



**Board of Adjustments
Meeting Agenda
July 10, 2024
Bentonville City Hall
Meeting Time: 4:00 PM**

Registration Link: <https://us06web.zoom.us/j/86380963366>

- I. Call to Order**
- II. Approval of Minutes**
 - 1. June 26th Meeting Minutes** **Approval of Meeting Minutes**
- III. New Business**
 - 1. Bentonville School District** **Variance***
 - 500 Southeast 14th Street ([VAR24-0012](#))
 - Section 801.15 of the Zoning Code
- IV. Old Business**
 - 1. Haney** **Variance***
 - 1003 Northwest A Street ([VAR24-0009](#))
 - Section 401.07-B of the Zoning Code
- V. Other Business**
- VI. Adjournment**



**Board of Adjustments
Meeting Agenda
June 26, 2024
Bentonville City Hall
Meeting Time: 4:00 PM**

Meeting Recording: https://us06web.zoom.us/rec/share/lwYLrVq_q-Fcs5uITyiBXsd_uRIWFhwL8DceFz1WmYQ3bgOqlhNF5ugEhcnm1yna.p8k-0y7UvW6qYKEc?startTime=1719435449000

I. Call to Order

- Meeting called to order at 4:00 PM by Chairman Kruithof.
- Members present: BJ Phillips, Celia Swanson, Dean Kruithof, Sam Pearson
- Members absent: Joe Haynie
- Staff present: Keegan Stanton via Zoom, Bradley Gavrielides, Brittany Chue, Sophie McAdara

II. Approval of Minutes

1. May 22nd Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Phillips, second by Pearson.
- Minutes are approved 4-0.

III. New Business

1. Haney

Variance*

1003 Northwest A Street ([VAR24-0009](#))

Sec. 401.07-B Downtown Neighborhood Districts Regulations (e) DN districts setback standards

- Ms. McAdara provides an overview of the staff report.
- Motion to table variance by Phillips, second by Swanson.
- Variance is tabled 4-0.

2. BBQ King LLC

Variance*

2505 South Walton Boulevard A ([VAR24-0010](#))

Sec. 801.15 Signs Allowed with a Sign Permit, (a) Height and area regulations

- Ms. Chue provides an overview of the staff report.
- Mr. Parwez, the applicant, is here for any questions.
- The Board discusses reevaluating the code regarding roof signs.
- Motion to approve variance by Phillips, second by Pearson.
- Variance is approved 4-0.

IV. Old Business

V. Other Business

1. Board Discussion

Recommendation*

- The Board makes a recommendation for planning and legal staff to review the code and modify an ordinance for roof signage in similar conditions.
- Motion by Kruithof, second by Phillips.
- Motion is approved 4-0.

VI. Adjournment

- Meeting Adjourned.

**Bentonville School District**

500 Southeast 14th Street

BOA Date: 7/10/2024**Staff Report Details**

Project Number	[VAR24-0012]
Applicant / Current Owner	Bentonville School District
Site Area	+/- 51.74 Acres
Current Zoning	A-1, Agricultural District
Variance Request	Wall Sign in A-1, Agriculture Zoning
Related projects	

Property Description

The subject property is located on 500 Southeast 14TH Street. The property is presently zoned A-1, Agricultural District, with a future land use designation of public/semi-public.

Regulation

Sec. 801.15, Sign Ordinance-Private Property, Signs allowed with a Sign Permit.
A-1, Agricultural District does not permit wall signs.

Variance Request

One variance is requested:
Variance 1: A variance to allow for a wall sign in an A-1 district.

Background

The applicant states in their narrative that they are seeking a variance request from A-1 Agricultural District zoning regulations regarding Article 801.15, the prohibition of Wall Signs in A-

Background

1 zoning districts.

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

1. The applicant demonstrates that:

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

The applicant identifies safety concerns as commuters search for the school while traveling along 14th Street, as the only other signage is at the entrance off C Street which has limited visibility from the 14th street intersection.

b. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant did not cause the circumstances of the prohibition of wall signs in A-1.

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

The applicant is seeking a variance that would allow for increased visibility of the school's brand and location in the community. Granting a wall sign allowance could be a privilege not enjoyed by other businesses and buildings in surrounding A-1 districts.

2. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The applicant makes no reference to any nonconformities or properties in neighboring lands or zoning districts.

3. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

The applicant has provided a site plan showing a proposed site layout for the subject property and sign location and the reasoning for the requested variance.

4. The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The variance to allow for a wall sign would not be injurious to the neighborhood or public welfare.

5. Conditions. In granting any variance, the board of adjustment may prescribe

Background

appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

6. Uses. Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

The applicant's request does not include a variance to use.

Conclusion

The applicant's variance request comes from Sec. 801.15 of the Zoning Code, which houses the Sign Ordinance-Private Property, Signs Allowed with a Sign Permit section. In A-1, wall signs are not permitted. The applicant is seeking a variance to allow for a wall sign to better communicate the change from the Mary Mae Jones Elementary school to the International School at Mary Mae Jones.

This variance request seems to indicate that an allowance for the wall sign would better communicate to the community the name change and the location for new students and families. The proposed sign would fit within the standard C-2 zoning requirements limiting the sign size to 15% of the wall area.

Ultimately, all six standards of approval in the Zoning Code must be met in order for the Board to grant approval of the variance. This request appears to affirm several of the standards of approval.

Public Comment

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

Conditions of Approval

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

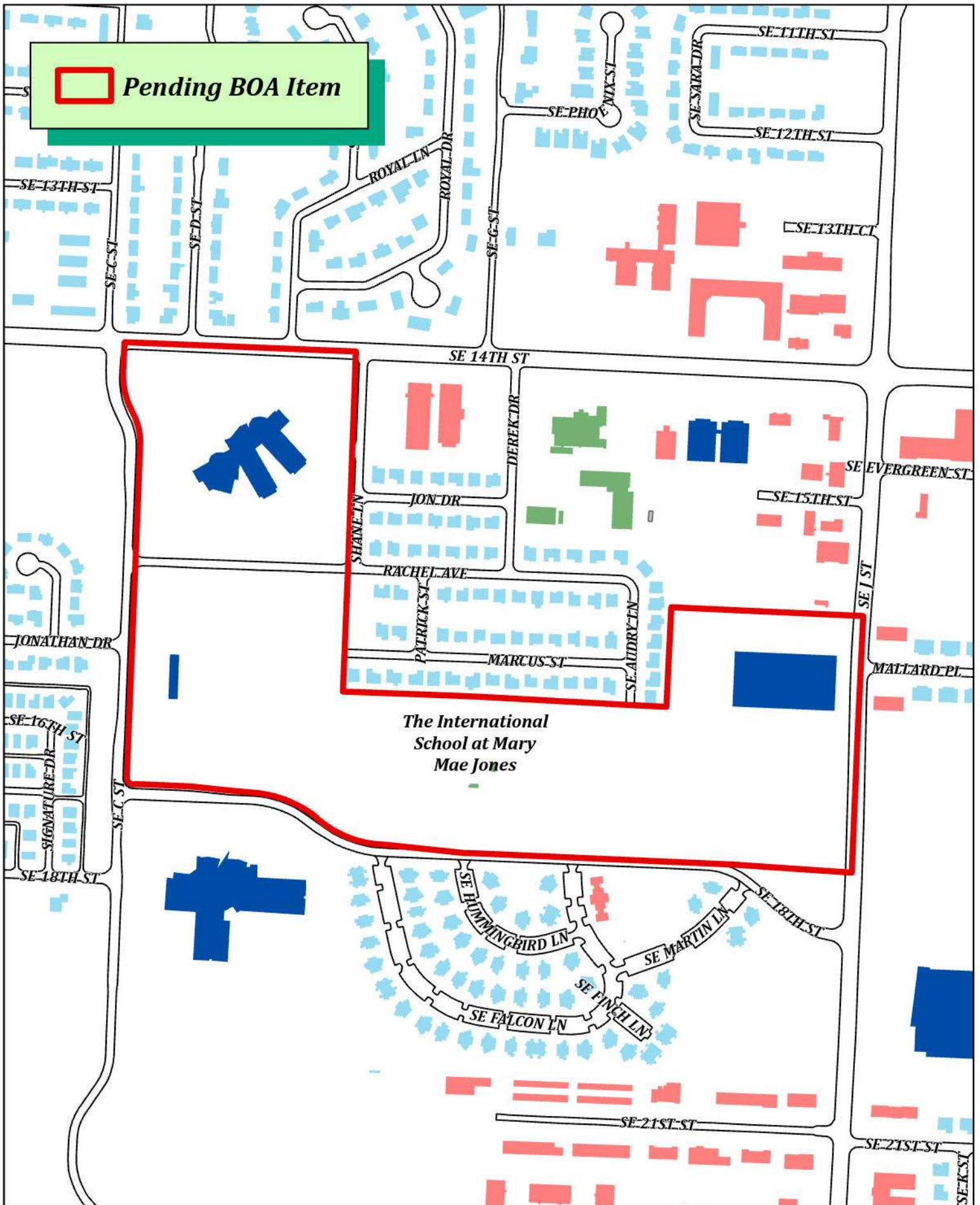
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



 Pending BOA Item

The International
School at Mary
Mae Jones



VAR24-0012
The International School at Mary Mae Jones
500 SE 14TH ST



Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Bentonville Schools - Paul J. Jett am the legal owner of the
(Owner's name, printed)

property located at 500 SE 14th Street, identified as Parcel
(Address or Street Name)

Identification Number 01-10791-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Paul J. Jett - Facilities Director 6-13-24
(Property Owner Signature) (Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

Sign Variance Justification

Subject Location:

The International School at Mary Mae Jones
500 SE 14th Street, Bentonville AR

Background:

Mary Mae Jones Elementary School is now The International School at Mary Mae Jones.

This is the first international school within the Bentonville Public School system. The new addition better supports the growing population of international students in Bentonville.

The school is in an A-1 zoning area, which does not allow for wall signage.

We are asking for the city's favor to allow a wall sign to be installed on the building.

We request the wall sign in addition to the existing monument sign to improve visibility for commuters attending the school. This section of 14th Street is traveled by 31,000 people daily, according to the ARDOT Average Daily Traffic report from 2023 ARDOT Traffic Report.

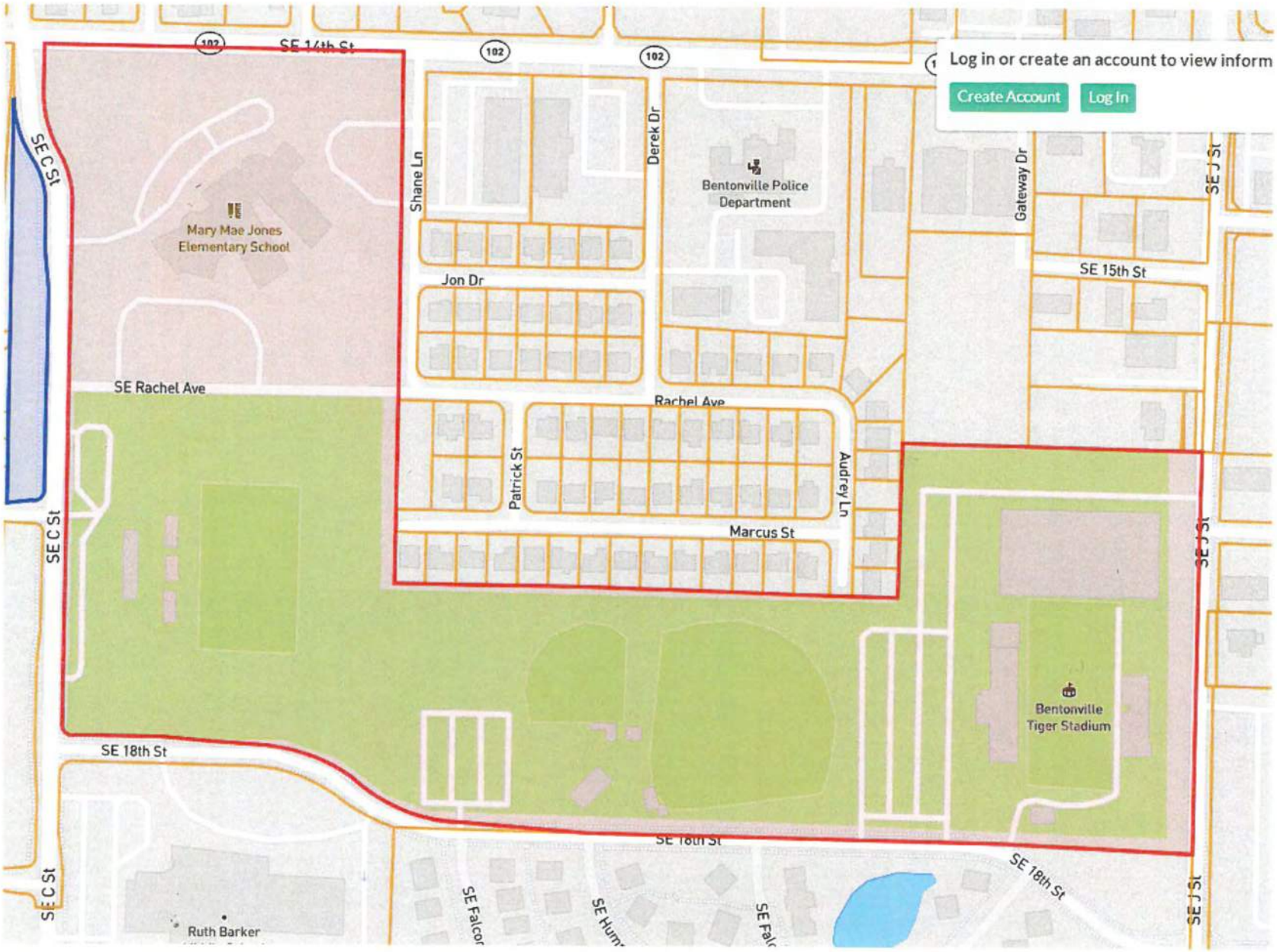
There are safety concerns as commuters search for the school while traveling along 14th Street, potentially causing distractions. The only other signage is at the entrance off C Street, which has limited visibility from the 14th Street intersection.

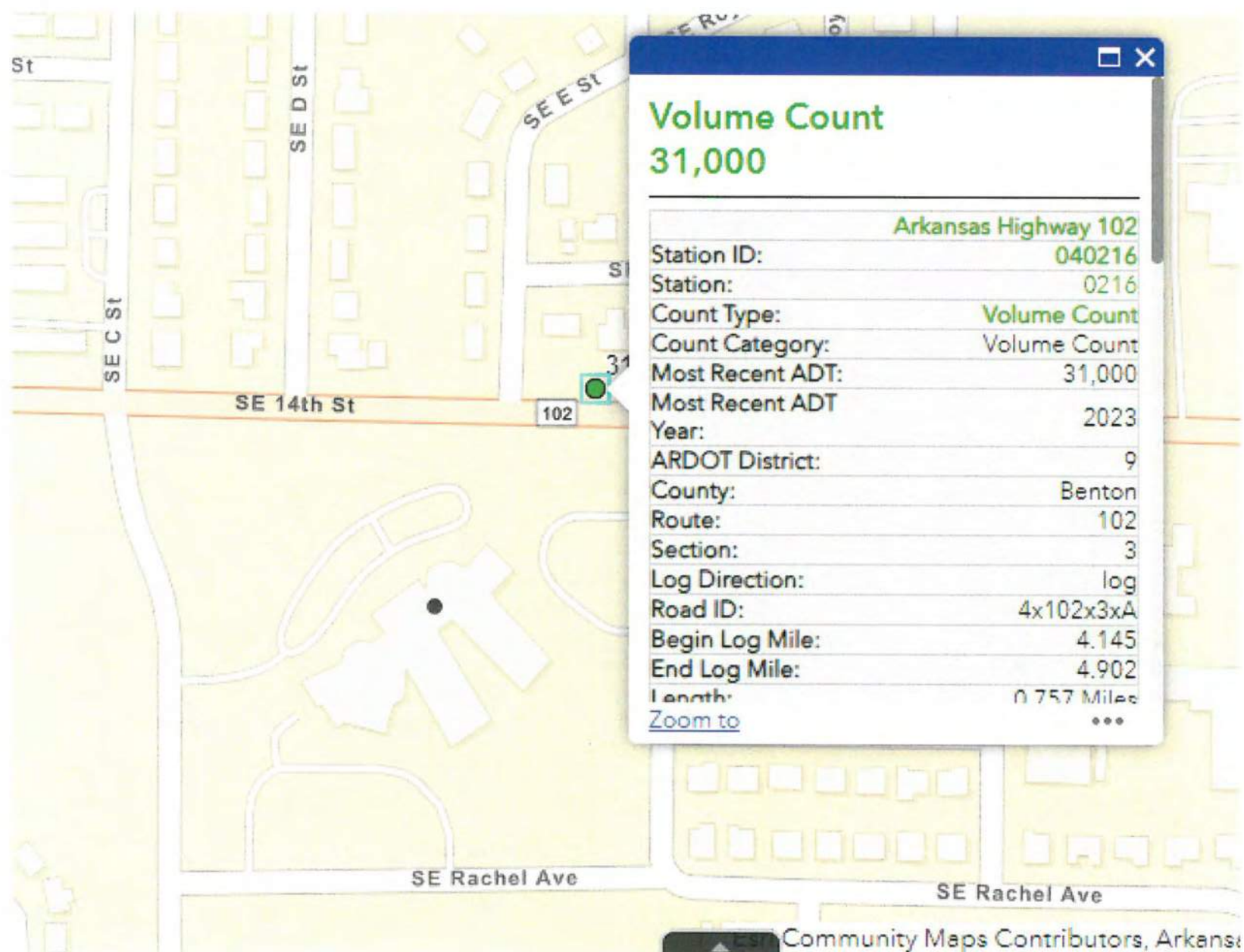
In addition to the safety concerns, we believe that wall signage will reinforce the school's visibility within the community, helping it thrive as an integral part of the Bentonville education system.

The proposed sign is a 132 sq ft non-illuminated sign, which falls within the standard C-2 zoning requirements of 15% of the wall area.

We appreciate the opportunity to present our reasoning behind our request for limited relief from the City of Bentonville sign regulations. We feel that the purposes and intent of the ordinance and General Plan would be advanced by the requested deviations, and the benefits of such a deviation will substantially outweigh any potential detriment caused by ineffective identification.

Mike Jones
Best Sign Group





Supplemental Information

Subject Location:

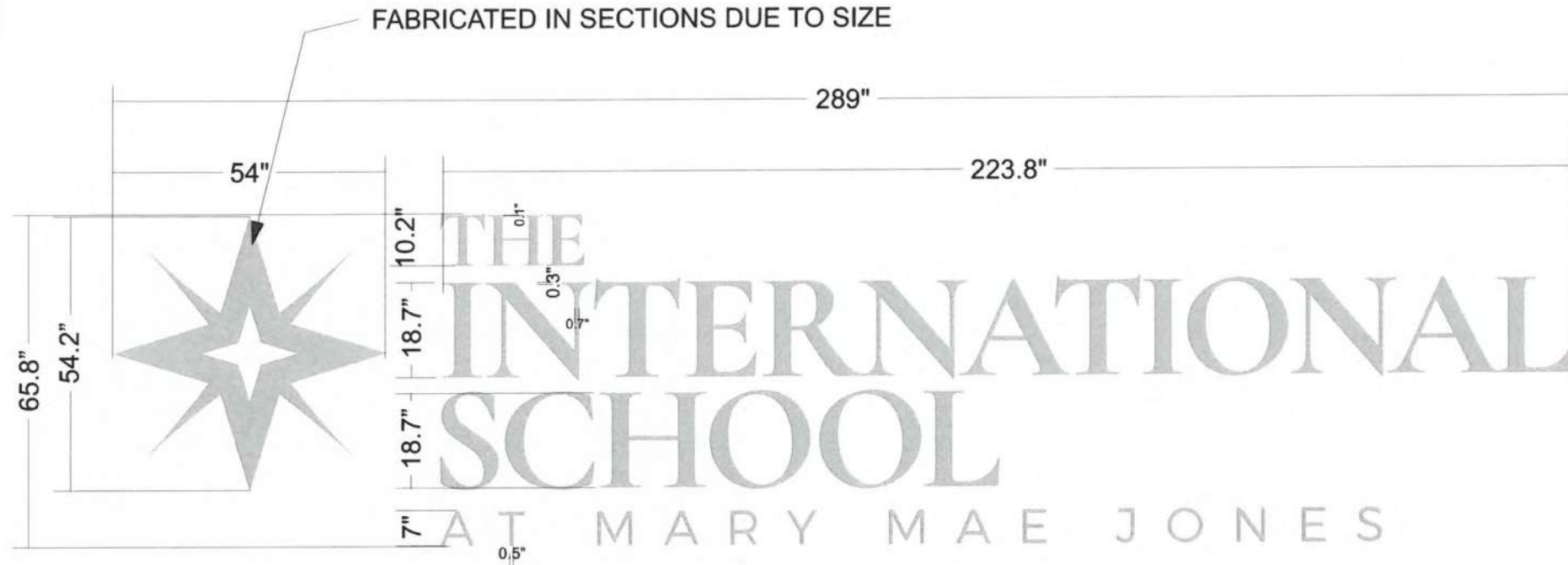
The International school at Mary Mae Jones
500 SE 14th Street, Bentonville AR

Launching during the 2024-2025 school year, *The International School at Mary Mae Jones* introduces a pioneering parent-choice IB model, revolutionizing educational opportunities for students. This innovative approach empowers our students and parents to actively participate in the academic journey by selecting the International Baccalaureate (IB) program tailored to specific aspirations and goals.

With a commitment to excellence, our school aims to foster a global perspective, critical thinking skills, and a lifelong love for learning. Through the parent-choice IB model, families can customize their child's educational experience, ensuring alignment with individual interests, strengths, and aspirations. By offering this dynamic and inclusive model, *The International School at Mary Mae Jones* reaffirms its dedication to providing a world-class education that prepares students to thrive in an interconnected and rapidly evolving global landscape.

Jeff Wasem, Ed.D.
Principal

The International School at Mary Mae Jones



PN1 | PAGE NOTES

- NON-ILLUMINATED
- FLAT CUT ALUMINUM LETTERS & LOGO
- 1/4" THICK
- FLUSH MOUNTED & SILICONE TO WALL

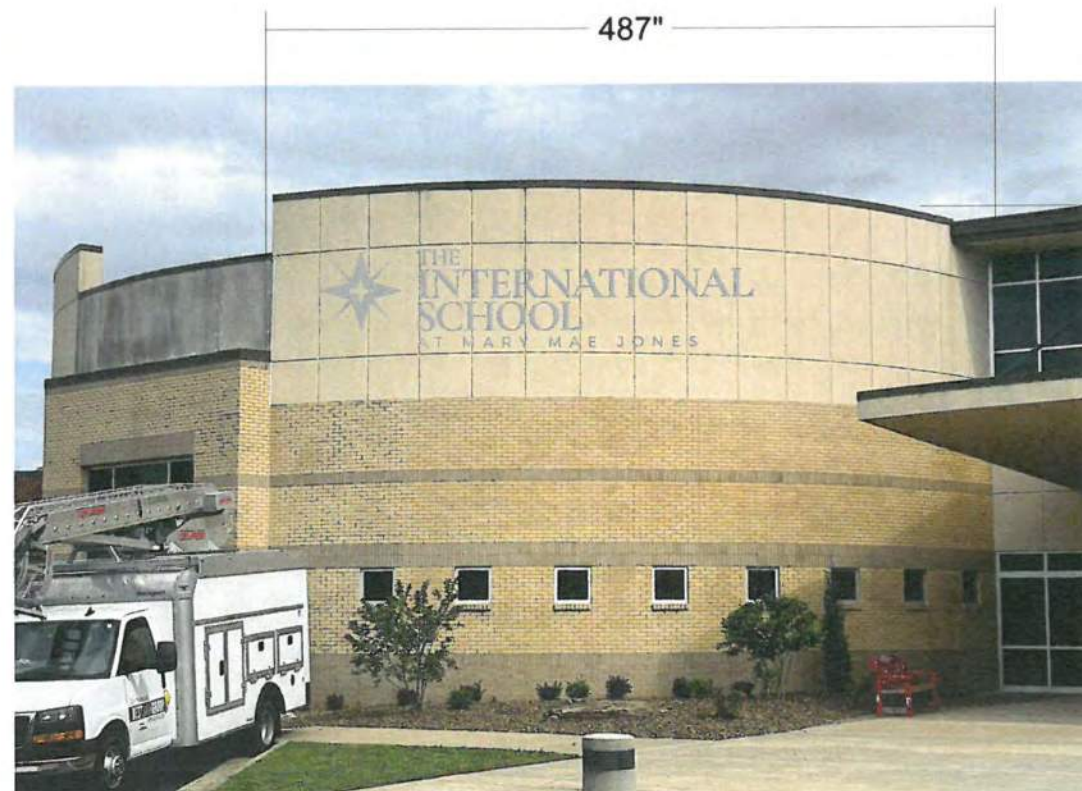
LETTERING FINISH:
ANODIZED
BRUSHED SILVER ALUMINUM

COLOR



01

3/8" - 1'
FRONT VIEW



02

3/32" - 1'
DAY VIEW

CLIENT
COMPANY
ADDRESS

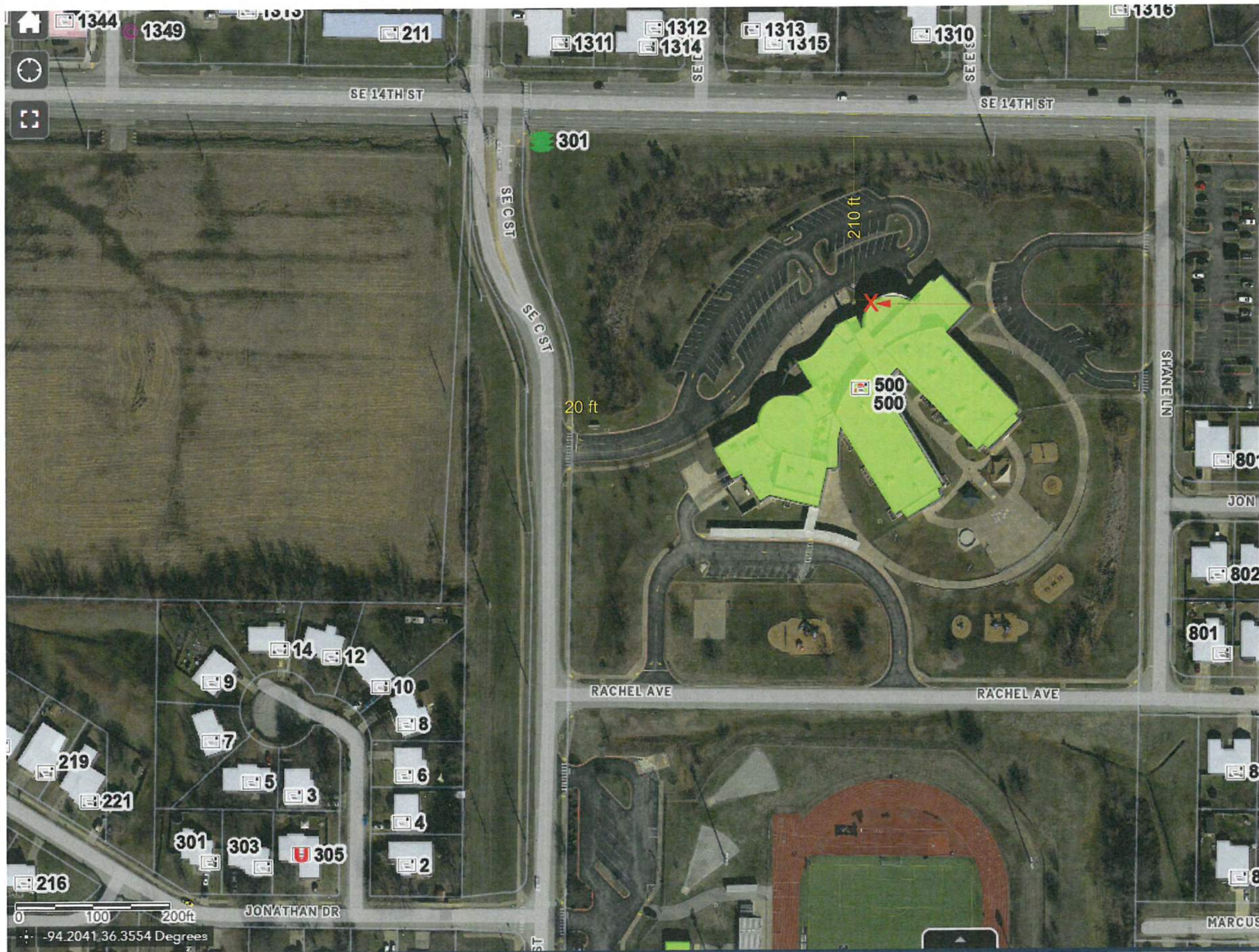
REVISIONS
01/00/2024

DATE
01/01/2023

DRAWN BY
ADP

PROJECT
NAME

PG: 01



1/128" = 1'



Haney

1003 Northwest A Street

BOA Date: 6/26/2024

Staff Report Details

Project Number	[VAR24-0009]
Applicant / Current Owner	Mark Haney
Site Area	+/- [0.68] Acres
Current Zoning	DN-2 Downtown Medium Density Residential
Variance Request	Rear Setback
Related projects	

Property Description

The subject property is located on 1003 Northwest A Street. The property is presently zoned DN-2, Downtown Medium Density with a future land use designation of Medium-Density Residential.

Regulation

Sec. 401.07-B Downtown Neighborhood Districts Regulations (e) DN districts setback standards: DN-2, Downtown Medium Density, allows for a minimum 25' rear setback.

Variance Request

One variance is requested:
Variance 1: A variance to allow for a change from the 25' rear setback requirement to a 5' rear setback.

Background

The applicant states in their narrative that they are seeking a variance request from DN-2,

Background

Downtown Medium Density Residential, rear setback requirements, due to a topographically challenging lot. By the applicant's calculations, if full conformance of setbacks were followed, then the buildable area would be too small to develop the land due to the 20-25' deep ravine that spans 80' across the lot, leaving 20' of buildable lot length after calculating in the required 25' rear setback along the Park Springs Park property line. The applicant requests a change in rear setback requirements from 25' to 5' to have the option to construct an 18x40' home and an accessory dwelling unit (ADU) out of the naturally occurring ravine.

It should be noted, however, that the material provided by the applicant incorrectly labels the front and rear setback labels on the site plan. The proposed change in setback is currently labeled as a "Requested 5' *Front* B.S.B", where that setback should be labeled as the "Requested 5' *Rear* B.S.B". The labeled "25' "rear" setback line should be labeled as the "front" setback line and is only required to be 12' minimum. It should also be noted that the site plan is only an exhibit and approval of the variance does not constitute approval of the site plan.

Additionally, it should be noted that Fire has informed the Planning Department that they will not be responding to any emergency at the property from B Street.

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

1. The applicant demonstrates that:

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

The applicant identifies the ravine and contours of the lot as a special condition that prevents the applicant from following the traditional setback requirements as outlined in the code.

b. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

While adjacent lots do also showcase topographical challenges, the topographical features of the site do mean there is less challenging buildable area on the park-facing section of the lot than the lots surrounding the property.

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant did not cause the topographical characteristics of the lot.

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

The applicant is seeking a variance that would allow for a larger buildable area not affected by the topographical challenges, which would allow this area to have a buildable area similar to neighboring properties.

2. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Background

The applicant makes no reference to any nonconformities or properties in neighboring lands or zoning districts.

3. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

The applicant has provided a site plan showing a proposed site layout for the subject property and the reasoning for the requested variance.

4. The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The variance to the rear setback would allow for the home to front the park, which could change the built environment of the surrounding area. Having a 5' setback would make it the closest home to a park in the neighborhood, as the closest a home could be currently is 7' if a side of a lot abuts the park.

5. Conditions. In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

6. Uses. Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

The applicant's request does not include a variance to use.

Conclusion

The applicant's variance request comes from Sec. 401.07-B of the Zoning Code, which houses the lot regulations for Downtown Neighborhood Districts. In DN-2, the minimum rear setback is 25'. The applicant is seeking a variance to change the minimum rear setback of 25' to 5'. As previously mentioned, the site plan is not included in the approval of this variance.

This variance request seems to indicate a number of unique features affecting this property. First, the lot in question is covered by a fair amount of ravine topography. This is exacerbated by the lot having no street frontage, and the orientation of the lot requiring the larger, rear setbacks along the flatter, Park Springs Park side of the lot.

Ultimately, all six standards of approval in the Zoning Code must be met in order for the Board to grant approval of the variance. This request appears to affirm several of the standards of approval.

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

Conditions of Approval

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

- (1) The applicant demonstrates that:
 - a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
 - b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
 - c. that special conditions and circumstances do not result from the actions of the applicant; and,
 - d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

- (2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

- (3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

- (4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- (5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

- (6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



Pending BOA Item

Haney

NW 10TH ST

NW B ST

NW A ST

NW PARK ST



VAR24-0009
Mark Haney
1003 NW A St





May 10, 2024

Dear Bentonville Board of Adjustments,

We are requesting a rear setback variance for 1003 NW A St in order to construct a single family home and ADU on a topographically challenging site. There are currently two platted lots at this address, one with a home facing NW A St, and one with no home or access to a public street. This "Park Lot" was platted in 1978 without street frontage, and it appears that they intention may have been for a future home to front Park Springs Park, as the other three sides are surrounded by private property. The Park Springs Park frontage, in particular the Southwest corner of the lot, is also the only buildable area that falls outside of a 20-25' deep, forested ravine across the majority of the land area.

Although Bentonville code allows for a home to be constructed on this "nonconforming lot of record" as-is, we are proposing to bring this lot into compliance with current code by filing a property line adjustment/lot split flag out to NW A St, allowing for utility and vehicular access to the back of the lot via a shared drive, shared carport, and pedestrian footpath across the ravine. By bringing the lot into conformance, the "front setback" would then be measured by the NW A St frontage, and the "rear setback" would be the Park Springs Park frontage. Our variance request is for a rear setback of 5' instead of 25' to be able to construct the home outside of the natural ravine. This design scheme will also preserve as much tree canopy as possible, and will add both architectural interest to the area around the park and increased safety for the park and neighborhood with additional "eyes on the park," generally considered a positive from a city planning perspective.

Considering the site's unique topographical constraints, our desire to bring the lot into conformance, and our desire to construct a new home in a thoughtful and site-sensitive way, we request a rear setback of 5' on the west lot line. This would allow us to use the only buildable area on the lot and add an attractive home to the neighborhood. Thank you for your thoughtful consideration.

Respectfully,
Mark Haney

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Mark Haney am the legal owner of the
(Owner's name, printed)

property located at 1003 NW A St, identified as Parcel
(Address or Street Name)

Identification Number 01-02752-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Mark Haney
(Property Owner Signature)

May 24, 2024
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY

TREE LIST:	
1) 14" OAK	- 60' CANOPY
2) 16" OAK	- 30' CANOPY
3) 12" OAK	- 30' CANOPY
4) 30" DEAD	
5) 12" OAK	- 30' CANOPY
6) 12" DOUBLE OAK	- 30' CANOPY
7) 16" DEAD	
8) 12" DOUBLE OAK	- 30' CANOPY
9) 16" DOUBLE OAK	- 50' CANOPY
10) 18" OAK	- 30' CANOPY
11) 14" OAK	- 50' CANOPY
12) 12" OAK	- 40' CANOPY
13) 14" OAK	- 40' CANOPY
14) 12" OAK	- 20' CANOPY
15) 12" OAK	- 25' CANOPY
16) 16" OAK	- 50' CANOPY
17) 12" OAK	- 30' CANOPY
18) 16" OAK	- 50' CANOPY
19) 12" DEAD	
20) 12" OAK	- 30' CANOPY
21) 14" OAK	- 40' CANOPY
22) 28" OAK	- 60' CANOPY
23) 32" OAK	- 70' CANOPY
24) 14" OAK	- 40' CANOPY
25) 14" OAK	- 40' CANOPY
26) 20" OAK	- 50' CANOPY
27) 12" TRIPLE OAK	- 40' CANOPY
28) 20" OAK	- 40' CANOPY
29) 18" OAK	- 50' CANOPY
30) 20" SYCAMORE	- 60' CANOPY
31) 24" OAK	- 50' CANOPY
32) 14" OAK	- 40' CANOPY

FIELD WORK:
FEBRUARY 26, 27 & 28, 2024

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

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

CONTOUR INTERVAL:
1 FOOT

REFERENCE DOCUMENTS:

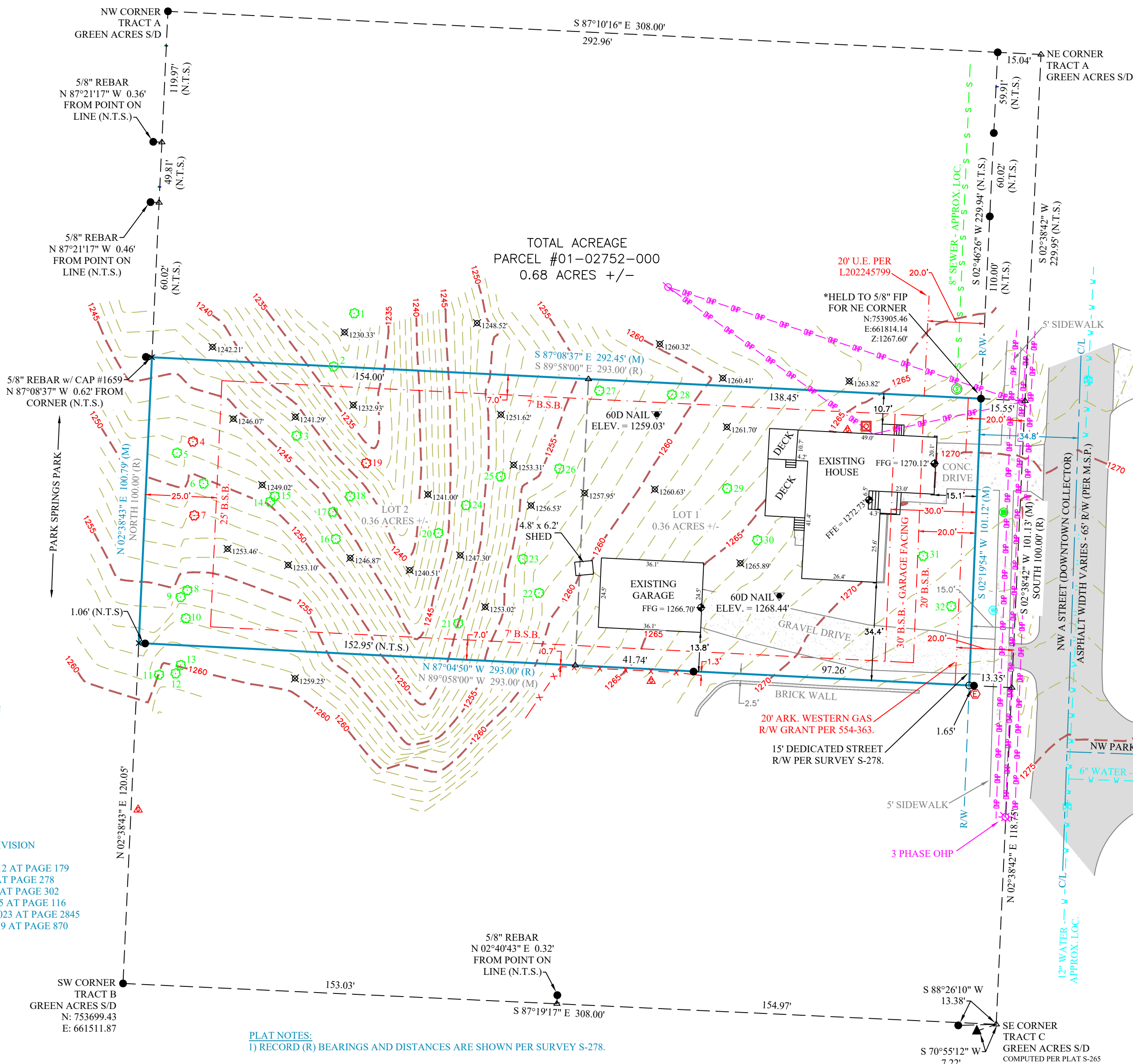
- 1) FINAL PLAT OF GREEN ACRES SUBDIVISION
FILED IN BOOK S AT PAGE 265
- 2) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 179
- 3) PLAT OF SURVEY FILED IN BOOK S AT PAGE 278
- 4) PLAT OF SURVEY FILED IN BOOK 13 AT PAGE 302
- 5) PLAT OF SURVEY FILED IN BOOK A15 AT PAGE 116
- 6) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 2845
- 7) WARRANTY DEED FILED IN BOOK 719 AT PAGE 870

EXISTING WARRANTY DEED DESCRIPTION (B. 719, P. 870):

LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J. DATED 09/ 28/ 2007)



PLAT NOTES:

- 1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER SURVEY S-278.
- 2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- 3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
- 4) THE TREE SPECIES LISTED ON THIS PLAT WERE DETERMINED TO THE BEST OF OUR KNOWLEDGE AND ABILITY. SOME TREES ON THIS PLAT MAY NOT BE THE EXACT SPECIES LISTED. PLEASE CONSULT A LICENSED ARBORIST IF EXACT TREE SPECIES ARE NEEDED.

BEUD NOTE:

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

PROPERTY ZONED:

R-1
*ANY HOUSE ADDITION, GARAGE ADDITION, NEW STRUCTURE, OR LOT SPLITS ON THIS LOT MAY CAUSE THE BUILDING SETBACK LOCATIONS DEPICTED ON THIS SURVEY TO VARY.

BUILDING SETBACKS:

FRONT 20ft
SIDE 07ft (INTERIOR)
SIDE 20ft (EXTERIOR)
REAR 25ft

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

GARAGE SETBACK STANDARDS:

(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:

30ft FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:

20ft FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:

20ft FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):

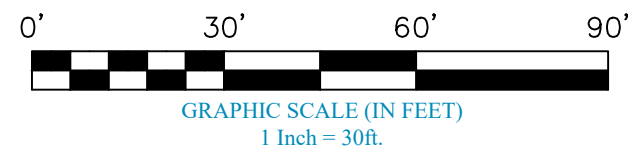
DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING:

FRONT AS REQUIRED BY DISTRICT
SIDE 07ft
REAR 07ft - SHOWN

ATTACHED ACCESSORY DWELLING:

FRONT AS REQUIRED BY DISTRICT
SIDE AS REQUIRED BY DISTRICT
REAR AS REQUIRED BY DISTRICT

*ON CORNER LOTS: STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

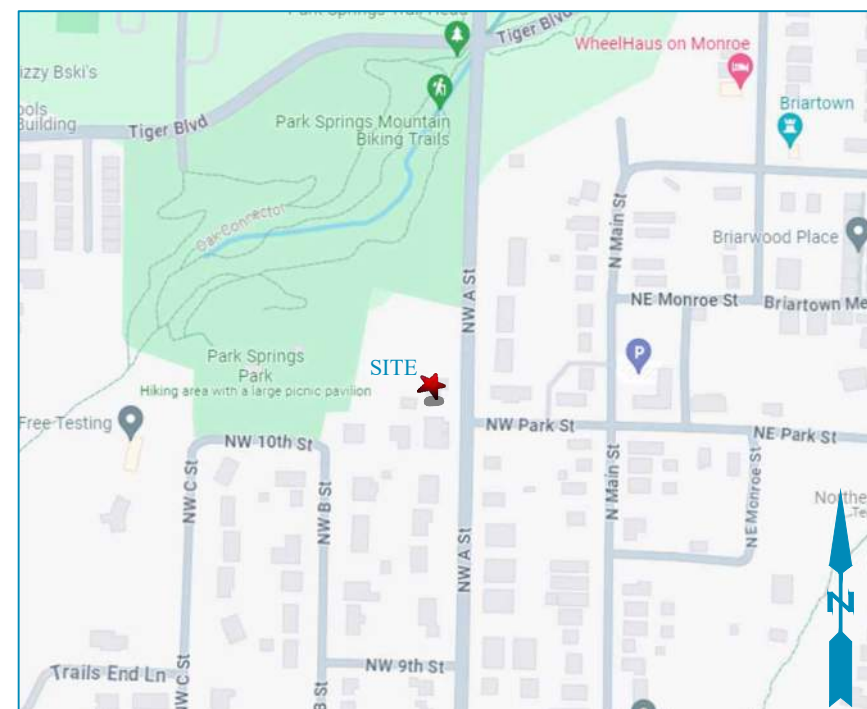


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF FEBRUARY, 2024.

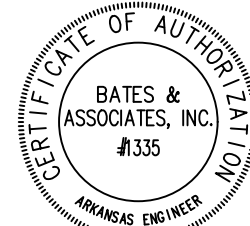


IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

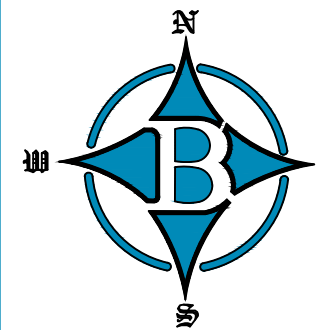
VICINITY MAP



VICINITY MAP NOT TO SCALE



RECORDING NUMBER/DATE



LEGEND:	
BOUNDARY LINE (MEASURED)	---
LOT LINE	---
LOT LINE/TIE LINE	---
CENTERLINE OF ROAD	---
RIGHT-OF-WAY	---
OVERHEAD POWER LINE	---
SEWER LINE	---
WATER LINE	---
FENCE	---
BUILDING SETBACK	---
UTILITY EASEMENT	---

LEGEND:	
WATER VALVE	⊕
WATER METER	⊙
CLEANOUT	⊖
SANITARY SEWER MH	⊗
ELECTRIC PEDESTAL	⊕
AC CONDENSER UNIT	⊕
GAS METER	⊕
FOUND 5/8" REBAR	⬮
FOUND 5/8" RAILROAD SPIKE	⬮
COMPUTED POINT	⊕
SET STAKE	⊕
FINISHED FLOOR ELEVATION (FFE)	⊕
60D NAIL BENCHMARK	⊕
SPOT ELEVATION	⊕

BATES
Engineers - Surveyors
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FOR USE AND BENEFIT OF:	
MARK HANEY	
ADDRESS: 1005 NORTHWEST A STREET BENTONVILLE, ARKANSAS	
DATE: 03/20/24	SCALE: 1"=30'
SURVEYED: 03/20/24	DRAFTED: 03/20/24
BY: BATES & ASSOCIATES, INC.	BY: BATES & ASSOCIATES, INC.
TRACT B BATES SUBDIVISION	DRAFT DATE: 3/19/24
	REVIEWED: DT
	COA: #1335

DRAWING #24-029

