69' [1322.69'] [1322.36'] 266.11' 251.91' 249.00' 124.45' 124.55' 123.41' 123.97' 104.28' 89.64' 943.35' 1,322.69' [1322.69'] [1322.36']

SCALE IN FEET 0 50' 75' 100'

GRID

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # PP21-0023

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted) / Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

Preliminary
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PROFESSIONAL OF RECORD	JKB
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FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Northeast Corner
SHEET TITLE

SHEET NUMBER
4 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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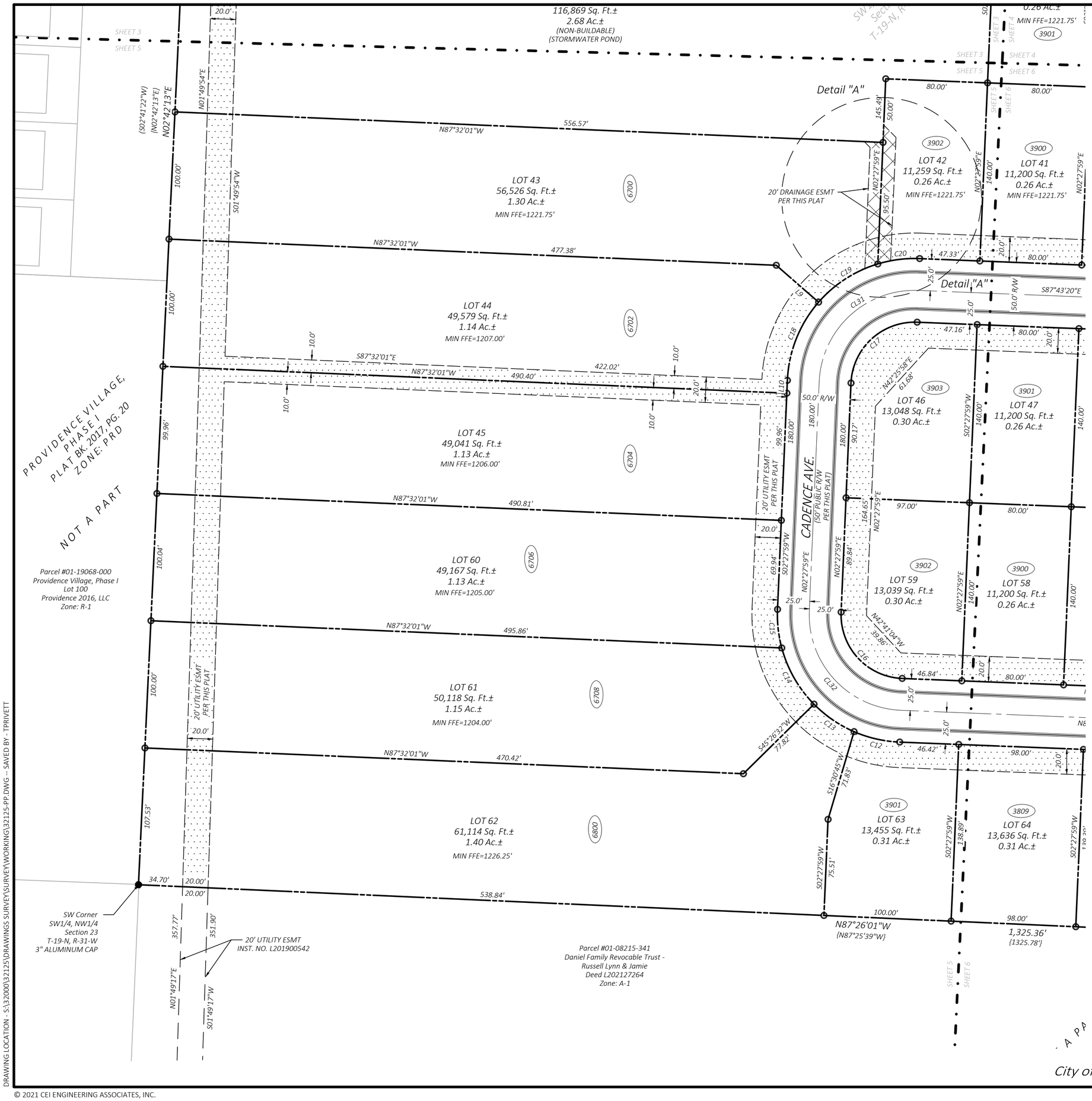

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
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Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
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{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

0 50' 75' 100'
SCALE IN FEET

State Survey Code: 500-19N-31W-0-23-430-04-1666

*City of Bentonville Project # **PP21-0023***

CEI ENGINEERING ASSOCIATES, INC.
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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Southwest Corner
SHEET TITLE

SHEET NUMBER
5 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # **PP21-0023**

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

Preliminary
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CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Southeast Corner
SHEET TITLE

SHEET NUMBER
6 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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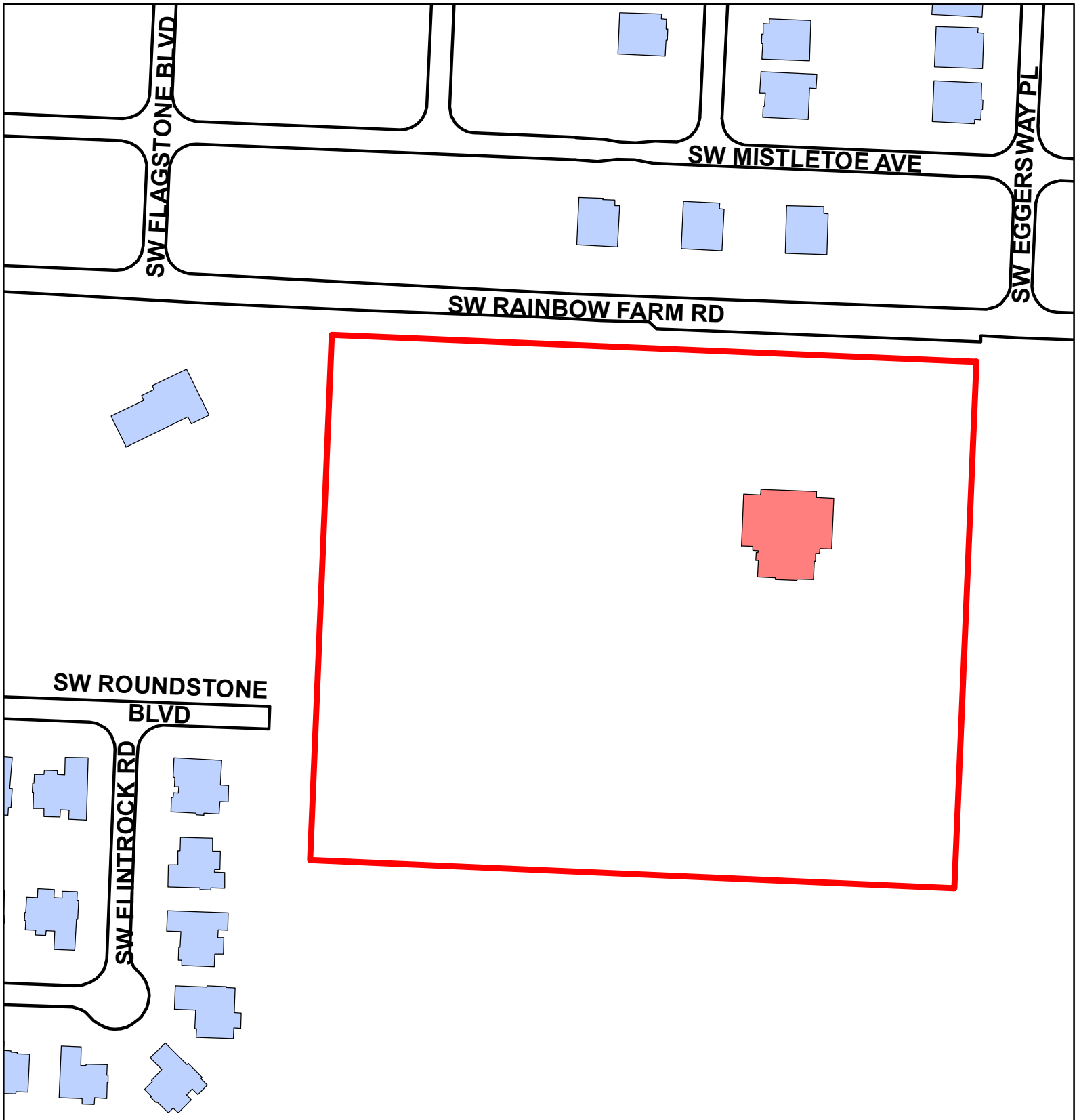
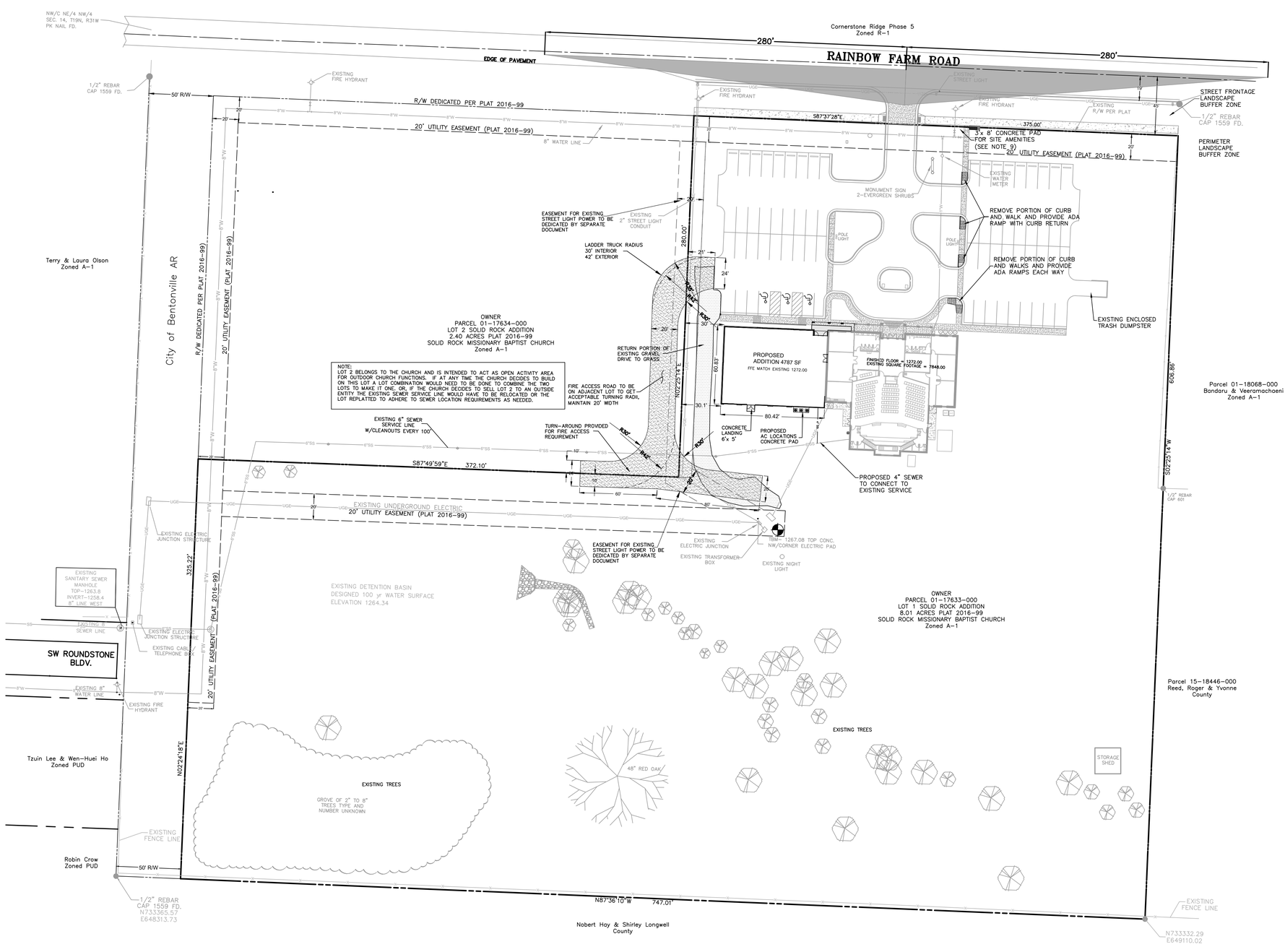


N
W E
S

1 inch = 150 feet

LSD21-0062
LARGE SCALE DEVELOPMENT
SOLID ROCK MISSIONARY BAPTIST CHURCH ADDITION



40' 0 40'

SCALE: 1" = 40'

SITE LEGEND

- PROPERTY MARKER
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- FENCE (BARB WIRE)

SITE DATA

SITE ACREAGE = 8.01 ACRES
PARCEL #01-17633-000
EXISTING ZONING: A-1

PARKING INFORMATION (NO NEW PARKING IS PROPOSED)
CHURCH SEATING = 200
PARKING 1 SPACE PER 4 SEATS = 50 REQUIRED
PARKING PROVIDED - 72 SPACES WITH 3 BEING HANDICAP

SITE NOTES:

1. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
2. NO ADDITIONAL CURBS OR PARKING PROPOSED.
3. NO NEW SIGNAGE PROPOSED.
4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
5. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING IMPROVEMENTS.
6. NO LANDSCAPING IS PROPOSED OTHER THAN SOD FOR THE AREA DISTURBED AROUND THE BUILDING EXPANSION. DURING THE ORIGINAL DEVELOPMENT PROJECT IT WAS AGREED THAT THERE ARE ENOUGH EXISTING MATURE TREES ON THE SITE TO COVER THIS DEVELOPMENT. TREES SHOWN ARE APPROXIMATE AND RANGE FROM 2" TO 48" AND FROM RED OAK, POST OAK, ELM, BODARK AND UNKNOWN. 48 COUNTED TREES AND NUMEROUS UNCOUNTED TREES IN THE GROVE AREA.
7. ANY LANDSCAPING MATERIAL THAT IS DEAD WILL BE REPLACED WITH THE CONSTRUCTION OF THIS ADDITION TO MEET THE INTENT OF THE ORIGINAL APPROVED LANDSCAPE PLAN.
8. NO ADDITIONAL SIGNS ARE PROPOSED FOR THIS EXPANSION. ANY FUTURE SIGNS MUST SUBMIT FOR A SEPARATE PERMIT.
9. NO FENCING IS PROPOSED FOR THIS PROJECT. A SEPARATE PERMIT IS REQUIRED FOR ANY FUTURE FENCING.
10. AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE APPROVED DESIGN STANDARDS
    BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL # C-10), MINIMUM 6' IN LENGTH,OR APPROVED ALTERNATIVE.
    BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK OR APPROVED EQUAL, OR APPROVED ALTERNATIVE.
11. NO VISUAL OBSTRUCTIONS SHALL BE PLACED IN THE SITE TRIANGLE AREAS AS SHOWN ON THIS PLAN.

UTILITY NOTES:

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
6. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
7. REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
8. NO ADDITIONAL PARKING LOT LIGHTING IS PROPOSED. REFER TO BUILDING PLANS FOR ANY BUILDING EXTERIOR LIGHTING. ANY WALL MOUNTED BUILDING LIGHTS MUST BE DARK SKY FIXTURES.
9. MAINTAIN 5' MIN HORIZONTAL SEPARATION FROM AND WATER, SEWER, OR ELECTRIC LINES. NO NEW WATER, SEWER OR ELECTIC PUBLIC LINES ARE NEEDED.
11. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING POWER POLES OR GROUND UNITS.
14. EXISTING WATER LINE WILL BE EXTENDED INTO THE EXPANSION AREA.
15. NEW ADDITION WILL CONNECT TO THE EXISTING SEWER SERVICE AS SHOWN.

EXTERIOR LIGHTING

ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B-U-G, HAVE A U RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO INSTALLATION.

ELECTRIC NOTE

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

ELECTRIC NOTE - POWER POLES

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING POWER POLES.

DEVELOPER:
SOLID ROCK CHURCH
PO BOX 2552
3501 S.W. RAINBOW FARM ROAD
479-464-4445
claytonbradley@cox.net

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
kbooth@sandcreek.us

SHEET: SITE & UTILITY PLAN

PROJECT: SOLID ROCK BAPTIST CHURCH
3501 S.W. RAINBOW FARM ROAD
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, PLLC
Bentonville, Arkansas (479) 464-9282

MANAGER:	KEN BOOTH
DESIGNED BY:	KEN BOOTH
DRAWN BY:	KEN BOOTH
CHECKED BY:	TRS
SCE PROJECT #:	20093
CURRENT REVISION:	2
DATE:	12/20/2021
SHEET:	3 of 6

BENTONVILLE ID #LSD 21-0062

X:\20 Proj\20093\Drawings\Project\20093-Master.dwg - Plotted on 12/20/2021 9:02 AM @ a scale of 1:1 to DWG TO PDF.PC3 by KBOOTH

Solid Rock Baptist Church

'Preferred' Building Exterior Match to the existing Materials

North Elevation Materials Ratios for 'Primary Materials' Brick 53% , Split face CMU 21.5%, Cast Stone 3%, Glass 14%

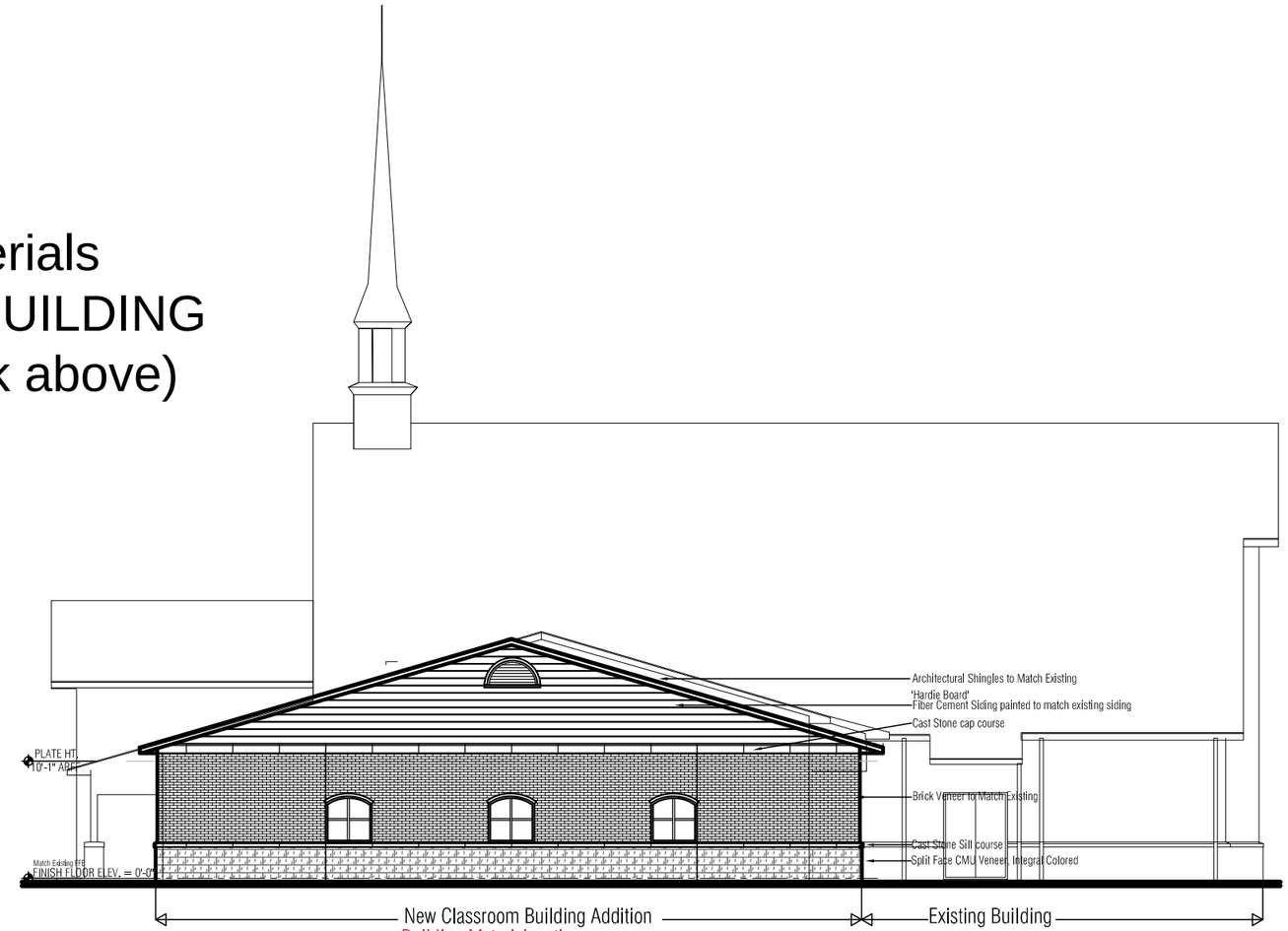
West Elevation Materials Ratios for 'Primary Materials' Brick 43% , Split face CMU 19%, Cast Stone 8%, Glass 5%

SOLID ROCK
BAPTIST CHURCH

Classroom
Addition

3501 SW
Rainbow Farm Rd
Bentonville, AR

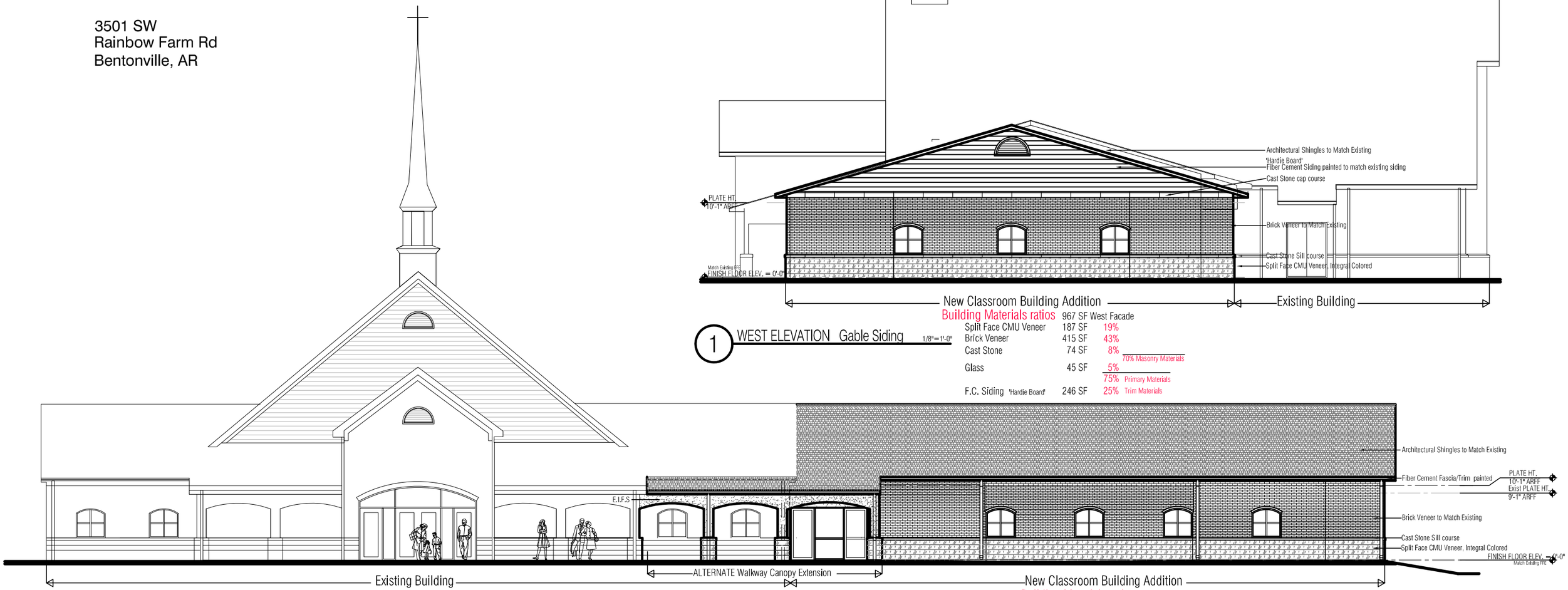
Preferred EXTERIOR Materials to MATCH the EXISTING BUILDING DESIGN (CMU base, brick above)



1 WEST ELEVATION Gable Siding 1/8"=1'-0"

Building Materials ratios 967 SF West Facade

Split Face CMU Veneer	187 SF	19%	
Brick Veneer	415 SF	43%	
Cast Stone	74 SF	8%	70% Masonry Materials
Glass	45 SF	5%	
		75%	Primary Materials
F.C. Siding 'Hardie Board'	246 SF	25%	Trim Materials



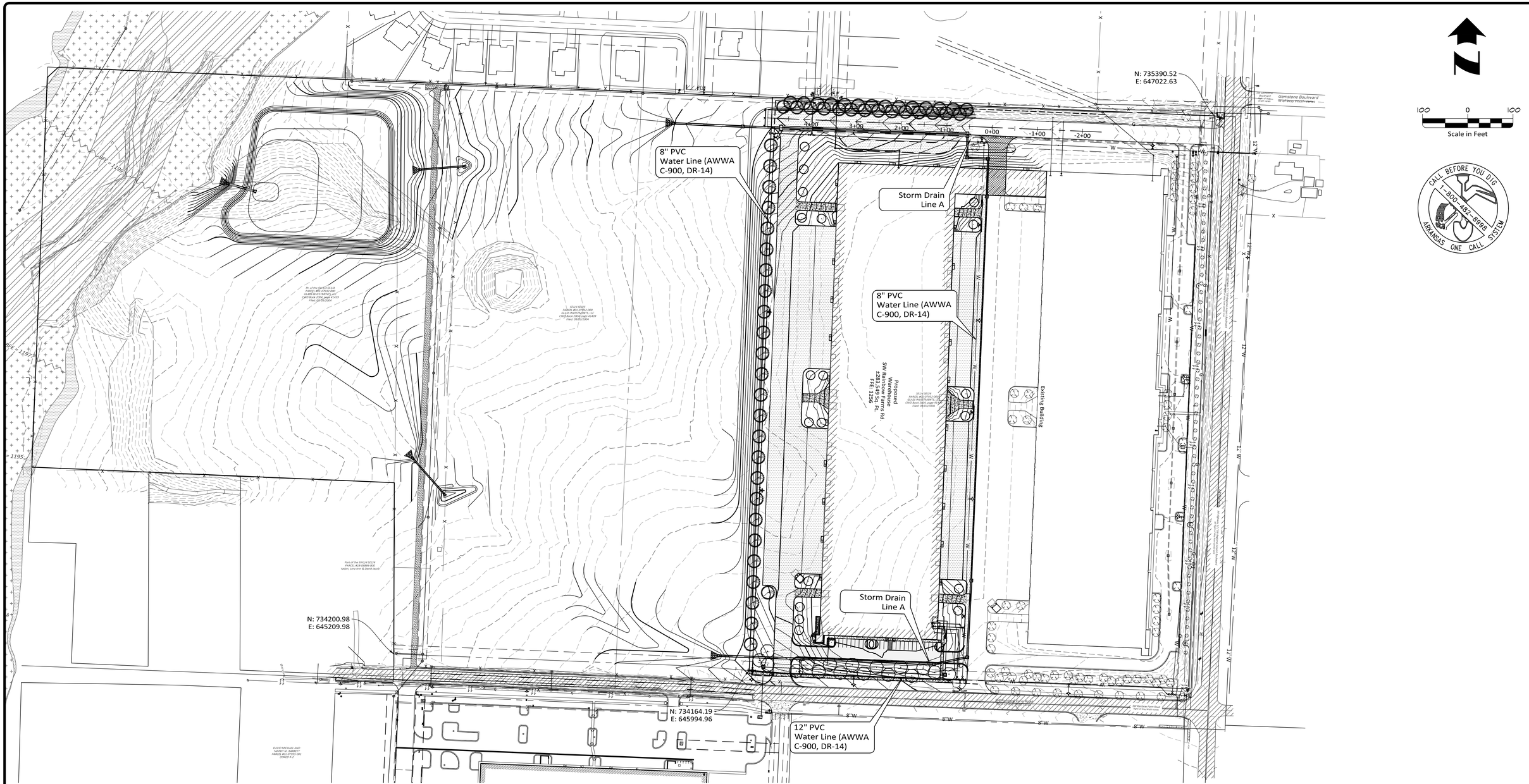
1 NORTH ELEVATION 1/8"=1'-0"

All new materials are to match the existing building materials

Building Materials ratios 930 SF West Facade

Split Face CMU Veneer	200 SF	21.5%	
Brick Veneer	485 SF	53%	
Cast Stone	25 SF	2.5%	
		77%	Masonry Materials
Glass	135 SF	14%	
		91%	Primary Materials
F.C. Trim 'Hardie Board'	25 SF	3%	
E.I.F.S.	60 SF	6%	
		9%	Trim Materials

LSD21-0065
LARGE SCALE DEVELOPMENT
GATEWAY PARK NORTH SUBDIVISION



Site Zoning: I-1 Light Industrial Districts						
I-1 - Minimum Building Setback Requirements						
Front		Side		Rear		
Parking In Front	No Parking In Front	Adjacent To Non-Residential and/or ROW	Adjacent To Residential	Adjacent To ROW	Adjacent To Non-Residential	Adjacent To Residential
75'	30'	30'	75'	30'	50'	75'

Revision	By	Date

MORRISON-SHIPLEY | HALFF

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

Drawn By:	KES/RLA
Approved By:	PRF
Date:	11.01.2021
Project No.:	CMI-17
Vertical Scale:	1
Horizontal Scale:	1" = 100'
Plotting Scale:	1
Drawing Name:	Overall

GATEWAY NORTH 200

at 4300 SW RAINBOW FARMS ROAD

Bentonville, Benton County, Arkansas

OVERALL LAYOUT

LSD 21-0065

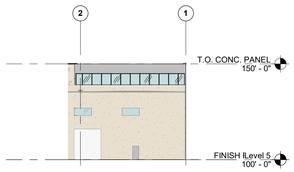
Issued for Review: 12.16.2021

Sheet No.: 2 of 17

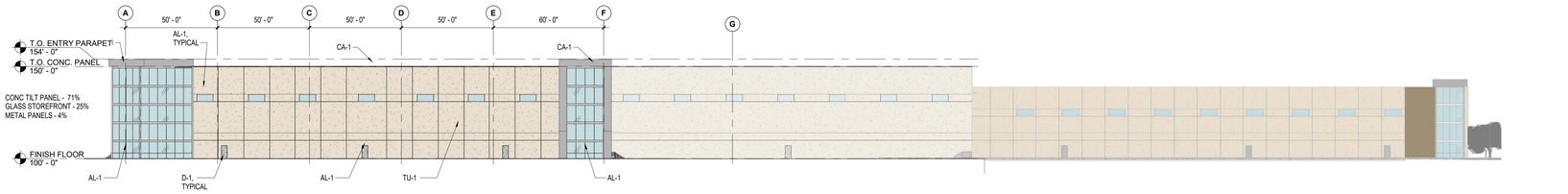
Drawing Name: P:\CIVIL-TOPO\ATTY\GEN-17 Plan Sheets.dwg Last Modified: Dec. 17, 2021 - 6:08pm Plotted on: Dec. 17, 2021 - 6:08pm by gtiff14

C:\Users\dsides.CORE\Documents\21-074 CrossMar Gateway North Building 200_CENTRAL_dsides3DQZP.rvt
11/24/2021 2:04:10 PM

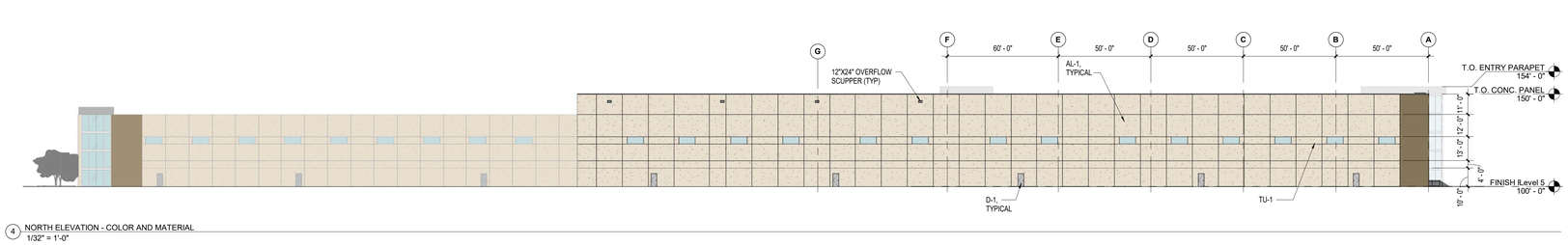
TU-1 TILT-UP CONCRETE WALL PANELS MATERIAL: SMOOTH FINISH TILT-UP CONCRETE INSULATED WALL PANEL COLOR: PAINT - SHERWIN WILLIAMS RESERVED WHITE SW 7056 MNF: TBD	**CA-1 ALUMINUM CANOPY** MATERIAL: PREFINISHED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM FINISH TO MATCH STOREFRONT MNF: MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL
AL-1 ALUMINUM FRAMED STOREFRONT MATERIAL: ALUMINUM STOREFRONT COLOR: CLEAR ANNODIZED MNF: KAWNEER	**D-1 DOORS** MATERIAL: HOLLOW METAL FRAME COLOR: PAINT - SILVER MNF: TBD



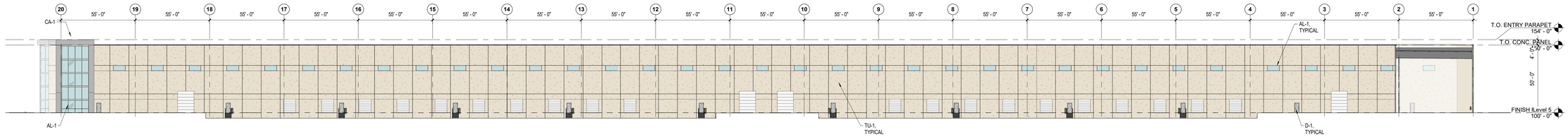
5 CLERESTORY WINDOW COLOR ELEVATION
1/32" = 1'-0"



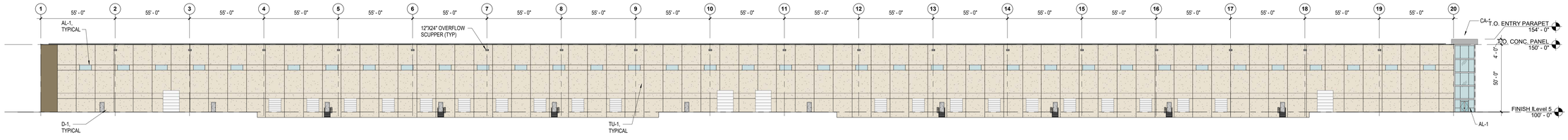
3 SOUTH ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



4 NORTH ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



2 EAST ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



1 WEST ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"

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CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 150 - ROGERS, AR 72758
PH: 479.631.0629 FX: 479.631.0674 www.corearch.com

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

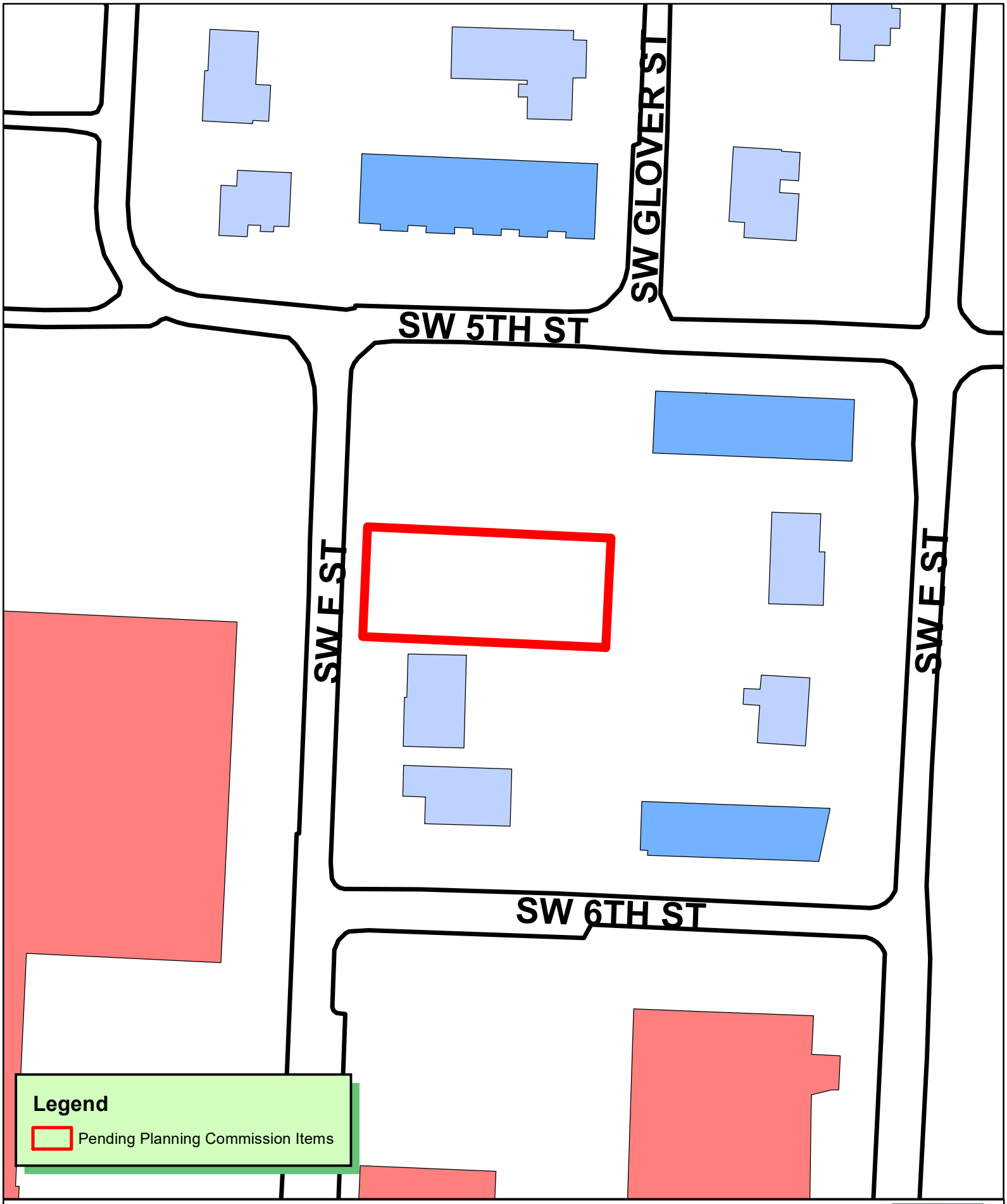
CROSSMAR GATEWAY NORTH BUILDING 200
SW REGIONAL AIRPORT BLVD & RAINBOW RD

DRAWN BY: JMB
CHECKED BY: DS

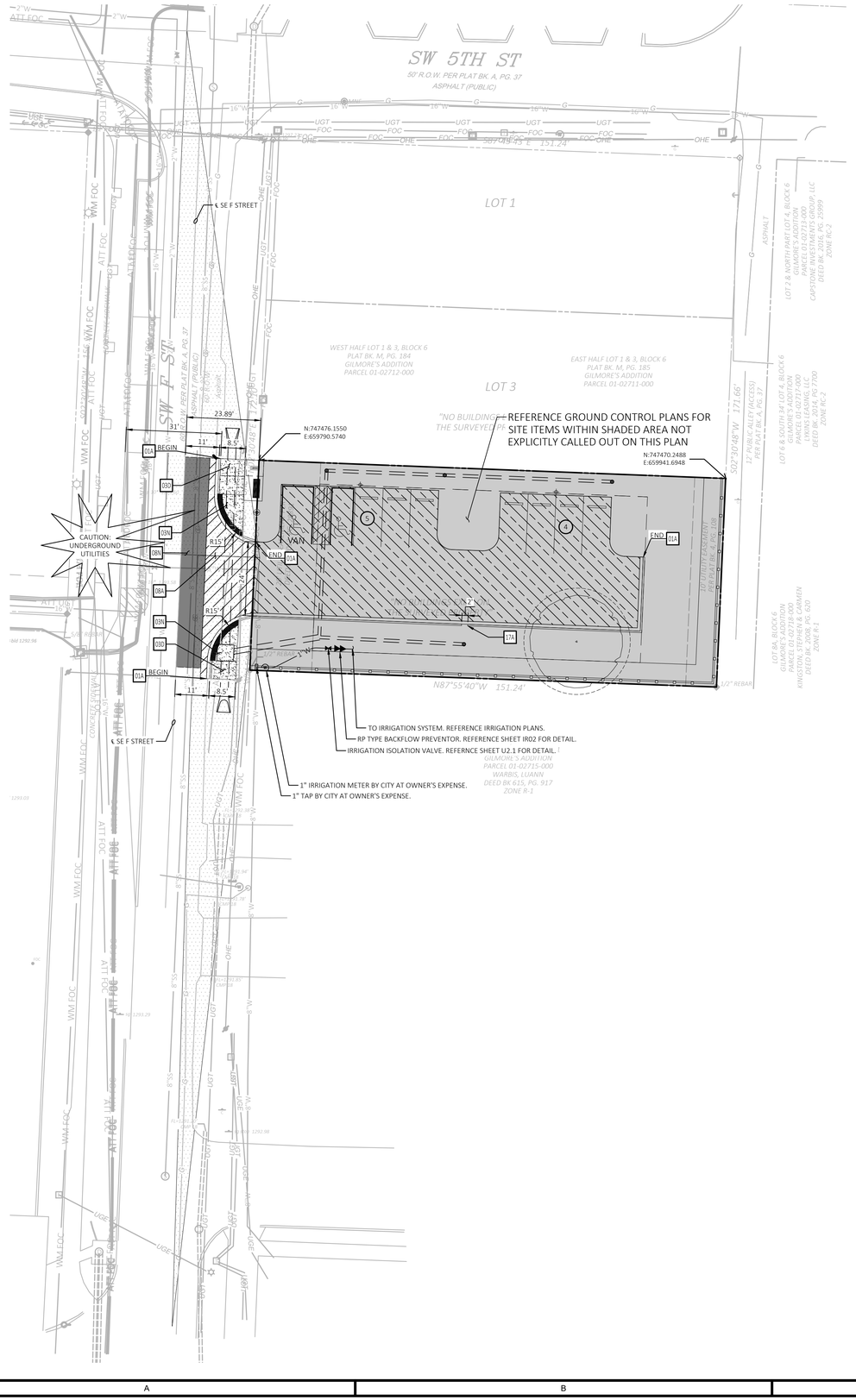
PROJECT #: 21-074

DATE: 11.22.2021

DRAWING: **P2.1** FACADE AREAS



LSD21-0068
LARGE SCALE DEVELOPMENT
JAMES H BERRY PARK, PARKING AREA



SITE BENCHMARK
BM-1: MAGNAIL LOCATED ON THE SOUTHERN EDGE OF SW 5TH ST. APPROXIMATELY 46.4' EAST OF THE CENTERLINE OF SW F ST. ELEVATION = 1299.00 BM-2: MAGNAIL LOCATED ON THE NORTHERN EDGE OF THE SOUTHERN MOST ASPHALT CEMETERY DRIVE APPROXIMATELY 210' WEST OF A SANITARY SEWER MANHOLE IN THE SW 5TH ST. AND SW F ST. INTERSECTION. ELEVATION = 1298.08

N

0 20' 30' 40'
SCALE IN FEET

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

SITE DATA	
SITE AREA	0.24 ACRES (10,265 ± SF)
BUILDING AREA	N/A
ZONING	R-O
PARKING REQUIRED	NONE
PARKING PROVIDED	9 SPACES

EXISTING LEGEND

◆	Found rebar (as noted)		Telephone vault
◇	Set rebar (as noted)		Fiber optic warning sign
	Found mag nail (as noted)		Fiber optic vault
	Set mag nail (as noted)		Sign cable tv
	Clean out		Sign
	Sewer manhole		Deciduous tree
	Drainage manhole	eg	Existing Ground
	Fire department connector	tb	Top bank
	Fire hydrant	fl	Flow line (Ditch)
	Water meter	tbc	Top Back Curb
	Water valve	gut	Gutter
	Gas meter	ea	Edge of asphalt
	Gas sign	cr	Center road
	Guy pole	ec	Edge of concrete
	Guy wire	smh	Sewer manhole
	Light pole straight	ohe	Overhead Electric
	Electrical riser	dec	Deciduous tree
	Utility pole	bld	Building corner
	Telephone riser	cmp	Corrugated metal pipe
	Telephone sign	rcp	Reinforced concrete pipe
	Telephone manhole	dmh	Drainage manhole

PROPOSED SITE LEGEND

- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS
- LIMITS OF STANDARD DUTY ASPHALT PAVEMENT (PUBLIC STREET)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF STANDARD DUTY ASPHALT PAVEMENT (PRIVATE PARKING)
- AASHTO SIGHT TRIANGLE. 250' SIGHT DISTANCE BASED ON 25 MPH DESIGN SPEED.

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 2' 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 CONCRETE SIDEWALK, PAVEMENT AND CURBING WITHIN CITY RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF BENTONVILLE SPECIFICATIONS.

☐ SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08A STANDARD DUTY ASPHALT PAVING
08N 2" ASPHALT OVERLAY
17A 2' CURB CUT

NOTES:

1. BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD) DESIGN LAYOUT DRAWINGS TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
2. 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.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
5. 1" METER SHALL BE INSTALLED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
6. ALL WATER SERVICE TAPS SHALL BE COMPLETED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
7. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW.
8. ADJUST ALL EXISTING WATER VALVE AND UTILITY BOXES TO MATCH PROPOSED GRADE.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATER AND SANITARY SEWER LINES. MINIMUM COVER SHALL BE MAINTAINED PER CITY OF BENTONVILLE SPECIFICATIONS FOR ALL WATER AND SEWER LINES.
10. ALL MANHOLES AND VALVE BOXES SHALL BE ADJUSTED TO GRADE PER CITY SPECIFICATIONS.

CITY OF BENTONVILLE NO: LSD21-0068

SW 5th & SW F Parking

Bentonville, AR

ground control
Landscape Architects
40 E Montgomery Ave, 4th Floor
Ardmore, PA 19003
540.449.8157
www.groundcontrol.design

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

GRAPHIC & WAYFINDING DESIGNER
CLOUD GEHSHAN
400 Market St #300,
Philadelphia, PA 19106
215.829.9414 x 247

LIGHTING DESIGNER
RANDY BURKETT LIGHTING DESIGN
609 E Lockwood Ave #201,
St. Louis, MO 63119
314.961.6650

MEP ENGINEER
HSA Engineering
1150 Bob Courtway Dr, Ste 400
Conway, AR 72032
501.327.5757

STRUCTURAL ENGINEER
MARTIN/MARTIN, INC.
106 South Main Street,
Bentonville, AR 72712
479.407.0945 x 433

IRRIGATION DESIGNER
HINES INC
659 Cranbrook Drive
Kirkwood, MO 63122
314.530.1052

No.	Date	Description
	11-03-2021	PRE-APP REQUEST

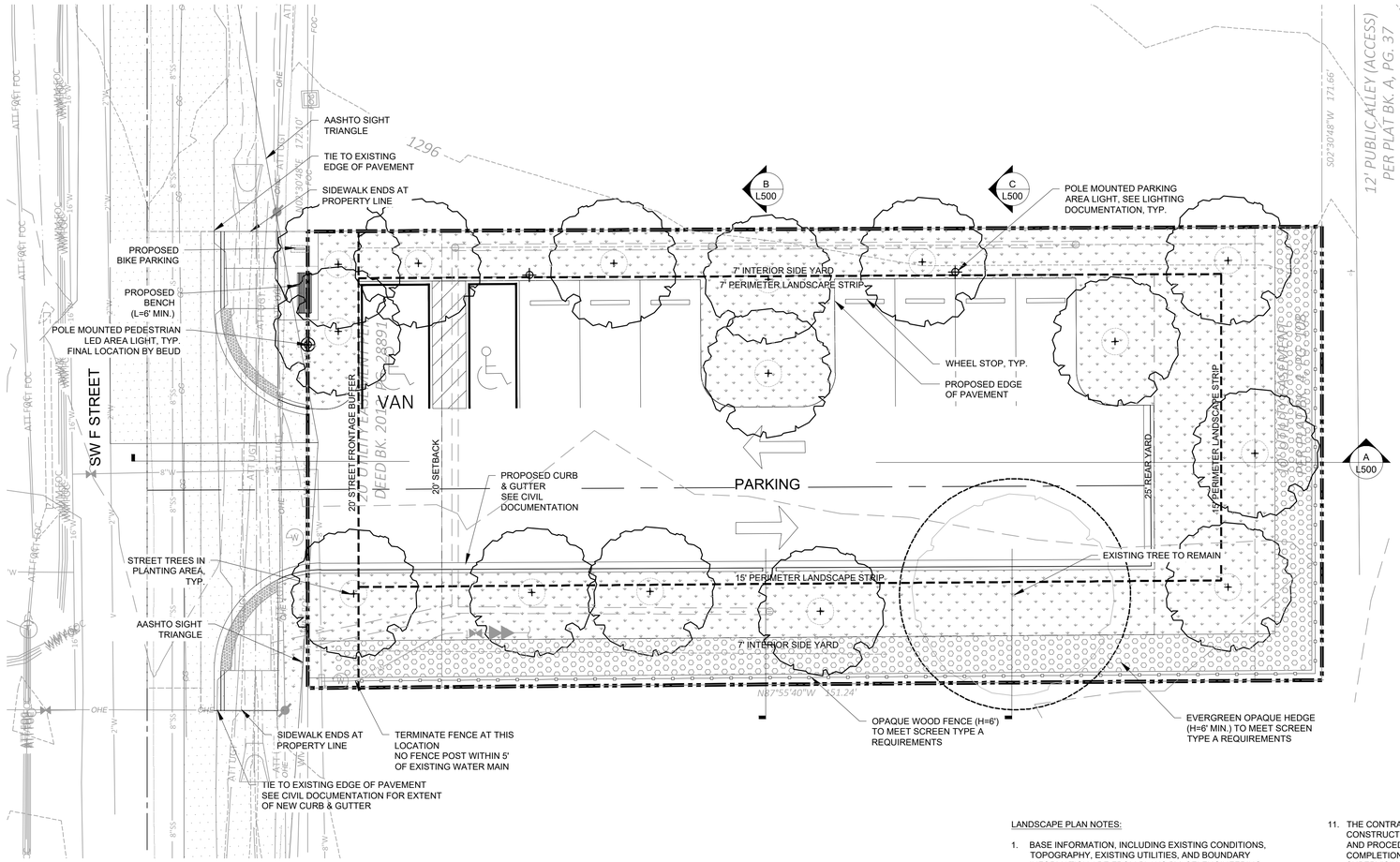
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14925
NATHAN A. HIGHFILL
12/17/2021

SITE AND UTILITY PLAN

Scale: 1"=20'
Date: 09-10-2021
Drawn: MDA
Checked: NAH
Project No.: 32081

C2

P:\32000\32081.0\Drawings\Design\Working\32081 Proj 2.dwg; Mike D. Adams 12/17/2021 4:32:54 PM



LANDSCAPE PLAN LEGEND

- Project Property Line
- Proposed Tree Symbol Varies, See L-800
- Existing Tree To Remain And Be Protected
- Sod See L-800
- Hedge Screen Planting See L-800
- C.I.P. Concrete Paving - Pedestrian See X/L6.00
- Pole Mounted Pedestrian LED Area Light BEUD Standard
- Pole Mounted Parking LED Area Light See LT-001
- Opaque Wood Fence See 6/L600
- Bike Rack See X/L600
- Bench (L=6' Min.) See X/L600

LANDSCAPE PLAN NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION ARE FROM PLANS BY: CEI ENGINEERING ASSOCIATES, INC.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
4. PRESERVE AND PROTECT ALL EXISTING: STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW - GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO CONTRACT LIMIT LINE DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. THE EXISTENCE AND LOCATION OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH OWNER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDSCAPE ARCHITECT IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY THE LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO ENSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.
18. MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
19. REFER TO APPROPRIATE DRAWINGS FOR LAYOUT INFORMATION, UTILITY COORDINATION, GRADING, DRAINAGE, SITE ELEMENTS, IRRIGATION AND PLANTING.
20. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTOR SHALL MEET EXISTING GRADES AT ALL EDGES OF CONTRACT LIMIT LINE.
21. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURE TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.
22. CLEAN DEBRIS FROM PUBLIC AREAS ON A DAILY BASIS. OWNER HAS THE RIGHT TO HAVE SITE CLEANED, AT CONTRACTOR'S EXPENSE, IF CONTRACTOR FAILS TO COMPLY. ALL PROJECT GENERATED DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE.
23. TREES SHALL MAINTAIN A MINIMUM OF 5' SEPARATION FROM ALL PUBLIC UTILITIES.
24. IF ANY ADDITIONAL FREE STANDING SIGNAGE ARE PROPOSED, IT WILL REQUIRE A SEPARATE PERMIT.
25. ALL NEW NONEXEMPT OUTDOOR LIGHT FIXTURES WITH AN INITIAL OUTPUT GREATER THAN OR EQUAL TO 2,000 LUMENS SHALL BE CUTOFF OR FULL CUTOFF, AS DEFINED BY IESNA AND WILL REQUIRE AN APPROVAL BY THE PLANNING DEPARTMENT.
26. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
27. THE PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.
28. THE BICYCLE RACK WILL BE SINGLE HOOP BLACK, DERO SWERVE 34" X 21.5" OR APPROVED EQUAL.
29. EXCEPT AS STATED IN SUBSECTION (2) EXCEPTIONS OF 1100.01(F) OR UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER, NO OBJECTS MAY BE WITHIN THE AREA TO BE KEPT CLEAR OF SITE OBSTRUCTIONS BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ELEVATIONS OF THE PAVEMENT EDGE OF EACH INTERSECTING STREET, COMMERCIAL DRIVEWAY, OR VEHICULAR ACCESS EASEMENT. THE AREA TO BE KEPT CLEAR OF SIGHT OBSTRUCTIONS IS ESTABLISHED IN SUBSECTION (3) DETERMINATION OF AREA TO BE KEPT CLEAR OF SIGHT OBSTRUCTIONS BELOW.

N

0' 10' 20'

SCALE: 1" = 10-0"

CITY OF BENTONVILLE NO: LSD21-0068

SW 5th & SW F Parking

Bentonville, AR

ground control
Landscape Architects
40 E Montgomery Ave, 4th Floor
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106 South Main Street,
Bentonville, AR 72712
479.407.0945 x 433

WATER FEATURE CONSULTANT
CMS COLLABORATIVE, INC.
404 Little River Way,
Sacramento, CA 95831
831.425.3743 x 2

MEP ENGINEER
HSA Engineering
1150 Bob Courtway Dr, Ste 400
Conway, AR 72032
501.327.5757

LIGHTING DESIGNER
RANDY BURKETT LIGHTING DESIGN
609 E Lockwood Ave #201,
St. Louis, MO 63119
314.961.6650

GRAPHIC & WAYFINDING DESIGNER
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400 Market St #300,
Philadelphia, PA 19106
215.829.9414 x 247

IRRIGATION DESIGNER
HINES INC
659 Cranbrook Drive
Kirkwood, MO 63122
314.530.1052

No.	Date	Description
1	12/31/2020	SCHEMATIC DESIGN 100%
2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	12/20/2021	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — NOLAN R. BURKETT — NOT FOR CONSTRUCTION — STATE OF ARKANSAS

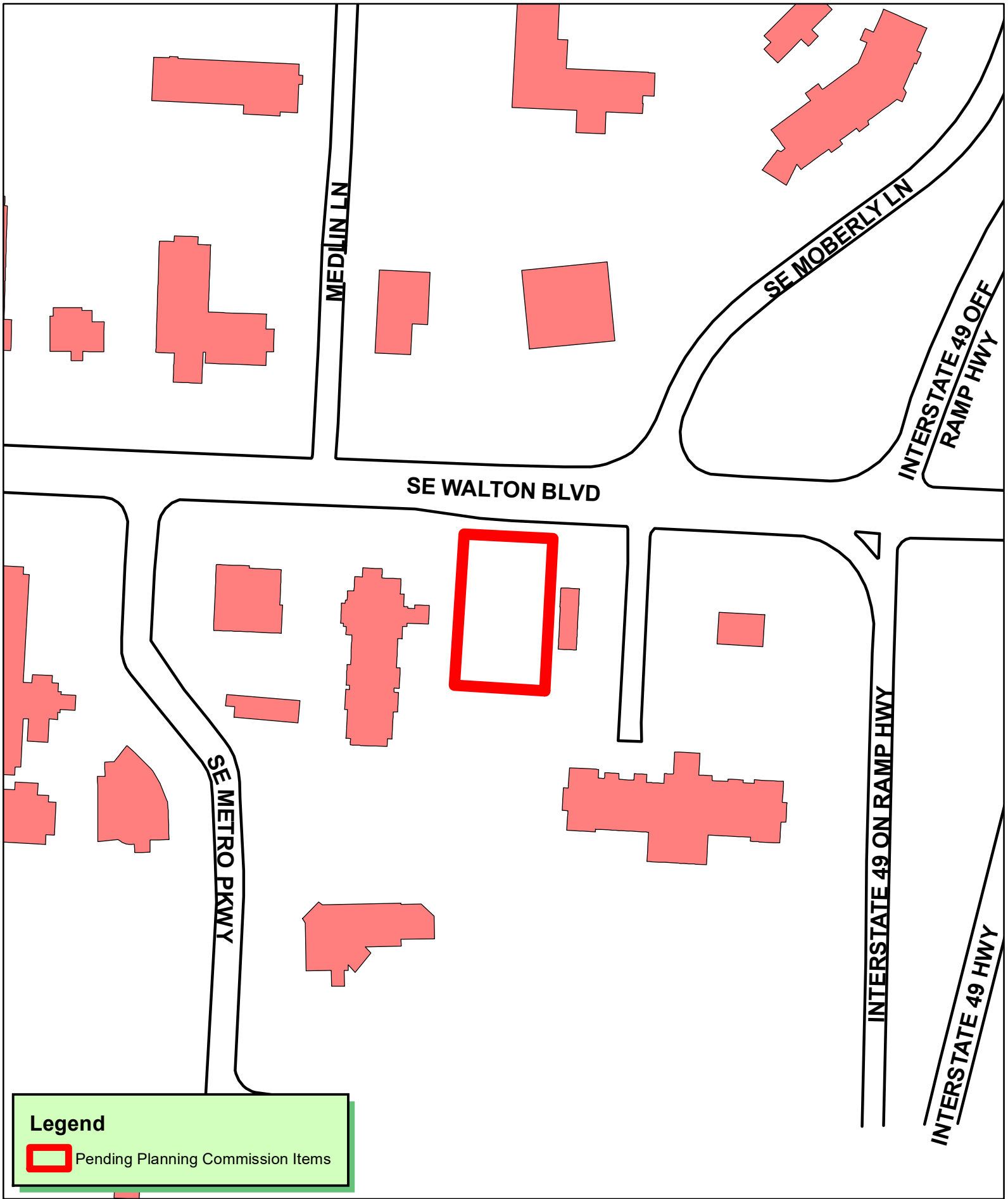
12/20/2021

LANDSCAPE PLAN

Scale: 1"=10'-0"
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L100

C:\Ground Control Dropbox\Projects\2019\1911_James H Berry Park\CADD\3CD\GROUNDCONTROL\Plotsheets\1911-GC-P2-L100-SITE PLAN.dwg, Aya Miyakoda 12/19/2021 2:17:55 PM



WAV21-0026
GENERAL WAIVER
WAFFLE HOUSE #880 REBUILD FACIA WAIVER

"GOOD FOOD FAST"
P.O. BOX 6450 - NORCROSS, GEORGIA 30091-6450
5986 FINANCIAL DRIVE, NORCROSS, GEORGIA 30071
(770) 729-5700

December 3rd, 2021

Bentonville Planning Commission
305 SW A Street,
Bentonville, AR 72712

Dear Planning Commission:

Request for Waiver of **Sec 1100.21** Ordinance on Primary Building Material Percentages

Waffle House inc has proposed to rebuild our Restaurant at 2306 SE Walton Blvd, Bentonville AR. We would like to request a waiver on Sec 1100.21 Large scale development design standard "a minimum of two primary building materials is required consisting of at least 75 percent of the wall area. No single Primary Material shall constitute less than 25% of wall area. The standard shall apply to all sides of the building"

Typically, the west wall on our building has approx. 85% masonry and 12% yellow fascia while the remaining 4% is glazing and awning. The imposed design standard would require Waffle House to create framing out of wood that extends the yellow fascia another 30ft in order to reach the 25 percent requirement.

This creates an undue hardship due to additional long-term maintenance required on blank yellow fascia, which compared to masonry, collects dirt more visibly over time. It is our opinion that our typical iconic design will look the best over time and give us an opportunity to keep the building and fascia better maintained.

We ask that you accept our request for a waiver by reviewing the attached renderings that show the design standard based on the Code in Sec 1100.21 vs. the rendering that reflects a more typical design on the long block wall, while still conforming to the other building design codes on all other sides of the building. If you have any questions or comments please reach me by phone at (770)-729-5929 by cell at (404)-754-4480 by email at yaarhosseini@wafflehouse.com or by mail at 5986 Financial Dr, Norcross Ga 30071.

Sincerely,

Yaar Hosseini
Permit Project Manager
Waffle House, Inc.
(770) 729-5929

NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

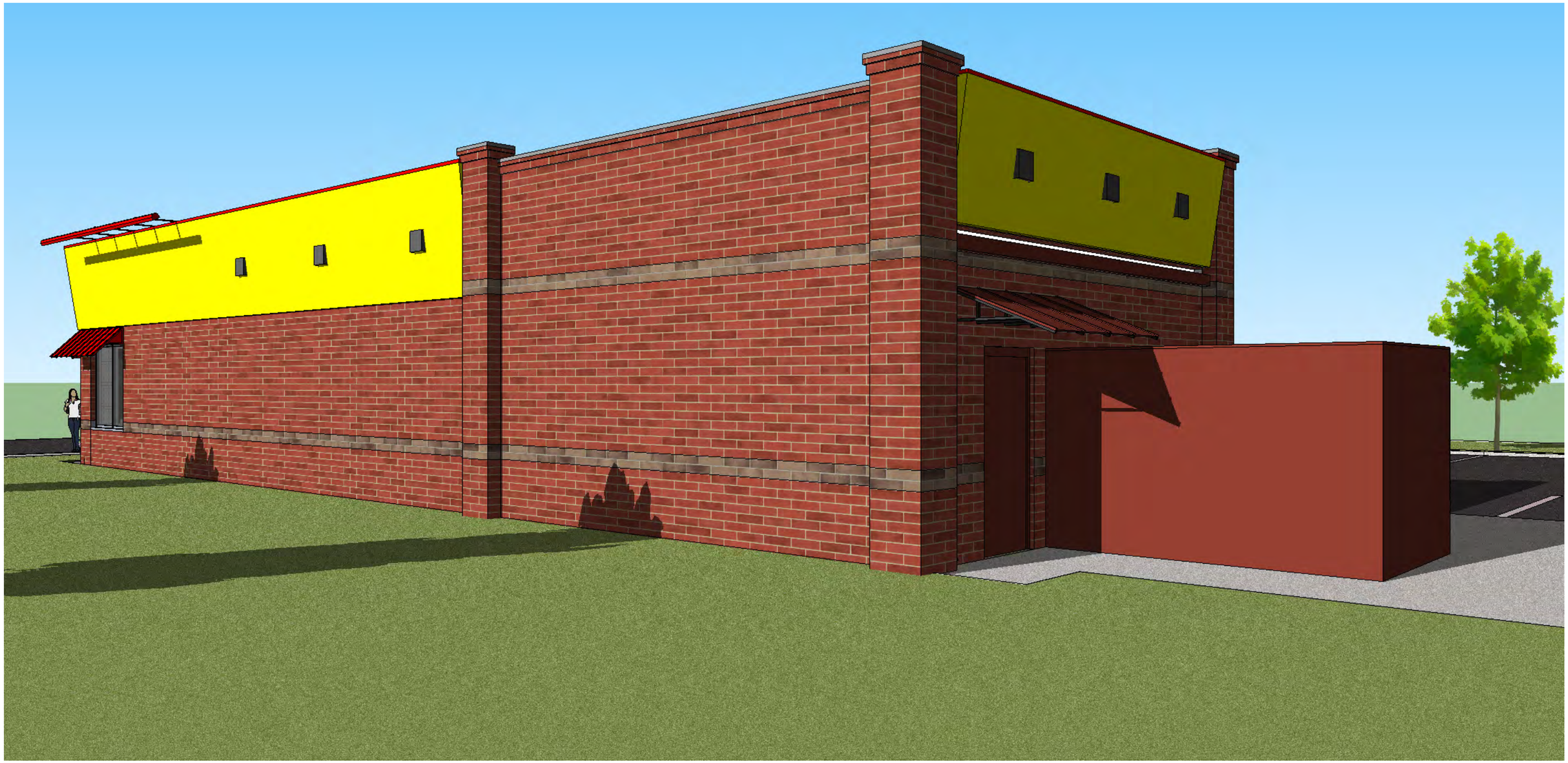
PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021**

PG 1
OF 5

NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING



NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

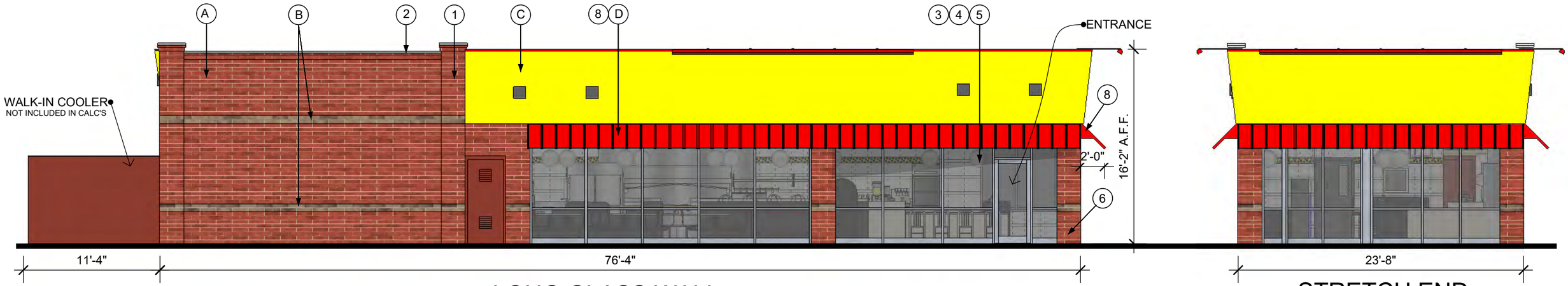
PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021** | **PG 3 OF 5**

NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021** | 110 **PG 4 OF 5**



LONG GLASS WALL

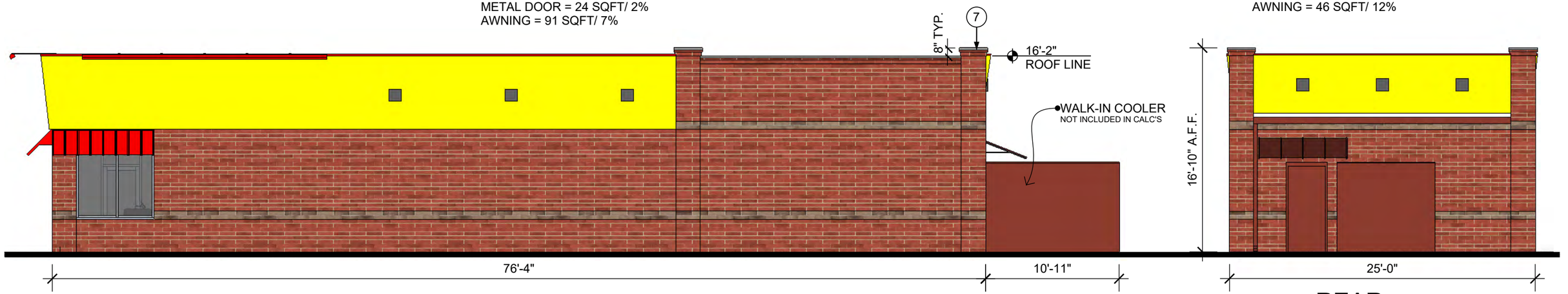
SCALE: 1/8" = 1'-0"

LONG GLASS WALL AREA = 1237 SQFT
QUIK-BRIK = 473 SQFT/ 38%
YELLOW FASCIA = 316 SQFT/ 26%
GLAZING = 333 SQFT/ 27%
METAL DOOR = 24 SQFT/ 2%
AWNING = 91 SQFT/ 7%

STRETCH END

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

STRETCH END WALL AREA = 385 SQFT
QUIK-BRIK = 32 SQFT/ 8%
YELLOW FASCIA = 150 SQFT/ 39%
GLAZING = 157SQFT/ 41%
AWNING = 46 SQFT/ 12%



LONG BLOCK WALL

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

LONG BLOCK WALL AREA = 1239 SQFT
QUIK-BRIK = 872SQFT/ 70%
YELLOW FASCIA = 316 SQFT/ 26%
GLAZING = 34 SQFT/ 3%
AWNING = 17 SQFT/ 1%

REAR

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

REAR WALL AREA = 401 SQFT
QUIK-BRIK = 204 SQFT/ 51%
YELLOW FASCIA= 102 SQFT/ 26%
AWNING = 13 SQFT/ 3%
METAL DOOR = 24SQFT/ 6%
WALK-IN = 58 SQFT/ 14%

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

ARCHITECTURAL DETAILS

1 - PILASTERS - 2FT WIDE W/ 8IN PROJECTION
2 - ARTICULATED CORNICE LINE
3 - 3'-8" ROOFLINE OVERHANG
4 - RECESSION - IN STOREFRONT @ ENTRY
5 - PORTICO OVER ENTRANCE
6 - COLUMNS - 2FT WIDE
7 - VARIED ROOF HEIGHTS
8 - 2FT PROJECTION

BUILDING MATERIALS:

A - "RICHFIELD FLASHED" QUIK-BRIK
B - "AUTUMN FLASHED" QUIK-BRIK
C - YELLOW FASCIA (PRE-FINISHED ARCHITECTURAL METAL PANEL, NON RIBBED AND MINIMUM 24 GAUGE)
D - RED STANDING SEAM METAL AWNINGS

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO BENTONVILLE, AR** | **DATE: 09/17/2021** | 111 | **PG 5 OF 5**

NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021**

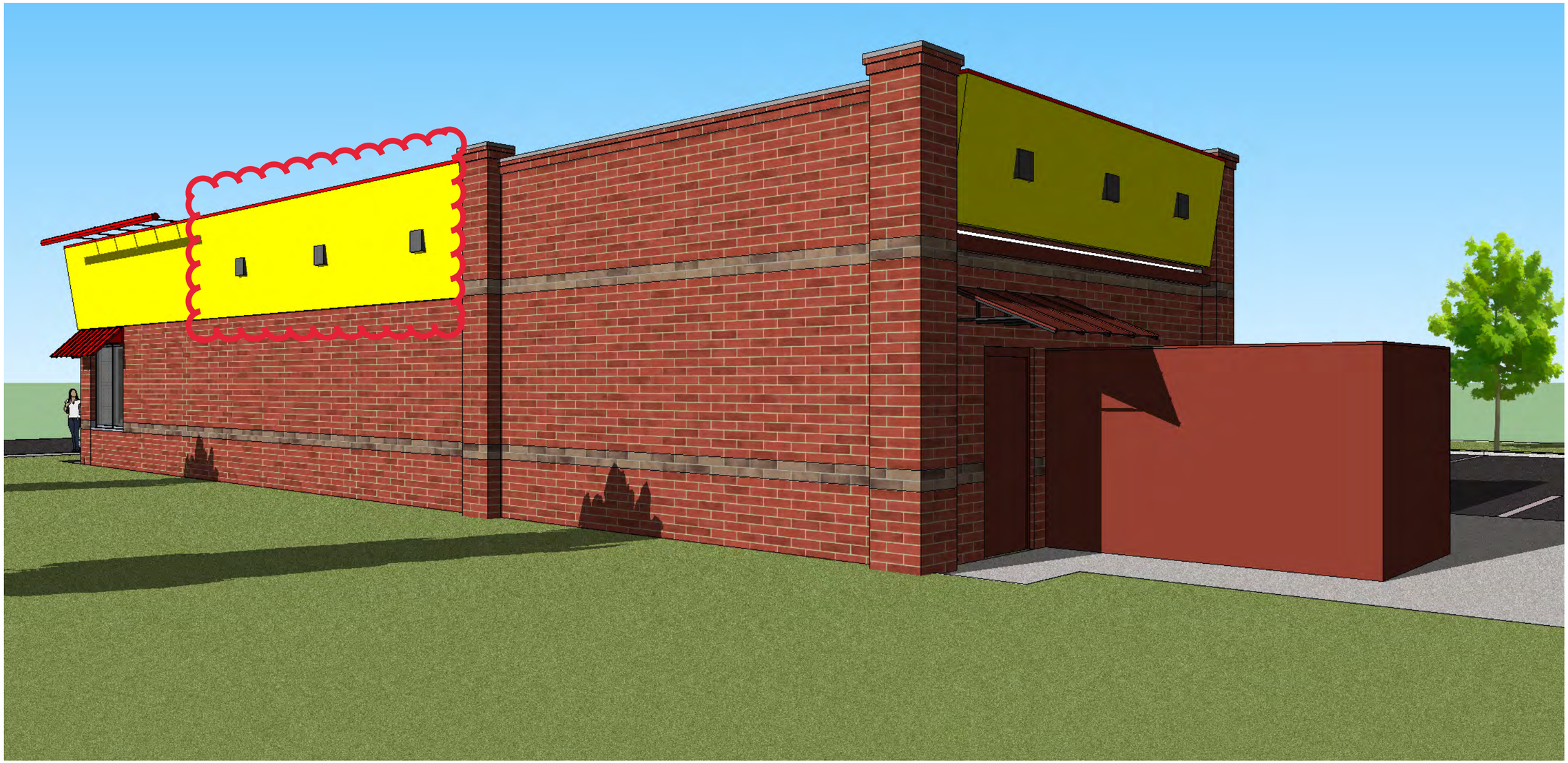
PG 1
OF 5

NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021** | 113 **PG 2 OF 5**



NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021** | **PG 3**
OF 5

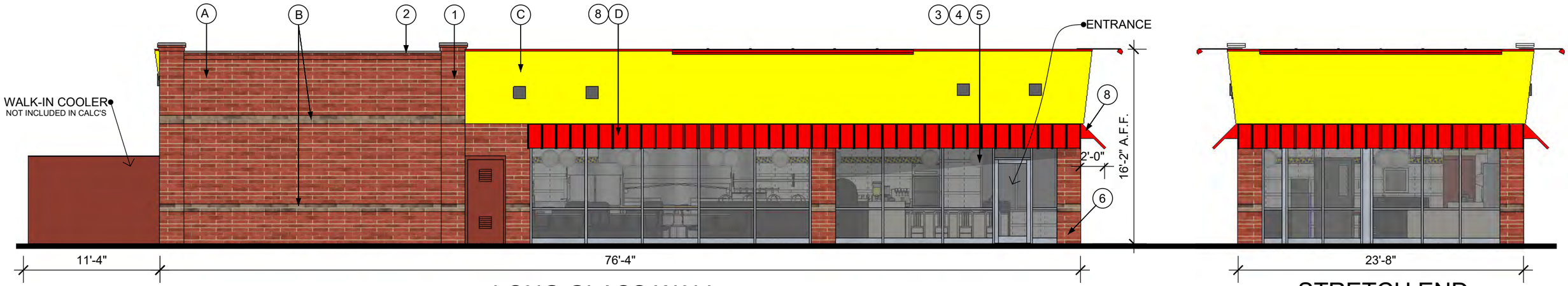
NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO**
BENTONVILLE, AR | **DATE: 09/17/2021**

PG 4
OF 5



LONG GLASS WALL

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

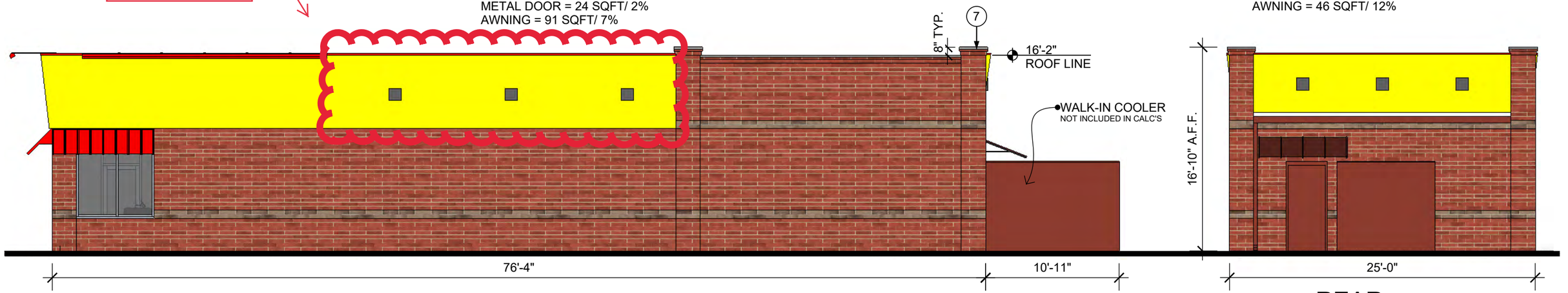
LONG GLASS WALL AREA = 1237 SQFT
QUIK-BRIK = 473 SQFT/ 38%
YELLOW FASCIA = 316 SQFT/ 26%
GLAZING = 333 SQFT/ 27%
METAL DOOR = 24 SQFT/ 2%
AWNING = 91 SQFT/ 7%

STRETCH END

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

STRETCH END WALL AREA = 385 SQFT
QUIK-BRIK = 32 SQFT/ 8%
YELLOW FASCIA = 150 SQFT/ 39%
GLAZING = 157SQFT/ 41%
AWNING = 46 SQFT/ 12%

Waiver to remove extended yellow fascia



LONG BLOCK WALL

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

LONG BLOCK WALL AREA = 1239 SQFT
QUIK-BRIK = 872SQFT/ 70%
YELLOW FASCIA = 316 SQFT/ 26%
GLAZING = 34 SQFT/ 3%
AWNING = 17 SQFT/ 1%

REAR

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

REAR WALL AREA = 401 SQFT
QUIK-BRIK = 204 SQFT/ 51%
YELLOW FASCIA= 102 SQFT/ 26%
AWNING = 13 SQFT/ 3%
METAL DOOR = 24SQFT/ 6%
WALK-IN = 58 SQFT/ 14%

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

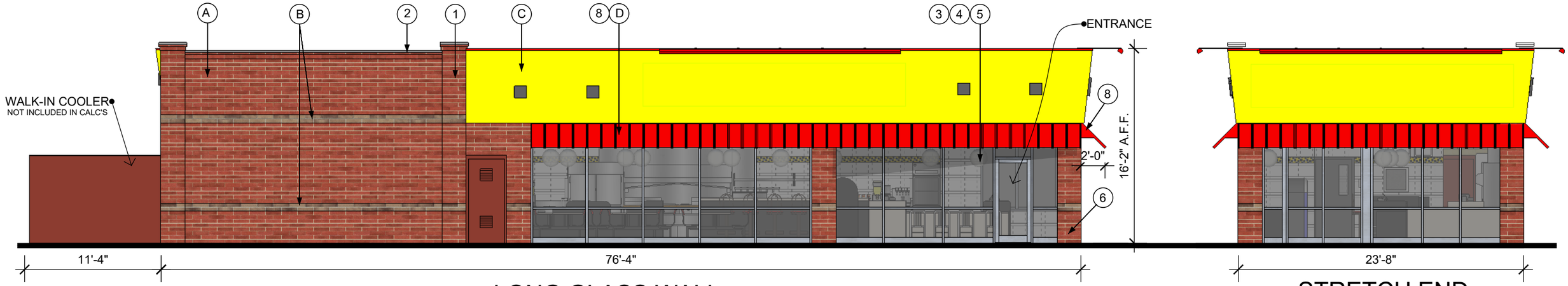
ARCHITECTURAL DETAILS

1 - PILASTERS - 2FT WIDE W/ 8IN PROJECTION
2 - ARTICULATED CORNICE LINE
3 - 3'-8" ROOFLINE OVERHANG
4 - RECESSION - IN STOREFRONT @ ENTRY
5 - PORTICO OVER ENTRANCE
6 - COLUMNS - 2FT WIDE
7 - VARIED ROOF HEIGHTS
8 - 2FT PROJECTION

BUILDING MATERIALS:

A - "RICHFIELD FLASHED" QUIK-BRIK
B - "AUTUMN FLASHED" QUIK-BRIK
C - YELLOW FASCIA (PRE-FINISHED ARCHITECTURAL METAL PANEL, NON RIBBED AND MINIMUM 24 GAUGE)
D - RED STANDING SEAM METAL AWNINGS

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO BENTONVILLE, AR** | **DATE: 09/17/2021** | 116 **PG 5 OF 5**



LONG GLASS WALL

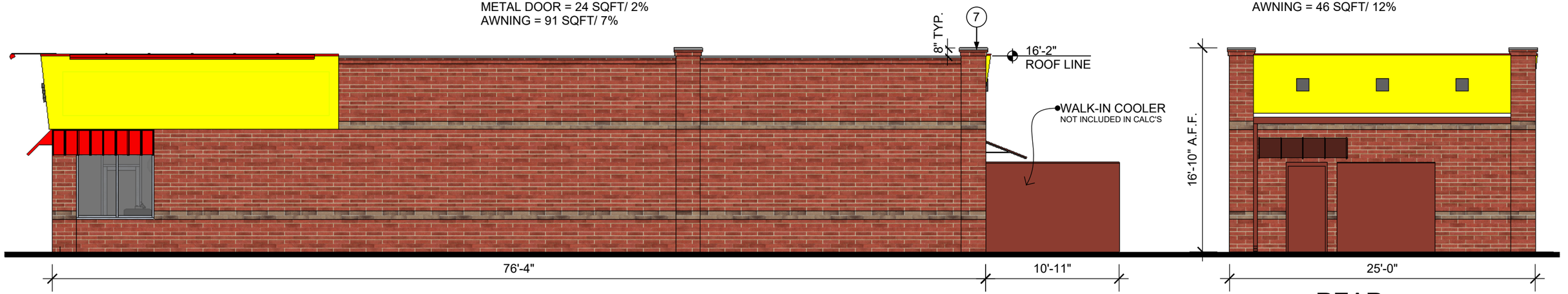
SCALE: 1/8" = 1'-0"

LONG GLASS WALL AREA = 1237 SQFT
QUIK-BRIK = 473 SQFT/ 38%
YELLOW FASCIA = 316 SQFT/ 26%
GLAZING = 333 SQFT/ 27%
METAL DOOR = 24 SQFT/ 2%
AWNING = 91 SQFT/ 7%

STRETCH END

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

STRETCH END WALL AREA = 385 SQFT
QUIK-BRIK = 32 SQFT/ 8%
YELLOW FASCIA = 150 SQFT/ 39%
GLAZING = 157SQFT/ 41%
AWNING = 46 SQFT/ 12%



LONG BLOCK WALL

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

LONG BLOCK WALL AREA = 1239 SQFT
QUIK-BRIK = 1058 SQFT/ 85%
YELLOW FASCIA = 316 SQFT/ 12%
GLAZING = 34 SQFT/ 3%
AWNING = 17 SQFT/ 1%

REAR

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

REAR WALL AREA = 401 SQFT
QUIK-BRIK = 204 SQFT/ 51%
YELLOW FASCIA= 102 SQFT/ 26%
AWNING = 13 SQFT/ 3%
METAL DOOR = 24SQFT/ 6%
WALK-IN = 58 SQFT/ 14%

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING

ARCHITECTURAL DETAILS

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BUILDING MATERIALS:

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B - "AUTUMN FLASHED" QUIK-BRIK
C - YELLOW FASCIA (PRE-FINISHED ARCHITECTURAL METAL PANEL, NON RIBBED AND MINIMUM 24 GAUGE)
D - RED STANDING SEAM METAL AWNINGS

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO BENTONVILLE, AR** | **DATE: 11/30/2021**

PG 1 OF 1