



**Planning Commission
Agenda
May 7th, 2019**

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

- 1. Lots 20 & 21, Block G, Orchard Addition** **Lot Split**
506 SE D Street ([LS19-0010](#))
- 2. Lots 1 & 2, Haynie Addition** **Lot Split**
411 Tiger Boulevard ([LS19-0011](#))
- 3. Lot 17, Block 14, Demings Second Addition** **Property Line Adjustment**
105 NW 6th Street ([LS19-0012](#))
- 4. Lots 17-19, Block 15, WA Burks Addition** **Property Line Adjustment**
Fillmore Street ([LS19-0007](#))
- 5. Lot 19, Block 2, Railroad Addition** **Property Line Adjustment**
SE 3rd Street ([PLA19-0006](#))
- 6. Lots 5-7, Brown Subdivision** **Property Line Adjustment**
706 Bella Vista Road ([PLA19-0010](#))
- 7. Keypoint Church Expansion** **Large Scale Development Extension**
3200 Medical Center Parkway ([LSD18-0066](#))

IV. New Business

- 1. Sample & PBR Holdings, LLC** **Rezoning***
(R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential)
802 SE 3rd Street, 804 SE 3rd Street, & 305 SE G Street ([RZ19-0010](#))
- 2. Habitat for Humanity of Benton County** **Rezoning***
(R-1, Single-Family Residential to DE, Downtown Edge)
301 SW 4th Street ([RZ19-0011](#))
- 3. Hogwild Development, LLC** **Rezoning***
(C-1, Neighborhood Commercial to C-2, General Commercial)
2902 SE I Street ([RZ19-0012](#))

4.	Northwest Arkansas Classical Academy Educational Facility 1300 Melissa Drive, Suite 210 (CU19-0006)	Conditional Use*
5.	Lots 31 & 32, Block 24, Demings Second Addition 107 NE 7 th Street (LS19-0009)	Lot Split
6.	Red Barn 1605 NW A Street (FP19-0002)	Final Plat
7.	Ankle & Foot Centers of Mid-America SW Westpark Drive (LSD19-0010)	Large Scale Development
V.	Other Business	
VI.	Planner's Report	
VII.	Adjournment	

Planning Commission
Minutes
April 16, 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 Ali Worley

Motion by Mr. Sanders, seconded by Mr. Grider to approve the minutes of April 2, 2019 as written
Approved 7-0

New Business

Item #1

Rose Properties, LLC: Rezoning, R-1, Single Family Residential to C-2, General Commercial, 1253 SW Regional Airport Blvd, RZ19-0009

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Glass Investments, LLC: General Plan Amendment, Mixed-Use to Light Industrial, Southwest Rainbow Farm Road and Southwest Regional Airport Boulevard, GPA19-0001

Ali Worley reads the staff report.

Opened public hearing

Brian Crist, 4794 SW Rainbow Farm Rd, speaks on his concerns of the usage of Southwest Rainbow Farm Road and drainage concerns.

Closed public hearing

Mr. Stanley reminds the Commissioners that the item is for the change in use not the development. He goes on to address Mr. Crist's drainage concerns.

Mr. Binns explains they are just voting on whether or not they will allow an industrial use. He asks Mr. Stanley about the recourse Mr. Crist can take in regards to the improper usage of Southwest Rainbow Farm Road by the industrial use to the south. Mr. Stanley states that it would be a civil issue.

Mr. Sanders asks if this would be a form-based or Euclidean zoning. Mr. Stanley states it is a hybrid.

Mr. Eccleston asks if the area were to be residential, if it would lead to more traffic. Mr. Stanley responds yes.

Mr. Stanley goes on to say that illegal parking along Southwest Rainbow Farm Road is an enforcement issue and has been brought to the attention of the proper staff as it is a life safety concern.

Mr. Davis asks about setback differences between a mixed-use or an industrial use. Mr. Stanley states that setbacks on a mixed-use would be 7 feet; setbacks on an industrial use would be 75 feet.

Mr. Grider asks Patrick Foy, project representative, on the parking issues. Mr. Foy states he will look at alleviating the concerns of parking on Southwest Rainbow Farm Road.

Approved 7-0

Other Business

No Tech Review next week.

A Planning Commission tour is tentatively scheduled for June 24th from 3-5pm. Mr. Sanders states this tour will help the Commissioners grasp the form-based zoning better.

Motion by Mr. Grider to adjourn.

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 May 7, 2019

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on April 30, 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.

Lot Split: Lots 20 & 21, Block G, Orchard Addition, Cadence Group, LLC, 506 SE D Street, RC-2, Central Residential – Moderate Density (LS19-0010)

A Lot Split of Lot 4, Block G, of Orchard Addition, Creating new Lots 20 (+/- .09 acres) & 21 (+/- .09 acres) of Orchard Addition. The lot line to be created per this plat is on the common wall of a single-family attached structure. The single-family attached use and lot layout were approved through Board of Adjustment on September 26, 2018 (VAR18-0026). The plat dedicates a 10-foot utility easement along SE D Street.

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

Lot Split: Lots 1 & 2, Haynie Addition, Connie Haynie & David Reynolds, 411 Tiger Boulevard, DN-3, Downtown High-Density Residential (LS19-0011)

A Lot Split of a previously unplatted tract of land creating new Lots 1 (+/- .119 acres) & 2 (+/- .151 acres) of Haynie Addition. The plat dedicates 10-foot utility easements along both western lot lines, 25-foot utility easements along both eastern lot lines, and 7-foot utility and access easements along their shared lot line. In addition, the plat dedicates additional right-of-way along both street frontages 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/mgweb/PZpending/>)

Property Line Adjustment: Lot 17, Block 14, Demings Second Addition, Dwellings, Inc, 105 NW 6th Street, R-1, Single-Family Residential, (LS19-0012)

A Property Line Adjustment of Lots 7 & 8, Block 14, of Deming's Second Addition, creating new Lot 17 (+/- .209 acres). The plat dedicates a 10-foot utility easement along both street frontages. The plat dedicates additional right-of-way 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/mgweb/PZpending/>)

Property Line Adjustment: Lots 17-19, W.A. Burks Addition, CCSM Ventures, LLC, Fillmore Street, DN-2, Downtown Medium-Density Residential, (LS19-0007)

A Property Line Adjustment of Lots 7, 8, & 15, Block 15, of W.A. Burk's Addition, creating new Lots 17 (+/- 6,600 square feet), 18 (+/- 6,600 square feet), and 19 (+/- 9,800 square feet), Block 15, of W.A. Burk's Addition. The plat dedicates a 20-foot utility easement along Fillmore Street and 7.5-foot utility easements along all shared lot lines.

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

Property Line Adjustment: Lot 19, Block 2, Railroad Addition, Kathy Muldoon Trustee, SE 3rd Street, DC, Downtown Core, (PLA19-0006)

A Property Line Adjustment of Lots 12 and 13, Block 2, of Railroad Addition, creating new Lot 19, Block 2 (+/- .46 acres). The plat dedicates 10-foot utility easements along both street frontages.

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

Property Line Adjustment: Lots 5-7 Brown Subdivision, Frank & Anna Bray, 706 Bella Vista Road, DN-2, Downtown Medium-Density Residential, (PLA19-0010)

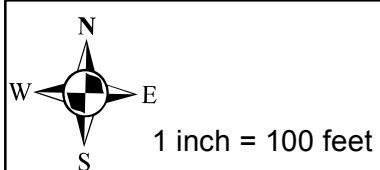
A Property Line Adjustment of Lots 2-4 of Brown Subdivision, creating new Lots 5 (+/- .18 acres), 6 (+/- .18 acres), and 7 (+/- .34 acres). The plat dedicates a 10-foot utility easement based upon a sewer line relocation.

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

Large Scale Development Extension: Keypoint Church Expansion, Keypoint Church, Inc, 3200 Medical Center Parkway, R-3, Medium-Density Residential, (LSD18-0066)

This item was originally approved by the Planning Commission on November 6, 2018.

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



LS19-0010
LOT SPLIT
ORCHARD ADDITION LOT 4 BLOCK G
NEW LOTS 20 & 21 BLOCK G



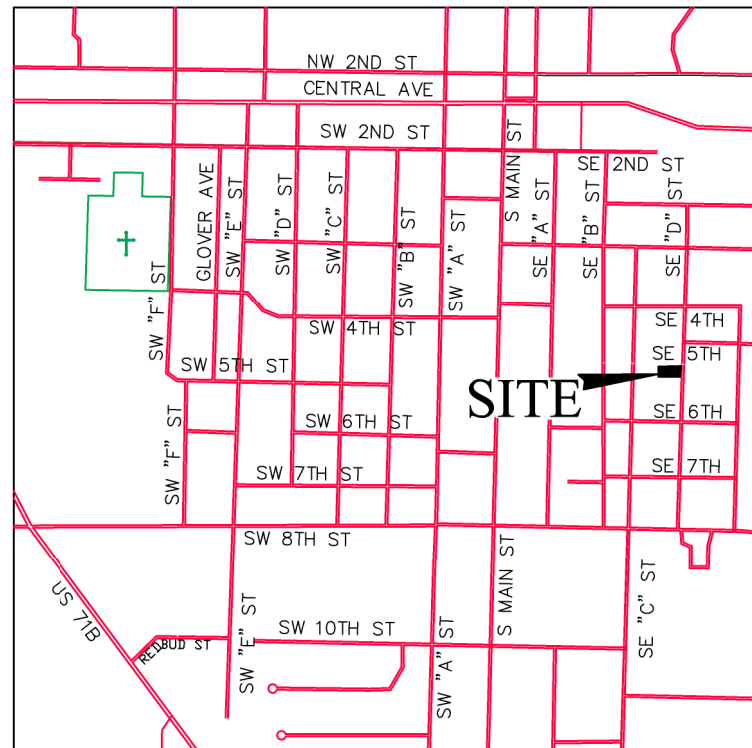


20' 0 20'

SCALE: 1" = 20'

Notes:

- 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 are visible at the time of making 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.
- 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.
- Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, Convergence -01°17'10.54".
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- The hereon described property is classed Urban.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 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.
- Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per FEMA FIRM Map Community Map Number 05007C025K, effective date, June 5, 2012 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.
- This plat represents a boundary survey of the parcel recorded in Deed Records L2017064430 in the records of the Circuit Clerk, Benton County, Arkansas.



VICINITY MAP
N.T.S.

PARENT TRACT DESCRIPTION

LOT 4, BLOCK G, ORCHARD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGES 4 AND 89, AND PLAT RECORD "B" AT PAGE 27.

LOT 20 DESCRIPTION:

PART OF LOT 4, BLOCK G, ORCHARD ADDITION TO THE TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK G, ORCHARD ADDITION, THENCE S02°34'10"W A DISTANCE OF 25.00 FEET; THENCE N87°26'19"W A DISTANCE OF 150.01 FEET; THENCE N02°35'17"E A DISTANCE OF 25.00 FEET; THENCE S87°26'19"E A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 21 DESCRIPTION:

PART OF LOT 4, BLOCK G, ORCHARD ADDITION TO THE TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK G, ORCHARD ADDITION, THENCE N87°26'19"W A DISTANCE OF 150.02 FEET; THENCE N02°35'17"E A DISTANCE OF 25.00 FEET; THENCE S87°26'19"E A DISTANCE OF 150.01 FEET; THENCE S02°34'10"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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:

SIGNED: ARKANSAS LS NO.1636

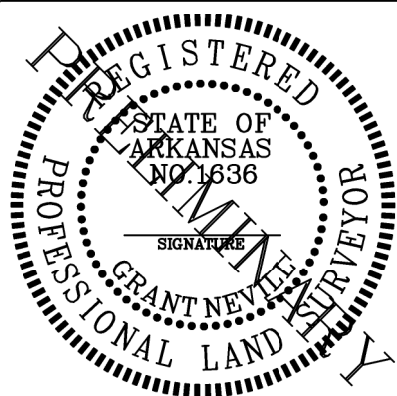
STATE OF ARKANSAS

COUNTY OF

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY

OF ____ 2019.

NOTARY PUBLIC SIGNATURE



SURVEYOR

Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264
edagen@sbcglobal.net

PLS: GEN

CAD: GEN

FIELD: GEN

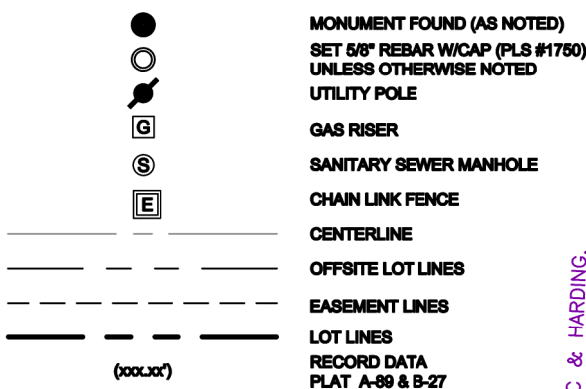
FIELD: M

DWG: 2016-0006 Split

DATE: APRIL 1, 2019

SHEET: 1 OF 1

LEGEND



NOTE: BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT

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

NOTE: SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE

ELECTRIC NOTES:

-OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

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

-BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

-IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

Variance Note:

Variance Project VAR18-0026 approved 9/26/18 allows for the split of this lot.

SETBACKS ZONE RC-2:

FRONT:
SINGLE & TWO FAMILY: 20'
TOWN-HOMES: 10'

SIDE INTERIOR:
SINGLE & TWO FAMILY: 7'
TOWN-HOMES & TWO FAMILY (ATTACHED): 0'

SIDE EXTERIOR:
SINGLE, TWO FAMILY: 20'
TOWN-HOMES: 10'

REAR:
SINGLE & TWO FAMILY: 15'
TOWN-HOMES: 15'

HEIGHT REQUIREMENTS: 40'

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

COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

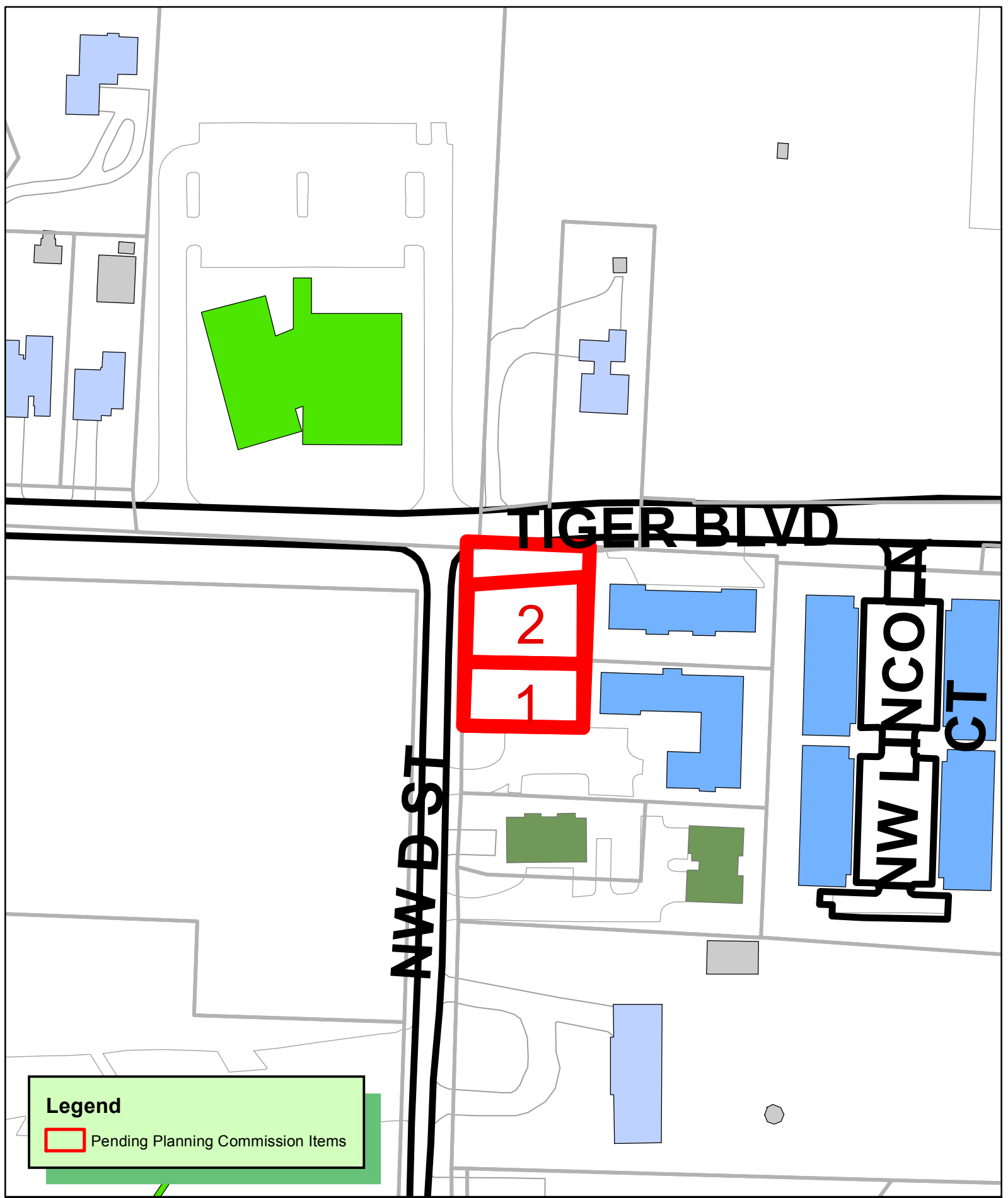
SIGNED: _____

PRINTED OWNER NAME: _____

SOURCE OF TITLE:
DEED RECORD L2017064430

LOT 4, BLOCK G
CREATING LOTS 20 & 21, BLOCK G
ORCHARD ADDITION
BENTONVILLE, ARKANSAS

CITY PROJECT #LS19-0010
CITY ATLAS PAGE 404
500-20N-30W-0-32-430-04-1636



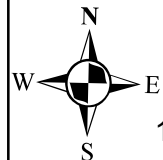
TIGER BLVD

NW D ST

NW LINCOLN CT

Legend

 Pending Planning Commission Items



1 inch = 100 feet

**LS19-0011
LOT SPLIT
REYNOLDS LOTS 1 & 2
PARCEL 01-00421-000**



SCALE: 1"=30'



LEGEND

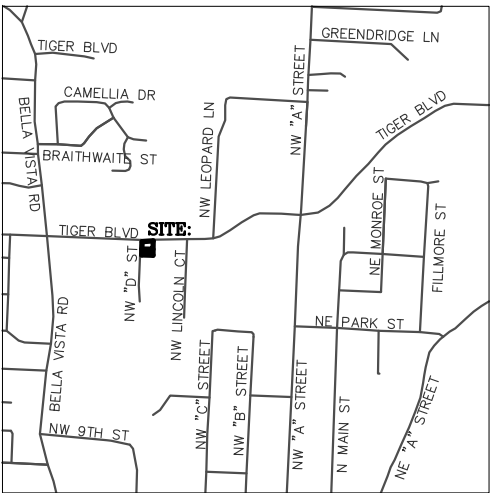
- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- CHISELED "X"
- SET PK NAIL
- PROPERTY LINE
- UTILITY EASEMENT
- 6' WOOD PRIVACY FENCE
- OVERHEAD ELECTRIC
- CENTERLINE OF STREET
- EXISTING WATER METER
- CABLE
- GAS
- POWER POLE
- SEWER MANHOLE
- WATER VALVE

SETBACK CHART, DN3 ZONING

- 15' FRONT SETBACK
- 10' SIDE EXTERIOR SETBACK
- 7' SIDE INTERIOR SETBACK
- 25' REAR SETBACK

CITY REQUIRED NOTES:

1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.



PROPERTY DESCRIPTION (PARENT DESCRIPTION)

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS; COMMENCING AT THE NW CORNER OF THE SAID NW1/4 OF THE NE1/4, THENCE SOUTH 00°41'27" WEST 16.30 FEET TO THE POINT OF BEGINNING, THENCE NORTH 84°13'52" EAST 100.63 FEET; THENCE SOUTH 00°41'29" WEST 146.10 FEET; THENCE NORTH 88°37'21" WEST 100.00 FEET; THENCE NORTH 00°41'27" EAST 133.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.321 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 1)

BEGINNING AT THE SOUTHEAST (SE) CORNER OF LOT 1, OF HANEY ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE NORTH 89°00'24" WEST 98.92 FEET; THENCE NORTH 01°56'53" EAST 52.70 FEET; THENCE SOUTH 89°00'24" EAST 97.41 FEET; THENCE SOUTH 00°18'26" WEST 52.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.119 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 2)

BEGINNING AT THE SOUTHEAST (SE) CORNER OF LOT 2, OF HANEY ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE NORTH 89°00'24" WEST 97.41 FEET; THENCE NORTH 01°56'53" EAST 63.93 FEET; THENCE NORTH 86°03'46" EAST 95.84 FEET; THENCE SOUTH 00°18'26" WEST 72.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.151 ACRES MORE OR LESS.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

BASIS OF BEARING

THE PROPERTY WAS ROTATED TO STATE PLANE COORDINATES, USING THE BENTONVILLE MONUMENTS (#38 AND #1).

SURVEYOR NOTES:

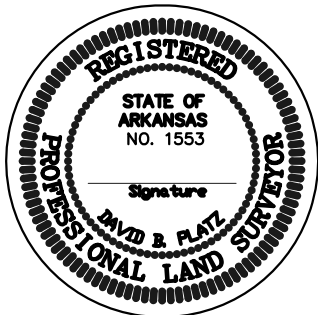
1. WARRANTY DEED FILED IN RECORD BOOK L2018 AT PAGE 54184.
2. PROPERTY IS COUNTY TAX PARCEL #01-00421-000.
3. THE CURRENT ZONING FOR THE PROPERTY IS DN3 ZONING.
4. DUE TO OUR LIMITED RESEARCH, ALL EASEMENTS FOUND ARE SHOWN, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, 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. 1553
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: _____

MAYOR

SIGNED: _____

CITY CLERK

SIGNED: _____

PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

CONNIE HANEY

SIGNED: _____

SHANNA JONES

SIGNED: _____

DAVID REYNOLDS

PRINT: _____

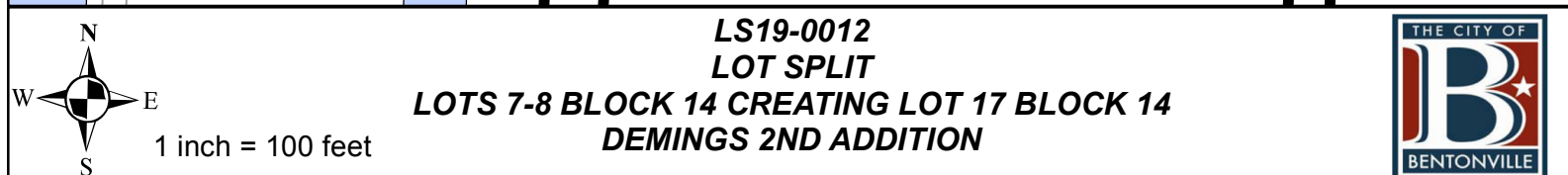
STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC SIGNATURE

LOT SPLIT LOT 1 & 2, OF HANEY ADDITION		REVISIONS		
		No.:	BY:	DATE:
OWNER CONTACT INFO: DAVE REYNOLDS 22 CHAUCER DRIVE BELLA VISTA, AR 72714		#1	COM	4/22/19
273-7989 OR 366-7989		DRAWN BY: DP/ZS	DATE: 4/1/19	
CONSULTING INC.		CHECKED BY:	JOB No.: 2018320	
P.O. BOX 223 BENTONVILLE, AR 72712		SCALE: 1"=30'	SHEET: 1	



LEGEND

- C.P. COMPUTED POINT
- ⊙ FOUND PIPE
- S.I.P. SET IRON PIN
- ⊗ F.I.P. FOUND IRON PIN
- PROPERTY LINE
- FENCE
- OVERHEAD ELECTRIC
- UTILITY EASEMENT
- ⊕ POWER POLE
- ⊗ WATER VALVE
- ⊙ GAS METER
- ⊗ WATER METER
- ⊕ AIR CONDITIONING

CITY REQUIRED NOTES:

1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.



NOTES

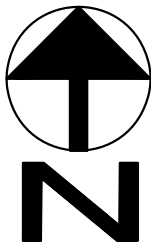
1. PARENT DEED FILED IN DEED RECORD BOOK L2019, AT PAGE 08322
2. PROPERTY IS COUNTY TAX PARCEL #01-02202-000.
3. THE CURRENT ZONING OF THE PROPERTY IS R-1.
4. DUE TO OUR LIMITED RESEARCH, ALL EASEMENTS FOUND ARE SHOWN, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

CERTIFICATE OF ACCURACY

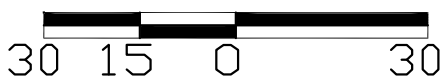
I, DAVID B. PLATZ, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

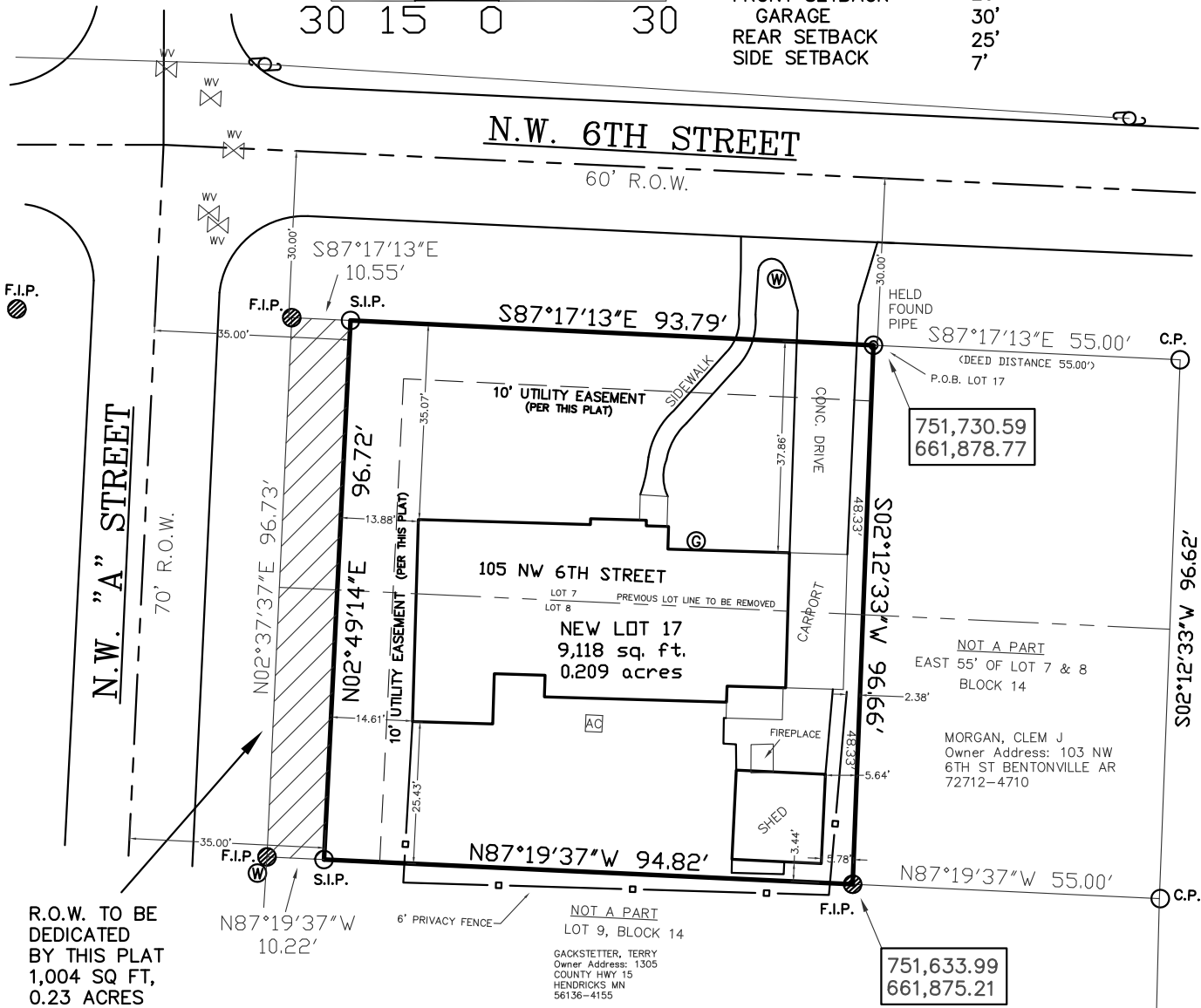


SCALE 1"=30'



SETBACK CHART, R-1 ZONING

FRONT SETBACK	20'
GARAGE	30'
REAR SETBACK	25'
SIDE SETBACK	7'



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: _____

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

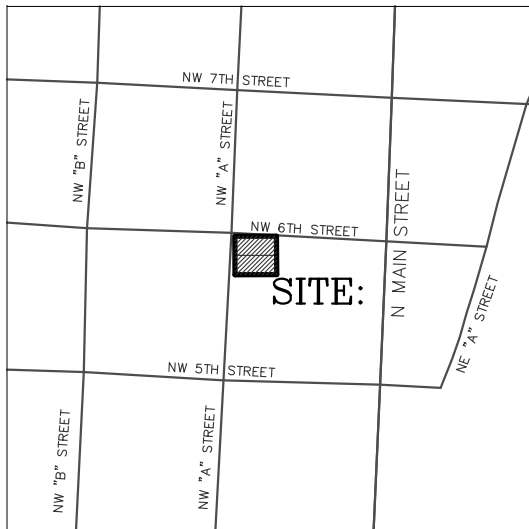
SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____
DAY OF _____, 2019.

NOTARY PUBLIC SIGNATURE _____



FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

PARENT DESCRIPTIONS

LOTS 7 & 8, BLOCK 14, IN THE DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE, EXCEPT A STRIP OF LAND 55 FEET WIDE OFF THE EAST AND THEREOF.

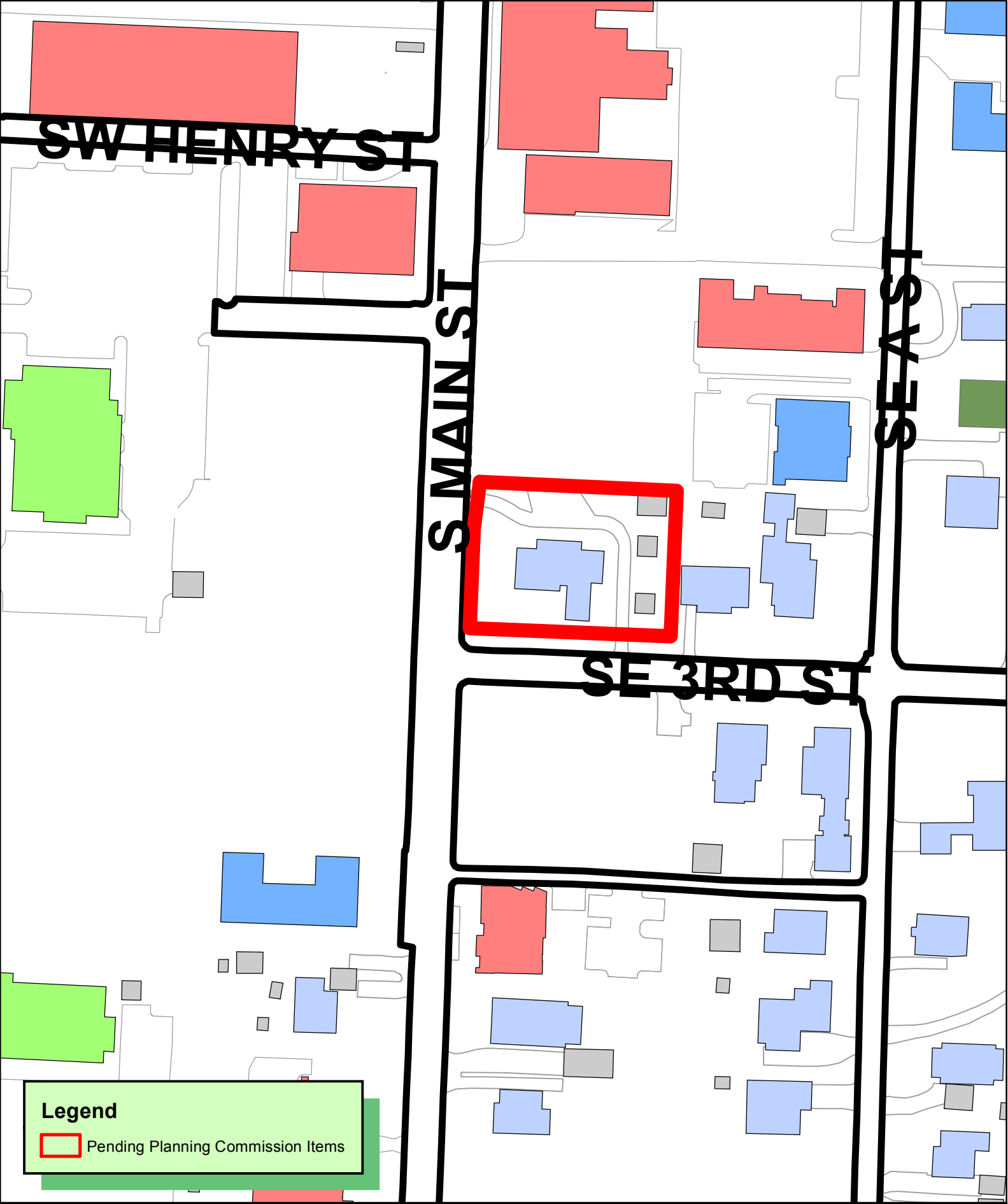
LOT 17

LOT 17, BLOCK 14, IN THE DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE, FORMERLY KNOWN AS LOT 7 & 8, BLOCK 14, EXCEPT A STRIP OF LAND 55 FEET WIDE OFF THE EAST, FURTHER DESCRIBED AS COMMENCING AT THE NORTHEAST (NE) CORNER OF LOT 7, THENCE NORTH 87°17'13" WEST 55.00 FEET TO A FOUND PIPE KNOWN AS THE POINT OF BEGINNING; THENCE SOUTH 02°12'33" WEST 96.66 FEET; THENCE NORTH 87°19'37" WEST 94.82 FEET; THENCE NORTH 02°49'14" EAST 96.72 FEET; THENCE SOUTH 87°17'13" EAST 93.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.209 ACRES MORE OR LESS.

LOTS 7 & 8, BLOCK 14
EXCEPT THE EAST 55'
DEMING'S SECOND ADDITION
CREATING LOT 17, BLOCK 14

LOT SPLIT		REVISIONS		
		No.:	BY:	DATE:
OWNER: DWELLINGS INC. 4 KAYLIN DR LITTLE ROCK, AR 72205		#1	COM	4/22/19
273-7989 OR 366-7989 CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712		DRAWN BY:	DATE:	
		DP/ZS	3/29/19	
		CHECKED BY:	JOB No.:	
			2019027	
		SCALE:	SHEET:	
		1"=30'	1	

PROJECT NUMBER (LS19-0012)



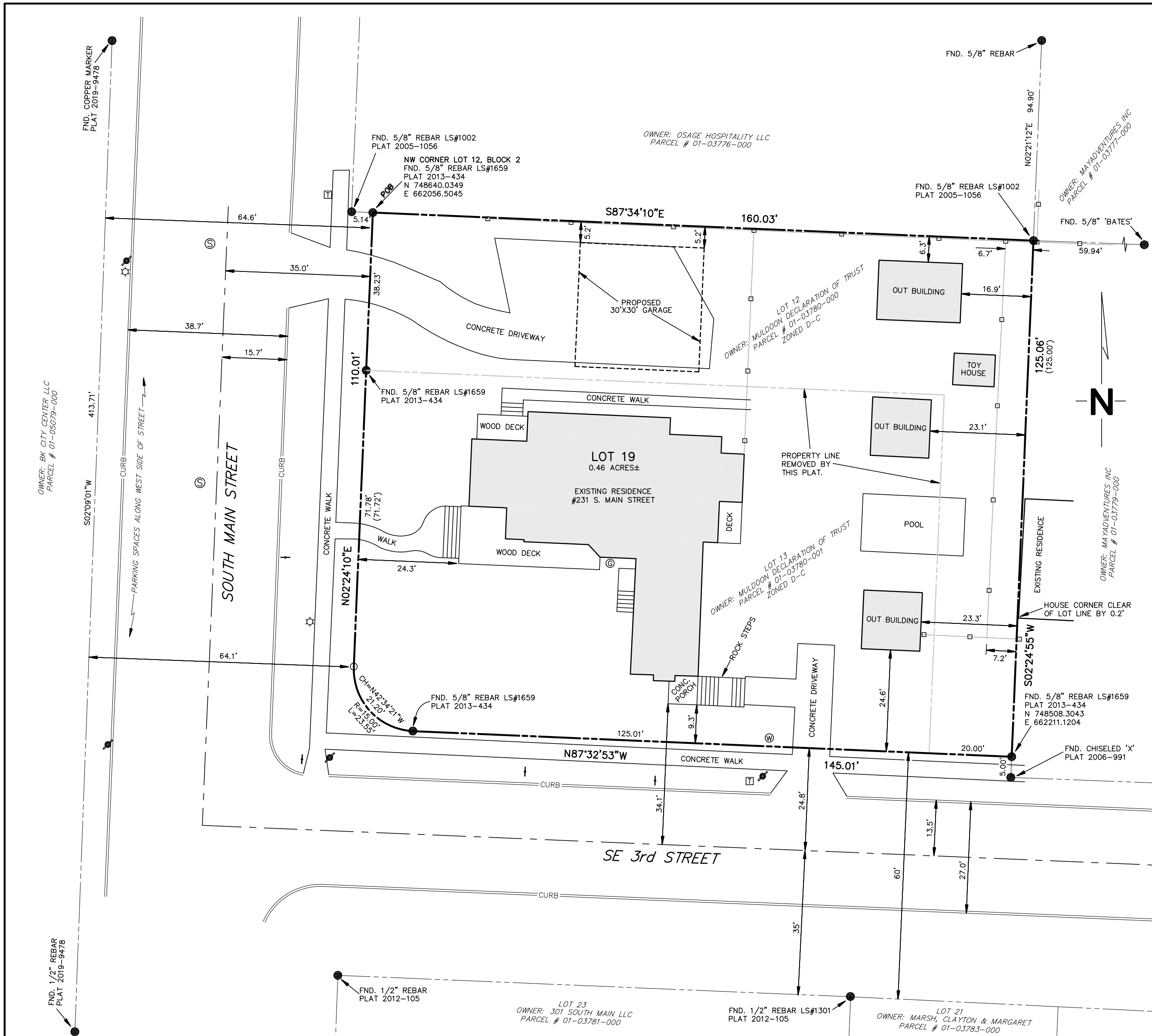
Legend

 Pending Planning Commission Items

 1 inch = 100 feet

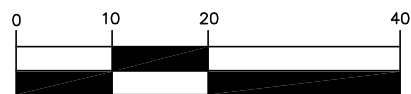
PLA19-0006
PROPERTY LINE ADJUSTMENT
RAILROAD ADDITION





FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE
PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY,
ARKANSAS, MAP NUMBER: 05007C0255 K.
MAP REVISED DATE: JUNE 5, 2012.



LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/CAP
- STREET LIGHT
- PROPERTY LINE
- CENTERLINE PAVEMENT
- WOOD FENCE LINE
- UTILITY POLE
- WATER VALVE
- WATER METER
- GAS METER
- TELEPHONE RISER
- SANITARY SEWER MANHOLE
- STREET SIGN

NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.

COORDINATES SHOWN HEREON ARE BASED OFF CITY OF BENTONVILLE CONTROL MONUMENT #56 HAVING PUBLISHED COORDINATES OF N.747233.15, E.662937.98, CONVERGENCE -0117700.50"

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UNDERGROUND UTILITIES MAY EXIST NOT SHOWN HEREON.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNERS 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.

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.

PARENT PARCEL DESCRIPTION (TAKEN FROM DEED 2018-08545)

LOTS 12 AND 13, BLOCK 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A LOT SPLIT OF LOT 9, BLOCK 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 434.

NEW LOT 19 DESCRIPTION

ALL OF LOT 12 AND LOT 13, BLOCK 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A LOT SPLIT OF LOT 9, BLOCK 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 434. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 12; THENCE S87°34'10"E 160.03 FEET TO THE NE CORNER OF SAID LOT 12; THENCE S02°24'55"W 125.06 FEET TO THE SW CORNER OF SAID LOT 12; THENCE N87°32'53"W 145.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURV TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING AND DISTANCE OF N42°34'21"W 21.20 FEET; THENCE N02°24'10"E 110.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

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 & NOTED ON SAID PLAT.

DATE OF EXECUTION _____

PRINTED NAME _____ SIGNED _____

PRINTED NAME _____ SIGNED _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2019.

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 _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN _____

MAYOR CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____

OWNER/DEVELOPER:
MULDOON DECLARATION OF TRUST, KATHY S
231 S MAIN ST
BENTONVILLE, AR. 72712

BUILDING SETBACKS FOR D-C ZONING

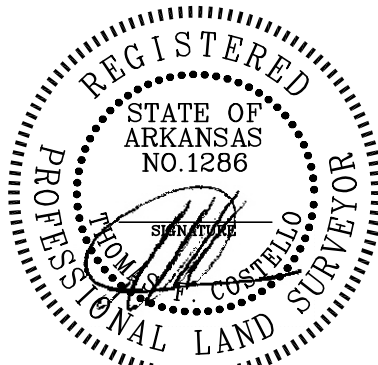
FRONT 20' MAX
REAR 0'
SIDE 0'

WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

CERTIFICATE OF SURVEYING ACCURACY

I, THOMAS COSTELLO, 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: 04/09/2019



REGISTERED LAND SURVEYOR, NO. 1286
STATE OF ARKANSAS

500-20N-30W-0-31-110-04-1286

PLA18-XXXX

ATLAS PAGE # 403

PROPERTY LINE ADJUSTMENT PLAT

LOT 12 AND LOT 13, BLOCK 2, RAILROAD ADDITION
- TO BE KNOWN AS -
LOT 19, BLOCK 2, RAILROAD ADDITION



Costello Land Surveying

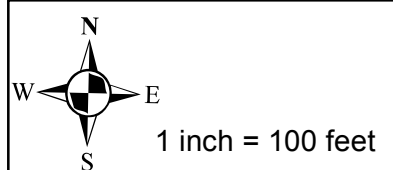
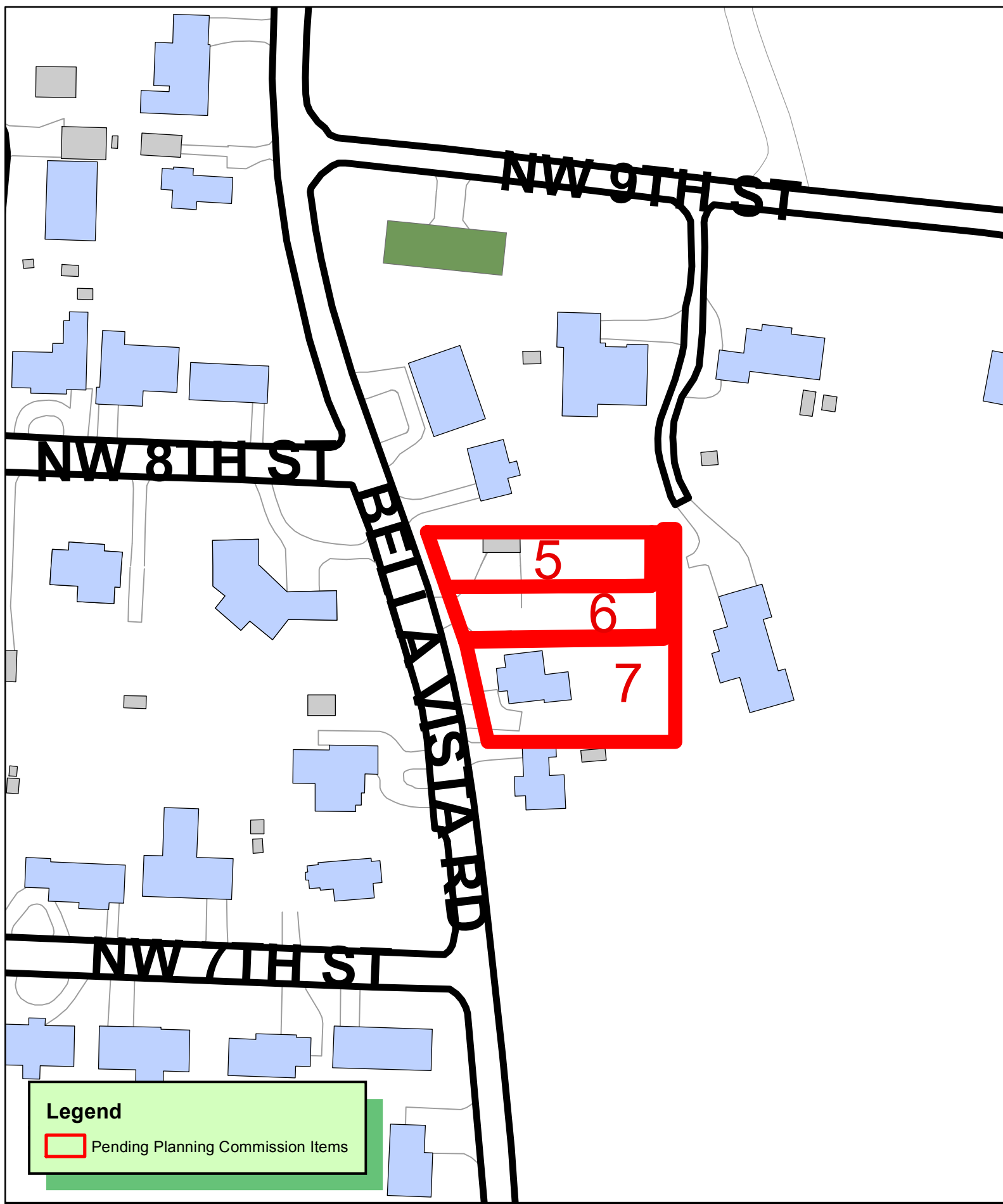
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64656
(417) 226-4524

JOB NO. 19032

FIELD DATE: 04-01-19

SHEET 1 OF 1

DRAWING: COMBO



PLA19-0010
PROPERTY LINE ADJUSTMENT
BROWN SUBDIVISION



PHILIP & SHANDLE
STAVITSKY
P.N. 01-00465-000
ZONE R-1

RANDLE & SARA BERG
P.N. 01-00466-000
ZONE R-1

MARK & AMBER BRAY
P.N. 01-00463-000
ZONE R-1

P.O.B.
LOT 5
N 752562.1631
E 659734.1976

LOT 5
7,847.35 SQ. FT.
OR
0.18 ACRES±
ZONE DN-2

ORIGINAL
LOT 3

LOT 6
8,038.60 SQ. FT.
OR
0.18 ACRES±
ZONE DN-2

ORIGINAL
LOT 4

LOT 7
14,998.80 SQ. FT.
OR
0.34 ACRES±
ZONE R-1

MICHELLE CARRIE
P.N. 01-03371-000
ZONE R-1

PARENT TRACT:

LOT 2 OF BROWN SUBDIVISION, AS SHOWN ON PLAT
BOOK 2013, PAGE 571, AND LOTS 3 & 4 OF BROWN
SUBDIVISION, AS SHOWN ON DOCUMENT #L201817316, CITY
OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LOT 5:

PART OF LOT 3 OF BROWN SUBDIVISION, AS SHOWN ON
DOCUMENT #S201817316 OF THE BENTON COUNTY RECORDS,
AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 3, THENCE
S89°59'08"E 184.41 FEET, THENCE S00°00'52"W 43.88 FEET,
THENCE S89°38'51"W 168.74 FEET TO THE EAST RIGHT-OF-WAY
LINE OF BELLA VISTA ROAD, THENCE ALONG SAID EAST
RIGHT-OF-WAY LINE N19°12'10"W 47.61 FEET TO THE POINT OF
BEGINNING, CONTAINING 7,847.35 SQUARE FEET OR 0.18 ACRES,
MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY,
EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 6:

PART OF LOTS 3 & 4 OF BROWN SUBDIVISION, AS SHOWN
ON DOCUMENT #L201817316 OF THE BENTON COUNTY RECORDS,
AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 4, SAID POINT
BEING ON THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA
ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE
N19°12'10"W 47.61 FEET, THENCE LEAVING SAID EAST
RIGHT-OF-WAY LINE N89°38'51"E 168.74 FEET, THENCE
N00°00'52"E 43.88 FEET, THENCE S89°59'08"E 10.00 FEET,
THENCE S00°00'52"W 87.64 FEET, THENCE S89°12'52"W 163.08
FEET TO THE POINT OF BEGINNING, CONTAINING 8,038.60
SQUARE FEET OR 0.18 ACRES, MORE OR LESS, AND SUBJECT
TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE
COVENANTS OF RECORD OR FACT.

LOT 7:

LOT 2 AND PART OF LOTS 3 & 4 OF BROWN SUBDIVISION,
AS SHOWN ON PLAT BOOK 2013, PAGE 571 AND DOCUMENT
#L201817316 OF THE BENTON COUNTY RECORDS, AND BEING
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 2, SAID POINT
BEING ON THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA
ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE
N12°37'01"W 87.19 FEET, THENCE LEAVING SAID EAST
RIGHT-OF-WAY LINE N89°12'52"E 163.08 FEET, THENCE
N00°00'52"E 87.64 FEET, THENCE S89°59'08"E 10.00 FEET,
THENCE S00°00'52"W 175.00 FEET, THENCE S89°59'08"W
154.00 FEET TO THE POINT OF BEGINNING, CONTAINING
14,998.80 SQUARE FEET OR 0.34 ACRES, MORE OR LESS,
AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND
RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGEND

- FOUND REBAR/PIPE (AS NOTED)
○ SET 1/2" REBAR W/CAP, LS 1370
- PROPERTY LINE
--- RIGHT-OF-WAY LINE
--- CENTER LINE
--- EASEMENT 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 _____

COMMUNITY DEVELOPMENT DIRECTOR

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 HAZARD.

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



VICINITY MAP
(N.T.S.)

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

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

5. THE PROPERTY SHOWN HEREON IS ZONED DN-2 (DOWNTOWN MEDIUM-DENSITY RESIDENTIAL),
AND R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE,
ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

DN-2:
FRONT YARD: 15 FEET (MIN), 25 FEET (MAX)
SIDE YARD: 25% OF LOT WIDTH (TOTAL MIN), YARD 1: 7 FEET, YARD 2: REMAINDER OF
TOTAL, BUT NO LESS THAN 5 FEET.
REAR YARD: 25 FEET

R-1:

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

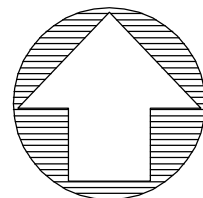
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY
OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS
TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION
DEPARTMENT.



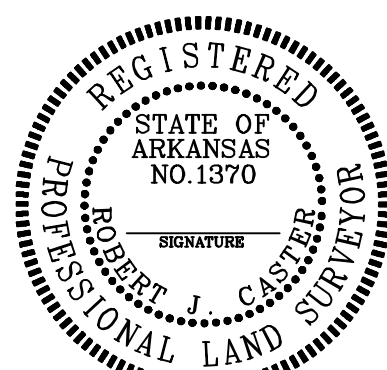
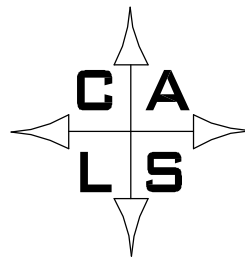
0 30 60

SCALE 1" = 30 FEET

CITY OF BENTONVILLE PROJECT #PLA19-0010

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



SCALE: 1" = 30'

DATE: 4-19-19

PROPERTY LINE ADJUSTMENT
LOTS 2, 3 & 4 BROWN SUBDIVISION
CREATING LOTS 5, 6 & 7

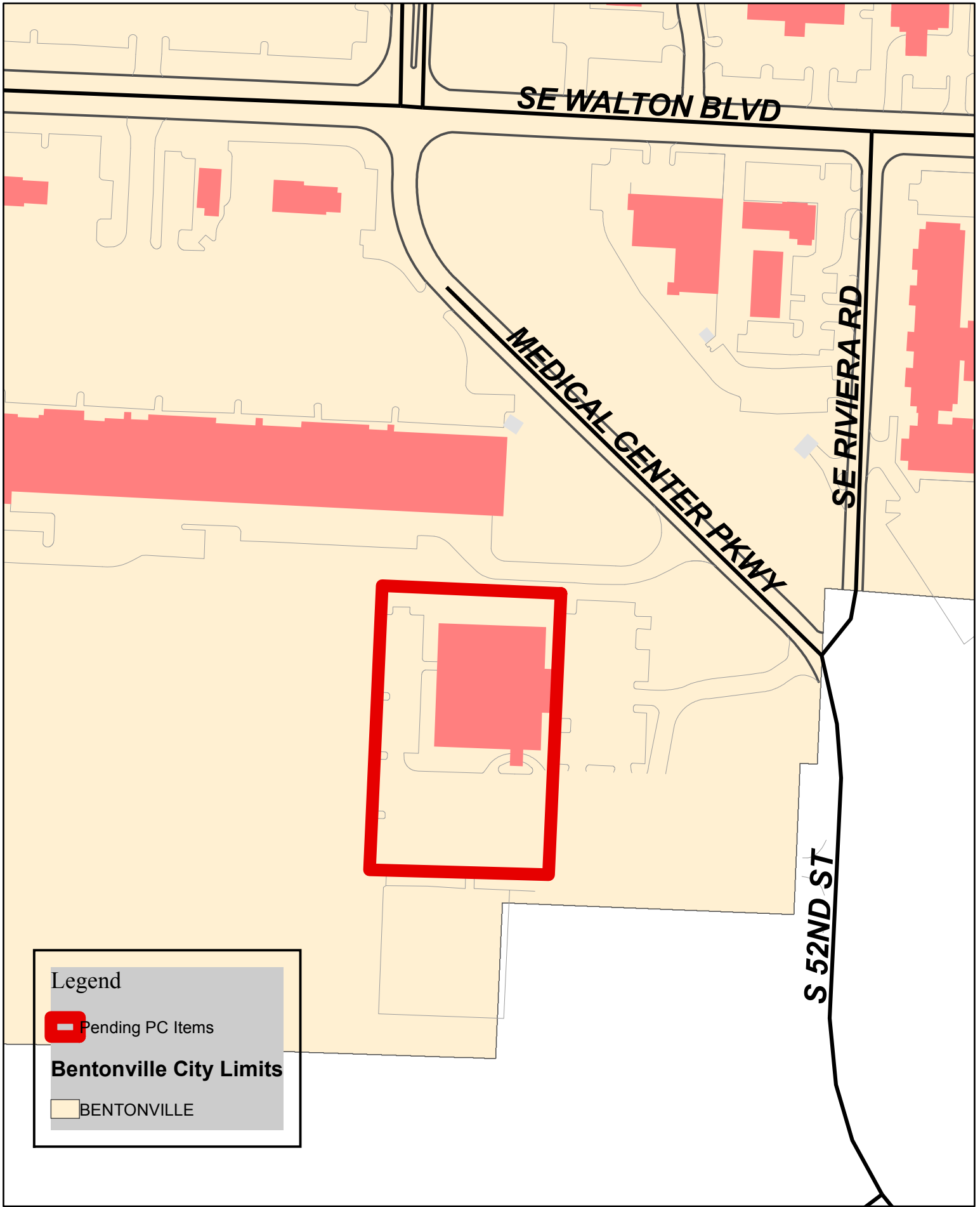
BELLA VISTA ROAD
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB #
19-020

DRAWN BY:
ASD

CHECK'D BY:
RJC

PAGE
1 OF 1



LSD18-0066
Keypoint Church Expansion
3700 Medical Center Parkway

1 inch = 167 feet





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Mr. Jon Stanley
Planning Department
City of Bentonville
305 S.W. "A" Street
Bentonville, AR 72712

April 23, 2019

Re: LSD Approval Extension Request
Keypoint Church Expansion – 3200 Medical Center Parkway
(LSD18-0066)

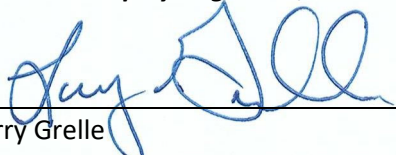
Jon,

On behalf of Keypoint Church, MSE respectfully requests an extension of the Large-Scale Development approval issued on November 7, 2018. The developer has been working through construction costs with contractors and will be ready to move forward with construction by fall of this year.

If you have questions or need additional information, you may reach me at (479) 273-2209.

Sincerely,

Morrison-Shipley Engineers, Inc.



Larry Grelle
Project Manager

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com

REZONING STAFF REPORT



Sample & PBR Holdings, LLC

802 SE 3rd Street, 804 SE 3rd Street, & 305 SE G Street

PC Date: 5/7/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0010
Applicant / Current Owner	Rodney & Mary Sample Chelsea Sample PBR Holdings, LLC
Site Area	+/- 0.9 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Low Density Residential

Property Description

This property is located south of SE 3rd Street and east of SE G Street. The property is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the north, east, and south and RC-2, Central Residential-Moderate Density to the west.

Relationship to the General Plan

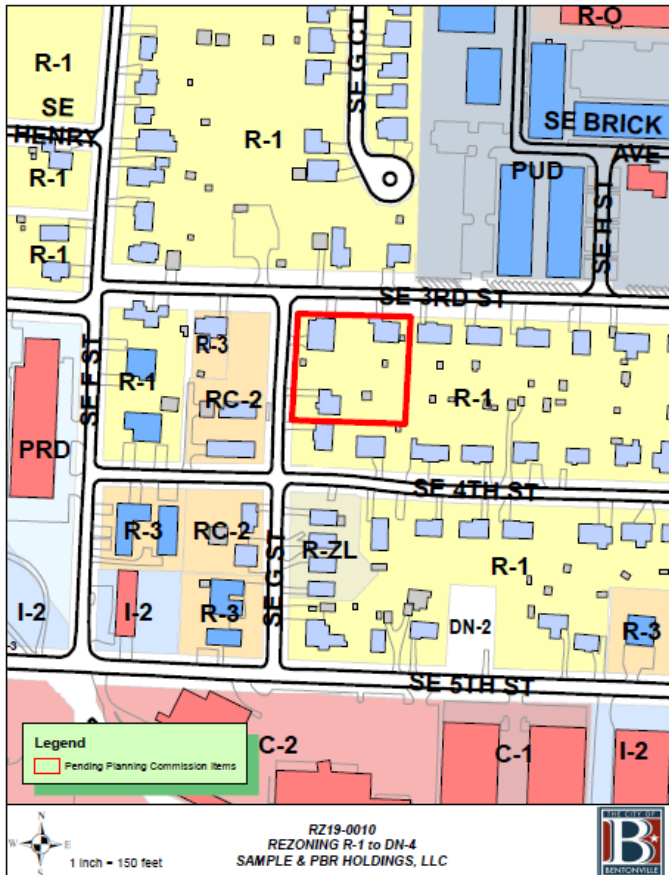
The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties and local amenities for residents.

Analysis

While the rezoning does not fit into the Future Land Use Plan, it can potentially be justified due to the adjacent uses of the apartment complex to the north and future proposed large scale development to the west. In addition, the Future Land Use Plan directly west from this area is depicted as High Density Residential.

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

Location Map



Rezoning Narrative
305 SE G, 804 SE 3rd, 802 SE 3rd

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN4- Downtown Mixed Use Residential

Explanation: 502 SE C Street, LLC proposes to rezone the properties at 305 SE G Street (Parcel # 01-04691-001), 804 SE 3rd Street (Parcel # 01-04689-001 and 802 SE 3rd Street (Parcel #01-04689-000) from R1 to DN 4, in order to develop a real estate project in compliance with DN development standards. The current owners are: 305 SE G- Chelsea Sample, 804 SE 3rd PBR Holdings, LLC, and 802 SE 3rd- Mary K and Rodney Lee Sample who endeavor to sell the property.

Reason to Rezone: The rezone would allow for future owners to build higher density multifamily apartments.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with the SE side of Downtown Bentonville.

Use: This residential development will fit into the Downtown Core development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed.

Appearance: Infill multi-family construction similar to other small multi-family projects on SW side of town.

Water/ Sewer/ Electric: On-Site

REZONING STAFF REPORT



Habitat for Humanity of Benton County

301 SW 4th Street

PC Date: 5/7/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0011
Applicant / Current Owner	Habitat for Humanity of Benton County 1212 N Walton Blvd Bentonville, AR 72712
Site Area	+/- 0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Medium Density Residential

Property Description

This property is located south of SW 4th Street and west of SW B Street. The property is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the north, south, and west and DE, Downtown Edge to the east.

Relationship to the General Plan

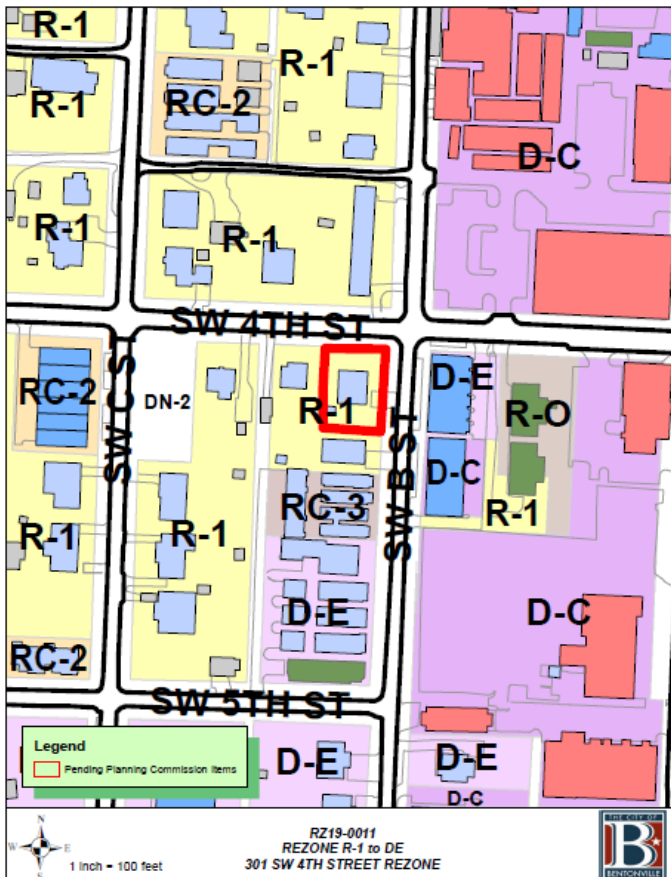
The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties along with local amenities for residents.

Analysis

The site's general location near downtown and adjacent uses of townhouses to the east and south, as well as existing DE-zoned property to the south and east of the subject property may justify a rezoning to DE, Downtown Edge.

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

Location Map



Rezoning Narrative 301 SW 4th Street

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DE-Downtown Edge

Explanation: Newell Development proposes to rezone the property at 301 SW 4th Street (Parcel # 1-03132-000) from R1 to DE, in order to develop a real estate project in compliance with DE development standards. The current owner is Habitat for Humanity of Benton County, Inc (mailing address: 1212 N Walton, Blvd, Bentonville, AR 72712) who endeavors to sell the property to NEWELL Development.

Reason to Rezone: The rezone would allow for Newell Development to build more single-family density units as they have completed to the south on B Street.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with similar Newell Development properties to the south on B Street.

Use: This residential development will fit into the SW Downtown development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed.

Appearance: Similar in style other Newell Development properties on B Street.

Water/ Sewer/ Electric: On-Site

REZONING STAFF REPORT



Hogwild Development, LLC

2902 SE I Street

PC Date: 5/7/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0012
Applicant / Current Owner	Hogwild Development, LLC 833 S East Ave Columbus, KS 66725
Site Area	+/- 4.7 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Residential Estate

Property Description

This property is located south of SE 28th Street and west of SE I Street. The property is currently zoned C-1, Neighborhood Commercial. Adjacent zonings are C-2, General Commercial to the north, A-1, Agricultural to the east and west, and I-1, Light Industrial to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. These areas include large detached single-family residential properties.

Analysis

The site's adjacency to an arterial road (Southeast 28th Street) and surrounding uses, including commercial development to the north and industrial development to the south, may justify a rezoning to C-2, General Commercial.

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

Location Map





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

March 29, 2019

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

**Re: Parcel #01-00166-000, Bentonville, AR
Rezoning Request**

Dear Planning Commission:

Hogwild Development, LLC is requesting to rezone parcel 01-00166-000 to provide parking for the existing warehouse structures located at the southwest corner of SE 28th Street and SE J Street. The rezone would allow them to provide the parking by right rather than by Conditional Use. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The property is currently zoned C-1, Neighborhood Commercial; the proposed zoning is C-2, General Commercial. The property is owned by Hogwild Development, LLC. The property is currently an open pasture with an abandoned residential structure.
- Hogwild Development would like to rezone for future development inconsistent with the regulations of C-1 zoning and for business uses associated with the property to the south.
- The property is intended for future commercial development which is consistent with surrounding business parks, and applications of neighboring property.
- This property will be utilized for the development of a future commercial building and in conjunction with a parking field for use of existing developments on neighboring property.

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

- Hogwild expects additional traffic will be generated at the time the property is developed. A traffic study has been ordered and will be provided along with the future LSD submittal.
- Signage will not be installed with this project.
- The property will be developed in accordance with planning code and PC review requirements for aesthetics and landscaping. The decaying and partially demolished structure existing on the property currently will be removed in the interim prior to future development.
- Water is available to the east and south, Sewer is not currently available to the site. However, neither will be required for the proposed parking lot

Sincerely,

Morrison Shipley Engineers, Inc.



Larry Grelle
Project Manager

CONDITIONAL USE STAFF REPORT



Northwest Arkansas Classical Academy

1300 Melissa Drive, Suite 210

PC Date: 5/7/2019

Reviewer: Ali Worley, Planning Technician

Project Number	CU19-0006
Applicant / Current Owner	1300 Melissa, LLC 801 SW O Street Bentonville, AR 72712
Site Area	+/- 4.79 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Light Industrial (I)
Requested Use	Educational Facility
Protective Covenants	None

Property Description

This property is located north of Melissa Drive. The property is currently zoned PUD, Planned Unit Development. Educational facilities require a conditional use permit regardless of zone.

Proposed Use Description

The applicant submitted a conditional use permit application to allow an educational facility to occupy an existing suite located at 1300 Melissa Drive. According to the applicant's narrative, their hours of operation will be normal school hours; generally no more than Monday through Saturday 7:00am to 7:00pm. They will be using the 1st floor lobby and entire 2nd floor office space for expansion of the NWA Classical Academy located next door at 1302 Melissa Drive. Total occupancy of the proposed area would not exceed 150 students, teachers, and staff.

Public Notice

Staff has not been contacted regarding this request.

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

Location Map



Conditions of Approval

1. This conditional use permit shall be valid for one year after issuance, unless one of the above conditions are violated.

NARRATIVE

Northwest Arkansas Classical Academy

1300 Melissa Drive, Bentonville, AR 72712

Proposed Use: Responsive Education Solutions will use the 1st floor lobby and entire 2nd floor office space for expansion of the NWA Classical Academy located next door at 1302 Melissa Drive. This area will house 7th through 12th grade students and related teachers and staff. Total occupancy of this 8,550 square foot area would not exceed 160.

Hours of Operation: Normal School hours, but generally no more than Monday through Saturday 7:00 am to 7:00 pm.

Structural Changes: Interior: Add Janitor closet to 2nd floor; Add 1 demise wall; and locks securing door access to the space. Exterior: None.

- Site plan, indoor floor plan, parking & traffic flow and photographs attached.
- No outdoor areas to be used. Outdoor areas within 1302 Melissa. Student & teachers to walk to 1302 Melissa for indoor and Outdoor activities. No outdoor lighting changes proposed.
- No Protective Covenants.

Car Line Plan for 2019-2020

Northwest Arkansas Classical Academy

We will be instituting the following plan to accommodate additional students and cars during drop off and pick up times at Northwest Arkansas Classical Academy. This plan will allow for the additional cars and keep vehicles from backing up onto public streets during drop off and pick up times. We believe this plan will alleviate any stacking issues that could occur do to the increase in student enrollment.

- **Carpool Lane** - Cars picking up two or more families and at least three students may use the more efficient Car Pool Lane / HOV Lane
- **Staggered Start Times** - by staggering the start and end times for the upper and lower schools of the day by 30 minutes, we will be able to have the car lines move faster and not spill out onto the street. It will split up the number of cars at any given time in the line.
- **Student Pick Up App** - we will purchase an app that notifies the school automatically as to which car is in which lane, we will be able to move students to their cars faster and more efficiently. This will also reduce the time cars spend in line.

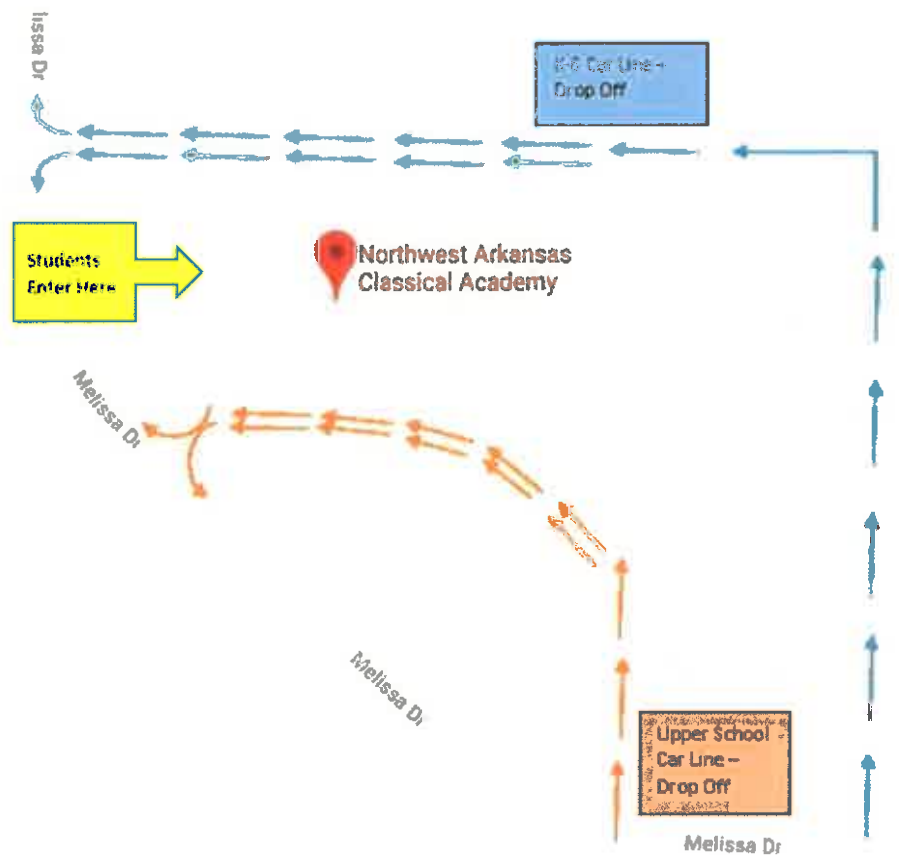
We anticipate adding an additional 10 parking spaces for new staff.



CAR LINE PROCEDURE

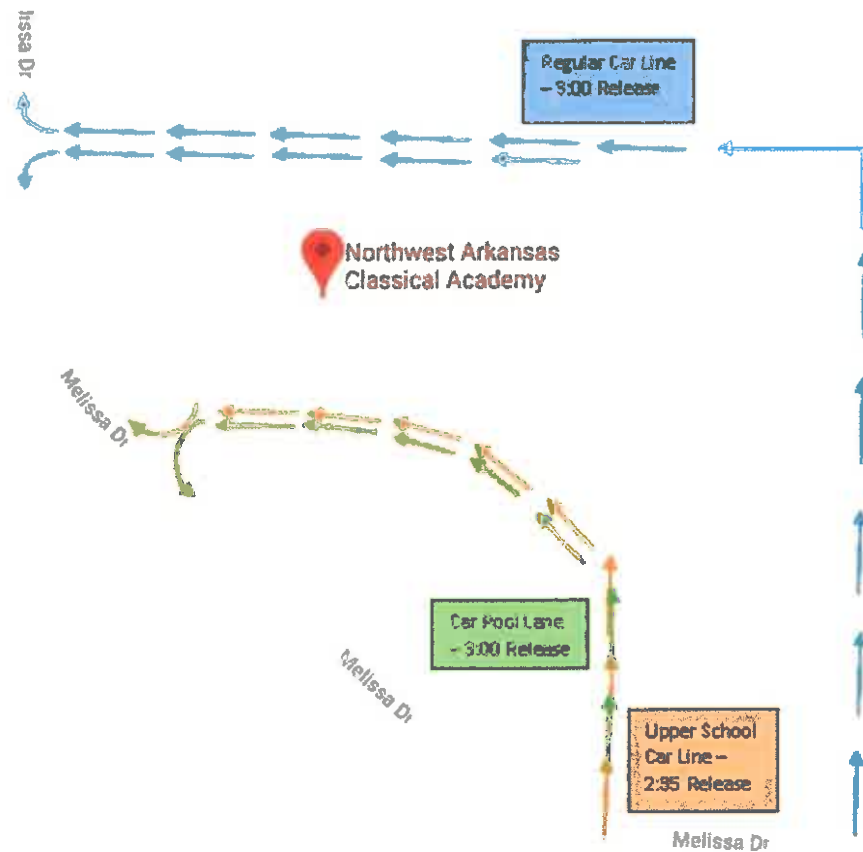
Morning Drop Off:

- The oldest child in the vehicle dictates where students are dropped off.
- During drop off, unless visiting the school, parents should remain in vehicles.



Afternoon Pick Up:

- Upper School (7-12) students released at 2:35.
- K-6 Students released at 3:00.
- The latest child's pick up time dictates which line you are in.
- K-6 Car Pool Lane cannot line up until 3:00, when the upper school line has cleared.



LOT SPLIT STAFF REPORT



Lots 31 & 32, Block 24, Demings Second Addition

107 NE 7th Street

PC Date: 5/7/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LS19-0009
Applicant / Current Owner	Christopher and Jenny Miller 103 NE 7 th Street Bentonville, AR 72712
Site Area	+/- .56 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Medium-Density Residential

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

Property Description

This .56-acre property is located northwest of the corner of NE A Street and NE 7th Street. The property is currently zoned R-1, Single Single-Family Residential. The Future Land Use Plan depicts the property as Medium-Density Residential.

Project Details

A Property Line Adjustment of Lots 18 and 20, Block 24, of Deming's Second Addition, creating new Lots 31 (+/- .31 acres) & 32 (+/- .25 acres) of Deming's Second Addition. The plat dedicates additional right-of-way along NE A Street.

Waivers

No waivers requested

Conclusion

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

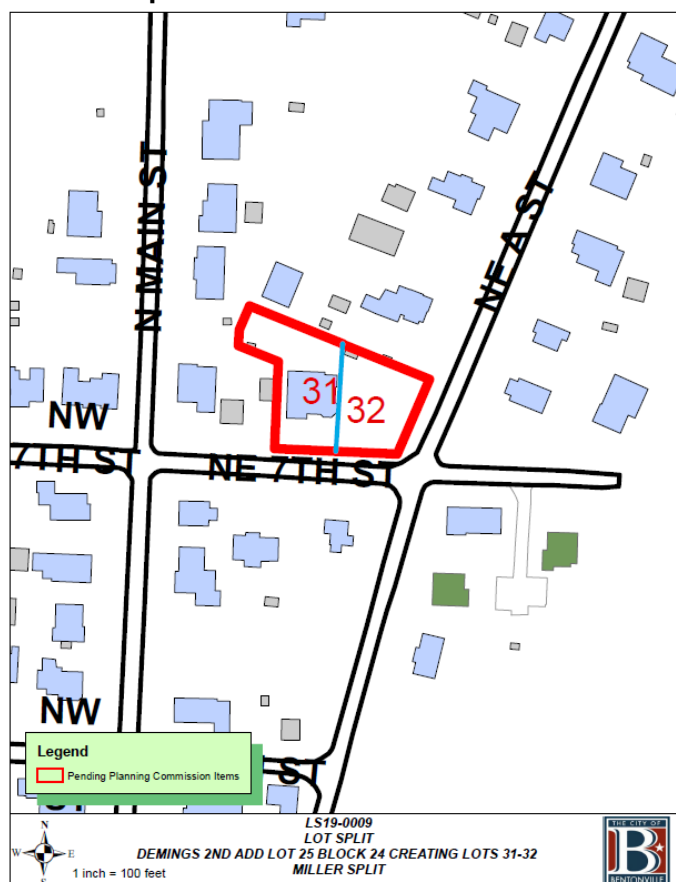
Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

NOTES

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

Location Map



30' 0 30'
SCALE: 1" = 30'

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND 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, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
CHRISTOPHER MILLER

SIGNED: _____
JENNY MILLER

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____

MY COMMISSION EXPIRES: _____

NOTES:

Before any work in the Right-of-Way commences, contractor and or owner is to obtain a right-of-way permit from the City of Bentonville Transportation Department.

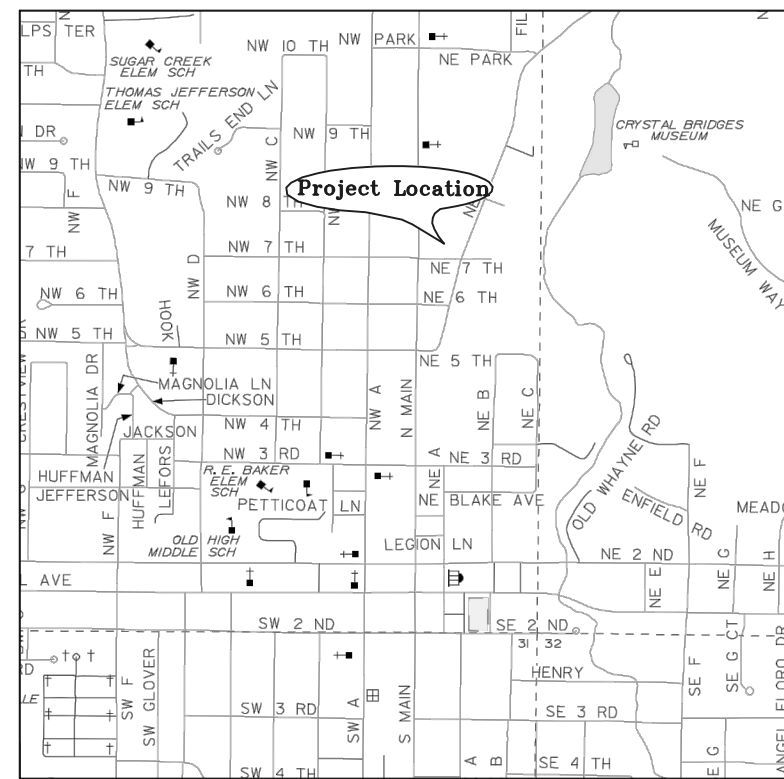
Owner/Developer shall coordinate with all local utilities to insure each lot has water, sewer and electric service.

Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.

Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service. 2.

20' Utility Easement on exterior lot lines and 15' Utility Easement centered on interior lot lines.

All structures must maintain minimum of 20' clearances from all electric lines. 4. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.



Vicinity Map
N.T.S.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION 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

Notes:

- 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.
- 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.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2005, Page 49438 at the courthouse in Benton County, Arkansas.
- Basis of Bearings: Arkansas State Plane, North Zone (NAD83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- 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.
- 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 R-1 (residential).
- Building setbacks for zone R-1 are as follows:

Front	20 Feet
Side(Interior)	7 Feet
Side(R.O.W)	20 Feet
Rear	25 Feet
- Subsurface and environmental conditions were not examined nor considered a part of this survey.

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

SURVEY DESCRIPTION PARENT TRACT:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE SOUTH 23°28'43" WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR; THENCE NORTH 87°24'28" WEST A DISTANCE OF 152.00 FEET TO A SET 5/8" REBAR; THENCE NORTH 02°31'32" EAST A DISTANCE OF 106.64 FEET TO A 5/8" REBAR; THENCE NORTH 68°09'16" WEST A DISTANCE OF 52.99 FEET TO A 5/8" REBAR; THENCE NORTH 03°04'10" EAST A DISTANCE OF 19.20 FEET TO A 5/8" REBAR; THENCE NORTH 23°17'02" EAST A DISTANCE OF 31.94 FEET TO A 5/8" REBAR; THENCE SOUTH 67°59'50" EAST A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.56 ACRES OR 24,539 SQUARE FEET MORE OR LESS.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE SOUTH 23°28'43" WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR; THENCE NORTH 87°24'28" WEST A DISTANCE OF 152.00 FEET TO A SET 5/8" REBAR; THENCE NORTH 02°31'32" EAST A DISTANCE OF 106.64 FEET TO A 5/8" REBAR; THENCE NORTH 68°09'16" WEST A DISTANCE OF 52.99 FEET TO A 5/8" REBAR; THENCE NORTH 03°04'10" EAST A DISTANCE OF 19.20 FEET TO A 5/8" REBAR; THENCE NORTH 23°17'02" EAST A DISTANCE OF 31.94 FEET TO A 5/8" REBAR; THENCE SOUTH 67°59'50" EAST A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.56 ACRES OR 24,539 SQUARE FEET MORE OR LESS.

SURVEY DESCRIPTION LOT 31:

ALL OF LOTS 18 AND 20, BLOCK 24, EXCEPT THE WEST 50 FEET OF SAID LOT 20, IN DEMING'S SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE SOUTH 67°59'50" WEST A DISTANCE OF 116.47 FEET TO A SET 5/8" REBAR WITH CAP BEING THE POINT OF BEGINNING; THENCE SOUTH 03°38'08" WEST A DISTANCE OF 132.16 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 87°24'28" WEST A DISTANCE OF 75.40 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 02°31'32" EAST A DISTANCE OF 106.64 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 68°09'16" WEST A DISTANCE OF 52.99 FEET TO FOUND 5/8" REBAR; THENCE NORTH 03°04'10" EAST A DISTANCE OF 19.20 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 23°17'02" EAST A DISTANCE OF 31.94 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 67°59'50" EAST A DISTANCE OF 123.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.31 ACRES OR 13,657 SQUARE FEET MORE OR LESS.

SURVEY DESCRIPTION LOT 32:

ALL OF LOTS 18 AND 20, BLOCK 24, EXCEPT THE WEST 50 FEET OF SAID LOT 20, IN DEMING'S SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE SOUTH 23°28'43" WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR; THENCE NORTH 87°24'28" WEST A DISTANCE OF 76.60 FEET TO A SET 5/8" REBAR WITH CAP; THENCE NORTH 03°38'08" EAST A DISTANCE OF 132.16 FEET TO A SET 5/8" REBAR WITH CAP; THENCE SOUTH 67°59'50" EAST A DISTANCE OF 116.47 FEET TO THE POINT OF BEGINNING CONTAINING 0.25 ACRES OR 10,882 SQUARE FEET MORE LESS.

Bentonville City Code:
LS19-0009

LOT SPLIT
CREATING LOT 31 & 32 OF DEMING'S
SECOND ADDITION

JLS

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



Recording Information
Job Number: 19-061 SPLIT
Field Work: A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 03/20/2019
Scale: 1"=20'
Basis of Bearings: (NAD83) Arkansas State Plane North Zone

LEGEND	RECORD DISTANCE	RECORD BEARING	CABLE RISER	MONUMENT FOUND (AS NOTED)
GAS LINE	RECORD BEARING	RECORD BEARING	MONUMENT SET (5/8" REBAR)	MONUMENT SET (5/8" REBAR)
TELEVISION CABLE	RECORD BEARING	RECORD BEARING	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PROPERTY LINES	RECORD BEARING	RECORD BEARING	SIGN	SIGN
BUILDING SETBACK	RECORD BEARING	RECORD BEARING	WATER METER	WATER METER
UTILITY POLE (WITH GUY WIRE)	RECORD BEARING	RECORD BEARING	WATER VALVE	WATER VALVE
	RECORD BEARING	RECORD BEARING	FIRE HYDRANT	FIRE HYDRANT
	RECORD BEARING	RECORD BEARING	WATER SPIGOT	WATER SPIGOT
	RECORD BEARING	RECORD BEARING	GAS METER	GAS METER
	RECORD BEARING	RECORD BEARING	ELECTRICAL RISER	ELECTRICAL RISER
	RECORD BEARING	RECORD BEARING	UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
	RECORD BEARING	RECORD BEARING	EXISTING WATER LINE	EXISTING WATER LINE
	RECORD BEARING	RECORD BEARING	PAINTED STRIPE	PAINTED STRIPE
	RECORD BEARING	RECORD BEARING	WIRE FENCE	WIRE FENCE
	RECORD BEARING	RECORD BEARING	CHAIN LINK FENCE	CHAIN LINK FENCE
	RECORD BEARING	RECORD BEARING	WOOD FENCE	WOOD FENCE
	RECORD BEARING	RECORD BEARING	TREE LINE	TREE LINE
	RECORD BEARING	RECORD BEARING	MANHOLE	MANHOLE
	RECORD BEARING	RECORD BEARING	DECIDUOUS TREE	DECIDUOUS TREE
	RECORD BEARING	RECORD BEARING	EVERGREEN TREE	EVERGREEN TREE
	RECORD BEARING	RECORD BEARING	DRAINAGE MANHOLE	DRAINAGE MANHOLE

FINAL PLAT STAFF REPORT



Red Barn

1605 NW A Street

PC Date: 5/7/2019

Reviewer: Tyler Overstreet, Planner

Project Number	FP19-0002
Applicant / Current Owner	Red Barn Development JV, LLC PO Box 1860 Bentonville, AR 72712
Site Area	± 44 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Residential Estates (RE)
No. of Lots	4
Subdivision Name	Red Barn Subdivision

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

Property Description

This property is located north of the intersection of NW A Street and Tiger Boulevard. The approximately 44-acre tract is currently zoned PRD, Planned Residential Development.

Project Details

Final Plat establishing a multi-family, PRD subdivision known as Red Barn Subdivision. The plat dedicates a public street to be known as NW Barn Avenue, as well as multiple utility easements of varying widths.

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

Waivers

No waivers requested.

Conclusion

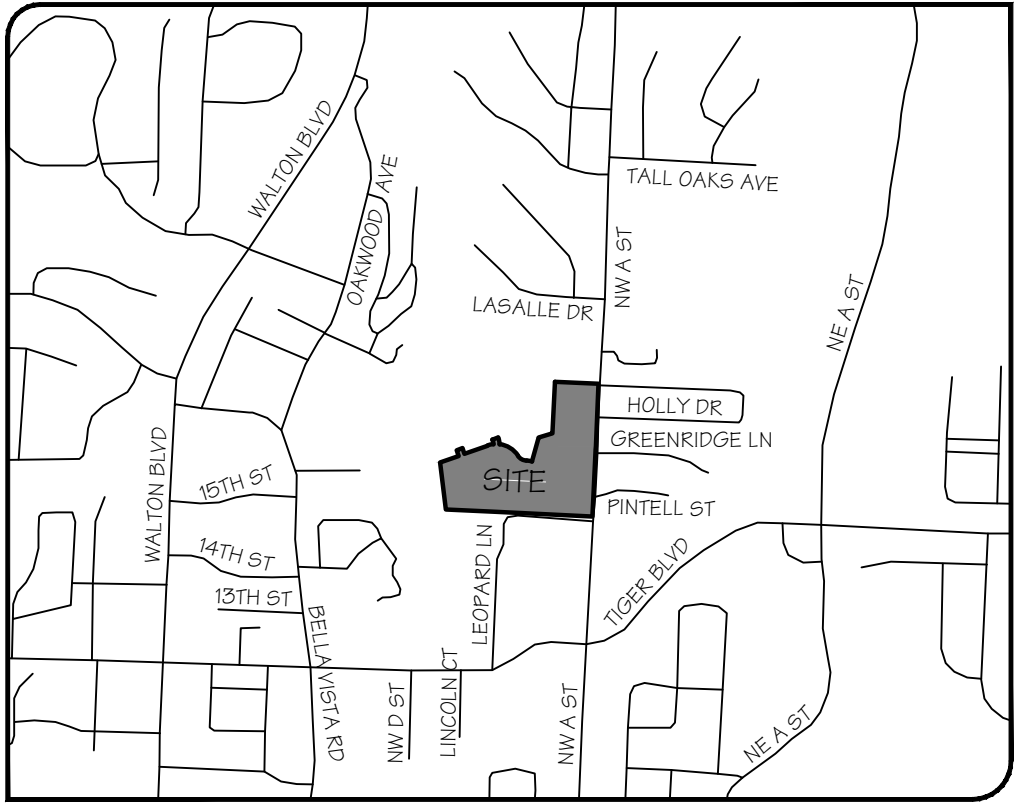
In conclusion, this final plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

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

Location Map





VICINITY MAP – N.T.S.

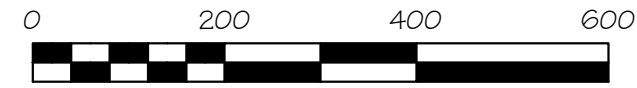
PARENT LEGAL DESCRIPTION
LOTS 10, 11, 12, & 13 DOGWOOD ACRES SUBDIVISION TO BENTONVILLE, BENTON COUNTY, AR AS SHOWN ON PLAT RECORD BOOK & PAGE L201802660, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

LOT 1
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 1/2" REBAR AT THE NORTHWEST CORNER OF LOT 10, THENCE S87°23'18"E 231.94' TO A SET 1/2" REBAR ON THE WEST RIGHT OF WAY OF NORTHWEST A STREET, AND RUNNING ALONG SAID RIGHT OF WAY S02°23'39"E 30.36', THENCE S02°51'38"W 381.39' TO A SET 1/2" REBAR ON THE SOUTH LINE OF LOT 10, AND RUNNING ALONG THE FOLLOWING THREE COURSES: N87°29'22"W 144.94', S77°09'46"W 42.13', AND ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 59.00', AN ARC LENGTH OF 48.50', AND A CHORD BEARING AND DISTANCE OF N79°17'18"W 47.14' TO A SET 1/2" REBAR, THENCE LEAVING SAID LOT LINE, N02°51'48"E 416.47' TO A SET 1/2" REBAR, BEING THE POINT OF BEGINNING, CONTAINING IN ALL 2.212 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

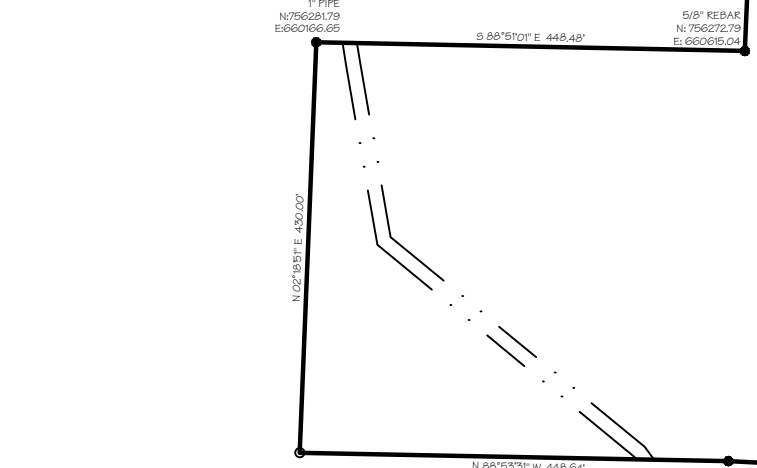
LOT 2
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTH NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND RUNNING THENCE S88°50'58"E 1297.09' A SET 1/2" REBAR ON THE WEST RIGHT OF WAY OF NORTHWEST A STREET, AND RUNNING ALONG SAID RIGHT OF WAY S02°24'00"W 254.12' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N87°32'29"W 352.97' TO A SET 1/2" REBAR, THENCE S02°34'23"W 416.35' TO A SET 1/2" REBAR, THENCE S72°39'27"W 116.70' TO A SET 1/2" REBAR, THENCE S15°47'37"W 201.98' TO A SET 1/2" REBAR BEING THE COMMON CORNER OF LOTS 10 AND 12, ON THE NORTH LINE OF THE HEREON DEDICATED RIGHT OF WAY, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 11 COURSES: ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 145.00', AN ARC LENGTH OF 46.50', AND A CHORD BEARING AND DISTANCE OF N80°24'53"W 46.30', A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 85.00', AN ARC LENGTH OF 42.25', AND A CHORD BEARING AND DISTANCE OF N61°32'25"W 79.97', A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 210.00', AN ARC LENGTH OF 180.37', AND A CHORD BEARING AND DISTANCE OF N58°05'05"W 174.88' TO A SET 1/2" REBAR, THENCE ON A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 177.05', AN ARC LENGTH OF 57.01', AND A CHORD BEARING AND DISTANCE OF N10°42'36"W 56.77' TO A SET 1/2" REBAR, THENCE S71°40'58"W 50.20' TO A SET 1/2" REBAR, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 127.05', AN ARC LENGTH OF 40.62', AND A CHORD BEARING AND DISTANCE OF S11°24'47"E 40.45' TO A SET 1/2" REBAR, THENCE ON A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 210.00', AN ARC LENGTH OF 48.27', AND A CHORD BEARING AND DISTANCE OF S77°02'19"W 48.17' TO A SET 1/2" REBAR, THENCE S70°27'12"W 196.12' TO A SET 1/2" REBAR, N19°32'48"W 50.00' TO A SET 1/2" REBAR, S70°27'12"W 50.00' TO A SET 1/2" REBAR, S19°32'48"E 50.00' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT OF WAY LINE S70°27'12"W 159.88' TO A SET 1/2" REBAR, THENCE S07°10'34"E 381.89' TO A SET 1/2" REBAR, THENCE N87°15'55"W 136.65' TO A FOUND 5/8" CAPPED REBAR, THENCE N83°31'14"W 148.64' TO A SET 1/2" REBAR, THENCE N02°18'51"E 430.00' TO A FOUND 1" PIPE, THENCE S88°51'01"E 448.45' TO A FOUND 5/8" REBAR, THENCE N02°28'42"E 225.37' TO A FOUND 5/8" REBAR, THENCE N02°22'19"E 177.46' TO A FOUND 1/2" REBAR, THENCE N03°51'24"E 305.91' TO A FOUND 1/2" REBAR, THENCE N15°57'55"E 105.53' TO A FOUND 1/2" REBAR, THENCE N01°18'10"E 87.51' TO THE POINT OF BEGINNING, CONTAINING IN ALL 26.106 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

LOT 3
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 1/2" REBAR AT THE NORTHWEST CORNER OF LOT 12, THENCE S87°32'29"E 352.97' TO A SET 1/2" REBAR ON THE WEST RIGHT OF WAY OF NORTHWEST A STREET, AND RUNNING ALONG SAID RIGHT OF WAY THENCE S02°24'00"W 504.09' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N87°32'29"W 231.94' TO A SET 1/2" REBAR, THENCE S02°51'48"E 416.47' TO A SET 1/2" REBAR BEING THE COMMON CORNER OF LOTS 11, 12, AND 13 ON THE NORTH LINE OF THE HEREON DEDICATED RIGHT OF WAY, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES: THENCE N55°20'11"W 147.43', THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 54.80', AN ARC LENGTH OF 55.10', AND A CHORD BEARING AND DISTANCE OF N38°42'06"W 54.13', THENCE N17°57'13"W 62.34', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 145.00', AN ARC LENGTH OF 134.77', AND A CHORD BEARING AND DISTANCE OF N44°36'06"W 129.97' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT OF WAY N15°47'37"E 201.98' TO A SET 1/2" REBAR, THENCE N73°39'27"E 116.70' TO THE POINT OF BEGINNING, CONTAINING IN ALL 6.076 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

LOT 4
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 1/2" REBAR ON THE SOUTHWEST CORNER OF LOT 13, THENCE N07°10'34"W 381.89' TO A SET 1/2" REBAR, THENCE N70°27'12"E 159.88' TO A SET 1/2" REBAR ON THE WEST LINE OF THE HEREON DEDICATED RIGHT OF WAY, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 23 COURSES: THENCE S19°32'48"E A DISTANCE OF 51.00' TO A SET 1/2" REBAR, THENCE N70°27'12"E A DISTANCE OF 246.12', THENCE N70°27'12"E A DISTANCE OF 6.49', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 72.79', WITH A RADIUS OF 69.00', WITH A CHORD BEARING OF N87°34'08"E, WITH A CHORD LENGTH OF 72.14', THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 138.30', WITH A RADIUS OF 159.00', WITH A CHORD BEARING OF S58°23'49"E, WITH A CHORD LENGTH OF 133.98', THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 77.22', WITH A RADIUS OF 136.00', WITH A CHORD BEARING OF S49°43'53"E, WITH A CHORD LENGTH OF 74.16', THENCE S06°53'51"W A DISTANCE OF 5.36', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 53.50', WITH A RADIUS OF 3.00', WITH A CHORD BEARING OF N78°08'13"E, WITH A CHORD LENGTH OF 53.30', THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 46.90', WITH A RADIUS OF 127.00', WITH A CHORD BEARING OF S78°07'22"E, WITH A CHORD LENGTH OF 46.53', THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 23.72', WITH A RADIUS OF 163.79', WITH A CHORD BEARING OF S82°28'26"E, WITH A CHORD LENGTH OF 25.68', THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 67.33', WITH A RADIUS OF 3.00', WITH A CHORD BEARING OF S47°11'27"E, WITH A CHORD LENGTH OF 6.85', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.51', WITH A RADIUS OF 94.00', WITH A CHORD BEARING OF S64°30'32"E, WITH A CHORD LENGTH OF 27.51', THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 9.00', WITH A RADIUS OF 6.00', WITH A CHORD BEARING OF S13°07'28"E, WITH A CHORD LENGTH OF 8.18', THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 163.79', WITH A RADIUS OF 116.00', WITH A CHORD BEARING OF S26°41'15"E, WITH A CHORD LENGTH OF 138.48', THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 72.79', WITH A RADIUS OF 116.00', WITH A CHORD BEARING OF S38°42'25"E, WITH A CHORD LENGTH OF 66.39', THENCE S55°20'09"E A DISTANCE OF 45.00', THENCE S55°20'09"E A DISTANCE OF 23.92', THENCE S06°53'51"W A DISTANCE OF 5.36', THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 96.17', WITH A RADIUS OF 116.00', WITH A CHORD BEARING OF S79°05'11"E, WITH A CHORD LENGTH OF 93.44', THENCE N77°09'46"E A DISTANCE OF 43.97', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.20', WITH A RADIUS OF 84.84', WITH A CHORD BEARING OF N84°19'16"E, WITH A CHORD LENGTH OF 24.20', THENCE S87°26'22"E A DISTANCE OF 103.82' TO A SET 1/2" REBAR ON THE WESTERN RIGHT OF WAY OF NORTHWEST A STREET, AND RUNNING ALONG SAID RIGHT OF WAY S02°51'38"W 159.89' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT OF WAY N87°10'21"W 792.07' TO A FOUND 1" PIPE, THENCE N07°16'55"W 381.94' TO THE POINT OF BEGINNING, CONTAINING IN ALL 10.508 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.



SCALE: 1" = 200'



FLOOD STATEMENT:
BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05007C0255K, DATED JUNE 05, 2012, INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THERE IS NO EVIDENCE OF ANY DELINEATED WETLANDS AREAS ON THE SUBJECT PROPERTY.

FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00'	48.27'	48.17'	N 77°02'19" E
C2	127.05'	40.62'	40.45'	N 11°24'47" W
C3	177.05'	57.01'	56.77'	N 10°42'36" W
C4	210.00'	180.37'	174.88'	N 58°05'05" W
C5	85.00'	83.26'	79.97'	S 61°32'25" E
C6	145.00'	46.50'	46.30'	S 80°24'53" E
C7	145.00'	134.77'	129.97'	S 44°36'06" E
C8	84.50'	55.10'	54.13'	S 36°42'05" E
C9	59.00'	48.50'	47.14'	S 79°17'18" E
C10	159.00'	72.79'	72.16'	N 83°34'08" E
C11	159.00'	138.30'	133.98'	N 58°23'49" E
C12	136.00'	77.22'	76.18'	N 49°44'38" W
C13	3.00'	3.50'	3.30'	N 78°08'13" E
C14	127.00'	46.90'	46.63'	S 79°07'22" E
C15	103.00'	25.75'	25.68'	N 82°28'26" W
C16	3.00'	4.30'	3.94'	S 34°11'27" E
C17	94.00'	27.61'	27.51'	S 64°30'32" E
C18	6.00'	9.00'	8.18'	S 13°07'28" E
C19	83.00'	163.79'	138.48'	S 26°41'15" E
C20	116.00'	67.33'	66.39'	N 38°42'25" W
C21	116.00'	96.17'	93.44'	S 79°05'11" E

ZONING: THE SUBJECT SITE IS CURRENTLY ZONED PUD.

LEGEND

- PROPERTY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- DEDICATED AS PER THIS PLAT
- POC
- POB
- R/W
- △
- ⊕
-
- RIGHT OF WAY #1

- NOTES:**
- BEFORE ANY RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
 - OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
 - SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
 - THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

LINE	BEARING	DISTANCE
L1	N 19°32'48" W	50.00'
L2	S 70°27'12" W	50.00'
L3	N 19°32'48" W	50.00'
L4	S 71°40'58" W	50.03'
L5	S 17°57'13" E	62.34'
L6	N 77°09'46" E	42.13'
L7	N 87°26'22" W	144.94'
L8	S 02°51'38" W	381.39'
L9	S 02°23'39" W	30.36'
L10	S 19°32'48" E	51.00'
L11	N 70°27'12" E	246.12'
L12	N 44°43'04" E	7.68'
L13	S 06°53'51" W	6.55'
L14	S 55°20'09" E	48.60'
L15	S 55°20'09" E	23.92'
L16	S 55°20'09" E	73.36'
L17	N 77°09'46" E	43.97'
L18	S 87°26'22" E	103.82'

DATE	REVISION

RECORDING STAMP

PLAT CERTIFICATIONS:

CERTIFICATE OF OWNER:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
SIGNED: _____
NAME & ADDRESS _____
SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF RECORDING:
THIS DOCUMENT FILED FOR RECORD _____ DAY, 200 _____ IN PLAT BOOK NO. _____, PAGE _____.
SIGNED: _____
CIRCUIT CLERK _____

CERTIFICATE OF SURVEYING ACCURACY:
I, BUCKLEY D. BLEW, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION _____
WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1659
STATE OF ARKANSAS

CERTIFICATE OF FINAL 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

BLEW & ASSOCIATES, PA

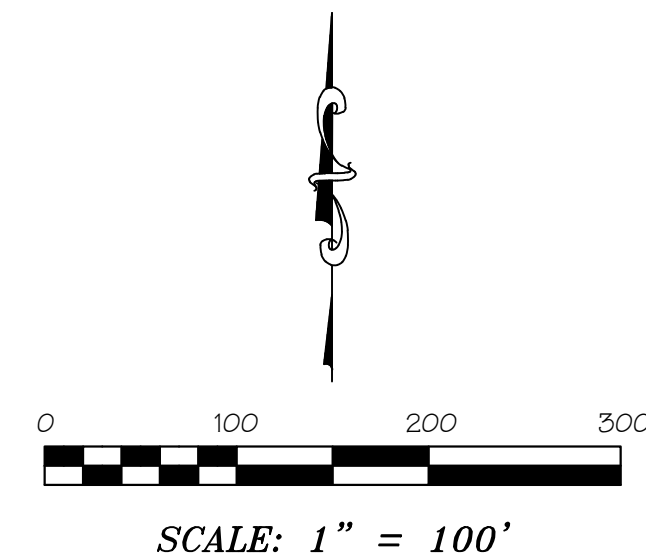
CIVIL ENGINEERS & LAND SURVEYORS

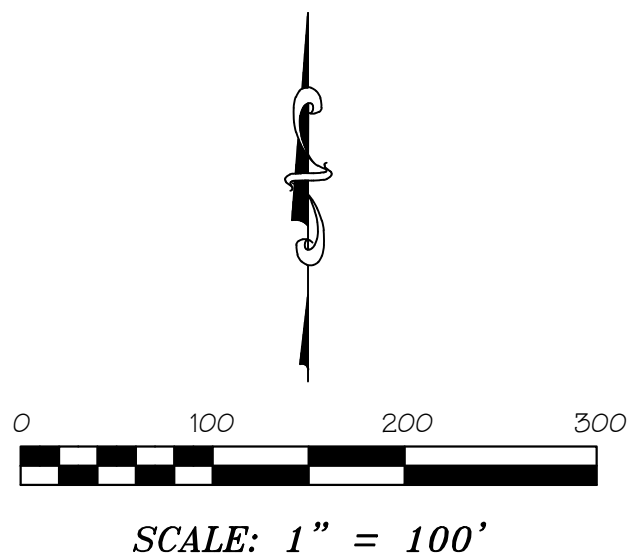
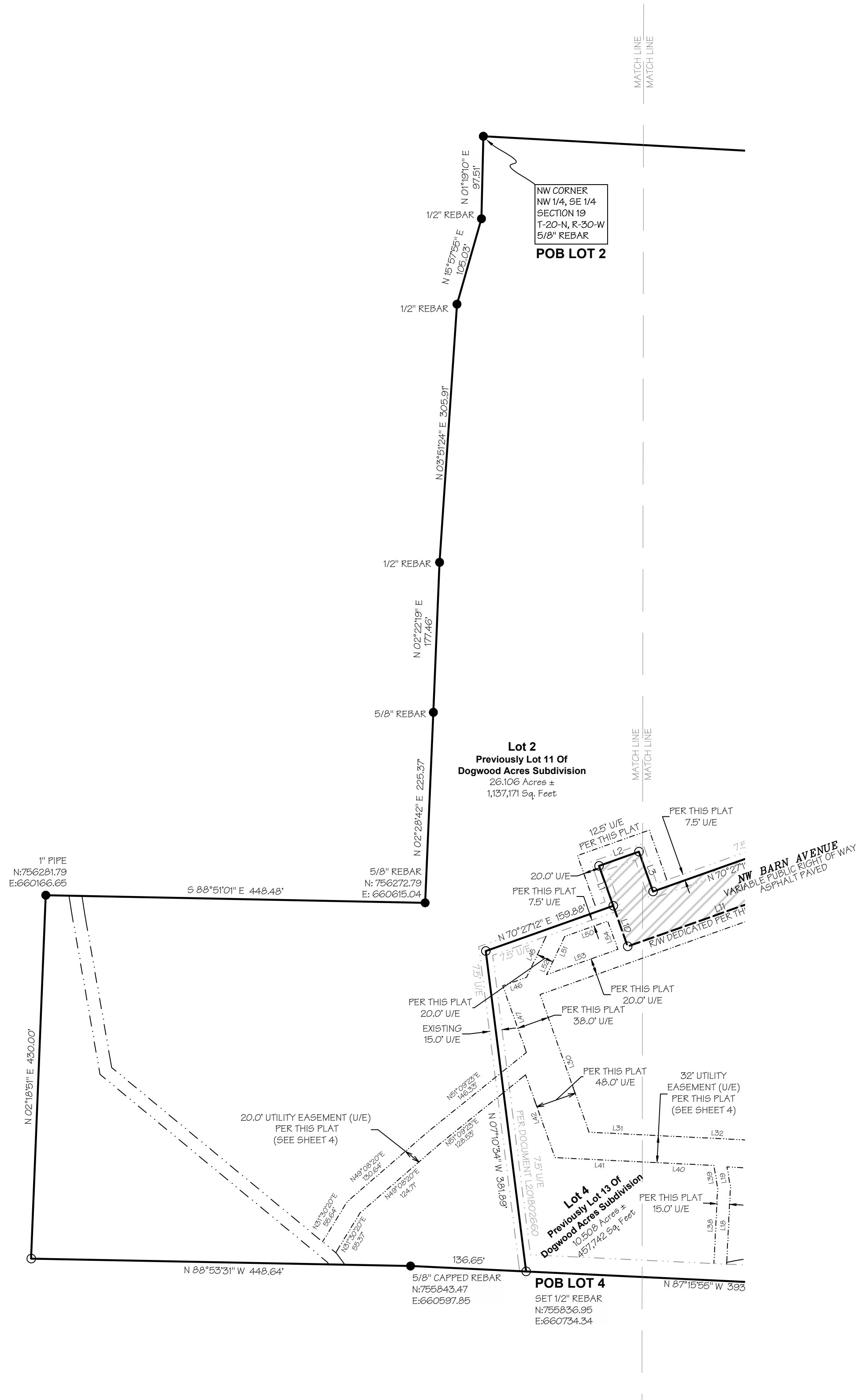
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
TPN	JZO	R.S.
COUNTY & STATE:	JOB NUMBER:	19-652
BENTON COUNTY, ARKANSAS		
LOCATION:		1605 NW "A" St. Bentonville, AR 72712
FOR THE USE AND BENEFIT OF:		SHEET NUMBER:

ECOLOGICAL DESIGN GROUP, LLC SV 1





LEGEND	
	PROPERTY LINE
	FORTY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY LINE
	ACCESS EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	DEDICATED AS PER THIS PLAT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
	CALCULATED POINT
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR
	RIGHT OF WAY #1

FIRM:

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:	TPN	REVIEWED BY:	JZO	SURVEYED BY:	R.S.
COUNTY & STATE:	BENTON COUNTY, ARKANSAS		JOB NUMBER:	19-652	
LOCATION: 1605 NW "A" St. Bentonville, AR 72712					
FOR THE USE AND BENEFIT OF: ECOLOGICAL DESIGN GROUP, LLC				SHEET NUMBER: SV 3	

LEGEND

- PROPERTY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT DEDICATED AS PER THIS PLAT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- △ CALCULATED POINT
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR
- RIGHT OF WAY #1

EASEMENT EXHIBIT



SCALE: 1" = 100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.84'	17.61'	17.55'	N 84°13'38" E
C2	140.00'	116.07'	112.77'	S 79°05'11" E
C3	159.00'	72.79'	72.16'	N 83°34'08" E
C4	159.00'	138.30'	133.98'	N 58°23'49" W
C5	136.00'	77.22'	76.18'	N 49°44'38" W
C6	127.00'	46.90'	46.63'	N 79°01'22" W
C7	103.00'	25.75'	25.68'	N 82°26'26" W
C8	3.00'	4.30'	3.94'	S 34°11'27" E
C9	94.00'	27.61'	27.51'	N 64°30'32" W
C10	6.00'	9.00'	8.18'	S 13°07'28" E
C11	83.00'	163.79'	138.48'	N 26°41'15" W
C12	116.00'	67.33'	66.39'	N 38°42'25" W
C13	116.00'	96.17'	93.44'	N 79°05'11" W
C14	84.84'	24.28'	24.20'	N 84°19'16" E
C15	135.00'	61.81'	61.27'	S 83°34'08" W
C16	135.00'	117.43'	113.76'	N 58°23'49" W
C17	160.00'	107.79'	105.77'	N 52°46'44" W
C18	151.00'	41.60'	41.47'	N 81°42'35" W
C19	70.00'	25.25'	25.11'	S 78°49'41" E
C20	107.00'	178.56'	158.55'	N 27°55'46" W
C21	140.00'	67.75'	67.09'	N 41°28'22" W
C22	67.00'	41.27'	40.62'	S 14°47'20" E
C23	33.00'	20.33'	20.01'	S 14°47'20" E
C24	53.00'	32.65'	32.13'	N 14°47'20" W
C25	47.00'	28.95'	28.50'	N 14°47'20" W
C26	35.00'	41.64'	39.22'	S 36°56'22" E
C27	15.00'	23.56'	21.21'	N 47°51'38" E

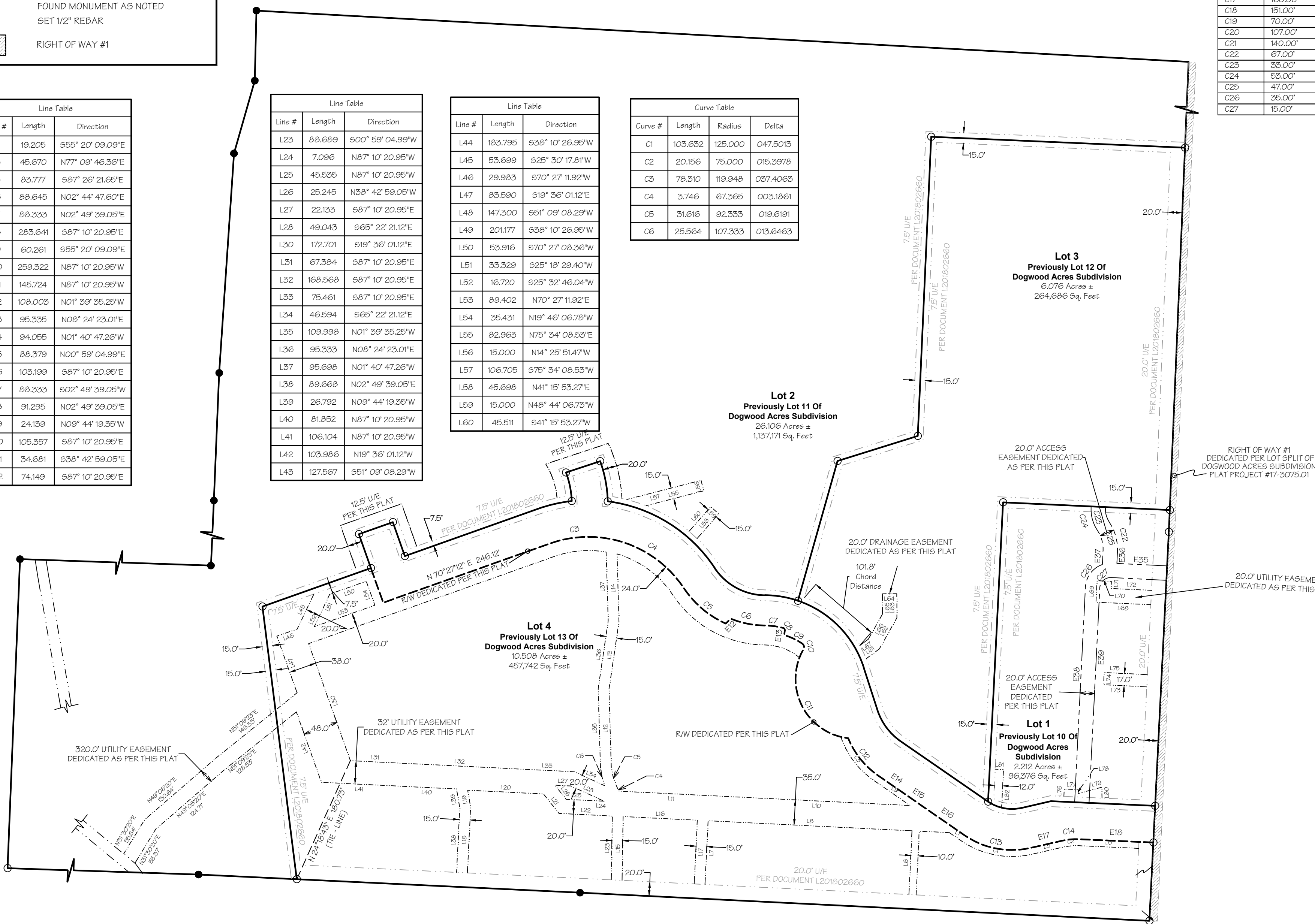
Line #	Length	Direction
L1	19.205	S55° 20' 09.09"E
L3	45.670	N77° 09' 46.36"E
L5	83.777	S87° 26' 21.65"E
L6	88.645	N02° 44' 47.60"E
L7	88.333	N02° 49' 39.05"E
L8	283.641	S87° 10' 20.95"E
L9	60.261	S55° 20' 09.09"E
L10	259.322	N87° 10' 20.95"W
L11	145.724	N87° 10' 20.95"W
L12	108.003	N01° 39' 35.25"W
L13	95.335	N08° 24' 23.01"E
L14	94.055	N01° 40' 47.26"W
L15	88.379	N00° 59' 04.99"E
L16	103.199	S87° 10' 20.95"E
L17	88.333	S02° 49' 39.05"W
L18	91.295	N02° 49' 39.05"E
L19	24.139	N09° 44' 19.35"W
L20	105.357	S87° 10' 20.95"W
L21	34.681	S38° 42' 59.05"E
L22	74.149	S87° 10' 20.95"E

Line #	Length	Direction
L23	88.689	S00° 59' 04.99"W
L24	7.096	N87° 10' 20.95"W
L25	45.535	N87° 10' 20.95"W
L26	25.245	N38° 42' 59.05"W
L27	22.133	S87° 10' 20.95"E
L28	49.043	S65° 22' 21.12"E
L30	172.701	S19° 36' 01.12"E
L31	67.384	S87° 10' 20.95"E
L32	168.568	S87° 10' 20.95"E
L33	75.461	S87° 10' 20.95"E
L34	46.594	S65° 22' 21.12"E
L35	109.998	N01° 39' 35.25"W
L36	95.333	N08° 24' 23.01"E
L37	95.698	N01° 40' 47.26"W
L38	89.668	N02° 49' 39.05"E
L39	26.792	N09° 44' 19.35"W
L40	81.852	N87° 10' 20.95"W
L41	106.104	N87° 10' 20.95"W
L42	103.986	N19° 36' 01.12"W
L43	127.567	S51° 09' 08.29"W

Line #	Length	Direction
L44	183.795	S38° 10' 26.95"W
L45	53.699	S25° 30' 17.81"W
L46	29.983	S70° 27' 11.92"W
L47	83.590	S19° 36' 01.12"E
L48	147.300	S51° 09' 08.29"W
L49	201.177	S38° 10' 26.95"W
L50	53.916	S70° 27' 08.36"W
L51	33.329	S25° 18' 29.40"W
L52	16.720	S25° 32' 46.04"W
L53	89.402	N70° 27' 11.92"E
L54	35.431	N19° 46' 06.78"W
L55	82.963	N75° 34' 08.53"E
L56	15.000	N14° 25' 51.47"W
L57	106.705	S75° 34' 08.53"W
L58	45.698	N41° 15' 53.27"E
L59	15.000	N48° 44' 06.73"W
L60	45.511	S41° 15' 53.27"W

Curve #	Length	Radius	Delta
C1	103.632	125.000	047.5013
C2	20.156	75.000	015.3978
C3	78.310	119.948	037.4063
C4	3.746	67.365	003.1861
C5	31.616	92.333	019.6191
C6	25.564	107.333	013.6463

LINE	BEARING	DISTANCE
E1	S 51°09'14" W	30.30'
E2	N 18°41'30" W	83.38'
E3	N 77°09'46" E	44.20'
E4	N 55°20'09" W	43.48'
E5	N 38°42'59" W	34.68'
E6	N 88°07'42" W	24.82'
E7	S 18°41'30" E	83.38'
E8	S 70°27'12" W	28.04'
E9	S 25°24'26" W	53.61'
E10	N 70°27'12" E	86.87'
E11	S 19°32'48" E	43.56'
E12	N 44°43'04" E	7.68'
E13	S 06°53'51" W	6.55'
E14	N 55°20'09" W	48.60'
E15	N 55°20'09" W	23.92'
E16	S 55°20'09" E	73.36'
E17	N 77°09'46" E	43.97'
E18	N 87°26'22" W	103.82'
E19	S 65°22'21" E	68.71'
E20	N 44°43'04" E	10.16'
E21	S 03°01'18" W	9.02'
E22	N 55°20'09" W	39.13'
E23	N 53°18'13" E	14.69'
E24	N 29°29'35" E	40.11'
E25	N 00°18'24" W	28.16'
E26	S 89°41'36" W	20.00'
E27	N 00°18'24" W	33.48'
E28	S 29°29'35" W	49.65'
E29	S 53°18'13" W	22.77'
E30	N 87°26'22" W	56.31'
E31	N 02°33'38" E	10.00'
E32	S 87°26'22" E	20.00'
E33	N 02°33'38" E	30.00'
E34	N 87°26'22" W	76.21'
E35	N 87°08'22" W	70.00'
E36	S 02°51'28" W	16.56'
E37	N 02°51'28" E	19.07'
E38	N 02°51'38" E	299.51'
E39	N 02°51'38" E	299.41'



FIRM
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 № 1534

DRAWN BY: DATE: TPN REVIEWED BY: JZO SURVEYED BY: R.S.

COUNTY & STATE: BENTON COUNTY, ARKANSAS JOB NUMBER: 19-652

LOCATION: 1605 NW "A" St. Bentonville, AR 72712

FOR THE USE AND BENEFIT OF: ECOLOGICAL DESIGN GROUP, LLC SHEET NUMBER: SV 4

LARGE SCALE DEVELOPMENT STAFF REPORT



Ankle & Foot Centers of Mid-America

SW Westpark Drive

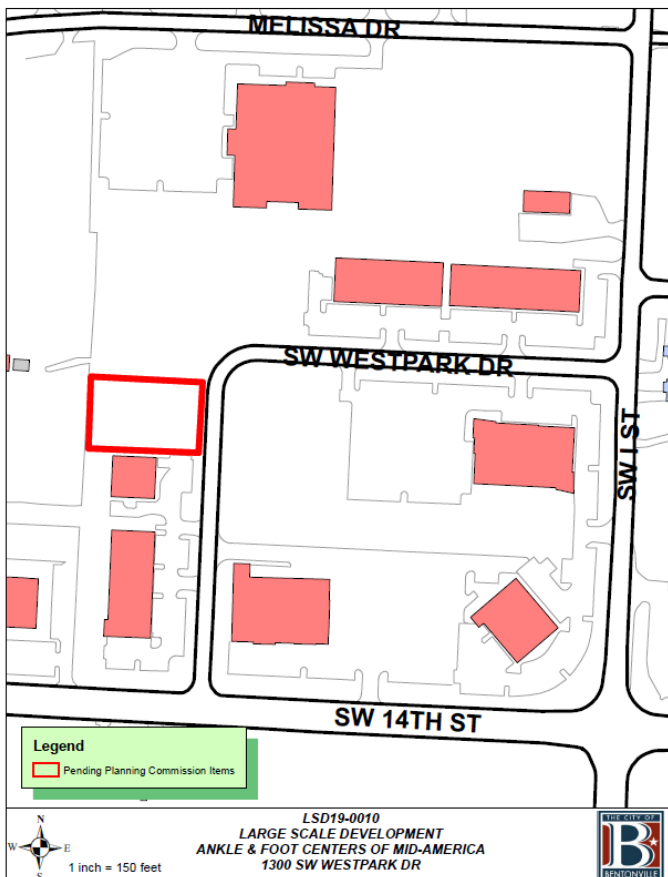
PC Date: 5/7/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD19-0010
Applicant / Current Owner	Ankle & Foot Centers of Mid-America 11180 Talamore Boulevard Bentonville, AR 72712
Site Area	+/- .61 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Medical Office

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

Location Map



Property Description

This property is located on SW Westpark Drive, north of SW 14th Street. The site is currently zoned C-2, General Commercial.

Project Details

Large Scale Development proposing the development of an approximately 4,000 square-foot ankle & foot doctor's office.

The Planning Commission will need to evaluate and accept the applicant's proposed tree preservation credits to the west. Otherwise, the applicant will need to provide adequate perimeter landscaping.

Brick and CMU are the masonry materials depicted on the exterior elevations.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards, as outlined within the Zoning and Subdivision Codes, should accommodate any increases in traffic to the area.

Waivers

No waivers requested

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

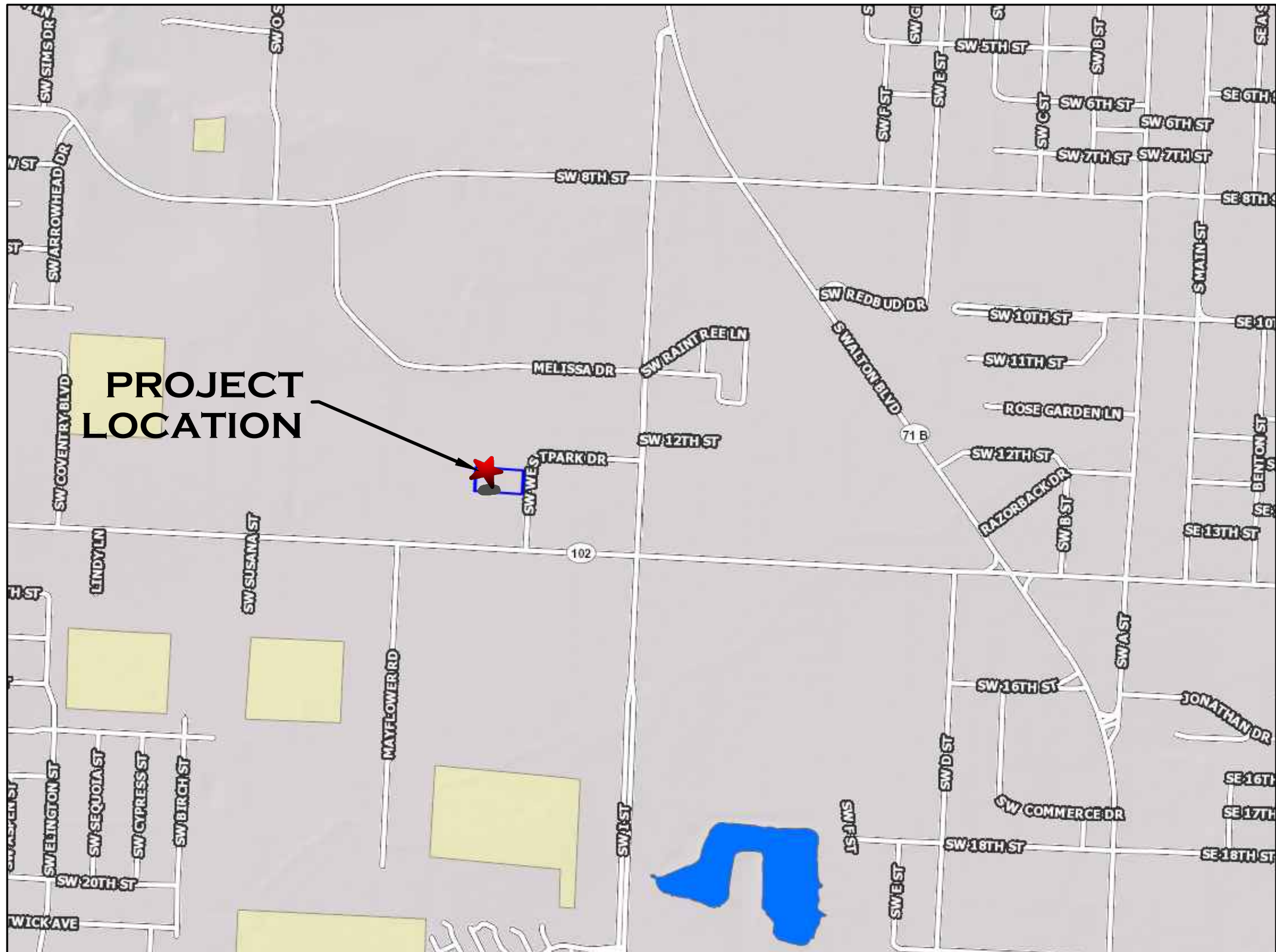
ANKLE & FOOT CENTERS OF MID-AMERICA

1300 SW WESTPARK DRIVE - BENTONVILLE, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

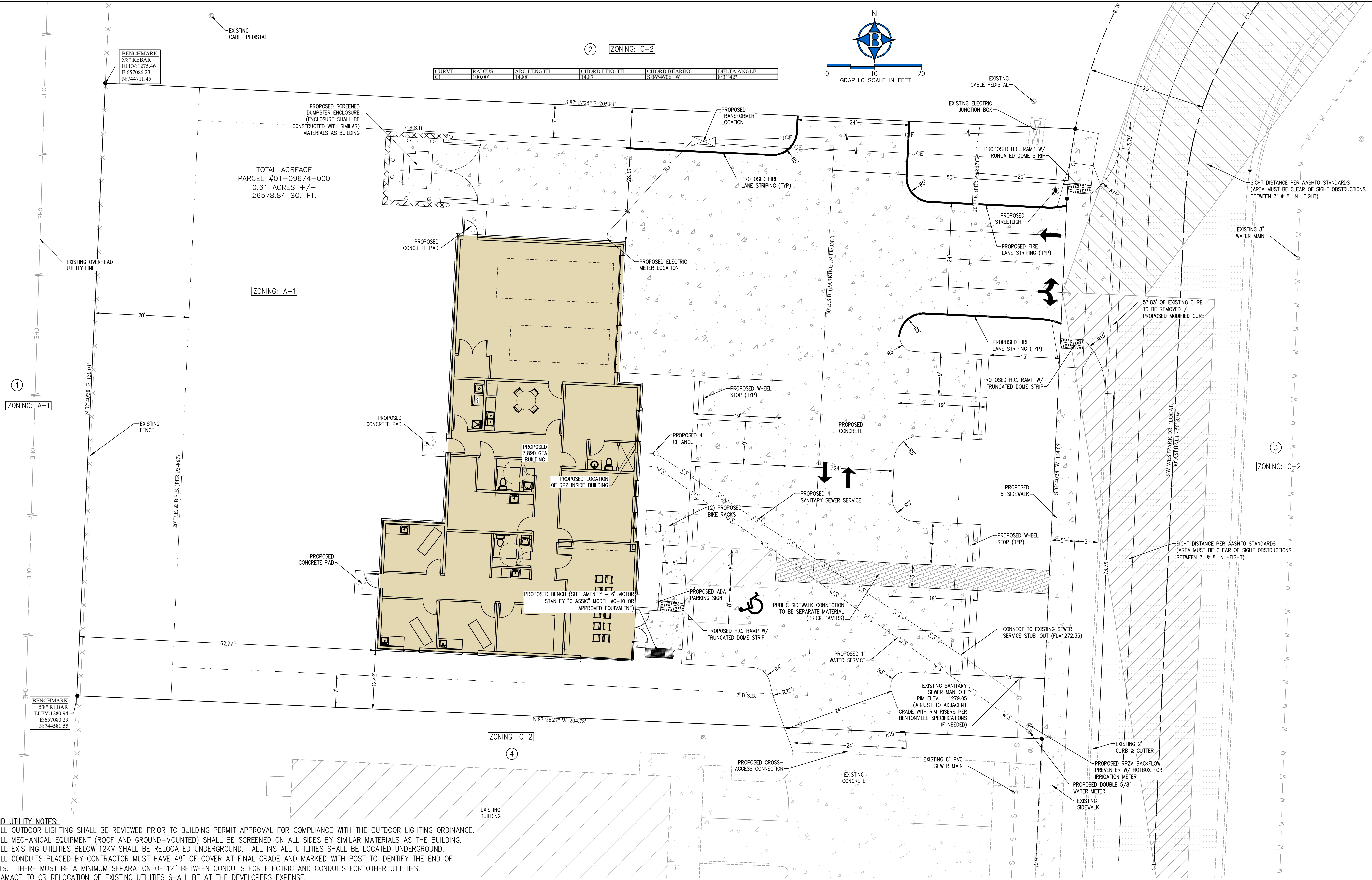
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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 THE 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.



Time: 2:18 pm
Scale: 1"=20' (P-5)
Date: 1/20/2017
Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: base, COA BBA, 24X36

SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6. TREES MUST BE LOCATED 10' FROM PUBLIC UTILITIES.
7. THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
8. ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
9. BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11. ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
12. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
13. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16. SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
17. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
18. IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
19. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.



ADJACENT LAND OWNERS:

- 1) BENTON COUNTY
215 E CENTRAL AVE
BENTONVILLE AR 72712-5395
PARCEL #01-16721-000
ZONED: A-1
- 2) JOHNSON, DEWEY E TRUSTEE
PO BOX 1793
SPRINGDALE AR 72765-1793
PARCEL #01-09675-000
ZONED: C-2
- 3) SOOS, ROBERT C JR
PO BOX 1337
BENTONVILLE AR 72712-1337
PARCEL #01-09668-000
ZONED: C-2
- 4) INTERFLUENT CENTER LLC
PO BOX 1142
BENTONVILLE AR 72712-1142
PARCEL #01-09673-000
ZONED: C-2



LSD19-0010

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 9810
GEOFFREY H. BATES
04/22/18
BATES & ASSOCIATES, INC.
#335
ARIZONA ENGINEER

DRAWN BY: J. YOUNG
ENGINEER: G. BATES
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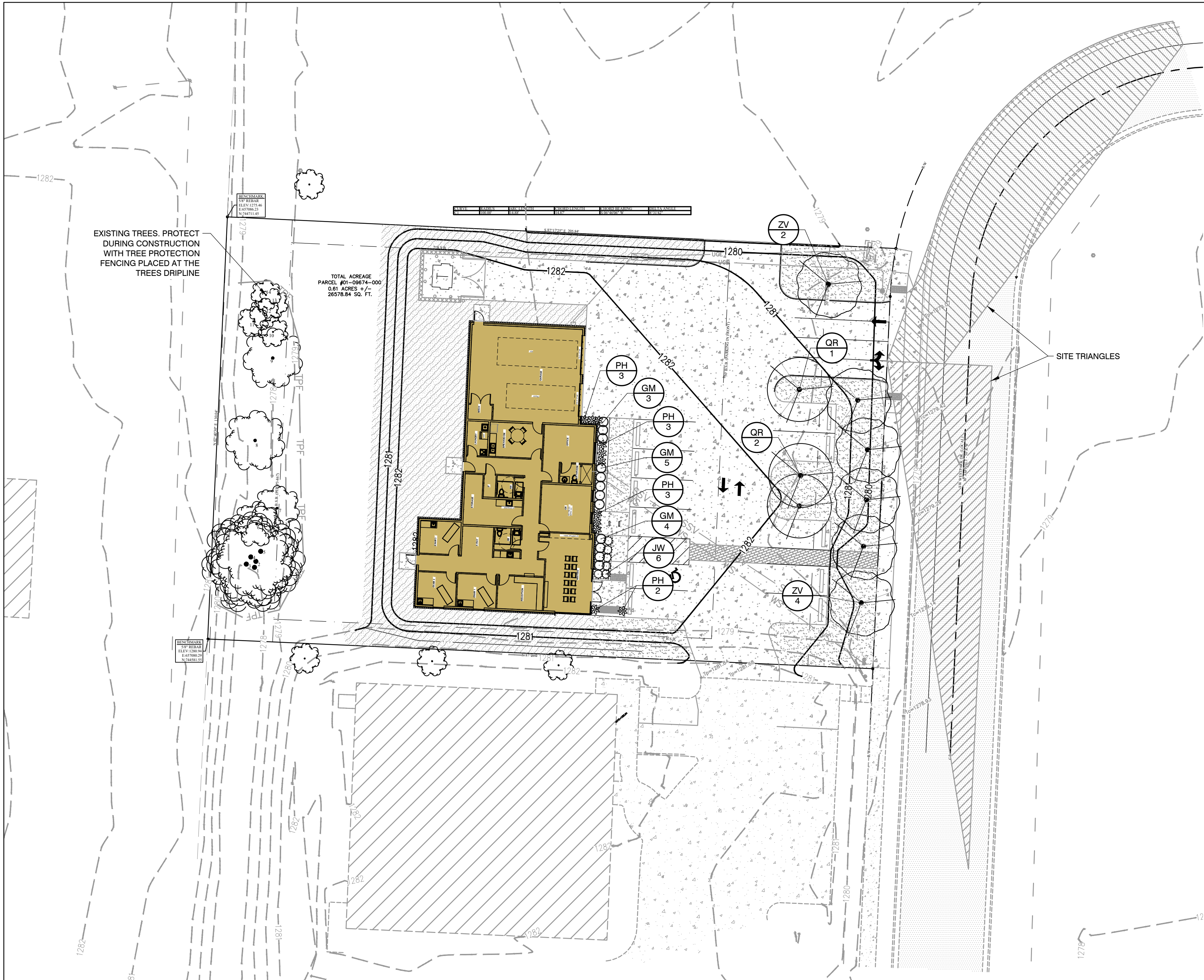
REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITTAL	2/21/19
SUBMITTAL FOR AUTHORIZATION TO APPLY	3/21/19
REVISIONS PER PRE-SUBMITTAL MEETING	3/27/19
REVISIONS PER 1ST SUBMITTAL STAFF REVIEW	4/22/19

ANKLE & FOOT CTRS OF MID-AMERICA LARGE SCALE DEVELOPMENT PLANS SITE & UTILITY PLAN BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

PROJECT NO
19-035

DRAWING NO
02



Scale 1" = 20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		3
	ZV	Zelkova serrata 'Village Green' / Sawleaf Zelkova	B & B	4"Cal	16'-18'	6
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	GM	Buxus x 'Green Mountain' / Boxwood	5 gal		36" o.c.	12
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal		36" o.c.	6
	PH	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	5 gal		36" o.c.	11
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	hydromulch			4,380 sf
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			3,091 sf

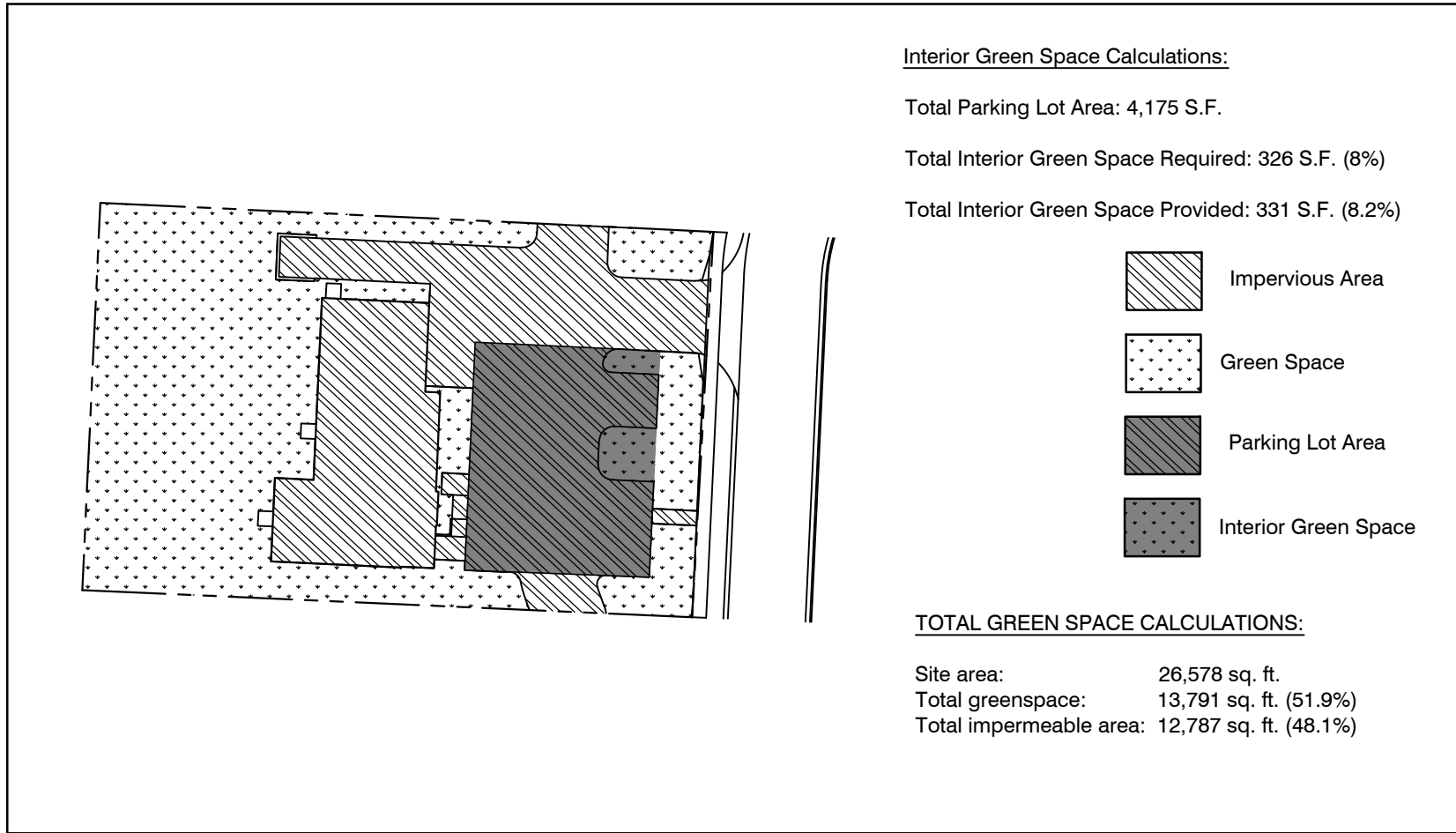
LANDSCAPE REQUIREMENTS

PROPERTY IS IN THE D-E ZONING AREA ZONING DISTRICT C-2

STREET FRONTAGE		REQUIRED	PROVIDED
130 LF STREET FRONTAGE S. WESTPARK DR.	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE 130/20=6.5 (7 TREES)	7	7
PERIMETER LANDSCAPE 206 NORTH PERIMETER 130 LF WEST PERIMETER 206 LF SOUTH PERIMETER	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 206/50=4 TREES 130/50=3 TREES 206/50=4 TREES	4 3 4	0* 0* 0*
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA 330/125=2.6= (3 TREES)	3	3

*EXISTING TREE CREDITS USED FOR PERIMETER TREE CREDITS

LANDSCAPE AREA KEY MAP NTS



EXISTING TREE LIST

- 1) 12" MAPLE 30' CANOPY
- 2) 12" MAPLE 30' CANOPY
- 3) 12" MAPLE 30' CANOPY
- 4) 12" MAPLE 30' CANOPY
- 5) 10" MAPLE 30' CANOPY
- 6) 4" ELM 15' CANOPY
- 7) 4" ELM 15' CANOPY
- 8) 6" DOUBLE ELM 20' CANOPY
- 9) 6" DOUBLE ELM 20' CANOPY
- 10) 6" ELM 10' CANOPY
- 11) 6" ELM 10' CANOPY
- 12) 6" ELM 10' CANOPY
- 13) 6" ELM 10' CANOPY
- 14) 6" ELM 10' CANOPY

TREE CREDITS:

4-7.9" (1 TREE CREDIT PER) - 9 TOTAL PRESERVED (9 SHADE TREES CREDITED)
8-22.9" (2 TREE CREDIS PER) - 4 TOTAL PRESERVED (8 SHADE TREES CREDITED)

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.

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12'-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL, OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- WHERE POTENTIAL UTILITY CONFLICTS EXIST WITH LANDSCAPING, UTILITY LOCATION SHALL BE FIELD VERIFIED.

LSD19-0010

ENGINEER: G. BATES

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.253.9721

4/18/2019

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DATE	REVISIONS
2/27/19	PRE-APPLICATION CONFERENCE SUBMITTAL
3/27/19	SUBMITTAL FOR AUTHORIZATION TO APPLY
3/27/19	REVISIONS PER PRE-SUBMITTAL MEETING
4/22/19	REVISIONS PER 1ST SUBMITTAL STAFF REVIEW

ANKLE & FOOT CTRS OF MID-AMERICA
LARGE SCALE DEVELOPMENT PLANS

BENTONVILLE, ARKANSAS

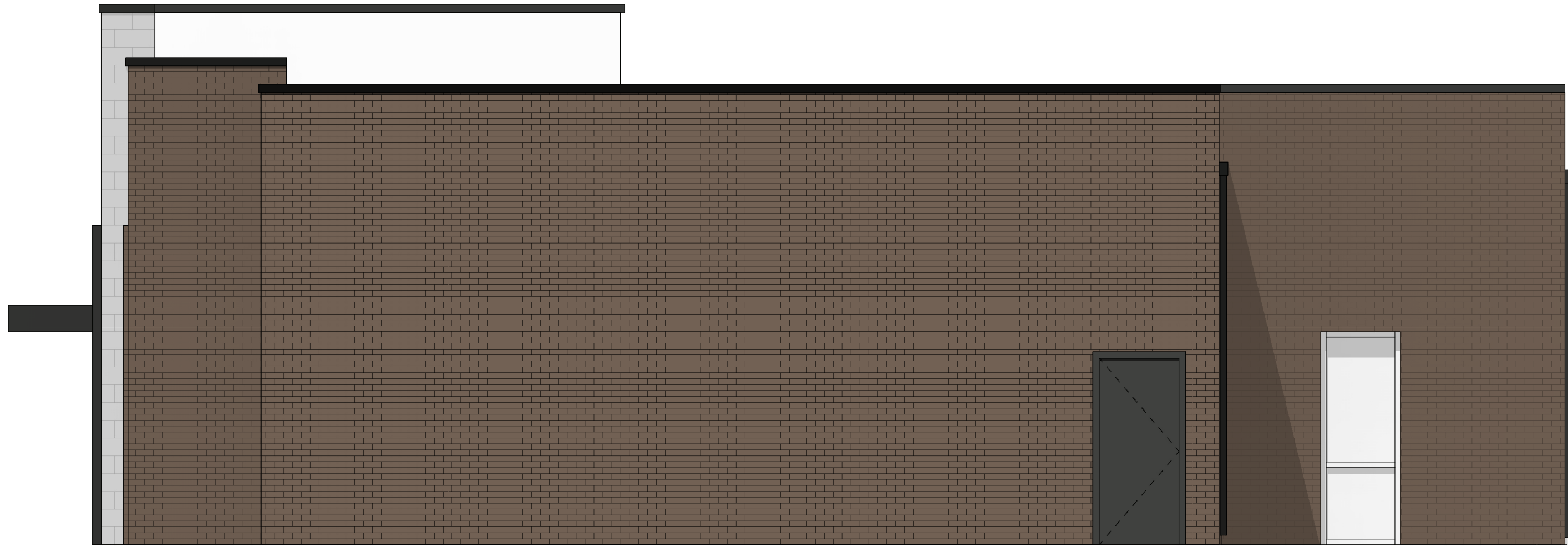
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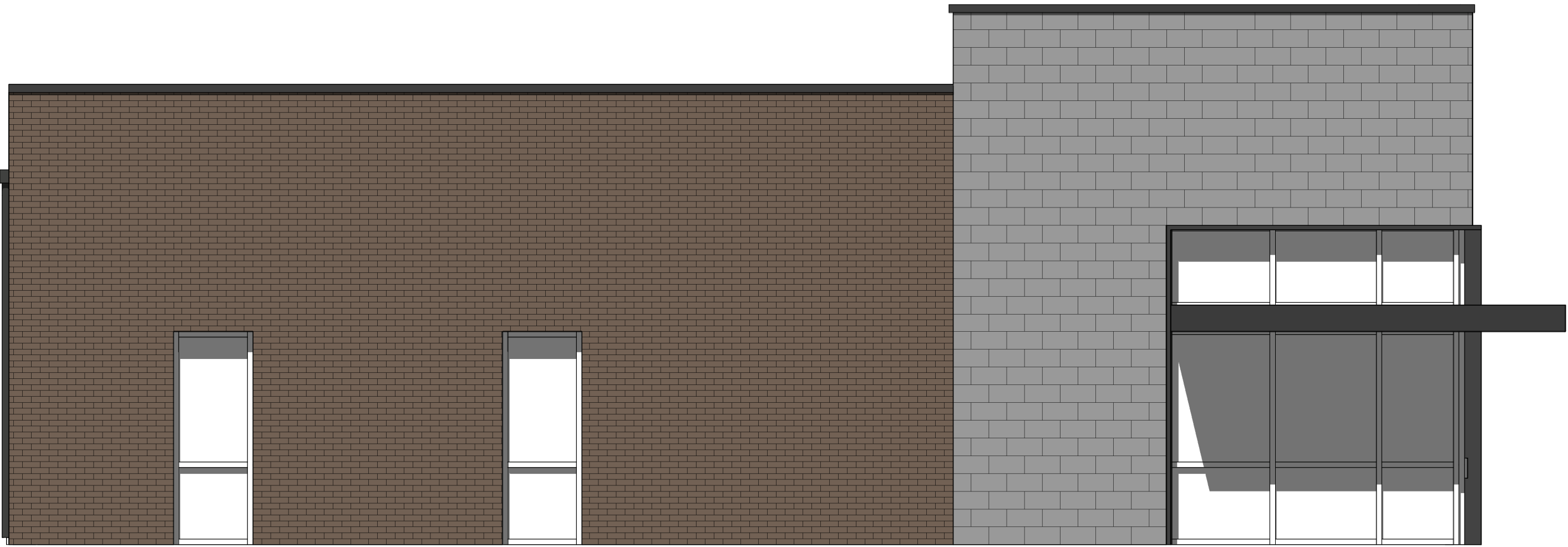
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DRAWING NO
LP-1
LANDSCAPE PLAN

2/26/2019 10:21:49 AM
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4 NORTH ELEVATION
1/4" = 1'-0"



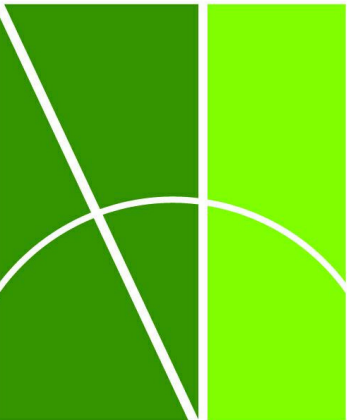
3 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



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DR SHEEHAN

PROJECT NUMBER:

2019-0017

DRAWN BY: Author

APPROVED BY: Approver

ISSUE DATE:

02/14/2019

REVISIONS

#	DATE	DESCRIPTION
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SHEET CONTENTS:

BUILDING
ELEVATIONS

A200