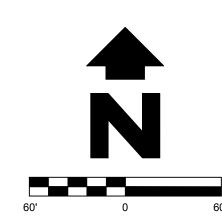


Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	18.30	13.50	77.67	N48° 26' 59"W	16.93	
C2	54.28	175.00	17.77	N83° 49' 55"E	54.06	
C3	10.05	225.00	2.56	N76° 13' 35"E	10.05	
C4	59.54	225.00	15.16	N85° 05' 13"E	59.37	
C5	21.38	14.00	87.47	N48° 04' 35"E	19.36	
C6	21.20	14.06	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	

LOCATED EAST OF PROJECT AREA TOP OF FIRE HYDRANT 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 SW/4 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 (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF THE SW/4 OF THE NW/4 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 SW/4 OF THE NW/4 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.



SCALE: 1" = 60'

SITE DATA

ZONING - A-1 (PROPOSED REZONE TO R-1) SETBACKS (NOT SHOWN) - FRONT 20' REAR - 25' SIDE INTERIOR - 7' SIDE EXTERIOR - 20'

39 LOTS

37 LOTS

LOT #: 38 & 39

ACRES: TOTAL LOT COUNT: BUILDABLE LOTS: NON-BUILDABLE LOTS:

SITE LEGEND

FOUND IRON PIN
SET IRON PIN
 CENTERLINE
 BUILDING SETBACK
 PROPERTY LINE
 CURB & GUTTER
 EASEMENT
SIDEWALK

SIDEWALK TO BE BUILT BY DEVELOPER

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED

2. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

3. 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

4. TIE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER. TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND

5. NO SUBDIVISION SIGNAGE IS PROPOSED AT THIS TIME, ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

6. 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.

7. ITEMS BETWEEN 30" AND 60" IN HEIGHT SHALL BE PROHIBITED WITHIN SHADED SITE TRIANGLES.

8. ALL CURB RADII SHALL BE 25' MEASURED AT THE BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.

9. THE MINIMUM FINSHED 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.

10. SIDEWALKS ABUTTING LOTS 38 & 39 OR ANY COMMON AREA WILL BE REQUIRED TO BE CONSTRUCTED BY THE DEVELOPER.

11. THE OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES

TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE. 12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY

13. 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

, herby 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. ____

DRAINAGE EASEMENTS.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

, herby 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

Chairman, Bentonville Planning Commission

Date of Execution:

988888 DEVELOPER:

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

BARRY COOKSEY

SUBDIVISION ROAD , ARKANSAS

 \Box

CREEK

 $\Lambda / \epsilon^{\dagger} =$ $X \cap Y$

MANAGER: JI DESIGNED BY: AF

DRAWN BY: AF CHECKED BY: TRS

3 OF 18

SCE PROJECT #: 16049 DATE: 4/11/2018

CITY PROJECT #: 17-08000006