



**Planning Commission
Agenda
April 3, 2018**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**

- 1. Lots 84 & 85 Cornerstone Ridge Phase 7 Subdivision** **Lot Split**
SW Regional Airport Boulevard and SW Rainbow Farm Road (*LS18-0012*)
- 2. Lots 86 & 87 Cornerstone Ridge Phase 7 Subdivision** **Lot Split**
SW Regional Airport Boulevard (*LS18-0013*)
- 3. Lots 8 & 9 Prime Parc Subdivision** **Lot Split**
SW Regional Airport Boulevard (*LS18-0010*)
- 4. Lots 1 & 2 Featherston Valley Subdivision** **Lot Split**
Featherston Road and Glen Road (*LS17-0108*)
- 5. Lot 1 Second Walton Subdivision** **Property Line Adjustment**
SW 2nd Street and S Walton Boulevard (*LS18-0008*)
- 6. Lot 38 McAndrew & Jackson Addition** **Property Line Adjustment**
710 Bella Vista Road (*PLA18-0011*)
- 7. Lots 25 & 26 W.A. Burk's Addition** **Property Line Adjustment**
1204 and 1206 NE Monroe (*PLA18-0013*)

IV. New Business

- 1. Crossmar Investments** **Rezoning***
(A-1, Agricultural to I-1, Light Industrial)
SW Vendor Boulevard and SW Regional Airport Boulevard (*RZ18-0011*)
- 2. Chabad of Northwest Arkansas** **Conditional Use***
3400 SE John Rollow Drive (*CU18-0008*)
- 3. First Security Bank Construction Storage** **Conditional Use***
106 NW 3rd Street (*CU18-0009*)
- 4. Arbor Lane II Phase II** **Final Plat**
SW Peachwood Drive (*FP18-0003*)

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

*Denotes Public Hearing

Planning Commission

Minutes

March 20, 2018

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman

Present: Elaine Kerr, Scott Eccleston, Jim Grider, Rod Sanders, Joe Haynie, and Tregg Brown

Absent: Richard Binns

Staff: Shelli Kerr, Jon Stanley, and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of March 6, 2018 as written

Approved 6-0

Consent Agenda

- | | |
|---|-----------------------------------|
| 1. Lots 18-23, Block 1 of T.J. Holland's Subdivision | Lot Split |
| 401 SW B Street, LS18-0011 | |
| 2. Lot 11 of Deming's Addition | Property Line Adjustment |
| 204 NW 4 th Street, PLA18-0007 | |
| 3. Lot 1 of Bentonville Downs Subdivision | Property Line Adjustment |
| 905 SE 5 th Street, PLA18-0006 | |
| 4. Lots 281-283 of Stone Meadow Addition | Property Line Adjustment |
| 1904 SW Riverstone Road, PLA18-0008 | |
| 5. Lots 13-16 of Gilmore's Addition | Property Line Adjustment |
| 502 & 506 SW D Street, PLA18-0010 | |
| 6. Lots 33-37 of McAndrew & Jackson Addition | Preliminary Plat |
| 610 Bella Vista Road, PP18-0005 | |
| 7. N2 Hangar | Large Scale Development |
| 2503 SW I Street, LSD17-0106 | |
| 8. Phillips Park Townhomes | Large Scale Development Extension |
| Southeast C Street & Southeast 34 th Street, LSD17-00041 | |

Approved 6-0

New Business

Motion by Mr. Brown, seconded by Mr. Grider to move Items #5 & #6 to the beginning.

Approved 6-0

Item #5

Atkins: Rezoning, Northwest 2nd Street, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, RZ18-0010

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion amongst Commissioners

Approved 6-0

Item #6

Benton County Fairgrounds: Conditional Use, 7640 SW Regional Airport Boulevard, CU18-0007

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion amongst Commissioners

Approved 6-0

Mr. Sanders reads a statement written on behalf of the Commission.

Item #1

Bentonville Housing, LLC: Rezoning, Southeast 3rd Street & Southeast D Street, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, RZ18-0006

Tyler Overstreet reads the staff report. He also gives a run-down of what comprises a DN-3 zoning district.

Opened public hearing

Brenda Anderson, applicant representative, speaks. She states that they are rezoning to fit the adopted land use plan of the city.

Keely Brice, 303 SE 3rd Street, states her concerns about rezoning the area due to it being a historic district.

Mr. Stacy, 3104 Hannah Lane, speaks.

Alex Brice, 303 SE 3rd Street, states his concerns about the historic district.

Rand Cobb, 103 Lincoln Pass, business operator for a downtown business speaks in favor.

Steve Lowry, 305 SE C Street, speaks. He states he does not want an apartment complex.

Ashley Hill, 307 SE C Street, states her concern about traffic.

Lizzie, 209 SE B Street, states her concern about traffic.

April Seggebruch, 604 SW 5th Street, business owner of a downtown business, states her questions about height, but supports the rezoning.

Mr. Stanley explains height and density.

Alex Andelman, 310 SE Henry Street, speaks in favor.

Ms. Anderson gives her closing remarks.

Closed public hearing

Mr. Brown asks Ms. Anderson her plans on the historic district, but staff confirms it is not a designated historic district.

Mr. Brown also asks Ms. Anderson about workforce housing. Ms. Anderson states the needs will be met after the market studies have been finalized.

Approved 6-0

Item #2

Bentonville Housing, LLC: Rezoning, 501 SE 3rd Street, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, RZ18-0007

Tyler Overstreet reads the staff report.

Opened public hearing

Ms. Anderson gives her opening remarks.

Closed public hearing

Approved 6-0

Item #3

Bentonville Housing, LLC: Rezoning, 608 SE 3rd Street, I-2, Heavy Industrial to DN-4, Downtown Mixed-Use Residential, RZ18-0008

Tyler Overstreet reads the staff report. He then explains the DN-4 specifications.

Opened public hearing

Ms. Anderson gives her opening remarks.

Michael Clark, 108 SE 3rd Street, speaks in favor of the rezoning and encourages pedestrian-friendly safety.

Delinda Mays, 3107 Red Fox Ridge, speaks.

Mr. Brice, 203 SE 3rd Street, speaks.

Neil Greenhaw, 920 N Main Street, business owner of a downtown business, speaks in favor.

April Seggebruch speaks.

Closed public hearing

There is some discussion between Commissioners and Ms. Anderson and staff.

Approved 6-0

Item #4

Bentonville Housing, LLC: Rezoning, 401 SE D Street, R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential, RZ18-0009

Tyler Overstreet reads the staff report.

Opened public hearing

Ms. Anderson gives her opening remarks.

Closed public hearing

No discussion amongst Commissioners.

Approved 6-0

Item #7

Zoning Ordinance Amendments

Shelli Kerr reads the staff report.

There is discussion between Commissioners and staff.

Opened public hearing

A gentleman speaks.

Closed public hearing

Approved 6-0

Other Business

Item #1

Planning Commission By-Laws

Approved 6-0

Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.



Consent Agenda Items

For Planning Commission meeting of April 3, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on March 27, 2018 the Planning Commission requested these items be placed on the Consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 84 & 85 Cornerstone Ridge Phase 7 Subdivision, Cornerstone, LLC, SW Regional Airport Boulevard and SW Rainbow Farm Road, R-O, Residential Office, (LS18-0012)

The applicant submitted a lot split for an approximately 4.2 acre area, splitting Lot 83 of Cornerstone Ridge Phase 7 Subdivision, creating new Lots 84 and 85. The plat dedicates a 20' utility easement along the northern and southern lot lines, a 15' utility easement along the shared lot line, and a 25' utility easement along the far eastern lot line. Per the requirements of the current Master Street Plan, the plat dedicates an additional 3' of right-of-way along SW Regional Airport Boulevard and an additional 19' of right-of-way along SW Rainbow Farms Road.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Lot Split: Lots 86 & 87 Cornerstone Ridge Phase 7 Subdivision, Cornerstone, LLC, SW Regional Airport Boulevard and SW Rainbow Farm Road, R-O, Residential Office, (LS18-0013)

The applicant submitted a lot split for an approximately 4.3 acre area, splitting Lot 82 of Cornerstone Ridge Phase 7 Subdivision, creating new Lots 86 and 87. The plat dedicates a 20' utility easement along the southern lot lines, a 15' utility easement along the shared lot line, and a 25' utility easement along the far eastern lot line. Per the requirements of the current Master Street Plan, the plat dedicates an additional 3' of right-of-way along SW Regional Airport Boulevard.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Lot Split: Lots 8 & 9 Prime Parc Subdivision, Benco 12, LLC, SW Regional Airport Boulevard, PUD, Planned Unit Development, (LS18-0010)

The applicant submitted a lot split for an approximately 43 acre area, splitting Lot 6 of Prime Parc Subdivision, creating new Lots 8 and 9. The plat dedicates multiple utility easements of varying widths. Per the requirements of the current Master Street Plan, the plat dedicates an additional 3' of right-of-way along SW Regional Airport Boulevard.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Lot Split: Lots 1 & 2 Featherston Valley Subdivision, Martin Elzey, Featherston Road and Glen Road, A-1, Agricultural, (LS17-0108)

The applicant submitted a lot split for an approximately 50.2 acre area, creating new Lots 1 and 2 of Featherstone Valley Subdivision. The plat dedicates 20' utility easements along all exterior lot lines and a 15' utility easement along the shared lot line. The plat dedicates right-of-way along Featherston Road, Glen Road, and Been Road to bring the plat into compliance with the Master Street Plan. NOTE: The tract's pending annexation must be complete before the item goes to City Council.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Property Line Adjustment: Lot 1 Second Walton Subdivision, 206 Walton, LLC, SW 2nd Street and S Walton Boulevard, C-2, General Commercial (LS18-0008)

The applicant submitted a property line adjustment to dedicate the necessary easements and right-of-way for new Lot 1 of Second Walton Subdivision. The plat dedicates a 10' utility easement along the northern, western, and southern lot lines and a 4' utility easement along the eastern lot line. The plat dedicates approximately 174 square feet of right-of-way along SW 2nd Street.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mgweb/PZpending/>)

Property Line Adjustment: Lot 38 McAndrew & Jackson Addition, Jeremy Gaylord, 710 Bella Vista Road, R-1, Single-Family Residential, (PLA18-0011)

The applicant submitted a property line adjustment that removes the common lot line between the southern portion of existing Lots 2 and 3 of McAndrew and Jackson Addition, creating new Lot 38. The plat dedicates additional right-of-way along Bella Vista Road and NW 7th Street. The plat dedicates a 20' utility easement along Bella Vista Road.

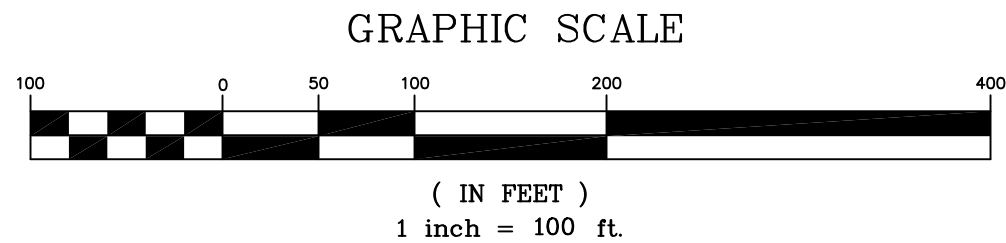
(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mgweb/PZpending/>)

Property Line Adjustment: Lots 25 & 26, Block 2, W.A. Burk's Addition, Maribeth Squires, 1204 and 1206 NE Monroe Street, R-1, Single-Family Residential, (PLA18-0013)

The applicant submitted a property line adjustment of part of Lot 2 and all of Lots 3, and 4 of Blk 2, W.A. Burk's Addition, creating new Lots 25 and 26. The plat dedicates right-of-way along NE Monroe Street to meet the Local Street standard of the Master Street Plan. The plat dedicates a 20' utility easement along NE Monroe Street.

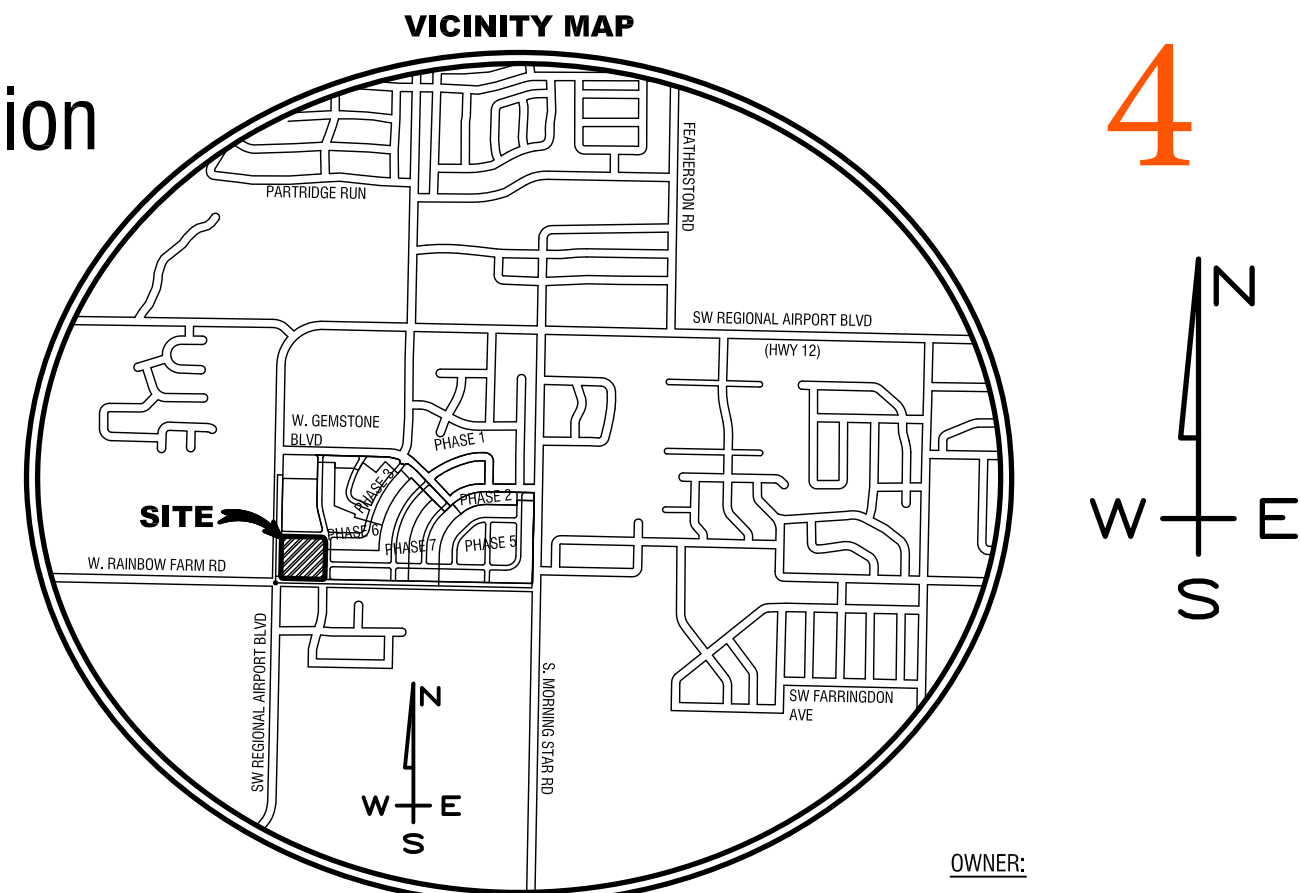
(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mgweb/PZpending/>)

Lots 84 & 85 of Cornerstone Ridge Phase 7 Subdivision



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.37'	25.00'	25.10	35.43	S42°28'04"E	90°14'02"
C2	39.15'	25.00'	24.88	35.27	S47°31'41"W	89°43'25"
C3	52.21'	40.00'	30.58	48.58	N50°12'39"W	74°47'20"
C4	23.98'	90.00'	12.06	23.91	N05°11'25"W	15°15'59"
C5	39.25'	25.00'	24.98	35.34	N47°25'26"E	89°57'01"

ADJOINING PROPERTY OWNERS	
Parcel No.	Name and Address
01-07938-000	RIGGINS COMMERCIAL CONSTRUCTION & DEVELOPMENT INC. - 1204 E. JOYCE BLVD. STE. 102 - FAYETTEVILLE, AR. 72703-5375
01-07938-011	RIGGINS COMMERCIAL CONSTRUCTION & DEVELOPMENT INC. - 1204 E. JOYCE BLVD. STE. 102 - FAYETTEVILLE, AR. 72703-5375
01-07940-010	CORNERSTONE RIDGE LLC. - 1204 E. JOYCE BLVD. STE. 102 - FAYETTEVILLE, AR. 72703-5375
01-13969-000	LISA MUSTEEN - 4501 SW GRAYSTONE STREET - BENTONVILLE, AR. 72712-5681
01-14012-000	FIRST ASSET HOLDINGS LLC. - P.O. BOX 3257 - BENTONVILLE, AR. 72712-7713
01-14012-001	MARK ALAN ROUSE INC. - P.O. BOX 180328 - FORT SMITH, AR. 72918-0328
01-14012-002	FIRST ASSET HOLDINGS LLC. - P.O. BOX 3257 - BENTONVILLE, AR. 72712-7713
01-14012-003	FIRST ASSET HOLDINGS LLC. - P.O. BOX 3257 - BENTONVILLE, AR. 72712-7713
01-14012-004	FIRST ASSET HOLDINGS LLC. - P.O. BOX 3257 - BENTONVILLE, AR. 72712-7713
01-17133-000	CROSSMAR INDUSTRIAL LLC. - 3300 S. MARKET STREET SUITE 438 - ROGERS, AR. 72758-8232
01-07932-000	GLASS INVESTMENTS LLC. - 17 GLENBROOK - BENTONVILLE, AR. 72712-3840



BENTONVILLE, ARKANSAS

OWNER:

RIGGINS COMMERCIAL CONSTRUCTION
& DEVELOPMENT INC.
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR. 72703-5375

NOTES:

- CURRENT ZONING: R-O & R-1.
- PARCEL NUMBER: 01-07940-000.
- THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C235K DATED JUNE 5, 2012.
- 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.
- 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.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

R-1 SETBACK TABLE	
FRONT	20'
SIDE INTERIOR	7'
SIDE EXTERIOR	20'
REAR	25'

R-O SETBACK TABLE				
STRUCTURE TYPE	FRONT	SIDE INTERIOR	SIDE EXTERIOR	REAR
SINGLE FAMILY	20'	7'	20'	25'
TWO-FAMILY	20'	10'	20'	25'
OFFICE WITH PARKING IN FRONT	50'	10'	50' PARKING; 20 NO PARKING	25'
OFFICE W/O PARKING IN FRONT	20'	10'	20'	25'

LEGAL DESCRIPTION: (PARENT TRACT)

A part of the SW1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said SW1/4, SW1/4, thence N02°39'41"E 51.30 feet, thence S87°20'19"E 42.01 feet to the POINT OF BEGINNING, thence N02°39'41"E 393.00 feet, thence along a non tangent curve to the right 39.15 feet, said curve having a radius of 25.00 feet and chord bearing and distance of N47°31'41"E 35.27 feet, thence S87°36'19"E 344.11 feet, thence along a curve to the right 52.21 feet, said curve having a radius of 40.00 feet and a chord bearing and distance of S50°12'39"E 48.58 feet, thence S12°48'59"E 13.18 feet, thence along a non tangent curve to the right 23.98 feet, said curve having a radius of 90.00 feet and chord bearing and distance of S05°11'25"E 23.91 feet, thence S02°27'12"W 352.09 feet, thence along a non tangent curve to the right 39.25 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S47°25'26"W 35.34 feet, thence N87°36'19"W 365.80 feet, thence along a non tangent curve to the right 39.37 feet, said curve having a radius of 25.00 feet and chord bearing and distance of N42°28'04"W 35.43 feet to the POINT OF BEGINNING: Containing 4.1986 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 84 CORNERSTONE RIDGE PHASE 7)

A part of the SW1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said SW1/4, SW1/4, thence N02°39'41"E 51.30 feet, thence S87°20'19"E 42.01 feet to the POINT OF BEGINNING, thence N02°39'41"E 393.00 feet, thence along a non tangent curve to the right 39.15 feet, said curve having a radius of 25.00 feet and chord bearing and distance of N47°31'41"E 35.27 feet, thence S87°36'19"E 250.33 feet, thence S12°48'59"E 72.37 feet, thence S87°36'19"E 93.78 feet, thence along a curve to the right 52.21 feet, said curve having a radius of 40.00 feet and a chord bearing and distance of S50°12'39"E 48.58 feet, thence S12°48'59"E 13.18 feet, thence along a non tangent curve to the right 23.98 feet, said curve having a radius of 90.00 feet and chord bearing and distance of S05°11'25"E 23.91 feet, thence S02°27'12"W 352.09 feet, thence along a non tangent curve to the right 39.25 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S47°25'26"W 35.34 feet, thence N87°36'19"W 95.02 feet to the POINT OF BEGINNING: Containing 2.9794 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 85 CORNERSTONE RIDGE PHASE 7)

A part of the SW1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said SW1/4, SW1/4, thence N02°39'41"E 51.30 feet, thence S87°20'19"E 42.01 feet, thence along a non tangent curve to the left 39.37 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S42°28'04"E 35.43 feet, thence S87°36'19"E 270.78 feet to the POINT OF BEGINNING, thence N02°27'12"E 373.15 feet, thence N12°48'59"W 72.37 feet, thence S87°36'19"E 93.78 feet, thence along a curve to the right 52.21 feet, said curve having a radius of 40.00 feet and a chord bearing and distance of S50°12'39"E 48.58 feet, thence S12°48'59"E 13.18 feet, thence along a non tangent curve to the right 23.98 feet, said curve having a radius of 90.00 feet and chord bearing and distance of S05°11'25"E 23.91 feet, thence S02°27'12"W 352.09 feet, thence along a non tangent curve to the right 39.25 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S47°25'26"W 35.34 feet, thence N87°36'19"W 95.02 feet to the POINT OF BEGINNING: Containing 1.2192 acres more or less subject to easements and right of way of record.

LEGEND

×	CALCULATED POINT	---	EXISTING BOUNDARY LINE	---	PROPOSED LOT LINE
●	FOUND IRON PIN	---	UTILITY EASEMENT	---	20' ELECTRIC EASEMENT
○	SET 1/2" IRON PIN & CAP	---	CENTERLINE STREET	---	PROPOSED RIGHT OF WAY
⊙	EXISTING MANHOLE	---	40 LINE	---	
⊕	POWER POLE				
⊕	EXISTING FIRE HYDRANT				



JORGENSEN
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Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
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Fax: 479.582.4807
www.jorgensenassoc.com

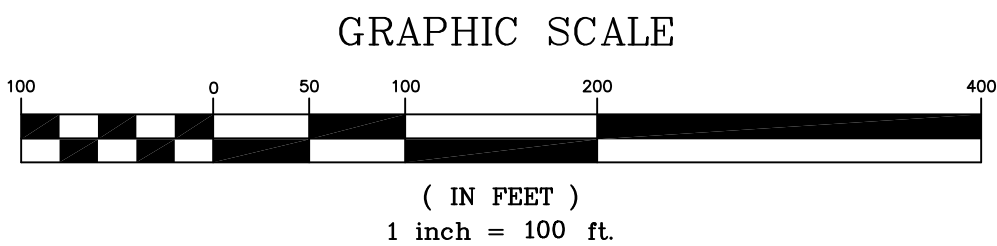
PROJECT TITLE: Lots 84 & 85 of Cornerstone Ridge Ph. 7 Subd.
LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: LOT SPLIT
DRAWN BY: BJR
SHEET SCALE: 1"=100'
DATE: MARCH 20, 2018 - DATE REVISED: MARCH 27, 2018
PROJECT FILE: Z/SUBD/2016144/LOT SPLIT

(LS18-0012)

SHEET # 1

Lots 86 & 87 of Cornerstone Ridge Phase 7 Subdivision

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C6	45.88'	25.00'	32.67	39.71	N39°47'13"E
C7	39.39'	25.00'	25.12	35.44	S42°28'19"E
C8	107.49'	401.00'	54.07	107.17	S05°08'15"E
C9	139.66'	521.00'	70.25	139.24	S05°08'15"E



NOTES:

- CURRENT ZONING: R-0 & R-1.
- PARCEL NUMBER: 01-07938-000.
- THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C235K DATED JUNE 5, 2012.
- 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.
- 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.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

ADJOINING PROPERTY OWNERS	
Parcel No.	Name and Address
01-07940-000	RIGGINS COMMERCIAL CONSTRUCTION & DEVELOPMENT INC. - 1204 E. JOYCE BLVD. STE. 102 - FAYETTEVILLE, AR. 72703-5375
01-07938-011	RIGGINS COMMERCIAL CONSTRUCTION & DEVELOPMENT INC. - 1204 E. JOYCE BLVD. STE. 102 - FAYETTEVILLE, AR. 72703-5375
01-07939-000	MAX MCCOY SR. - 4577 SW REGIONAL AIRPORT BLVD. - BENTONVILLE, AR. 72712-9454
01-07932-000	GLASS INVESTMENTS LLC. - 17 GLENBROOK - BENTONVILLE, AR. 72712-3840

R-1 SETBACK TABLE	
FRONT	20'
SIDE	7'
INTERIOR	
SIDE	20'
EXTERIOR	
REAR	25'

R-0 SETBACK TABLE				
STRUCTURE TYPE	FRONT	SIDE	INTERIOR	REAR
SINGLE FAMILY	20'	7'	20'	25'
TWO-FAMILY	20'	10'	20'	25'
OFFICE WITH PARKING IN FRONT	50'	10'	50' PARKING; 20 NO PARKING	25'
OFFICE W/O PARKING IN FRONT	20'	10'	20'	25'

LEGAL DESCRIPTION: (PARENT TRACT)

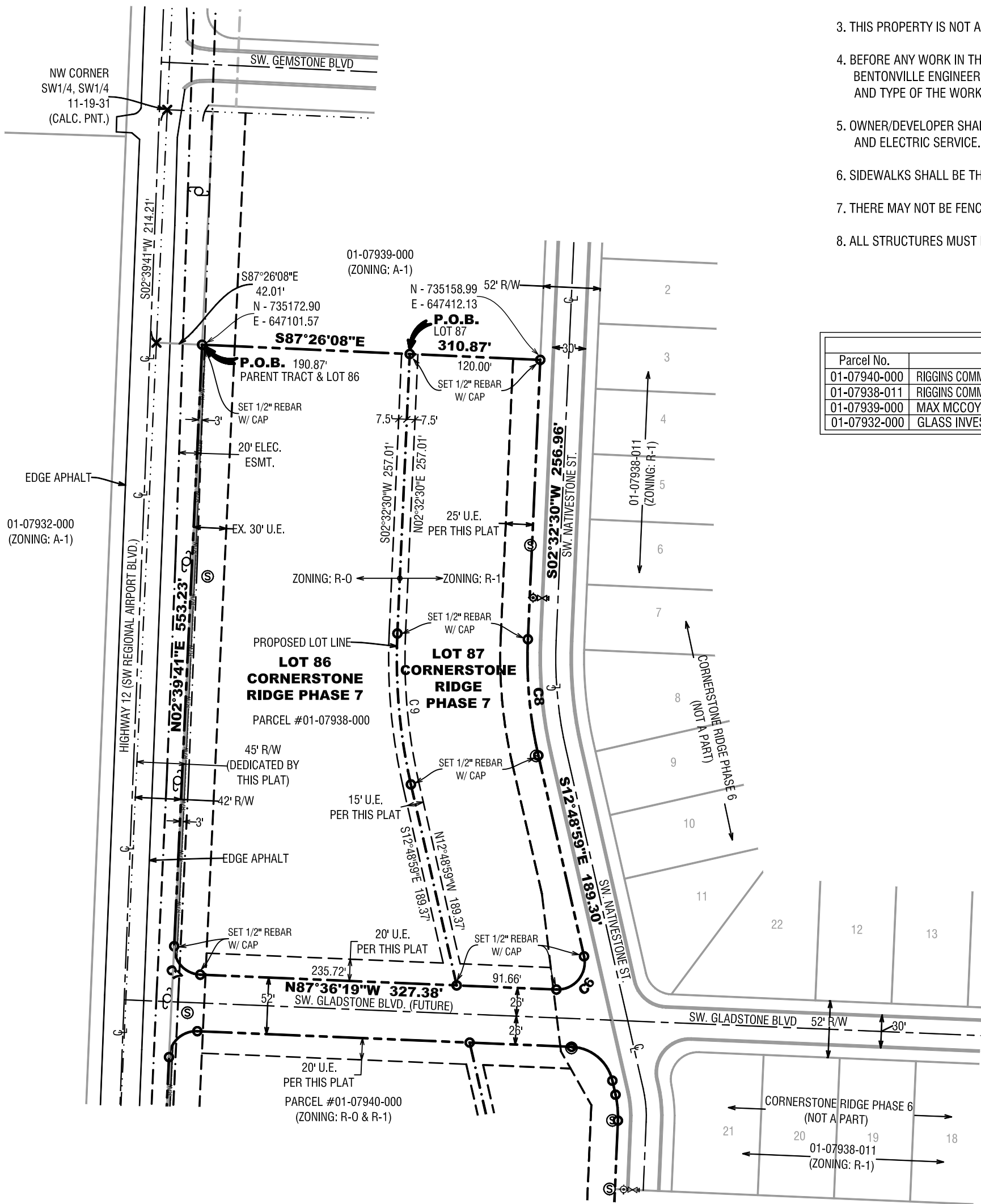
A part of the SW1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said SW1/4, SW1/4, thence S02°39'41"W 214.21 feet, thence S87°26'08"E 42.01 feet to the POINT OF BEGINNING; thence S87°26'08"E 310.87 feet, thence S02°32'30"W 256.96 feet, thence along a non tangent curve to the left 107.49 feet, said curve having a radius of 401.00 feet and chord bearing and distance of S05°08'15"E 107.17 feet, thence S12°48'59"E 189.30 feet, thence along a non tangent curve to the right 45.88 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S39°47'13"W 39.71 feet, thence N87°36'19"W 327.38 feet, thence along a non tangent curve to the right 39.39 feet, said curve having a radius of 25.00 feet and chord bearing and distance of N42°28'19"W 35.44 feet, thence N02°39'41"E 553.23 feet to the POINT OF BEGINNING; Containing 4.3499 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 86 CORNERSTONE RIDGE PHASE 7)

A part of the SW1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said SW1/4, SW1/4, thence S02°39'41"W 214.21 feet, thence S87°26'08"E 42.01 feet to the POINT OF BEGINNING; thence S87°26'08"E 190.87 feet, thence S02°32'30"W 257.01 feet, thence along a curve to the left 139.66 feet, said curve having a radius of 521.00 feet and a chord bearing and distance of S05°08'15"E 139.24 feet, thence S12°48'59"E 189.37 feet, thence N87°36'19"W 235.72 feet, thence along a non tangent curve to the right 39.39 feet, said curve having a radius of 25.00 feet and chord bearing and distance of N42°28'19"W 35.44 feet, thence N02°39'41"E 553.23 feet to the POINT OF BEGINNING; Containing 2.7405 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 87 CORNERSTONE RIDGE PHASE 7)

A part of the SW1/4 of the SW1/4 of Section 11, T19N, R31W in Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said SW1/4, SW1/4, thence S02°39'41"W 214.21 feet, thence S87°26'08"E 232.88 feet to the POINT OF BEGINNING; thence S87°26'08"E 120.00 feet, thence S02°32'30"W 256.96 feet, thence along a non tangent curve to the left 107.49 feet, said curve having a radius of 401.00 feet and chord bearing and distance of S05°08'15"E 107.17 feet, thence S12°48'59"E 189.30 feet, thence along a non tangent curve to the right 45.88 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S39°47'13"W 39.71 feet, thence N87°36'19"W 91.66 feet, thence N12°48'59"W 189.37 feet, thence along a non tangent curve to the right 139.66 feet, said curve having a radius of 521.00 feet and chord bearing and distance of N05°08'15"W 139.24 feet, thence N02°32'30"E 257.01 feet to the POINT OF BEGINNING; Containing 1.6094 acres more or less subject to easements and right of way of record.



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: Lots 86 & 87 of Cornerstone Ridge Ph. 7 Subd.
LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: LOT SPLIT
DRAWN BY: BJR
SHEET SCALE: 1"=100'
DATE: FEBRUARY 21, 2018 - DATE REVISED: MARCH 20, 2018
PROJECT FILE: Z/SUBD/2016144/LOT SPLIT

LEGEND

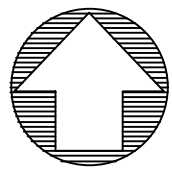
✕ CALCULATED POINT	— EXISTING BOUNDARY LINE	— PROPOSED LOT LINE
● FOUND IRON PIN	— UTILITY EASEMENT	— 20' ELECTRIC EASEMENT
○ SET 1/2" IRON PIN & CAP	— CENTERLINE STREET	— PROPOSED RIGHT OF WAY
⊙ EXISTING MANHOLE	— 40 LINE	
⊕ POWER POLE		
⊕ EXISTING FIRE HYDRANT		

(LS18-0013)

SHEET # 1

LOT SPLIT PRIME PARC LOT 6 CREATING
LOT 8 & 9

6539 SW REGIONAL AIRPORT RD.
BENTONVILLE, AR 72718



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Parent Tract Lot 6 BK 2015 Pg. 526
SURVEY DESCRIPTION

A PART OF LOT 2 PRIME PARC SUBDIVISION OF THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING RECORDED IN PLAT RECORD 2005 AT PAGE 218 AND 2007-802, BEING A PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 19 NORTH OF RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING FROM THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 1, TOWNSHIP 19 NORTH OF RANGE 32 WEST, THENCE NORTH 87°52'12" WEST 480.45 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING, THENCE NORTH 87°52'12" WEST 1508.99 FEET, THENCE SOUTH 02°28'07" WEST 1277.73 FEET, THENCE SOUTH 87°42'49" EAST 1537.84 FEET, THENCE NORTH 02°09'08" EAST 258.48 FEET, THENCE 98.09 FEET ALONG A 62.50 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF NORTH 42°45'49" WEST 88.33 FEET, THENCE NORTH 87°43'22" WEST 26.61 FEET, THENCE NORTH 02°16'38" EAST 52.00 FEET, THENCE NORTH 02°13'45" EAST 161.29 FEET, THENCE NORTH 42°45'36" WEST 46.32 FEET, THENCE NORTH 02°14'24" EAST 188.41 FEET, THENCE NORTH 47°14'24" EAST 139.25 FEET, THENCE NORTH 02°14'24" EAST 427.99 FEET TO THE POINT OF BEGINNING, CONTAINING 43.64 ACRES MORE OR LESS.

SUBJECT TO ANY OTHER RIGHT OF WAY OR EASEMENTS OF RECORD OR FACT.

LOT 9 SURVEY DESCRIPTION

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 19 NORTH OF RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING FROM THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 15, TOWNSHIP 19 NORTH OF RANGE 31 WEST, THENCE NORTH 87°52'12" WEST, 1105.04 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING, THENCE NORTH 87°12'52" WEST, 1508.99 FEET TO A FOUND IRON PIN, THENCE SOUTH 02°28'07" WEST, 1277.73 FEET TO A FOUND IRON PIN, THENCE SOUTH 87°42'52" EAST, 932.52 FEET TO A SET IRON PIN, THENCE NORTH 02°17'11" EAST, 372.79 FEET TO A POINT, THENCE SOUTH 87°43'22" EAST, 515.60 FEET TO A SET IRON PIN, THENCE NORTH 02°13'45" EAST, 161.29 FEET TO A SET IRON PIN, THENCE NORTH 42°45'36" WEST, 46.32 FEET TO A SET IRON PIN, THENCE NORTH 02°14'24" EAST, 188.41 FEET TO A SET IRON PIN, THENCE NORTH 47°14'24" EAST, 139.25 FEET TO A SET IRON PIN, THENCE NORTH 02°14'24" EAST, 427.99 FEET TO THE POINT OF BEGINNING, CONTAINING 38.59 ACRES MORE OR LESS.

SUBJECT TO ANY OTHER RIGHT OF WAY OR EASEMENTS OF RECORD OR FACT.

LOT 8 SURVEY DESCRIPTION

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 19 NORTH OF RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF LOT 6 PER LOT SPLIT, RECORDED IN PLAT RECORD 2015 AT PAGE 526, THENCE NORTH 2°09'08" EAST, 258.53 FEET, THENCE 98.09 FEET ALONG A 62.50 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF NORTH 42°45'49" WEST 88.33 FEET; THENCE NORTH 87°43'22" WEST, 26.61 TO A SET IRON PIN; THENCE NORTH 02°16'38" EAST, 52.00 FEET TO A SET IRON PIN; THENCE NORTH 87°43'22" WEST, 515.60 FEET TO A SET IRON PIN; THENCE SOUTH 2°17'11" WEST, 372.79 FEET TO A SET IRON PIN; THENCE SOUTH 87°42'49" EAST, 605.32 FEET TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

SUBJECT TO ANY OTHER RIGHT OF WAY OR EASEMENTS OF RECORD OR FACT.

PUD ZONING BUILDING SETBACK TABLE		
FRONT	SIDE	REAR
20'	20'	25'

Flood Certification:

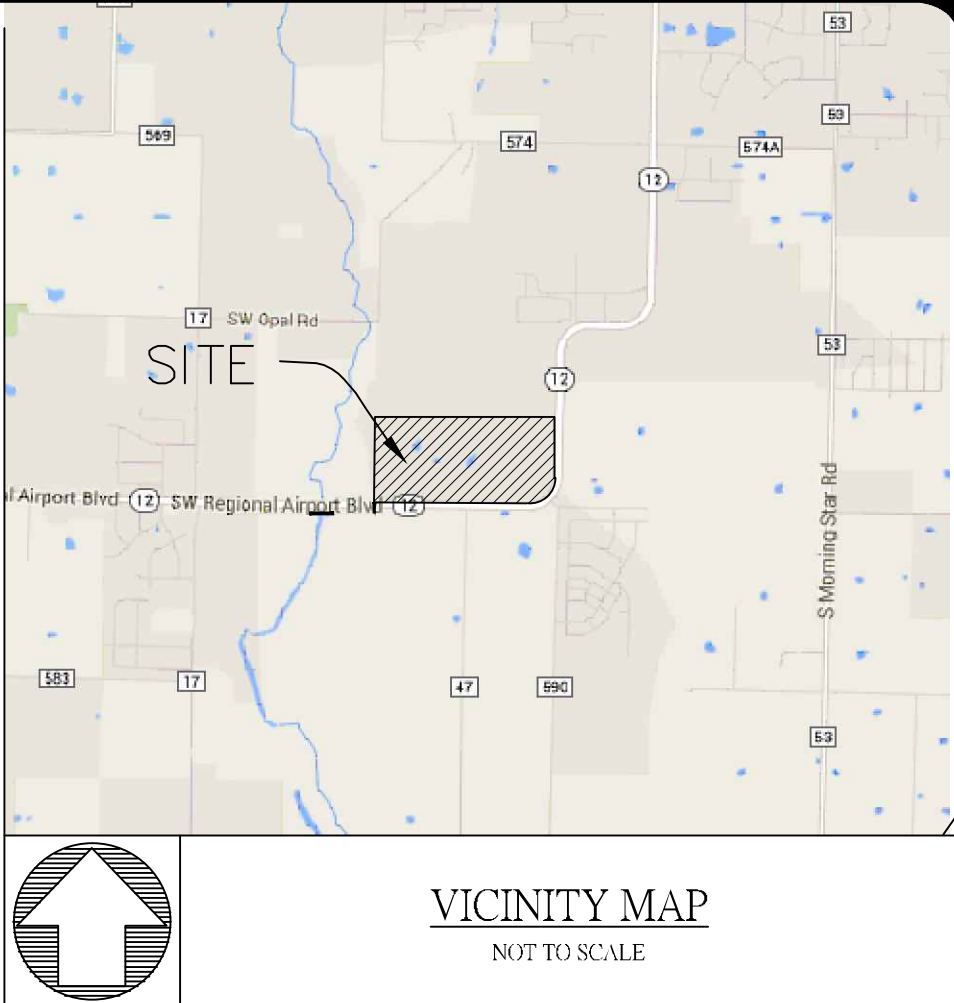
No portion of this property is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas. (Firm Panel #05007C0235K Dated June 5, 2012)



Surveyor:
Terry L. Ging
1808 W D St.
Bentonville, AR 72712
(479) 239-5787

Owner:
ONE REALCO LAND HOLDINGS
1603 LBJ FREEWAY, SUITE 300
DALLAS, TX 75234

City Project # LS18-0010



Legend Features:

Feature	Description
●	Found 5/8" rebar
○	Set Iron Pin
—	Property Line
- - -	Right-Of-Way Line
—	Drive Centerline
—	Curb And Gutter
—	Building Setback Line
- - -	Access Easement
—	Center Line of Road

Certification of Surveying Accuracy

I, Terry L. Ging, 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. 1301
State of Arkansas

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



LOT SPLIT
for
Lot 6 creating Lot 8 & 9
PRIME PARK
Project Name & Location
LOT 6 CREATING
LOT 8 & 9
6539
SW REGIONAL AIRPORT
Bentonville, AR

PROJECT NO. 14-257	SCALE 1" = 100'
DATE: March 8, 2018	DRAWN BY: JCH

SHEET 1	NO. 2
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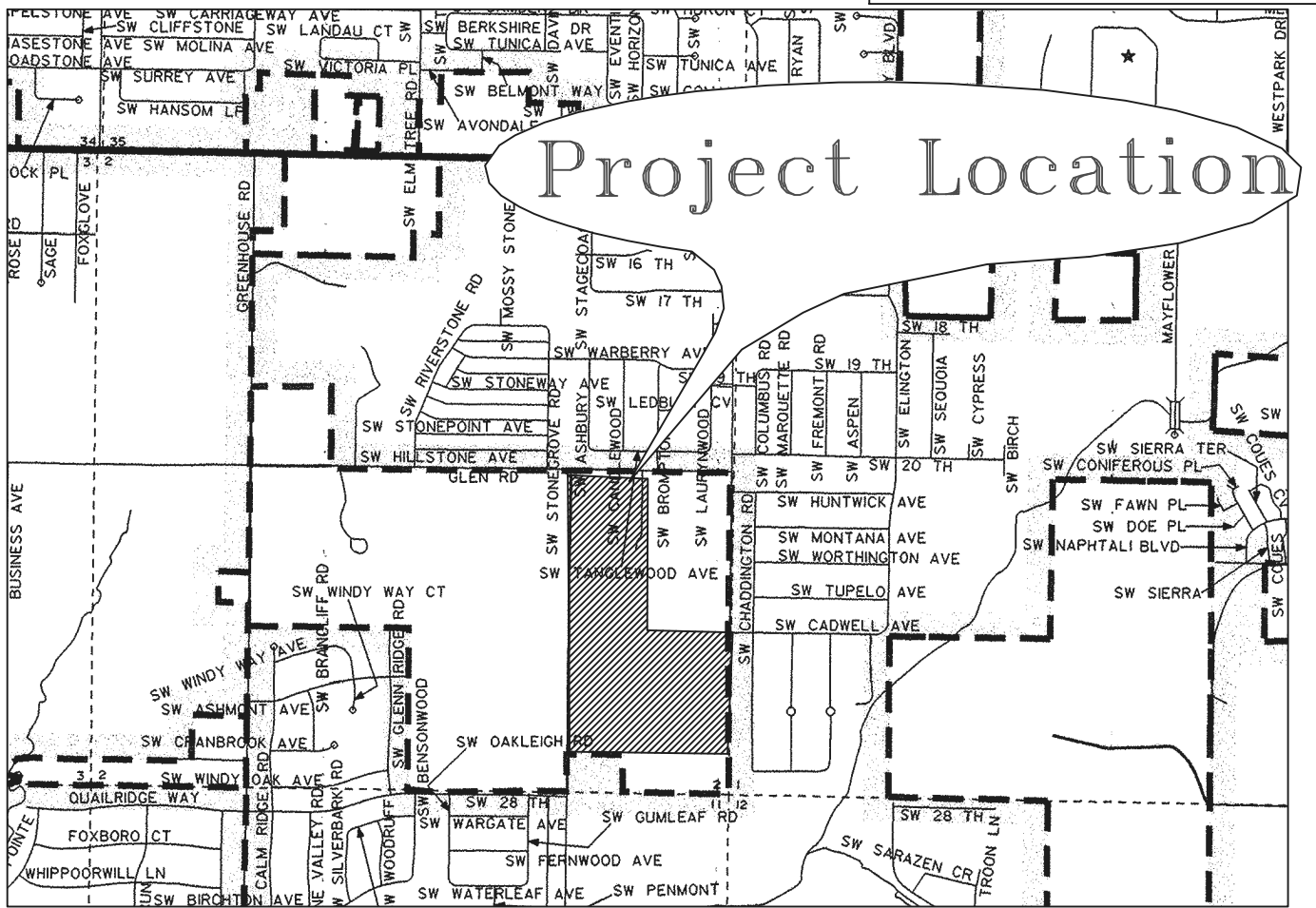
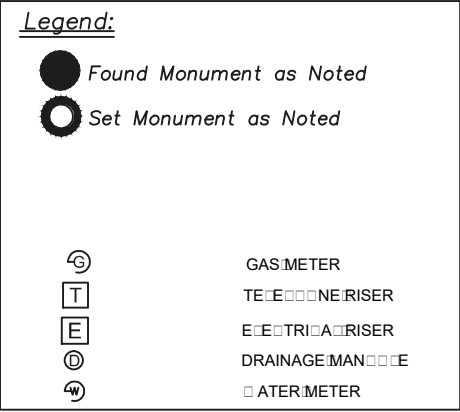
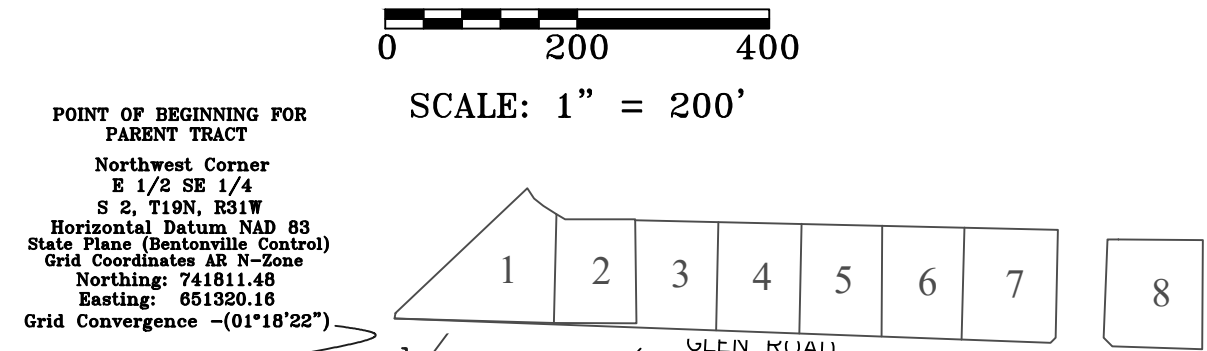
PARENT TRACT SURVEYED DESCRIPTION:

Part of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as beginning at a found iron pin for the Northwest Corner of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West; thence along the North Line of said eighty acre tract running South 87°44'22" East a distance of 661.81 feet to a set 5/8" diameter pin; thence leaving the North Line of said eighty acre tract and running South 02°13'25" West a distance of 1,320.57 feet to a set 5/8" diameter pin; thence South 87°40'44" East a distance of 662.65 feet to a set 5/8" diameter pin on the East Line of Section Two (2); thence along the East Line of Section Two (2) running South 02°11'12" West a distance of 990.80 feet to a set 5/8" diameter pin; thence leaving the East Line of Section (2) and running North 87°37'05" West a distance of 1,326.59 feet to a set 5/8" diameter pin on the West Line of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West; thence along the West Line of the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West running North 02°15'37" East a distance of 2,309.27 feet to the POINT OF BEGINNING containing in all 2,186,712 square feet or 50.20 acres, more or less and being further subject to all rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

NOTES:

1. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
2. 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 zone.
3. Owner/developer shall notify the City of Bentonville Engineering Department and Street Department in writing prior to any work being done in the public right-of-way.
4. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
5. 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.
6. There may not be fences or any other structures built in any drainage easements.

AREA RESERVED FOR
BENTON COUNTY CIRCUIT
CLERK FILE MARK



VICINITY MAP (N.T.S.)

BASIS OF SURVEY:

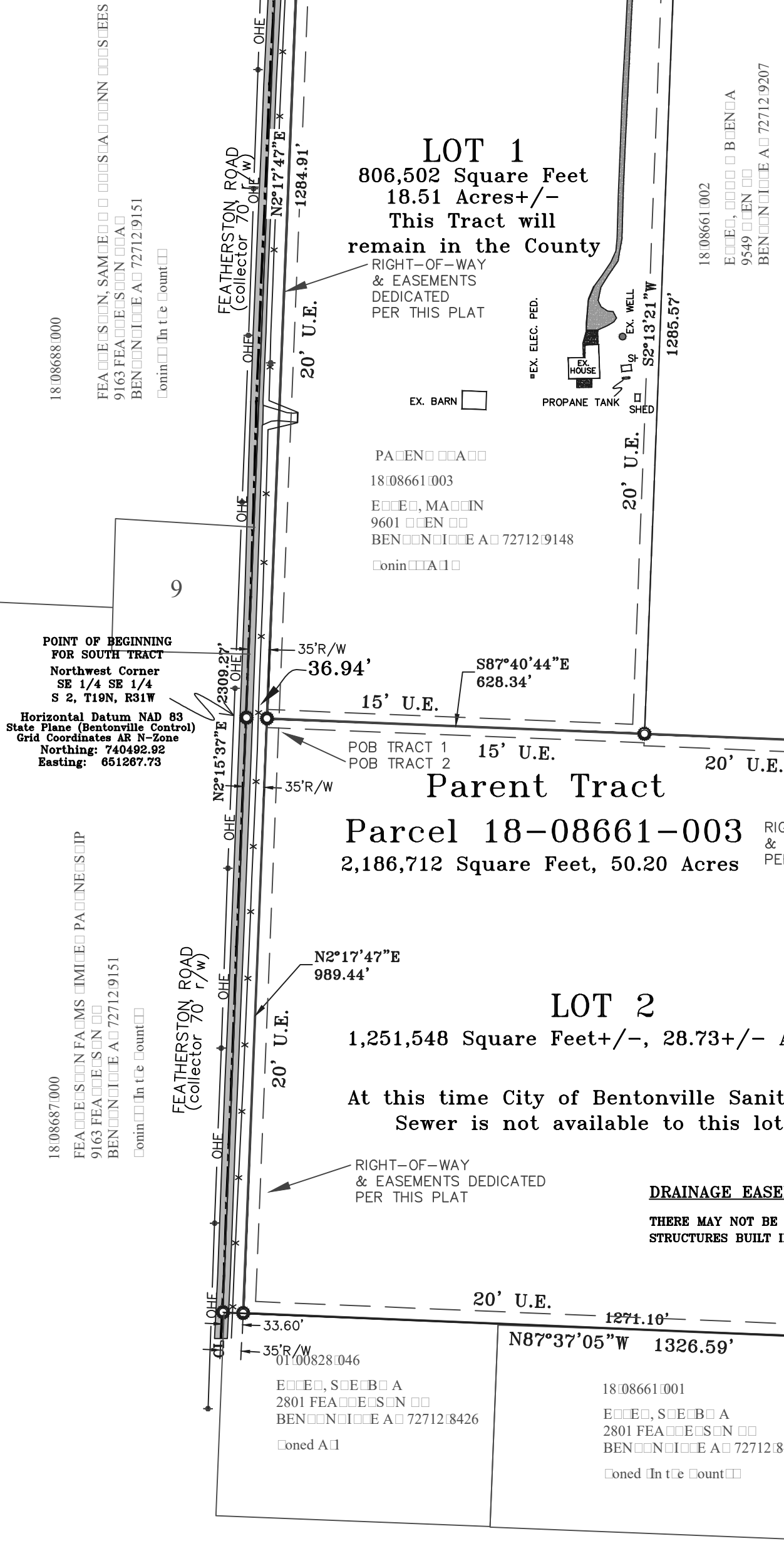
Warranty Deed recorded in Deed Book 92 at Page 14339 in the records of the Circuit Clerk and Ex-Officio Recorder of Benton, County, Arkansas.

An Abstract of title review turned up the following blanket easement:
Right of Way Easement recorded in Book 561 at Page 132 in favor of Carroll Electric Co-operative Corporation executed July 16, 1958.

No other easements exists at this time.



Adjoiners List	
1. 0115415.000 JAMES LAYOUT SERVICES, LLC 103 WOODBURN BENTONVILLE AR 72756-3043 Conced	6. 0115410.000 JAMES LAYOUT SERVICES, LLC 6213 S 3600 ST BENTONVILLE AR 72758-9033 Conced
2. 0115414.000 JAMES LAYOUT SERVICES, LLC 3105 NE 11000 ST BENTONVILLE AR 72712-9127 Conced	7. 0115409.000 JAMES LAYOUT SERVICES, LLC 2801 SW CANTONWAY AVE BENTONVILLE AR 72712-5797 Conced
3. 0115413.000 JAMES LAYOUT SERVICES, LLC 303 E MAIN ST FAIRMONT AR 72703-6289 Conced	8. 0115387.000 JAMES LAYOUT SERVICES, LLC 1402 SW WISCONSIN AVE BENTONVILLE AR 72712-4955 Conced
4. 0115412.000 JAMES LAYOUT SERVICES, LLC P.O. Box 447 FAIRMONT AR 72702-0447 Conced	9. 18-08686.000 JAMES LAYOUT SERVICES, LLC 9163 FEATHERSTON VALLEY BENTONVILLE AR 72712-9151 Conced
5. 0115411.000 JAMES LAYOUT SERVICES, LLC 2805 SW CANTONWAY AVE BENTONVILLE AR 72712-5797 Conced	



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 Filing Code:
500-19N-31W-0-02-200-04-1204

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: _____

Printed: Martin Elzey

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.

Signed: _____

Date of Execution: _____

Registered Land Surveyor No. 1204
State of Arkansas

City of Bentonville:
Assigned Project Number
LS17-0108

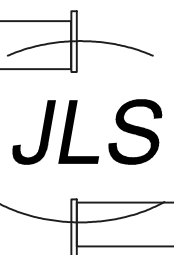
INDEX TO SURVEY PLAN SHEETS:

SHEET 1:
TITLE SHEET- OVERALL
SURVEY/ADJOINERS/SIGN OFF
BLOCKS/VICINITY MAP/NOTES

SHEET 2:
NORTH PORTION OF LOT SPLIT
AT 1"=100' SCALE

SHEET 3:
SOUTH PORTION OF LOT SPLIT
AT 1"=100' SCALE

SHEET NO.
1 OF 3
Title
Sheet



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

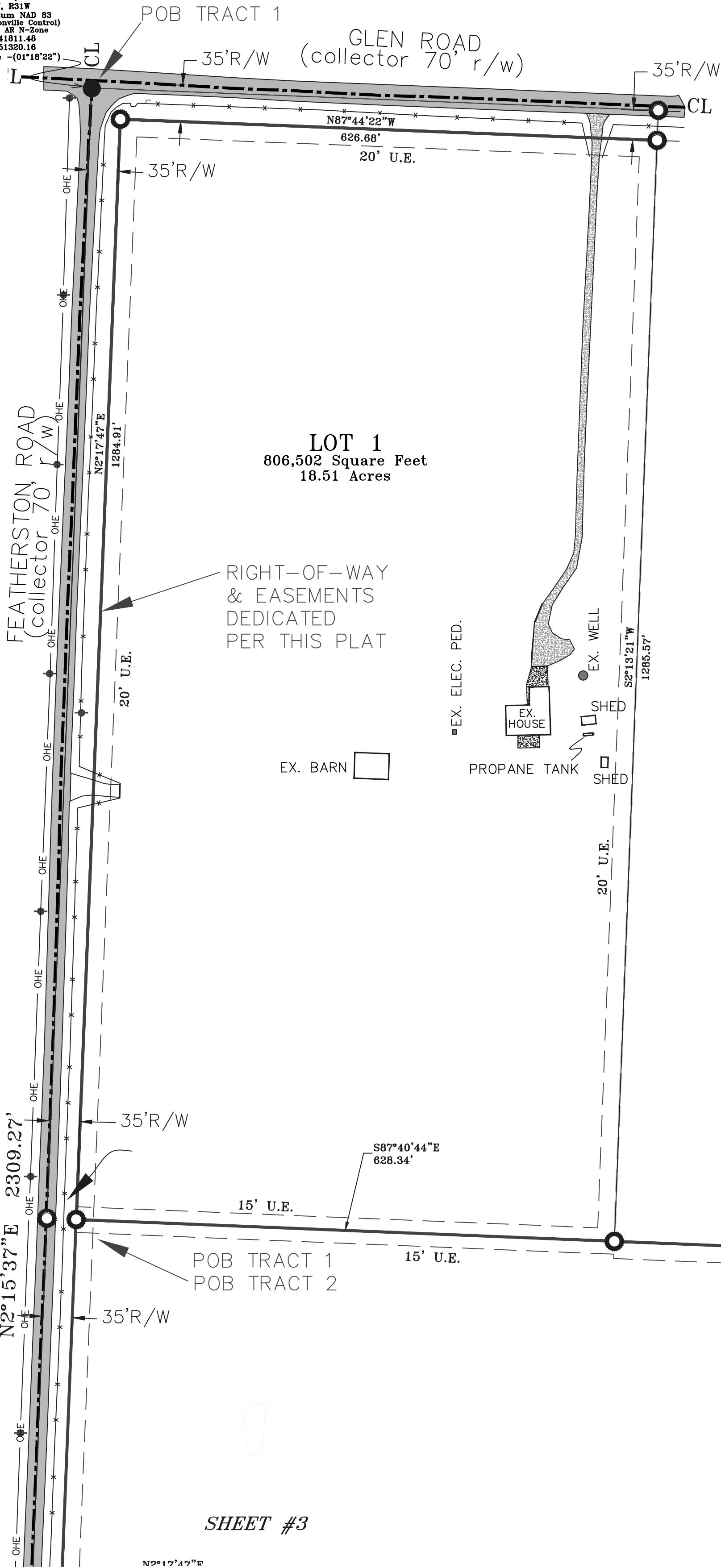
LOT SPLIT CREATING
LOTS 1 & 2 OF FEATHERSTON VALLEY

DATE: 9/07/17	SCALE: AS NOTED	CHECKED: BY: LFG NR MJ	DRAWN BY: LFG	OWNER/DEVELOPER: Owner/Martin Elzey, 9601 Glen Road, Bentonville, AR 72712-9148 Developer/NWA Multiplex Investors, LLC 4144 Caerleon Circle, Bentonville, AR 72712 JOB NO.: 17-207 Drawing: 17-207mod1submittd.dwg
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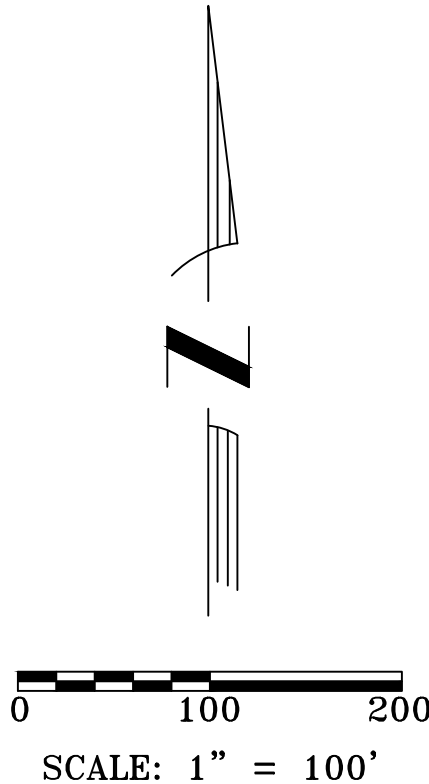
REVISIONS

DATE:	BY:	REASON:

POINT OF BEGINNING FOR
NORTH TRACT
Northwest Corner
E 1/2 SE 1/4
S 2, T19N, R31W
Horizontal Datum NAD 83
State Plane (Bentonville Control)
Grid Coordinates AR N-Zone
Northing: 741811.48
Easting: 651320.16
Grid Convergence -01°18'22"



AREA RESERVED FOR
BENTON COUNTY CIRCUIT
CLERK FILE MARK



LOT 1 SURVEYED DESCRIPTION:

Part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas containing more particularly described as beginning at a found iron pin for the Northwest Corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West; thence along the West Line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Nineteen (19) North, Range Thirty-One (31) West running South 02°15'37" West a distance of 1,319.87 feet; thence South 87°40'43" East a distance of 36.82 feet to a set 5/8" diameter iron pin PLS #1204 on the east right of way line of Featherston Road for the true POINT OF BEGINNING; thence North 02°17'47" East a distance of 1,284.91 feet to a point; thence South 87°44'22" East a distance of 626.68 feet to a point; thence South 02°13'21" West a distance of 1,285.57 feet to a point; thence North 87°40'44" West a distance of 628.34 feet to the POINT OF BEGINNING containing in all 806,502 square feet or 18.51 acres, more or less and in further subject to an right of ways, easements, liens, or encumbrances of record or not of record.

Legend:	
	Found Monument as Noted
	Set Monument as Noted
	GAS METER
	TELEPHONE RISER
	ELECTRIC RISER
	DRAINAGE MANHOLE
	WATER METER

SHEET #3

SHEET #3

State Filing Code:
500-19N-31W-0-02-200-04-1204

City of Bentonville:
Assigned Project Number
LS17-0108

SHEET NO.
2 OF 3
North
Portion of
Lot Split

JLS

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

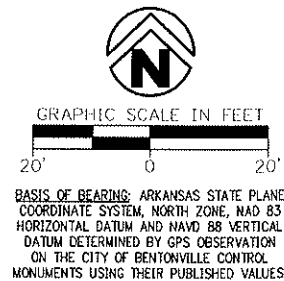
LOT SPLIT CREATING
LOTS 1 & 2 OF FEATHERSTON VALLEY

DATE: 9/07/17	SCALE: 1"=100'	CHECKED: BY: LFG NR MJ	DRAWN BY: LFG	OWNER/DEVELOPER: Owner/Martin Elzey, 9601 Glen Road, Bentonville, AR 72712-9148 Developer/NWA Multiplex Investors, LLC 4144 Caerleon Circle, Bentonville, AR 72712 JOB NO.: 17-207 Drawing: 17-207mod1stsubmittal.dwg
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REVISIONS

DATE:	BY:	REASON:

JLS



CITY OF BENTONVILLE
PROJECT NUMBER: LS18-0008

1 OF 1

Miscellaneous Notes

COMPLETED FIELD WORK:
DECEMBER 27, 2017
BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK L2018 AT PAGE 02788.
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, NO PORTION OF THIS
PROPERTY IS IN ZONE "A" OR "AE" 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.

CITY OF BENTONVILLE STREET ATLAS PAGE 361

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

ANY ADJUSTMENTS TO THE PROPERTY LINE THAT
RESULT IN ELECTRICAL EQUIPMENT NOT BEING ON THE
NEW LOT LINE WILL REQUIRE THE DEVELOPER TO PAY
FOR THE COST TO RELOCATE ELECTRICAL EQUIPMENT.

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO
COORDINATE WITH BEUD TO DETERMINE IF EQUIPMENT
IS IN CONFLICT, AND TO PAY FOR ANY COSTS
ASSOCIATED WITH THE RELOCATION OF EQUIPMENT.

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.

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

WATER AND SEWER LINE ARE AS PER CITY OF
BENTONVILLE GIS MAPS AND HAVE NOT BEEN FIELD
VERIFIED.

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

ANY ADJUSTMENTS TO THE PROPERTY LINE THAT
RESULT IN ELECTRICAL EQUIPMENT NOT BEING ON THE
NEW LOT LINE WILL REQUIRE THE DEVELOPER TO PAY
FOR THE COST TO RELOCATE ELECTRICAL EQUIPMENT.

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO
COORDINATE WITH BEUD TO DETERMINE IF EQUIPMENT
IS IN CONFLICT, AND TO PAY FOR ANY COSTS
ASSOCIATED WITH THE RELOCATION OF EQUIPMENT.

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.

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

Adjacent Land Owners

1. PARCEL #01-03374-000
LONGWELL, STUART & CAROL MARTIN;
WELLS FARGO
MAC X2301-026
1 HOME CAMPUS
DES MOINES, IA 50328
2. PARCEL #01-03373-000
FRANCIS, DONALD HOYT & HODGSON, RACHEL;
CORELOGIX COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
3. PARCEL #01-03371-000
CARRIE, MICHELLE R
PO BOX 1321
BENTONVILLE, AR 72712
4. PARCEL #01-00389-000
PAYNE, KEITH & PATSY
701 NW 7TH STREET
BENTONVILLE, AR 72712
5. PARCEL #01-00390-000
HORTON, JAMES & JESSICA & HORTON, LUCILE;
CORELOGIX COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161

Survey Description

PARENT TRACT
PT. LOT 2 PREVIOUS DESCRIPTION
A PART OF LOT 2, MCANDREW AND JACKSON'S ADDITION TO THE
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
WHICH IS S87°58'01"E 125.77' FROM THE SOUTHWEST CORNER OF
LOT 3 OF SAID MCANDREW AND JACKSON'S ADDITION AND RUNNING
THENCE N02°01'59"E 95.57', THENCE N86°46'59"E 30.45', THENCE
S08°26'01"E 100.02', THENCE N87°58'01"W 48.50' TO THE POINT OF
BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. SUBJECT TO
EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PT. LOT 3 PREVIOUS DESCRIPTION
A PART OF LOT 3, MCANDREW AND JACKSON'S ADDITION TO THE
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING THAT THE
SOUTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE
N02°01'59"E 84.01', THENCE N86°46'59"E 126.30', THENCE S02°01'59"W
95.57', THENCE N87°58'01"W 125.77' TO THE POINT OF BEGINNING.
CONTAINING 0.26 ACRES MORE OR LESS. SUBJECT TO EASEMENTS
AND RIGHTS-OF-WAY OF RECORD, IF ANY.

NEW LOT 38 DESCRIPTION
A PART OF LOTS 2 AND 3, MCANDREW AND JACKSON'S ADDITION TO
THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING
AT THE SOUTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE
N02°01'59"E 84.01', THENCE N86°46'59"E 156.75', THENCE S08°26'01"E
100.02', THENCE N87°58'01"W 174.27' TO THE POINT OF BEGINNING.
CONTAINING 0.35 ACRES MORE OR LESS. SUBJECT TO EASEMENTS
AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
--- CENTERLINE OF ROAD (C/L)
--- RIGHT-OF-WAY (R/W)
- x - x - FENCE
- OP - OP - OVERHEAD POWER LINE
○ SET 1/2" REBAR & CAP
● FOUND MONUMENT AS NOTED
⊙ SANITARY SEWER
⊙ POWER POLE
⊙ GAS METER
⊙ WATER VALVE
⊙ FIRE HYDRANT
⊙ WATER METER

PROPERTY LINE ADJUSTMENT

LOTS 2 & 3, MCANDREW & JACKSON'S ADDITION

CREATING LOT 38

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: D.R. _____
PAGE _____

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

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

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 20____ IN PLAT BOOK NO. _____, PAGE _____.
SIGNED: _____
CIRCUIT CLERK



Owner/Developer

GAYLORD, JEREMY MATTHEW;
415 W 150TH ST APT 601
NEW YORK NY 10031
PARCEL #01-03372-000

Zoning & Setback Information

CURRENT ZONING: R-1

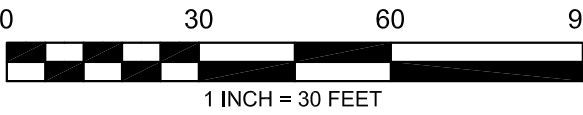
BUILDING SETBACKS:
FRONT: 20'
SIDE: 7'
REAR: 25'

Recording Block

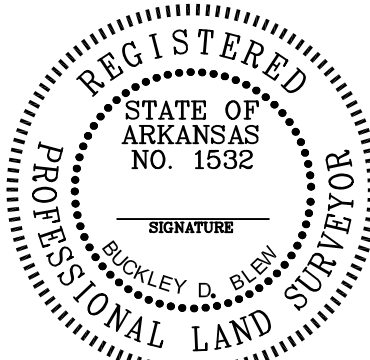
Utility Notes

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 14TH DAY OF FEBRUARY, 2018.



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

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: JH 2/14/2018	REVIEWED BY: GC	SURVEYED BY: RS
----------------------------------	--------------------	--------------------

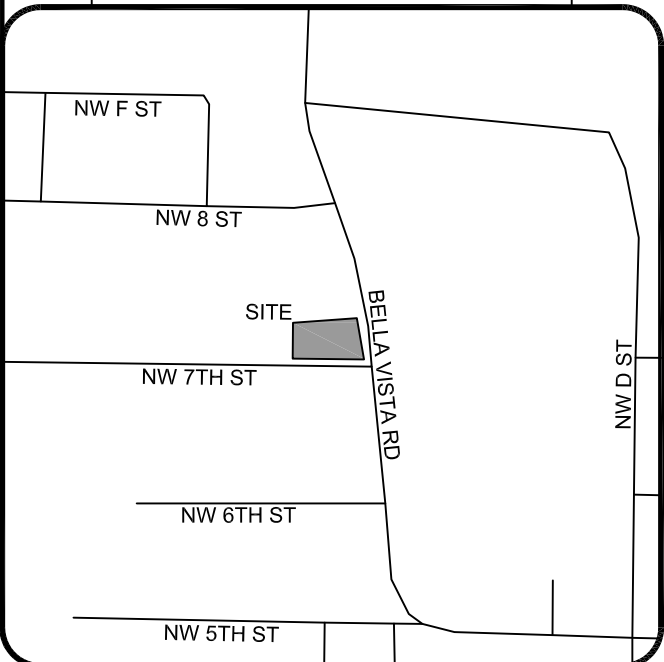
COUNTY & STATE: BENTON COUNTY, AR	JOB NUMBER: 18-553
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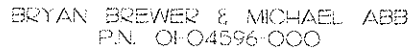
LOCATION:
701 BELLA VISTA ROAD, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:
**LOT COMBINATION
FOR
ZACK ATCHLEY**

City of Bentonville Project # PLA18-0011

Vicinity Map





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.

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

5. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

GARAGE FRONT: 30 FEET
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 (EXTERIOR)
REAR YARD: 25 FEET

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

10. 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.

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

JOB #	DRAWN BY:	CHECK'D BY:	PAGE
18-032	ASD	RJC	1 OF 1

REZONING STAFF REPORT



Crossmar Investments

SW Vendor Boulevard and SW Regional Airport Boulevard

PC Date: 4/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0011
Applicant / Current Owner	Crossmar Investments 1500 E Central Avenue Bentonville, AR 72712
Site Area	+/- .14 acres
Current Zoning	A-1, Agricultural
Requested Zoning	I-1, Light Industrial
Future Land Use Map Designation	Industrial (I)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Property Description

This approximately .14 acre tract is located at the intersection of SW Vendor Boulevard and SW Regional Airport Boulevard. The applicant is requesting the zoning of the tract be made consistent with the larger, industrial development to the north.

Projected Traffic Impact

The proposed zoning designation does not have the potential to adversely impact traffic in the area.

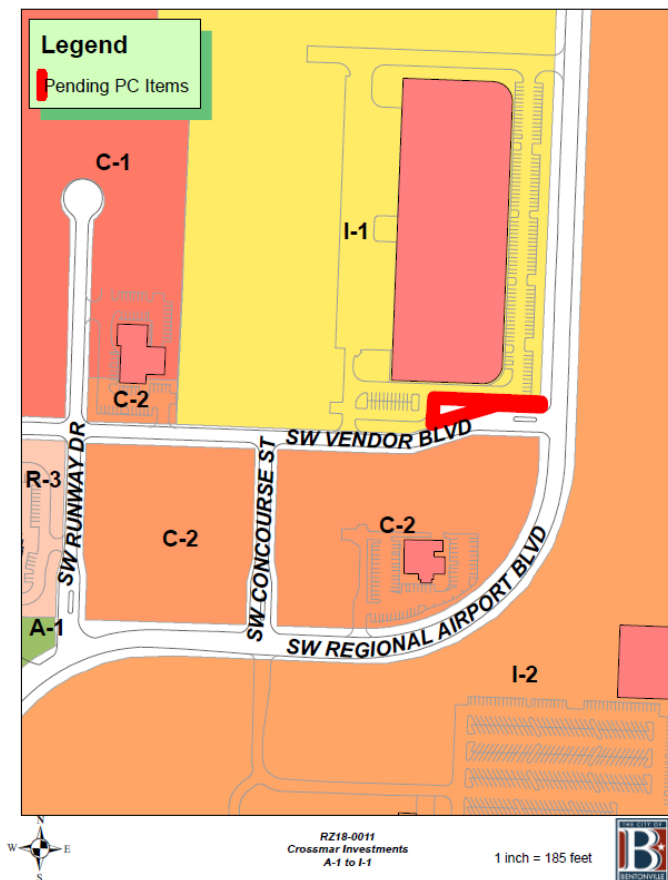
Relationship to the General Plan

The Future Land Use Plan depicts this property as Industrial (I). The I-1, Light Industrial zoning is an appropriate zoning district for this designation.

Conclusion

The I-1, Light Industrial is an appropriate zoning district for the Industrial (I) Land Use designation, and is compatible with existing and adjacent uses.

Location Map





February 26, 2018

Planning Commission
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

**Re: Parcel 01-09928-001 at SW Regional Airport Blvd & SW Vendor Blvd, Bentonville, AR
Rezoning Request**

Dear Planning Commission:

Crossmar Investments is requesting to rezone the above referenced parcel to facilitate creating one contiguous piece of property where the approved Gateway Warehouse 4 will be constructed. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The property is currently not shown to have a zone, but by default it is assumed A-1, Agricultural; the proposed zoning would be I-1, Light Industrial to make it the same as the rest of Gateway Park Warehouse 4. The property is currently owned by Crossmar Investments.
- Crossmar would like to rezone so they can add it to the Gateway Park Warehouse 4 lot and utilize it for additional parking for the project.
- The proposed use of the property warehousing. The fits the majority of the properties Future Land Use Map.
- Crossmar Investments expects low volume truck traffic with the future warehousing.
- Signage will be similar to that of Gateway Park Warehouse 1.
- The planned exterior will also be similar to Gateway Park Warehouse 1.

2407 SE Cottonwood Street | Ste 1
Bentonville, AR 72712
479.273.2209

- Water and Sewer are available to the site via an existing 8" sewer and 8" water Bentonville line running adjacent to the south property line on the south side of SW. Vender Blvd.

Sincerely,
Morrison Shipley Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Patrick Foy", is written over a horizontal line.

Patrick Foy,
Project Manager

CONDITIONAL USE STAFF REPORT



Chabad of Northwest Arkansas

3400 SE John Rollow Drive

PC Date: 4/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0008
Applicant / Current Owner	Chabad of Northwest Arkansas 5402 W Redbud Street Rogers, AR 72758
Site Area	+/- 1.2 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	None

Property Description

This property is located at 3400 SE John Rollow Drive. The applicant is proposing to repurpose the existing site and building for a new use.

Proposed Use Description

Chabad of Northwest Arkansas is proposing to use the existing property at 3400 SE John Rollow Drive as a house of worship for the Jewish Community and as a location for community educational and social programs. The applicant will make minor interior renovations to the building. Any significant alterations or additions to the existing site or parking facilities will require Large Scale Development application and approval.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area.

Public Notice

Staff has not been contacted regarding this request.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Conditions of Approval

1. This Conditional Use Permit shall be valid for one year from the date of approval. The applicant will need to apply for a new Conditional Use Permit before expiration.
2. Any additions, alterations, or substantial renovations to the existing facilities (including buildings, parking, etc.) will require submission and approval of a Large Scale Development project.
3. The applicant must provide a Landscape Plan that brings the project into compliance with Article 1400 of the Subdivision Code.

By the Grace of G-d

Narrative
Chabad of Northwest Arkansas

- A. Chabad of Northwest Arkansas, Inc. proposes use of the property at 3400 SE John Rollow Drive, Bentonville, AR 72712 to be a House of Warship, providing prayer services, educational programs and social services. We propose the use of this building to be a place for the Jewish community to gather to pray; a place to have community educational and social programs.
- B. See attached survey of the property. Only relocation of doors and windows are proposed to the exterior. See attached architectural plan for proposed interior retrofit. We would like to add one outdoor patio.
- C. Hours of operation will be Tue-Thu 7am-5pm. Friday evenings at sunset and Saturday 10am-3pm. possible usage on Sunday and Monday when needed for communal prayers.
- D. The synagogue will use all of the indoor space, the outdoor patio and parking areas.
- E. See attached architectural plans detailing existing interior and proposed changes.
- F. There are currently 26 existing parking spaces and 2 handicap spaces on site. Additional parking is not currently planned.
- G. We plan on adding one or two light fixtures to illuminate parking areas at night.
- H. Anticipated patrons of 20 per weekday, up to 40 on weekends and 50-60 on Jewish holidays.
- I. At this stage 2-3 employees will be working on site.
- J. See attached.

CONDITIONAL USE STAFF REPORT



First Security Bank Construction Storage

106 NW 3rd Street

PC Date: 4/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0009
Applicant / Current Owner	Sooter Revocable Trust 204 Devon Green Bentonville, AR 72712
Site Area	+/- .4 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)
Requested Use	Temporary Use
Protective Covenants	None

Property Description

This property is located at 106 NW 3rd Street. This site has previously been used for temporary construction storage facilities.

Proposed Use Description

The applicant is proposing that 106 NW 3rd Street be permitted for use as a temporary construction storage facility during the construction of First Security Bank, located at 108 S Main Street. There shall be no more than 10 persons on the site at any given time. There will be a temporary office on-site for the construction project manager.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area.

Public Notice

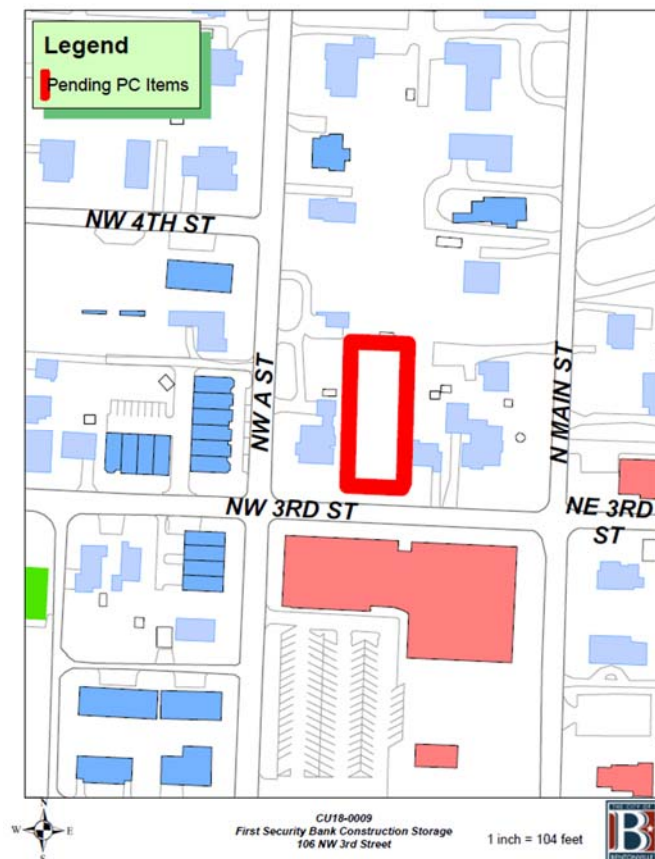
Staff has not been contacted regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for until September 1, 2018. The applicant will need to apply for a new Conditional Use Permit before expiration.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Conditional Use Permit Application for 106 NW 3rd St.

Proposed use of Lot:

We are planning to use the lot at 106 NW 3rd St, as a material storage location during part of the construction of a project at 108 S Main St. This lot will be used by a few of the parties of that project, so that the public is not continually impacted by delivery trucks on Main St. We anticipate the hours of use of for this property to be between 6:30 am and 5:00 pm Monday through Friday and an occasional Saturday. This property will be occupied by less than 10 persons at any given time, with the most being during the unloading of a delivery. We will have an office on this site, to provide the manager of the project a location to complete the required reports and use his computer.

We will not be storing the following item on this property during its use:

- Temporary Toilets
- Large Dumpsters (we may have a small one on site to keep the area clean)

Per the lease that we have in place with the property owner, we will be grading the property to match the grade of the properties on all 4 sides and seeding with straw.

We are committed to be good neighbors to the adjacent property owners and have already reached out to each of them to discuss our use of this property.

FINAL PLAT STAFF REPORT



Arbor Lane II Phase II

SW Peachwood Drive

PC Date: 4/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	FP18-0003
Applicant / Current Owner	Arbor Lane Phase II Development Group 1200 E Joyce Boulevard Fayetteville, AR 72703
Site Area	± 3 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	24
Subdivision Name	Arbor Lane II Subdivision Phase II

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

The property is approximately three acres. The site is Phase II of the previously approved Arbor Lane Planned Residential Development.

Project Details

The applicant has submitted a final plat of an approximately three-acre area consisting of twenty-four new lots. The subdivision shall be known as Arbor Lane II Subdivision Phase II. Appropriate city departments inspected and accepted all necessary public infrastructure improvements and the applicant completed all required non-bondable items.

Drainage Report

A drainage report is not required at the time of final platting.

Waivers

No waivers requested.

Conclusion

In conclusion, this final plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.



VICINITY MAP

N.T.S.

Contacts

Owner / Developer:
c/o Mr. Kim Fugitt
Arbor Lane Phase II Development, LLC
1200 E. Joyce Blvd 6th Floor
Fayetteville, AR 72703-5189
(479) 521-6686

Representative:
Blew & Associates, PA
524 W. Sycamore, Ste 4
Fayetteville, AR 72703
(479) 443-4506

Survey Description:

Lot 37, Arbor Lane II as shown on Plat Record 2015 Page 549/550 Recorded at the Benton county Clerk's Office-Benton County Arkansas.



Notes:

All Easements shown are being dedicated to the City of Bentonville per this plat.

The Following Lots are Non-Buildable / Common Area: Lot 4; Lot 12; Lot 31; Lot 32; Lot 33; Lot 34; Lot 35; and Lot 59
Common Areas shall be maintained by the Home Owners Association.

The Followings Lots are to be Private Utility Easements: Lot 33; Lot 34; and Lot 35;

The Following Lots are to be Access Easements: Lot 4; Lot 12; and Lot 51

The Following Lot is to be a Public Drainage Easement: Lot 31

There May Not Be Fences Or Any Other Structures Built in Any Drainage Easements.

Ownership of Lots 5-11, 21 & 24-30 shall not transfer from the original developer to an individual owner until vehicular access is provided to the rear load garage as approved in the PRD Document No. 14-01700003.

Dimensions are measured from the Back of Curb, the Edge of Sidewalk, or the Center/End of Stripe.

Proposed Sidewalk To Be Constructed Prior To Certificate of Occupancy of House.

Ensure Street Trees are planted 5' From Water Mains, Storm Drainage, And Other Utilities.

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.

Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.

ABBREVIATIONS:
BS - Building Setback Line
R/W - Right-of-Way
UE - Utility Easement
DE - Drainage Easement
AE - Access Easement
CU - City Utilities Only
OU - Other Utilities
FFE - Minimum Finished Floor Elevation:

Setbacks

Lot #	N	S	E	W	Lot #	N	S	E	W
36	10'	0'	20'	30'	47	15'	15'	0'	10'
37	10'	0'	20'	30'	48	15'	15'	0'	10'
38	10'	0'	20'	30'	49	15'	15'	0'	10'
39	10'	0'	20'	30'	50	15'	15'	0'	10'
40	10'	0'	20'	30'	52	0'	10'	15'	10'
41	10'	0'	20'	30'	53	0'	10'	15'	10'
42	10'	13'	20'	30'	54	0'	10'	15'	10'
43	15'	15'	0'	10'	55	0'	10'	15'	10'
44	15'	15'	0'	10'	56	0'	10'	15'	10'
45	15'	15'	0'	10'	57	0'	10'	15'	10'
46	15'	15'	0'	10'	58	0'	12.5'	15'	10'

FINAL PLAT

ARBOR LANE II, PHASE II SUBDIVISION

BENTONVILLE, ARKANSAS

ATLAS PAGE 483

Certificates:

CERTIFICATE OF SURVEYING ACCURACY:

I, Buckley D. Blew, 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: _____

Registered Land Surveyor
No. 1532
State of Arkansas

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: _____

Bentonville Planning Commission Chairman

Mayor City of Bentonville

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: _____

Kim Fugitt
Arbor Lane Phase II Development, LLC
1200 E. Joyce Boulevard, 6th Floor
Fayetteville, AR 72703-5189

D.R. _____ Page _____
Source of Title

CERTIFICATE OF RECORDING:

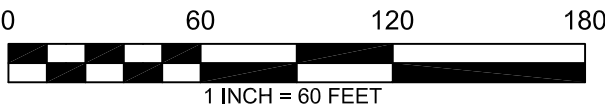
This document filed for record _____ day, 20____ in Plat
Book No. _____, page _____.

Circuit Clerk

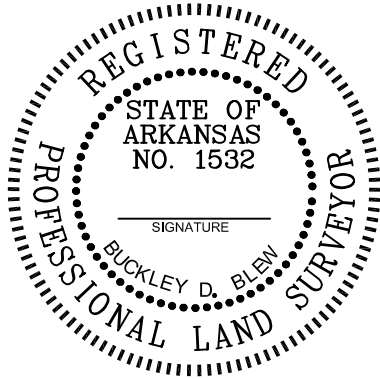
Utility Notes

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 5th DAY OF SEPTEMBER 2017.



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

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

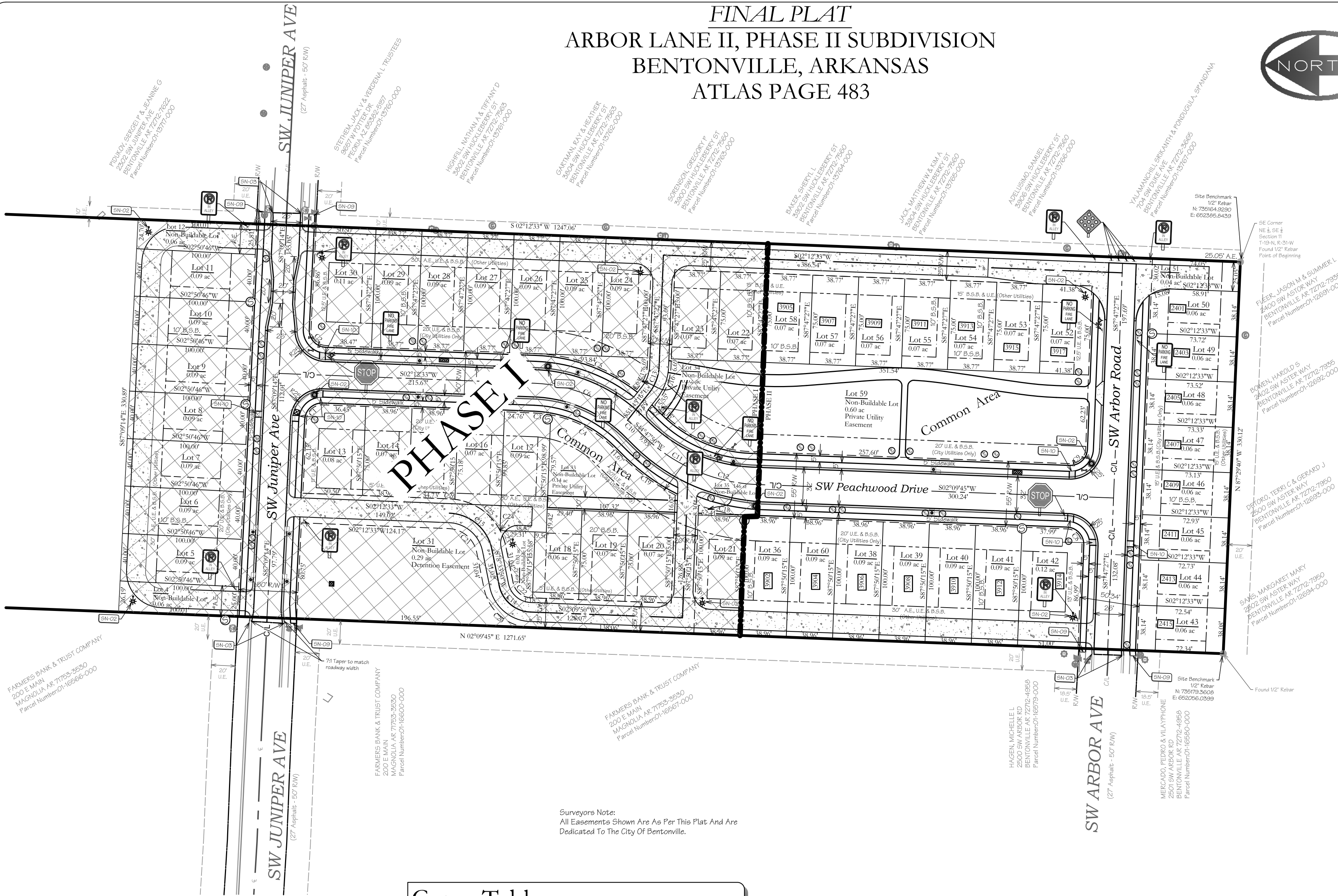
DRAWN BY & DATE: JH 9-5-2017 REVIEWED BY: G.C. SURVEYED BY: T.C.

COUNTY & STATE: BENTON COUNTY, AR JOB NUMBER: 14-423

LOCATION: SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST

FOR THE USE AND BENEFIT OF:
ARBOR LANE PHASE II
DEVELOPMENT, LLC
Project #FP18-0003

FINAL PLAT
ARBOR LANE II, PHASE II SUBDIVISION
BENTONVILLE, ARKANSAS
ATLAS PAGE 483



Site Information:

Zoning:	PRD - Planned Residential Development
Buildable Lots:	22
Non-Buildable Lots:	1
Total Lots:	23

Line Table:

Line #	Length	Chord Bearing
L1	9.93'	N44°47'50"E
L2	29.79'	N51°43'16"W
L3	1.23'	N02°09'45"E
L4	4.63'	S51°43'16"E
L5	6.69'	S87°47'27"E
L6	6.69'	N87°47'27"W
L7	5.55'	N51°43'16"W
L8	10.33'	S44°47'50"W
L9	11.67'	N44°47'50"E
L10	7.87'	S02°09'45"W
L11	9.56'	N02°12'33"E

Curve Table:

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	20.28'	13.00'	89°21'46"	18.28'	N42°28'21"W
C2	14.25'	100.00'	8°09'49"	14.24'	N06°17'27"E
C3	60.08'	100.00'	34°25'28"	59.18'	N27°35'05"E
C4	54.64'	175.00'	17°53'19"	54.42'	N35°51'10"E
C5	21.34'	16.00'	76°24'05"	19.79'	S40°21'48"W
C6	14.27'	50.00'	16°21'18"	14.22'	S70°23'11"W
C7	0.17'	50.00'	0°11'51"	0.17'	S62°06'37"W
C8	47.95'	50.00'	54°56'38"	46.13'	S34°32'22"W
C9	4.24'	50.00'	4°51'31"	4.24'	S04°38'18"W
C10	92.91'	125.00'	42°35'17"	90.79'	N23°30'11"E
C11	60.31'	145.00'	23°49'55"	59.58'	N14°04'43"E
C12	29.60'	175.00'	9°41'28"	29.56'	N15°02'02"E
C13	74.89'	110.00'	39°00'32"	73.45'	S25°17'33"W
C14	30.22'	48.00'	36°04'11"	29.72'	N69°45'22"W
C15	23.92'	38.00'	36°04'11"	23.53'	N69°45'22"W
C16	17.63'	28.00'	36°04'11"	17.34'	S69°45'22"E
C17	91.27'	150.00'	34°51'50"	89.87'	S19°38'28"W
C18	20.56'	13.00'	90°38'14"	18.49'	S47°31'39"W
C19	58.00'	28.50'	76°24'05"	35.25'	N40°21'48"E
C20	50.43'	35.78'	80°44'53"	46.36'	N40°23'11"E
C21	54.67'	41.00'	76°23'52"	50.71'	N40°21'54"E
C22	33.32'	25.00'	76°21'18"	30.90'	N40°23'11"E
C23	47.58'	145.00'	18°48'09"	47.37'	N35°23'45"E
C24	6.96'	110.00'	3°37'32"	6.96'	S03°58'31"W
C25	24.52'	175.00'	8°01'35"	24.50'	N06°10'30"E

Wetland Statement:

There are no known wetlands on this site.

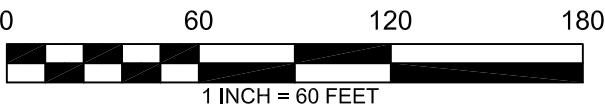
Legend:

Features	Description
	Property Line
	Right-of-Way Line
	Setback Line
	Easement Line
	Street / Drive Centerline
	Curb & Gutter
	Concrete Sidewalk Proposed (See "Notes" Sheet 1)
	Light Pole
	Telephone, Gas, & Electric Pedestals
	Curb Inlet, Outfall Structure, & Junction Box
	Water Meter, Fire Hydrant, & Gate Valve
	Sanitary Sewer Manhole
	Benchmark
	Set 1/2" Rebar

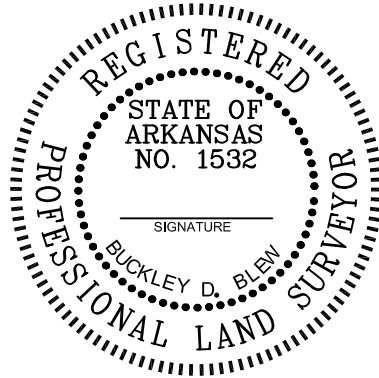
Utility Notes

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 5th DAY OF SEPTEMBER 2017.



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

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OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JH 9-5-2017	G.C.	T.C.

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, AR	14-423

LOCATION:
SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST

FOR THE USE AND BENEFIT OF:

ARBOR LANE PHASE II
DEVELOPMENT, LLC
Project #FP18-0003