



**Planning Commission
Meeting Agenda
November 21, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/86452084630>

I. Call to Order

II. Approval of Minutes

1. November 7th Meeting Minutes

III. Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lots 1-3 of Town Vu Subdivision
Town Vu Road and Southwest Tater Black Road (LS22-0042) | Lot Split |
| 2. Lot 26, Block 6 of Clark's 2nd Addition
402 Southwest 4th Street (LS22-0068) | Lot Split |
| 3. Lots 17 and 18 of Osage Hills Subdivision
Ginn Road and Brookside Road (LS23-0032) | Lot Split |
| 4. Lots 1 and 2 of Max Alley Addition
801 Southeast Walton Boulevard (LS23-0048) | Lot Split |
| 5. Lot 17, Block 16 of Deming's 2nd Addition
513 Northwest B Street (LS23-0052) | Property Line Adjustment |
| 6. Lots 4 and 5 McKeehan's Third Addition
911 Northwest 7th Street (LS23-0056) | Lot Split |
| 7. Lot 9, Block A of Orchard Addition
404 Southeast C Street (PLA23-0027) | Property Line Adjustment |
| 8. Providence Village Phase IV
Nomad Road (PP22-0003) | Preliminary Plat Extension |
| 9. Poigai Estates - Phase 2
1400 Southwest Casuarina Drive (FP23-0010) | Final Plat |

IV. New Business

Advertised Public Hearings

1. **Adventure Church** **Rezoning***
4508 Town Vu Road ([RZ23-0080](#))
Future Land Use Map Amendment: Residential Estate to Low Density Residential (LDR)
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential
2. **PBR Holdings LLC** **Rezoning***
405 Southeast A Street and 406 and 408 Southeast B Street ([RZ23-0082](#))
Future Land Use Map Amendment: High Density Residential (HDR) to Downtown Commercial
Rezoning: R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge
3. **Suen** **Rezoning***
515 Northwest D Street ([RZ23-0083](#))
Future Land Use Map Amendment: Residential Estate to Downtown Commercial
Rezoning: R-E, Residential Estate to DE, Downtown Edge

V. Other New Business

1. **Lots 1, 2, and 3 of Adventure Subdivision** **Lot Split**
4508 Town Vu Road ([LS22-0028](#))
2. **Bentenwoods Subdivision** **Preliminary Plat**
3950 South Vaughn Road ([PP21-0026](#))
Waiver 1: A waiver from Sec. 1200.01 which requires street improvements per the Master Street Plan.
3. **Walnut Grove Phase II-IV** **Preliminary Plat**
Southwest Barron Road and Piercy Road ([PP22-0009](#))
4. **Cadence Group, LLC** **Waiver**
421 Southeast A Street ([WAV23-0020](#))
A waiver from Sec. 1100.22(c)(1) Downtown Residential Design Standards that requires buildings be oriented with their primary facade to the public street.
5. **Remote Work Hub** **Waiver**
602 North Walton Blvd. ([WAV23-0019](#))
Waiver on number of off-street parking stalls to be provided.

VI. Old Business

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
November 7, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

<https://us06web.zoom.us/rec/share/BQXluXxgfy0fLsx4wCSG7xWG9Xb0PPqNhmqyobaEkvJgMEa7-qJ3p0HNwkq8wq8f.aEtoWgwaj0PH7CiL>

Commissioners Present: Rod Sanders (Chair), Elaine Kerr, Eric Hipp, Reginald Wright, Danny Bennett, Joe Haynie, Dana Davis

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Shelli Kerr, Taylor Allen, Dan Weese, Bonnie Bridges, Jon Stanley (via Zoom), Keegan Stanton

I. Call to Order

- Meeting called to order at 5:00 pm by Chairman Sanders

II. Approval of the October 17, 2023, Meeting Minutes

- Motion by Haynie, second by Wright to approve the minutes as presented.
- Minutes are approved 7-0 by voice vote.
-

Commissioner Davis requests, without objection, that Item 1 under Other New Business be moved to Consent Agenda and Items 12 and 13 under Advertised Public Hearings be moved to Items 1 and 2 of Advertised Public Hearings. No objections.

III. Consent Agenda

- | | | |
|----|---|--------------------------------|
| 1. | McKissic Springs West | Preliminary Plat |
| | Motley Road and South Vaughn Road (Hwy 279) (PP23-0007) | |
| 2. | Lot 15 of Pickens Subdivision | Lot Split |
| | John DeShields Boulevard and Northeast Legacy Parkway (LS23-0040) | |
| 3. | Lot 16 of Pickens Subdivision | Lot Split |
| | Northeast John Deshields Boulevard (LS23-0041) | |
| 4. | Lots 5 and 6 of Harbin Pointe Addition | Lot Split |
| | Southwest Regional Airport Boulevard (LS23-0049) | |
| 5. | Lots 1 and 2 of Pinnacle Villas LLC Subdivision | Lot Split |
| | 208 Northwest G Street (LS23-0051) | |
| 6. | Cottages at Simpson Farm | Large Scale Development |

Arkansas Highway 112 ([LSD23-0041](#))

Commissioners state that the materials need to be changed to EGM and agree that the materials satisfy the material requirements with the change to EGM.

- Consent agenda is approved 7-0.

IV. New Business Advertised Public Hearings

- 1. Unlicensed Vehicles** **Ordinance***
 - Ordinance is approved 7-0.
- 2. CDBG Annual Action Plan Amendment** **Resolution ***
 - Resolution is approved 7-0.
- 3. Market District II LLC** **Rezoning***

1003 Southeast 4th Street ([PUD23-0001](#))
Rezoning: R-1, Low-Density Single-Family Residential to Planned Unit Development (PUD)

 - Mr. Adler provides an overview of the staff report.
 - Chairman Sanders opens the public hearing.
 - Bill Butler, the owner, speaks on behalf of the project and produces a model of the proposed development.
 - Chris Baribeau of Modus Studio provides details on the overall project plan.
 - Michael Keeley of 806 SE 4th Street states concerns with characteristics of the neighborhood and the green space that is proposed and other development that has been approved.
 - Ruth Keeley of 806 SE 4th Street speaks on how the development will change the characteristics of the neighborhood.
 - Carol Vanderpool of 902 SE 4th Street is curious on the parking and street parking issues that could occur with the development.
 - Mark Camarigg of 301 NW B St agrees with prior public comments that parking and traffic are issues along the streets in the area.
 - Toni Gemper of 401 SE G Street agrees that traffic and parking is an issue in the area.
 - Mrs. Gemper questions the sewer and water availability in the area for such a large development.
 - Public hearing is closed.
 - Discussion among the commission and the applicant on the requested zoning and PUD request, including height of the proposed building.
 - parking issues that could arise from the reduced parking being proposed. the modified street section. proposed green space and stormwater and detention requirements.
 - Commissioner Davis moves to table. Second by Haynie.
 - Project is tabled 7-0.
- 4. Yellow Brick Road, LLC** **Rezoning***

503 Southeast A Street ([RZ23-0075](#))

Future Land Use Map Amendment: High Density Residential (HDR)
to Downtown Commercial

Rezoning: R-3, Medium-High Density Multifamily Residential to DE, Downtown
Edge

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Barry Williams with Crafton Tull is representing the project and available for questions.
- Public hearing is closed.
- Discussion among the commission on the requested land use amendment and rezoning.
- Future Land Use is approved 7-0.
- Rezoning is approved 7-0.

5. **REO Plateau Properties**

Rezoning*

Northwest Deer Run Avenue ([RZ23-0076](#))

Future Land Use Map Amendment: Unassigned Land Use to Low Density
Residential (LDR)

Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Applicant requests that the land use map amendment be changed to Residential Estate and the rezone request be amended to RE, Residential Estate.
- Public hearing is closed.
- Discussion among the commission on the requested land use amendment and rezoning.
- Future Land Use is approved 7-0.
- Rezoning is approved 7-0.

6. **Bentonville/Bella Vista Trailblazers
Association Inc.**

Rezoning*

Southwest 8th Street ([RZ23-0077](#))

Future Land Use Map Amendment: Residential Estate and Office to Agriculture

Rezoning: R-3, Medium-High Density Multifamily Residential and Planned Unit
Development (PUD) to A-1, Agriculture

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Katelynn Morgan, of Ecological Design Group, is representing the Bentonville Parks Department and the Trailblazers Association and is available for questions.
- Mr. Overstreet states that the property is now owned by the City of Bentonville and the ordinance needs to be updated to reflect the new ownership.
- Don and Brooke Sutton of the coffee shop at 1312 Melissa Dr support the park but are concerned that their business will not be recognized.
- Public hearing is closed.
- Discussion among the commission on the requested future land use amendment and rezoning.
- Future Land Use is approved 7-0.
- Rezoning is approved 7-0.

7. **Sanders Properties LLLP**

Rezoning*

205 Northwest 4th Street ([RZ23-0078](#))

Rezoning: R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential

- Chairman Sanders recuses himself and abstains from voting on this project and turns the Chair over to Vice Chair Wright.
- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Will Kellstrom, of Watkins Law Office, speaks on behalf of the applicant and provides details on how the project fits into the area and land use.
- Mr. Kellstrom details the reason for requesting DN-4 as a transition to the lower density zoning districts.
- Robert Coolican of 308 NW B St is concerned on the alley that the property is adjacent to and if it will remain as well as landscaping that is currently in place.
- Mr. Coolican is also concerned with the possibility of restaurant noise if rezoned.
- Rosemary Hansen of 307 NW A St states details on the current future land use of medium-density residential and how the characteristics of the neighborhood would change with a zoning that allows an accessory commercial use.
- Jeff Fackler of 401 NW A St is not opposed to the change but is unclear on the height and utility changes.
- Mark Camarigg of 301 NW B St is concerned that it is unsure of what would be developed on the property.
- Richard Kinnard of 228 NW 3rd St states that his family moved to the area for a residential neighborhood and agrees that the alley and landscaping is a concern.
- Paul Esterer of 337 NW A St states that the zoning will affect how the development will look and be used.
- Mr. Kellstrom responds to the concerns raised with DN-4 zoning.
- Mr. Overstreet gives details on how the DN-4 district views commercial uses.
- Commissioner Davis questions the height requirements and the proposed zoning request and how they would affect the development with a DN-3 zoning instead.
- Public hearing is closed.
- Discussion among the commission on the requested rezoning.
- Rezoning is approved 6-0 with Chairman Sanders abstaining.

8. **Esterer Investments, LLC**

Rezoning*

337 Northwest A Street ([RZ23-0079](#))

Rezoning: R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Will Kellstrom, of Watkins Law Office, states that due to the proximity of this request, the comments are the same as those of those on the previous project.
- Rosemary Hansen of 307 NW A St opposes the rezone due to commercial being allowed.

- Jeff Fackler of 401 NW A St states that the neighborhood is residential focused and this rezone would allow commercial in the area.
- Mark Camarigg of 301 NW B St agrees that the area is residential focused and commercial shouldn't be allowed.
- Paul Esterer, the applicant, speaks on behalf of the request.
- Public hearing is closed.
- Discussion among the commission on the requested rezoning and the unknown certainty of the development.
- Rezoning is approved 7-0.

9. **Positronic Retail LLC** **Conditional Use Permit***

210 Prairie Lane (CU23-0030)

Long-term Temporary use of shipping containers for storage.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Heather Wegner of CoolWag speaks on behalf of the project.
- Public hearing is closed.
- Commissioner Davis suggests that conditions of approval are for a period of 5 years and that the two containers closest to the building must be painted white and the other two painted black and that all containers be properly maintained for the duration of the Conditional Use Permit.
- Discussion among the commission on the requested conditional use permit.
- Conditional Use Permit, as amended by Davis, is approved 7-0.

10. **The Bike Inn** **Conditional Use Permit***

3400 South Walton Boulevard (CU23-0031)

Temporary Long-Term Use - Mega Sleeper Pods/Mini Cabins

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Jeremy Rose of the Bike Inn speaks on behalf of the project.
- Public hearing is closed.
- Discussion among the commission on the requested conditional use permit.
- Chairman Sanders recommends a term of 3 years.
- Discussion on RV parking on the property
- occupancy rate for the property
- Discussion on and the rain mitigation spreadsheet.
- Conditional Use Permit is approved 7-0 for a period of 3 years.

11. **Clip Realty LLC / United Industries -** **Conditional Use Permit***
Material Storage Extension

Southeast 5th Street (CU23-0032)

Bulk Storage of Highly Flammable Material

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Patrick Floyd speaks on behalf of the applicant and gives details on the project and timeline.
- Public hearing is closed.

- Discussion among the commission on the requested conditional use permit, including proposed screening.
- Term length is amended to 2 years by Commissioners.
- Conditional Use Permit is approved, as amended, 7-0.

12. **Sam's Club Office Mobile Recycling** **Conditional Use Permit***

2102 Southeast Simple Savings Drive ([CU23-0033](#))
Long Term Temporary Use

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Dennis Wilson is present on behalf of the applicant.
- Public hearing is closed.
- Discussion among the commission on the requested conditional use permit.
- Conditional Use Permit is approved 6-0 with Commissioner Haynie abstaining.

13. **Palmer Violin School** **Conditional Use Permit***

3404 Southeast Macy Road Suite 2 ([CU23-0034](#))
To allow an Educational Facility in C-2 Commercial Zoning

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Will Kellstrom of Watkins Law Office speaks on behalf of the project.
- Public hearing is closed.
- Discussion among the commission on the requested conditional use permit.
- Conditional Use Permit is approved 7-0.

V. Other New Business

VI. Old Business

1. **Doaba Investment, LLC** **Rezoning***

Southwest Regional Airport Boulevard ([RZ23-0073](#))
Future Land Use Map Amendment: Residential Estate (RE) to High Density Residential (HDR)
Rezoning: Planned Unit Development (PUD) to R-3, Medium-High Density Multifamily Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Chad Caletka of CEI Engineering is here to represent the applicant.
- George Brandecker of 2904 SW Satinwood Ave speaks on the previous recommendations the commissioners gave the applicant during the 10/17 Planning Commission meeting.
- Mr. Brandecker has concerns with traffic flow and through traffic.
- Grayson Caravan of 2902 SW Satinwood Ave is concerned with traffic through the neighborhood.
- Public hearing is closed.
- Discussion among the commission on the requested zoning and traffic flow through the area.

- Commissioner Davis requests that applicant develop their plans in a way that has connectivity to the south as a path for pedestrian and bicycle access and use only.
- Future Land Use is approved 7-0.
- Rezoning is approved 7-0.

2. **Extra Territorial Jurisdiction**

Ordinance*

- Commissioner Wright opens the public hearing.
- Mr. Stanton provides an overview of the ordinance.
- Public hearing is closed.
- Discussion among the commission on the requested amendment.
- Ordinance is approved 7-0.

VII. Other Business

1. **December 12, 2023 PC
Administrative Meeting Discussion**

Informational

- Meeting time is changed to 3:00pm CST.

2. **Planning Commission/City Council
Joint Work Session Discussion**

Informational

Adjournment

- Motion by Kerr, second by Bennett. Meeting is adjourned.



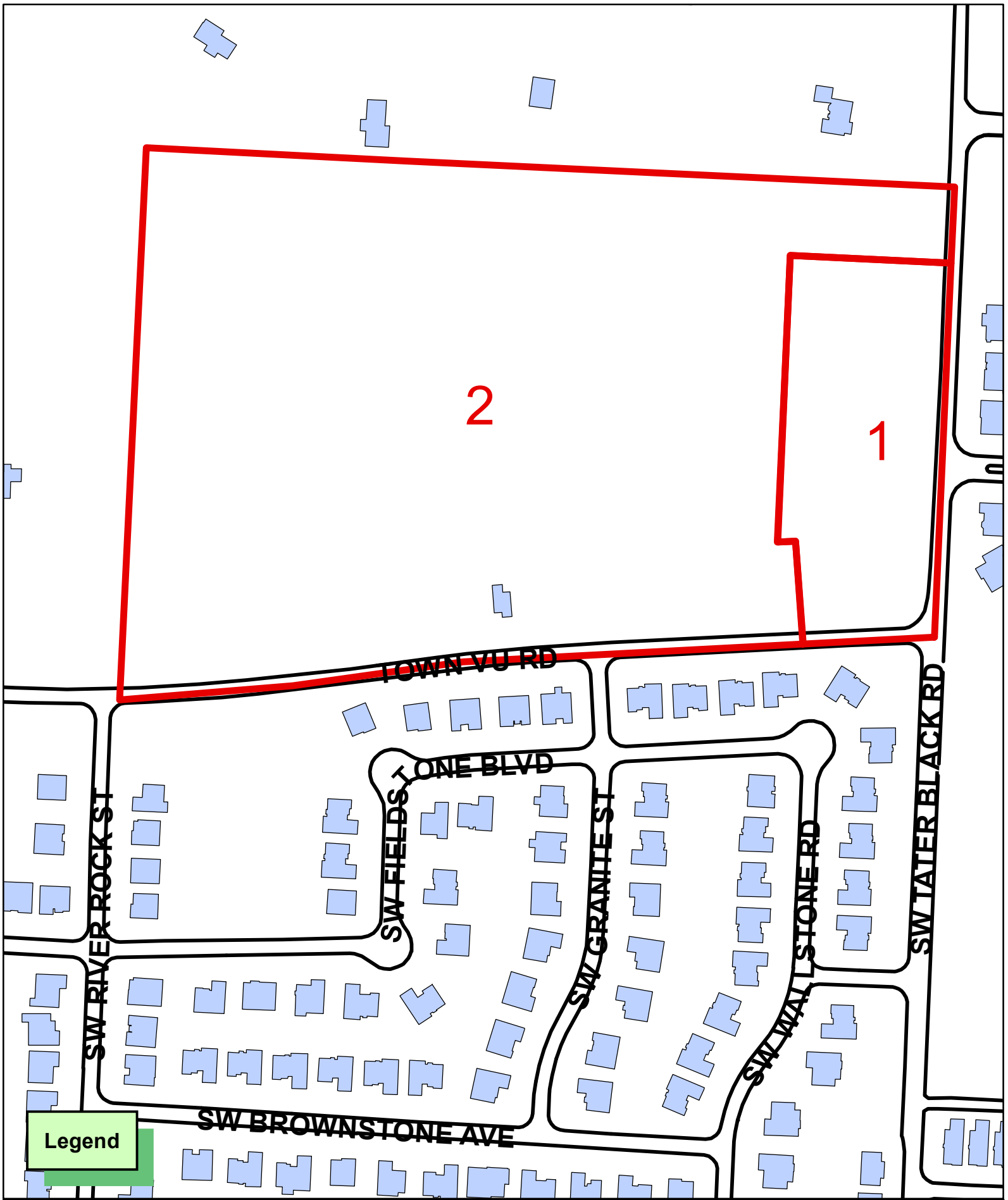
Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

Lot Split: Lots 1-3 of Town Vu Subdivision, AADHIRA PROPERTIES LLC, Town Vu Road & Southwest Tater Black Road, R-1, Low-Density Single-Family Residential, R-2, Medium Density Two Family and Townhome Residential, LS22-0042

A lot split of previously unplanted land, creating new Lots 1-3 of Town Vu Subdivision. The plat dedicates right-of-way along both Town Vu Road and Southwest Tater Black Road per Master Street Plan requirements. Utility easements are dedicated along right-of-way frontages per utility requirements. No waivers or variances are associated with this plat.

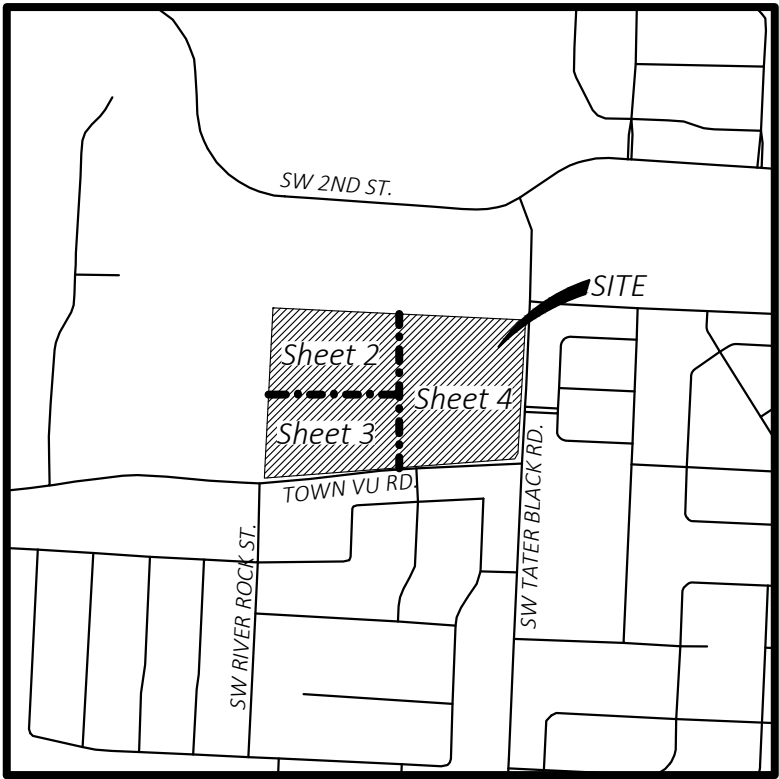


Lot Split of Parcel #01-00942-580 creating Lots 1-3 of Town Vu Subdivision AADHIRA PROPERTIES LLC

4300 Town Vu Rd.
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents an Lot Split of parcel #01-00942-580 recorded in Deed Records, DEED INSTR. #L202218033 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a limited title search from August 26, 1932 through March 22, 2022 provided by City Title & Closing, LLC, File No. 22-2768, Effective Date: March 22, 2022.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- 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.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0235K
Map Revised: June 5, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- 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 is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- All structures must maintain a minimum of 20' clearances from all electric lines.



VICINITY MAP

NOT TO SCALE
Latitude: 36°22'02"N
Longitude: 94°15'36"W

Owner:

Parcel #01-00942-580
Aadhira Properties LLC
1404 SW Edinburgh Ave.
Bentonville, Arkansas, 72713

Surveyors:

CEI Engineering Associates, Inc.
3108 SW ReGENCY Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS #1618



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. Inst. No. L202218033

Subscribed and sworn before me, this _____ day of _____, 20_____.

Notary Public

My Commission Expires

REVISION

NO.	DESCRIPTION	DATE
Δ	1st Sub. Comments	10/03/2023

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

ATLAS PAGE: 400

City of Bentonville Project # LS22-0042

SHEET INDEX:

- Cover Sheet
- Lot Split Northwest
- Lot Split Southwest
- Lot Split East
- Descriptions & Overview



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Lot Split
AADHIRA PROPERTIES LLC
4300 Town Vu Rd.
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32621
DATE	10/3/2023
REVISION	REV-3

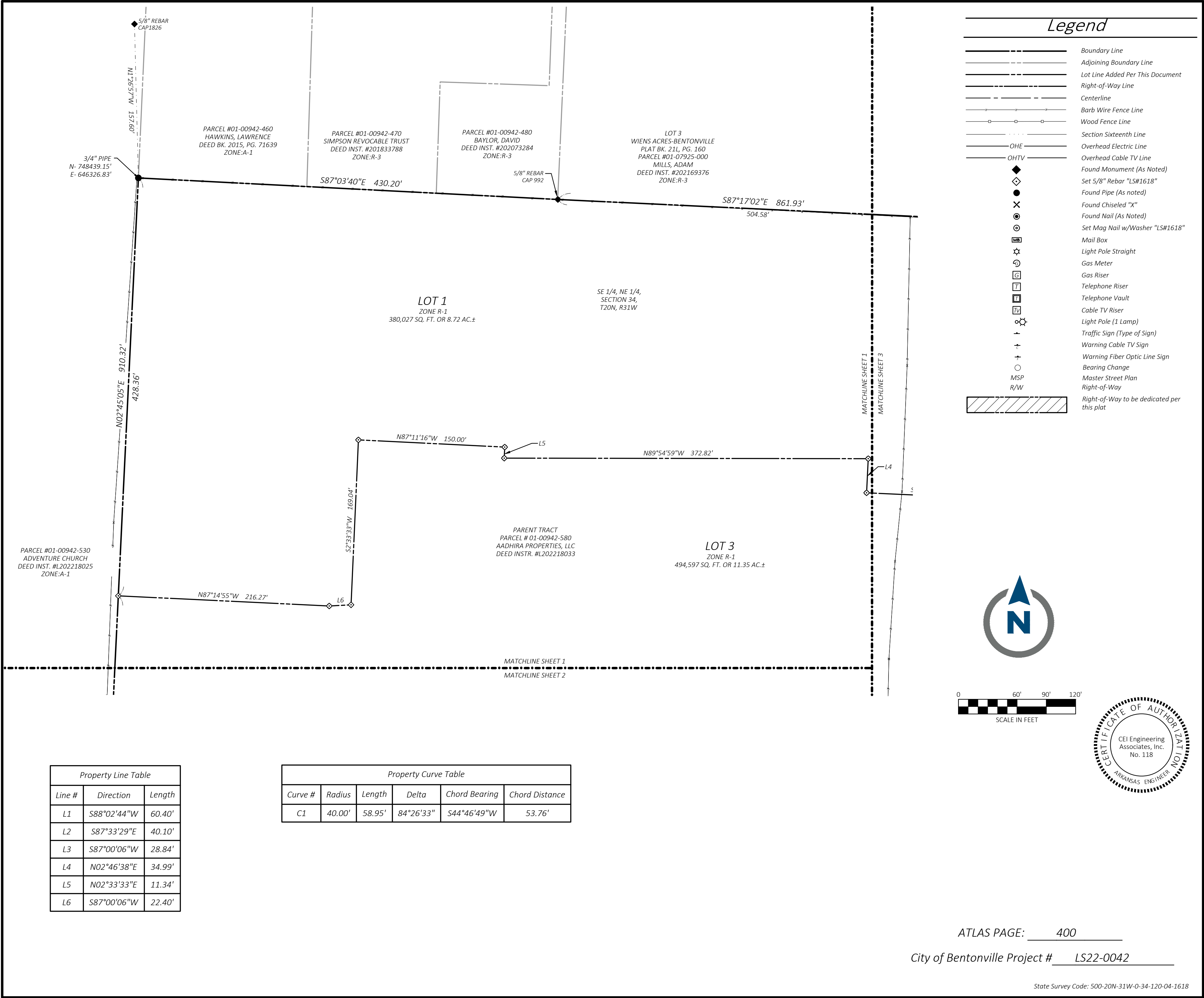
Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 5

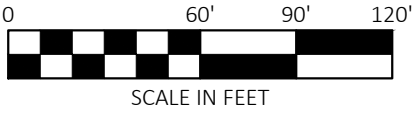
DRAWING LOCATION - S:\32000\32621\DRAWINGS SURVEY\WORKING\32621LS.DWG - SAVED BY - WPIERSON



Property Line Table		
Line #	Direction	Length
L1	S88°02'44"W	60.40'
L2	S87°33'29"E	40.10'
L3	S87°00'06"W	28.84'
L4	N02°46'38"E	34.99'
L5	N02°33'33"E	11.34'
L6	S87°00'06"W	22.40'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	40.00'	58.95'	84°26'33"	S44°46'49"W	53.76'

Legend	
	Boundary Line
	Adjoining Boundary Line
	Lot Line Added Per This Document
	Right-of-Way Line
	Centerline
	Barb Wire Fence Line
	Wood Fence Line
	Section Sixteenth Line
	Overhead Electric Line
	Overhead Cable TV Line
	Found Monument (As Noted)
	Set 5/8" Rebar "LS#1618"
	Found Pipe (As noted)
	Found Chiseled "X"
	Found Nail (As Noted)
	Set Mag Nail w/Washer "LS#1618"
	Mail Box
	Light Pole Straight
	Gas Meter
	Gas Riser
	Telephone Riser
	Telephone Vault
	Cable TV Riser
	Light Pole (1 Lamp)
	Traffic Sign (Type of Sign)
	Warning Cable TV Sign
	Warning Fiber Optic Line Sign
	Bearing Change
	Master Street Plan
	Right-of-Way
	Right-of-Way to be dedicated per this plat



ATLAS PAGE: 400

City of Bentonville Project # LS22-0042

State Survey Code: 500-20N-31W-0-34-120-04-1618



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Lot Split
AADHIRA PROPERTIES LLC
4300 Town Vu Rd.
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32621
DATE	10/3/2023
REVISION	REV-3

Lot Split Northwest

SHEET TITLE
SHEET NUMBER

2 OF 5



Lot Split
AADHIRA PROPERTIES LLC
4300 Town Vu Rd.
Bentonville, Benton County, Arkansas

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32621
DATE	10/3/2023
REVISION	REV-3

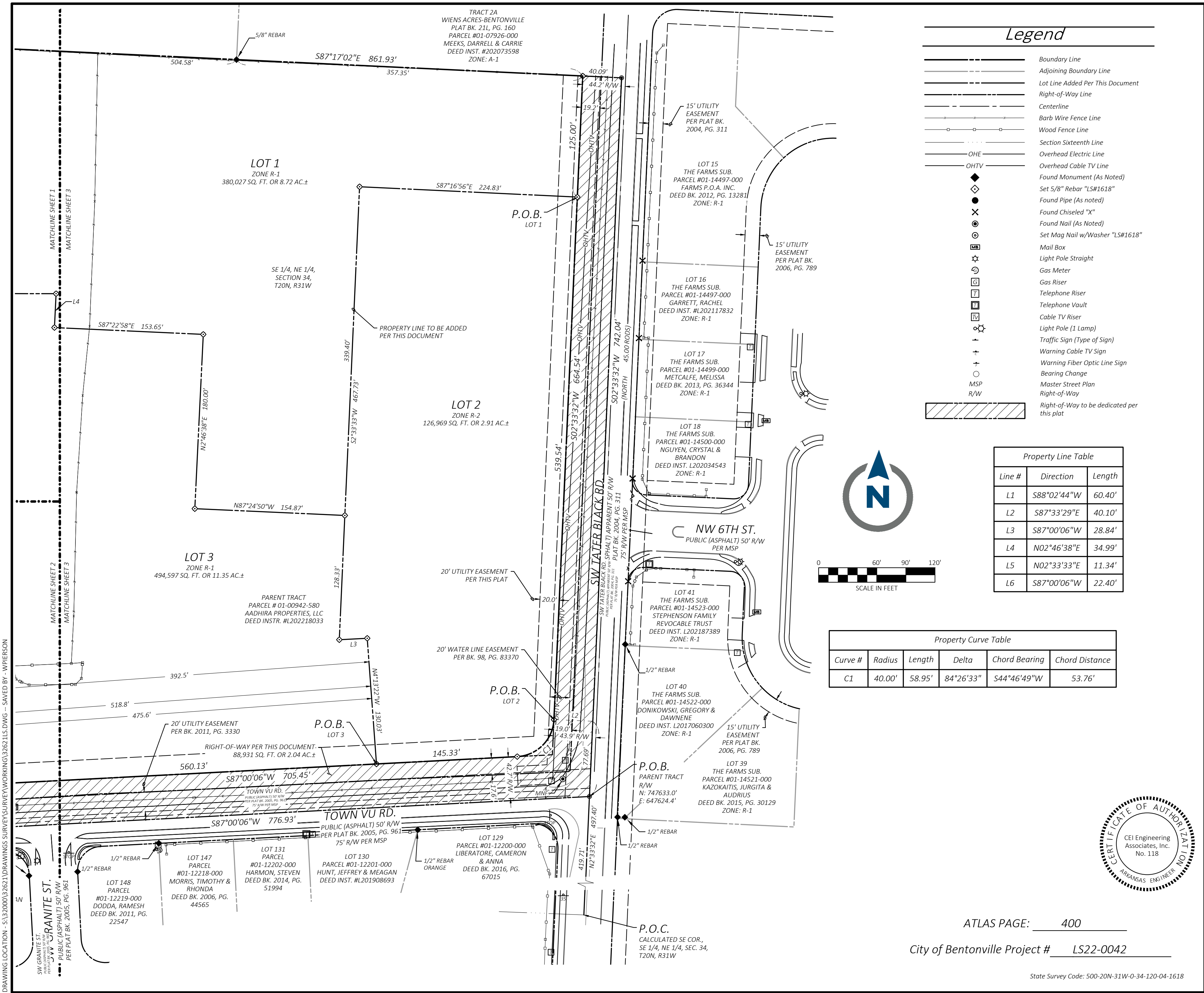
Lot Split Southwest

SHEET TITLE

SHEET NUMBER

3 OF 5

DRAWING LOCATION - S:\32000\32621\DRAWINGS\SURVEY\WORKING\32621.DWG - SAVED BY - WPIERSON



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Lot Split
AADHIRA PROPERTIES LLC
4300 Town Vu Rd.
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD DGR
DESIGNER WAP
FIELD WORK KDM
CEI PROJECT NUMBER 32621
DATE 10/3/2023
REVISION REV-3

Lot Split East

SHEET TITLE
SHEET NUMBER

4 OF 5

DRAWING LOCATION - S:\32000\32621\DRAWINGS\SURVEY\WORKING\32621.DWG -- SAVED BY - WPIERSON

PARENT TRACT LEGAL DESCRIPTION PER DEED INSTR. #L202218033

Part of the SE 1/4 of the NE 1/4 of Section 34 Township 20 North of Range 31 West, Benton County, Arkansas described as follows:
BEGINNING on the east line of said 40 acre tract where the public road crosses said line, which point is about 25 rods north of the Southeast corner of said forty acres, and running THENCE North 45 rods, THENCE West 80 rods to the west line of said forty acres, THENCE South 55 rods to said public road, THENCE in an easterly direction with said road to the place of beginning, containing 25 acres, more or less

LOT 1 LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 North, Range 31 West and being a portion of the tract of land conveyed to AADHIRA Properties, LLC described at Deed Instrument #L202218033 in the public records of Benton County, Arkansas being more particularly described by metes and bounds as follows:

COMMENCING at the calculated Southeast Corner of the SE 1/4 of the NE 1/4 of said Section 34;
THENCE along the east boundary of said Section 34, North 02°33'32" East, passing through a mag nail with washer LS1618 at a distance of 419.71 feet and continuing for a total distance of 497.40 feet;
THENCE departing said east boundary, North 87°33'29" West, 40.10 feet to a 5/8-inch rebar with cap LS1618 set along the proposed west right-of-way line of SW Tater Black Road;
THENCE along said west right-of-way line, North 02°33'32" East, 539.54 feet to a 5/8-inch rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE departing said west right-of-way line, North 87°16'56" West, 224.83 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°33'33" West, 339.40 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°24'50" West, 154.87 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°46'38" East, 180.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°22'58" West, 153.65 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°46'38" East, 34.99 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 89°54'59" West, 372.82 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°33'33" East, 11.34 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°11'16" West, 150.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°33'33" West, 169.04 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°00'06" West, 22.40 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°14'55" West, 216.27 feet to a 5/8-inch rebar with cap LS1618 set on the west boundary line of said parcel of land;
THENCE along said west boundary line, North 02°45'05" East, 428.36 feet to a 3/4-inch pipe found at the northwest corner of said parcel of land;
THENCE along the north boundary line of said parcel of land, South 87°03'40" East, 430.20 feet to a 5/8-inch rebar with cap LS992;
THENCE continuing along said north boundary line, South 87°17'02" East, passing through a 5/8-inch rebar at a distance of 504.58 feet and continuing for a total distance of 861.93 feet to a 5/8-inch rebar with cap LS1618 set on said proposed west right-of-way line;
THENCE along said proposed west right-of-way line, South 02°33'32" West, 125.00 feet to the POINT OF BEGINNING containing 380,027 square feet or 8.72 acres, more or less.

LOT 2 LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 North, Range 31 West and being a portion of the tract of land conveyed to AADHIRA Properties, LLC described at Deed Instrument #L202218033 in the public records of Benton County, Arkansas being more particularly described by metes and bounds as follows:

COMMENCING at the calculated Southeast Corner of the SE 1/4 of the NE 1/4 of said Section 34;
THENCE along the east boundary of said Section 34, North 02°33'32" East, passing through a mag nail with washer LS1618 at a distance of 419.71 feet and continuing for a total distance of 497.40 feet;
THENCE departing said east boundary, North 87°33'29" West, 40.10 feet to a 5/8-inch rebar with cap LS1618 set along the proposed west right-of-way line of SW Tater Black Road and the POINT OF BEGINNING;
THENCE along said proposed west right-of-way line, Southwesterly along the arc of a curve to the right 58.95 feet to a 5/8-inch rebar with cap LS1618 set along the proposed north right-of-way line of Town Vu Road, having a radius of 40.00 feet, through a central angle of 84°26'33", having a chord bearing and distance of South 44°46'49" West, 53.76 feet;
THENCE continuing along said proposed north right-of-way line, South 87°00'06" West, 145.33 feet to a 5/8-inch rebar with cap LS1618;
THENCE departing said proposed north right-of-way line, North 04°13'22" West, 130.03 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°00'06" West, 28.84 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°33'33" East, passing through a 5/8-inch rebar with cap LS1618 at a distance of 128.33 feet and continuing for a total distance of 467.73 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°16'56" East, 224.83 feet to a 5/8-inch rebar with cap LS1618 set on said proposed west right-of-way line;
THENCE along said proposed west right-of-way line, South 02°33'32" West, 539.54 feet to the POINT OF BEGINNING containing 126,969 square feet or 2.91 acres, more or less.

LOT 3 LEGAL DESCRIPTION:

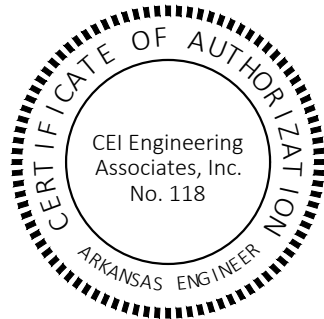
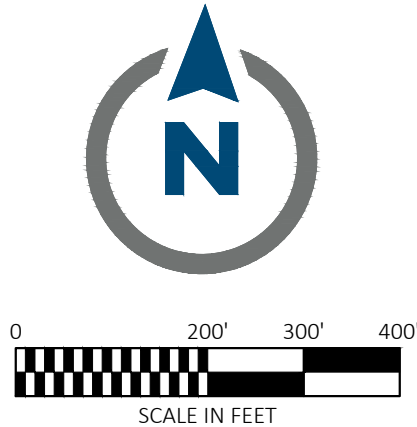
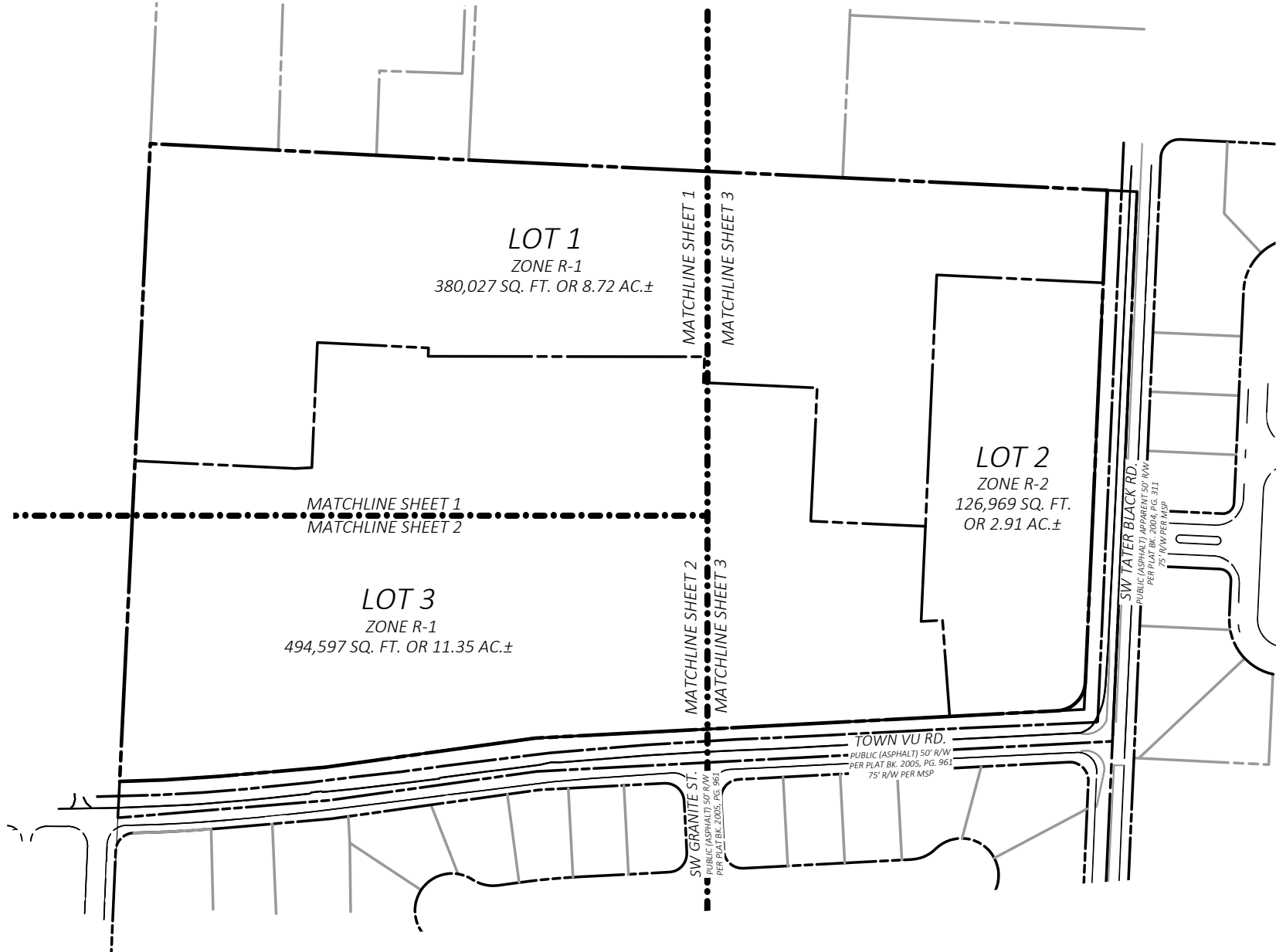
A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 North, Range 31 West and being a portion of the tract of land conveyed to AADHIRA Properties, LLC described at Deed Instrument #L202218033 in the public records of Benton County, Arkansas being more particularly described by metes and bounds as follows:

COMMENCING at the calculated Southeast Corner of the SE 1/4 of the NE 1/4 of said Section 34;
THENCE along the east boundary of said Section 34, North 02°33'32" East, passing through a mag nail with washer LS1618 at a distance of 419.71 feet and continuing for a total distance of 497.40 feet;
THENCE departing said east boundary, North 87°33'29" West, 40.10 feet to a 5/8-inch rebar with cap LS1618 set along the proposed west right-of-way line of SW Tater Black Road;
THENCE along said proposed west right-of-way line, Southwesterly along the arc of a curve to the right 58.95 feet to a 5/8-inch rebar with cap LS1618 set on the proposed north right-of-way line of Town Vu Road, having a radius of 40.00 feet, through a central angle of 84°26'33", having a chord bearing and distance of South 44°46'49" West, 53.76 feet;
THENCE along said proposed north right-of-way line, South 87°00'06" West, 145.33 feet to a 5/8-inch rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE continuing along said proposed north right-of-way line the following five (5) courses:
1. South 87°00'06" West, 560.13 feet to a 5/8-inch rebar with cap LS1618;
2. South 82°06'07" West, 285.09 feet to a 5/8-inch rebar with cap LS1618;
3. South 85°01'40" West, 141.91 feet to a 5/8-inch rebar with cap LS1618;
4. South 86°17'22" West, 75.94 feet to a 5/8-inch rebar with cap LS1618;
5. South 88°02'44" West, 60.40 feet to a 5/8-inch rebar with cap LS1618 set at the intersection of said proposed north right-of-way line and the west boundary line of said parcel of land;
THENCE along said west boundary line, North 02°45'05" East, 432.93 feet to a 5/8-inch rebar with cap LS1618;
THENCE departing said west boundary line, South 87°14'55" East, 216.27 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°00'06" East, 22.40 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°33'33" East, 169.04 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°11'16" East, 150.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°33'33" West, 11.34 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 89°54'59" East, 372.82 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°46'38" West, 34.99 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°22'58" East, 153.65 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°46'38" West, 180.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°24'50" East, 154.87 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°33'33" West, 128.33 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°00'06" East, 28.84 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 04°13'22" East, 130.03 feet to the POINT OF BEGINNING containing 494,597 square feet or 11.35 acres, more or less.

RIGHT-OF-WAY LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 North, Range 31 West and being a portion of the tract of land conveyed to AADHIRA Properties, LLC described at Deed Instrument #L202218033 in the public records of Benton County, Arkansas being more particularly described by metes and bounds as follows:

COMMENCING at the calculated Southeast Corner of the SE 1/4 of the NE 1/4 of said Section 34;
THENCE along the east boundary of said Section 34, North 02°33'32" East 419.71 feet to a magnail with washer LS1618 found at the southeast corner of said parcel of land and the POINT OF BEGINNING;
THENCE along the south boundary line of said parcel, South 87°00'06" West, 776.93 feet to a magnail with washer LS1618;
THENCE South 82°04'53" West, 283.11 feet to a magnail with washer LS1618;
THENCE South 85°16'45" West, 285.91 feet to a magnail with washer LS1618 found at the southwest corner of said parcel of land;
THENCE along the west boundary line of said parcel of land, North 02°45'05" East, 49.04 feet to a 5/8-inch rebar with cap LS1618;
THENCE departing said west boundary line, North 88°02'44" East, 60.40 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 86°17'22" East, 75.94 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 85°01'40" East, 141.91 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 82°06'07" East, 285.09 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°00'06" East, 705.45 feet to a 5/8-inch rebar with cap LS1618;
THENCE Northeasterly along the arc of a curve to the left 58.95 feet to a 5/8-inch rebar with cap LS1618, having a radius of 40.00 feet, through a central angle of 84°26'33", having a chord bearing and distance of North 44°46'49" East, 53.76 feet;
THENCE North 02°33'33" East, 664.54 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°17'02" East, 40.09 feet a magnail with washer LS1618 found at the northeast corner of said parcel of land;
THENCE along the east boundary line of said parcel of land, South 02°33'32" West, 742.04 feet to the POINT OF BEGINNING containing 88,931 square feet or 2.04 acres, more or less.



ATLAS PAGE: 400
City of Bentonville Project # LS22-0042

State Survey Code: 500-20N-31W-0-34-120-04-1618



CEI
Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Lot Split
AADHIRA PROPERTIES LLC
4300 Town Vu Rd.
Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32621
DATE	10/3/2023
REVISION	REV-3

Descriptions &
Overview
SHEET TITLE
SHEET NUMBER

5 OF 5



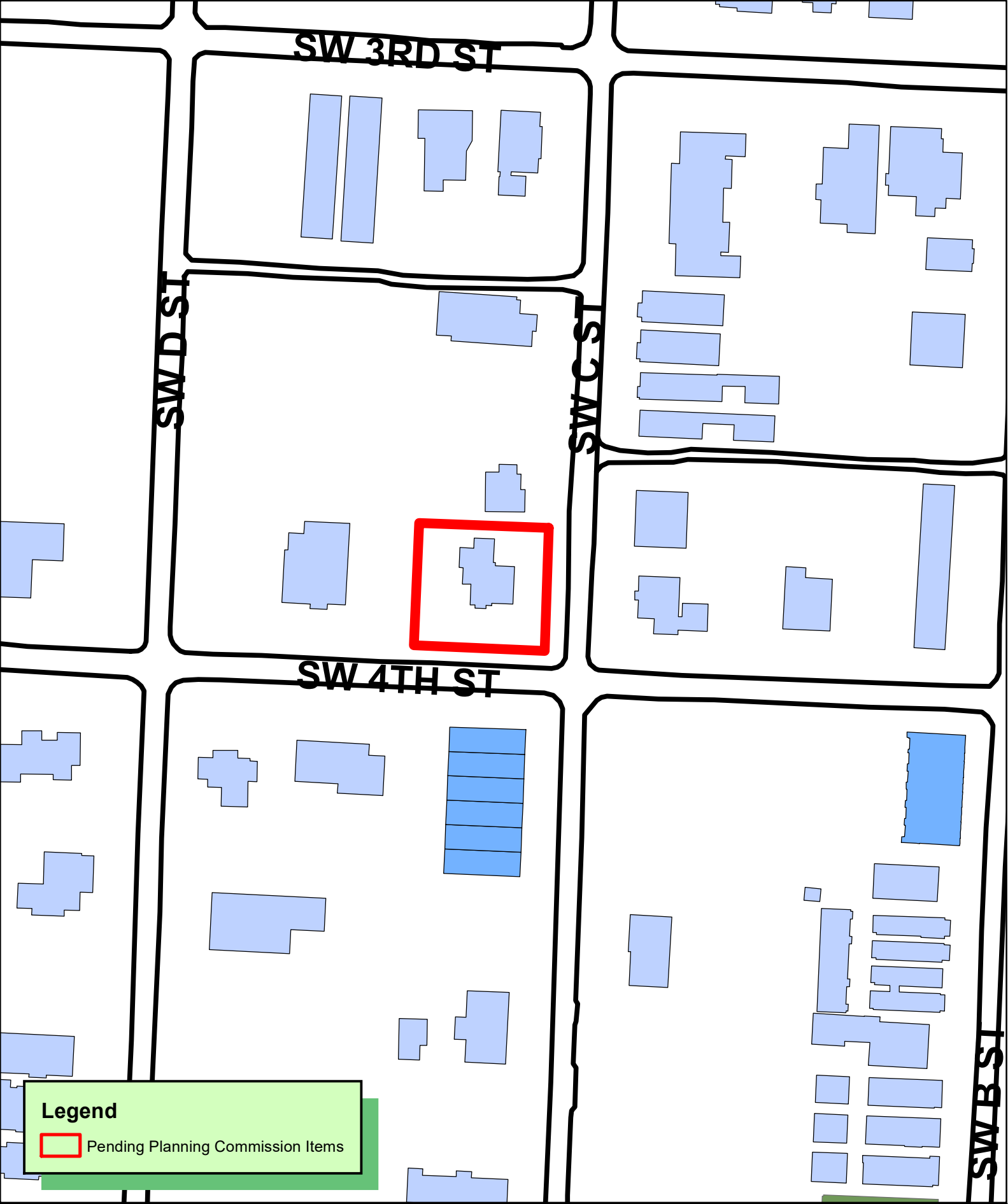
Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

Property Line Adjustment: A portion of Lots 15 and 16, Block 6, of Clarks Second Addition, Ovation Homes / Craig & Kimberly Woodworth, 402 Southwest 4th Street, R-1, Low Density Single Family Residential, LS22-0068

A property line adjustment of a portion of Lots 15 and 16, Block 6, of Clarks Second Addition, creating new Lot 26, Block 6 of Clarks Second Addition. This plat removes an existing lot line which remained from the originally platted Clarks Second Addition, combining the southern portion of two existing lots into one new lot. The existing lot line runs through the middle of the home on the property. This needs to be remedied in order for the applicant to complete a renovation and addition to the existing home. A variance was granted for this property (VAR22-0043) by the Board of Adjustments, to allow a 7' rear setback along the northern property boundary. The plat also dedicates a 15' wide utility easement along both SW 4th and SW C Streets frontages, and dedicates a 6" portion of right of way along SW C St to meet the requirements of the Master Street Plan. The new lot has existing access to public utilities and no waivers are requested with this plat.



Legend

 Pending Planning Commission Items



1 inch = 100 feet

LS22-0068 2/7/23
LOT PSLIT
CLARKS 2ND ADDITION
PART OF LOTS 15-16 BLOCK 6 CREATING LOT 26

PROPERTY LINE ADJUSTMENT - LOT 15A, BLOCK 6, CLARK'S SECOND ADDITION BEING A LOT COMBINATION OF THE SOUTH 90' OF LOTS 15 & 16, BLOCK 6 OF CLARK'S SECOND ADDITION (PLAT #Q-502), BENTONVILLE, BENTON COUNTY, ARKANSAS.

PLATTED ALLEY

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

Date of Execution: _____

Signed _____

Name & Address

Source of Title: Warranty Deed Book L2021 Page 36350.



Certificate of Surveying Accuracy

I, Allen Jay Young, hereby certify that this plat correctly represents a boundary survey made by me and that the same is correct and that the same is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey.

Date of Execution: 10-12-23

Signed _____

Registered Land Surveyor
No. 1441
State of Arkansas

Property Description (W.D. L2021-39350)

Lot 15 and 16, Block 6, Clark's Second Addition, Bentonville, Benton County, Arkansas, as shown on plat in Deed Record Q at page 502, LESS AND EXCEPT 80 feet square off the North side.

Lot 15A - Property Description

Part of Lots 15 and 16, Block 6 of Clark's Second Addition, City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at a found 7' rebar at the Southeast corner of said Lot 16, Thence N 87°30'4" W along the South line of said Lot 16 and 15, a distance of 99.95 feet to a found 7' rebar at the Southeast corner of said Lot 15, Thence N 02°19'44" E along the West line of said Lot 15, a distance of 89.91 feet to a found 7' rebar, Thence S 88°02'37" E, a distance of 89.95 feet to a found 1" pipe lying on the East line of said Lot 16, Thence S 02°12'18" W along the East line of said Lot 16, a distance of 90.48 feet to the Point of Beginning, containing 0.21 Acres more or less.

NOTES

Based on scaled map location and graphic plotting only, the subject property is in Flood Zone X, which is an area determined by the Federal Emergency Management Agency (FEMA) and is shown on the Flood Insurance Rate Map, Benton County, Arkansas, Map Number 05007C0250X, map revised June 05, 2012.

Bearings are based on Arkansas State Plane Coordinates - North Zone, NAD83 (NRS2011), per GPS observation.

Contour Interval = 1'. Elevation basis is NAVD83, per GPS observation.

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded on or not a part of the public record, may or may not exist that affect the subject property.

The locations of utilities as shown hereon are based on aboveground structures and record documents. Locations of underground utilities may vary from locations shown hereon. Additional buried utilities structures may be encountered. No excavation was made during the progress of the survey to locate buried utilities structures.

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.

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

There may not be fences or any other structures built in any drainage easements.

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www.bentonvilleplanning.com or call the Planning Department at 479-271-3122.

Variance VA22-0043 (Ordinance No. xx-xx) Adjusted the rear setback line along the north side of subject property to 7.00 feet.

LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- POWER POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SEWAGE MANHOLE
- SEWER

GRAPHIC SCALE

1" = 20'



Owner:
William N Woodworth & Kimberly Craig Woodworth
402 SW 4TH ST
Bentonville, AR 72712
Phone (479) 875-9999

COB PROJECT #LS22-0068

2023
1" = 20'
10-12-2023

DEVELOPMENT CONSULTANTS INCORPORATED

LOT 15A, BLOCK 6, CLARK'S SECOND ADDITION
402 SW 4TH ST, BENTONVILLE, ARKANSAS
PROPERTY LINE ADJUSTMENT PLAT

PLA

22-195



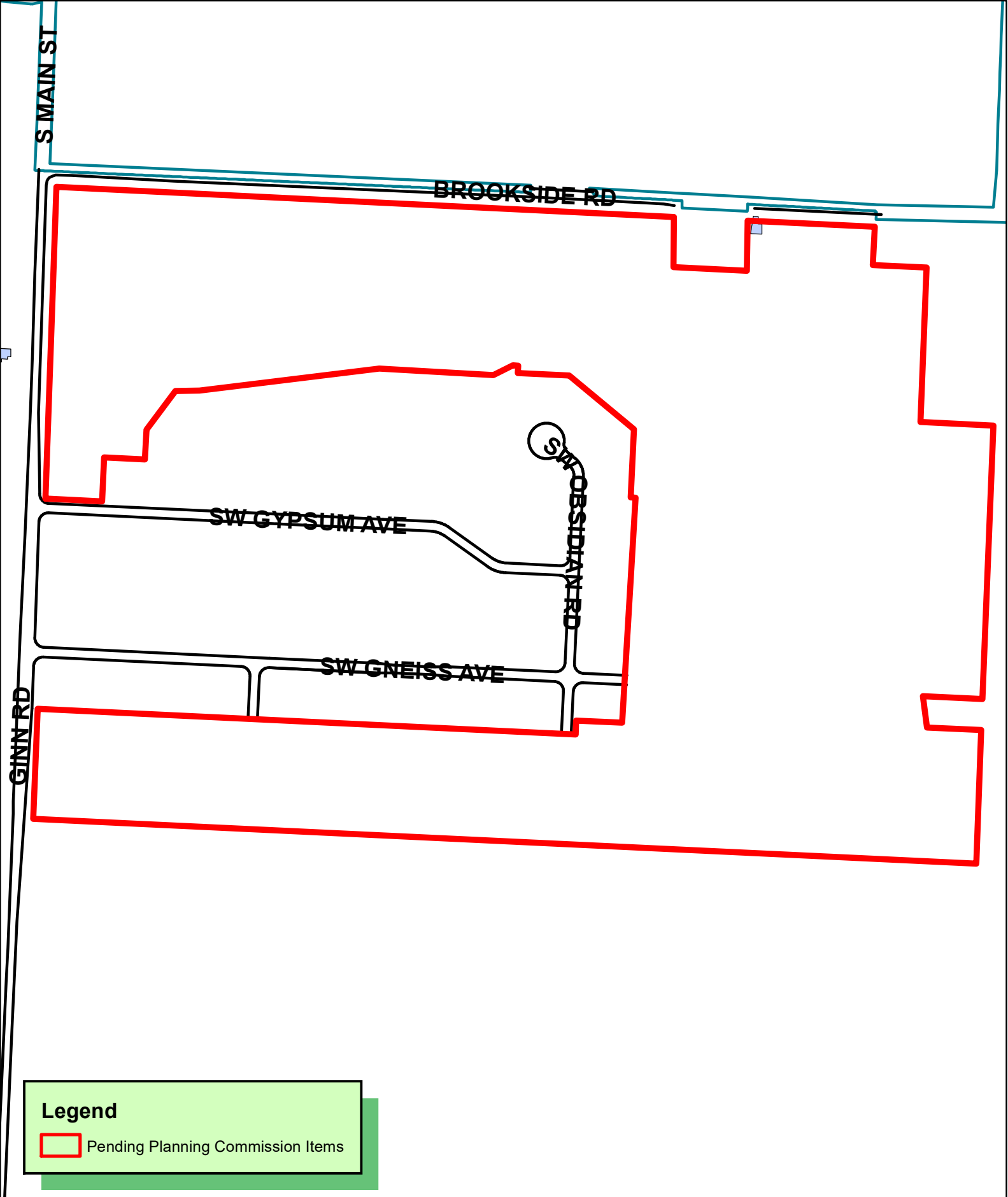
Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

Lot Split: Lot 17 and 18 of Osage Hills Subdivision, West Osage Holdings, LLC, R-2, Medium Density Two Family and Townhome Residential, LS23-0032

A lot split of existing Lot 16 of Osage Hills Subdivision creating new Lots 17 and 18 of Osage Hills Subdivision. The plat dedicates utility easements to serve the newly created lots. No variances or waivers are requested with this plat.



Legend

 Pending Planning Commission Items



1 inch = 333 feet

**LS23-0032
LOT SPLIT
OSAGE HILLS SUBDIVISION
LOT 16 CREATING LOTS 17-18**



FOR PRISM DESIGN STUDIO, LLC
A PART OF THE S½ OF THE NE¼ & N½ of the SE¼
SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS
CITY ATLAS PAGE 481



All of Lot 16, of the Lot Split for Part of Lot 12 of Osage Hills Subdivision Creating Lots 15 & 16, in the City of Bentonville, Benton County, Arkansas and as shown on plat duly recorded in the Benton County Circuit Clerk's Office in Instrument L202275906.

A part of Lot 16, of the Lot Split for Part of Lot 12 of Osage Hills Subdivision Creating Lots 15 & 16, in the City of Bentonville, Benton County, Arkansas and as shown on plat duly recorded in the Benton County Circuit Clerk's Office in Instrument L202275906, being more particularly described as follows:

COMMENCING at a found railroad spike marking the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 9, Township 19 North, Range 31 West, Benton County, Arkansas; thence S87°12'58"E along the North line of said Quarter Quarter, a distance of 45.01 feet; thence departing said North line S02°00'07"W, a distance of 45.01 feet to the point of intersection of the South Right-of-Way line of Brookside Road, as now established, and the East Right of Way line of Ginn Road, as now established, said point being the Northwest corner of Lot 16, of the Lot Split for Part of Lot 12 of Osage Hills Subdivision Creating Lots 15 & 16, a plat duly recorded in the Benton County Circuit Clerk's Office in Instrument L202257596, for a POINT OF BEGINNING; thence S02°00'07"W along the North Right-of-Way line S87°12'58"E along said North Right-of-Way line, a distance of 103.57 feet; thence departing said South Right-of-Way line S52°00'07"W, a distance of 281.45 feet, thence S00°00'00"E along said North Right-of-Way line, a distance of 577°04'45"E, a distance of 105.96 feet; thence S07°03'39"W, a distance of 149.86 feet; thence N87°46'59"W, a distance of 166.39 feet; thence S79°01'44"W, a distance of 281.86 feet; thence S84°08'04"W, a distance of 476.08 feet to said East Right-of-Way line; thence N02°00'07"E along said East Right-of-Way line, a distance of 549.23 feet to the POINT OF BEGINNING.

Containing 429.756 square feet or 9.87 acres, more or less. Subject to any covenants, easements or right-of-ways of record.

A part of Lot 16, of the Lot Split for Part of Lot 12 of Osage Hills Subdivision Creating Lots 15 & 16, in the City of Bentonville, Benton County, Arkansas and as shown on plat duly recorded in the Benton County Circuit Clerk's Office in Instrument L202275906, being more particularly described as follows:

[illegible]

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.

Print Name: _____

Print Name: _____

Persuant to the Bentonville Land Development Code 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.

1. No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
2. 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.
3. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
4. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
5. There may not be fences or any other structures built in any drainage easements.
6. Upon development of Lot 17 or Lot 18, developer shall construct their proportionate share of Road Improvements along Ginn Road and Brookside Road frontage for their specific lot as requested by the Planning Commission.
7. Waiver # WAV23-0014 was approved and dated 09/05/2023.

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	<u>X</u>	_____	Instrument Number L202277562, L202310658 & L202333929
b) Filed Maps	<u>X</u>	_____	Lot Split for Part of Lot 12 of Osage Hills Subdivision Creating Lots 15 & 16, duly recorded as Instrument Number L202275906 & a Property Description Plat not signed or filed by Swope Engineering, dated 11.18.2022, job number 21-139
c) Title Search/Binder	<u>X</u>	_____	City Title & Closing LLC, agent for Fidelity National Title Insurance Company, File No." 23-1582, Effective Date of February 23, 2023 at 7:00 am

2. Certified To: Prism Design Studio, LLC
This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on March 27, 2023, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122

6. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 050007C0235K, Effective Date June 6, 2012 shows a portion of this property is located in Zone "A" and "AE" (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base Flood Elevations determined) and is inside the 100 year Flood Plain.

7. Olsson and the surveyor of record make no guarantees that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities as utility depths will not be indicated on the topographic survey. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket numbers 230307-1869 and 230307-1911. The companies listed on the ticket are Energy, AT&T Arkansas, Pfeiffer Water Association, Summit Utilities Arkansas, Hillbilly Wireless Internet, Brightspeed, Carroll Electric Cooperative, Cox Communications, Black Hills Corporations, Centertown Utilities and Centurylink Fiber.

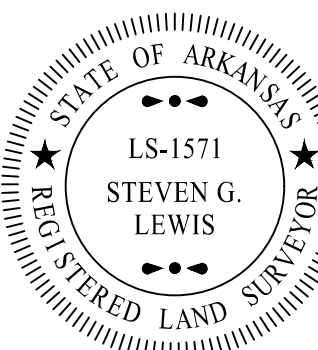
8. Plan References:

- A plat entitled, "Lot Split for Part of Lot 12 of Osage Hills Subdivision Creating Lots 15 & 16", signed on November 28, 2022, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L202275906.
- A plat entitled, "Property Line Adjustment of Lot 6 and Lot 10 of Osage Hills Subdivision Creating Lot 11 and Lot 12", signed on October 7, 2021, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L202193291.
- A plat entitled, "Final Plat: Osage Hills Subdivision Phase 1", signed on August 4, 2021, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L202158715.
- A plat entitled, "Informal Plat for Lot 3 in Osage Hills Subdivision Creating Lots 6 & 7", signed on April 15, 2020, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L202022887.
- A plat entitled, "Osage Hills Lot 1-5", signed on January 4, 2019, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L201901294.
- A plat entitled, "Brookside Estate Subdivision", signed on January 12, 2022, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L202211412.
- A plat entitled, "Final Plat Mountainbrook Subdivision", signed on August 8, 2023, and duly recorded in the Benton County Circuit Clerk's Office in Instrument L202341280.

Know all men by these presents:

That I, Steven G. Lewis, AR PLS 1571, 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 locations, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plats have been met.

Registered Land Surveyor No.: 1571



drawn by: _____ DRC
checked by: _____ WBW
approved by: _____ SGL
project no.: _____ 023-01229
drawing no.: V_PLTS_02301229
date: _____ 11.09.2023

SHEET
of 2

City of Bentonville Project Number: LS23-0032

DWG: F:\2023\01001-01500\023-01229\40-Design\Survey\SRVY\Sheets\V_PLTS_02301229.dwg
DATE: Nov 13, 2023 8:00am XREFS: V_XTOPQ_02301229 V_XBNDY_02301229
USER: dchance

Flyaway Ventures
202 SE 6th, Suite 202
Bentonville, AR 72712
Contact: Chris Woodard
Phone: 800-631-9506
Email: chris@flyawayventures.net

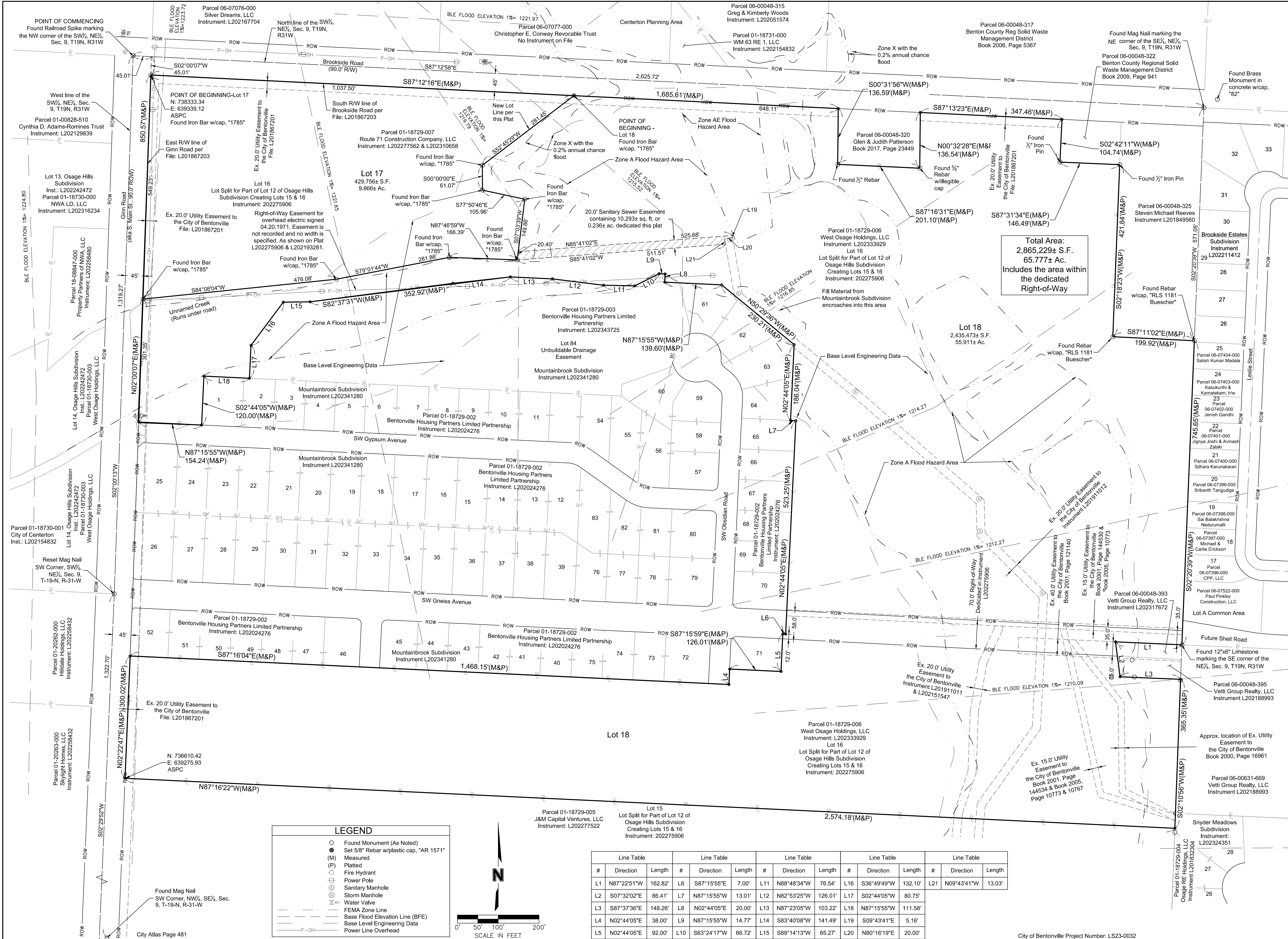
Olsson, Inc.
302 E. Millsap Rd.
Fayetteville, AR 72703

Route 71 Construction Company, LLC
10819 Kennesaw Drive
Bentonville, AR 72712

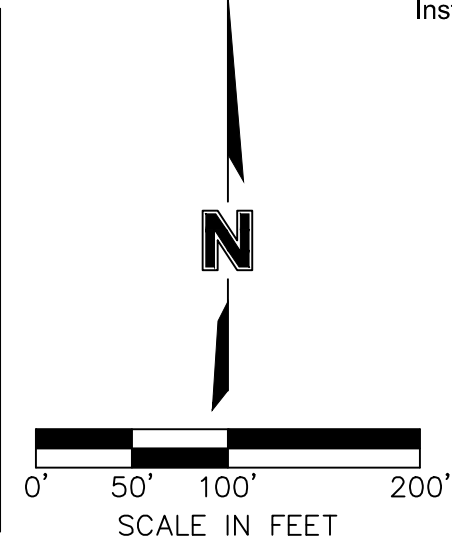
West Osage Holdings, LLC
6529 E. Autumns Ridge Drive
Fayetteville, AR 72701



Know what's **below**.
Call before you dig.



LEGEND	
○	Found Monument (As Noted)
●	Set 5/8" Rebar w/plastic cap, "AR 1571"
(M)	Measured
(P)	Platted
⊕	Fire Hydrant
⊙	Power Pole
⊙	Sanitary Manhole
⊙	Storm Manhole
⊙	Water Valve
---	FEMA Zone Line
---	Base Flood Elevation Line (BFE)
---	Base Level Engineering Data
---	Power Line Overhead



Line Table			Line Table			Line Table			Line Table			Line Table		
#	Direction	Length	#	Direction	Length	#	Direction	Length	#	Direction	Length	#	Direction	Length
L1	N87°22'51"W	162.82'	L6	S87°15'55"E	7.00'	L11	N88°48'34"W	76.54'	L16	S36°49'49"W	132.10'	L21	N09°43'41"W	13.03'
L2	S07°32'02"E	86.41'	L7	N87°15'55"W	13.01'	L12	N82°53'25"W	126.01'	L17	S02°44'05"W	80.75'			
L3	S87°37'36"E	148.26'	L8	N02°44'05"E	20.00'	L13	N87°23'05"W	103.22'	L18	N87°15'55"W	111.58'			
L4	N02°44'05"E	38.00'	L9	N87°15'55"W	14.77'	L14	S83°40'08"W	141.49'	L19	S09°43'41"E	5.16'			
L5	N02°44'05"E	92.00'	L10	S63°24'17"W	66.72'	L15	S89°14'13"W	65.27'	L20	N80°16'19"E	20.00'			

olsson

302 East Millap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

REVISIONS		REVISIONS DESCRIPTION	
REV. NO.	DATE	REV. NO.	DATE
1	10/24/23	1	10/24/23
Revised per City Comments		Revised per City Comments	
DESC.		DESC.	
NO.		NO.	
2023		2023	

LOT SPLIT
FOR PRISM DESIGN STUDIO, LLC

A PART OF THE S½ OF THE NE¼ & N½ OF THE SE¼
SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST
STATE SURVEYOR'S CODE: 500-19N-31W-09-102-04-1785

drawn by: DRC

checked by: WBW

approved by: SGL

project no.: 023-01229

drawing no.: V_PLTS_02301229

date: 11.09.2023

SHEET

2 of 2



Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

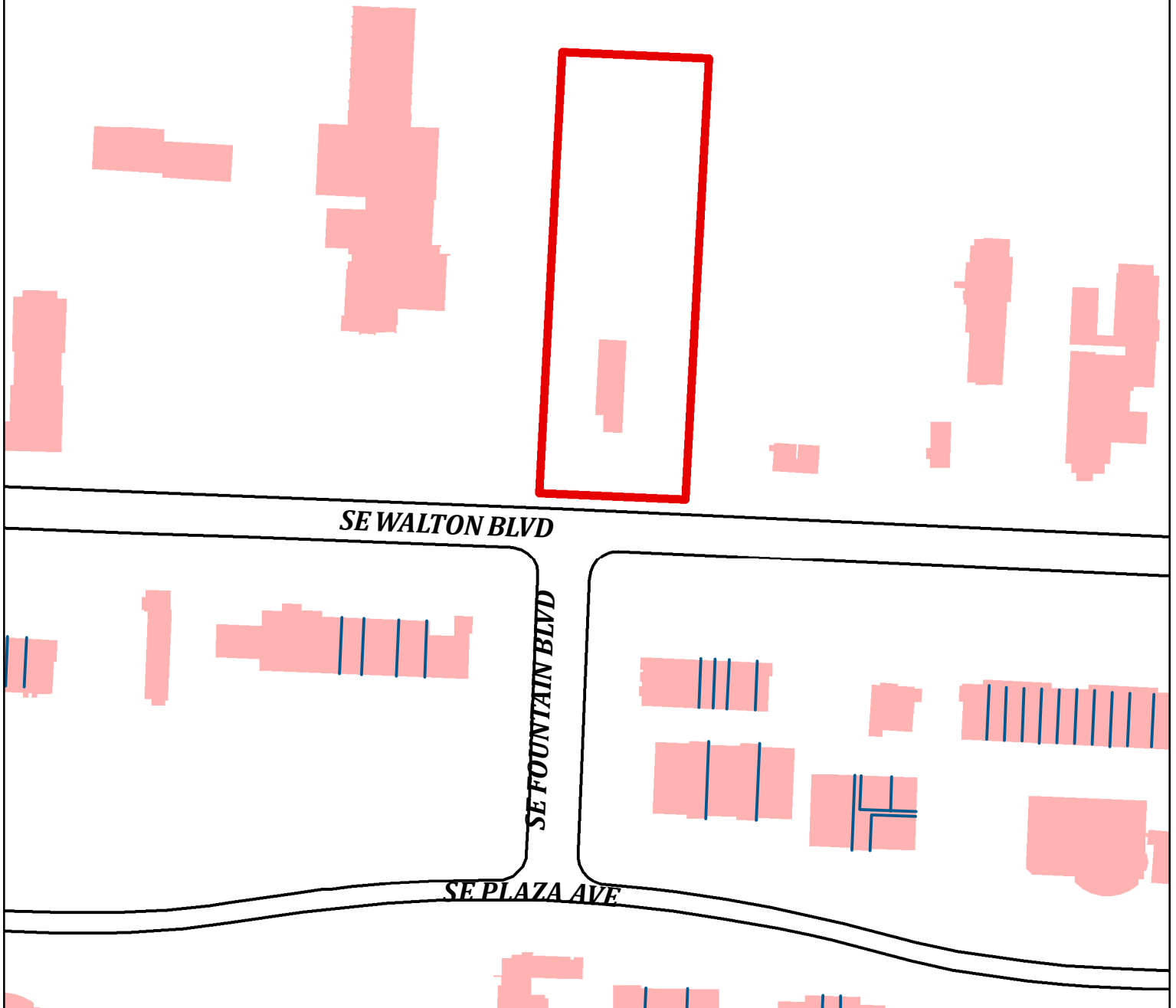
Lot Split: Lots 1 and 2 of Max Alley Addition, GX15 Bentonville Walton LLC, 807 SE Walton Boulevard, C-2, General Commercial, LS23-0048

A lot split of previously unplanted land, creating new Lots 1 and 2 of Max Alley Addition. The plat dedicates a 30' wide utility easement along Southwest Walton Boulevard as well as additional right of way per the Master Street Plan. No variances or waivers are requested with this plat.

Legend



Planning Commission Items



LS23-0048
Max Alley Addition
801 SE Walton Blvd



SURVEY DESCRIPTION OF PARENT TRACT

PART OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 NORTH OF RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N03°00'27"E 35.00 FEET; THENCE S87°31'00"E 25.00 FEET TO THE POINT OF BEGINNING;

THENCE N03°00'27"E, CROSSING A FOUND 5/8-INCH REBAR WITH CAP PLS 1118 AT A DISTANCE OF 6.57 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 625.11 FEET TO A FOUND 5/8-INCH REBAR; THENCE S87°23'36"E 207.94 FEET TO A FOUND 5/8-INCH REBAR; THENCE S03°01'21"W 624.67 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°31'00"W 207.78 FEET TO THE POINT OF BEGINNING, CONTAINING 129,884 SQUARE FEET OR 2.98 ACRES, MORE OR LESS, SUBJECT TO A RIGHT OF WAY OF SE WALTON BLVD, AND A SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION LOT 1

(BY THIS PLAT)

PART OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 NORTH OF RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N03°00'27"E 35.00 FEET; THENCE S87°31'00"E 25.00 FEET; THENCE N03°00'27"E 6.11 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING;

THENCE N03°00'27"E 368.27 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S86°58'39"E 176.87 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S03°01'21"W 366.63 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°30'27"W 176.78 FEET TO THE POINT OF BEGINNING, CONTAINING 64,972 SQUARE FEET OR 1.49 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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 THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED _____
:

OWNER
NAME: _____

OWNER
ADDRESS: _____

SOURCE OF TITLE: INSTR. NO. L202239164

SURVEYOR
OWN, INC.
5311 W VILLAGE PKWY.
ROGERS, AR 72758
(479) 286-8181

DEVELOPER
MAX ALLEY INVESTMENTS LLC
6500 SUMMERHILL RD., STE. 2E
TEXARKANA, TX 75503
PH. 903-223-8000

OWNER:
GX15 BENTONVILLE WALTON LLC
6500 SUMMERHILL RD., STE. 2E
TEXARKANA, TX 75503
PH. 903-223-8000

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 05, 2012. THE SUBJECT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SURVEY DESCRIPTION PUBLIC RIGHT OF WAY

(BY THIS PLAT)

PART OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 NORTH OF RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N03°00'27"E 35.00 FEET; THENCE S87°31'00"E 25.00 FEET TO THE POINT OF BEGINNING;

THENCE N03°00'27"E, A DISTANCE OF 6.11 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S87°30'27"E 207.78 FEET TO A SET 5/8-INCH REBAR; THENCE S03°01'21"W 6.08 FEET; THENCE N87°31'00"W 207.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1,267 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SURVEY DESCRIPTION LOT 2

(BY THIS PLAT)

PART OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 NORTH OF RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N03°00'27"E 35.00 FEET; THENCE S87°31'00"E 25.00 FEET; THENCE N03°00'27"E 6.11 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N03°00'27"E 368.27 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING;

THENCE N03°00'27"E 250.73 FEET TO A FOUND 5/8-INCH REBAR; THENCE S87°23'36"E 207.94 FEET TO A FOUND 5/8-INCH REBAR; THENCE S03°01'21"W 618.59 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°30'27"W 31.00 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N03°01'21"E 366.63 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N86°58'39"W 176.87 FEET TO THE POINT OF BEGINNING, CONTAINING 63,645 SQUARE FEET OR 1.46 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

NOTES

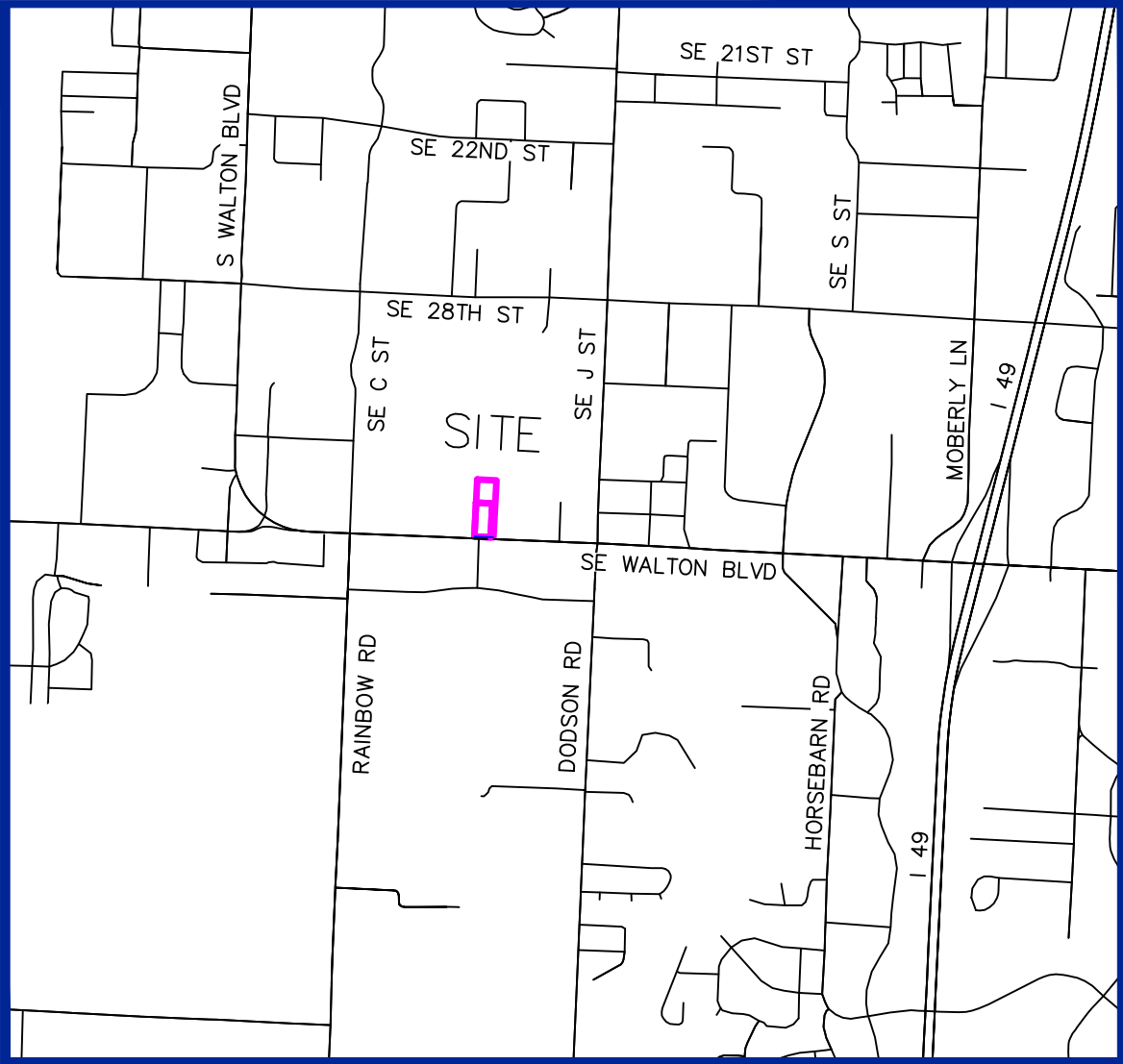
- BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
- BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
- THIS PLAT REPRESENTS A LOT SPLIT PLAT OF A TRACT OF LAND DESCRIBED IN INSTR NO L202239164, RECORDED AT BENTON COUNTY ARKANSAS CIRCUIT CLERK'S OFFICE.
- THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 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.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1759
STATE OF ARKANSAS



VICINITY MAP

SE1/4 NW1/4, SECTION 08, T19N, R30W
SCALE: 1"=2000'

LEGEND

- PROPERTY LINE
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ARDOT RIGHT-OF-WAY LINE
- FENCE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- BACK OF CURB
- GUTTER LINE
- EDGE OF GRAVEL
- STRUCTURE, AS NOTED
- FOUND MONUMENT, AS NOTED
- SET 5/8" REBAR WITH CAP "PLS 1759"
- COMPUTED POINT
- SIGN
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- LIGHT POLE
- TELEPHONE RISER
- CABLE RISER
- FIBER OPTIC MARKER POST/SIGN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE (SMH)
- STORMWATER/DRAINAGE MANHOLE (DMH)
- GAS METER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- WATER METER
- GRATE INLET
- REBAR
- CENTERLINE
- FLOW LINE
- REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- STORMWATER/DRAINAGE MANHOLE
- ARKANSAS DEPT. OF TRANSPORTATION
- BENCHMARK
- BACK OF CURB

CITY OF BENTONVILLE PROJECT
NUMBER: LS23-0048

STATE PLAT CODE: 500-19N-30W-0-08-420-04-1759

DRAWING NO.
NWA-100-0288

SHEET NUMBER
1
OF **2**

MAX ALLEY INVESTMENTS, LLC

TRACT SPLIT
SECTION 8, T19N, R30W
CREATING LOT 1 AND LOT 2
MAX ALLEY ADDITION

801 SE WALTON BLVD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	KP
				DRAWN BY:	NKN
				CHECK BY:	NKN
				DATE:	7/5/23
				FIELD BOOK:	
				JOB NUMBER:	22R010020
COPYRIGHT OWN, INC. 2023					

5311 W. VILLAGE
PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM

FORMERLY ANDERSON
ENGINEERING

Engineering beyond.™



Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

Property Line Adjustment: Lot 17, Block 16 of Demings 2nd Addition, John Smothers, 513 Northwest B Street, R-1, Low Density Residential, LS23-0052

A property line adjustment of part of Lots 10-12, Block 16 of Demings 2nd Addition, creating new Lot 17, Block 16 of Demings 2nd Addition. The plat dedicates a 3' wide utility easement along the northern property line as well as a 15' Utility easement along Northwest B Street. No variances or waivers are requested with this plat.

Legend



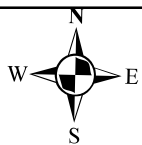
Pending PC Item

NW 6TH ST

NW C ST

NW B ST

NW 5TH ST



LS23-0052
John Smothers
Lot 17, Block 16 Demings 2nd Addt





Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

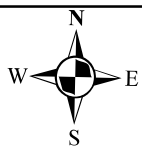
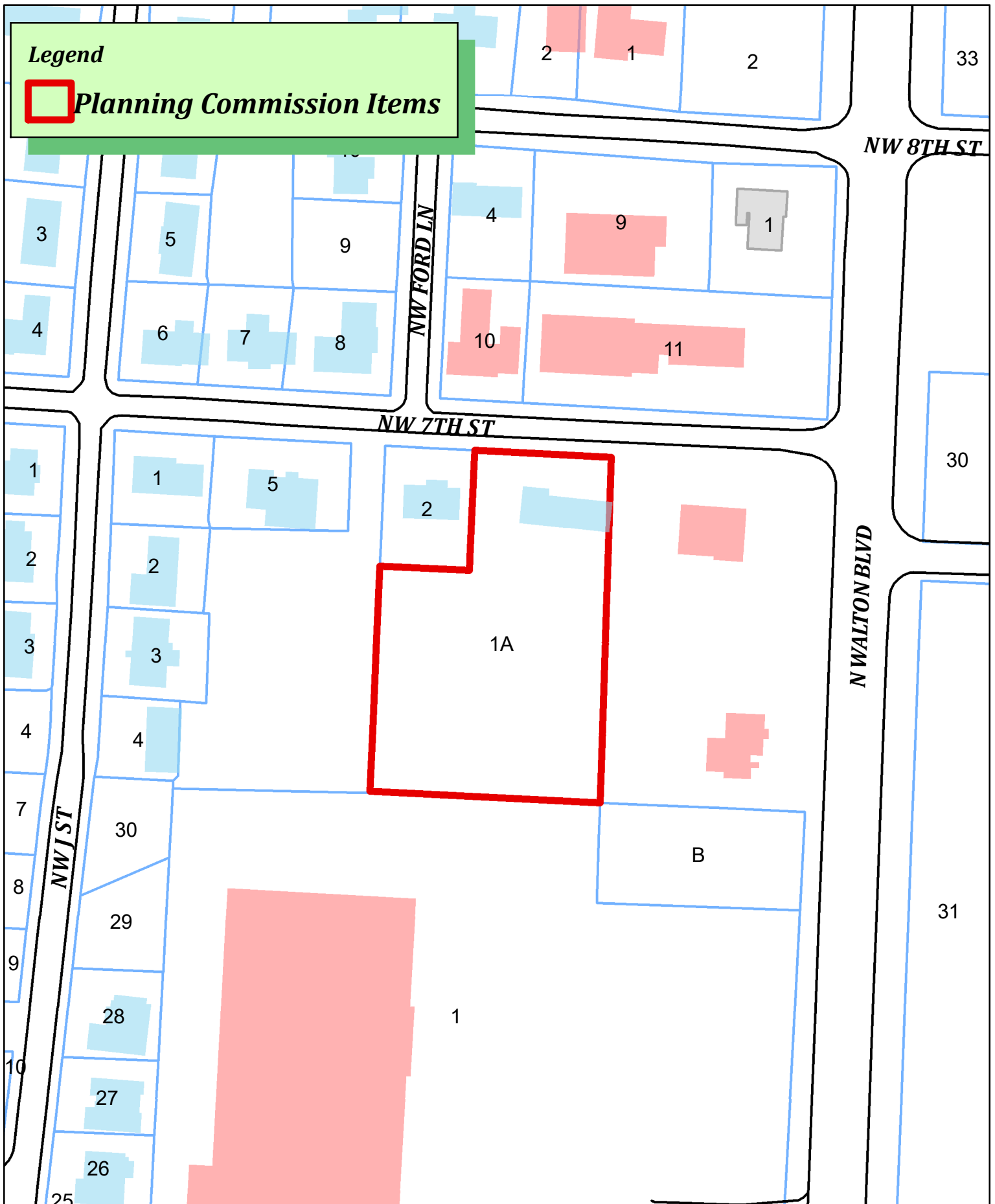
Lot Split: Lots 4 & 5 of McKeehan's 3rd Addition, Bill Oldham, 911 & 915 Northwest 7th Street, RO, Residential Office, LS23-0056

A lot split of Lots 1A and 2 of McKeehan's 3rd Addition, creating lots 4 & 5 of McKeehan's 3rd Addition. The plat dedicates a 15' wide utility easement along the Northwest 7th Street frontage. No waivers or variances are requested with this plat.

Legend



Planning Commission Items



LS23-0056
Oldham
911 NW 7th St

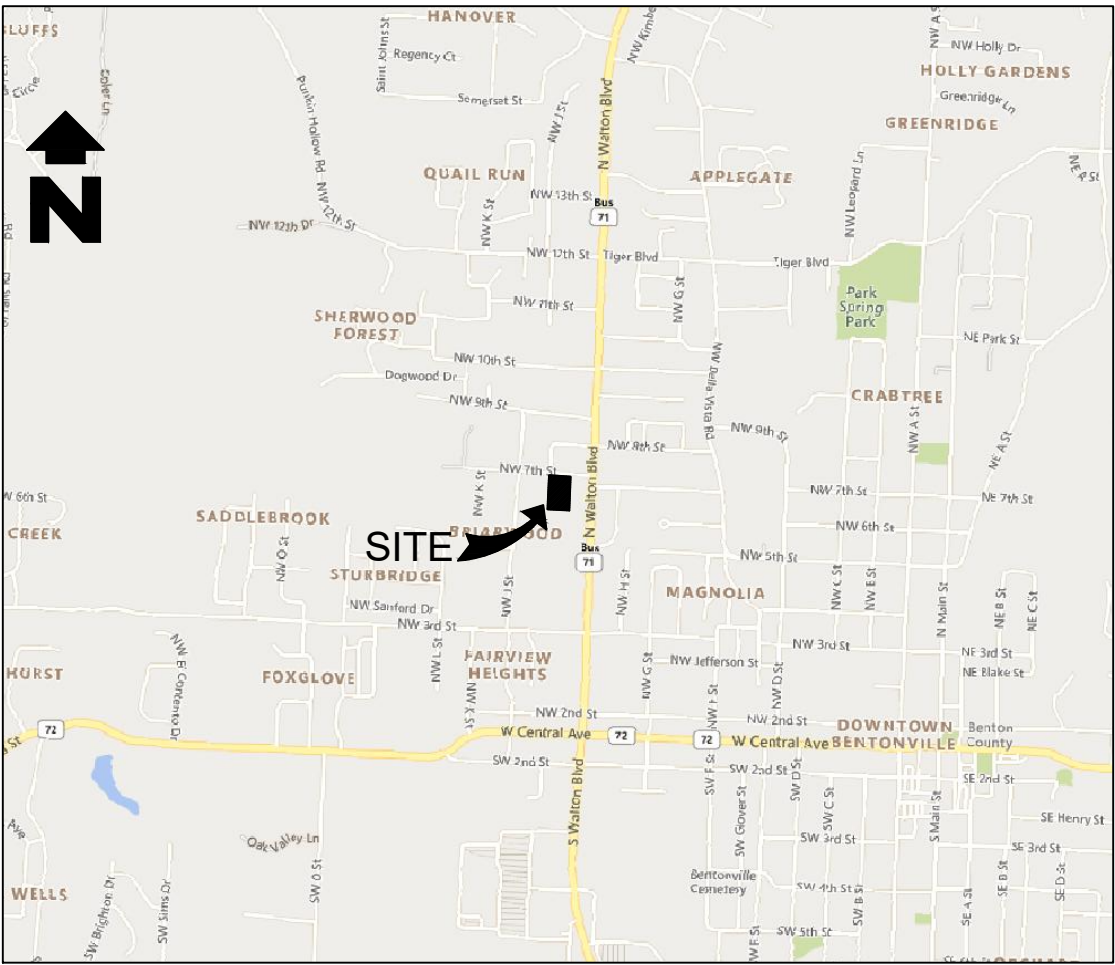


LOT SPLIT
CREATING LOTS 4 AND 5
MCKEEHAN'S THIRD ADDITION
BENTONVILLE, ARKANSAS

PROPERTY OWNER/CLIENT:
Suite Spaces, LLC
Bill Oldham
701 N. Walton Blvd.
(479) 957-4576
bill@nwacounseling.com

SURVEY NOTES:

- 1. 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.
2. This plat represents a boundary survey of the parcel recorded in Deed Records, Instruments #L202329813 and #L201925209 at the courthouse in Benton County, Arkansas.
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone (301) referencing Bentonville City Control Monument Number 50.
5. Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 50.
6. Record Book and Page shown are per Plat "S"-361 and Plat 23-236.
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-0 (Residential Office Purposes). Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
15. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
16. Sidewalks shall be the responsibility of the builder/owner at the 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 ensure that each lot has water, sewer and electric service.
19. Owner to contact New Service Coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
20. All structures must maintain a minimum of 20' clearances from all electric lines.
21. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that results in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
22. It is the responsibility of the developer to coordinate with the New Service Coordinator @479-271-3139 to determine if equipment is in conflict.
23. It is the responsibility of the developer to pay any costs associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and materials to move the equipment to the new lot line.
24. There may not be any fences or any other structures built in any drainage easement.



VICINITY MAP
Scale: 1" = 2,000'

ATLAS PAGE # 360

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Code 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

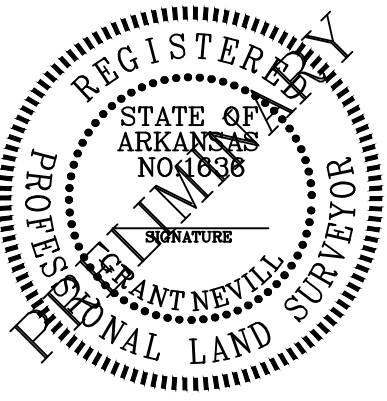
CERTIFICATE OF OWNERSHIP:

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

Date of Execution:
Signed:
Print Name and Address:
State of Arkansas
County of Benton
Subscribed and sworn before me this day of 2023.
Notary Public
My commission expires:



SURVEYOR
Sand Creek Engineering and Surveying
1610 NW 12th St
Bentonville, AR. 72712
(479) 464-9282
SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



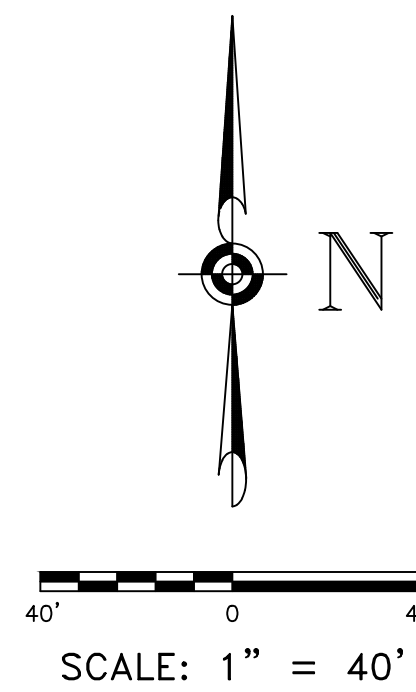
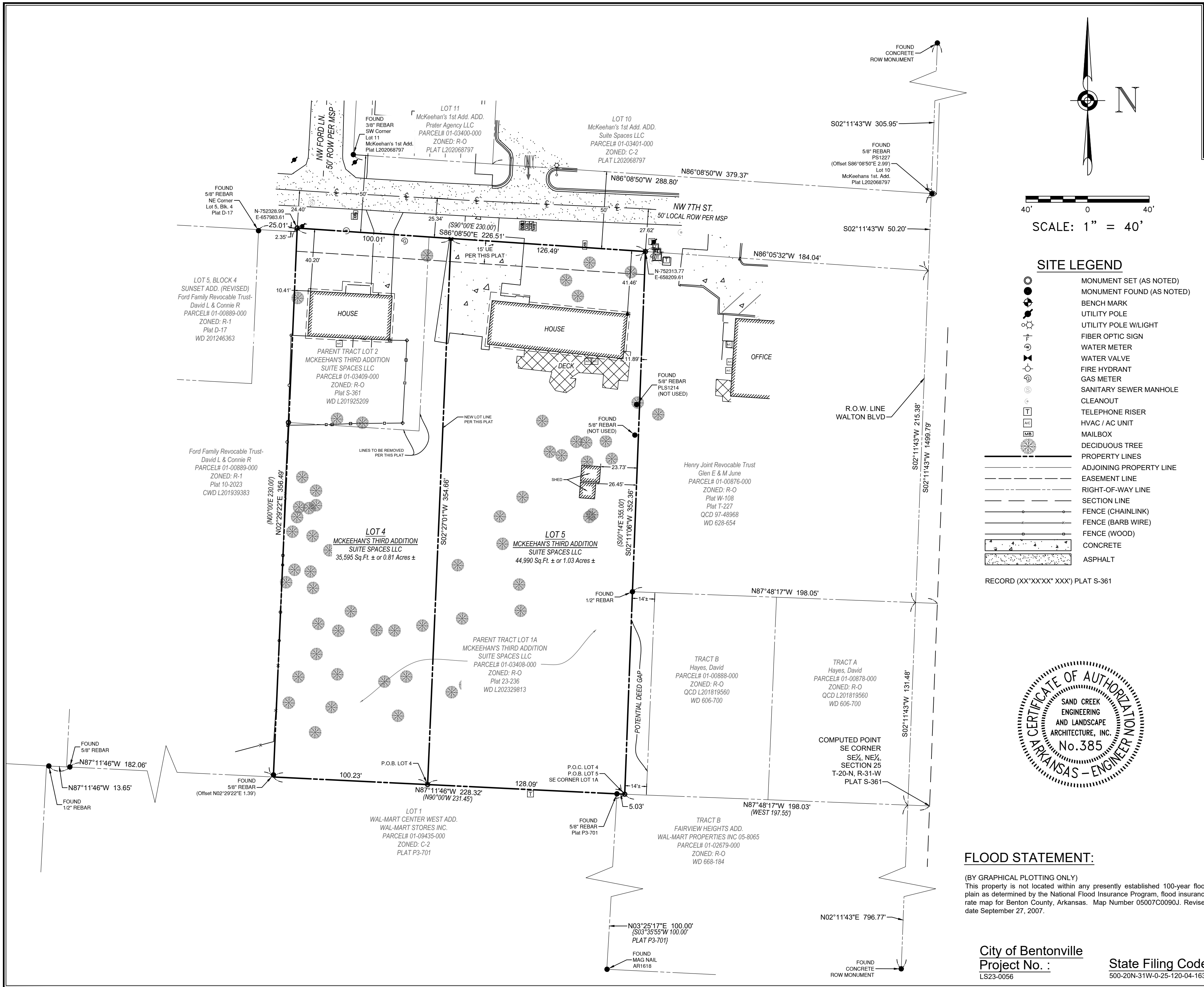
SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plans have been met.

Date of Execution:
Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

City of Bentonville
Project No. :
LS23-0056

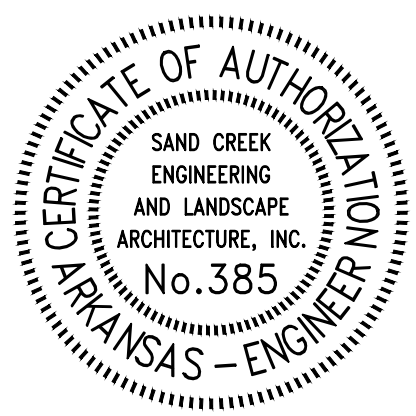
SCE PROJECT #: 23029
DATE: 10-13-2023
SHEET: 1 OF 2
State Filing Code:
500-20N-31W-0-25-120-04-1636



SITE LEGEND

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	UTILITY POLE W/LIGHT
	FIBER OPTIC SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	SANITARY SEWER MANHOLE
	CLEANOUT
	TELEPHONE RISER
	HVAC / AC UNIT
	MAILBOX
	DECIDUOUS TREE
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	FENCE (CHAINLINK)
	FENCE (BARB WIRE)
	FENCE (WOOD)
	CONCRETE
	ASPHALT

RECORD (XX'XX'XX" XXX') PLAT S-361



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 05007C0090J. Revised date September 27, 2007.

City of Bentonville
Project No. :
LS23-0056

State Filing Code:
500-20N-31W-0-25-120-04-1636

PROPERTY OWNER/CLIENT:
Suite Spaces, LLC
Bill Oldham
701 N. Walton Blvd.
(479) 957-4576
bill@nwacounseling.com

LOT SPLIT

PROJECT:
**CREATING LOTS 4 AND 5
MCKEEHAN'S THIRD ADDITION
BENTONVILLE, ARKANSAS**

SHEET:
2 OF 2

REGISTERED
STATE OF
ARKANSAS
NO. 1636
PROFESSIONAL LAND SURVEYOR
TIMOTHY A. NEVILL

SAND CREEK
Engineering and Landscape
Architecture, Inc.
Bentonville, Arkansas (479) 464-9202

PLS:	GEN
CAD:	MJH
FIELD:	MJH/MS
SCE PROJECT #:	23029
DATE:	10/11/2023
SHEET:	2 OF 2



Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

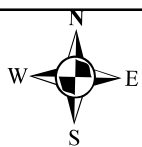
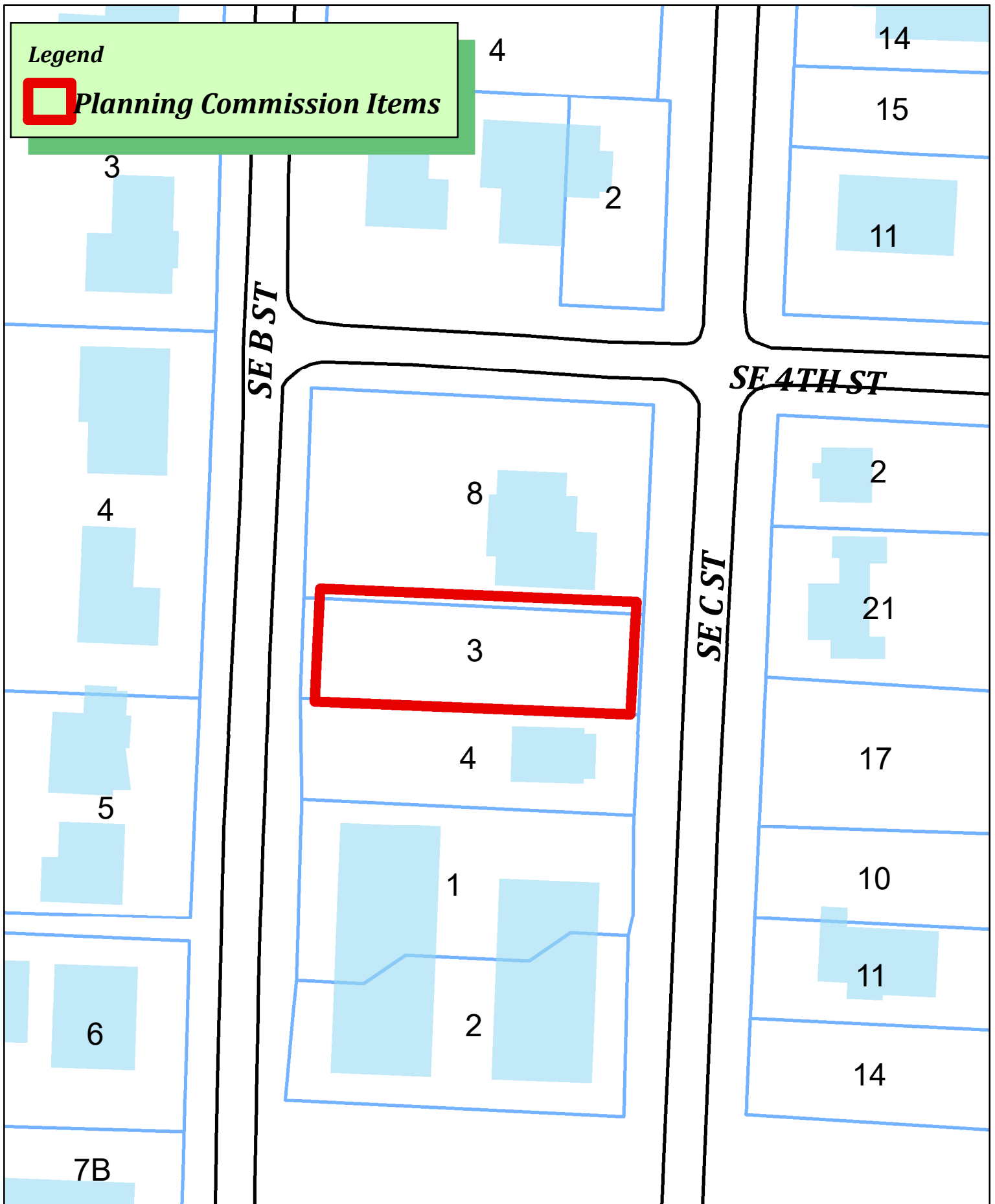
Property Line Adjustment: Lot 9, Block A of Orchard Addition, Tammy L Crabtree Revocable Trust, 404 Southeast C Street, R-1, Low Density Residential, PLA23-0027

A property line adjustment of Lot 3 and part of Lot 2, Block A of Orchard Addition, creating new Lot 9, Block A of Orchard Addition. The plat dedicates a 15' wide utility easement as well as additional right of way along Southeast C Street per the Master Street Plan. No variances or waivers are requested with this plat.

Legend



Planning Commission Items



PLA23-0027
Orchard Addition
Replat of Lot 3 Block A Orchard Addition



ADJACENT LAND OWNERS

1) ROAT, TIMOTHY N & PAMELA
400 SE C ST
BENTONVILLE, AR 72712
PARCEL #01-03537-000
LOT 8, BLOCK A
ORCHARD ADDITION
ZONED: R-1
2) WILKINSON, SHANE M & KERI Y
407 SE C ST
BENTONVILLE, AR 72712
PARCEL #01-03580-000
LOT 21, BLOCK H
ORCHARD ADDITION
ZONED: R-1
3) MELTON TRUST, MARK
425 SE C ST
BENTONVILLE, AR 72712
PARCEL #01-03538-000
LOT 17, BLOCK H
ORCHARD ADDITION
ZONED: R-1
4) FREEMAN, NEIL
416 SE C ST
BENTONVILLE, AR 72712
PARCEL #01-03539-000
LOT 4, BLOCK A
ORCHARD ADDITION
ZONED: R-1
5) PBR HOLDINGS LLC
PO BOX 3450
BENTONVILLE, AR 72712
PARCEL #01-03826-000
PART OF LOT 5, BLOCK 5
RAILROAD ADDITION
ZONED: R-3
6) REYNOLDS, THOMAS F & NICOLE L
2855 W NEW HOPE RD
ROGERS, AR 72758
PARCEL #01-03822-000
PART OF LOT 4, BLOCK 5
RAILROAD ADDITION
ZONED: R-1

PROPERTY OWNERS:
CRABTREE REVOCABLE TRUST, TAMMY L
MARK & TAMMY CRABTREE - TRUSTEES
404 SE C ST
BENTONVILLE, AR 72712
CONTACT: justin@batesnwa.com
479-442-9350

DEVELOPER:
DAVID HARRIS CONSTRUCTION COMPANY
CONTACT: LOGAN BLALOCK
logan@dharrishomes.com
479-696-0680

ATLAS PAGE:
403A

FIELD WORK:
SEPTEMBER 29, 2023

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:

- 1) FINAL PLAT OF ORCHARD ADDITION FILED IN BOOK A AT PAGE 89
- 2) PLAT OF SURVEY FILED IN BOOK 22 AT PAGE 235
- 3) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 1300
- 4) PLAT OF SURVEY BY JAMES SURVEYING JOB #JS16702A
- 5) EXECUTOR'S DEED FILED IN BOOK L2021 AT PAGE 62548

PROPERTY ZONED:
R-1

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS
STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE
PLANNING DEPARTMENT @ 479-271-3122

SURVEY DESCRIPTIONS:

PARCEL #01-03538-000 (EXISTING EXECUTOR'S DEED DESCRIPTION B. L2021, P. 62548):
ALL OF LOT 3 AND THE SOUTH 6 FEET OF LOT 2, BLOCK A, ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON
COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 9:

A PART OF LOTS 2 AND 3, BLOCK A, ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET
PLAN RIGHT-OF-WAY OF SOUTHEAST C STREET WHICH IS N87°36'17"W 4.28' FROM AN EXISTING PIPE MAKING THE
SOUTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE N87°36'17"W 156.82' TO THE EAST RIGHT-OF-WAY OF
SOUTHEAST B STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°39'21"E 56.00' TO AN EXISTING REBAR, THENCE LEAVING
SAID RIGHT-OF-WAY S87°35'14"E 157.34' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST C STREET,
THENCE ALONG SAID RIGHT-OF-WAY THENCE S03°11'05"W 55.96' TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES,
MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE
MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/05/2012)

OWNER'S CERTIFICATION:

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: _____

MARK CRABTREE - TRUSTEE CRABTREE REVOCABLE TRUST

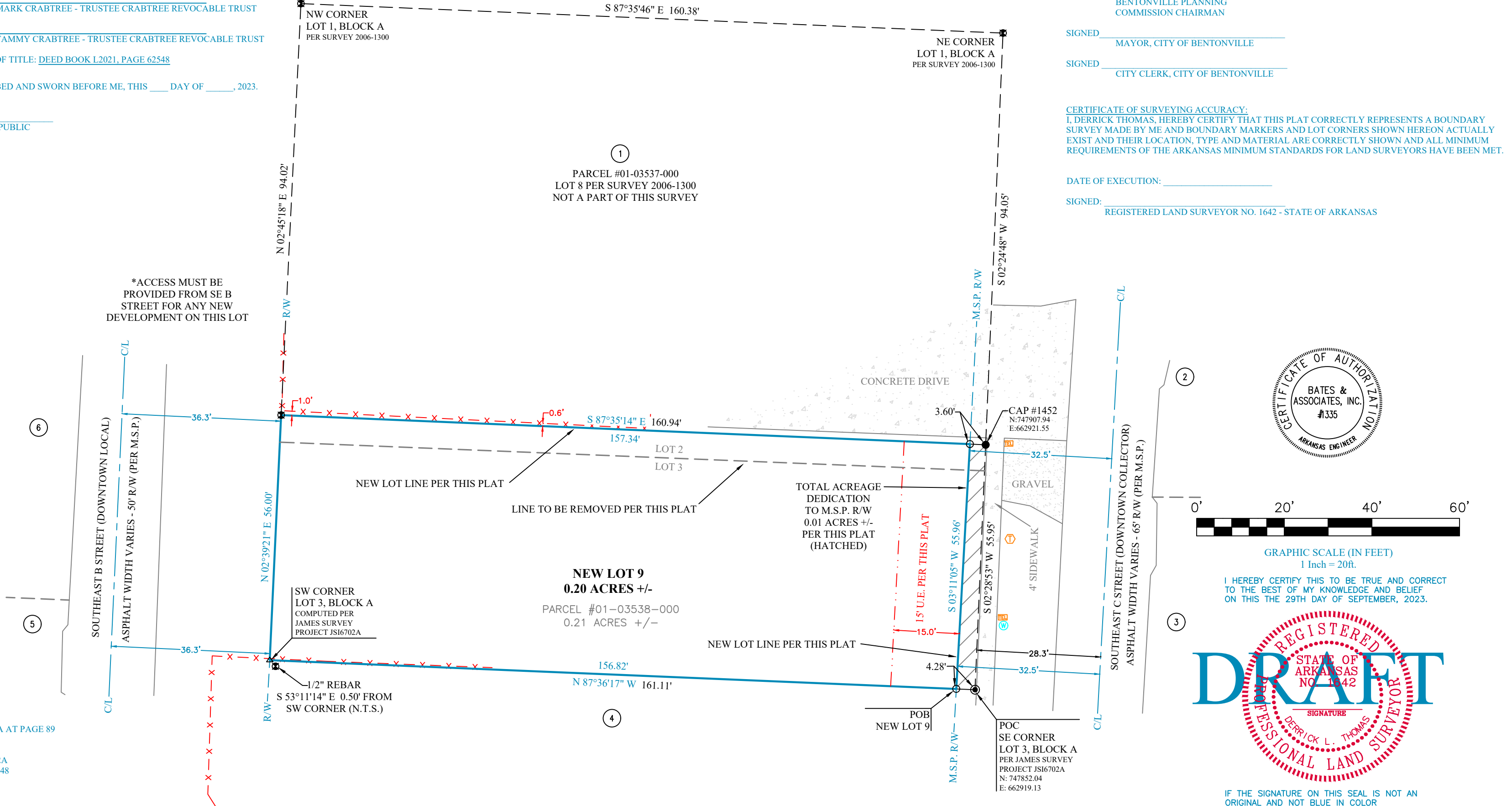
SIGNED: _____

TAMMY CRABTREE - TRUSTEE CRABTREE REVOCABLE TRUST

SOURCE OF TITLE: [DEED BOOK L2021, PAGE 62548](#)

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC _____



BEUD NOTES:

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

PLAT NOTES:

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
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 INSURE THAT EACH LOT HAS WATER, SEWER AND 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. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.
7. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. ACCESS SHALL BE OFF OF SOUTHEAST B STREET.

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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

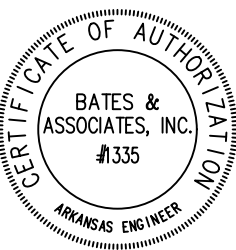
CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS



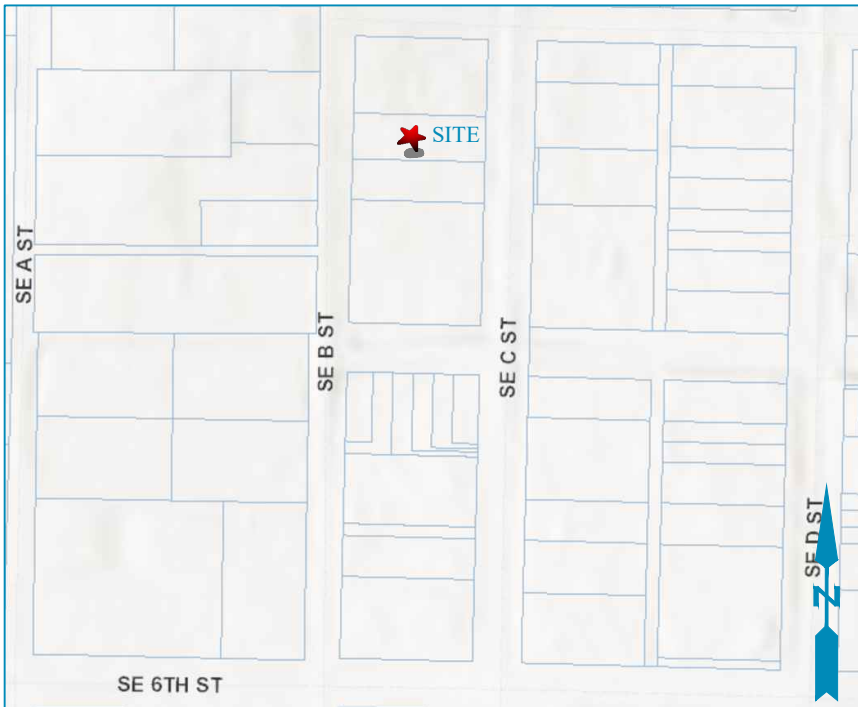
GRAPHIC SCALE (IN FEET)
1 inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 29TH DAY OF SEPTEMBER, 2023.

DRAFT
REGISTERED
PROFESSIONAL LAND SURVEYOR
DERRICK L. THOMAS
SIGNATURE

IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP

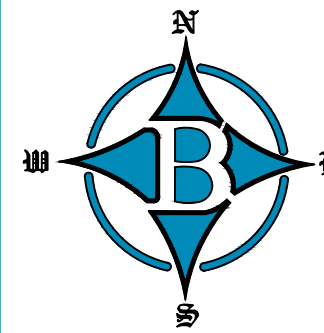


VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT: PLA23-0027

RECORDING NUMBER/DATE

DATE	10-27-23
REVISION	
REVISED PER 1ST SUBMITTAL COMMENTS	
REVISED PER 1ST SUBMITTAL COMMENTS	



BOUNDARY LINE (MEASURED)
PARCEL LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
UTILITY EASEMENT
FENCE

LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND PIPE
- SET 5/8" REBAR CAP
- COMPUTED POINT



FOR USE AND BENEFIT OF: MARK & TAMMY CRABTREE	DATE: 11/09/23	SCALE: 1"=20'	SURVEYED: [initials]	DRAFTED: [initials]	REVIEWED: DT	COA: #1335
ADDRESS: 404 SOUTHEAST C STREET BENTONVILLE, ARKANSAS	LOCATION: LOT 3 & LOT 2 PT. OF LOT 3 ORCHARD ADDITION					
DRAWING #23-249						



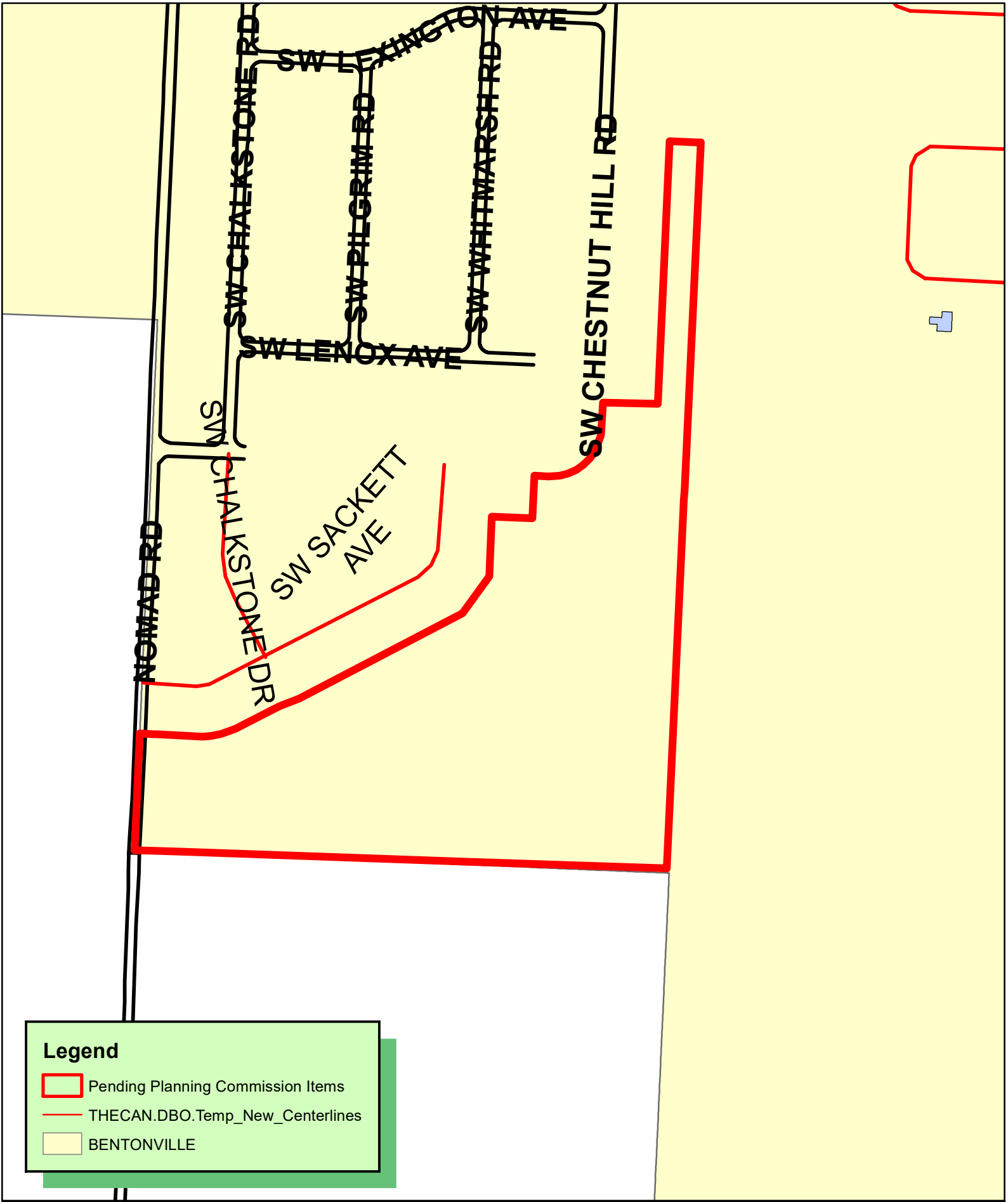
Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

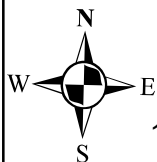
Preliminary Plat Extension: Providence Village Phase IV, Providence 2016 LLC, Nomad Rd, R-1, Low Density Single Family Residential, PP22-0003

A preliminary plat proposing the construction of Providence Village Phase IV. Providence Village Phase IV includes a total of 31 single-family lots. Lot 31 is non-buildable. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting. This plat was approved by the Planning Commission on July 5th, 2022. A waiver, from Sec.1100.16(f) for the maximum length of cul-de-sac, was also approved by the Planning Commission for this development. The applicant has requested a 6 month extension of this plat approval. Their narrative states an extension is necessary because of delays to the start of construction. These delays were due to their need for offsite easements for construction of a public sewer extension to serve the subdivision. The applicant has now acquired and filed the necessary easements and is ready to begin construction pending the approval of this extension request.



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE



PP22-0003 7/5/22
PRELIMINARY PLAT
PROVIDENCE VILLAGE SUBDIVISION PHASE 4



November 1, 2023

Jon Stanley
Senior Planner, ASLA, APA
City of Bentonville Department of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Providence Village Phase 4
Nomad Road, Bentonville, AR
Preliminary Plat Extension

To Whom it May Concern,

The preliminary plat for the Providence Village Phase 4 development was approved at planning commission on July 5, 2022. Since then, the developers have been working with adjacent property owners to obtain an easement required for the access to and construction of sanitary sewer. Because this process took longer than expected, the owners are requesting an extension of the preliminary plat approval. Now that the easement has been acquired and filed, the developers will be starting on the project, pending the acceptance of this request and further review with City Staff.

We would appreciate your consideration of this request and look forward to your response.

Thank you,

Taylor Lindley, P.E.
Project Manager
Vice President

 PROPERTY DESCRIPTION

LINEWORK

 TRE

CURB _____

BUILDING SET BACK _____

RIGHT OF WAY _____

PROPERTY LINE _____

ROAD CENTERLINE _____

SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT OWNER _____

SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT _____

CURB _____

RIGHT OF WAY _____

ROAD CENTERLINE _____

TOTAL LOT PROPOSED: 30 RESIDENTIAL LOTS TOTAL
ZONING R-1

STATE OF ARKANSAS REGISTRATION NO.

CHAIRMAN, BENTONVILLE PLANNING COMMISSION

- **NOTE:**
- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. VISIT WWW.BENTONVILLEPLANNING.COM OR CALL PLANNING DEPARTMENT @ 479-271-3122
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- A SEPARATE PERMIT IS REQUIRED FOR SUBDIVISION FENCING.
- 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.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER SEWER, AND ELECTRIC SERVICE.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



C-103



Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

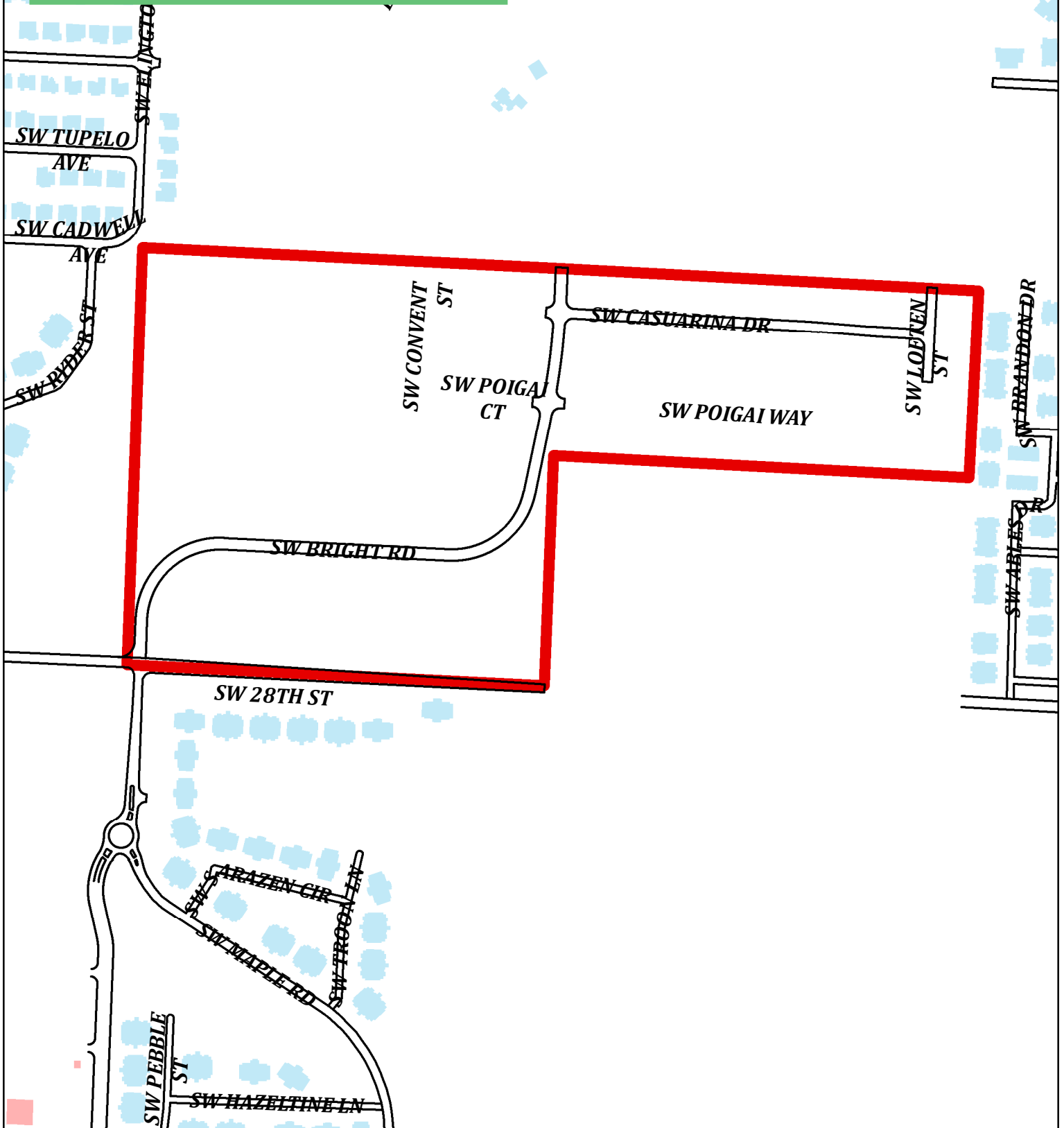
Final Plat: Creating new Lots 1 and 37, Phase 2, of Poigai Estates, Pagan Incorporation, 1400 Southwest Casuarina Drive, R-3, Medium-High Density Multifamily Residential, FP23-0010

A Final Plat of Phase 2 of Poigai Estates Subdivision, creating new Lots 1-37. This housing development features a mix of both two-family attached and townhome-style dwellings. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to recording the final plat. The plat dedicates for public use all the internal streets: SW Casuarina Drive, Southwest Loften Street, Southwest Poigai Way, and Southwest Lombardy St. The plat also dedicates adequate utility and drainage easements to serve the subdivision. Access to the development is provided from both SW Bright Road which was constructed with Phase 1 of the subdivision and has already been final platted. No variances or waivers are associated with this final plat.

Legend



Planning Commission Items



FP23-0010
Poigai Estates



GENERAL NOTES:

- Basis of Bearings: Grid North, state Plane coordinate System, Arkansas North Zone (), NAD 83 (2001)(Epoch:2010.0000), based on Real time Kinematic (RTK) GNSS Observations derived from a Static GNSS Base and OPUS post-processing solution, having published values of; Latitude 36°20'43.58828" N, Longitude 94°14'07.35000" W; Convergence Angle = 1.30075°; and a Combined Scale Factor (Grid to Ground) of 1.000031611.
- Grid North Convergence: At the Southeast corner of Section 1, T19N, R31W, rotate from Grid North 01°17'37" to the left for True North.
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processing solution, having an ellipsoidal height of 1164.319 feet and a computed orthometric height of 1256.662 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0255K, Map Revised June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Title Instruments: Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts may exist and affect this subject property.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

REFERENCE DOCUMENTS:

1. Trustee Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202050454.
2. Trustee Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202050435.
3. Warranty Deed to James C. Harmon recorded in Book 92, Page 25555 with the Benton County Clerk.
4. Warranty Deed to "The Edna M. Harmon Revocable Trust" recorded in Warranty Deed Document No. 99046532 with the Benton County Clerk.
5. Warranty Deed to Rodney D. Harmon and Jane E. Harmon recorded in Book 92, Page 25558 with the Benton County Clerk.
6. Quit Claim Deed to Dennis D. Harmon and Barbara J. Harmon recorded in Deed Document No. 99106053 with the Benton County Clerk.
7. Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202081885 with the Benton County Clerk.
8. Warranty Deed to Dennis D. Harmon and Barbra J. Harmon recorded in Deed Document No. L202081884 with the Benton County Clerk.
9. Boundary Survey conducted by Copelin Land Surveying recorded in Book 2004, Page 898 with the Benton County Circuit Clerk.
10. Lot Split of Jarnagan Addition conducted by Crafton Tull and Associates, Inc., recorded in Book 2017, Page 404 with the Benton County Circuit Clerk.
11. Lot Split of Jarnagan Addition conducted by Copelin Land Surveying recorded, P3-865 with the Benton County Clerk.
12. Replat of Jarnagan Addition conducted by Clifford W. Bass, recorded in Book 2011, Page 372 with the Benton County Circuit Clerk.
13. The Links at Rainbow Curve Subdivision Plat filed 09/06/2011.
14. The Trails at Rainbow Curve Subdivision Plat filed 07/27/2015.
15. Little Osage Farm Subdivision Plat filed 08/15/2016.

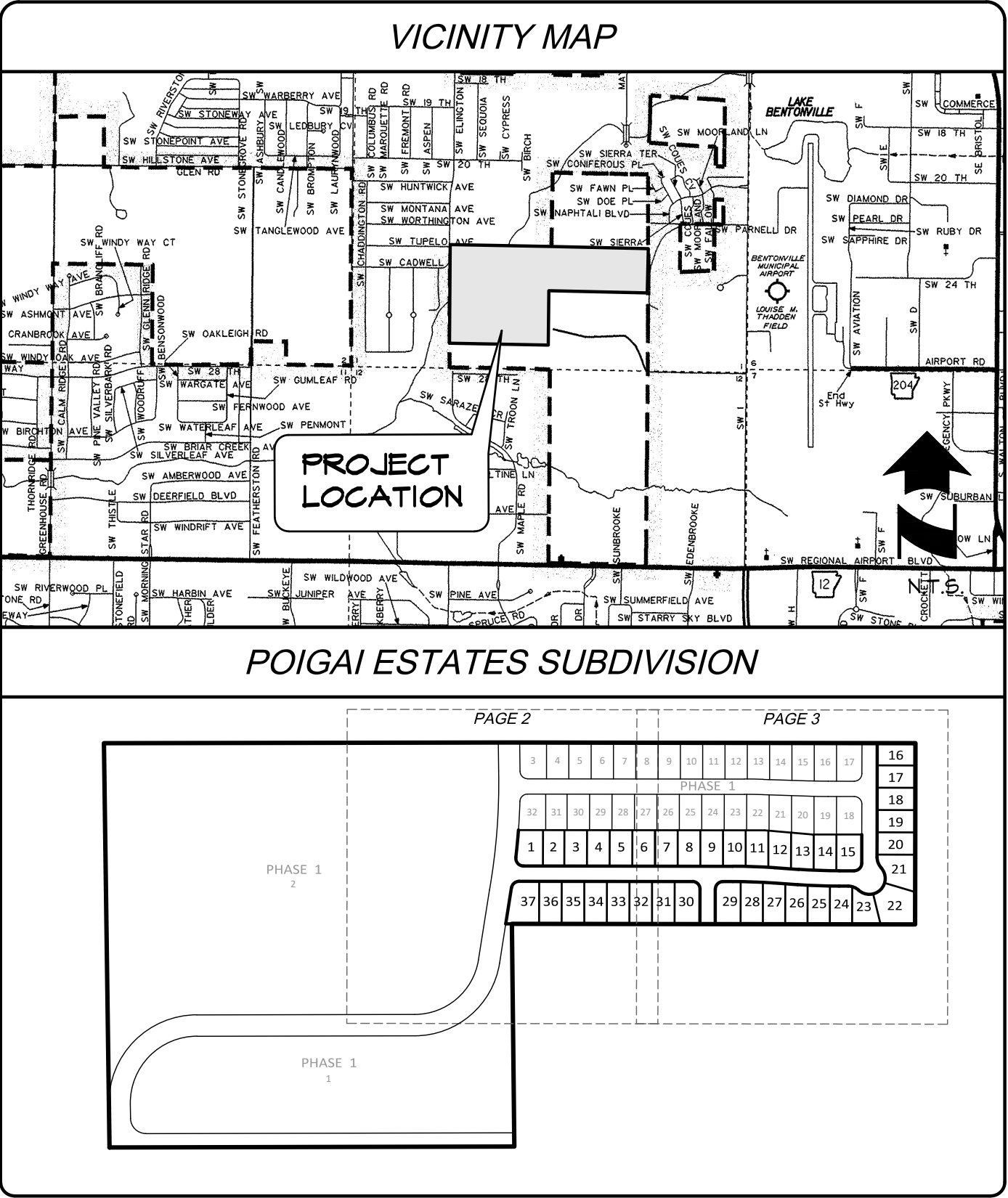
LEGAL DESCRIPTION:

The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and a part of the North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4), Section 1, Township 19 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 1, thence along the north line thereof, South 86° 57' 12" East, 1,326.72 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 03° 04' 53" West, 593.34 feet; Thence North 86° 57' 12" West, 1,319.27 feet to the west line of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 02° 21' 43" West, 729.30 feet to the Southeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the south line thereof, North 87° 09' 32" West, 1,324.75 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the west line of the Southeast Quarter of the Southwest Quarter of said Section 1, North 02° 09' 47" East, 1,323.51 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the north line thereof, South 87° 07' 31" East, 1,329.35 feet to the Point of Beginning, containing 58.33 acres more or less.

FINAL PLAT POIGAI ESTATES PHASE 2

*Lots 1 thru 37, Part of the SE1/4, SE1/4
Section 1, Township 19 North, Range 31 West
Bentonville, Benton County, Arkansas*



CERTIFICATE OF SURVEYING ACCURACY

I, Timothy James McCollough, hereby certify that this plat correctly represents a boundary survey made by me, or under my direct supervision, 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.



Registered Land Surveyor
Registration No. 1916
State of Arkansas

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.

Filing Block

Date of Execution: _____

Signed: _____

Name & Address: Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712

Print Name: _____

Source of Title: Deed Doc. No. L202050435
Deed Doc. No. L202050454

State Of Arkansas)
County Of Benton) SS

Sworn And Subscribed Before Me This Day ____ Of _____, 2023.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development 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

CITY ATLAS PAGE #446

FINAL PLAT	
POIGAI ESTATES - PHASE 2	
City of Bentonville Project #FP23-0010	
Project No. SIG-01	Drawn By DRC Checked By TJM
Date: 10.30.2023	Sheet 1 of 3



5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

REF. DOC. #15

Parcel #
01-17765-000

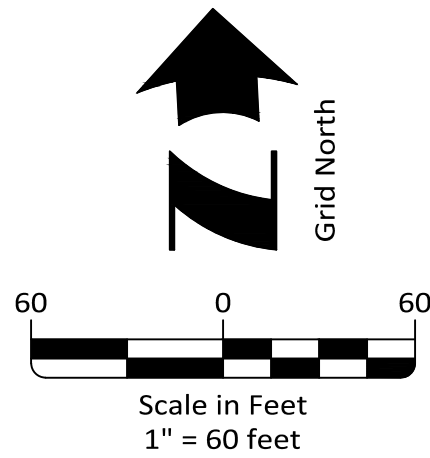
ZONE A-1

Little Osage Farms LLC
2303 SW Birch Street
Bentonville, AR 72713

POINT OF BEGINNING
NW Corner
SW/4 of The SE/4
Sec. 1, T-19-N, R-31-W
Existing 5/8" Rebar
N: 740309.18
E: 655243.03

Button Family Trust Michael J.
& Dorothy L.
1904 Mayflower Road
Bentonville, AR 72713
Parcel #: 18-08645-000

ZONE PRD

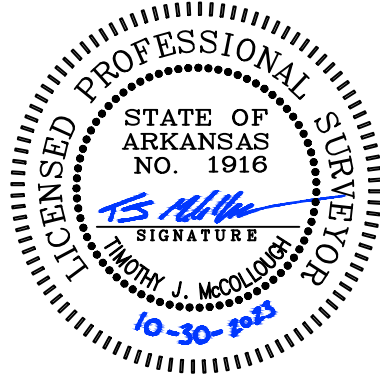


LEGEND

	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Proposed Lot Line
	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Easement Line
	Approximate Zoning Line
	Current Zoning Designation
	Ex. Rebar
	Ex. Nail
	Set 1/2" Rebar w/ PS# 1916 Cap
	Set Mag Nail w/ PS# 1916 Washer
	Set Mag Spike
	Set 1" Brass Monument
	Sanitary Sewer Manhole
	Fire Hydrant
	Water Valve

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	35.39'	25.00'	81°06'10"	21.39'	S52°29'08"W, 32.51'
C2	42.19'	25.00'	96°41'22"	28.10'	N38°37'06"W, 37.36'
C3	90.25'	2031.50'	2°32'43"	45.13'	N8°27'13"E, 90.24'



CITY ATLAS PAGE #446

FINAL PLAT

POIGAI ESTATES - PHASE 2

City of Bentonville Project #FP23-0010

Project No. SIG-01

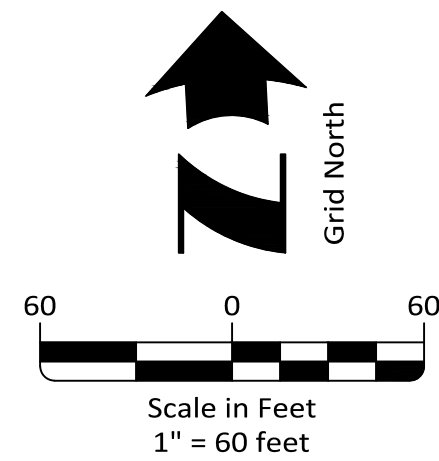
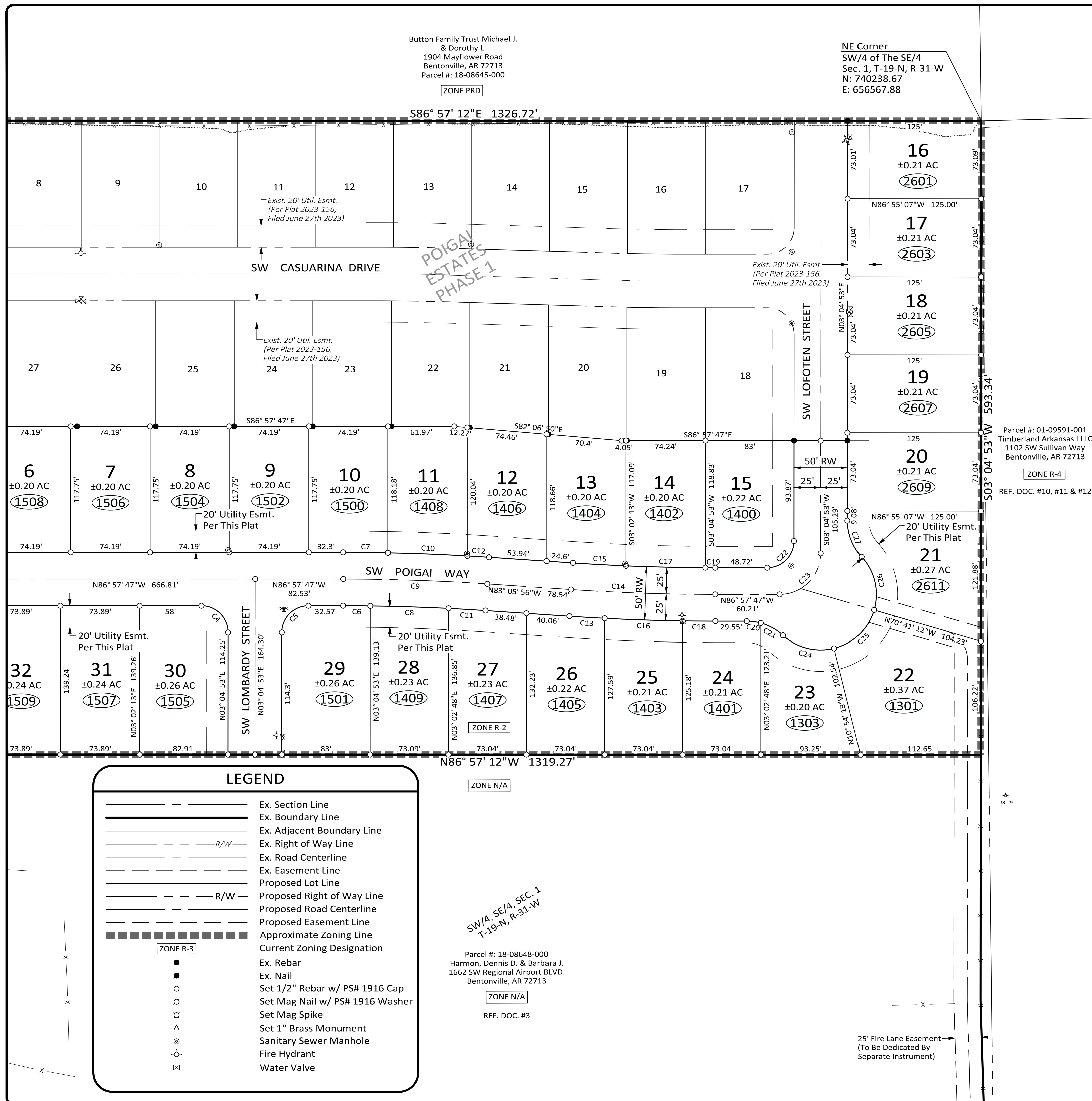
Drawn By DRC
Checked By TJM

Date: 10.30.2023

Sheet 2 of 3



5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM



Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord
C4	39.29'	25.00'	90°02'40"	25.02'	S41°56'27"E, 35.37'
C5	39.25'	25.00'	89°57'20"	24.98'	N48°03'33"E, 35.34'
C6	25.45'	1975.00'	0°44'18"	12.72'	S86°35'38"E, 25.45'
C7	41.90'	2025.00'	1°11'08"	20.95'	N86°22'13"W, 41.90'
C8	73.04'	1975.00'	2°07'08"	36.53'	S85°09'55"E, 73.04'
C9	134.88'	2000.00'	3°51'51"	67.47'	N85°01'52"W, 134.86'
C10	74.26'	2025.00'	2°06'04"	37.13'	N84°43'38"W, 74.25'
C11	34.71'	1975.00'	1°00'25"	17.35'	S83°36'09"E, 34.71'
C12	20.42'	2025.00'	0°34'39"	10.21'	N83°23'16"W, 20.42'
C13	33.12'	2025.00'	0°56'14"	16.56'	N83°34'03"W, 33.12'
C14	134.88'	2000.00'	3°51'51"	67.47'	N85°01'52"W, 134.86'
C15	49.72'	1975.00'	1°26'33"	24.86'	N83°49'13"W, 49.72'
C16	73.08'	2025.00'	2°04'04"	36.55'	N85°04'12"W, 73.08'
C17	74.17'	1975.00'	2°09'06"	37.09'	N85°37'02"W, 74.16'
C18	30.36'	2025.00'	0°51'33"	15.18'	N86°32'01"W, 30.36'
C19	9.30'	1975.00'	0°16'12"	4.65'	N86°49'41"W, 9.30'
C20	13.29'	50.00'	15°13'30"	6.68'	S79°21'02"E, 13.25'
C21	23.95'	50.00'	27°26'35"	12.21'	S58°01'00"E, 23.72'
C22	39.25'	25.00'	89°57'20"	24.98'	S48°03'33"W, 35.34'
C23	60.45'	38.50'	89°57'20"	38.47'	S48°03'33"W, 54.43'
C24	51.38'	52.00'	56°36'31"	28.00'	S72°35'58"E, 49.31'
C25	54.26'	52.00'	59°46'59"	29.89'	N49°12'17"E, 51.83'
C26	53.46'	52.00'	58°53'59"	29.36'	N10°08'12"W, 51.13'
C27	37.23'	50.00'	42°40'05"	19.53'	N18°15'09"W, 36.38'



CITY ATLAS PAGE #446

<i>FINAL PLAT</i> <i>POIGAI ESTATES - PHASE 2</i> <i>City of Bentonville Project #FP23-0010</i>	
<i>Project No. SIG-01</i>	<i>Drawn By DRC</i> <i>Checked By TJM</i>
<i>Date: 10.30.2023</i>	<i>Sheet 3 of 3</i>



5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM



Adventure Church

4508 Town Vu Road

PC Date: 11/7/2023

Staff Report Details

Project Number	RZ23-0080
Applicant / Current Owner	Blew & Associates P.A.
Site Area	+/- 17.83 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-1, Low-Density Single-Family Residential
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	Low Density Residential
Development Type / Use	Residential
Related projects	LSD23-0042 (Sewer Extension for new), LS22-0028 (Lot Split)

Property Description

The subject property is located at 4508 Town Vu Rd, just northeast of the intersection of Town Vu Rd and SW River Rock St. It is currently zoned A-1 Agriculture with a Future Land Use Map designation of Residential Estate. Adjacent properties include Benton County to the north and residential property zoned A-1, Agriculture and R-1, Low Density Single Family Residential to the east, south, and west. This site remains mostly undeveloped aside from a driveway and one single family home with a detached garage located in the southeastern corner.

Project Details

The applicant has requested an amendment to a portion of the property's Future Land Use Map designation from Residential Estate to Low Density Residential, as well as a rezoning for the same portion of property from A-1, Agriculture to R-1, Low Density Single Family Residential. The applicant wishes to split the 17.83 Acre property into three lots, two of which, Lot 1 & Lot 3(4.5 & 1.2 Acres respectively) are requested for rezoning to R-1. The remaining 12.3 Acre Lot 2 to be created by LS22-0028 will remain zoned A-1. Lot 1 would not have access to public sewer as currently proposed. The applicant has submitted plans for a sewer extension (LSD23-0042) to serve new Lot 1 and will need to obtain administrative approvals for this plan from the City of Bentonville and the Arkansas Dept of Health prior to

Project Details

approval of the associated lot split. The proposed lot layout is shown in the attached plat. The applicant intends to sell Lots 1 & 3 as residential lots after completion of this rezoning request and the associated lot split.

Relationship to the General Plan / Projected Traffic Impact

The subject property is located within Priority Area 3 - Edge Growth, as identified in Chapter 4 of the 2018 Bentonville Community Plan. Development in this area should be in proximity to existing infrastructure in order to capitalize on municipal investment which has already taken place. Development in this area should accomplish three primary goals; 1. Accommodate anticipated long-term population growth; 2. Maintain a desirable neighborhood character; and 3. Minimize the need for additional below grade and surface infrastructure to accommodate growth. The sewer extension proposed in LSD23-0042 is small in size compared to other proposals of the same kind regularly reviewed by city staff, which supports the goals of the Bentonville Community Plan outlined above. The large lot sizes proposed in LS22-0028, in combination with the requested low density land use designation, should help to minimize increases in vehicle traffic along Town Vu Rd.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

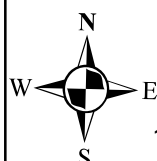
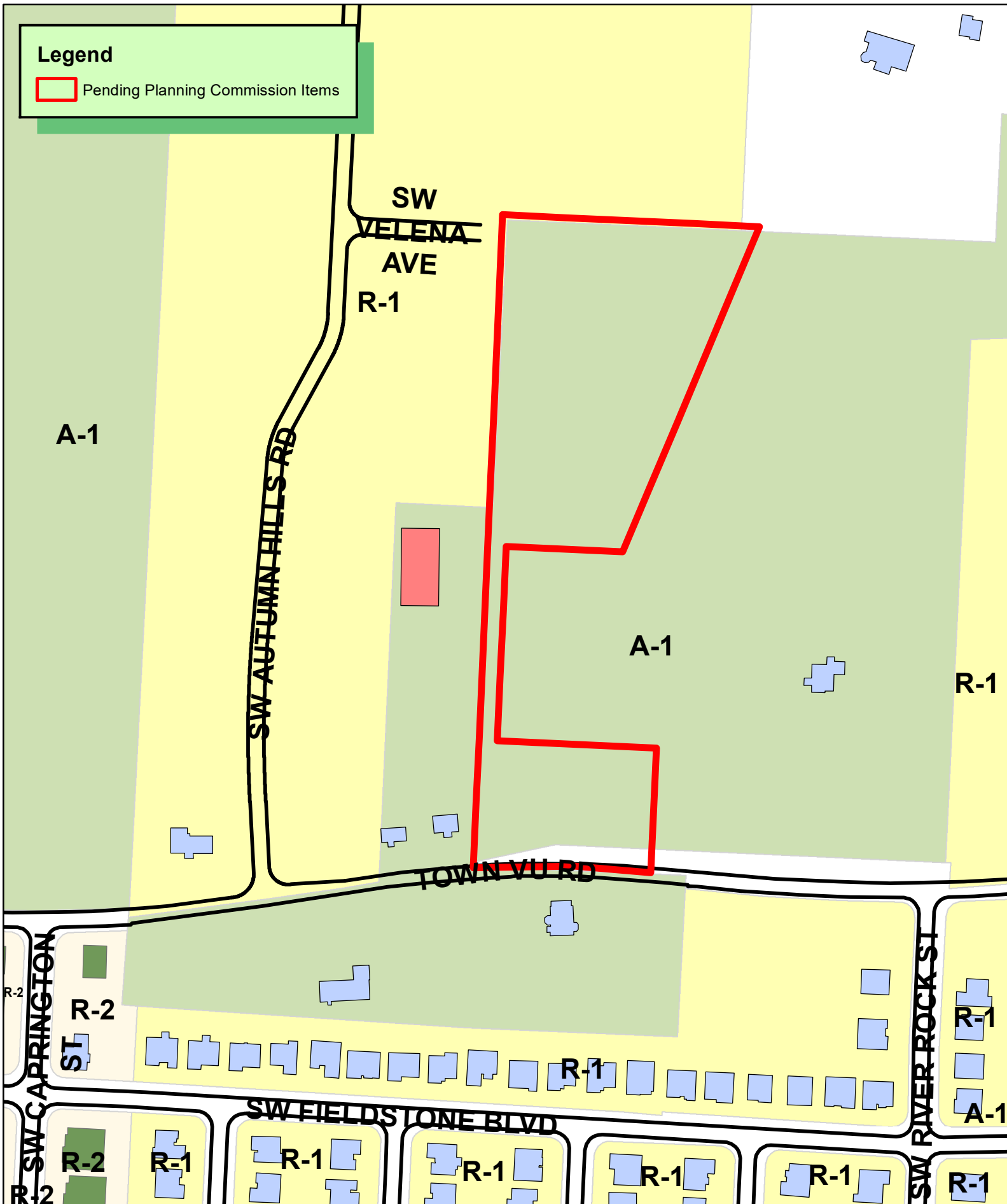
Conclusion

The proposed rezoning request is compatible with nearby development patterns in this area of the City, but is not in alignment with the future land use plan which necessitates the applicants accompanying land use map amendment. Staff concludes that this request supports the overall goals of priority area 3 - edge growth, outlined in the Bentonville Community Plan, and recommends approval of both the rezoning request and future land use map amendment.

Additional Details

Legend

 Pending Planning Commission Items



1 inch = 200 feet

RZ23-0080 11/7/2023
REZONING A1 TO R1
4508 TOWN VU RD
PARCEL 01-00942-530





Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

September 29, 2023

To Whom It May Concern,

Rezone

My client, Adventure Church is requesting a rezone for part of their property at 4508 Town Vu Road in Bentonville. The property is currently zoned A-1. We are requesting that Tracts 1 & 3 be rezoned to R-1 and leave the rest in the Agricultural zone. We are requesting an amendment to the future land use to Low-Density Residential. They are hoping to sell tracts 1 and 3 if this project is approved. The zoning change is required because proposed tracts 1 and 3 do not meet the minimum acreage requirement of 5 acres. We believe that the proposed zoning will be in keeping with the current developments in the area. There are multiple residential neighborhoods in the area. The use of these lots would be to sell them initially but residential use. This will not cause an increase in traffic, there are no signs proposed for these properties and the appearance will remain as is until the properties are sold. There is water and sewer access on Southwest Autumn Hills Road and on Town Vu Road. The water lines are 8". We kindly ask for your approval to have a portion of my client's property rezoned. The rezone will affect a part of parcel 01-00942-530.

Sincerely,

Nathan Crouch
NWA Planning Manager
Blew & Associates, P.A.



PBR Holdings LLC

405 Southeast A Street and 406 and 408 Southeast B Street

PC Date: 11/21/2023

Staff Report Details

Project Number	RZ23-0082
Applicant / Current Owner	PBR Holdings, LLC
Site Area	+/- 0.72 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Townhomes
Related projects	N/A

Property Description

This property is located at 405 Southeast A Street and 406 and 408 Southeast B Street. It is currently zoned R-3, Medium-High Density Multifamily Residential, and is classified as High Density Residential (HDR) on the Future Land Use Plan. Adjacent properties to the south and west are both currently zoned DE, Downtown Edge, while the property to the north is zoned R-1, Low-Density Single-Family Residential, and the property to the east is zoned DN-2, Downtown Medium Density Residential. Surrounding Land Use Plan designations are all Downtown Commercial with the exception of the Bentonville Public Library which is designated as Public/Semi-Public.

Project Details

The Future Land Use Plan currently shows this property as High Density Residential (HDR). High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the

Project Details

Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Relationship to the General Plan / Projected Traffic Impact

N/A

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office, and residential uses on all floors. Live/work housing, personal services, and small offices are strongly evident in this district. Buildings are spaced closely but are separated by setbacks.

Conclusion

This request is not consistent with the Future Land Use Plan. However, in the context of the property - considering all adjacent properties being zoned DE, Downtown Edge, and classified as Downtown Commercial on the Land Use Plan, along with the goals of the Community Plan to reinvest in urban neighborhoods in and around Downtown Bentonville, an amendment to the Future Land Use Plan to Downtown Commercial and a rezoning to DE, Downtown Edge would be appropriate.

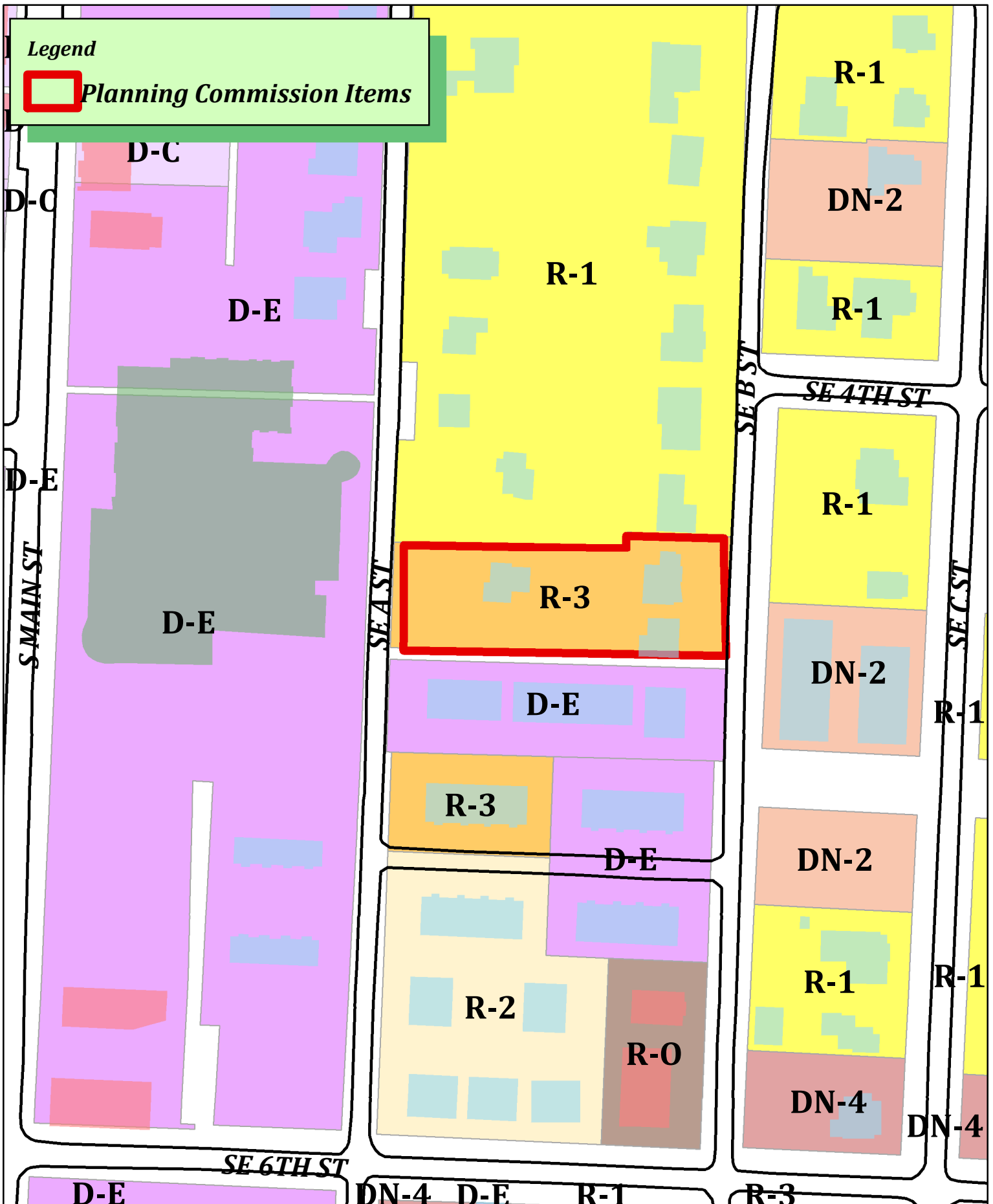
Should the Planning Commission approve the Future Land Use Plan Amendment, planning staff recommends approval of the rezoning request. Should the Planning Commission deny the Future Land Use Plan Amendment, planning staff recommends denial of the rezoning or the applicant makes a request to table the item.

Additional Details

Legend



Planning Commission Items



RZ23-0082
PBR Holding LLC
R-E to D-E



October 23, 2023

City of Bentonville
305 SW A St.
Bentonville, AR 72712

Rezoning Narrative

Current Zoning Designation: R-3

Proposed Zoning Designation: Downtown Edge (DE)

Explanation: Sun Group LLC proposes to rezone the property at 405 SE A St, 406 and 408 SE B St, Bentonville AR 72712 (Parcel # 01-03826-000, 01-03825-000) from R-3 to Downtown Edge (DE) in order to develop a real estate project that brings smaller for-sale residential products to market, with potential for boutique commercial spaces on the ground level.

Reason to Rezone: The current R-3 zoning is medium-high density. The property has a current future land use of High Density Residential.

Change of Future Land Use Map: In order to achieve the desired development project, the applicant respectfully requests to change the future land use from High Density Residential to Downtown Commercial.

Statement of how the property will relate to surrounding properties: The rezone is consistent with the proposed future development of the general area.

Use: The residential development will fit into the DE development plan

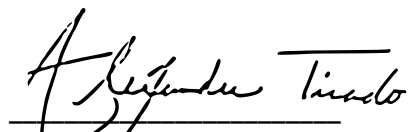
Traffic: The flow of traffic will be in accordance with the expectations of the future land use map and development character of the general area. By creating more housing in the downtown core area, the development would encourage and allow for greater walkability to work and downtown attractions, instead of increased traffic via urban sprawl.

Signage: None proposed at this time.

Appearance: Classical façade, similar to the architecture of 212 SE A St, American Flats

Utilities: 4" water line is available on SE A St and 8" water line is available on SE B St. 8" sewer is available on SE A and SE B St.

Respectfully,

A handwritten signature in black ink, reading "Alexandra Tirado". The signature is written in a cursive style with a horizontal line underneath the name.

Alexandra Tirado
President/COO
Sun Group LLC
479-367-1634



Suen

515 Northwest D Street

PC Date: 11/21/2023

Staff Report Details

Project Number	RZ23-0083
Applicant / Current Owner	Mark Haney/SUEN, TERRY Y & CATHERINE L TRUSTEES
Site Area	+/- 3.98 Acres
Current Zoning	R-E, Residential Estate
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	Downtown Commercial
Development Type / Use	
Related projects	

Property Description

The subject property is located at 515 Northwest D Street. It is presently zoned R-E, Residential Estate, with a Future Land Use designation of Medium Density Residential (MDR). Adjacent zoning districts include Planned Residential Development (PRD) and DN-2, Downtown Medium Density Residential to the West, and R-1, Low-Density Single-Family Residential to the North, East, South, and West. The property has direct access to Northwest D Street as well as unimproved right-of-way for Hook Street.

Project Details

The applicant has requested a Future Land Use Amendment from Medium Density Residential (MDR) to Downtown Commercial followed by a zoning amendment from R-E, Residential Estate to DE, Downtown Edge. Please see the applicant's materials for more information.

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Map calls for this property to be considered Medium Density Residential (MDR). Medium-density residential areas include townhouse or duplex residential properties with a typical density

Relationship to the General Plan / Projected Traffic Impact

of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc. By the Alignment Policy, zoning districts that would be appropriate in MDR land use include DN-2, Downtown Medium Density Residential, Planned Residential Development (PRD), and the mostly defunct RC-2 district.

The applicant has requested a land use amendment to Downtown Commercial. Downtown commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use. By the alignment policy, zoning districts that would be appropriate in Downtown Commercial land use include DC, Downtown Core, DE, Downtown Edge, DN-4, Downtown Mixed-Use Residential, and Planned Unit Development (PUD).

The Community Plan does identify this property as being in an area of Redevelopment, meaning it is an area that is currently developed but includes uses or structures that are obsolete, incompatible with adjacent land uses, or not responsive to current or anticipated markets. The Plan also identifies this property as being within Priority Area 1 in considering Strategic Growth. This area includes objectives to support increased density of residential development, upgrade city infrastructure to accommodate density, and identify opportunities for specific types of projects in the Downtown Intensification Area that include key infrastructure improvements, achieve other established community objectives, transform otherwise challenging development sites, or act as a catalyst for the development of surrounding properties.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Northwest Downtown Bentonville has been designated in a way that density decreases as you move away from the square. Immediately surrounding the square you will find Downtown Commercial. This transitions to High Density Residential (HDR) north and west of 3rd and A respectively. Medium Density Residential (MDR) comes into the picture as you move north of 5th. Moving west of D and Bella Vista Road is generally Low Density Residential (LDR), with General Commercial along the Walton Blvd. frontage.

The applicant's request for a land use amendment would place Downtown Commercial land use further north and west than any other property designated for Downtown Commercial. The nearest property designated Downtown Commercial would be roughly 6-7 blocks away. The property is seemingly closer to General Commercial land use than Downtown Commercial. The zoning request follows the same story, being roughly 5-7 blocks away from the nearest property zoned DE, Downtown Edge.

The urban fabric of the neighborhoods immediately surrounding the subject property is almost exclusively residential, and by far mostly single-family, with small pockets of small apartments and townhomes mixed in. The DE, Downtown Edge zoning district allows for such uses as indoor recreation facilities, medical offices and urgent care clinics, animal clinics, and agricultural product processing uses, among others, that may not be suitable in an area that is predominately residential and is designated as such in the Community Plan.

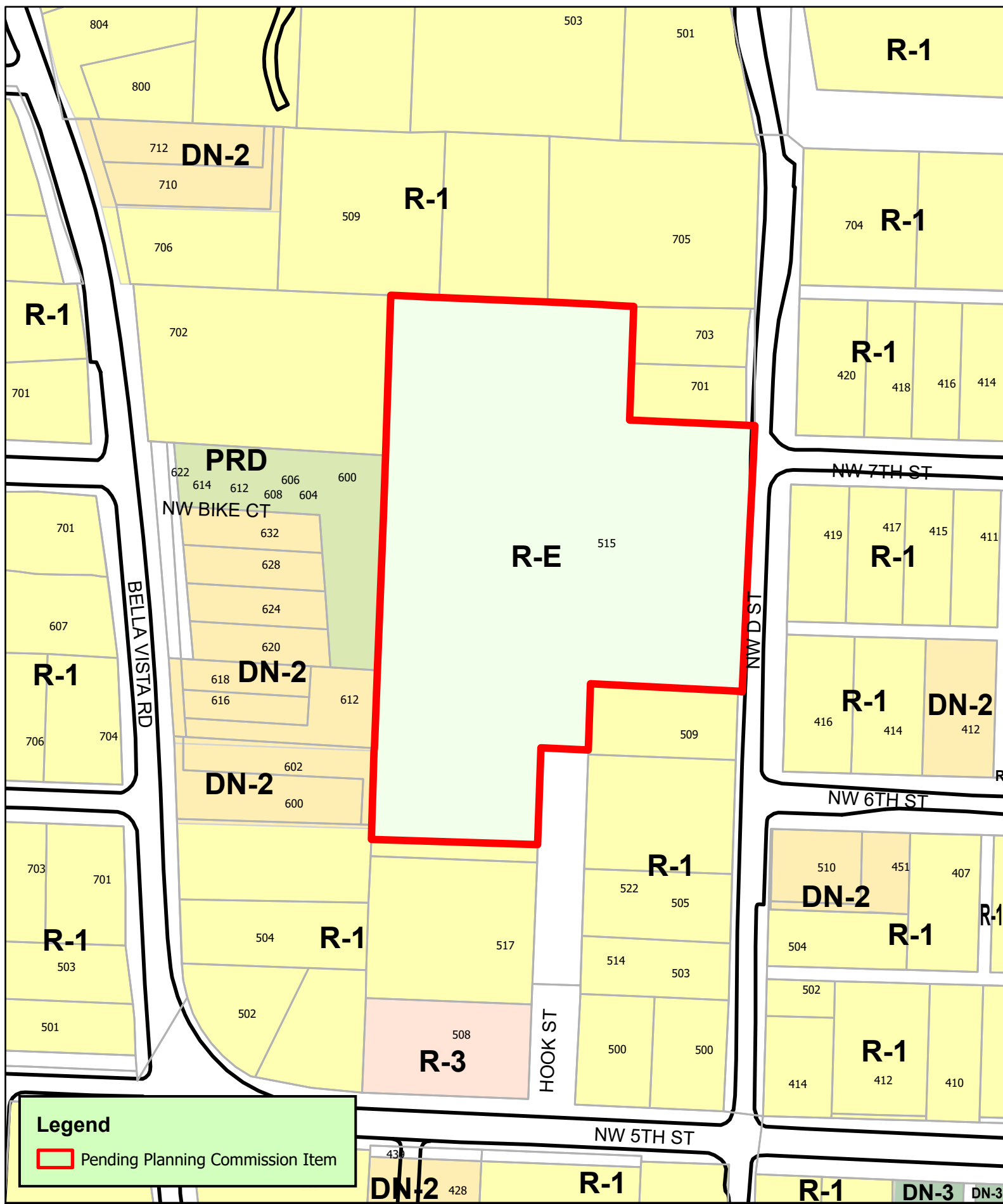
Analysis / Waivers

Given the applicants stated intentions regarding the topography, tree growth, and potential use as a car-free development, staff recommends that the applicant pursue a PRD/PUD development that would allow Planning Commission to vet specifically what uses may be permitted by right or by conditional use as well as a site plan as to how the land will be developed around the existing conditions. In the applicant's own words, the site's size and features are unique opportunities and the PRD/PUD zoning designation would seem to be the appropriate tool to use in developing the site in a way that provides flexibility without introducing additional uses that may be inappropriate in this context. While the applicant's intentions appear to be to develop something fitting in the neighborhood, there is no guarantee that the applicant or any subsequent owners of the property will stick to what has been outlined in the narrative.

Conclusion

This is a unique 5-acre parcel along NW D Street with the constraint of Black Apple Creek running down the middle of the parcel. Ideally, a PRD/PUD may be the best way to fully visualize how much of the existing creek can be preserved along with the existing trees. The application states that the developer is seeking feedback from the community to inform the development proposal. The proposed rezone is not consistent with the Future Land Use Map and therefore, as it stands, staff recommends disapproval. Some reasons to consider approving a revision to the future land use map are stated in the narrative by the applicant. Downtown Edge would allow for vertical mixed use, providing neighborhood services so that existing residents could better meet their current needs by walking. This polycentric or nodal approach to development is a departure from the current vision of the community plan where there is one downtown core, surrounded by one downtown edge surrounded by the downtown neighborhoods.

Additional Details



Legend

 Pending Planning Commission Item



1:1,542

RZ23-0083 10/13/2023
Rezoning R-E to DE
Phillips Valley Addition Lot 2
Parcel 01-00460-000



Oct 12, 2023

Dear Bentonville Planning Commission

We are requesting a rezone from R-E to Downtown Edge at 515 NW D St along with an amendment to the land use map to accommodate the request. Neighboring parcels are a mix of single family, small multifamily, condos, and townhomes. Although the land use map calls for medium density residential currently, we believe that we can develop a project that will meet the needs of the neighborhood and downtown area more successfully with the flexibility that the Downtown Edge zoning provides. The size and unique qualities of the site itself, featuring a natural valley, old growth Catalpa trees, and access from two public streets (NW D and Hook St) require different zoning and design considerations than the much smaller lots that the site is surrounded by.

We are early in the design and planning stage, and welcome input from the public and from planning commissioners and staff on what type of development will serve the interests of the neighborhood and city best. No final decisions have been made around design style, density, or housing type. As a resident one block away on NW C, I have a personal interest in seeing this site thoughtfully developed, and will continue to strategize and discuss with neighbors what kind of development is most appropriate.

Although the discussion today is around zoning, I would like to share that my goal and intention for the property is to create a car-free development. This creates a variety of unique opportunities and challenges, and is certainly not guaranteed to succeed, but I think is fun to explore and has a realistic chance for success. The benefits to the residents, neighborhood, and city are numerous—less traffic, less paving, more greenspace, more safety, more beauty. It could also serve as a model to other developers that we do have residents of all ages in Bentonville living without a car already, and that this model can succeed in other areas of town too.

If successful as a car-free development, the only impact to traffic would be additional pedestrians and cyclists in the area. If a “normal” development with cars was built, traffic would increase in line with the density of the development. From personal observation, NW D and Bella Vista Rd are not lacking in capacity for additional traffic, so I wouldn't view an increase in traffic as problematic from a planning perspective, just a change. There is brief congestion on NW D at the start and end of the school day, but this could be alleviated by providing additional housing close enough for students and parents to walk to school.

Many thanks for considering this request, and I look forward to discussing with you all soon.

Respectfully,
Mark Haney

Mark Russell LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate

to DE, Downtown Edge

The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St

The public hearing will be held Nov 21, 2023 at 5:00 p.m. It will be held at 305 S.W. "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.

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:

I object to multi-family in a neighborhood w/single-family density - historically, D Street doesn't need additional traffic, nor does it need to be expanded. Keep this a single dwelling family neighborhood

Shelton
Signature and Physical Address

815 NE A St.
Bentonville, AR

Turner 414 NW 6th

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Mark Russell LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate

to DE, Downtown Edge

The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St
 The public hearing will be held Nov 21, 2023 at 5:00 p.m. It will be held at
 305 S.W. "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.

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:

Please read my attached letter

Signature and Physical Address

My home:
815 NE A
Bentonville

Signature and Physical Address


Monte Boulanger
Owner: 414 NW 6th
Bentonville

11/15/2023

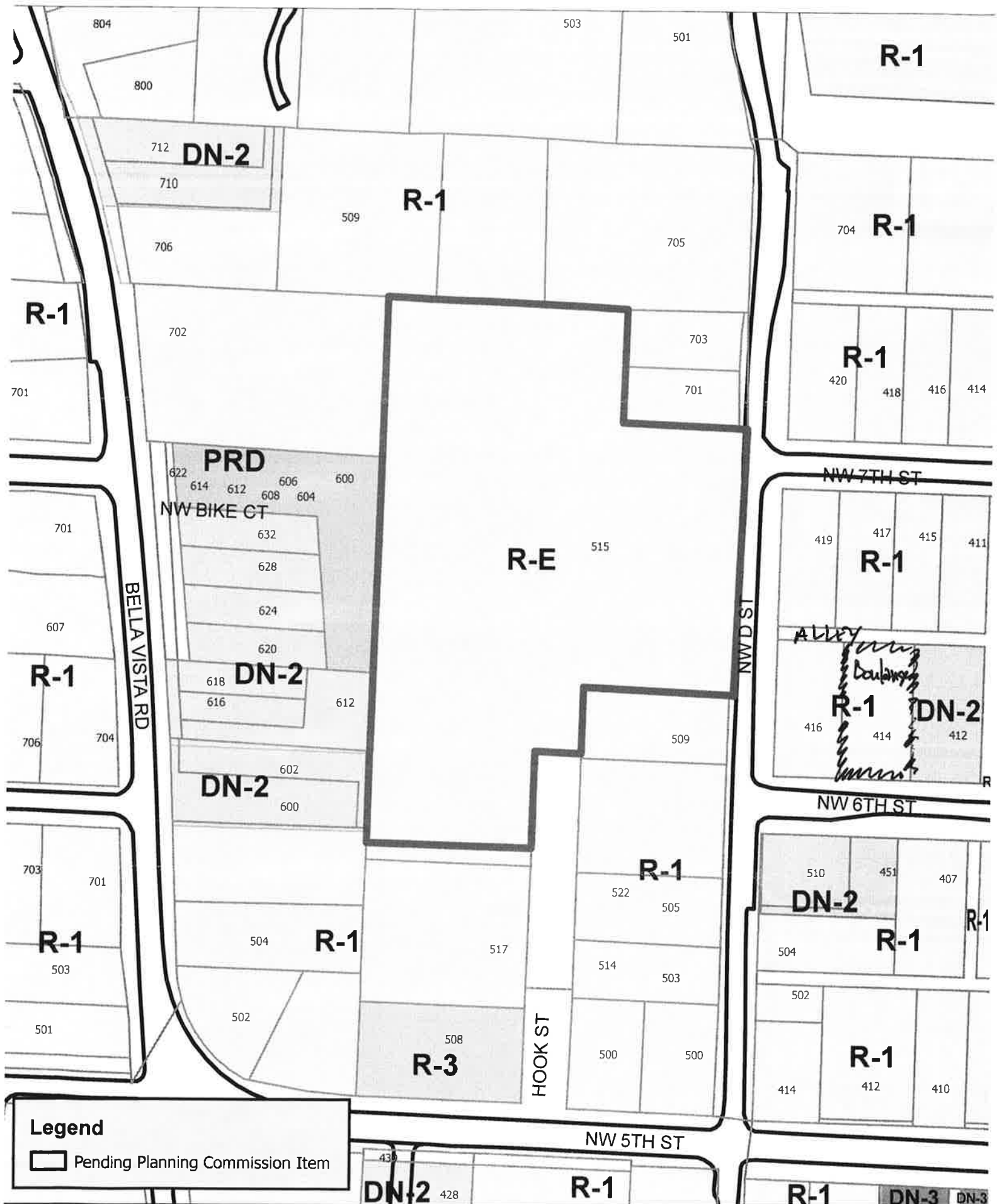
I don't believe rezoning D street
is good idea:

- Traffic is already heavy on
D street during school drop off
and pickup.
- Safety in alleys is a concern
- Additional Bike traffic is
a major concern for those
that back out of driveways.
- Mr. Henry does not like intrusion
on block as stated in his letter
if his address is correct. He
has no multi use or high density
around his home.

Monte Perkins.

My address on map.

Mr Henrys address on map.



RZ23-0083 10/13/2023
Rezoning R-E to DE
Phillips Valley Addition Lot 2
Parcel 01-00460-000





Oct 12, 2023

Dear Bentonville Planning Commission

We are requesting a rezone from R-E to Downtown Edge at 515 NW D St along with an amendment to the land use map to accommodate the request. Neighboring parcels are a mix of single family, small multifamily, condos, and townhomes. Although the land use map calls for medium density residential currently, we believe that we can develop a project that will meet the needs of the neighborhood and downtown area more successfully with the flexibility that the Downtown Edge zoning provides. The size and unique qualities of the site itself, featuring a natural valley, old growth Catalpa trees, and access from two public streets (NW D and Hook St) require different zoning and design considerations than the much smaller lots that the site is surrounded by.

We are early in the design and planning stage, and welcome input from the public and from planning commissioners and staff on what type of development will serve the interests of the neighborhood and city best. No final decisions have been made around design style, density, or housing type. As a resident one block away on NW C, I have a personal interest in seeing this site thoughtfully developed, and will continue to strategize and discuss with neighbors what kind of development is most appropriate.

Although the discussion today is around zoning, I would like to share that my goal and intention for the property is to create a car-free development. This creates a variety of unique opportunities and challenges, and is certainly not guaranteed to succeed, but I think is fun to explore and has a realistic chance for success. The benefits to the residents, neighborhood, and city are numerous—less traffic, less paving, more greenspace, more safety, more beauty. It could also serve as a model to other developers that we do have residents of all ages in Bentonville living without a car already, and that this model can succeed in other areas of town too.

If successful as a car-free development, the only impact to traffic would be additional pedestrians and cyclists in the area. If a "normal" development with cars was built, traffic would increase in line with the density of the development. From personal observation, NW D and Bella Vista Rd are not lacking in capacity for additional traffic, so I wouldn't view an increase in traffic as problematic from a planning perspective, just a change. There is brief congestion on NW D at the start and end of the school day, but this could be alleviated by providing additional housing close enough for students and parents to walk to school.

Many thanks for considering this request, and I look forward to discussing with you all soon.

Respectfully,
Mark Haney

MEMORANDUM

TO: Bentonville Planning Commission

FROM: Charlotte Stacy, Skyline Rental

DATE: November 3, 2023

RE: Notice of Intent to Rezone 515 NW D Street

Please let this serve as my formal objection to the proposed rezoning of 515 NW D Street. The proposed rezoning of 515 NW D Street (subject property) far exceeds the current use, surrounding neighborhoods and the City's proposed future use of the subject property and surrounding area.

First, the City's intended future use for the subject area is DN-2. DN-3 and DN-4 would both far exceed the future use of the area, whereas Downtown Edge, as proposed, is not remotely within the intended future use. The subject property is a large residential lot surrounded by R-1 and DN-2 zoning and such property does not even border a street corner or street of commerce that would be necessary for zoning beyond DN-2.

The characteristics of the neighborhoods surrounding the subject property are mostly single family with a few older duplex properties. My husband and I purchased our property on sixth street with the intention of building a new single family residence. We recently had our property rezoned to DN-2. The rezoning of the subject property beyond DN-2 would require an amendment to the future use of the neighborhood which would necessitate a significant change in the characteristics of the subject property and the surrounding neighborhood. The future use of the surrounding neighborhoods are medium land use. Beyond DN-2, such use becomes high density use.

The subject property borders Northwest D street, which is a gateway to the pick-up and drop-off of students attending Thomas Jefferson Elementary. The traffic already backs up from Thomas Jefferson and south in front and beyond the subject property before and after school. High density housing at the subject property will exacerbate the traffic congestion already existing on Northwest D Street. Northwest D Street is a neighborhood street and the subject property is surrounded by low density and some medium density housing. Allowing zoning beyond DN-2 would result in the subject property being isolated from the surrounding neighborhood by residences with characteristics that are not similar to the subject property.

My husband and I are pro-growth and are excited about the smart growth occurring in Bentonville. We also understand that the price of the property requires significant density to make the development on it profitable and feasible. A developer's need to justify the price of a property through density far greater than the City's future use is not a reason for the City to set aside its smart growth plans and provide this developer an exception to the intended use of the subject property.

Subject: Rezone 515 NW D Street

R213-0083

⑤

I/we have Received Notice OF Public hearing FOR The Rezoning OF Above discribed Property AND we Object TO The Rezoning Because:

I WAS BORN IN BENTONVILLE AND GRADUATED BENTONVILLE HIGH School. AFTER GRADUATING THE U.O.F.A., SERVING IN THE U.S. ARMY FOR 6½ years, AND SOME TIME IN TEXAS, I MOVED BACK TO BENTONVILLE IN 1984 WITH MY WIFE, MARSHA. IN 1986, WE PURCHASED OUR HOME AT 503 N.W. 9TH FROM RETIRED "BANK OF BENTONVILLE" President, Ed Buck. We chose this location PARTLY BECAUSE IT WAS A WELL MAINTAINED, QUIET, NEIGHBORHOOD WHICH APPEARED TO BE A GREAT LOCATION TO RAISE A FAMILY. MANY OTHER BENTONVILLE CITIZENS HAVE MADE THAT SAME Decision BASED ON SOME OF THOSE CRITERIA. ONE PRIMARY CONCERN ~~OF~~ ^{REZONING} OF 515 N.W. D STREET TO DOWNTOWN EDGE (DE) IS THAT, IN MY OPINION, IT'S A "CATCH-ALL" ZONE DESCRIPTION. "ALLOWED BY RIGHT" OPTIONS COULD INCLUDE A CHICKEN RAUNCH (HOBBY), OUTDOOR RECREATIONAL FACILITY, CEMETARY, OR RETAIL SUCH AS BAKERY OR MOBIL FOOD VENDOR. CONDITIONAL USES LISTED OPTIONS SUCH AS REC ARENA, HOTEL, OR EVEN A BAR, LOUNGE OR TAVERN. WE'VE BEEN IMPRESSED WITH BENTONVILLE'S VISION OF WHAT A "TOP-NOTCH" COMMUNITY SHOULD BE AND ALSO THE PLANNING REQUIRED TO MAKE THAT VISION "COME TO LIFE" AND WE FEEL CONFIDENT THAT A Decision WILL NOT BE MADE TO REZONE THIS PROPERTY TO (DE) DOWNTOWN EDGE!

Thanks,

All 7 Beck 503 NW 9th Marsha Beck
BENTONVILLE

NOTICE OF INTENT TO REZONE

Mark Russell LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate

to DE, Downtown Edge

The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St

The public hearing will be held Nov 21, 2023 at 5:00 p.m. It will be held at
305 S.W. "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.

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:

See comment letter attached

Mark Russell 612 Bella Vista

Signature and Physical Address

[Signature] 612 Bella Vista, AR

Signature and Physical Address

In response to the certified letter we received proposing the rezoning of 515 NW D St from RE- Residential Estate to DE- Downtown Edge, we have the following comments. We object to the rezoning of **515 NW D St** because:

- **Traffic concerns:** This portion of D street funnels school pick up traffic from Thomas Jefferson Elementary throughout the school year. Cars line up down the street waiting for access into the school's parking lot. Some cars block driveways. No specific plans for the property have been publicized or how additional traffic would be mitigated.
- **Stormwater concerns:** Black Apple Creek runs through the property. Without a clear plan for stormwater management, rezoning this property with a vague use would be irresponsible.
- **Future land use plan:** Rezoning this property does not align with the future land use plan in the Bentonville Community Plan (2018). All the plots in this area are listed as residential. Because of the ample uses of Downtown Edge, it could really sway from the planned use of our neighborhood. Putting a commercial lot in the middle of a residential neighborhood is not something any of the neighbors could have expected. A downtown edge property could bring extra noise and traffic to our area and lower our property values.
- **Environmental concerns:** No public plans have been announced for the property. Currently it's a quiet area with abundant wildlife. The neighborhood hosts foxes, deer, hawks, skunks, and old growth trees. When you consider rezoning this property or any other plans for its use, please not only consider the people that live here but also the animals.



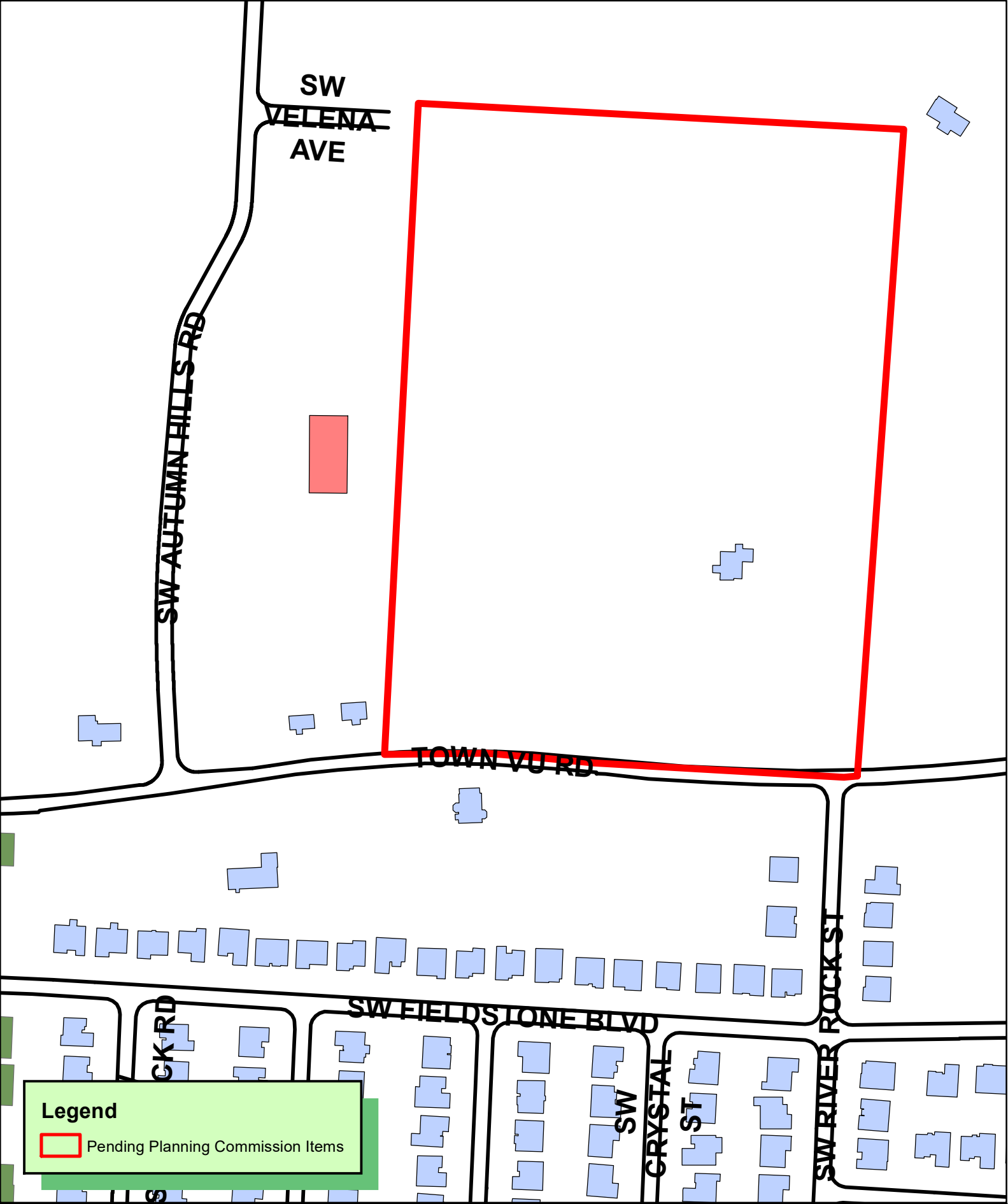
Consent Agenda Item

For the Planning Commission meeting on November 21, 2023

Details

Lot Split: Lots 1, 2, and 3 of Adventure Subdivision, Adventure Church, 4508 Town Vu Rd, A-1, Agriculture (Rezoning request to R-1, Low Density Single Family Residential), LS22-0028

A lot split of previously unplatted land, creating new Lots 1, 2, and 3 of Adventure Subdivision. The plat dedicates 20' wide utility easements along both the southern and eastern property boundaries to serve lots 1 and 3. Lot 2 to the northwest will be provided access to public water and sewer via a public sewer extension approved by Bentonville Water Utilities and the Arkansas Dept of Health (LSD23-0042). The plat also dedicates 15' of right of way along the frontage of Town Vu Rd to meet the requirements of the Master Street Plan. No variances or waivers are requested with this plat. This item is under New Business as the Lot Split is predicated on the passage of the rezoning in RZ23-0080.



1 inch = 200 feet

LS22-0028 7/19/22
LOT SPLIT
ADVENTURE CHURCH
4508 TOWN VU RD

LOT SPLIT FOR PARCEL 01-00942-530 CREATING "ADVENTURE SUBDIVISION" LOTS 1, 2, & 3

4508 TOWN VU ROAD
BENTONVILLE, AR 72712
BENTON COUNTY

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-31W-0-34-130-04-1826

COMPLETED FIELD WORK:
FEBRUARY 1, 2022

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN FILE NO. 202113792.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON ARKANSAS STATE PLANE, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

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

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.

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

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

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

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

LOT 3 DOES NOT HAVE DIRECT ACCESS TO PUBLIC SEWER.

APPROVED CONDITIONAL USE, PROJECT #CU21-0031.

NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES TO BE OBTAINED AT THE TIME OF THE SURVEY.

SIGNATURE BLOCKS

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, HEATH A. MYERS, 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

HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. AR 1826
STATE OF ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEY DESCRIPTION

PARENT TRACT (PER FILE NO. 202113792)

PART OF THE SW1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE SAID SW1/4 OF THE NE1/4; THENCE SOUTH 00°00'00" EAST 1067.92 FEET; THENCE SOUTH 88°00'43" WEST 200.21 FEET; THENCE NORTH 87°43'43" WEST 392.69 FEET; 1069.91 FEET; THENCE SOUTH 86°38'33" WEST 166.81 FEET; THENCE NORTH 00°00'00" WEST 1069.91 FEET; THENCE SOUTH 89°55'55" EAST 759.00 FEET TO THE POINT OF BEGINNING.

LOT 1

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 87°21'22" WEST 337.80 FEET TO A SET 5/8" REBAR MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 22°49'20" WEST 577.94 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°21'22" WEST 197.32 FEET TO A SET 5/8" REBAR; THENCE SOUTH 02°34'33" WEST 261.99 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°20'51" EAST 275.79 FEET TO A SET 5/8" REBAR; THENCE SOUTH 02°34'33" WEST 223.00 FEET TO A SET 5/8" REBAR ON THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD, NORTH 84°16'07" WEST 40.06 FEET TO A SET 5/8" REBAR; THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD, NORTH 02°34'33" EAST 200.85 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°20'51" WEST 259.67 FEET TO A SET 5/8" REBAR; THENCE NORTH 02°34'33" EAST 824.45 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°21'22" EAST 421.20 FEET TO THE POINT OF BEGINNING. CONTAINING 4.467 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 2

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 02°34'34" WEST 1029.48 FEET TO A SET 5/8" REBAR ON THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD, SOUTH 89°55'48" WEST 135.85 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°22'55" WEST 109.13 FEET TO A SET 5/8" REBAR; THENCE NORTH 85°39'00" WEST 133.95 FEET TO A SET 5/8" REBAR; THENCE NORTH 84°10'38" WEST 80.74 FEET TO A SET 5/8" REBAR; THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD, NORTH 02°34'33" EAST 223.00 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°20'51" WEST 275.79 FEET TO A SET 5/8" REBAR; THENCE NORTH 02°34'33" EAST 261.99 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°21'22" EAST 197.32 FEET TO A SET 5/8" REBAR; THENCE NORTH 22°49'20" EAST 577.94 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°21'22" EAST 337.80 FEET TO THE POINT OF BEGINNING. CONTAINING 12.287 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 3

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 87°21'22" WEST 337.80 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°21'22" WEST 421.20 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 02°34'33" WEST 824.45 FEET TO A SET 5/8" REBAR MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°20'51" EAST 259.67 FEET TO A SET 5/8" REBAR; THENCE SOUTH 02°34'33" WEST 200.85 FEET TO A SET 5/8" REBAR ON THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD, NORTH 87°07'38" WEST 102.74 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89°35'17" WEST 107.54 FEET TO A SET 5/8" REBAR; THENCE SOUTH 86°18'50" WEST 49.84 FEET TO A SET 5/8" REBAR; THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF TOWN VU ROAD, NORTH 02°34'33" EAST 211.70 FEET TO THE POINT OF BEGINNING. CONTAINING 1.212 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 02°34'34" WEST 1029.48 FEET TO A SET 5/8" REBAR MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°34'34" WEST 38.44 FEET TO A SET MAG-NAIL; THENCE NORTH 89°25'20" WEST 200.21 FEET TO A SET MAG-NAIL; THENCE NORTH 85°08'45" WEST 268.45 FEET TO A SET MAG-NAIL; THENCE NORTH 85°09'52" WEST 124.22 FEET TO A SET MAG-NAIL; THENCE SOUTH 89°13'41" WEST 166.83 FEET TO A SET MAG-NAIL; THENCE NORTH 02°34'33" EAST 33.81 FEET TO A SET 5/8" REBAR; THENCE NORTH 86°18'50" EAST 49.84 FEET TO A SET 5/8" REBAR; THENCE NORTH 89°35'17" EAST 107.54 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°07'38" EAST 102.74 FEET TO A SET 5/8" REBAR; THENCE SOUTH 84°16'07" EAST 40.06 FEET TO A SET 5/8" REBAR; THENCE SOUTH 84°10'38" EAST 80.74 FEET TO A SET 5/8" REBAR; THENCE SOUTH 85°39'00" EAST 133.95 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°22'55" EAST 109.13 FEET TO A SET 5/8" REBAR; THENCE NORTH 89°55'48" EAST 135.85 FEET TO THE POINT OF BEGINNING. CONTAINING 0.644 ACRES MORE OR LESS.

OWNER INFORMATION

OWNER: ADVENTURE CHURCH
ADDRESS: 509 OLD FORGE DR. BENTONVILLE, AR 72712
PHONE NUMBER: (918) 724-6998

ZONING INFORMATION

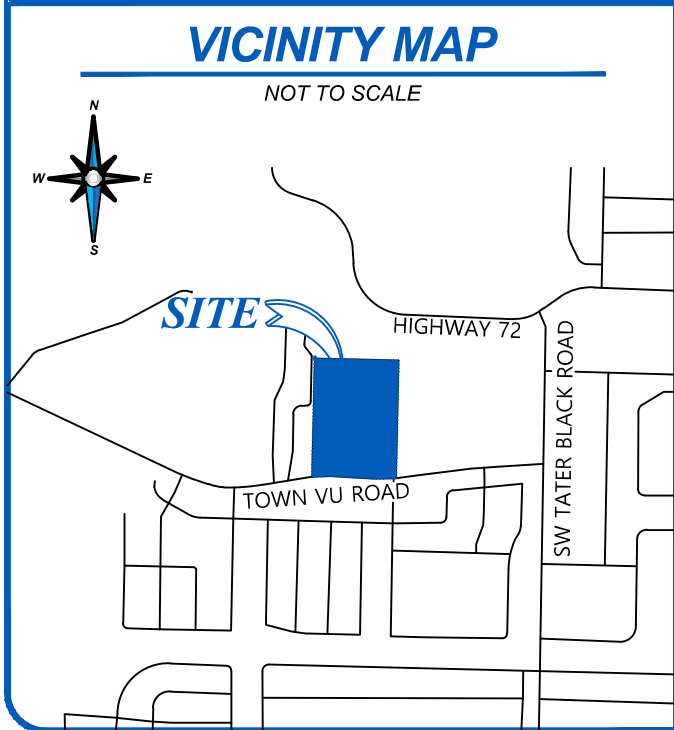
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

FLOOD ZONE INFORMATION

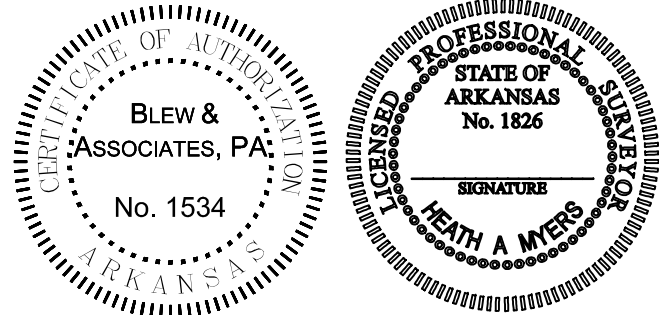
BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF SEPTEMBER, 2023.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 · FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM-WWW.BLEWINC.COM

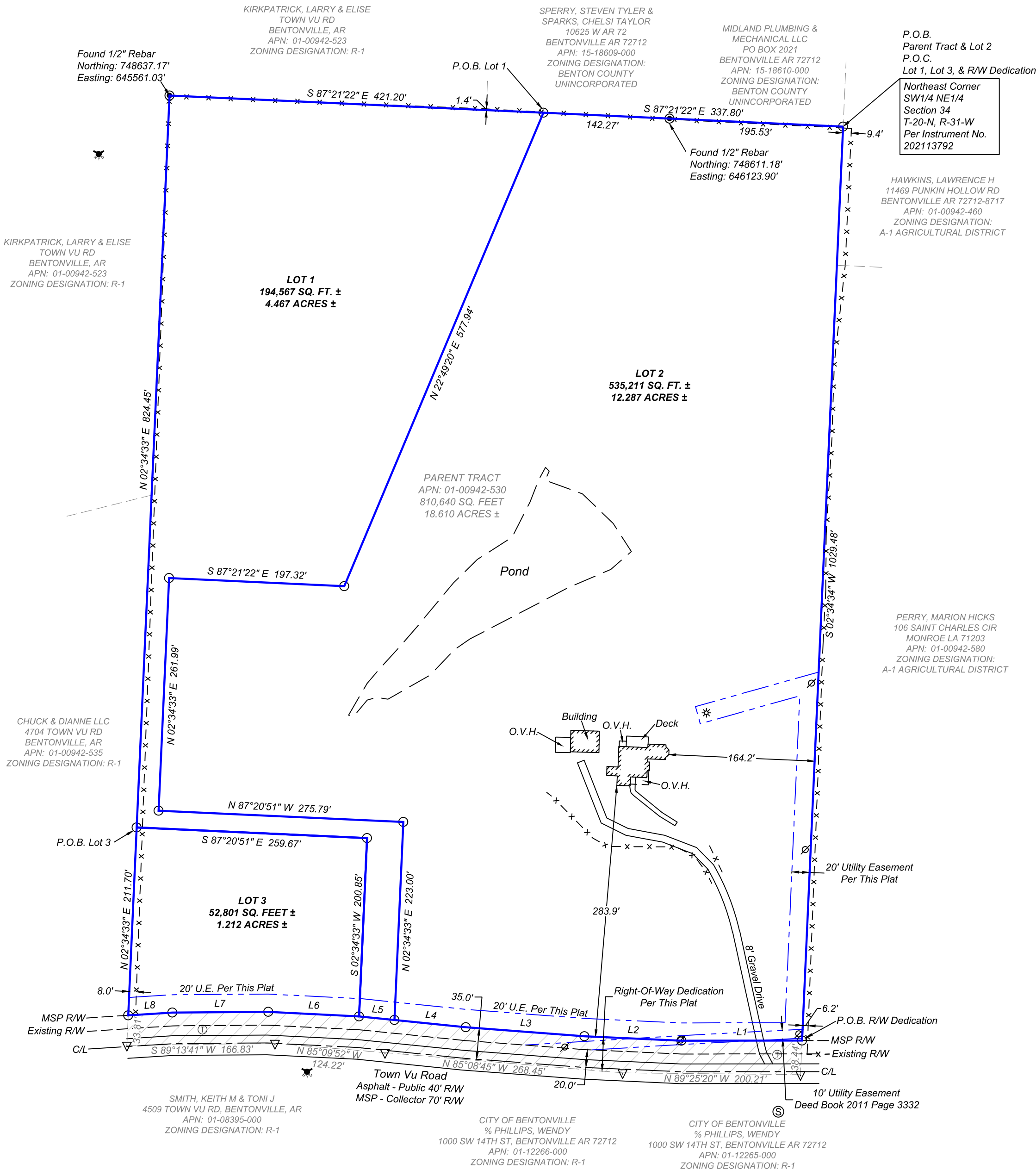
SURVEYOR JOB NUMBER: 22-3413	SURVEY DRAWN BY: JDC - 2/3/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 100'
FOR THE USE AND BENEFIT OF: ADVENTURE CHURCH	

SHEET 1 OF 2

COB PROJECT NO. LS22-0028

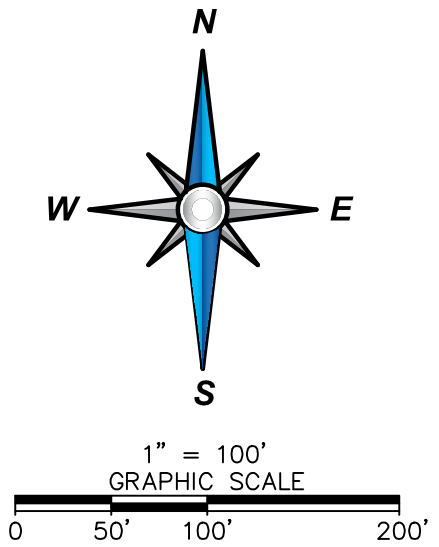
"ADVENTURE SUBDIVISION" LOTS 1, 2, & 3

4508 TOWN VU ROAD, BENTONVILLE,
BENTON COUNTY, AR 72712



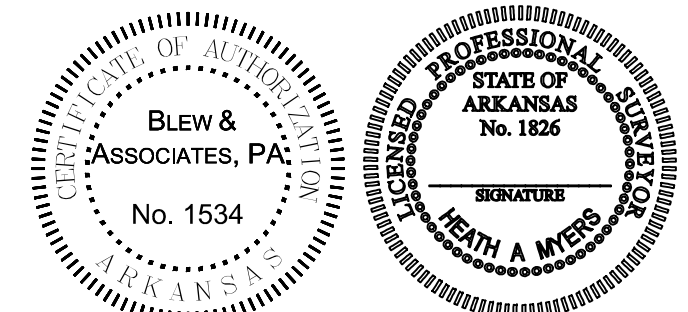
LEGEND & SYMBOLS

- | | |
|---|---------------------------------------|
|  | FOUND MONUMENT (AS NOTED) |
|  | SET 5/8" REBAR WITH CAP "AR PLS 1826" |
|  | SET MAG-NAIL |
|  | POWER POLE |
|  | LIGHT |
|  | TELEPHONE PEDESTAL |
|  | FIRE HYDRANT |
|  | SANITARY MANHOLE |
| O.V.H. | OVERHANG |
| U.E. | UTILITY EASEMENT |
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
|  | BOUNDARY LINE |
|  | RIGHT-OF-WAY LINE |
|  | CENTERLINE |
|  | FENCE LINE |
|  | EASEMENT LINE |
|  | R/W DEDICATION AREA |



LINE	BEARING	DISTANCE
L1	S 89°55'48" W	135.85'
L2	N 87°22'55" W	109.13'
L3	S 85°39'00" E	133.95'
L4	S 84°10'38" E	80.74'
L5	S 84°16'07" E	40.06'
L6	S 87°07'38" E	102.74'
L7	N 89°35'17" E	107.54'
L8	N 86°18'50" E	49.84'

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 14TH DAY OF SEPTEMBER, 2023.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

 Surveying Engineering Mapping BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 EMAIL: SURVEY@BLEWINC.COM OFFICE: 479.443.4506 - FAX: 479.582.1883 EMAIL: SURVEY@BLEWINC.COM - WWW.BLEWINC.COM	
SURVEYOR JOB NUMBER: 22-3413	SURVEY DRAWN BY: JDC - 2/3/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 100'
FOR THE USE AND BENEFIT OF: ADVENTURE CHURCH	

SHEET 2 OF 2

COB PROJECT NO. LS22-0028

	Bentenwoods Subdivision
	3950 South Vaughn Road
	PC Date: 11/21/2023

Staff Report Details	
Project Number	PP21-0026
Applicant / Current Owner	Bates & Associates, Inc/NWA Dream Builders
Site Area	+/- 97.5 Acres
Current Zoning	R-1, Low-Density Single-Family Residential, R-3, Medium-High Density Multifamily Residential
Requested Zoning	
Current Future Land Use Map Designation	Low Density Residential (LDR), High Density Residential (HDR)
Requested Future Land Use Map Designation	
Development Type / Use	Preliminary Plat
Related projects	RZ20-0068

Property Description
The subject property is located along South Vaughn Road, and is bounded on the north side by Windsong Circle, and on the south side by Motley Road. The property is presently zoned R-1, Low-Density Single-Family Residential in the northern portion that is proposed to be developed with this plat, and R-3, Medium-High Density Multifamily Residential in the southern portion along Motley Road. The property has direct access to all of Vaughn, Windsong, and Motley Roads. This project is partially in Centerton. Portions of the project that is in Centerton is shown on the plans for reference.

Project Details
This request is for a preliminary plat for Bentenwoods Subdivision. The plat intends to create 291 single-family lots in the Bentonville portion of this subdivision. Subdivision access will be primarily be off of Vaughn Road, with additional intersections on Motley and the extension of Windsong. Several non-buildable detention lots are located throughout the subdivision.

Project Details

The project is proposed to be phased into 5 phases, please see the phasing plan for those details. Traffic calming is provided per the Land Development Code requirements. Improvements to Vaughn, Windsong, and Motley are all shown on the plans per Master Street Plan Requirements. The applicant is requesting a waiver to forgo improvements to Motley.

Relationship to the General Plan / Projected Traffic Impact

The subdivision design provides multiple access points to the existing street grid and is proposing to improve several existing roadways. Several routes are available to destinations in Bentonville, Centerton, and NWA from this location. Street stubs are provided to the west for future connections. Pedestrian and bicycle access is limited due to the lack of connected and safe infrastructure in this part of Bentonville.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

One waiver was requested:

1. A waiver from Sec. 1200.01 which requires street improvements per the Master Street Plan.

The applicant states that they intend to develop the portion of the property zoned R-3, Medium-High Density Multifamily Residential with a multi-family product and would prefer to do the Motley improvements with that project.

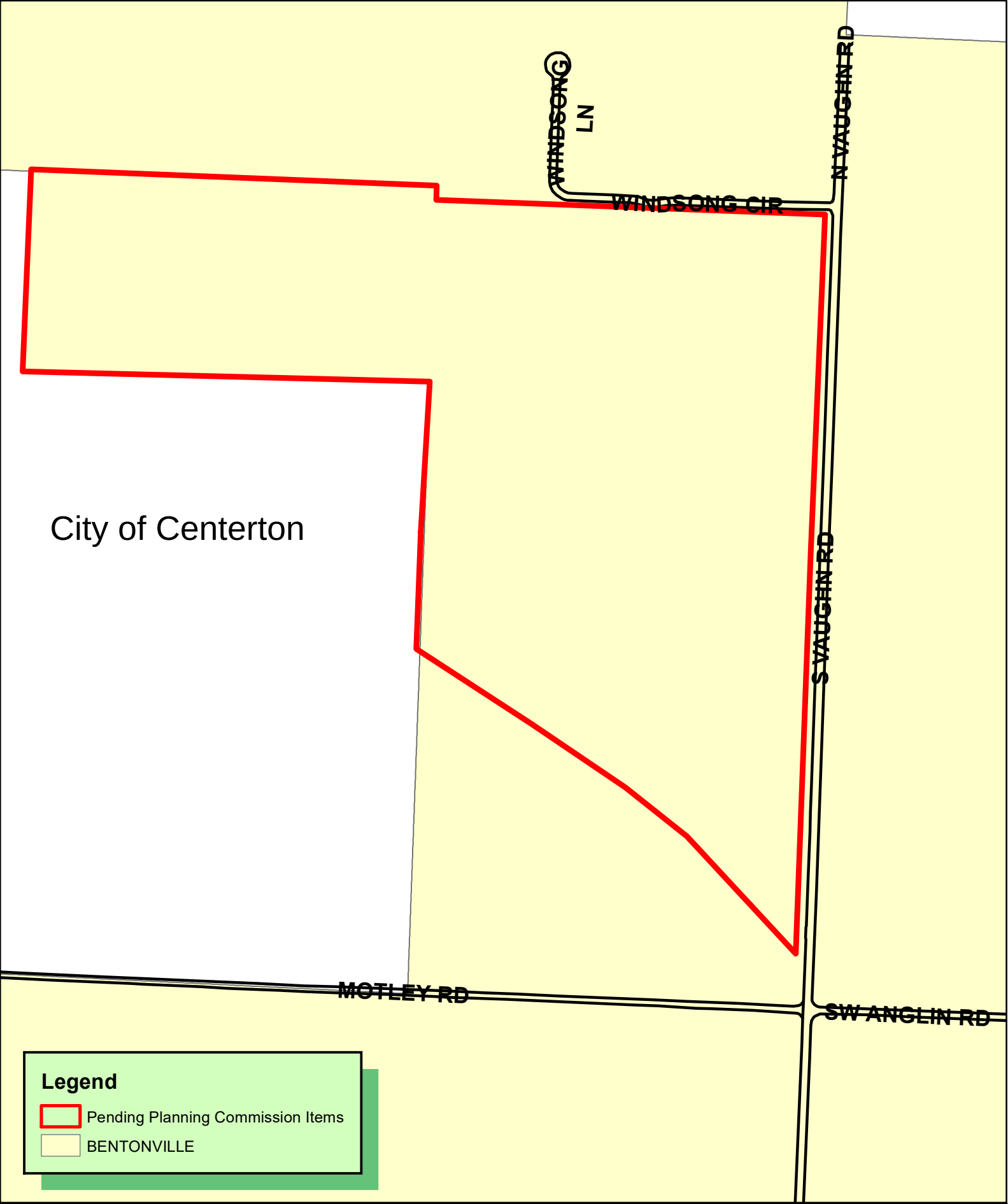
Conclusion

The preliminary plat meets the requirements of the Zoning and Land Development Codes but for the waiver request. Staff would recommend that the waiver be denied and all improvements tied to this preliminary plat. There is no guarantee that the portion zoned R-3, Medium-High Density Multifamily Residential will ever be developed, let alone in the near future. It would be prudent to require this project to provide all necessary improvements at this stage.

If Planning Commission denies the waiver request and requires the Motley Road improvements with this preliminary plat, staff would recommend approval of the project.

Additional Details

The Motley Road improvements are shown on the plans anticipating a waiver denial. If the waiver is denied, these plans are complete and can be approved.



Legend

-  Pending Planning Commission Items
-  BENTONVILLE



1 inch = 400 feet

PP21-0026
PRELIMINARY PLAT
BENTONWOODS SUBDIVISION PHASE 1-5





7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

March 17, 2023

Planning Commission
City of Bentenville

RE: Benteenwoods subdivision waivers to required MSP improvements

Dear Commissioners,

NWA Dream Builders is applying for a residential preliminary plat located on parcel #01-00828-450 (Vaughn and motley road). The one waiver request is outlined below:

- A waiver of improvements to the South side of parcel number 01-00828-450, Improvements to motley Road.
 - NWA Dream Builders owns the entire parcel, but plans to build on the empty section of the parcel along motley road after the subdivision is complete. We will be proposing multifamily across the entire southern section from the ravine to motley.
 - NEA Dream Builders is building out a new $\frac{1}{4}$ mile stretch to the north associated with this development, along with improvements to Vaughn for $\frac{1}{4}$ mile.

We respectfully ask the planning commission to consider the waiver requests to meet the aim of the project for an affordable minimal quality space that will enhance the safety and welfare of the community. Please see included waiver exhibit.

Should you have any questions or require any additional information, please feel free to contact us at your convenience

Sincerely,
Bates & Associates, Inc

Jake Chavis

Plans are currently in effect to improve this through the city of Centerton

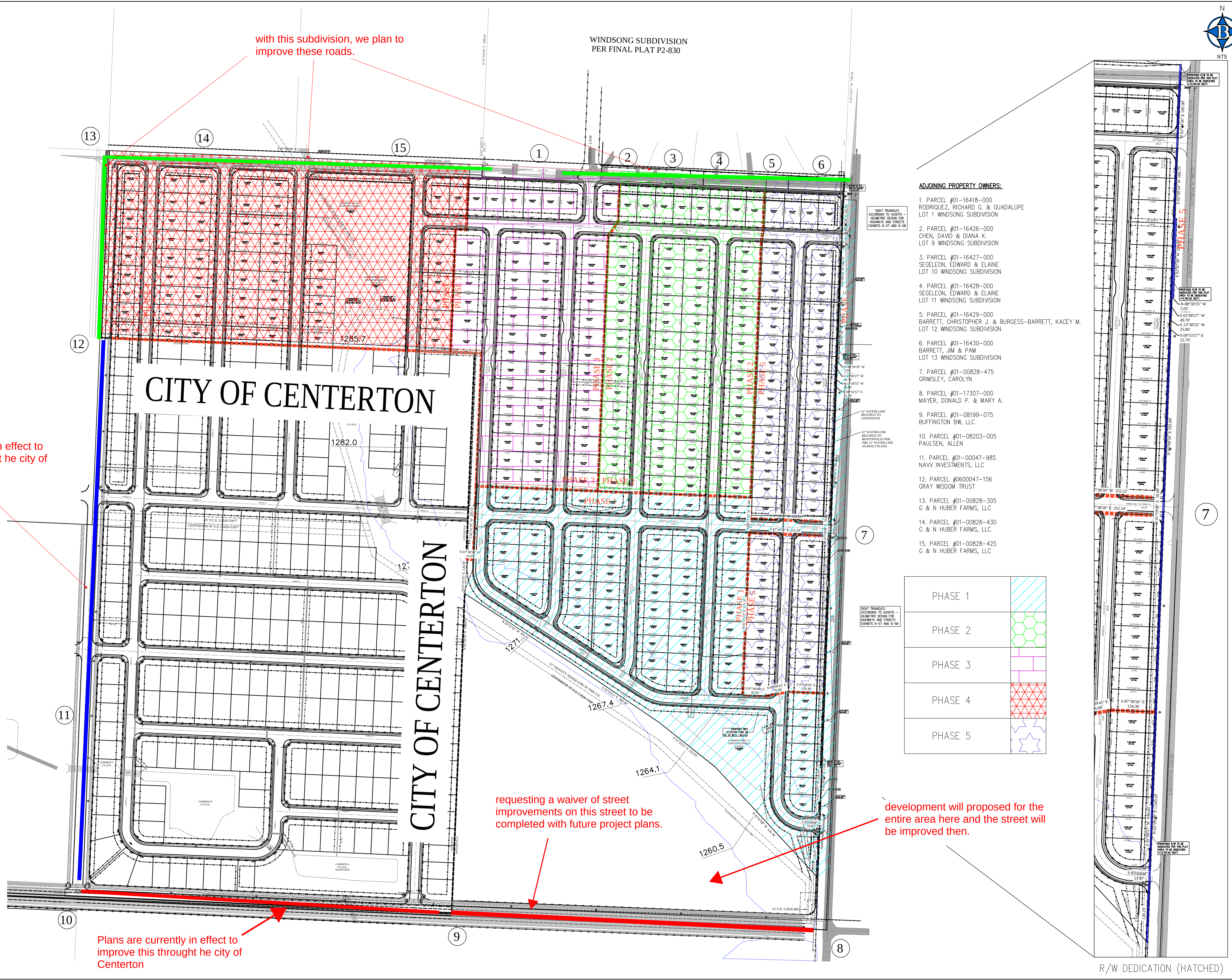
with this subdivision, we plan to improve these roads.

requesting a waiver of street improvements on this street to be completed with future project plans.

development will be proposed for the entire area here and the street will be improved then.

Plans are currently in effect to improve this through the city of Centerton

Drawing Name: 20/200/20-259 Engineering 02-20 PRELIMINARY PLAT.dwg
Xrefs Used: BASE, 24x36, COA BBA
Time: 1:12 pm
Scale: 1"=25' (PS)
Date: 5/12/2021



ADJOINING PROPERTY OWNERS:

1. PARCEL #01-16418-000 RODRIGUEZ, RICHARD G. & GUADALUPE LOT 1 WINDSONG SUBDIVISION
2. PARCEL #01-16426-000 CHEN, DAVID & DIANA K. LOT 9 WINDSONG SUBDIVISION
3. PARCEL #01-16427-000 SEGELEON, EDWARD & ELAINE LOT 10 WINDSONG SUBDIVISION
4. PARCEL #01-16428-000 SEGELEON, EDWARD & ELAINE LOT 11 WINDSONG SUBDIVISION
5. PARCEL #01-16429-000 BARRETT, CHRISTOPHER J. & BURGESS-BARRETT, KACEY M. LOT 12 WINDSONG SUBDIVISION
6. PARCEL #01-16430-000 BARRETT, JIM & PAM LOT 13 WINDSONG SUBDIVISION
7. PARCEL #01-00828-475 GRIMSLEY, CAROLYN
8. PARCEL #01-17307-000 MAYER, DONALD P. & MARY A.
9. PARCEL #01-08199-075 BUFFINGTON BW, LLC
10. PARCEL #01-08203-005 PAULSEN, ALLEN
11. PARCEL #01-00047-985 NAVV INVESTMENTS, LLC
12. PARCEL #0600047-156 GRAY WISDOM TRUST
13. PARCEL #01-00828-305 G & N HUBER FARMS, LLC
14. PARCEL #01-00828-430 G & N HUBER FARMS, LLC
15. PARCEL #01-00828-425 G & N HUBER FARMS, LLC

PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	
PHASE 5	

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS DRIVER NO. 171

DRAWN BY: B. Watts/J. Davis
ENGINEER: G. Bates

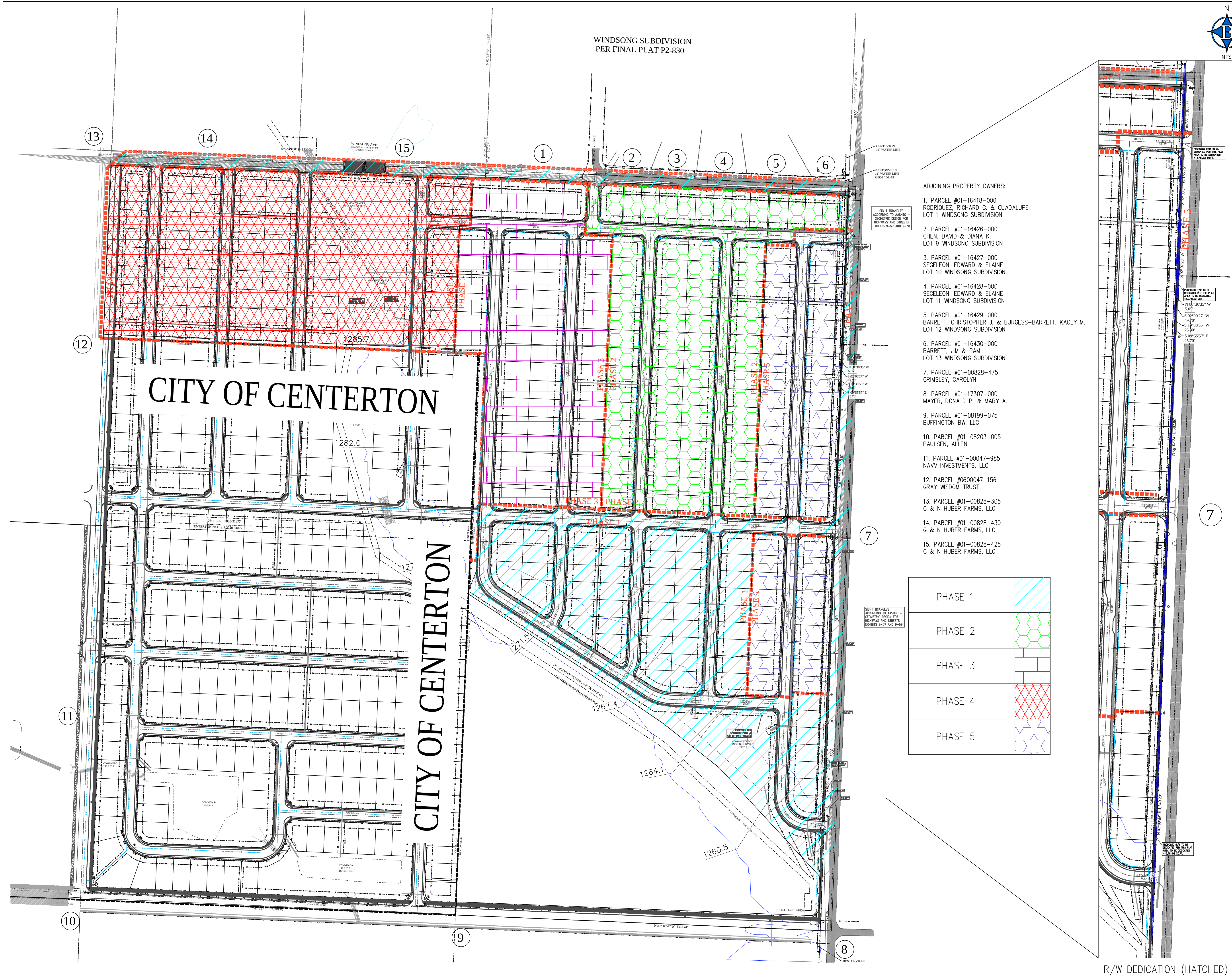
Copyright © 2021 Bates & Associates, Inc.

DATE	REVISIONS
9/24/21	PRELIMINARY PLAT AND CONSTRUCTION PLANS
10/29/21	SUBMIT FOR PRE-APPLICATION MEETING
12/8/21	COMMENTS PER COB
12/13/21	1ST SUBMITTAL
12/14/21	REVISED PER ENGINEERING COMMENTS
12/22/21	2ND SUBMITTAL
03/21/22	3RD SUBMITTAL
11/18/22	4TH SUBMITTAL
12/21/22	CENTERTON WATER UTILITY REVISIONS
12/29/22	5TH SUBMITTAL
01/20/23	

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PHASING PLAN
BENTONVILLE, ARKANSAS

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

DRAWING NO
PP1



ADJOINING PROPERTY OWNERS:

1. PARCEL #01-16418-000
RODRIGUEZ, RICHARD G. & GUADALUPE
LOT 1 WINDSONG SUBDIVISION
2. PARCEL #01-16426-000
CHEN, DAVID & DIANA K.
LOT 9 WINDSONG SUBDIVISION
3. PARCEL #01-16427-000
SEGELEON, EDWARD & ELAINE
LOT 10 WINDSONG SUBDIVISION
4. PARCEL #01-16428-000
SEGELEON, EDWARD & ELAINE
LOT 11 WINDSONG SUBDIVISION
5. PARCEL #01-16429-000
BARRETT, CHRISTOPHER J. & BURGESS-BARRETT, KACEY M.
LOT 12 WINDSONG SUBDIVISION
6. PARCEL #01-16430-000
BARRETT, JIM & PAM
LOT 13 WINDSONG SUBDIVISION
7. PARCEL #01-00828-475
GRIMSLEY, CAROLYN
8. PARCEL #01-17307-000
MAYER, DONALD P. & MARY A.
9. PARCEL #01-08199-075
BUFFINGTON BW, LLC
10. PARCEL #01-08203-005
PAULSEN, ALLEN
11. PARCEL #01-00047-985
NAVY INVESTMENTS, LLC
12. PARCEL #0600047-156
GRAY WISDOM TRUST
13. PARCEL #01-00828-305
G & N HUBER FARMS, LLC
14. PARCEL #01-00828-430
G & N HUBER FARMS, LLC
15. PARCEL #01-00828-425
G & N HUBER FARMS, LLC

PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	
PHASE 5	

R/W DEDICATION (HATCHED)

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 9810
GEOFFREY H. BATES

10-09-23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
NO. 121

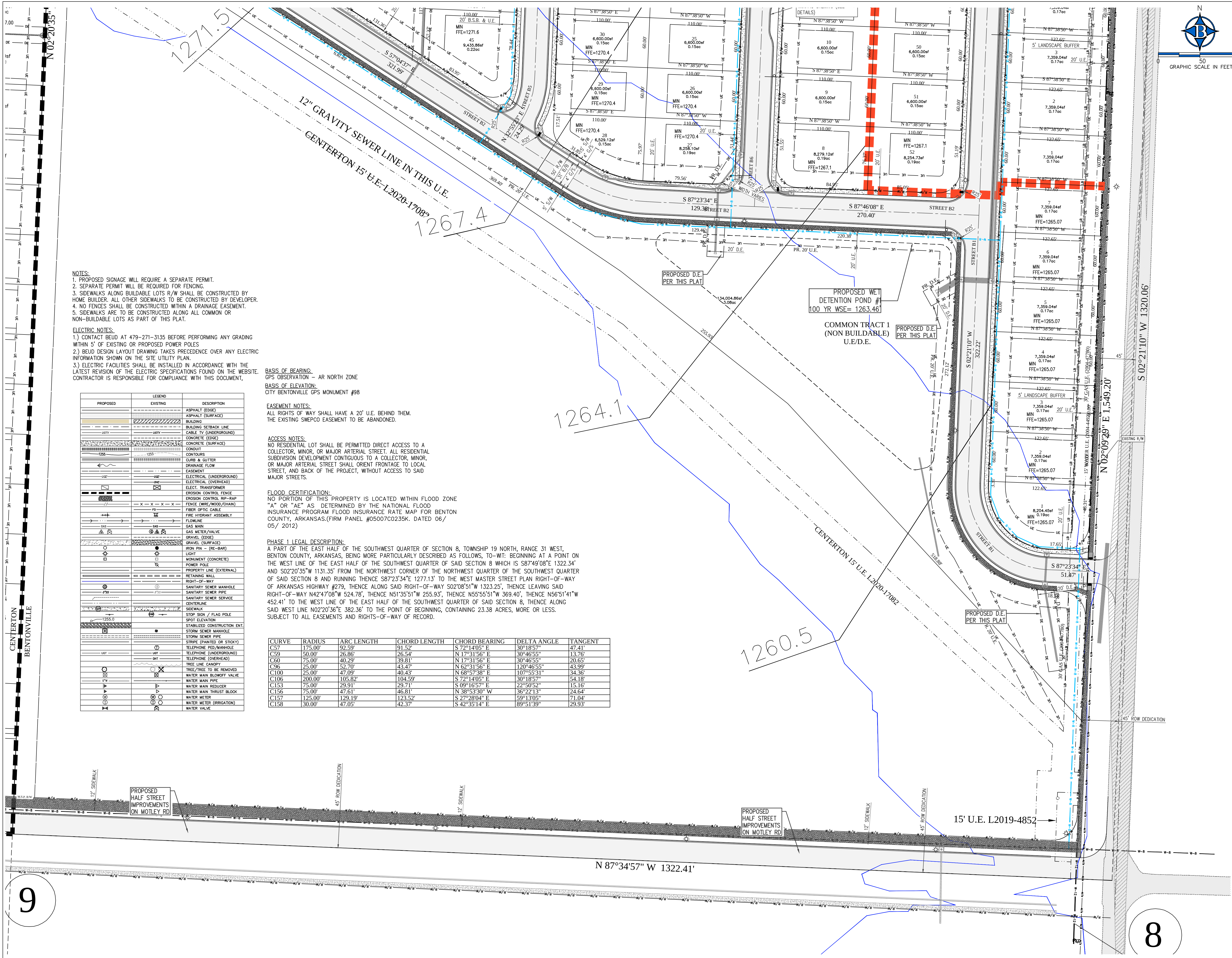
DRAWN BY: B. Watts/J. Davis
ENGINEER: G. Bates
Copyright © 2021 Bates & Associates, Inc.

DATE	REVISIONS
12/13/21	1ST SUBMITTAL
12/14/21	UPDATED STORM SEWER
12/22/21	REVISED PER ENGINEERING COMMENTS
03/21/22	2ND SUBMITTAL
11/16/22	3RD SUBMITTAL
12/21/22	4TH SUBMITTAL
12/29/22	CENTER TOWN WATER UTILITY REVISIONS
01/20/23	5TH SUBMITTAL
06/23/23	6TH SUBMITTAL
10/09/23	REVISION PER STAFF COMMENTS

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PHASING PLAN
BENTONVILLE, ARKANSAS

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

DRAWING NO
PP1



- NOTES:
1. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 2. SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
 3. SIDEWALKS ALONG BUILDABLE LOTS R/W SHALL BE CONSTRUCTED BY HOME BUILDER. ALL OTHER SIDEWALKS TO BE CONSTRUCTED BY DEVELOPER.
 4. NO FENCES SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT.
 5. SIDEWALKS ARE TO BE CONSTRUCTED ALONG ALL COMMON OR NON-BUILDABLE LOTS AS PART OF THIS PLAT.

- ELECTRIC NOTES:
- 1.) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
 - 2.) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 - 3.) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT,

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SIDEWALK
		STOP SIGN / FLAG POLE
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		STORM SEWER VALVE
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE (TREE TO BE REMOVED)
		WATER MAIN PIPE
		WATER MAIN BLOWOFF VALVE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

BASIS OF BEARINGS:
GPS OBSERVATION - AR NORTH ZONE

BASIS OF ELEVATION:
CITY BENTONVILLE GPS MONUMENT #98

EASEMENT NOTES:
ALL RIGHTS OF WAY SHALL HAVE A 20' U.E. BEHIND THEM.
THE EXISTING SWEPKO EASEMENT TO BE ABANDONED.

ACCESS NOTES:
NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO SAID MAJOR STREETS.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS (FIRM PANEL #05007C0235K, DATED 06/05/2012)

PHASE 1 LEGAL DESCRIPTION:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8 WHICH IS S87°49'08"E 1322.34' AND S02°20'35"W 1131.35' FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND RUNNING THENCE S87°23'34"E 1277.13' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF ARKANSAS HIGHWAY #279, THENCE ALONG SAID RIGHT-OF-WAY S02°08'51"W 1323.25', THENCE LEAVING SAID RIGHT-OF-WAY N42°47'08"W 524.78', THENCE N51°35'51"W 255.93', THENCE N55°55'51"W 369.40', THENCE N56°51'41"W 452.41' TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THENCE ALONG SAID WEST LINE N02°20'36"E 382.36' TO THE POINT OF BEGINNING, CONTAINING 23.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C57	175.00'	92.59'	91.52'	S 72°14'05" E	30°18'57"	47.41'
C59	50.00'	26.86'	26.54'	N 17°31'56" E	30°46'55"	13.76'
C60	75.00'	40.29'	39.81'	N 17°31'56" E	30°46'55"	20.65'
C96	25.00'	52.70'	43.47'	N 62°31'56" E	120°46'55"	43.99'
C100	25.00'	47.09'	40.43'	N 68°57'38" E	107°55'31"	34.36'
C106	200.00'	105.82'	104.59'	S 72°14'05" E	30°18'57"	54.18'
C153	75.00'	29.91'	29.71'	S 09°16'57" E	22°50'52"	15.16'
C156	75.00'	47.61'	46.81'	N 38°53'30" W	36°22'13"	24.64'
C157	125.00'	129.19'	123.52'	S 27°28'04" E	59°13'05"	71.04'
C158	30.00'	47.05'	42.37'	S 42°35'14" E	89°51'39"	29.93'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

10-09-23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: B. Watts/J. Davis
ENGINEER: G. Bates
Copyright © 2021 Bates & Associates, Inc.

DATE	REVISIONS
12/13/21	1ST SUBMITTAL
12/14/21	UPDATED STORM SEWER
12/22/21	REVISED PER ENGINEERING COMMENTS
03/22/22	2ND SUBMITTAL
11/18/22	3RD SUBMITTAL
12/21/22	4TH SUBMITTAL
12/28/22	CENTERTON WATER UTILITY REVISIONS
01/20/23	5TH SUBMITTAL
08/23/23	6TH SUBMITTAL
10/09/23	REVISION PER STAFF COMMENTS

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (SOUTH (E))

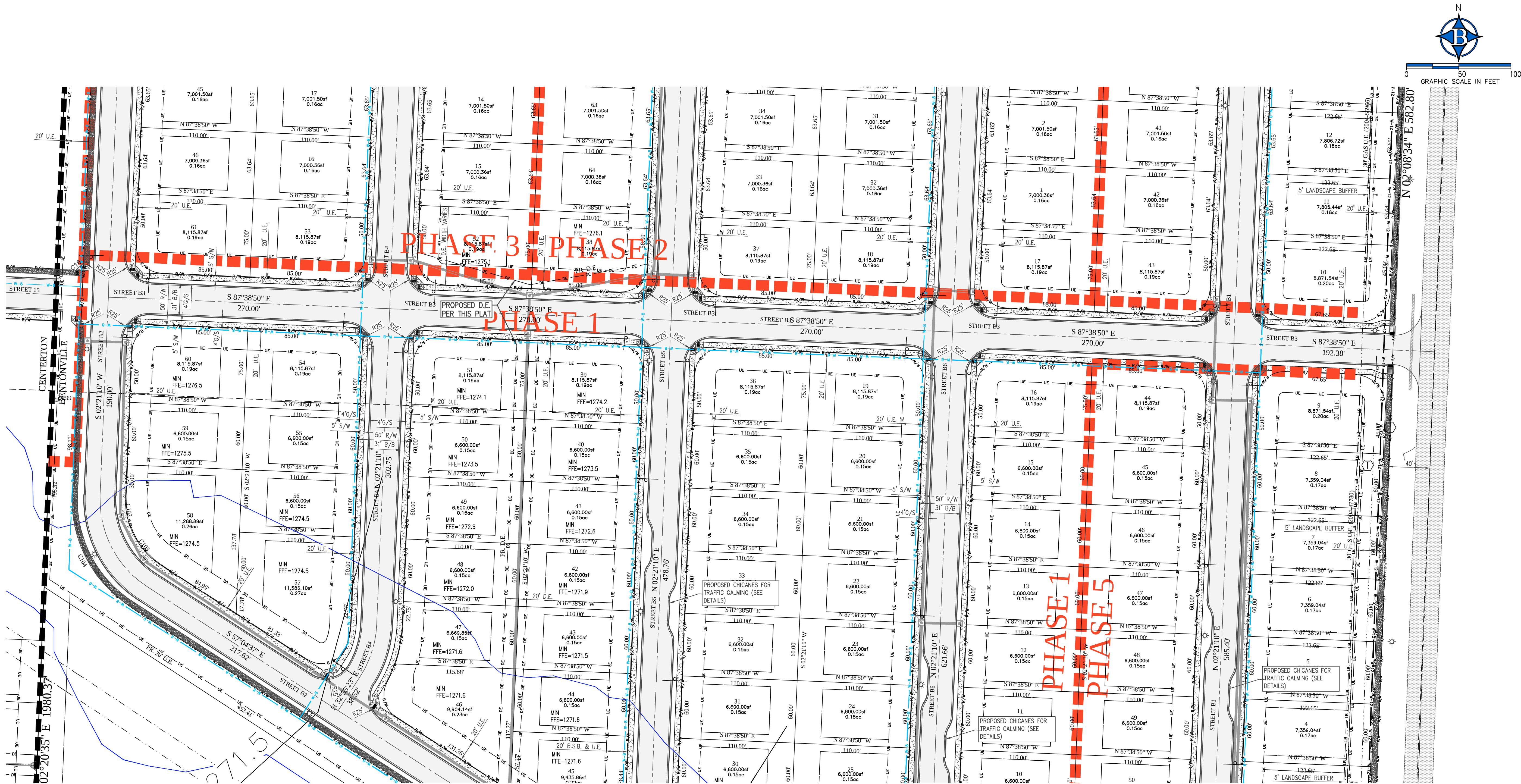
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.

www.batesinc.com
Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

PP2



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

10-09-23
BATES & ASSOCIATES, INC.
#335
KANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: B. Watts/J. Davis
Copyright © 2021 Bates & Associates, Inc.

DATE	REVISIONS
12/13/21	1ST SUBMITTAL
12/14/21	UPDATED STORM SEWER
12/22/21	REVISED PER ENGINEERING COMMENTS
03/21/22	2ND SUBMITTAL
11/18/22	3RD SUBMITTAL
12/21/22	4TH SUBMITTAL
12/28/22	CENTERTON WATER UTILITY REVISIONS
01/20/23	5TH SUBMITTAL
06/23/23	6TH SUBMITTAL
10/09/23	REVISION PER STAFF COMMENTS

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (EAST)

BENTONVILLE, ARKANSAS

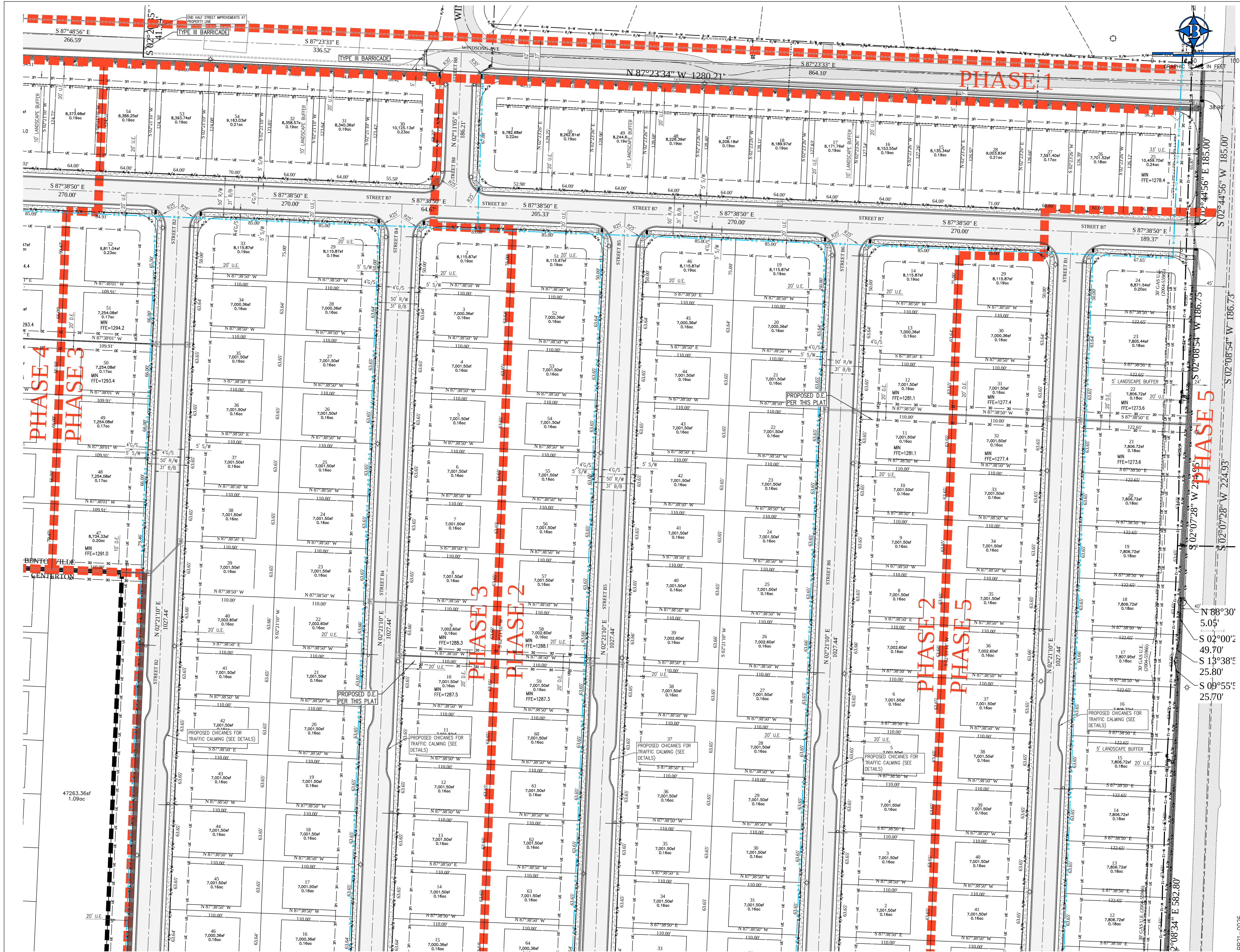
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURBS & GUTTERS
		DRAINAGE FLOW
		EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL R/R - R&P
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		STOP SIGN / FLAG POLE
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		TELEPHONE (PAINTED OR STICKY)
		TELEPHONE (UNDERGROUND)
		TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

20-259

DRAWING NO.
PP3



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

10-09-23
BATES & ASSOCIATES, INC.
#135
KANSAS ENGINEER

Copyright © 2021 Bates & Associates, Inc.

DATE	REVISIONS
12/13/21	1ST SUBMITTAL
12/14/21	UPDATED STORM SEWER
12/22/21	REVISED PER ENGINEERING COMMENTS
03/21/22	2ND SUBMITTAL
11/16/22	4TH SUBMITTAL
12/22/22	CENTERLINE WATER UTILITY REVISIONS
01/20/23	5TH SUBMITTAL
06/23/23	6TH SUBMITTAL
10/09/23	REVISION PER STAFF COMMENTS

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (EAST)

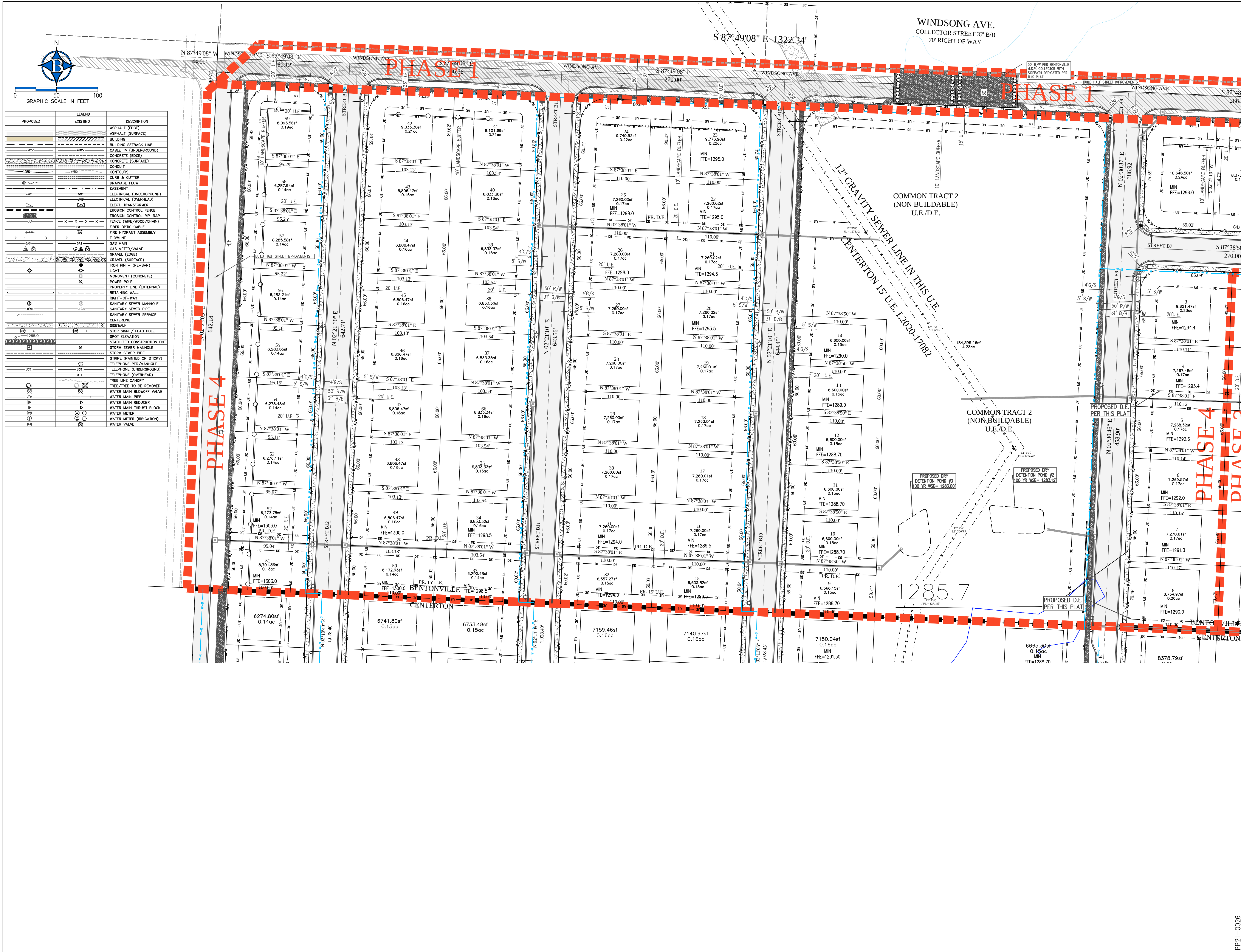
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

DRAWING NO.
PP5

PP21-0026
PROJECT NO.
20-259



STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

NO. 9810

GEORGE H. BATES

10-09-23

CERTIFICATE OF AUTHORITY

BATES & ASSOCIATES, INC.

ARKANSAS ENGINEER

DATE

12/13/21

12/14/21

12/22/21

03/21/22

11/18/22

12/21/22

12/28/22

01/20/23

08/23/23

10/09/23

REVISIONS

1ST SUBMITTAL

UPDATED STORM SEWER

REVISED PER ENGINEERING COMMENTS

2ND SUBMITTAL

3RD SUBMITTAL

4TH SUBMITTAL

CENTERTON WATER UTILITY REVISIONS

5TH SUBMITTAL

6TH SUBMITTAL

REVISION PER STAFF COMMENTS

BENTENWOODS SUBDIVISION, PHASE 1

PRELIMINARY PLAT & CONSTRUCTION PLANS (NOT APPROVED)

PRELIMINARY PLAT (WEST)

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.

www.batesinc.com

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

20-259

DRAWING NO
PP4

Page 85 of 124



Walnut Grove Phase II-IV

Southwest Barron Road and Piercy Road

PC Date: 10/17/2023

Staff Report Details

Project Number	PP22-0009
Applicant / Current Owner	RLP Developments, LLC
Site Area	+/- 78.23 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Subdivision
Related projects	PP19-0002 and FP23-0006

Property Description

This property is located at the Northeast Corner of Southwest Barron Road and Piercy Road. It is currently zoned R-1, Single Family Residential. Adjacent zonings include A-1, Agricultural to the North, A-1, Agriculture and R-1, Low-density Single-family Residential to the South and East, and I-1, Light Industrial to the West.

Project Details

The applicant is proposing a preliminary plat for phases 2 thru 4 of Walnut Grove Subdivision. The plat will create 239 total lots, of which 3 will be set aside for drainage or amenities. The proposed phases integrate into Phase 1 as well as the existing High Meadows Subdivision to the East. Stub-outs are provided to the undeveloped land to the north. Road improvements to Piercy Road will be completed per Master Street Plan requirements, as well as landscaping per the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

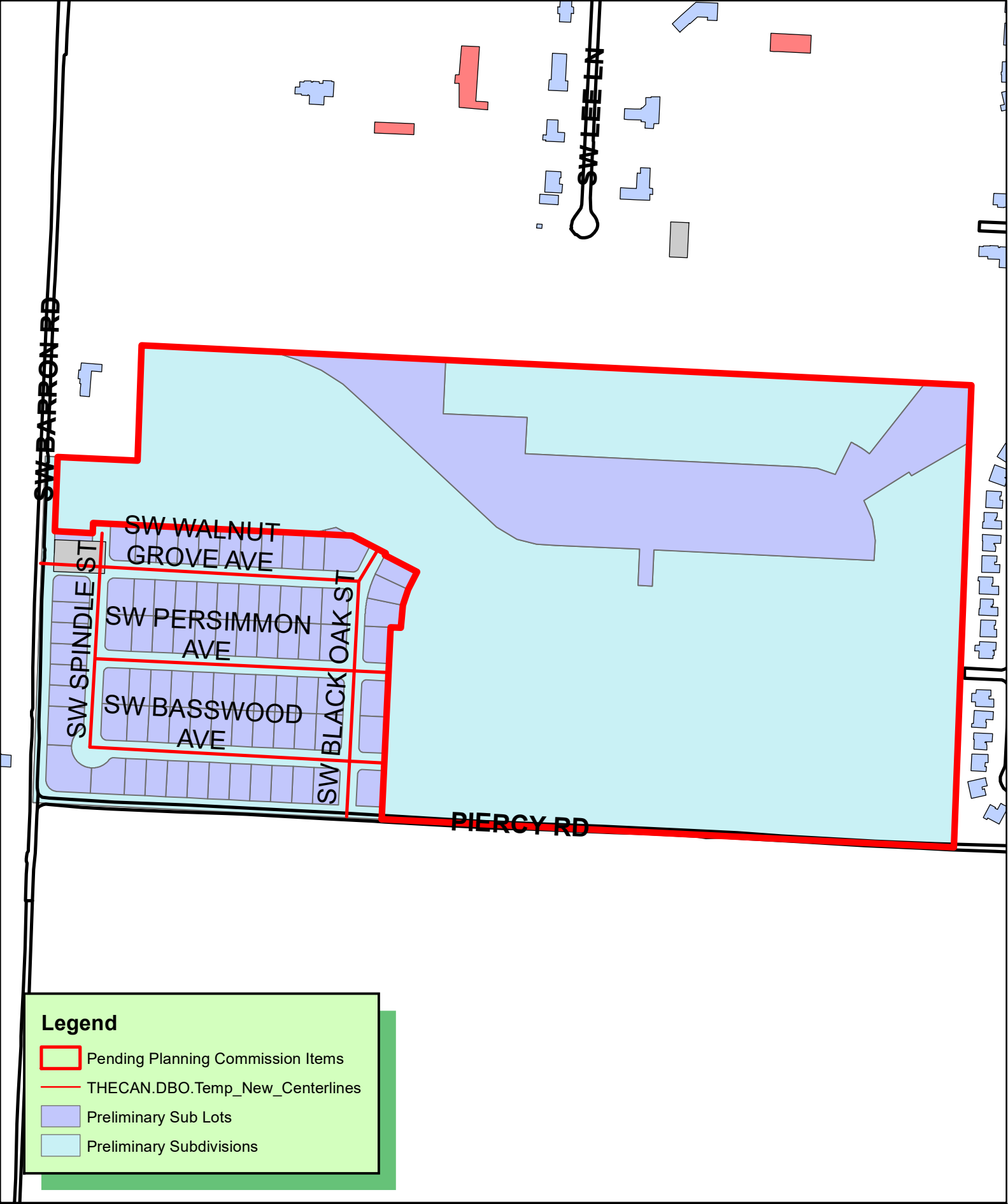
Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers**Conclusion**

This plat meets the minimum requirements of the Land Development and Zoning Codes. Staff recommends the item be approved.

Additional Details



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  Preliminary Sub Lots
-  Preliminary Subdivisions



1 inch = 350 feet

**PP22-0009
PRELIMINARY PLAT
WALNUT GROVE PHASES 2-4**

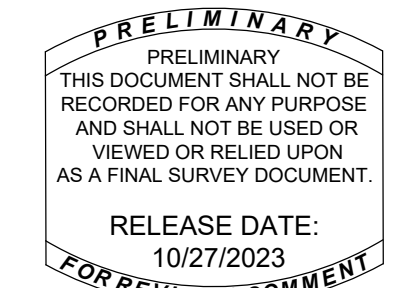
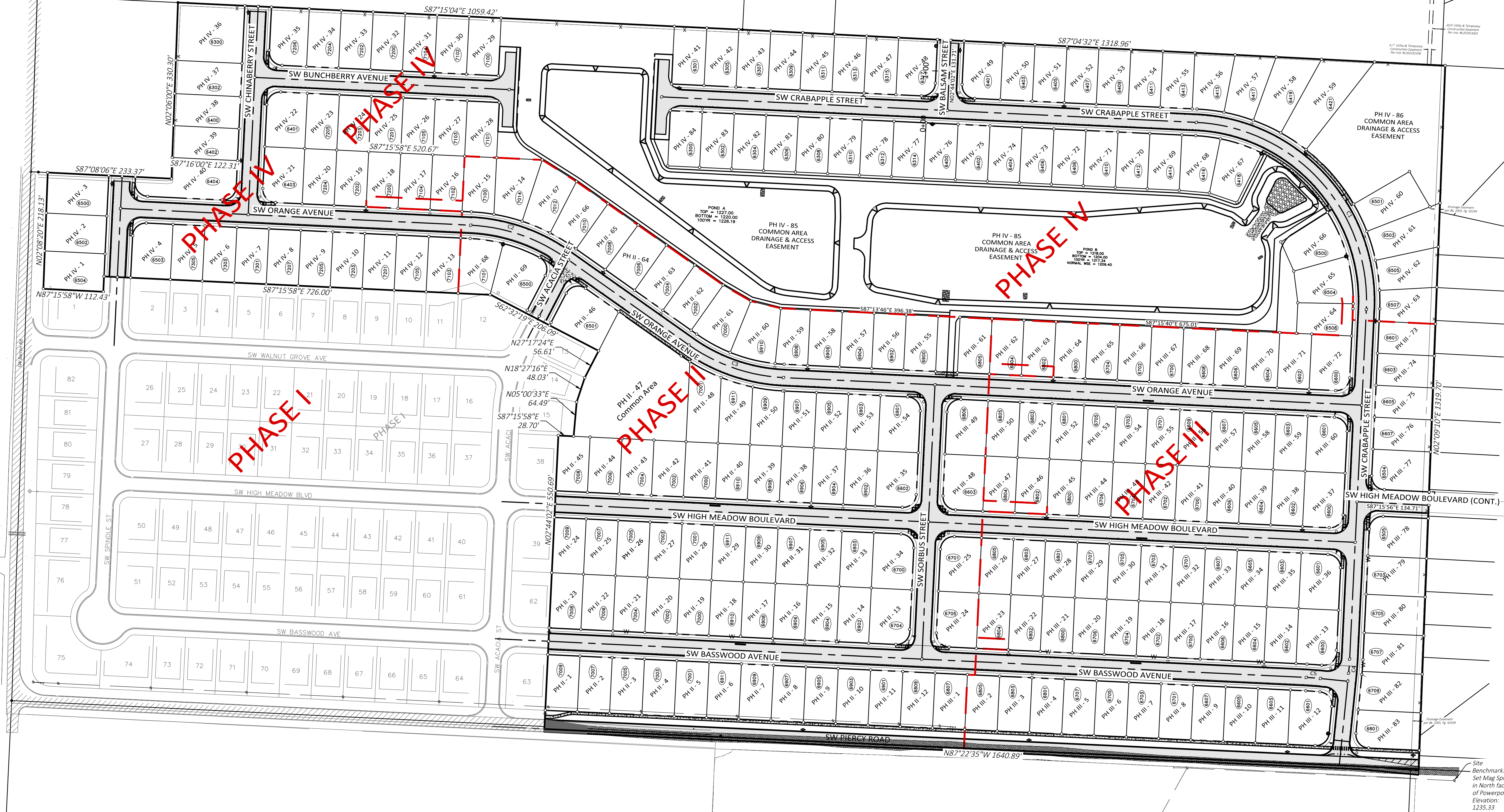
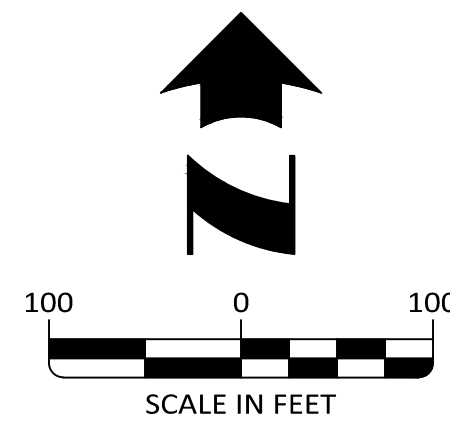




THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT,
BIDDING OR CONSTRUCTION
PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF:



4



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**WALNUT GROVE
PHASES II-IV
SUBDIVISION**
Bentonville, Arkansas
PP22-0009

**Issued for Review
08.28.23**

PRELIM PLAT - OVERALL

Revisions

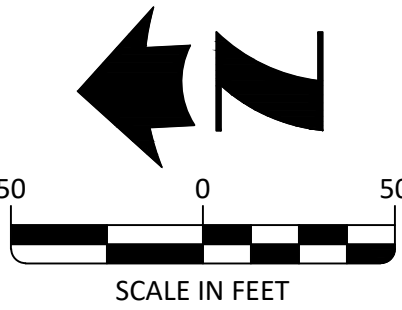
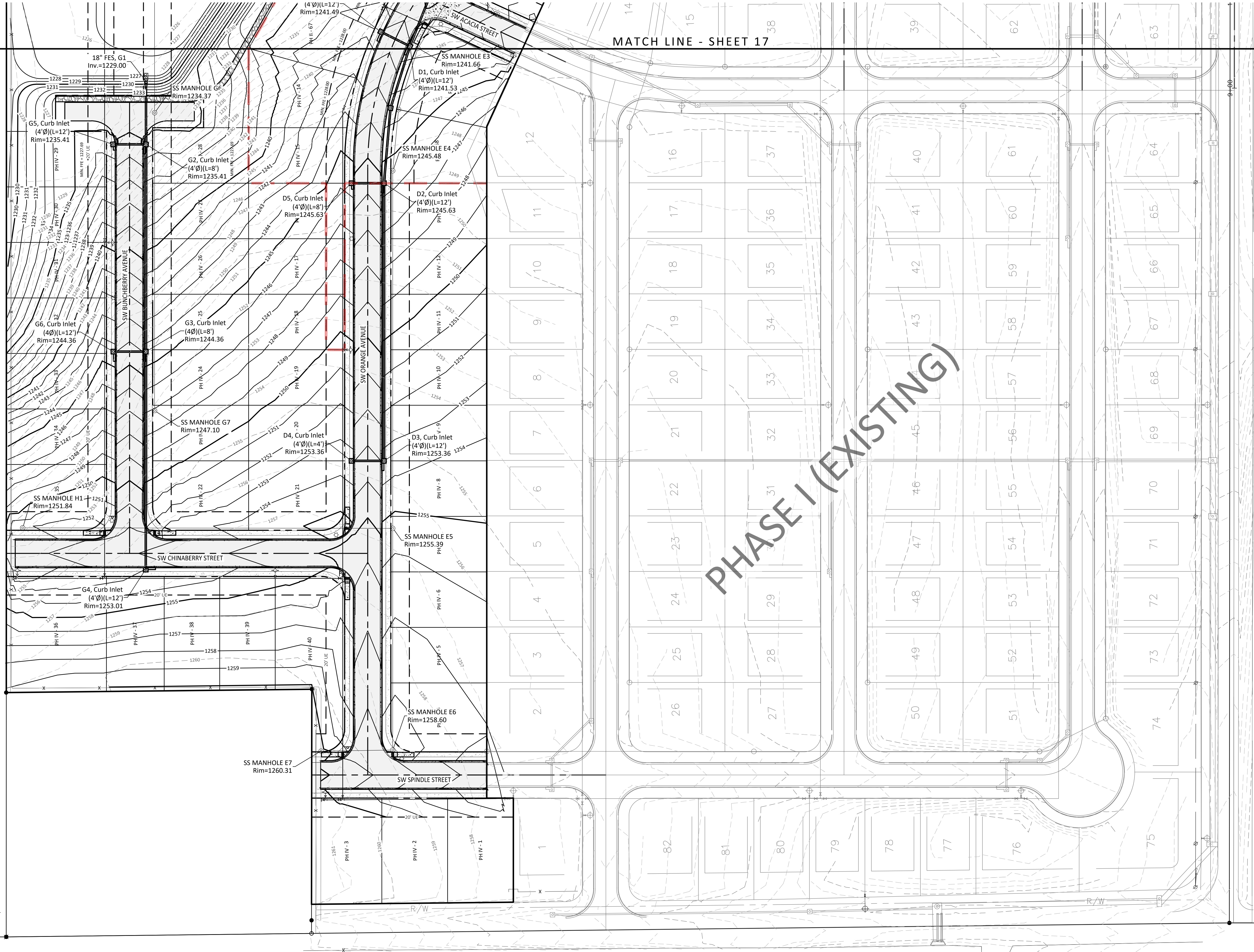
Drawn By:	TJL/TLS	Vert. Scale:	AS NOTED
Approved By:	JSA	Horiz. Scale:	AS NOTED
Date:	08.28.2023	Plot Scale:	1
Project No.:	RIP-36	DWG Name:	PRELIM PLAT

SHEET

6

of 66

Drawing Name: P:\RIP-36 Walnut Grove\Drafting\Sheets\RLP-36 SHEETS - GRADING.dwg Last Modified: Oct 30, 2023 - 8:03am Plotted on: Nov 10, 2023 - 10:23am by ah5174



PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Patrick R. Foy
NAME: P.E. NO. 18318
DATE: 10.09.2023



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**WALNUT GROVE
PHASES II-IV
SUBDIVISION**
Bentonville, Arkansas
PP22-0009

**Issued for Review
10.30.23**

GRADING PLAN (WEST)

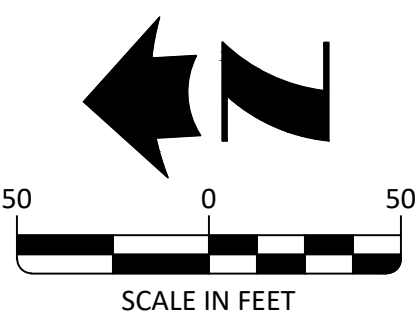
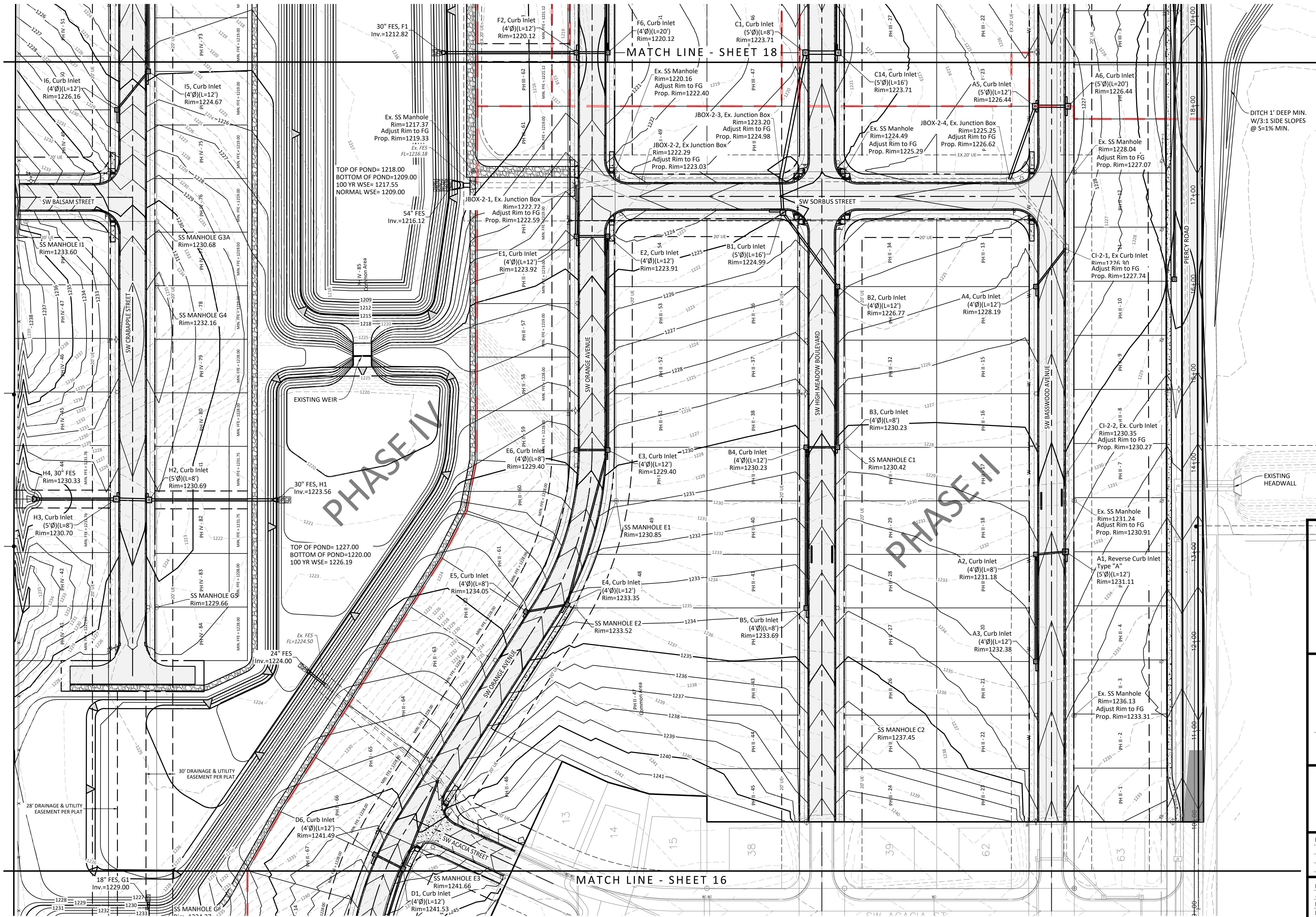
Revisions			

Drawn By:	TJL/TLS	Vert. Scale:	AS NOTED
Approved By:	PRF	Horiz. Scale:	AS NOTED
Date:	04.18.2023	Plot Scale:	1
Project No.:	RLP-36	DWG Name:	GRADING

SHEET

16

of 74
Page 91 of 124



PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Patrick R. Foy 18318
NAME P.E. NO.
DATE 10.09.2023

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

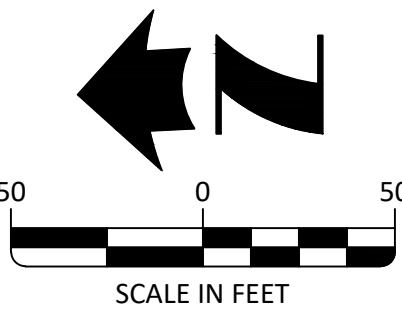
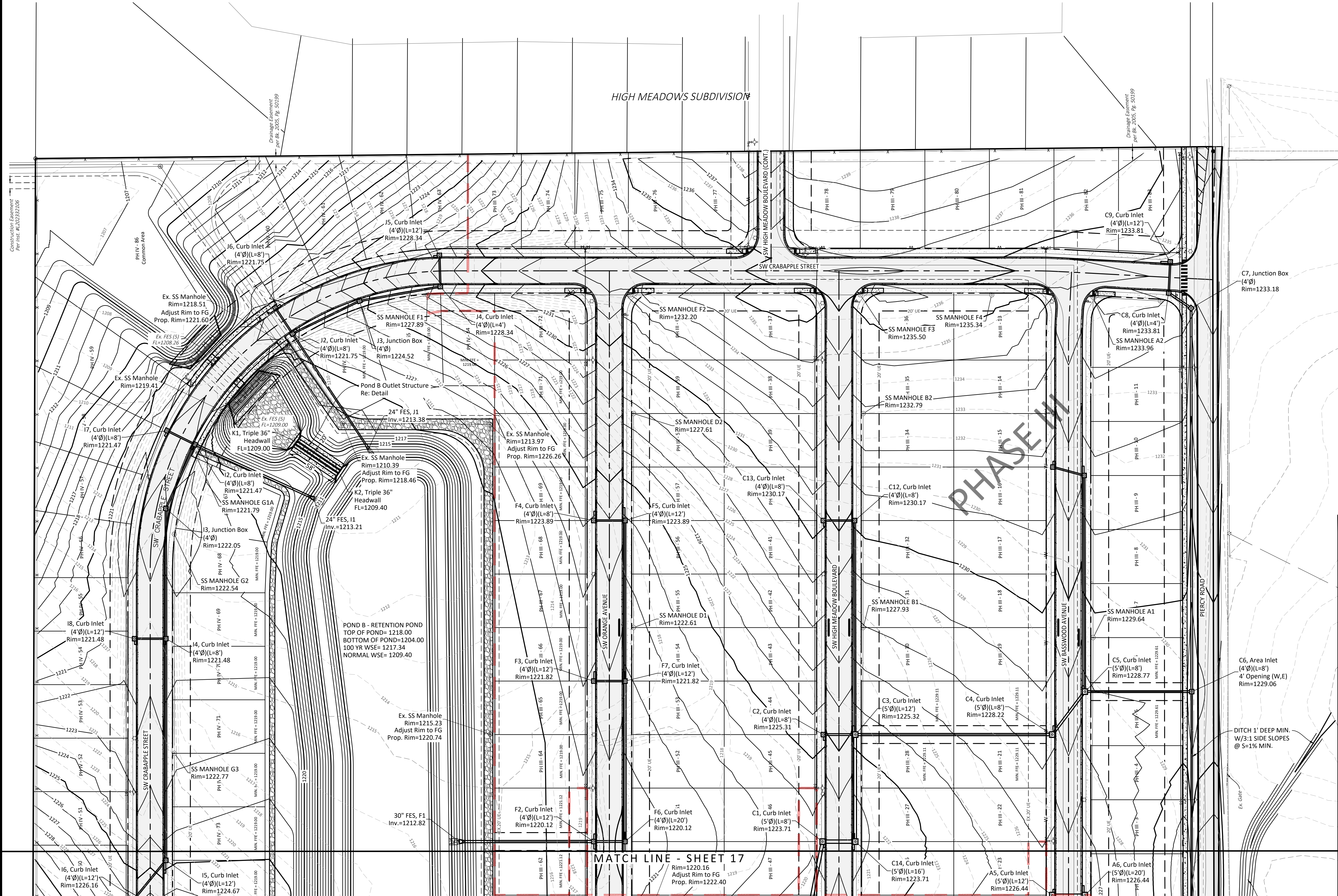
**WALNUT GROVE
PHASES II-IV
SUBDIVISION**
Bentonville, Arkansas
PP22-0009

**Issued for Review
10.30.23**

GRADING PLAN (CENTER)

Revisions		
Drawn By:	TJL/TLS	Vert. Scale: AS NOTED
Approved By:	PRF	Horiz. Scale: AS NOTED
Date:	04.18.2023	Plot Scale: 1
Project No.:	RLP-36	DWG Name: GRADING

Drawing Name: P:\RIP-36 Walnut Grove\Drafting\Sheets\RLP-36 SHEETS - GRADING.dwg Last Modified: Oct 30, 2023 - 8:03am Plotted on: Nov 10, 2023 - 10:24am by ah5174



PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Patrick R. Foy 18318
NAME P.E. NO.
DATE 10.09.2023



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**WALNUT GROVE
PHASES II-IV
SUBDIVISION**
Bentonville, Arkansas
PP22-0009

**Issued for Review
10.30.23**

GRADING PLAN (EAST)

Revisions

Drawn By: TIL/TLS
Approved By: PRF
Date: 04.18.2023
Project No.: RLP-36

Vert. Scale: AS NOTED
Horiz. Scale: AS NOTED
Plot Scale: 1
DWG Name: GRADING

SHEET

18

Of 74
Page 93 of 124

Drawing Name: P:\RIP-36 Walnut Grove\Drafting\Sheets\RLP-36 SHEETS - LANDSCAPE PLAN.dwg Last Modified: Nov 13, 2023 - 8:39am Plotted on: Nov 13, 2023 - 8:45am by ah5161

MATCH LINE - SHEET 69

DECIDUOUS TREE PLANTING LEGEND

- SYMBOL DESCRIPTION
- 1 TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE.
 - 2 12 GAUGE GALVANIZED WIRE # 1-1/2 PVC PIPE
 - 3 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK.
 - 4 REMOVE WIRE BASKET AND REMOVE BURLAP # ROPE FROM TOP 3' OF ROOT BALL
 - 5 TREE SAUKER (FORMED BY MIN. 4" THICK MULCH)
 - 6 8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT
 - 7 PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

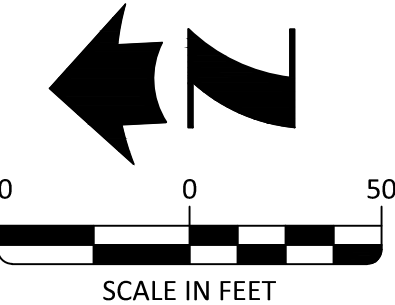
PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. TREES TO BE INSTALLED 50 TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEARS SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.
- H. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

TREE PLANTING DETAIL

N.T.S.

LD
01



PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Patrick R. Foy
NAME P.E. NO. 88318
DATE 10.09.2023



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE
PHASES II-IV
SUBDIVISION
Bentonville, Arkansas
PP22-0009

Issued for Review
10.30.23

LANDSCAPE PLAN (WEST)

Revisions

Drawn By: RUC
Approved By: MDT
Date: 08.28.2023
Project No.: RLP-36

Vert. Scale: AS NOTED
Horiz. Scale: AS NOTED
Plot Scale: 1
DWG Name: LANDSCAPE PLAN

SHEET

72

Page 94 of 124

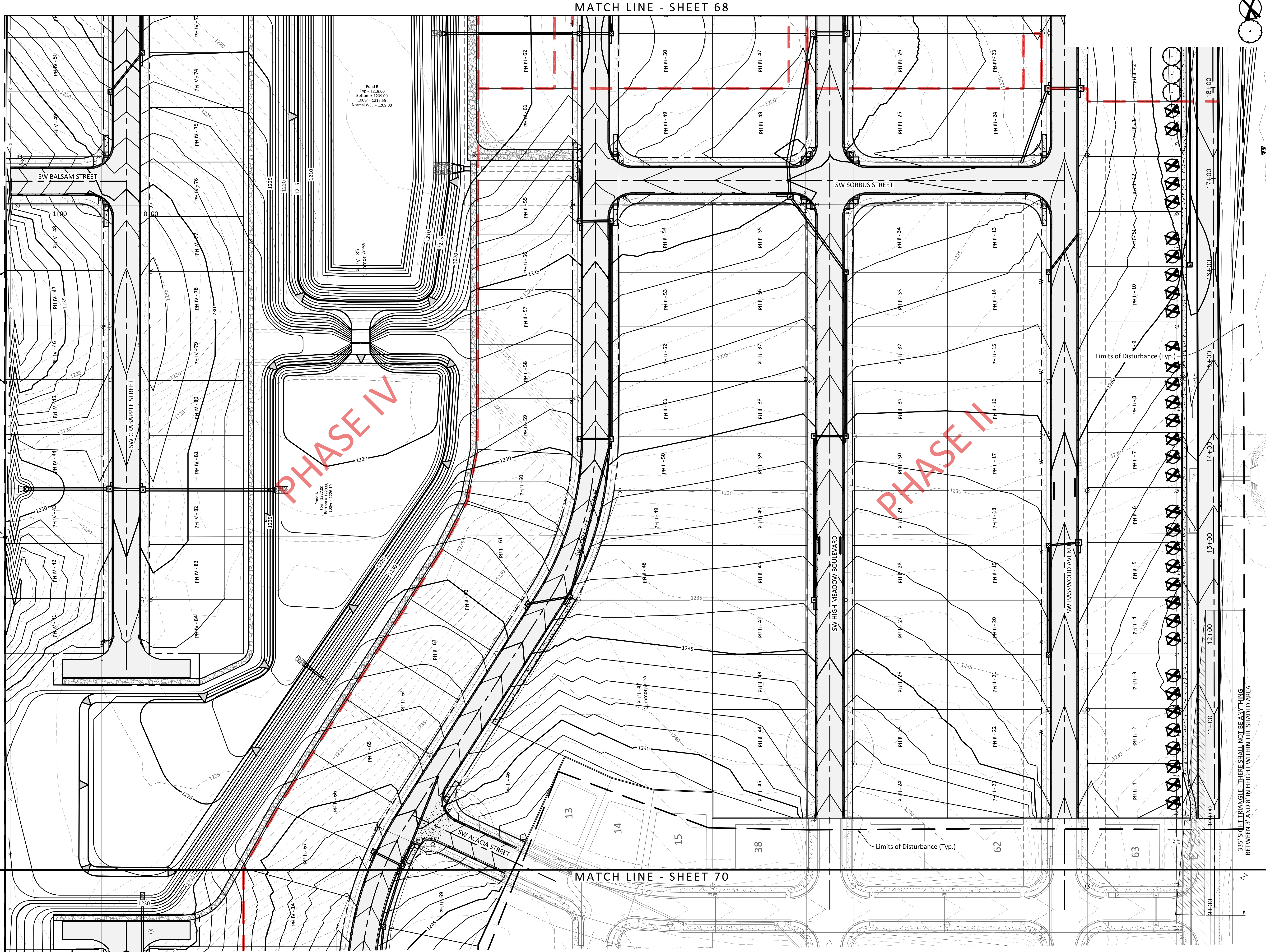
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	38	Pistacia chinensis / Chinese Pistache	B&B	4" Cal
	34	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B&B	2.5" Cal
	12	Quercus shumardii / Shumard Oak	B&B	4" Cal

430' SIGHT TRIANGLE - THERE SHALL NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA

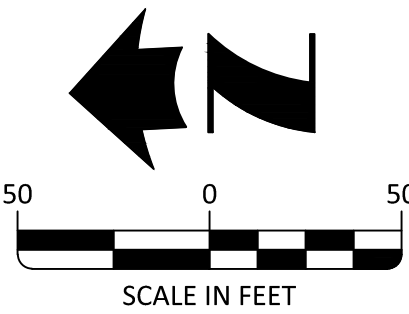
SITE AREA = 59.82 ACRES
DISTURBED AREA = 61.43 ACRES

Drawing Name: P:\RIP-36 Walnut Grove\Drafting\Sheets\RLP-36 SHEETS - LANDSCAPE PLAN.dwg Last Modified: Nov 13, 2023 - 8:39am Plotted on: Nov 13, 2023 - 8:45am by ah5161



PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	CALL
	38	<i>Platanus chinensis</i> / Chinese Platanus	B&B	4" Cal
	34	<i>Cercis canadensis</i> 'Forest Pansy' / Forest Pansy Eastern Redbud	B&B	2.5" Cal
	12	<i>Quercus shumardii</i> / Shumard Oak	B&B	4" Cal

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Patrick R. Foy 88318
NAME P.E. NO.
DATE 10.09.2023



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE
PHASES II-IV
SUBDIVISION
Bentonville, Arkansas
PP22-0009

Issued for Review
10.30.23

LANDSCAPE PLAN (CENTER)

Revisions

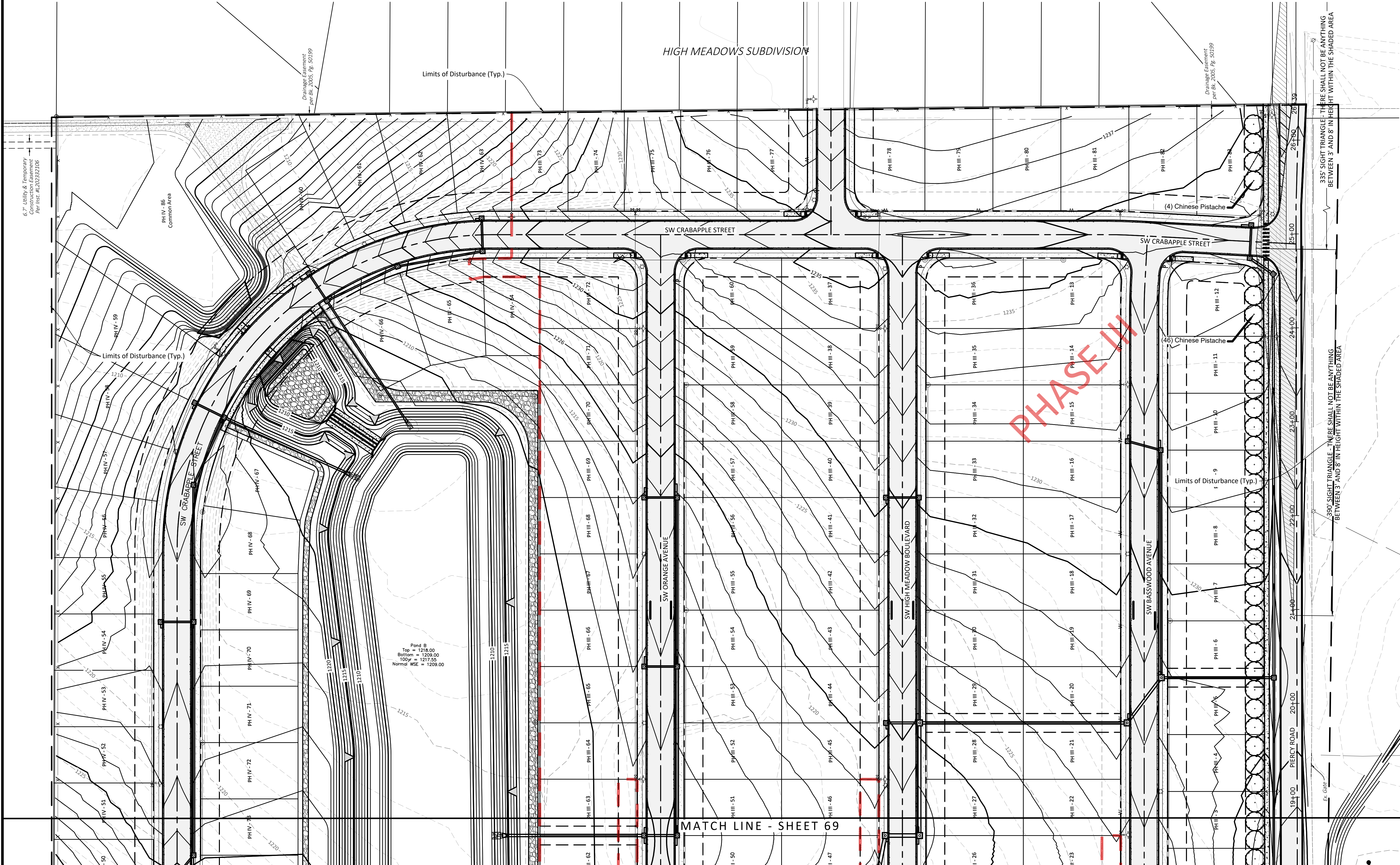
Drawn By: RUC	Vert. Scale: AS NOTED
Approved By: MDT	Horiz. Scale: AS NOTED
Date: 08.28.2023	Plot Scale: 1
Project No.: RLP-36	DWG Name: LANDSCAPE PLAN

SHEET

73

of 74
Page 99 of 124

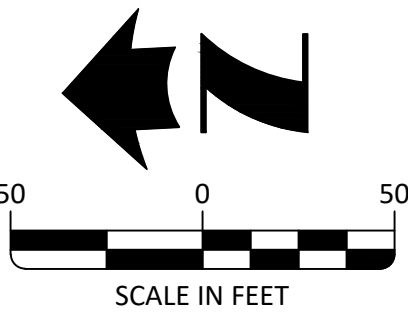
Drawing Name: P:\RIP-36 Walnut Grove\Drafting\Sheets\RIP-36 SHEETS - LANDSCAPE PLAN.dwg Last Modified: Nov 08, 2023 - 6:46pm Plotted on: Nov 10, 2023 - 10:47am by ah5174



PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT	CAL	QTY
	Chinese Pistache / Pistacia chinensis	B&B	2.5" Cal	62
	Forest Pansy Eastern Redbud / Cercis canadensis 'Forest Pansy'	B&B	2" Cal	34

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Patrick R. Foy 18318
NAME P.E. NO.
DATE 10.09.2023



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE
PHASES II-IV
SUBDIVISION
Bentonville, Arkansas
PP22-0009

Issued for Review
10.30.23

LANDSCAPE PLAN (EAST)

Revisions

Drawn By: RIC
Approved By: MDT
Date: 08.28.2023
Project No.: RLP-36
Vert. Scale: AS NOTED
Horiz. Scale: AS NOTED
Plot Scale: 1
DWG Name: LANDSCAPE PLAN



Cadence Group, LLC

421 Southeast A Street

PC Date: 11/21/2023

Staff Report Details

Project Number	WAV23-0020
Applicant / Current Owner	Cadence Group, LLC
Site Area	+/- 0.75 Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	N/A
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Proposed Townhomes
Related projects	N/A

Property Description

This property is located at 421 SE A Street and is currently occupied by an existing multi-family development. It is zoned D-E, Downtown Edge with a Future Land Use Map designation of Downtown Commercial.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

N/A

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The applicant is requesting a waiver from Article 1100 of the Land Development Code, Sec.1100.22 (c.1) Downtown Residential Design Standards for "Building Orientation" as it relates to the public street frontage and lot line. The applicant is proposing to construct 12 townhomes, 10 of which will face the Downtown Trail and do not meet the requirements for "street frontage" according to the current code.

The code states, "*Building orientation*. All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line."

Reference the applicant's narrative and site plan for additional information.

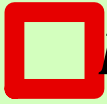
Conclusion

Staff recommends approval with the condition that eastern and western units adjacent to the public right-of-way of SE A Street and Southeast B Street be designed in a way that interacts with and architecturally enhances the public right-of-way. The applicant's project is subject to all other regulations as set forth in the Zoning and Land Development codes.

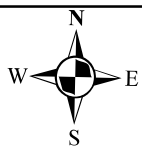
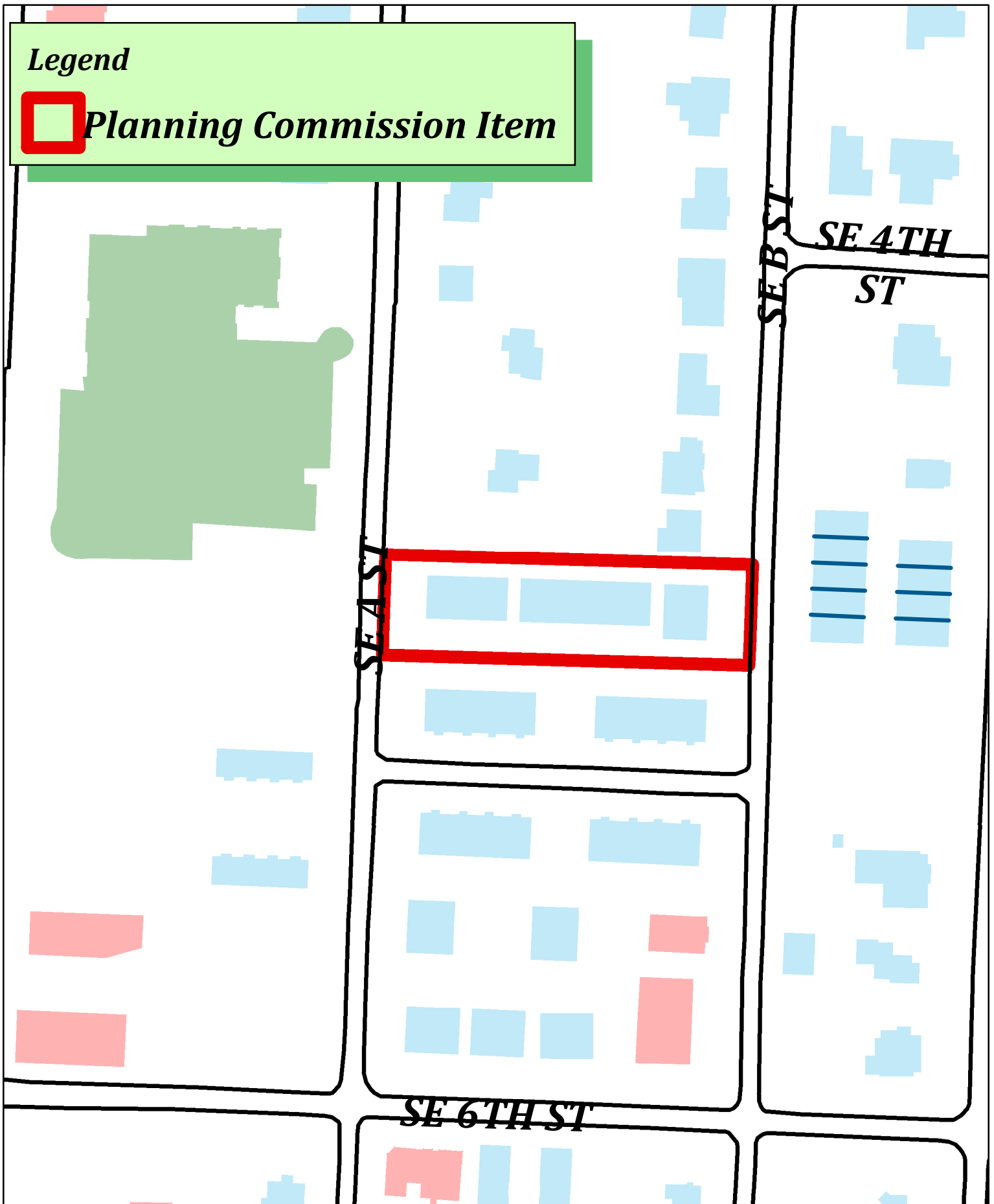
Additional Details

Additionally, if the waiver is approved, the applicant shall make accommodations and adjustments within their proposed project to allow for easement widths and utility placements that are consistent with the city's current water, sewer, and electric specifications.

Legend



Planning Commission Item



WAV23-0020
Ozark Trail Townhomes
421 SE A Street



WAIVER REQUEST

To: City of Bentonville
From: Newell Development, LLC
Date: October 25, 2023
RE: Property at 421 SE A Street, Bentonville, AR 72712 (Parcel ID: 01-03827-000)

On behalf of Cadence Group, LLC, Newell Development, LLC is submitting this Waiver Request.

Waiver Request:

Waiver request for Sec 1100.22(C.1) Downtown Residential Design Standards for “Building orientation” as it related to public street frontage and front lot line.

- a) *Purpose and intent.* The design standards in this section are intended to improve the overall quality of development and enhance pedestrian safety and walkability in downtown residential areas.
- b) *Applicability.* The provisions of this section shall apply to all residential development in the DC, DE, DN-1, DN-2, DN-3 and DN-4 districts.
- c) ***General residential building orientation and design.***
 - 1. ***Building orientation.*** All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.

Newell Development is requesting a waiver from the City of Bentonville Municipal Code: Sec 1101.22 C.1 General residential building orientation and design, to build 12 townhomes, 10 of which will face the Downtown Trail and do not have “street frontage” according to current code.

Purpose:

Newell Development is requesting approval to use the Downtown Trail as the “public street” in which to face 10 out of 12 units. The two end units that are street adjacent to SE A and SE B will maintain a primary façade orientation to the public streets proper, as not to disrupt the street experience. (reference Diagram A)

The subject property is uniquely situated adjacent and parallel to the Downtown Trail. This trail serves as a primary thoroughfare for pedestrians and cyclists and in doing so provides the essence, elements, and quality of a traditional public street.

The property is zoned Downtown Edge (DE) and is situated “in the area of downtown with the greatest potential for infill and redevelopment”. Utilizing the existing public trail as street frontage and front lot line orientation will allow this project to maximize lot density in alignment with current zoning intent.

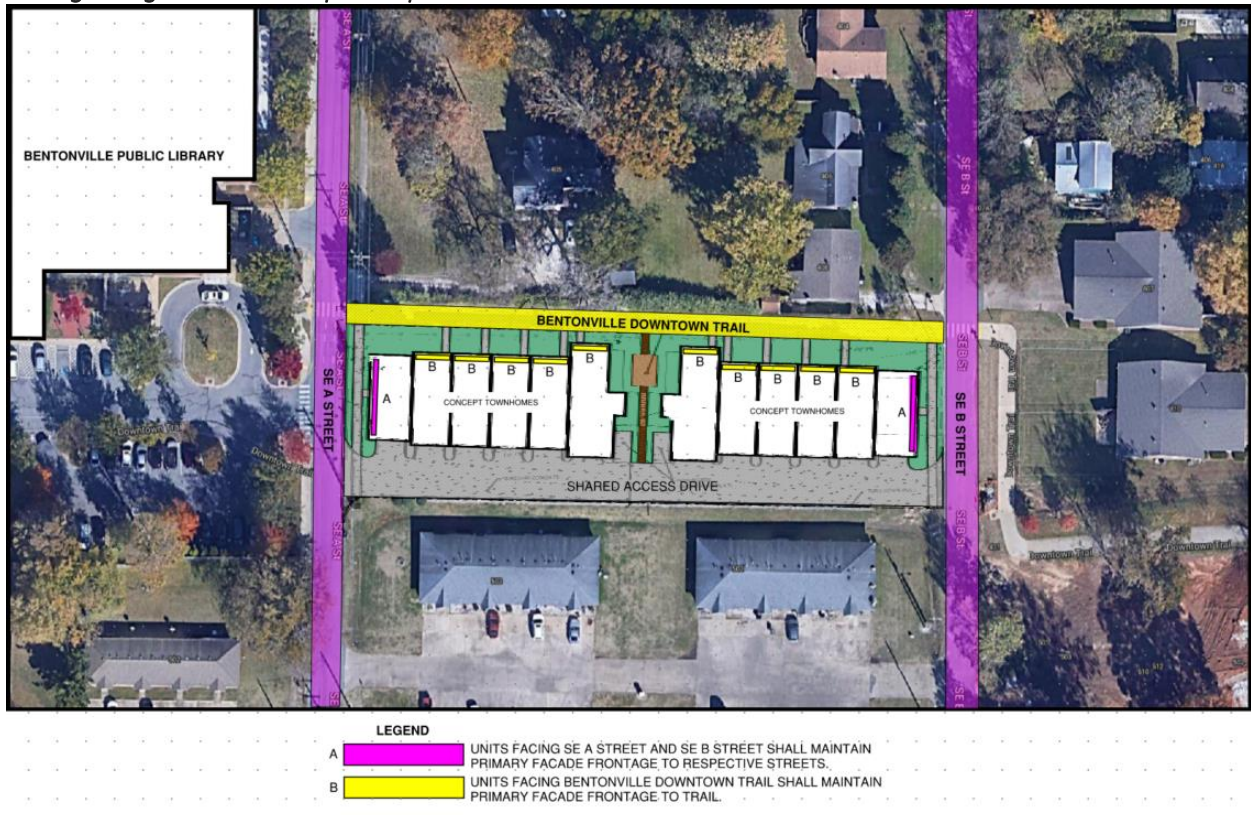
The proposed waiver to allow the Downtown Trail to serve as direction of primary façade orientation and front lot line would increase the site flexibility and increase infill opportunities.

Recognizing the City's zoning regulations are designed to promote safe and orderly development, allowing a designation of the public trail as street frontage and front lot line:

- 1) Aligns with the City's broader objectives of enhancing walkability and promoting sustainable transportation options.
- 2) Supports the City's goals of creating a vibrant, pedestrian-friendly downtown.
- 3) Enhances the experience and safety of trail users and residents by providing wider areas of increased visibility and a more attractive and engaged trail edge.
- 4) Remains consistent with the City's land use plan and zoning ordinance
- 5) Follows orientation precedents set by neighboring homes (501 & 503 SE B Street; 500, 502, 510, & 512 SE C Street).

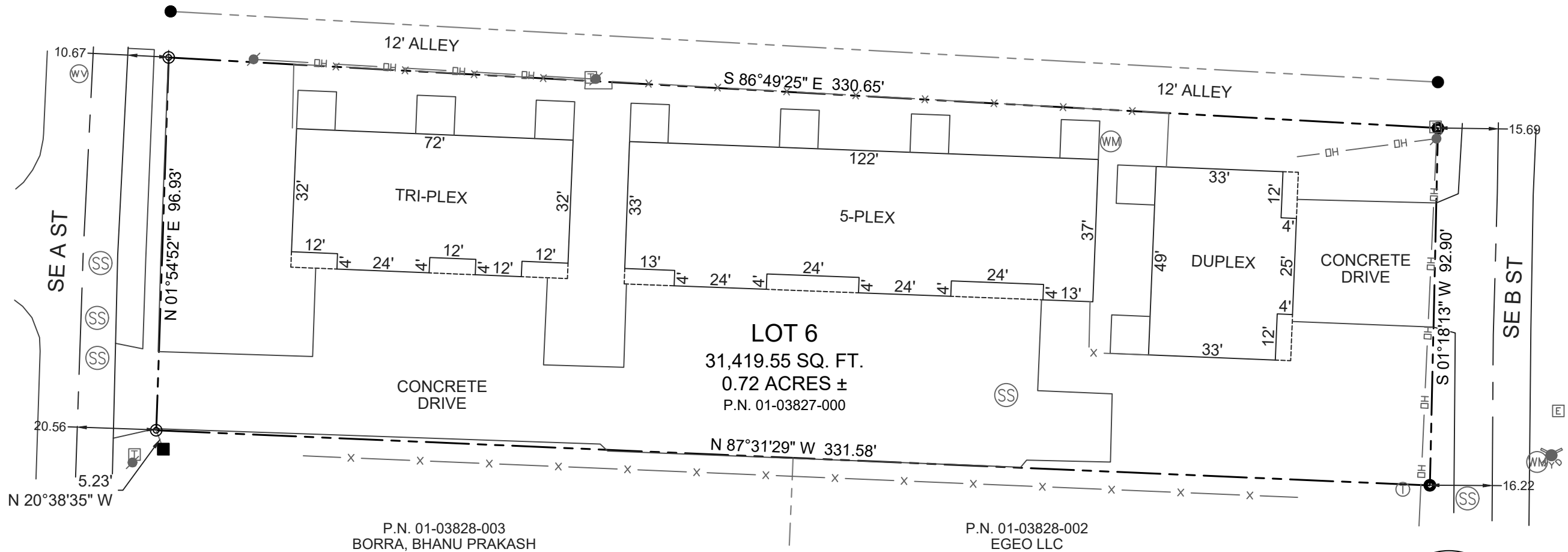
In conclusion, we respectfully request the consideration and approval of this waiver request. We believe that the consideration of the public trail as street frontage and front lot line for a residential development is a reasonable and beneficial approach that addresses the unique challenges presented by the property.

Diagram A – Concept Layout for illustrative purposes only to show intent. Final design will be coordinated through Large Scale Development process.



Sincerely,

Jeremy Goucher
 Director - Construction Services
 Newell Development
 479-313-4022
Newelldevelopment.com



LEGAL DESCRIPTION:

LOT 6, BLOCK 5, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/052012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

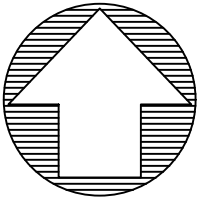
I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

Robert J. Caster
ROBERT J. CASTER, P.L.S. NO. 1370, ARKANSAS
01-05/2023
DATE

LEGEND

- FOUND REBAR
- FOUND STONE
- FOUND PIPE
- ⊙ SET 1/2" IRON PIN W/CAP
- ⦿ UTILITY POLE
- ⌚ ELECTRIC RISER
- ⌚ TELEPHONE RISER
- ⌚ TELEPHONE VAULT
- ⌚ WATER VALVE
- ⌚ WATER METER
- ⌚ SANITARY/SEWER MANHOLE
- ⌚ FIRE HYDRANT
- — — — — PROPERTY LINE
- — — — — CENTERLINE
- x — — — — — FENCE LINE
- — — — — OVERHEAD LINE

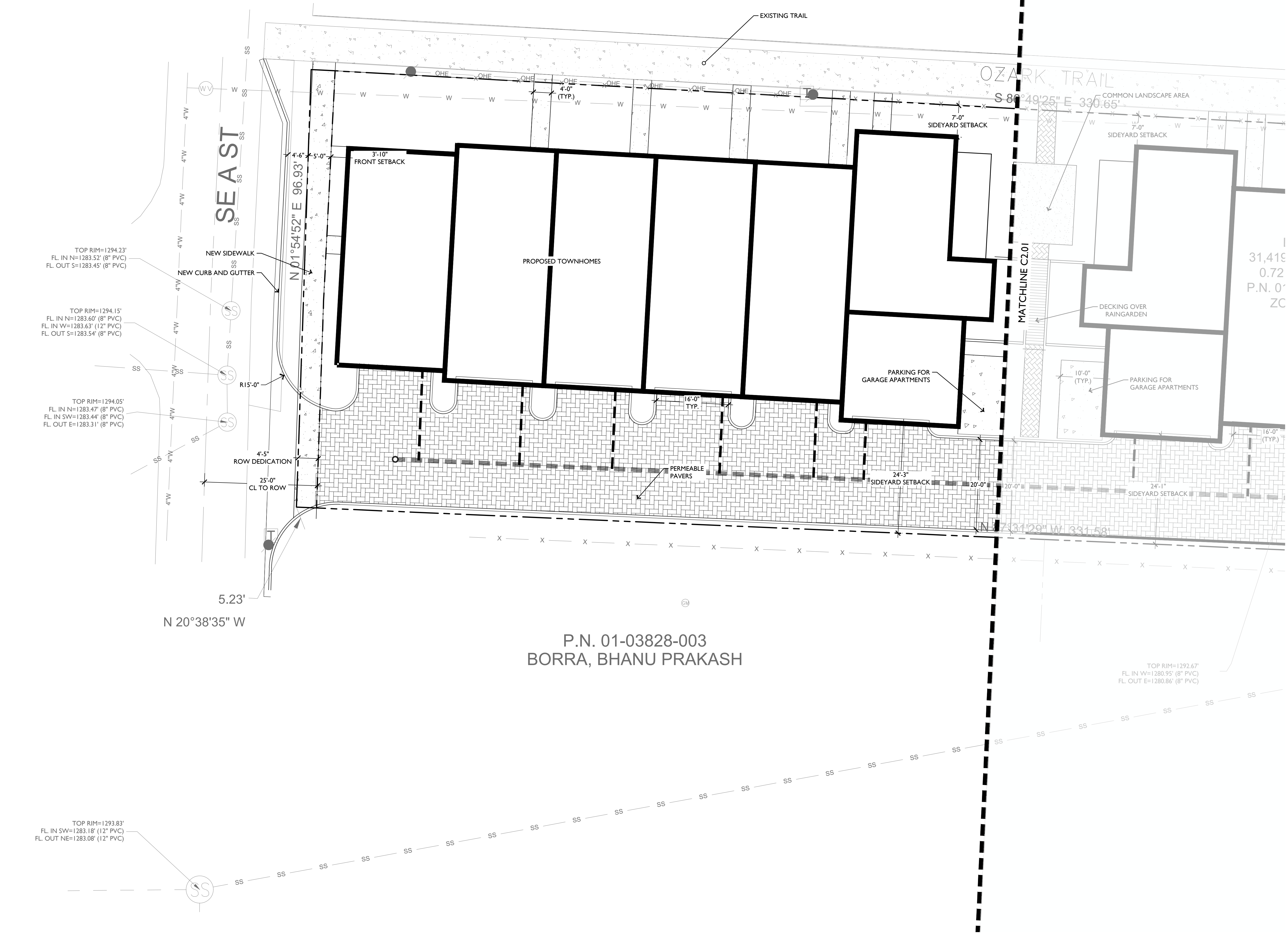
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



CASTER & ASSOCIATES LAND SURVEYING, INC. 2715 SE "I" Street, Suit 5 Bentonville, AR 72712 (479) 268-4464			
SCALE: 1" = 30'		DATE: 01/05/2023	
BOUNDARY SURVEY LOT 6, BLOCK 5 RAILROAD ADDITION			
CITY OF BENTONVILLE BENTON COUNTY, ARKANSAS			
JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-377	ASG	RJC	1 OF 1

CONCEPT PLAN PRESENTED AS
SUPPLEMENTAL INFORMATION FOR WAIVER
REQUEST WAV23-0020 ONLY

ALL FINAL BUILDING AND SITE DETAILS,
EASEMENTS, UTILITIES, AND DESIGN CRITERIA
TO BE RESOLVED AS PART OF THE
LARGE-SCALE DEVELOPMENT PROCESS.

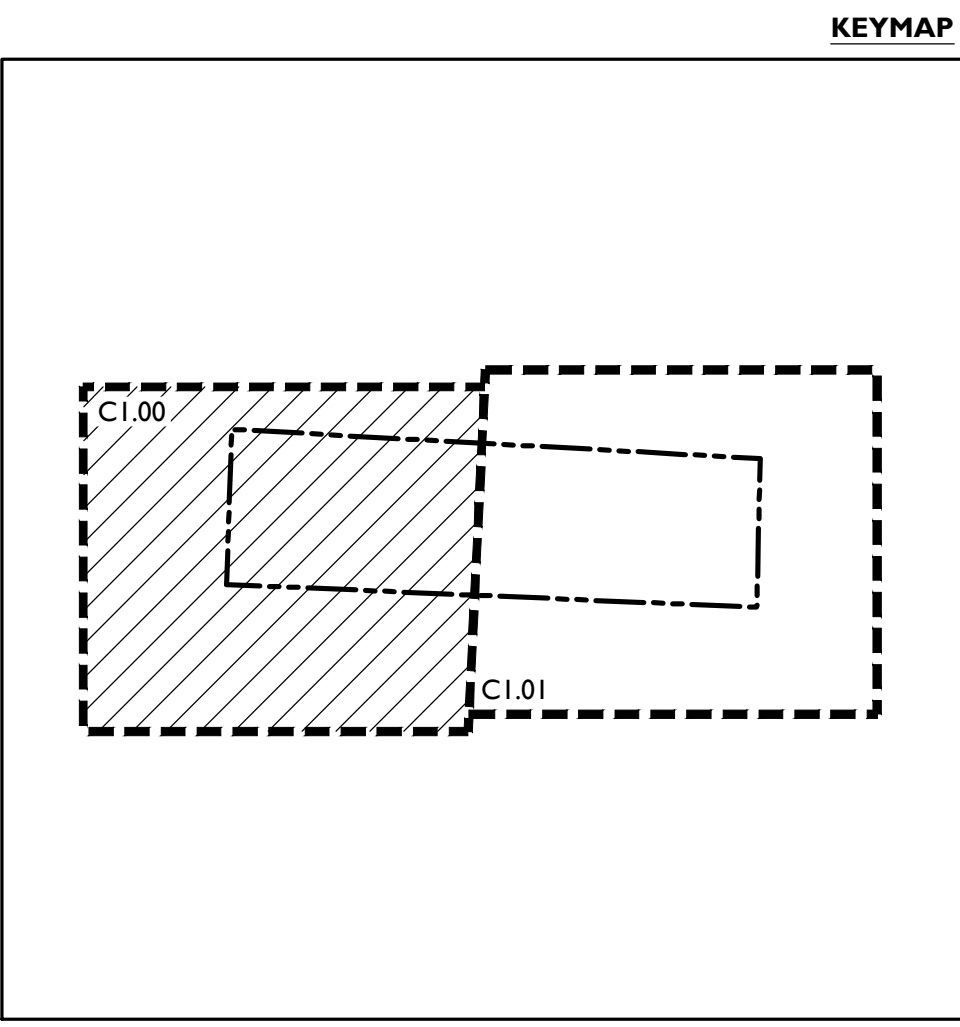


1 SITE PLAN WEST

SITE SUMMARY		ZONING SUMMARY	
ZONING:	DOWNTOWN EDGE (DE)	LOT AND AREA STANDARDS	
USE:	MULTI-FAMILY	MIN LOT AREA:	REQUIRED NONE
AREA:	0.721 AC TOTAL	MAX LOT AREA:	NONE
		MIN LAND AREA / DWELLING UNIT	NONE
		MIN LOT WIDTH:	NONE
		MAX LOT WIDTH:	NONE
		MIN LOT DEPTH:	NONE
		MAX LOT COVERAGE:	80%
		(MIXED USE, INTERIOR LOT)	
		BUILDING SETBACK STANDARDS	
		MIN FRONT YARD:	REQUIRED NONE
		MAX FRONT YARD:	20'
		MIN SIDE YARD:	7'
		MAX SIDE YARD:	NONE
		MIN REAR YARD:	12'
		MAX REAR YARD:	NONE
		PARKING DATA	
		PARKING REQUIRED:	
		TOTAL REQUIRED	
		PARKING PROVIDED:	

EXISTING LEGEND	
	FOUND REBAR
	FOUND STONE
	FOUND PIPE
	SET 1/2" IRON PIN W/CAP
	UTILITY POLE
	ELECTRIC RISER
	TELEPHONE RISER
	TELEPHONE VAULT
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	GAS METER
	PROPERTY LINE
	CENTERLINE
	FENCE LINE
	OVERHEAD LINE
	SANITARY SEWER LINE
	WATER LINE

PROPOSED SITE PLAN LEGEND	
	PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
	SAWCUT AND PAVEMENT REMOVAL LIMITS
	LIMITS OF MILL AND OVERLAY
	TYPICAL CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	PLANTING AREA
	PERMEABLE PAVERS
	TYPICAL CONCRETE SIDEWALK
	MILL AND OVERLAY



EDG

Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

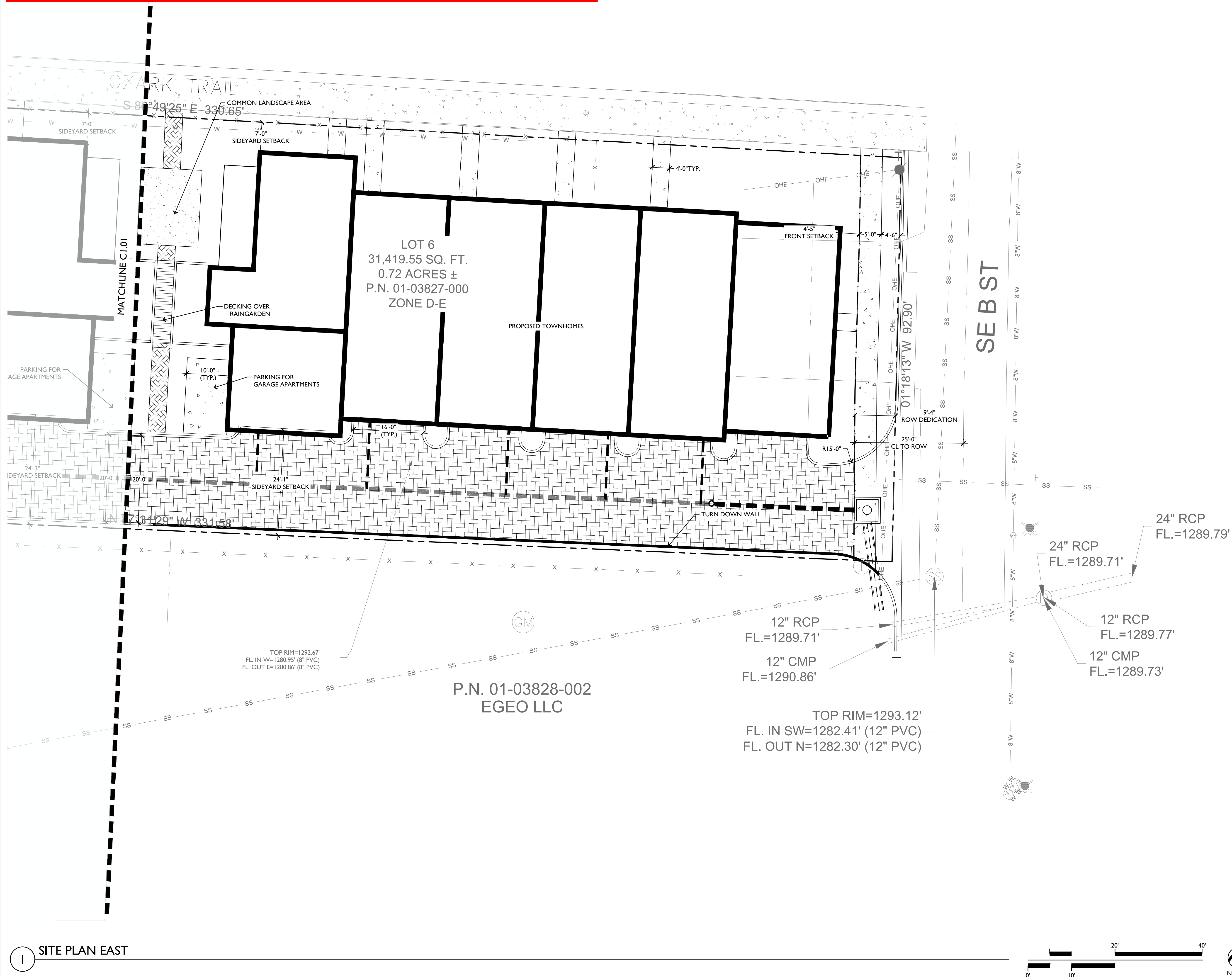
NOT FOR CONSTRUCTION

811
Know what's below.
Call before you dig.

OZARK TRAIL TOWNHOMES
421 SE A ST.
Bentonville, Arkansas

EDG PROJECT NO.	23-009	
DATE	2023.10.13	
REVISIONS		
Mark	Date	Description
PHASE	Design Development	
TITLE	Site Plan West	
SHEET NO.	C1.00	

ALL FINAL BUILDING AND SITE DETAILS, EASEMENTS, UTILITIES, AND DESIGN CRITERIA TO BE RESOLVED AS PART OF THE LARGE-SCALE DEVELOPMENT PROCESS.



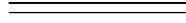
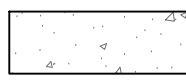
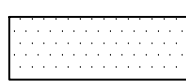
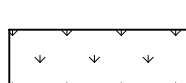
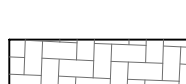
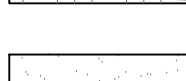
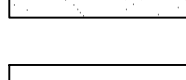
SITE SUMMARY ZONING: DOWNTOWN EDGE (DE) USE: MULTI-FAMILY AREA: 0.721 AC TOTAL	ZONING SUMMARY <u>LOT AND AREA STANDARDS</u> MIN LOT AREA: MAX LOT AREA: MIN LAND AREA / DWELLING UNIT MIN LOT WIDTH: MAX LOT WIDTH: MIN LOT DEPTH: MAX LOT COVERAGE : (MIXED USE, INTERIOR LOT) <u>BUILDING SETBACK STANDARDS</u> MIN FRONT YARD: MAX FRONT YARD: MIN SIDE YARD: MAX SIDE YARD: MIN REAR YARD: MAX REAR YARD:	<u>REQUIRED</u> NONE NONE NONE NONE NONE 80% <u>REQUIRED</u> NONE 20' 7' NONE 12' NONE
<u>PARKING DATA</u> PARKING REQUIRED: <u>TOTAL REQUIRED</u> _____ PARKING PROVIDED:		

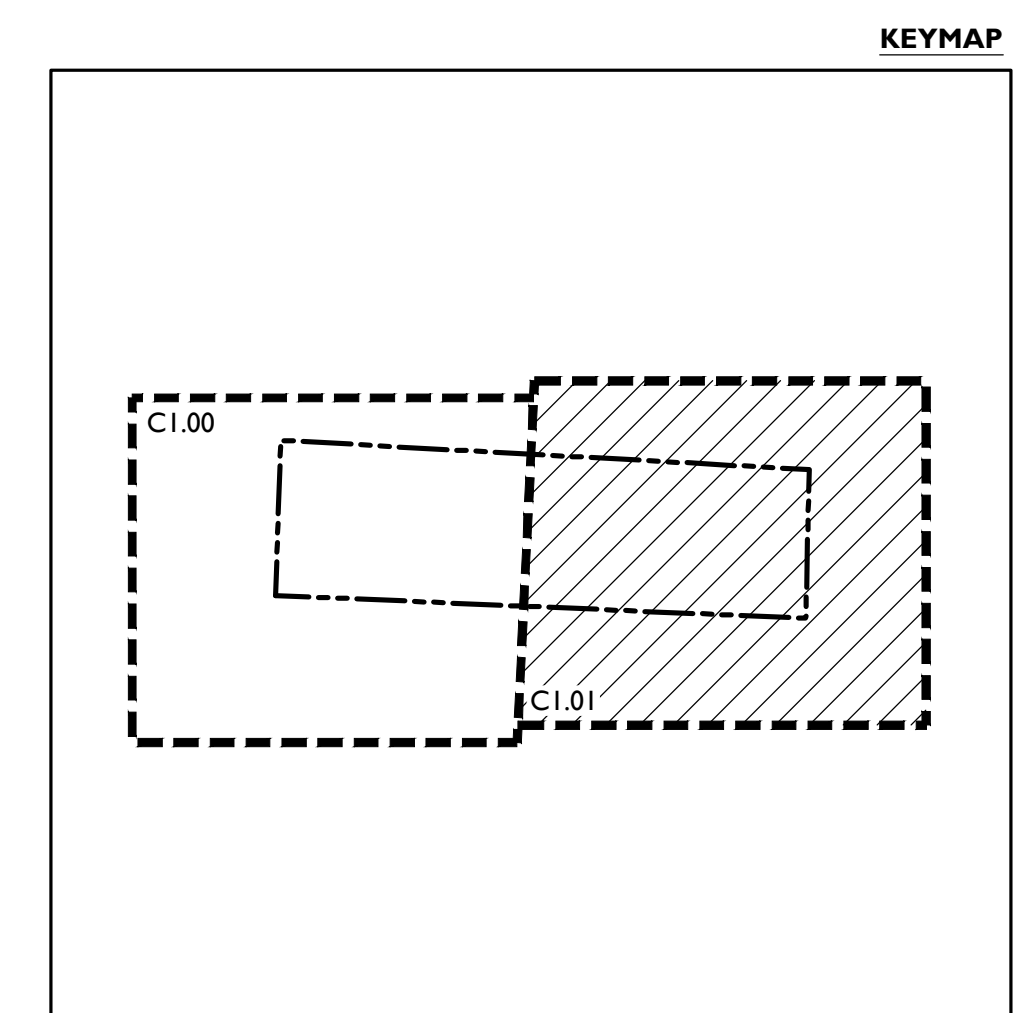
EXISTING LEGEND

	FOUND REBAR		TELEPHONE VAULT
	FOUND STONE		WATER VALVE
	FOUND PIPE		WATER METER
	SET 1/2" IRON PIN W/CAP		SANITARY SEWER MANHOLE
	UTILITY POLE		FIRE HYDRANT
	ELECTRIC RISER		GAS METER
	TELEPHONE RISER		

	PROPERTY LINE
	CENTERLINE
	FENCE LINE
	OVERHEAD LINE
	SANITARY SEWER LINE
	WATER LINE

PROPOSED SITE PLAN LEGEND

	PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
	SAWCUT AND PAVEMENT REMOVAL LIMITS
	LIMITS OF MILL AND OVERLAY
	TYPICAL CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	PLANTING AREA
	PERMEABLE PAVERS
	TYPICAL CONCRETE SIDEWALK
	MILL AND OVERLAY





Remote Work Hub

602 North Walton Blvd.

PC Date: 11/21/2023

Staff Report Details

Project Number	WAV23-0019
Applicant / Current Owner	Brad Kingsley/North Walton Boulevard LLC
Site Area	+/- 7.67 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Mixed-Use
Related projects	

Property Description

The property is located at 602 North Walton Boulevard, and is presently vacant with a zoning designation of C-2, General Commercial. The property has frontage along both North Walton and Northwest 7th Street.

Project Details

The proposed development, which will return to Planning Commission as a Large Scale Development, is an anticipated mixed-use structure that will have 292 residential units, office and co-working space, and commercial space, including grocery, retail, and restaurant uses. The applicant is requesting a waiver from the minimum parking requirements to provide a total of 426 off-street parking spaces. By code, the applicant would have been required to provide 742 total spaces.

The applicant has provided an in-depth analysis of parking at the proposed development including looking at peak parking demand of the various uses proposed in the development, likelihood of car ownership or alternative modes to be used by residents and visitors, and connectivity to the City's street and trail networks. Please see the applicants' attachments for more detailed information and commentary.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The applicant's request considers a number of factors in measuring the need for vehicle parking on the site. First, the peak parking demand of each use is considered. By looking at when during the day each use will be busiest and have the highest need for parking, the applicant can right-size their parking lots and structure so they are not over- or under-building parking. For instance, the residential use has a peak after 5pm and overnight, while the office use would have a peak of 8am to 5pm. These two uses can share parking as the demand for parking for those uses are at separate times of the day.

The applicant also looks at internal capture, meaning what percentage of folks that are living at the residential portion of the development are visiting or patronizing the retail or office portions. These people would have no need for additional parking as they are either already parked for the residential use, or they are living car-free which is another aspect that the applicant looked into. In that case, some parking demand can be deducted from the additional uses in the development from what is anticipated due to internal trip capture.

Because Bentonville has an existing, robust, and growing trail network and has a well-connected street grid near the subject property, the applicant estimates that there will be a reduction in demand for parking due to the accessibility of and desire for alternative transportation options, namely by bicycle. The applicant is further incentivizing bicycle trips by providing 324 dedicated bicycle parking spaces for residents, and an additional 168 bicycle parking spaces for visitors and patrons to the non-residential uses. A significant portion of these bicycle parking spaces are covered spaces located inside the garage, which further incentivizes bicycle use.

The proposed location of this development is proximate to jobs across and along Walton, schools including Thomas Jefferson, Sugar Creek, and R.E. Baker Elementary Schools, Old High Middle School, and Lincoln Junior High School, trails including the North Walton Boulevard Trail and the NW 3rd Street on-street facilities which provide a direct route to Coler, and retail uses both along Walton and in Downtown. The subject property is well-positioned to allow not only future residents and patrons of the development, but also members of the surrounding neighborhoods and community to visit and utilize the spaces offered by the proposed development by means other than a vehicle.

Conclusion

Based on this property's location being optimal for alternative modes of transportation and the potential for parking reductions through the nature of mixed-use development and car-free lifestyles, the Planning staff recommends approval of this waiver with the following conditions:

1. The property management will be responsible for policing and enforcing no parking areas, particularly fire lanes and other emergency vehicle access locations throughout the site. Bentonville Fire Department will periodically ensure compliance with this provision and that all emergency access points

Conclusion

and lanes are clear of obstruction. The property owner may be subject to fire code citations if fire lanes are not kept clear after recurrent warnings.

2. The applicant will be required to provide a draft lease agreement that includes language requiring residents to park in resident-only parking areas. Said draft will be provided to the City prior to the scheduling of a Pre-Construction meeting. Any proposed alteration to this stipulation in the lease agreement may be required to come back to the Planning Commission for a waiver amendment.

3. The applicant will be required to delineate and distinguish resident parking from all other parking.

4. Any change of use within the building or on the site that alters the calculated parking count may require an amendment to this waiver.

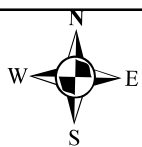
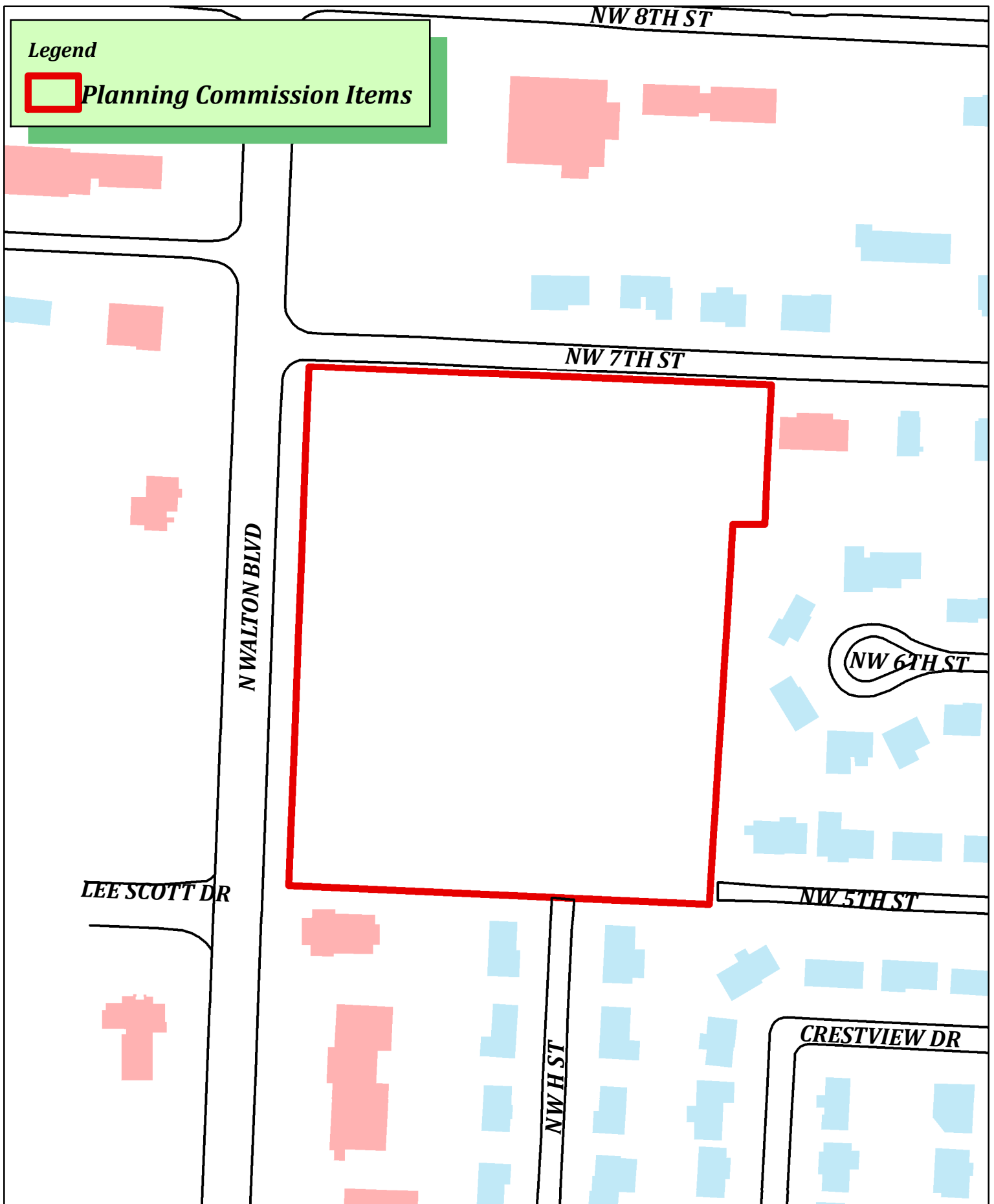
5. For each of the first three years of occupancy, the property management will provide the Bentonville Planning Director with an annual analysis of on-site and off-site parking demand, noting any impacts to neighboring streets and properties. The Planning Director, in consultation with other departments and the applicant, may require future mitigation measures, such as shared parking agreements, no on-street parking, or other methods to address issues or impacts that arise from the reduced parking count.

Additional Details

Legend



Planning Commission Items



WAV23-0019
Brad Kingsley
602 N. Walton Blvd



Waiver Request

645-Remote Work Hub

Project Description

The proposed project is a mixed-use development located on 7.67 acres at 602 N Walton Boulevard in the C-2 (General Commercial) zoning district. This development is unique to other mixed-use developments in that it is targeted towards and has been designed specifically for the unique needs and lifestyle of the growing remote-work force. The project offers a unique and symbiotic mix of uses centered around cycling, community, and remote working. The development program includes 292 residential units, office and co-working space, as well as on-site grocery, restaurant, and retail. The program has been strategically developed to meet the daily needs of on-site residents and the surrounding community.

The goal of this project is to capitalize on Bentonville's identity as a leader in urban mobility while meeting demand for the remote workforce of the future. This is an innovative new building type that responds to a change in market demand and live/work culture. This project's strategic location and intentional site design offers a walkable, bikeable, hybrid use environment unlike any other in Northwest Arkansas.

Waiver Summary

Due to the unique program and anticipated needs of the future residents the Owner is requesting a waiver from the City of Bentonville's parking requirements.:

- Per *Bentonville Zoning Code: Sec. 501.06 – Number of Off-Street Parking Spaces Required*, this project requires 742 off-street parking spaces.

Use	Total	Requirement	Required
Residential - Multifamily	292 units	1.5 space/unit	438
Office	70,476 sf	1 space/3000 sf (80%)	188
Commercial - Restaurant	3,297 sf	1 space/4 occupants plus 1 per peak shift employee	46
Commercial – General Retail Sales	7,631 sf	1 space/250 sf	31
Commercial - Grocery	9,703 sf	1 space/250 sf	39
TOTAL			742

- Due to its unique mix of uses, location, and integration of alternate transportation options and amenities, this project proposes **426** total off-street parking spaces (290 structured, 136 surface).
- 236 of the 426 spaces can be attributed to residents at a ratio of .8 space per unit. The remaining 190 spaces are to be shared between the other uses.

- The proposed reduction is informed and supported by a *Parking Demand and Shared Use Analysis* commissioned specifically for this project by a national leader in parking analysis and design. The Parking Consultant developed a parking demand using national benchmarking standards from both the Institute of Transportation Engineers and the Urban Land Institute. They also ran demand models using the specific and unique mix of uses for this project that consider an appropriate rate of internal capture and the use of alternative transportation, specifically cycling transportation in this instance. See attached and below for a summary:

	COB Requirement	ITE Required	Internal Capture Reduction	Adjusted Total	Alt Transportation Reduction	Provided
Residential - Multifamily	438	382	10%	344	31%	236
Office	188	168	10%	151	13%	131
Commercial - Restaurant	46	34	10%	30.6	8%	28
Commercial - Retail Sales	31	15	10%	13.5	26%	10
Commercial - Grocery	39	29	10%	26.1	20%	21
Total	742	628		565		426

- 75% of the residential units in the building are studio, micro, or 1BR units. The large percentage of micro and studio units lends itself to residents who are more unlikely to own a vehicle.
 - Micro Units and Studios: 102 (35%)
 - 1BR: 120 units (41%)
 - 2BR: 60 units (21%)
 - 3BR: 10 units (3%)
- Residential Parking Provided
 - Vehicle Spaces: 236
 - Dedicated residential interior bike parking: 324 spaces
 - Total: 560 parking spaces (1.92 spaces/unit)
- Other Bike Parking Provided and available to Office and Commercial uses:
 - Garage Parking: 110 covered and secured bike spaces
 - Lobby Bike Room: 58 indoor and secured
 - Total 168 bike spaces
- Parking Summary
 - Total Vehicular: 426
 - Total Bikes: 492
 - Total spaces: 918

Supporting Factors

- Parking Demand and Shared Use Analysis
This analysis considers two industry standards: the Institute of Transportation Engineers (ITE) Parking Generation Manual and the Urban Land Institute (ULI) Shared Use Model. These calculations

call for 629 and 623 parking spaces, respectively, which is significantly fewer than the City's requirement of 742. After adjusting for site-specific variables such as bike infrastructure, on-site amenities, and internal capture between uses, the analysis anticipates a parking demand of 426 spaces. Therefore, the proposed reduction to 426 spaces (plus 6 new on-street spaces) is enough to sufficiently serve this development.

The parking analysis takes into consideration an overlap of uses with offsetting timeframes for peak demand as well as a percentage reduction to account for the number of trips to each program that are generated by people already onsite (internal capture).

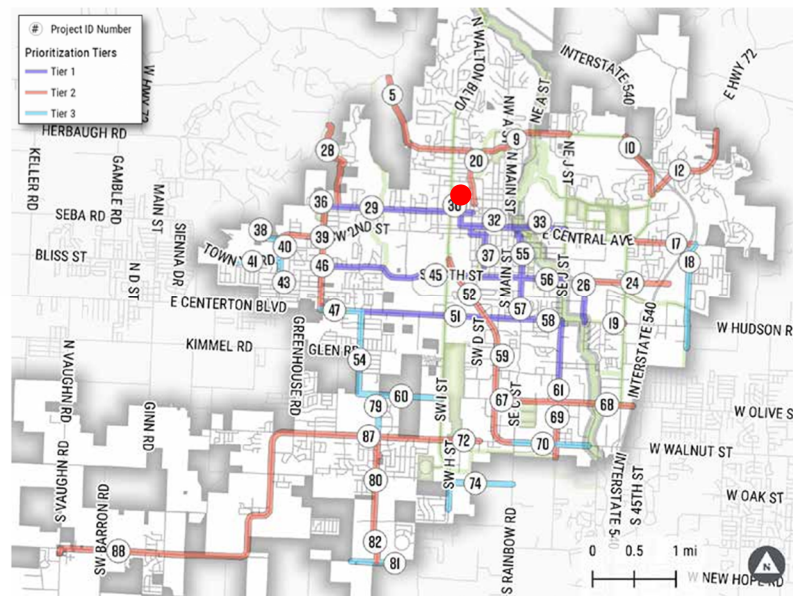
The parking analysis also takes into consideration the following site specific adjustments:

- a. Co-Working is an amenity for residents and will not generate demand
- b. Restaurant reduction in demand at peak time due to traffic originating on site
- c. Alternate transit reductions due to proximity to bike infrastructure
- d. Additional internal capture reductions from retail and office to reflect traffic generated on-site. 10%

2. Location, Design, and Connectivity

- a. The location of the project is strategically and conveniently located adjacent to key pieces of cycling infrastructure and bike paths provided in the design on site are essential connectors for key east and west cycling routes.

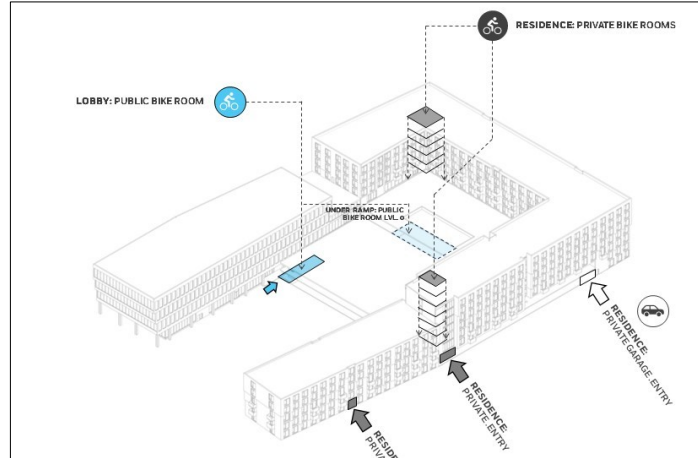
FIGURE 20: PROPOSED PRIMARY BIKEWAYS



- b. Located adjacent to the Razorback Greenway (North Walton Trail) and within walking or cycling distance to Park Springs Park (two blocks), Coler Mountain Bike Preserve (1.2 miles), Crystal Bridges Museum of Art (1.3 miles), and the Bentonville Square (1.2 miles).
- c. Providing trail connection to NW 5th and new crossing on N Walton, improving east-west connectivity.

3. Bike Amenities and Alternative Mobility Options

- a. Short-term bike parking: 54 spaces
- b. Interior Long-term bike parking: 549 interior space
 - Main bike parking in garage – 110 spaces
 - Interior Enclosed Lobby bike parking – 59 spaces
 - Resident level bike parking, 69 spaces per floor serving approx. 58 units per level (1.1 bike spaces/per unit)



Dedicated bike rooms are distributed throughout the building and conveniently located on each floor, ensuring residents have a convenient location to park their bike.

- c. Ozark Regional Transit is available to all residents/visitors/patrons through the On-Demand Transit service. This service is currently free in the City of Bentonville.

4. **Community Benefits**

The proposed 316-space reduction saves over 48,000 sq. ft. of site area that is being used more productively. This waiver helps to reduce impervious area and stormwater runoff, provide more greenspace and landscaping, increase the supply of housing, and provide an active public greenspace accessible to the surrounding neighborhood.



Diagram illustrating 742 vehicular parking spaces split between surface parking and structured parking compared to 492 vehicular parking spaces.

- a. By limiting the amount of surface parking and height of structured parking the project screens 90% of all spaces from public view, enhancing the street front and creating a more urban walkable environment.
- b. By reducing the amount of space dedicated to surface or structured parking the project is able to provide approximately 1.4 acres of public greenspace amenity that is easily accessible to the surrounding community through key connections at the NE H street and NE 5th Street.

In summary, the unique blend of on-site uses that include living, working, and essential services, coupled with the integrated cycling infrastructure, and conveniently located and ample bike parking, we believe this project will carry far less demand for vehicular parking that the zoning code requires.

Thank you,

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

Brad Kingsley, AIA
Hufft



Date: November 17, 2023

To: Cade Jacobs and Brad Kingsley

Email: cjacobs@hufft.com and bkingsley@hufft.com

From: Benjamin Sands

Project Name/#: 9229.00

Regarding: Bentonville Remote Work Hub – Revised Shared-Use Parking Analysis

SITE PROGRAMMING AND PARKING

The Remote Work Hub is a new mixed-use facility located at 602 N Walton Boulevard at the corner of NW 7th Street and N Walton Boulevard in Bentonville, AR. Site Programming can be found in the table below. Total programming for the site is carried through the rest of this analysis for the purpose of establishing parking requirements and anticipated parking demand.

Land Use	Total
Retail	7,631 SF
Grocery	9,703 SF
Restaurant	3,297 SF
Studio	102 units
1 Bed	112 units
2 Bed	68 units
3 Bed	10 units
Office	70,476 SF

The facility is anticipated to include a three-level parking structure totaling approximately 289 spaces and 137 spaces of surface parking for a **total of 426 parking spaces**. In addition to these spaces, there is a church across NW 7th Street which provides a main lot of 197 spaces. The church parking lot could provide opportunities for a shared parking agreement to maximize parking supply.

CODE REQUIREMENTS

Bentonville's Code of Ordinances requires parking according to Section 501.06. The section provides a table outlining rates for each land use. Land uses on the site and associated parking ratios can be found in the table below. The resulting parking requirement is 742 spaces.



The parking requirement may be reduced or eliminated according to Section 501.06(c), which states that "The Planning Commission may grant waivers on the parking standards of this section."

Land Use	Total	Code Requirement	Code Required Spaces
Retail	7,631 sqft	1/250 sqft	31
Grocery	9,703 sqft	1/250 sqft	39
Restaurant	3,297 sqft	1/4 Occupants plus 1 per peak shift employee ²	46.3
Studio	102 units		153
1 Bed	112 units	3 for every 2 units (1.5/unit)	168
2 Bed	68 units		102
3 Bed	10 units		15
Office	70,476 sqft	1/300 sqft (80%) ¹	188
Total			742.3

¹Code allows for reduction based on amount of square footage according to the percentage in parentheses.

²Assumes 165 occupants (1 per 20 sqft) and 5 peak shift employees

INDUSTRY BEST PRACTICES

INSTITUTE OF TRANSPORTATION ENGINEERS

The Institute of Transportation Engineers (ITE) Parking Generation Manual is considered an industry standard for calculating anticipated parking demand for each individual land use. The model uses observed data and allows for trends from the observed parking scenarios to be scaled to match the proposed use of buildings on site. For this analysis, the 5th Edition of the Parking Generation Manual anticipates that the maximum total demand on site for all uses would be 629 spaces. **This analysis does not account for times of day or week at which the peak demand for uses would occur, resulting in demand far exceeding demand anticipated in a shared use scenario.**

Land Use	Rate	Spaces
Retail	1.95/ksf	14.9
Grocery	2.93/ksf	28.5
Restaurant	10.49/ksf	34.6
Residential	1.31/DU	382.7
Office	2.39/ksf	168.5
Total		629.2



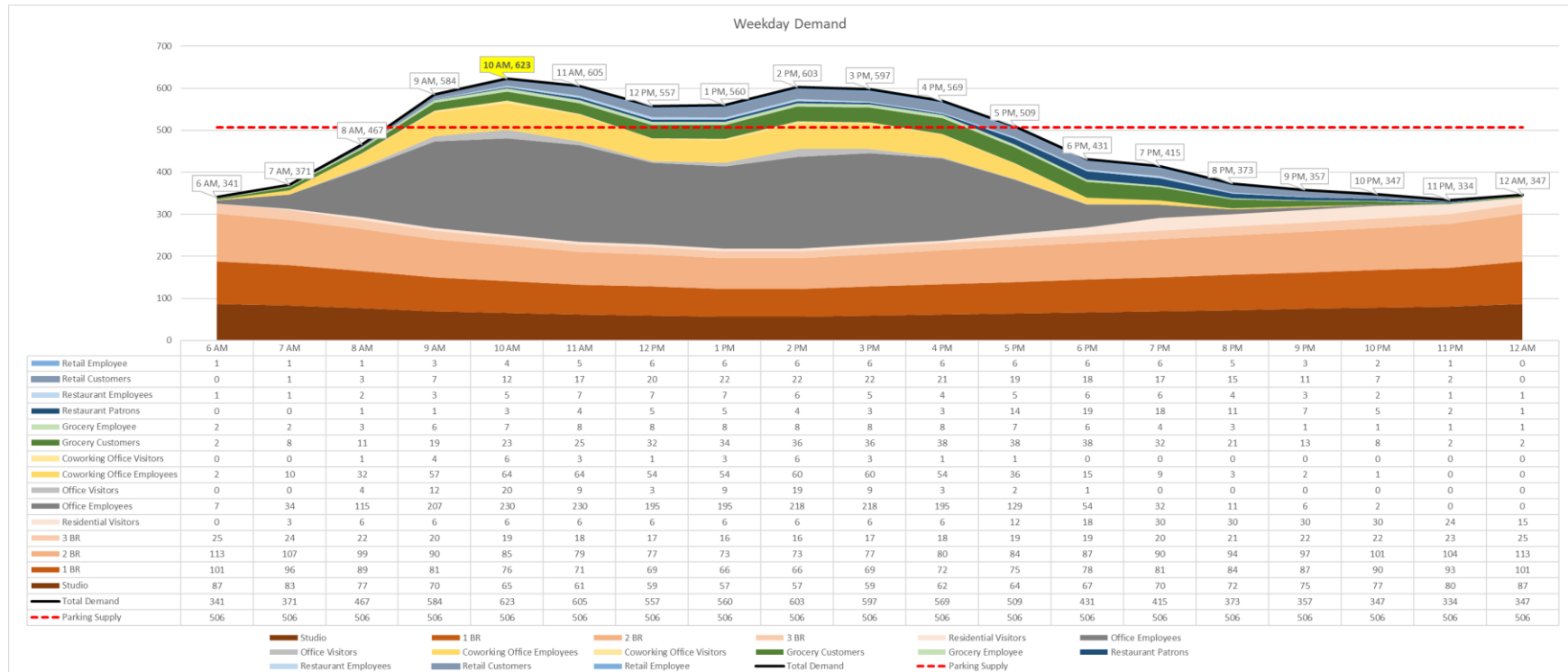
URBAN LAND INSTITUTE

In addition to the Parking Generation Model, the Urban Land Institute (ULI) Shared Use Model 3rd Edition was used in this analysis to model times at which peak demand may occur for each use and better predict how many spaces the mixed-use development will require at any given time. **This model considers that peak demand will occur at different times and considers how complementary uses may be able to share parking supply.** For the coffee shop and retail, this model assumes a basic level of internal capture between land uses on the site. This model anticipates a peak demand of 623 spaces at 10 AM on a weekday.

Land Use	Maximum Rate (All Users Associated w/ Land Use)	Maximum Spaces	Spaces at Peak Hour
Retail	3.6/ ksf	28	16
Supermarket/Grocery	4.75/ksf	46	30
Restaurant	14.4/ksf	26	8
Studio	0.85/unit	87	65
1 Bed	0.9/unit	101	76
2 Bed	1.65/unit	113	85
3 Bed	2.5/unit	25	19
Residential Visitors	0.1/unit	30	6
Office (Co-Working)	3.8/ksf	91	70
Office	3.57/ksf	250	250
Total			623



Base ULI Modeled Parking Demand





MODELED PARKING DEMAND

Site-Specific Parking Demand Adjustments/Reductions

The table below provides percentages assumed for reductions in parking demand based on site-specific variables. These adjustments are consistent with the site's design intent. From our analysis and coordination with ownership we have assumed the following:

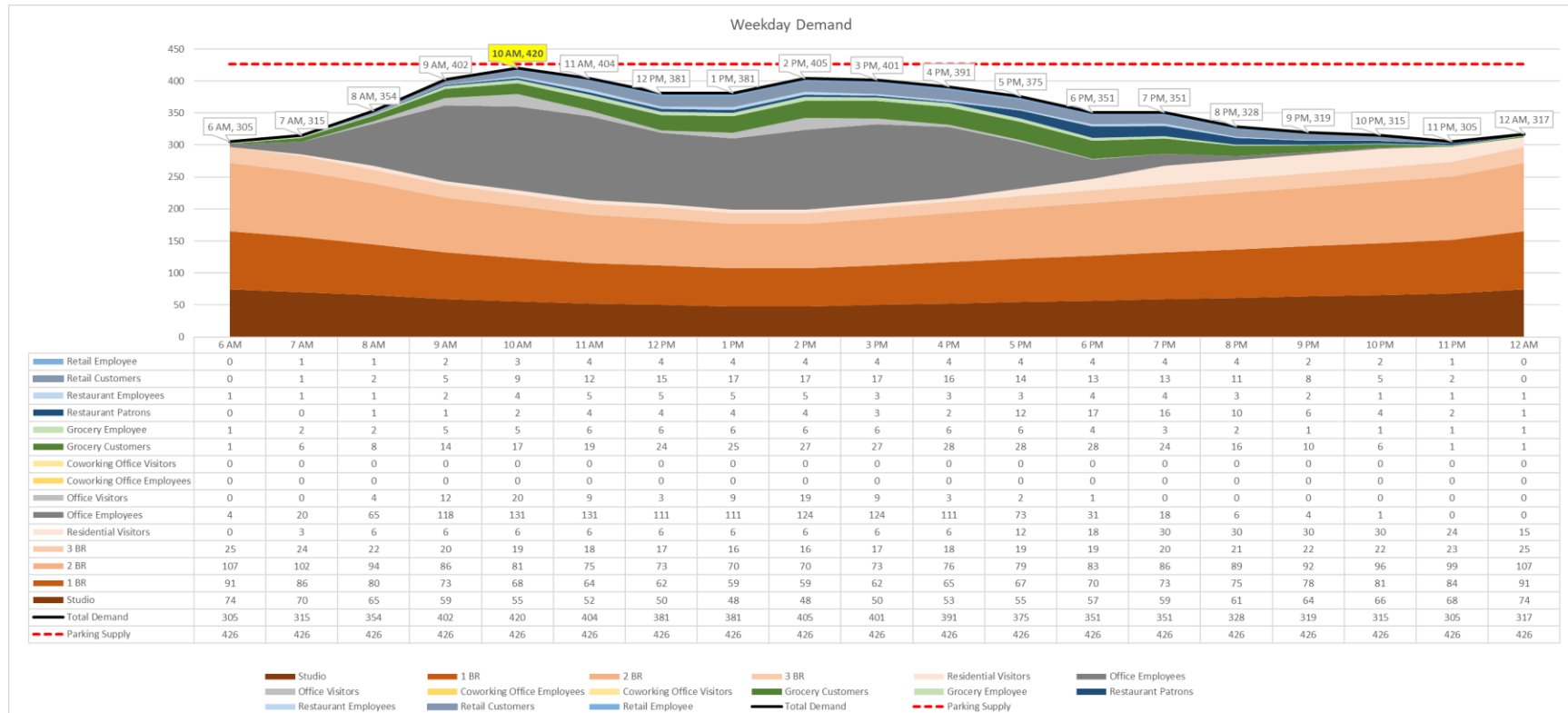
1. The restaurant, retail, and grocery space on site is expected to see a reduction in demand at peak times due to users already parked on site for another use (i.e., residential, office, etc.). Our analysis assumes 10% reduction in external restaurant, retail, and grocery parking demand.
2. External office parking demand was reduced by 40%, assuming this portion of the office workers would also be housed in the residential units due to the remote work hub nature of the development.
3. Not all restaurant, grocery, and retail employees will drive to the site. Our analysis assumes a 25% reduction in employee parking demand for restaurant, grocery, and retail uses, assuming that portion of users will use alternate transit methods to arrive at the site.
4. Alternate transit reductions were taken from the residential (5-15%) and office (5%) demand based on the site's proximity to bike infrastructure and designated bike amenities on site. Regional bike connectivity is provided by the trail on N Walton Blvd and would allow residents to easily reach a variety of office and recreational destinations including those in downtown Bentonville.
5. The model assumes 10% in office employee demand from users already on-site for residential use.
6. The model assumes that the co-working space will be an amenity for the residents and/or office workers and will not generate parking demand from the surrounding area. A 100% reduction was applied based on the expectation that all demand for this space will derive from on-site users parked for another use (i.e., residential, office, etc.).

Parking Demand Reductions

Land Use	Alternate Transit	Internal Capture
Grocery/Retail Customer		10%
Grocery/Retail Employee	25%	
Restaurant Customer		10%
Restaurant Employee	25%	
Residential	15% - Studio	
	10% - 1 BR	
	5% - 2 BR	
Office Employee	5%	40%
Co-Working Space		100%



WGI Modeled Parking Demand



14045 Ballantyne Corporate Place, Suite 380, Charlotte, NC 28277 704.716.8000

WGIInc.com



SUMMARY

WGI anticipates that the provided 426 spaces will be sufficient for the proposed development. To satisfy the requirements of the City of Bentonville's Zoning Code, the Planning Commission should be consulted about the parking requirement for the development. The Institute of Transportation Engineers shows a maximum parking demand for each of the land uses totaling 629.2 spaces. The Urban Land Institute's shared-use model shows a maximum parking demand of 623 spaces. Based on site context, reductions to the standard parking rates result in an **anticipated parking demand of 420 spaces**. The site is unique in its character and base parking demand does not reflect the site's concept or design intent.

Thank you very much for providing **WGI** with this opportunity to be of service. Please let us know if you have any questions or concerns.

Sincerely,

WGI

A handwritten signature in black ink that reads "Michael Bils".

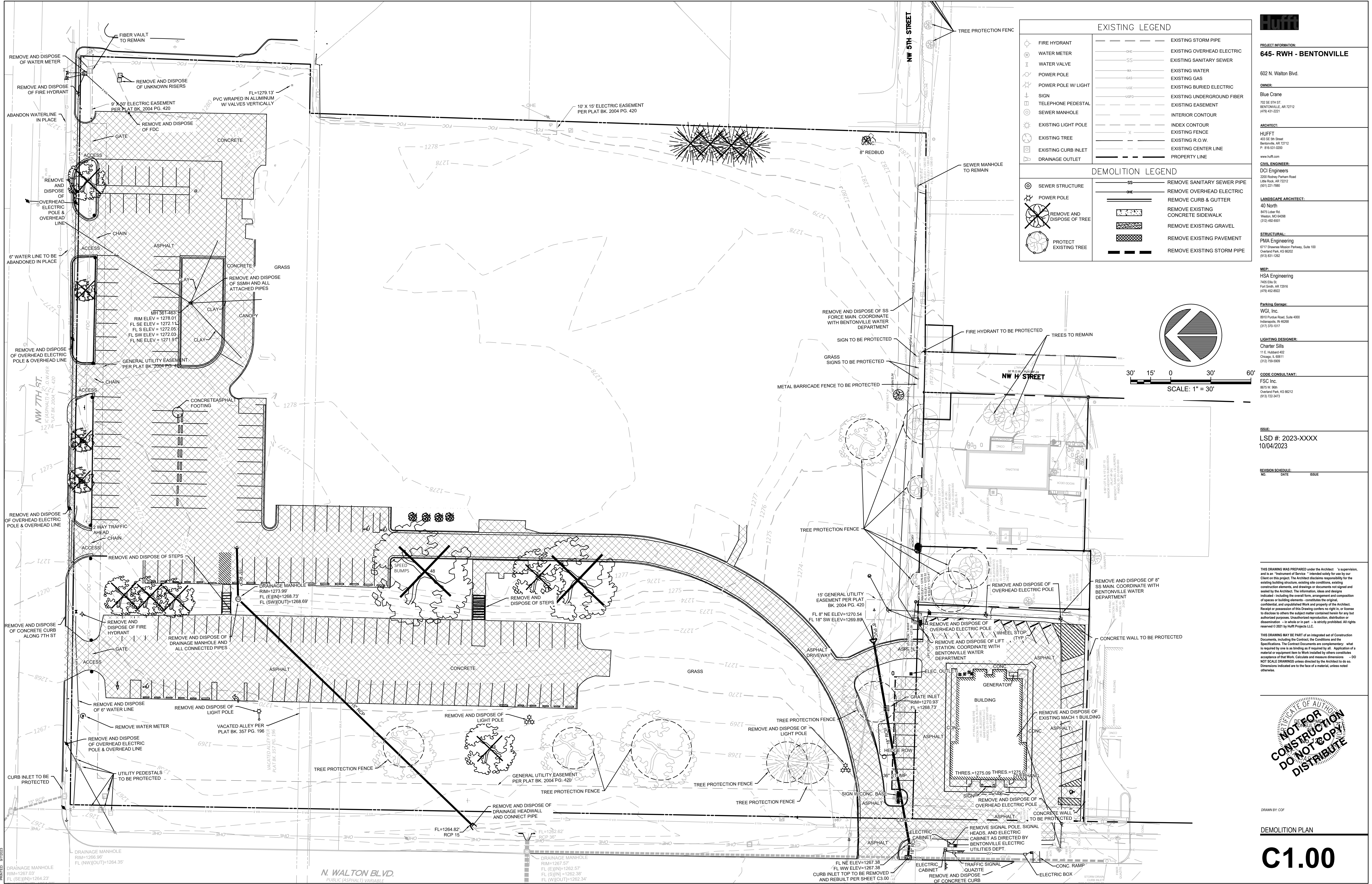
Michael Bils, AICP

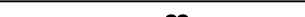
Mobility Planner

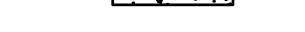
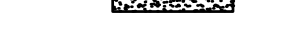
A handwritten signature in blue ink that reads "Benjamin Sands".

Benjamin Sands, CPP

Manager, Parking Planning and Operations



EXISTING LEGEND			
	FIRE HYDRANT		EXISTING STORM PIPE
	WATER METER		EXISTING OVERHEAD ELECTRIC
	WATER VALVE		EXISTING SANITARY SEWER
	POWER POLE		EXISTING WATER
	POWER POLE W/ LIGHT		EXISTING GAS
	SIGN		EXISTING BURIED ELECTRIC
	TELEPHONE PEDESTAL		EXISTING UNDERGROUND FIBER
	SEWER MANHOLE		EXISTING EASEMENT
	EXISTING LIGHT POLE		INTERIOR CONTOUR
	EXISTING TREE		INDEX CONTOUR
	EXISTING CURB INLET		EXISTING FENCE
	DRAINAGE OUTLET		EXISTING R.O.W.
			EXISTING CENTER LINE
			PROPERTY LINE

DEMOLITION LEGEND			
	SEWER STRUCTURE		REMOVE SANITARY SEWER PIPE
	POWER POLE		REMOVE OVERHEAD ELECTRIC
	REMOVE AND DISPOSE OF TREE		REMOVE CURB & GUTTER
	PROTECT EXISTING TREE		REMOVE EXISTING CONCRETE SIDEWALK
			REMOVE EXISTING GRAVEL
			REMOVE EXISTING PAVEMENT
			REMOVE EXISTING STORM PIPE



PROJECT INFORMATION:
645- RW- H - BENTONVILLE

602 N. Walton Blvd.

OWNER:

Blue Crane

702 SE 5TH ST.
BENTONVILLE, AR 72712
(479) 431-2221

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 818-531-0202

CIVIL ENGINEER:

DCI Engineers

2200 Rodney Patten Road
Little Rock, AR 72212
(501) 221-7880

LANDSCAPE ARCHITECT:

40 North

8475 Lober Rd.
Wagon, MO 64088
(312) 492-6501

STRUCTURAL:

PMA Engineering

8717 Shawnee Meadows Parkway, Suite 100
Overland Park, KS 66202
(913) 831-1282

M.E.P.:

HSA Engineering

7405 E 8th St.
Fort Smith, AR 72916
(479) 450-8802

Parking Garage:

WGI, Inc.

8910 Purdue Road, Suite 4000
Indianapolis, IN 46268
(317) 370-1017

LIGHTING DESIGNER:

Charter Sills

11 E. Hubbard Ave.
Chicago, IL 60611
(312) 759-9809

CODE CONSULTANT:

FSC Inc.

8875 W. 96th
Overland Park, KS 66212
(913) 725-3413

ISSUE:

LSD #: 2023-XXXX

10/04/2023

REVISION SCHEDULE:

NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client in this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Huff Projects LLC.

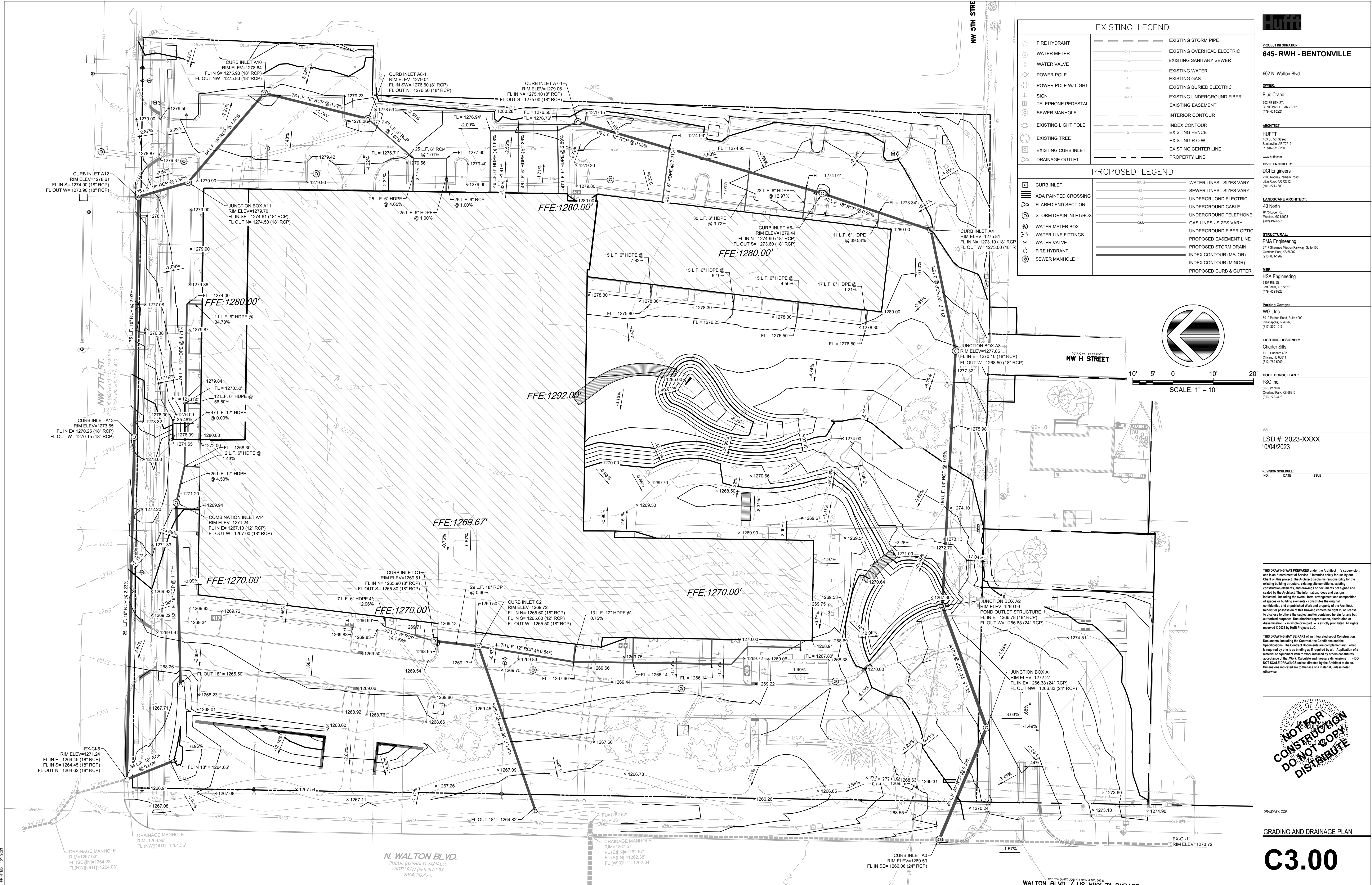
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR CONSTRUCTION
DO NOT COPY
DISTRIBUTE

DRAWN BY: COP

DEMOLITION PLAN

C1.00



PROJECT INFORMATION:
645- RWH - BENTONVILLE

602 N. Walton Blvd.

OWNER:

Blue Crane
702 SE 5TH ST.
BENTONVILLE, AR 72712
(479) 431-2221

ARCHITECT:

HUFFT
403 SE 5th Street
Bentonville, AR 72712
P. 818-531-0202
www.huff.com

CIVIL ENGINEER:

DCI Engineers
2200 Rodney Parkway Road
Little Rock, AR 72212
(501) 227-7889

LANDSCAPE ARCHITECT:

40 North
8475 Labor Road
Wesport, MO 64088
(312) 492-6501

STRUCTURAL:

PMA Engineering
8717 Shawnee Mission Parkway, Suite 100
Overland Park, KS 66202
(913) 831-2822

MEP:

HSA Engineering
7405 Eka St.
Fort Smith, AR 72916
(479) 450-8852

Parking Garage:

WGI, Inc.
8910 Pursue Road, Suite 4000
Indianapolis, IN 46268
(317) 370-1011

LIGHTING DESIGNER:

Charter Sills
11 E. Hubbard 402
Chicago, IL 60611
(312) 759-8809

CODE CONSULTANT:

FSC Inc.
8675 W. 96th
Overland Park, KS 66212
(913) 723-3413

ISSUE:

LSD #: 2023-XXXX
10/04/2023

REVISION SCHEDULE:

NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitute the original, confidential, and unpublished work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2021 by Huff Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.



DRAWN BY: CDP

GRADING AND DRAINAGE PLAN

C3.00