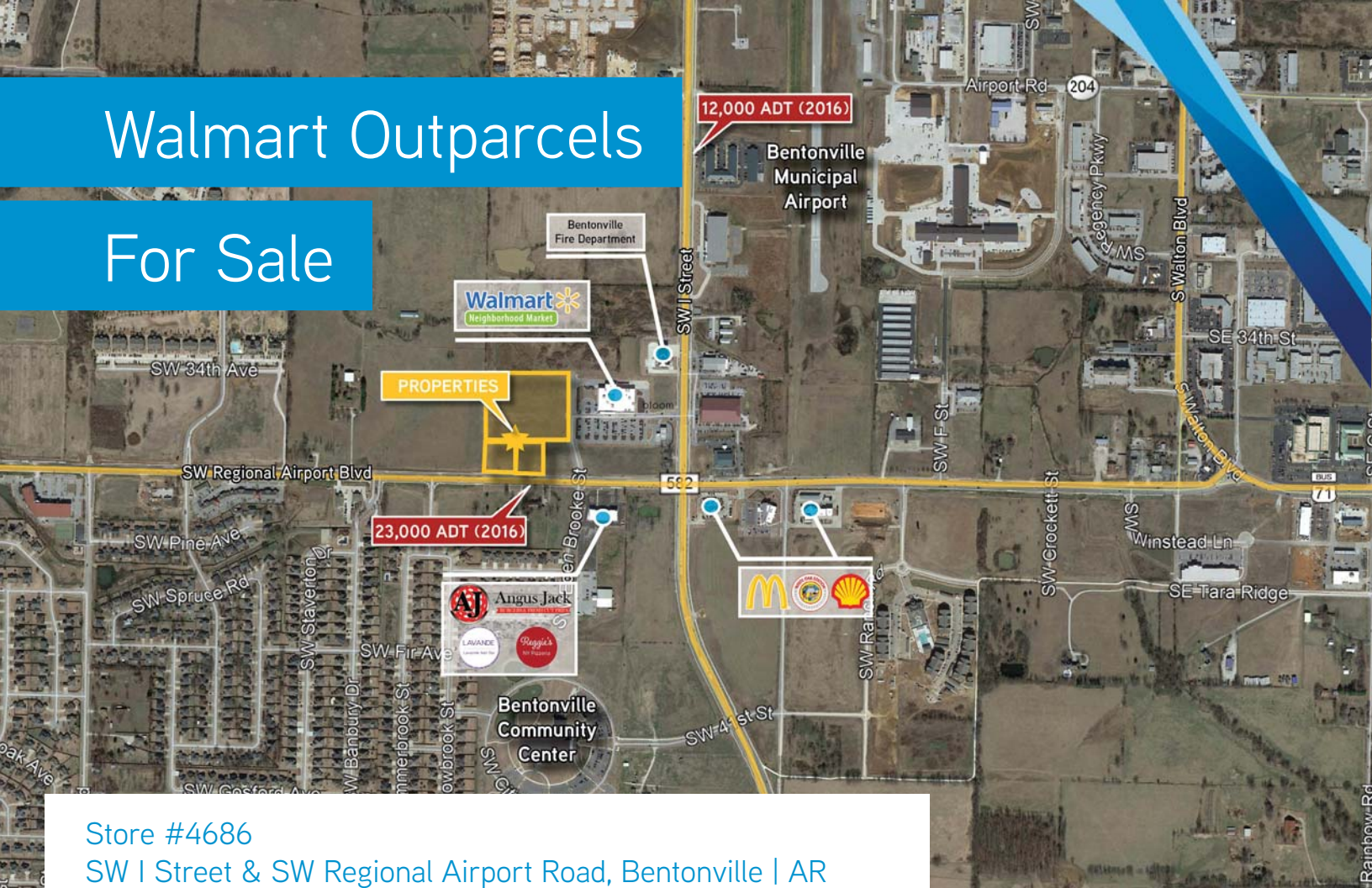


Walmart Outparcels For Sale



Store #4686

SW I Street & SW Regional Airport Road, Bentonville | AR

- Lot 14: +/- 5.76 Acres - \$1,881,792 (\$7.50 PSF)
- Lot 21: +/- 0.88 Acres - \$574,992 (\$15.00 PSF Single Tenant)
- Lot 22: +/- 0.88 Acres - \$574,992 (\$15.00 PSF Single Tenant)

Contact:

Steven P. Lane

Managing Director & Principal | Arkansas

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C: +1 479 366 6000

steve.lane@colliers.com



Area Demographics

	1 Mile	3 Mile	5 Mile
Population (2017)	3,412	31,773	80,670
Projected Population (2022)	3,903	35,009	89,507
Average Household Income (2017)	\$101,654	\$74,445	\$79,287
Proj. Average Household Income (2022)	\$112,462	\$82,709	\$89,028
Households (2017)	1,214	12,178	30,789



Colliers International

4204 S. Pinnacle Hills Pkwy | Suite 102

Rogers, AR 72758

P: +1 479 845 6000

www.colliers.com/arkansas

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1.98	1.98	1.98
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2.00	2.00	2.00

- ### GENERAL SITE NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBLES, SLOPE PAVING, SIDEWALKS, EXISTING TRUCK DOCKS, EXISTING BUILDING OVERSIZES AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO BE REVEALED FOR FINISHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 0300 SPECIFICATION.
 - UNLESS OTHERWISE NOTED ALL CURBED RADII ARE TO BE 2' OR 10' AND ALL STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONTRACT LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNAL, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - THIS PROJECT DOES NOT REQUIRE A DEPARTMENT OF THE ARMY SPECIAL ADJUTANT GENERAL PERMIT BASED ON DISCUSSIONS WITH THE U.S. ARMY CORPS OF ENGINEERS.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.
 - REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
 - ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 001.
 - ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 002.
 - ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 003.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 004.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 005.

SITE ANALYSIS TABLE

NEIGHBORHOOD MARKET L-C-41 (R-X-R)	1679 S.F.
CUSTOMER PARKING	16 SPACES
ASSOCIATE PARKING	4 SPACES
ACCESSIBLE PARKING	6 SPACES
TOTAL PARKING	16 SPACES
RATIO	4.0/1,000 S.F.
CART CORRAL	6 CORRAL/S.F.
6 SPACES	

MEETING OF PARKING SPACE REQUIREMENTS
NEET CITY OF BENTONVILLE STANDARDS BASED ON NET SF OF BUILDING (32,842 SF)

**PARKING SPACES DEDUCTED BY CART CORRAL ARE NOT INCLUDED IN OVERALL PARKING RATIO.

ALERT TO CONTRACTOR

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

ACREAGE SUMMARY TABLE

WAL-MART MARKET	IN ACRES
PARCEL 1	15.76
PARCEL 2	15.76
OUTPARCEL 1	15.76
OUTPARCEL 2	15.76
OUTPARCEL 3	15.76
OUTPARCEL 4	15.76
OUTPARCEL 5	15.76
OUTPARCEL 6	15.76
OUTPARCEL 7	15.76
OUTPARCEL 8	15.76
SW EDEN BROOKE R.O.W.	15.76
TOTAL SITE	157.28

PROPERTY AREAS ARE EXCLUSIVE OF DEDICATED R.O.W.

ACCESSIBLE PARKING TABLE

REQUIRED	PROVIDED
VAN PARKING	2
ACCESSIBLE PARKING	4
TOTAL	6

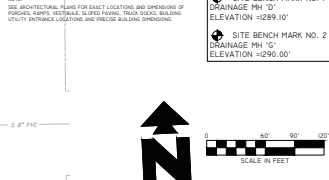
ZONING CLASSIFICATION: C-2 AND A-1 (DETENTION POND ONLY)

PROPOSED USE: FOOD PRODUCTS - RETAIL, RESTAURANT, AND CONVENIENCE STORES, INCLUDING ALL SECONDARY USE PHARMACY

LOCAL JURISDICTION: BENTON COUNTY / CITY OF BENTONVILLE

FLOOD ZONE CLASSIFICATION: ZONE X - AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN

PARKING REQUIREMENTS: 1 SPACE FOR EACH 200 S.F. OF NET BUILDING AREA (OR 5.0 RATIO)



Know what's below.
Call before you dig.

LEGEND

EXISTING (APPLIES TO ALL SHEETS)	PROPOSED
PROPERTY LINE	PROPERTY LINE
ADJACENT LOT/PROPERTY LINE	ADJACENT LOT/PROPERTY LINE
Right-of-Way	Right-of-Way
EXISTING BUILDING	EXISTING BUILDING
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING UTILITY LINE	EXISTING UTILITY LINE
EXISTING SANITARY LINE	EXISTING SANITARY LINE
EXISTING WATER LINE	EXISTING WATER LINE
EXISTING UNDERGROUND FIBER OPTIC LINE	EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE LINE	EXISTING UNDERGROUND TELEPHONE LINE
EXISTING WATER LINE	EXISTING WATER LINE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING METAL FENCE	EXISTING METAL FENCE
EXISTING TREE LINE	EXISTING TREE LINE
EXISTING BRUSHWOOD	EXISTING BRUSHWOOD
EXISTING BURNED	EXISTING BURNED
EXISTING CHAIN LINK FENCE	EXISTING CHAIN LINK FENCE
EXISTING CONCRETE	EXISTING CONCRETE
EXISTING ASPHALT	EXISTING ASPHALT
EXISTING GRAVEL	EXISTING GRAVEL
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ALL WITH GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WHEN GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SINPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFICATIONS.

A. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.

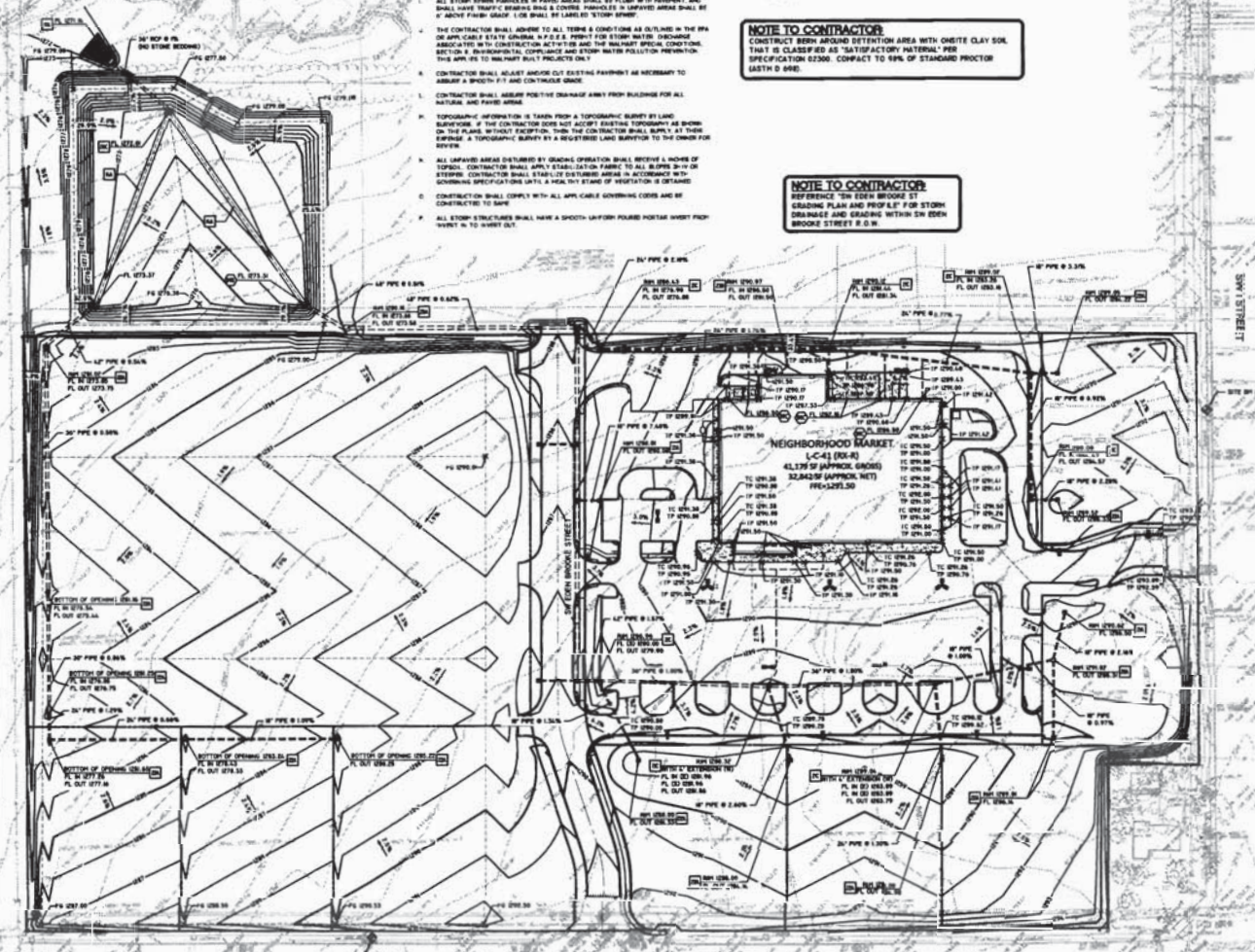
- F. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEVIATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD OF THE UTILITY LOCATIONS AND DEPTHS, AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO EXCAVATION TO AVOID CATASTROPHIC FAILURE OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ALL EXISTING UTILITIES SHOWN ON THESE PLANS AND TO PROCEED WITH THE PROPOSED WORK.
- G. ALL CUT OF FULL SLOPE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- H. EXISTING PILES TO BE CAPPED OUT TO EXPOSE ALL BILTS AND DRILLS.
- I. EXISTING GRADE CONTOURS SHOWN AT 1' FOOT INTERVALS.
- J. PROPOSED GRADE CONTOURS SHOWN AT 1' FOOT INTERVALS.
- K. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- L. ALL STOPPES IN EXISTING STRUCTURES SHALL BE GROUNDED TO AVOID CORROSION AT CONNECTION. STRUCTURES IS WATER-PROOF.

9. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD RESPONSIBLE FOR ANY COLLISIONS THAT OCCUR DUE TO ANY SUCH CONFLICTS OR CROSSINGS.

- [illegible]

CONSTRUCT BERM AROUND DETENTION AREA WITH ONSITE CLAY SOIL THAT IS CLASSIFIED AS 'SATISFACTORY MATERIAL' PER SPECIFICATION 02300. COMPACT TO 98% OF STANDARD PROCTOR (ASTM D 698).

REFERENCE "SW EDEN BROOKS ST
GRADING PLAN AND PROFILE" FOR
DRAINAGE AND GRADING WITHIN S
BROOKS STREET R.O.W.



SW REGIONAL AIRPORT BLVD. (HWY 12)



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

EXISTING APPLIES TO ALL SHEETS /

<p>  PROPERTY LINE  HUNTER LIT/PROPERTY LINE  HUNTER ROAD  EXISTING DRAINAGE  HUNTER ROAD  EXISTING ELECTRICAL LINE  HUNTER ROAD  EXISTING FISHING LINE  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD </p>	<p>  HUNTER ROAD  HUNTER ROAD  EXISTING DRAINAGE  HUNTER ROAD  EXISTING ELECTRICAL LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD </p>	<p>  HUNTER ROAD  HUNTER ROAD  EXISTING DRAINAGE  HUNTER ROAD  EXISTING ELECTRICAL LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD  EXISTING FISHING LINE  HUNTER ROAD </p>
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RIGHT OF WAY LINE  GRADE BREAK CONTOUR ELEVATIONS	SPOT ELEVATIONS TC = TOP OF CURB G = GUTTER TP = TOP OF PAVEMENT FG = FINISHED GRADE  GROUTED BUMP PAD (SEE PROPOSED CONTROL PLANS)
--	--

15A CONCRETE BRIDGE

- 20A JUNCTION BOX
21C MODIFIED CLAMP INLET
22A AREA INLET
23A GRATE INLET
23B SPHONIC HANG-ON
24C DISTENTION BARON OUTRAIL

OSC - CONDUCT DOWN SPOLTS

- END FLARED END SECTION

FOUNDATION SUBSURFACE PREPARATION
WAL-MART NEIGHBORHOOD MARKET #4586-00
Brentwood, Alabama
February 8, 2003

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, LAGOON CENTER, PORCHES, RAMPS, STAIRS, TRUCK WASHSTOCKS, CONCRETE ARMORS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE BASE AND THE VAPOR BARRIERS, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB, BASE, AND SURFACE BY SUBGRADE IS REQUIRED BY THE REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THE REQUIRED SLAB ELEVATION. THE 4-INCH THICK BASE MATERIAL SHALL CONFORM TO AUTO SPECIFICATIONS SECTION 301--"AGGREGATE BASE COURSE" CLASS 1 GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE OF SUBGRADE MATERIAL MUST BE SUBMITTED FOR APPROVAL, WITHIN 15 DAYS AFTER THE DATE OF CONTRACT SIGNATURE. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND ACP.

EXISTING FOUNDATIONS, SLABS, PAYMENTS, AND BELOWGRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, DUSTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PRECIPITALLY EXPOSED SUBGRADE. REMOVE AND REPLACE UNSUITABLE MATERIAL WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	F ₃	L.L.
BUILDING AREA, BELOW UPPER 4 FEET	429	450
BUILDING AREA, UPPER 4 FEET	457	440

SUBGRADE MATERIAL SHALL BE PLACED IN LIFT THICKNESSES NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D998) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR

SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY TTL, INC., DATED February 8, 2003 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

NET ARCHITECTURAL PLANS FOR SLABT LOCATIONS AND SPACINGS, STAIRS, ROOF SLAB, SLAB ON BEAMS, TRUSS BRACE, GY/ITZ ENTRANCE, SLAB 4000 AND FLOOR OF BUILDING SPINE

[illegible]

GEI
Engineering Associates, Inc.
Incorporated - 1981/1982
LAWSON ARCHITECTS - ENVIRONMENTAL SCIENTISTS
679/2715-6272
FAX 679/2715-6641
JOS. E.W. REGENCY PARKWAY, SUITE 2
WILMINGTON, DE 17172

NEIGHBORHOOD MARKET #4686-001

GRADING PLAN

HWY 12 & SW 1 STREET

WENTONVILLE 8 STREET, ARKANSAS

Walmart*
Save money. Live better.

[illegible]

CEI Engineering Associates, Inc.

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

John Trahan

(479) 273-9472

(479) 273-0844

jtrahan@ceieng.com

Location of Project:

Bentonville, Arkansas

Store Type:

Neighborhood Market

Size of the Store:

41 Proto

Store #:

4686-001

Date of this Report:

Friday, August 28, 2009

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot 1	0.86 AC	37,462	50'	7'	7'	20'	C-2 (General Commercial)
Lot 2	5.76 AC	250,906	50'	7'	7'	20'	C-2
Lot 3	0.78 AC	33,977	50'	7'	7'	20'	C-2
Lot 4	0.78 AC	33,977	50'	7'	7'	20'	C-2
Lot 5	0.85 AC	37,026	50'	50'	7'	20'	C-2
Lot 6	1.18 AC	51,401	50'	7'	50'	20'	C-2
Lot 7	0.88 AC	38,333	50'	7'	7'	20'	C-2
Lot 8	0.88 AC	38,333	50'	7'	7'	20'	C-2

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

NOTE FOR ABOVE SETBACKS: IF NO PARKING IS BETWEEN R-O-W AND BUILDING THEN THE FRONT SETBACKS DECREASE TO 20 FEET.

3. What Jurisdiction is the property in?

City of Bentonville

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	<i>1 space per 4 occupants at max. occupancy and 1 per employee based on max shift</i>
Retail	

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Monument

2. If other, please define:

3. What is the maximum height allowed for the signage?

12 feet (multi-tenant) or 8 feet if single tenant (Reference Article 801 of City Zoning Code)

4. What is the maximum square footage allowed for the signage?

100 sq. feet (multi-tenant) or 60 sq. feet if single tenant. Single tenant signs are permitted one per lot.

5. Explain how the square footage is calculated:

Square footage is calculated around the letters only, and not the background.

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

One multi-tenant allowed per street frontage

7. Is roof signage permitted?

No

8. What is the maximum size?

Roof signs are not permitted in this district.

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

Variances are permitted, but likely will not be approved based on history at the city.

12. Describe all reviews, hearings, variances and general requirements known at this time:

All signage requires sign permits.

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

- 1a. If no please explain:

- 1b. If yes, has the plat been recorded?

No

- 1c. What is the book, page or volume?

- 1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

The property is in the process of being platted. CEI is the firm responsible for platting. The final plat has been approved by Planning Commission and is scheduled to go to City Council on March 26, 2013. The plat will not be filed until construction of utilities has been approved by the City.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?
2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?
3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

AHTD for Hwy 12 lots & City for I-Street lots

No

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

- 4a. If yes, please describe along with the timeframe and location:

NOTE THAT ONE CURB CUT WILL BE ALLOWED BETWEEN OUTPARCELS 7 & 8 AS A RIGHT-IN/RIGHT-OUT. NO OTHER CURBCUTS WILL BE ALLOWED TO ACCESS THE MAIN STREETS.

5. Are sidewalks required on the outlot/excess land?

Yes

- 5a. If yes, what type and size:

5' wide sidewalks per Article 900 of City Street Specification

6. Was a traffic study performed for the overall project?

No

- 6a. If yes, was the outlot(s)/excess land included?

Select Yes/No

- 6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

6c. Will an additional traffic study be required for each purchaser?

6d. If yes, please explain why and any requirements including applicable timeframes:

6e. Does the traffic study, trips, etc. have an expiration date?

Select Yes/No

6f. If yes, please provide the expiration date and any other important information:

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is water stubbed to the excess land?

Yes

2a. If not, where is it located?

3. Who has Jurisdiction of the water line?

City of Bentonville

4. What is the size of the water main?

8"

5. What is the normal pressure?

84 psi

6. Is there a Tap Fee?

yes, reference City water/sewer specs page 80

7. Is there a Meter Fee?

yes, reference City water/sewer specs page 80

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

TBD

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

Yes

12. Is there a current moratorium or a chance for one in the future?

No

13. Please add any additional information/comments regarding water:

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

Yes

2a. If not, where is it located?

3. What is the size of the sewer line?

8" for lots 3,4 & 5: 10" for all others

4. Who has the Jurisdiction of the sanitary sewer line?

City of Bentonville

5. Nearest manhole:

Lot 1

Rim El.

1289.54

Inv.El.Out

1278.37

Lot 2	Rim El.	1286.97	Inv.El.Out	1280.8
Lot 3	Rim El.	1290.93	Inv.El.Out	1280.93
Lot 4	Rim El.	1289.47	Inv.El.Out	1281.51
Lot 5	Rim El.	1289.24	Inv.El.Out	1282.19
Lot 6	Rim El.	1289.07	Inv.El.Out	1281.93
Lot 7	Rim El.	1290.31	Inv.El.Out	1283.57
Lot 8	Rim El.	1288.6	Inv.El.Out	1284.06

6. Is a grease trap required for a restaurant?	Yes
7. Is there a Tap Fee?	yes
8. Are tap fees based on water useage?	Yes
9. Is the tap to be made by the city or a local plumber?	City
10. Are there any special assessments?	No
11. Is there a current moratorium or a chance for one in the future?	No
12. Is the sanitary sewer line located in an existing easement?	Yes
13.	
If sanitary sewer is not available, can a septic system be used?	N/A

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

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Storm Sewer:

1. Is storm sewer stubbed to the outlot?

Yes

2. Is storm sewer stubbed to the excess land?

Yes

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

--

4. Has Wal-Mart's detention facility been sized to accept the drainage?	Yes
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	No
6. Who has the Jurisdiction of the storm sewer?	Owners
7. What is the size of the storm sewer?	Varies from 18" to 48"
8. What is the depth?	Varies from approx. 4' to 10'
9. What is the tap fee?	N/A
10. Are catch basins required?	No
11. Is the storm sewer located in an existing easement?	Yes
12. Please add any additional information/comments regarding storm sewer: <i>Some storm drainage is located in existing easements such as Eden Brooke Street and the discharge to the basin. The majority of remaining storm pipes are not within easements.</i>	

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlot?	Yes
1a. If not, where is it located?	
2. Is electric stubbed to the excess land?	Yes
2a. If not, where is it located?	
3. Is it overhead or underground?	Underground
4. What is the voltage?	Designed by City
5. What is the phase?	Designed by City
6. What is the wire?	Designed by City
7. Who has Jurisdiction of the electricity?	City of Bentonville Electric Dept.
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	Yes
8b. Is there a standard cost per LF for the installation?	No
8c. Transformer location:	TBD
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Pad Mounted
9. Is the primary service connected to the existing transformer?	Yes
9a. Are there any service charges or connection fees?	No
9b. What is the cost?	

10. Is the electric located in an existing easement?

Yes

11. Please add any additional information/comments regarding electric:

Gas

1. Is gas stubbed to the outlet?

No

1a. If not, where is it located?

Along Hwy 12

2. Is gas stubbed to the excess land?

No

2a. If not, where is it located?

Along Hwy 12

3. What is the maximum amount available?

4. Who has Jurisdiction of the gas line?

Source Gas

5. What type of commitment will the gas company give?

6. Will the gas company bring the line to the building?

Yes

6a. What is the estimated cost to do so?

TBD

6b. What is the size of the gas line?

TBD

6c. What is the pressure of the gas line?

TBD

6d. What is the BTU/CF rating?

TBD

6e. What is the specific gravity?

TBD

6f. Is a meter fee required?

Select Yes/No

7. Is the gas located in an existing easement?

Yes

8. Please add any additional information/comments regarding gas:

Telephone

1. Is telephone stubbed to the outlet?

No

1a. If not, where is it located?

Along Hwy 12

2. Is telephone stubbed to the excess land?

No

2a. If not, where is it located?

Along Hwy 12

3. Is under ground service required?

No

4. Who is responsible for bringing telephone lines to the building?

Developer will install conduits, ATT install cables

5. Is the telephone located in an existing easement?

Yes

6. Please add any additional information/comments regarding telephone:

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

City of Bentonville Commercial Building & Development Guide

- 1a. What is the date they were adopted:

Aug-11

2. What is the building permit fee schedule?

See Building Permit Fees page 24 of Commerical Building & Development Guide

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

- 2a. If yes, please describe:

Reference Section 1100.11. of City Subdivision Code. minimize light pollution, reduce light trespass onto neighboring properties and flexibility in style of lighting fixtures.

3. What type of solid waste disposal is permitted?

- 3a. Compaction:

Yes

- 3b. Bulk pick up:

Yes

- 3c. Front loader:

Yes

- 3d. Side loader:

Yes

- 3e. Rear loader:

Yes

- 3f. Who has the Jurisdiction of solid waste:

Allied Waste

- 3g. Is this adequate for Jurisdiction?

Yes

- 3h. Is a drain required in the trash area?

No

- 3i. Are hot and cold water hose bibs required in the trash area?

No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

1. Was the outlot(s) rough graded?
2. Was it compacted to Wal-Mart standard specifications?
3. Was the excess land rough graded, if applicable?
4. Was it compacted to Wal-Mart's specs?
5. Did the Phase 1 Environmental report indicate contamination?

Yes

Yes

Yes

Yes

No

3a. Report prepared by:

TTL, Inc.

3b. Dated:

21-Feb-13

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

Select Yes/No

3d. If yes, was the contamination remediated as part of the overall project?

Select Yes/No

3e. Please provide any additional information/comments regarding the contamination:

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6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No

6a. If yes, please describe:

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TRAFFIC:

1. Average Daily Traffic:

v.p.d.

(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

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The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)