



**Planning Commission
Meeting Agenda
March 19, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/87134816993>

I. Call to Order

II. Approval of Minutes

- | | |
|-------------------------------------|------------------------------------|
| 1. March 5th Meeting Minutes | Approval of Meeting Minutes |
|-------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|---------------------------------|
| 1. Lot 27, Block 17 Deming's Second Addition
505 Northwest C Street (PLA24-0003) | Property Line Adjustment |
| 2. Lots 13 and 14, Block 2 of Sunset Addition
909 Northwest 9th Street (LS24-0001) | Lot Split |
| 3. Lots 12, 13, 14, and 15, Block 2 Brathwaite Park Addition
1304 Bella Vista Road (LS23-0054) | Lot Split |

IV. New Business

Advertised Public Hearings

- | | |
|---|------------------|
| 1. 404 GLV, LLC
801 and 803 Northwest 8th Street (RZ24-0005)
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential | Rezoning* |
|---|------------------|

V. Other New Business

- | | |
|--|-------------------------|
| 1. Morningstar Subdivision
South Morningstar Road & Gaston Road (PP24-0002)
Waiver 1: A waiver from Section 3.4.1.3 of the Bentonville Drainage Manual to allow the alignment of the storm pipe to the flowline rather than the soffit or crown. | Preliminary Plat |
| 2. Williams | Waiver |

501 Jefferson Street ([WAV24-0006](#))

*Waiver to Article 1100, Development Standards, Section 1100.02, Access
Management Standards, (a) Curb cuts Section, (5) Number of curb cuts allowed.*

VI. Old Business

1. O'Reilly Auto Parts

Waiver

Southwest Regional Airport Blvd. ([WAV24-0003](#))

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
March 5, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://us06web.zoom.us/rec/share/ZH-ntur5S0Od6XLn60R1McOcyxX6bUx0pG3ov0RTBegeFP3xuKRDcJPTrXKuAm.ivkBj7ZULo-zGtIV>

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

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Dan Weese, Bonnie Bridges, Keegan Stanton via Zoom, Jon Stanley via Zoom

I. Call to Order

- Chairman Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

- February 20th Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Sanders, second by Kerr.
 - Minutes are approved 6-0, with Davis not voting due to Zoom technical issues.

Mr. Adler states that previously published project RZ24-00004, Timothy Srunn LLC, was withdrawn by request of the applicant, and WAV24-0005, Lanterns on 4th, was removed from the agenda at the request of the applicant prior to the start of the meeting.

III. Consent Agenda

- SE L Street Developments** **Large Scale Development Extension**
West of Southeast L Street, South of SE 33rd St ([LSD22-0003](#))
- Vaughn Village Storage** **Large Scale Development Extension**
6601 Southwest Equine Road ([LSD22-0048](#))
- SW A & Main Multi-family Development** **Large Scale Development Extension**
Southwest A Street & Southwest Main Street ([LSD22-0070](#))

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

V. Other New Business

1. Kelley

Waiver

716 and 718 West Central Avenue ([WAV24-0004](#))

Waiver to Right-of-way dedication per the Master Street Plan

- Mr. Adler provides an overview of the staff report.
- Commissioner Sanders has concerns that this section of G Street has been an issue for many years and is cautious that if the City does not obtain the right of way now, future improvements may never occur.
- Discussion among the Commissioners and Staff on the drainage in the area.
- Motion to approve by Sanders, second by Haynie.
- Waiver is Denied 7-0.

VI. Old Business

VII. Other Business

VIII. Adjournment

- Motion to adjourn by Sanders, second by Haynie.
- Meeting Adjourned.



Consent Agenda Item [PLA24-0003](#)

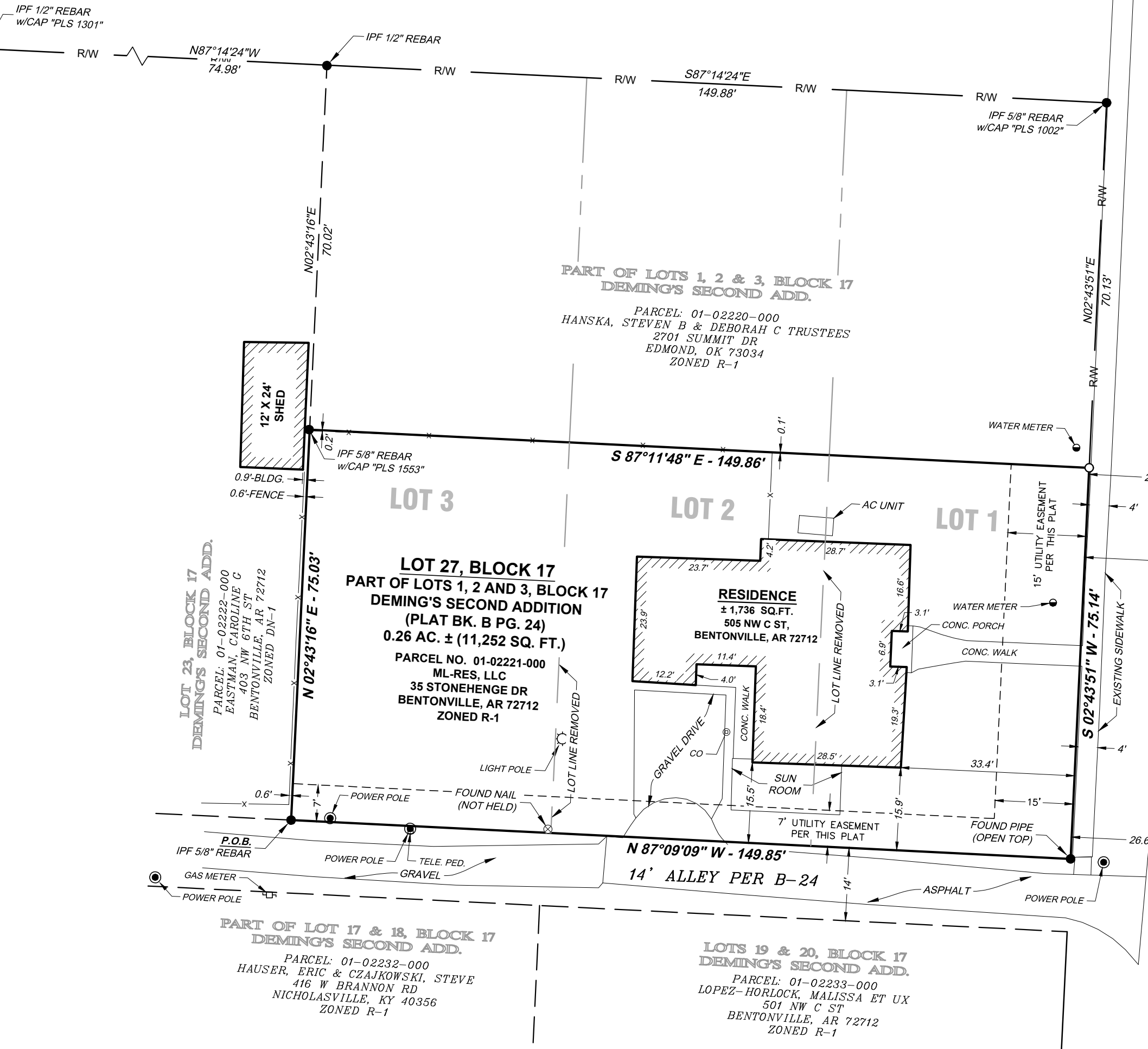
For the Planning Commission meeting on March 19, 2024

Details

Property Line Adjustment: Lot 27, Block 17 of Deming's Second Addition, ML-RES LLC, R-1, Low-Density Single-Family Residential, *PLA24-0003*

A property line adjustment of Lots 1, 2, and 3, Block 17 of Deming's Second Addition, creating new Lot 27, Block 17 of Deming's Second Addition. The plat dedicates a 15-foot utility easement along Northwest C Street and a 7-foot utility easement along the south side of the property. No variances or waivers are associated with this property line adjustment. Adequate right way is already in place based on the Master Street Plan of 2021.





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 A LOCAL STREET, AND BACK OF THE PROJECT WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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 IS NO ACCESS TO WATER OR SEWER FOR EITHER LOT.

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.

THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

LEGEND	
	PROPERTY LINE
	LOT LINE
	REMOVED LOT LINE
	ADJACENT OWNER
	EASEMENT (AS NOTED)
	R/W
	RIGHT-OF-WAY
	PHYSICAL CENTERLINE OF ROAD
	FENCE LINE
	OVERHEAD UTILITIES
	SS
	SANITARY SEWER LINE
	W
	WATER LINE
	P.O.B. POINT OF BEGINNING
	IPF - IRON PIN FOUND (AS NOTED)
	IRON PIN SET w/ CAP "PS 1156"
	FOUND NAIL
	SANITARY SEWER MANHOLE
	CLEANOUT (CO)
	WATER METER
	GAS METER
	POWER POLE
	LIGHT POLE

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINTED NAME: _____

SOURCE OF TITLE: QUITCLAIM DEED, DOCUMENT FILE NUMBER, L201907322

SUBSIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20 ____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGAL DESCRIPTION PER Q.C.D. L201907322:

THE SOUTH 75 FEET OF LOTS 1, 2 AND 3, BLOCK 17, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 24.

LOT 27, BLOCK 17 SURVEY DESCRIPTION:

THE SOUTH 75 FEET OF LOTS 1, 2 AND 3, BLOCK 17, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 24, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

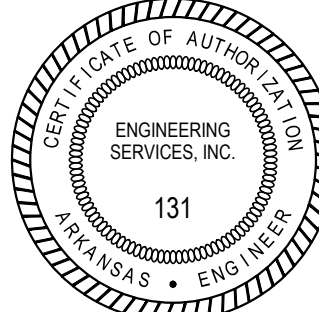
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE N02°43'16"E A DISTANCE OF 75.03 FEET TO A FOUND 5/8 INCH REBAR WITH CAP "PLS 1553"; THENCE S87°11'48"E A DISTANCE OF 149.86 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE WESTERLY RIGHT-OF-WAY LINE OF NW C STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S02°43'51"W A DISTANCE OF 75.14 FEET TO A FOUND PIPE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N87°09'09"W A DISTANCE OF 149.85 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.26 ACRES (11,252 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

CERTIFICATE SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
S. CRAIG DAVIS, AR PLS 1156



PLA24-0003



SURVEYOR'S NOTES:

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

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 74,272 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0090J, PANEL 90 OF 560 BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF BENTONVILLE G.I.S. ONLY.

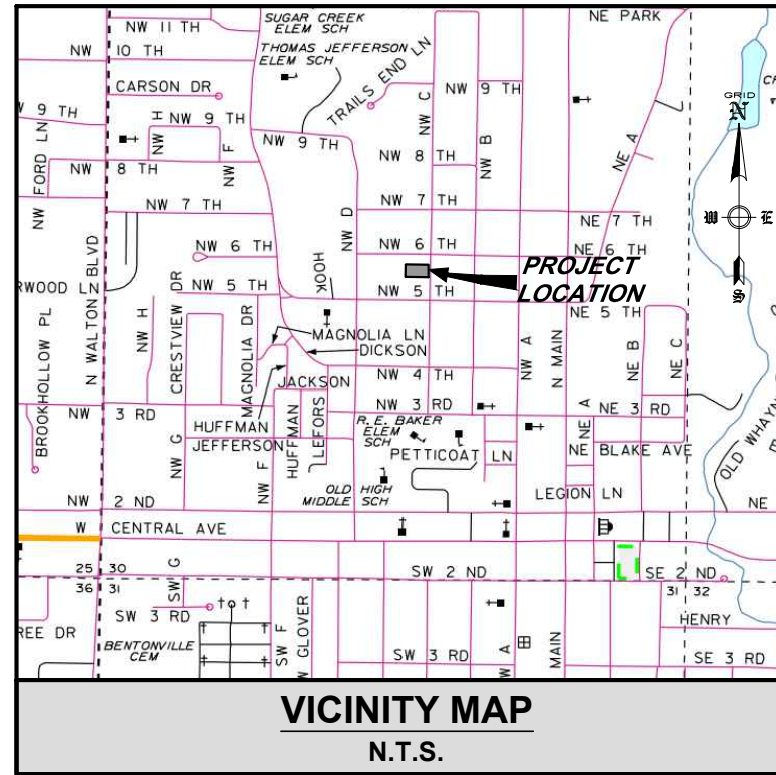
THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

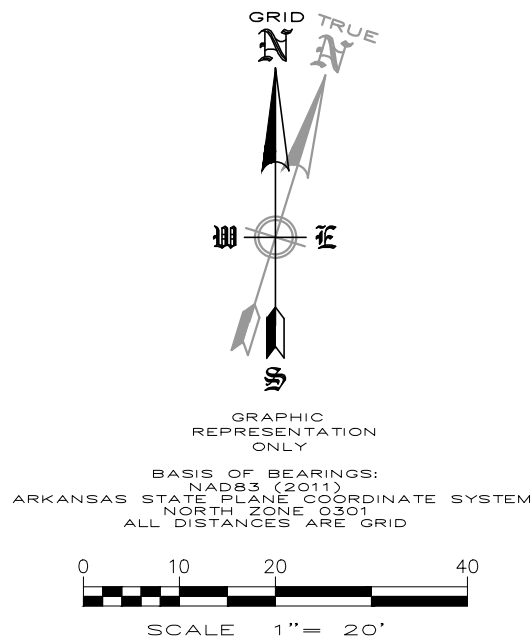
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE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

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

- QUITCLAIM DEED:** ML-RES, LLC, RECORDED FEBRUARY 19, 2019, INSTRUMENT NO. L201907322.
- PLAT OF DEMING'S 2ND ADDITION:** FILED DECEMBER 18, 1883 IN PLAT RECORD B PAGE 24.
- LOAN SURVEY:** BY RONALD L. RIDOUT, AR PLS NO. 529, RECORDED JANUARY 27, 1995, PLAT RECORD 27 PAGE 25B.



RECORDING INFORMATION



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 UN 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

BENTONVILLE ELECTRIC NOTES:

- ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- 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.

OWNER:

ML-RES, LLC
35 STONEHENGE DR
BENTONVILLE, AR 72712

JOHN ALAN LEWIS
Alan@alanlewislaw.com

SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #:

23292

CITY ZONING:

R-1

REVISION	DATE	DESCRIPTION
1	2/14/24	ADDRESSING CITY COMMENTS

PROPERTY LINE ADJUSTMENT

FOR ML-RES, LLC

BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=20' DATE: February 28, 2024 DRAWN BY:KND/RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2024, ENGINEERING SERVICES, INC. 2/28/2024 10:50 AM
2024 SURVEY PLANNING DEPARTMENT, BENTONVILLE, ARKANSAS
BENTONVILLE, ARKANSAS

W.O.# 23292 SHEET 1 / 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART OF
LOTS 1, 2 AND 3, BLOCK 17 DEMING'S SECOND ADDITION CREATING NEW
LOT 27, BLOCK 17 OF DEMING'S SECOND ADDITION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0003)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PART OF LOTS 1, 2 AND 3, BLOCK 17 DEMING'S SECOND ADDITION creating new LOT 27, BLOCK 17 OF DEMING'S SECOND ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on March 19, 2024;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the property line adjustment of PART OF LOTS 1, 2 AND 3, BLOCK 17 DEMING'S SECOND ADDITION creating new LOT 27, BLOCK 17 OF DEMING'S SECOND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Consent Agenda Item [LS24-0001](#)

For the Planning Commission meeting on March 19, 2024

Details

Lot Split: Lots 13 and 14, Block 2 of Sunset Addition, Mathew and Casey Rivard, 909 Northwest 9th Street, R-1, Low-Density Single-Family Residential, LS24-0001

A lot split of existing Lot 13, Block 2 of Sunset Addition, creating new Lots 13 and 14, Block 2 of Sunset Addition. The plat dedicates a 15-foot utility easement along Northwest 9th Street and a 7-foot public easement along the northeast corner of the property. Adequate right of way is already in place to meet the requirements of the 2021 Master Street Plan.

NW 9TH ST

NW 8TH ST

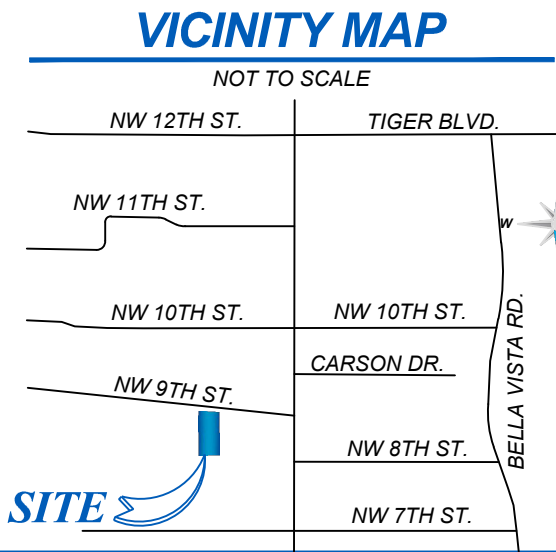
Legend

 Planning Commission Items



LS24-0001
Lot Split
909 NW 9TH ST - Sunset Addition





RECORD DESCRIPTION

DEED L202331603: PARENT TRACT
LOT 12, BLOCK 2, SUNSET ADDITION, REVISED, BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT RECORD 22, AT PAGE 23.

SURVEY DESCRIPTION

LOT 13
A PART OF LOT 12, BLOCK 2, SUNSET ADDITION, REVISED, BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT RECORD 22, AT PAGE 23, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 9TH STREET, MARKING THE NORTHEAST CORNER OF SAID LOT 12; THENCE ALONG SAID RIGHT-OF-WAY S82°01'25"E 40.83 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808", BEING THE TRUE POINT OF BEGINNING; THENCE S82°01'25"E 81.66 FEET TO A FOUND 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S02°43'42"W 86.00 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE N87°50'49"W 81.32 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE N02°43'42"E 94.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.168 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 14
A PART OF LOT 12, BLOCK 2, SUNSET ADDITION, REVISED, BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT RECORD 22, AT PAGE 23, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 9TH STREET, MARKING THE NORTHEAST CORNER OF SAID LOT 12; THENCE ALONG SAID RIGHT-OF-WAY S82°01'25"E 40.83 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE LEAVING SAID RIGHT-OF-WAY S02°43'42"W 94.29 FEET TO SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S87°50'49"E 81.32 FEET SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S02°43'42"W 173.80 FEET TO A FOUND 1" IRON PIPE; THENCE N87°50'49"W 126.34 FEET TO A SET MAG-NAIL WITH WASHER "WINCHESTER AR 1808" IN A ROOT OF LARGE SHRUB; THENCE N02°43'42"E 187.34 FEET TO A FOUND 5/8" REBAR; THENCE N05°39'54"E 85.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.600 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
DECEMBER 20, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILE # L202331603.
2. SURVEY PLAT FILED IN PLAT BOOK 22 AT PAGE 23.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, 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.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

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

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

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

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 MATERIALS TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

ONLY ONE DRIVEWAY WILL BE PERMITTED TO SERVE BOTH LOTS 13 AND 14.

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.

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.

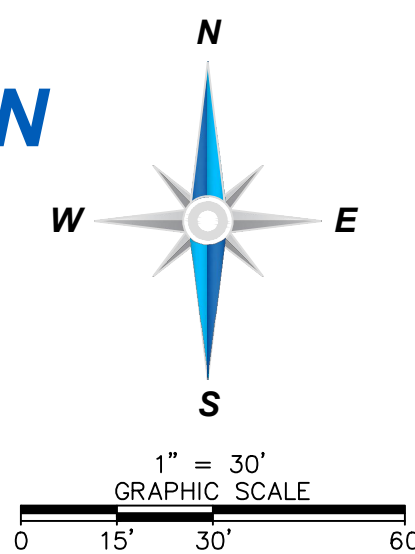
THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

LOT SPLIT OF EXISTING LOT 12, BLOCK 2
CREATING NEW LOTS 13 AND 14, BLOCK 2 OF SUNSET ADDITION

909 NORTHWEST 9TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



SIGNATURE BLOCKS

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF SURVEYING ACCURACY
I, DENVER WINCHESTER, 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 SURVEYOR NO. 1808

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

LAND AREA

PARENT TRACT:
LOT 12, BLOCK 2
33,448 ± SQUARE FEET
0.768 ± ACRES

LOT 13:
7,330 ± SQUARE FEET
0.168 ± ACRES

LOT 14:
26,118 ± SQUARE FEET
0.600 ± ACRES

ZONING INFORMATION

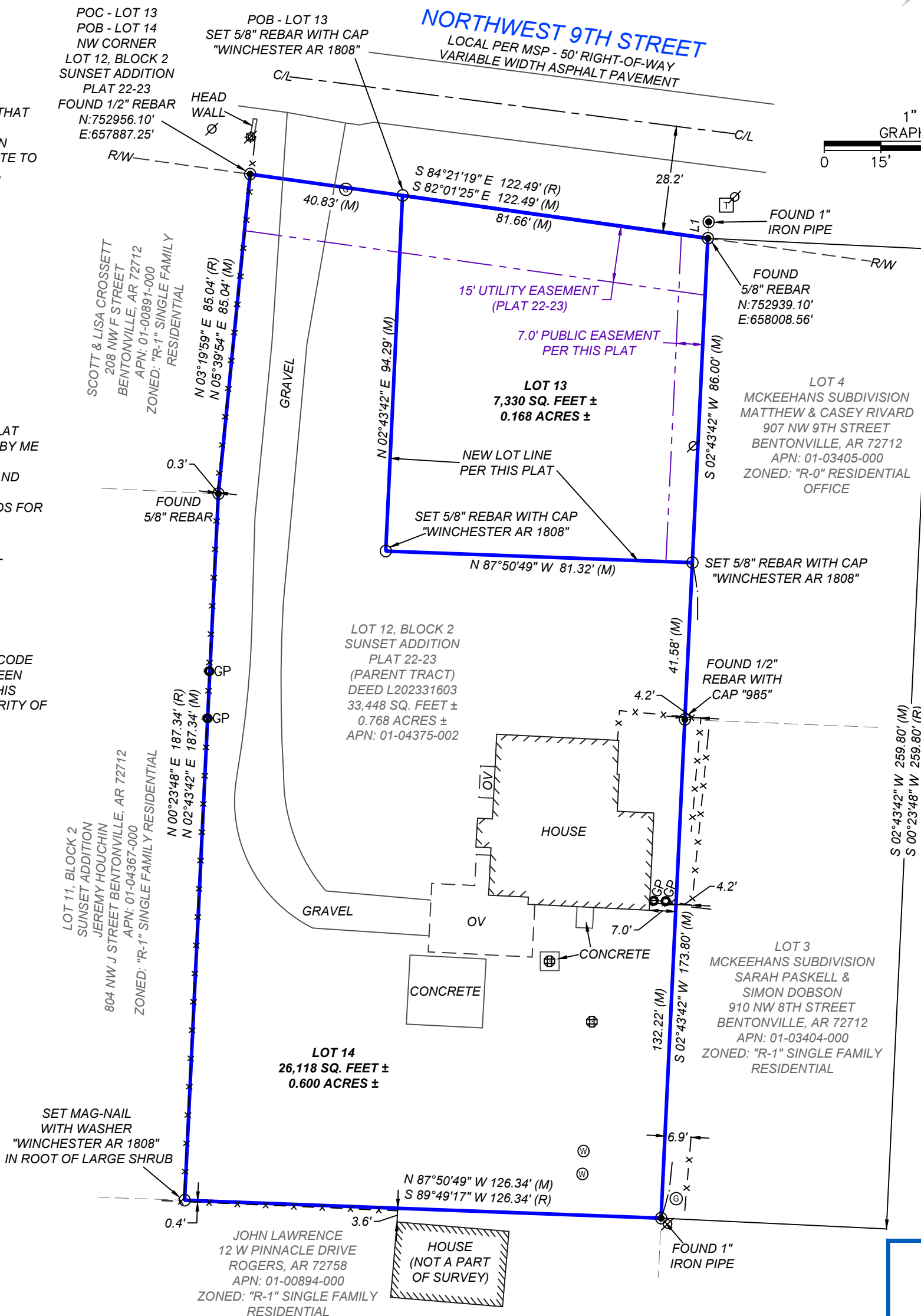
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

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. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 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.

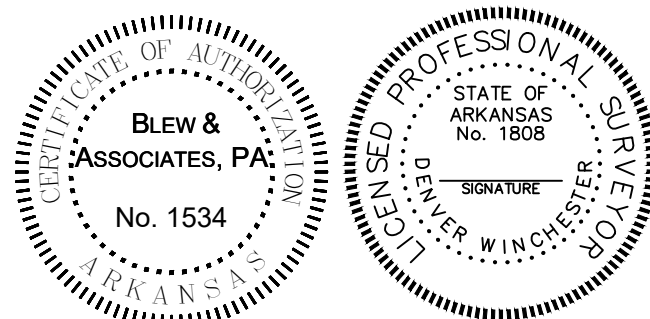


LINE TABLE		
LINE	BEARING	DISTANCE
L1(M)	S 02°43'42" W	4.35'
L1(R)	S 00°23'49" W	4.42'

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊗ POWER POLE
- * LIGHT POLE
- ⊙ GAS METER
- ⊠ TANK LID
- ⊡ TELEVISION CABINET
- ⊙ WATER METER
- GP GATE POST
- OV OVERHANG
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- MSP MASTER STREET PLAN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- BOUNDARY LINE
- - - EASEMENT LINE
- - - - - RIGHT-OF-WAY LINE (R/W)
- - - - - CENTERLINE (C/L)
- x - x - x - FENCE LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF FEBRUARY, 2024.



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.

BLEW & ASSOCIATES, P.A.

Surveying
Engineering
Mapping

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

SURVEYOR JOB NUMBER: 23-8222	SURVEY DRAWN BY: DLS - 12/26/2023
SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'
FOR THE USE AND BENEFIT OF: MATHEW RIVARD	CITY OF BENTONVILLE PROJECT NO.: LS24-0001

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 12, BLOCK 2 OF
SUNSET ADDITION CREATING NEW LOTS 13 AND 14, BLOCK 2 OF
SUNSET ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND
FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0001)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 12, BLOCK 2 OF SUNSET ADDITION creating new LOTS 13 AND 14, BLOCK 2 OF SUNSET ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on March 19, 2024;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of LOT 12, BLOCK 2 OF SUNSET ADDITION creating new LOTS 13 AND 14, BLOCK 2 OF SUNSET ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____,
2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [LS23-0054](#)

For the Planning Commission meeting on March 19, 2024

Details

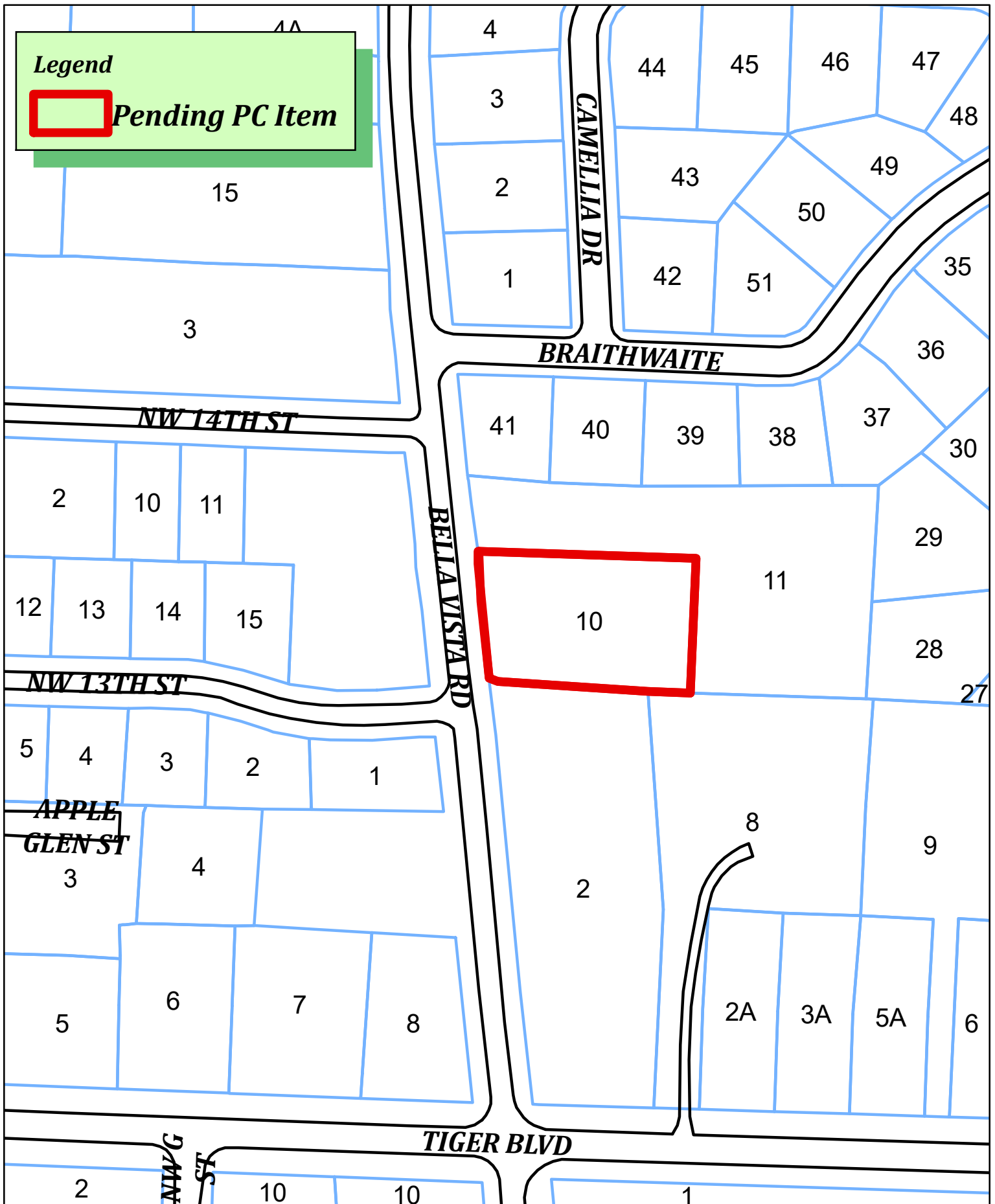
Lot Split: Lots 12, 13, 14, and 15, Block 2 of Braithwaite Park Addition, BVR Properties LLC, 1304 Bella Vista Road, R-2 Medium Density Two Family and Townhome Residential, LS23-0054

A lot split of existing Lot 10, Block 2 of Braithwaite Park Addition, creating new Lots 12, 13, 14, and 15, Block 2 of Braithwaite Park Addition. The plat dedicates various utility easements around the property. Adequate right of way is already in place to meet the requirements of the 2021 Master Street Plan.

Legend



Pending PC Item



LS23-0054
BVR Properties
1304 Bella Vista Rd



LOT SPLIT OF LOT 10, BLOCK 2
CREATING LOTS 12, 13, 14 AND 15, BLOCK 2
BRAITHWAITE PARK ADDITION
BENTONVILLE, ARKANSAS

CLIENT:
BVR Properties, LLC
Neil Greenhaw
P.O.Box 692
(479) 530-4407
neilgreenhaw@gmail.com

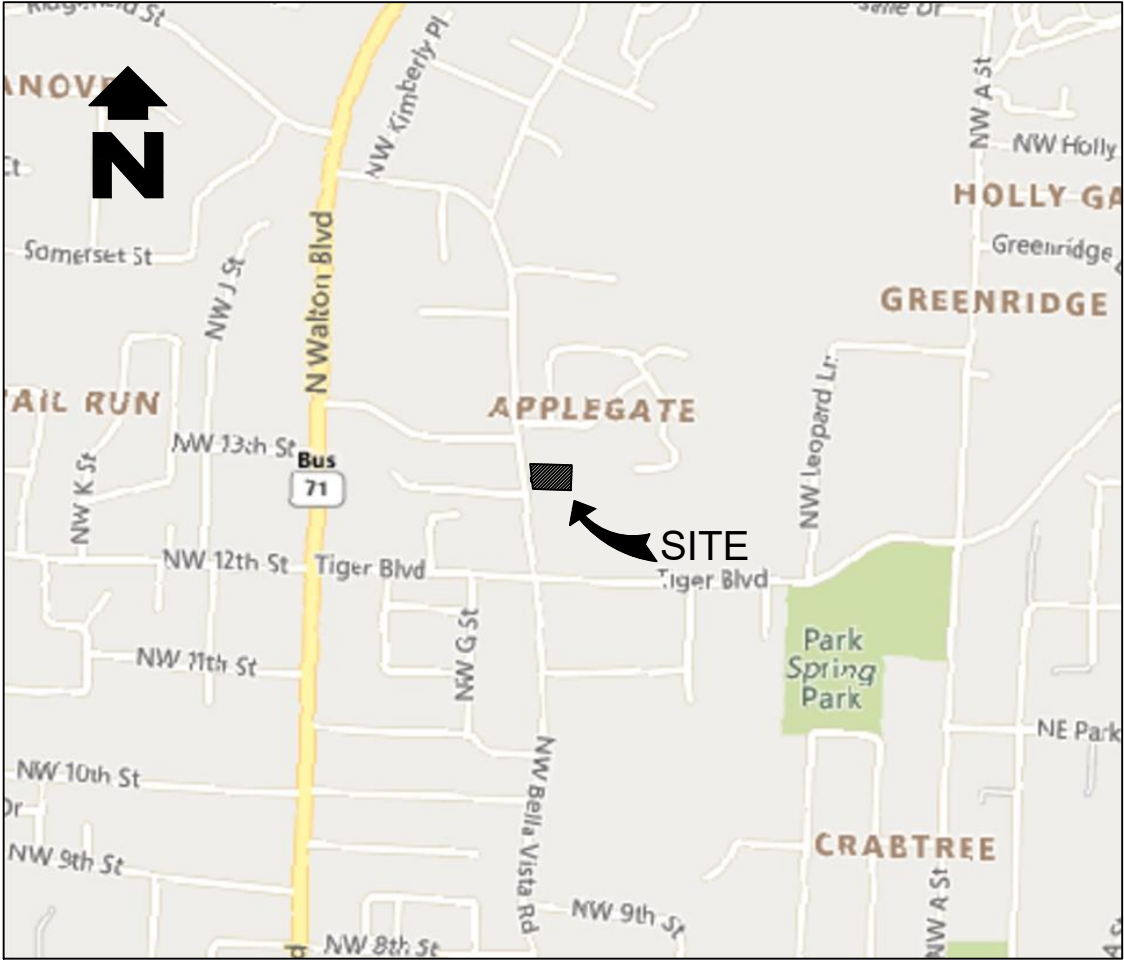
SURVEY NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Instrument #L202152247 at the courthouse in 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: NAD83, State Plane Grid Coordinates, Arkansas North Zone (301) referencing Bentonville City Control Monument Number 38.
- Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 38.
- Record Book and Page shown are per Plat 2013-351.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- This property is zoned R-2 (Medium Density Two Family and Townhome). 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.
- 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.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 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.
- 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.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- 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.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Owner to contact New Service Coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain a minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that 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.
- It is the responsibility of the developer to coordinate with the New Service Coordinator @479-271-3139 to determine if equipment is in conflict.
- 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.
- There may not be any fences or any other structures built in any drainage easement.

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 _____, 2024.
Notary Public _____ Print
My commission expires: _____



VICINITY MAP
Scale: 1" = 1,000'

ATLAS PAGE # 319

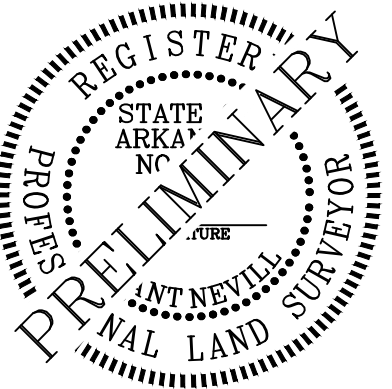
CERTIFICATE OF APPROVAL:

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



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



PARENT LOT 10 DESCRIPTION (DEED L202152247):

Lot 10, Block 2, Braithwaite Park Subdivision, Bentonville, Benton County, Arkansas, as shown on Survey Recorded in Plat Book 2013 Page 351, Records of Benton County, Arkansas, being a Lot Split of Part of Lot 2, Block 2 Braithwaite Park Subdivision, Benton County, Arkansas.

SURVEY DESCRIPTION LOT 12:

A Part of Lot 10, Block 2 in Braithwaite Park Subdivision, being in the W $\frac{1}{2}$ of Section 19, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

Beginning at a Found $\frac{1}{2}$ " Rebar w/Cap "1532" at the NW Corner of Lot 10, Block 2, Braithwaite Park Subdivision; Thence South 88°09'58" East 117.02 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 01°54'28" West 53.72 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence North 88°00'22" West 90.37 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence North 65°15'24" West 21.96 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636" on the East Right of Way of Bella Vista Rd.; Thence continuing along said Right of Way North 06°13'22" West 45.37 feet to the Point of Beginning, containing 5,982 Square Feet or 0.13 Acres, more or less and Subject to all easements, rights-of-way, and covenants of record, or fact.

SURVEY DESCRIPTION LOT 13:

A Part of Lot 10, Block 2 in Braithwaite Park Subdivision, being in the W $\frac{1}{2}$ of Section 19, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

Beginning at a Found $\frac{1}{2}$ " Rebar w/Cap "1532" at the NE Corner of Lot 10, Block 2, Braithwaite Park Subdivision; Thence South 02°30'35" West 65.00 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence North 88°05'24" West 206.99 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636" on the East Right of Way of Bella Vista Rd.; Thence continuing along said East Right of Way North 06°13'22" West 20.00 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence leaving said East Right of Way South 65°15'24" East 21.96 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 88°00'22" East 90.37 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence North 01°54'28" East 53.72 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 88°09'58" East 99.90 feet to the Point of Beginning, containing 7,763 Square Feet or 0.17 Acres, more or less and Subject to all easements, rights-of-way, and covenants of record, or fact.

SURVEY DESCRIPTION LOT 14:

A Part of Lot 10, Block 2 in Braithwaite Park Subdivision, being in the W $\frac{1}{2}$ of Section 19, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

Beginning at a Found $\frac{1}{2}$ " Rebar w/Cap "1532" at the SE Corner of Lot 10, Block 2, Braithwaite Park Subdivision; Thence North 88°00'22" West 98.53 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence North 01°54'28" East 54.00 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 88°00'22" East 86.04 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 66°16'57" West 20.97 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636" on the East Right of Way of Bella Vista Rd.; Thence continuing along said East Right of Way North 06°13'22" West 20.00 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence leaving said East Right of Way South 88°05'24" East 206.99 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 02°30'35" West 65.00 feet to the Point of Beginning, containing 7,664 Square Feet or 0.17 Acres, more or less and Subject to all easements, rights-of-way, and covenants of record, or fact.

SURVEY DESCRIPTION LOT 15:

A Part of Lot 10, Block 2 in Braithwaite Park Subdivision, being in the W $\frac{1}{2}$ of Section 19, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

Beginning at a Found $\frac{1}{2}$ " Rebar at the SW Corner of Lot 10, Block 2, Braithwaite Park Subdivision, point being on the East Right of Way of Bella Vista Rd.; Thence continuing along said East Right of Way North 06°13'22" West 45.37 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence leaving said East Right of Way North 66°16'57" East 20.97 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 88°00'22" East 86.04 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence South 01°54'28" West 54.00 feet to a Set $\frac{5}{8}$ " Rebar w/Cap "AR1636"; Thence North 88°00'22" West 98.53 feet to the Point of Beginning, containing 5,437 Square Feet or 0.12 Acres, more or less and Subject to all easements, rights-of-way, and covenants of record, or fact.

R.O.W. DEDICATION:

Part of Lot 10, Block 2 in Braithwaite Park Subdivision, being in the W $\frac{1}{2}$ of Section 19, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found $\frac{5}{8}$ " Rebar, being the SW Corner of Lot 10, Block 2, Braithwaite Park Subdivision on the East Right of Way of Bella Vista Rd.; Thence along said East Right of Way North 06°13'22" West 38.05 feet to a Point for the Point of Beginning; Thence leaving said East Right of Way South 82°07'51" West 5.00 feet to a Point; Thence North 06°13'22" West 21.26 feet to a Point; Thence North 83°46'38" East 5.00 feet to a Point on the before mentioned East Right of Way; Thence South 06°13'22" East 21.12 feet to Point of Beginning, containing 105.94 Square Feet or 0.002 Acres, more or less.

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: _____

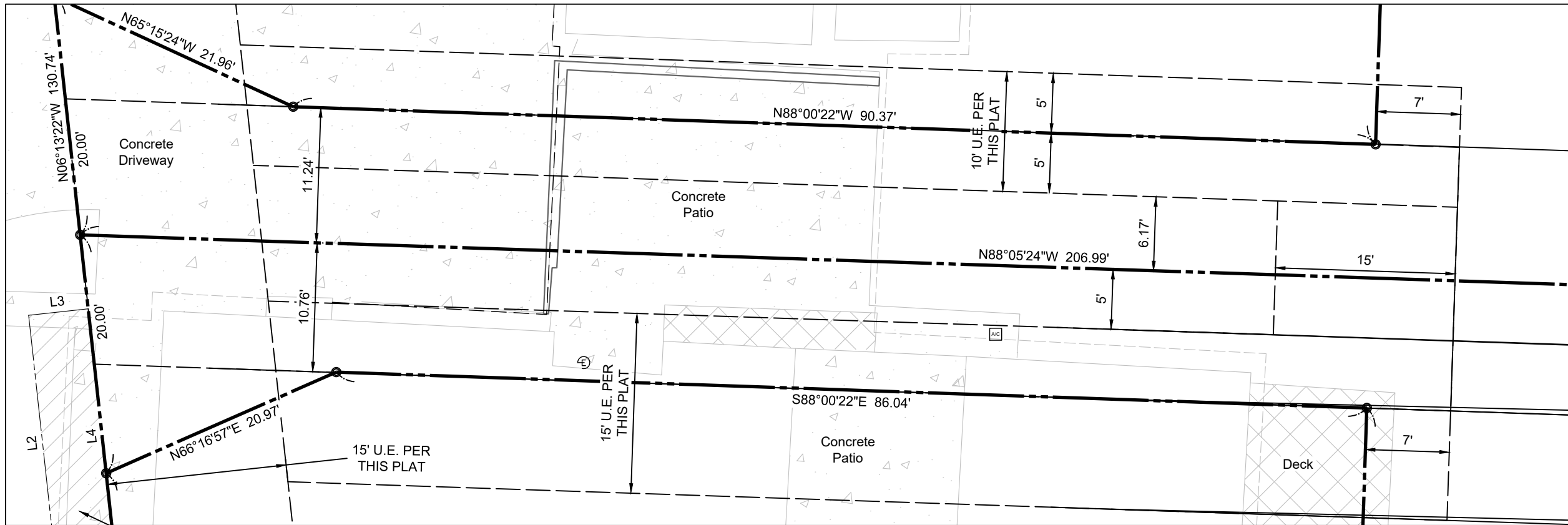
Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

City of Bentonville
Project No.
LS23-0054

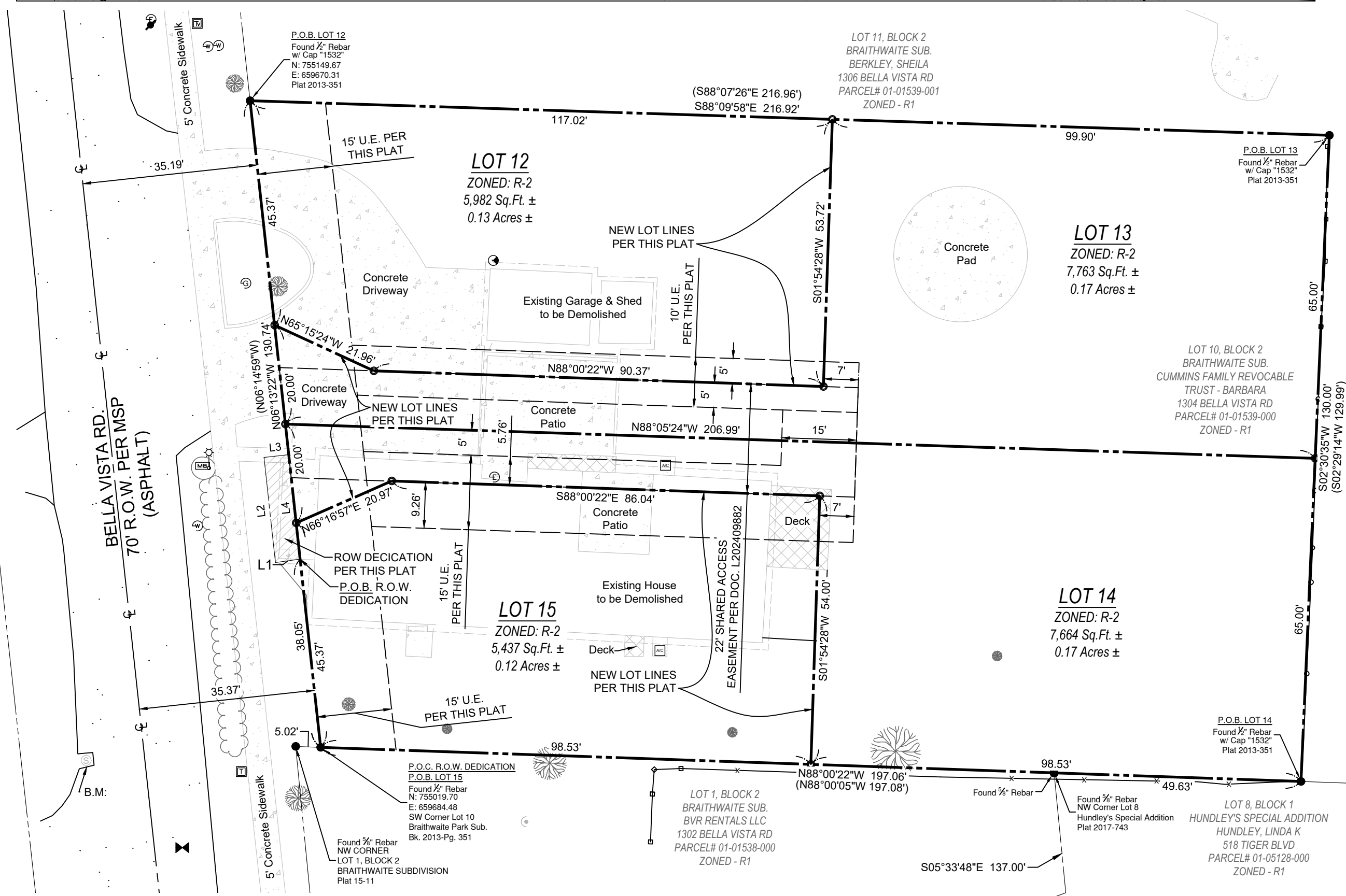
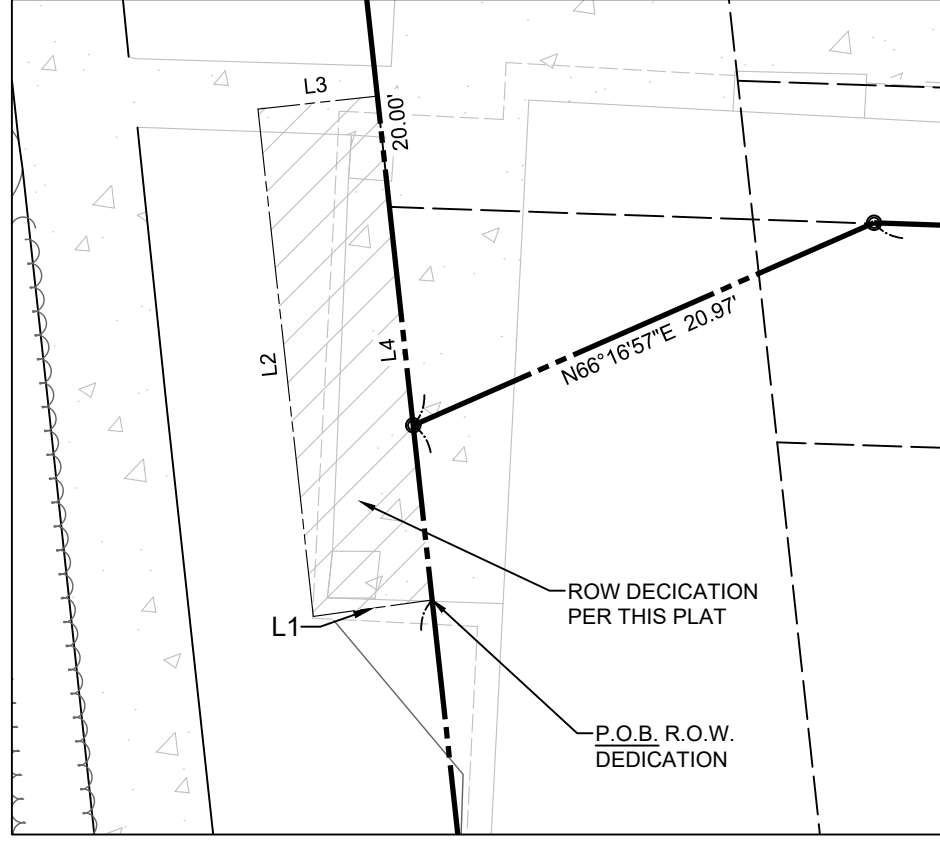
SCE PROJECT #: 23046
DATE: 02-01-2024
SHEET: 1 OF 2

State Filing Code:
500-20N-30W-0-19-320-04-1636

EASEMENT DETAIL
NOT TO SCALE

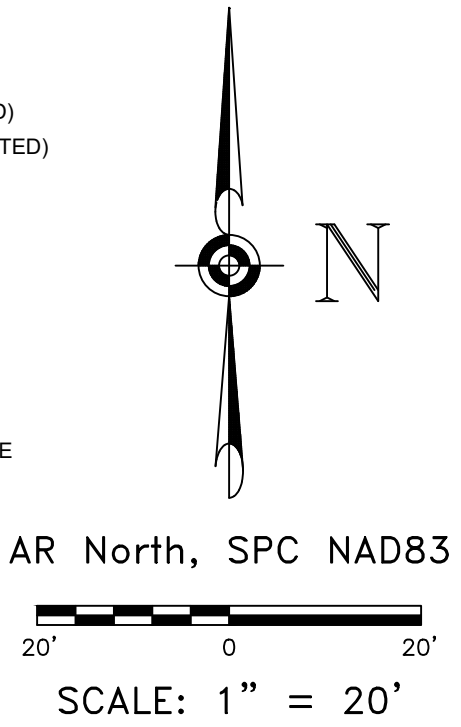


R.O.W. DEDICATION DETAIL
NOT TO SCALE



SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- LIGHTED UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- SANITARY SEWER MANHOLE
- CLEANOUT
- GAS METER
- ELECTRIC METER
- ELECTRICAL RISER
- ELECTRICAL RISER
- TELEPHONE RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- RECORD BEARING / DISTANCE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)



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

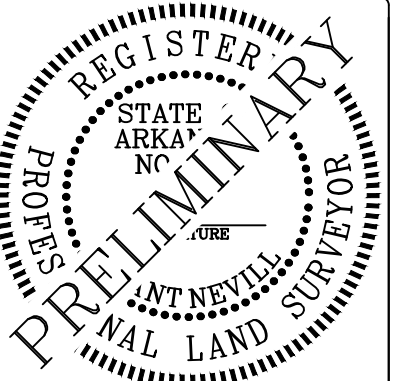
Parcel Line Table		
Line #	Direction	Length
L1	S82°07'51\"W	5.00'
L2	N6°13'22\"W	21.26'
L3	N83°46'38\"E	5.00'
L4	S6°13'22\"E	21.12'

State Filing Code:
500-20N-30W-0-19-320-04-1636
City of Bentonville
Project No.
LS23-0054

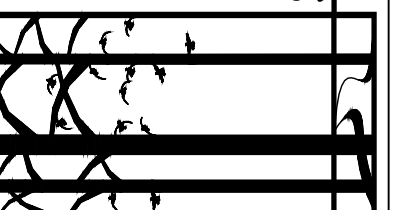
LOT SPLIT

CLIENT: BVR Properties, LLC
Neil Greenhaw
P.O. Box 692
(479) 530-4407
neilgreenhaw@gmail.com

PROJECT: CREATING LOT 12, 13, 14 & 15, BLOCK 2
BRAITHWAITE PARK ADDITION
BENTONVILLE, ARKANSAS



SAND CREEK
Engineering and Landscaping
Bentonville, Arkansas (479) 464-9282



PLS:	GEN
CAD:	MJH
FIELD:	MJH
SCE PROJECT #:	23046
DATE:	02/01/2024
SHEET:	2 OF 2

NOTE: All structures to be demolished.

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.

BENCHMARK: Sanitary manhole rim located on the West side of Bella Vista Rd. approx. 47'± West of the Southwest Corner of Lot 13.
Northing: 755017.07'
Easting: 659637.38'
Elev: 1258.03'

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 10, BLOCK 2 OF
BRAITHWAITE PARK ADDITION CREATING NEW LOTS 12, 13, 14, AND 15,
BLOCK 2 OF BRAITHWAITE PARK ADDITION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS23-0054)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 10, BLOCK 2 OF BRAITHWAITE PARK ADDITION creating new LOTS 12, 13, 14, AND 15, BLOCK 2 OF BRAITHWAITE PARK ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on March 19, 2024;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of LOT 10, BLOCK 2 OF BRAITHWAITE PARK ADDITION creating new LOTS 12, 13, 14, AND 15, BLOCK 2 OF BRAITHWAITE PARK ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____,
2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

	404 GLV, LLC
	801 and 803 Northwest 8th Street
	PC Date: 3/19/2024

Staff Report Details	
Project Number	RZ24-0005
Applicant / Current Owner	Bill Butler / 404 GLV LLC
Site Area	+/- 1.39 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Single-family or duplexes
Related projects	LS23-0058

Property Description
This property is located at 801 and 803 Northwest 8th Street. The property is currently zoned R-1, Low-Density Single Family Residential, and has a land use classification of Low Density Residential (LDR). The property is surrounded by R-1, Low-Density Single-Family Residential properties. All the adjacent properties fall within the Low Density Residential (LDR) land use classification.

Project Details
N/A

Relationship to the General Plan / Projected Traffic Impact
The Future Land Use Plan currently shows this property as Low Density Residential (LDR), in which the proposed rezoning of DN-2 is not compatible. As such, the applicant is requesting a Future Land Use Map Amendment to 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. Relationship to the General Plan / Projected Traffic Impact These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

The requested DN-2 zoning designation is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Rezoning does not match the Master Land Use Plan. If redeveloped, adequate utility capacity will need to be determined. The Water Sewer Department may require a sewer capacity study to determine the impact of any new development to the public sewer system.

Conclusion

This rezoning request is not consistent with the Future Land Use Plan unless the amendment is approved, but it is in line with the vision of growth and development for this area of the city. The applicant states in their narrative that they wish to sell the lots so they can be developed into single family or duplex dwellings.

Additional Details



R-1

NW
9TH
ST

TS H MN

R-1

R-1

NW F ST

BELLA VISTA RD

NW 8TH ST

404 GLV LLC

R-1

R-O

NW 7TH ST

C-2

R-0

R-1



February 16, 2024

ATTN: City of Bentonville Planning Department, Planning Commission & City Council

Re: DN-2 Rezoning Request: 801, 803 NW 8th Street (Replatted to 5 separate lots per LS 23-0058)

Overview

I am Bill Butler, the managing member of 404 GLV LLC and a co-founder of Randall Hinton Development. In the spring of 2022, 404 GLV LLC acquired contiguous lots on NW 7th and NW 8th¹ between Walton Blvd and Bella Vista Road. Our intent was to build single and multifamily housing that match the changing composition of this part of downtown. We are designing a multi-family project on our 1.31 acres along NW 7th, and the city has approved our replat of our 1.39 acres along NW 8th into 5 residential lots. We are selling these lots, and we seek to rezone from R-1 to DN-2 so lot buyers can build single family homes or duplexes.

DN-2 matches current area use

Our land on NW 8th sits between commercial and residential use. To the west toward Walton Blvd, the area is almost exclusively commercial, to include the Masonic Temple and the Bentonville Church of Christ. To the east toward Bella Vista Road, it is residential and includes duplexes and townhomes along Bella Vista Road between NW 6th and 8th. In the future, this area will include The Hub, a large multi-family, multi-use project along Walton Blvd between NW 3rd and NW 7th across from our property. The northwest quadrant of downtown Bentonville is experiencing thoughtful redevelopment, and we are excited to part of this transition.

Our 5 replatted lots on NW 8th Street are spacious at .26 acres each, and measure 60' along the street by 179'. We have been approached by individuals who want to build their next home and by developers that would like to build spec homes and/or duplexes. We believe a DN-2 rezoning enables an appropriate use of this land.

Passes Test

It is our understanding that our request aligns with the Future Land Use Map. However, if this is incorrect, we also request an amendment to the Future Land Use Map. We believe that if duplexes are built on 1 or all 5 of these lots, there will be no appreciable increase in traffic, and no change in neighborhood signage, use or activity. Lastly, we have confirmed that all utilities are accessible from the street for these properties. There is an 8" sewer main and a 6" water main running within NW 8th Street.

Thank you for your consideration of our request for DN-2 zoning on our NW 8th street property.

Bill Butler
Managing Member, 404 GLV LLC
310-463-0555 (cell)
Bill@randallhintonde.com
www.randallhintonde.com
<https://www.gmarketbentonville.com>

¹ 404 GLV LLC acquired 710/712, 802 and 804 NW 7th Street and 801 and 803 NW 8th Street in the spring of 2022.

NOTICE OF INTENT TO REZONE

Bill Butler, managing member of 404 GLV, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

Lots 10 & 11 of Loesche Subdivision as shown on plat L201844723.

The common description of the property is: 801 & 803 NW 8th Street

The public hearing will be held Tuesday, March 19, 2024 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:

Chump 702 NW 8th St.

Signature and Physical Address

Signature and Physical Address

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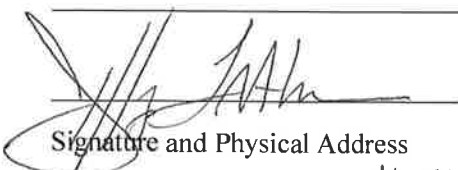
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For more information, you may call the Planning Department at (479)271-3122.

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:


Signature and Physical Address

808 N.W. 8th St.
Bentonville, AR
72712

Signature and Physical Address

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0005)**

WHEREAS, 404 GLV, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL and to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOT 10, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY. LOT 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held March 19, 2024 at the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present land use classification of LOW-DENSITY RESIDENTIAL to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ24-0005)

WHEREAS, 404 GLV, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 10, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY. LOT 11, OF THE PROPERTY LINE ADJUSTMENT OF LOTS 4 THROUGH 7, LOESCHE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L201844723. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held March 19, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Morningstar Subdivision

South Morningstar Road & Gaston Road

PC Date: 3/19/2024

Staff Report Details

Project Number	PP24-0002
Applicant / Current Owner	Blake Murray/DR Horton - NW Arkansas
Site Area	+/- 40.09 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	
Development Type / Use	Single-family Residential
Related projects	LS23-0061

Property Description

The subject property is located along both South Morningstar Road and Gaston Road. It is presently zoned R-1, Low-Density Single-Family Residential with a Land Use designation of Low Density Residential (LDR). The property has direct access to South Morningstar Road, an arterial, and Gaston Road, a local.

Project Details

The applicant is proposing a single-family subdivision composed of 146 total lots, 2 of which are un-buildable drainage lots. The proposed subdivision is split into two phases, roughly east and west. Two access points are provided on Morningstar Road and two are provided on Gaston Road. Right-of-way improvements are shown along both existing roads, per the Master Street Plan. Traffic calming is provided, as well as a pedestrian connection through the long block between Cetus and Cassiopeia.

Relationship to the General Plan / Projected Traffic Impact

Vehicle traffic will likely increase to both existing roads as this property develops from a greenfield to single-family. There is a lack of pedestrian, bicycle, and transit infrastructure in this area, so nearly all trips

Relationship to the General Plan / Projected Traffic Impact

will likely be by personal vehicle.

Public Comment

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

Analysis / Waivers

One waiver is requested:

Waiver 1: A waiver from Section 3.4.1.3 of the Bentonville Drainage Manual to allow the alignment of the storm pipe to the flowline rather than the soffit or crown.

Conclusion

This proposed preliminary plat meets the requirements of the Zoning Code and Land Development Code as proposed aside from the requested waiver. If the waiver is approved, staff recommends approval of this plat with the condition that a homeowner's association for the subdivision be required to maintain the interior non-buildable lot 5. If the waiver is denied, staff recommends the item be tabled to allow the applicant to revise the plat.

Additional Details



Legend

-  Bentonville City Limits
-  Planning Commission Items



PP24-0002
Preliminary Plat
Morningstar Subdivision





March 1st, 2024

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Morningstar Subdivision Wavier Request
CTA Job No. 23304600
Preliminary Plat Submittal

I am writing to formally request a waiver from section 3.4.1.3 of the Bentonville Drainage Manual, which stipulates that storm pipes must "match the soffits or crown" at changes in pipe size rather than the flowline.

The waiver is sought for the following specific instances:

STORM LINE 1: At Inlets 1-3 and 1-5
STORM LINE 4: At Inlets 4-2 and 4-3

In these cases, we are requesting to align the flowline of the upstream pipe with the larger downstream pipe. This adjustment is necessary due to the limited onsite topographic relief. The slopes of the proposed stormwater pipes are set at the minimum required slope of 0.5% (as per section 3.3.4), with cover set at the minimum as established by section 3.3.3.

Aligning the flowlines for these two storm lines will enable us to meet these requirements while adequately capturing, conveying, and discharging stormwater to the two onsite retention ponds. These ponds have been designed with maximum depth, and outlet pipes are designed at 0.5% to the ultimate outfall just south of the site.

We have explored additional design options to comply with section 3.4.13 wherever feasible. The Drainage Report included with this submission demonstrates compliance with all other storm pipe and drainage requirements outlined in the Bentonville Drainage Manual.

Please feel free to reach out if you have any questions or require further clarification.

Thank you,

Conlee Hale, EI
Crafton Tull

 LEGEND (EXISTING SYMBOLS)

 LEGEND (CONSTRUCT)

 SITE STABILIZATION AND CERTIFICATION

ANY/ALL WATER FEATURE AND SITE PUBLIC
SAFETY DEVICES AND WARNING/HAZARD SIGNS
SHALL BE BY OWNER/DEVELOPER.

 GENERAL NOTES

-
- PROJECT INFORMATION

 PROPERTY DESCRIPTION

STANDARD NOTES

-

VICINITY MAP (NTS)

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



 ARTERIAL
 COLLECTOR
 PROPOSED COLLECTOR
 LOCAL
 PROPOSED EXPRESSWAY

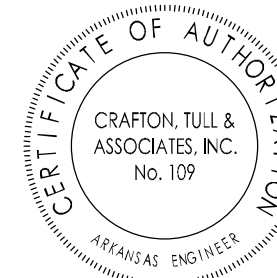
 UTILITY CONTACTS

Arkansas One Call



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

C-228	STORM SEWER LINE 11 & 12 P&P (C)
C-229	STORM SEWER LINE 13 P&P (C)
C-230	STORM SEWER LINE 14 & 15 P&P (C)
C-231	STORM SEWER LINE 16 & 17 P&P (C)
C-232	STORM SEWER LINE 18 & 19 P&P (C)
C-233	STORM LINE 20, 21, & 22 P&P (C)
C-234	STORM LINE 23, 24, & 25 P&P (C)
C-235	POND A P&P (C)
C-236	POND B P&P (C)
C-237	DITCH P&P (C)
C-238	SANITARY SEWER LINE 1 P&P (C)
C-239	SANITARY SEWER LINE 1 P&P (C)
C-240	SANITARY SEWER LINE 1 P&P (C)
C-241	SANITARY SEWER LINE 1 P&P (C)
C-242	SANITARY SEWER LINE 1 P&P (C)
C-243	SANITARY SEWER LINE 1 P&P (C)
C-244	SANITARY SEWER LINE 1 P&P (C)
C-245	SANITARY SEWER LINE 2 P&P (C)
C-246	SANITARY SEWER LINE 2 P&P (C)
C-247	SANITARY SEWER LINE 2 P&P (C)
C-248	SANITARY SEWER LINE 3 P&P (C)
C-249	SANITARY SEWER LINE 3 P&P (C)
C-250	SANITARY SEWER LINE 4 P&P (C)
C-251	SANITARY SEWER LINE 5 P&P (C)
C-252	SANITARY SEWER LINE 6 P&P (C)
C-253	SANITARY SEWER LINE 7 P&P (C)
C-254	SANITARY SEWER LINE 8 P&P (C)
C-501	TYPICAL STREET SECTION
C-502	STANDARD DETAILS
C-503	DRAINAGE DETAILS
C-504	DRAINAGE DETAILS
C-505	DRAINAGE DETAILS
C-506	DRAINAGE DETAILS
C-507	EROSION CONTROL DETAILS
C-508	UTILITY DETAILS
C-509	UTILITY DETAILS
C-510	UTILITY DETAILS
C-511	UTILITY DETAILS
C-512	UTILITY DETAILS
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN A
L-103	PLANTING PLAN B
L-104	PLANTING PLAN C
L-105	PLANTING PLAN D
L-106	PLANTING PLAN E
L-107	PLANTING PLAN F
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2



MORNING STAR
BENTONVILLE, AR

Key Plan[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23304600
ISSUE DATE: 03/01/24
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY
PLANS

PP24-0002

COVER SHEET

C-001

 CITY OF BENTONVILLE NOTES

- 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.

NOTE:

PHASE I LOT 83 AND PHASE II LOT 63 ARE DEDICATED TO THE CONSTRUCTION OF DRAINAGE RETENTION PONDS. THESE TWO LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS PRESCRIBED IN THE COVENANTS FOR THE SUBDIVISION. THESE LOTS SHALL BE WHOLLY DEDICATED AS A DRAINAGE/UTILITY/ACCESS EASEMENT.

- LEGEND (EXISTING SYMBOLS)

- LINEWORK
- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

- LINEWORK**
- _____
- EASEMENT
- =====
- CURB
- _____
- RIGHT OF WAY
- _____
- PROPERTY LINE
- _____
- ROAD CENTERLINE

ZONING: R-1

Key Plan[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23304600
ISSUE DATE: 03/01/24
CONTACT: B. MURRAY
QC BY:
QC Date:

PRELIMINARY
PLANS

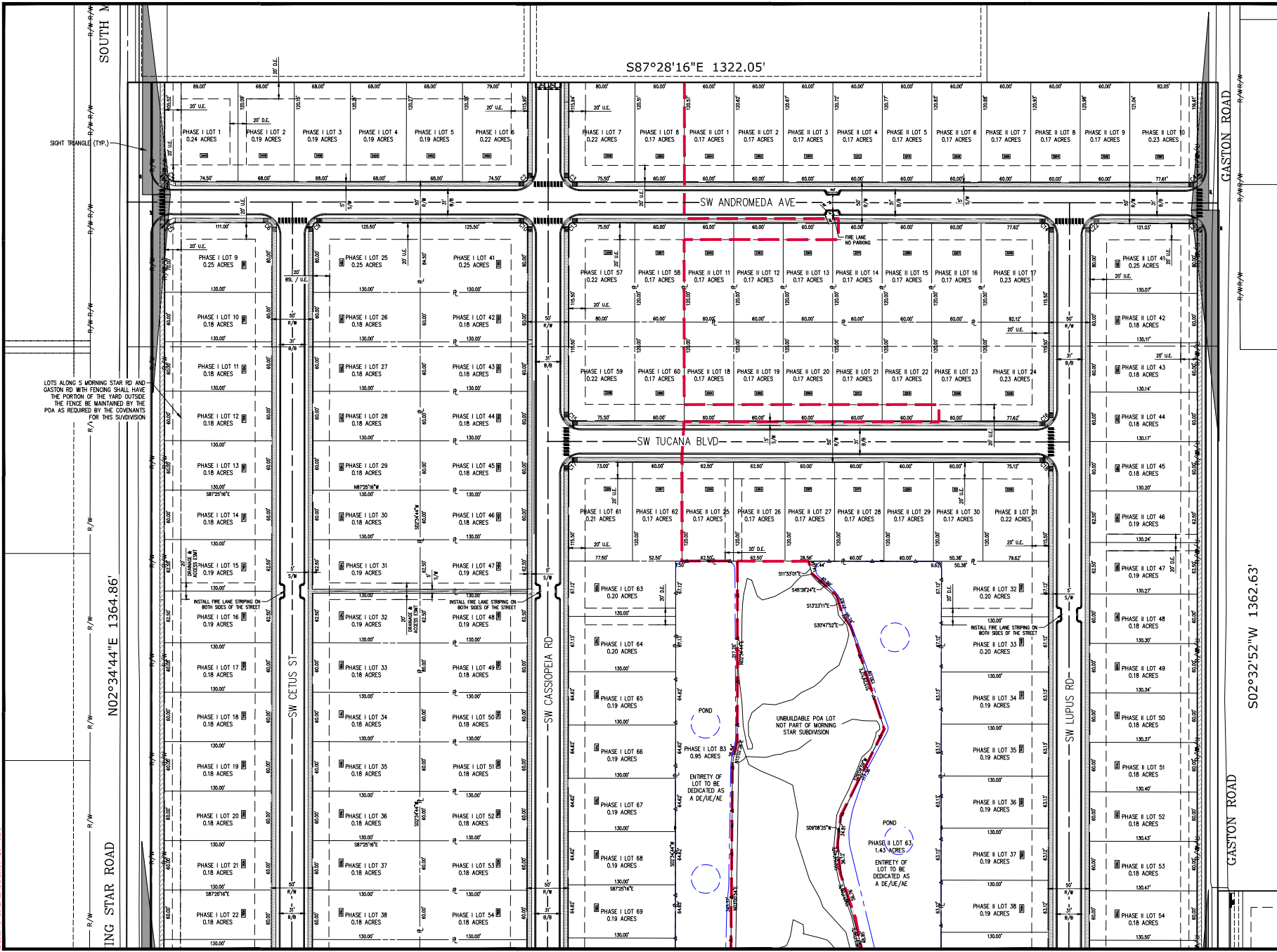
THIS
DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

PP24-0002

OVERALL PRELIMINARY PLAT

C-102





300 N. College Ave., Suite 317
Bentonville, AR 72701
Crafton Tull
architectural engineering surveying
479.634.4632
www.craftontull.com

STATE OF ARIZONA
CRAFTON TULL & ASSOCIATES, INC.
No. 0010

GRAPHIC SCALE IN FEET
50' 0 50'

MORNING STAR
BENTONVILLE, AR

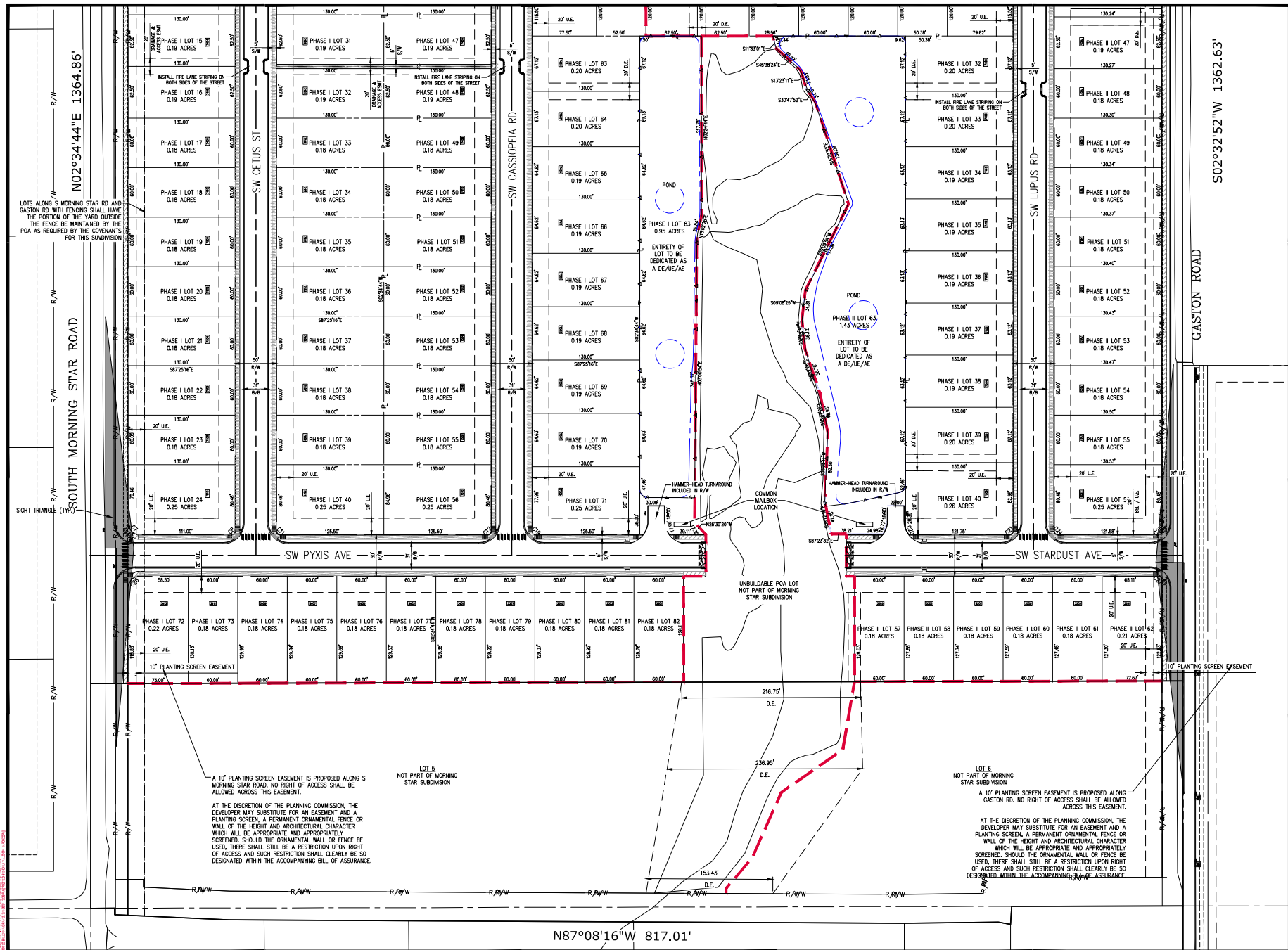
S02°34'44"E 1364.86'
S02°32'52"W 1362.63'

PP24-0002
PRELIMINARY PLAT A

C-103

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

PROJECT NO. 2304000
PLAT DATE: 05/07/24
CONTRACT: E. 10000000
20' U.L.
20' U.L.
20' U.L.



Craffon Tull
 architecture | engineering | surveying
 479.435.4832
 www.craffontull.com

300 N. College Ave., Suite 317
 Fayetteville, Arkansas 72701

GRAPHIC SCALE IN FEET
 50' 0 50'

MORNING STAR
 BENTONVILLE, AR

PP24-0002
 PRELIMINARY PLAT B

C-104



GRADING AND DRAINAGE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CAGON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGN, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY WALLS.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUDED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEADWAY TRAFFIC AND LOADS AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC-BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
- SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SALT AND DEBRIS.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- IF WET AREAS ARE ENCOUNTERED ON-SITE, THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
- CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR FINISH ELEVATION IS NOT ESTABLISHED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

PRE VS POST DEVELOPMENT RUNOFF SUMMARY*

STORM EVENT (YEAR)	PRE-DEVELOPMENT PEAK DISCHARGE (CFS)	POST-DEVELOPMENT PEAK DISCHARGE (CFS)	RUNOFF DIFFERENCE (CFS)
2	99.47	81.77	-17.70
5	151.79	117.82	-33.97
10	184.36	140.31	-44.05
25	228.46	169.99	-58.47
50	273.01	198.24	-74.77
100	306.58	228.27	-78.31

*FLOWS ARE FOR A SINGLE STUDY POINT- ACROSS THE SOUTHERN PROPERTY LINE

WOTUS JURISDICTION DETERMINATION

FEATURE	DESCRIPTION	JURISDICTION	AMOUNT OF FEATURE ON SITE	AMOUNT OF FEATURE DISTURBED
OW-1	ARTIFICIAL POND	NON-JURISDICTIONAL	0.2 AC	0.2 AC
WET-A	EMERGENT WETLAND	NON-JURISDICTIONAL	5.6 AC	5.6 AC
DD-01	MAN-MADE DITCH	NON-JURISDICTIONAL	708'	708'
OW-2	MAN-MADE POND	JURISDICTIONAL	0.4 AC	0.0 AC
WET-C	ADJACENT WETLAND	JURISDICTIONAL	2.0 AC	0.0 AC
EPH-01	INTERMITTENT TRIBUTARY	JURISDICTIONAL	760'	0'
WET-B	NON-ADJACENT WETLAND	NON-JURISDICTIONAL	2.2 AC	2.2 AC
WET-D	NON-ADJACENT WETLAND	NON-JURISDICTIONAL	0.2 AC	0.2 AC

TOTAL JURISDICTION FILL = 0.00 ACRES / 0 FT

NOTE: THIS SITE HAS RECEIVED AN APPROVED JURISDICTION WATERS OF THE U.S. (WOTUS) DETERMINATION FROM THE U.S. ARMY CORPS OF ENGINEERS.
NO USACE PERMIT WILL BE APPLIED FOR WITH THIS DEVELOPMENT DUE TO THE ABSENCE OF WOTUS DISTURBANCE.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ON-SITE AND OFF-SITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

- TO XXXX TOP OF CURB
- TP XXXX TOP OF PAVEMENT
- HP XXXX HIGH POINT
- EG XXXX EXISTING GRADE
- LP XXXX LOW POINT
- FG XXXX FINISH GRADE
- SW XXXX SIDEWALK



MORNING STAR
BENTONVILLE, AR

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PROJECT NO. 23040002
DATE: 05/07/24
DRAWN BY: B. STEWART
CHECKED BY:
DATE:
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

PP24-0002
OVERALL GRADING PLAN

C-108

	Williams
	501 Jefferson Street
	PC Date: 3/19/2024

Staff Report Details	
Project Number	WAV24-0006
Applicant / Current Owner	Marcella Williams - Testa Properties
Site Area	+/- 0.14 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residence
Related projects	

Property Description
The property is located at 501 Jefferson Street. It is situated on the southwest corner of Jefferson and NW D Streets, directly west of Old High Middle School. It is zoned R-1, Low-Density Single-Family Residential, and consists of a new single-family residence. All adjacent properties are zoned R-1, Low-Density Single-Family Residential.

Project Details
The applicant has requested a waiver from the Land Development Code.
Waiver 1: A request to waive the requirements of the Land Development Code, Article 1100, Development Standards, Section 1100.02, Access Management Standards, (a) Curb cuts Section, (5) Number of curb cuts allowed.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

Code requires a property to have 200 feet of total street frontage to have more than one curb cut.

Per the applicant's narrative states, they are requesting three (3) curb cuts for this property. One (1) on NW D Street and two (2) for a circle drive onto Jefferson Street for a total of 3 curb cuts. The applicant states in their narrative that *"this location has special circumstances as it is located across from Old High. Parking on the Street would be a danger to children when going and coming from school. Parking in the street would also cause major traffic problems during school hours. There are additional cars, construction traffic, Airbnb guests next door, cyclists, walkers, and runners are a daily occurrence on both Jefferson and D Street. We are requesting 2 curb cuts. One at the rear of the home to access the garage and allow for 2 cars to park. This location is inaccessible during the mornings and afternoons because of school traffic. The second curb cut would be on Jefferson in front of the home allowing delivery trucks, guests, and homeowners to park off the street to not impede school traffic and cause a hazard to other drivers, pedestrians, and especially school children."*

Conclusion

Both Jefferson Street and NW D Street are local streets on the Master Street Plan with no plans for improvement in the future. Given the amount of school traffic and children/pedestrians/cyclists that frequent the area, staff could support a request for one additional curb cut at this location but would not support the third curb cut closest to the intersection of Jefferson and Northwest D Streets.

Additional Details



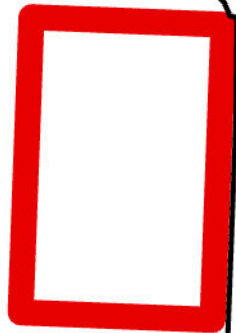
Pending PC Items

NW 3RD ST

LEFORS ST

JEFFERSON ST

NW D ST



WAV24-0006
501 Jefferson St
Waiver



Williams Design Build, LLC

Testa Properties, LLC

To whom it may concern,.

We are requesting a waiver for the 200' frontage road curb cut ordinance. See 1100.02 Access Management Standards.

RE: Lot 25, Parcel 01-03168-002

Please accept this letter as a request for 2 additional curb cuts at 501 Jefferson. We met with City Planning regarding the additional curb cut and they said they would highly recommend the 2 cuts.

The proposed curb cuts would be on Jefferson St to allow 2 additional cars to park off the street. The home being built is a 5 bedroom and will have more than the two cars that we currently have parking for in the rear drive way off of D street. This driveway is directly across from the entrance to and from Old High. This location has special circumstances as it is located across from Old High. Parking on the Street would be a danger to children when going and coming from school. Parking in the street would also cause major traffic problems during school hours. There are additional cars, construction traffic, Airbnb guests next door, cyclists, walkers and runners are a daily occurrence on both Jefferson and D street. We are requesting 2 additional curb cuts. Current driveway is at the rear of the home. Accessed off D street immediately across from the school entrance. This location is inaccessible during the mornings and afternoon because of school traffic. The additional curb cuts would be on Jefferson in front of the home allowing delivery trucks, guests and home owners to park off street to not impede school traffic and cause a hazard to other drivers, pedestrians and especially school children.

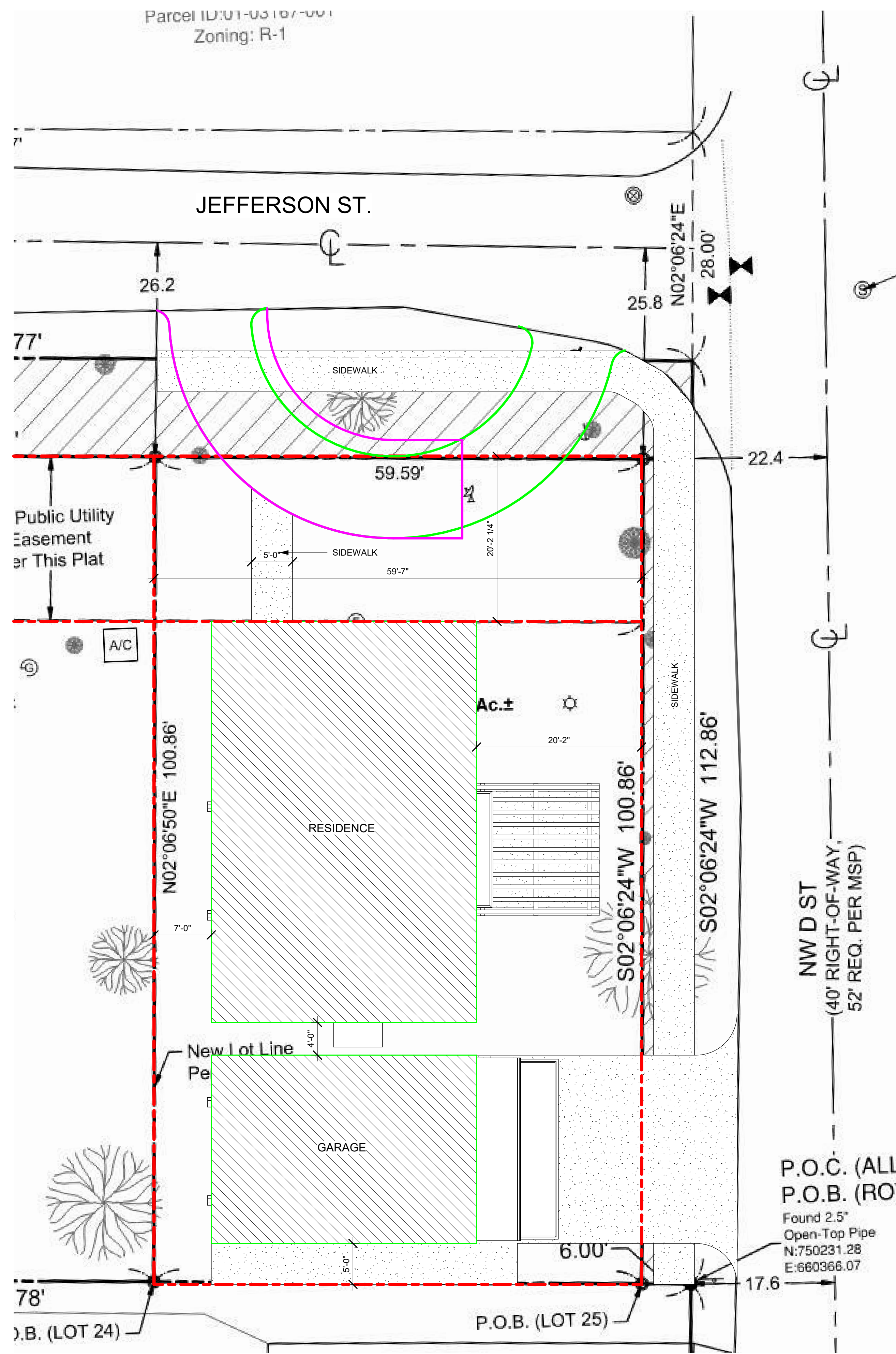
This is a common waiver as we try to improve an already dense environment and prevent on street parking. Parking on streets especially this street poses a safety issue and impedes line of sight for other vehicles.

Please see the drawing which has 2 possibilities. A full curve(half Circle) drive and a partial curve driveway. The full circle pull through driveway would be our first request. You would enter and exit on D street.

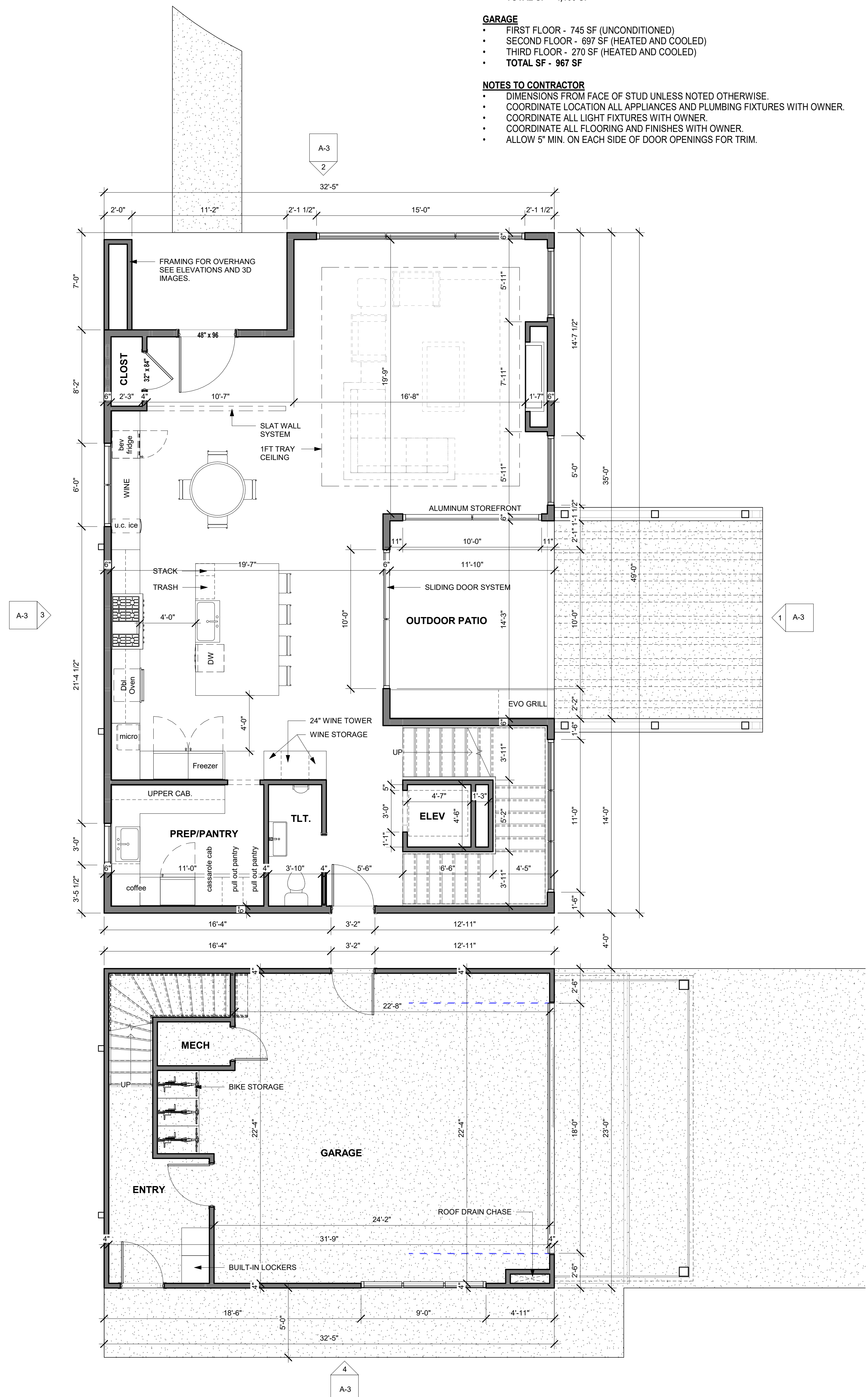
If you need additional information please do not hesitate to call. 479-236-5830.

Sincerely,

Marcella L Williams
Williams Design Build, LLC



2 Site
1/8" = 1'-0"



1 Level 1
1/4" = 1'-0"

Construction Set

TRENT ROGERS
ARCHITECTURE | PLANNING | DESIGN

2 Ashbury Ln | Bella Vista, AR 72714
PH: 479.721.1791 | trent.rogers24@gmail.com

Jefferson and NW D Street
Residence

DRAWN BY:
TR
CHECK BY:
TR

ISSUE DATE:
09/13/2022

PROJECT NO.:

REVISION DATES

DATE DESCRIPTION

DRAWING:
A-1

FLOOR PLANS

	O'Reilly Auto Parts
	Southwest Regional Airport Blvd.
	PC Date: 3/19/2024

Staff Report Details	
Project Number	WAV24-0003
Applicant / Current Owner	Kip Williams/O'Reilly Auto Parts
Site Area	+/- 1.52 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description
The subject property is located at the southeast corner of Southwest Regional Airport Blvd. and Southwest F Street; the property has direct access to both roads. The property is presently zoned C-2, General Commercial with a land use of General Commercial and is vacant.

Project Details
The applicant is requesting a waiver from Section 1100.21(k) of the Land Development Code that requires that place as much building mass near the intersection as possible. In their narrative, the applicant states that the proposed site layout meets the 60/40 parking split, parking in front of the building allows patrons ease of access to the building, and, because the site slopes to the rear corner of the lot, rear parking may impact proposed stormwater infrastructure. The applicant has proposed a corner feature of a small plaza of pavers and benches to anchor the corner in lieu of the building at the corner. Since the item was tabled at the 2/6/2024 Planning Commission meeting, the applicant has revised their layout by removing the row of head-on parking along Regional Airport Blvd. and pushing the building further towards the street. They have also re-worked the corner pedestrian plaza to make it feasible amongst the utility lines and easements. Lastly, at the request of Planning Commission, the applicant has

Project Details

provided a shared access drive at the rear of the property that would provide further developments along Regional Airport access from the rear of the property.

Relationship to the General Plan / Projected Traffic Impact

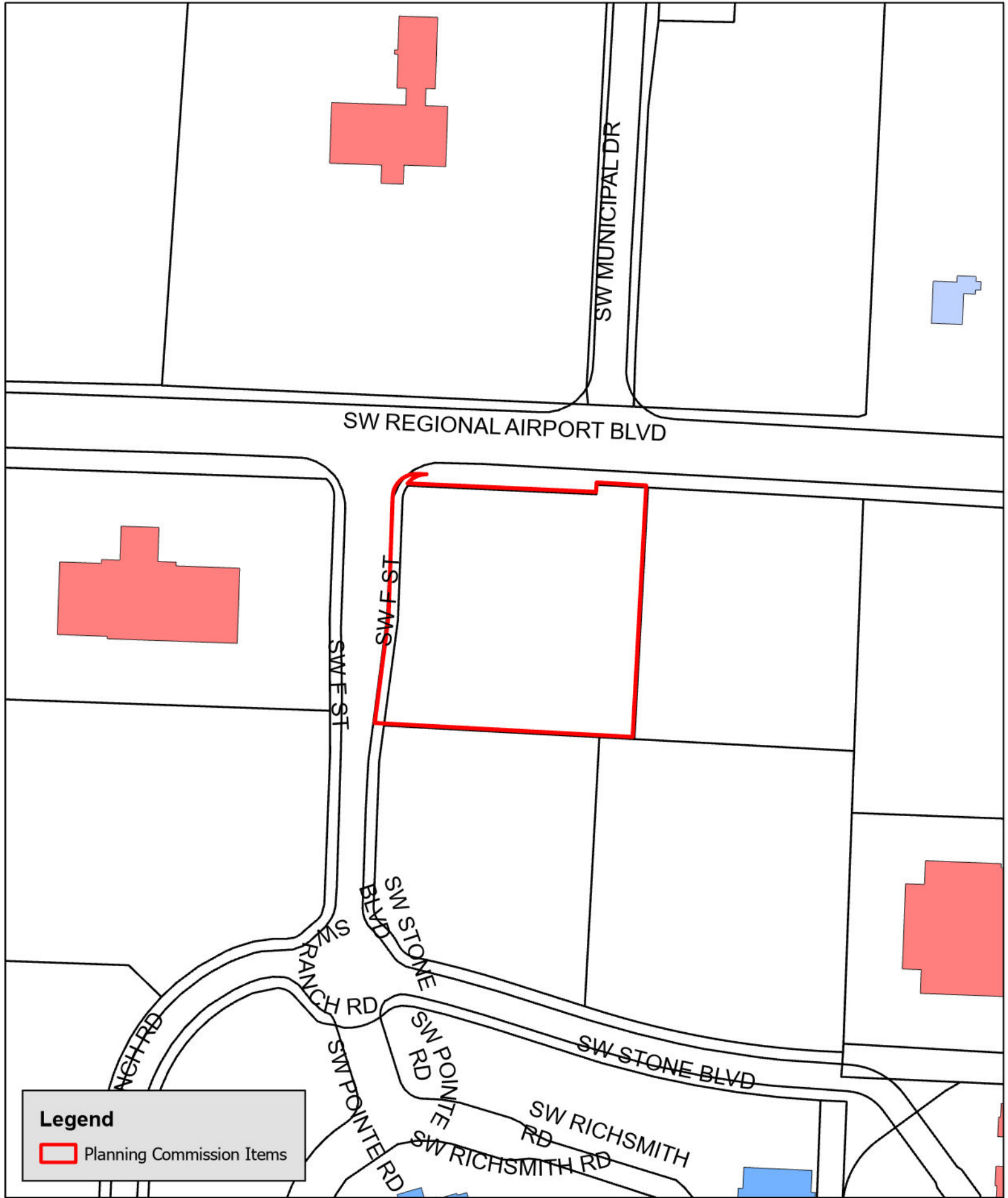
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



Legend

 Planning Commission Items



WAV24-0003
Waiver
O'Reilly Auto Parts Bentonville #2



March 04, 2024

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



To Whom It May Concern,

RE: Waiver request for proposed O'Reilly Auto Parts Store: 550 SW Regional Airport, Bentonville, AR

Per coordination with City Staff, we are hereby requesting a waiver from the following requirement(s):

- Building Placement: Large-Scale Development Design Standards Code Section 1100.21(k).
 - This section states *"Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility"*.

Waiver justification:

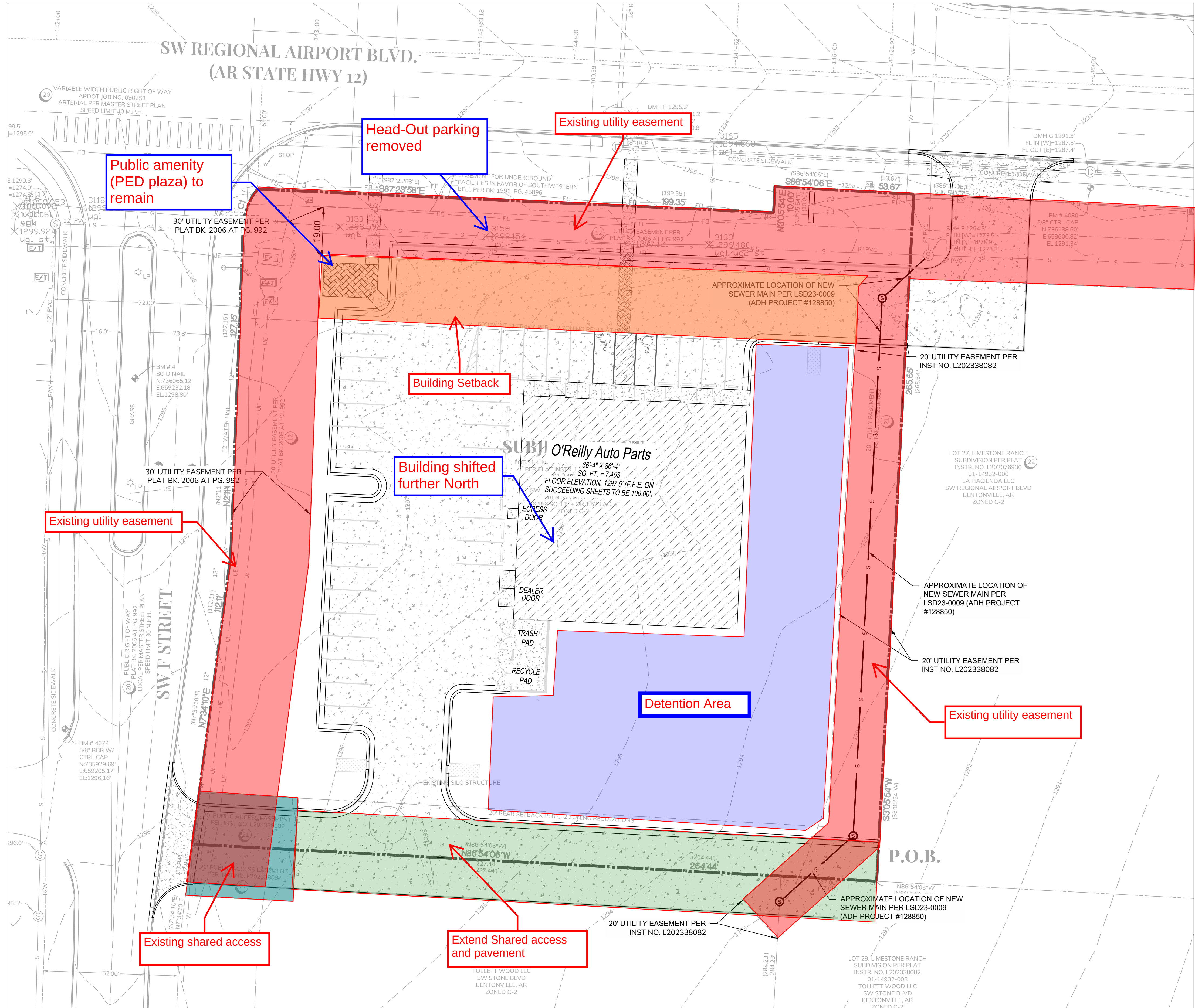
The O'Reilly Auto Parts store plan designates SW Regional Airport Blvd as the primary abutting street due to its higher street classification, aligning with existing neighboring businesses and uses. This plan complies with the parking placement requirements outlined in section 1100.21 (l), allowing parking between the front façade of the principal building and the primary abutting street (SW Regional Airport Blvd). Given that the front-facing façade serves as the primary entrance for customers, parking along the primary façade is crucial for O'Reilly operations. This site plan, while adhering to the parking allowance, maximizes visibility without compelling customers to park at the rear and traverse considerable distances around the building, which would impose an undue burden. Furthermore, rear parking poses a threat to the required stormwater management system, given the existing low area conditions.

In coordination with city staff, the submitted plan proposes a public amenity with pervious pavers and benches at the NW corner, connecting to the right-of-way (ROW) along SW Regional Airport Blvd. This strategically placed amenity near the intersection enhances the site's appeal and capitalizes on high visibility. Additionally, at the request of the Planning Commission, the submitted plan has extended the paved shared access along the southern property line to the east property line, promoting rear access for future developments along SW Regional Airport Blvd. The submitted site has also removed its previously proposed head-out parking along SW Regional Airport Blvd and shifted the building location further north to maximize visibility of the front-facing facades along its primary abutting street (SW Regional Airport Blvd).

The adjacent property to the west, across SW F St, and other properties along SW Regional Airport Blvd have already set a precedent by placing parking in the front yard between the principal building and primary abutting streets. Granting this waiver will not compromise public health, safety, or welfare, nor will it harm other properties in the vicinity. Importantly, it will not impede the orderly subdivision of land in accordance with these regulations. The proposed layout includes shared access for potential future developments adjacent to the subject's lot.

Sincerely,

Kip Williams, EI
Project Engineer



REVISED LAYOUT EXHIBIT
SCALE: 1" = 20'



EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REFER TO 1/C1.2 FOR SILT FENCE CONSTRUCTION.
7. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MAT 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

GENERAL NOTES:

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 2. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
 3. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
 4. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- STORMWATER RUNOFF SUMMARY:**

TOTAL PROPERTY AREA= 1.52 ACRES
TOTAL DISTURBED AREA = 1.61 ACRES

DUE TO THE INCREASE IN IMPERVIOUS AREA, A
DETENTION POND HAS BEEN PROVIDED ON SITE.
REFER TO STORMWATER REPORT.



Know what's below.
Call before you dig.

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS.
2. INSTALLATION OF CONSTRUCTION ENTRANCE.
3. INSTALLATION OF EROSION CONTROL FENCE.
4. REMOVAL OF EXISTING PAVEMENT AT THE SITE WITH 1 MONTH.
5. REMOVAL OF EXISTING PAVEMENT AT THE SITE WITH 1 MONTH.
6. INSTALLATION OF STORM WATER DRAINAGE IMPROVEMENTS. MONTH 1
7. ROUGH GRADING. MONTH 1 & MONTH 2
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
9. FINAL GRADING. MONTH 3
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
11. REMOVAL OF EROSION CONTROL FENCE. MONTH 3

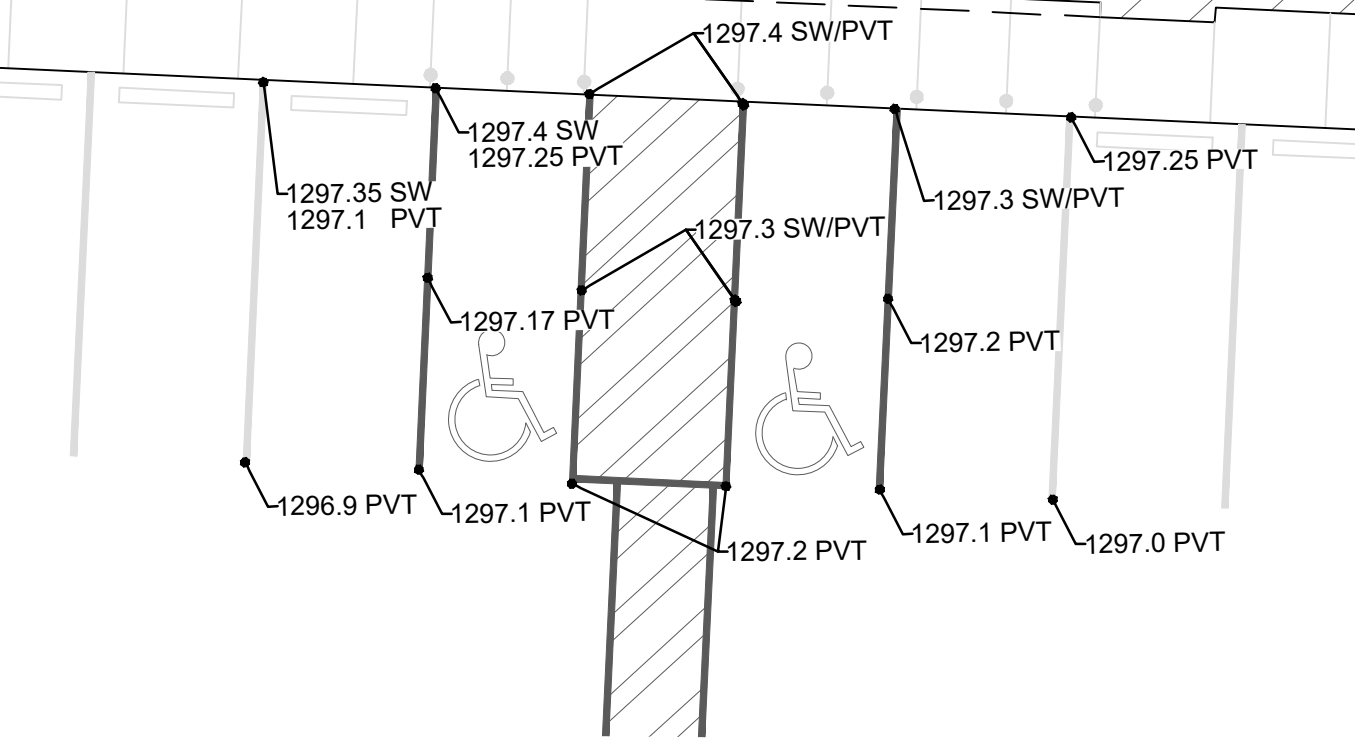
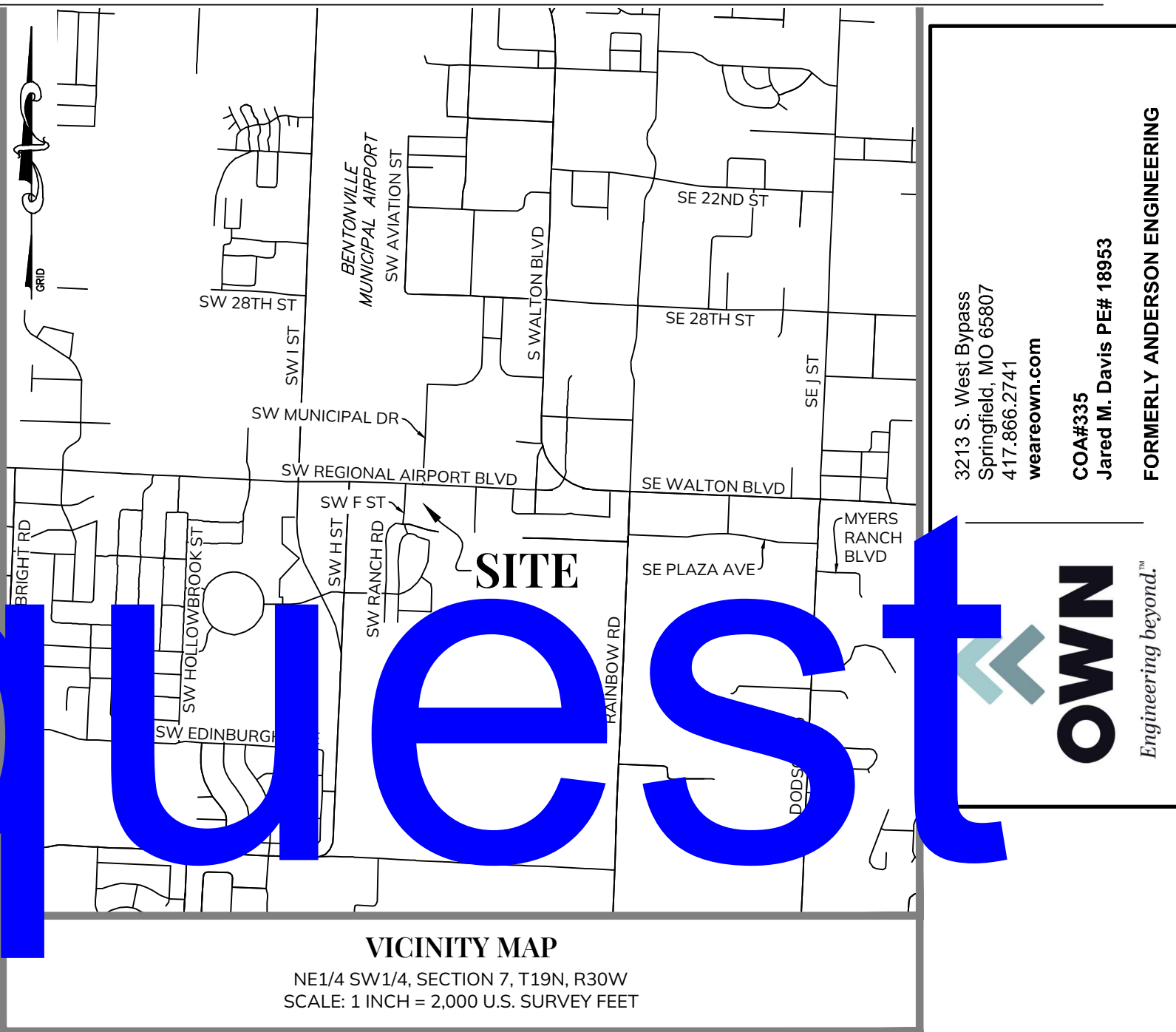
SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

KEY NOTES:

- C1 INSTALL 4' X 4' DETENTION OUTLET STRUCTURE
RIM = 1296.05' INV IN = 1292.9' INV OUT [SE] = 1292.9'
REFER TO DETAIL 4/C1.2.
- C2 INSTALL 34.5 LF OF 18" STORM OUTLET PIPE WITH FLARED END SECTION. REFER TO PIPE NOTES.
- C3 INSTALL 3' CURB CUT AND 5X10' LANDLOK 435 TRM OR APPROVED EQUAL. PER MANUFACTURER'S STANDARDS.
- C4 INSTALL 8' X 5' LEVEL SPREADER AT DAYLIGHTED STORM PIPE. PER MANUFACTURER'S STANDARDS. SEE DETAIL 5/C1.2.
- C5 LIMITS OF DISTURBANCE
- C6 LIMITS OF TEMPORARY EROSION CONTROL FENCE. REFER TO DETAIL 1/C1.2.
- C7 AREAS TO BE VEGETATED: ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE SEED AND STRAW MULCH, UNLESS OTHERWISE NOTED, OVER MIN. 4" TOPSOIL. STOCKPILE HAULED IN AS APPROVED BY THE PROJECT MANAGER. SEE SEEDING NOTES. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION DETAILS.
- C8 LOCATION OF 10'X10' CONCRETE WASHOUT AREA. REFER TO DETAIL 3/C1.2.
- C9 INSTALL DUMPSTER AND CONTACT TRASH COMPANY FOR PICK UP. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
- C10 INSTALL PORTABLE TOILET AND STAKE FIRMLY TO GROUND. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
- C11 INSTALL TEMPORARY CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C1.2.
- C12 ADA PARKING AREA. REFER TO DETAIL 2/C1.1.



ADA AREA TO BE ADA COMPLIANT. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION IN THIS AREA. SIDEWALK AND PAVEMENT GRADE TO MATCH ALONG EDGE OF PARKING LOT.
HANDICAP PARKING DETAIL
SCALE: 1" = 10'

SITE EXCAVATION REQUIREMENTS:

1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
2. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

FLOOD ZONE

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

PIPE NOTES

1. PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP), AND HIGH DENSITY POLYETHYLENE (HDPE), MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.
2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.

SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL			
PROPOSED NEW GRADE LINES	EXISTING GRADE LINES	NEW SPOT ELEVATIONS	
— 1295 —	--- 1295 ---	LIST	ABBREVIATION
POLE SIGN LOCATION	NEW CONCRETE PAVING BLOCK	GRADE	NONE
CONSTRUCTION EGRESS	NEW BUILDING CONSTRUCTION	SIDEWALK	SW
GRATED INLET	DUMPSTER	TOP OF WALL	TW
CONCRETE WASHOUT	PORTABLE TOILET	TOP OF CURB	TC
SURFACE FLOW ARROW	TEMPORARY EROSION CONTROL FENCE	TOP OF PAVEMENT	PVT
		NEW GRADE	GD
		CONCRETE	CONC
		EXISTING TOP OF CURB	ETC
		EXISTING GRADE	EGD
		EXISTING PAVEMENT	EPV
		EXISTING SIDEWALK	ESW
		FLOW LINE	FL
		TOP OF BERM	TOP



3213 S. West Bypass
Springfield, MO 65807
417.866.2741
weareown.com
COA#4335
Jared M. Davis PE# 18953
FORMERLY ANDERSON ENGINEERING

ESTERLY SCHNEIDER & ASSOCIATES, INC.
architects & planners
AIA

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2
SITE GRADING PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4766
DATE: 12-27-23
REVISION
DATE: 01-03-24

C1.1

SPECIAL NOTE:
POINT OF BEGINNING FOR SITE
DEVELOPMENT LAYOUT PARALLEL
AND PERPENDICULAR TO SOUTH
PROPERTY LINE (S 90°00'00" E).

Previous Request

BM # 4
80'-D. NAIL
N: 735065.12'
E: 659232.18'
EL: 1298.80'

BM # 4074
5/8" RBR
W/ R/L CAP
N: 735929.69'
E: 659205.17'
EL: 1296.16'

1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"



ZONING CODE

ZONING CLASSIFICATION: C-2 (COMMERCIAL)
PROPERTY AREA: (REFER SURVEY)
PAVEMENT AREA: 22,060 SQ. FT.

PARKING SUMMARY
PARKING FORMULA: 1 SP. PER 250 SQ. FT. GFA
SPACE SIZE: 9' x 20'
SPACES REQUIRED: 30
SPACES PROVIDED: 46
H.C. SPACES PROVIDED: 2

SYMBOLS LEGEND

- EXISTING CONVEYANCE SURVEY
- NEW BUILDING CONSTRUCTION
- AREA OF PAVING
- NEW MONUMENT SIGN LOCATION
- NEW CONCRETE PAVING BLOCK
- NEW LIGHT POLE LOCATION
- NEW FENCE CONSTRUCTION

CAUTION:
INFORMATION ON THIS DRAWING
CONCERNING TYPE AND LOCATION
OF UNDERGROUND AND OTHER
UTILITIES IS NOT GUARANTEED TO
BE ACCURATE OR ALL INCLUSIVE.
THE CONTRACTOR IS RESPONSIBLE
FOR MAKING HIS OWN
DETERMINATION AS TO THE TYPE
AND LOCATION OF UNDERGROUND
AND OTHER UTILITIES AS MAY BE
NECESSARY TO AVOID DAMAGE
THERE TO.



Know what's below
Call before you dig.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB, GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- FOR BUILDING OF SIDEWALKS, SEE DEVELOPMENT LAYOUT CONCERNING SIDEWALK DETAIL 12.

KEY NOTES

- CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS AND REFUSE AREA, REFER TO DETAIL 1/C2.2.
- CONCRETE CURB, REFER TO DETAIL 3/C2.2.
- CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SYMBOL, PAVEMENT STRIPPING, REFER TO DETAIL 6/C2.2.
- STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
- ACCESSIBLE AISLE TRANSITION, REFER TO DETAIL 9/C2.2.
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- REFUSE ENCLOSURE, REFER TO 1/C2.3.
- CONCRETE BUMPER BLOCK (8' W X 5' H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
- PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
- 4' WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
- CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 1/C2.2.
- LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- 5' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE PAVEMENT STRIPING AS INDICATED.
- ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 11/C2.2.
- ACCESSIBLE CONCRETE CURB RAMP IN PARKING LOT TO BE INSTALLED PER DETAIL 10/C2.2.
- CONCRETE DOOR PAD, REFER TO DETAIL 5/C2.2 AND ARCHITECTURAL DRAWINGS FOR DOOR OPENING LOCATIONS. CONCRETE PAD AT DOOR OPENINGS TO BE FLUSH WITH FINISH FLOOR AND SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
- CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
- CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- PERVIOUS PAVERS EQUAL TO AQUA-BRIC TYPE 4. COLOR MATCH TO CONCRETE. CONTRACTOR TO PROVIDE SUBMITTALS TO OWNER FOR APPROVAL.
- PEDESTRIAN BENCH EQUAL TO BELSON OUTDOORS MODEL CBPC-65B-BK COMMERCIAL STEEL OUTDOOR BENCH WITH STRAIGHT BACK. COLOR TO BE BLACK.

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE
THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE
SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT
FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT
MANUAL FOR ADDITIONAL REQUIREMENTS.



1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.962.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

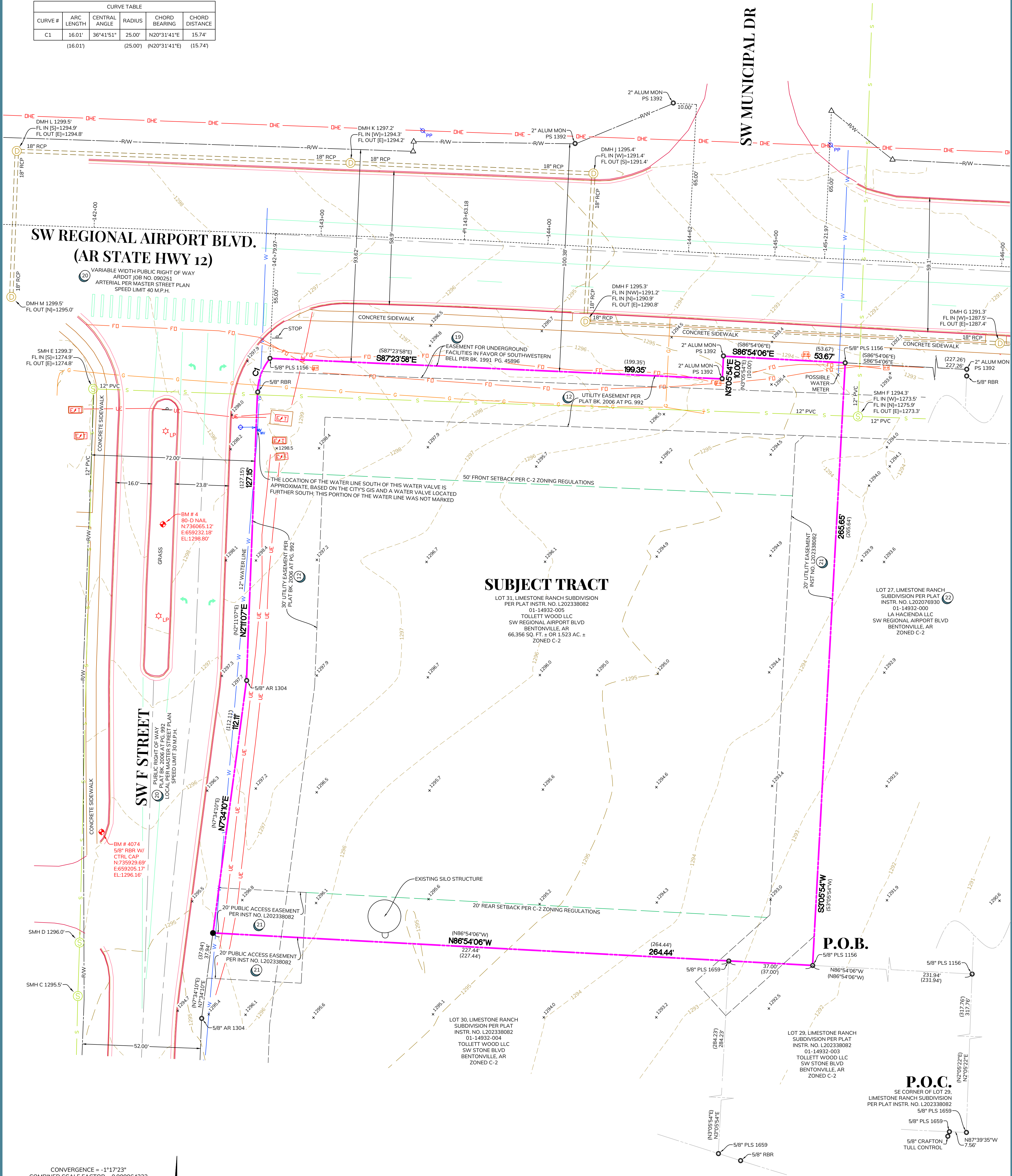
ESTERLY SCHNEIDER & ASSOCIATES, INC.
architects & planners
AIA

PROJECT: **NEW O'REILLY AUTO PARTS STORE**
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2
SITE DEVELOPMENT PLAN

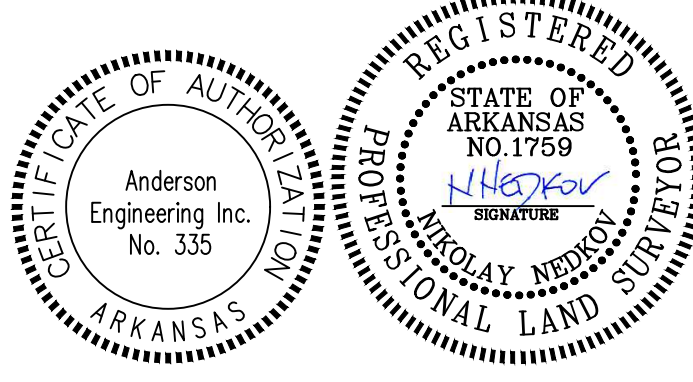
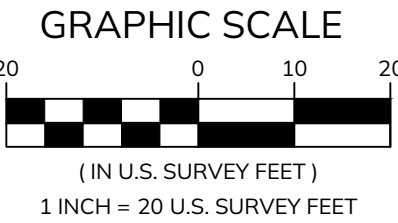
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 882-2674 TELEPHONE

COMM # 4766
DATE: 12-22-23
REVISION
DATE: 1-10-24

CURVE TABLE				
CURVE #	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD BEARING
C1	16.01'	36°41'51"	25.00'	N20°31'41"E
	(16.01')		(25.00')	(N20°31'41"E)
				(15.74')



CONVERGENCE = -1°17'23"
COMBINED SCALE FACTOR = 0.999964233
COMPUTED AT THE FOUND 5/8" REBAR WITH
CAP MARKED "PLS 1156" FOR THE P.O.B. AT THE
SOUTHEAST CORNER OF THE SUBJECT TRACT
LATITUDE = N36° 20' 05.24841806"
LONGITUDE = W94° 12' 59.04816700"
ELEVATION = 1292.358'



STATE PLAT CODE: 500-19N-30W-0-07-310-04-1759

SV-1

DRAWING NO.
NWA-100-0360

SHEET NUMBER

2

OF 2

O'REILLY AUTOMOTIVE STORES, INC.

ALT/NSPS
LAND TITLE SURVEY

PARCEL 01-14932-005
LOT 31, LIMESTONE RANCH SUBDIVISION
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAWING INFO.

FIELD BY:	NKN
DRAWN BY:	NKN / KLM
CHECKED BY:	NKN
DATE:	09/26/2023
FIELD BOOK:	
JOB NUMBER:	23RO20051
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5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM

FORMERLY ANDERSON ENGINEERING

