



**Planning Commission
Agenda
December 3, 2019**

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

- | | |
|--|---------------------------------|
| 1. Lots 1-3 of Highland East Addition
7431 SW Lee Harris Road (LS19-0038) | Lot Split |
| 2. Lots 1-3 of Highland West Addition
7376 SW Lee Harris Road (LS19-0039) | Lot Split |
| 3. Lots 12, 23, & 24 of Limestone Ranch Subdivision
SW Stone Boulevard & SW Ranch Road (LS19-0030) | Property Line Adjustment |
| 4. Lots 137-145 of Willowbrook Farms Subdivision Phase II
SW Lucretia Road (PLA19-0032) | Property Line Adjustment |
| 5. Lot 14, Block 5 of Clark's 2nd Addition
SW D Street (PLA19-0037) | Property Line Adjustment |

IV. New Business

- | | |
|--|--------------------------------|
| 1. Reyes
(R-1, Single-Family Residential to R-4, High Density Residential)
1006 NW 3 rd Street (RZ19-0034) | Rezoning* |
| 2. Dharmadhikari & Patil
(R-1, Single Family Residential to R-O, Residential Office)
1205 SE 33 rd Street (RZ19-0035) | Rezoning* |
| 3. WM 63 RE 1, LLC
(PUD, Planned Unit Development to R-2, Duplex & Patio Home Residential)
Ginn Road (RZ19-0036) | Rezoning* |
| 4. Fellowship Bible Church
McCollum Road (LSD19-0059) | Large Scale Development |
| 5. Walnut Farm Montessori
4206 E Central Avenue (LSD19-0017) | Waiver |

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

Planning Commission
Minutes
November 19, 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: Brian Bahr, Tyler Overstreet, Ali Worley, Peter Farmer, and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of November 5, 2019 as written
Approved 7-0

Consent Agenda

1. Lots 1-2 of Featherston Farms Subdivision Lot Split
9163 Featherston Road, LS19-0037
2. Lot 22, Block 7, Deming's Addition Property Line Adjustment
303 NW C Street, PLA19-0034

Approved 7-0

New Business

Item #1

North Arkansas Wholesale Co, Inc.: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 509 SW 5th Street, RZ19-0033

Tyler Overstreet reads the staff report.

Opened public hearing

John Easterling, representative, states he is available for any questions.

Closed public hearing

Approved 7-0

Item #2

Lot 5 Thaden Addition and Lot 15A Seals Addition: Property Line Adjustment, 3201 SW I Street, PLA19-0035

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Detention Pond Location on Separate Lots

Approved 7-0

Property Line Adjustment

Approved 7-0

Item #3

McDonald: Waiver, Sidewalk Requirements, 9696 Haxton Road, WAV19-0006

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Davis to approve the Waiver Request

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Grider to accept the Fee-In-Lieu

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the 10-Year Extension

Approved 7-0

Item #4

Dakota Leasing Company: Waiver, Access Management Standards, 307 S Walton Boulevard, WAV19-0008

Tyler Overstreet reads the staff report.

There is some discussion amongst what would happen if the northern property owner cooperates or redevelops

Motion by Mr. Davis, seconded by Mr. Grider to approve the Waiver Request: Access Management Standards

Approved 7-0

Item #5

Coler-Stanberry: Fee-In-Lieu, Improvements on Northwest 3rd Street

Tyler Overstreet reads the staff report.

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the fee-in-lieu

Approved 7-0

Item #6

Jiffy Lube: Large Scale Development, 1403 SE Eagle Way, LSD19-0051

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Pipe Slope

Approved 7-0

Large Scale Development

Approved 7-0

Item #7

VBT Game Composites Hangar: Large Scale Development, 3201 SW I Street, LSD19-0054

Tyler Overstreet reads the staff report.

Motion by Mr. Haynie, seconded by Mr. Grider to approve the Waiver Request: Location of Detention Pond from Structures

Approved 7-0

Large Scale Development

Approved 7-0

Item #8

Firestone Auto Care: Large Scale Development, North Walton Boulevard, LSD19-0055

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Building Material

Approved 7-0

Large Scale Development

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Haynie 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 December 3, 2019

Reviewer: Ali Worley, Planning Technician

- ❖ At the Technical Review meeting held on November 26, 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 1-3 of Highland East Addition, Highland, LLC, 7431 SW Lee Harris Road, A-1, Agricultural, (LS19-0038)

A lot split of a previously unplatted tract of land, consisting of +/- 41.35 acres, at the intersection of SW Lee Harris Road and Sears Road, creating Lots 1-3 of Highland East Addition. The plat dedicates a 20-foot utility easement along all exterior lot lines and a 15-foot utility easement shared between the lots. Lot 1 will be +/- 10.48 acres, Lot 2 will be +/- 8.97 acres, and Lot 3 will be +/- 21.89 acres.

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

Lot Split: Lots 1-3 of Highland West Addition, Highland, LLC, 7431 SW Lee Harris Road, A-1, Agricultural, (LS19-0039)

A lot split of a previously unplatted tract of land, consisting of +/- 36.32 acres, at the intersection of SW Lee Harris Road and SW Barron Road, creating Lots 1-3 of Highland West Addition. The plat dedicates a 20-foot utility easement along all exterior lot lines and a 15-foot utility easement shared between the lots. Lot 1 will be +/- 16.33 acres, Lot 2 will be +/- 9.99 acres, and Lot 3 will be +/- 10.00 acres.

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

Property Line Adjustment: Lots 12, 23, & 24 of Limestone Ranch Subdivision, Pointe at Bentonville, LLC, SW Stone Boulevard & SW Ranch Road, R-4, High Density Residential, (LS19-0030)

A property line adjustment of Lots 21 & 22, creating Lots 12, 23, & 24 of Limestone Ranch Subdivision. Utility easements are being dedicated throughout each lot. Lot 12 will be +/- 1.77 acres, Lot 23 will be +/- 9.29 acres, and Lot 24 will be +/- 10.56 acres.

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

Property Line Adjustment: Lots 137-145 of Willowbrook Farms Subdivision Phase II, RLP Investments, Inc., SW Lucretia Road, R-1, Single Family Residential, (PLA19-0032)

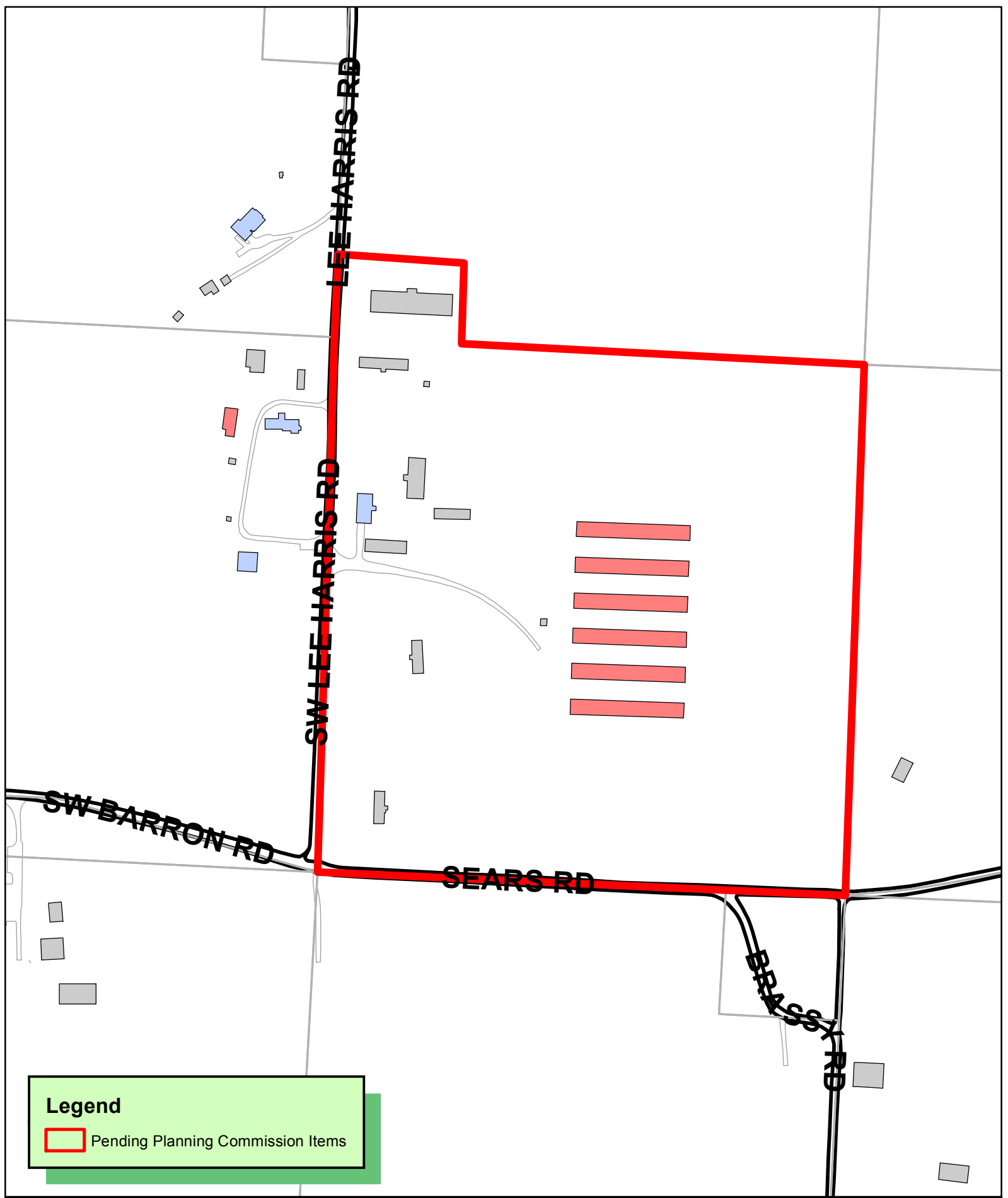
A property line adjustment of Lots 80-87 & 93, creating Lots 137-145 of Willowbrook Farms Subdivision Phase II. The plat dedicates a 20-foot utility easement on new Lot 145, as well as a shared 20-foot utility easement at the rear of new Lots 138-139. Lots 137-141 will be +/- 0.30 acres and Lots 142-144 will be +/- 0.25 acres. Lot 145 will be +/- 1.26 acres and currently serves as the site of the neighborhood pool and common space.

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

Property Line Adjustment: Lot 14, Block 5 of Clark's 2nd Addition, April Seggebruch, SW D Street, R-1, Single Family Residential, (PLA19-0037)

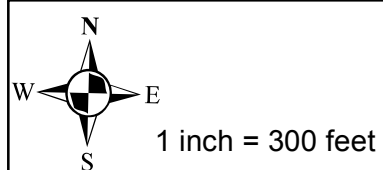
A property line adjustment of Outlot 23 of Original City of Bentonville and part of Lot 12, Block 5 of Clark's 2nd Addition, creating Lot 14, Block 5 of Clark's 2nd Addition. The plat dedicates a 15-foot utility easement along the front of the lot. Additionally, an estimated 0.03 acres of right-of-way is being dedicated along SW D Street to meet the requirements of the Master Street Plan. The new lot will be +/- 0.25 acres.

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



Legend

 Pending Planning Commission Items



**LS19-0038
LOT SPLIT
HIGHLAND LLC EAST**



LOT SPLIT

HIGHLAND EAST ADDITION

CREATING LOTS 1, 2 & 3

IN THE CITY OF

BENTONVILLE, ARKANSAS

WORK ORDER #

19528

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0245K, PANEL 245 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND UTILITY FEATURES ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

ALL EXTERIOR LOT LINES HAVE A 20' U.E. AND ALL INTERIOR LOT LINES HAVE A 15' U.E. CENTERED ON THE LOT LINE.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **WARRANTY DEED:** HIGHLANDS, LLC, RECORDED DECEMBER 19, 2002, FILE 2002-147560.

B. **SURVEY OF TRACTS 8 & 9:** BY ALAN REID & ASSOC., G. ALAN REID, AR PLS 1005, RECORDED IN PLAT BOOK 2003, PAGE 737.

SURVEY DESCRIPTION - PARENT TRACT:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°28'58"E A DISTANCE OF 208.00 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE LEAVING SAID WEST LINE, S87°15'35"E A DISTANCE OF 315.07 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE S02°30'01"W A DISTANCE OF 208.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE ALONG SAID NORTH LINE S87°15'35"E A DISTANCE OF 1000.62 FEET TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°23'28"W A DISTANCE OF 1318.13 FEET TO THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A FOUND REBAR; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, N87°15'57"W A DISTANCE OF 1317.74 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A FOUND ALUMINUM CAP "ALAN REID"; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, N02°28'58"E A DISTANCE OF 1318.26 FEET TO THE **POINT OF BEGINNING**, CONTAINING 41.35 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 1:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°28'58"E A DISTANCE OF 208.00 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE LEAVING SAID WEST LINE, S87°15'35"E A DISTANCE OF 34.48 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING S87°15'35"E A DISTANCE OF 280.59 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE S02°30'01"W A DISTANCE OF 208.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING N15°38'11"E A DISTANCE OF 0.22 FEET FROM A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE ALONG SAID NORTH LINE S87°15'35"E A DISTANCE OF 278.19 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE S02°28'58"W A DISTANCE OF 658.03 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°31'02"W A DISTANCE OF 557.17 FEET TO THE EAST RIGHT OF WAY LINE OF LEE HARRIS ROAD (B.C. 17B), SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) CALLS; N02°48'41"E A DISTANCE OF 301.70 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N01°19'37"E A DISTANCE OF 297.48 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N03°03'48"E A DISTANCE OF 269.43 FEET TO THE **POINT OF BEGINNING**, CONTAINING 10.48 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 2:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°28'58"W A DISTANCE OF 660.69 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING, S87°31'02"E A DISTANCE OF 593.20 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°28'58"W A DISTANCE OF 660.17 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID SOUTH LINE, N87°15'57"W A DISTANCE OF 593.20 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND ALUMINUM CAP "ALAN REID"; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, N02°28'58"E A DISTANCE OF 657.56 FEET TO THE **POINT OF BEGINNING**, CONTAINING 8.98 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 3:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4, S87°15'35"E A DISTANCE OF 593.20 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID NORTH LINE S87°15'35"E A DISTANCE OF 722.43 FEET TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°23'28"W A DISTANCE OF 1284.40 FEET TO THE NORTH RIGHT OF WAY LINE OF SEARS ROAD (B.C. 589), SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY LINE, N87°30'03"W A DISTANCE OF 724.48 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N02°28'58"E A DISTANCE OF 1287.44 FEET TO THE **POINT OF BEGINNING**, CONTAINING 21.36 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

GENERAL NOTES:

1. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, ELECTRIC SERVICE.
4. 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.
5. AT THE TIME OF THE PLAT BENTONVILLE WATER AND SEWER IS NOT CURENTLY AVAILABLE TO THIS PROPERTY.

BY

ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

OWNER/DEVELOPER:

HIGHLAND, LLC
% CYNTHIA COUGHLIN
P.O. BOX 129
CENTERTON, AR 72719

SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #:

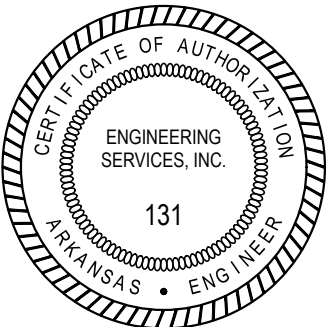
19527

CITY ZONING:

A-1, AGRICULTURAL DISTRICT

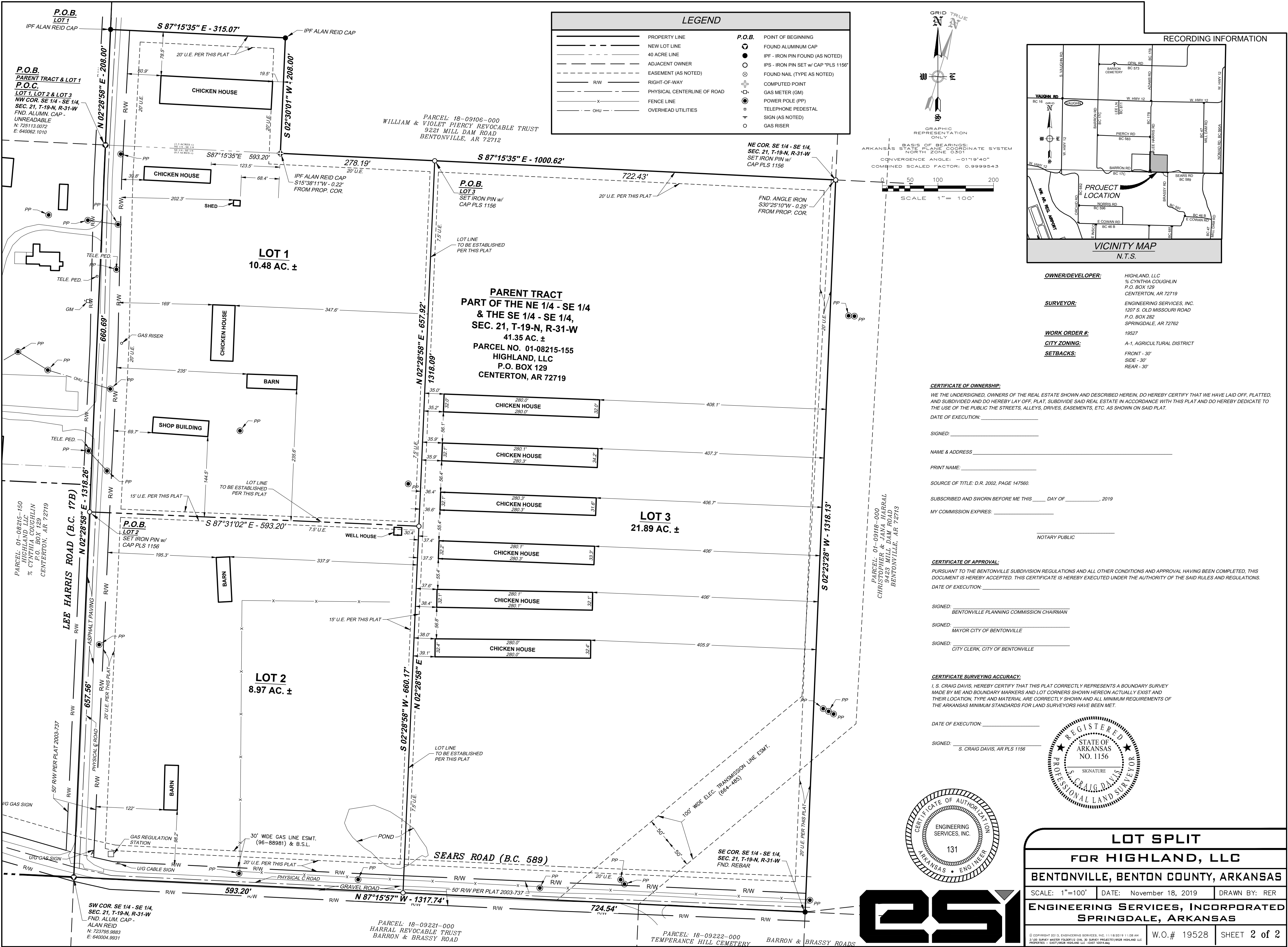
SETBACKS:

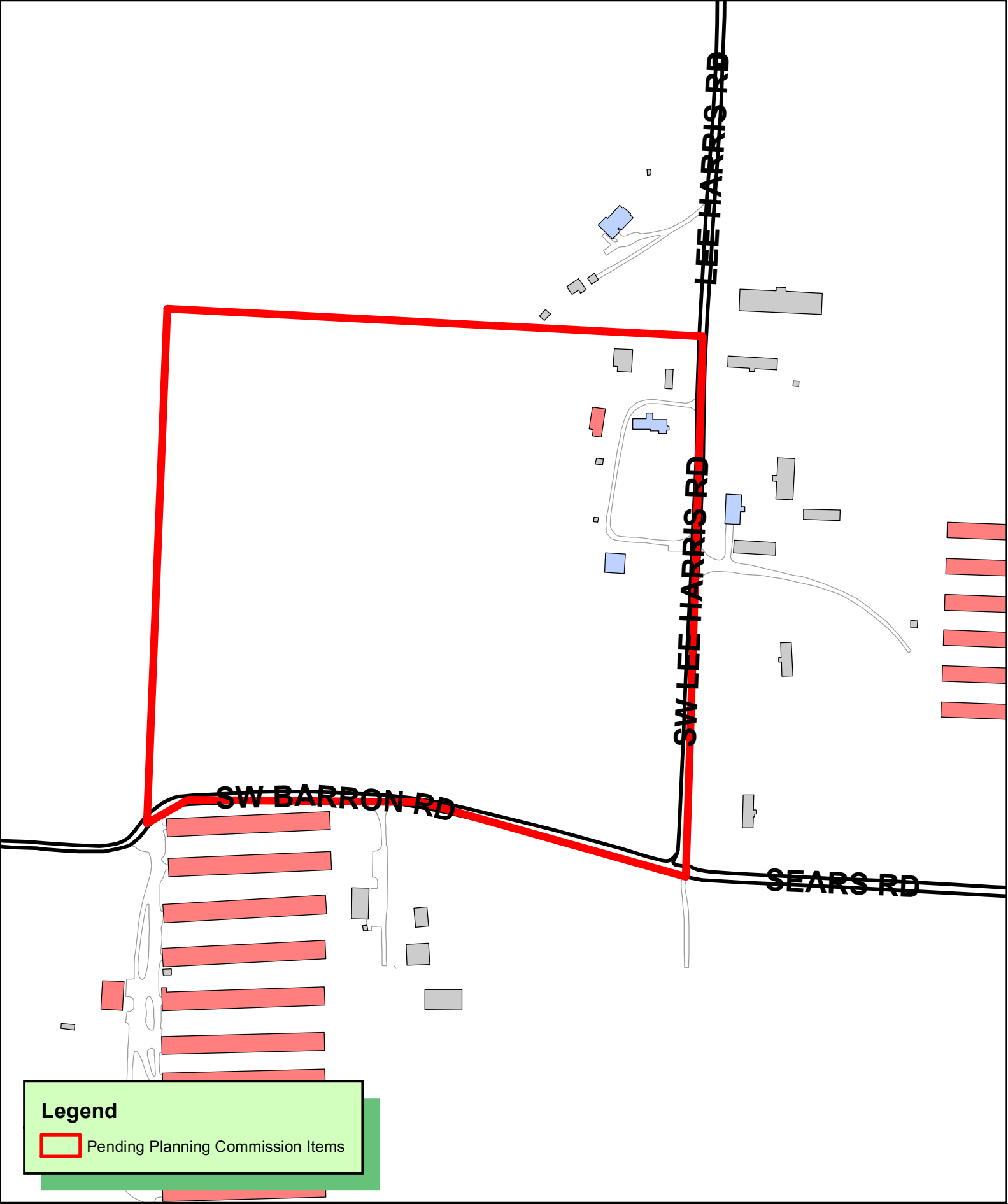
FRONT - 30'
SIDE - 30'
REAR - 30'



SHEET 1 of 2

LS 19-0038





1 inch = 300 feet

LS19-0039
LOT SPLIT
HIGHLAND LLC WEST



LOT SPLIT

HIGHLAND WEST ADDITION

CREATING LOTS 1, 2 & 3

IN THE CITY OF
BENTONVILLE, ARKANSAS

WORK ORDER #

19527

SURVEYOR'S NOTES:

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FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0245K, PANEL 245 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

UTILITIES:

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REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. WARRANTY DEED: HIGHLANDS, LLC, RECORDED DECEMBER 19, 2002, FILE 2002-147560.

B. SURVEY OF TRACTS 8 & 9: BY ALAN REID & ASSOC., G. ALAN REID, AR PLS 1005, RECORDED IN PLAT BOOK 2003, PAGE 737.

SURVEY DESCRIPTION - PARENT TRACT:

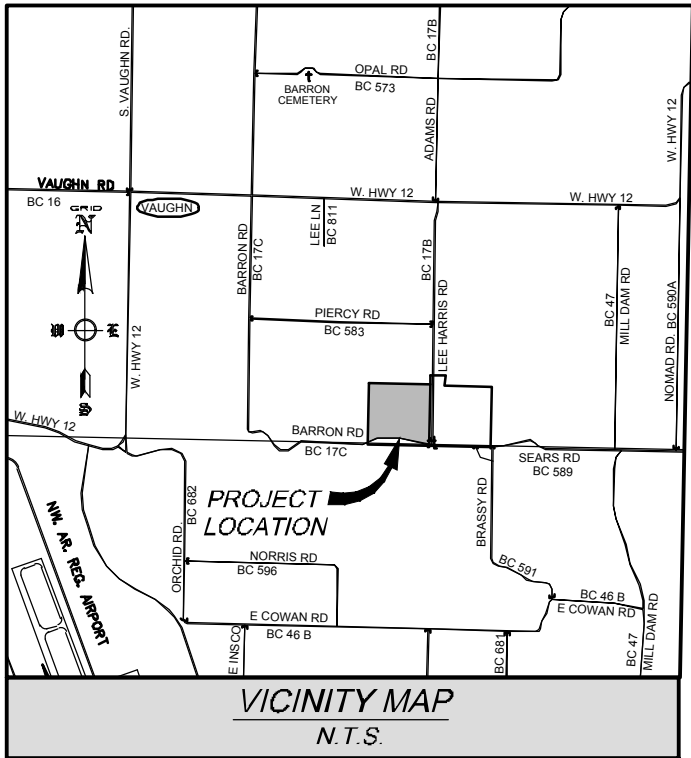
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP 'ALAN REID'; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S87°15'35"E A DISTANCE OF 1317.32 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4 AND A FOUND ALUMINUM CAP, UNREADABLE; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, S02°28'58"W A DISTANCE OF 1300.41 FEET TO A POINT IN BARRON ROAD (BENTON COUNTY ROAD 17C); THENCE ALONG SAID BARRON ROAD, N 73°54'38"W A DISTANCE OF 157.88 FEET; THENCE N73°57'11"W A DISTANCE OF 139.07 FEET; THENCE N75°52'49"W A DISTANCE OF 220.67 FEET; THENCE N76°42'54"W A DISTANCE OF 87.42 FEET; THENCE N80°55'56"W A DISTANCE OF 69.37 FEET; THENCE N85°43'03"W A DISTANCE OF 178.92 FEET; THENCE N87°26'31"W A DISTANCE OF 94.23 FEET; THENCE S88°35'04"W A DISTANCE OF 85.77 FEET; THENCE S87°36'18"W A DISTANCE OF 203.15 FEET; THENCE S77°41'32"W A DISTANCE OF 46.75 FEET; THENCE S54°23'09"W A DISTANCE OF 33.30 FEET; THENCE S41°58'33"W A DISTANCE OF 53.83 FEET; THENCE S41°17'42"W A DISTANCE OF 2.23 FEET TO THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4 AND A FOUND IRON PIN WITH CAP, UNREADABLE; THENCE LEAVING SAID BARRON ROAD AND ALONG SAID WEST LINE, N02°30'04"E A DISTANCE OF 1261.99 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.32 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF LEE HARRIS ROAD (BENTON COUNTY ROAD 17B) ON THE EAST SIDE THEREOF AND THE RIGHT OF WAY OF BARRON ROAD (BENTON COUNTY ROAD 17C) ON THE SOUTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 1:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP 'ALAN REID'; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S87°15'35"E A DISTANCE OF 607.33 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, S02°44'25"W A DISTANCE OF 1164.09 FEET TO A POINT IN BARRON ROAD (BENTON COUNTY ROAD 17C); THENCE ALONG SAID BARRON ROAD, N85°43'03"W A DISTANCE OF 113.30 FEET; THENCE N87°26'31"W A DISTANCE OF 94.23 FEET; THENCE S88°35'04"W A DISTANCE OF 85.77 FEET; THENCE S87°36'18"W A DISTANCE OF 203.15 FEET; THENCE S77°41'32"W A DISTANCE OF 46.75 FEET; THENCE S54°23'09"W A DISTANCE OF 33.30 FEET; THENCE S41°58'33"W A DISTANCE OF 53.83 FEET; THENCE S41°17'42"W A DISTANCE OF 2.23 FEET TO THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4 AND A FOUND IRON PIN WITH CAP, UNREADABLE; THENCE LEAVING SAID BARRON ROAD AND ALONG SAID WEST LINE, N02°30'04"E A DISTANCE OF 1261.99 FEET TO THE **POINT OF BEGINNING**, CONTAINING 16.33 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF BARRON ROAD (BENTON COUNTY ROAD 17C) ON THE SOUTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.



SURVEY DESCRIPTION - LOT 2:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP 'ALAN REID'; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S87°15'35"E A DISTANCE OF 607.33 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP 'PLS 1156'; THENCE CONTINUING ALONG SAID NORTH LINE, S87°15'35"E A DISTANCE OF 709.99 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4 AND A FOUND ALUMINUM CAP, UNREADABLE; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, S02°28'58"W A DISTANCE OF 612.02 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID EAST LINE, N87°15'35"W A DISTANCE OF 712.74 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N02°44'25"E A DISTANCE OF 612.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.99 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF LEE HARRIS ROAD (BENTON COUNTY ROAD 17B) ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 3:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP 'ALAN REID'; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S87°15'35"E A DISTANCE OF 607.33 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, S02°44'25"W A DISTANCE OF 612.01 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S87°15'35"E A DISTANCE OF 712.74 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG SAID EAST LINE, S02°28'58"W A DISTANCE OF 688.39 FEET TO A POINT IN BARRON ROAD (BENTON COUNTY ROAD 17C); THENCE ALONG SAID BARRON ROAD, N 73°54'38"W A DISTANCE OF 157.88 FEET; THENCE N73°57'11"W A DISTANCE OF 139.07 FEET; THENCE N75°52'49"W A DISTANCE OF 220.67 FEET; THENCE N76°42'54"W A DISTANCE OF 87.42 FEET; THENCE N80°55'56"W A DISTANCE OF 59.37 FEET; THENCE N85°43'03"W A DISTANCE OF 65.62 FEET; THENCE LEAVING SAID BARRON ROAD, N02°44'25"E A DISTANCE OF 552.08 FEET TO THE **POINT OF BEGINNING**, CONTAINING 10.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF LEE HARRIS ROAD (BENTON COUNTY ROAD 17B) ON THE EAST SIDE THEREOF AND THE RIGHT OF WAY OF BARRON ROAD (BENTON COUNTY ROAD 17C) ON THE SOUTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

GENERAL NOTES:

1. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, ELECTRIC SERVICE.
4. 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.
5. AT THE TIME OF THE PLAT BENTONVILLE WATER AND SEWER IS NOT CURRENTLY AVAILABLE TO THIS PROPERTY.

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

OWNER/DEVELOPER:

HIGHLAND, LLC
% CYNTHIA COUGHLIN
P.O. BOX 129
CENTERTON, AR 72719

SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #:

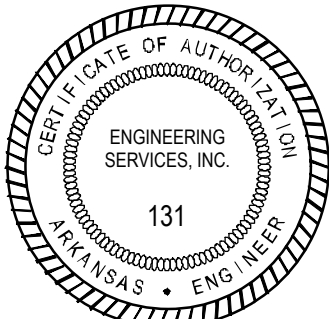
19527

CITY ZONING:

A-1, AGRICULTURAL DISTRICT

SETBACKS:

FRONT - 30'
SIDE - 30'
REAR - 30'



SHEET 1 of 2

P.O.B.
PARENT TRACT & LOT 1
P.O.C.
LOTS 2 & 3
NW COR. SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
FND. ALUMN. CAP -
ALAN REID

PARCEL: 15-18764-000
TONY & LUCENE LOVELL
9317 LEE HARRIS ROAD
BENTONVILLE, AR 72713

NE COR. SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
FND. ALUMN. CAP -
UNREADABLE
N: 725113.0072
E: 640062.1010

P.O.B.
LOT 2
SET IRON PIN W/
CAP PLS 1156

PARENT TRACT
PART OF THE SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
36.32 AC. ±
PARCEL NO. 01-08215-150
HIGHLAND, LLC
P.O. BOX 129
CENTERTON, AR 72719

LOT 1
PART OF THE SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
16.33 AC. ±

LOT 2
PART OF THE SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
9.99 AC. ±

LOT 3
PART OF THE SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
10.00 AC. ±

Line Table		
Line #	Length	Bearing
L1	157.88'	N73°54'38"W
L2	139.07'	N73°57'11"W
L3	220.67'	N75°52'49"W
L4	87.42'	N76°42'54"W
L5	59.37'	N80°55'56"W
L6	178.92'	N85°43'03"W
L7	94.23'	N87°26'31"W
L8	85.77'	S88°35'04"W
L9	203.15'	S87°36'18"W
L10	46.75'	S77°41'32"W
L11	33.30'	S54°23'09"W
L12	53.83'	S41°58'33"W
L13	2.23'	S41°17'42"W

SW COR. SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
COMPUTED POINT

PARCEL: 18-09105-002
BEE & ALINA VANC
9579 SW BARRON ROAD
BENTONVILLE, AR 72713

PARCEL: 18-09105-001
GARY & LORETTA HARRAL REVOCABLE TRUST
1695 CREYSTONE PLACE
SPRINGDALE, AR 72764

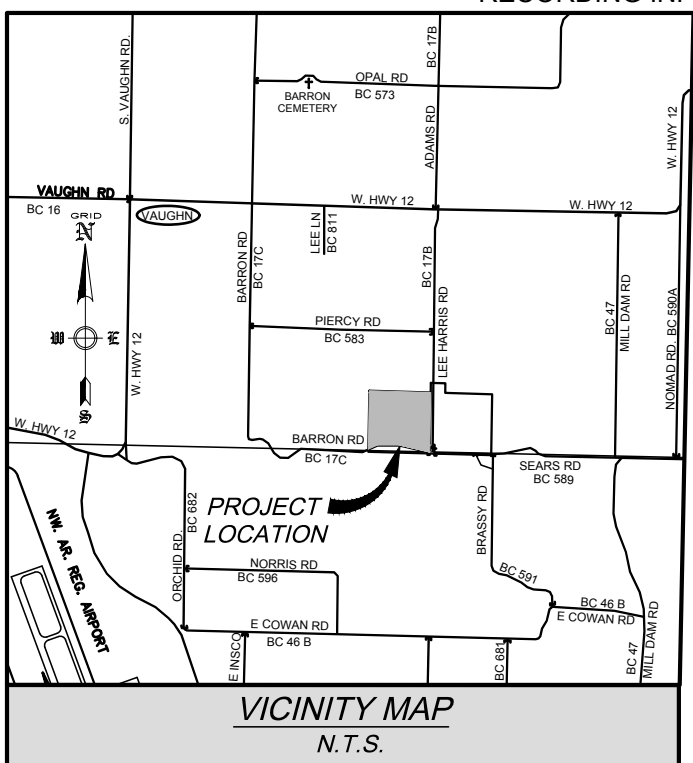
SE COR. SW 1/4 - SE 1/4,
SEC. 21, T-19-N, R-31-W
FND. ALUMN. CAP -
ALAN REID
N: 723795.9883
E: 640004.9931

CERTIFICATE SURVEYING ACCURACY:

I, S. CRAIG DAVIS, 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: S. CRAIG DAVIS, AR PLS 1156



RECORDING INFORMATION

OWNER/DEVELOPER:

HIGHLAND, LLC
% CYNTHIA COUGHLIN
P.O. BOX 129
CENTERTON, AR 72719

SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #:

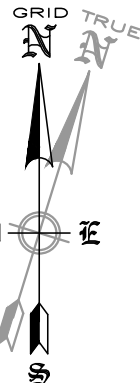
19527

CITY ZONING:

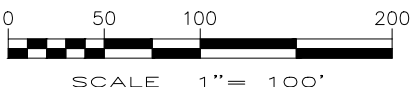
A-1, AGRICULTURAL DISTRICT

SETBACKS:

FRONT - 30'
SIDE - 30'
REAR - 30'



GRAPHIC REPRESENTATION ONLY
BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301
CONVERGENCE ANGLE: -01°19'40"
COMBINED SCALED FACTOR: 0.99999543



CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION:

SIGNED:

NAME & ADDRESS

PRINT NAME:

SOURCE OF TITLE: D.R. 2002, PAGE 147580.

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 2019

MY COMMISSION EXPIRES:

NOTARY PUBLIC

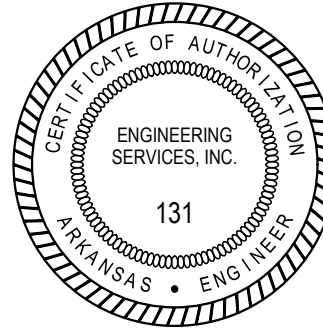
CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS
DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.
DATE OF EXECUTION:

SIGNED: BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: MAYOR CITY OF BENTONVILLE

SIGNED: CITY CLERK, CITY OF BENTONVILLE



LOT SPLIT

FOR HIGHLAND, LLC

BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=100'

DATE: November 18, 2019

DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 11/18/2019 9:54 AM
2:00 SURVEY MASTER FOLDER/2:00 SURVEY PROJECT/2019/2019 HIGHLAND LLC
PROPERTIES - WEST/19527 HIGHLAND LLC - WEST/2014.kwg

W.O.# 19527

SHEET 2 of 2

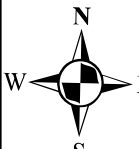
PLAT CODE: 500-19N-31W-0-21-230-04-1156

LS 19-0039



Legend

 Pending Planning Commission Items


N
W E
S
1 inch = 300 feet

LS19-0030
LOT SPLIT NEW LOTS 23-24 (LOT 12)
POINTE AT BENTONVILLE
LIMESTONE RANCH SUBDIVISION



PARENT DESCRIPTION FOR LOT LINE ADJUSTMENT:

LOT 21 AND LOT 22 OF LIMESTONE RANCH SUBDIVISION AS PER PLAT RECORD L2017058761 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION:

LOT 12 OF LIMESTONE RANCH SUBDIVISION AS PER PLAT RECORD 2015-651 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION LOT 23:

PART OF LOT 21 AND LOT 22 OF LIMESTONE RANCH SUBDIVISION AS PER PLAT RECORD L2017058761 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 OF SAID LIMESTONE RANCH SUBDIVISION;
THENCE ALONG THE SOUTH LINE THEREOF S51°37'31"W 55.86 FEET;
THENCE ALONG THE SOUTH LINE THEREOF N87°44'12"W 465.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE ALONG THE WEST LINE THEREOF THE FOLLOWING FIVE COURSES:
THENCE N02°20'10"E 387.63 FEET;
THENCE N87°45'43"W 175.04 FEET;
THENCE N02°25'36"E 52.00 FEET;
THENCE 37.74 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 24.00 FEET AND A LONG CHORD OF N42°42'47"W 33.97 FEET;
THENCE N02°20'10"E 322.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 21;
THENCE ALONG THE NORTH LINE S87°38'59"E 318.64 FEET;
THENCE LEAVING SAID NORTH LINE S17°32'33"E 98.32 FEET;
THENCE S47°11'51"E 67.80 FEET;
THENCE S01°04'32"E 32.85 FEET TO THE NORTH LINE OF SAID LOT 21;
THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES:
THENCE S48°58'16"E 111.21 FEET;
THENCE N80°09'36"E 172.05 FEET;
THENCE N54°01'31"E 58.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 21;
THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE S02°20'25"W 229.69 FEET;
THENCE S04°45'41"W 1.37 FEET;
THENCE S02°20'31"W 351.68 FEET TO THE POINT OF BEGINNING CONTAINING 9.29 ACRES MORE OR LESS, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 24:

PART OF LOT 21 AND LOT 22 OF LIMESTONE RANCH SUBDIVISION AS PER PLAT RECORD L2017058761 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22 OF LIMESTONE RANCH SUBDIVISION;
THENCE ALONG THE EAST LINE THEREOF S02°20'25"W 673.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22;
THENCE ALONG THE SOUTH LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE S54°01'31"W 58.51 FEET;
THENCE S80°09'36"W 172.05 FEET;
THENCE N48°58'16"W 111.21 FEET;
THENCE N01°04'32"W 32.85 FEET;
THENCE N47°11'51"W 67.80 FEET;
THENCE N17°32'33"W 98.32 FEET TO THE SOUTH LINE OF SAID LOT 22;
THENCE ALONG SAID SOUTH LINE N87°38'59"W 318.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22;
THENCE ALONG THE WEST LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE N02°20'10"E 437.39 FEET;
THENCE 198.20 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 174.00 FEET AND A LONG CHORD OF N34°58'06"E 187.66 FEET;
THENCE 24.84 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 74.00 FEET AND A LONG CHORD OF N77°11'21"E 24.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 22;
THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING SIX COURSES:
THENCE 26.37 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 24.00 FEET AND A LONG CHORD OF S61°42'51"E 25.07 FEET;
THENCE 110.30 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 61.00 FEET AND A LONG CHORD OF S82°02'04"E 95.88 FEET;
THENCE 23.46 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 24.00 FEET AND A LONG CHORD OF N74°10'18"E 22.54 FEET;
THENCE 92.37 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 974.00 FEET AND A LONG CHORD OF S75°06'15"E 92.34 FEET;
THENCE S72°23'14"E 96.67 FEET;
THENCE 261.97 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1026.00 FEET AND A LONG CHORD OF S79°42'06"E 261.25 FEET TO THE POINT OF BEGINNING CONTAINING 10.56 ACRES MORE OR LESS, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SURVEY NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR AND IS ZONED R-4.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLAT AND NO OTHERS: DEED RECORDS 2015-27576, 2016-51825 AND PLAT RECORDS 2006-992, 2015-651 AND L2017058761.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND NONE OF THE PROPERTY IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

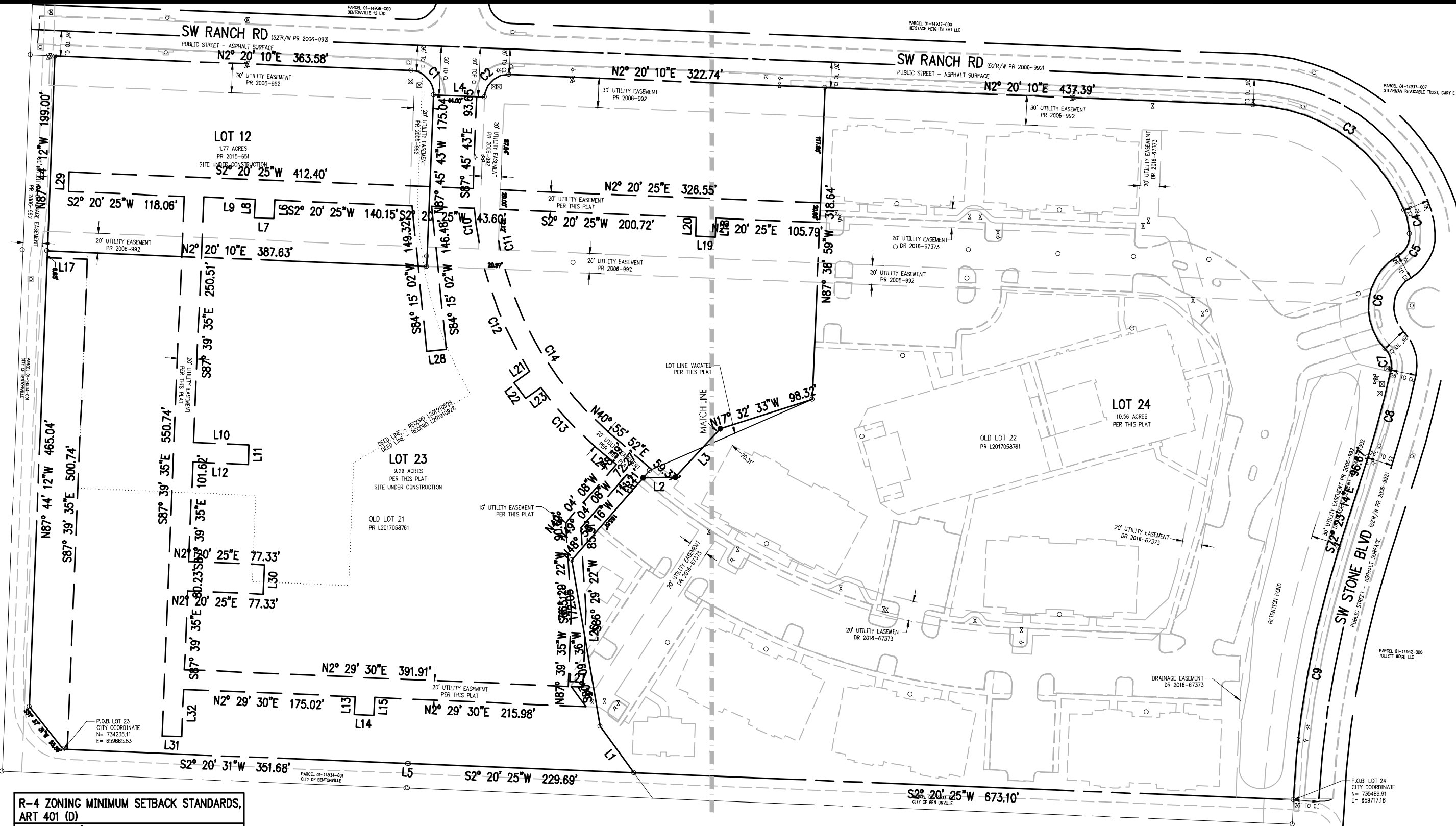
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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

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

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

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



OVERALL SITE

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: _____

BY: _____

POINTE AT BENTONVILLE, LLC (OWNER LOT 22)

(PRINT)

SOURCE OF TITLE: DEED RECORD 2016-51825 LESS AND EXCEPT DEED RECORDS L201910928 AND L201910929

STATE OF ARKANSAS)
COUNTY OF BENTON) SS
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2019
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

DATE OF EXECUTION: _____

BY: _____

POINTE BENTONVILLE PHASE II LLC (OWNER LOT 12 AND 21)

(PRINT)

SOURCE OF TITLE: DEED RECORDS L201910928 AND L201910929

STATE OF ARKANSAS)
COUNTY OF BENTON) SS
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2019
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

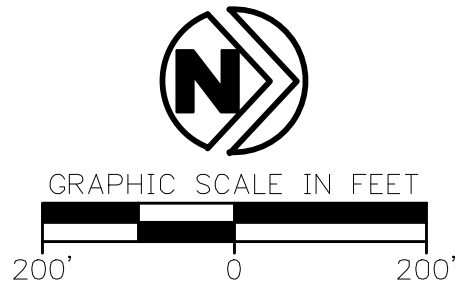
I, KEVIN J. MONTGOMERY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS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

DATE OF EXECUTION: 11/04/2019

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

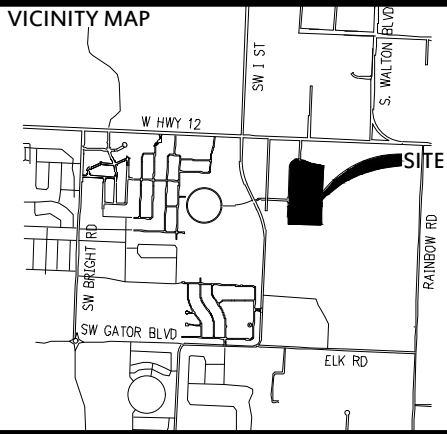
SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

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BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

PROPERTY LINE ADJUSTMENT OF LOT 21 & LOT 22,
CREATING LOT 23 & LOT 24 OF LIMESTONE RANCH
SUBDIVISION AND EASEMENT DEDICATION PLAT FOR
LOTS 12, 23 AND 24
PREPARED FOR:
POINTE AT BENTONVILLE LLC
BENTONVILLE
ARKANSAS

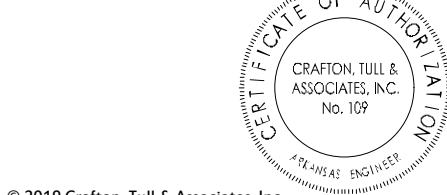


DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	11/04/2019

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479.636.4838 | 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION:



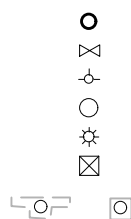
© 2019 Crafton, Tull & Associates, Inc.
PROJECT NO: 15800500
ISSUE DATE: 11/04/2019
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO:



GRAPHIC SCALE IN FEET

BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM
DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR
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LEGEND

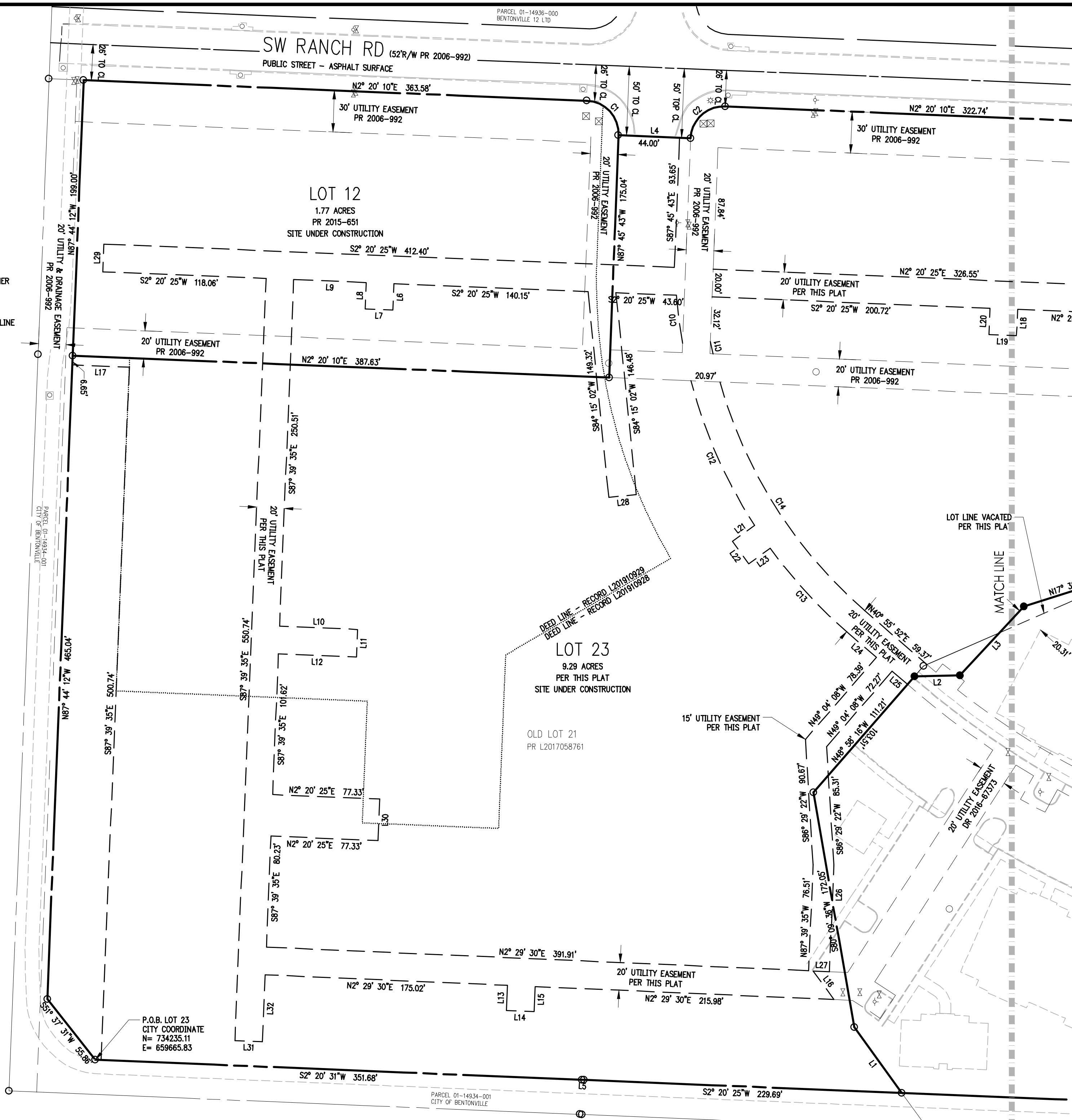


FOUND IRON PIN
WATER VALVE
FIRE HYDRANT
SEWER MANHOLE
LIGHT POLE
ELEC TRANSFORMER
STORM INLET
OR JCT BOX
PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT LINE
CENTERLINE

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.51'	S54° 01' 31"W
L2	32.85'	N1° 04' 32"W
L3	67.80'	N47° 11' 51"W
L4	52.00'	N2° 25' 36"E
L5	1.37'	S4° 45' 41"W
L6	19.00'	S87° 39' 35"E
L7	20.00'	S2° 20' 25"W
L8	19.00'	S87° 39' 35"E
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L16	25.54'	N54° 01' 31"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	41.15'	N2° 20' 25"E
L18	19.05'	S87° 39' 35"E
L19	20.00'	S2° 20' 25"W
L20	19.05'	S87° 39' 35"E
L21	19.64'	S35° 45' 32"E
L22	20.00'	N54° 14' 28"E
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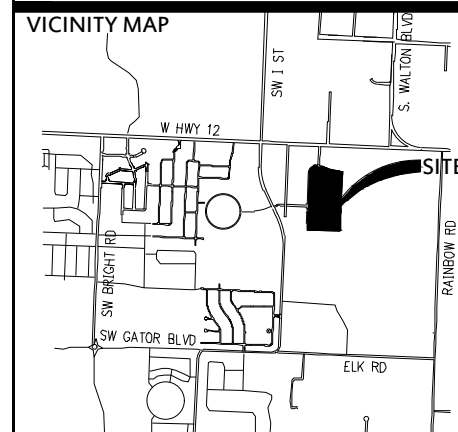
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	37.66'	24.00'	89°54'07"	N47° 17' 13"E	33.91'
C2	37.74'	24.00'	90°05'53"	N42° 42' 47"W	33.97'
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C4	24.84'	74.00'	19°13'51"	N77° 11' 21"E	24.72'
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C6	110.30'	61.00'	103°36'11"	S82° 02' 04"E	95.88'
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PROPERTY LINE ADJUSTMENT OF LOT 21 & LOT 22,
CREATING LOT 23 & LOT 24 OF LIMESTONE RANCH
SUBDIVISION AND EASEMENT DEDICATION PLAT FOR
LOTS 12, 23 AND 24

PREPARED FOR:
POINTE AT BENTONVILLE LLC

ARKANSAS
BENTONVILLE

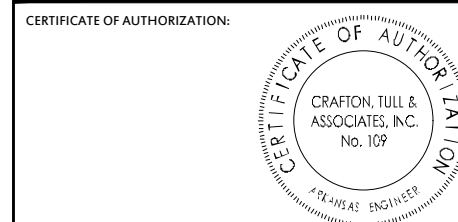


DELTA	DESCRIPTION	DATE
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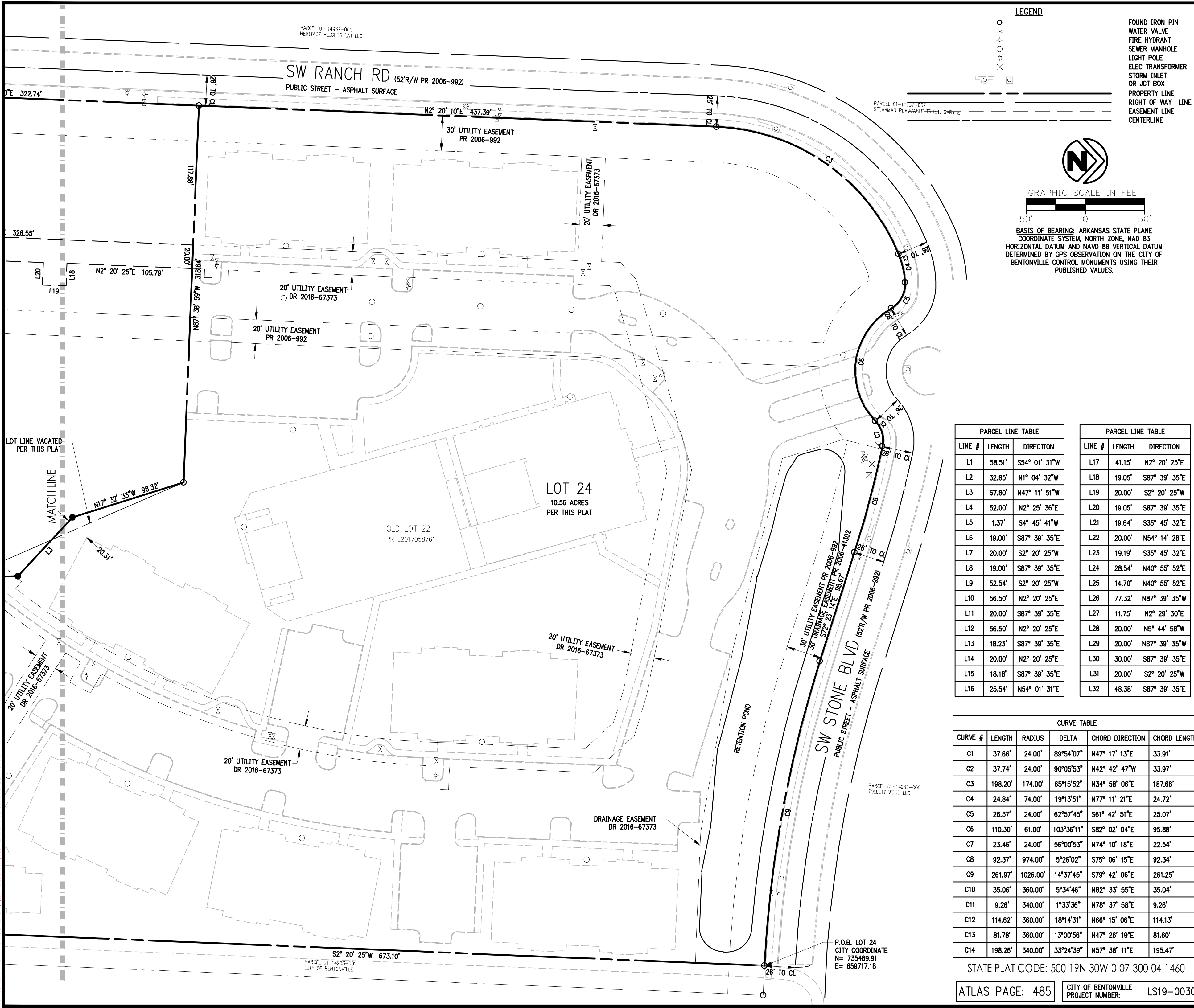
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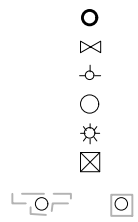


PROJECT NO: 15800500
ISSUE DATE: 11/04/2019
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO:

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LAST PLOTTED BY: KEVIN MONTGOMERY, 11/14/2019 12:25:37 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



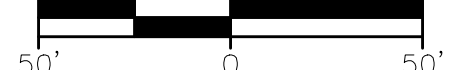
LEGEND



FOUND IRON PIN
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GRAPHIC SCALE IN FEET



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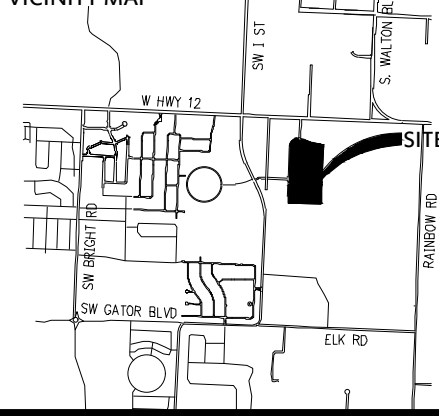
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PREPARED FOR:
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VICINITY MAP



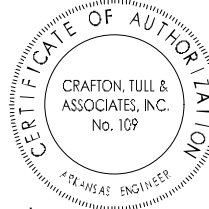
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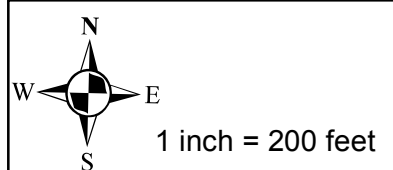
CERTIFICATE OF AUTHORIZATION:



PROJECT NO:	15800500
ISSUE DATE:	11/04/2019
CONTACT:	K. MONTGOMERY
CHECKED BY:	
SHEET NO:	

STATE PLAT CODE: 500-19N-30W-0-07-300-04-1460

ATLAS PAGE: 485 CITY OF BENTONVILLE PROJECT NUMBER: LS19-0030



PLA19-0032
PROPERTY LINE ADJUSTMENT
WILLOWBROOK FARMS SUBDIVISION PHASE 2



GENERAL NOTES:

- Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on RT Kinematic (RTK) GNSS Observations from City of Bentonville GPS Monument #84, having published values of: Lat 36°20'09.79" N / Long 94°15'30.90" W and a Combined Scale Factor (Ground to Grid) = 0.999966638.
- Grid North Convergence:** At the Northeast corner of the S1/2 NE1/4, Section 10, T19N, R31W, rotate from Grid North 01°18'51" to the Left for True North.
- Vertical Datum:** NAVD88 (Geoid 12B). Site elevations are based on RTK GNSS observations from the City of Bentonville GPS Monument #84, having a published elevation of 1248.11 feet.
- Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0235K, Map Revised June 5, 2012, and by graphic plotting only; Lots 145, all lie within Zone X, Areas determined to be outside the 0.2% annual chance floodplain. By graphic plotting only, areas of Lot 145 lie within Zone X, Other Flood Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; and Zone X, Areas determined to be outside the 0.2% annual chance floodplain. This surveyor and Morrison Shipley Engineers assumes no liability for the correctness or use of the current cited flood map, or any available digital flood hazard data utilized to delineate the limits of potential flood hazard areas. Flood Hazard Maps are subject to be changed, updated, and revised, and the purchaser or other interested parties of any lots or lands along or adjacent to any flood hazard areas, should review current maps and satisfy themselves of the location and limits of any potential flood hazard areas, and any associated risk.
- Lots designed as "Common Areas" or "Pool Areas" will be owned and maintained by either the developer or the Property Owners Association.
- 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.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences or any other structures built within any Drainage or Utility Easement.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.

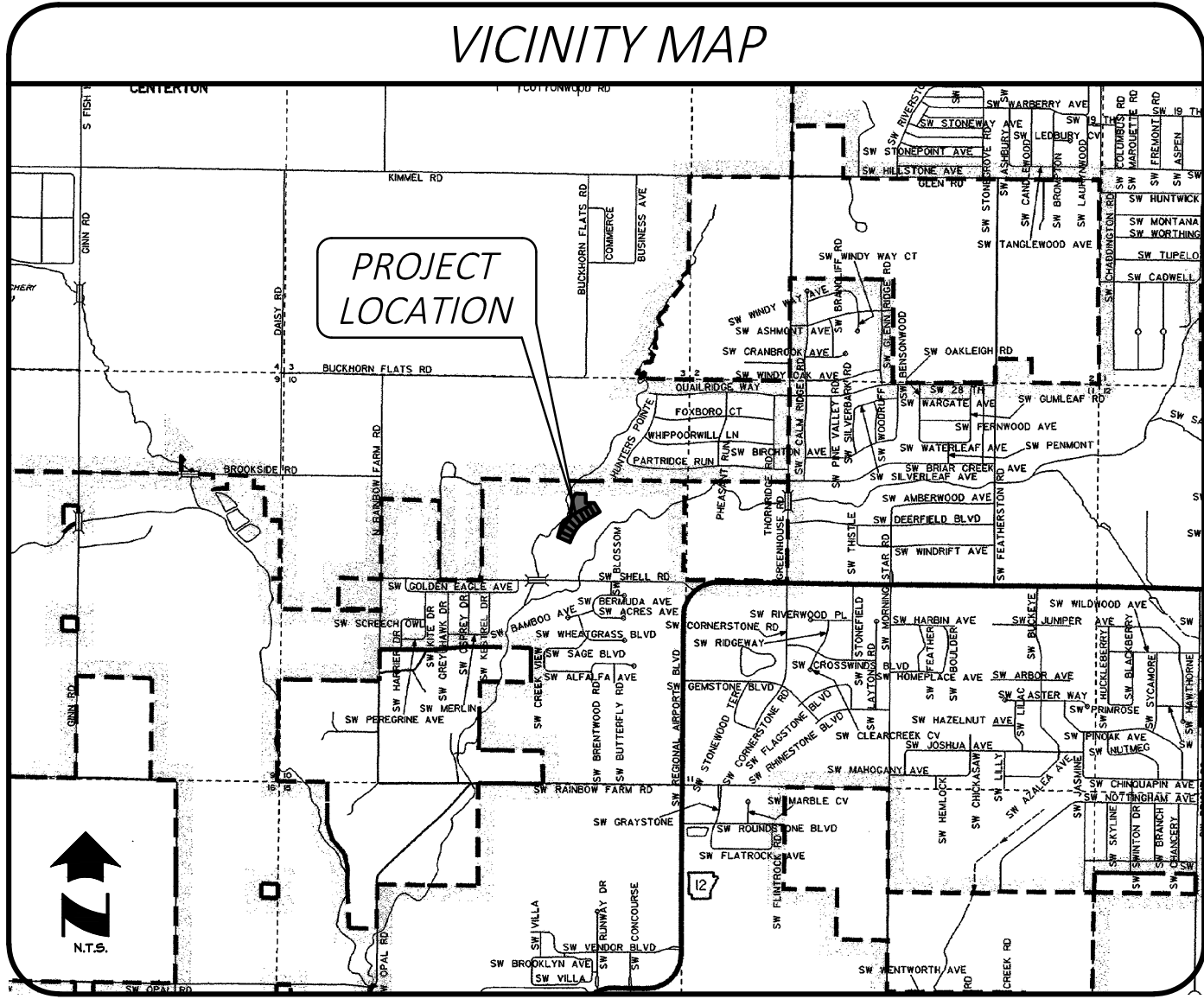
ENGINEERING NOTES - From Final Plat Book 2017, Page 937:

- Minimum Finish Floor Elevations:** Minimum Finish Floor Elevations (FFE) are provided for lots that are adjacent to a public drainage structures, drainage easements, or flood hazard areas. The elevations shown are three-feet (3') above predicted 100-year flood elevation or one-foot (1') above the highest planned adjacent back of curb elevation. These Minimum Finish Floor Elevations (FFE) are intended to protect structures from damage from the adjacent public storm drainage facilities within drainage easements or adjacent flood hazard areas. However, sound engineering judgement should be utilized for each structure and each lot to prevent localized flooding due to inadequate site design.
- Any fill place in the building pad areas shall be tested for appropriate compaction by a Geotechnical Engineer.

Owner
RLP Investments Inc
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

Owner
RLP Developments, LLC
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

Engineer/Surveyor
Morrison-Shipley Engineers Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209



PARENT TRACT DESCRIPTION:

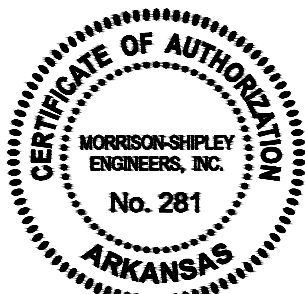
Lots 80, 81, 82, 83, 84, 85, 86, 87 and 93, Willowbrook Farms Subdivision, Phase II, as shown in Plat Book 2017, page 937, Bentonville, Benton County Arkansas.

ZONING			
R-1 - SINGLE FAMILY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS (Ft.)			
Front	Side		Rear
	Interior	Exterior	
20'	* 7'	20'	25'
*Subject to easement locations within lot.			

CERTIFICATE OF SURVEY ACCURACY

I, Keith A. Sikes, Hereby Certify That This Plat Correctly Represents A Boundary Survey made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Minimum Standards For Land Surveyors Have Been Met.

Date of Execution: November 12, 2019



Arkansas Professional Surveyor, #1507

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

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 Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Source Of Title: Special Warranty Deed 2015 Page 13646
Source Of Title: PLAT 2017 Page 937
Source Of Title: Limited Liability Company Warranty Deed L201915840

Date of Execution: _____

Signed: _____
Russ Plumley, Manager
RLP Developments, LLC

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2019.

Notary Public: _____

My Commission Expires: _____

Date of Execution: _____

Signed: _____
Russel L. Plumley, President
RLP Investments Inc

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2019.

Notary Public: _____

My Commission Expires: _____

PROPERTY LINE ADJUSTMENT

*being a Replat of Lots 80-87 & 93
Willowbrook Farms Subdivision, Phase II
Creating LOTS 137-145
WILLOWBROOK FARMS SUBDIVISION, PHASE II*

*Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA19-0032*

Project No. RLP-01

*Drawn By JDS
Checked By KAS*

Date 11.12.19

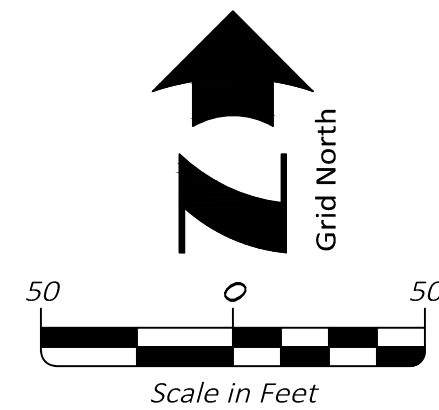
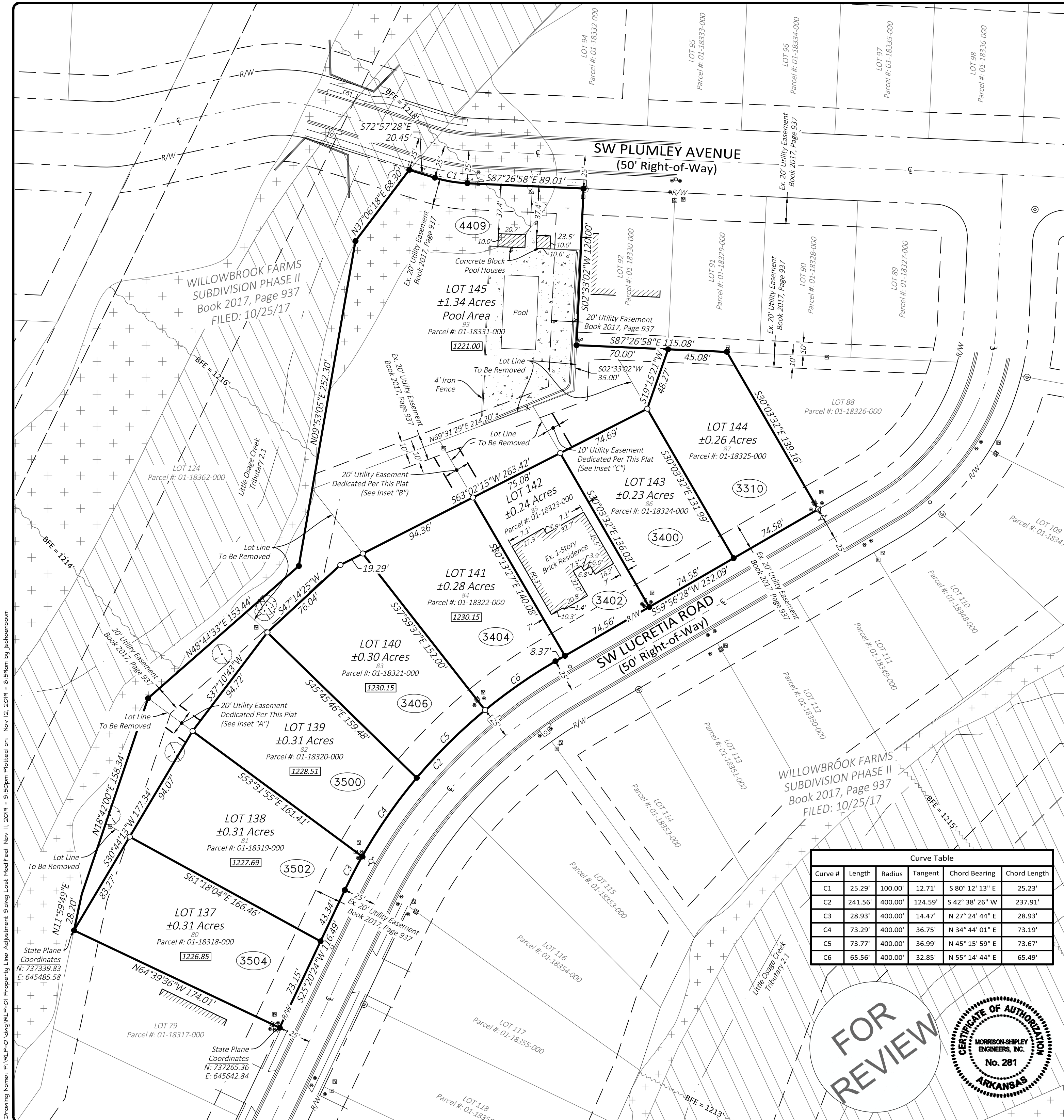
Sheet 1 of 2



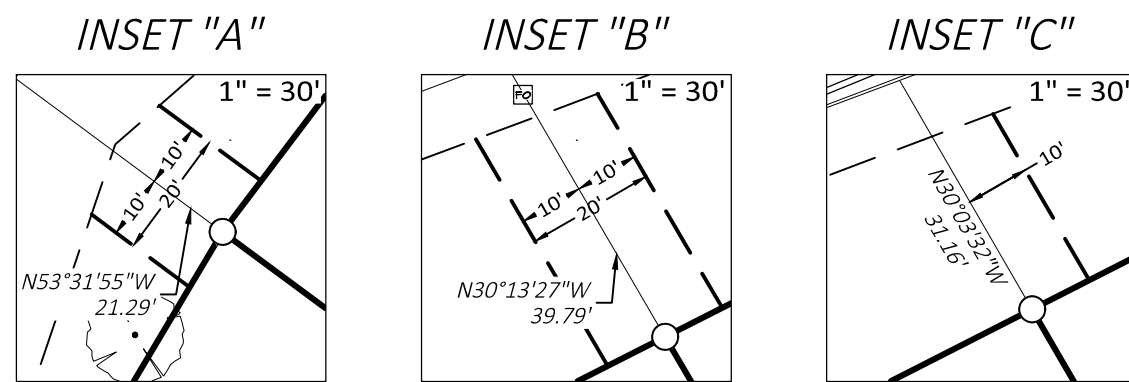
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Filing Block

Drawing Name: P:\NLP-01\NLP-01 Property Line Adjustment 3.dwg Last Modified: Nov 11, 2014 - 3:50pm Plotted on: Nov 12, 2014 - 6:51am By: jschonbaum



Filing Block

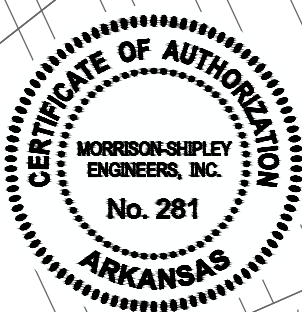


LEGEND

- Boundary Line
- Right-Of-Way Line
- Road Center Line
- Ex. Easement Line
- Base Flood Elevation
- Proposed Easement Line
- Existing Floodzone, Zone AE
- Existing Floodway, Zone AE
- Existing Nail w/ 1507 Washer
- Existing 1/2" Rebar w/ PS# 1507 Cap
- Set Nail w/ PS# 1507 Washer
- Set 1/2" Rebar w/ PS# 1507 Cap
- Minimum Finished Floor Elevation
- Street Address
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Fiber Optic Pedestal
- Existing Television Pedestal
- Existing Electric Pedestal
- Existing Sewer Manhole
- Existing Light Pole
- Existing Transformer
- Existing Sign
- Existing Tree

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	25.29'	100.00'	12.71'	S 80° 12' 13" E	25.23'
C2	241.56'	400.00'	124.59'	S 42° 38' 26" W	237.91'
C3	28.93'	400.00'	14.47'	N 27° 24' 44" E	28.93'
C4	73.29'	400.00'	36.75'	N 34° 44' 01" E	73.19'
C5	73.77'	400.00'	36.99'	N 45° 15' 59" E	73.67'
C6	65.56'	400.00'	32.85'	N 55° 14' 44" E	65.49'

FOR REVIEW

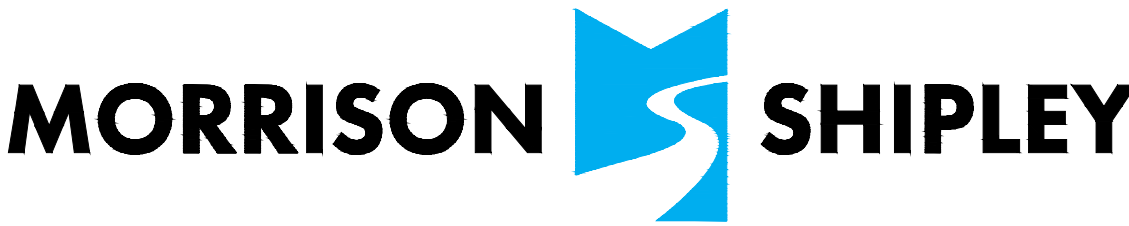


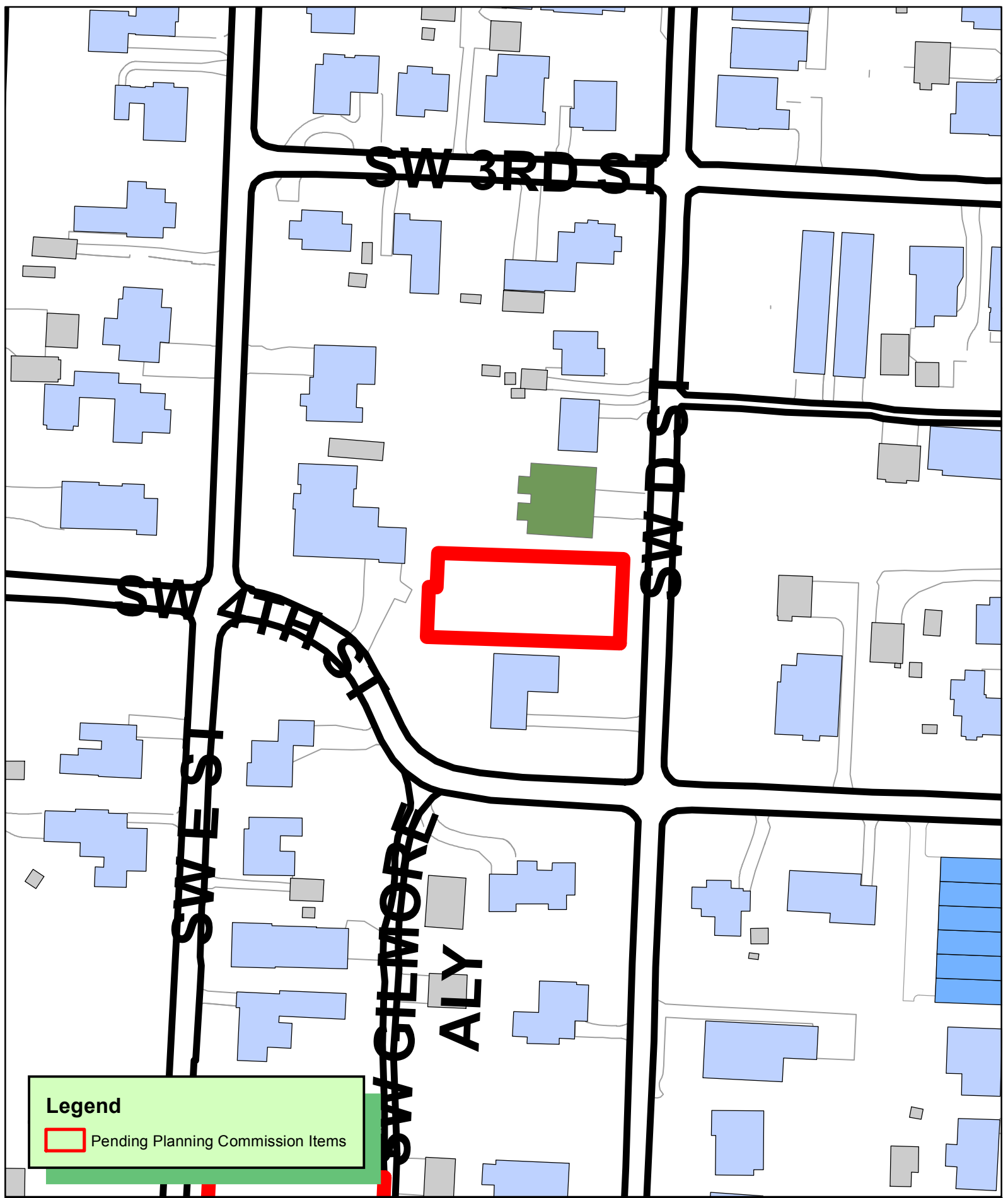
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Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA19-0032

Project No. RLP-01	Drawn By JDS Checked By KAS
Date 11.12.19	Sheet 2 of 2





PROPERTY LINE ADJUSTMENT
OF OUTLOT 23, ORIGINAL CITY OF BENTONVILLE AND
PART OF LOT 12, BLOCK 5, CLARK'S 2ND ADDITION,
CREATING LOT 14, BLOCK 5,
CLARK'S 2ND ADDITION
BENTONVILLE, ARKANSAS

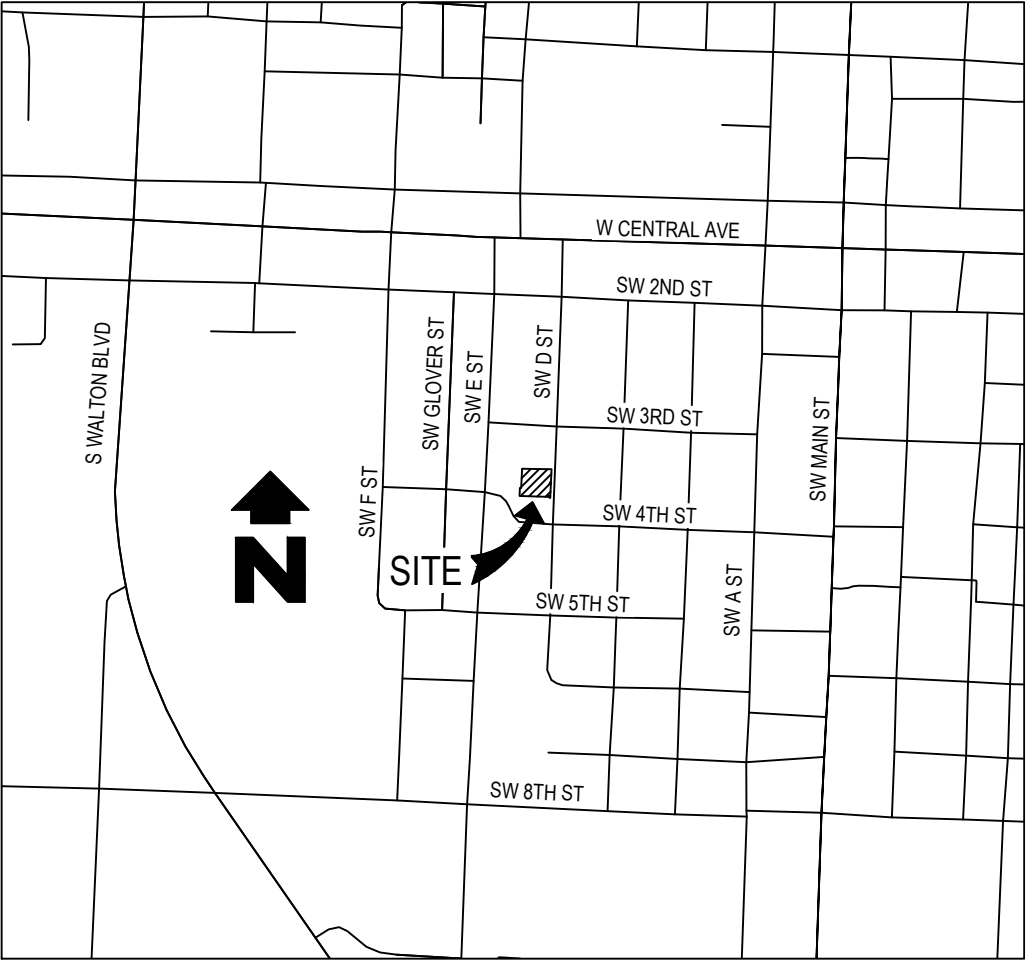
CLIENT:
April Seggebruch
604 SW 5th St.
Bentonville, Arkansas 72712
(479) 409-5135
april@movista.com

SURVEY NOTES:

- 1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2017, Page 54207 in the Official Public Records of Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone, checking with Bentonville City Control Monument No. 1.
6. Basis of Elevation: NAVD88, checking with Bentonville City Control Monument No. 1.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. This property is zoned R-1 (Residential).
12. Building setbacks for zone R-2 are as follows:
Front 20 Feet Rear 25 Feet
Side(Interior) 07 Feet Side(R.O.W) 20 Feet
Garage, Street Facing (attached or detached) 30 Feet from property line garage faces
Garage, Side or Rear Loading (attached or detached) 20 feet from front property line
Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.
13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
14. Subsurface and environmental conditions were not examined nor considered a part of this survey.
15. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
16. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
17. 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.
18. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer, and electric service.
19. There may not be fences or any other structures built in any drainage easements.
20. All structures must maintain minimum 20' clearances from all electric lines.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 04, 2012.



VICINITY MAP
Scale: 1" = 1,000'

ATLAS PAGE # 403A

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution:
Signed
Bentonville Planning Commission Chairman
Signed
Mayor City of Bentonville
Signed
City Clerk, City of Bentonville

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution:
Print:
Signed:
State of Arkansas}
County of Benton}
Sworn to and subscribed before me this
Notary Public Signature

SURVEY DESCRIPTION (LOT 14):

Being a part of Outlot 23, Original City of Bentonville and a part of Lot 12, Block 5, Clark's 2nd Addition to the City of Bentonville, as recorded at Plat Book Q, Page 502 in the Official Public Records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1" Pinched Pipe, being the Southeast Corner of Outlot 23, Original City of Bentonville, as recorded at Plat Book Q, Page 502; Thence along the East boundary of said Outlot 23 and the West Right-of-Way of SW D St., North 02°27'05" East, a distance of 100.09 feet to a Found 1" Pinched Pipe; Thence departing said East Boundary of Outlot 23 and the West Right-of-Way of SW D St, North 88°10'53" West, a distance of 0.95 feet to a Set 5/8" Rebar w/ Cap "AR1002" being the POINT OF BEGINNING;

Thence North 88°10'53" West, a distance of 159.46 feet to a Found 1/2" Pipe in the East boundary of Lot 13, Block 5, as recorded at Plat Book 2016, Page 592;

Thence along said East boundary of said Lot 13, North 02°26'14" East, a distance of 41.39 feet to a Found 5/8" Rebar;

Thence South 87°32'06" East, a distance of 6.42 feet to a Found 5/8" Rebar;

Thence North 02°30'15" East a distance of 28.55 feet to a Set 5/8" Rebar w/ Cap "AR1002;

Thence departing said East boundary of Lot 13, South 88°02'11" East, a distance of 153.06 feet to a Set 5/8" Rebar w/ Cap "AR1002";

Thence South 02°28'48" West, a distance of 69.48 feet to the POINT OF BEGINNING, containing 10,929 Square Feet or 0.25 Acres, more or less.

Subject to any restrictions, easements, rights-of-way, and covenants of record or fact, if any.

PARENT TRACT DESCRIPTION (PER DEED 2017-54207):

SITUATED IN BENTONVILLE, BENTON COUNTY, STATE OF ARKANSAS AND BEING DESCRIBED AS FOLLOWS: THE NORTH 40.58 FEET OF LOT 3 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, ALSO THE SOUTH 29 FEET OF LOT 12, BLOCK 5, CLARK'S SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND THE EAST HALF OF A CLOSED ALLEY THAT LIES WEST OF THE SOUTH 29 FEET OF LOT 12, BLOCK 5 CLARK'S SECOND ADDITION, SAID ALLEY CLOSED BY ORDINANCE #515 RECORDED IN BOOK 468, PAGE 66.

FURTHER DESCRIBED: BEGINNING AT THE SOUTH EAST CORNER OF LOT 12, BLOCK 5 CLARK'S SECOND ADDITION; THENCE SOUTH 89°50'27" EAST 32.64 FEET; THENCE SOUTH 00°04'14" EAST 40.58 FEET; THENCE NORTH 89°56'30" WEST 193.38 FEET; THENCE NORTH 00°47'44" EAST 41.60 FEET; THENCE SOUTH 88°19'56" EAST 6.47 FEET; THENCE NORTH 00°26'51" WEST 28.49 FEET; THENCE SOUTH 89°52'22" EAST 154.23 FEET; THENCE SOUTH 00°43'01" WEST 29.09 FEET TO THE POINT OF BEGINNING. CONTAINING 0.283 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY ON SW "D" STREET.

SURVEY DESCRIPTION (ROW DEDICATION):

Being a part of Outlot 23, Original City of Bentonville and a part of Lot 12, Block 5, Clark's 2nd Addition to the City of Bentonville, as recorded at Plat Book Q, Page 502 in the Official Public Records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1" Pinched Pipe, being the Southeast Corner of Outlot 23, Original City of Bentonville, as recorded at Plat Book Q, Page 502; Thence along the East boundary of said Outlot 23 and the West Right-of-Way of SW D St., North 02°27'05" East, a distance of 100.09 feet to a Found 1" Pinched Pipe, being the POINT OF BEGINNING;

Thence departing said East boundary of Outlot 23 and West Right-of-Way of SW D St., North 88°10'53" West, a distance of 0.95 feet to a Set 5/8" Rebar w/ Cap "AR1002";

Thence North 02°28'48" East, a distance of 69.48 feet to a Set 5/8" Rebar w/ Cap "AR1002";

Thence South 88°02'11" East, a distance of 0.92 feet to a point in the West Right-of-Way of SW D St.;

Thence along said West Right-of-Way, South 02°27'05" West, a distance of 28.84 feet;

Thence departing said West, Right-of-Way, South 88°04'50" East, a distance of 32.42 feet;

Thence South 01°41'23" West, a distance of 40.58 feet;

Thence North 88°10'53" West, a distance of 32.96 feet to the POINT OF BEGINNING, containing 1,393 Square Feet or 0.03 Acres, more or less.

SURVEYOR'S CERTIFICATE:

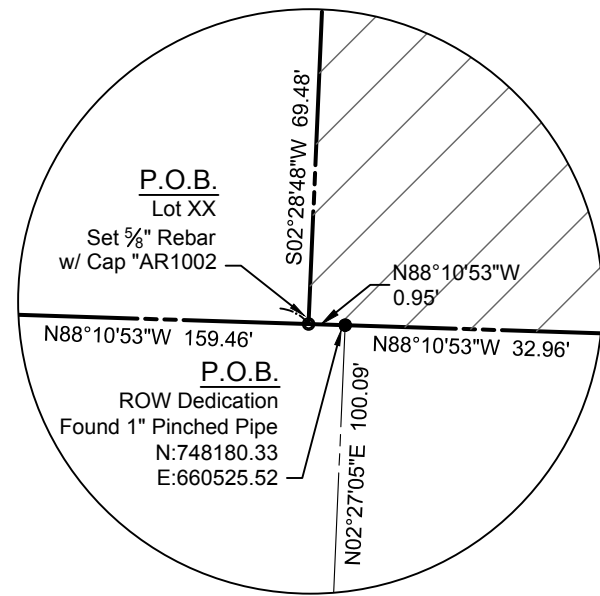
I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type, and material are correctly shown and all, minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution:

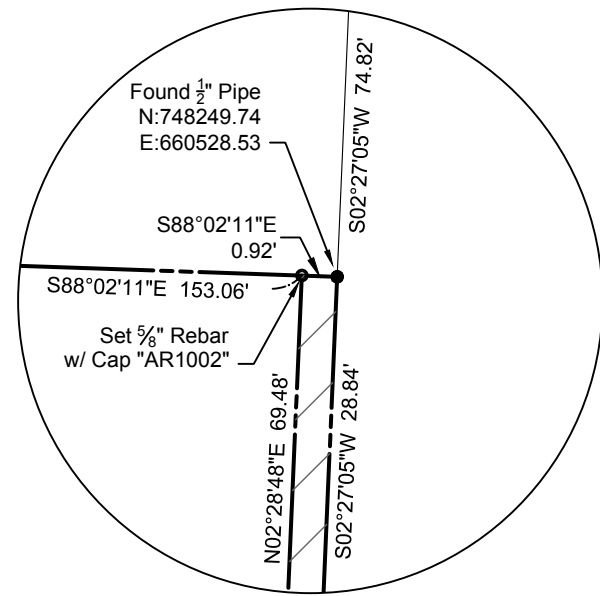
C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

City of Bentonville
Project No.: PLA19-0037





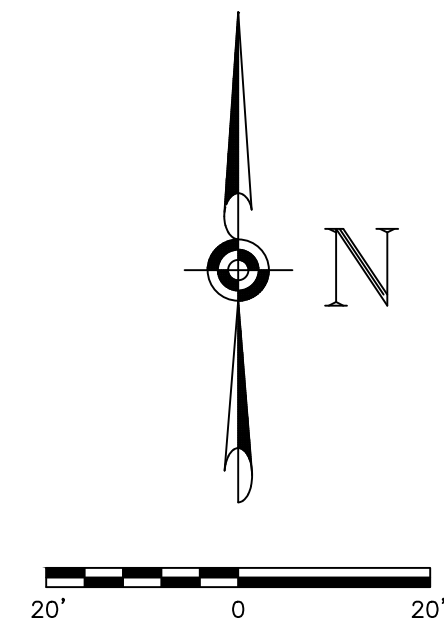
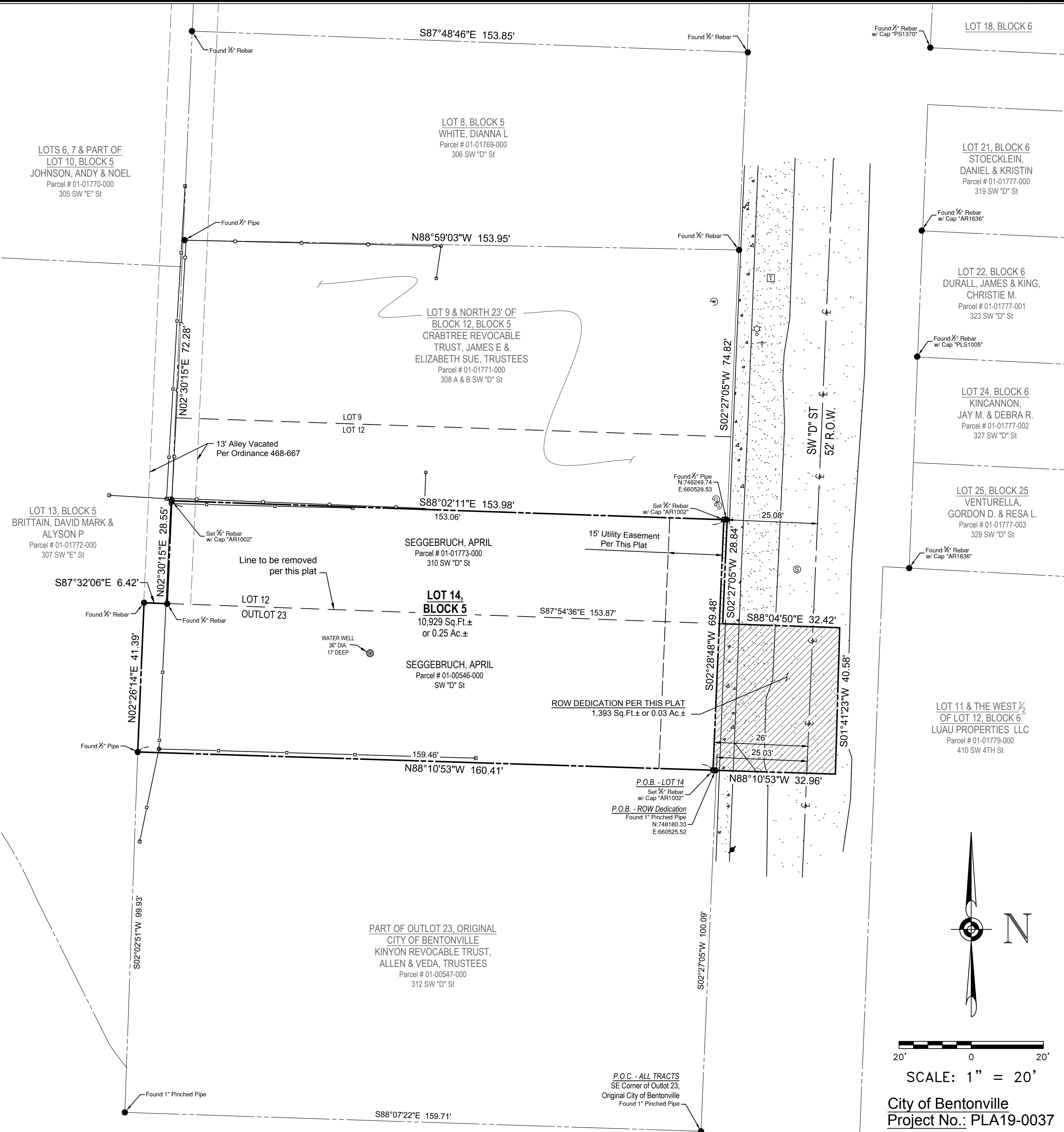
DETAIL "A"
Scale: 1" = 5'



DETAIL "B"
Scale: 1" = 5'

SITE LEGEND

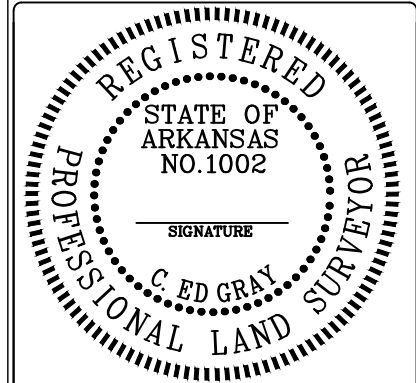
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- LIGHT UTILITY POLE
- UTILITY POLE
- WATER METER
- WATER WELL
- TELEPHONE RISER
- TELEPHONE SIGN
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- GAS METER
- ELECTRICAL RISER
- A/C UNIT
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE ROAD
- FENCE (CHAINLINK)
- FENCE (WOOD)
- CONCRETE
- GRAVEL
- ASPHALT



SCALE: 1" = 20'
City of Bentonville
Project No.: PLA19-0037

CLIENT: April Saggebruch
604 SW 5th St.
Bentonville, Arkansas, 72712
(479) 409-5135
april@movista.com

PROPERTY LINE ADJUSTMENT
CREATING LOT 14, BLOCK 5
CLARK'S SECOND ADDITION
BENTONVILLE, ARKANSAS



PLS:	CEG
CAD:	MJH
FIELD:	MJH
SCE PROJECT #:	19096
DATE:	10/07/2019
SHEET:	2 OF 2

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

REZONING STAFF REPORT



Reyes

1006 NW 3rd Street

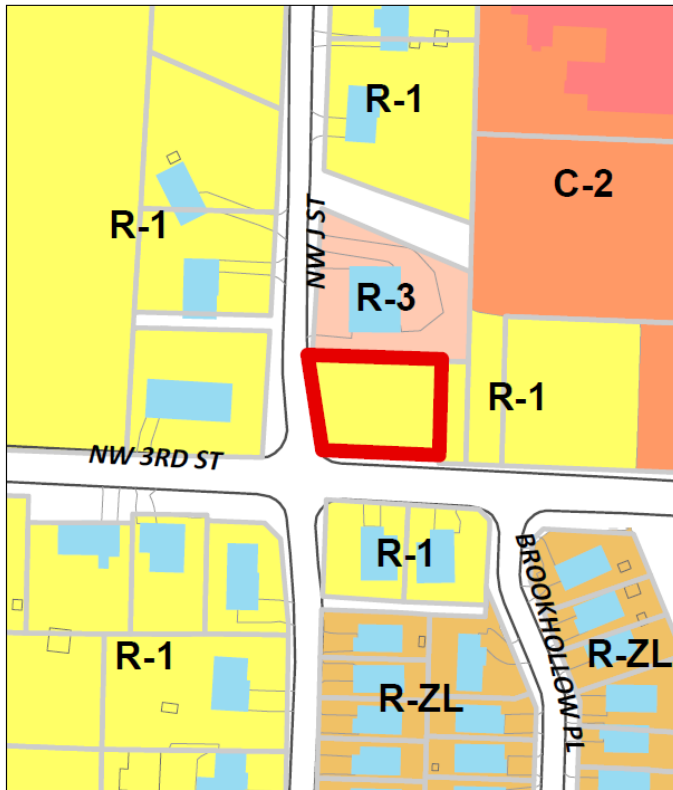
PC Date: 12/3/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0034
Applicant / Current Owner	Marco Reyes-Riveriro 3004 Red Haven Street Bentonville, AR 72712
Site Area	+/- 0.26 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-4, High Density Residential
Future Land Use Map Designation	Low Density Residential

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

Location Map



1 inch = 79 feet

RZ19-0034
Rezoning R-1 to R-4
Reyes
1006 NW 3rd St



Property Description

This property is located at the northeast corner of NW J Street and NW 3rd Street. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are R-3, Medium Density Residential, to the north, R-1, Single Family Residential, to the east, west and south, and C-2, General Commercial, to the east.

Relationship to the General Plan

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

Analysis/Recommendation

Section 401.07.b, Residential District Density Standards, of the Zoning Code, identifies R-4, High Density Residential, as allowing for a maximum density of 24 dwelling units per acre. The R-4 district is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts.

The site is currently an estimated 0.26 acres. This would allow a maximum of 6 dwelling units on this site, which would be compatible with the current density of the property to the north. In addition, property to the east, currently zoned R-1, Single Family Residential, serves as storm water detention or pass through for 231, 301, 307, 311 North Walton Boulevard and the Brook Hollow Subdivision to the south. The zoning classification for the storm water detention pass through should reflect that of the lot in which it resides, which is C-2, General Commercial. As it stands there is a split zoning classification on a single parcel. In conclusion, staff recommends approval of the rezoning request due to the site's surrounding uses.

1006 NW 3rd. STREET

REZONING REQUESTED

NARRATIVE

State the current zoning designation and proposed zoning designation.

- The current zoning designation is R-1; the proposed zoning designation is R-4. The proposed designation zoning change is required by the owner, who is Marco Reyes-Riveiro, who lives at 3004 Red Haven Street; phone number (479) 238-3230. No proposed sales at this time.
- Reason for requesting zoning change: it is making more efficient the use of the land in this beautiful city. The change of the zoning request will allow more people have the privilege of enjoying all the benefits of living in this well planned city.
- The approval of the change zoning requested will allow developing the planned project which will enhance the surrounding neighborhood.
- The use will be nice apartment building.
- Regarding the traffic, since all the city is growing, the traffic as well. However, considering the location of the property, which is close to Walton Boulevard, will not affect the traffic negatively. Its location will let its dwellers walk to the Square, enjoy walking on Central Street, to some restaurants, banks, Laundries, food stores and other kinds of business. Dwellers will have the opportunity to walk to the trail with beautiful landscaping which include river and bridges, this trail is about 1/3 mile from the apartments,
- Signage. Considering the size of the project, signage is not necessary.
- Appearance: its appearance will be elegant, modern, functional, attractive, clean and neat.
- The property has access to all the utilities and services, as follows: water, sewer, storm sewer, electrical power and gas.

NOTICE OF INTENT TO REZONE

MARCO REYES-RIVEIRO has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

R-1 to R-4

The legal description of the property is as follows:

SEE ADDENDUM

The common description of the property is: LAND LOT

Proposed land use: BUILDING APARTMENTS

The public hearing will be held DEC. 03, 20 19 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

NOT A good Idea To Build There
lots of school Buss TRAFFIC, with APARTMENTS come small
children That will get Run over a lot of people
don't stop for That STOP sign on 3rd & D ST

WILLIAM FOSTER

Signature

WILLIAM FOSTER

Printed Name

215 N. W. J. STREET

Physical Address

NOTICE OF INTENT TO REZONE

MARCO REYES-RIVEIRO has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

R-1 to R-1

The legal description of the property is as follows:

SEE ADDENDUM

The common description of the property is: LAND LOT

Proposed land use: BUILDING APARTMENTS

The public hearing will be held DEC. 03, 20 19 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

This Area is single family housing NOT A good
idea to put APARTMENTS in a single family area
lots of fast traffic at this corner already

Salvador M Reyes
Signature

Salvador M Reyes
Printed Name
213 N W 25th BENTONVILLE AR
Physical Address

REZONING STAFF REPORT



Dharmadhikari & Patil

1205 SE 33rd Street

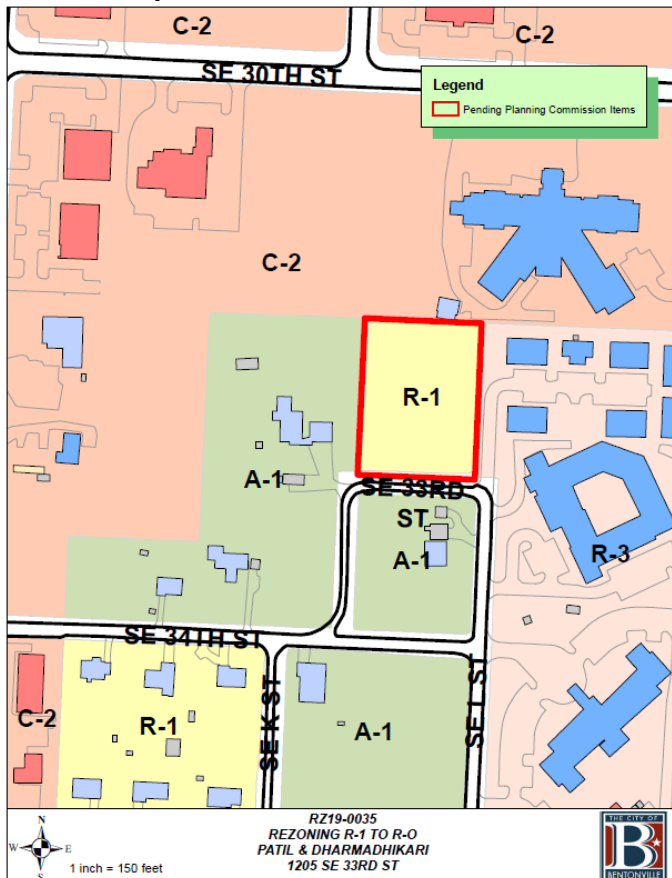
PC Date: 12/3/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0035
Applicant / Current Owner	Rohit Dharmadhikari & Padma Patil 1203 SE 33 rd Street Bentonville, AR 72712
Site Area	+/- 1.39 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-O, Residential Office
Future Land Use Map Designation	High Density Residential

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

Location Map



Property Description

This property is located north of SE 33rd Street. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are C-2, General Commercial, to the north, R-3, Medium Density Residential, to the east, and A-1, Agricultural, to the south and west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas typically include apartments, condominium buildings, and special types of group living. These areas vary greatly in terms of density depending on scale.

Analysis/Recommendation

The property is currently the site of a Type B Home Occupation Conditional Use that was approved by Planning Commission on January 17, 2017. The applicant is requesting the rezoning due to a slight change in use, which would better define the business as a “cultural studio.” The R-O zoning designation allows a cultural studio by right.

The R-O district is designed primarily to provide an area for offices without limitation to the nature or size of the office, together with community facilities and compatible residential uses. It is further the intent of this district to establish a transition area where the continuation of residential activity is no longer practical between residential and nonresidential uses.

Section 401.07.b, Residential District Density Standards, the R-O district allows for six (6) units per acre, which is consistent with R-1, Single Family Residential. In conclusion, staff recommends approval of the rezoning request due to the site’s surrounding uses and general compatibility with the Future Land Use Plan.



October 28, 2019

Planning Department
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

Re: **Rezoning Request Narrative**
1205 (&1203) SE 33rd Street

Dear Planning Department,

This submittal is a rezoning request for **Lot 1, Rohit Subdivision from R-1 to R-O.**

The rezoning change is for replacement of a Conditional Use Permit for Type B Home Occupation - Yoga Studio. The change is being request due to slight change in use and changes to current zoning regulations. The 'Cultural Studio' definition in the code is a better fit than other alternatives. This would be allowed by right in R-O zone.

The owners are Padmavati Patil and Rohit Dharmadhikari and they reside at the address in the home adjacent to Yoga Studio building.

The original conditional use Project Number is 16-0200012.

Note the lot per County GIS address is 1205 SE 33rd Street and the owners mailing address is 1203 SE 33rd Street even though it is one lot as per the plat recorded 04/07/2017.

Surrounding properties have not complained to the owners to date. Most surrounding properties are senior apartments, assisted living, or nursing homes. Also a home business is west of the property. The only single family adjacent home is to the south across the street and it is rented out by the investment company.

The Yoga Studio building is about 2,400 sf.

Hours of operation: Monday, Tuesday, and Thursday -	7:00-8:30 pm
Saturday -	9:00-10:30 am & 4:30-6:00 pm
Sunday -	4:30-6:00 pm

Page 2 of 2
Rezone Request Narrative
1205 (1203) SE 33rd Street
October 28, 2019

All activities are indoors and there is no outdoor light changes planned. There are 5-10 people per session. The property owner conducts the sessions and there are no employees. There are limit planned indoor changes only as request by Fire Marshall.

Parking needs are between 5-10 spaces. This will be provided by the proposed loop residential style hard surface drive in front of the Yoga Studio. The drive is designed to accommodate at least 5 vehicles with access to leave without restrictions plus 5 additional vehicles can be accommodated on the east side of the hard surface loop drive but will have to wait on the hard surface drive till others leave. Driving on the grass or through landscape areas will not be allowed. Fire and emergency access can still be accommodated via the west side of the loop drive. The drive width on this side is wider to the proposed garage as requested by Fire Marshall.

No signage is planned at this time.

The appearance will not change except for proposed owners garage, to match the home, and the loop residential style drive to the Yoga Studio. The intent is to save most of the existing trees between the street and the Yoda Studio.

The existing building currently has water, sewer and electric.

If you have any questions please do not hesitate to call.

Sincerely,

Lucinda B. Grelle

Lucinda Brunson Grelle, PE

REZONING STAFF REPORT



WM 63 RE 1, LLC

Ginn Road

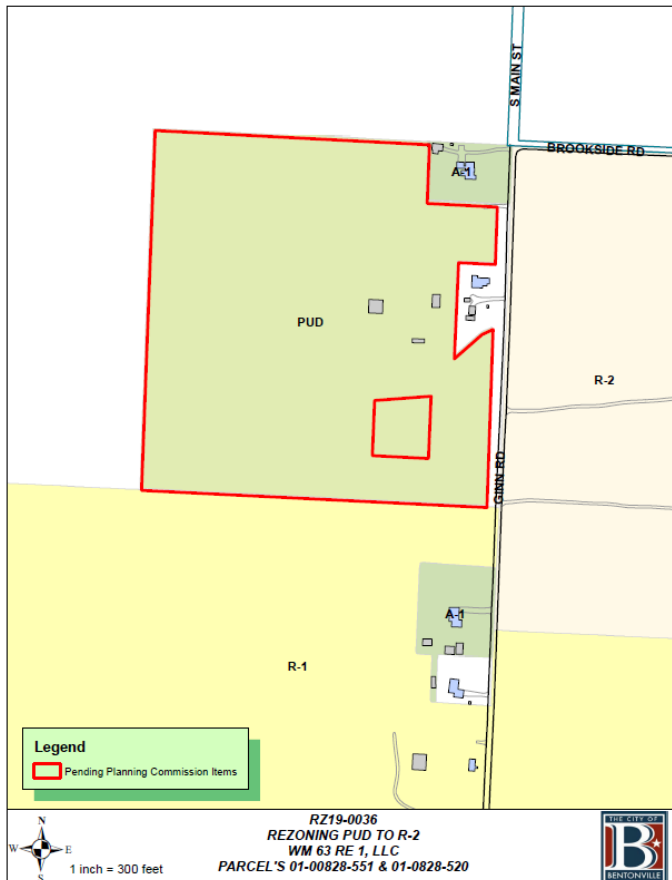
PC Date: 12/3/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0036
Applicant / Current Owner	WM 63 RE 1, LLC 885 3 rd Avenue, Rm 2403 New York, NY
Site Area	+/- 36.18 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	R-2, Duplex & Patio Home Residential
Future Land Use Map Designation	Agriculture

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

Location Map



Property Description

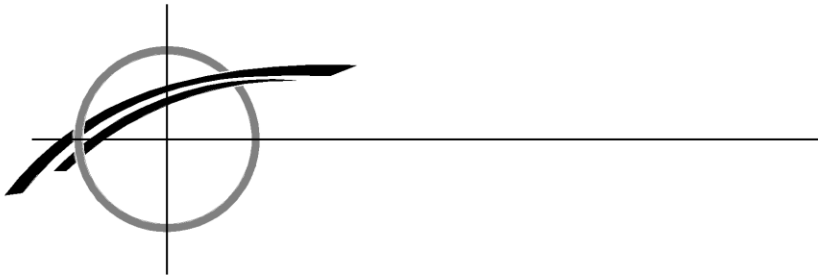
This property is located west of Ginn Road. The site is currently zoned PUD, Planned Unit Development. Adjacent zonings are R-2, Duplex & Patio Home Residential, to the east, R-1, Single Family Residential, to the south, and Centerton city limits to the north and west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Agriculture. These areas typically include larger properties and may include residence and farm-related structures.

Analysis/Recommendation

Section 401.07.b, Residential District Density Standards, of the Zoning Code, identifies R-2, Duplex & Patio Home Residential, as allowing for a maximum density of 9 dwelling units per acre. The R-2 district encourages the basic land use restrictions as the R-1, Single Family Residential, district, but permits a slightly higher density. The R-2 district may be located in developed or undeveloped areas where an environment compatible with moderate density residential development can be established. In addition, according to City of Centerton's Future Land Use Plan, the site is adjacent to Mixed-Use and High Density Residential. In conclusion, staff recommends approval of the rezoning due to the site's surrounding uses.



SWOPE ENGINEERING

Civil Engineering and Surveying
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

October 28, 2019

City of Bentonville Planning Department

Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

**Re: Rezone Request Narrative
Ginn Rd
Expired PUD to R-2
parcel 01-00828-511 & 01-00828-520**

Dear Mr. Stanley,

Please accept this narrative for the subject rezone to R-2 (multi-family residential). Prior to this request we have discussed this property with many of the staff members of various departments in the city. As you know, this land is in Centerton's water boundary and will be served in all other ways via Bentonville oversight. Listed below is our response to each of the application-required topics.

Current zoning: The current zoning of these properties is expired PUD, and the land is undeveloped.

Reason for zoning change request: The applicant intends to develop the land into a medium-density subdivision by extending nearby roads and utilities.

How property will relate to surrounding properties:

EAST- The land east is currently zoned R-2, medium density residential. These lands, all north of the proposed collector, will be located north of the proposed collector street (Shell Road), provided sufficient buffer between zones.

NORTH – a proposed subdivision in under design inside Centerton, north of our site.

SOUTH/WEST- The land, that is adjacent to the south and west, is in the county and not zoned.

Use: Proposed use in an R-2 zone would include duplexes and other medium-density residential uses.

Traffic: Increased traffic in this area will be accommodated through an existing and proposed network of collector streets. Ginn Road will be upgraded to a Collector Street on our half of the frontage, as required by code, and Osage Hills will improve the other half.

Signage: Signage is planned in order to advertise this subdivision. The specifics are not known yet, however all city codes/requirements will be followed, including size, height and material types.

Appearance: This proposed R-2 development will look like most other similar subdivisions in this area of the city. The builder is proposing an upscale duplex product.

Availability of water and sewer: Centerton has facilities nearby, and they will serve this land.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with the first name "Phil" and last name "Swope" clearly distinguishable.

Phil R Swope, PE
President

LARGE SCALE DEVELOPMENT STAFF REPORT



Fellowship Bible Church

McCollum Road

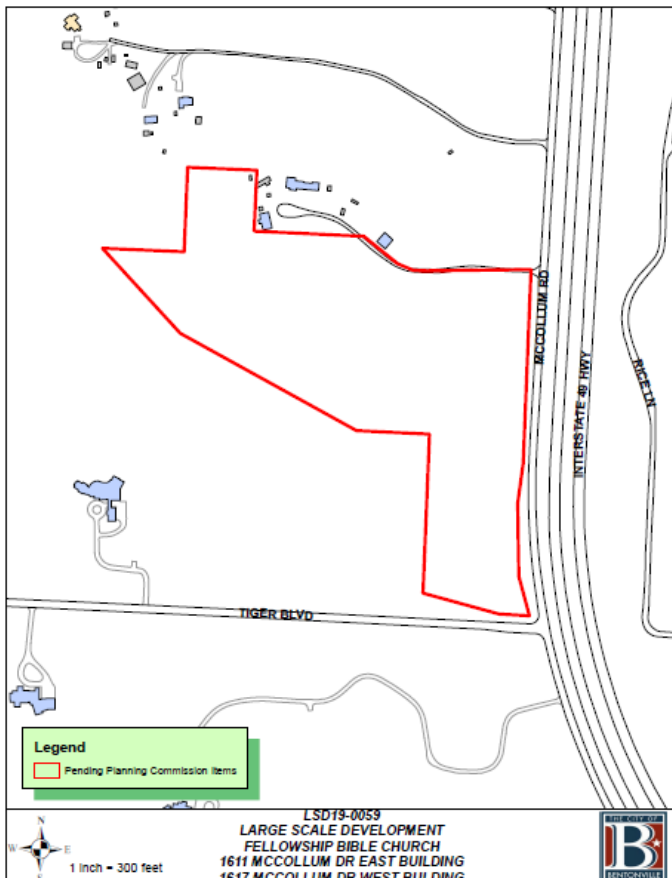
PC Date: 12/3/2019

Reviewer: Ali Worley, Planning Technician

Project Number	LSD19-0059
Applicant / Current Owner	Fellowship Bible Church of NWA 1051 W Pleasant Grove Road Rogers, AR 72758
Site Area	+/- 24.61 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Open Space & Residential Estate
Development Type / Use	Religious Facility

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

Location Map



Property Description

This vacant property is located north of Tiger Boulevard and west of McCollum Road. The nearly 25-acre property is currently zoned A-1, Agricultural.

Project Details

Large scale development proposing the development of an estimated 73,000 square-foot church at McCollum Road.

The development provides a total of 842 parking spaces, adequate landscaping, and benches and a bike rack as site amenities. The development is providing sidewalk along McCollum Road. Brick and Gridded Metal Panel are listed as the primary materials.

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 Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

Two waiver requests:

- A waiver from Section 5.1 of the Bentonville Stormwater Management and Drainage Manual
 - The applicant requests the detention be waived as the proposed development is within a large overall watershed and directly adjacent to the downstream discharge point. Because of this, the overall time of concentration and peak flows are not increased from the proposed development. Engineering Staff supports the waiver request.
- A waiver from Section 1100.21.e, Building Materials, for the Land Development Code
 - The applicant is requesting 40% brick and 60% metal panels on the main building, as well as 43% brick and 57% metal panels on the Student/Administration building. The metal panels consist of a dark gray aluminum composite material panel and a flush metal panel to be used at the rear of the building and in other limited areas. The overall design and materials are consistent with other projects in the city. Planning Staff supports the waiver request.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request.

Recommendation

With Engineering Staff's support of the stormwater detention waiver request, Planning Staff recommends approval of the Large Scale Development.

November 27, 2019

Mr. Jon Stanley, Planner
City of Bentonville
305 SW A Street
Bentonville, AR 72712
Via E-Mail: JStanley@bentonvillear.com

RE: Fellowship Bible Church
LSD19-0059
Bentonville, AR

Dear Mr. Stanley:

On behalf of Fellowship Bible Church and per comments at the Technical Review Meeting on 11/26, we are requesting a waiver from Stormwater Detention and Building Material requirements. Below, please find a description for the Stormwater Detention requirement, as well as an explanation for the building material waiver from Miller Boskus Lack Architects.

Stormwater Detention

As the proposed development is within a very large overall watershed and directly adjacent to the downstream discharge point, the overall time of concentration and peak flows are not increased from the proposed development. In fact, if detention were proposed, the site could very well increase the peak flow as the peak for each area would then overlap one another. For these reasons we are requesting a waiver from the City of Bentonville detention requirements.

Building Materials (From MBL)

We are seeking a waiver to the city of Bentonville Subdivision Code, Article 1100, Section 1100.21, paragraph E on building materials that requires at least 75% of wall area, excluding glass, to be masonry. Our proposed design uses a combination of warm brown brick veneer & dark gray aluminum composite material (ACM) panel along with a dark bronze flush metal panel. The brick veneer elements serve to anchor the building & provide good wearability in high traffic areas. The ACM panel is used to contrast the brick & break up the mass of the building. The flush metal panel is a 12" wide, 24 gauge pre-finished panel that is used at the rear of the building & in limited areas to blend with the exposed steel elements.

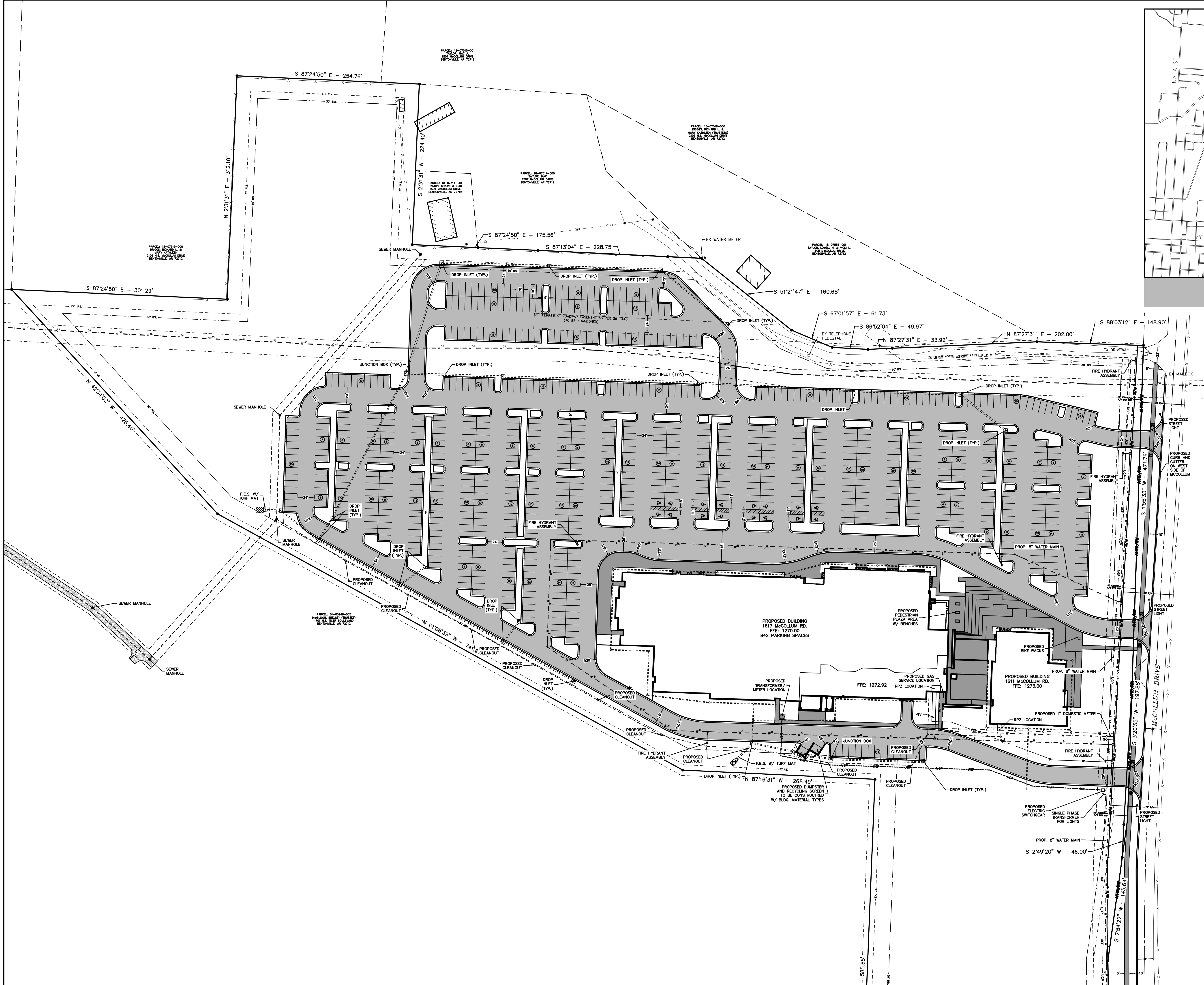
This proposed design consists of 40% brick & 60% metal panels on the main building & 43% brick & 57% metal panels on the smaller Student/Administration building. The metal panel provides a durable, modern finish to complement the traditional brick veneer. We believe this design & this material are consistent with other other well received projects in our area that have improved our local development, & we ask for your permission for a variance on this material standard.

Please contact me if you have any questions or need additional information regarding this project.

Sincerely,



Jason Appel, P.E.
Secretary/Treasurer



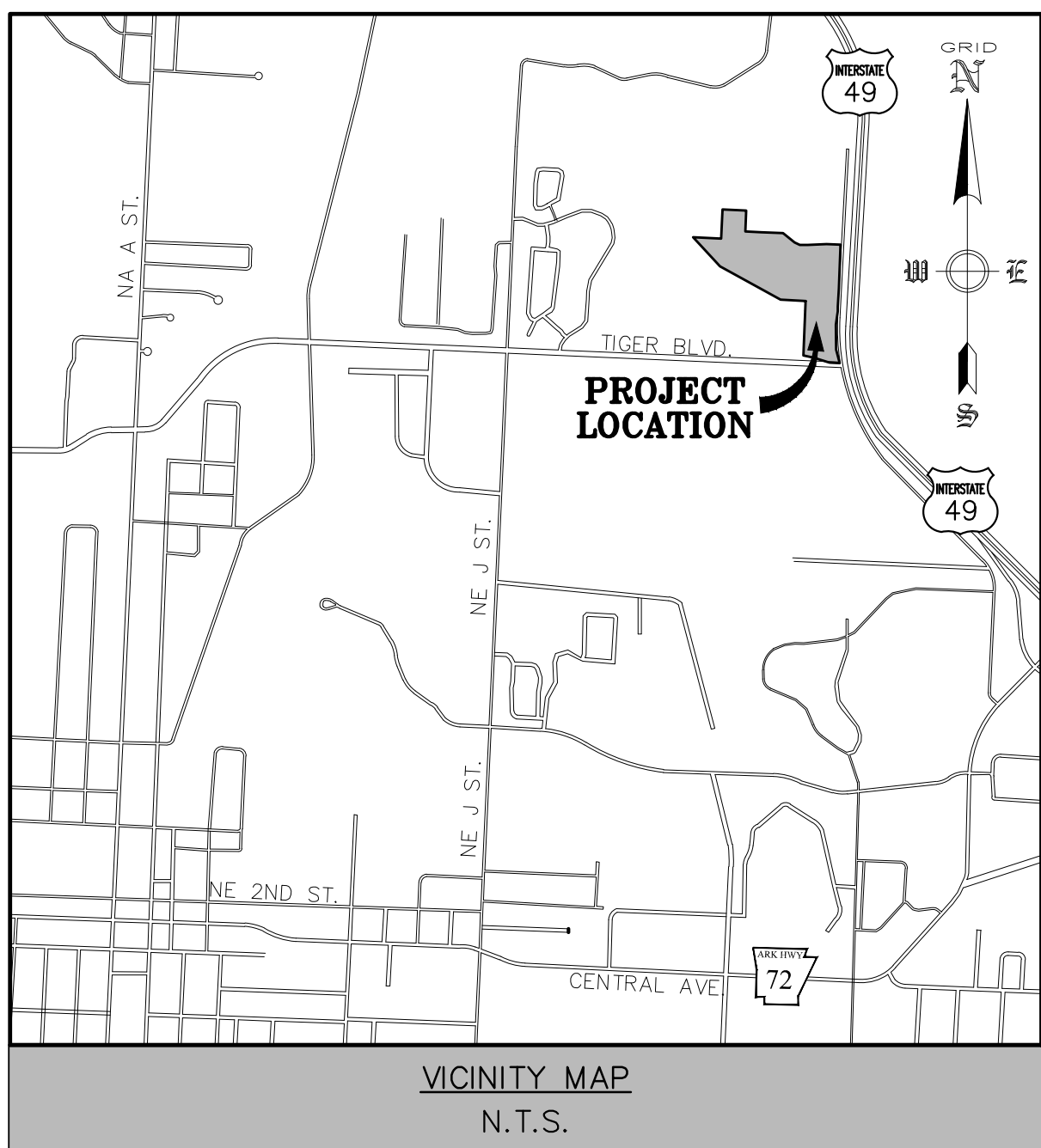
LEGEND

○	SET IRON PIN
+	IRON PIN FOUND
●	MAG NAIL FOUND
—	C. PROPERTY LINE
---	SAW-CUT LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. CONTOUR
---	PROPOSED CONTOUR
---	EX. OVERHEAD POWER LINE
---	EX. GAS LINE
---	EX. UNDERGROUND TELEPHONE LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. FIBER OPTIC LINE
---	EX. WATER METER
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. POWER POLE
---	EX. WATER VALVE
---	EX. LIGHT POLE
---	EX. SIGN
---	EX. WATER METER
---	EX. TRAFFIC POLE
---	EX. GAS MANHOLE
---	EX. ELECTRIC MANHOLE
---	EX. TELEPHONE MANHOLE
---	EX. TREES
---	EX. SEWER VALVE
---	EX. WATER MANHOLE
---	EX. FIBER OPTIC VAULT
---	EX. TELEPHONE BOX
---	EX. MAILBOX
---	EX. GAS METER
---	EX. GAS VALVE
---	PROPOSED FENCE
---	PROPOSED EASEMENT LINE
---	PROPOSED SIDEWALK
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED WATERLINE
---	PROPOSED HADICAP RAMP
---	PROPOSED STORM BOX & PIPE
---	PROPOSED SEWER MANHOLE & PIPE

GRAPHIC REPRESENTATION ONLY

SCALE: 1" = 60'

0 30' 60' 120'



WETLAND NOTE:
THERE ARE NO KNOWN WETLANDS ON SITE.
FLOOD PLAIN ZONING:
THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #050070009K, PANEL 95 OF 550, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

SITE PLAN

FELLOWSHIP BIBLE CHURCH

BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

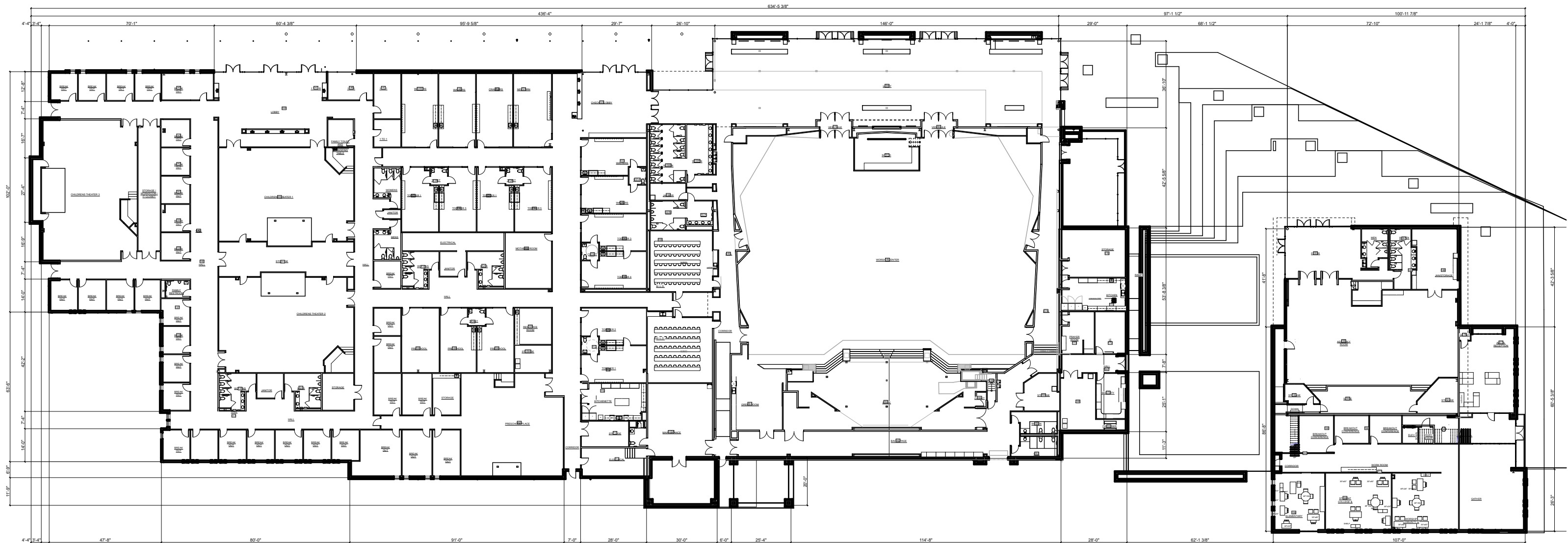
DATE: Nov 15, 2019

ENGINEER: TJA

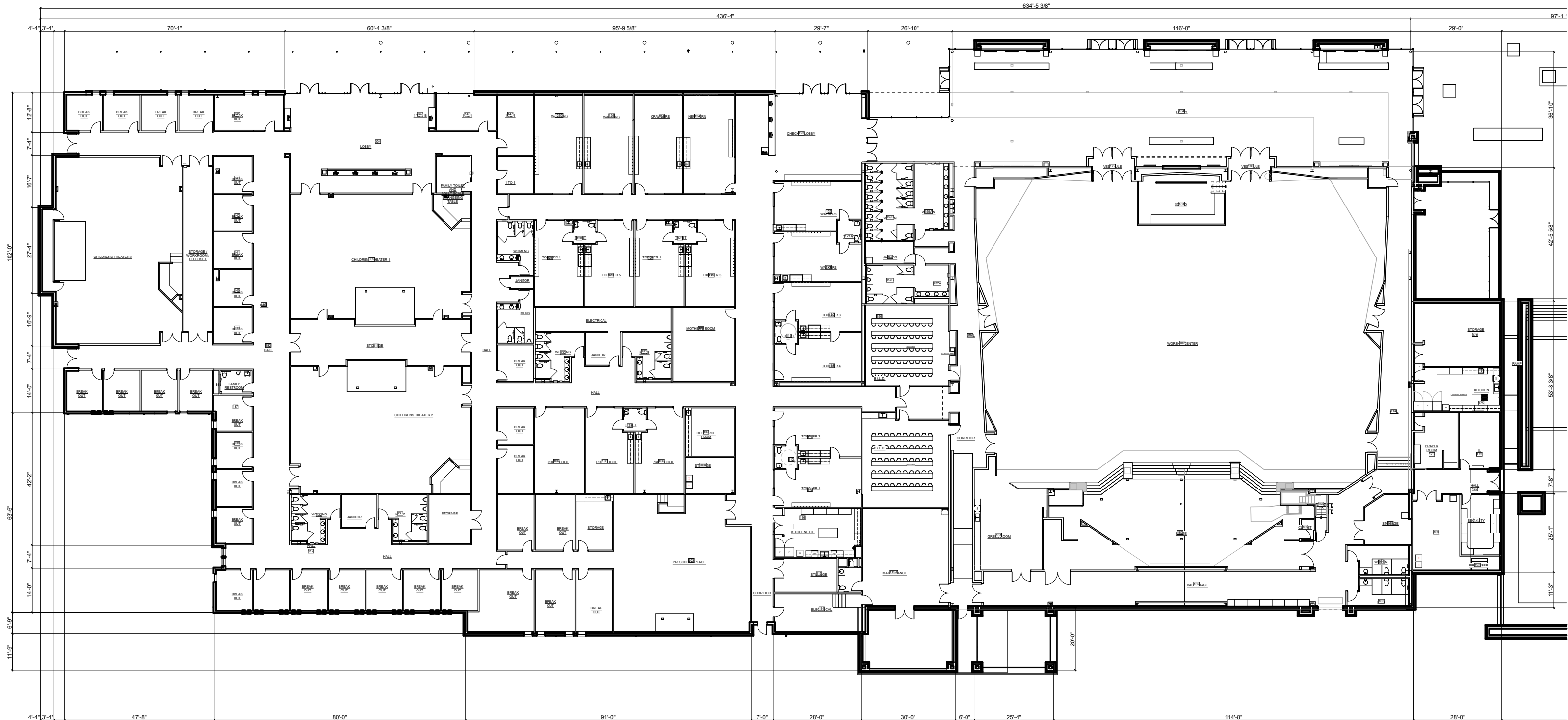
DRAWN BY: TH

W.O. #: 17936

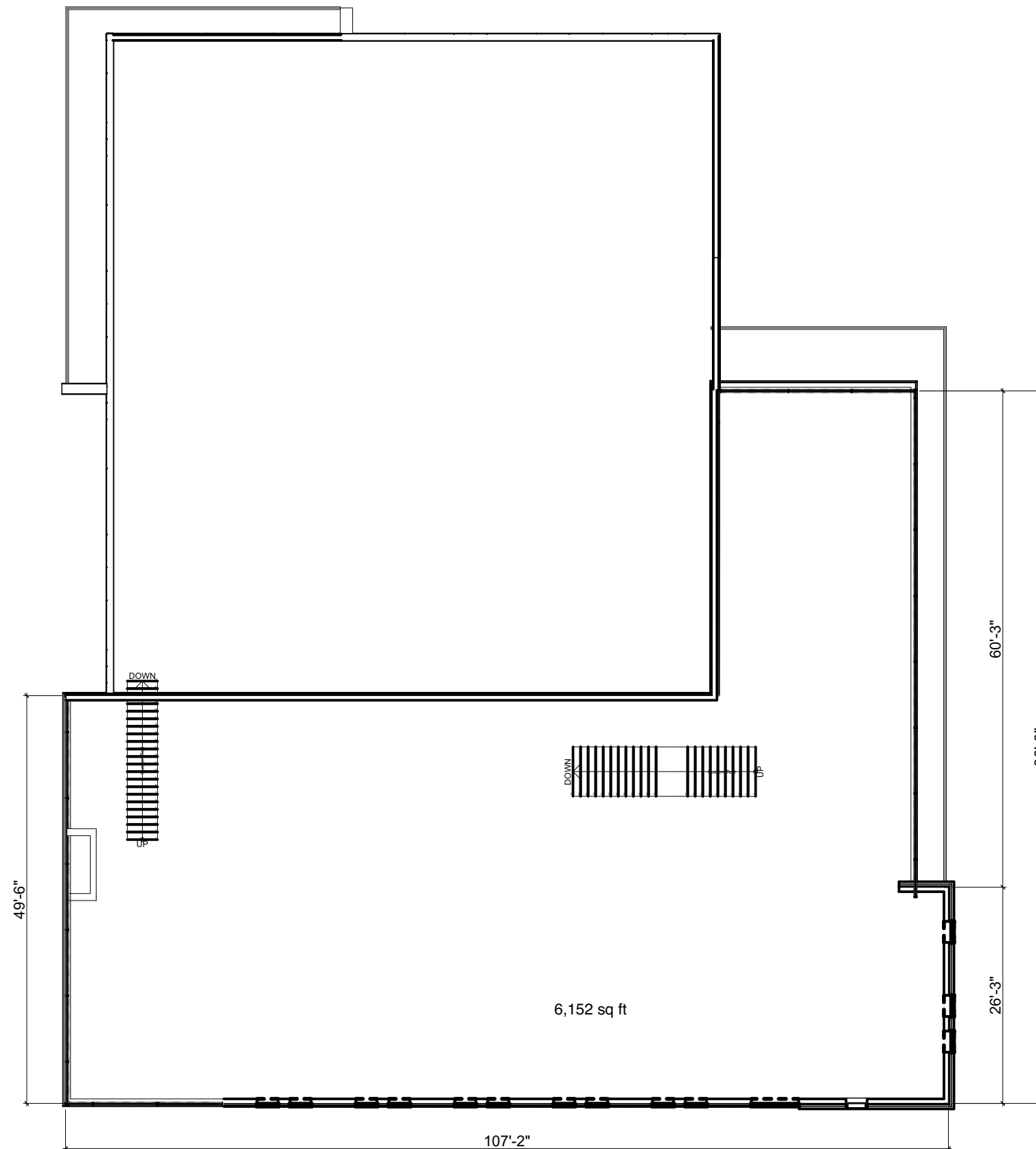
3



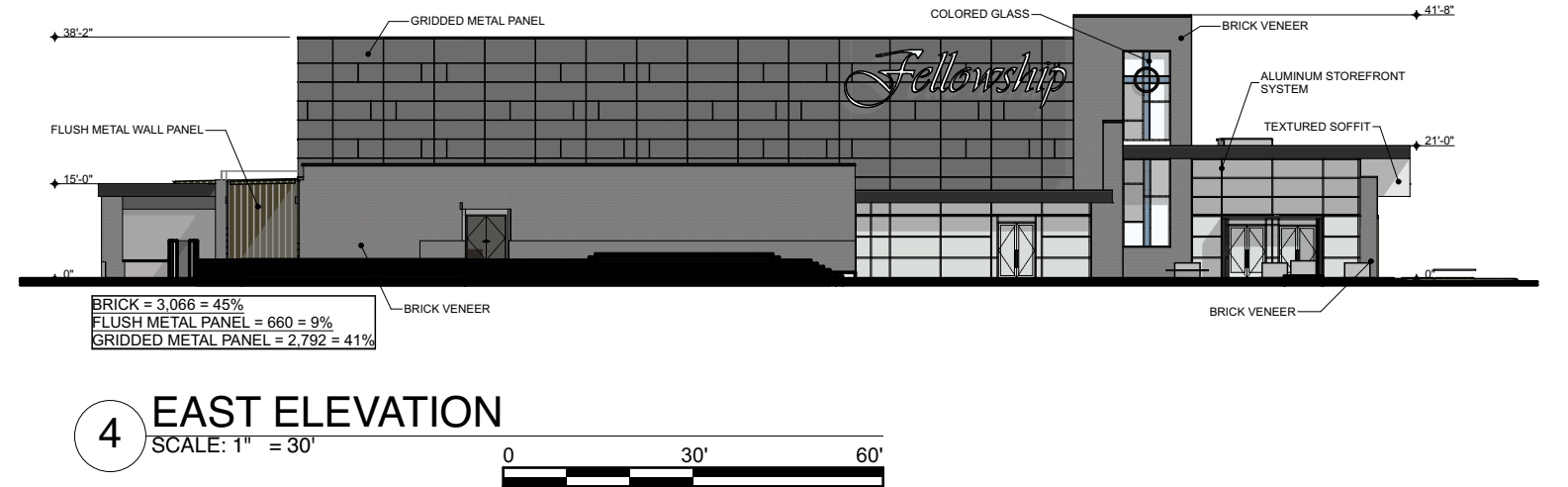
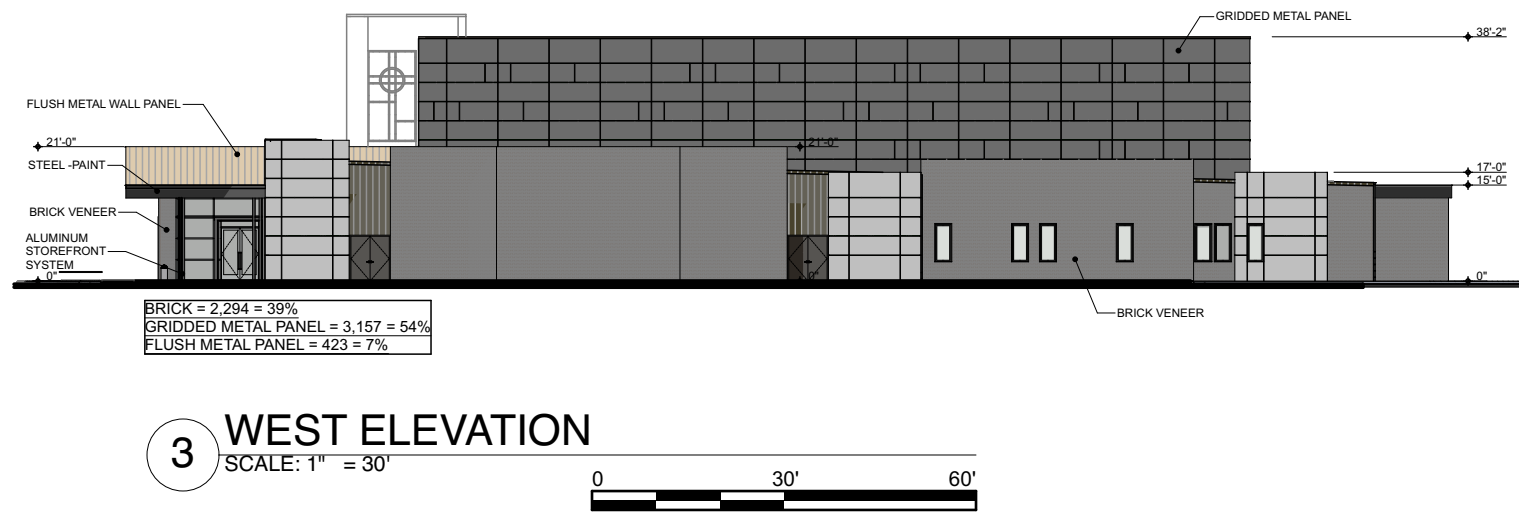
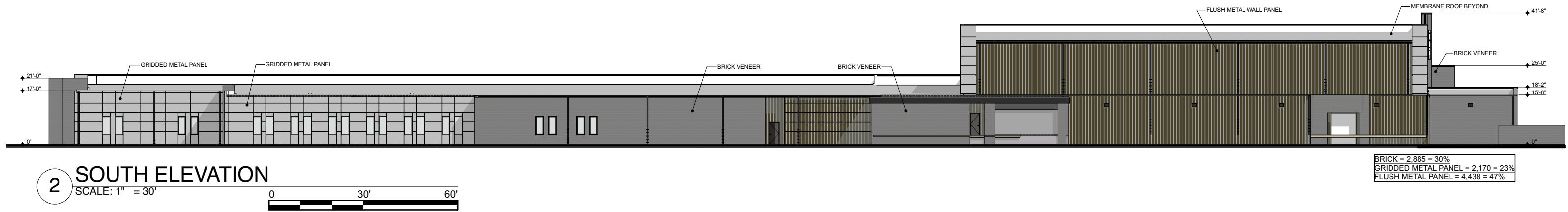
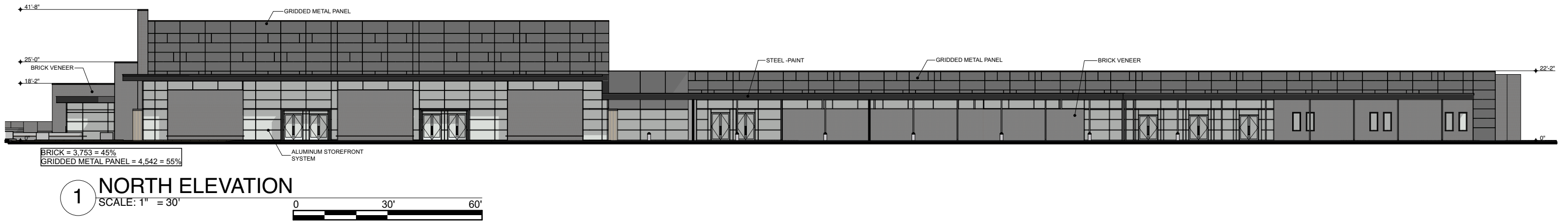
1 FIRST FLOOR
 SCALE: 1" = 40'

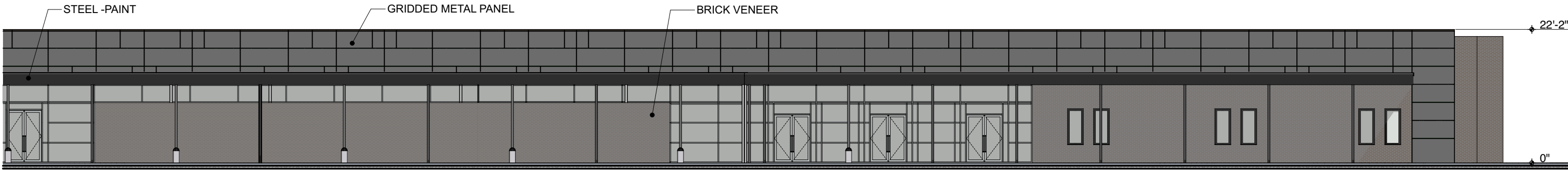
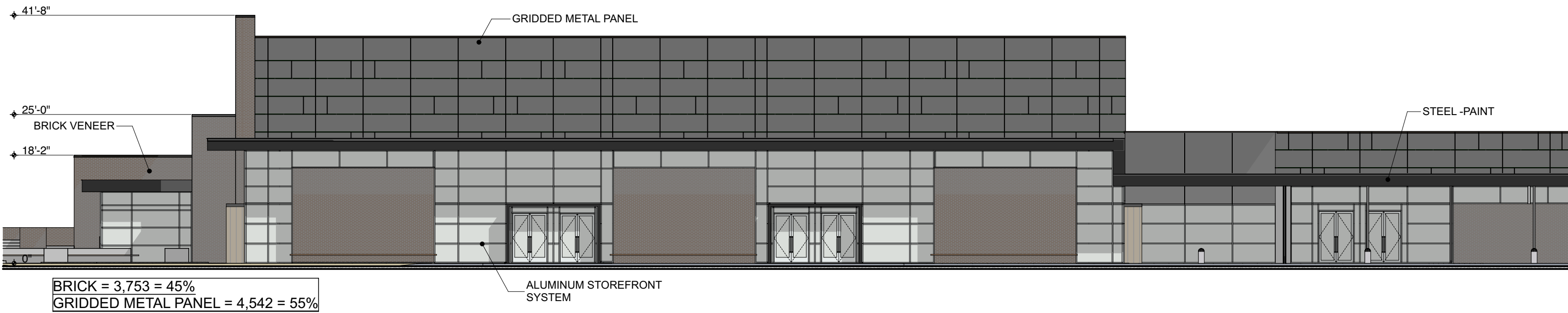


1 FIRST FLOOR
 SCALE: 1" = 30'
 0 30' 60'



1 SECOND FLOOR
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'

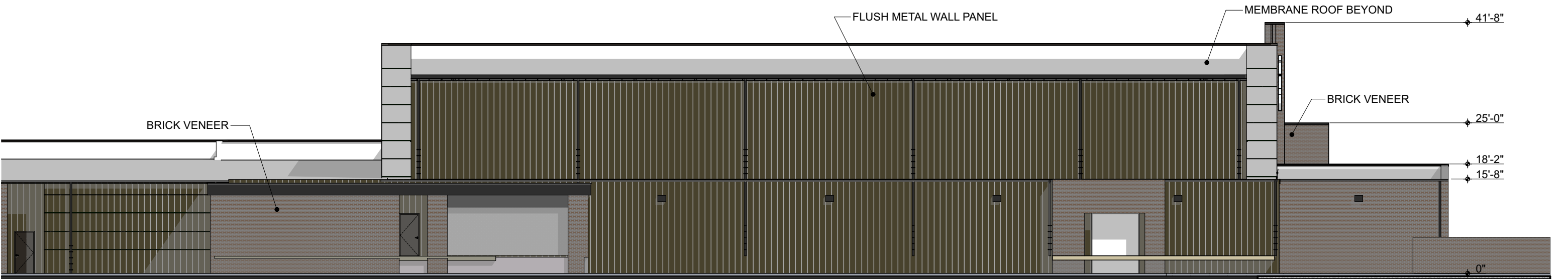




1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



BRICK	= 2,885	= 30%
GRIDDED METAL PANEL	= 2,170	= 23%
FLUSH METAL PANEL	= 4,438	= 47%

1

SOUTH ELEVATION

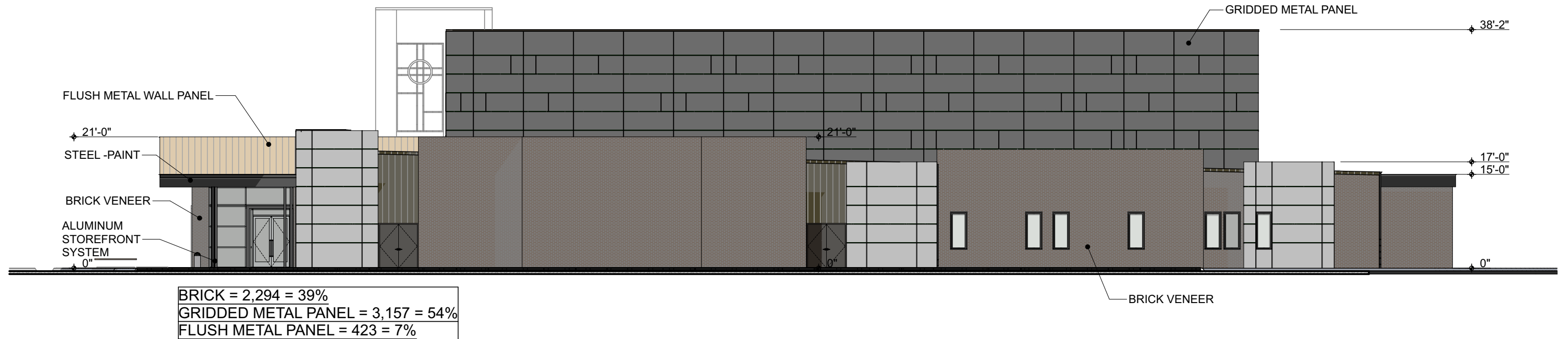
SCALE: 1/16" = 1'-0"

0

8'

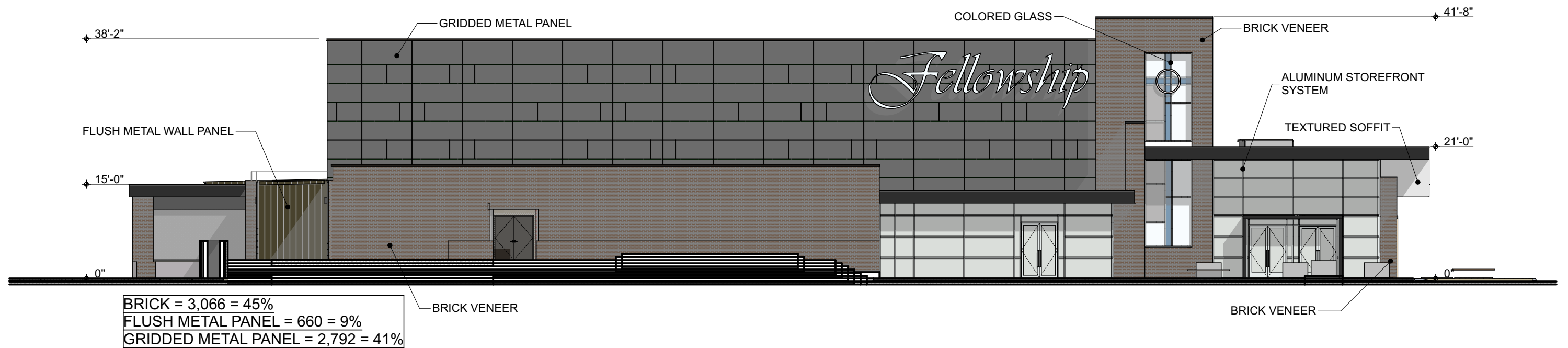
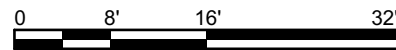
16'

32'



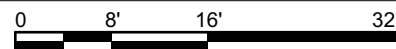
1 WEST ELEVATION

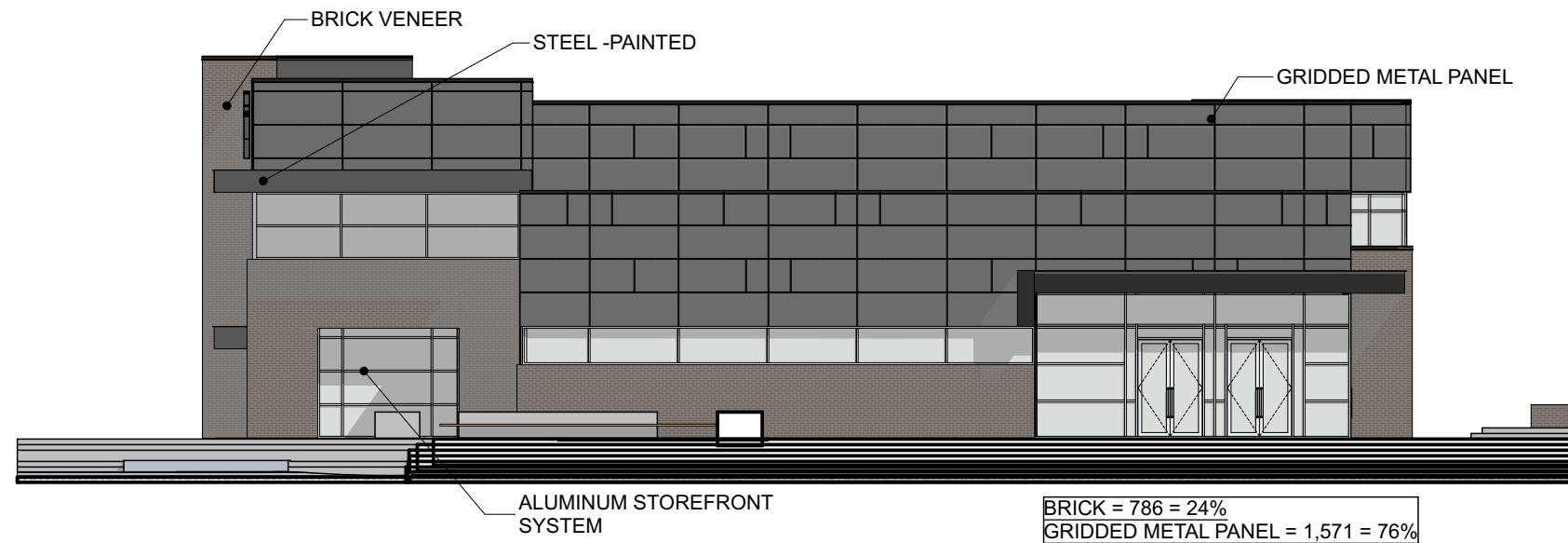
SCALE: 1/16" = 1'-0"



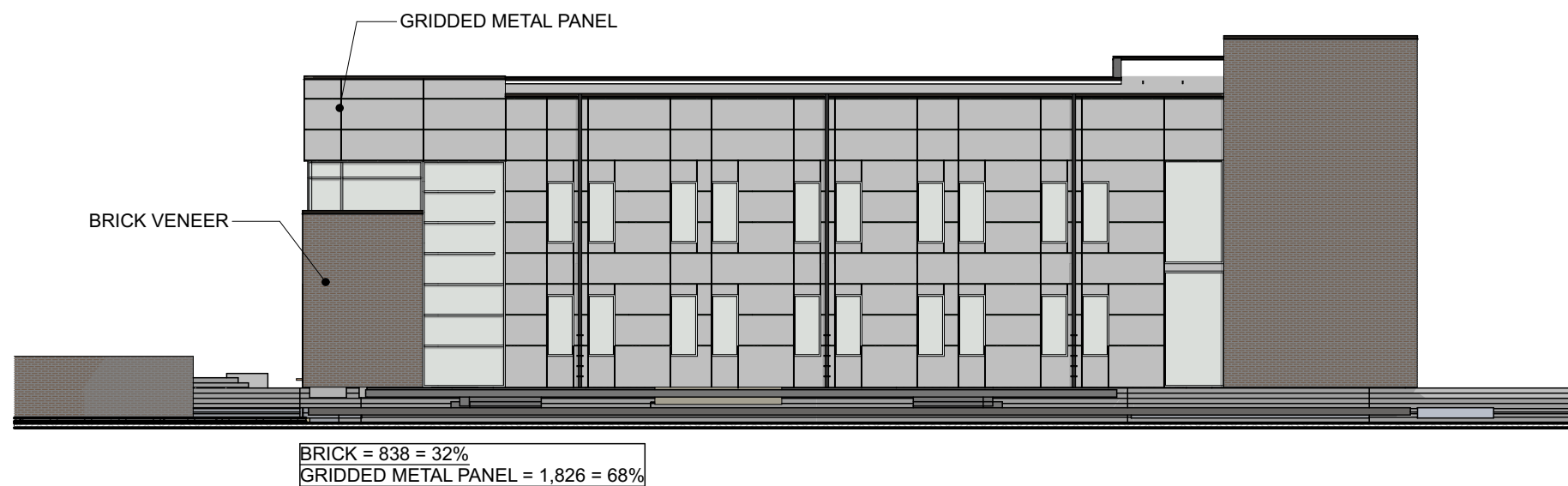
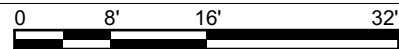
2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

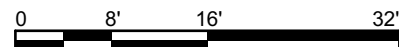


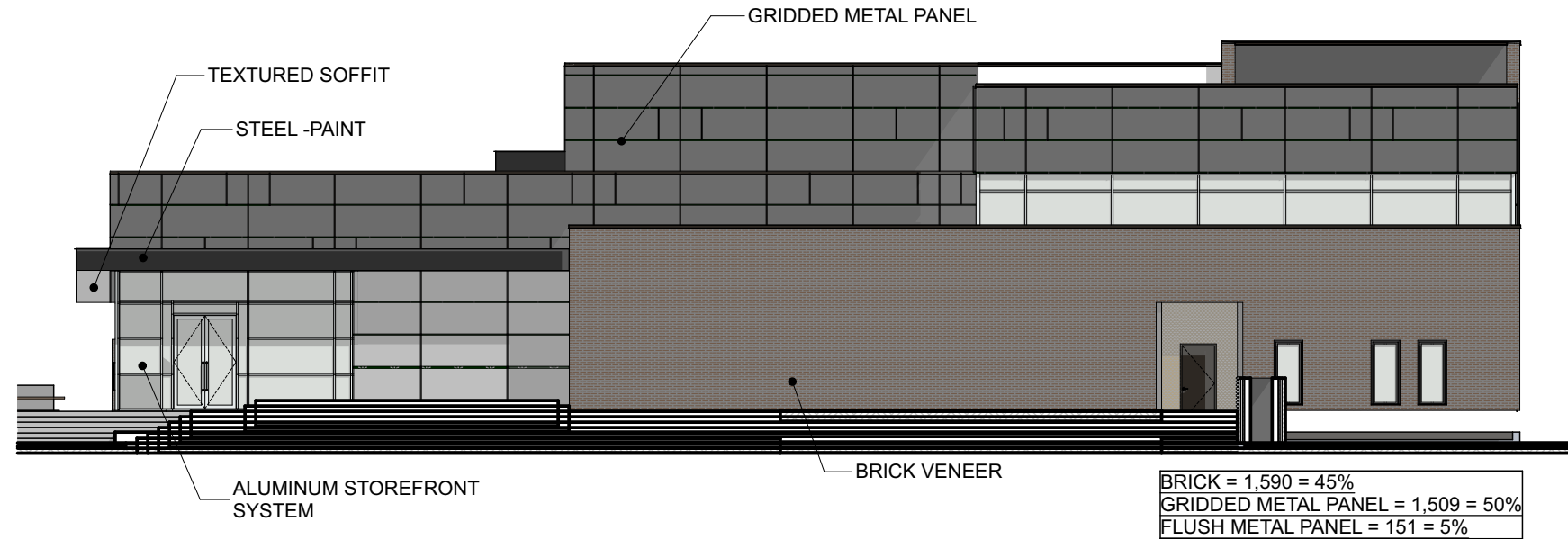


1 NORTH ELEVATION 2
SCALE: 1/16" = 1'-0"



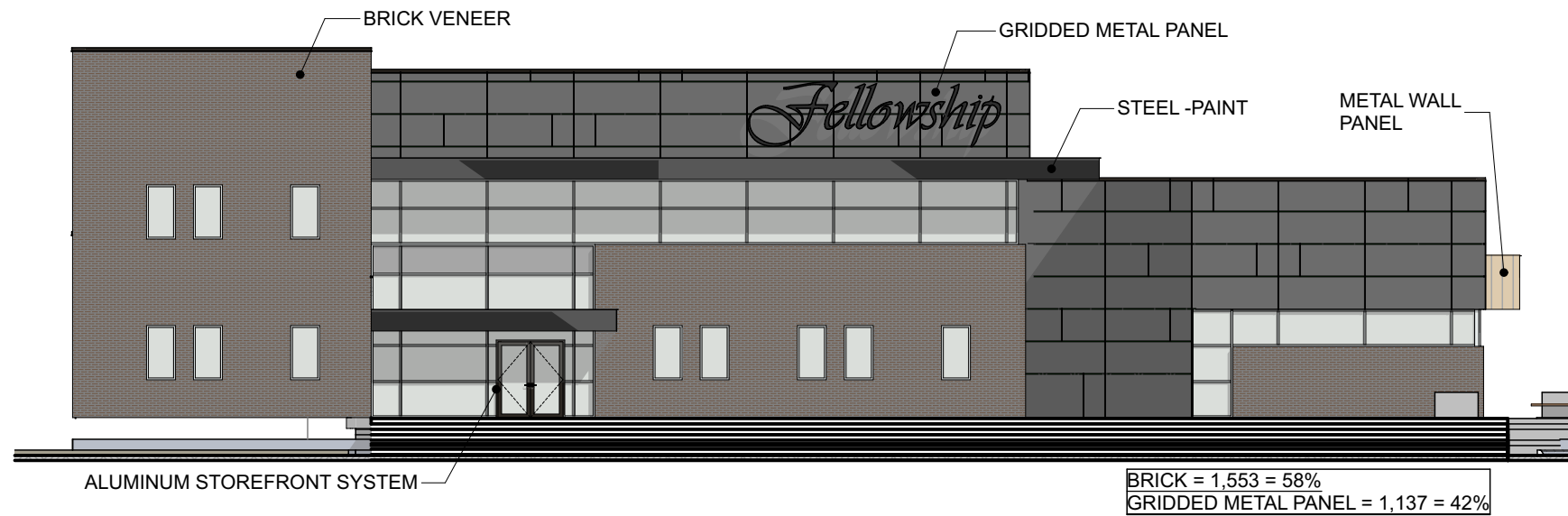
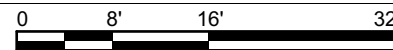
2 SOUTH ELEVATION 2
SCALE: 1/16" = 1'-0"





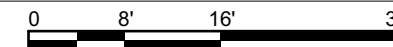
1 EAST ELEVATION 2

SCALE: 1/16" = 1'-0"



2 WEST ELEVATION 2

SCALE: 1/16" = 1'-0"



WAIVER REQUEST STAFF REPORT



Walnut Farm Montessori

4206 E Central Avenue

PC Date: 12/3/2019

Reviewer: Ali Worley, Planning Technician

Project Number	LSD19-0017
Applicant / Current Owner	Walnut Farm Montessori School, Inc. 4208 E Central Avenue Bentonville, AR 72712
Site Area	+/- 3.6 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)
Waiver Request	Article 1400, Section 1400.06, Street Frontage Buffer Landscaping Required, of the Land Development Code.

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



Property Description

This property is located at 4206 E Central Avenue. The approximately 3.6-acre property is currently the site of Walnut Farm Montessori School.

Waiver Request

A waiver from Article 1400, Section 1400.06, Street Frontage Buffer Landscaping Required, of the Land Development Code.

Analysis

The applicant requests a waiver from Section 1400.06, Street Frontage Buffer Landscaping Required, of the Land Development Code. According to the applicant's narrative, the school has a mature existing canopy consisting of oak and walnut trees that would compete with street tree plantings and are superior to what would be planted. Additionally, existing utilities are in conflict with the proposed plantings. The school has preserved six trees: one 7-inch tree, one 14-inch tree, one 17-inch tree, one 22-inch tree, one 24-inch tree, and one 25-inch tree. According to Section 1400.11, Tree Preservation Credits, of the Land Development Code, this would allow for a credit of 13 trees. The development plan required the applicant to plant 7 trees in conjunction with the overall site development plan. The city is better served by retaining the existing established tree canopy.

Staff Recommendation

Due to the preservation of mature trees and the Tree Preservation Credits listed in Section 1400.11 of the Land Development Code, staff recommends approval of the waiver request.



GRAY ROCK, LLC.
Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

November 21, 2019

Mr. Tyler Overstreet
City of Bentonville Planning Services
305 SW "A" Street
Bentonville, AR
479-271-3122

Re: Walnut Farm Montessori School
LSD 19-0017
Street Tree Waiver Request

Mr. Overstreet,

Please accept this correspondence as our formal request for a waiver from the requirement of planting street trees on the Montessori school frontage. The school has a mature existing canopy consisting of oak and walnut trees that would compete with street tree plantings and are superior to what would be planted. Along the property frontage the school has preserved 6 trees as follows: 1, 7" tree; 1, 14" tree; 1, 17" tree; 1, 22" tree; 1, 24" tree; and 1, 25" tree. Based on the current city ordinance this would allow for a credit of 13 trees, and only 7 trees were required to be planted as street trees. Additionally, existing utilities are in conflict with the proposed plantings.

I have attached an aerial photo for your reference and the previously approved Landscape Plan. Please let me know if you have any questions or need additional information. The school wishes to proceed with their final inspection process as soon as possible.

Best Regards,

A handwritten signature in black ink, appearing to read 'mandybunch'.

Mandy R. Bunch, PE



PROJECT NO. 19-202	SCALE 1"=20'
DATE: MAY 23, 2019	
LANDSCAPE PLAN	
SHEET	NO.
C2.0	