



**Planning Commission
Agenda
February 5th, 2019**

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

- 1. Lots 15 & 16 W. A. Burks Addition** **Property Line Adjustment**
Fillmore Street ([PLA17-0021](#))
- 2. Lot 1 Straube Business Park Phase 3** **Property Line Adjustment**
5118 SW Runway Drive ([PLA18-0043](#))
- 3. Lot 11 McAndrew & Jackson Addition and** **Property Line Adjustment**
Lot 32, Pritchard Addition
801 NW 7th Street & 720 NW 6th Street ([PLA17-0022](#))
- 4. Lot 30, Block 3, Clark's 2nd Addition** **Property Line Adjustment**
202 SW C Street ([PLA18-0048](#))

IV. New Business

- 1. J&M Investments of NWA, LLC** **Rezoning***
(R-3, Medium-Density Residential to R-ZL, Residential Zero Lot Line)
3800 SW Post Loop ([RZ18-0039](#))
- 2. Terrell** **General Plan Amendment***
(Commercial & Low-Density Residential to Mixed-Use)
1409 Bella Vista Road ([GPA18-0006](#))
- 3. Oldham** **General Plan Amendment***
(Residential Estate to Commercial)
3308 SW 14th Street ([GPA18-0007](#))
- 4. 7 Brew Coffee** **Access Requirements Waiver**
1111 S Walton Boulevard ([WAV19-0001](#))
- 5. Woodlands Crossing** **Preliminary Plat**
8936 S Morningstar Road ([PP18-0008](#))

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

Planning Commission
Minutes
January 15, 2019

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders

Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Davis to approve the minutes of December 18, 2018 as written
Approved 7-0

Mr. Binns states that Item #3 (Ropeswing Group rezoning on SW 8th Street and Melissa Drive, RZ18-0037) was pulled from the agenda due to being withdrawn by the applicant.

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lot 1, Lone Projects Addition
1108 NW D Street, LS18-0044 | Lot Split |
| 2. Lots 20 & 21 of Airport Center Subdivision
Southwest 24 th Street & Southwest Aviation Street, LS18-0045 | Lot Split |
| 3. Lot 15, Block 15 of Deming's Second Addition
206 NW 5 th Street, PLA18-0046 | Property Line Adjustment |
| 4. Lot 6, Block 1 of Bryant Addition
2806 & 2808 E Central Avenue, PLA18-0047 | Property Line Adjustment |
| 5. SALT Health
798 SE Plaza Avenue, LSD18-0076 | Large Scale Development |
| 6. Flagstone Mini Storage
5121 SW Runway Drive, LSD18-0077 | Large Scale Development |

Approved 7-0

New Business

Item #1

Sohosky: Rezoning, R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential, Valley Street, RZ18-0036

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Ropeswing Group, LLC: Rezoning, R-3, Medium-Density Residential and I-2, Heavy Industrial to DN-4, Downtown Mixed-Use Residential, Southeast E Street, RZ18-0037

Tyler Overstreet reads the staff report.

Mr. Eccleston recuses himself from voting.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Church Alive: Conditional Use, Religious Facility, 1400 SW Susana Street, CU18-0027

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion regarding the one-year expiration.

Approved 7-0

Item #4

Off the Leash: Conditional Use, Animal Kennel or Shelter, Southwest 24th Street, CU18-0028

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst the Commissioners.

Approved 7-0

Item #5

Ashby Street Outdoor, LLC: Conditional Use, Digital Billboard, 1615 Interstate 49, DB18-0007

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #6

Lot 42 of Dickson's Addition: Property Line Adjustment, 702 W Central Avenue, PLA18-0045

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff.

Approved 7-0

Item #7

Glen Road Townhomes: Large Scale Development Extension, Glen Road, LSD18-0031

Tyler Overstreet reads the staff report.

Approved 7-0

Item #8

Griffin Addition Commercial Building: Large Scale Development, Southeast East Point Avenue
Tyler Overstreet reads the staff report.

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Perimeter
Landscaping & Screening

Approved 7-0

Large Scale Development

Approved 7-0

There is some discussion amongst the Commissioners on how to ask staff for advice on projects, and
also on the waivers and the Development Code.

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of February 5, 2019

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on January 29, 2019 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: Lots 15 & 16, W.A. Burks Addition, Hurricane WA, LLC, Fillmore Street, R-1, Single-Family Residential & DN-2, Downtown Medium-Density Residential (PLA17-0021)

A Property Line Adjustment of Lots 3, 4, 13, and 14 of W.A. Burks Addition, creating new Lots 15 (+/- .13 acres) and 16 (+/- .48 acres). The plat dedicates a 20-foot utility easement along Fillmore Street.

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

Property Line Adjustment: Lot 1, Straube Business Park Phase 3, Vajinder and Jasminder Singh, 5118 SW Runway Drive, C-2, General Commercial (PLA18-0043)

A Property Line Adjustment of portions of Lots 3-7 of Straube Business Park and Lot 2 of Straube Business Park, Phase II, creating new Lot 1 of Straube Business Park Phase 3 (+/- 5.63 acres). The plat dedicates multiple access and utility easements of varying widths.

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

Property Line Adjustment: Lot 11, McAndrew & Jackson Addition and Lot 32, Prichard Addition, Brian and Christina Williams, 801 NW 7th Street & 720 NW 6th Street, R-1, Single-Family Residential (PLA17-0022)

A Property Line Adjustment of Lots 22 & 21, McAndrew and Jackson Addition, and Lots 8 and 9, Block 1, of Pritchard Addition, creating new Lot 11 (+/- .52 acres) of McAndrew and Jackson Addition, and new Lot 32 (+/- .30 acres) of Pritchard Addition. The plat dedicates approximately 5-feet of right-of-way along NW 7th Street.

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

Property Line Adjustment: Lot 30, Block 3, Clark's 2nd Addition, SMS Investments, LLC, 202 SW C Street, R-1, Single-Family Residential (PLA18-0048)

A Property Line Adjustment of Lot 1 and 2, Block 3 of Clark's 2nd Addition, creating new Lot 30, Block 3. The plat dedicates a 10-foot front utility easement along SW 2nd Street and SW C Street. In addition, the plat dedicates an additional 5-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/mqweb/PZpending/>)

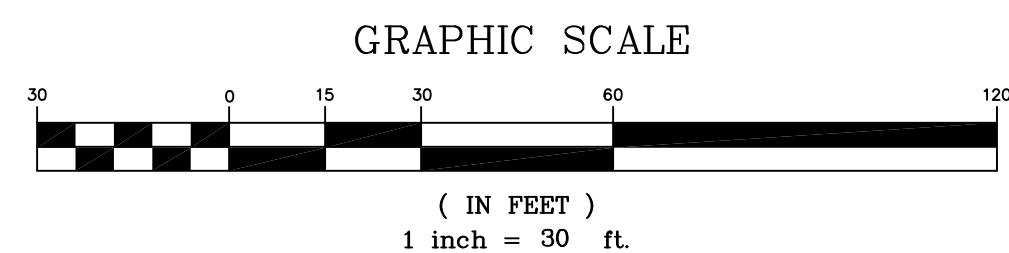
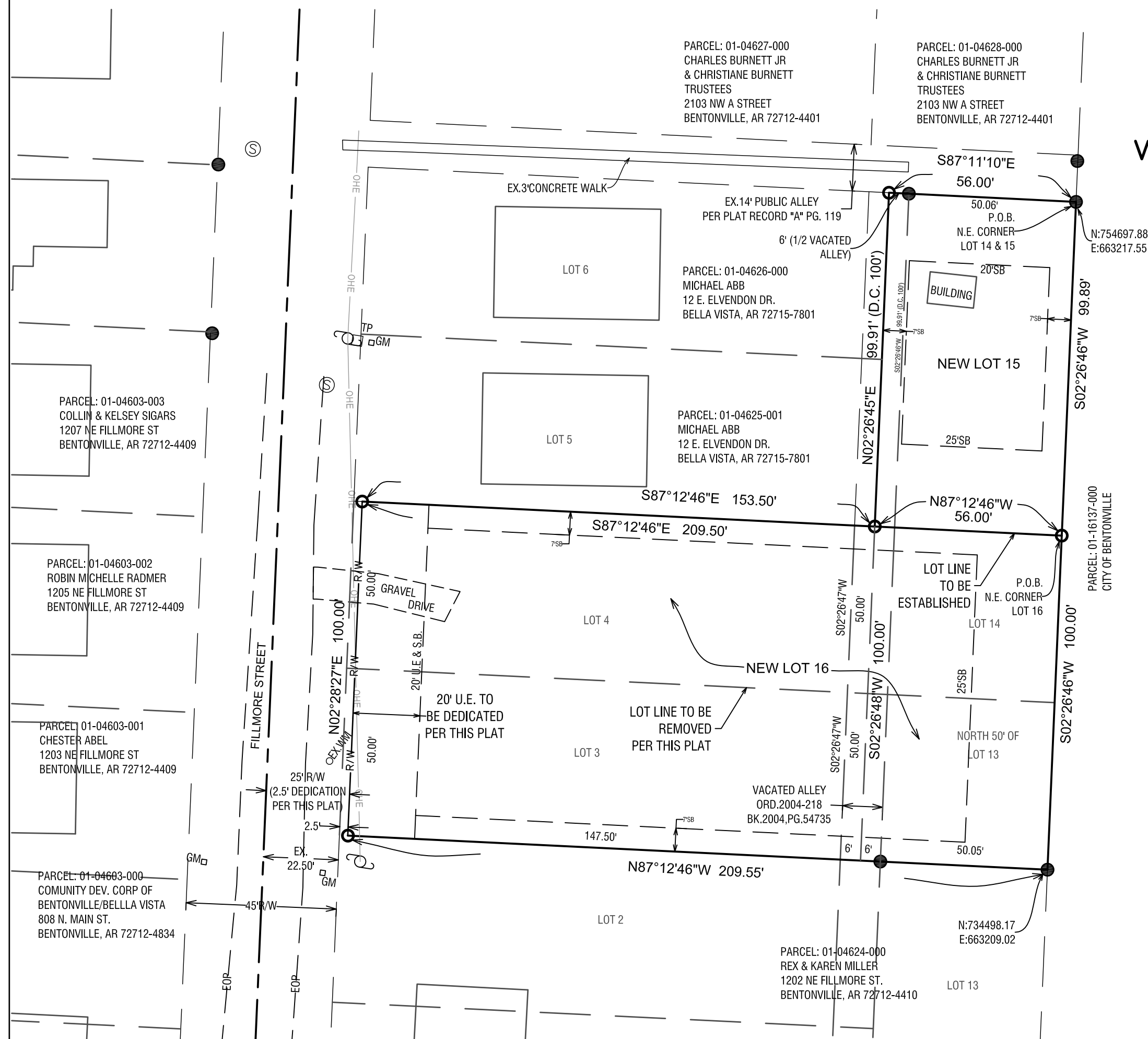


PLA17-0021
Property Line Adjustment
1204 Fillmore St.

1 inch = 104 feet



PROPERTY LINE ADJUSTMENT LOTS 3, 4, 14, & N. 50 OF LOT 13, & PART OF
VACATED ALLEY IN W A BURKS ADDITION CREATING LOTS 15 & 16



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

DN-2 SETBACK TABLE	
FRONT:	MIN. 15' MAX. 25'
SIDE-CORNER:	12'
SIDE-INTERIOR (>50' 1-FAMILY w/ ALLEY):	7'
(>50' 2-FAMILY w/o ALLEY):	10'
(<50' & 2-FAMILY):	7'
(TOWNHOUSE: BLOCK END)	10'
REAR:	25'

LEGAL DESCRIPTION - PARENT TRACT:

Lots 3, 4, 14, the north 50 feet of lot 13, and a part of vacated alley in W.A. Burks Addition, Filed in Book A, Pages 81 and 119, Benton County, Arkansas; Beginning at the Northeast Corner of Lot 14, thence S02°26'46"W 199.89 feet, thence N87°12'46"W 209.55 feet, thence N02°28'27"E 100.00 feet, thence S87°12'46"E 153.50 feet, thence N02°26'45"E 99.91 feet, thence S87°11'10"E 56.00 feet to the POINT OF BEGINNING, Containing 0.61 acres, more or less, subject to easements and rights of way of record.

LEGAL DESCRIPTION - Lot 15:

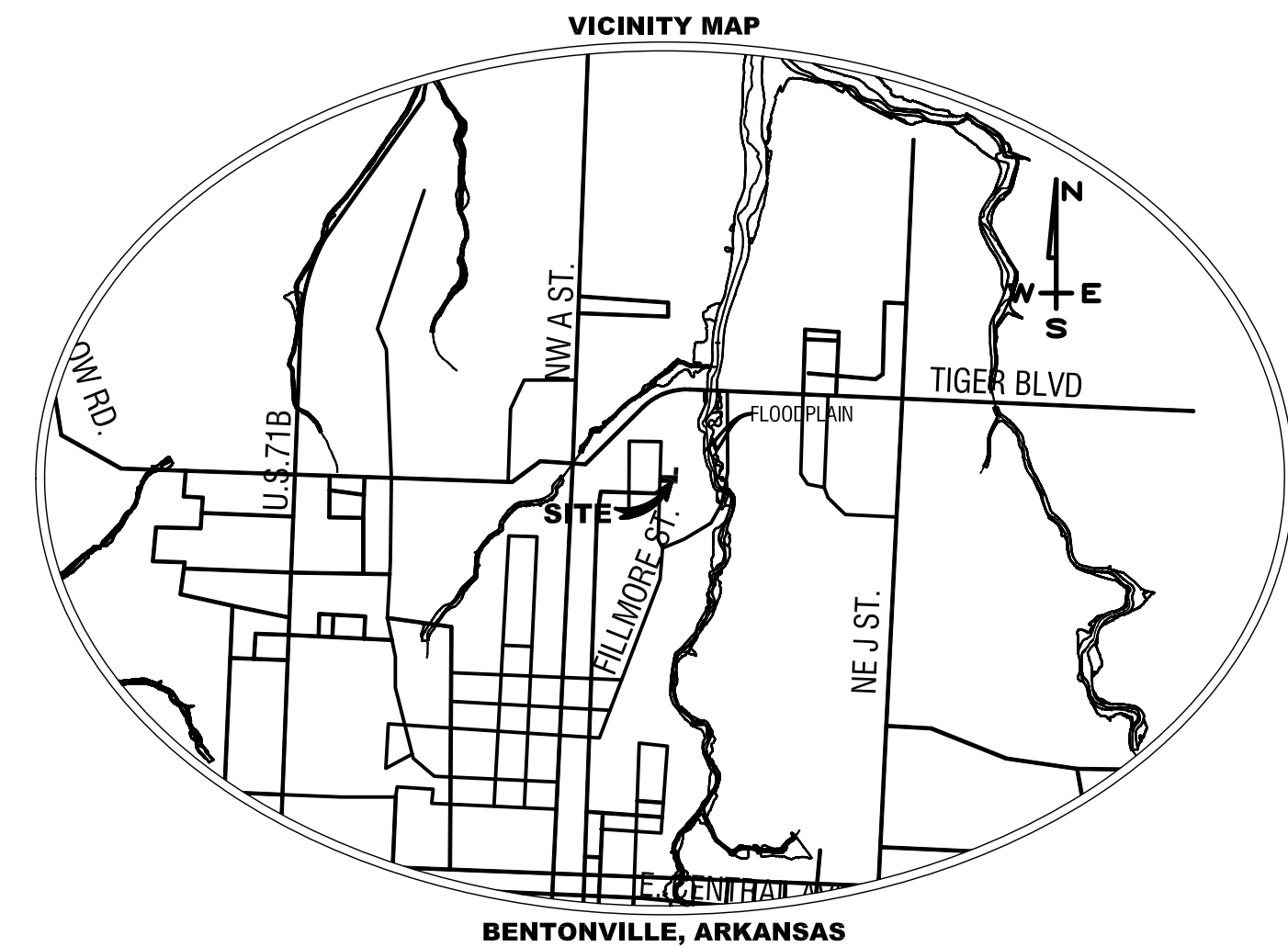
A part of Lot 14 in W.A. Burks Addition, Filed in Book A, Pages 81 and 119, Benton County, Arkansas; Beginning at the Northeast corner of said Lot 14, thence S02°26'46"W 99.89 feet, thence N87°12'46"W 56.00 feet, thence N02°26'45"E 99.91 feet, thence S87°11'10"E 56.00 feet to the POINT OF BEGINNING, Containing 0.13 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - Lot 16:

Lots 3, 4, a part of 14, the north 50 feet of lot 13, and a part of vacated alley in W.A. Burks Addition, Filed in Book A, Pages 81 and 119, Benton County, Arkansas; Commencing at the Northeast Corner of Lot 14, thence S02°26'46"W 99.89 feet to the POINT OF BEGINNING; S02°26'46"W 100.00 feet, thence N87°12'46"W 209.55 feet, thence N02°28'27"E 100.00 feet, thence S87°12'46"E 209.50 feet to the POINT OF BEGINNING, Containing 0.48 acres, more or less, subject to easements and right of ways of record.

NOTES:

- 1.) CURRENT ZONING: R-1
- 2.) ATLAS PAGE: 361
- 3.) PLAT OF W.A. BURKS ADDITION REFERENCED.
- 4.) SURVEY BY BATES & ASSOCIATES FOR TODD JACOBS (BASIS OF BEARING)
- 5.) THIS PROPERTY IS NOT SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05007C0090J DATED SEPTEMBER 28, 2007
- 6.) ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- 7.) 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.



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 streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution:

Signed: _____
Name & Address

Source of Title: D.R.

Page _____

Certificate of Survey and 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 minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met. .

Date of Execution:

Registered Land Surveyor

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:

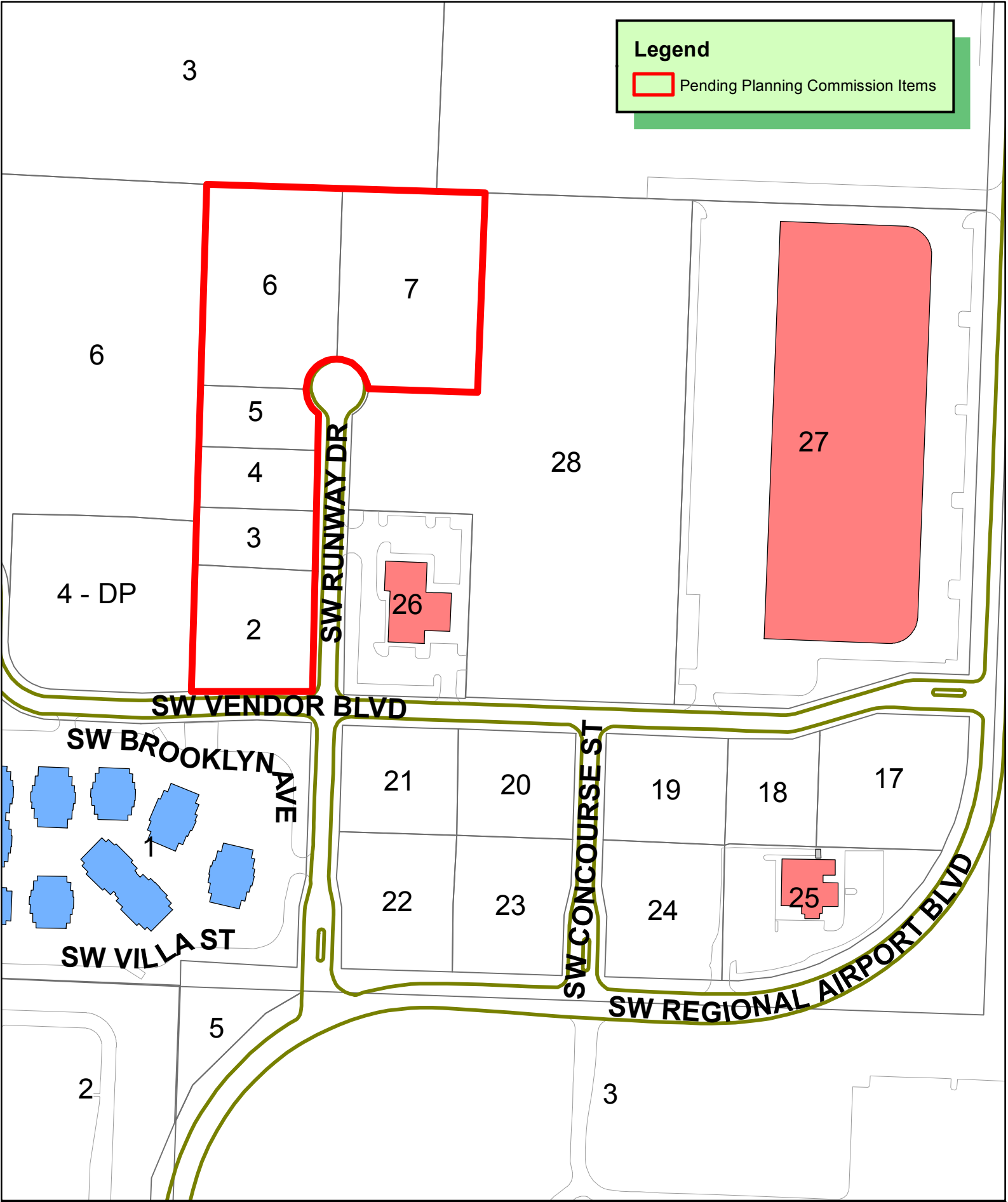
Signed _____
Bentonville Planning
Commission Chairman

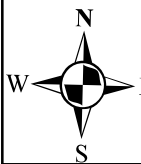
Signed _____
Mayor, City of Bentonville

Signed _____
City Clerk, City of Bentonville

Legend

 Pending Planning Commission Items





1 inch = 200 feet

PLA18-0043
 PROPERTYLINE ADJUSTMENT
 STRAUBE BUSINESS PARK PHASE 3



PROPERTY LINE ADJUSTMENT PLAT

STRAUBE BUSINESS PARK PHASE 3

CREATING LOT 1

City of Bentonville, Benton County, Arkansas

NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Lot Combination Plat of Lot 2 of Straube Business Park, Phase 2 as recorded in Plat Record Book 2005, Page 1365 and Lots 3 - 7 of Straube Business Park as recorded in Plat Book P4, Page 541 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD 83, Arkansas State Plane Coordinate System, North Zone, Based on CEI base
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on a 50 Year Easement & Survey Search for Parcel #'s 01-09908-000, 01-09909-000, 01-09907-000, 01-09906-000, 01-09905-000, 01-12955-000, 01-09929-001 supplied by Elite Title Company Inc., Order #19-36628-007
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- This property is zoned C-2 (General Commercial), Per Bentonville GIS the Building setbacks for zone C-2 are as follows:

Front (With Parking in Front)	50 Feet
Front (Without Parking in Front)	20 Feet
Side (Adjacent to Non-residential District)	7 Feet
Side (Adjacent to Residential District)	30 Feet
Rear (Adjacent to Non-residential District)	20 Feet
Rear (Adjacent to Residential District)	30 Feet
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0235K Map Revised: June 5, 2012
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- 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 right-of-way may require a separate permit.
- 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 the drainage easements.

Lot 1 Description

Lot 2 of Straube Business Park, Phase 2, as shown in Plat Book 2005 at Page 1365 and Lots 3, 4, 5, 6, and 7 of the Straube Business Park as per Plat filed in Plat Book P4 at Page 541, both in the records of Benton County, Arkansas, being more particularly described as follows:

BEGINNING at a found 5/8" rebar with cap LS#1618 at the Southwest corner of said Lot 2, being on the North Right-of-Way of S.W. Vendor Boulevard according to Document #2005-56646;

THENCE along the common line of said Straube Business Park, Phase 2 and Straube Business Park, North 02°17'39" East 283.14 feet to the Northeast corner of Lot 4 of said Straube Business Park, Phase 2;

THENCE continuing along said common line, North 01°55'45" East 553.30 feet to a found 5/8" rebar with cap LS#1618 at the Northwest corner of said Lot 6 of Straube Business Park;

THENCE along the boundary lines of said Straube Business Park the following two (2) courses;

- South 88°00'15" East 455.56 feet to a found 5/8" rebar with cap LS #1618;
- South 02°15'52" West 328.30 feet to a found 5/8" rebar with cap LS #1618;

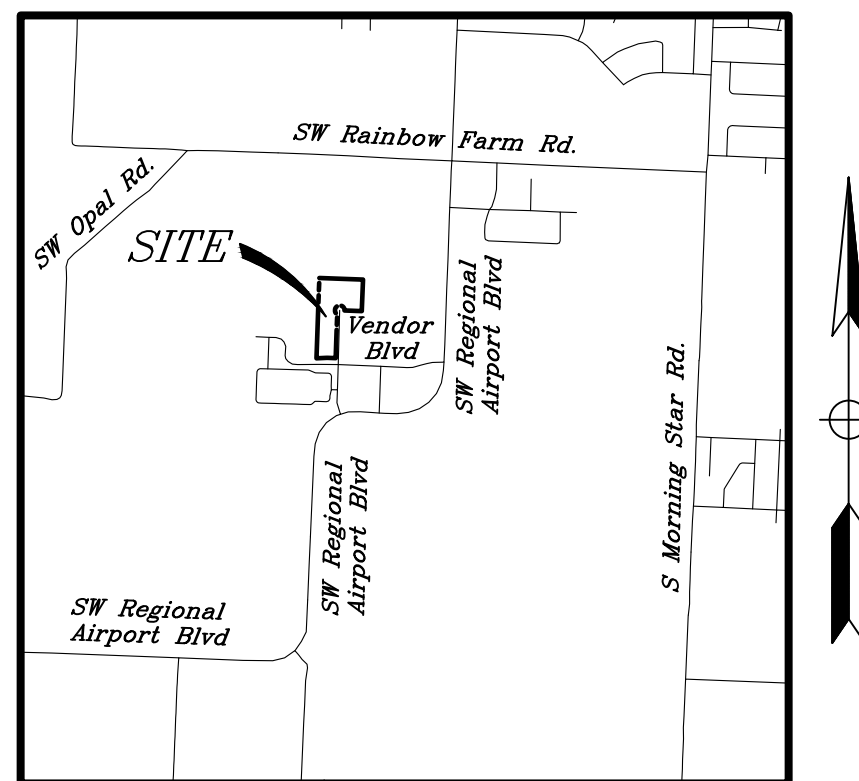
THENCE leaving the East boundary line of Lot 7 of said Straube Business Park, North 87°56'46" West 179.25 feet to a found 1/2" rebar on the East Right-of-Way of S.W. Runway Drive per Plat Book P4, Page 541;

THENCE along said Right-of-Way being a curve to the left, with a length of 209.44 feet, having a radius of 50.00 feet, through a central angle of 239°59'44" and having a chord which bears South 62°01'45" West, a distance of 86.60 feet to a found 1/2" rebar with cap LS #985 "James" on the West Right-of-Way of S.W. Runway Drive;

THENCE along said West Right-of-Way South 02°02'16" West 456.74 feet to a found 5/8" rebar with cap LS #1618 on the aforementioned North Right-of-Way of S.W. Vendor Boulevard;

THENCE along said North Right-of-Way the following three (3) courses;

- North 87°52'53" West 83.68 feet to a found 5/8" rebar with cap LS #1618;
- along a curve to the left, with a length of 9.76 feet, having a radius of 125.00 feet, through a central angle of 04°28'25" and having a chord which bears South 89°52'54" West, a distance of 9.76 feet to a found 5/8 rebar with cap LS #1618;
- South 87°38'16" West 107.13 feet to the **POINT OF BEGINNING** containing 244,632 square feet or 5.63 acres, more or less.



Vicinity Map

Not to Scale
Latitude: 36°19'23"N
Longitude: 94°15'60"W

Parent Tract Descriptions

Lots 3, 4, 5, 6, and 7, of the Straube Business Park as per plat filed in plat Book P4 at Page 541 of the records of Benton County, Arkansas.

Also:

Lot 2, Straube Business Park, Phase 2, as Shown in Plat Book 2005 at Page 1365, of the records of Benton County, Arkansas.

Subject to all easements, restrictions, reservations, rights of way and covenants of record.

Owner / Owners

Lot 2 - Parcel #01-12955-000
Lot 3 - Parcel #01-09905-000
Lot 4 - Parcel #01-09906-000
Lot 5 - Parcel #01-09907-000
Lot 6 - Parcel #01-09908-000
Lot 7 - Parcel #01-09909-000
Name: Vajinder & Jasmin Singh
Address: 808 Almond Street
Gravette, AR 72736

Engineers/Surveyors:

CEI Engineering Associated, Inc.
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72758
Phone: (479) 273-9472
Fax: (479) 271-0536
Engineering Contact: Nate Bachelor, PE, Proj. Mgr.
Surveyor: Dustin Riley, AR, PLS, Proj. Mgr.

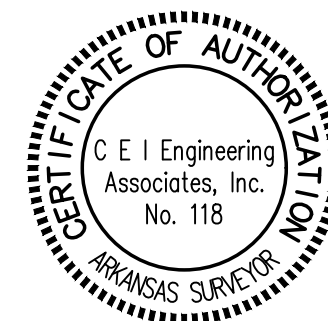


Engineering
Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10194234

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10031500



Certificate of Ownership & 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: _____

Signed: _____
Name

Address

Source of Title: Warranty Deed L2017067597

Notary:

Subscribed and sworn before me, this _____ day of _____, 2018.

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 said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Surveying Accuracy

I, Dustin Riley, 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: 1.25.2019

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

City of Bentonville Project # PLA18-0043

ATLAS PAGE: 523

State Plat Code: 500-19N-31W-0-15-120-04-1618

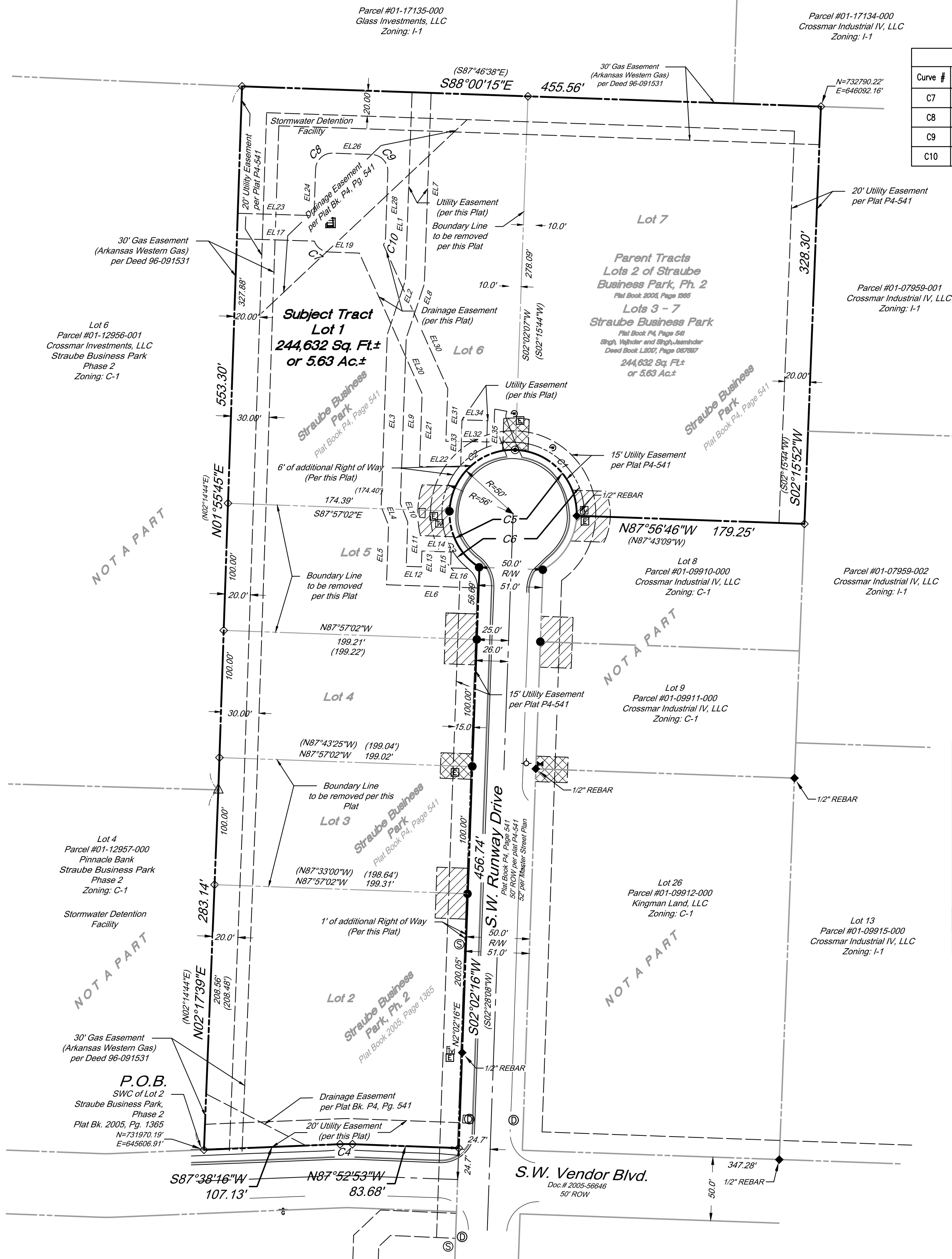
③	12/21/18	Vacation Easement label, adding Drainage and Access easement
NO.	DATE	DESCRIPTION

REVISIONS

Arkansas * California * Minnesota * Pennsylvania * Texas

JOB NO.: 30693	DWG NAME: 30693LC-R
DATE 1/25/19 10:46 AM	SHEET NO. 1 OF 2
REV-3	

JOB # 30693 DRAWING: 30693LC-R3.dwg LAST SAVED BY: DRILEY

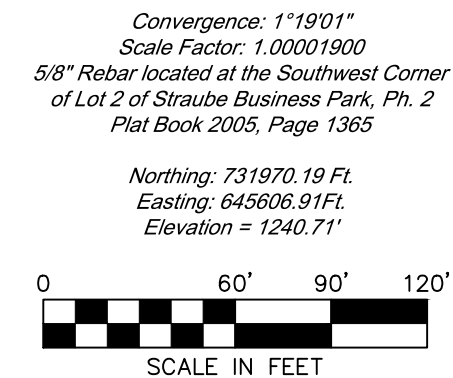


Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C7	13.00'	15.50'	68°18'13"	S53°48'50"E	14.60'
C8	13.00'	20.44'	90°04'00"	N46°57'45"E	18.40'
C9	13.00'	20.43'	90°01'49"	S42°59'20"E	18.39'
C10	13.00'	6.03'	26°35'01"	S15°19'05"W	5.98'

Easement Line Table		
LINE	BEARING	DISTANCE
EL22	S89°14'27"E	31.15'
EL23	S88°15'46"E	60.00'
EL24	N01°55'45"E	36.56'
EL26	S88°00'15"E	30.87'
EL28	S02°01'35"W	51.79'
EL30	S24°05'13"E	123.81'
EL31	S02°02'03"W	41.47'
EL32	S89°14'27"E	54.84'
EL33	N01°41'51"E	35.74'
EL34	S88°18'09"E	20.00'
EL35	S01°41'51"W	21.03'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S02°02'03"W	148.14'
EL2	S18°32'00"W	44.82'
EL3	S02°02'03"W	135.34'
EL4	S21°44'34"E	15.76'
EL5	S02°02'03"W	46.68'
EL6	S87°57'57"E	71.56'
EL7	S02°02'03"W	150.32'
EL8	S18°32'00"W	44.82'
EL9	S02°02'03"W	130.01'
EL10	S21°44'34"E	15.76'
EL11	S02°02'03"W	34.83'
EL12	S87°57'57"E	11.94'
EL13	N01°55'19"E	12.47'
EL14	S88°04'41"E	23.00'
EL15	S01°55'19"W	12.51'
EL16	S87°57'57"E	13.62'
EL17	S88°15'46"E	60.91'
EL19	S87°57'57"E	23.66'
EL20	S24°05'13"E	120.97'
EL21	S02°02'03"W	57.28'

Lot Information	
Lot 2 Parcel #01-12955-000 per Plat Bk. P4, Pg. 1365 40,427 Sq. Ft. ± or .93 Ac. ±	Lot 5 Parcel #01-09907-000 per Plat Bk. P4, Pg. 541 19,162 Sq. Ft. ± or .44 Ac. ±
Lot 3 Parcel #01-09905-000 per Plat Bk. P4, Pg. 541 19,911 Sq. Ft. ± or .46 Ac. ±	Lot 6 Parcel #01-09908-000 per Plat Bk. P4, Pg. 541 71,733 Sq. Ft. ± or 1.65 Ac. ±
Lot 4 Parcel #01-09906-000 per Plat Bk. P4, Pg. 541 19,912 Sq. Ft. ± or .46 Ac. ±	Lot 7 Parcel #01-09909-000 per Plat Bk. P4, Pg. 541 73,487 Sq. Ft. ± or 1.69 Ac. ±



Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	49.99'	78.54'	90°00'56"	N42°58'04"W	70.70'
C2	50.01'	78.52'	89°57'39"	S47°02'38"W	70.70'
C3	49.98'	52.38'	60°02'43"	S27°57'33"E	50.01'
C4	125.00'	9.76'	4°28'25"	S89°52'54"W	9.76'
C5	50.00'	209.44'	239°59'44"	S62°01'45"W	86.60'
C6	56.00'	228.24'	233°31'00"	S65°15'27"W	100.00'
C7	18.00'	16.82'	53°32'21"	N24°43'59"W	16.21'

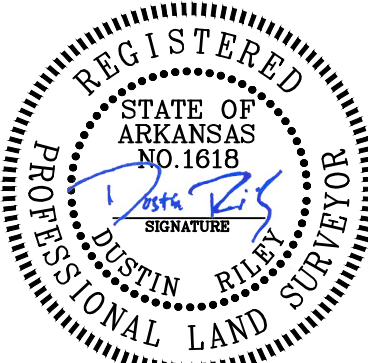
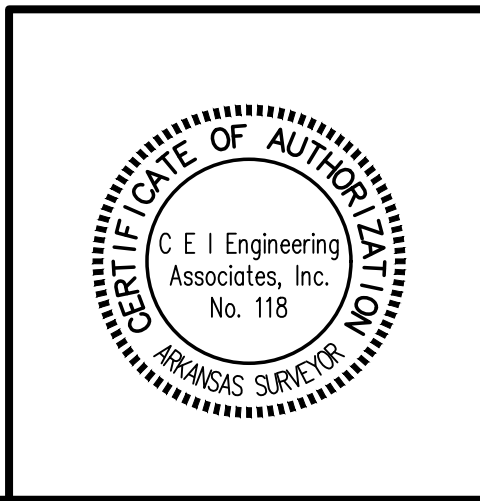
LEGEND	
	Boundary Line
	Adjoiner Boundary Line
	Easement Line/Setback Line
	Found 5/8" Rebar "LS#1618"
	Found Monument (as noted)
	Found Monument (as noted)
	Found PK Nail
	Calculated Corner
	Gas Meter
	Electric Meter
	Water Meter
	Drainage Manhole
	Grate Inlet
	Fire Hydrant
	Sewer Manhole
	Sewer Cleanout
	Guy Wire/Anchor
	Utility Pole
	Electric Riser
	Telephone Riser
	Water Valve
	Record Bearing & Distance per Plat Book P4, Page 541 and Plat Book 2005, Page 1365
	Shared Cross Access Esmt per Plat Bk. P4, Pg. 541
	40' Wide Shared Common Access Esmt per Plat Bk. P4, Pg. 541

**Lot Combination of
Lot 2 of Straube Business Park, Ph. 2
and
Lots 3 - 7 of Straube Business Park
creating Lot 1
of Straube Business Park, Ph. 3**

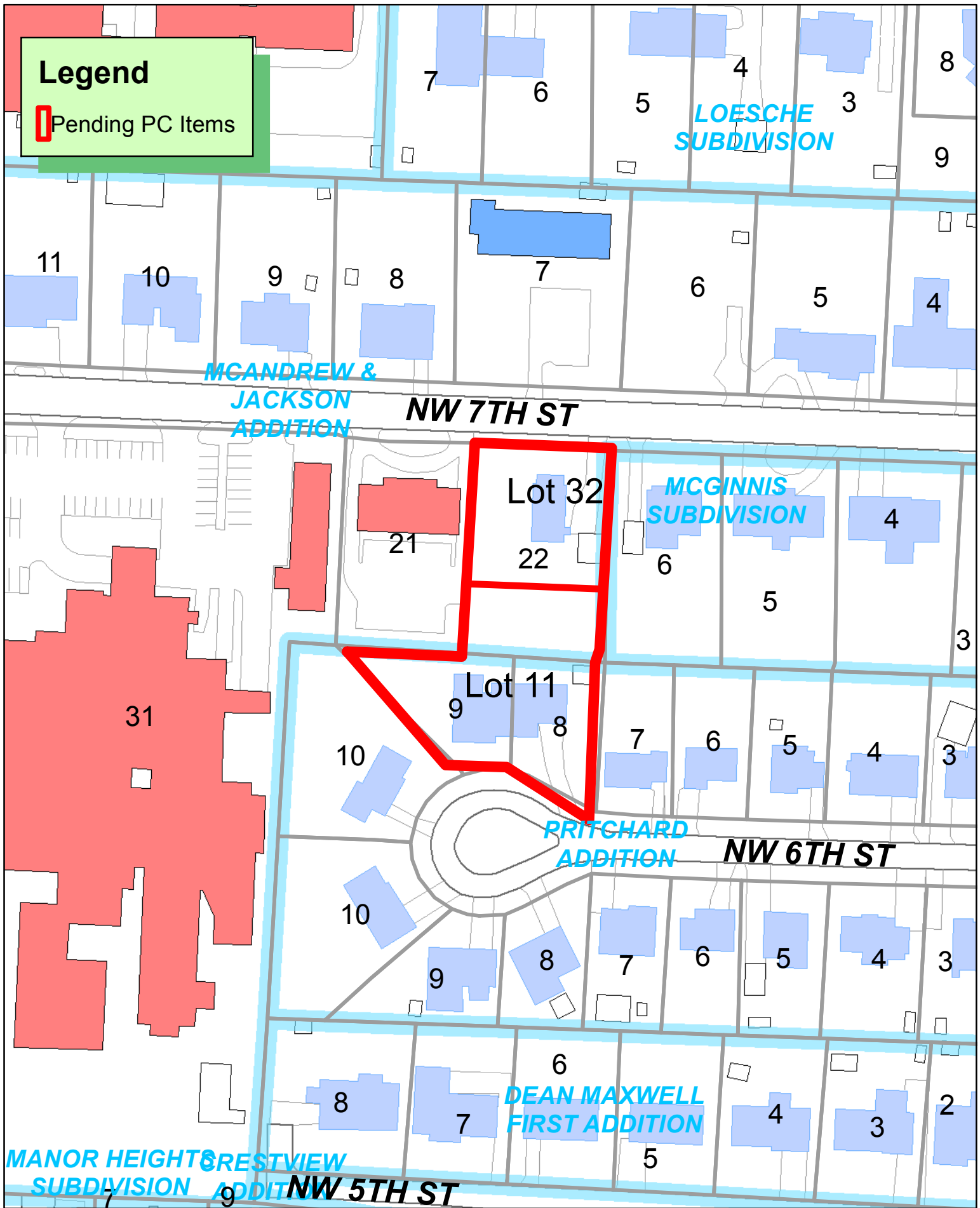
City of Bentonville Project # PLA18-0043

ATLAS PAGE: 523

State Plat Code: 500-19N-31W-0-15-120-04-1618



30693	12/21/18	DGR	TLP	Eli	SWG
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 SW REGENCY PKWY BENTONVILLE, AR, 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10194234					
3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10031500					
STRAUBE BUSINESS PARK PHASE 3 CREATING LOT 1					
S.W. RUNWAY DR.					
City of Bentonville, Benton County, Arkansas					
Property Line Adjustment				REV DATE 1/25/19 REV-4	SHEET NO. 2 OF 2



Legend

 Pending PC Items

LOESCHE
SUBDIVISION

MCANDREW &
JACKSON
ADDITION

NW 7TH ST

MCGINNIS
SUBDIVISION

Lot 32

PRITCHARD
ADDITION

Lot 11

NW 6TH ST

DEAN MAXWELL
FIRST ADDITION

MANOR HEIGHTS
SUBDIVISION

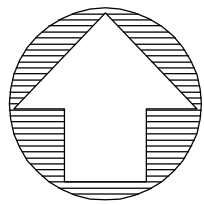
NW 5TH ST

PLA17-0022

720 NW 6th St & 801 NW 7th St

Creating Lot 32 McAndrew Jackson Addt Lot 11 Bk 1 Prichard¹ inch = 100 feet

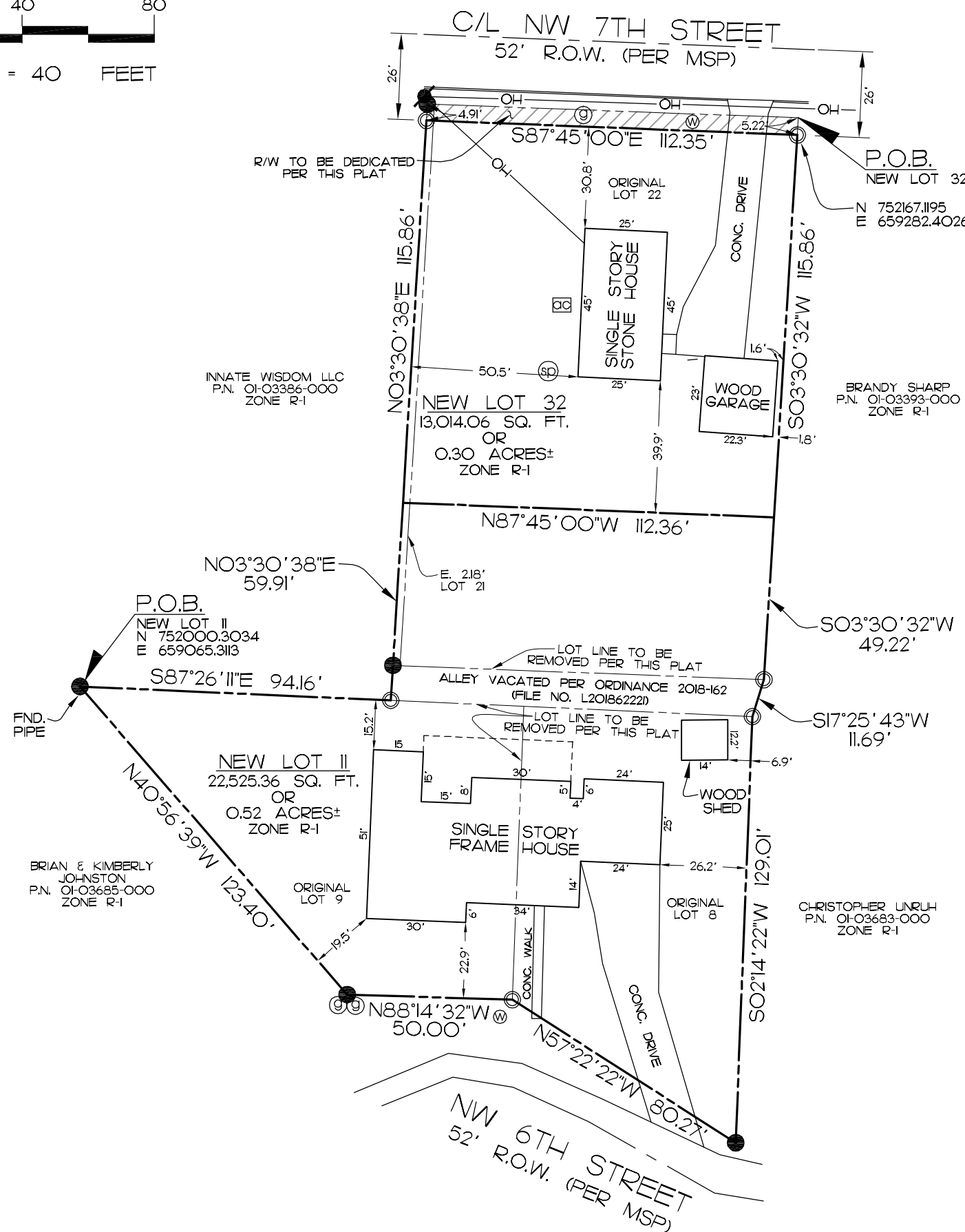




0 40 80
SCALE 1" = 40 FEET

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.



NOTES:

- 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.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THE PROPERTY SHOWN HEREON IS ZONED R-1 (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 FEET (EXTERIOR)
REAR YARD: 25 FEET
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 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.
- 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.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON

PARENT TRACT:

LOT 22 & EAST PART OF LOT 21, MCANDREW & JACKSON ADDITION, AS SHOWN ON PLAT RECORD "A", PAGE 46, AND LOTS 8 & 9, BLOCK I, PRITCHARD ADDITION, AS SHOWN ON PLAT RECORD "A", PAGE 87, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

NEW LOT 32:

PART OF LOT 22 & PART OF EAST PART OF LOT 21, MCANDREW & JACKSON ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF SAID LOT 22, THENCE S03°30'32"W 5.22 FEET TO THE POINT OF BEGINNING, THENCE S03°30'32"W 115.86 FEET, THENCE N87°45'00"W 112.36 FEET, THENCE N03°30'38"E 115.86 FEET, THENCE S87°45'00"E 112.35 FEET TO THE POINT OF BEGINNING, CONTAINING 13,014.06 SQUARE FEET OR 0.30 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT II:

PART OF LOT 22 & PART OF EAST PART OF LOT 21, MCANDREW & JACKSON ADDITION, AND LOTS 8 & 9, BLOCK I, PRITCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 9, THENCE S87°26'11"E 94.16 FEET, THENCE N03°30'38"E 59.91 FEET, THENCE S87°45'00"E 112.36 FEET, THENCE S03°30'32"W 49.22 FEET, THENCE S17°25'43"W 11.69 FEET, THENCE S02°14'22"W 129.01 FEET, THENCE N57°22'22"W 80.27 FEET, THENCE N88°14'32"W 50.00 FEET, THENCE N40°56'39"W 123.40 FEET TO THE POINT OF BEGINNING, CONTAINING 22,525.36 SQUARE FEET OR 0.52 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, 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. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND

●	FOUND REBAR (OR AS NOTED)
○	SET 1/2" REBAR W/CAP, LS 1370
W	WATER METER
SD	WATER SPIGOT
⊗	GAS METER
□	AIR COND. UNIT
⚡	UTILITY POLE
— OH — OH —	OVER-HEAD LINE
— x — x —	METAL FENCE
— o — o —	CHAINLINK FENCE
— — — — —	PROPERTY LINE
— — — — —	RIGHT-OF-WAY LINE
— — — — —	CENTER LINE

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: _____

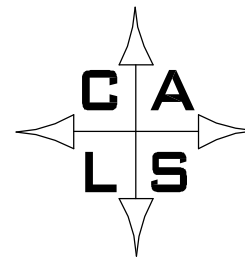
SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE PROJECT #PLA17-0022

CASTER & ASSOCIATES
LAND SURVEYING, INC.

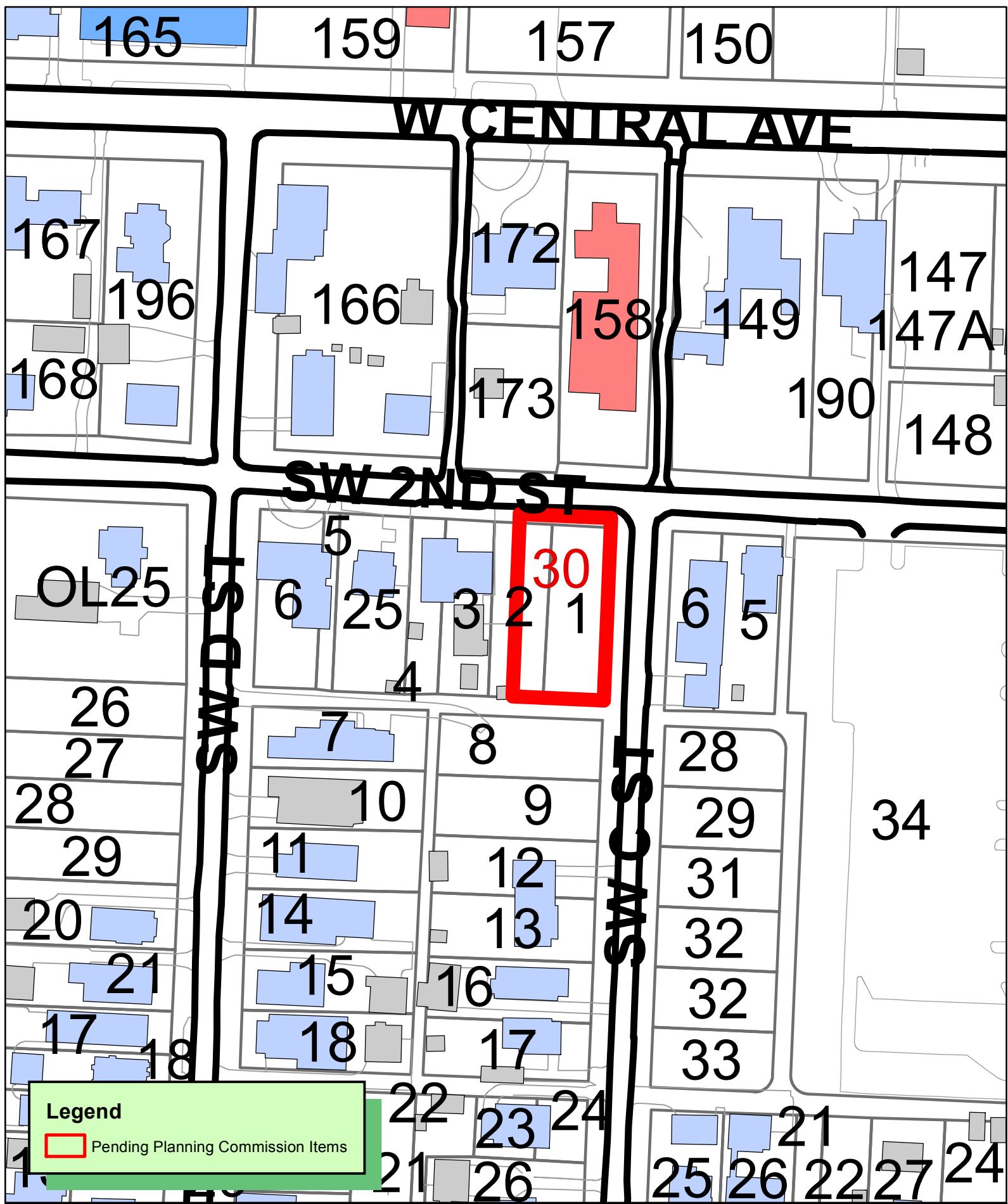
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" 40'		DATE: 12-20-18	
PROPERTY LINE ADJUSTMENT CREATING LOT 32 CANDREW & JACKSON ADDITION AND LOT II, BLOCK I PRITCHARD ADDITION			
801 NW 7TH ST. & 720 NW 6TH ST. BENTONVILLE, BENTON COUNTY, ARKANSAS			
JOB # 17-229	DRAWN BY: ASD	CHECK'D BY: RJC	PAGE 1 OF 1



VICINITY MAP
(N.T.S.)



Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-31-140-04-1659

COMPLETED FIELD WORK:
DECEMBER 10, 2018

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK Q AT PAGE 502.

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. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF
6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS
SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE
FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT
PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS
WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE
COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE
REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE
SEARCH MAY DISCLOSE.

LAND SHOWN HEREON IS VACANT LAND.

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES,
CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF
BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS
AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF
WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN
RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES
TO INSURE THAT EACH LOT AS 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.

Survey Description

PARCEL #01-01737-000
LOT 1 AND A PART OF LOT 2, BLOCK 3, CLARKS SECOND ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS, BE3ING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID LOT 1, SAID
POINT OF BEGINNING ALSO BEING A FOUND 1" PIPE LOCATED ON
THE WESTERN RIGHT OF WAY OF SW C STREET, AND RUNNING
THENCE N87°28'20"W 75.00' TO A FOUND 1/2" REBAR, THENCE
N02°18'06"E 150.07' TO A FOUND 1/2" REBAR LOCATED ON THE
SOUTHERN RIGHT OF WAY OF SW 2ND STREET, AND RUNNING
ALONG SAID RIGHT OF WAY S87°31'35"E 75.05' TO A FOUND 1" PIPE
LOCATED AT THE INTERSECTION OF THE SAID SOUTHERN RIGHT OF
WAY OF SW 2ND STREET AND THE WESTERN RIGHT OF WAY OF SW
C STREET, AND RUNNING ALONG THE WESTERN RIGHT OF WAY OF
SW C STREET S02°19'11"W 150.14' TO THE POINT OF BEGINNING,
CONTAINING IN ALL 0.26 ACRES, MORE OR LESS, SUBJECT TO
EASEMENTS AND RIGHTS OF WAY OF RECORD.

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 _____

SIGNED _____

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 _____
MAYOR

SIGNED _____
CITY CLERK

SIGNED _____
PLANNING COMMISSION CHAIRMAN

I, WILLIAM GAGNER, 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 _____

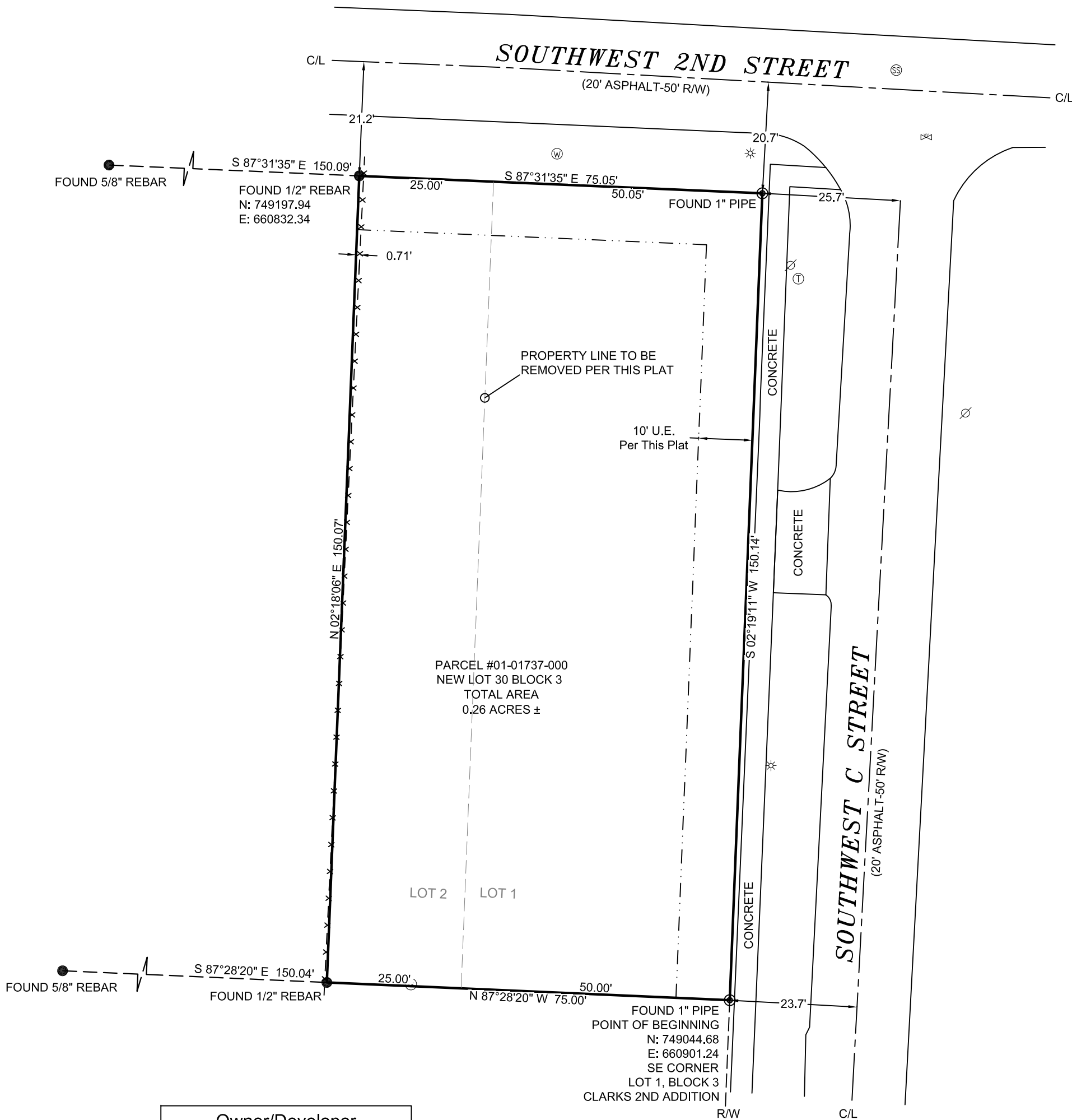
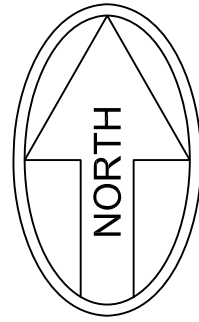
SIGNED _____

REGISTERED LAND SURVEYOR NO. 1659
STATE OF ARKANSAS

Legend of Symbols & Abbreviations

- TIE LINE
--- PROPERTY LINE
--- CENTERLINE OF ROAD (C/L)
--- RIGHT OF WAY (R/W)
x x FENCE LINE
--- BUILDING SETBACK (B.S.B.)
● FOUND REBAR (AS NOTED)
⊙ FOUND PIPE (AS NOTED)
⊘ POWER POLE
* LIGHT POLE
Ⓣ TELEPHONE PEDESTAL
Ⓜ WATER METER
Ⓦ WATER VALVE
ⓖ GAS METER
Ⓢ SEWER MANHOLE

PROPERTY LINE ADJUSTMENT LOT 1 BLOCK 3 CLARK'S 2ND ADDITION CREATING LOT 30 BLOCK 3



Owner/Developer

PARCEL #01-01737-000
SMS INVESTMENTS, LLC
509 CHATTIN CIRCLE
BENTONVILLE, AR 72713

Zoning & Setback Information

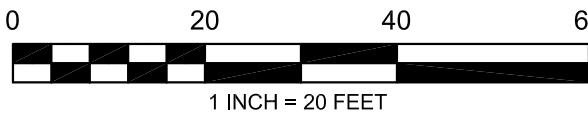
ZONED: R-1, SINGLE FAMILY RESIDENTIAL

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

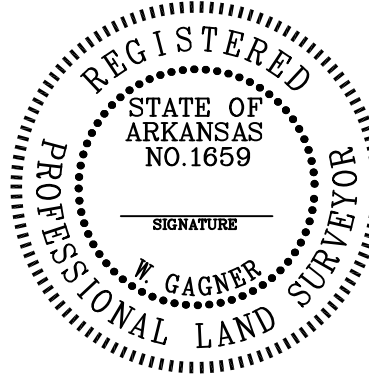
Utility Notes

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 DECEMBER, 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.

FURSE:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: JH 12/14/2018	REVIEWED BY: GC	SURVEYED BY: RS
-----------------------------------	--------------------	--------------------

COUNTY & STATE: BENTON COUNTY, AR	JOB NUMBER: 18-5210
--------------------------------------	------------------------

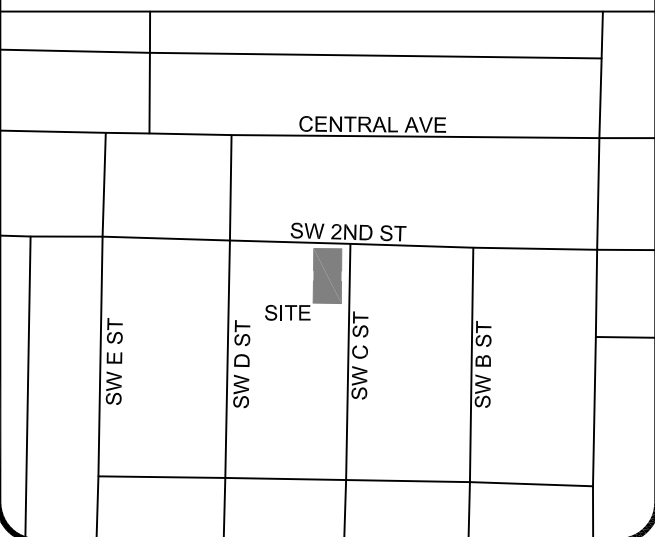
LOCATION:
202 SW C STREET, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:

JEFF ENGLEMAN

PROJECT #PLA18-0048

Vicinity Map



REZONING STAFF REPORT



J & M Investments of NWA, LLC

3800 SW Post Loop

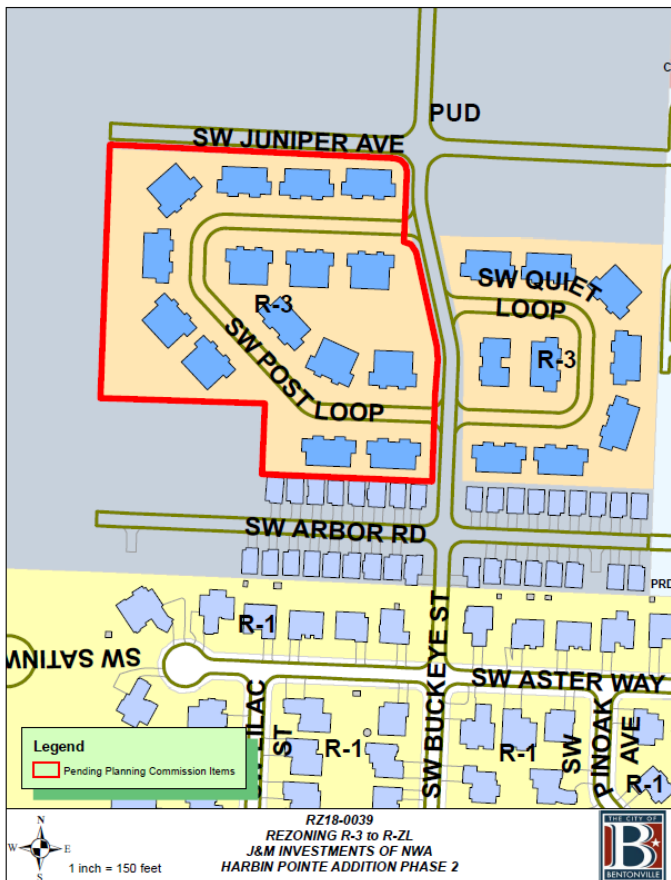
PC Date: 2/5/2019

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0039
Applicant / Current Owner	J & M Investments of NWA, LLC PO Box 3773 Fayetteville, AR 72702
Site Area	+/- 7.13 acres
Current Zoning	R-3, Medium Density Residential
Requested Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Residential Estate

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

Location Map



Property Description

This property is located south of SW Juniper Avenue and west of SW Buckeye Street. The property is currently zoned R-3, Medium-Density Residential. Adjacent zonings are PUD to the north, south, and west, and R-3 to the east.

Projected Traffic Impact

The proposed rezoning does not have the potential to adversely impact traffic in the area. The difference in traffic between an R-ZL development and an R-3 development should be minimal.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. The Residential Estate land use category encourages single-family development on larger than average lot sizes. The R-ZL, Zero Lot Line zoning district does not align with this land use category, as it encourages compact, single-family development.

Analysis

While the R-ZL zoning classification does not align with the Residential Estate Land Use Category, surrounding uses such as multifamily to the east and single-family to the south may justify a more unique housing product than the Residential Estate Land Use would recommend.



**JORGENSEN
+ASSOCIATES**
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

December 27, 2018

City of Bentonville
305 SW A Street
Bentonville, AR 72712

Attn: Planning Department

Re: Harbin Pointe Addition Ph 2 Rezoning (Lots 3 & 4 on the West Side of SW Buckeye St)

This letter is in regards to a proposed rezoning and the following required information:

- The current zoning of the property is Medium Density Residential (R-3). The proposed zoning designation will be Residential Zero Lot Line (R-ZL). The current owner of the property is J & M Investments of NWA LLC. The owner plans to subdivide the property for development of single-family residential structures.
- The owner developed and built the townhomes directly east of this property and would like the opportunity to provide a different residential product on the west side of SW Buckeye St. We feel this rezoning will provide a mixed-use in this area that will be compatible with surrounding residential zoning as well as existing and future developments.
- Residential zoning and developments currently border the south and east sides of the property. The undeveloped property to the north and west will more than likely develop as a medium to higher density residential or commercial. We feel that the R-ZL Residential Zero Lot Line will transition well with existing surrounding properties and any future zoning the undeveloped properties in this area convert to.
- The proposed use after rezoning will be residential single-family structures.
- The property has direct access to SW Juniper Ave, SW Buckeye Street, and SW Post Loop, which are all fairly new streets built to current City Code and are classified as local streets. It should be noted that this development will only access SW Post Loop per City Engineer's request, therefore, no driveway curb cuts will take place on SW Juniper Ave or SW Buckeye St. SW Regional Airport Blvd. is located approximately 500 feet north of the property and is classified as an arterial street. All of these streets have the capacity to handle any increase in traffic due to development.
- Signage may be placed to distinguish the development from surrounding developments. Signage will be approved prior to installation and will meet City Code.
- The appearance of Future Development will be compatible with surrounding developments.
- There is currently an 8-inch water line on the south side of SW Juniper Avenue and on the east side of SW Buckeye Street. There is currently an 8-inch sewer line located on the south side of SW Juniper Avenue and the west side of SW Buckeye Street. SW Post Loop has existing water on the inside of the loop and existing sewer on the outside of the loop. Water and Sewer services will be connected to this existing infrastructure when future development occurs.

Sincerely,

Jared S. Inman, PE

GENERAL PLAN AMENDMENT STAFF REPORT



Terrell

1409 Bella Vista Road

PC Date: 2/5/2019

Reviewer: Tyler Overstreet, Planner

Project Number	GPA18-0006
Applicant/ Current Owner	Thomas and Judith Terrell PO Box 390 Bentonville, AR 72712
Site Area	+/- 1.9 acres
Current Zoning	R-1, Single Family Residential
Current Future Land Use Map Designation	Commercial (C) & Low-Density Residential
Requested Future Land Use Map Designation	Mixed Use (MU)

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

Property Description

The property is located southwest of the intersection of NW 15th Street and Bella Vista Road. Adjacent zonings are R-1 to the north, east, and south, and C-2 to the west. Adjacent land uses are Low-Density Residential to the north, east, and south, and General Commercial to the west.

Projected Traffic Impact

The proposed land use designation does have the potential to impact traffic in the area. However, mixed-use development, by its very nature, encourages reductions in vehicle traffic and increases in pedestrian activity.

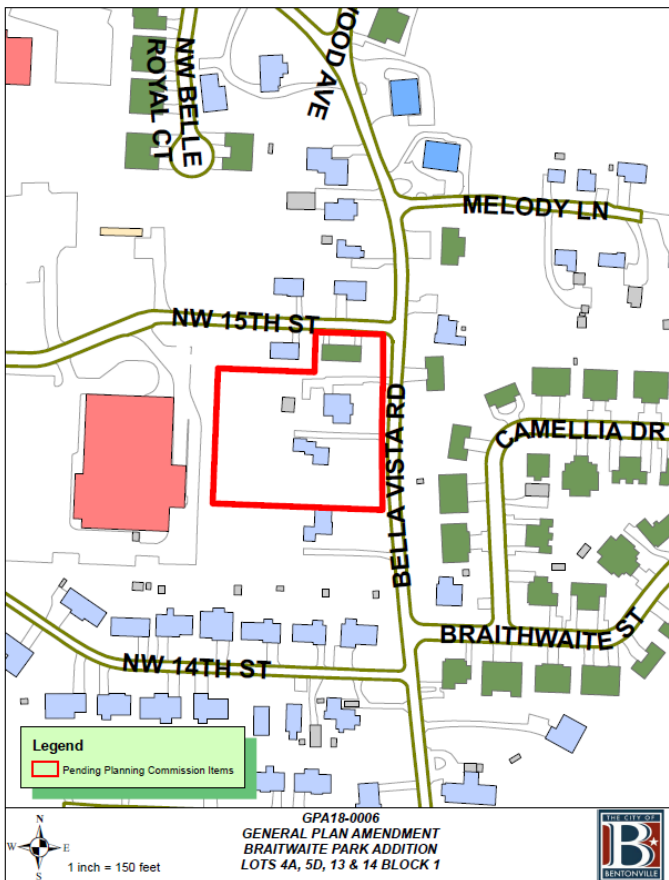
Relationship to the General Plan

According to the applicant's narrative, they wish to pursue the Mixed-Use Land Use to allow for a mix of residential and commercial uses on the subject lots. While they do not plan to develop the lots themselves, their hope is to find a buyer who will.

Analysis

The requested General Plan Amendment is potentially justified due to the property's adjacency to residential and commercial uses. In addition, the site is adjacent to a Collector Street (Bella Vista Road), which would be improved as part of any potential development. However, the site's compatibility with surrounding uses will depend upon the scale and bulk of any future development, which we do not know at this time.

Location Map



NARRATIVE:

1. Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since the adoption of the map has land use in the area changed?

See Map attached: Three lots are designated on the future land use map as Low Density Residential with a total of 1.23 acres and are currently zoned R-1. One single lot adjacent, and in the middle of the other lots is designated on the future land use map as General Commercial with a total size of .67 acres and is currently zoned R-1.

The Future Land Use map designates one of the property owner's parcels (adjacent and the middle of others that he owns) as having one use while the others have another. He wants to sell the properties as a single offering, The intention is to have the option to sell them to a single buyer, if we find one. It would be simpler if the future use is the same for all of them.

2. How will this change impact the land use and character of the property in question and surrounding areas?

This change will impact the land use by allowing a mixed use of commercial and residential development. A Walmart neighborhood market is behind the property and there are other Offices across from and near the land in question. The addition of other commercial offerings will help the community to get goods and services closer to their homes, avoiding having to drive everywhere. The land currently is servicing three homes and a duplex. The expectation is that a developer would want to use the land with a higher density which would provide more affordable housing to more people.

3. How is the property more suitable for the proposed land use designation than for the current land use classification presented on the Future Land Use Map?

The property is on an well-travelled road and accessible road and has a mix of single-family residential, multi-family residential and offices. It would be a good location for higher density and for commercial offerings to support the growing community.

We believe that the street and neighborhood would benefit from a Mixed Use land use allowing for residential a mix of commercial offerings which would serve the community and neighborhood.

4. Would the uses permitted by the proposed change be detrimental in any way to the surrounding property?

The permitted uses would not be detrimental in any way to the surrounding property.

5. What are the alternative courses of action if the proposed land use change is not approved?

The intention is to have the option to sell them to a single buyer, if we find one. It would be simpler if the future use is the same for all of them.

We might have to sell them individually. The commercial lot without the presence of any homes and to a developer interested in building homes on the other three lots that conform to the existing future land use map which is low density residential.

6. What are your plans for the property if the proposed land use change is approved?

To sell the land so that it can be developed and put to its best use.

7. What alternatives other than changing the land use designation have been discussed?

None

8. Additional information that is pertinent to support this request.

None that I can think of.

GENERAL PLAN AMENDMENT STAFF REPORT



Oldham

3308 SW 14th Street

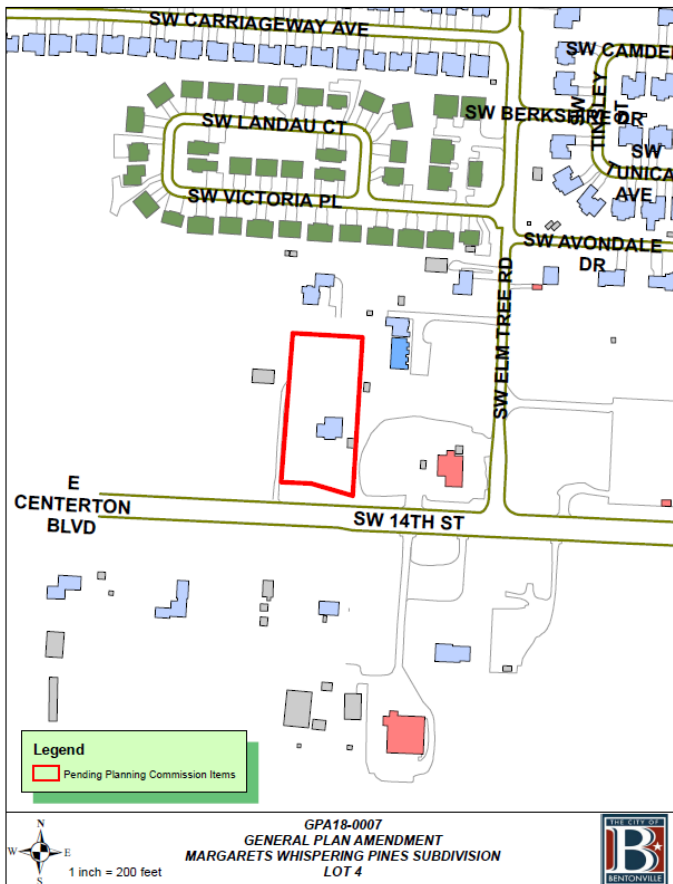
PC Date: 2/5/2019

Reviewer: Tyler Overstreet, Planner

Project Number	GPA18-0007
Applicant/ Current Owner	Suite Spaces, LLC 910 NW 7 th Street, Suite 6 Bentonville, AR 72712
Site Area	+/- 1.5 acres
Current Zoning	Benton County
Current Future Land Use Map Designation	Residential Estates (RE)
Requested Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

The property is located northwest of the intersection of SW 14th Street and SW Elm Tree Road. Adjacent zonings are A-1 to the north and east, and Benton County to the south and west; adjacent land uses are Residential Estate to the north and west, and General Commercial to the east and south.

Projected Traffic Impact

The proposed land use designation does have the potential to impact traffic in the area. However, the site's proximity to two arterial streets, and any potential development's adherence to the City's Access Management standards, should accommodate any increases in traffic.

Relationship to the General Plan

According to the applicant's narrative, their long-term plans are to develop approximately 10,000 square feet of retail and light industrial lease space on the subject property.

Analysis

The requested General Plan Amendment is potentially justified considering surrounding commercial uses and the site's situation on a large Arterial road. Any future development would require a rezoning (pending annexation) and Large Scale Development approval.

GENERAL PLAN AMENDMENT

3308 SW 14th Street
Bentonville, AR 72712

William D. Oldham, Mgr., Suite Spaces, LLC
910 NW 7th Street
Bentonville, AR 72712
479-957-4576
bill@ncicare.com

Reasons for Initiation of this proposal:

1. The current use plan for this parcel is Residential Estate. The land was purchased by Suite Spaces, LLC on November 1, 2018 for the purpose of developing approximately 10,000sf of retail and light industrial rental space.
2. The land is on SW 14th Street and is situated between and among commercial properties on both sides and across the street.
3. Due to the rate of traffic on 14th Street is less suited to residential use than commercial.

How will the change impact the land use and character of the property in question and surrounding area?

Commercial use of this land will be congruent with current use of surrounding properties and the larger 14th Street corridor in West Bentonville.

How is the property more suitable for the proposed land use designation than the current use classification?

1. Traffic rates are very high on 14th Street.
2. Noise levels on 14th Street higher than desired for residential and more suited to commercial development.
3. The adjacent commercial properties already existing on three sides of the property make it more suitable to commercial development than mixed residential in a predominately commercial area.
4. There is a vacant home on the premises. The long vacancy implies that it is not a suitable residence.

Would the proposed change be detrimental in any way?

There are no foreseeable detrimental impacts to the area should this proposed land use change be approved.

What are the alternative courses of action if the proposed land use change is not approved?

As it appears not to be desirable for residential purposes for reasons stated above, there is no other foreseeable use for the land except commercial.

GENERAL PLAN AMENDMENT

3308 SW 14th Street
Bentonville, AR 72712

William D. Oldham, Mgr., Suite Spaces, LLC
910 NW 7th Street
Bentonville, AR 72712
479-957-4576
bill@ncicare.com

What are your plans for the property?

The property is planned for more than 10,000sf of retail and light industrial or commercial business space. See Exhibit C attached.

What alternatives other than changing the land use designation have been discussed?

No other viable land uses have been discovered to date.

EXHIBIT C.



SCALE 1" = 30'
(11 x 17)

ADDRESS
3308 SW 14th STREET (HWY 102 WEST)
LOT 4, WHISPERING PINES SUBDIVISION
LOT SPLIT SURVEY 2017-762
BENTON COUNTY ARKANSAS

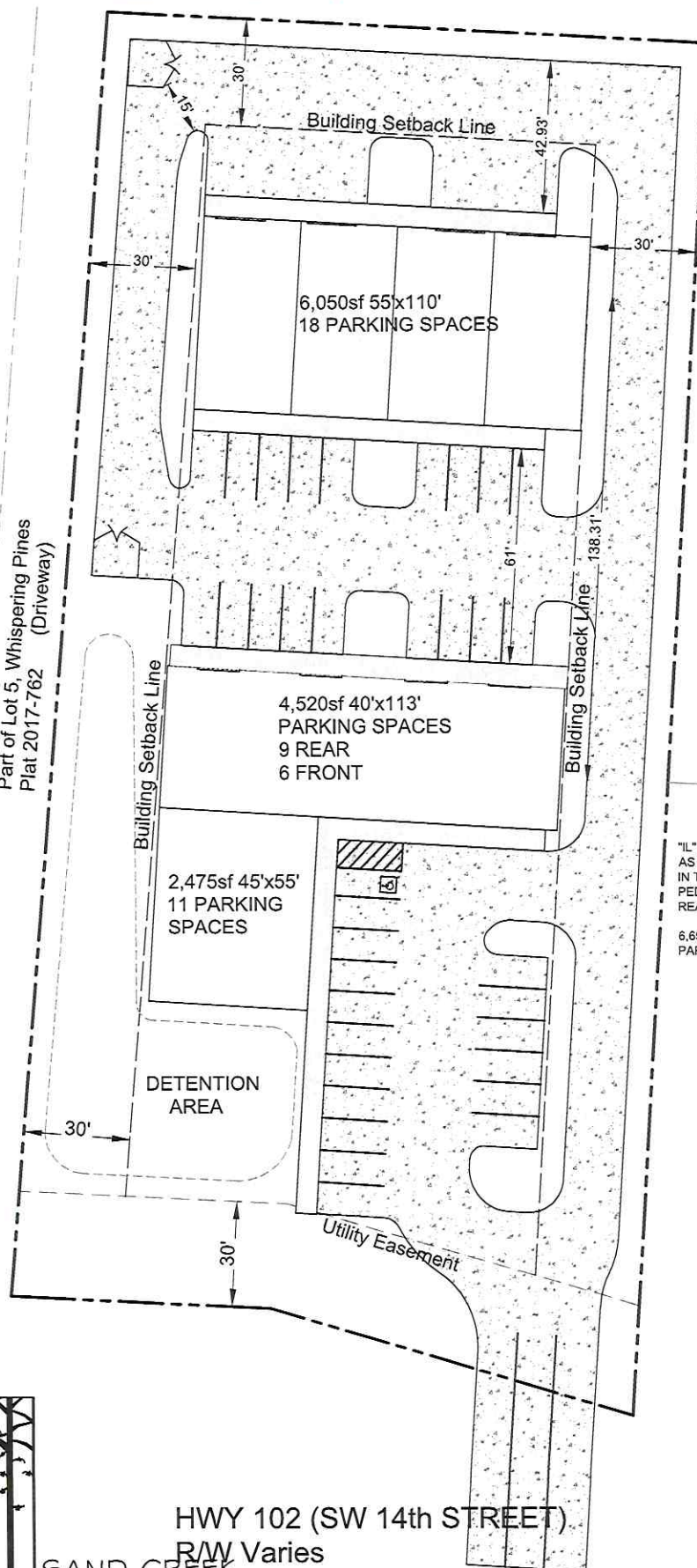
4 units at 1,512.50sf - 55'x27.5'
1 - office
1 - restroom

PARKING REQUIRED WAREHOUSE
5 SPACES + 1 PER 2000sf
 $6,050sf \div 2000 = 3 + 5 = 8$ SPACES
7 SPACES PROVIDED
(1 HANDICAP SPACE)
ADDITIONAL SPACES AVAILABLE IN
REAR IN FRONT OF GARAGE DOORS

"IL" SHAPED BUILDING COULD BE USED
AS WAREHOUSE WITH GARAGE DOORS
IN THE BACK, OR OFFICE/RETAIL WITH
PEDESTRIAN DOORS IN THE FRONT AND
REAR ACCESS GARAGE OR DOUBLE DOORS.

6,695 sf TOTAL
PARKING WILL DEPEND ON INTENDED USE.

Part of Lot 5, Whispering Pines
Plat 2017-762 (Driveway)



HWY 102 (SW 14th STREET)
R/W Varies
SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

WAIVER REQUEST STAFF REPORT



7 Brew Coffee

1111 S Walton Boulevard

PC Date: 2/5/2019

Reviewer: Tyler Overstreet, Planner

Project Number	WAV19-0001
Applicant / Current Owner	Ron Hudnall 316 S First Street Rogers, AR 72756
Site Area	+/- .41 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Access Requirements 1100.9

Property Description

This property is located at the intersection of S Walton Boulevard and SW 12th Street.

Waiver Request

A waiver from Article 1100, Section 1100.9.A.3, Distance from Intersections, of the Subdivision Code. Code requires that all curb cuts be located a minimum of 250-feet from intersections that involve an arterial street.

Analysis

The applicant's business model requires two curb cuts, and their frontage length would allow two curb cuts. Therefore, as a compromise, the applicant proposes to relocate the existing southern drive to align with the curb cut across the road.

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



January 18, 2019

Re: Waiver Request – **7 Brew Coffee – Bentonville, Arkansas**



RESOURCE DESIGN | redefining retail
316 South First Street | Rogers, AR 72756
Ph: 479.633.8181 | Fx: 479.633.9204

architecture | retail design | fixture design
visual communications | brand strategy
package design | product design | pop display

www.rede5150.com

Presented to:
Mr. Jon Stanley – Planner
City of Bentonville Planning Department
305 SW A Street
Bentonville, AR. 72712

Mr. Stanley,

We have the good fortune to have 7 Brew Coffee Company to plant its roots in Northwest Arkansas. Over the past 30 months, 7 Brew Coffee has been developing its national proto-type in Benton and Washington County. 7 Brew Coffee already has 5 locations opened in NWA and we are currently into large scale planning/development on several additional sites scheduled for opening this year.

7 Brew Coffee is a Drive Thru only coffee venue. The directional double drive thru design is the cornerstone of our operation and branding. 7 Brew Coffee is the only business model known in NWA for this unique attribute and our customers enjoy it daily.

Another potential site has popped up in Bentonville on Walton Blvd and SW 12th Street. This site has several limitations for development with the size of the property being the most difficult. Fortunately, 7 Brew Coffee has a unique directional double drive thru design and compact footprint (480 square feet), which makes this a viable business for this smaller site. The current site is less than desirable condition and has few development options in the near future. 7 Brew Coffee would like to bring this property back to life sooner than later.

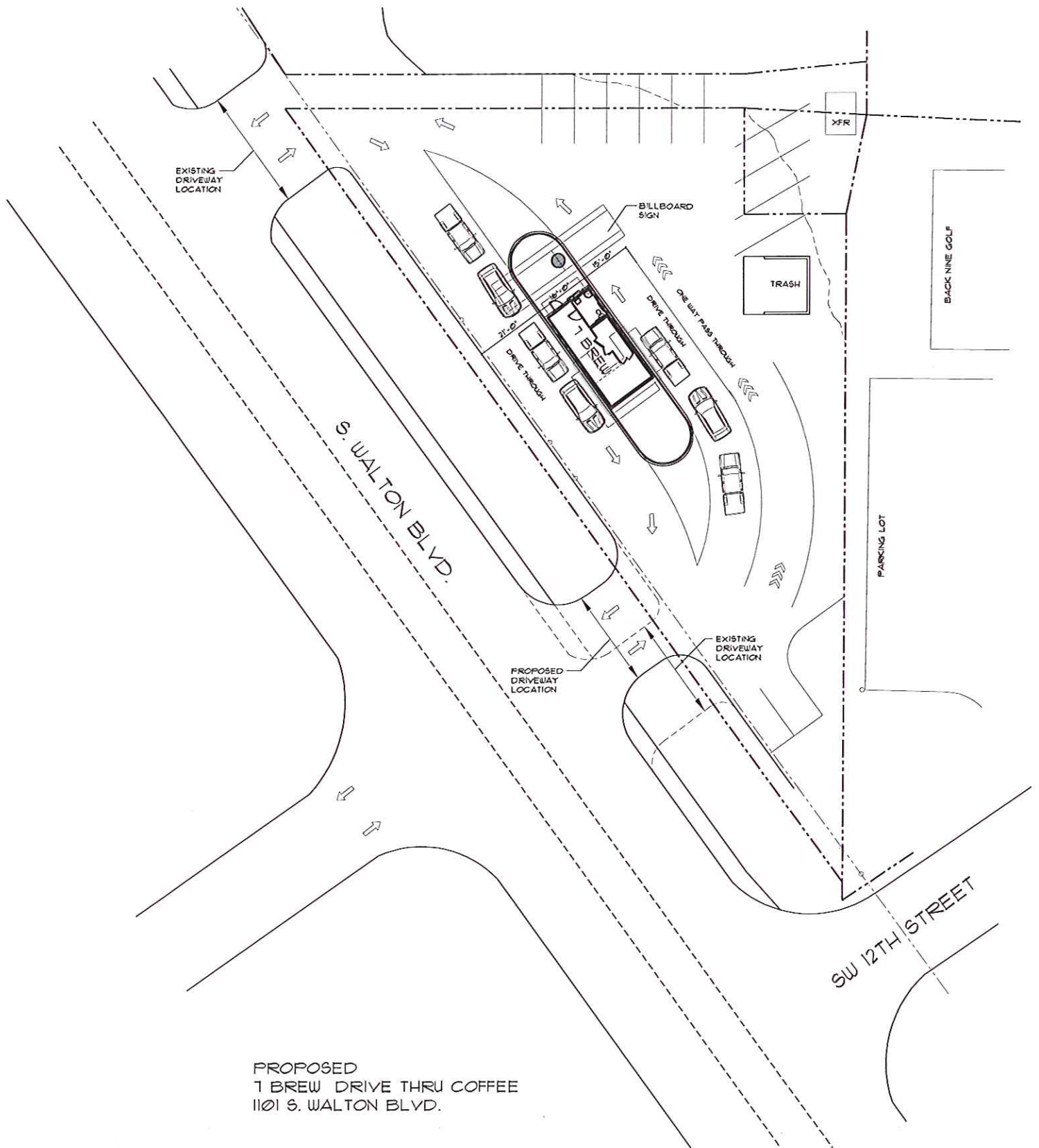
The potential site has two existing curb cuts (which meets the number of curb cuts based on the 280' frontage) on Walton Blvd. The current Bentonville Design Standards will not allow the existing south side curb cut to remain due to the 250' distance from SW 12th Street intersection (collector street) and Walton Blvd. We would like to propose moving the south side curb cut (to the north) to align with the existing curb cut on the west side of Walton Blvd (RE: attached drawing). This would increase and improve the distance of the curb cut from SW 12th Street and would correct the "Offset" compliance of the adjacent drive across Walton Blvd.

We respectfully request a waiver to accommodate the two drives and improve the south curb cut location and waive the distance requirement. We believe that this could be a beneficial project for both Bentonville and 7 Brew Coffee.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'Ron Hudnall', with a long horizontal line extending to the right.

Ron Hudnall – CEO / Director of Design
Resource Design



PRELIMINARY PLAT STAFF REPORT



Woodlands Crossing

8936 S Morningstar Road

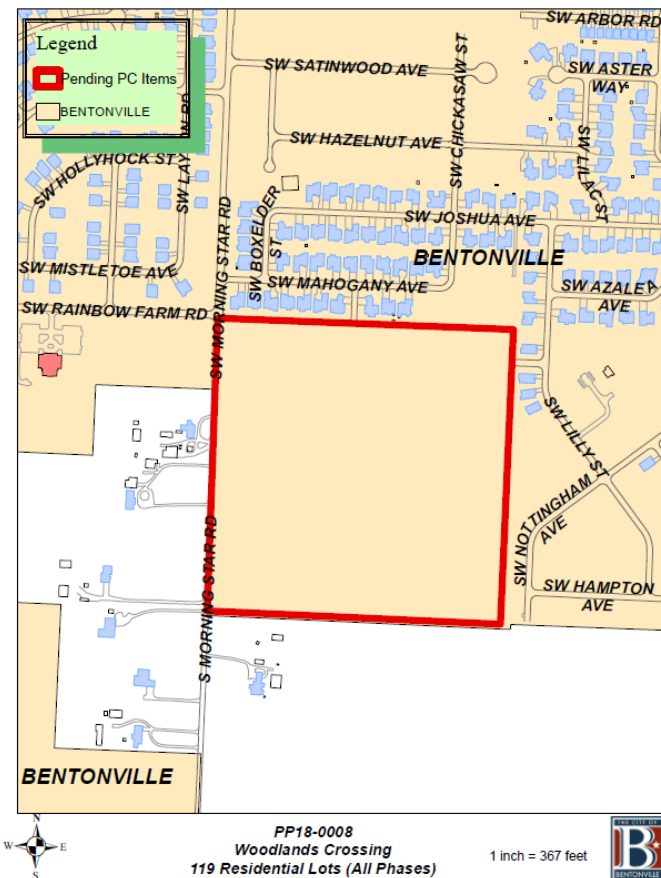
PC Date: 2/5/2019

Reviewer: Tyler Overstreet, Planner

Project Number	PP18-0008
Applicant / Current Owner	Dream Structures, LLC PO Box 139 Lowell, AR 72745
Site Area	+/- 40.33 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)
No. of Lots	119 lots in two phases
Subdivision Name	Woodlands Crossing

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

Location Map



Property Description

The property is located southeast of the intersection of S Morningstar Road and SW Rainbow Farm Road. The approximately 40 acre property is currently zoned R-1, Single-Family Residential.

Project Details

Preliminary plat and construction drawings establish Woodlands Crossing as a 119-lot single-family subdivision to be constructed in two phases. All necessary public infrastructure and half street improvements to S Morningstar Road shall be completed with this plat.

All sidewalk adjacent to public or non-buildable lots shall be constructed with this plat. All other sidewalk shall be constructed at time of building permit issuance.

All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final-platting.

Projected Traffic Impact

The proposed preliminary plat has the potential to adversely impact traffic in the area. However, the applicant's proposed street improvements to S Morningstar Road and internal street design should accommodate any increases in traffic caused by the development.

Waivers

No waivers requested.

Conclusion

This preliminary plat does meet the minimum requirements of the subdivision regulations due to the waiver request.

NOTES

- Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.

01-17488-000
01-17487-000
01-17486-000
01-17485-000
01-17484-000
01-17483-000
01-17482-000
BUFFINGTON HOMES OF ARKANSAS LLC
PO BOX 8519
FAYETTEVILLE AR 72703-0010

01-17469-000
KOLIPAKA, VISHAL & MADHAVI
4502 SW LILLY ST
BENTONVILLE AR 72712-5566

01-17468-000
ALLEN, JOSHUA & KRISTIN
4500 SW LILLY ST
BENTONVILLE AR 72712-5566

01-17467-000
THUROW, JUSTIN EDWARD & KATHRYN FLOYD
4406 SW LILLY ST
BENTONVILLE AR 72712-7988

01-17466-000
TIWARI, PRASHANT KUMAR
4404 SW LILLY ST
BENTONVILLE AR 72712-7988
01-12721-000
479 CONNECTION LLC
4801 SW MERLIN ST
BENTONVILLE AR 72712-8408

01-16320-000
WILDWOOD SUBDIVISION PROPERTY OWNERS
ASSOCIATION
PO BOX 607
BENTONVILLE AR 72712-3882

01-16321-002
CARRILLO, JONATHAN TRUSTEE
CARRILLO, JONATHAN TRUSTEE
3003 SW MAHOGANY AVE
BENTONVILLE AR 72712-4474

01-16321-001
YOUNGBLOOD, JOSEPH M & CARMEN G
3101 SW MAHOGANY AVE
BENTONVILLE AR 72712-4474

01-16321-000
CARVER, KEITH G & CARMEN D
3103 SW MAHOGANY AVE
BENTONVILLE AR 72712-4474

01-16322-006
TOMLIN, BERT & DEBBY
3201 SW MAHOGANY AVE
BENTONVILLE AR 72712-4418

01-16322-005
GILSON, KARIN & JAMIE L
3203 SW MAHOGANY AVE
BENTONVILLE AR 72712-4418

01-16322-004
TIROUNAVOUCARASSOU, SARAVANANE ET UX
3205 SW MAHOGANY AVE
BENTONVILLE AR 72712-4418

01-16322-003
REILLY, SEAN & COLLEEN
3207 SW MAHOGANY AVE
BENTONVILLE AR 72712-4418

01-16322-002
PRATER, TITUS & KYLA
3301 SW MAHOGANY AVE
BENTONVILLE AR 72712-4494

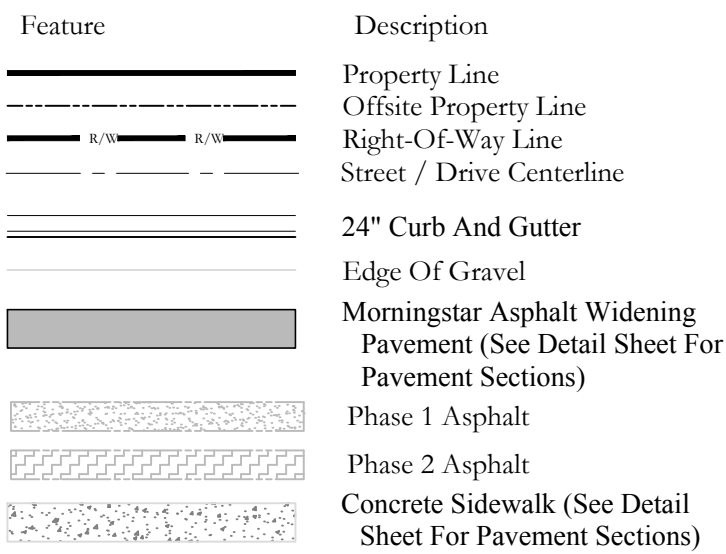
01-16322-001
HALL, AARON WILLIAM & ASHLEY LYNN
3303 SW MAHOGANY AVE
BENTONVILLE AR 72712-4495

01-16322-000
SARRATT, LEE MCKENZIE & HEIDI
3305 SW MAHOGANY AVE
BENTONVILLE AR 72712-4495

1. Final Plat will dedicate all streets & easements as shown to be public street ROW's and Easements as shown on said Plat per Phase.
2. All streets shall be considered PUBLIC and meet City of Bentonville Standards.
3. All lots shall have primary property driveway and access off proposed public interior streets, No lot driveway shall access SW Morningstar Drive.
4. The developer is responsible for all sidewalk adjacent to SW Morningstar Road and any common or non-buildable lots. These sidewalks will be constructed within each phase
5. Phase lines must be final at time of preliminary platting

ARKANSAS STATE PLANE, NORTH
ZONE, NAD 83 GRID

THIS PROPERTY IS LOCATED IN ZONE X, BEING
OUTSIDE THE 100-YEAR FLOOD ZONE, AS
GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER
05007C0255K DATED JUNE 5, 2012.



See Utility Plan For Line Sizes
C-900 Water Line

Tee, Cross, Bends, Gate Valve

Fire Hydrant & Assembly

5/8" Double Water Meter

Pr 8" SDR 26" Sanitary Sewer Line

Pr 10" SDR 26" Sanitary Sewer Line

Sanitary Sewer Service

Sanitary Sewer Manhole

Light Pole

Drainage Easement Line

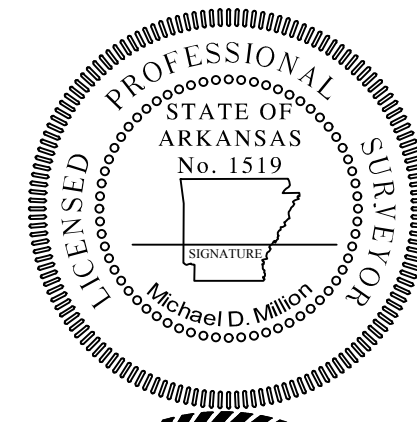
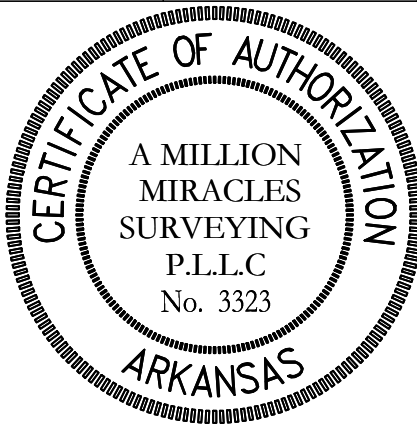
Drainage Easement Area

Set PLS 1519 Cap
on 5/8" Iron rebar

Pr Utility Easement Line

Feature	Description
	Found 5/8" Iron Pin
	Found Stone
	Property Line
	Centerline
	Right-Of-Way Line
	Overhead Electric
	Existing Utility Easement
	Ex 8" Water Line
	Ex 12" Water Line at Morningstar
	Ex Sanitary sewer manhole
	Telephone pedestal
	Telephone vault
	Electric Box
	Ex Fire Hydrant
	Ex Gate Valve
	Ex Overhead Transmission
	Ex Overhead Electric

- REMOVE ALL VEGETATION AND TOPSOIL FROM BUILDING FOOTPRINT AND STORM FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED TO REPAIR AND ALL AREAS DISTURBED BY CONSTRUCTION.
- SLOPE FINISH GRADES, SIDEWALKS, AND PAVEMENT AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ENGINEER OF RECORD.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE REGULATIONS.
- ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE DIVIDED IN BASE BID. COORDINATE WITH LOCAL UTILITY COMPANY.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE FACE OF CURB, FACE OF BUILDING OR CENTERLINE OF STRIPE.
- REFER TO PROJECT DETAILS FOR REGULAR DUTY ASPHALT, HEAVY DUTY ASPHALT, AND CONCRETE PAVING DETAILS.
- ALL SIDEWALKS SHALL BE 4' WIDE. ALL APPROPRIATE SHALL RECEIVE HANDICAP PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF BENTONVILLE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND PARKING LOT STRIPING SHALL CONFORM TO THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTERLINE OF STRIPE.
- ALL SIDEWALKS SHALL BE 4' FOOT W FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
- ALL CURB & GUTTER SHALL BE 24" WIDE PER DETAIL SHEET.
- ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE LAYOUT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
- ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONFORMED TO THE CITY OF BENTONVILLE STANDARDS AND REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DIMENSIONS SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ANY IRREGULARITIES BEFORE CONSTRUCTION STARTS.
- ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET.
- ALL CURB NOT ADJACENT TO A PARKING STALL SHALL BE PAINTED WITH RED AND WHITE STRIPING.
- 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 IDENTIFICATION OF THE RIGHT-OF-WAY SHALL PLACE PLACES TO THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT.
- 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 PERMITS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

[illegible]

Preliminary Plat of:
WOODLANDS CROSSING
Development by:
SME STEEL CONTRACTORS INC
%DREAM STRUCTURES
RESIDENTIAL
5801W WELLS PARK RD
WEST JORDAN UT 84081-5665

**A Million Miracles
Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-llc.com
PH (479) 387-4361**

Project No. 2018-28	Scale 1"=100'
Date: 1/21/2019	
Sheet Description SITE PLAN OVERALL	
Sheet # C1.1	

City of Bentonville PP18-0008

H:\million miracles surveying\2018-Projects\28- 2018-01-01 Steve Fischer Morningstar\Civil Drawings\18-28 MStarpp.dwg Plotted On: 2/10/2019 Plotted By: Eric Heller

SOUTHWEST MORNINGSTAR RD
45.5' from Centerline dedicated Right-of-Way per this plat



Site Plan Notes:

- EX-CB Match existing curb, replace any busted curb
- SS-ST Stop Sign & Street sign required, coordinate with the City per required intersection location for each sign location.
- SLW-A SLOW Children Xing ahead sign in ROW coordinate with the City per required location for each sign location.
- SLOW Children Xing sign in ROW coordinate with the City per required location for each sign location.
- EX-SW Match existing Sidewalk
- ADA-R Accessible Ramp in Sidewalk
- BV-SL Street Light per City of Bentonville Requirements, Coordinate with City prior to installation
- EX-PV Match existing pavement, sawcut & repair to make a smooth finish
- DRV-N Driveway must be installed on the NORTH side of lot, to avoid utility or storm structures.
- DRV-S Driveway must be installed on the SOUTH side of lot, to avoid utility or storm structures.
- DRV-E Driveway must be installed on the EAST side of lot, to avoid utility or storm structures.
- DRV-W Driveway must be installed on the WEST side of lot, to avoid utility or storm structures.

Site Plan Notes:

- RZ-SW A raised 10' wide sidewalk being raised 3.5' high with a 6' longitudinal ramp, to meet back of curb elevation, shall be a stamped concrete finish.
- 8' PED 8' Wide shared pedestrian access easement, each segment to be approved with the final plat per State as shown
- THRM Thermoplastic 2" X 6" painting
- 3-RC 3' in depth, recessed curb at inlets to ensure ponding depth & drive lane width are are meeting Bentonville Street Specs & Drainage standards
- LSCP Subdivision & Signage Easement
- TPR-2 End of Curb & Gutter standard street width
- TPR-1 Within 2" taper curb to lot gutter line

Ex Legend

- Found Iron rebar
- Found Stone
- Fire Hydrant
- Utility Power Pole
- Overhead Transmission Power Pole
- Water Valve
- Telephone pedestal
- Telephone vault
- Property Line
- Center Line
- Right-Of-Way Line
- Overhead Electric
- Existing Utility Easement
- Ex 12" Watermain

Legend:

- Feature
- Description
- Property Line
- Proposed Lot Line
- Right-Of-Way Line
- Street / Drive Centerline
- Edge of Pavement
- 24" Curb And Gutter
- Pr Utility Easement Line
- Pr Building Setback/Utility Easement/Drainage Easement Line
- Drainage Easement Line
- Drainage Easement Area
- Set PLS 1519 Cap on 5/8" Iron rebar
- Phase 1 Asphalt
- Phase 2 Asphalt
- Concrete Sidewalk
- See Utility Plan For Line Sizes
- Sanitary Sewer Manhole
- Light Pole
- Fire Hydrant & Assembly
- Gate Valve
- Double 5/8" Water Meter Set
- Irrigation Meter With RPZ Backflow
- Storm Catch Basin(s)

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.21	18.00	N42°33'30"W	25.41
C2	28.00	271.50	S89°35'05"W	27.99
C3	44.19	428.50	S89°35'05"W	44.17
C4	28.37	18.00	S47°23'23"W	25.32
C5	28.18	18.00	S42°50'37"W	25.39
C6	25.93	18.00	N46°11'27"W	23.75
C7	34.01	371.50	S89°35'05"W	34.00
C8	4.29	371.50	S86°57'42"W	4.29
C9	28.76	18.00	S40°51'18"W	25.80
C10	26.90	18.00	S47°43'41"W	24.46
C11	17.63	326.50	S88°39'54"W	17.63
C12	28.33	18.00	N47°20'54"W	25.50
C13	18.21	273.00	S3°00'35"E	18.20
C14	48.21	273.00	S3°57'35"W	48.15
C15	25.24	327.00	S2°42'33"E	25.23
C16	54.32	327.00	S4°15'36"W	54.25
C17	5.05	427.00	S8°40'49"W	5.05
C18	53.02	427.00	S4°47'04"W	52.99
C19	19.00	373.00	S7°33'35"W	19.00
C20	31.73	373.00	S3°39'49"W	31.72
C21	65.52	427.00	S3°10'07"E	65.45
C22	71.99	373.00	S4°18'07"E	71.88

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C23	8.58	373.00	S10°29'24"E	8.58
C24	26.72	427.00	S9°21'24"E	26.71
C25	64.59	427.00	S6°48'56"E	64.53
C26	54.59	373.00	S6°57'23"E	54.55
C27	33.53	427.00	S7°15'57"E	33.52
C28	31.12	373.00	S9°22'23"E	31.11
C29	26.07	16.50	N42°16'41"W	23.44
C30	25.86	16.50	N42°15'20"W	23.30
C31	25.96	16.50	N47°20'01"E	23.36
C32	28.11	18.00	S42°45'19"E	25.54
C33	25.32	243.50	S89°35'05"E	25.31
C34	31.19	302.50	S89°35'05"E	31.18
C35	30.21	18.00	S45°16'53"E	26.79
C36	26.33	18.00	N44°47'07"E	24.05
C37	28.19	18.00	S47°40'23"W	25.40
C38	29.07	18.00	S43°27'59"E	26.02
C39	18.07	454.50	S88°36'01"E	18.07
C40	42.23	26.50	N46°52'59"E	37.00
C41	39.78	83.50	S14°52'32"W	39.41
C42	19.51	83.50	S35°13'10"W	19.47
C43	73.78	83.50	S67°13'36"W	71.40
C44	35.68	327.00	S9°10'08"E	35.66

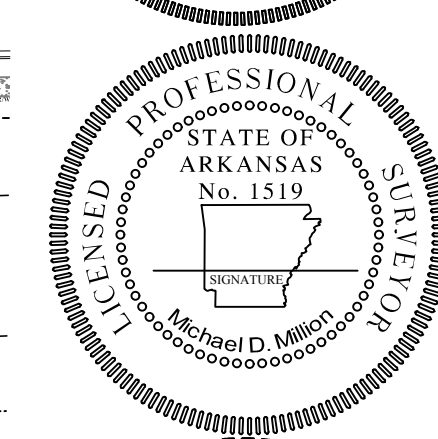
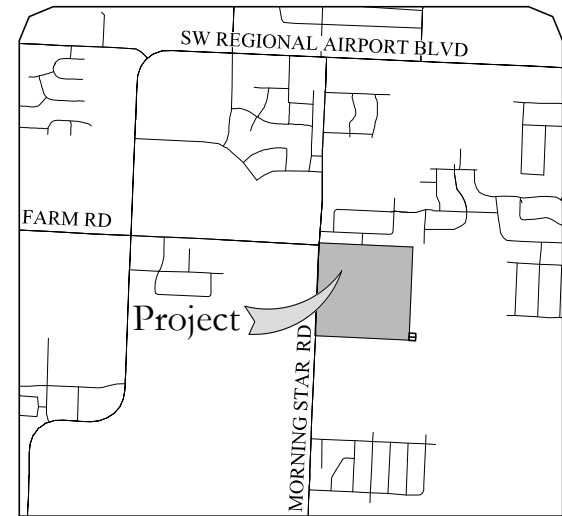
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C45	43.97	327.00	S7°17'50"E	43.94
C46	31.77	273.00	N6°31'36"W	31.75
C47	34.73	273.00	N7°30'17"W	34.71
C48	33.91	157.00	N4°54'40"W	33.85
C49	22.25	303.00	S4°57'40"E	22.21
C50	14.00	303.00	S3°07'23"W	14.00
C51	21.35	157.00	N3°07'23"E	21.34
C52	36.68	543.00	N6°01'44"E	36.65
C53	46.78	397.00	S6°00'23"W	46.76
C54	63.29	397.00	S0°02'58"E	63.26
C55	63.31	543.00	N8°18'06"W	63.28
C56	12.11	543.00	N4°16'52"W	12.11
C57	19.16	397.00	N4°00'02"E	19.16
C58	30.62	18.00	S43°48'33"W	27.06
C59	27.95	18.00	N43°07'52"W	25.21
C60	36.75	428.50	N1°01'27"W	36.73
C61	32.78	428.50	N4°40'21"W	32.77
C62	50.77	371.50	N3°19'09"W	50.75
C63	63.27	371.50	N2°25'50"E	63.24
C64	63.41	371.50	N6°44'50"E	63.38
C65	28.97	371.50	N11°22'41"E	28.97
C66	25.51	428.50	N11°07'39"E	25.50

Preliminary Plat of
WOODLANDS CROSSING
Surveying, PLLC
Development by:
SME STEEL CONTRACTORS INC
%DREAM STRUCTURES
RESIDENTIAL
5801W WELLS PARK RD
WEST JORDAN UT 84081-5665

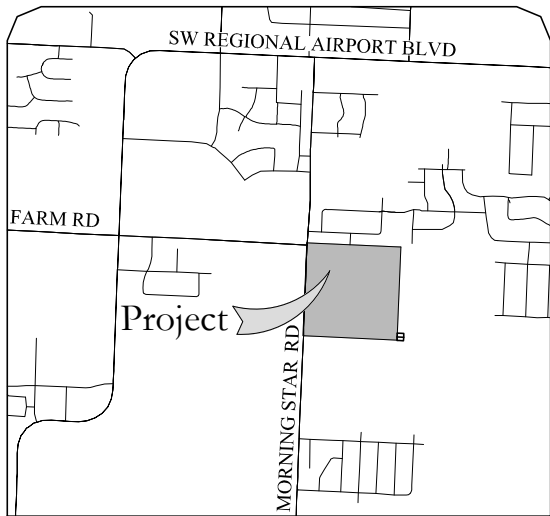
A Million Miracles
Surveying, PLLC
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-pltc.com
PH (479) 387-4361

Project No. 2018-28
Scale 1"=50'
Date: 1/21/2019
Sheet Description
SITE PLAN
NORTH
Sheet # **C1.5**

City of Bentonville PP18-0008



NO.		DATE		REVISION	

[illegible]

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Sheet Description
SITE PLAN
SOUTH

Sheet #	C1.6
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City of Bentonville PP18-0008

Site Plan Notes:

- | | |
|-------|---|
| EX-CB | Match existing curb, replace any busted curbs |
| SS-ST | Stop Sign & Street sign required, coordinate with the City per required intersection location for each sign location. |
| SL-WA | SLOW Children Xing ahead sign in ROW coordinate with the City per required location for each sign location. |
| SLOW | SLOW Children Xing sign in ROW coordinate with the City per required location for each sign location. |
| EX-SW | Match existing Sidewalk. |
| ADA-R | Accessible Ramp in Sidewalk |
| CC-XC | Street Light per City of Bentonsville Requirements, Coordinate with City prior to installation |
| TPR-2 | End of Curb & Gutter standard street width |
| TPR-1 | Within 2' taper curb to to gutter line |

Curve Table					Curve Table					Curve Table					Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length	Curve #	Length	Radius	Chord Direction	Chord Length	Curve #	Length	Radius	Chord Direction	Chord Length	Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.21	1800	N42° 33' 26"W	25.41	C23	8.58	37300	S10° 24' 24"E	8.58	C45	43.97	32700	S7° 17' 50"S	43.94	C67	61.27	42850	N5° 19' 24"E	61.22
C2	28.00	21700	S89° 33' 05"W	27.59	C24	26.72	42700	S9° 21' 24"E	26.71	C46	31.73	27500	N0° 31' 36"W	31.75	C68	64.90	62850	S5° 31' 58"W	64.83
C3	44.19	428.50	S89° 33' 05"W	44.17	C25	64.59	42700	S6° 56' 26"E	64.53	C47	34.75	27300	N0° 30' 17"W	34.71	C69	60.00	51700	S5° 16' 10"W	59.94
C4	28.37	1800	S47° 23' 23"E	25.52	C26	54.59	37300	S6° 57' 23"E	54.55	C48	33.01	15700	N4° 57' 40"W	33.85	C70	59.23	51700	S11° 59' 22"W	59.20
C5	28.18	1800	S42° 30' 37"E	25.39	C27	33.53	42700	S7° 16' 17"E	33.52	C49	22.25	10300	S4° 57' 40"E	22.21	C71	37.60	62850	S11° 06' 59"W	37.63
C6	25.93	1800	N46° 11' 27"W	23.75	C28	31.12	37300	S2° 22' 23"E	31.11	C50	14.01	10300	S5° 07' 23"W	14.00	C72	21.04	16.66	S48° 55' 50"W	19.67
C7	34.01	37300	S40° 54' 57"W	34.00	C29	26.07	16.50	S47° 16' 41"W	23.44	C51	21.35	15700	S7° 23' 21"E	21.34	C73	23.09	16.66	S89° 55' 49"W	23.07
C8	42.9	37300	S86° 57' 42"W	4.29	C30	25.86	16.50	N47° 30' 30"W	23.30	C52	56.98	54300	N6° 01' 41"E	56.65	C74	115.10	72.00	S48° 14' 00"W	102.23
C9	28.76	1800	S41° 51' 18"W	25.80	C31	25.96	16.50	N42° 20' 30"E	23.36	C53	62.78	59700	N0° 07' 23"W	62.76	C75	20.94	18.00	S47° 24' 36"W	20.15
C10	26.90	1800	S47° 43' 41"E	24.46	C32	28.11	1800	S42° 15' 17"E	25.34	C54	63.29	59700	S0° 02' 30"E	63.26	C76	28.24	1800	N42° 54' 17"E	25.43
C11	17.63	32800	S88° 59' 54"E	17.63	C33	25.32	26150	S09° 35' 08"E	25.31	C55	63.31	59700	N1° 06' 20"E	63.28	C77	26.77	1800	N48° 14' 07"E	25.81
C12	28.33	1800	N47° 20' 34"E	25.50	C34	31.19	30250	N09° 35' 08"E	31.18	C56	12.21	54300	N4° 10' 52"W	12.11	C78	30.58	22.21	S09° 52' 30"E	30.56
C13	18.21	27300	S33° 03' 37"E	18.20	C35	30.21	1800	S43° 16' 51"E	26.79	C57	19.16	59700	S4° 00' 47"E	19.16	C79	30.03	20.00	S33° 32' 30"E	27.21
C14	48.21	27300	S35° 07' 35"W	48.15	C36	26.33	1800	N44° 43' 07"E	24.05	C58	30.62	1800	S43° 48' 33"W	27.06	C80	60.28	37300	N3° 12' 57"W	60.29
C15	25.24	32800	S22° 42' 33"E	25.23	C37	28.19	1800	S47° 07' 23"W	25.40	C59	27.95	1800	N45° 00' 52"W	26.21	C81	38.16	37300	S6° 58' 47"W	35.55
C16	54.32	32700	S45° 19' 38"W	54.25	C38	29.07	1800	S43° 27' 59"E	26.02	C60	36.75	428.50	N1° 01' 27"W	36.73	C82	25.41	37150	N38° 25' 50"W	25.46
C17	5.05	42700	S8° 40' 49"W	5.05	C39	18.07	45450	S88° 56' 31"E	18.07	C61	32.78	428.50	N3° 40' 21"W	32.77	C83	5.26	42850	N88° 07' 33"E	5.26
C18	53.02	42700	S47° 47' 04"W	52.99	C40	42.23	26.50	S42° 52' 59"E	37.90	C62	50.57	571.5	N9° 19' 09"W	50.75	C84	30.20	42850	N44° 14' 18"W	30.26
C19	19.00	37300	S7° 33' 33"W	19.00	C41	39.78	83.50	S14° 32' 32"W	39.41	C63	63.27	571.5	N0° 23' 59"E	63.24	C85	24.27	27150	S08° 05' 24"W	24.26
C20	31.73	37300	S3° 59' 49"W	31.72	C42	19.51	83.50	S35° 13' 10"W	19.47	C64	63.41	571.5	S4° 44' 59"E	63.38	C86	27.19	32850	N83° 05' 24"W	27.18
C21	63.52	42700	S3° 10' 07"E	63.45	C43	73.78	83.50	S6° 13' 37"W	71.40	C65	26.89	571.5	N11° 22' 41"E	26.97					
C22	71.90	37300	S4° 18' 07"E	71.88	C44	35.68	32700	S6° 19' 08"E	35.66	C66	25.51	428.50	N11° 07' 30"E	25.50					

EX-PV	Match existing pavement, sawcut & repair to make a smooth finish.
DRV-N	Driveway must be installed on the <u>NORTH</u> side of lot, to avoid utility or storm structures.
DRV-S	Driveway must be installed on the <u>SOUTH</u> side of lot, to avoid utility or storm structures.
DRV-E	Driveway must be installed on the <u>EAST</u> side of lot, to avoid utility or storm structures.
DRV-W	Driveway must be installed on the <u>WEST</u> side of lot, to avoid utility or storm structures.
62-SW	A raised sidewalk by 6", to meet back of curb elevation, shall be a stamped and/or colored concrete finish, and white stripe for slip resistance.
THRM	Thermoplastic 2' X 6' painting
3-RC	Recessed curb at inlet to ensure ponding depth & drive lane width are in meeting Bentonville Street Specs & Drainage standards
USCP	Subdivision & Signage Easement

Ex Legend

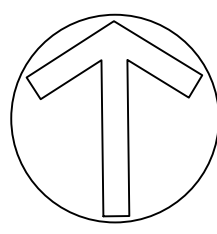
- # Feature

Feature

- Description
- Found Iron rebar
- Found Stone
- Fire Hydrant
- Utility Power Pole
- Overhead Transmission
Power Pole
- Water Valve
- Telephone pedestal
- Telephone vault
- Property Line
- Center Line
- Right-Of-Way Line
- Overhead Electric
- Existing Utility Easement
- Ex 12" Watermain

- ### Description

- | | | |
|---|---|---|
| Property Line |  |  |
| Proposed Lot Line |  | |
| Right-Of-Way Line |  | |
| Street / Drive Centerline |  | |
| Edge of Pavement |  | |
| 24" Curb And Gutter |  | |
| Pr Utility Easement Line |  | <u>See Utility Plan For Line Sizes</u> |
| Drainage Easement Line |  | Sanitary Sewer Manhole |
| Drainage Easement Area |  | Light Pole |
| Set PLS 1519 Cap
on 5/8" Iron rebar |  | Fire Hydrant & Assembly |
| Phase 1 Asphalt |  | Gate Valve |
| Phase 2 Asphalt |  | Double 5/8" Water Meter Set |
| Concrete Sidewalk |  | Irrigation Meter With
RPZ Backflow |
| Phase 1 Class 7 Base to
offset Sewr Manholes |    | Storm Catch Basin(s) |



See Utility Plan For Line Sizes

Project No.	Scale
2018-28	1"=50'
Date:	

1/21/2019

Sheet Description

SITE PLAN

SITE PLAN

SOUTH

Sheet # 01 C

C1.6