



**Planning Commission
Agenda
October 16th, 2018**

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

- 1. Lot 21, Amber Ridge North at Woods Creek Subdivision**
500 NE Saddle Ridge Road (*PLA18-0032*) **Property Line Adjustment**
- 2. Valvoline**
SW 14th Street and S Walton Boulevard (*LSD18-0065*) **Large Scale Development**

IV. New Business

- 1. Brown**
(A-1, Agricultural to R-E, Residential Estate)
9801 Gaston Road (*RZ18-0029*) **Rezoning***
- 2. Simon**
(R-1, Single-Family Residential to DE, Downtown Edge)
206 SE B Street (*RZ18-0030*) **Rezoning***
- 3. Lots 21-22, Block 4, Railroad Addition**
206 SE B Street (*LS18-0037*) **Lot Split**
- 4. Lots 1-3, D & S Subdivision**
9801 Gaston Road (*LS18-0038*) **Lot Split**
- 5. Community Plan** **Public Hearing***

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



Consent Agenda Items

For Planning Commission meeting of October 16, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on October 9, 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.

Property Line Adjustment: Lot 21, Amber Ridge North at Woods Creek Subdivision, Michele DiPalma, 500 NE Saddle Ridge Road, R-1, Single-Family Residential (PLA18-0032)

A property line adjustment of Lots 19 & 20, Amber Ridge North at Woods Creek Subdivision, creating new Lot 21 (+/-1.07 acres). Adequate utility easements currently exist on the subject property. The plat dedicates an additional 5-feet of right-of-way along Woods Creek Road to meet the requirements of the Master Street Plan.

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

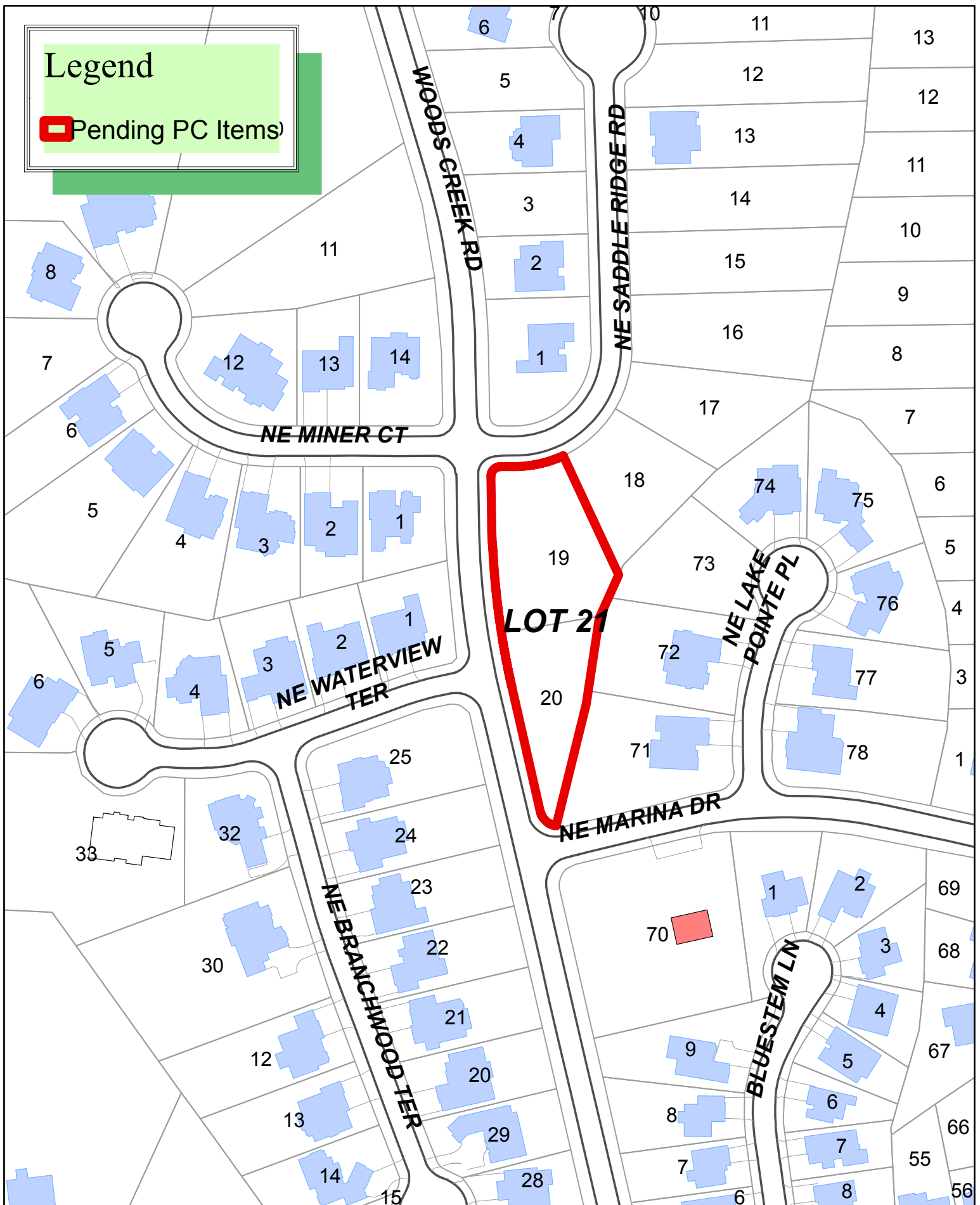
Large Scale Development: Valvoline, LG Bentonville Walton, LLC, SW 14th Street and S Walton Boulevard, C-2, General Commercial (LSD18-0065)

Project consists of the construction of a Valvoline Instant Oil Change Facility. The development provides a total of 15 parking spaces, which is in excess of the 7 required by ordinance. The development provides ingress/egress through an existing curb cut on SW 14th Street and a cross access easement with the development to the south. The development provides adequate landscaping. The exterior elevations depict brick and hardie board as the primary materials of the building. The building uses stucco as a secondary material.

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

Legend

 Pending PC Items



PLA18-0032

Amber Ridge North at Woods Creek

500 NE Saddle Ridge Road

Michelle DiPalma

1 inch = 156 feet



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: _____

Owner : _____
Name & Address

Signed : _____

Source of Title: D.R. _____

Page _____

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 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

TOTAL ACREAGE: 1.06 ACRES
(46,350.31 SQ. FT.)

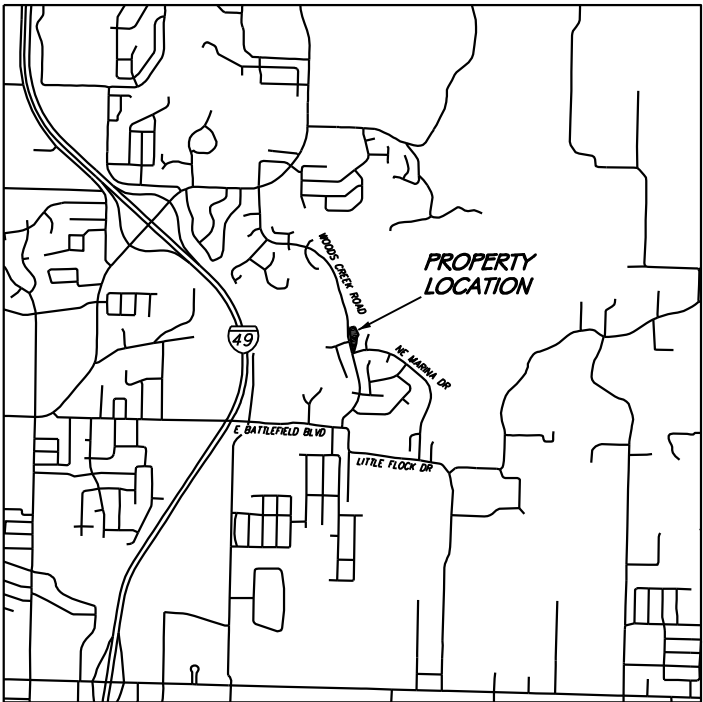
R-1 SETBACKS:
FRONT SETBACK: 25'
SIDE SETBACK: 7'
STREET SIDE SETBACK: 20'
REAR SETBACK: 20'

LEGEND

- - E.R.B. - EXISTING REBAR
- - S.R.B. - SET REBAR W/CAP
- ⊗ - C.P. - COMPUTED POINT
- ⊕ - W.V. - WATER VALVE
- ⊖ - W.M. - WATER METER
- ◇ - T.R. - TELEPHONE RISER
- - E.B. - ELECTRIC BOX
- - S.S.M.H. - SANITARY SEWER MANHOLE
- - M.H. - MANHOLE

- ▨ - BUILDING
- ▩ - COVER
- ▤ - PAVEMENT
- ▦ - CONC. - CONCRETE
- - BUILDING
- - BOUNDARY
- - CONC. - CONCRETE
- - EASEMENT
- - ADJOINING PROPERTY OWNER & LOT LINE
- - EDGE OF PAVEMENT OR GRAVEL

VICINITY MAP
NOT TO SCALE



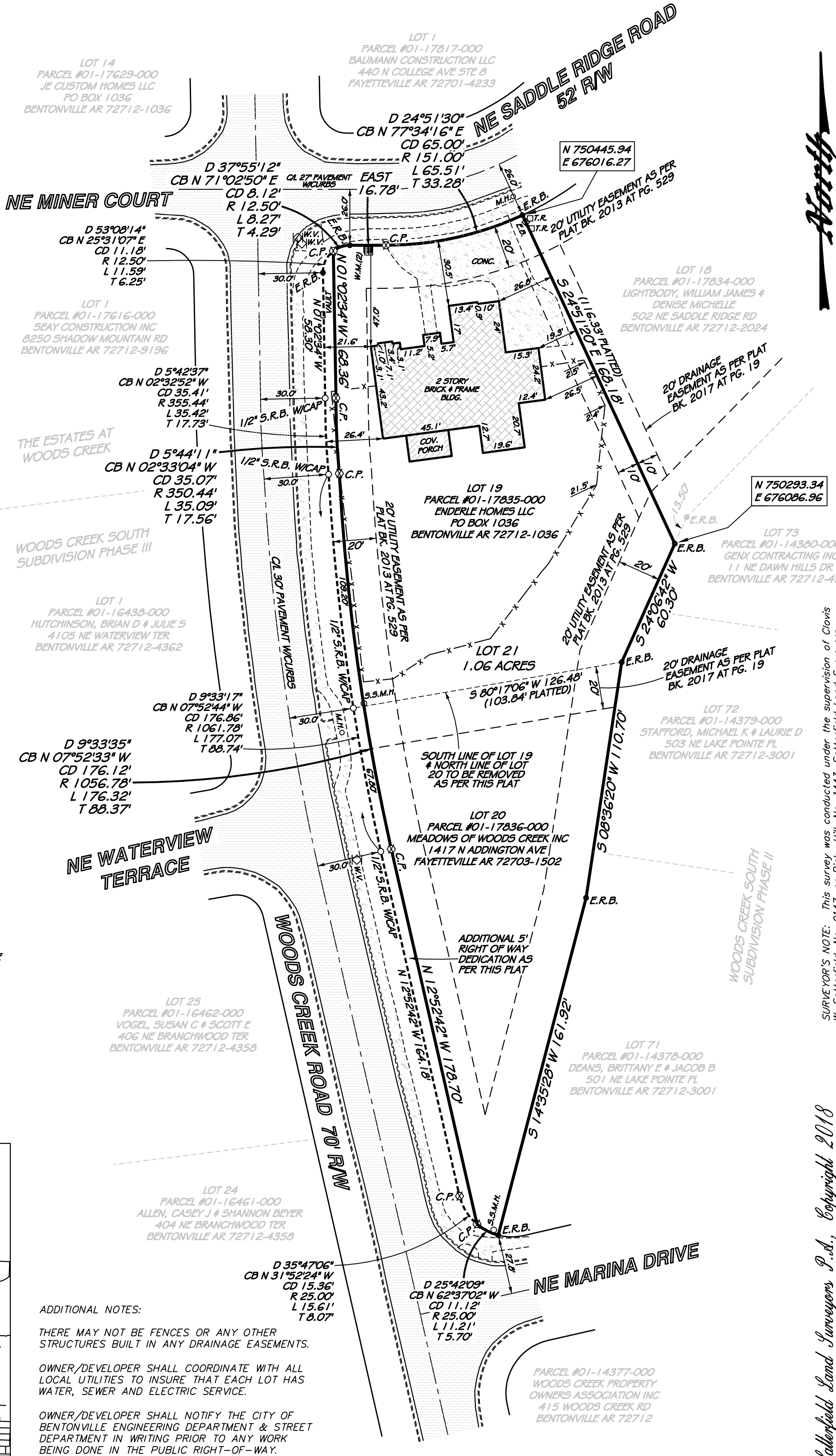
AMBER RIDGE NORTH AT WOODS
CREEK SUBDIVISION - LOT 21

BEING A PROPERTY LINE ADJUSTMENT OF LOTS 19 & 20,
AMBER RIDGE NORTH AT WOODS CREEK SUBDIVISION,
BENTONVILLE, BENTON COUNTY, ARKANSAS

PARENT TRACT DESCRIPTION

Lots 19 and 20, Amber Ridge North at Woods Creek Subdivision, Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northeast Corner of Lot 19. Thence along the East line of said Lot 19 the following bearings and distances: South 24 degrees 51 minutes 20 seconds East, 168.18 feet to an existing rebar. South 24 degrees 06 minutes 42 seconds West, 60.30 feet to an existing rebar marking the Northwest Corner of Lot 20. Thence along the East line of said Lot 20 the following bearings and distances: South 08 degrees 36 minutes 20 seconds West, 110.70 feet to an existing rebar. South 14 degrees 35 minutes 28 seconds West, 161.92 feet to an existing rebar marking the Southeast Corner of Lot 20, said point being on the intersection of the North Right of Way line of Northeast Marina Drive and the East Right of Way line of Woods Creek Road. Thence along the South line of Lot 20 and along said Right of Way, around a curve to the right having a radius of 25.00 feet and subtended by a chord bearing and distance of North 44 degrees 43 minutes 29 seconds West, 25.56 feet to the Southwest Corner of Lot 20. Thence leaving said North Right of Way line of Northeast Marina Drive and continue along the East Right of Way line of Woods Creek Road and along the East lines of Lot 20 and 19 the following bearings and distances: North 12 degrees 52 minutes 42 seconds West, 164.18 feet to a set rebar with cap. Around a curve to the right having a radius of 1,061.78 feet and subtended by a chord bearing and distance of North 07 degrees 52 minutes 44 seconds West, 176.86 feet to a set rebar with cap. Around a curve to the right having a radius of 355.44 feet and subtended by a chord bearing and distance of North 02 degrees 32 minutes 52 seconds West, 35.41 feet to a set rebar with cap. North 01 degree 02 minutes 34 seconds West, 58.30 feet to an existing rebar on the intersection of the East Right of Way line of Woods Creek Road and the South Right of Way line of Northeast Miner Court. Thence along said Right of Way around a curve to the right having a radius of 12.50 feet and subtended by a chord bearing and distance of North 44 degrees 28 minutes 43 seconds East, 17.84 feet to an existing rebar on the North line of Lot 19. Thence leaving the East Right of Way line of Woods Creek Road, and continue along the South Right of Way line of Northeast Miner Court and the North line of Lot 20 the following bearings and distances: East, 16.78 feet. Around a curve to the left having a radius of 151.00 feet and subtended by a chord bearing and distance of North 77 degrees 34 minutes 16 seconds East, 65.00 feet to the Point of Beginning containing 1.06 acres and subject to Road Rights of Way and any Easements of Record.



SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for the City of Bentonville, Arkansas Community Panel Numbers 0300700095K and 0300700260K, both dated June 3, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Davis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy 71 North, P.O. Box 640, Alma, AR 72921. SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and no record ownership. Rights of Way of road and easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Davis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy 71 North, P.O. Box 640, Alma, AR 72921. SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and no record ownership. Rights of Way of road and easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2018

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

CITY OF BENTONVILLE
PROJECT NO. PLA 18-0032

CONTACT: MICHELE DIPALMA
500 NE SADDLE RIDGE ROAD
BENTONVILLE, AR 72712
PHONE: (303) 919-9469

DRAWN BY: M.D.L.
SCALE: 1"=40'
DATE: 8-1-18
JOB NO. 43,564

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

SURVEYORS DISCLAIMER AND STATEMENT OF USE
This survey was conducted by the written or verbal authorization of the person named as the buyer and/or use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P.A.N. = SET P.A.N. NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P.A.N. = EXISTING P.A.N. NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- ▲ = EXISTING STONE
- ▲ = EXISTING STATE MONUMENT
- ▲ = EXISTING FENCE
- ⊗ = EXISTING P.N. MARKER
- ⊗ = COMPUTED POINT
- ⊗ = FENCE CORNER

REVISIONS

NO.	DESCRIPTION	DATE
1	BLEW & ASSOCIATES, PA - PLAT BOOK 2017 PG 19 -	01/12/2017

REFERENCE DEED

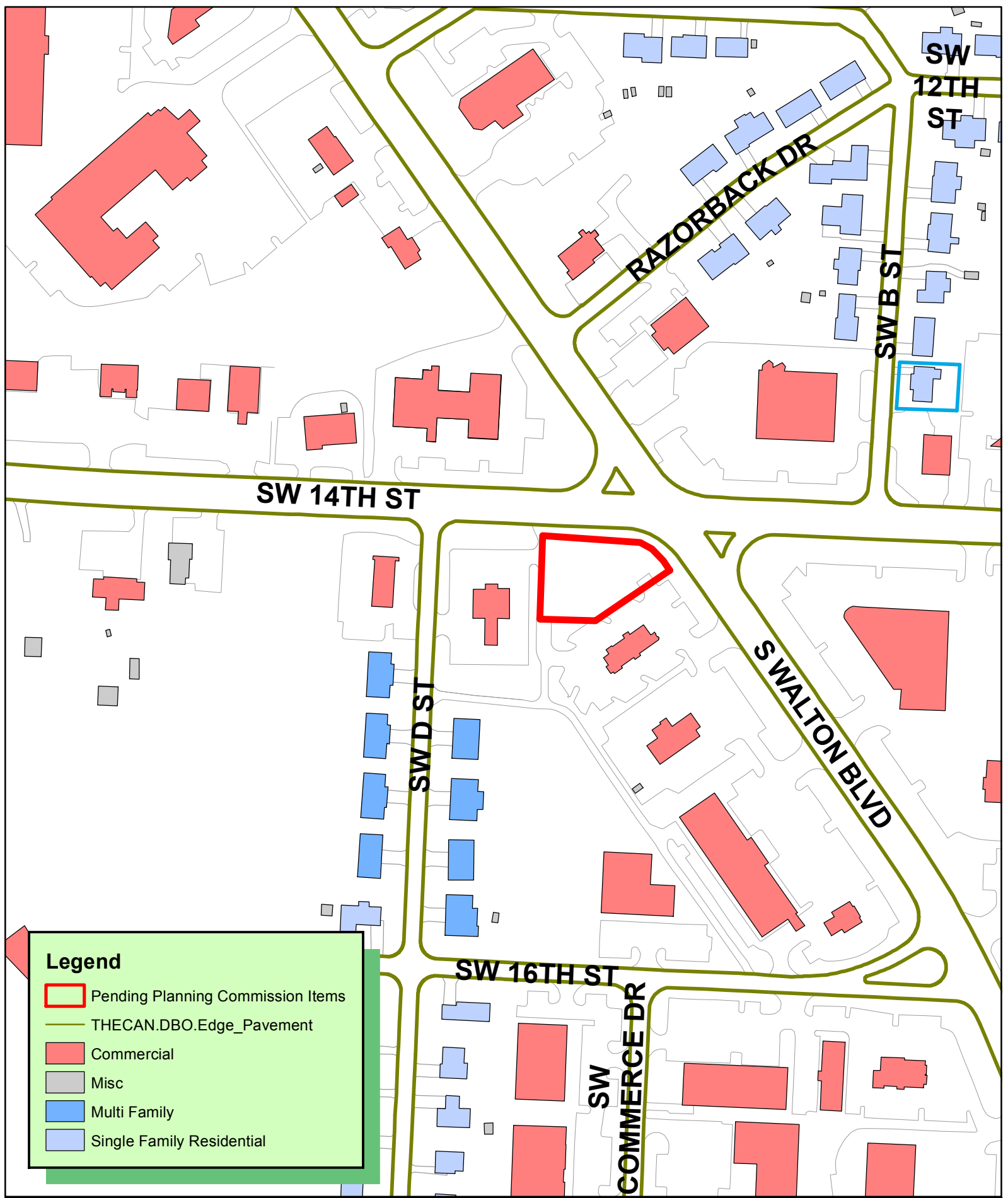
SURVEY REFERENCES

1 - BLEW & ASSOCIATES, PA - PLAT BOOK 2017 PG 19 -

01/12/2017

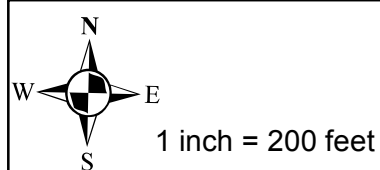
BASE OF BEARING

ARKANSAS STATE PLANE COORDINATES GRID NORTH



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Edge_Pavement
-  Commercial
-  Misc
-  Multi Family
-  Single Family Residential



LSD18-0065
LARGE SCALE DEVELOPMENT
VALVOLINE INSTANT OIL CHANGE
401 SW 14TH ST



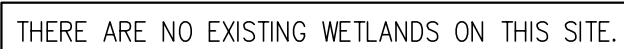
Large Scale Development Plan

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPs PRIOR TO BEGINNING ANY CONSTRUCTION. BMPs SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
15. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10am FOR AN INSPECTION THE FOLLOWING DAY.
16. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



LOT 37, OF THE LOT SPLIT OF LOT 2, COMMERCE CENTRE
SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS PER PLAT RECORD 2017 AT PAGE 165.



PARCEL NUMBER: 01-08259--000

PROJECT SITE ADDRESS: SW 14TH ST
BENTONVILLE, ARKANSAS 72712

ZONING CLASSIFICATION: C-2

PROPOSED USE: AUTOMOTIVE OIL SERVICE

TOTAL SITE AREA: 0.51 ACRES +/-

OWNER: LG BENTONVILLE WALTON LLC
3500 MAPLE AVE STE 1600
DALLAS TX 75219-3936

DEVELOPER: VALVOLINE REAL ESTATE AND BUSINESS DEVELOPMENT
929 BOSTON POST ROAD E
MARLBOROUGH, MASSACHUSETTS 01752
PHONE: (508) 485-3030
EMAIL: SJENKINS@VICOMA.COM

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

ARCHITECT: K2M DESIGN
180 W OSTEND ST
SUITE 217
BALTIMORE, MD 27230
PHONE: (855) 866-4526

GAS:	BLACK HILL ENERGY JOSHUA KNIIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIIGHT@BLACKHILLSCORP.COM	STREET DEPT: CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130
CABLE:	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796 EMAIL: KIP.SMITH@COX.NET	WASTE WATER: CITY OF BENTONVILLE NANCY BUSEN 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3161
TELEPHONE:	AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 479-442-1977 EMAIL: LR159@ATT.COM	WATER/SEWER: CITY OF BENTONVILLE PRESTON NEWBILL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3161
ELECTRIC:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	SOLID WASTE: ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
FIRE:	CITY OF BENTONVILLE BRENT BOYDSTON FIRE CHIEF 800 S.W. 'A' ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927	PLANNING: CITY OF BENTONVILLE BRIAN BAHR 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906	CITY ENGINEER: CITY OF BENTONVILLE ELLEN NORVELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5941
CODE ENFORCEMENT:	BENTONVILLE CODE ENFORCEMENT DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3107 FAX (479) 271-5906	POLICE: BENTONVILLE POLICE DEPT 908 SE 14TH ST BENTONVILLE, AR 72712 PHONE: (479) 271-3173 FAX: (479) 271-3187
		STORMWATER: CITY OF BENTONVILLE JANET PATH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-5002 EMAIL: JP.ATH@BENTONVILLEAR.COM

501.6.F OFF-STREET PARKING STANDARDS

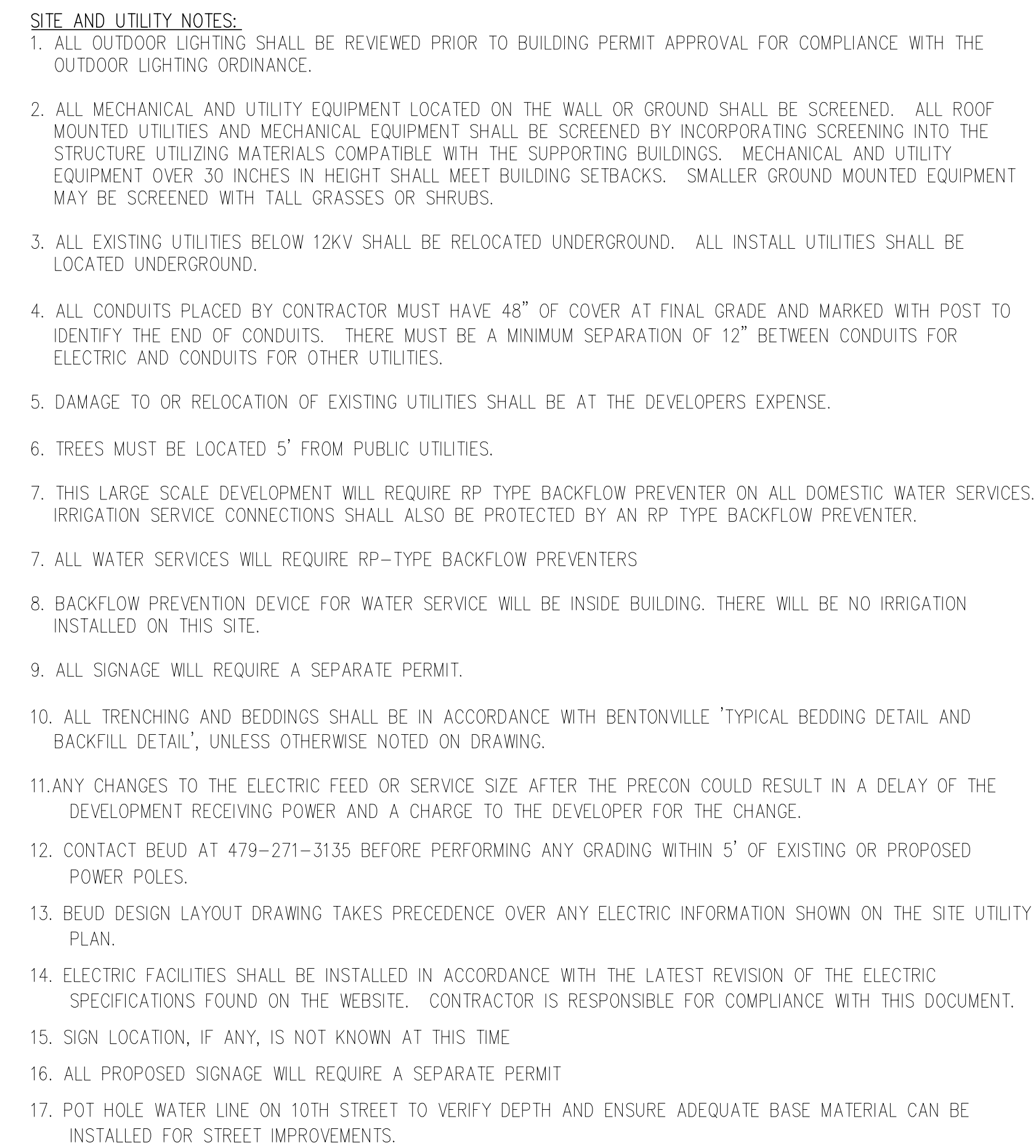
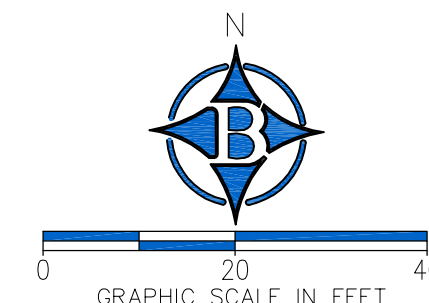
AUTOMOTIVE SERVICES:
5 SPACES PLUS 1 SPACE FOR EACH 200 SQ. FT. OF NET BUILDING AREA:

NET SQUARE FOOTAGE OF OFFICE/BREAK AREA: 417

SPACES REQUIRED: 7
SPACES PROVIDED: 4 (IN BUILDING)
4 (STACKING)
7 (EXTERIOR PARKING LOT)

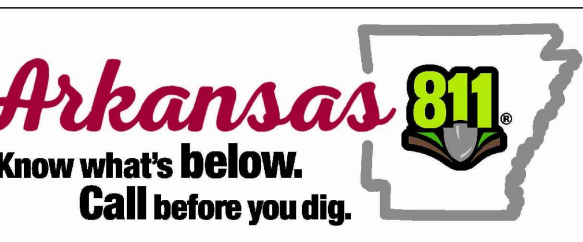
ADA PARKING REQUIRED:
ADA PARKING PROVIDED:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWING PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

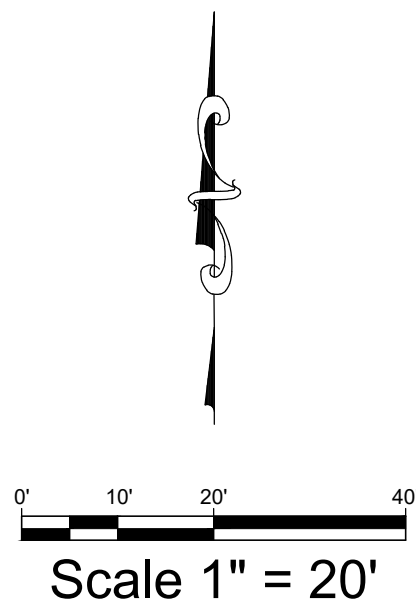
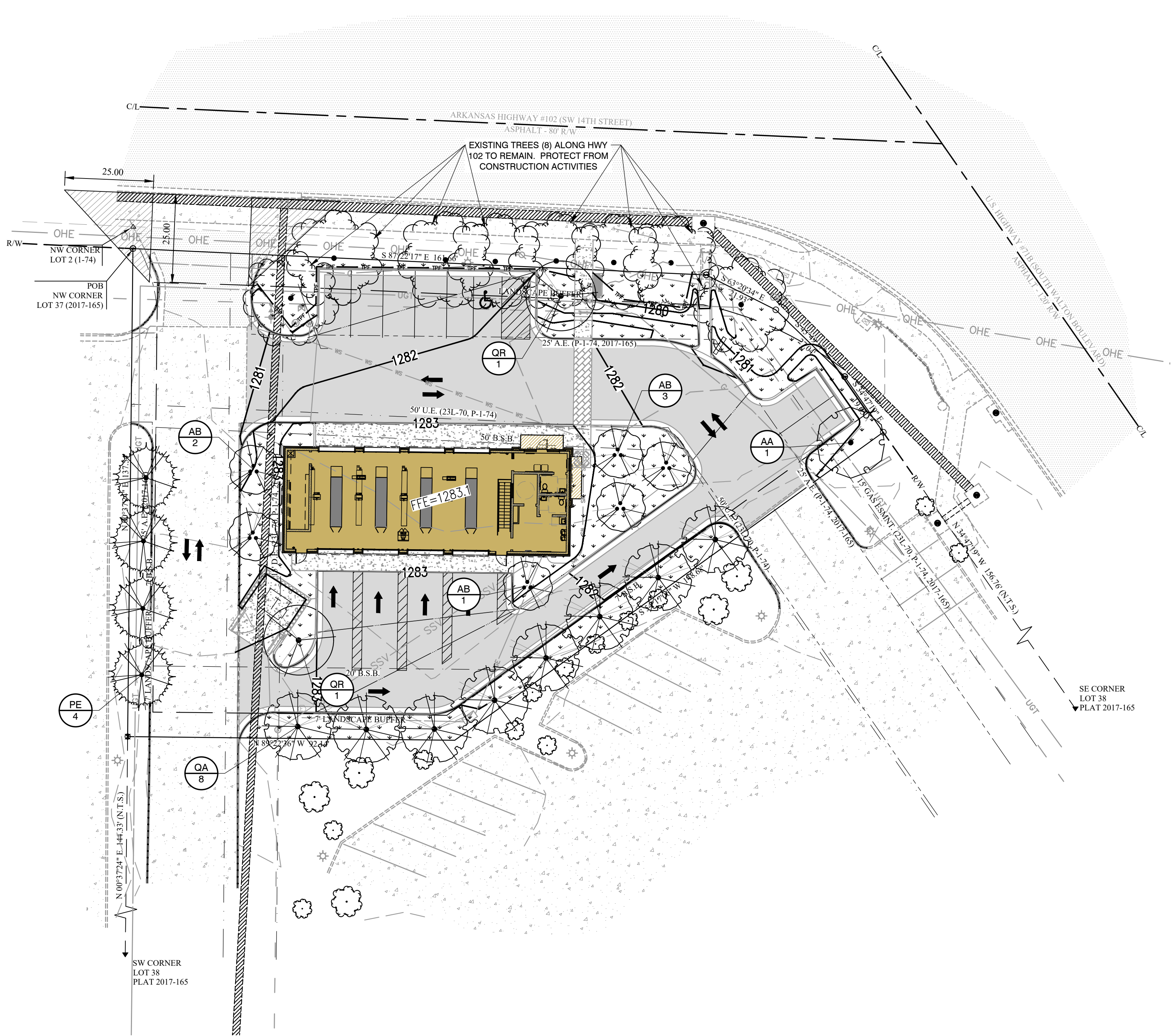


- 1) WALMART REAL ESTATE BUSINESS TRUST
PO BOX 8050
ATTN MAIL STOP N 0555
BENTONVILLE AR 72712-8055
PARCEL #01-11390-000
- 2) WALGREEN COMPANY
BUILDING 1621-S PO BOX 1159
DEERFIELD IL 60015-1159
PARCEL #01-03892-001
- 3) HILLCREST HOLDINGS LLC
PO BOX 564
JOHNSON AR 72741-0564
PARCEL #01-04655-000
- 4) LG BENTONVILLE WALTON LLC
3500 MAPLE AVE STE 1600
DALLAS TX 75219-3936
PARCEL #01-08259-002
- 5) BANK OF THE OZARKS
ATT: LEGAL DEPT
PO BOX 8811
LITTLE ROCK AR 72231-8811
PARCEL #01-08258-000
- 6) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203-2261
PARCEL #01-08258-001
- 7) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203-2261
PARCEL #01-08259-001
- 8) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203-2261
PARCEL #01-00066-001

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CURB & GUTTER
		DUMPSTER
		EASEMENT (INGRESS/EGRESS)
		EASEMENT (UTILITY)
		ELECTRICAL (OVERHEAD)
		ELECTRIC TRANSFORMER
		TRAFFIC SIGNAL RISER
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		GAS MAIN
		GAS METER/VALVE
		IRON PIN - (RE-BAR)
		LIGHT
		POWER POLE
		PROPERTY LINE (ADJACENT)
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		LAND THE LINE
		SIDEWALK
		HANDICAP PARKING SIGN
		STORM SEWER PIPE
		STRIPES (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		WATER MAIN
		WATER METER
		WATER SERVICE
		WATER VALVE
		TREE PROTECTION FENCING



NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. LANDTEK STUDIOS NOR BATES ENGINEERING DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



PLANT SCHEDULE

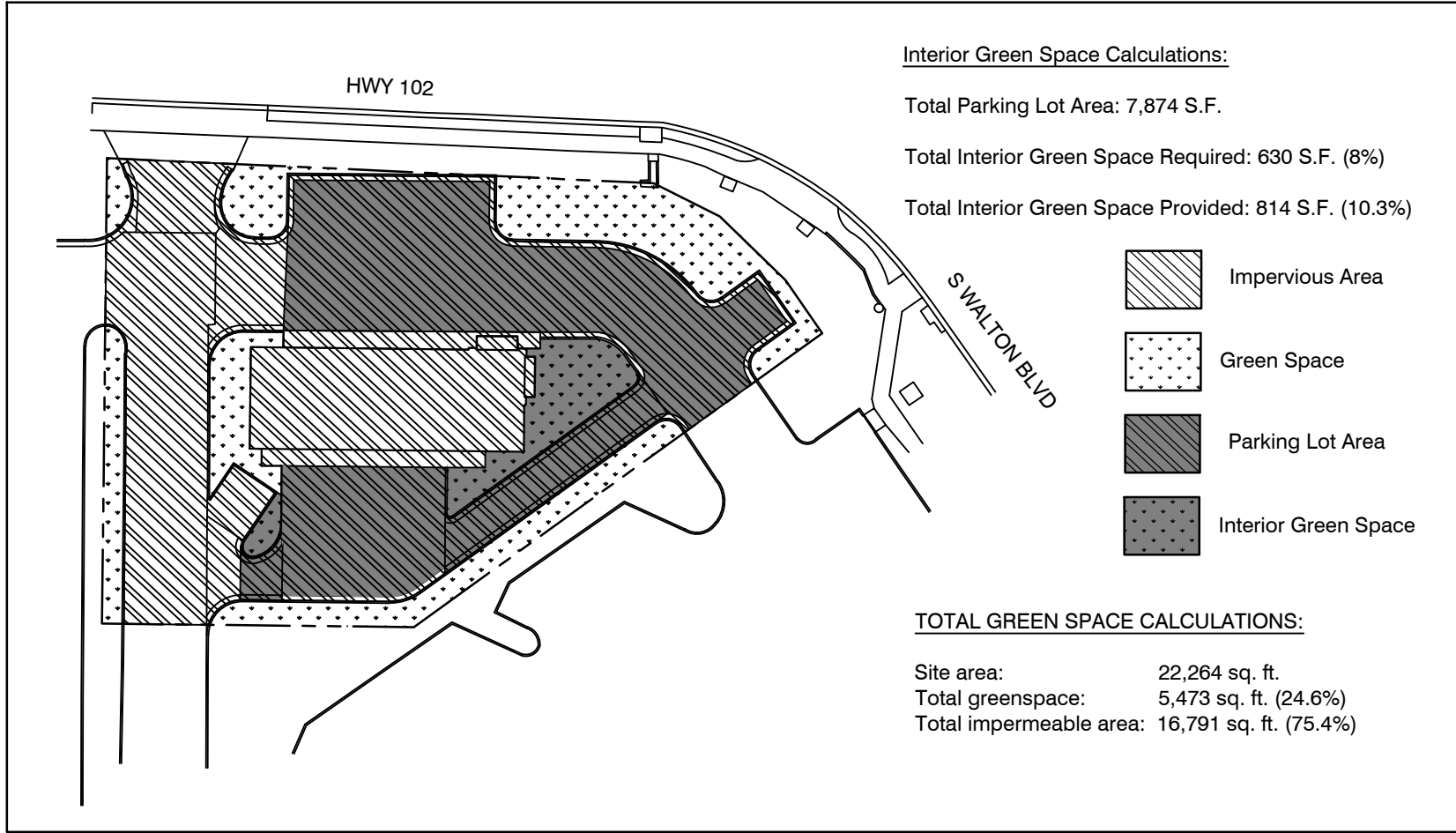
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AB	Acer buergerianum / Trident Maple	B & B	2.5"Cal	6' min.	6
	AA	Acer freemanii 'Armstrong' / Freeman Maple	B & B	2.5"Cal		1
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	4
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal		8
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		2
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING		QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			4,935 sf

LANDSCAPE REQUIREMENTS
PROPERTY IS IN THE D-E ZONING AREA

STREET FRONTAGE		REQUIRED	PROVIDED
147 LF STREET FRONTAGE HWY 102 & S. WALTON BLVD.	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE 196/30=6.5 (7 TREES)	7	7
PERIMETER LANDSCAPE 137 WEST PERIMETER 140 LF SOUTH PERIMETER	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 137/50=2.7 (3 TREES) 184/50=3.6 (4 TREES)	3 4	3 4
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ.FT OF INTERIOR PARKING LOT LANDSCAPES AREA 5893/125=4.7= (5 TREES)	3	3

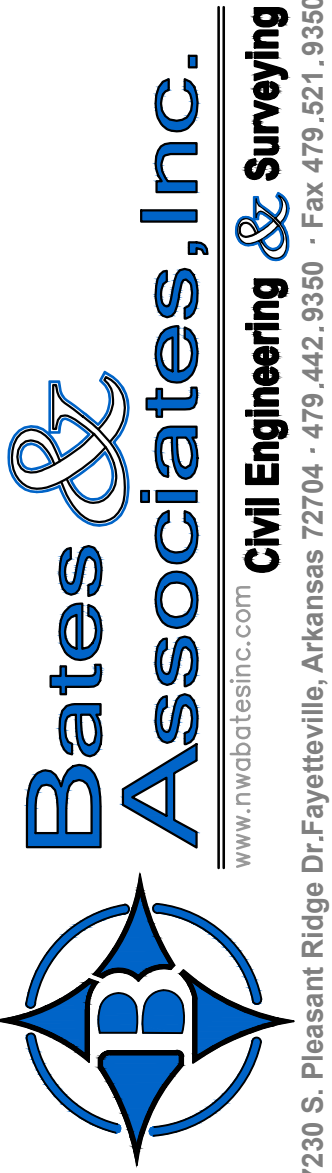
*4 ORNAMENTAL TREES ARE BEING USED ALONG THE ROW BECAUSE OF EXISTING OVERHEAD UTILITY LINES.

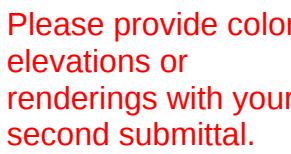
LANDSCAPE AREA KEY MAP NTS



VALVOLINE INSTANT OIL CHANGE
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS





0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

REZONING STAFF REPORT



Brown

9801 Gaston Road

PC Date: 10/16/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0029
Applicant / Current Owner	Derek and Shellie Brown 30 SW Pinnacle Drive Rogers, AR 72758
Site Area	+/- 10 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	N/A

Property Description

This approximately 10-acre property is located on Gaston Road, north of Haxton Road, in a recently annexed area of the city. Adjacent zonings are county land to the north, east, and west, and A-1 to the south.

Projected Traffic Impact

The proposed rezoning does not have the potential to impact traffic in the area.

Relationship to the General Plan

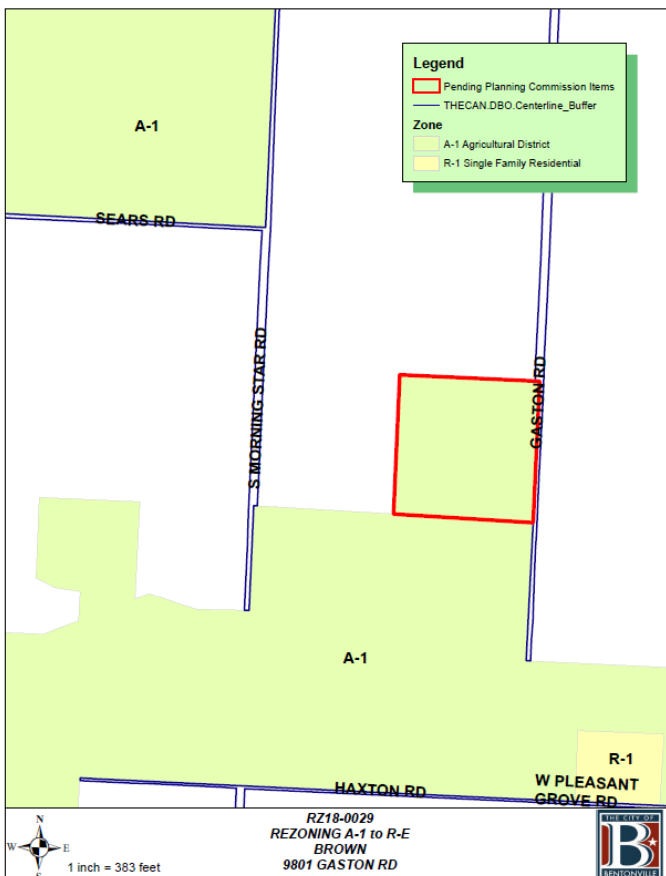
The subject property is not currently included on the Future Land Use Plan.

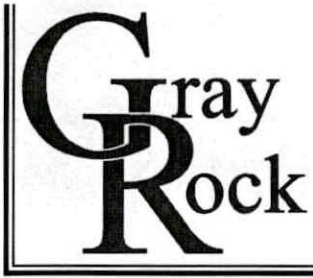
Conclusion

Although the subject property is not currently included on the Future Land Use Plan, the property's compatibility with adjacent uses, and low risk of impacting traffic, may justify a rezoning to R-E, Residential Estate.

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

Location Map





September 7, 2018

Jon Stanley
Planning Department
City of Bentonville

RE: Brown/Gaston Road Rezone Narrative

Jon,

Derek and Shellie Brown are requesting to rezone their property at 9801 Gaston Road in Bentonville from A-1 to R-E. The owner is wanting to rezone the property, then split it into three lots. Once the lot is split, the owner plans to develop single family residences on each of the newly created lots. The rezone will allow for the construction of the houses and will not negatively affect traffic or the appearance of the area. In contrast, the development will be a welcome addition to the neighborhood. Water, sewer, and all other utilities are already in place to support the development.

Respectfully submitted,

A handwritten signature in blue ink, which appears to read 'M. Dirk Thibodaux', is written over the typed name.

M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC

REZONING STAFF REPORT



Simon

206 SE B Street

PC Date: 10/16/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0030
Applicant / Current Owner	Jay Simon 2666 SE Willoughby Boulevard Stuart, Florida 34994
Site Area	+/- .66 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Mixed Use (MU)

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

Property Description

This property is located south of the southwest corner of SE 2nd Street and SE B Street. Adjacent zonings are DE to the north and west, and R-1 to the east and south.

Projected Traffic Impact

The proposed lot split has the potential to impact traffic in the area. However, the existing downtown street grid should be adequate to handle any increase in traffic or density caused by the rezoning.

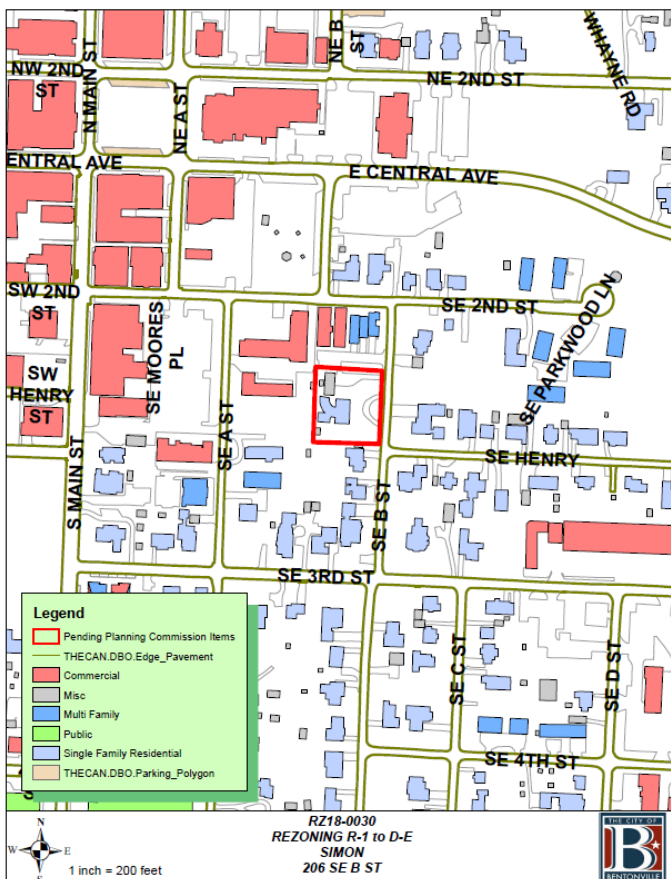
Relationship to the General Plan

The Future Land Use Plan currently depicts the property as Mixed-Use. The Mixed-Use Land Use category encourages unique land use with a mix of uses and densities. The Downtown Edge zoning district is generally compatible with this land use category.

Conclusion

The proposed zoning district's general compatibility with the Future Land Use Plan and adjacent uses and zoning designations may justify a rezoning to DE, Downtown Edge.

Location Map



Rezone Narrative

Parcel #01-03801-000

Owner: Jay Simon

Address: 206 SE "B" St.

Bentonville, AR 72712

Lot 4, Block 4, Railroad Addition

Acreage: 0.66 Acres +/-

Current Zoning: R-1, Single Family Residential

Proposed Zoning: D-E, Downtown Edge

Current owner & Sales info: The current owner, Jay Simon, is selling the property but will retain on of the single family lots to be created. The proposed use includes a total of four lots for single family detached homes. In addition to the lots, a parking area is proposed for the use of the Haxton Buildings. The parking area will be hidden from view by the future single family homes.

Reason for rezone: The current zoning does not allow for the desired density of single family homes. A rezone would allow for the additional single family home desired on this property when split.

How will property relate to surrounding properties: The Adjoining properties to the North and West are all currently zoned D-E, Downtown Edge. The adjoining property to the South is currently R-1, Single Family Residential, as are the properties across SE B Street. By rezoning to D-E, Downtown Edge, the density would not be out of line with other properties in the same block, and with the proposed single family detached housing intended for this property, the change in zoning will still be complementary with the surrounding properties currently zoned R-1, Single Family Residential.

Proposed Use: The use would be higher density single family residential.

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: No signage is currently expected. Should that change however, it must comply with city ordinances and regulations.

Appearance: Proposed improvements will complement the surrounding area, and provide a good transition in density.

Water and Sewer Availability: Water and Sewer is currently available to serve the property. An extension of the sewer main along SE "B" Street will be needed in conjunction with the creation of the lots.

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

Lot 4, Block 4, Railroad Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record "A" at Page 38 in the Official Public Records of Benton County, Arkansas.

LOT SPLIT STAFF REPORT



Lots 21-22, Block 4, Railroad Addition

206 SE B Street

PC Date: 10/16/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0037
Applicant / Current Owner	Jay Simon 2666 SE Willoughby Boulevard Stuart, Florida 34994
Site Area	+/- .66 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Mixed Use (MU)

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

Property Description

This property is located south of the southwest corner of SE 2nd Street and SE B Street. The lot is currently zoned R-1, Single-Family Residential, with a rezoning pending to D-E, Downtown Edge (RZ18-0030).

Project Details

The applicant has submitted a proposal for a lot split of Lot 4, Block 4 of Railroad Addition, creating new Lots 21 and 22. The plat dedicates approximately .07 acres of right-of-way along SW B Street. The plat dedicates 10-foot utility easements along the rear of each lot.

Projected Traffic Impact

The proposed lot split has the potential to impact traffic in the area. However, the existing downtown street grid should be adequate to handle any increase in traffic or density caused by the lot split.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

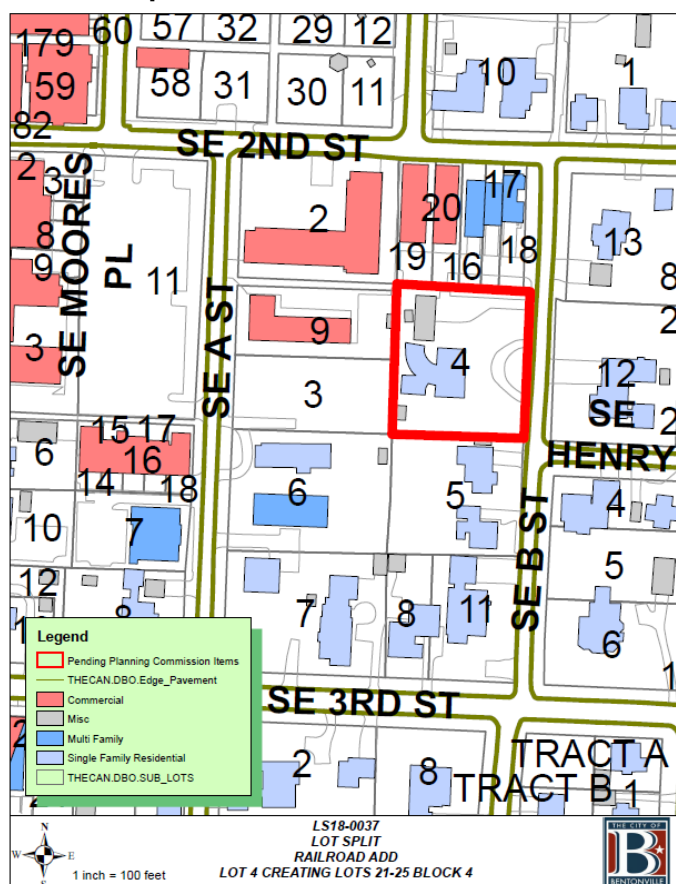
Standard Conditions of Approval

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

NOTES

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

Location Map



LOT SPLIT OF LOT 4 CREATING LOTS 21-22

LOT 4, BLOCK 4, RAILROAD ADDITION

206 SE B STREET

BENTONVILLE, ARKANSAS

CLIENT:

NEIL GREENHAW

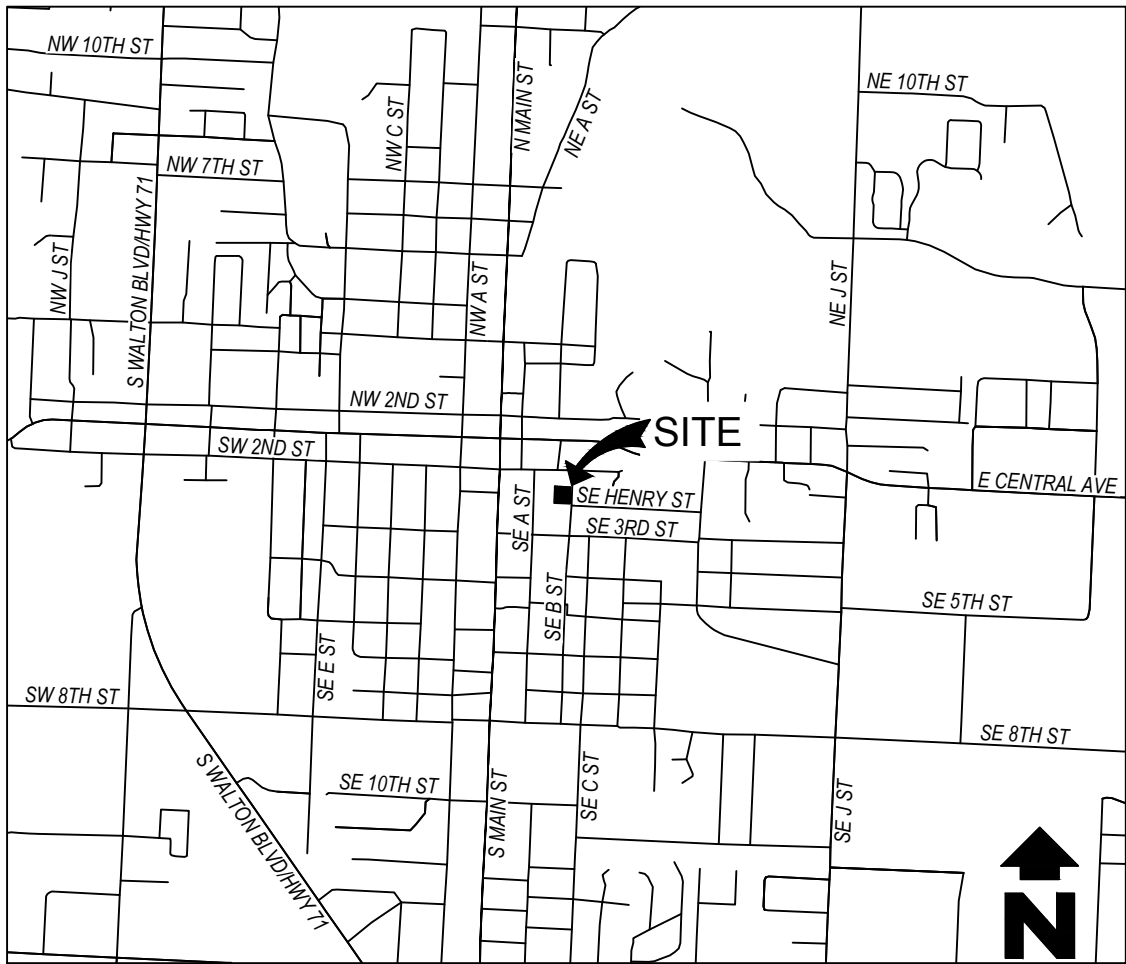
P.O. BOX 692

BENTONVILLE, AR, 72712

(479) 530-4407

SURVEY NOTES:

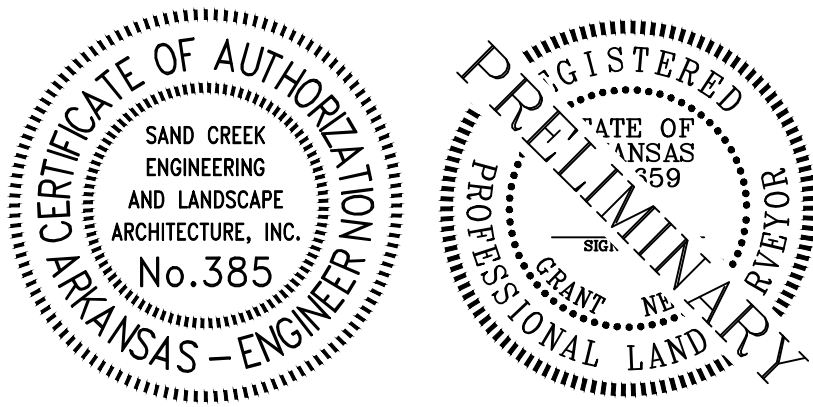
1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
- Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a lot split of the parcel recorded in Deed Records, Book "A", Page 38 at the courthouse in Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Coordinates, Arkansas North Zone, checking with Bentonville City Control Monument No. 56
6. Basis of Elevation: NAVD88, checking with Bentonville City Control Monument No. 56.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. This Property is currently zoned R-1, Single Family Residential. Building setbacks for zone R-1 are as follows:
- | | |
|----------------|---------|
| Front | 20 Feet |
| Side(Interior) | 07 Feet |
| Side(R.O.W) | 20 Feet |
| Rear | 25 Feet |
12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
15. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
16. 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. Work in the Right-of-Way may require a seperate permit.
17. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
18. Sidewalk shall be the responsibility of the builder/owner at time of building permit issuance.
19. There may not be fences or any other structures built in any drainage easement.



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 403



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 use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

State of Arkansas)
County of Benton)

Sworn to and subscribed before me this _____ day of _____, 2018.

Notary Public Signature

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 regulation.

Signed _____

Bentonville Planning
Commission Chairman

Signed _____

Mayor City of Bentonville

Signed _____

City Clerk, City of Bentonville



SAND CREEK

Engineering and Land Surveying

Bentonville, Arkansas (479) 464-9282

LEGAL DESCRIPTION PER PLAT RECORD "A" PAGE 38:

LOT 4, BLOCK 4, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 38.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

R.O.W. DEDICATION :

PART OF LOT 4, BLOCK 4, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 38, SAME BEING PART OF THE NE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 4 OF RAILROAD ADDITION; THENCE SOUTH 02°34'31" WEST A DISTANCE OF 150.72 FEET TO A FOUND 5/8" REBAR W/CAP (AR1659) BEING THE POINT OF BEGINNING; THENCE SOUTH 86°42'48" EAST A DISTANCE OF 10.72 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 02°20'36" WEST A DISTANCE OF 174.93 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 86°50'49" WEST A DISTANCE OF 17.25 FEET TO A SET 5/8" REBAR W/CAP (AR1659) ; THENCE NORTH 02°03'21" EAST A DISTANCE OF 174.98 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE SOUTH 86°42'48" EAST A DISTANCE OF 7.40 FEET TO THE POINT OF BEGINNING; CONTAINING 3,093 SQ FT OR 0.07 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

LOT 21 SURVEY DESCRIPTION:

PART OF LOT 4, BLOCK 4, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 38, SAME BEING PART OF THE NE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 4 OF RAILROAD ADDITION; THENCE SOUTH 02°34'31" WEST A DISTANCE OF 150.72 FEET TO A FOUND 5/8" REBAR W/CAP (AR1659); THENCE NORTH 86°42'48" WEST A DISTANCE OF 7.40 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE ALONG THE WEST RIGHT-OF-WAY OF SE "B" STREET, SOUTH 02°03'21" WEST A DISTANCE OF 128.98 FEET TO A SET 5/8" REBAR W/CAP (AR1659), BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF WAY SOUTH 02°03'21" WEST A DISTANCE OF 46.01 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 86°50'49" WEST A DISTANCE OF 147.39 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE NORTH 01°40'59" EAST A DISTANCE OF 46.02 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE SOUTH 86°50'49" EAST A DISTANCE OF 147.68 FEET TO THE POINT OF BEGINNING; CONTAINING 6,786 SQ FT OR 0.16 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

LOT 22 SURVEY DESCRIPTION:

PART OF LOT 4, BLOCK 4, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 38, SAME BEING PART OF THE NE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 4 OF RAILROAD ADDITION; THENCE SOUTH 02°34'31" WEST A DISTANCE OF 150.72 FEET TO A FOUND 5/8" REBAR W/CAP (AR1659); THENCE NORTH 86°42'48" WEST A DISTANCE OF 7.40 FEET TO A SET 5/8" REBAR W/CAP (AR1659), BEING THE POINT OF BEGINNING THENCE ALONG THE WEST RIGHT-OF-WAY OF SE "B" STREET, SOUTH 02°03'21" WEST A DISTANCE OF 128.98 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 86°50'49" WEST A DISTANCE OF 147.68 FEET TO A SET 5/8" REBAR W/CAP (AR1659); THENCE NORTH 01°40'59" EAST A DISTANCE OF 129.34 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 86°42'48" EAST A DISTANCE OF 148.54 FEET TO THE POINT OF BEGINNING; CONTAINING 19,124 SQ FT OR 0.44 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

Surveyor's Certificate:

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

Date of Execution: _____

GRANT NEVILL
Registered Land Surveyor
State of Arkansas
Registration No. 1659

FLOOD STATEMENT:

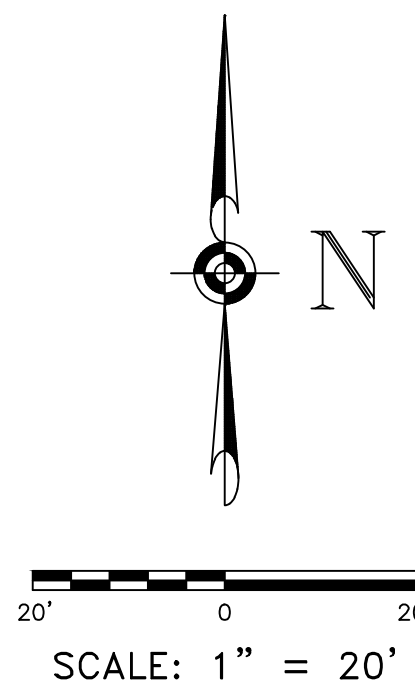
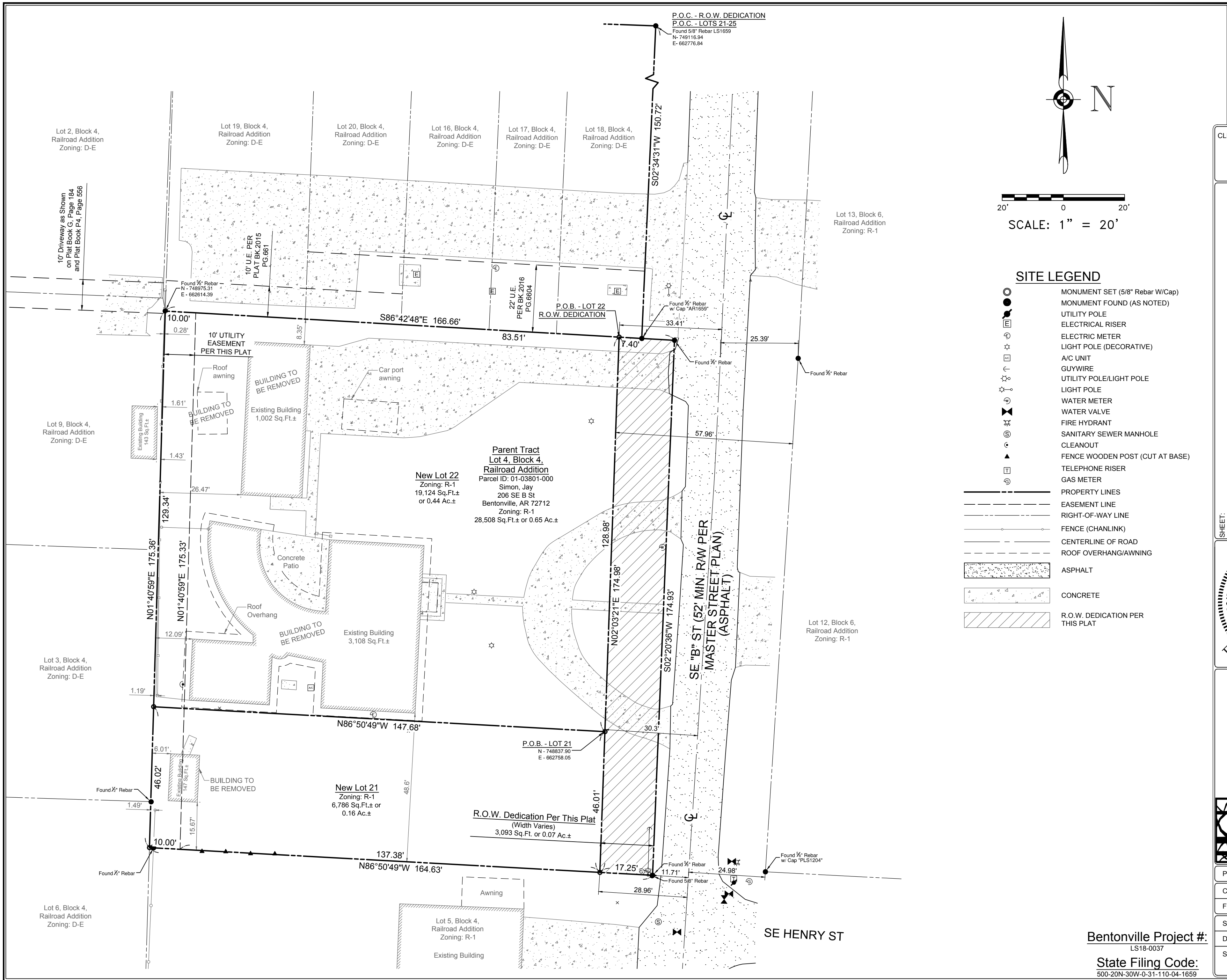
(BY GRAPHICAL PLOTTING ONLY)

This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 5, 2012.

Bentonville Project #:

LS18-0037

State Filing Code:
500-20N-30W-0-31-110-04-1659



- SITE LEGEND**
- MONUMENT SET (5/8" Rebar W/Cap)
 - MONUMENT FOUND (AS NOTED)
 - UTILITY POLE
 - ELECTRICAL RISER
 - ELECTRIC METER
 - LIGHT POLE (DECORATIVE)
 - A/C UNIT
 - GUYWIRE
 - UTILITY POLE/LIGHT POLE
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - FENCE WOODEN POST (CUT AT BASE)
 - TELEPHONE RISER
 - GAS METER
 - PROPERTY LINES
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - FENCE (CHANLINK)
 - CENTERLINE OF ROAD
 - ROOF OVERHANG/AWNING
 - ASPHALT
 - CONCRETE
 - R.O.W. DEDICATION PER THIS PLAT

CLIENT:

NEIL GREENHAW
P.O. BOX 692
BENTONVILLE, AR. 72712
(479) 530-4407

SHEET:

LOT SPLIT

PROJECT:

**LOT SPLIT OF LOT 4, CREATING LOT
21-22, BLOCK 4, RAILROAD ADDITION
206 SE B ST
BENTONVILLE, ARKANSAS**

REGISTERED
STATE OF ARKANSAS
NO. 1464
PRELIMINARY
PROFESSIONAL LAND SURVEYOR

SAND CREEK
Engineering and Surveying
Bentonville, Arkansas (479) 464-9292

PLS: PM

CAD: AF

FIELD: MJH

SCE PROJECT #: 18034

DATE: 10/01/2018

SHEET: 2 OF 2

Bentonville Project #: LS18-0037
State Filing Code: 500-20N-30W-0-31-110-04-1659

LOT SPLIT STAFF REPORT



Lots 1-3, D & S Subdivision

9801 Gaston Road

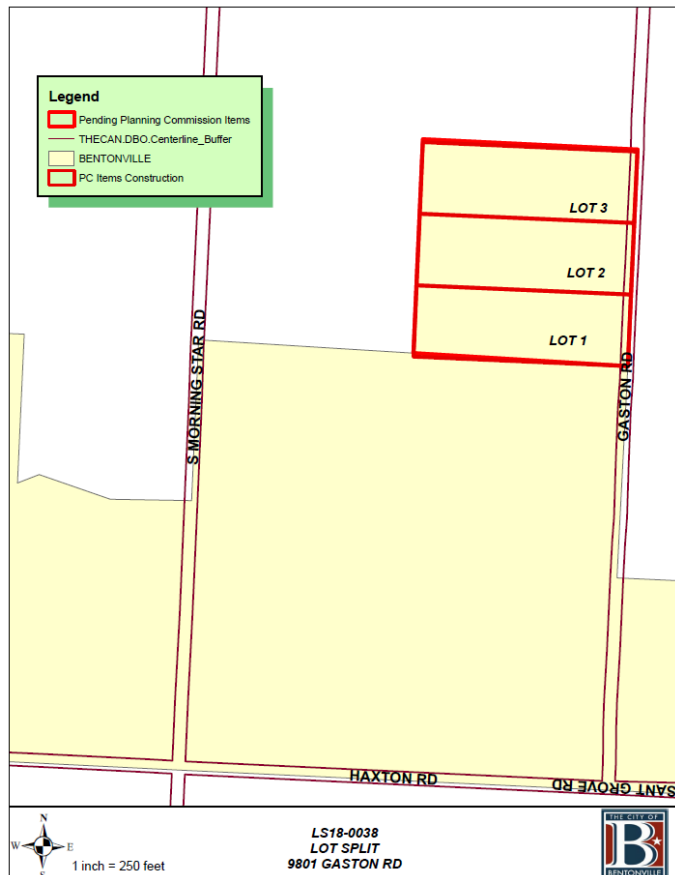
PC Date: 10/16/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0038
Applicant / Current Owner	Derek and Shellie Brown 30 SW Pinnacle Drive Rogers, AR 72758
Site Area	+/- 10 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	N/A

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

Location Map



Property Description

This property is located on Gaston Road, north of Haxton Road. This 10-acre property is currently zoned A-1, Agricultural, but is pending rezoning to R-E, Residential Estate.

Project Details

The applicant has submitted a lot split of previously unplatted land creating Lots 1 through 3 of D & S Subdivision. The plat dedicates 20-foot utility easements along all external lot lines and 15-foot utility easements along all internal lot lines. Adequate right-of-way currently exists along Gaston Road.

Projected Traffic Impact

The proposed lot split does not have the potential to impact traffic in the area. Considering the current zoning and size of the proposed lots, there should be little impact to traffic in the area.

Waivers

No waivers requested.

Conclusion

This lot split 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.

NOTES

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

PARENT TRACT

435,496.01 SQ. FT.
OR
9.998 ACRES±
P.N. 01-08215-620

GOLDFARMER
REVOCABLE TRUST
P.N. 18-09182-000

ABS OPTION COMPANY LLC
P.N. 18-09180-001

ABS OPTION COMPANY LLC
P.N. 18-09180-000

JEROME & TERRICA ODOM
P.N. 18-09182-005

DEREK & SHELLIE BROWN
P.N. 01-08215-624
ZONE A-1

NOTES:

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.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK 2004, PAGE 559.

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

5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

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

FRONT YARD: 30 FEET
SIDE YARD: 30 FEET
REAR YARD: 30 FEET

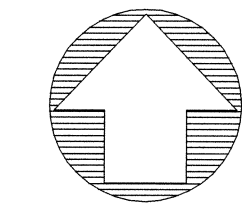
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

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

10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

11. 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 WITHIN THE RIGHT-OF-WAY.



0 100 200
SCALE 1" = 100 FEET

PARENT TRACT:

PART OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF THE NW¼ OF THE NE¼ OF SAID SECTION 26, THENCE N87°30'17"W 659.78 FEET, THENCE N02°30'12"E 660.09 FEET, THENCE S87°28'31"E 660.07 FEET, THENCE S02°31'42"W 659.75 FEET TO THE POINT OF BEGINNING, CONTAINING 435,496.01 SQUARE FEET OR 9.998 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 1:

PART OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF THE NW¼ OF THE NE¼ OF SAID SECTION 26, THENCE N87°30'17"W 659.78 FEET, THENCE N02°30'12"E 220.02 FEET, THENCE S87°30'17"E 659.88 FEET, THENCE S02°31'42"W 220.02 FEET TO THE POINT OF BEGINNING, CONTAINING 145,175.89 SQUARE FEET OR 3.333 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____

PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____

MAYOR, CITY OF BENTONVILLE

SIGNED _____

CITY CLERK, CITY OF BENTONVILLE

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0265K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

3rd SUBMITTAL
P.C. DATE

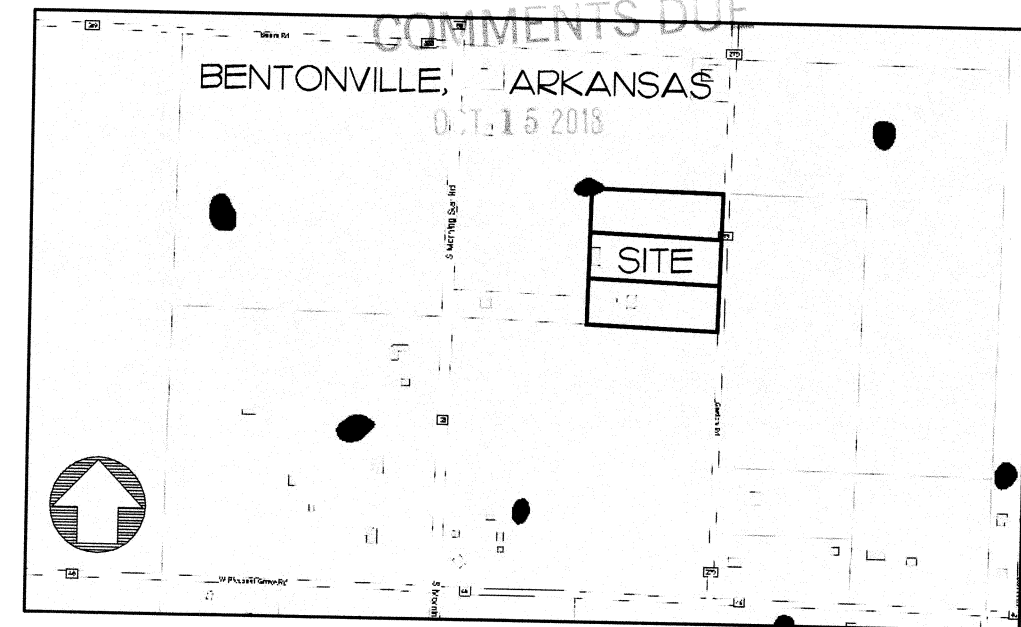
OCT 16 2018

COMMENTS DUE

3rd SUBMITTAL
P.C. DATE

OCT 16 2018

COMMENTS DUE



VICINITY MAP
(N.T.S.)

LEGEND

- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP. LS 1370
- x — x — WIRE FENCE
- □ — □ — WOOD FENCE
- ○ — ○ — METAL FENCE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — SETBACK LINE

ATLAS PAGE: NO. 606

STATE SURVEY CODE: 500-19N-31W-0-26-140-04-1370

LOT 2:

PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE CORNER OF THE NW¼ OF THE NE¼ OF SAID SECTION 26, THENCE N02°31'42"E 220.02 FEET TO THE POINT OF BEGINNING, THENCE N87°30'17"W 659.88 FEET, THENCE N02°30'12"E 219.98 FEET, THENCE S87°30'17"E 659.97 FEET, THENCE S02°31'42"W 219.98 FEET TO THE POINT OF BEGINNING, CONTAINING 145,170.61 SQUARE FEET OR 3.333 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 3:

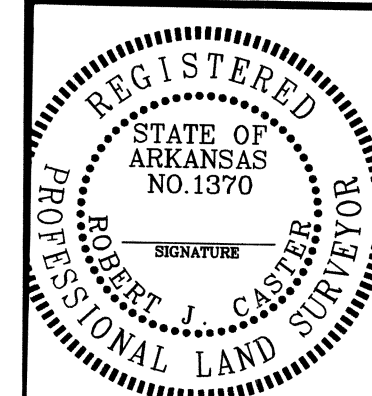
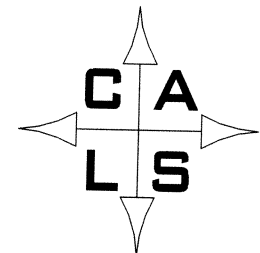
PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE CORNER OF THE NW¼ OF THE NE¼ OF SAID SECTION 26, THENCE N02°31'42"E 220.02 FEET TO THE POINT OF BEGINNING, THENCE N87°30'17"W 659.97 FEET, THENCE N02°30'12"E 219.98 FEET, THENCE S87°30'17"E 660.07 FEET, THENCE S02°31'42"W 219.98 FEET TO THE POINT OF BEGINNING, CONTAINING 145,149.51 SQUARE FEET OR 3.333 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

BENTONVILLE PROJECT NO. LS18-0038

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 100' DATE: 10-3-18

LOT SPLIT
D & S SUBDIVISION
PART NW¼, NE¼
SECTION 26, T-19-N, R-31-W

9801 GASTON ROAD
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 18-158 DRAWN BY: ASD CHK'D BY: RJC PAGE 1 OF 1