



Board of Zoning Adjustment Meeting Agenda

Date: Monday, April 14, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Board of Zoning Adjustment regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at: <https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. March 10, 2025 Meeting Minutes

IV. Unfinished Business

A. **ZVR-2025-57690:** A variance request on the side building setback for a proposed single-family home at 5 Swallow Lane; Parcel 16-30060-000; Applicant Chandler Bray; Presented by Planner LaRue

V. New Business

A. **Public Hearing ZVR-2025-58179:** A variance request on the front building setback for a proposed single-family home at 5 Walney Drive; Parcel 16-25036-000; Applicant Cameron Hagen; Presented by Planner Grady

VI. Open Discussion

VII. Announcements

A. The Planning Commission Regular Meeting will be held directly after the adjournment of this meeting.

VIII. Adjournment



Board of Zoning Adjustment Meeting Minutes

March 10, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 PM.

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Jack Wagnon, and Linda Lloyd.

Member Absent: Gail Klesen.

III. CONSIDERATION OF MINUTES

A. *Board of Zoning Adjustment Meeting Minutes – February 10, 2025*

On a motion by Mr. Farner and a second by Ms. Portillo, the February 10, 2025 minutes were approved by voice vote.

IV. UNFINISHED BUSINESS

None.

V. NEW BUSINESS

A. Annual Election of Officers; Presented by Director Robertson.

1. Ms. Portillo nominated Daniel Ellis as the Chairman with a second of Doug Farner. Appointment approved by voice vote.
2. Mr. Sedberry nominated Doug Farner as Vice-Chairman and Gail Klesen as Secretary with a second from Daniel Ellis. Appointments approved by voice vote.

B. **ZVR-2025-57485: A variance request on perimeter landscaping, parking surfacing, and parking striping requirements for a proposed large-scale development known as the Oz Trails Bike Park located near 5 Oldham Drive; Parcels 16-79399-001,16-79399-003,16-7939-004,16-79399-005,16-79399-007; Applicant Taylor Lindley at Craffon Tull; Presented by Trails Manager Workman.**

1. Trails Manager Workman presented the staff report in the packet.
2. Applicant Taylor Lindley presented their case.
3. Chairman Ellis opened the public hearing.
 - i. Marla Barina of 4 Terrington Circle spoke against the variance.
 - ii. Roseanne Baker of 12 Thaxton Drive spoke against the variance.
 - iii. Craig Honchell of 1 Scots Circle spoke in concern of the variance.

4. Chairman Ellis closed the public hearing.
5. Applicant Taylor Lindley gave a final rebuttal.
6. A discussion was held regarding the request.
7. A motion to approve the variance with staff conditions was made by Mr. Farner and a second was made by Mr. Sedberry.

Doug Farner - Y

Clayton Sedberry - Y

Gail Klesen - Absent

Linda Lloyd - Y

Jack Wagnon - Y

JB Portillo - Y

Daniel Ellis - Abstain

Motion approved with five yes votes and one abstain.

C. ZVR-2025-57690: A variance request on the side building setback for a proposed single-family home at 5 Swallow Lane; Parcel 16-30060-000; Applicant Chandler Bray; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. Applicant was not present to present their case.
3. Chairman Ellis opened the public hearing.
 - i. Rob Rainbolt of 19 Rillington Drive spoke in concern of the variance
4. Chairman Ellis closed the public hearing.
5. A discussion was held regarding the request.
6. A motion to table the variance to April's meeting was made by Ms. Portillo and a second was made by Mr. Sedberry and was approved by voice vote.

D. ZVR-2025-57691: A variance request on the side building setbacks for a proposed single-family home at 10 Carn Forth Lane; Parcel 16-24926-000; Applicant Matt Sanders; Presented by Planner Hyatt.

1. Planner Hyatt presented the staff report in the packet.
2. Applicant representative Dawson Sanders presented their case.
3. Chairman Ellis opened the public hearing.
4. Chairman Ellis closed the public hearing.
5. Applicant representative Dawson Sanders gave a final rebuttal.
6. A motion to approve the was made by Ms. Lloyd and a second was made by Mr. Farner.

Doug Farner - Y

Clayton Sedberry - Y

Gail Klesen - Absent

Linda Lloyd - Y

Jack Wagnon - Y

JB Portillo - Y

Daniel Ellis - Y

Motion approved with six yes votes.

E. ZVR-2025-5753: A variance request on the landscape, screening, buffering, and bicycle parking requirements for a proposed new maintenance facility at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants; Presented by Planner Hyatt.

1. Planner Hyatt presented the staff report in the packet.
2. Applicant Dan Koziatsek gave their presentation.
3. Chairman Ellis opened the public hearing.
4. Chairman Ellis closed the public hearing.
5. Applicant Dan Koziatsek gave a final rebuttal.

- 6. A discussion was held regarding the request.
- 7. A motion to approve the landscaping variance was made by Mr. Farner and a second was made by Mr. Sedberry.
 Doug Farner - Y
 Clayton Sedberry - Y
 Gail Klesen - Absent
 Linda Lloyd - Y
 Jack Wagnon - Y
 JB Portillo - Y
 Daniel Ellis - Y

Motion approved with six yes votes.

- 8. A motion to approve the bike parking variance was made by Mr. Sedberry and a second was made by Mr. Farner.
 Doug Farner - N
 Clayton Sedberry - Y
 Gail Klesen - Absent
 Linda Lloyd - N
 Jack Wagnon - N
 JB Portillo - N
 Daniel Ellis - N

Motion failed with five no votes and one yes vote.

VI. OPEN DISCUSSION

None.

VII. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

VIII. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:19 pm.

SUBMITTED BY:

 Taylor Robertson, MPA
 City of Bella Vista

APPROVED AND ACCEPTED THIS 14th day of April, 2025:

 Daniel Ellis, P.E., Chairman
 Bella Vista Board of Zoning Adjustment

 Gail Klesen, Secretary
 Bella Vista Board of Zoning Adjustment



Meeting Information:
 2483 Forest Hills Blvd
 March 10, 2025 at 4:30 pm
Reviewer:
 Conner LaRue,
 Planner

Property Description

This property is located in eastern Bella Vista, near the Metfield Clubhouse, on Parcel #16-30060-000. Lot 9, Block 3 of the Sunderland Subdivision.

Regulation

Zoning Code Sec. 109-75(3)(c) requires a minimum side setback of 7.5 feet established parallel to side property lines, unless otherwise platted.

Request

The applicant is requesting a variance of the side setbacks to build a single-family home on an existing foundation.

Background

Constructed prior to 2007, the previous three-bedroom home at this site was destroyed by fire in October of 2022. Demolition began in March the following year, leaving only the foundation. Per Code Section 109-132, the owner had one year to rebuild in order to maintain non-conforming status. That status has since been lost.

The new proposal includes a new three-bedroom home that would reuse the foundation. However, this would locate the eaves at the front corners of the house over the side setback.

Swallow Ln is a dead-end cul-de-sac labeled as a residential street per the Master Street Plan and is within a neighborhood area.

Staff finds the fire disaster is not of the applicant's actions and provides a hardship for development. Reconstruction of a single-family home, keeping the same foundation footprint, aligns with the spirit and intent of the R-1 District.

Public Comment

None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, February 19, 2025 and posted the public hearing sign on the subject property on Friday, February 28, 2025.

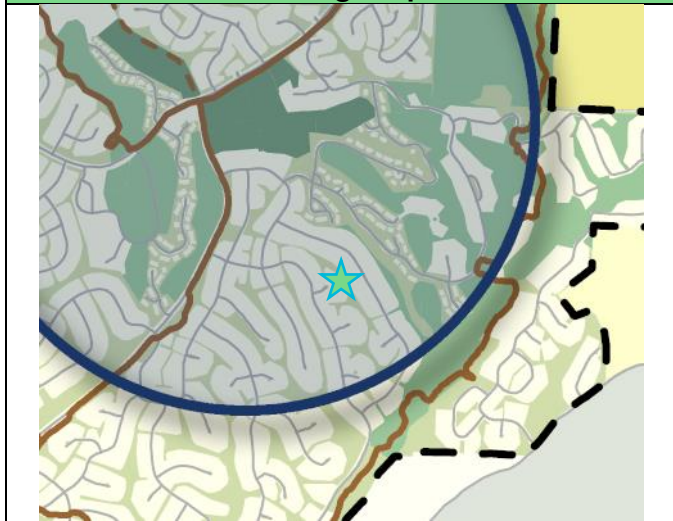
Recommendation

Staff is recommending approval based on the analysis above.

Project Number	ZVR-2025-57690
Applicant	Chandler Bray
Address/Location	5 Swallow Ln
Current Zoning	R-1 Single Family Residential
Site Area	.33 acres
Nature of Request	Seeking a variance on Sec. 109-75(3)(c)



Zoning Map



Future Land Use Plan

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** 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 zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

February 4, 2025

City of Bella Vista
Planning Commission
101 Town Center
P.O. Box 5655
Bella Vista, Arkansas 72714

Re: Variance Request for 5 Swallow Lane, Bella Vista, AR

Dear Planning Commission:

On behalf of our client, Palisades Construction, we submit this letter in support of its application for a variance related to the property located at 5 Swallow Lane, Bella Vista, Arkansas. Specifically, the variance request is related to two alleged issues:

1. The location of the eave overhang on the proposed home, which encroaches 0.95 feet into the required 7.5-foot setback; and
2. The location of the existing driveway, which is also within the setback.

We would like to provide the Commission with the relevant background to clarify the circumstances leading to this request. Our client purchased the property on January 12, 2023, following a fire on October 18, 2022, that caused significant damage to the home. Our client obtained a demolition permit on March 31, 2023, and the remains of the fire-damaged home were removed within the following ten days.

The property was originally built on a foundation that remains structurally sound and suitable for reconstruction. *See enclosed Foundation Inspection.* As such, on or around July 22, 2024, our client applied for an improvements permit to rebuild on this foundation. However, the permit was denied, citing Section 109-132 of the Bella Vista Code of Ordinances. As you know, this section allows for the reconstruction of a nonconforming structure if the work is commenced within six months and completed within one year of the date that the damage occurred. Unfortunately, our client was unable to meet this deadline due to unforeseen circumstances.

After the fire, our client faced significant delay in obtaining the original building plans from the Architectural Control Committee (ACC). Upon receipt of the building plans, it was discovered that the plans were incomplete and could not be utilized, which necessitated the need for hiring an architectural firm to create new plans that aligned with the foundation. These delays prevented timely compliance with Section 109-132. As a result, the City has classified this project as a new build and has identified two setback issues: the eave overhang and the driveway.

Eave Overhang

As mentioned, the eave overhang encroaches 0.95 feet into the required 7.5-foot setback. In accordance with Section 109-42(d)(1), Palisades Construction is able to demonstrate the following, warranting the granting of this variance request:

(A) Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the property.

The undue hardship arises from the property's unique combination of factors, including the preexisting foundation constraints. The foundation was originally constructed in compliance with the applicable codes at that time. Following the fire, an engineering evaluation confirmed that the foundation remained structurally sound and was fit for rebuilding.

The encroachment results from the dimensions of the original foundation, which remains unchanged. Modifying the design to meet the setback would require significant structural adjustments and potentially compromise the utility of the home. Palisades Construction exercised reasonable diligence in attempting to comply with the timing requirements set forth in Section 109-132; however, despite these efforts, unavoidable delays in obtaining and reconstructing the necessary building plans made strict compliance an impossible task. Given these good-faith efforts, our client should not be barred from utilizing the provisions of the Code that would deem this project a reconstruction project merely due to circumstances beyond its control that prevented adherence to the very tight prescribed timeline.

(B) The unique circumstances do not result from the applicant's actions.

The foundation was lawfully established when the home was originally constructed in 2004. Our client is rebuilding in reliance on this preexisting structure, which dictates the placement of the eave overhang.

(C) Granting the variance is in keeping with the spirit and intent of the zoning ordinance.

The encroachment is minimal (less than a foot) and does not adversely affect neighboring properties or the community in any way. Granting this variance ensures continuity with the property's historical layout while adhering to modern building standards.

Driveway

The driveway predates the fire and was not affected by the fire. It is located within an easement owned by Cooper Communities, which has already advised that it has no objection to the driveway's current location. Our position is that no variance is necessary with regard to the driveway because the driveway qualifies as a preexisting legal nonconforming use under the following provisions:

MILLER | SCHNEIDER PAWLIK ROZZELL BUTLER

Andrew R. Miller*
Stephen W. Butler*
Mary M. White Schneider
Kristin L. Pawlik
George M. Rozzell
John E. Baureis
Victoria Hargis Bruton
Jenna Fogleman Saifi**

Maggie Geren Hurt
Alicia Canfield Lewis**
Chandler N. Bray
Kate Rideout Hill
David W. Lee
Ryan R. Jackson

*Also Licensed in MO
**Also Licensed in OK

- Section 109-126(a), which permits the continuation of any lawfully established nonconforming use or structure.
- Section 109-129, which allows subsequent purchasers to continue a preexisting legal nonconforming use.

Under these two provisions, the location and use of the driveway, being legally established and remaining unchanged, make it a grandfathered nonconforming use.

However, should the Planning Commission find that a variance is required, we submit the following, in accordance with Section 109-42(d)(1):

(A) Strict enforcement would cause undue hardship due to unique circumstances.

The driveway is essential for access to the property. Relocating the driveway would be prohibitively expensive and logistically challenging. Again, Palisades Construction exercised reasonable diligence and put forth good faith efforts to comply with all Code provisions, and was only prevented from such compliance due to circumstances beyond its control.

(B) The unique circumstances do not result from the applicant's actions.

The driveway's location has remained unchanged since the property's original development.


(C) Granting the variance aligns with the spirit and intent of the ordinance.

The driveway does not interfere with neighboring properties or pose any safety concerns whatsoever. Its location within the easement, with the easement owner's consent, further supports the reasonableness of allowing it to remain.

We respectfully request that the City approve this variance to allow our client to proceed with rebuilding the home. The request is in keeping with the City's zoning ordinances' spirit and intent and are supported by unique circumstances beyond Palisades Construction's control.

Thank you for your time and consideration. Please do not hesitate to contact us should you need any additional information.

Respectfully,


Chandler N. Bray
Attorney at Law
MILLER | BUTLER

224 S. 2nd St.
Rogers, AR 72756
479-621-0006

www.arkattorneys.com

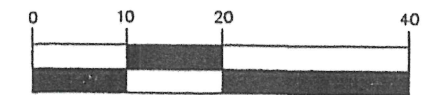
323 W. Spring St.
Fayetteville, AR 72701
479-935-4995

TYPE, OR LOCATION OF ANY IMPROVEMENTS WHICH MAY BE CONSTRUCTED.

0.32 ACRES ±

LEGEND

- FIP FOUND IRON PIN
- SIP SET IRON PIN
- ⊙ PT PERC TEST HOLE
- △ TEMPORARY BENCHMARK ASSUMED ELEV.= 110.00 (TOP OF IRON PIN)
- ⊙ W PROPOSED WATER SOURCE
- POL POINT ON LINE
- BOUNDARY LINE
- - - BUILDING SETBACK LINE
- · - · - 7.5' UTILITY & DRAINAGE EASEMENT
- (xxx.xx') RECORD DISTANCE WHEN MEASURED DIFFERS
- TP TEST PIT
- · - · - FLOW LINE



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



SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

9/29/03
DATE

BOUNDARY SURVEY & PLOT PLAN
for BUCHANAN SERVICES, INC.
LOT 9, BLOCK 3
SUNDERLAND SUBDIVISION (150)
BELLA VISTA, ARKANSAS

Costello Land Surveying

R.R. 1 BOX 1142
PINEVILLE, MO. 64856
(417) 226-4524



JOB NO. 3120 DATE: 09-29-03
SHEET 1 OF 1 DRAWING: SUN

THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION HAS BEEN APPROVED FOR CONSTRUCTION AS SHOWN. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SYSTEM WILL FUNCTION PROPERLY.

DATE 10/8/03 BY: Alison West
AUTHORIZED AGENT (HEALTH DEPT.)



LOT 8 (NO HOUSE)

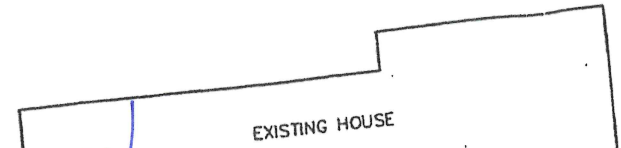
LOT 10

COMMON PROPERTIES

#5 SWALLOW LANE

REVISED

No concrete wash out, as no concrete work to be completed



9253

Dangler Location
Potable Toilet

6.55' from Boundary

6.55' from property Boundary

ASPHALT DRIVEWAY
R=80.00'
Δ=89.00'

EDGE OF ASPHALT

CENTERLINE PAVEMENT

15' BLOC. SETBACK

DRIVEWAY

FND. 1/2" REBAR

100.00

113.87

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Gregory L. Bone, PE

Civil & Structural Engineering

January 21, 2024

Eric Waggoner
Palisades Construction, LLC
3818 Palisades Circle
Bentonville, Arkansas 72712

Re: Foundation Inspection
5 Swallow Lane
Bella Vista, Arkansas

Eric,

A site inspection of the subject property was performed on January 19th, 2024. The purpose of the inspection was to determine the condition and suitability of the existing foundations for new construction. Please refer to the attached photographs for more detail.

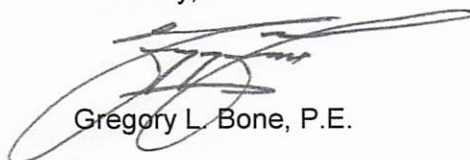
- Foundation Condition and Recommendations: The existing foundations appear in fair structural condition and have not suffered adversely from the fire that destroyed the original home. The concrete masonry unit (CMU) foundation walls remain plumb, square and intact. Review of the proposed building plans indicates the footprint and bearing lines of new construction are to remain essentially unchanged from the original. The existing foundations are therefore considered acceptable based on their condition and historic performance.

Surface defects consisting of stains and fine cracks do appear that are the result of age and exposure rather than to heat of the house fire. Old sill plates and anchor bolts that remain connected to existing foundations and slabs should be removed and replaced with new materials. Surface stains can be cleaned with mild detergent and minor fractures can be repaired with a two-part epoxy adhesive such as PC-Concrete, Sika AnchorFix or Quikrete FastSet.

As the degree and condition of existing exterior waterproofing is unknown, interior surface waterproofing of basement walls and or a membrane and collection system are recommended for protection of living spaces.

Feel free to contact me with any questions you may have about the condition of the foundation walls or their suitability for the new construction.

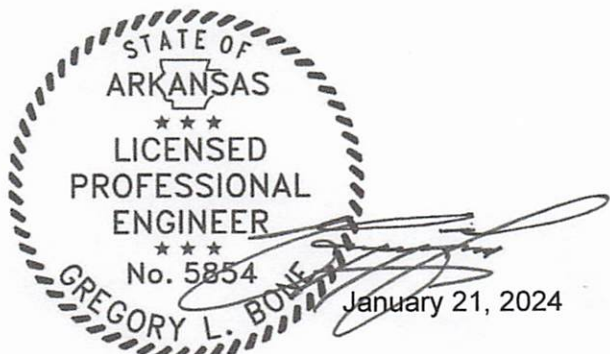
Sincerely,



Gregory L. Bone, P.E.

GLB/gb

Enclosures: Photographs



11022 Timarron Drive

(479) 903-2686

Bentonville, Arkansas 72712



(Above / Below) CMU foundation (8'-0" Ht) walls remain plumb, straight and intact and were not adversely damaged by fire. The foundations are suitable for support of the proposed new residence plan. Old wood plates and anchor bolts should be fully removed and replaced with new materials.





(Above / Below) Lower level CMU foundation (6'-0" Ht.) walls supporting backfilled slabs exhibit minor stains and drying shrinkage cracks that result from age and normal drying shrinkage. Walls can be cleaned with mild detergent and fractures repaired with epoxy adhesive.





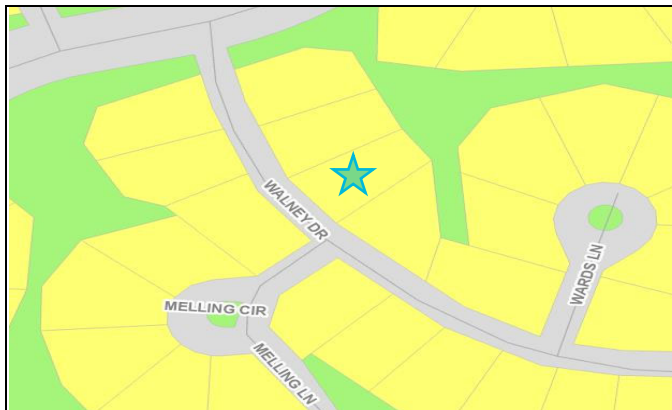
Meeting Information:

2483 Forest Hills Blvd
 April 14, 2025 at 4:30 pm

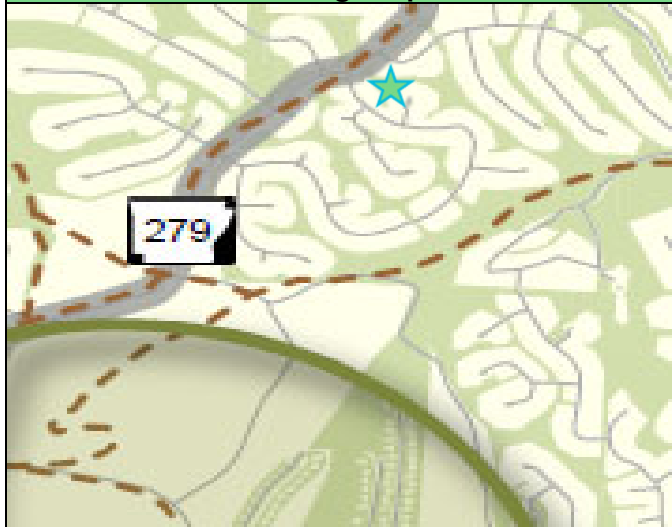
Reviewer:

Jessica Grady, CNU-A
 Planning Technician

Project Number	ZVR-2025-58179
Applicant	Cameron Hagen
Address/Location	5 Walney Dr.
Current Zoning	R-1 Single-Family Residential
Site Area	0.26 acres
Nature of Request	Seeking a variance on Sec. 109-75(b)(3)(a)



Zoning Map



Future Land Use Plan

Property Description

This property is located in the central area of Bella Vista City Limits near Highway 72 and is located on Parcel #16-25036-000, Lot 17, Block 5, in the Quantock Hills Subdivision.

Regulation

Zoning Code Sec. 109- 75(b)(3)(a) stipulates the minimum front setback from all property lines shall be 20 feet, unless otherwise stated on the subdivision plat.

Request

The applicant requests to reduce the platted 20-foot setback of Lot 17, by 5 feet, to establish a 15-foot setback due to the septic placement, topography, and lot size.

Background

The applicant is proposing to construct a two-bedroom, 1243 sq. ft. single-family home with a 33' long driveway and two-car garage per this 15' front setback request. Staff found that other properties within the Quantock Hills Subdivision are zoned as R-1 Single-Family Residential and have setbacks ranging from 15 feet to 25 feet. Walney Drive is a local residential street per the Master Street Plan and the site falls within a neighborhood area per the Future Land Use Plan.

Staff finds that the .26 acre lot falls under the 0.32 acre R-1 minimum lot size is small in size. Additionally, the site is challenged by a ravine or steep topography at the rear northeast boundary. Thus, pushing development forward and creates a hardship that is not the result of the applicant's actions. Additionally, other factors such as the state approved septic design are causing a need for forward placement. Finally, the request to build a two-bedroom 1243 sq. ft. single-family home meets the spirit and intent of the zoning ordinance and the 15' request is aligned with other R-1 lots nearby.

Public Comment

No public comments have been received at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, March 26, 2025 and posted the public hearing sign on the subject property on Friday, April 4, 2025.

Recommendation

Staff is recommending approval based on the analysis above.

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** 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 zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

3-7-25

DEAR PLANNING COMMISSION

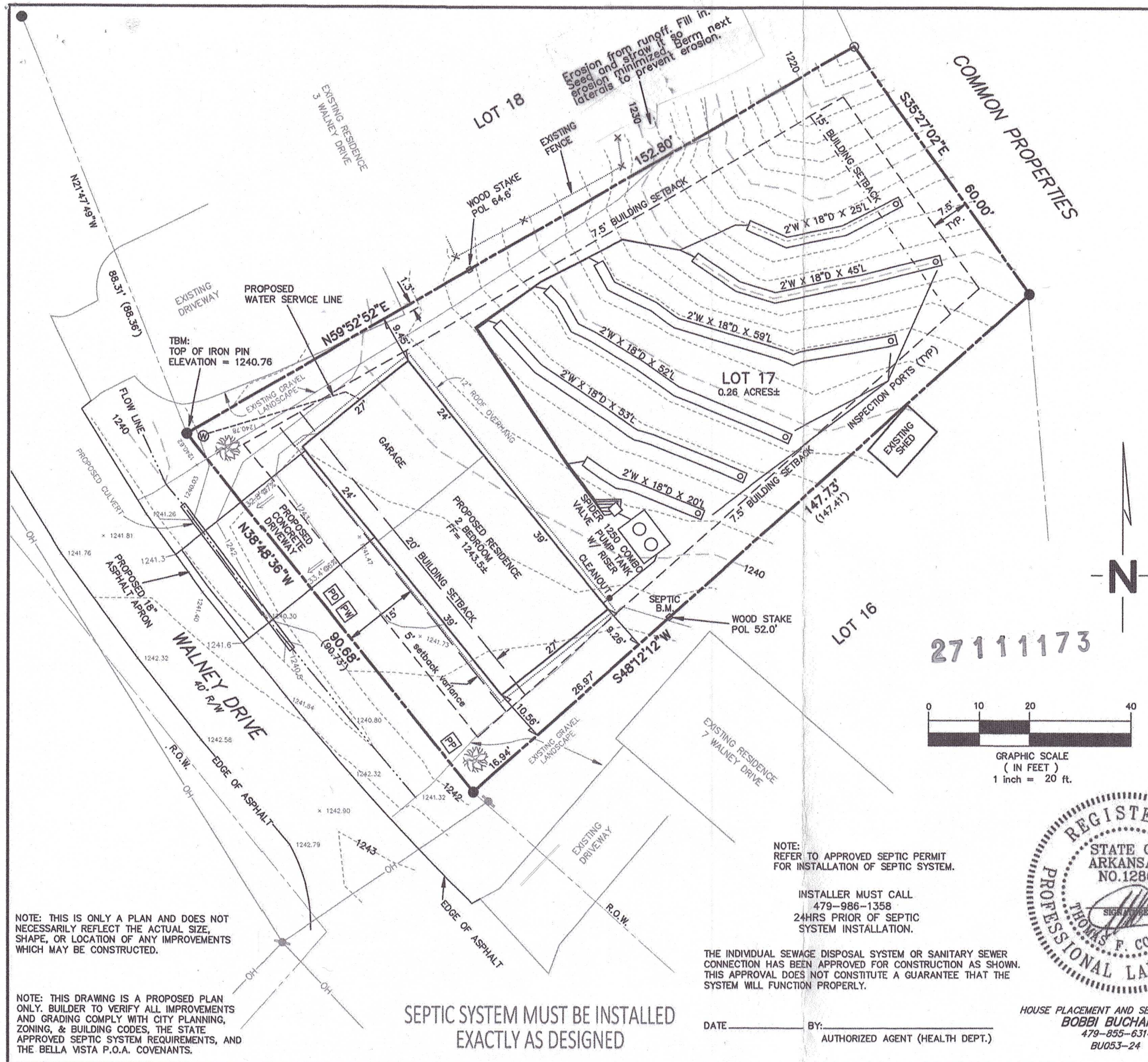
THIS VARIANCE IS REQUESTED FOR A 2-BEDROOM, 2-STORY HOME WITH ATTACHED 2 CAR GARAGE TO BE BUILT AT LOT 17 BLOCK 5 OF QUANTOCK HILLS SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS. THIS PROPERTY IS LOCATED AT 5 WALNEY DR.

THE VARIANCE BEING REQUESTED IS TO REDUCE THE SETBACK AT THE FRONT OF THE PROPERTY FROM 20' DOWN TO 15'. THE PROPERTY LINE IS ABOUT 15' FROM THE BLACKTOP EDGE. THIS LEAVE A MINIMUM OF 30' FOR DRIVEWAY PARKING.

THE LOT IS SMALL SO MORE ROOM IS NEEDED AT THE FRONT. THE SEPTIC DESIGN LEAVES VERY LITTLE ROOM FOR HOUSE, THE SIZE OF THE LOT AND SIZE OF SEPTIC SYSTEM LIMITS HOUSE SIZE. THANK YOU FOR YOUR CONSIDERATION

SINCERELY

Cameron R. Hagen



NOTES:

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

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

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

BASIS OF BEARINGS: ARKANSAS STATE PLANE, NAD-83, NORTH ZONE.

ELEVATIONS SHOWN HEREON ARE BASED OFF AN ASSUMED ELEVATION.

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

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

REFER TO THE RECORDED PLAT OF QUANTOCK HILLS SUBDIVISION FOR RECORD BEARINGS.

SURVEYORS SEAL IF SHOWN HEREON CERTIFIES THIS LOT WAS SURVEYED BY THE SURVEYOR AT ONE TIME. SURVEYORS SEAL DOES NOT CERTIFY TO ANY OF THE PLANNED IMPROVEMENTS, PROPOSED GRADING OR SEPTIC DESIGN.

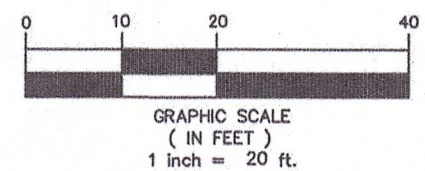
BUILDER TO VERIFY HOUSE DIMENSIONS WITH FINAL HOUSE PLAN BEFORE CONSTRUCTION.

LEGEND

	FOUND 1/2" REBAR OR AS NOTED
	SET 1/2" REBAR W/CAP OR AS NOTED
	PROPERTY LINE
	BUILDING SETBACK LINE (PLATTED)
	7.5' UTILITY & DRAINAGE EASEMENT
	BUILDING SETBACK LINE (CITY IMPOSED)
	RECORD DIMENSION WHEN MEASURES DIFFERS
	TEST PIT
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY LINE
	POINT ON LINE (DIST. FROM FRONT LOT CORNER)
	PROPOSED WATER METER LOCATION
	PROPOSED DUMPSTER LOCATION
	PROPOSED PORTA POTTY LOCATION
	PROPOSED WASH OUT LOCATION
	EXISTING GROUND SPOT ELEVATION
	PROPOSED NEW OR SAVED TREE

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0060 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.



NOTE: THIS IS ONLY A PLAN AND DOES NOT NECESSARILY REFLECT THE ACTUAL SIZE, SHAPE, OR LOCATION OF ANY IMPROVEMENTS WHICH MAY BE CONSTRUCTED.

NOTE: THIS DRAWING IS A PROPOSED PLAN ONLY. BUILDER TO VERIFY ALL IMPROVEMENTS AND GRADING COMPLY WITH CITY PLANNING, ZONING, & BUILDING CODES, THE STATE APPROVED SEPTIC SYSTEM REQUIREMENTS, AND THE BELLA VISTA P.O.A. COVENANTS.

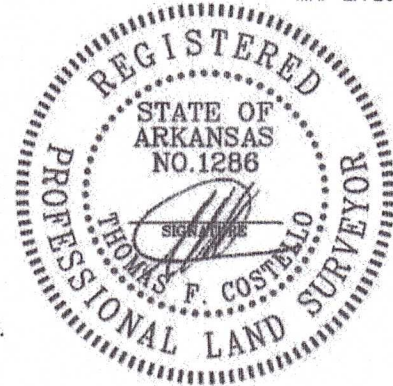
NOTE: REFER TO APPROVED SEPTIC PERMIT FOR INSTALLATION OF SEPTIC SYSTEM.

INSTALLER MUST CALL 479-986-1358 24HRS PRIOR OF SEPTIC SYSTEM INSTALLATION.

THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION HAS BEEN APPROVED FOR CONSTRUCTION AS SHOWN. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SYSTEM WILL FUNCTION PROPERLY.

SEPTIC SYSTEM MUST BE INSTALLED EXACTLY AS DESIGNED

DATE _____ BY: _____ AUTHORIZED AGENT (HEALTH DEPT.)



HOUSE PLACEMENT AND SEPTIC DESIGN BY: **BOBBI BUCHANAN** 479-855-6314 BU053-24

PARCEL #16-25036-000 ZONED R-1 5 WALNEY DRIVE

BOUNDARY SURVEY & PLOT PLAN

for CAMERON HAGEN

LOT 17, BLOCK 5

QUANTOCK HILLS SUBDIVISION

BELLA VISTA, BENTON COUNTY, ARKANSAS

Costello Land Surveying

4342 E. STATE HIGHWAY 90

PINEVILLE, MO. 64856

(417) 226-4524

SHEET 1 OF 1 DRAWING: BNDY FIELD DATE: 06-13-24 JOB NO. 24055