



SITE DATA

ZONING - A-1 (PROPOSED REZONE TO R-1)

SETBACKS (NOT SHOWN) - FRONT 20'
 REAR - 25'
 SIDE INTERIOR - 7'
 SIDE EXTERIOR - 20'

ACRES: 9.78
 TOTAL LOT COUNT: 39 LOTS
 BUILDABLE LOTS: 37 LOTS
 NON-BUILDABLE LOTS: LOT # 38 & 39

SITE LEGEND

- FOUND IRON PIN
- SET IRON PIN
- CENTERLINE
- BUILDING SETBACK
- PROPERTY LINE
- CURB & GUTTER
- EASEMENT
- SIDEWALK
- SIDEWALK TO BE BUILT BY DEVELOPER
- ▽ STOP SIGN

- SITE NOTES:**
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
 - THE FINAL PLAT SHALL REFLECT THE CITY'S REQUIREMENT THAT THE HOME BUILDER OR LOT OWNER CONSTRUCT A 5' SIDEWALK, 5' FROM BACK OF CURB ON THEIR RESPECTIVE LOT ALONG ALL STREET RIGHTS-OF-WAY.
 - THE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER, TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
 - NO SUBDIVISION SIGNAGE IS PROPOSED AT THIS TIME, ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - 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 WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
 - ITEMS BETWEEN 30" AND 60" IN HEIGHT SHALL BE PROHIBITED WITHIN SHADED SITE TRIANGLES.
 - ALL CURB RADI SHALL BE 25' MEASURED AT THE BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.
 - THE MINIMUM FINISHED FLOOR ELEVATIONS AS INDICATED ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON THE APPROVAL FROM THE CITY ENGINEER AND AN APPROVED LOT GRADING PLAN PROVIDED BY A LICENSED ENGINEER.
 - SIDEWALKS ABUTTING LOTS 38 & 39 OR ANY COMMON AREA WILL BE REQUIRED TO BE CONSTRUCTED BY THE DEVELOPER.
 - THE OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
 - THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
 - CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING AND GRADING AROUND POWER POLES WITHIN 5' FOR PLACEMENT OF ANY FILL GREATER THAN 1' OR ANY EXCAVATION.

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, _____ hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor
 State of Arkansas
 Registration No. _____

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, _____ hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Bentonville Subdivision Regulations have been complied with.

Date of Execution: _____

Registered Engineer
 State of Arkansas
 Registration No. _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____

Date of Execution: _____

Chairman, Bentonville Planning Commission

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.30	13.50	77.67	N48° 26' 59"W	16.93
C2	54.28	175.00	17.77	N83° 49' 55"E	54.06
C3	10.05	225.00	2.56	N76° 13' 35"E	10.05
C4	59.54	225.00	15.16	N85° 05' 13"E	59.37
C5	21.38	14.00	87.47	N48° 04' 35"E	19.36
C6	21.20	14.06	86.37	S43° 12' 34"E	19.24
C7	54.13	175.00	17.72	N83° 48' 27"E	53.91
C8	54.13	175.00	17.72	N83° 48' 27"E	53.91
C9	65.91	225.00	16.78	S83° 53' 50"W	65.68
C10	1.68	225.00	0.43	N87° 29' 48"W	1.68
C11	20.43	13.20	88.70	S48° 55' 47"W	18.45

FLOOD STATEMENT:

NO PART OF THE PROPERTY LIES IN ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM FEMA FLOOD PANEL NO 05007C0255 K, EFFECTIVE DATE JUNE 8, 2012.

BENCHMARK:

LOCATED EAST OF PROJECT AREA
 TOP OF FIRE HYDRANT
 ELEV: 1283.61
 BASED ON WR CONSULTING SURVEY

LEGAL DESCRIPTION:

ALL OF LOT ONE, BEEN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, PER PLAT RECORDED IN PLAT RECORD P2 AT PAGE 666, FURTHER DESCRIBED AS THE FOLLOWING; A PART OF THE SW¼ OF THE NW¼ OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN X IN THE SIDEWALK FOR THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF THE SW¼ OF THE NW¼ OF SAID SECTION 1 AND THE SOUTH LINE OF WINWOOD SUBDIVISION, PHASE II, NORTH 87° 16' 34" WEST 1300.91 FEET TO A FOUND IRON PIN; THENCE ALONG THE EAST RIGHT OF WAY OF BEEN ROAD, SOUTH 02° 07' 14" WEST 327.51 FEET TO A SET IRON PIN; THENCE ALONG THE NORTH LINE OF WINWOOD SUBDIVISION PHASE III, SOUTH 87° 16' 34" EAST 1300.22 FEET TO A SET IRON PIN ON THE EAST LINE OF THE SW¼ OF THE NW¼ OF SAID SECTION 1; THENCE ALONG SAID EAST LINE, NORTH 02° 14' 28" EAST 327.50 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 9.78 ACRES MORE OR LESS.

REVISIONS

NO.	DATE	DESCRIPTION
0	05-30-2017	INITIAL SUBMITTAL
1	06-02-2017	REVISED PER BOARD OF CITY COMMENTS
2	06-29-2017	REVISED PER BOARD OF CITY COMMENTS
3	08-14-2017	REVISED PER ADH COMMENTS
4	09-11-2017	CONSTRUCTION SET

DEVELOPER:

CRESTWOOD HOMES, LLC
 3103 S.E. MOBERLY LANE
 BENTONVILLE, AR 72712
 479-254-4504
 BARRY COCKSEY

PRELIMINARY PLAT

OAK MEADOWS SUBDIVISION

BEEBEN ROAD

BENTONVILLE, ARKANSAS

SHEET: _____

PROJECT: _____

SAND CREEK

2101 W. Highway 101
 Bentonville, Arkansas 72712
 Phone: 479-271-3135 Fax: 479-271-3136



MANAGER: JI

DESIGNED BY: AF

DRAWN BY: AF

CHECKED BY: TRS

SCE PROJECT #: 16049

DATE: 4/11/2018

SHEET: 3 OF 18