



**Planning Commission
Agenda
November 17, 2015**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- 1. Providence Village** **Rezoning***
(R-1 Single Family Residential to PRD, Planned Unit Development)
Nomad Road & Southwest Windmill Road

- IV. Consent Agenda**

- 1. Providence Village Phase 1** **Preliminary Plat**
Nomad Road & Southwest Windmill Road
 - 2. Lot 1 Foy Addition** **Lot Split**
610 Southwest 'O' Street

- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission Minutes November 3, 2015

City of Bentonville Planning Commission was called to order at 5:00p.m. by Rod Sanders, Chairman.

Present: Scott Eccleston, Greg Matteri, Debie Havner, Jim Grider, Rod Sanders and Richard Binns.

City Staff: Beau Thompson, Jon Stanley

Motion by Eccleston, seconded by Matteri to approve the minutes of October 20, 2015
Approved 6-0

Consent Agenda

- | | | |
|----|---|-------------------------|
| 1. | Lots 16 & 17, Block 1 Braithwaite Park Addition
Split
1400 North Walton Boulevard | Lot |
| 2. | Lots 37 & 38 Cottonwood Village Phase III
Southeast corner of Southeast 'G' Street & Southeast 22 nd Street | Lot Split |
| 3. | Amber Ridge South@Woods Creek
Northeast Marina Drive | Preliminary Plat |
| 4. | Amber Ridge North@Woods Creek
Northeast Woods Creek Road | Preliminary Plat |
| 5. | Haxton District-West
222 Southeast 2 nd Street | Large Scale Development |

Approved 6-0

Old Business

Item #1

Hope Church of NWA (15-09000035) Rezoning, R-1, Single Family Residential to C-2, General Commercial, 1700 Southeast Moberly Lane.

Motion by Grider, seconded by Havner to table

Table 6-0

New Business

Item #1

McFann's Holdings, LLC(15-09000036)McFann's Holdings, LLC, Rezoning Request from PRD, Planned Residential Development to C-1, Neighborhood Commercial, 2606 East Central Avenue.

Opened public Hearing

No public comment

Approved 6-0

Item #2

Cabe Ranch Leasing, LLC (15-09000037) Rezoning Request from A-1, Agriculture to C-2, General Commercial, Southwest Regional Airport Boulevard.

Opened public hearing

No public comment

Approved 6-0

Item #3

Elizabeth Foy: (15-09000038) Rezoning request from A-1, Agriculture District to R-1, Single Family Residential, 6 10 Southwest 'O' Street.

Opened public hearing

No public comment

Approved 6-0

Item #4

Castlestone Builders, LLC & Lamplighter Restoration, LLC :(15-09000039) Rezoning Request from R-1, Single Family Residential to RC-2, Central Residential Moderate Density, 206 and 208 Southwest 'D' Street.

Opened public hearing

No public comment

Approved 6-0

Item #5

Bentonville School District #6: (15-02000016) Conditional Use, Bentonville K-4 Elementary School, 3001 Southwest Featherston Road, Zoned A-1, Agricultural.

The applicant has submitted a conditional use permit for a educational facility to be located at the intersection of Southwest 28th Street and Southwest Featherston Road. The 96,138 square feet school will house Kindergarten through 4th grade elementary. The applicant is also requesting the approval of a 5th and 6th grade addition to be added at a later time. Hours of operation will be 7:00am to 4:00pm with an occasional after hour activity. The facility will employ approximately 50 staff members and provide parking for 143 vehicles. Five hundred feet of double stacking is being provided from Featherston Road to the school.

Opened public hearing

Mike Poore –Superintendent with the Bentonville Schools, they have now been approved for the 5th and 6th grade addition.

Approved 6-0

Item #6

Bentonville public Schools-District 6(15-07000020) Property Line Adjustment, Lot 5, Coughlin Addition, Southwest Featherstone Road and Southwest 28th Street, zoned A-1, Agricultural..

The applicant has submitted a property line adjustment for 45.65 acres located at the southeast corner of Southwest Featherston Road and Southwest 28th Street. Lot 1 Coughlin Addition and an un-platted tract will be combined to create the new lot known as Lot 5 Coughlin Addition. Forty-five feet of Right of way is being dedicated for the proposed Southwest 28th Street while 35' is being dedicated for Southwest Featherston road. Easements are being dedicated for proposed public infrastructure improvements on the property. A 20' utility easement is being dedicated along southwest Featherston Road and Southwest 28th Street.

The applicant is requesting a waiver for right of way required for Been Road per the City of Bentonville's Master Street Plan. The proposed collector is located approximately 1200 feet to the east of Southwest Featherston Road. Southwest Featherston Road is designated as a collector street on the Master Street Plan and should accommodate any future north to south connectivity needs.

Motion by Havner, seconded by Grider to approved the right of way waiver request
6-0

Item #7

Bentonville Public School-District #6:(15-06000028)Large Scale Development, 3001 Southwest Featherstone Road, Zoned A-1.

The applicant has submitted a Large Scale Development for a 68,227 square feet elementary school located at the intersection of Southwest 28th Street (proposed) and Southwest Featherston Road. The school will consist of 35 classrooms and 143 parking spaces are being provided. Entry to the site is being provided on Featherston Road at the intersection of Briar Creek Avenue. Parents and employees will exit the site north of the entrance onto Featherston Road. Bus traffic will be limited to a separate one way drive on the north side of the building that enter and exits onto Southwest 28th Street. Storm water detention is not required due to the proximity to the floodplain located on the south side of the school.

The architectural elevations depict a dark red and gray brick building with Morin metal panel accent in a darker shade of gray. The roof lines vary substantially and the exterior walls are constructed with several first and second story projections.

The applicant has requested a waiver to the Commercial Design Standards in the A-1, Agricultural zone. Currently 62% masonry product is being provided along the Northwest Elevation. Once the 4th and 5th grade school is constructed on the east side the façade will be extended and the northwest elevation should meet the 75% primary material as required by ordinance. In addition, providing 62% brick on the Northwest allowed the applicant to provide additional brick on all other façades.

Motion by Binns, seconded by Matteri to approve the waiver request to the Commercial Design Standards Materials

Approved 6-0

The applicant also submitted a waiver to the Design Standards to allow Southwest 28th street to be constructed as a Collector Street instead of an Arterial as it is designated of Master Street Plan. Southwest 28th Street east of Been road was constructed a collector street with the development of The Trails at Rainbow Curve. The applicant is requesting a waiver be granted which would allow 7.5' additional asphalt be added to southwest 28th Street creating a 38' collector street. The proposed street construction will meet the needs of the city for future development in this area.

Motion by Eccleston, seconded by Havner to approve the design standards for the street width

Approved 6-0

Motion to approve the large scale development-Approved 6-0

Motion by Matteri, seconded by Havner to adjourn

Meeting Adjourned

Diane Shastid



PC Meeting of: November 17, 2015

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

Planning Commission Staff Report

REZONING: Providence Village Subdivision, R-1, Single Family Residential to PRD, Planned Residential Development

TO: City of Bentonville, Arkansas Planning Commission
FROM: Beau Thompson, AICP, Senior Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: November 17, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-01700001

Applicant/Current Owner: Chambers Bank

Representative: HCH Consulting, Inc.

Requested Action: Rezoning

Location: Southwest Windmill Road and Southwest Nomad Road

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: PRD, Planned Residential Development

Future Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

The applicant has proposed a Planned Residential Development at this location to be known as Providence Village Subdivision. The single family subdivision is proposing 5.26 units per acre. The applicant plans to create 184 single family lots and 4 non buildable lots. The common area for those living in the community is being provided. Planning area 1 will consist of 139 lots approximately 60' wide. Planning area 2 will consist of 44 lots and will range in width from 45' to 50' wide. The homes in area 2 will be rear loaded from an existing alley. The applicant has proposed a 5' side, 20' front, 25' rear setback for all the lots in the subdivision. The average lots size is 6,000 square feet in area 1 and 4,000 square feet in area 2. All homes within the subdivision will consist of a minimum of 50% brick on all front facades.

Property Description/Site Inspection: A site inspection was completed; this property is currently the location of vacant subdivision that is 90% complete.

Previous Rezoning Requests for this Property: The property was rezoned to PRD in 2005. In 2013 the property was rezoned back to R-1, Single Family Residential.

SURROUNDING LAND USES & ZONINGS:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Office and Warehouse	I-1, Light Industrial and R-1, Single Family Residential	Commercial
South	Vacant Land	County Land	Agriculture
East	Vacant Land	County Land	Office and Agriculture
West	Vacant Land	County Land	Office and Agriculture

SURROUNDING STREETS AND CLASSIFICATIONS:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest Windmill Road	Arterial	
South	-	-	-
East	-	-	-
West	Nomad Road	Collector	

LEGAL NOTIFICATIONS

Public Notice: On October 20, 2015 the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on October 16, 2015. In addition, staff posted a notice of public hearing sign on the property on October 30, 2015. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The property is currently designated as Low Density Residential. The applicant is proposing a density of 5.26 units per acre. At 5.26 dwelling units per acre, this proposed development is slightly less than what is allowed in R-1, Single Family Residential (6 dwelling units per acre). The proposed PRD is consistent with good land use planning while taking advantage of the location of existing infrastructure.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: The proposed PRD will not cause an increase to traffic danger or congestion in the area. Southwest Regional Airport Boulevard is adequate for the anticipated increase in trips per day.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: Public services are adequate for the increase in density. Water and sewer is readily available.

ANALYSIS, CONCLUSION, & SUMMARY

The intent of the PRD zoning designation is to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments.

The rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Low Density Residential.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of the rezoning from R-1, Single Family Residential to PRD, Planned Residential Development as submitted by the applicant.

**OPEN
SPACE**

PLANNING AREA 1

OPEN
SPACE

OPEN
SPACE

PLANNING AREA 2

OPEN SPACE

OPEN SPACE



A. Current Ownership

The current owner of the property is Chambers Bank of Springdale, Arkansas.

B. Scope of Project

Providence Village contains a total of 119.54 acres. In 2005, the entire property was zoned as a Planned Unit Development (PUD). In 2006, Phase I (55.8 acres containing 188 lots) was designed and constructed per the approved PUD zoning regulations. The construction consisted of the storm sewer, sanitary sewer mains and services, force main and lift station, water mains and services, electrical conduits, curb and gutter, paved roads, alleys, and a detention pond in order to serve these lots. In addition to the Phase I infrastructure sewer mains and storm sewer was constructed through the future phases in order to convey the Phase I stormwater and sewerage to the south end of the property where the detention pond and lift station are located. In 2008, prior to receiving approval of the Final Plat for Phase I, the developer filed for bankruptcy and Chambers Bank took ownership of the 119.54 acre subdivision.

In August of 2013 the entire 119.54 acre tract was rezoned to R-1 (Single Family Residential) by a developer with the intent to revise the lot sizes to meet their development plans and the R-1 zoning regulations. Plans were prepared to show the relocation of water and sewer services along with electrical improvements to align with the new lot lines. As the project evolved it became apparent that with the number of utility relocations and other complications associated with the lot line adjustments, it was no longer feasible to proceed, and the project was abandoned.

As of September 2015, the current owner wishes to finish the development of the lots in Phase I as previously designed and built, to rezone Phase I to a Planned Residential Development (PRD) and receive Final Plat approval. The intent of this request is to allow utilization of the existing utilities and services to remain in their current locations and not create additional taps on the water and sewer mains as well as abandoned taps from the previous construction.

C. Proposed Planning areas

Planning Area 1 –Residential, 139 lots, 28.80 acres

Planning Area 2 –Residential, 44 lots, 6.16 acres

D. Intent of the PRD District

Providence Village (Phase I) will be constructed with two housing types, Planning Area 1 with a density of 4.8 units per acre and Planning Area 2 with a density of 7.1 units per acre.

The Area 1 lots will have units with front façade facing any adjacent street and the garage access off of the street as well. Units will be a minimum of 1,000 sq. ft. with the anticipated average unit size being approximately 1,800 sq. ft.

The Area 2 lots will have units with front façade facing any adjacent public street and all units will be designed with rear-loading garages. These lots will be narrower with a 5 foot side yard setback and an alley behind all units for vehicle access and parking. Units will be a minimum of 1,000 sq. ft. with the anticipated average unit size being approximately 1,800 sq. ft.

E. Permitted Uses

Planning Area 1:

a) Density

4.8 Dwelling Units per Acre

b) Lot and Area Requirements

Structure Type – Single Family

Lot Area (sq. ft.) – 6,000

Land Area per Dwelling Unit (sq. ft.) – 6,000

Lot Width (ft.) – 55 minimum

Maximum Coverage – Interior Lot 40%

Exterior/Corner Lot 45%

c) Minimum Setback Requirements

Front – 20' Sides – Interior 5'/Exterior 20' Rear – 25'

d) Height Requirements

Maximum Height Permitted – 40'

Planning Area 2:

e) Density

7.1 Dwelling Units per Acre

f) Lot and Area Requirements

Structure Type – Single Family

Lot Area (sq. ft.) – 4,800

Land Area per Dwelling Unit (sq. ft.) – 4,000

Lot Width (ft.) – 40 minimum

Maximum Coverage – Interior Lot 40%

Exterior/Corner Lot 45%

g) Minimum Setback Requirements

Front – 20' Sides – Interior 5'/Exterior 20' Rear – 25'/Alley – 5'

h) Height Requirements

Maximum Height Permitted – 40'

F. Common Open Space

A minimum of 15% of Phase I will be for open space. The total acreage of Phase I is 55.8 acres, less public right of way, leaves a total lot area of 35.2 acres. A total of 5.8 acres (16.2%) has been provided for open space in Phase I. One open space will be located within each of the planning areas and also an open space along the east property line of Phase I. These open spaces will be accessible by sidewalk and preserved and maintained for this intended purpose only. The common open spaces will be mowed and maintained by the developer and by the POA as the subdivision develops.

G. Parking and Off-Street Loading

All dwelling units will be required to provide a minimum of 2 off-street parking spaces.

H. Perimeter Requirements

The Providence Village Subdivision is currently surrounded by undeveloped open farmland and some wooded areas to the east, south and west. The northwest corner is adjacent to a tract that is zoned I-1 and the remaining north line is adjacent to an R-1 zoning.

I. Housing Types

Detached, Single Family housing is proposed for Phase I.

J. Structural Design Standards

All structures will have a front façade facing the adjacent public street with a common architectural theme and a minimum one car garage. The structures front facade shall have a minimum of 50% brick/masonry product; all roofs shall be gabled or hipped and have architectural shingles. Rear loading garages shall be setback a minimum of thirty feet (30') and front loading garages shall provide an architectural relief from the front elevation of the house and shall be setback a minimum of thirty feet (30') from the property line.

K. How the Proposal Fulfills the Intent/Purpose of the PRD

Due to the size of the existing lots and infrastructure that is already in place (i.e. utility services, improvements, etc.) it would be cost prohibitive to spot zone the already developed portion of Phase I without requiring numerous utility and easement relocations.

In order to obtain appropriate compliance for each of the Planning Areas, it makes sense to rezone Phase I to a PRD thus allowing the developer, owner and the city to ensure good development throughout the Planning Areas by utilizing a collaborative approach to existing City regulations and allow flexibility throughout the overall development.

In summary, this Master Development Plan meets the criteria outlined under the City PRD code, including compliance with the Zoning District Regulations. Furthermore, this Master Development Plan does not adversely affecting any public facilities or services, while providing compatibility with surrounding land uses and the natural environment.



PROVIDENCE VILLAGE
A Planned Residential Development

Planning Commission Staff Report

Preliminary Plat: Providence Village Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Beau Thompson AICP, Senior Planner
PC DATE: November 17, 2015

GENERAL INFORMATION:

Project Number: 15-08000007

Applicant: Chambers Bank

Representative: Larry Grelle with Morrison Shipley Engineers

Requested Action: Preliminary Plat Approval

Location: Nomad Road & Highway 12

Existing Zoning: PUD, Planned Unit Development

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a preliminary plat for 184 lots Single family residential lots located at the intersection of Nomad Road and Southwest Windmill Road. The proposed subdivision will be known as Providence Village.

The majority of the streets and utility infrastructure is currently installed however an additional street stub will be added to connect the property to the east. The current infrastructure will then be retested to ensure City of Bentonville regulations are met. Windmill road is currently installed per the Master Street Plan at original construction. Nomad road is currently 26' wide asphalt with open ditches.

The developer will be constructing curb, gutter and storm sewer along the east side of the subdivision per city specifications. A 6' sidewalk will be installed along Nomad and Windmill Road. A mid-block choker will be added along Southwest Chalkstone to calm traffic along the only straight section of street within the subdivision.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-1, Light Industrial and R-1, Single Family Residential	Commercial
South	County Land	Agriculture
East	County Land	Office and Agriculture
West	County Land	Office and Agriculture

STREETS

Direction	Name	Classification
North	Southwest Windmill Road	Arterial
South	-	-
East	-	-
West	Nomad Road	Collector

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows:
No traffic data exist.

STANDARD CONDITIONS OF APPROVAL:

1. A digital copy of the plat
2. All technical review comments must be addressed before building permits are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is currently a constructed but vacant low density subdivision.

Street Names: All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

Sidewalks: Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

Water / Sewer: Per the G.I.S. site, water and sewer ARE currently available to this site.

Water and Sewer are both available at the intersection of Nomad Road and Southwest Regional Airport Boulevard

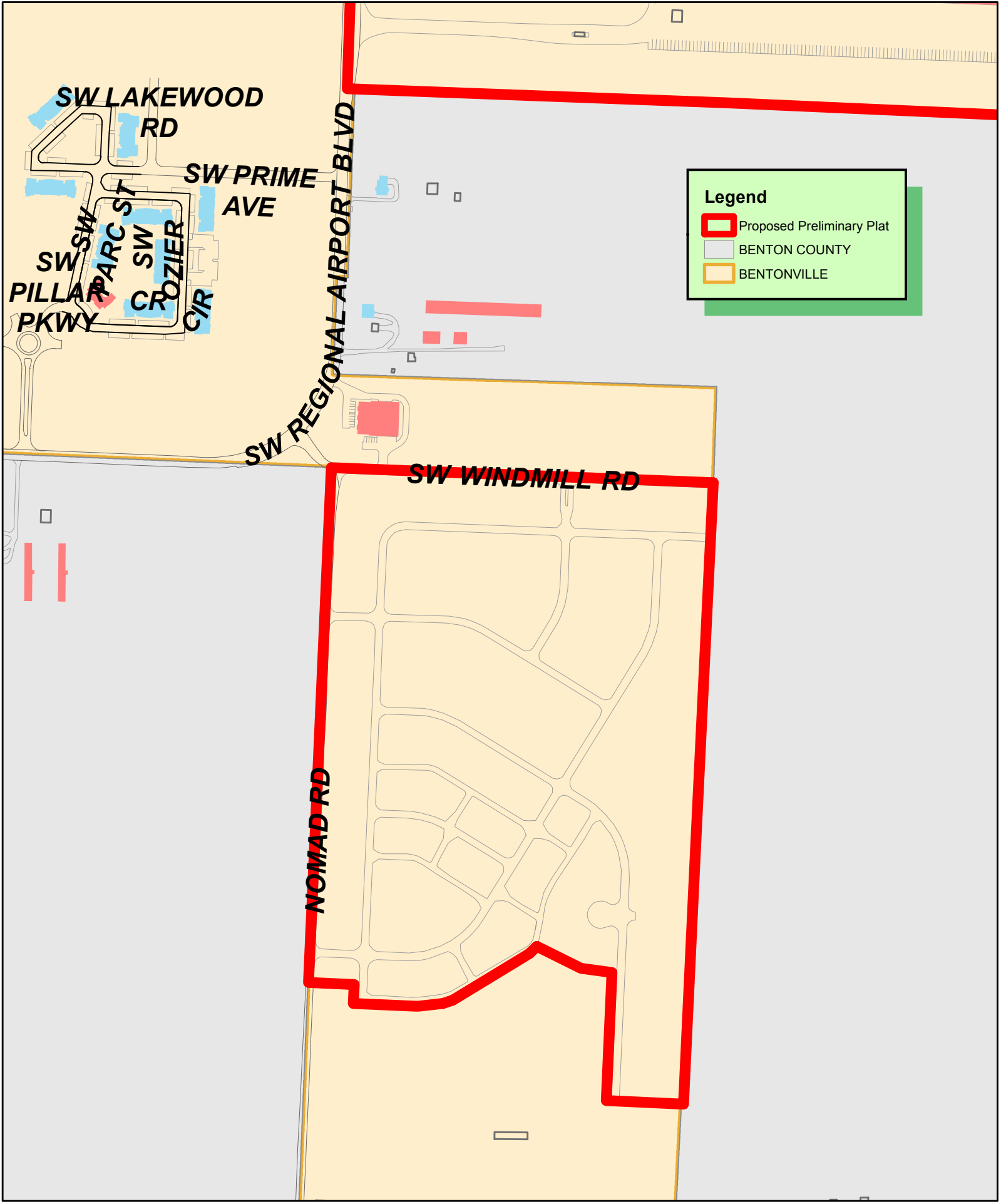
Drainage: A drainage report was submitted and tentatively approved by the city engineer.

Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, and streets. The information submitted for the plat review process was reviewed for general concept only.

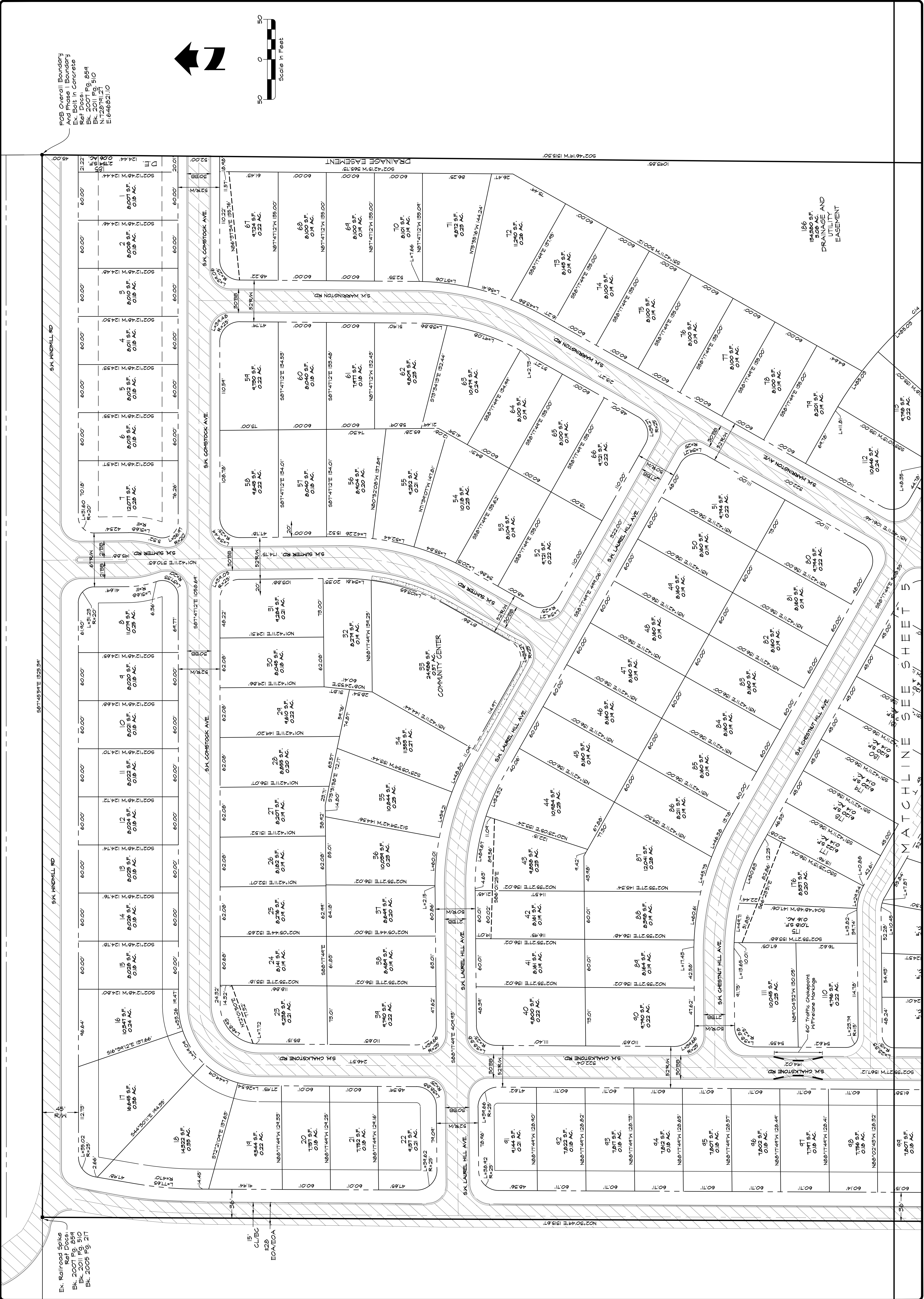
Analysis / Conclusion: This preliminary plat DOES meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.

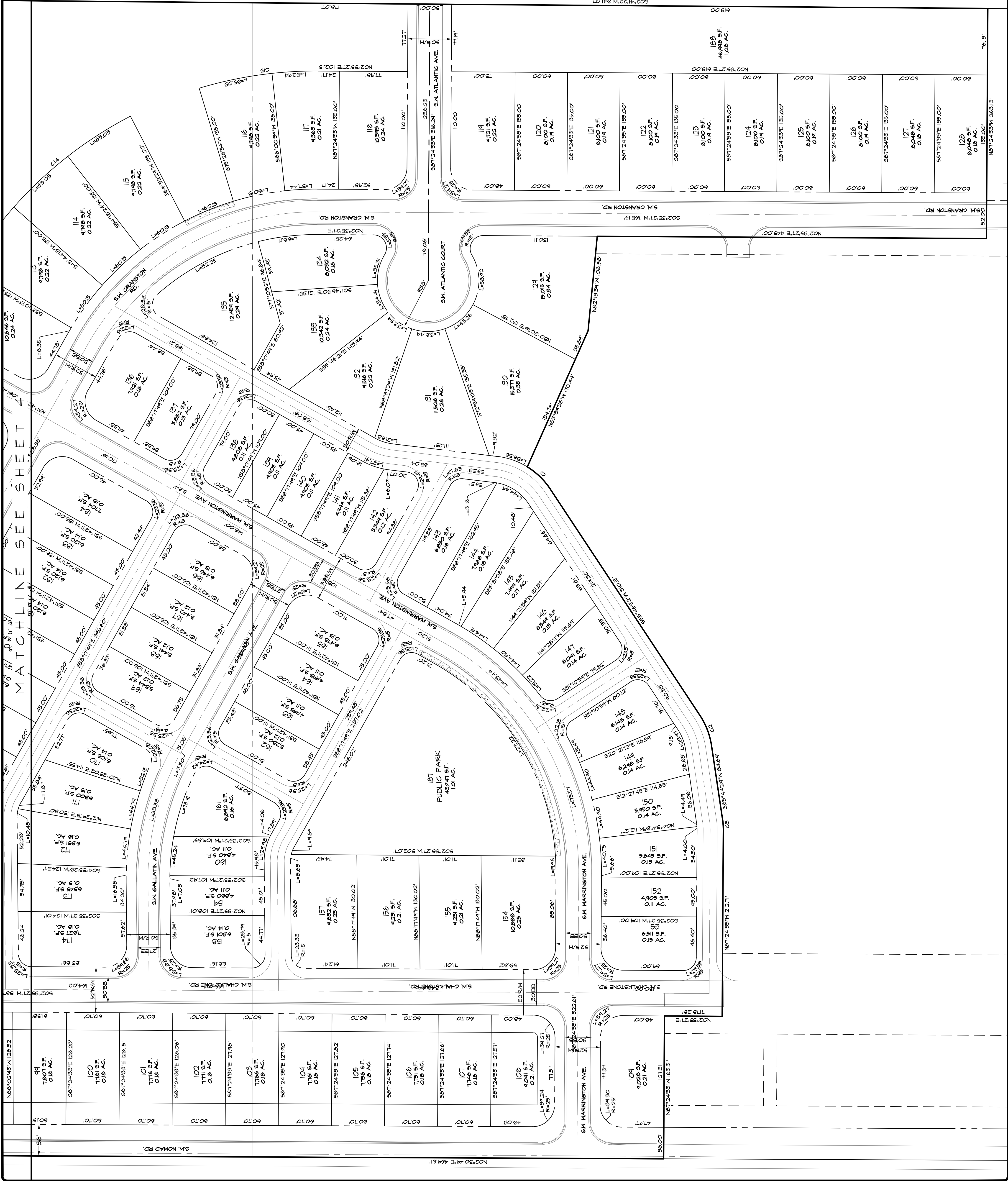
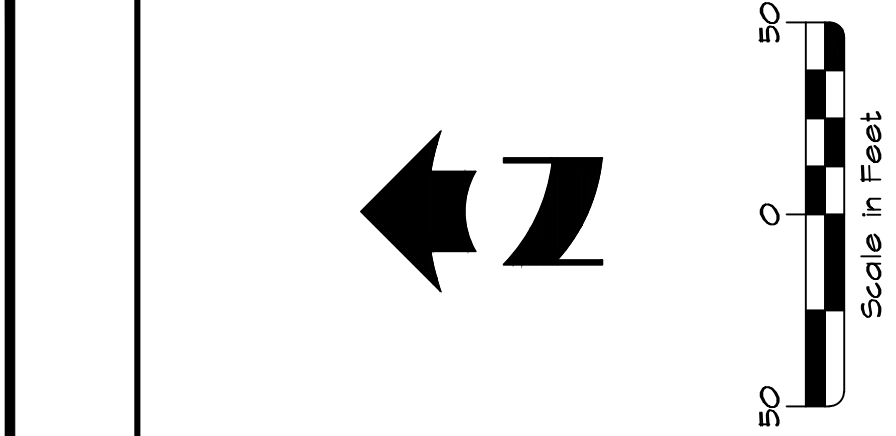


Revision	By	Date



POB Overall Boundary
And Phase I Boundary
Ex. Bolt in Concrete
Bk. 2001 Pg. 854
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510

Ex. Railroad Spike
Ref. Bolt in Concrete
Bk. 2001 Pg. 854
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510
Bk. 2011 Pg. 510



Planning Commission Staff Report

Lot Split: Lot 1 Foy Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: November 17, 2015

GENERAL INFORMATION:

Project Number: 15-07000019

Applicant: Elizabeth Foy

Representative: Patrick Foy

Requested Action: Lot Split Approval

Location: 610 Southwest 'O' Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a lot split for property at 610 Southwest 'O' Street. The property was recently rezoned to R-1, Single Family Residential on November 3, 2015. The plat as provided by the applicant shows the creation of one lot from one existing parcel to be known as Lot 1 (0.89 acres) Foy Addition. Right-of-way is being dedicated along Southwest 'O' Street per the master street plan. Water service is available to the newly created lot. An Arkansas Department of Health septic system permit has been approved and obtained by the applicant.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	R-E, Residential Estate	Low Density Residential
West	A-1, Agricultural	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Southwest 'O' Street	Collector
West	-	-

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of an existing single family home in low density single family neighborhood.

Drainage Report: A drainage report is not required for this lot split.

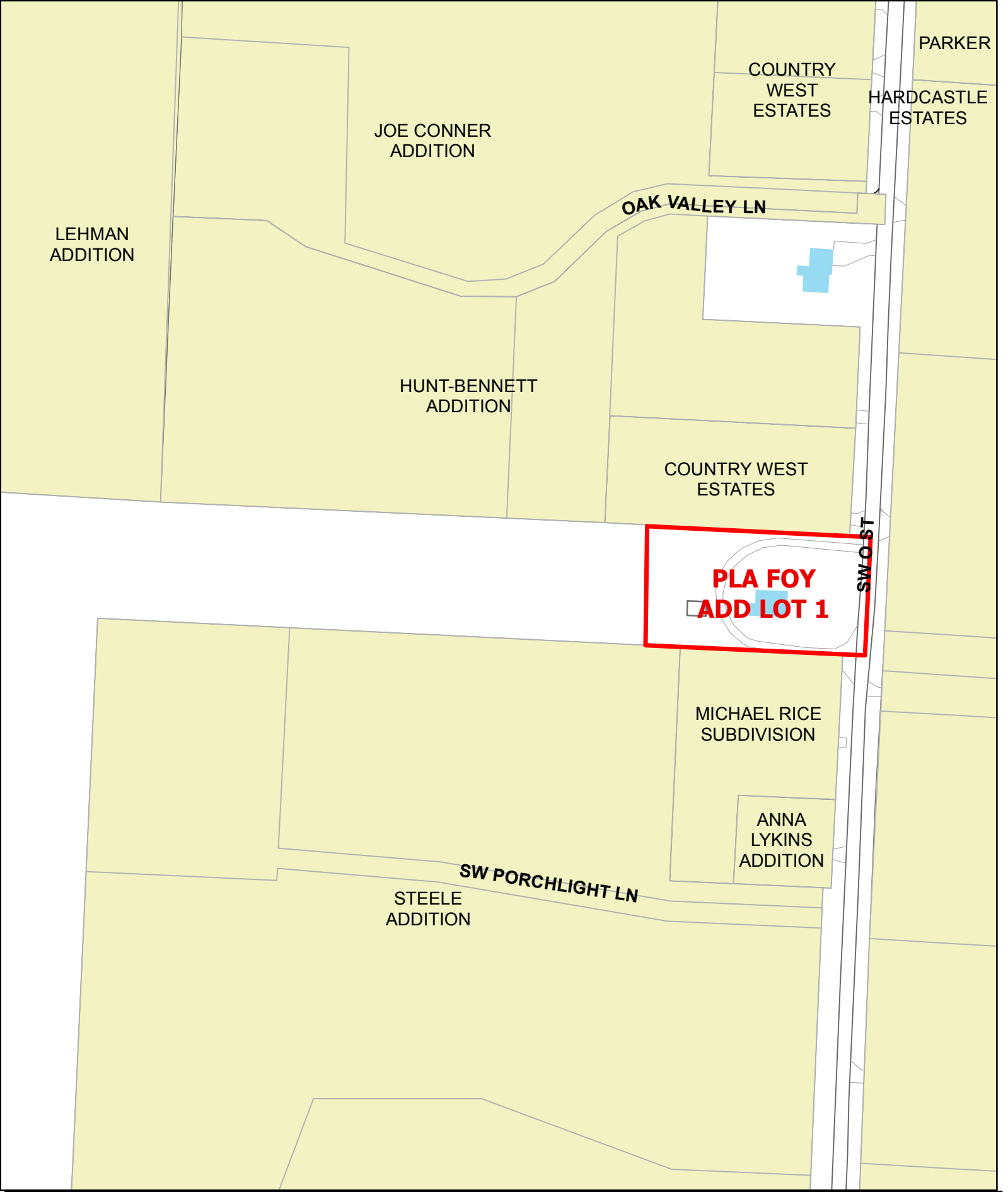
Water / Sewer: Per the G.I.S. site, water is available to the site. A letter from the Arkansas Department of Health for septic service approval has also been provided by the applicant.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



- (A) AFFORDABLE ARKANSAS HOMES LLC
PO BOX 1860
BENTONVILLE AR 72712-1860
- (B) ROBERTS, BRADLEY D & MICHELE L
3 OAK VALLEY LN
BENTONVILLE AR 72712-5060
- (C) HUNT, DEAN & CYNTHIA
PO BOX 2360
BENTONVILLE AR 72712-2360
- (D) SCOSCHE INDUSTRIES
1550 PACIFIC AVE
OXNARD CA 93033-2451
- (E) KIEFER, BEN & ERIN
307 SW O STREET
BENTONVILLE AR 72712-3644
- (F) CITY OF BENTONVILLE
117 W CENTRAL AVE
BENTONVILLE AR 72712-5256
- (G) RICE JOINT REV. TRUST
RICE, I MICHAEL
& VICKIE DAVIS CO-TRUSTEES
211 NE A ST
BENTONVILLE AR 72712-5315
- (H) TTSL LLC
708 SW O ST
BENTONVILLE AR 72712-3656
- (I) AFFORDABLE ARKANSAS HOMES LLC
PO BOX 1860
BENTONVILLE AR 72712-1860
- (J) SUBJECT PROPERTY

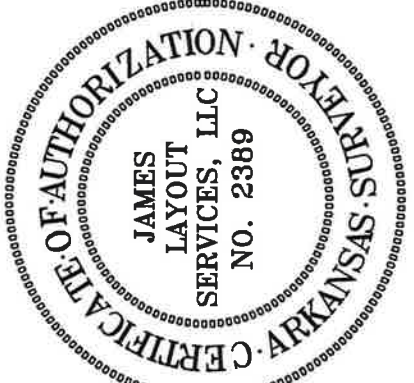
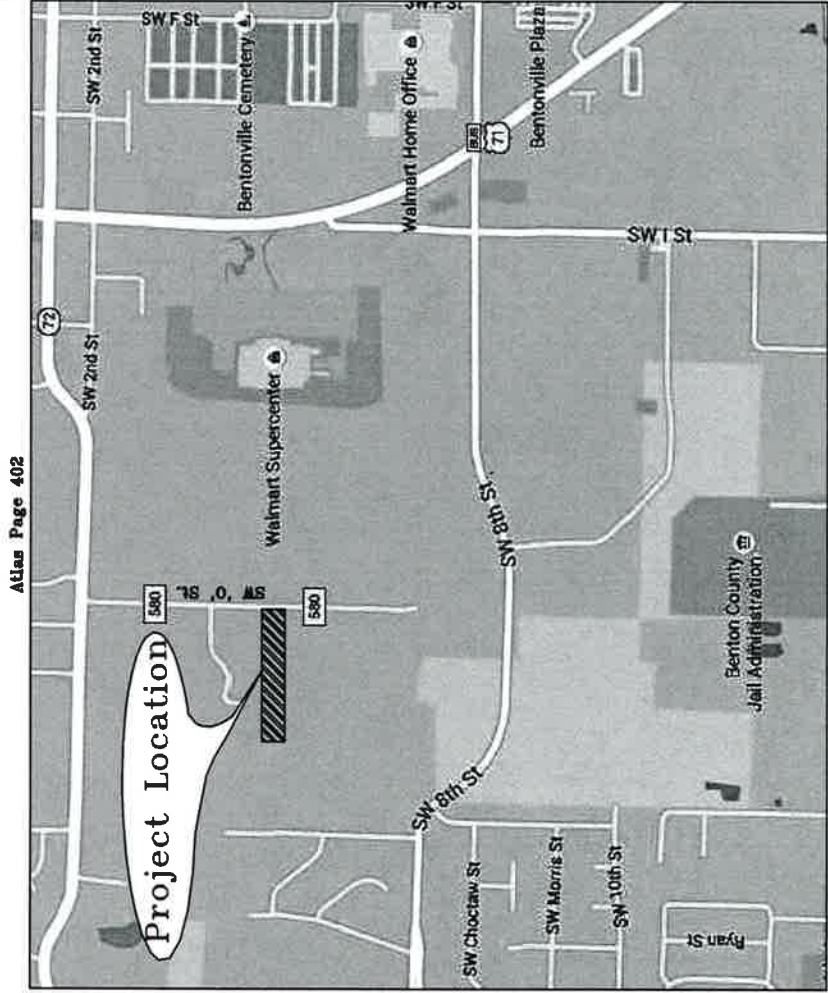
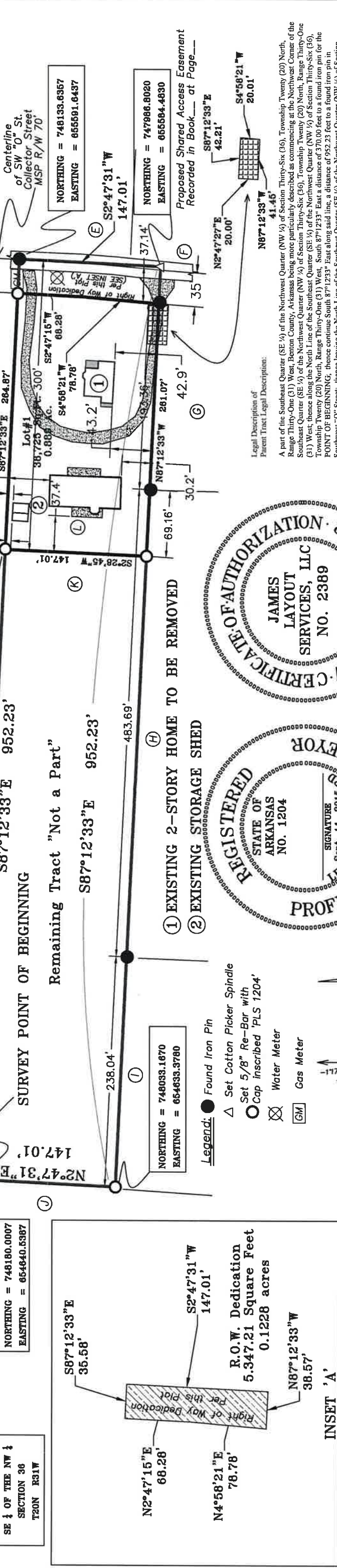
- (K) BOYER, JONATHAN D & LUISSA M
1010 TARAH KNOWLS CIR
CENTERTON AR 72719-0031
- (L) AFFORDABLE ARKANSAS HOMES LLC
PO BOX 1860
BENTONVILLE AR 72712-1860
- (M) FOY, ELIZABETH
810 SW O ST
BENTONVILLE AR 72712-3647

Existing Property was two Parcels because a portion was in the County
It is shown as City of Bentonville Parcel 01-00029-000(L)
& County Parcel 18-10168-000(K)
The assessor created this split for tax purposes ONLY.
In actuality it is all under 1 ownership and 1 deed.
Existing and Proposed Lot is 139,987 square feet or 3.214 acres

- GENERAL NOTES:
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - Drainage Note: "There may not be fences or any other structures built in any drainage easements."
 - Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
 - 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.
 - New Septio has been designed and will be provided.

Circuit Clerk File Mark

2nd SUBMITTAL
P.C. DATE
NOV 17 2015
COMMENTS DUE
NOV 17 2015



I, Leonard F. Gabbard, 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. 1204
State of Arkansas

Flood Information: Based upon review of FEMA
Firm: Benton County, Arkansas and Incorporated
Areas Map Number 05007C0255K Revised June 5,
2012, the subject property is not located within a
FEMA established flood

Certificate of Ownership:

I, the undersigned, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted, and combined and do hereby lay off, plat, and combine 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: _____

Elizabeth Foy

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

State Surveyors Plat Code: 500-20N-31W-0-36-420-04-1204

Survey: for Elizabeth Foy creating Lot #1 of Foy Addition		Project Data
LOCATION: 610 SW "0" Street Bentonville, Arkansas 72712		Drawing Name 15-11 Armed.dwg
		Date 9/11/2015
		System SFC (2007 AR W)
		Field Op.: M.D.L. & L.F.G.
James Layout Services, LLC 7601 W. Wedington Dr. Bentonville, Arkansas 72704 Telephone: (479) 446-7731 survey@jlsnw.com		Drawn By L.F.G.
		Checked By L.F.G.
		Scale 1"=100' Sheet 1 of 1 Revision 1