



Planning Commission Work Session Agenda

Date: Thursday, February 27, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Planning Commission 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; Susan Duell, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - February 10, 2025

IV. Unfinished Business

V. New Business

- A. **WVR-2025-57693:** a waiver associated with LSD-2025-57495 requesting to waive the drive separation requirements at the intersection of AR HWY 94/340; Parcel 15-81108-000; Applicant Cody Sexton; Presented by Planner LaRue.
- B. **LSD-2025-57496:** a large-scale development for a proposed Dollar General at the intersection of AR HWY 94/340; Parcel 15-81108-000; Applicant Cody Sexton; Presented by Planner LaRue.
- C. **WVR-2025-57470:** a waiver associated with LSD-2025-57468 requesting to waive pedestrian accommodations, parking facility design, and access management requirements at 36 Bella Vista Way; Parcel 16-43396-000;

Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.

- D. **LSD-2025-57468:** a large-scale development for a proposed maintenance facility for Allied Services located at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.
- E. **WVR-2025-57487:** a waiver associated with LSD-2025-57483 requesting to waive pedestrian accommodation and parking facility design requirements near 5 Oldham Drive; Parcel(s) 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-003, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79407-000, and 16-79407-002; Applicant Taylor Lindley, Crafton Tull; Presented by Trails Manager Workman
- F. **LSD-2025-57483:** a large-scale development proposing a downhill bike park known as the Oz Trails Bike Park located near 5 Oldham Drive; Parcel(s) 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-003, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79407-000, and 16-79407-002; Applicant Taylor Lindley, Crafton Tull; Presented by Trails Manager Workman

VI. Open Discussion

- A. Commissioner Duell's Recognition of Service on the Planning Commission; Presented by Director Robertson

VII. Announcements

- A. The Board of Zoning Adjustment meeting will be on Monday, March 10, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.
- B. City Council Work Session will be Monday, March 17, 2025 at 5:30 pm.
- C. The City Council Regular Meeting will be on Monday, March 24, 2025 at 6:00 pm.
- D. The Planning Commission Work Session will be Thursday, April 3, 2025 at 4:30 pm.

VIII. Adjournment



Planning Commission Regular Meeting Minutes

February 10, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:36 PM

II. ROLL CALL

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

Member Absent: none.

III. CONSIDERATION OF MINUTES

A. *Planning Commission Regular Meeting Minutes – January 13, 2025*

On a motion by Mr. Farner and a second by Ms. Klesen, the January 13, 2025 minutes were approved by a voice vote.

Chairman Ellis thanked staff for their work on the minutes.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. John Flynn of 12 Brent N Lane spoke in favor of the 47 Llanon Drive retaining wall waiver request.
- C. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

A. None

VI. NEW BUSINESS

A. WVR-2024-56951: A waiver request on retaining wall setbacks for a proposed retaining wall and existing cut at 47 Llanon Drive: Parcel 16-13966-000; Applicant Silvio Ramirez; Presented by Planner Hyatt.

1. Planner Hyatt presented the staff report included in the packet and made note that they had not received developer approval at the time of the report.
2. A discussion was held regarding the waiver request.
3. Applicant Debra Pinkston of 7 Brixton Lane spoke on behalf of the waiver request.
4. Director Robertson asked the applicant for clarification of the request to clarify the two plot plans submitted.

5. Applicant Debra Pinkston confirmed they're seeking the request that had less wall along the unpermitted cut.
6. A discussion was held regarding the confirmed request.
7. Chairman Ellis requested a motion for approval with the condition the wall is located 8' evenly along the entire structure.
8. Staff asked for clarification on the condition of approval.
9. Mr. Farner made the motion to approve the waiver request with the condition that the wall is 8' from the structure and that the applicant receives adjoining property owner permission. A second was made by Ms. Portillo.

Susan Duell - Y
Linda Lloyd - Y
Gail Klesen - Y
Clayton Sedberry - Y
Doug Farner - Y
JB Portillo - Y
Daniel Ellis - Y
Motion Approved 7 - 0

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

1. Director Robertson reminded the Planning Commission that there is a large cycle upcoming and may have longer meetings.
2. Director Robertson gave an update on the annual training for elected and appointed officials.
3. Chairman Ellis asked for an update on the Development Code Reform. Director Robertson noted that the project is still on track to be brought to them in the Spring.
4. Chairman Ellis asked for an update on the Planning Commission appointments Director Robertson noted that the Mayor had made his appointments and Jack Wagnon is who potentially would be replacing Susan Duell.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:02 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 10TH DAY OF MARCH, 2025:

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission



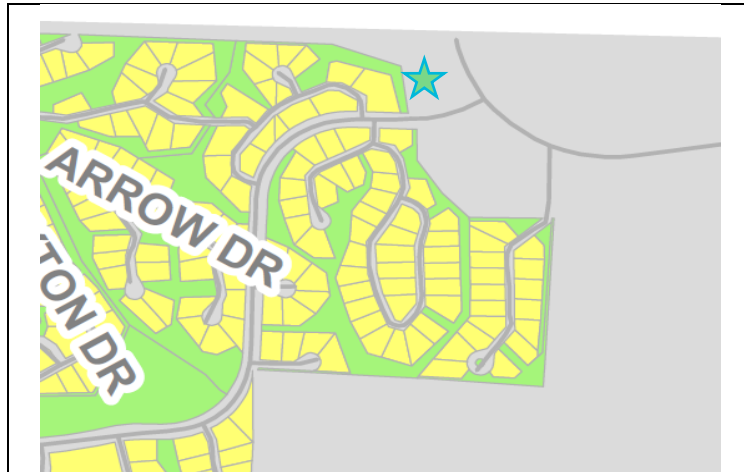
Meeting Information:

2483 Forest Hills Blvd
Feb. 27, 2025 at 4:30 pm

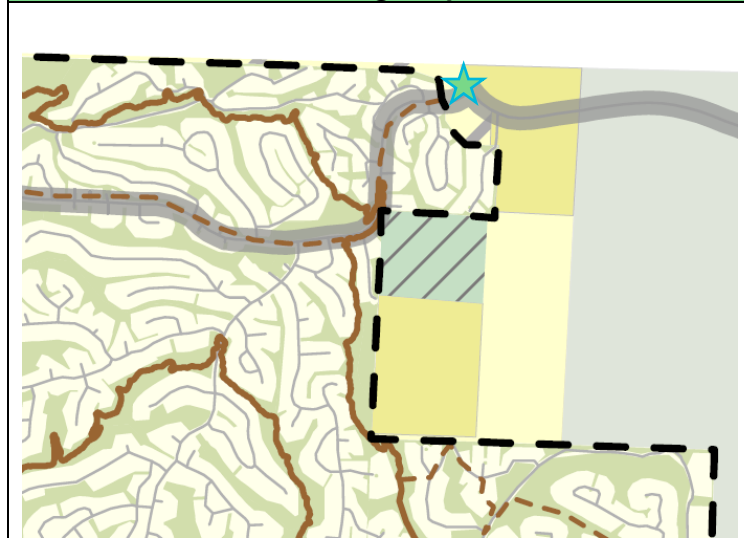
Reviewer:

Conner LaRue,
Planner

Project Number	WVR 57693 & LSD 57496
Applicant	Cody Sexton
Address/Location	AR HWY 94/340
Current Zoning	Planning Area
Site Area	2.63 acres
Nature of Request	Seeking a waiver of 107-317(e) for a proposed large-scale development



Zoning Map



Future Land Use Plan

Property Description

This property is located at the northeast corner of Bella Vista, just outside of City Limits on Parcel #15-811808-000. Lot 1, Block 1, of the Auckland Subdivision.

Regulation

Sec. 107-317(e) requires a minimum distance of 250' between access drives on minor and major arterials streets. Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant is requesting a waiver of Sec. 107-317(e) in order to place an access drive within the minimum distant requirement.

Background

The applicant is requesting a waiver of the above code section as part of a large-scale retail development for a 10,640 sq. ft. Dollar General. For the proposed access drive, Code requires a minimum distance of 250 feet, of which only 73 feet is specified. AR Hwy 94 and 340 are designated as major arterial streets per the Master Street Plan, and is expected to generate +/-99 trips a day.

The applicant does site hardship due to proximity of other drives/intersections, adding that an access drive at the proposed location would improve the existing condition.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Recommendation

Staff recommends approval so long as the Planning Commission approves the waiver request.

Drainage Report

[24002521-DG - Storm Water Report](#)

[Exterior Lighting Plan](#)

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-162 Large Scale Development Review and Approval

Planning Commission Action: All developments other than those excepted by subsection (a)(1) of this section shall be submitted to the planning commission, which shall approve, approve with conditions, or disapprove the submitted plan. The planning commission is required to take such action within 90 days of submission unless the applicant agrees to a postponement. All planning commission approvals to any development plan shall be signified by the signature on the development plan of the chairperson of the planning commission.

Sec. 107-163 Large Scale Development Review Criteria

The mayor or his designee, planning commission or city council may refuse approval of any development plan for any of the following reasons:

5. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
6. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
7. *Dangerous traffic conditions.* The proposed development would create or compound a dangerous traffic condition. For the purpose of this article, a "dangerous traffic condition" shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.
8. *Lack of utilities.* Adequate water, sewer, and electrical utilities are not readily available to the property and the developer has made no provision for extending such service to the development, or the provision of these utilities cannot obtain approval by the state health department, or other appropriate department.
9. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
10. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
11. *Other.* Any other circumstances as determined by the planning commission.

BLEW

Surveying | Engineering
Environmental
January 22, 2025

City of Bella Vista
Planning Division
101 Town Center
Bella Vista, AR 72715

SUBJECT: Dollar General of Bella Vista – AR Hwy 94
Bella Vista, Arkansas 72714

To Whom It May Concern:

Dollar General of Bella Vista – AR Hwy 94 is a proposed retail commercial development. The development will have standard business operating hours typical of a typical retail commercial development.

The proposed development is adjacent to Bella Vista Village but is outside of the city limits. The site is within the Bella Vista Planning Area.

Buildings:

The development will have a retail commercial building totaling 10,640 square feet.

Water:

Water will be provided by the Bella Vista Village POA Water Department. The existing 8" water main will be extended to the site to provide service and fire protection.

Sanitary Sewer:

A septic sanitary sewer system will be installed in accordance with the Arkansas Department of Health.

Franchise Utilities:

Franchise utilities deemed necessary for the site shall be coordinated by the owner/contractor.

Storm Water:

The proposed development shall utilize a detention pond designed in accordance with the Bella Vista Stormwater Design Manual.

Streets:

Access to the site will be provided along AR Hwy 94 and will be permitted through ArDot.

Flood Plain:

There is no floodplain on the site.

Fire Access:

Fire access for the site will be easily accessible through the driveway and parking lot. A new fire hydrant will be added on site for fire protect



479-443-4506



blewinc.com



5102 S Pinnacle Hills Pkwy
Rogers, Arkansas 72758

All interested parties reserve the right to submit future waivers, variances, or conditional uses if so warranted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cody Sexton". The signature is fluid and cursive, with the first name "Cody" and last name "Sexton" clearly distinguishable.

Cody Sexton, P.E.
Blew & Associates, PA

February 14, 2025

Bella Vista Planning Department
101 Town Center
Bella Vista, AR 72714

SUBJECT: Dollar General of Bella Vista
17495 N AR-94 Hwy
Tech Review Comments

To Whom It May Concern:

Following are the responses for the Tech Review Comments received on 2-7-2025.

Sec 107-225 – Items to be shown on the Plat or included in a Plan.

1. Show Property Lines on all property owners adjacent to the exterior Boundaries of the project shall be located on the plat the location of their property.

-Please label adjacent BVPOA Common Properties to the west.

Response: BVPOA Common Property to the west has been labeled.

7. Show boundary survey of the property shown on the plat/plan or separate sheet. The surveyor shall seal, sign and date the survey. The survey shall be tied to state plane coordinates on two controlling corners of the property.

- Please confirm Signature Field.

Response: A copy of the survey is included. The survey will be finalized at the time that PB

General Holdings, LLC purchases the property from Radwan Deek.

11. Show street right of way line clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and master street plan. Future ROW as well as existing ROW and centerlines should be shown and dimensioned.

- Please label and dimension existing ROW centerline.

Response: Additional dimensions have been added to Sheet C2 to indicate ROW width to the



centerline.

17. Show the location of all existing structure. On Large Scale Development, show location of proposed buildings and square feet. Dimension building and setbacks from the building side to property lines.

- Please label building in square feet and dimensions from the property line.

Response: Additional dimensions have been added to Sheet C2, measuring the building corners to the nearest property line.

25. If a septic system is proposed, indicate it on the plat or plan. Show proposed location of septic tank and lateral fields including detail of leachate pipes and drain fill material. Show primary and alternate lateral field areas.

- Please Confirm ADH septic approval. Please label alternate lateral field areas.

Response: Approved Septic Permit is attached. Alternate lateral field locations have been illustrated on Sheet C5.

28: Indicate the static pressure and flow of the nearest hydrant along with engineer calculations of flow rates.

- Please confirm and label static pressure and flow rates at any hydrant. BVPOA approximated 20-25 PSI. They recommended a private side booster pump to be considered.

Response: Hydrant Flow Data has been provided by Bella Vista POA Water and is listed on a chart on Sheet C5. The Mechanical Electrical Plumbing team has been informed of the suggestion for a booster pump for the service.

48. For any nonresidential use, indicate the gross floor area, and for multiples uses the floor area devoted to each type of use.

- Please see #17.

Response: Area Usage notations have been added on Sheet C2 and are noted on the building footprint.

63. Provide elevation drawings of front, rear and sides of the structure showing all entrances, windows, site objects and fixtures, to include color and type of materials.

- Please provide rear and side elevations

Response: Current and updated elevations are included.

Sec 107-227 – Waiver.

Proposal will require a waiver of 107-317(e)(2) minimum distance between drives.

Response: A waiver request was filed with the City of Bella Vista on 2-7-25.

Sec 107-315 – Parking Lot Design Standards

Turning radii for access drives to properties adjacent to collector, minor arterial, or major arterial streets, as identified on master street plan, shall be at least 30 feet. Exceptions may be granted through a waiver to the planning commission for larger radii needed where there may be a need to accommodate truck traffic.

Response: Driveway turning radii have been increased to 30', and area dimensioned on sheet C2.

Sincerely,



Cody Sexton
Blew & Associates

SITE INFORMATION

N/F: RADWAN DEEK AND HAMZA DEEK
INTERSECTION OF AR HIGHWAY 340 AND ROUTE E (HIGHWAY 94)
APN: 15-81108-000
114,784 ± SQUARE FEET, OR 2.635 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #2412201-106, COMMITMENT DATE: SEPTEMBER 9, 2024, 7:00 AM.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

INTERSECTION OF EAST LANCASTHIRE BOULEVARD (ARKANSAS STATE

HIGHWAY 340) AND ROUTE E (ARKANSAS STATE HIGHWAY 94)

LOCATED IN: SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST

BELLA VISTA, BENTON COUNTY, ARKANSAS 72714

UTILITY INFORMATION

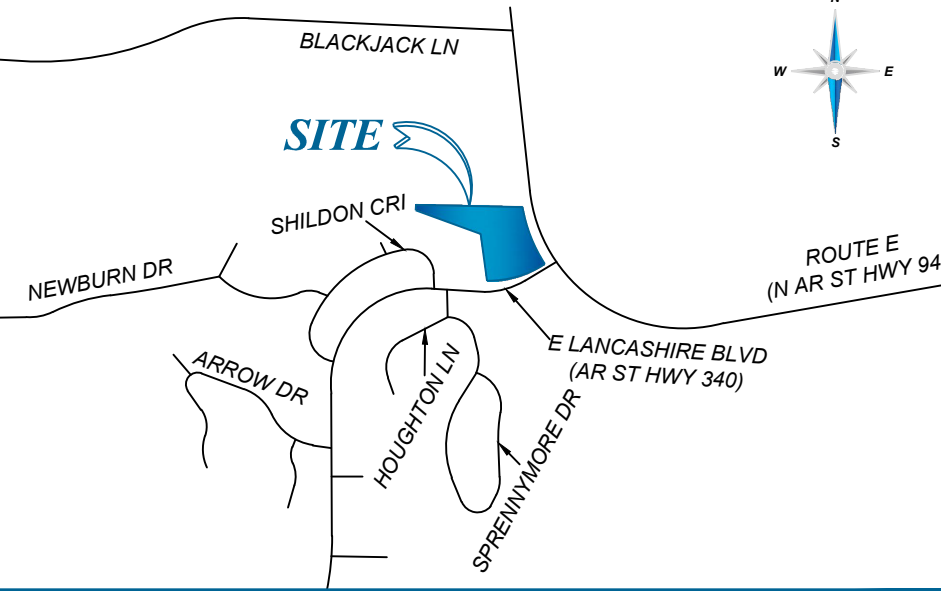
THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND ARKANSAS R11 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 241119-1667

COMPANY:
AT&T
CARROLL ELECTRIC COOPERATIVE'S

CONTACT:
800-288-2020
800-432-9720

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

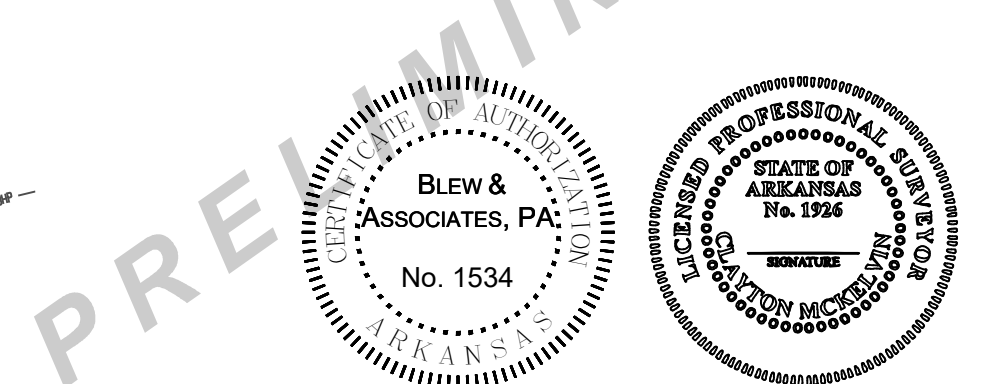
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF ROUTE E (ARKANSAS STATE HIGHWAY 94 AND EAST LANCASTHIRE BOULEVARD (ARKANSAS STATE HIGHWAY 340), WHICH ABUTS THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ROUTE E (ARKANSAS STATE HIGHWAY 94 AND EAST LANCASTHIRE BOULEVARD (ARKANSAS STATE HIGHWAY 340), EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT 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.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS. IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- STATE RECORDING NUMBER: 500-21N-30W-0-16-440-04-1926.
- 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."
- ELEVATIONS ESTABLISHED USING VRS/RTK NETWORK WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.

SURVEYOR'S CERTIFICATE

TO: PB GENERAL HOLDINGS, LLC; RADWAN DEEK; HAMZA DEEK; PULASKI COUNTY TITLE & CLOSING; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6Q, 6B, 7B1, 7C, 8, 9, 10, 11A, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/07/2024.

DATE OF PLAT OR MAP: 11/19/2024



CLAYTON M. MCKELVIN
PROFESSIONAL SURVEYOR NO.: 1926
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

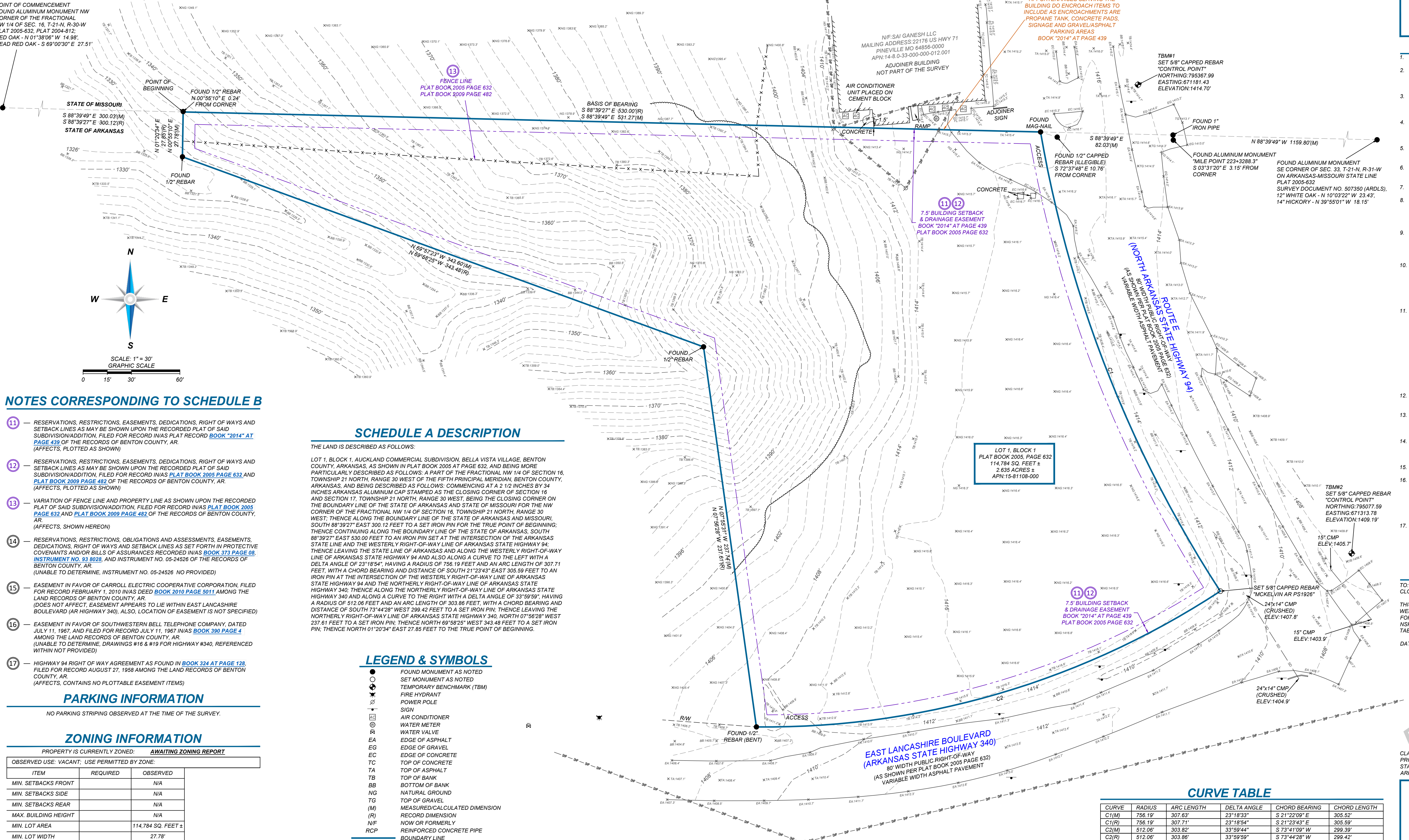
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
24-6804.01

SURVEY REVIEWED BY:
LT

SURVEY DRAWN BY:
WRG - 11/19/2024

SHEET:
1 OF 1



NOTES CORRESPONDING TO SCHEDULE B

- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN AS PLAT BOOK 2005 PAGE 632 AND PLAT BOOK 2009 PAGE 482 OF THE RECORDS OF BENTON COUNTY, AR. (AFFECTS, PLOTTED AS SHOWN)
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN AS PLAT BOOK 2005 PAGE 632 AND PLAT BOOK 2009 PAGE 482 OF THE RECORDS OF BENTON COUNTY, AR. (AFFECTS, PLOTTED AS SHOWN)
- VARATION OF FENCE LINE AND PROPERTY LINE AS SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN AS PLAT BOOK 2005 PAGE 632 AND PLAT BOOK 2009 PAGE 482 OF THE RECORDS OF BENTON COUNTY, AR. (AFFECTS, SHOWN HEREON)
- RESERVATIONS, RESTRICTIONS, OBLIGATIONS AND ASSESSMENTS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS SET FORTH IN PROTECTIVE COVENANTS AND/OR BILLS OF ASSURANCE RECORDED IN AS BOOK 373 PAGE 08, INSTRUMENT NO. 93 8028, AND INSTRUMENT NO. 05-24526 OF THE RECORDS OF BENTON COUNTY, AR. (UNABLE TO DETERMINE, INSTRUMENT NO. 05-24526 NO PROVIDED)
- EASEMENT IN FAVOR OF CARROLL ELECTRIC COOPERATIVE CORPORATION, FILED FOR RECORD FEBRUARY 1, 2010 IN AS DEED BOOK 2010 PAGE 9011 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. (DOES NOT AFFECT, EASEMENT APPEARS TO LIE WITHIN EAST LANCASTHIRE BOULEVARD (AR HIGHWAY 340), ALSO, LOCATION OF EASEMENT IS NOT SPECIFIED)
- EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JULY 11, 1967, AND FILED FOR RECORD JULY 11, 1967 IN AS BOOK 390 PAGE 4 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. (UNABLE TO DETERMINE, DRAWINGS #16 & #19 FOR HIGHWAY #340, REFERENCED WITHIN NOT PROVIDED)
- HIGHWAY 94 RIGHT OF WAY AGREEMENT AS FOUND IN BOOK 324 AT PAGE 128, FILED FOR RECORD AUGUST 27, 1958 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

PARKING INFORMATION

NO PARKING STRIPING OBSERVED AT THE TIME OF THE SURVEY.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT

OBSERVED USE: VACANT, USE PERMITTED BY ZONE:		
ITEM	REQUIRED	OBSERVED
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA	114,784 SQ. FEET ±	
MIN. LOT WIDTH	27.78'	
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

SCHEDULE A DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, AUCLAND COMMERCIAL SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2005 AT PAGE 632, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE FRACTIONAL NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A 2 1/2 INCHES BY 34 INCHES ARKANSAS ALUMINUM CAP STAMPED AS THE CLOSING CORNER OF SECTION 16 AND SECTION 17, TOWNSHIP 21 NORTH, RANGE 30 WEST, BEING THE CLOSING CORNER ON THE BOUNDARY LINE OF THE STATE OF ARKANSAS AND STATE OF MISSOURI FOR THE NW CORNER OF THE FRACTIONAL NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST, THENCE ALONG THE BOUNDARY LINE OF THE STATE OF ARKANSAS AND MISSOURI, SOUTH 88°39'27" EAST 300.12 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE BOUNDARY LINE OF THE STATE OF ARKANSAS, SOUTH 88°39'27" EAST 530.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE ARKANSAS STATE LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94, THENCE LEAVING THE STATE LINE OF ARKANSAS AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94 AND ALSO ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 23°18'54", HAVING A RADIUS OF 756.19 FEET AND AN ARC LENGTH OF 307.71 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 21°23'43" EAST 305.59 FEET TO AN IRON PIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340 AND ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 33°59'59", HAVING A RADIUS OF 512.06 FEET AND AN ARC LENGTH OF 303.86 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 73°44'28" WEST 299.43 FEET TO A SET IRON PIN, THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340, NORTH 07°56'28" WEST 237.61 FEET TO A SET IRON PIN, THENCE NORTH 69°58'25" WEST 343.48 FEET TO A SET IRON PIN, THENCE NORTH 01°20'34" EAST 27.85 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ TEMPORARY BENCHMARK (TBM)
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ SIGN
- ⊕ AIR CONDITIONER
- ⊕ WATER METER
- ⊕ WATER VALVE
- EA EDGE OF ASPHALT
- EG EDGE OF GRAVEL
- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- TG TOP OF GRAVEL
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- NF NOW OR FORMERLY
- RCP REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W - - - RIGHT-OF-WAY LINE
- x - x - FENCE LINE
- - - - - OVERHEAD POWER LINE
- - - - - UNDERGROUND STORM DRAIN LINE
- - - - - MAJOR CONTOUR
- - - - - MINOR CONTOUR
- ~~~~~ DRIP LINE

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH LINE OF SECTION 16, T-21-N, R-30-W. THE BEARING IS DENOTED AS S88°39'49"E PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°29'54.1854"
LONGITUDE = -94°10'52.9033"
CONVERGENCE ANGLE = -01°16'09.5976"

FLOOD ZONE INFORMATION

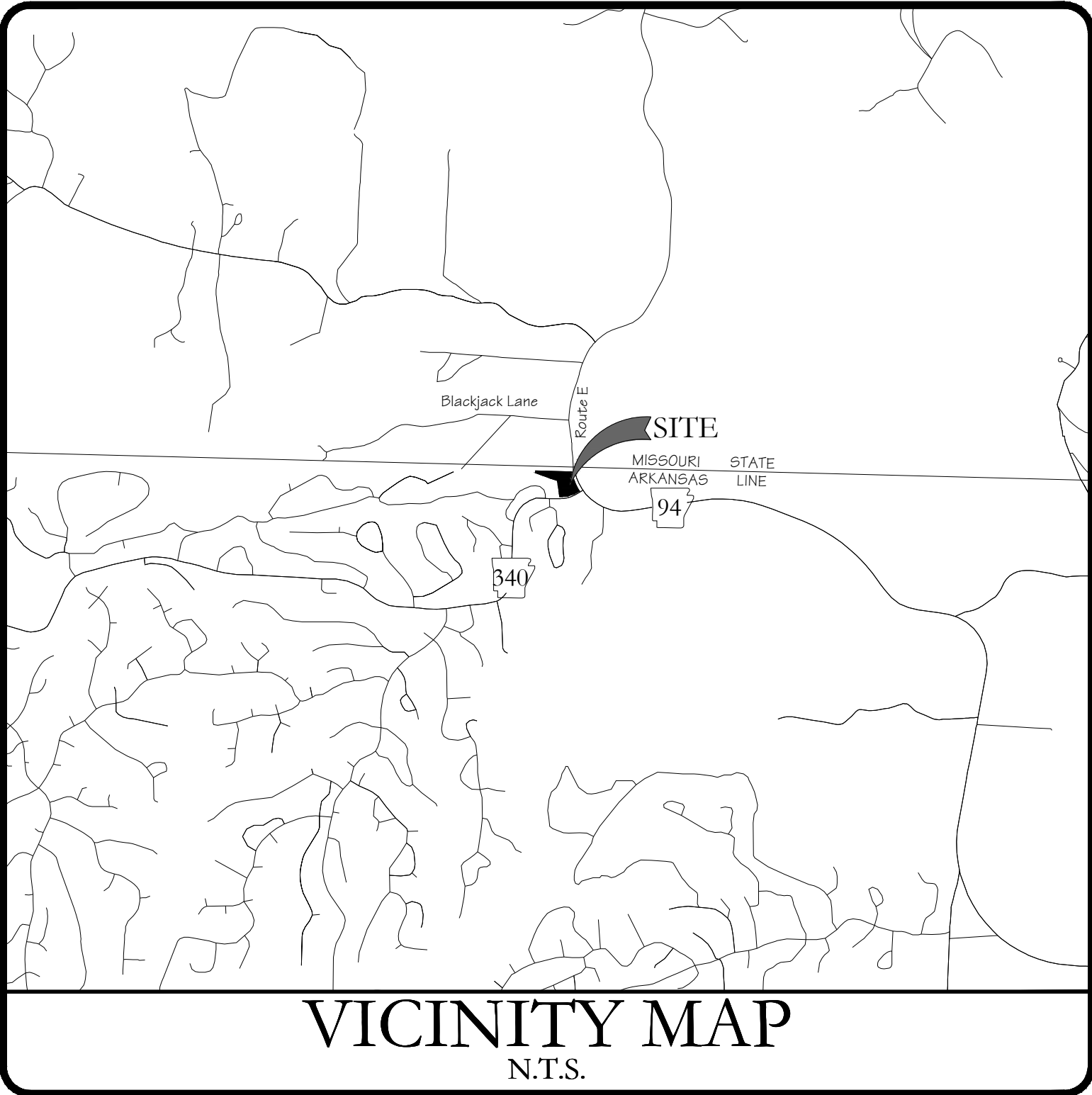
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 050700085, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	756.19'	307.63'	23°18'33"	S 21°22'09" E	305.52'
C1(R)	756.19'	307.71'	23°18'54"	S 21°23'43" E	305.59'
C2(M)	512.06'	303.82'	33°59'44"	S 73°41'09" W	299.39'
C2(R)	512.06'	303.86'	33°59'59"	S 73°44'28" W	299.42'

DATE	REVISION HISTORY	BY



DEVELOPMENT PLANS For: Dollar General of Bella Vista 17495 N AR-94 Highway Pea Ridge, AR 72751

General Notes:

- ✕ A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811 to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- ✕ The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- ✕ Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- ✕ It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- ✕ The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- ✕ This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- ✕ The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- ✕ The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- ✕ The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- ✕ This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

THE LAND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, AUCKLAND COMMERCIAL SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2005 AT PAGE 632, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE FRACTIONAL NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A 2 1/2 INCHES BY 34 INCHES ARKANSAS ALUMINUM CAP STAMPED AS THE CLOSING CORNER OF SECTION 16 AND SECTION 17, TOWNSHIP 21 NORTH, RANGE 30 WEST, BEING THE CLOSING CORNER ON THE BOUNDARY LINE OF THE STATE OF ARKANSAS AND STATE OF MISSOURI FOR THE NW CORNER OF THE FRACTIONAL NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST, THENCE ALONG THE BOUNDARY LINE OF THE STATE OF ARKANSAS AND MISSOURI, SOUTH 88°39'27" EAST 300.12 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE BOUNDARY LINE OF THE STATE OF ARKANSAS, SOUTH 88°39'27" EAST 530.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE ARKANSAS STATE LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94, THENCE LEAVING THE STATE LINE OF ARKANSAS AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94 AND ALSO ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 23°18'54", HAVING A RADIUS OF 756.19 FEET AND AN ARC LENGTH OF 307.71 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 21°23'43" EAST 305.59 FEET TO AN IRON PIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340 AND ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 33°59'59", HAVING A RADIUS OF 512.06 FEET AND AN ARC LENGTH OF 303.86 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 73°44'28" WEST 299.42 FEET TO A SET IRON PIN; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340, NORTH 07°56'28" WEST 237.61 FEET TO A SET IRON PIN, THENCE NORTH 69°58'25" WEST 343.48 FEET TO A SET IRON PIN, THENCE NORTH 01°20'34" EAST 27.85 FEET TO THE TRUE POINT OF BEGINNING.

Contact Information:

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Bella Vista, AR 72714
Ph: (479) 855-8052

WATER:
Bella Vista POA
51 Huntley Lane,
Bella Vista, Arkansas 72715
Ph: (479) 855-8000

ARKANSAS DEPARTMENT OF
TRANSPORTATION:
District 9
Permit Officer
Ben Kerwood
4590 Highway 63,
P.O.Box 610,
Harrison, AR 72602
benjamin.kerwood@ardot.gov
Ph: (870) 743-2100

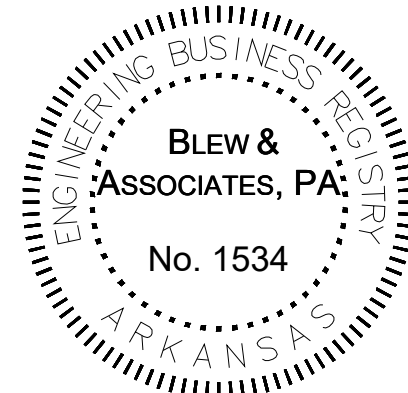
Sheet Index

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ALTA SURVEY		
1	Survey (by Blew & Associates, P.A.)	11/15/2024

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

CERTIFICATE OF AUTHORIZATION:



*** Engineers Notice ***
The existence and location of any underground utility pipes or structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge, these are correct. Existing utilities shown on these drawings are shown as existing. The Engineer is not responsible for the accuracy of the information shown on these drawings. The Contractor is required to take the precautionary measures to protect the utility lines shown, and all other lines not of record or not shown on these drawings by verification of their location in the field prior to the initiation of the actual portion of the their work.

* Document Ownership *

This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet

Development Plans for:

Dollar General of Bella Vista
17495 N AR-94 Highway Pea Ridge, AR 72751

PB General Holdings, LLC

5100 Talley Road

Little Rock, Arkansas 72204

(501)-219-8899

SEAL:



FORM:

BLEW
Surveying | Engineering
Environmental

3825 N. Shiloh Drive Office: (479) 443-4506
Fayetteville, Arkansas 72703 www.BLEWINC.com

Certificate of Authorization No. 1534

DATE: 2025-02-11 JOB NUMBER: 24-6804.02

DRAWN BY: W. Sexton REVIEWED BY: W. Sexton

DRAWING NAME: 24-6804.02 Civil 002.dwg

SHEET NUMBER:

C1

p:\24-6804.dwg of bella vista - hwy 94, ar civil drawings\24-6804 civil 002 - details.dwg - Plotted on 2/11/2025 2:45:21 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Cody Sexton

A. GENERAL CIVIL SITEWORK NOTES:

- THE CIVIL SITEWORK DRAWINGS IN THIS PACKAGE ARE PROVIDED TO INDICATE MINIMUM STANDARDS FOR DOLLAR GENERAL NEW STORE DEVELOPMENTS. IT IS NOT INTENDED, NOR WILL BE ACCEPTABLE BY DOLLAR GENERAL, AS FINAL CIVIL SITEWORK DRAWINGS AND/OR SPECIFICATIONS FOR NEW STORE SITE DEVELOPMENTS. COORDINATE SITE SPECIFIC PLANS WITH ALL DISCIPLINES.
- PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE DOLLAR GENERAL STORE DESIGN DEPARTMENT A COMPLETE SET OF CIVIL SITEWORK DRAWINGS STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. DOLLAR GENERAL SHALL APPROVE ENGINEERED DRAWINGS PRIOR TO DEVELOPER STARTING CONSTRUCTION. ANY MAJOR MODIFICATIONS OF THE DRAWINGS, AFTER INITIAL APPROVAL, SHALL BE RESUBMITTED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ANY CHANGES MADE THAT ARE NOT APPROVED BY DOLLAR GENERAL STORE DESIGN DEPARTMENT, MAY NOT BE ACCEPTABLE, AND MAY REQUIRE RECONSTRUCTION.
- A BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE INCLUDED IN THE CIVIL SITEWORK DRAWINGS SUBMITTED TO DOLLAR GENERAL. THE DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL LICENSED SURVEYOR REGISTERED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. TOPOGRAPHIC SURVEY SHALL SHOW UTILITIES (ABOVE AND UNDERGROUND) AND EXISTING GRADE CONTOURS AT ONE FOOT (1') INTERVALS. TOPOGRAPHIC SURVEY SHALL EXTEND BEYOND THE PROPERTY BOUNDARY AS REQUIRED TO SHOW LOCAL STREETS, NEARBY INTERSECTIONS, ADJACENT DITCHES, ETC. AS ITEMS PERTAIN TO NEW DEVELOPMENT.
- A UTILITY PLAN SHALL BE INCLUDED IN THE CIVIL SITEWORK DRAWINGS. THE PLAN SHALL INCLUDE UTILITIES REQUIRED FOR BUILDING SERVICES AND ANY UTILITY MAIN IMPROVEMENTS THAT MAY BE REQUIRED. UTILITY DETAILS SHALL BE INCLUDED IN THE DRAWINGS. UTILITIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL JURISDICTIONAL REQUIREMENTS.
- DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR ANY NATIONAL, STATE AND/OR LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED TO INSURE THAT NO SEDIMENT IS CONVEYED OFF THE SITE TO ADJACENT PROPERTIES. AT A MINIMUM, CONTRACTOR/DEVELOPER SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. A SUITABLE STAND OF GRASS SHALL BE OBTAINED AT ALL UNIMPROVED AND NON-LANDSCAPED AREAS.
- PROVISIONS FOR LOCAL AND/OR REGIONAL LANDSCAPING REQUIREMENTS, INCLUDING LANDSCAPING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
- HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
- DEVELOPER SHALL OBTAIN ALL JURISDICTIONAL APPROVALS AND PERMITS REQUIRED FOR THE DEVELOPMENT.
- WHERE OFFSITE WORK IS REQUIRED FOR THE DEVELOPMENT, SUCH AS DOT STREET IMPROVEMENTS, UTILITY IMPROVEMENTS, ETC., DEVELOPER SHALL INCORPORATE THE IMPROVEMENTS AND/OR OFFSITE DESIGN DRAWINGS INTO THE DOLLAR GENERAL SITEWORK DRAWINGS.
- DOLLAR GENERAL MINIMUM PAVEMENT RECOMMENDATIONS MUST BE MET. DEVIATIONS WILL REQUIRE A GEOTECHNICAL INVESTIGATION INCLUDING DESIGN RECOMMENDATIONS AND APPROVAL BY DOLLAR GENERAL STORE DESIGN.

B. SITE ELECTRICAL AND SIGNAGE GENERAL NOTES:

- UNDERGROUND ELECTRICAL SERVICE IS PREFERRED FOR DOLLAR GENERAL DEVELOPMENTS. TRANSFORMER PAD DESIGN SHALL BE PROVIDED BY ELECTRICAL UTILITY PROVIDER AND SHALL BE BOLLARD PROTECTED WHEN LOCATED IN A HAZARDOUS AREA.
- SITE LIGHTING SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 1.5 FOOT-CANDLES AT THE PARKING LOT AREAS, BUILDING ENTRANCES, DUMPSTER AREA AND TRUCK DELIVERY AREA. THE OUTER PERIMETER OF THE BUILDING SHALL BE LIGHTED FOR SECURITY. SITE LIGHTING SHALL BE INSTALLED ALONG THE WALLS OF THE BUILDING AND POLE MOUNTED AT THE PERIMETER OF THE PARKING LOT AS NECESSARY.
- REQUIRED POLE MOUNTED LIGHTING: 24' HEIGHT POLES WITH LED HEADS. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.
- REQUIRED WALL MOUNTED LIGHTING: CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.
- LIGHTED PYLON SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT TO PYLON. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. A TEMPORARY 3" TALL WIRING STAKE SHALL BE PROVIDED AT THE PYLON SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- LIGHTED BUILDING SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO THE CENTER OF THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN. SIGN WEIGHT UP TO 1,400 LBS. NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 QUANTITY - 10/2 WIRE WITH GROUND AND 2 QUANTITY 20 AMP BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 QUANTITY - 10/2 WIRE WITH GROUND AND 2 QUANTITY 20 AMP.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- THE FINAL PYLON SIGN CONNECTION AND UNDERGROUND CONDUIT IS LANDLORD RESPONSIBILITY.
- NATIONAL ACCOUNTS FOR DOLLAR GENERAL VENDOR PRICING FOR LIGHTING WALL PACKS AND POLE LIGHT FIXTURES ARE SHOWN ON THE NATIONAL ACCOUNT VENDOR LIST ON SHEET T01.

C. SITE PLAN GENERAL NOTES:

- THE SITE PLAN IS BASED ON MINIMUM REQUIREMENTS FOR SITE ACCESS, PARKING & FREIGHT DELIVERY. DEVIATIONS FROM THIS PLAN SHALL INSURE PROPER SITE ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS DURING NORMAL BUSINESS (OPERATING) HOURS. ON-SITE DELIVERY TRUCK MANEUVERING PATHS SHALL BE DESIGNED UTILIZING DOLLAR GENERAL'S 73-FOOT LONG FREIGHT TRUCK. PATHS SHALL BE UNOBSTRUCTED AND FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, BOLLARDS, ETC. HEAVY DUTY PAVEMENT IS REQUIRED ALONG THE ENTIRE DELIVERY TRUCK (MANEUVERING) PATH.
- A MINIMUM OF 35 PARKING SPACES, WHICH INCLUDE 2 HANDICAP ACCESSIBLE SPACES, ARE REQUIRED FOR THIS DEVELOPMENT. THE NUMBER OF PARKING SPACES SHALL BE INCREASED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS. IF ADDITIONAL PARKING SPACES ARE REQUIRED OR PROVIDED, THE TOTAL NUMBER OF H.C. SPACES SHALL BE INCREASED IN ACCORDANCE WITH ADA REQUIREMENTS.
- STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9' X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLES ARE SHOWN ON DETAILS.
- PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE "H.C." BLUE COLOR. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
- PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
- CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
- CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
- THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP ON AXIS WITH THE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL SIDEWALKS TO RECEIVE BROOM FINISH.
- PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH A 6" HIGH CURB AT ALL PAVEMENT TRANSITIONS, USE WELDED WIRE FABRIC REINFORCING.
- THE PREFERRED WIDTH OF SITE CURB CUTS IS 36' WITH ONE ENTRANCE LANE AND TWO (RIGHT TURN AND LEFT TURN) EXIT LANES.
- DRIVEWAY CONSTRUCTION WITHIN ROAD RIGHT-OF-WAYS, INCLUDES RADIUS SIZES, PAVEMENT MARKINGS, DRIVEWAY WIDTHS, ETC., SHALL BE IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
- A 25' MINIMUM RADIUS SHALL BE USED FOR DRIVEWAY TURNOUTS AS SHOWN ON PLAN.
- SITE PLANS SHALL UTILIZE DOLLAR GENERAL'S PROTOTYPICAL BUILDING DESIGN DIMENSIONS. SHOULD SITE CONSTRAINTS NOT ALLOW THE PROTOTYPICAL BUILDING DESIGN, DEVELOPER SHALL CONTACT DOLLAR GENERAL SITE COMPLIANCE COORDINATORS FOR OPTIONS AND APPROVAL. GROW BUILDING OUTWARD IF NECESSARY TO MAINTAIN CLEAR SALES FLOOR AREA AS SHOWN ON SHEET A1.
- THE BUILDING MAIN ENTRANCE SHALL BE ORIENTED ON THE SITE TO FACE THE MAIN ACCESS ROAD. PARKING SHOULD BE CONCENTRATED AT THE FRONT OF THE STORE.
- THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
- THE LANE OR DRIVE BETWEEN PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 36' WHEN LANE IS HEAVY DUTY PAVEMENT AND USED FOR FREIGHT TRUCK MANEUVERING. THE LANE SHALL HAVE A MINIMUM WIDTH OF 24' WHEN THE LANE IS CONSTRUCTED OF STANDARD DUTY PAVEMENT AND NOT USED FOR FREIGHT TRUCK MANEUVERING.
- BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
- CONCRETE SPLASH BLOCKS SHALL BE INSTALLED AT ALL BUILDING DOWNSPOUTS THAT ARE NOT ONTO IMPERVIOUS AREAS. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. SEE DETAIL ON 2/C1.
- DUMPSTER AND DELIVERY PADS SHALL BE CONSTRUCTED OF CONCRETE AS DETAILED ON THE DRAWINGS. AN ENCLOSURE SHALL BE PROVIDED ON THE DUMPSTER PAD IF REQUIRED BY JURISDICTION. SANITARY SEWER AND DOMESTIC HOT WATER SHALL BE PROVIDED AT DUMPSTER AREA IF REQUIRED BY JURISDICTION.
- PUBLIC SANITARY SEWER CONNECTION REQUIRED.
- SEPTIC SYSTEM NOT ALLOWED UNLESS WRITTEN APPROVAL IS OBTAINED FROM DOLLAR GENERAL STORE DESIGN.
- HOLDING TANK SYSTEMS ARE NOT ALLOWED.
- LIFT STATIONS ARE NOT ALLOWED WITHOUT DOLLAR GENERAL APPROVAL.
- EXTERIOR WALLS AND FOUNDATION SHALL HAVE WATERPROOFING.
- NOT USED.
- ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MIN. 5' PERFORATED LANDSCAPE PIPE STRAPPED TO A MIN. 12"X24" CONCRETE SPLASH BLOCK.
- FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
- FINISH FLOOR TO BE A MINIMUM OF 12" ABOVE 100 YEAR FLOOD PLAIN.
- DESIGNER NOTE: IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THAN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENT REQUIREMENTS. SEE FENCE DETAIL ON SHEET C4.

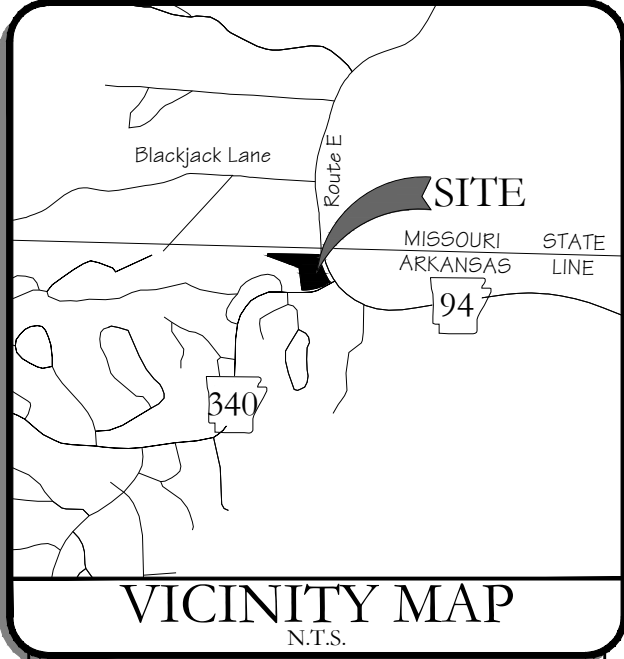
D. SITE PARKING LOT:

- USE PAVING SPECIFICATIONS NOTED ON SHEET C4 UNLESS A CERTIFIED GEOTECH REPORT SPECIFIES AN ALTERNATE REQUIREMENT (SEE PAGE C4 FOR DETAILS) AND IS APPROVED BY DOLLAR GENERAL STORE DESIGN DEPARTMENT.
- PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SHEET C1 WITH YELLOW PAINT. MINIMUM OF 35 PARKING SPACES REQUIRED, INCLUDING A MINIMUM OF 2 HANDICAP ACCESSIBLE SPACES (PROPERLY MARKED, SIGNED, AND ADA COMPLIANT).
- PROPER ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS (FREIGHT TRUCKS ARE APPROXIMATELY 73'-0" IN TOTAL LENGTH) ARE REQUIRED DURING NORMAL BUSINESS HOURS. THIS INCLUDES A TRUCK PATH THAT IS FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, AND OTHER BARRIERS WHILE MAINTAINING WIDE RADIUS CURVES ON ALL ENTRANCES AND EXITS. HEAVY DUTY PAVING (SEE PAGE C4 FOR SPECIFICATIONS) REQUIRED FOR TRUCK PATHS.
- PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.
- CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.
- PROVIDE AND INSTALL CONCRETE SPLASH BLOCKS AT ALL UNPAVED DOWN SPOUT LOCATIONS.
- ROUTE DOWNSPOUTS UNDER SIDEWALKS AS DETAILED IN 2/C1 AT ALL SIDEWALK LOCATIONS.
- PLEASE NOTE THAT THERE SHOULD NOT BE ANY PARKING STOPS LOCATED DIRECTLY IN FRONT OF OR DIRECTLY ADJACENT TO THE BUILDING.
- EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.
- THE GRADE FOR THE PAVED TRUCK RECEIVING LANE IS NOT TO EXCEED 2.5%. IF THIS CONDITION CANNOT BE MET, NOTIFY THE DOLLAR GENERAL STORE DESIGN DEPARTMENT IN WRITING WITH PROPOSED GRADING PLAN FOR APPROVAL.
- THE GRADE FOR THE PAVED PARKING AREA IS NOT TO EXCEED 3.5%.
- THE CONCRETE DELIVERY TRUCK RECEIVING PAD MUST BE A MINIMUM OF 16'X16'. THE CONCRETE PAD MUST SLOPE AWAY FROM THE BUILDING AT 1/8" PER FOOT.
- THE CONCRETE DUMPSTER PAD MUST BE A MINIMUM OF 18' X 18'. INCLUDE BOLLARDS BEHIND DUMPSTERS, SPACED 6'-0" APART.
- IF REQUIRED, THE DUMPSTER ENCLOSURE MUST BE 18' WIDE BY 12' DEEP. USE PRIVACY FENCE AS BASIS FOR DESIGN IF POSSIBLE W/ BOLLARDS BEHIND DUMPSTERS.
- CURBING OR CONCRETE PARKING STOPS SHOULD BE LOCATED AT PERIMETER PARKING ZONES ONLY.
- LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

E. HVAC SECURITY FENCING

PROVIDE THE FOLLOWING WHEN THE STORE IS DEFINED AS BOTH SELECT AND UTILIZING NNN LEASE. *(ONLY TO BE USED IF HVAC UNITS ARE GROUND MOUNTED)

- PROVIDE 69 LINEAL FEET x 8'-0" HIGH 6 GAUGE CHAIN LINK FENCING. SCHEDULE 40 GALVANIZED PIPE.
- PROVIDE POLYETHYLENE THERMOPLASTIC PRIVACY SLATS, COLOR TO MATCH BUILDING WITH UV INHIBITORS. USE WHEN UNITS ARE FACING STREET OR RESIDENTIAL.
- PROVIDE (2) 30" GATES WITH COMMERCIAL GRADE HEAVY DUTY HINGES AND LOCKS, FRAMES TO BE SAME AS TOP RAIL.
- MAINTAIN A MINIMUM OF 4'-0" IN-BETWEEN UNITS AND FENCING. FENCING IS TO BE 6" INSIDE OF THE EDGE OF CONCRETE PAD. ADJUST PAD AND FENCING DIMENSIONS ACCORDINGLY.
- PROVIDE RAZOR COIL FULL LENGTH OF FENCING, 18" DIAMETER, GALVANIZED.
- CONFIRM NUMBER OF UNITS AND SIZE OF UNITS AND ADJUST PAD AND FENCING ACCORDINGLY.



REVISIONS:		DATE:	BY:	APP'D:
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Dollar General Notes

Development Plans For:
Dollar General of Bella Vista
AR Highway 94 Bella Vista, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

BLEW

Surveying | Engineering
Environmental

3825 N. Shiloh Drive, Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com

Certificate of Authorization # 1534

DATE:	2025-02-11	JOB NUMBER:	24-6804
DRAWN BY:	H. Smith	REVIEWED BY:	W. Cody Sexton
DRAWING NAME:	24-6804 Civil 002 - Details.dwg		
SHEET NUMBER:	C1-1		

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Seaback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	<u>See Utility Plan For Line Sizes</u>
	Fire Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

PROPERTY INFORMATION		
Gross Site Area:	114,783.83 sf	2.64 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	114,783.83 sf	2.64 acres
SITE INFORMATION		
Total Paved Area:	22,840.00 sf	0.52 acres
Total Sidewalk Area:	4,578.54 sf	0.11 acres
Total Building Area:	10,766.73 sf	0.25 acres
Total Impervious Area:	38,185.27 sf	33.3%
Total Pervious Area:	76,598.56 sf	66.7%
PARKING INFORMATION		
Provided Spaces (Total):		35
Required Accessible Spaces:		2
Provided Accessible Spaces:		2

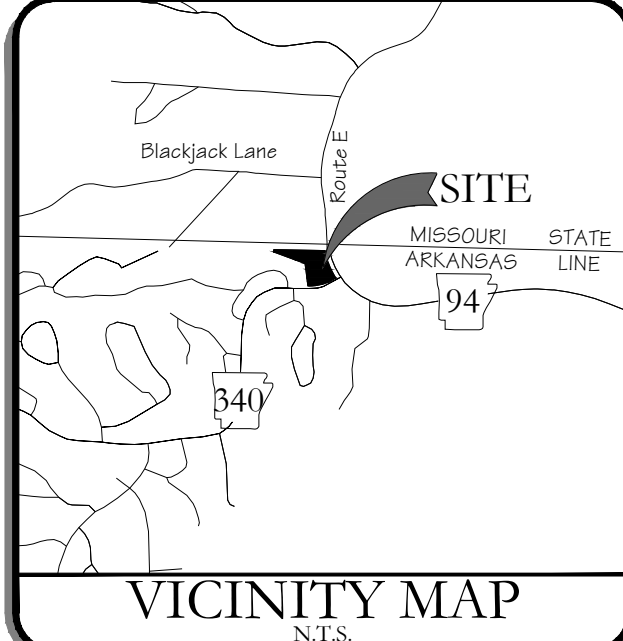
YELLOW CURBING & BOLLARDS PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. METAL SURFACES SHALL BE FREE OF HEAVY RUST. SURFACES SHALL RECEIVE 2 COATS OF SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55790
STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TMS495
HANDICAP PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

- ✗ Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe;
- ✗ All radii shall be 4 foot at Face of Curb unless otherwise specified.
- ✗ Layout of Site Plan is based on and limited to survey information.
- ✗ All Curb & Gutter shall be 24" wide per detail sheet.
- ✗ All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- ✗ All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- ✗ The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not conform to the Architectural drawings.
- ✗ All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- ✗ All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- ✗ It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- ✗ All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Symbol	Code	Description	Size	Post Type
	R1-1	Stop Sign	24 x 24	U-Channel
	-	Handicap Sign	12 x 18	U-Channel

	Painted Traffic Markings
	4" Painted Yellow Striping
	4" Wide Painted Stripes, 4'-0" o.c. @ 45°
	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
	4" Wide Double Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
	Match Existing Sidewalk
	Accessible Ramp in Sidewalk
	At-Grade Delivery Doors
	Thickened Edge of Pavement

Symbol	Code	Description	Size	Post Type
	R1-1	Stop Sign	24 x 24	U-Channel
	-	Handicap Sign	12 x 18	U-Channel

[illegible]

Development Plans For:
Dollar General of Bella Vista
 17495 N AR-94 Highway Pea Ridge, AR 72751
PB General Holdings, LLC
 5100 Talley Road
 Little Rock, Arkansas 72204
 (501)-219-8889



BLEW Surveying Engineering Environmental 3825 N. Shiloh Drive Fayetteville, Arkansas 72703 Office: (479) 443-4506 www.BLEWINC.com	
Certificate of Authorization № 1534	
DATE: 2025-02-11	JOB NUMBER: 24-6804.02
DRAWN BY: W. Sexton	REVIEWED BY: W. Sexton
DRAWING NAME: 24-6804.02 Civil 002.dwg	
SHEET NUMBER: C2	

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Stripping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

- Note:**
- Only Symbols That Appear On This Sheet are Shown In This Legend.
 - See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Landscape Notes:

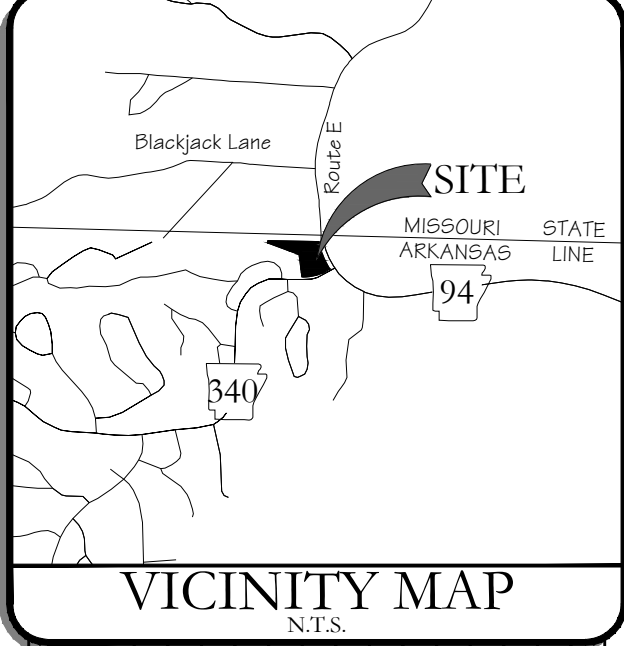
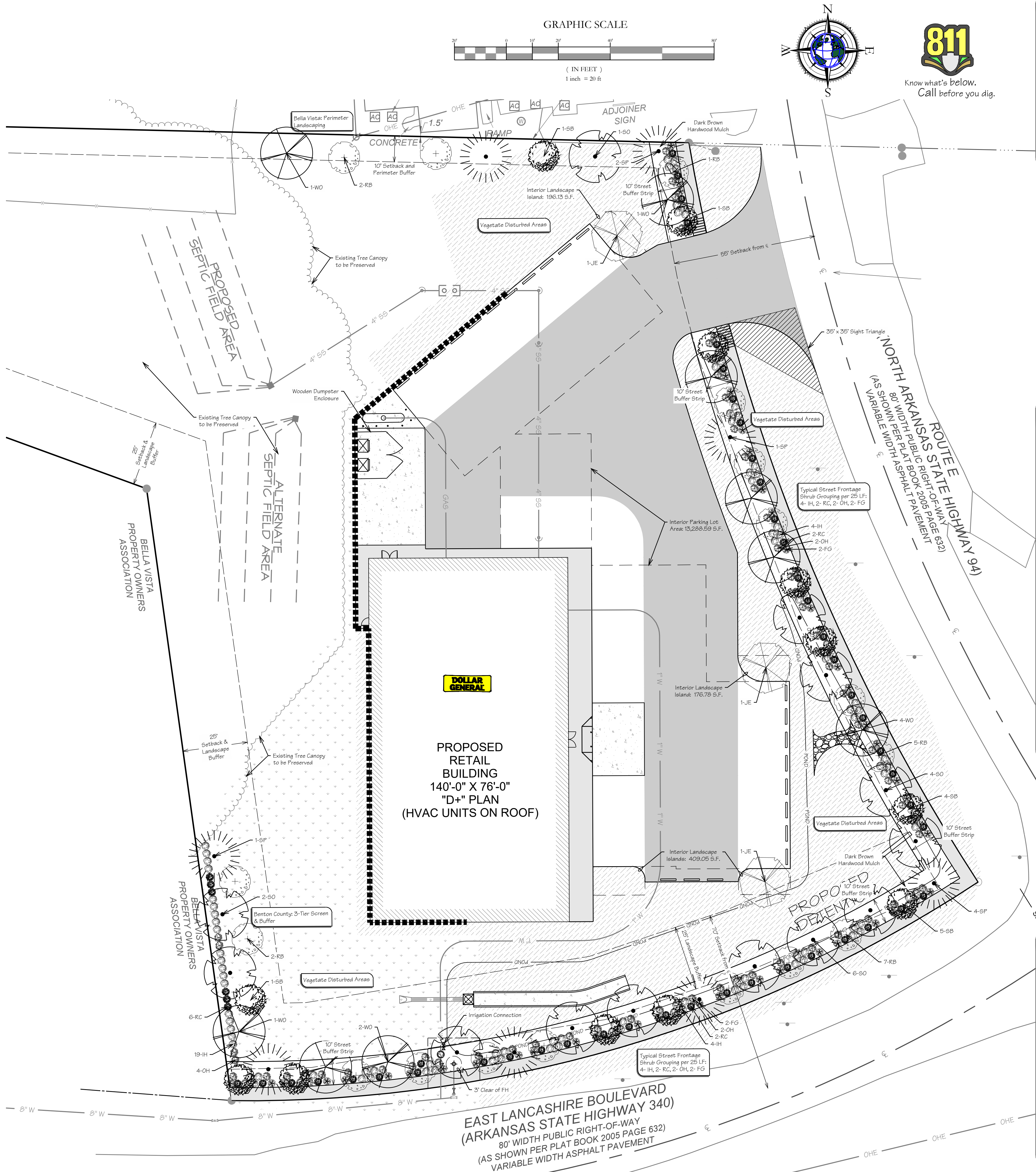
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUIVALENT SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL (IF AVAILABLE).
- ALL LANDSCAPE VEGETATION MATERIAL MUST BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Landscape Information:

PROPERTY INFORMATION			
Gross Site Area:	114,783.83 sf	2.64 acres	
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres	
Net Site Area:	114,783.83 sf	2.64 acres	
STREET FRONTAGE (Bella Vista)			
Option #1: w/ 10' Buffer, 1 Shade, 1 Ornamental, 10 Shrubs per 25' Frontage			
Total Frontage:	575.45 LF		
Required Frontage Groupings per 25'	23 Groups		
PERIMETER LANDSCAPING (Bella Vista)			
10' Buffer, w/ 1 Shade Tree, 1 Ornamental Tree per 50'			
Required Perimeter Groupings per 50'	3 Groups		
PERIMETER LANDSCAPING (Benton County)			
Land Use Compatibility: (Level 2-B) 25' Buffer, w/ 3 Tier Landscaping			
Existing Preserved Canopy to be utilized as part of the required buffering			
INTERIOR PARKING LOT LANDSCAPING			
Proposed Parking Spaces:	35 PS		
Required Trees (1 Tree per 14 Spaces):	3 Lg Trees		
Interior Parking Area:	13289 SF		
Minimum Interior Percentage Req'd: (5%)	664 SF		
Interior Landscape Islands Provided:	782 SF		

Landscape Legend:

Key	Symbol	Qty.	Botanical	Common	Size	Comments
TREES:						
SO		13	Quercus bicolor	Swamp White Oak	2.5" Cal	All Large Trees shall be Balled & Burlapped Labeled 6 ft. from the ground
WO		9	Quercus nigra	Water Oak	2.5" Cal	
JE		3	Ulmus americana	Jefferson Elm	2.5" Cal	
SP		8	Pinus echinata (Alt: Pinus taeda)	Short-leaf Pine (Alt: Loblolly Pine)	2.5" Cal	
SB		12	Aamelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	1.5" Cal	
RB		17	Cercis canadensis 'Ace of Hearts'	Eastern Redbud	1.5" Cal	
SHRUBS & ORNAMENTAL GRASSES:						
RC		52	Abelia 'Rose Creek'	Abelia	3 Gal	All Shrubs shall be a minimum 18" tall at time of planting
OH		50	Hydrangea quercifolia 'Ruby Slippers'	Oakleaf Hydrangea	3 Gal	
IH		111	Ilex glabra 'COMPACTA'	Inkberry Holly	3 Gal	
FG		46	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 Gal	
GRASS & OTHER GROUND COVERS:						
			SOD (+/- 21,096 sq ft)			All Disturbed Areas
			SEED (+/- 10,508 sq ft)			As Shown on Plan



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Landscape Plan

Development Plans For:

Dollar General of Bella Vista
17495 N AR-94 Highway Pea Ridge, AR 72751

PB General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 72204
(501)-219-889

BLEW
Surveying | Engineering
Environmental

3825 N. Shiloh Drive
Fayetteville, Arkansas 72703

Office: (479) 443-4506
www.BLEWINC.com

Certificate of Authorization #1534

DATE:	2025-02-11	JOB NUMBER:	24-6804-02
DRAWN BY:	L. Stewart, W. Sexton	REVIEWED BY:	
DRAWING NAME:	24-6804-02 Civil 002 - LSCP.dwg		
SHEET NUMBER:	C2-1		

Proposed Features:

Feature	Description
---	Property Line
- - -	Onsite Property Line
- . - . -	Offsite Property Line
- - - - -	Right-Of-Way Line

- Note:**
- See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that 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 upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

Sequence of Construction:

- SWPPP Phase I:**
- Pre-construction meeting.
 - Install stabilized construction exit(s) and concrete wash area(s).
 - Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
 - Trailer
 - Parking & storage areas
 - Lay down
 - Porta potty
 - Wheel wash &/or concrete washout
 - Masonry area
 - Fuel and material storage containers
 - Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
 - The following shall be shown on the erosion control site map upon implementation and installation:
 - Construction trailer(s)
 - Parking & storage areas
 - Lay down
 - Porta-potty
 - Wheel wash &/or concrete washout
 - Fuel and material storage containers
 - Solid waste containers, etc.

Maintenance:

- All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:
- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
 - All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
 - Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
 - The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
 - The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
 - Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

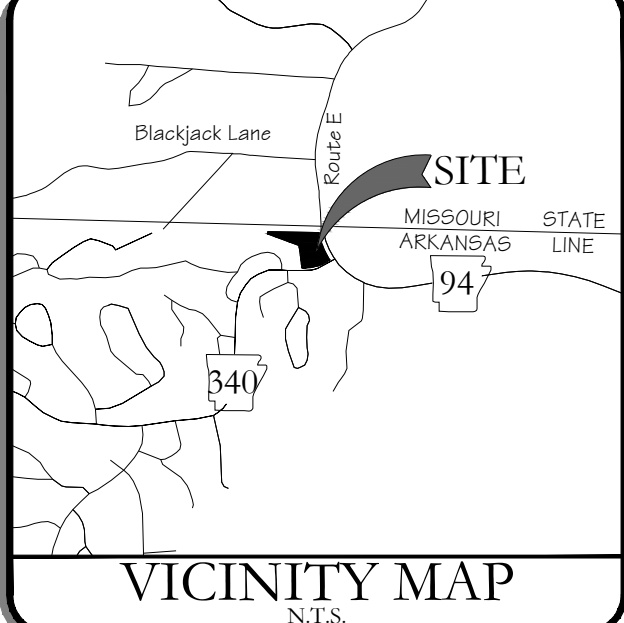
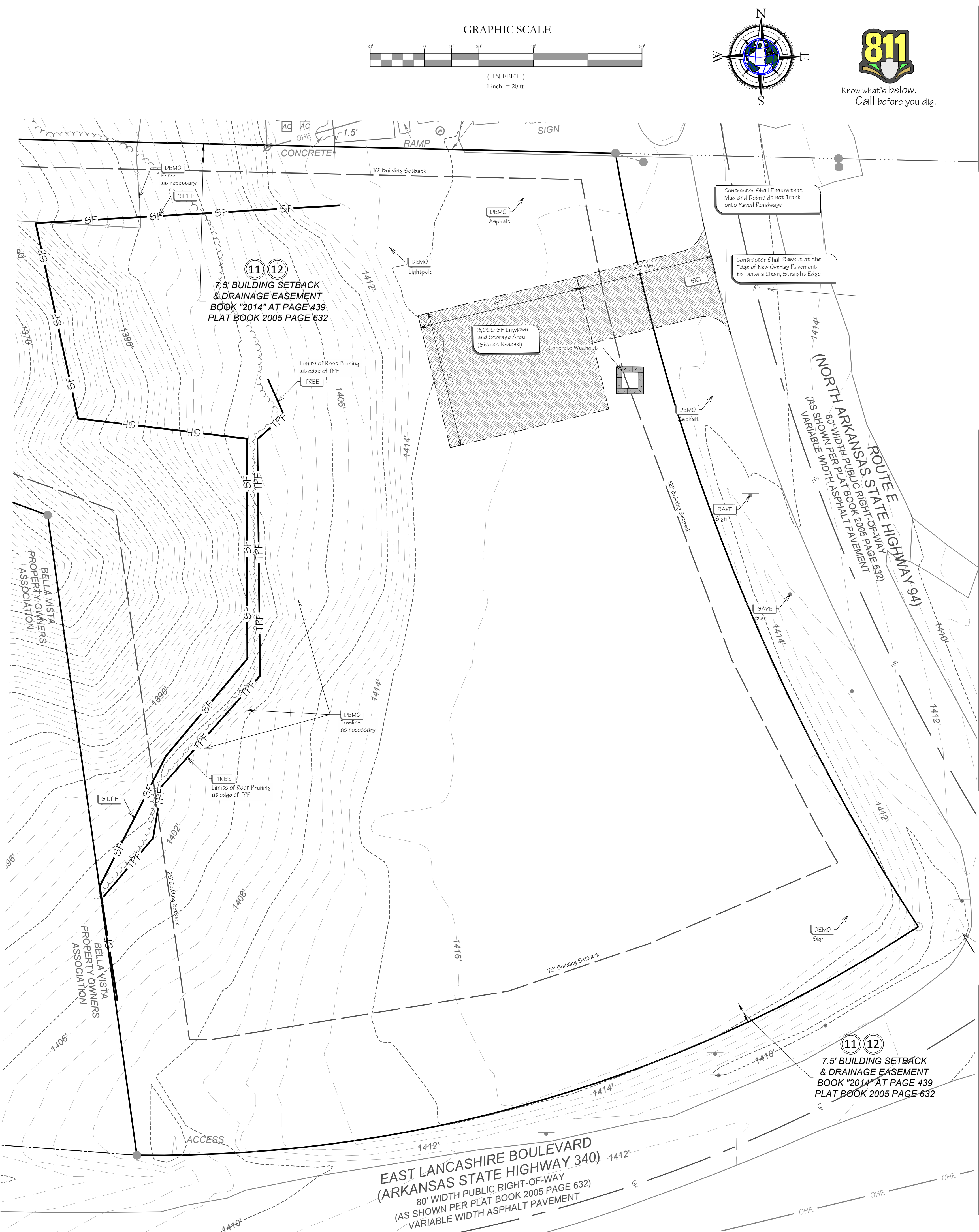
Temp & Perm Controls:

Feature	Key	Description
[Pattern]	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
[Pattern]	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD-->	DW/DKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
[Pattern]	RCD	Rock Check Dams
[Pattern]	RIPRAP	Rip-rap (see Plan For Size)
[Symbol]	TPE INLET	Inlet Protection
AVD	AVD	Anti-vortex Device

- Note:**
- Only symbols that appear on this sheet are shown in this legend.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and clearing area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & off-site soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.



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Demolition and Erosion Control Plan Ph I

Development Plans For:

Dollar General of Bella Vista
17495 N AR-94 Highway Pea Ridge, AR 72751

PB General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 72204
(501)-219-889



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DATE:	2025-02-11	JOB NUMBER:	24-6804.02
DRAWN BY:	W. Sexton	REVIEWED BY:	W. Sexton
DRAWING NAME:	24-6804.02 Civil 002.dwg		
SHEET NUMBER:	C3		

Feature	Description
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Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

SWPPP Phase I:

X The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II

Feature	Key	Description
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Note:
* Only symbols that appear on this sheet are shown in this legend.

All measures stated on this erosion and sediment control plan, and in the

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1. Temporarily seed denuded areas.

X Disturbed portions of the site where construction activity has stopped shall be temporarily

N.T.S.

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Certificate of Authorization № 1534	
DATE:	JOB NUMBER:

W. Sexton	W. Sexton
DRAWING NAME:	

C3-1

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter
	(See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line
	(See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

PRE-CONSTRUCTION:

- X Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- X Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been verified with all available information and that exact location of utility lines may vary.
- X A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

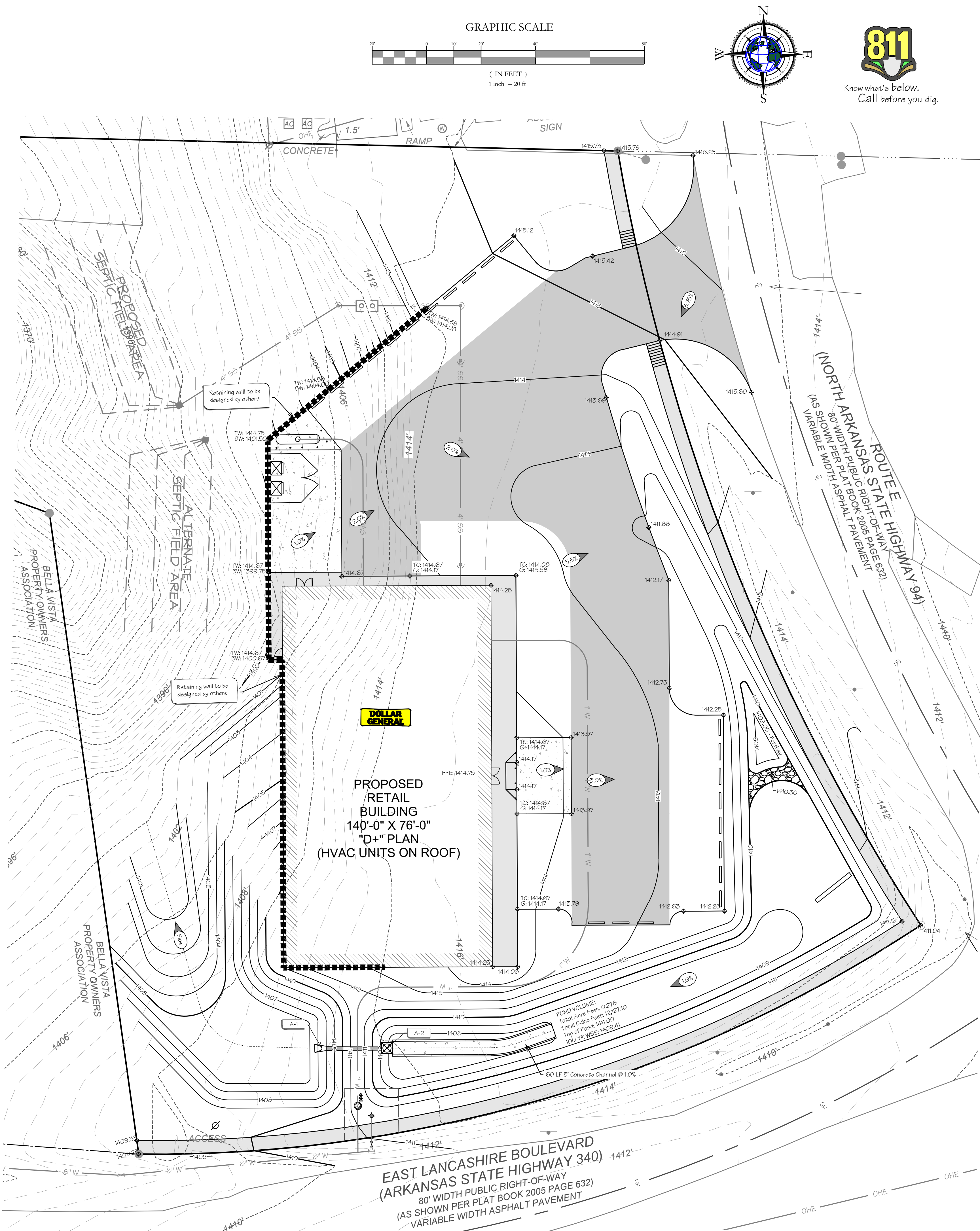
GENERAL:

- X Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- X Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- X Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, stumps or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- X Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the detail sheet.
- X Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- X Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section sheet.
- X Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-2	1411.00	1407.42	22 LF	18 in	HDPE	@ 1.00%	1407.20	A-1

¹ - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

2. - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.



VICINITY MAP

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Grading and Drainage Plan

Dollar General of Bella Vista
17495 N AR-94 Highway Pea Ridge, AR 72751

PB General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 72204
(501) 210 880



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2025-02-11	24-6804.02
DRAWN BY:	REVIEWED BY:
W. Sexton	W. Sexton
DRAWING NAME:	
24-6804.02 Civil 002.dwg	
SHEET NUMBER:	

C4

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

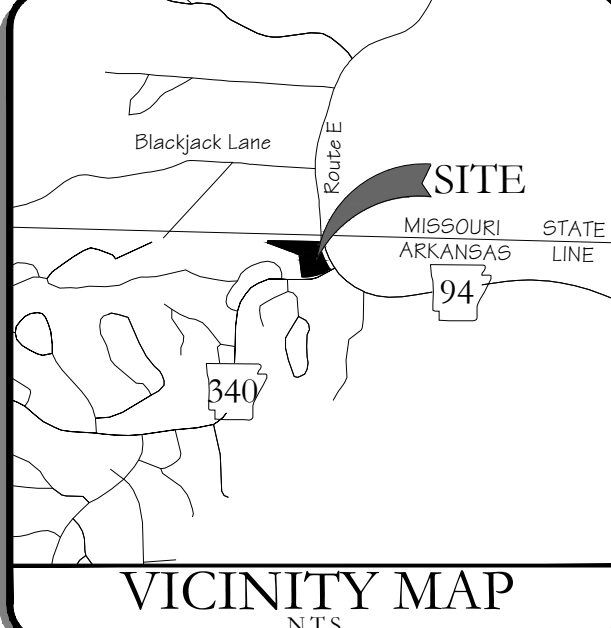
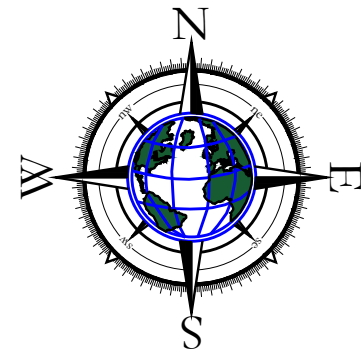
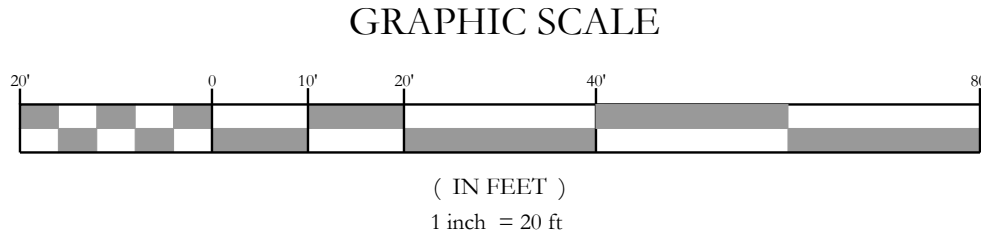
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

General Utility Notes:

- THE CONTRACTOR SHALL CONTACT "ARKANSAS ONE-CALL" AND/OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITY LINES AND SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO UTILITY CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE UTILITY AS REQUIRED AND WITH THE ENGINEER OF RECORD FOR THE PROJECT.
- WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH "SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR THE CITY OF HARRISON DEPARTMENT OF PUBLIC WORKS", DATED NOVEMBER 2014.
- WATER AND STORM LINES SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL SEPARATION AND TEN (10) FOOT HORIZONTAL SEPARATION FROM SANITARY SEWER LINES. ENCASEMENTS MAY BE REQUIRED AS NOTED ON PLAN AND PROFILES.
- ALL PLUGS, CAPS, TEES, AND BENDS SHALL BE PROVIDED WITH REACTION BACKING / THRUST BLOCKING OR SHALL BE RESTRAINED JOINT PIPE. THE FITTING MUST BE BRACED AGAINST UNEXCAVATED EARTH AT THE END THE TRENCH WITH 5000 psi PC CONCRETE. RETAINER GLANDS MAY BE REQUIRED, AS DETERMINED BY WWA.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL OR PLUMBING DRAWINGS FOR UTILITY CONNECTION LOCATIONS FOR THE BUILDING.
- DIMENSIONS ARE TO THE FACE / CORNER OF THE BUILDING, FACE OF CURB, AND CENTERLINE OF PIPE AND FITTING.
- CONTRACTOR SHALL COORDINATE DISRUPTION OF UTILITY SERVICE(S) WITH ALL AFFECTED PROPERTY OWNERS.

Hydrant Flow Test

Hydrant 42-005 : Lancashire Boulevard
Static Pressure: 25.66 PSI
Residual Pressure: 20.35 PSI
Actual Flow Rate: 294.0 GPM



REVISIONS:	DATE:	DESCRIPTION:
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Utility Plan

Development Plans For:

Dollar General of Bella Vista
17495 N AR-94 Highway Pea Ridge, AR 72751

PB General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 72204
(501)-219-889



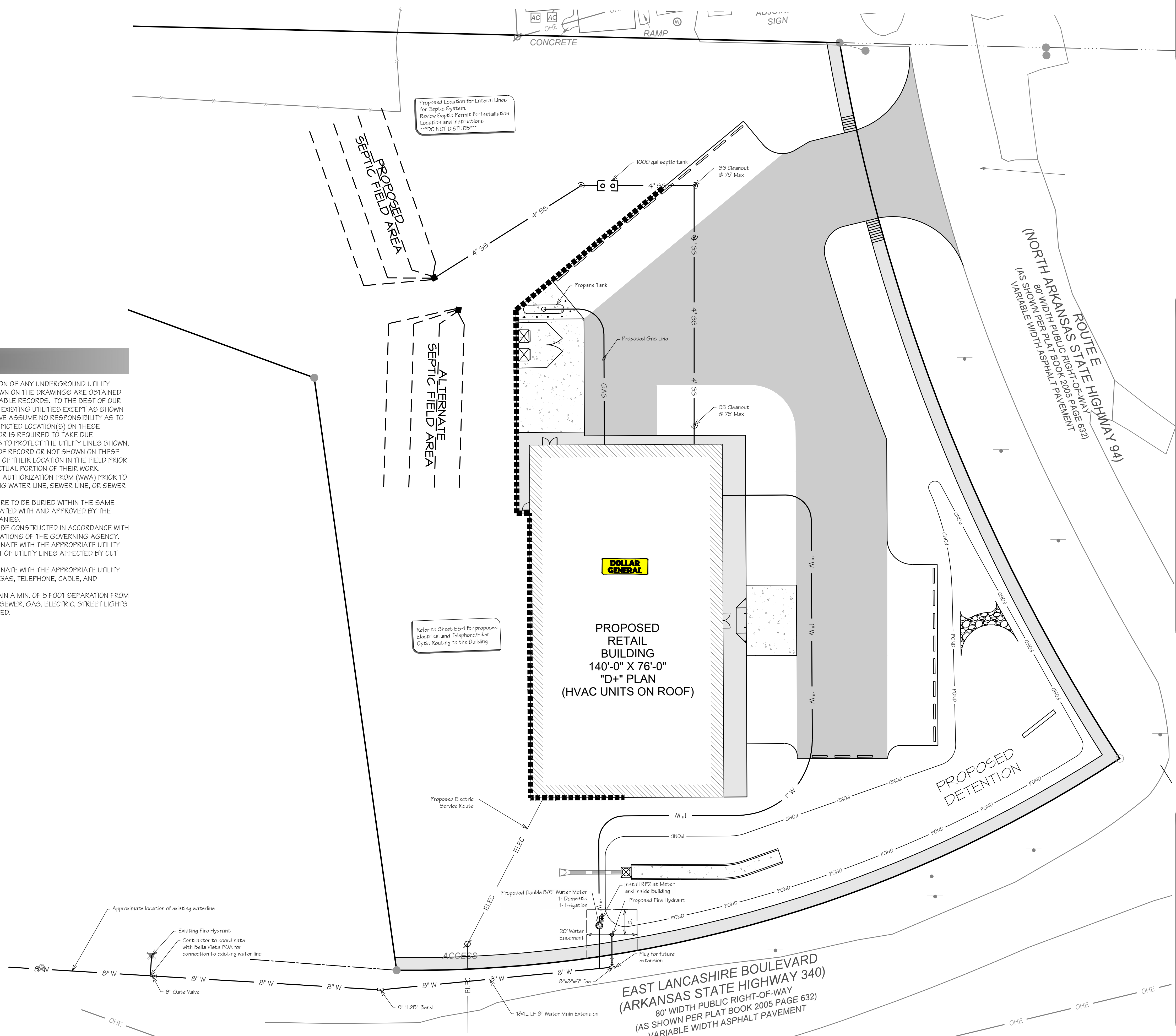
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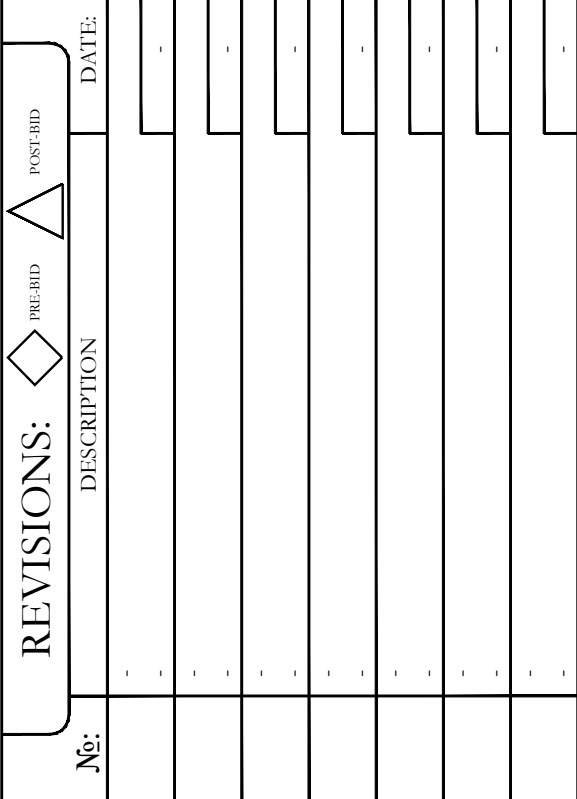
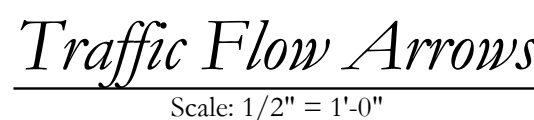
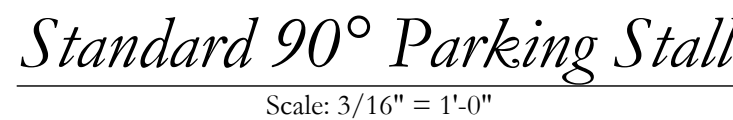
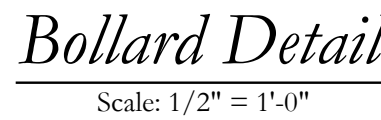
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SHEET NUMBER:	C5		





- ASPHALT PAVEMENT**
- 2" ASPHALT - SEE NOTE 5.
- 7" COMPACTED AGGREGATE BASE
- COMPACTED SUB GRADE
- STANDARD DUTY ASPHALT DETAIL**
- SCALE: NOT TO SCALE
- 3" ASPHALT - SEE NOTE 5.
- 8" COMPACTED AGGREGATE BASE
- COMPACTED SUB GRADE
- HEAVY DUTY ASPHALT DETAIL**
- SCALE: NOT TO SCALE
- CONCRETE PAVEMENT**
- 6" 4,000 PSI FIBER REINFORCED CONCRETE
- 4" COMPACTED AGGREGATE BASE
- COMPACTED SUB GRADE
- STANDARD DUTY CONCRETE DETAIL**
- SCALE: NOT TO SCALE
- 6" 4,000 PSI FIBER REINFORCED CONCRETE
- 4" COMPACTED AGGREGATE BASE
- COMPACTED SUB GRADE
- HEAVY DUTY CONCRETE DETAIL**
- SCALE: NOT TO SCALE

ROADWAY

VARIES

5'-0"

+0.5% MAX

VERTICAL CURVE REQ'D

1% +/-

PARKING LOT

R/W

TYPICAL DRIVEWAY
(WHERE ELEVATION OF PARKING LOT IS HIGHER THAN ADJACENT ROADWAY)

ROADWAY

VARIES

5'-0"

-0.5% MAX

VERTICAL CURVE REQ'D

1% +/-

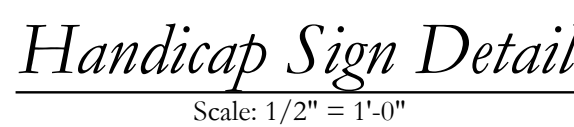
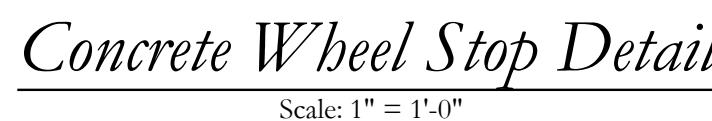
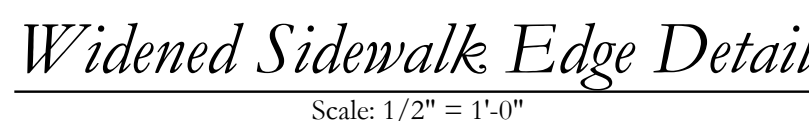
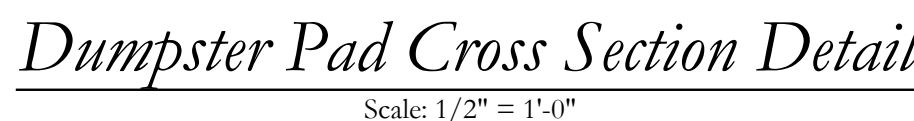
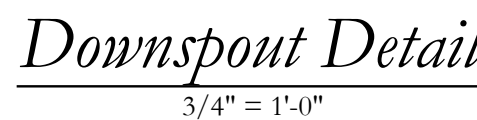
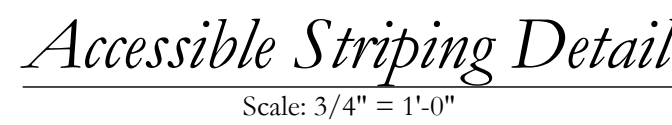
PARKING LOT

R/W

TYPICAL DRIVEWAY
(WHERE ELEVATION OF PARKING LOT IS LOWER THAN ADJACENT ROADWAY)

1. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS AND DOLLAR GENERAL REQUIREMENTS SHOWN HEREIN. DRIVEWAY GRADES SHOWN HEREIN SHALL BE CONSIDERED THE MINIMUM ACCEPTABLE GRADES. IF THE UNIFORMITY OF THE PROPOSED DESIGN TO THESE REQUIREMENTS BE REQUIRED, IT SHALL BE BASED ON ACCEPTABLE GRADING REQUIREMENTS AT DIFFERENT GEOGRAPHIC REGIONS THROUGHOUT THE USA. HOWEVER, ANY EXCEPTIONS SHALL BE SUBMITTED TO DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE DESIGN SHALL INDICATING THAT PROPOSED DESIGN IS IN ACCORDANCE WITH JURISDICTIONAL (CITY, COUNTY, STATE, ETC.) ACCEPTABLE STANDARDS. DATA SHALL INCLUDE DRAWING DETAILS, LOCAL AND STATE ADOPTED SPECIFICATIONS, AND ANY OTHER REQUIREMENTS, ETC. AND ENGINEERING DATA THAT ILLUSTRATES THAT A TYPICAL DOLLAR GENERAL TRAILER DELIVERY TRUCK CAN ACCESS THE SITE WITHIN NORMAL OR REASONABLE TRAVEL TIMES. THE DESIGN SHALL BE CERTIFIED BY A PROFESSIONALLY LICENSED AND SEALED LETTER FROM A LICENSED CIVIL ENGINEER CERTIFYING THAT THE DESIGN IS IN ACCORDANCE WITH APPLICABLE GOVERNING AGENCIES) REQUIREMENTS, DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT REQUIREMENTS, AND DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT. DEVELOPER SHALL CONTACT DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT TO DETERMINE WHICH TYPE OF DELIVERY TRUCK THE DESIGN SHALL BE BASED UPON.

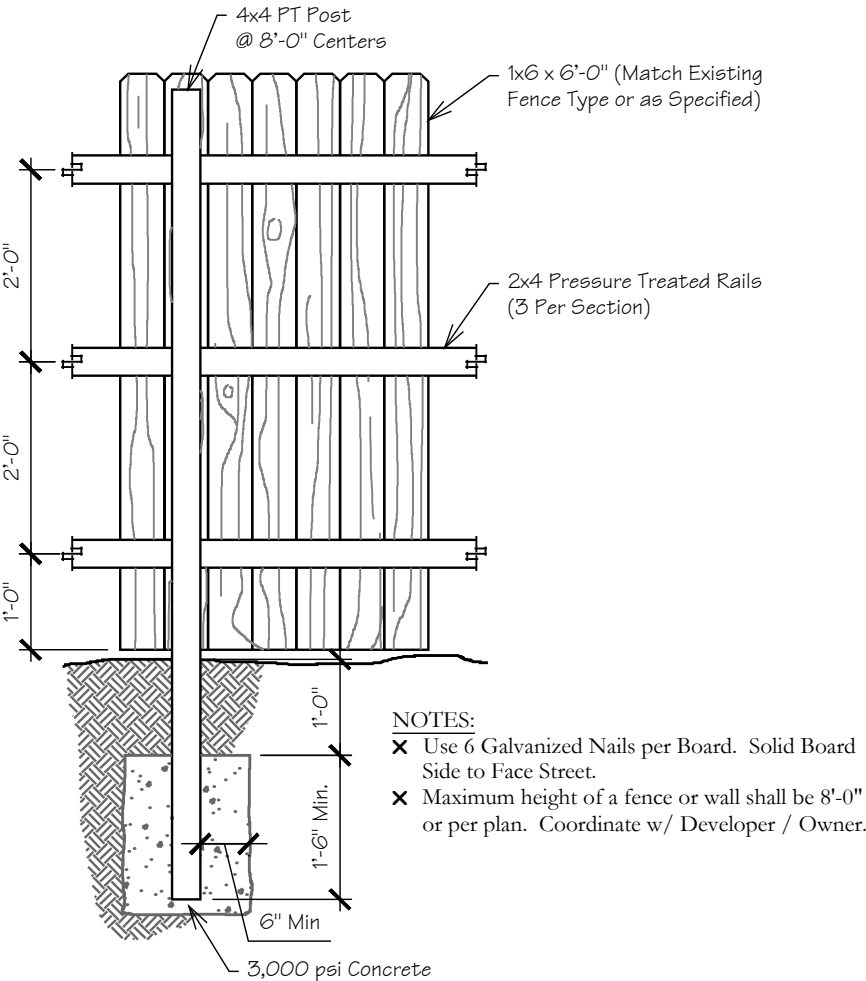
2. VERIFY JURISDICTIONAL REQUIREMENTS WILL ALLOW THE PAVEMENT TO SLOPE DIRECTLY TO THE SIDEWALK ON THE SIDE OF THE ROAD. IF THE SLOPE IS HIGHER THAN THE ROAD ELEVATION, MAINTAIN POSITIVE SLOPE AWAY FROM THE BUILDING TO PREVENT FLOODING.



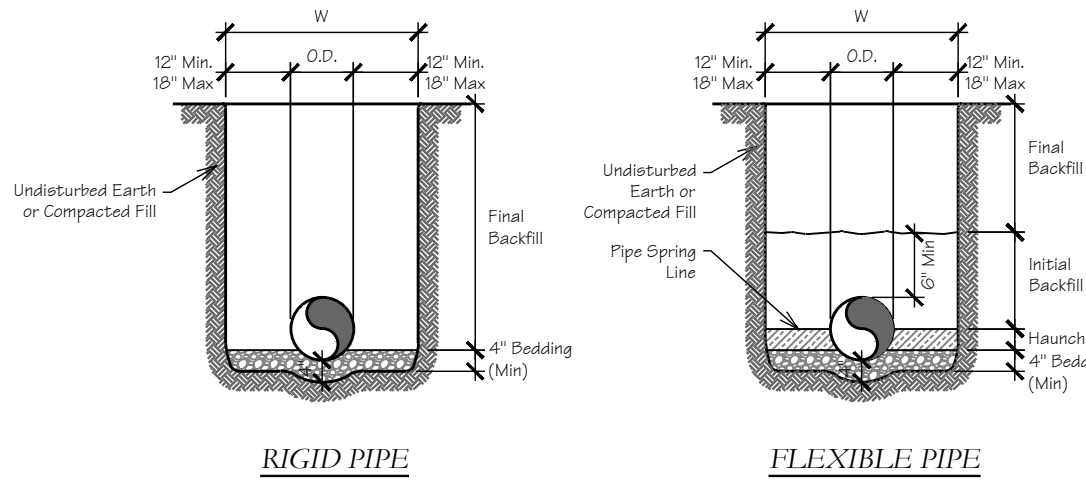
	
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DRAWING NAME: 24-6804 Civil 002 - Details.dwg	
SHEET NUMBER:	

C6

p:\24-6804.dwg of bella vista - hwy 94, ar civil drawings\24-6804 civil 002 - details.dwg - Plotted on 2/11/2025 2:45:51 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Cody Sexton



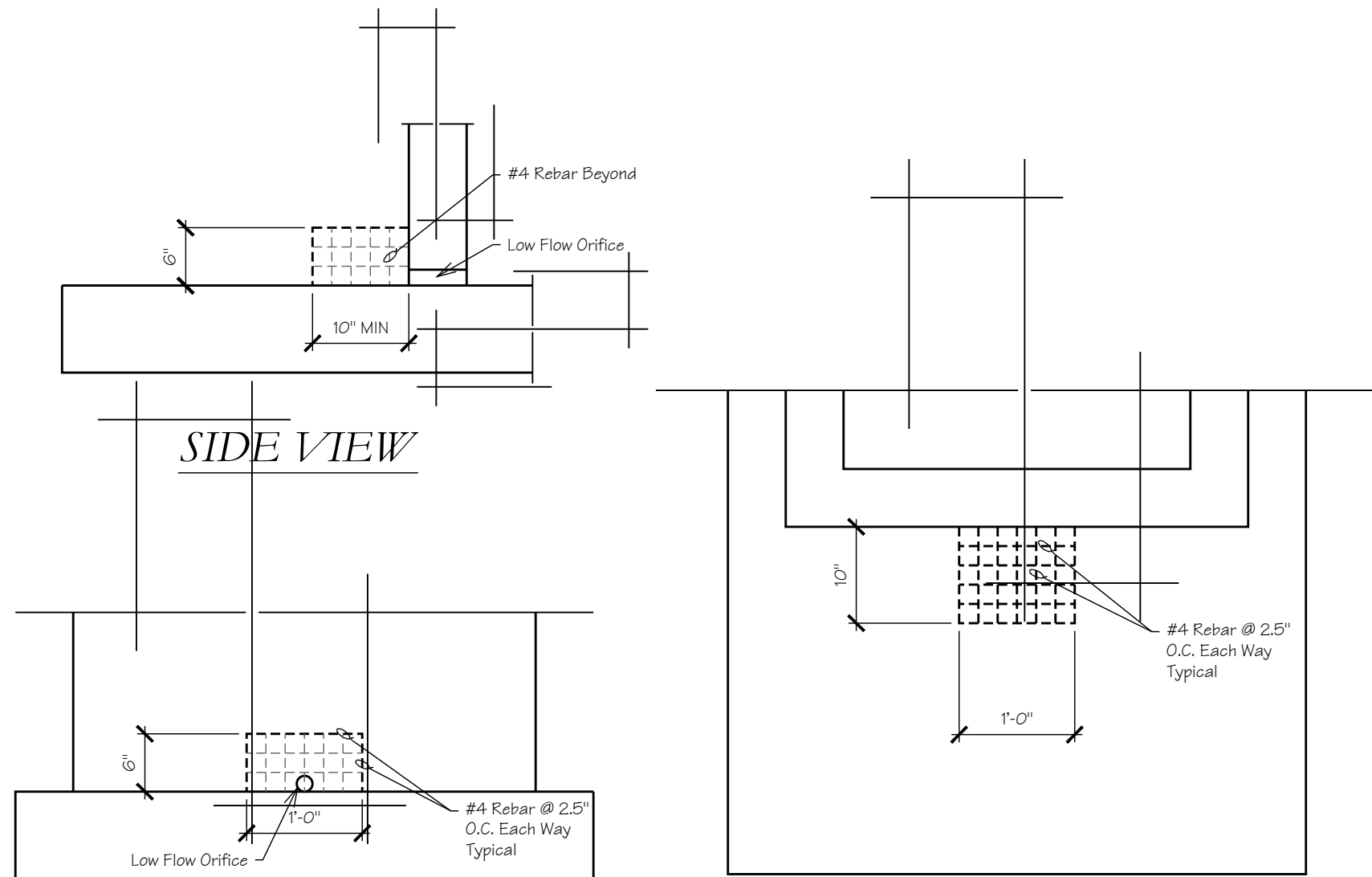
PRIVACY FENCE DETAIL
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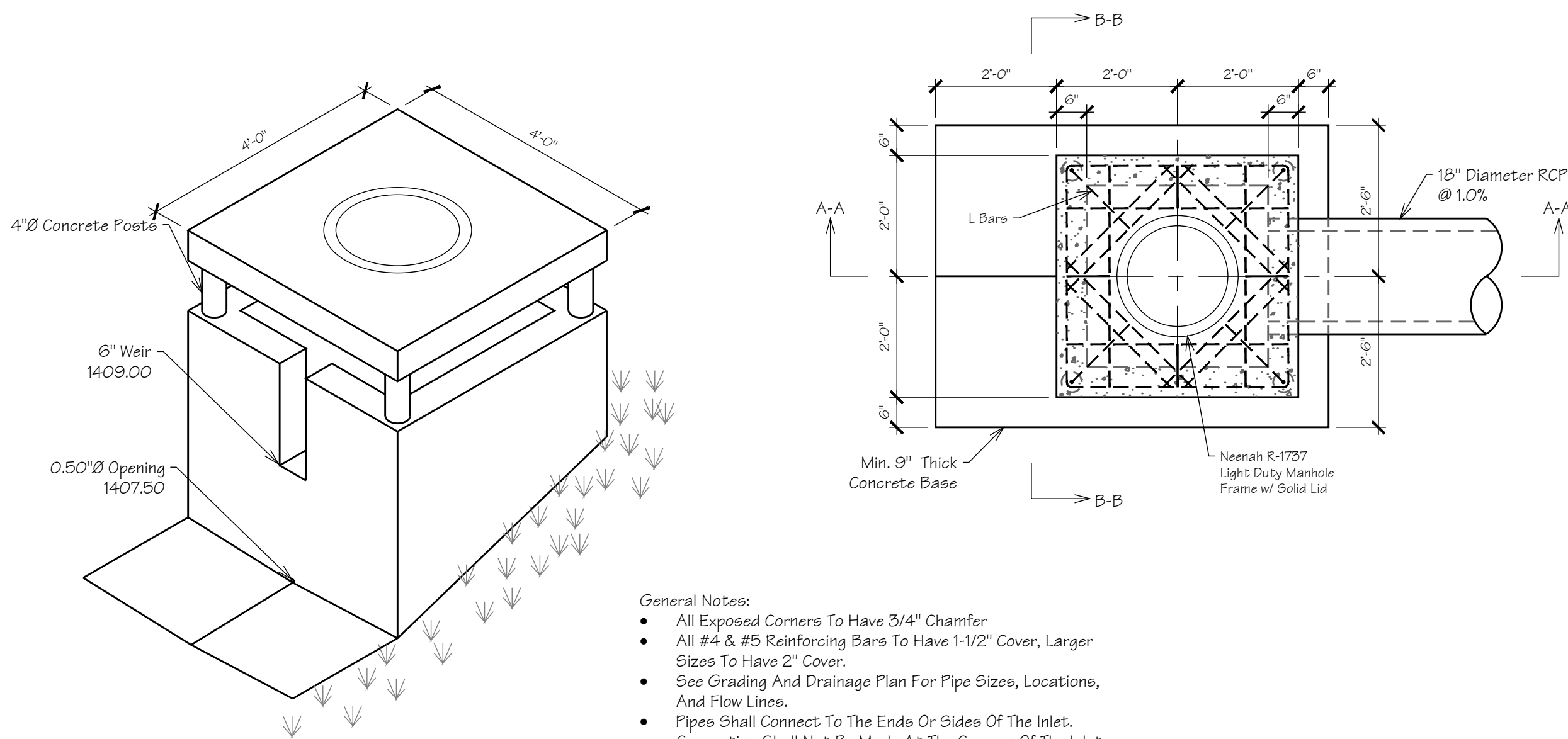
- GENERAL NOTES
- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. SEE SPECIFICATIONS FOR GRADATION.
 - HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 - INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 - INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 95% STANDARD PROCTOR.
 - FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3, AND 4.
 - FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
 - ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-04.
 - ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
 - FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 - ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE, AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

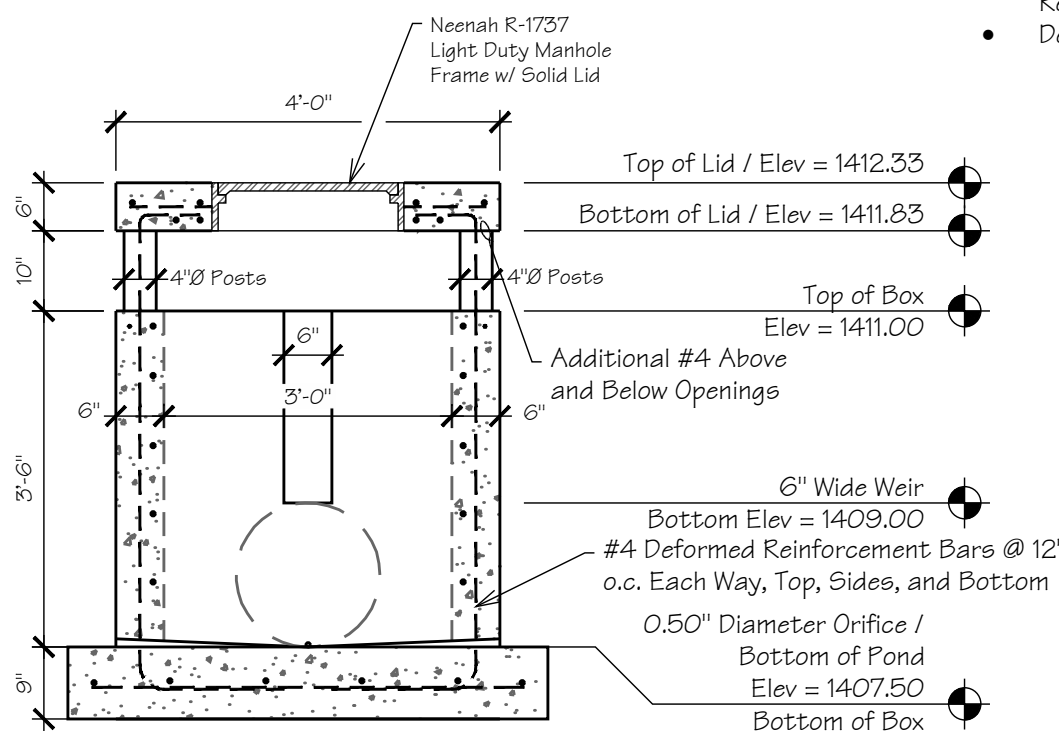
STORM SEWER
TRENCH AND BEDDING
NOT TO SCALE



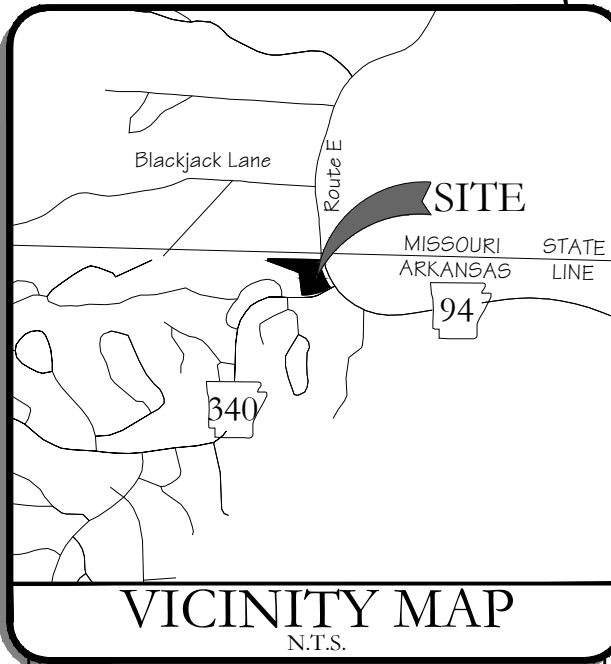
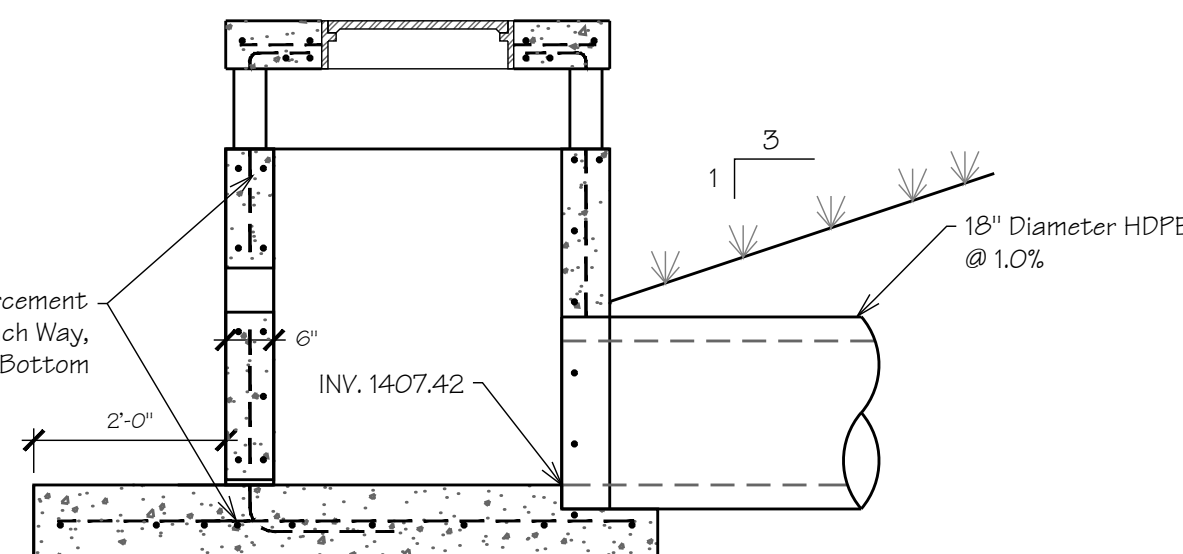
DEBRIS RACK BOX
Scale: 3/4" = 1'-0"



- General Notes:
- All Exposed Corners To Have 3/4" Chamfer
 - All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
 - See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
 - Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At The Corners Of The Inlet.
 - All Reinforcing Bars To Be Grade 60.
 - Concrete Shall Be Cast In Place And Obtain A Compressive Strength Of 3000 Psi At 28 Days
 - Concrete And Reinforcement Shall Conform To The Requirements Of ACI 318-latest Edition.
 - Debris Rack Box shall be added over the low flow orifice.



Outfall Structure
Scale: 1/2" = 1'-0"

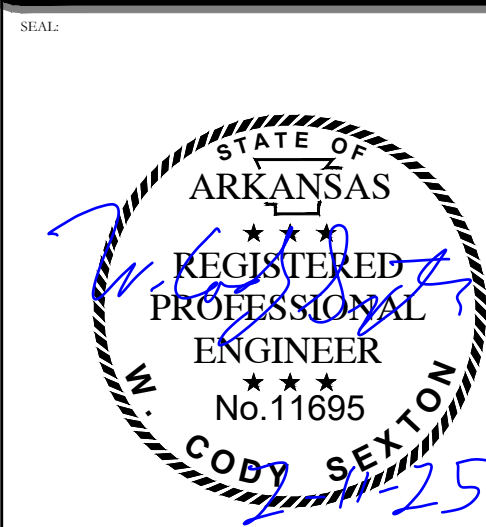


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Details

Development Plans For:

Dollar General of Bella Vista
AR Highway 94 Bella Vista, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

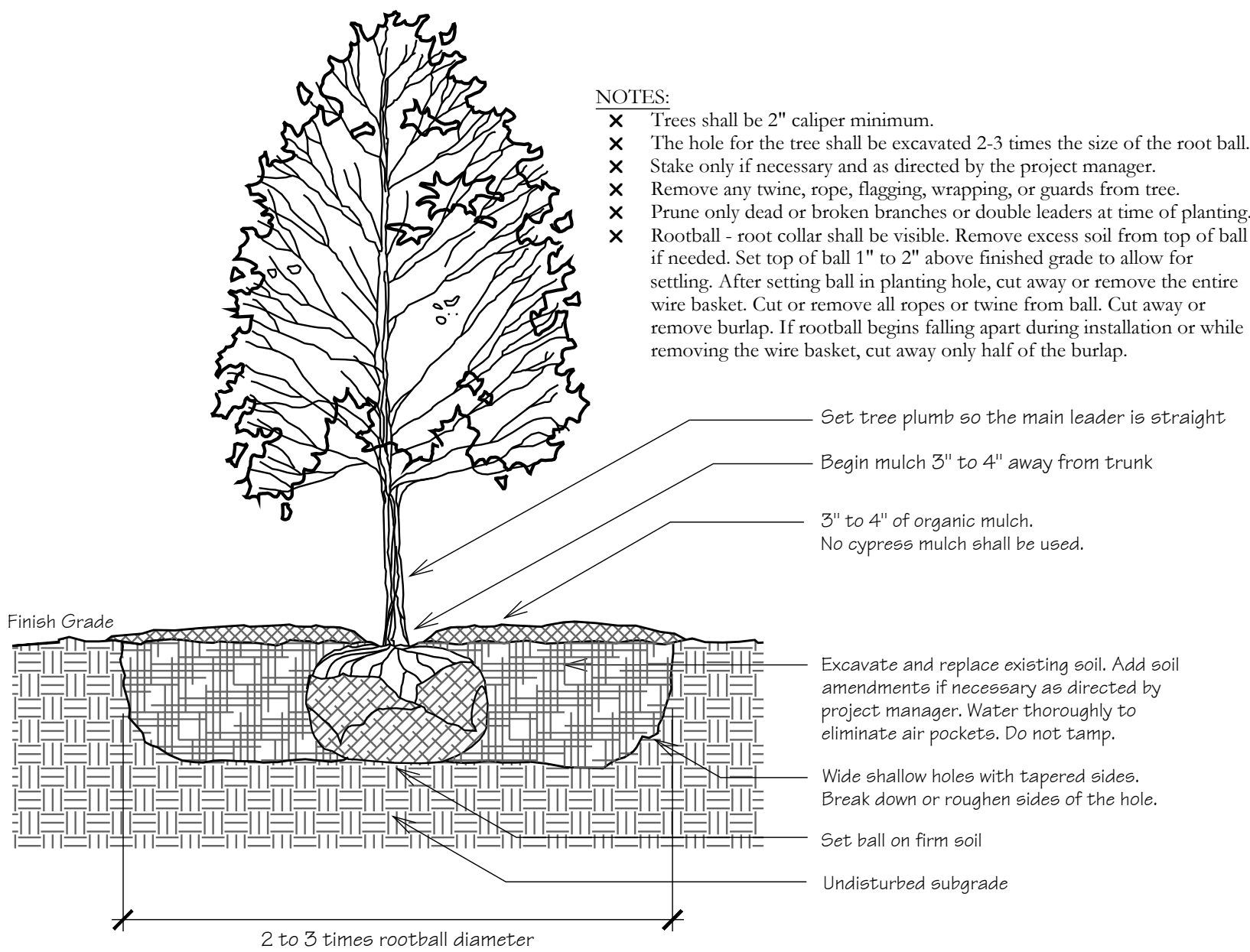


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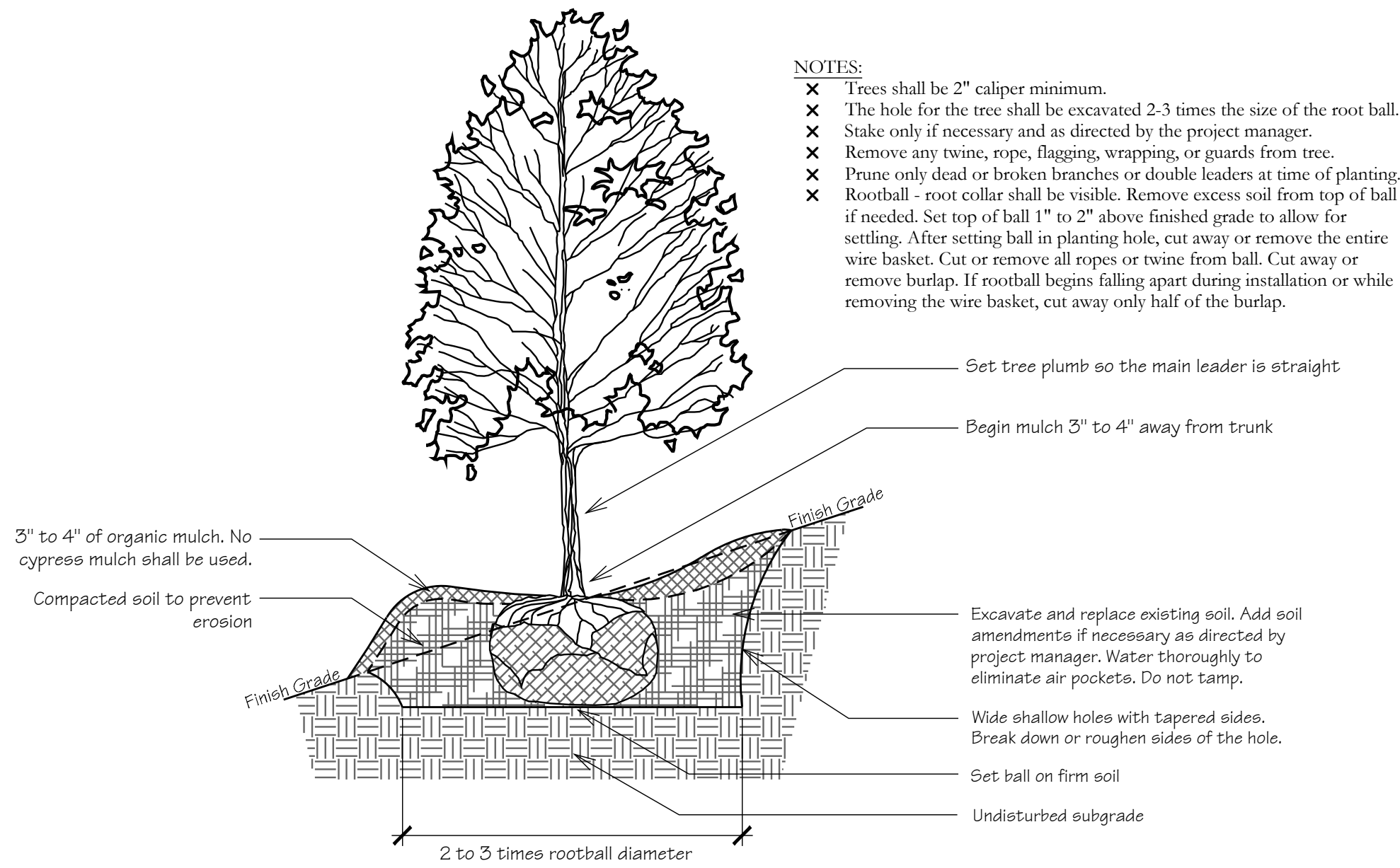
Certificate of Authorization No. 1534

DATE:	2025-02-11	JOB NUMBER:	24-6804
DRAWN BY:	H. Smith	REVIEWED BY:	W. Cody Sexton
DRAWING NAME:	24-6804 Civil 002 - Details.dwg		
SHEET NUMBER:	C6-1		



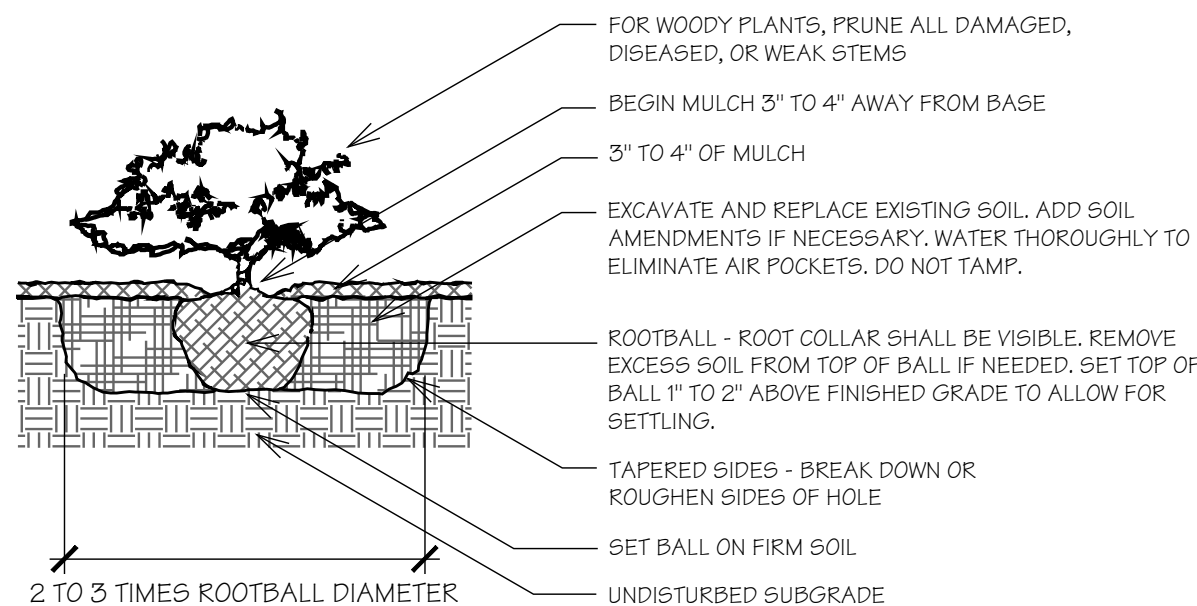
TREE PLANTING DETAIL

Scale: N.T.S.



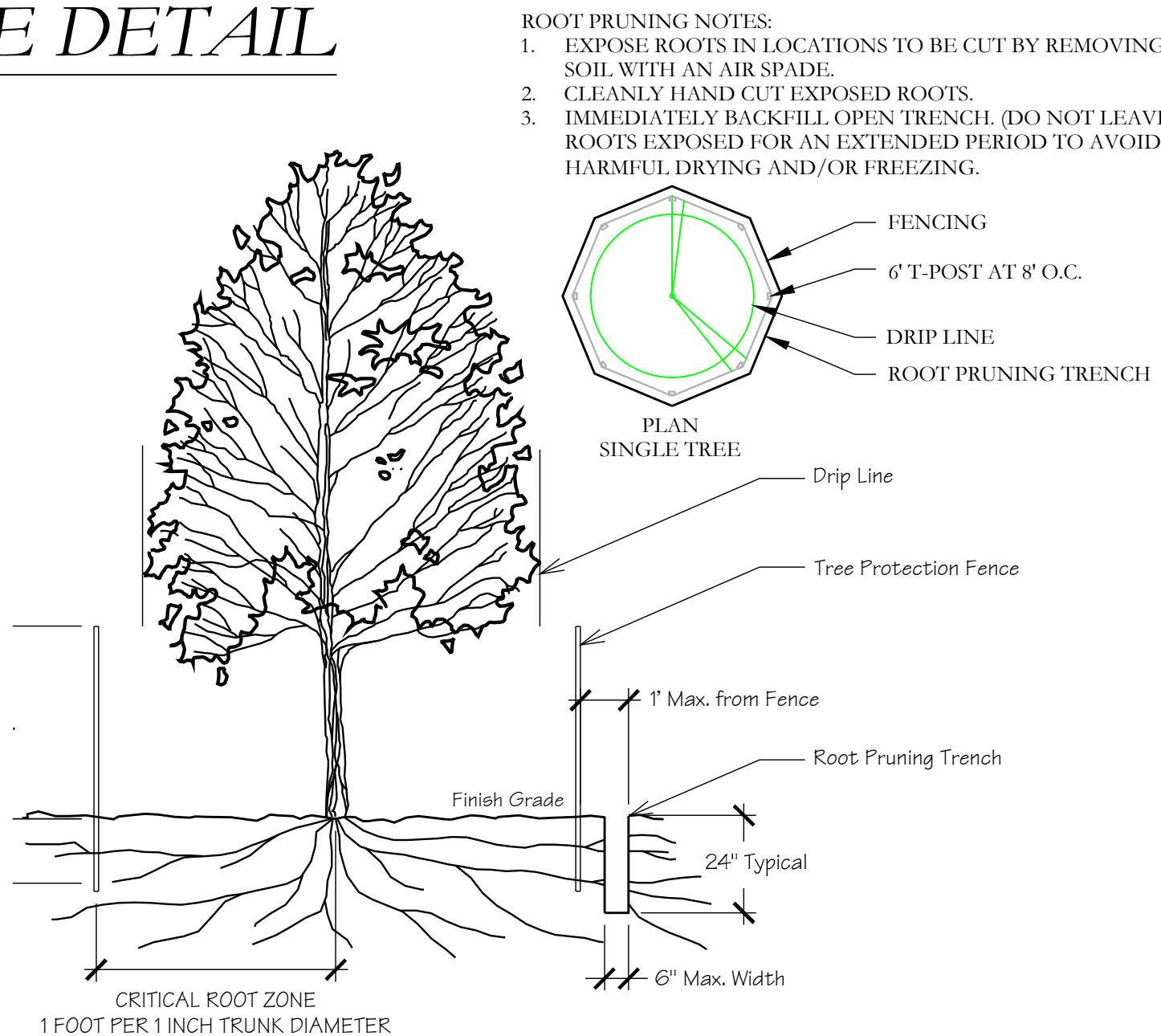
TREE PLANTING ON SLOPE DETAIL

Scale: N.T.S.



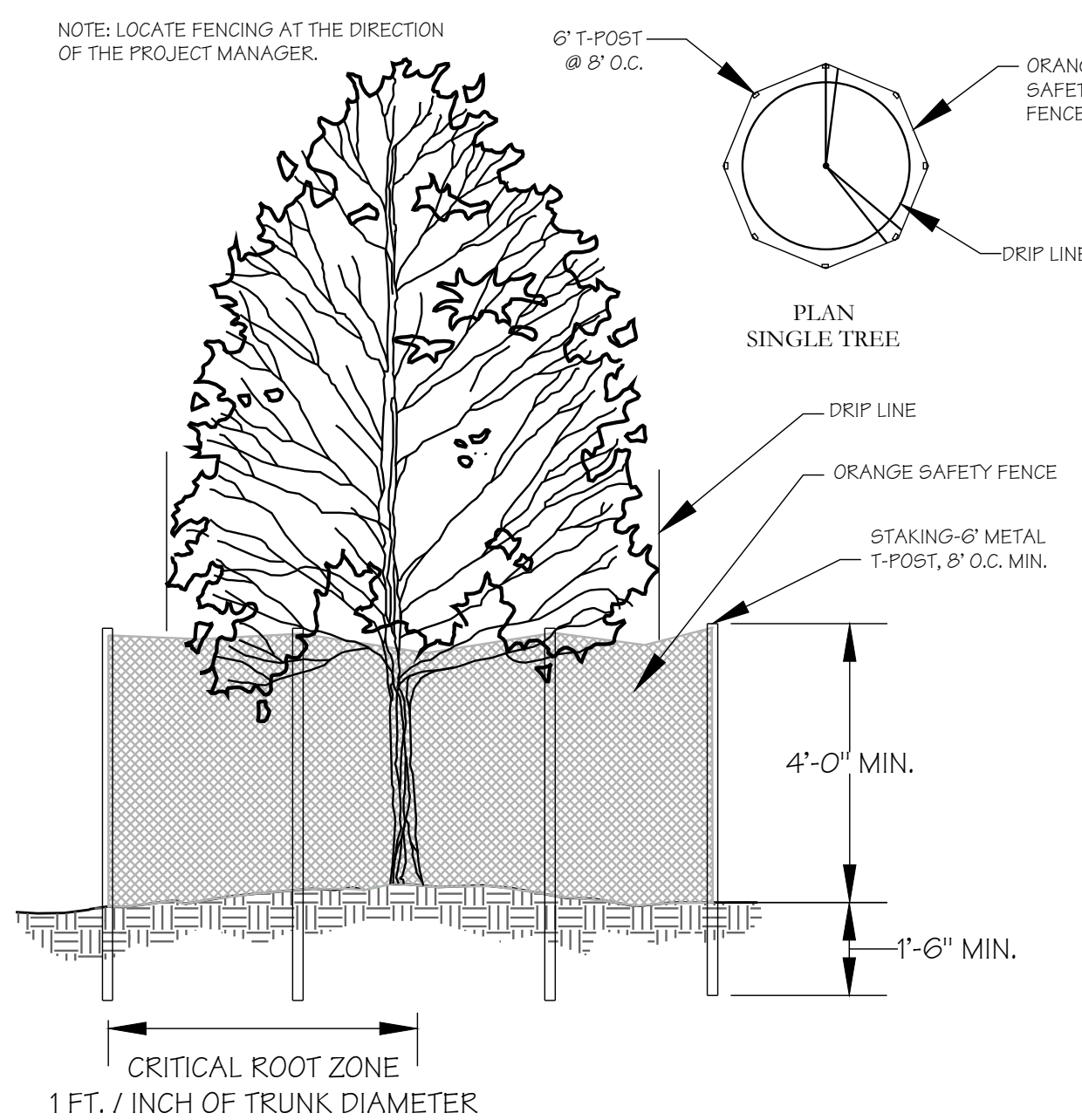
SHRUB PLANTING DETAIL

Scale: N.T.S.



ROOT PRUNING DETAIL

Scale: N.T.S.



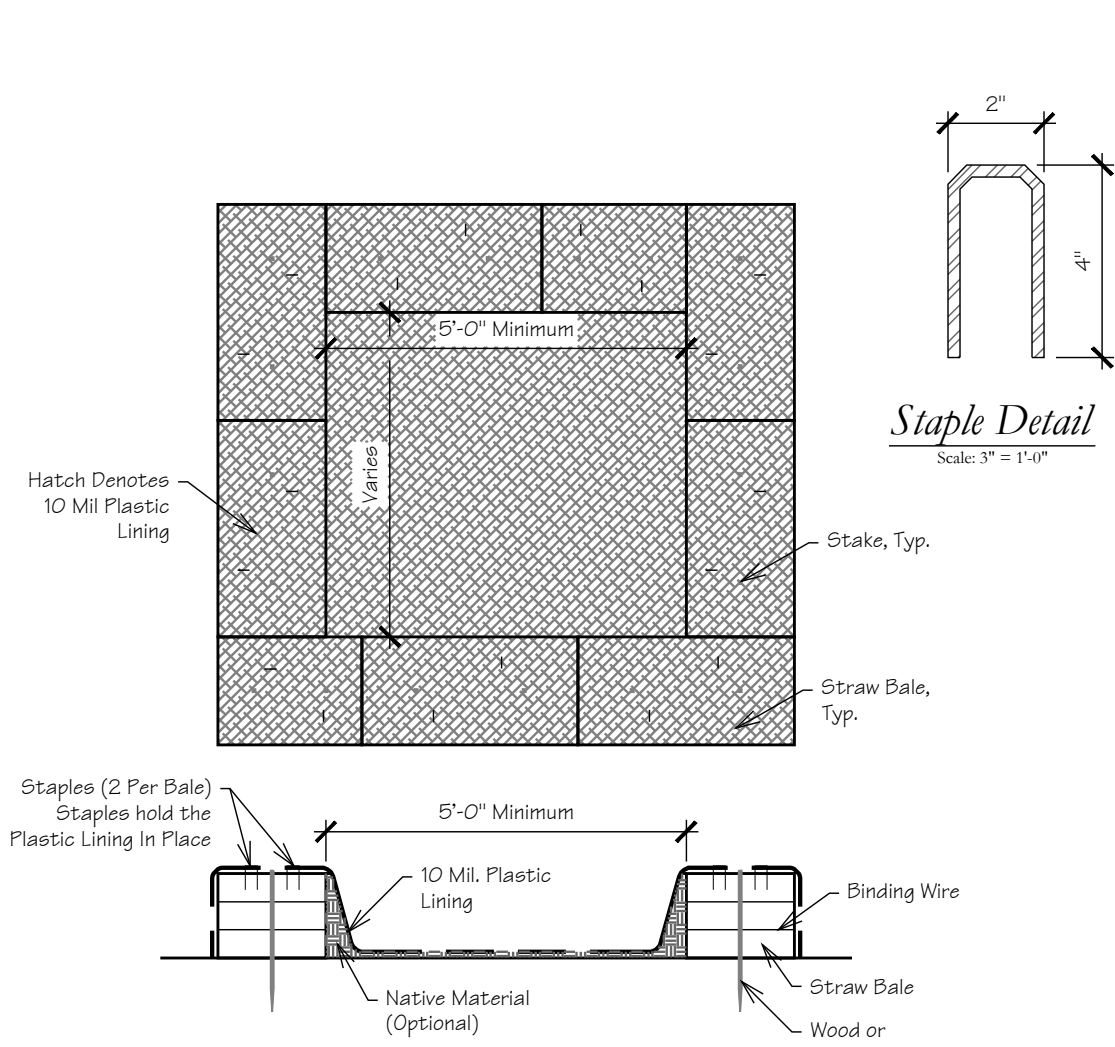
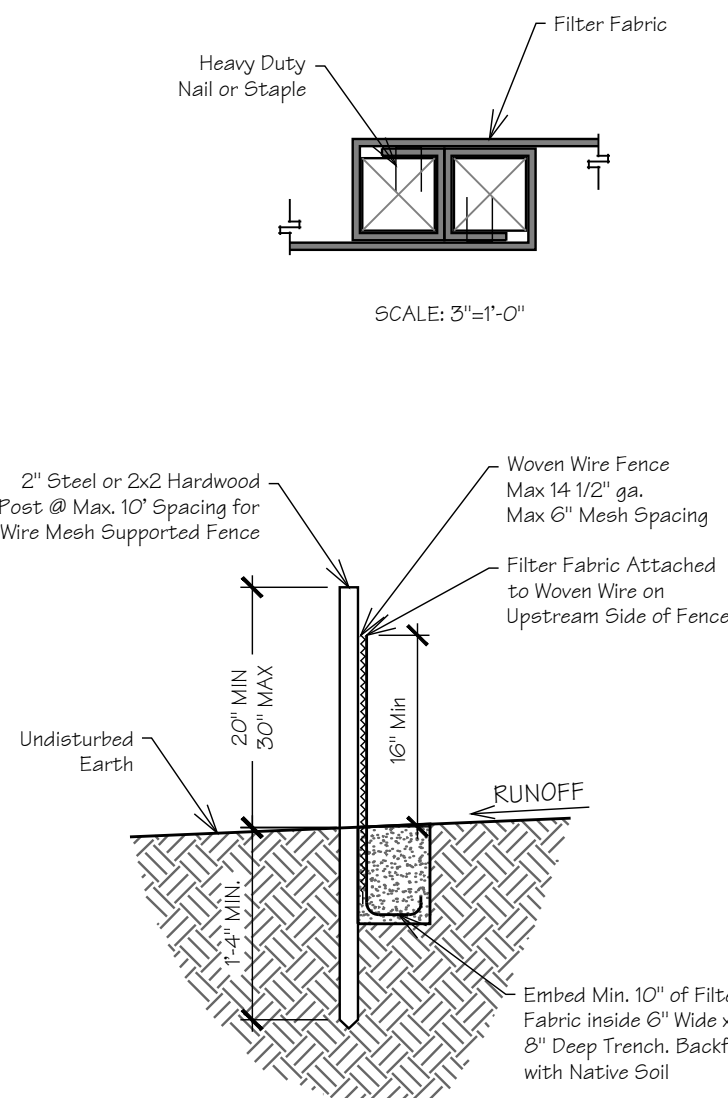
TREE PROTECTION FENCING DETAIL

Scale: N.T.S.

- Notes and Specifications:**
- Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
 - Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
 - Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
 - Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
 - Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
 - Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
 - The fence shall be constructed along the contour as much as possible.
 - Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
 - Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence, accumulated silt shall not be allowed to exceed half the height of the fabric, repair and or replacement of damaged fence shall be completed promptly.
 - Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
 - All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
 - Pre-fabricated units do not require the use of woven wire fence.

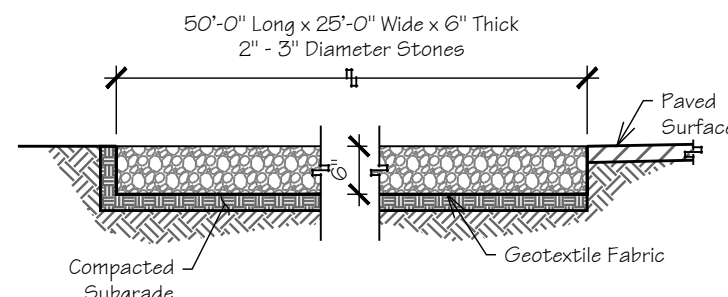
Silt Fence Detail

Scale: 3/4" = 1'-0"



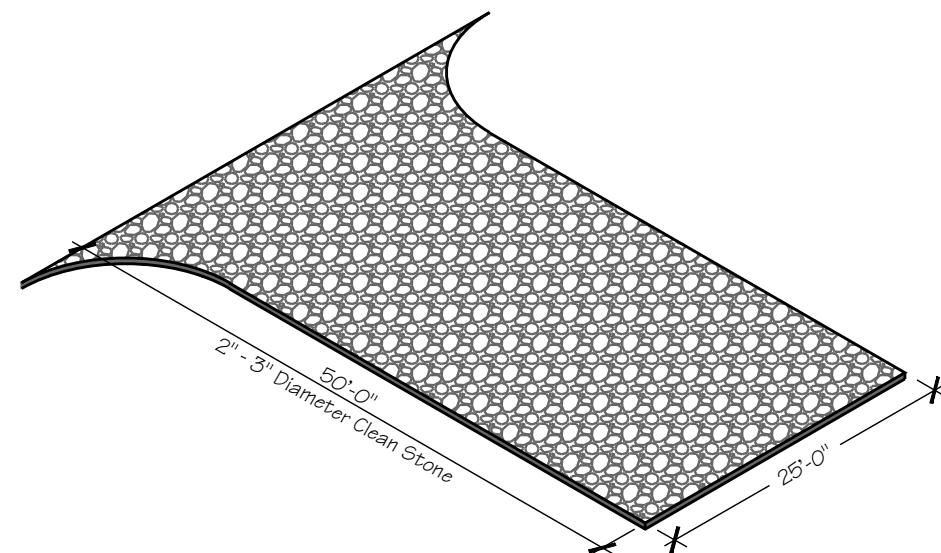
Concrete Washout

Scale: 3/8" = 1'-0"



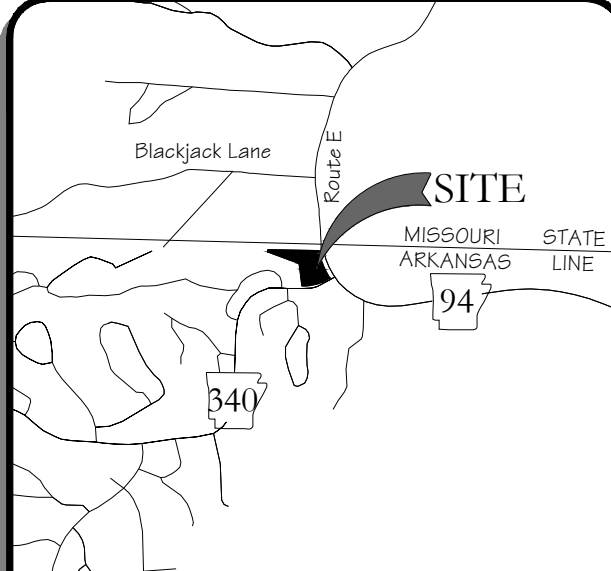
Construction Entrance Detail - Section

Scale: 1/2" = 1'-0"



Construction Entrance Detail - Isometric

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



VICINITY MAP

N.T.S.

REVISIONS:	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
6		
7		
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9		
10		
11		
12		

Details

Development Plans For:

Dollar General of Bella Vista
AR Highway 94 Bella Vista, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899



BLEW
Surveying | Engineering
Environmental

3825 N. Shiloh Drive, Office: (479) 443-4506
Fayetteville, Arkansas 72703 www.BLEWINC.com

Certificate of Authorization #1534

DATE:	2025-02-11	JOB NUMBER:	24-6804
DRAWN BY:	H. Smith	REVIEWED BY:	W. Cody Sexton
DRAWING NAME:	24-6804 Civil 002 - Details.dwg		
SHEET NUMBER:	C6-2		



PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants

LIP LEWIS ENGINEERING,
Structural + Civil Consultants

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH • 501-250-0840

REVISION:

DOLLAR GENERAL OF BELLA VISTA

AR Highway 94
Bella Vista, AR 72714



PROJECT NUMBER:

SHEET ISSUE DATE:
01-27-2025

PAGE TITLE:

RETAINING WALL DETAILS

SHEET NUMBER:

S1.1

BLEW

Surveying | Engineering
Environmental

January 21, 2025

City of Bella Vista
Planning Division
101 Town Center
Bella Vista, AR 72715

SUBJECT: Dollar General - AR Hwy 94

To Whom It May Concern:

The Institute of Transportation Engineers' (ITE) Trip Generation Manual 11th Edition, was utilized in calculation the traffic volumes expected to be generated by the planned (10,640 sf retail space) Dollar General Building to be located on Arkansas Highway 94 in Benton County, Arkansas. Please see below:

Land Use	Size	ITE Code	24-Hour Two-Way Weekday Volume	AM Peak Hour		PM Peak Hour	
				Volume		Volume	
				Enter	Exit	Enter	Exit
Variety Store	9.9 ksf	814	630	19	14	34	32
Total Entering + Exiting				33		66	

Sincerely

Cody Sexton
Blew & Associates, PA



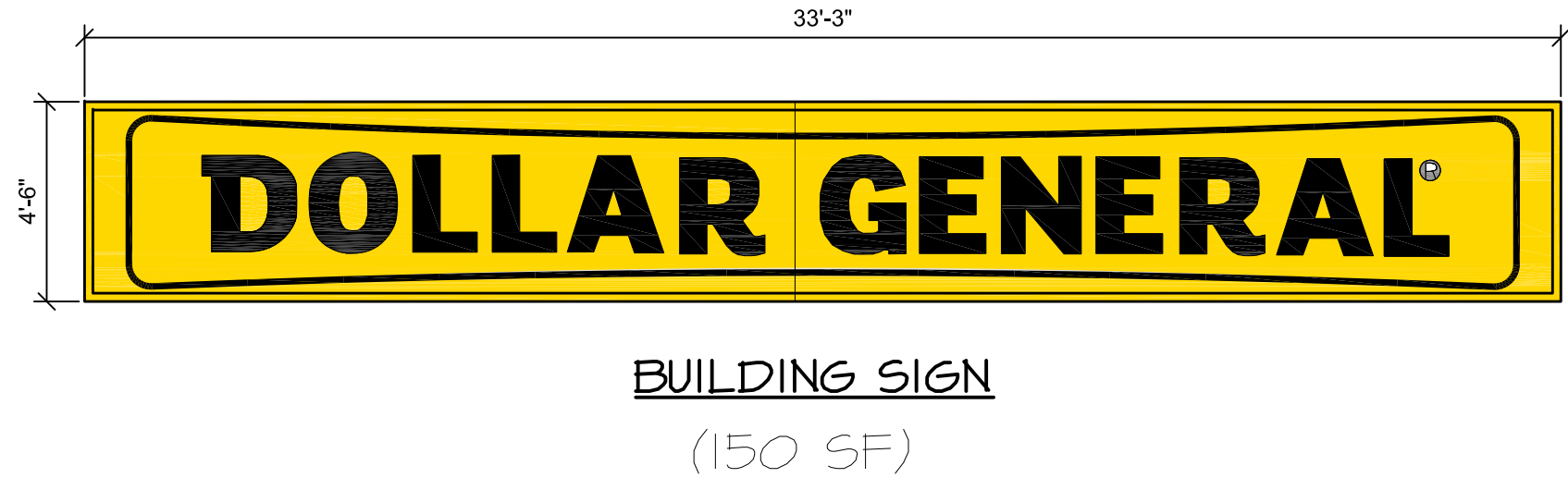
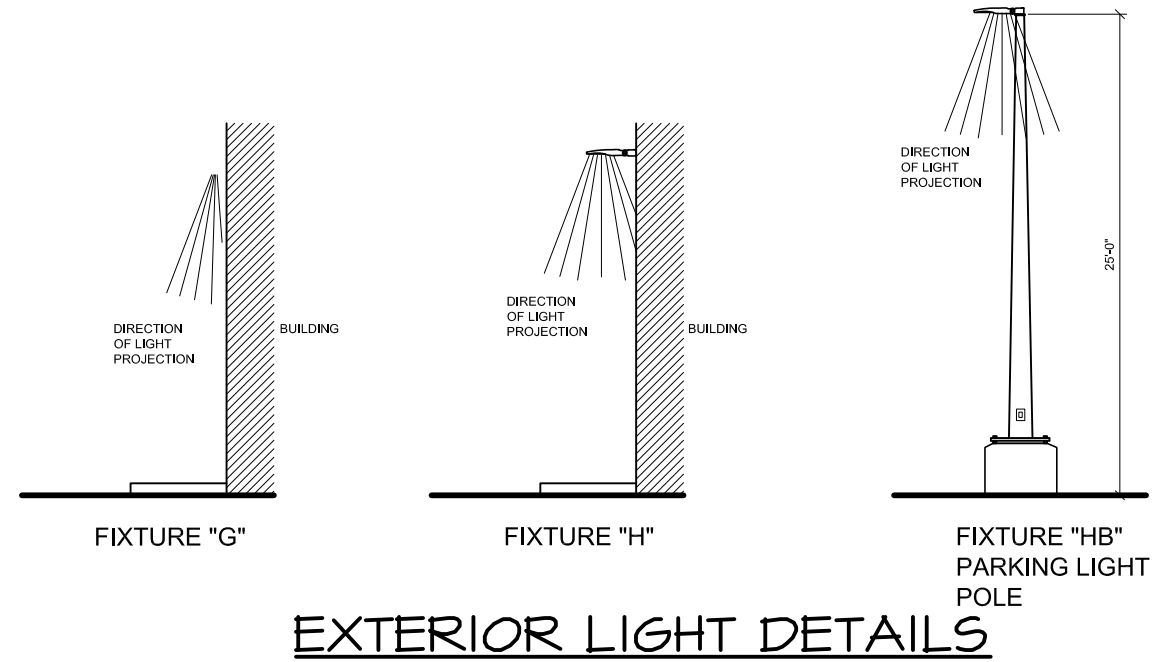
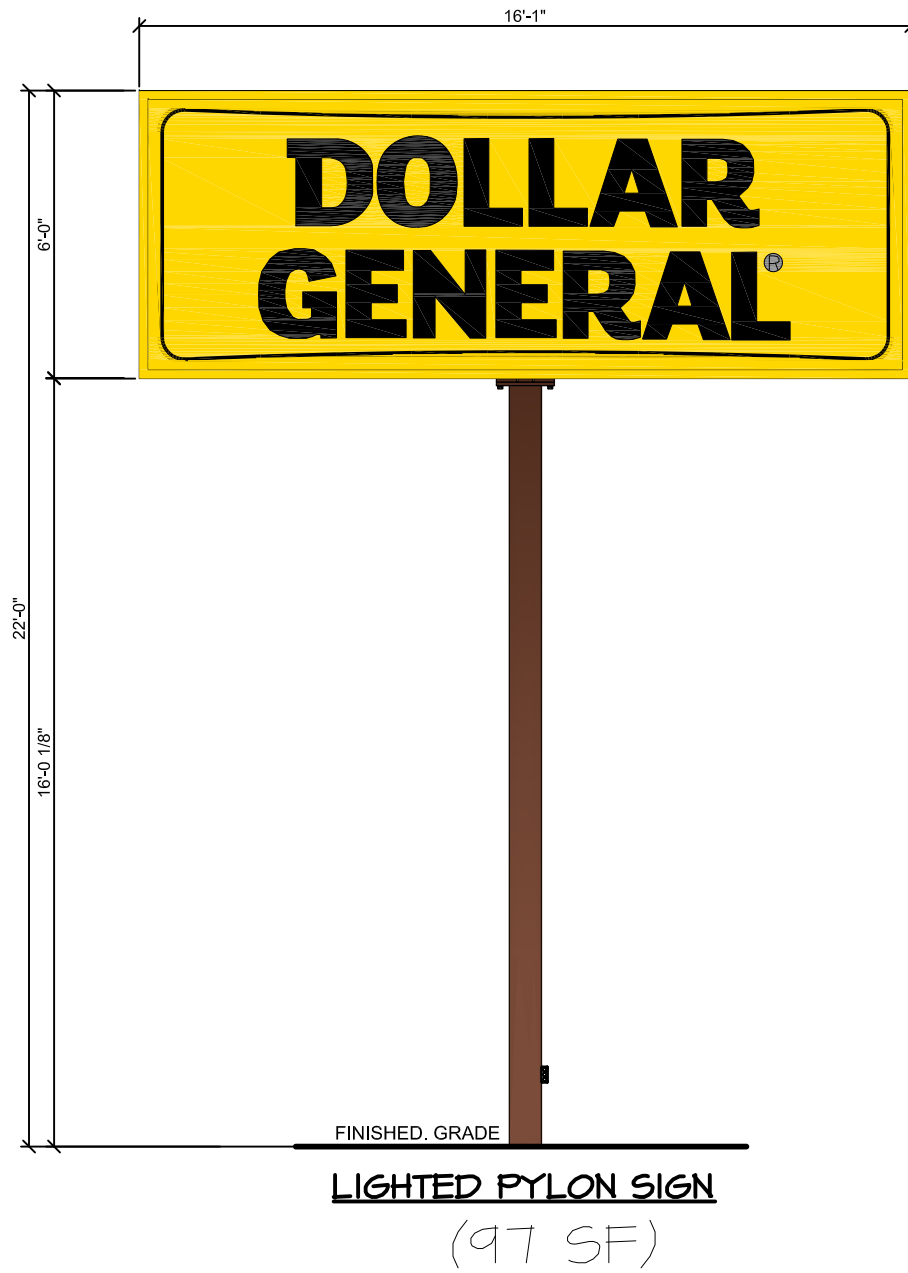
479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

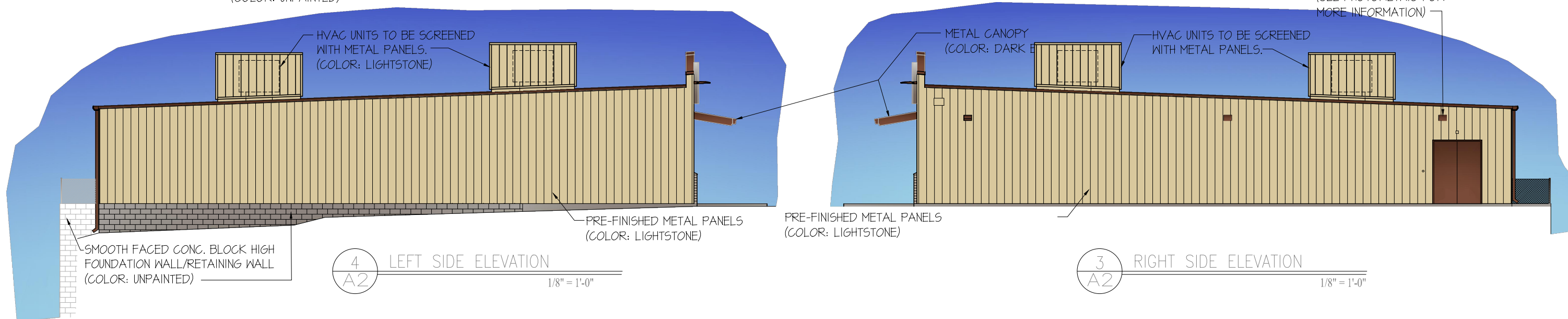
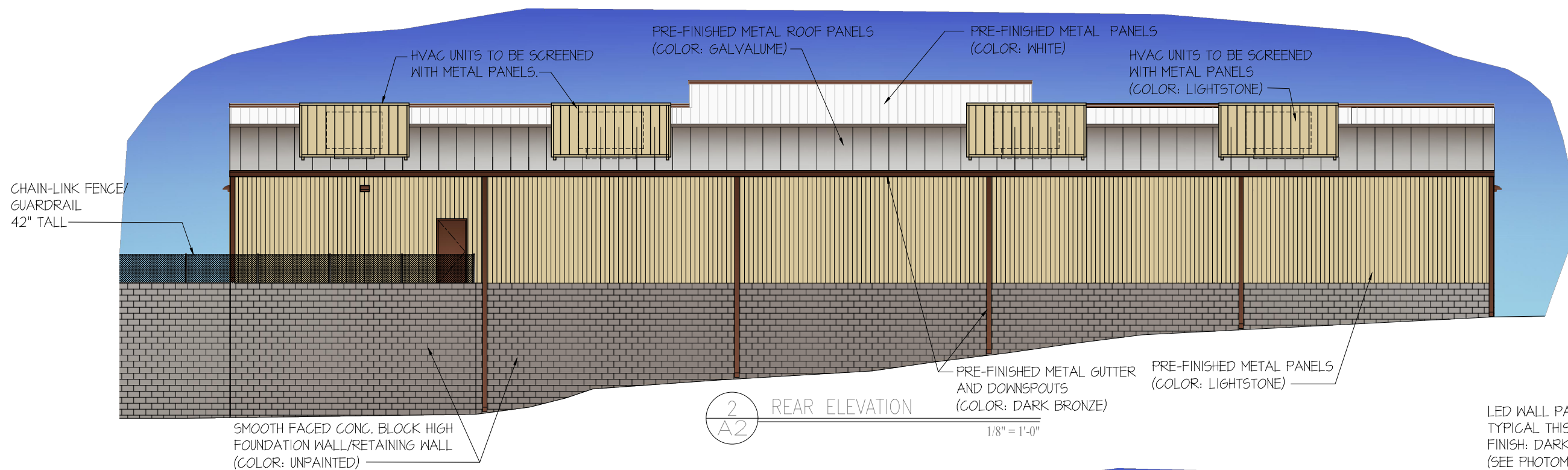
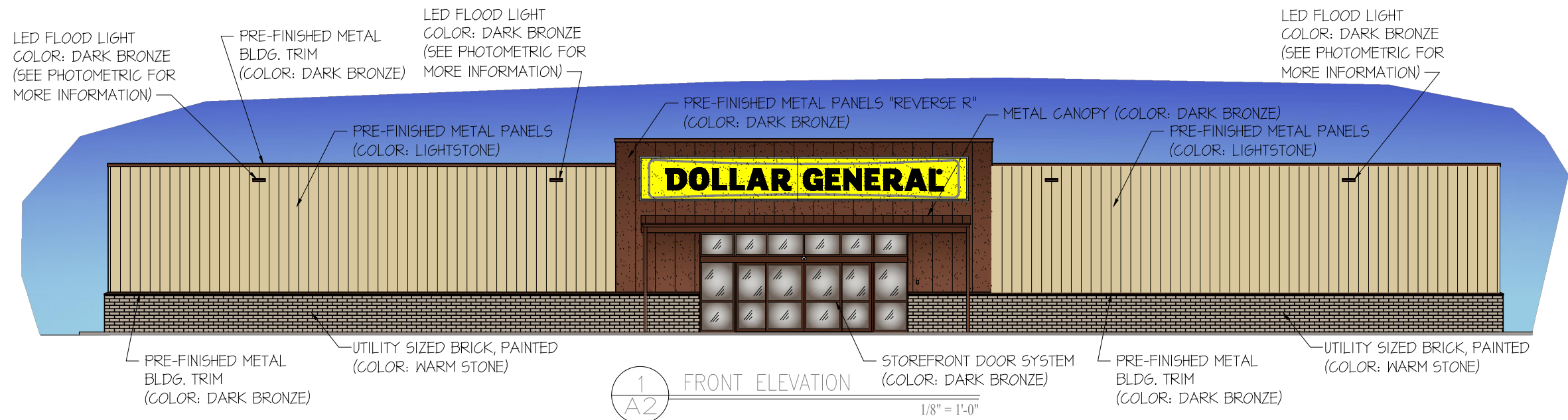


SGN1
SHEET 1 of 1

SIGNAGE DETAIL
PROJECT #
2442
JAN. 10, 2025

DOLLAR GENERAL (PLAN "D-D6P")
PROTOTYPE PLAN "D-D6P" (10,640 SF) DATED:12/4/2023)
AR HWY 94 AND HWY 340 (E. LANCASHIRE BLVD.)
BELLA VISTA, ARKANSAS (STORE #31410)

BARTLETT, ARCHITECTURE, Inc.
ARCHITECT PLANNER DESIGNER
603 HWY #5 NORTH BENTON, ARKANSAS 72019
DANIEL BARTLETT A.I.A., NCARB 501-794-4448





Meeting Information:

2483 Forest Hills Blvd
February 27, 2025 at 4:30 pm

Reviewer:

Christopher Hyatt
Senior Planner

Project Number	WVR 57470 & LSD 57468
Applicant	Civil & Environmental Consultants, Inc. on behalf of Allied Services, LLC.
Address/Location	36 Bella Vista Way
Current Zoning	I-1, Light Industrial District
Site Area	+/- 9.66 acres
Nature of Request	Large-Scale Development - Republic Services Maintenance Facility



Zoning Map



Future Land Use Plan

Property Description

The subject parcels, Lot 1, Block 1 of the Allied Subdivision, (+/- 5.00 acres) and a portion of Lot 3 Block 1 of the State Line Subdivision (+/- 4.66 acres), located along Bella Vista Way.

Regulation

Sec. 107.250 (m): Pedestrian Accommodations
Sec. 107-159: Large Scale Developments
Sec. 107-315: Parking lot Design Standards
Sec. 107-317: Access Management

Request

The applicant requests Waivers from 107-250(m) Pedestrian Accommodations, 107-315: Parking lot Design Standards, 107-317: Access Management and Large-Scale Development approval, alongside a lot combination request, for a proposed site addition for a maintenance building on site.

Background

The subject site is located West of the intersection of Bella Vista Way, a major arterial and Bear Hollow Drive. The current zoning of this site is I-1, Light Industrial and is compatible with this proposal. This property is impacted by the floodplain and floodway. Alongside a lot combination request to merge the two proposed lots into one, the development plan proposes to construct an 8,000 square foot maintenance facility with four overhead doors to provide on-site maintenance of the Republic Service trucks. The proposed structure is a pre-fabricated steel and truss building, along with a 20' x 20' concrete cart wash area adjacent to the building. No additional parking area is proposed with this request, however, the development will include 9,490.6 square feet of additional pavement and 17,077.5 square feet of additional gravel. The applicant is requesting to waive 107-250 (m) Pedestrian Accommodation, 107-315: Parking lot Design Standards, and 107-317: Access Management due to the historical use and nature of work at this facility.

Outstanding Technical Comments

None at the time of this report.

Recommendation

Staff recommends approval so long as the Planning Commission approves the waiver requests.

Additional Links

[Drainage Report](#)

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-162 Large Scale Development Review and Approval

Planning Commission Action: All developments other than those excepted by subsection (a)(1) of this section shall be submitted to the planning commission, which shall approve, approve with conditions, or disapprove the submitted plan. The planning commission is required to take such action within 90 days of submission unless the applicant agrees to a postponement. All planning commission approvals to any development plan shall be signified by the signature on the development plan of the chairperson of the planning commission.

Sec. 107-163 Large Scale Development Review Criteria

The mayor or his designee, planning commission or city council may refuse approval of any development plan for any of the following reasons:

5. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
6. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
7. *Dangerous traffic conditions.* The proposed development would create or compound a dangerous traffic condition. For the purpose of this article, a "dangerous traffic condition" shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.
8. *Lack of utilities.* Adequate water, sewer, and electrical utilities are not readily available to the property and the developer has made no provision for extending such service to the development, or the provision of these utilities cannot obtain approval by the state health department, or other appropriate department.
9. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
10. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
11. *Other.* Any other circumstances as determined by the planning commission.

January 17, 2025

Planning Commission
City of Bella Vista
612 W. Lancashire Blvd.
Bella Vista, AR 72714

Subject: Development Waiver Request
Section 107-250(m) and Section 107-315 and 317(c)
Lot 4 of Bella Vista Way, Lot 4 Addition
Bella Vista, AR 72714
CEC Project 336-472

Dear Planning Commission:

The purpose of this letter is to request two (2) waivers associated with the building expansion at the existing Solid Waste Transfer Station at 36 Bella Vista Way. The two (2) requests involve the following city codes in Chapter 107-Subdivisions and Other Developments in the Code of Ordinances City of Bella Vista, Arkansas.

- 1) Article IX. ‘Design Standards’ Section 107.250 ‘Improvements and standards’, subsection (m) ‘Pedestrian Accommodations’.
- 2) Article XI. – ‘Access Management and Parking Facility Design Standards’, Section 107.315 ‘Parking lot design standards’, and Section 107.317 ‘Access management’.

Surrounding Area and History

The site is accessed off Interstate 71 at the very northern boundary of Benton County. This access road was historically merely a 40’ wide access easement granted by Cooper Communities Inc. to the properties utilizing this access to highway 71/Bella Vista Way. In 2022 Cooper Communities Inc. sold approximately 1.22 acres the City of Bella Vista and that portion became public right-of-way.

The current site shares this access with only two other operating entities/properties, the not-for-profit “Bella Vista Animal Shelter Inc” to this site’s west and a propane filling station “Anderson’s Propane” to its north (~380’). The road is an unimproved narrow gravel road. Republic Services abuts the 40’ Access Easement & right-of-way for ~183’ of its western property line, utilizing only

15' of this adjacency as its means of ingress and egress. The remaining 180' of the site's adjacency serves as both access to and a turnaround for the animal shelter with a greenspace separation of approximately 6' wide at its narrowest to 40' feet where the gravel road veers to the west into the animal shelter lot.

No improvements have been made to this road since its purchase and it remains a narrow unimproved gravel road and site access has remained as it historically was.

Contention

Section 107.250(m) Pedestrian accommodations. These accommodations shall consist of sidewalks, trails, or other reasonable alternatives for connectivity.

Republic Services operates a solid waste transfer station at this property and proposes to add a maintenance building to assist in servicing its fleet of vehicles. There is no public access to their facility and no connection with the business of the animal shelter. The new facility will sit approx. 670' off the access drive.

Given the current state of the roadway, site's seclusion, and its nature of business there would be no use for a public sidewalk/trail along its adjacency with this un-named street, and the portion of road along this adjacency does not operate as a public street, albeit its fairly recent procurement as a city right-of-way.

The area of tracts along Bella Vista Way is not a subdivision within and of itself. The solid waste transfer station is surrounded by a chain link fence with collection vehicles entering and exiting from a single gate. There are no pedestrians traversing its breadth and it would be unsafe to propose a means of public access to a secure facility like a solid waste transfer station.

Section 107-315 and 317(c)

107-315 (a) Parking lot design standards

- (1) "Access drives that access city streets or Arkansas Highway and Transportation Department highways shall be designed so that they intersect at 90 degrees to the roadway.*
- (3) Turning radii for access drives to properties adjacent to residential and sub-collector streets, as identified on the master street plan, shall be a minimum of ten feet.*
- (4) Throat length. For properties adjacent to sub-collector and collector streets, as identified on the master street plan, the minimum access drive throat length shall be 20 feet.*

We contend these requirements were set forth for improved right-of-way streets and not for unimproved gravel roads with limited access.

107-317 Access management (c) Offset

“Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than 75 feet. This condition shall not apply where a permanent median exists without break for these driveways.”

We contend that although the access offsets are approx. 64’ there is an existing median and until the city improves this road and brings it up to the city’s current standards for road design, Republic Services can only continue to utilize what is in place.

Conclusion

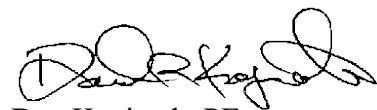
The city ordinance as written is in the “design of the urban area... of individual subdivisions”. This area is neither urban nor behaves as a subdivision. The pedestrian accommodation requirements for this waste transfer and maintenance facility for the city of Bella Vista at this location should be waived.

In the same light, given the current state of the roadway and the portion of road along this adjacency does not operate as a public street the current conditions should be allowed to operate as it currently stands. The access management and parking facility design standards requirements, portions as noted in the sections above, for this facility should be waived until the city provides the standard street requirements set forth in *its* code.

References: Exhibit A “Development Waiver Request”

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Dan Koziatsek, PE
Principal



Cynthia A. Nagel
Project Manager

January 17, 2025

Planning Commission
City of Bella Vista
612 W. Lancashire Blvd.
Bella Vista, AR 72714

Subject: Large Scale Development (LSD)
Lot 4 of Bella Vista Way, Lot 4 Addition
36 Bella Vista Way, Bella Vista, AR 72714
CEC Project 336-472

Dear Planning Commission:

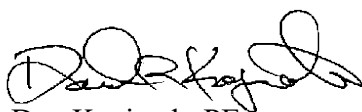
The purpose of this letter is to describe the proposed improvements at the existing solid waste transfer station located within the city limits of Bella Vista that consists of (1) single building.

Republic Services intends to construct a 100' x 80' maintenance building with four (4) overhead doors and two (2) man doors within their newly acquired 4.6± acres (under contract with Cooper Communities Inc.) and adjacent to their current property at 36 Bella Vista Way, Bella Vista, AR 72714. The building will provide onsite maintenance of their trucks and includes a new domestic water service line, sanitary lateral, and secondary electric drop from their nearby primary service. Currently Republic takes their vehicles offsite for maintenance. The new facility will reduce the number of transports leaving and entering the site as the majority of maintenance can be done on site.

The construction of the maintenance facility is a pre-fabricated steel building and truss system by Superior Metal Sales Inc. and a small 20'x20' concrete cart wash area adjacent to the building. These proposed improvements will be in a fenced area and outside of any easements (adjoining easement to be vacated), floodway limits, or woodlands. No additional posted signs, driveways, curb-cuts, parking, or pole lights (one (1) pole light to be relocated) are proposed.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

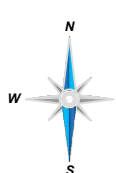


Dan Koziatek, PE
Principal



Cynthia A. Nagel
Project Manager

NOT TO SCALE

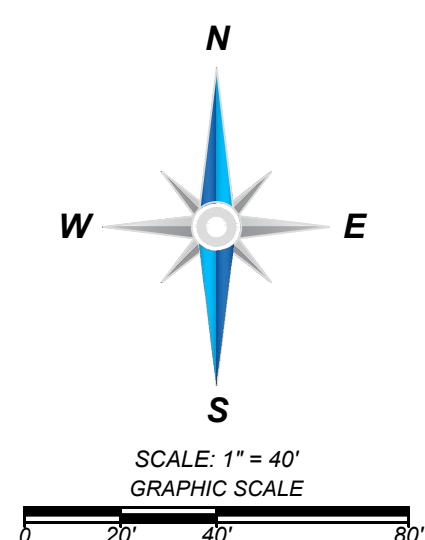


N/F: ALLIED SERVICES LLC
36 BELLA VISTA WAY,
BELLA VISTA, ARKANSAS 72714
APN: 16-43396-000
217,987 ± SQUARE FEET, OR 5.004 ± ACRES

A PART OF THE FRACTIONAL NW1/4 OF THE FRACTIONAL SECTION 15, TOWNSHIP 21 NORTH,
RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A RESET ALUMINUM MONUMENT STAMPED "MARK WILCOX COMMISSIONER OF STATE LANDS SURVEY DIVISION" AND BEING THE CLOSING CORNER OF SECTION 15 AND SECTION 16, T-21-N, R-31-W ON THE NORTH BOUNDARY OF THE STATE OF ARKANSAS; THENCE ALONG THE STATE LINE OF ARKANSAS, SOUTH 88 DEGREES, 07 MINUTES, 05 SECONDS, 100 FEET TO A POINT OF BEGINNING, THENCE SOUTH 88 DEGREES, 07 MINUTES, 05 SECONDS, 52 MINUTES, 45 SECONDS WEST 726.92 FEET TO A FOUND 58 INCH REBAR PIN FOR THE TRUE POINT OF BEGINNING, THENCE SOUTH 21 DEGREES, 39 MINUTES, 03 SECONDS EAST 600.00 FEET TO A FOUND 58 INCH REBAR PIN, THENCE SOUTH 62 DEGREES, 20 MINUTES, 57 SECONDS WEST 363.00 FEET TO A SET 58 INCH REBAR PIN, THENCE NORTH 21 DEGREES, 39 MINUTES, 03 SECONDS EAST 600.00 FEET TO A FOUND 58 INCH REBAR PIN, THENCE NORTH 62 DEGREES, 20 MINUTES, 57 SECONDS EAST 363.00 FEET TO THE POINT OF BEGINNING AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

1.) SPECIAL WARRANTY DEED, BOOK 2009, PAGE 45222, RECORDED 09/03/2009, BENTON COUNTY, ARKANSAS
2.) PLAT BOOK 2011, PAGE 385, RECORDED 08/30/2011, BENTON COUNTY, ARKANSAS



●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊕	TEMPORARY BENCHMARK (TBM)
⊕	HANDICAP PARKING
✱	FIRE HYDRANT
✱	LIGHT
⦿	ELECTRIC VAULT
●	BOLLARD
⊗	POWER POLE
⦿	ELECTRIC POST
⦿	FIBER OPTIC VAULT
⦿	TELEVISION CABINET
⦿	TANK LID
⦿	WATER METER
OVH	OVERHANG
PROT	PROPANE TANK
(M)	MEASURED/CULCULATED DIMENSION
(R)	RECORD DIMENSION PER BOOK 2009, PAGE 45222
NIF	NOTE FORMERLY
B.H.L	BEHIND HEIGHT LOCATION
F.F.E	FINISHED FLOOR ELEVATION
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
EC	EDGE OF CONCRETE
TC	TOP OF CONCRETE
EA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
TB	TOP OF BANK
BB	BOTTOM OF BANK
TG	TOP OF GRAVEL
EG	EDGE OF GRAVEL
NG	NATURAL GROUND
—	BOUNDARY LINE
—	EASEMENT LINE
— x — x — x —	FENCE LINE
— OF — OF — OF —	OVERHEAD POWER LINE
—	EDGE OF WATER
—○—○—○—	GUARD-RAIL
—	FLOOD ZONE LINE

TBM #1 - 1/2" CAPPED REBAR "BLEW & ASSOC." ELEVATION: 975.95' NORTHING: 795454.41 EASTING: 645216.25	TBM #2 - 1/2" REBAR ELEVATION: 972.16' NORTHING: 794724.19 EASTING: 645207.39
---	--

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0060J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF SECTION 15, T-21-N, R-31-W. THE BEARING IS DENOTED AS N 27°40'05" W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°29'56.4367"
LONGITUDE = -94°16'11.2401"
CONVERGENCE ANGLE = -01°19'14.8375"

NONE OBSERVED AT THE TIME OF THE SURVEY

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND ARKANSAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 231103-0470

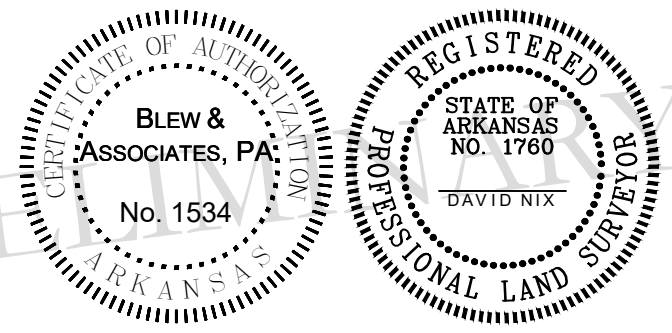
COMPANY:	CONTACT:
AT&T	800-288-2020
MBO VIDEO	877-777-8941
BELLA VISTA PROPERTY OWNERS ASSOCIATION	866-242-1361
COX COMMUNICATIONS	800-234-3993
VILLAGE WASTEWATER COMPANY	479-855-7613

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. MONUMENTS WERE LOCATED AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS NOVEMBER 09, 2023.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VERIFIABLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RECORDS OR OTHER RECORDS, UNLESS SUCH REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
6. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE legal ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS ADJUST ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-4 EXCEPTIONS, IS BELIEVED TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OF THE "AFFECTED" PROPERTY. THIS SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
8. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSURE FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
9. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, SURVEY DATUM BASED ON THE 1983 NORTH AMERICAN DATUM (NAD83) IN US VERTICAL FEET. CONTOURS SHOWN HEREON ARE AT ONE FOOT INTERVALS.

I DAVID NIX, ARKANSAS REGISTERED PROFESSIONAL SURVEYOR NO. 1760, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MONUMENTS, BOTH FOUND AND SET DURING THE COURSE OF THE SURVEY, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THE FIELD WORK WAS COMPLETED ON 11/09/2023

DATE OF PLAT OR MAP: 11/16/2023



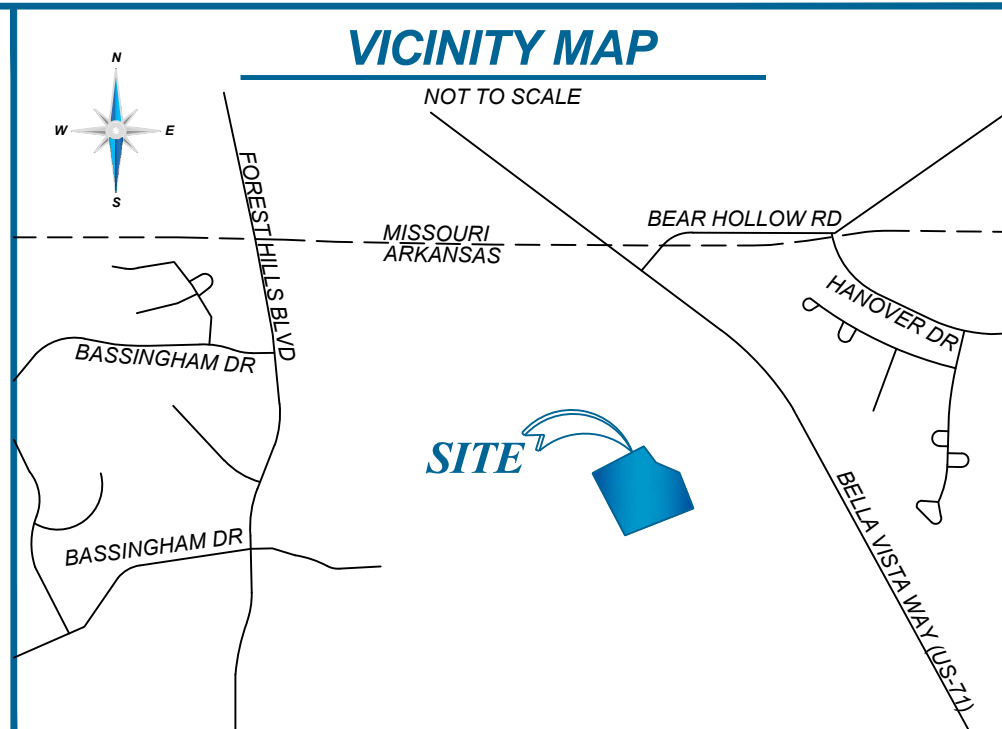
DAVID A. NIX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1760
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534



DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-7458	SURVEY DRAWN BY: AC - 11/16/2023
SURVEY REVIEWED BY: LT	SHEET: 1 OF 1

LOCATED IN: SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN
BELLA VISTA WAY,
BELLA VISTA, BENTON COUNTY, ARKANSAS 72714



A PORTION OF LOT 3
 PLAT NO. L202435583
 N/F. COOPER COMM INC
 372 BELLA VISTA WAY,
 BELLA VISTA, AR 72714
 A PORTION OF APN: 16-70183-000
 TOTAL AREA
 202,877 ± SQUARE FEET, OR 4,657 ± ACRES

NORTH LINE OF
 SECTION 15, T-21-N, R-31-W,
 ARKANSAS/MISSOURI STATE LINE
 N 88°06'52" W 997.60'(M)

FOUND STATE MONUMENT
 NW CORNER
 S15 T21N R31W
 (ARKANSAS)
 PER MISSOURI - ARKANSAS STATE
 BOUNDARY SURVEY
 DATED APRIL 4, 2005
 PLAT 2011-385
 PLAT 2009-414
 PLAT 2006-1528

FOUND STATE MONUMENT
 SE CORNER
 S34 T21N R31W
 (MISSOURI)
 PER MISSOURI - ARKANSAS STATE
 BOUNDARY SURVEY
 DATED APRIL 4, 2005
 PLAT 2011-385
 PLAT 2009-414
 PLAT 2006-1528

S 02°24'03" W 1,423.80'(M)
 S 02°24'00" W 1,423.80'(M)

WEST LINE OF SECTION 15, T-21-N, R-31-W

S 87°34'50" E 448.53'(M)
 S 87°35'36" E 448.53'(M)

R1) PLAT IDENTIFIED "LOT SPLIT OF TRACT A PER PLAT INSTRUMENT #16022248071, CREATING LOTS 1-3, BLOCK 1, STATE LINE SUBDIVISION, BELLA VISTA, ARKANSAS COOPER COMMUNITIES, INC." FILED FOR RECORD ON JULY 10, 2024 AS PLAT NO. L202435583 IN THE BENTON COUNTY CIRCUIT CLERK & RECORDER'S OFFICE.

R2) PLAT IDENTIFIED "LOT SPLIT, PARCEL-W-16-40796-000, 16-70493-000 & 16-43164-000, BEING A PART OF SECTION 15, T-16, R-31-W-1, BELLVA VISTA, BENTON COUNTY, ARKANSAS" FILED FOR RECORD ON JULY 21, 2022 AS PLAT NO. L202248071 IN THE BENTON COUNTY CIRCUIT CLERK & RECORDER'S OFFICE.

TBM #1	TBM #2
SET 5/8" REBAR	FOUND 1/2" CAPPED REBAR
WITH CAP "CONTROL"	"BLEW & ASSOC."
NORTHING: 794733.87	NORTHING: 795454.41
EASTING: 645751.07	EASTING: 645216.25
ELEVATION: 971.83'	ELEVATION: 975.95'

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "AE", AND "AE FLOODWAY" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0060J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S68°23'43"W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83. LATITUDE = 36°29'56.43560" LONGITUDE = -94°16'11.23973" CONVERGENCE ANGLE = 01°19'14.84"

(A) — FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.1'.

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL ARKANSAS ONE-CALL AT (501) 328-2525 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

DIG TICKET NUMBER: 240813-1997

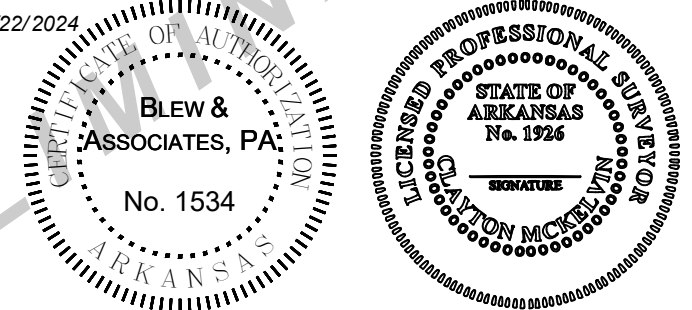
COMPANY:	CONTACT:
AT&T ARKANSAS	800-288-2020
MBO VIDEO	877-777-9001
BELLA VISTA PROPERTY OWNERS ASSOCIATION	479-855-8000
CARROLL ELECTRIC COOPERATIVE	800-432-9720
COX COMMUNICATIONS	877-556-7815
VILLAGE WASTEWATER COMPANY	479-855-7613

CONTACT:
800-288-2020
877-777-9001
479-855-8000
800-432-9720
877-556-7815
479-855-7613

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS AUGUST 1, 2024.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BELLA VISTA WAY AND HAWTHORNE ROAD, WHICH IS APPROXIMATELY 2.700' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY DOES NOT CURRENTLY HAVE ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
8. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
9. 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 WRITTEN SIGNIFY 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."
10. ARKANSAS STATE RECORDING NO.: 500-211-31W-0-15-304-04-1926.
11. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIVELY USER SERVICE (UPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV83) IN US SURVEY FEET. CONTOURS SHOWN ARE 1 FOOT INTERVALS.
12. AT THE TIME OF THE BOUNDARY/TOPOGRAPHIC SURVEY THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.
13. A PRIVATE UTILITY LOCATE WAS PERFORMED BY BLEW & ASSOCIATES ON AUGUST 1, 2024. NO UTILITIES WERE OBSERVED ON THE SITE AT THE TIME OF THE SURVEY.

○ FOUND MONUMENT AS NOTED
 ○ SET MONUMENT AS NOTED
 * COMPUTED POINT
 * TEMPORARY SITE BENCHMARK (TBM)
 * LIGHT
 (M) MEASURED/CALCULATED DIMENSION
 (R1) RECORD DIMENSION PER
 PLAT NO. L202483583
 (R2) RECORD DIMENSION PER
 PLAT NO. L202248071
 N/F NOW OR FORMERLY
 NR NATURAL GROUND
 EC EDGE OF CONCRETE
 FL FLOW LINE
 TB TOP OF BANK
 BT BOTTOM OF BANK
 EC EDGE OF CONCRETE
 TG TOP OF GRAVEL
 FL FLOW LINE
 — PROPOSED BOUNDARY LINE
 - - - - - ADJACENT/INTER LINE
 EASEMENT LINE
 FENCE LINE
 FLOOD ZONE
 MAJOR CONTOUR
 MINOR CONTOUR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MERELY ESTABLISHED TO BE A BOUNDARY SURVEY AND THAT THIS SURVEY DOES NOT CONSTITUTE FOR AN ALTA/NPS LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED ON 08/01/2024.



CLAYTON M. MCKELVIN
PROFESSIONAL SURVEYOR NO.: 1926
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWING.COM

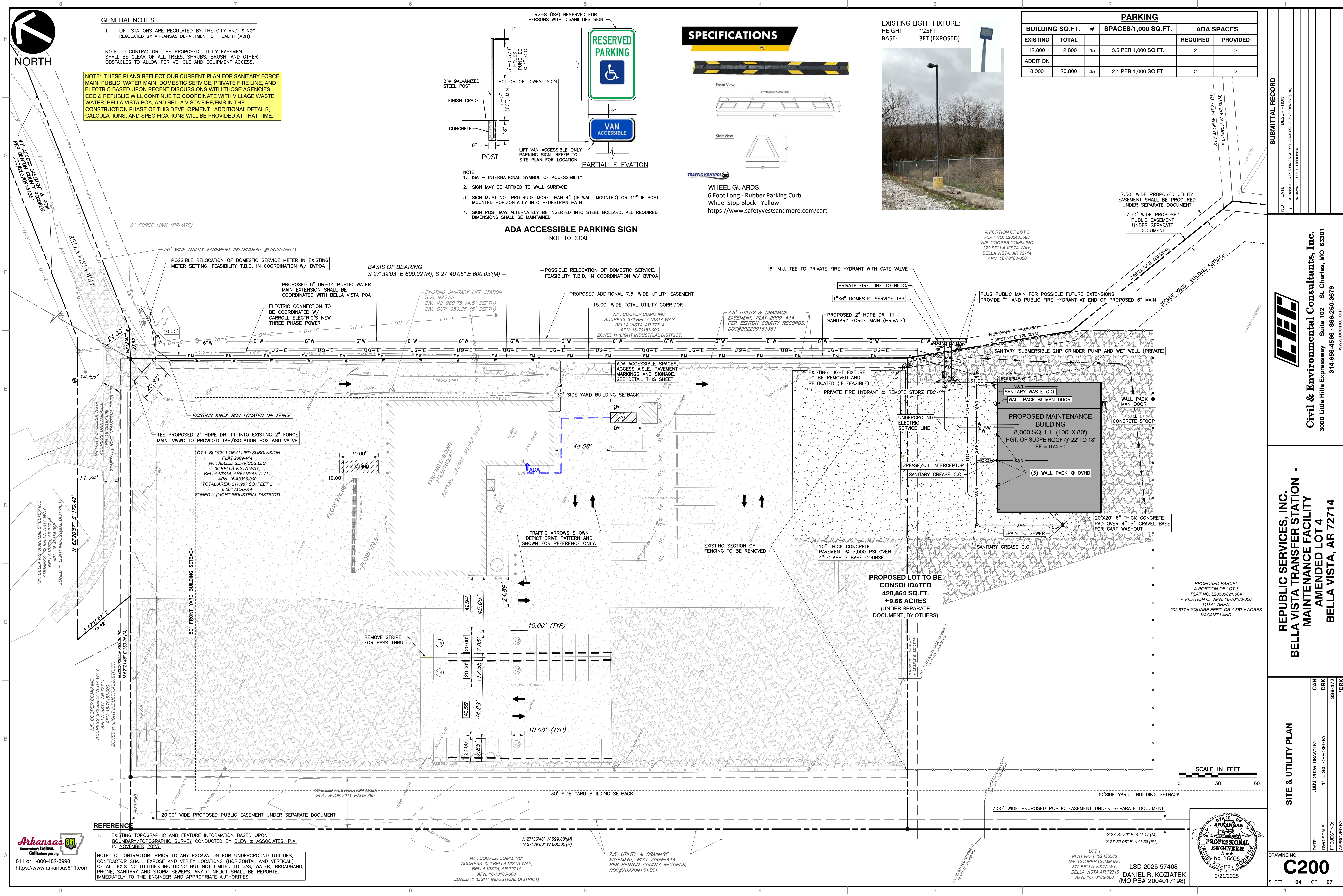
OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-5059	SURVEY DRAWN BY: DMS - 08/22/2024
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SURVEY REVIEWED BY: JMC	SHEET: 1 OF 1
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DATE	REVISION HISTORY

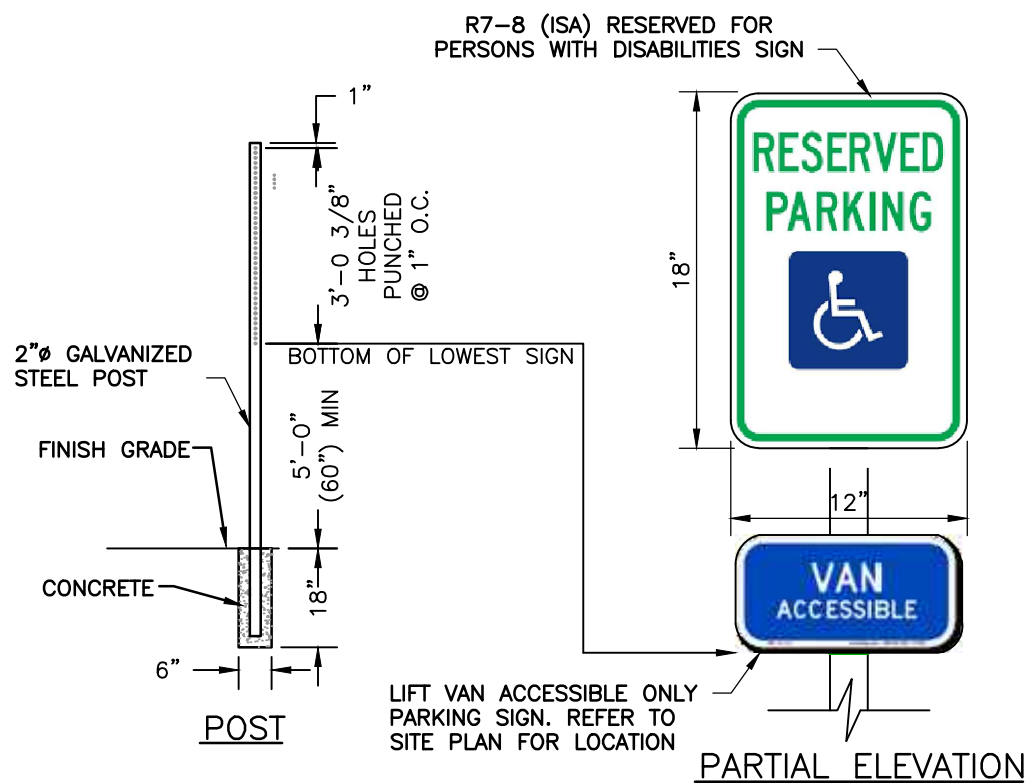


GENERAL NOTES

- 1. LIFT STATIONS ARE REGULATED BY THE CITY AND IS NOT REGULATED BY ARKANSAS DEPARTMENT OF HEALTH (ADH)

NOTE TO CONTRACTOR: THE PROPOSED UTILITY EASEMENT SHALL BE CLEAR OF ALL TREES, SHRUBS, BRUSH, AND OTHER OBSTACLES TO ALLOW FOR VEHICLE AND EQUIPMENT ACCESS.

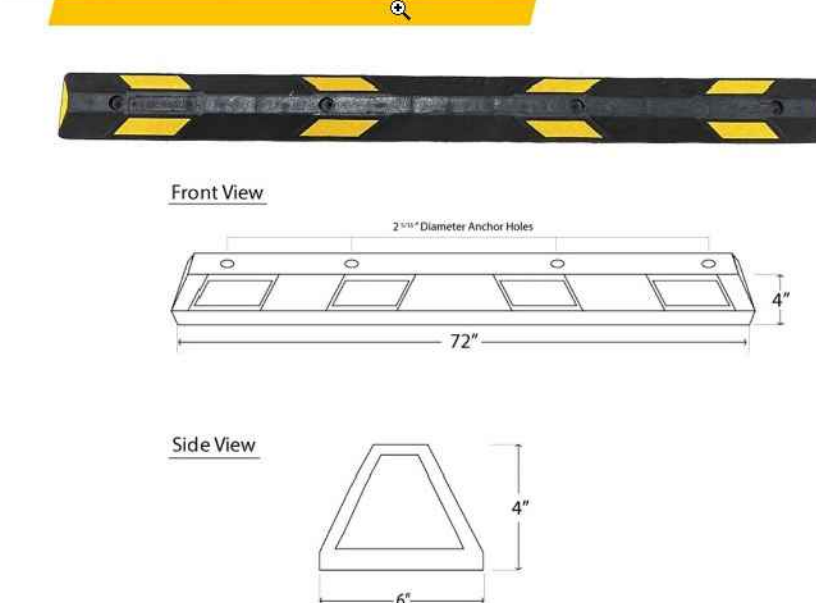
NOTE: THESE PLANS REFLECT OUR CURRENT PLAN FOR SANITARY FORCE MAIN, PUBLIC WATER MAIN, DOMESTIC SERVICE, PRIVATE FIRE LINE, AND ELECTRIC BASED UPON RECENT DISCUSSIONS WITH THOSE AGENCIES. CEC & REPUBLIC WILL CONTINUE TO COORDINATE WITH VILLAGE WASTE WATER, BELLA VISTA POA, AND BELLA VISTA FIRE/EMS IN THE CONSTRUCTION PHASE OF THIS DEVELOPMENT. ADDITIONAL DETAILS, CALCULATIONS, AND SPECIFICATIONS WILL BE PROVIDED AT THAT TIME.



- NOTE:
1. ISA - INTERNATIONAL SYMBOL OF ACCESSIBILITY
 2. SIGN MAY BE AFFIXED TO WALL SURFACE
 3. SIGN MUST NOT PROTRUDE MORE THAN 4" (IF WALL MOUNTED) OR 12" IF POST MOUNTED HORIZONTALLY INTO PEDESTRIAN PATH.
 4. SIGN POST MAY ALTERNATELY BE INSERTED INTO STEEL BOLLARD, ALL REQUIRED DIMENSIONS SHALL BE MAINTAINED

ADA ACCESSIBLE PARKING SIGN
NOT TO SCALE

SPECIFICATIONS



WHEEL GUARDS:
6 Foot Long - Rubber Parking Curb
Wheel Stop Block - Yellow
<https://www.safetyvestsandmore.com/cart>

EXISTING LIGHT FIXTURE:
HEIGHT- ~25FT
BASE- 3FT (EXPOSED)



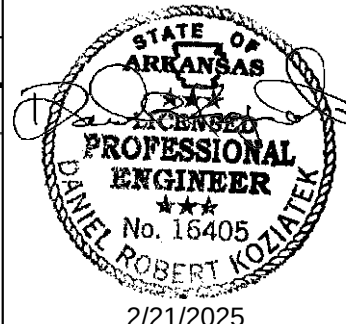
PARKING					
BUILDING SQ.FT.		#	SPACES/1,000 SQ.FT.	ADA SPACES	
EXISTING	TOTAL			REQUIRED	PROVIDED
12,800	12,800	45	3.5 PER 1,000 SQ.FT.	2	2
ADDITION					
8,000	20,800	45	2.1 PER 1,000 SQ.FT.	2	2

SUBMITTAL RECORD		NO	DATE	DESCRIPTION
		1	12/21/2025	CITY SUBMISSION FOR LARGE SCALE DEVELOPMENT (LSD)
		2	02/20/2026	CITY REVIEW/REVISION

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

REPUBLIC SERVICES, INC.
BELLA VISTA TRANSFER STATION -
MAINTENANCE FACILITY
AMENDED LOT 4
BELLA VISTA, AR 72714

SITE & UTILITY PLAN		DRAWING NO.:
		C200
		SHEET 04 OF 07
		DATE: JAN. 2025
		DRAWN BY: CAN
		DRK
		DWG SCALE: 1" = 30'
		CHECKED BY: 336-472
		APPROVED BY: *DRK



LSD-2025-57468
DANIEL R. KOZIATEK
(MO PE# 2004017198)

LOT 1
PLAT NO. L202435583
N/F: COOPER COMM INC
372 BELLA VISTA WY,
BELLA VISTA, AR 72715
APN: 16-70183-000

N/F: COOPER COMM INC
ADDRESS: 372 BELLA VISTA WY,
BELLA VISTA, AR 72714
APN: 16-70183-000
ZONED I1 (LIGHT INDUSTRIAL DISTRICT)

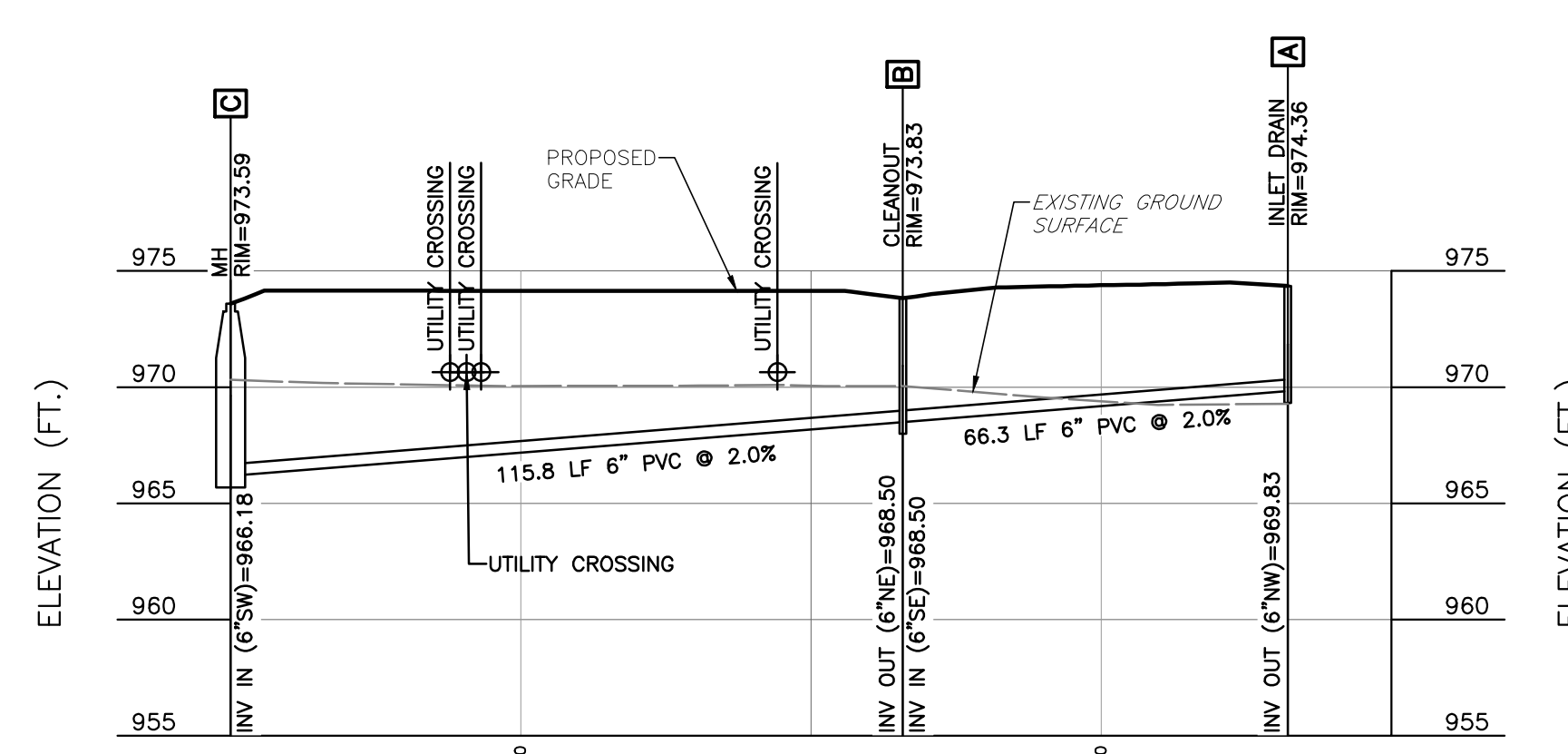
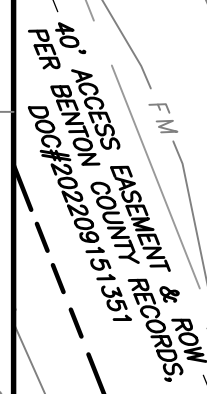
7.5" UTILITY & DRAINAGE
EASEMENT, PLAT 2009-414
PER BENTON COUNTY RECORDS,
DOC#202209151351

- REFERENCE
1. EXISTING TOPOGRAPHIC AND FEATURE INFORMATION BASED UPON BOUNDARY/TOPOGRAPHIC SURVEY CONDUCTED BY BLEW & ASSOCIATES, P.A. IN NOVEMBER 2023.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.



811 or 1-800-482-8998
<https://www.arkansas811.com>

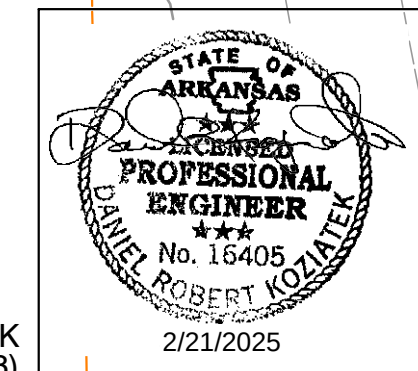
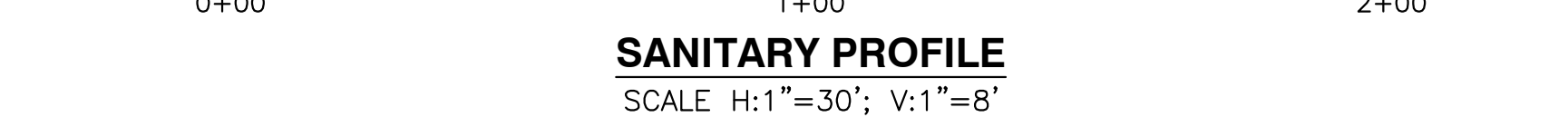


MAINTENANCE AND OPERATION NOTES:

- AN INSPECTION SHALL BE MADE BY DEVELOPER OR AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS.
- ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP'S) WILL BE RECORDED. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

EROSION AND SEDIMENT CONTROL NOTES:

- INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO ANY EARTHWORK.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATIONS DO NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
- INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

[illegible]

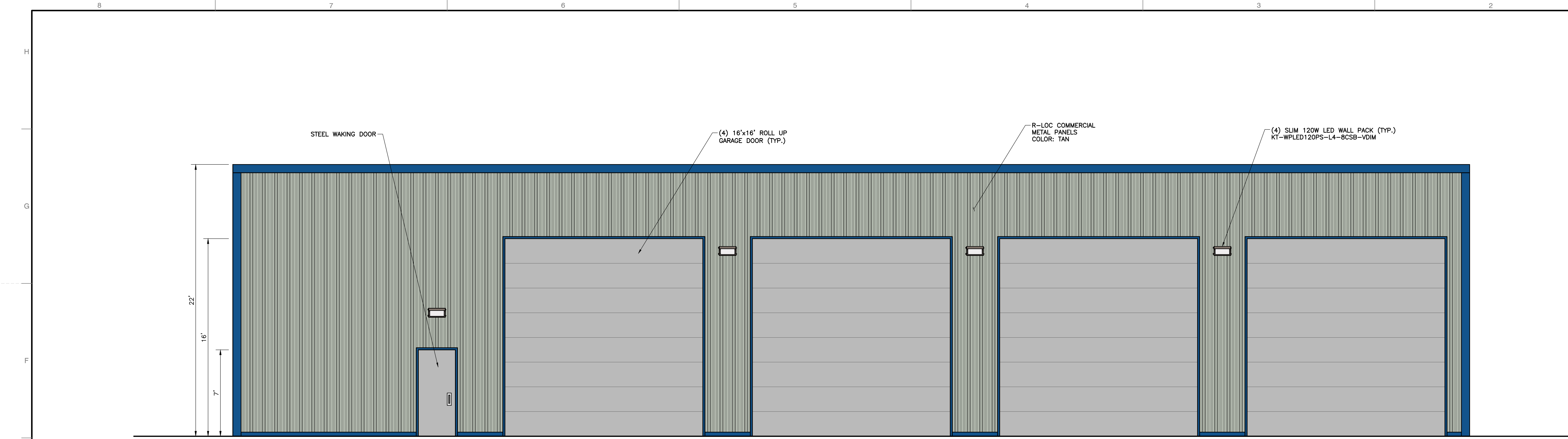
EEC

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www.eecinc.com

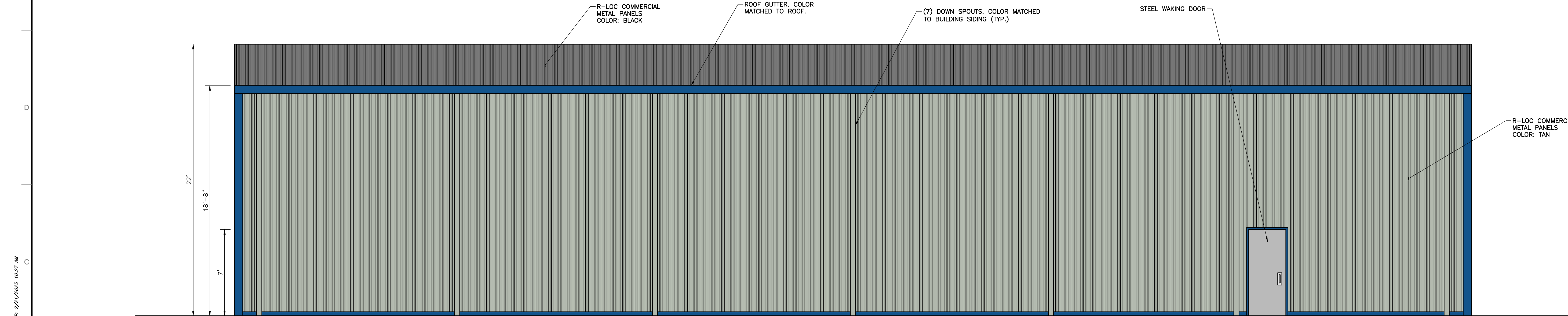
REPUBLIC SERVICES, INC.
BELLA VISTA TRANSFER STATION -
MAINTENANCE FACILITY
AMENDED LOT 4
BELLA VISTA, AR 72714

DRAWING NO.:		C300	
SHEET	05	OF	07

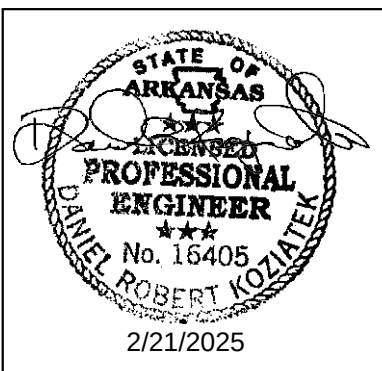
P:\130-000\1306-4721-CADD\Org\1306-4721-4002-A1.dwg[06:41] LS(11/19/2024 - onapd) - LP: 2/21/2025 10:37 AM



PRELIMINARY NORTH BUILDING ELEVATION
SCALE: 1" = 50'-0"



PRELIMINARY SOUTH BUILDING ELEVATION
SCALE: 1" = 50'-0"



SUBMITTAL RECORD		
NO	DATE	DESCRIPTION
1	02/20/2025	CITY SUBMISSION FOR LARGE SCALE DEVELOPMENT (LSD)
2	02/20/2025	CITY RESUBMISSION

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
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REPUBLIC SERVICES, INC.
BELLA VISTA TRANSFER STATION -
MAINTENANCE FACILITY
AMENDED LOT 4
BELLA VISTA, AR 72714

ELEVATIONS			
DATE:	JAN. 2025	DRAWN BY:	MAK
DWG SCALE:	AS NOTED	CHECKED BY:	DRK
PROJECT NO:	336-472	APPROVED BY:	*DRK

DRAWING NO.: **A1**

SHEET **06** OF **07**



TLWP Series Large LED Wall Pack



LSI LED wall lights utilize glare free LED placement and reflector technology. These fixtures produce a smoother and whiter light resulting in more footcandles on the ground, making it the best choice when replacing traditional HID wall packs.

Features & Specifications

Optical System

- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare and offensive light.
- Minimum CRI of 80

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 4kV surge rating

Controls

- Optional electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.
- Optional 120v-277v integral emergency battery pack is available to meet critical life safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Construction

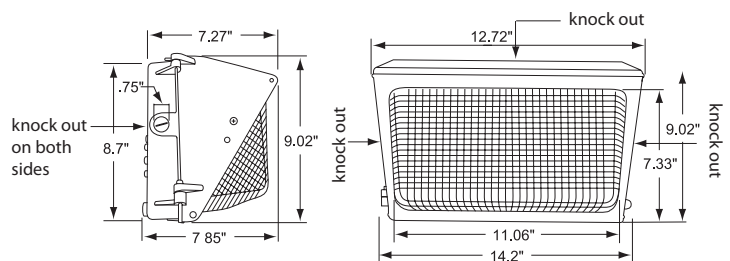
- Rugged traditional aluminum die cast housing provides proven environmental protection for LED modules.
- Traditional fixture design provides a familiar look and standard installation requirements.
- Retaining this look allows the ability to upgrade fixtures gradually, while retaining the same overall fixture appearance throughout a facility.



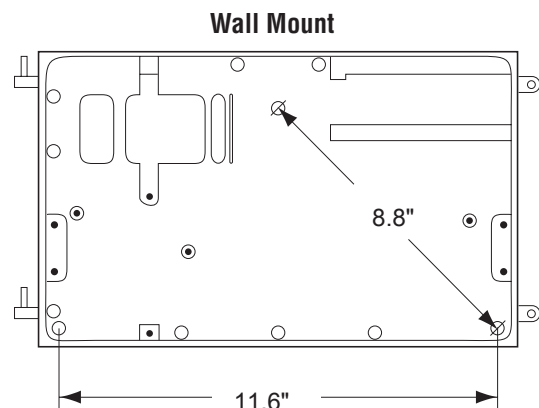
Dimmable



Dimensions Design is Protected by US Patent 9,482,395



Mounting Detail





TLWP Series Large LED Wall Pack

Features & Specifications (Cont.)

- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the TMWP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 9.25 lbs in carton

Controls

- Optional electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Installation

- Fixture retains the same knock-out sizes and positions as previous models, reducing wiring costs.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.
- 1 Year warranty on optional Battery Back Up. Test regularly in accordance with local codes.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.
- DesignLights Consortium qualified luminaires, eligible for rebates from DLC member utilities.

Finishes

- Bronze is standard. Consult factory for pricing and lead time for other options.

Emergency Battery Back Up

- Provides emergency illumination (1,580 lumens) for a minimum of 90 minutes.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
8L	7371	122.07	7371	122.07	7770	128.18	60.38

Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
64	\$28	200	232	\$128	\$100
		250	285	\$150	\$122
		400	458	\$226	\$198

DLC Listings

Lumens	3000K	4000K	5000K
	DLC Prod. ID	DLC Prod. ID	DLC Prod. ID
8L	PK63DALW	PJ6Z9219	PI27BOEB

DesignLights Consortium qualified luminaires, eligible for rebates from DLC member utilities.

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **TLWP LED 8L UNV DIM 40 BZA**

Family Prefix	Lumen Package	Voltage	Dimming	Color Temp	Color Rendering	Options	Finishes	Controls
TLWP LED - Large LED Wall Light	8L = 8,000 Lumens	UNV = Universal (120V-277V) HV = 347-480V Universal Voltage	DIM = Dim to 10% (0 to 10V)	30 = 3000K 40 = 4000K 50 = 5000K	Blank = 80 Color Rendering Index	CWBB = Cold Weather Emergency Battery Back Up	BZA = Bronze WHT = White BLK = Black	PC120 - 120V Button Photocontrol PC208-277 - 208-277V Photocontrol



Meeting Information:

2483 Forest Hills Blvd
February 27, 2025, at 4:30 pm

Reviewer:

Megan Workman,
Trails & Active
Transportation Manager

Property Description

The project site, containing parcels 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-000, 16-79399-003, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79407-000, and 16-79407-002, is centrally located within the Bella Vista city limits; situated west of the intersection of Oldham Drive and Bella Vista Way, and southeast of the intersection of Oldham Drive and Cunningham Drive, an unclassified street.

Project Number	WVR-57487; LSD-57483
Applicant	Taylor Lindley, Craffton Tull
Address/Location	Near 5 Oldham Drive
Current Zoning	C-4 and R-1
Site Area	190.47 acres
Nature of Request	Seeking multiple waivers for a proposed large-scale development

Regulation

Sec. 107-250(m) requires pedestrian accommodations for all new large-scale developments. Sec. 107-314 (a) and (c) outline parking facility surfacing and striping requirements. Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant requests multiple waivers of the development code for the proposed large-scale development described within, known as OZ Trails Bike Park.

Background

The subject site is fronted by Oldham Drive, an identified Sub-Collector, and Bella Vista Way, an identified Major Arterial. Located adjacent to a Type 3 Community Destination node, the adopted future land use plan recommends Park/Open Space and Neighborhood Use in this area.

The primary objective of this project is to establish a Controlled Impact Commercial Recreation Use within the C-4, Shopping Center District and a Trail Use within the R-1, Single-Family Residential District. Both uses are permitted by-right in their respective districts. This project includes the demolition of existing structures and the construction of new facilities including: a 16,682 sq. ft. mixed-use base camp building, a bike lift, two parking lots, and sanitary and water utility improvements. The applicant requests a waiver from surface material, striping and marking requirements citing the temporary use of the gravel for the parking area with a commitment to future compliance. The applicant requests a waiver from pedestrian accommodation requirements citing the challenging topography of Oldham Drive. Partial accommodations have been proposed along Cunningham Drive and Bella Vista Way.

Public Comment

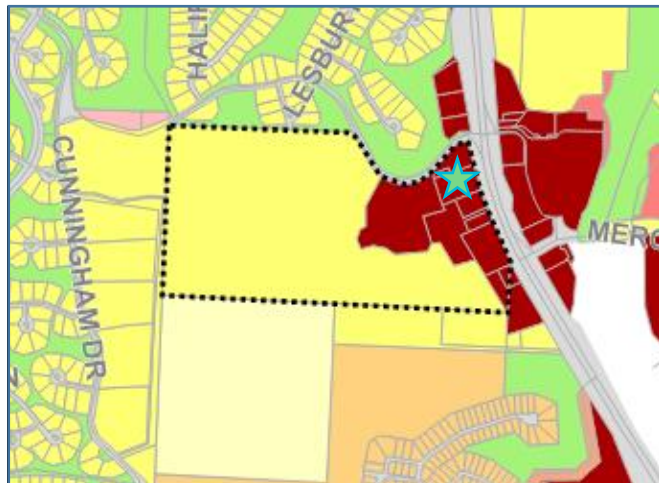
None at the time of this report.

Outstanding Technical Comments

Applicant is working to address outstanding comments from staff.

Recommendation

Due to outstanding technical comments, staff does not have a recommendation at this time.



Zoning Map



Future Land Use Plan

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-162 Large Scale Development Review and Approval

Planning Commission Action: All developments other than those excepted by subsection (a)(1) of this section shall be submitted to the planning commission, which shall approve, approve with conditions, or disapprove the submitted plan. The planning commission is required to take such action within 90 days of submission unless the applicant agrees to a postponement. All planning commission approvals to any development plan shall be signified by the signature on the development plan of the chairperson of the planning commission.

Sec. 107-163 Large Scale Development Review Criteria

The mayor or his designee, planning commission or city council may refuse approval of any development plan for any of the following reasons:

5. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
6. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
7. *Dangerous traffic conditions.* The proposed development would create or compound a dangerous traffic condition. For the purpose of this article, a "dangerous traffic condition" shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.
8. *Lack of utilities.* Adequate water, sewer, and electrical utilities are not readily available to the property and the developer has made no provision for extending such service to the development, or the provision of these utilities cannot obtain approval by the state health department, or other appropriate department.
9. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
10. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
11. *Other.* Any other circumstances as determined by the planning commission.



January 27, 2025

Taylor Robertson
Dept. of Community Development
Planner
616 W. Lancashire Blvd.
Bella Vista, AR 72715

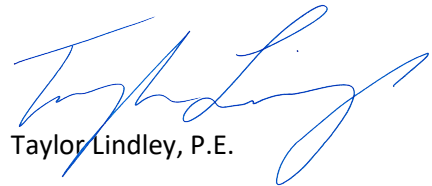
RE: OZ Trails Bike Park
Parcel # 16-79399-003
5 Oldham Dr.
Bella Vista, AR 72714

Ms. Robertson,

Please find included with this letter our application for Administrative LSD for OZ Trails Bike Park. This project includes demolition of existing structures, the addition of parking lots, a 7' retaining wall, a base camp building and bike lift, as well as sanitary sewer and water utility improvements. Included in this submittal is a signed application, drainage report, property deed, and construction plans.

We would like to request a review of the plans. Please don't hesitate to let us know if you have any comments or items that need to be addressed.

Thank you,



Taylor Lindley, P.E.



February 21, 2025

Bella Vista Planning Commission
2483 Forest Hills Blvd
Bella Vista, AR 72715

Re: Waiver Request for Temporary Gravel Parking Area
OZ Trails Bike Park
Bella Vista, AR
CTA No. 24112200
Sec. 107-314.(a) – Surfacing Requirement

Dear Members of the Planning Commission,

In accordance with Sec 107-35 (b)(4), I am writing to request a waiver from the surface material requirements set forth in Sec. 107-314(a) of the City of Bella Vista Code, and the striping and marking requirements set forth by Sec 107-314.(c). Sec 107-314.(a) mandates the use of asphalt, concrete, brick, or semi-permeable pavement for all regulated items. Specifically, I am requesting permission to use gravel as the surface material for a proposed temporary parking area on the property located at the parcel numbers listed on the waiver request application. Additionally, varying from Section 107-314 (c), I request an exemption from the use of pavement striping in this parking area.

The primary reason for this request is that the parking area is intended to serve as a temporary solution while future development plans for the property are being finalized. The gravel surface will be sufficient for short-term use, and we plan to upgrade the parking area to a permanent, compliant surface (such as asphalt or another approved material) once the full development of the property proceeds. We are proposing a 5-year sunset clause to accompany this waiver.

The proposed use of the property involves low-impact activities that are better suited to gravel, as a paved parking lot would alter the character of the area in a way that would diminish the overall experience for visitors and residents alike. Granting this waiver would preserve the property owner's right to develop the land in accordance with its intended purpose, and future development will remain subject to all applicable development regulations in place at that time.

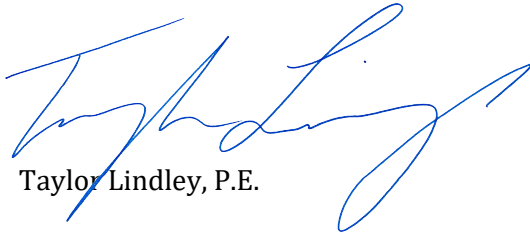
Furthermore, we will ensure that the gravel parking area is properly graded and drained to handle surface water runoff in compliance with all applicable regulations. We propose the installation of 8-inch perforated drains to enhance the gravel area's function as a water quality feature. The result of these drains will be sediment filtration, pollutant reduction, and the infiltration of clean water into the existing drainageways. This design will also reduce the potential for erosion and act in compliance with BMPs. Gravel Parking lots with perforated drains are an excellent example of Low Impact Development (LID) strategies that can improve the quality of life for residents and visitors of Bella Vista.



The granting of this waiver will not adversely affect the public health, safety, or welfare of surrounding properties.

If you have any questions or concerns, please do not hesitate to contact us at your earliest convenience. Thank you for your thoughtful consideration of this request.

Sincerely,



Taylor Lindley, P.E.



February 21, 2025

Bella Vista Planning Commission
2483 Forest Hills Blvd
Bella Vista, AR 72715

Re: Waiver Request for Pedestrian Accommodations
OZ Trails Bike Park
Bella Vista, AR
CTA No. 24112200
Sec. 107-250(m)(1) – Pedestrian Accommodations

Dear Members of the Planning Commission,

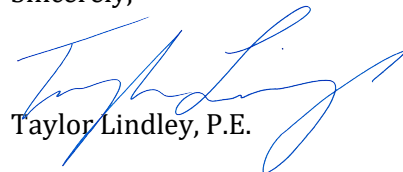
In accordance with Sec 107-35(b)(4), I am writing to respectfully request a waiver from the pedestrian accommodation requirements outlined in Section 107-250(m)(1) of the Bella Vista Code of Ordinances, which mandates the construction of pedestrian accommodation along Oldham Drive.

Due to the unique topography of the site, the right-of-way along Oldham Drive is characterized by steep gradients, making the construction of a safe, functional sidewalk unfeasible. The slope of the area is too severe to allow for a sidewalk that pedestrians could use safely and comfortably. As a result, we respectfully request a waiver from the sidewalk requirement along this section of Oldham Drive.

Pedestrian accommodations are being met along Cunningham (along the West side of the property line) and along Bella Vista Way (Along the East side of the property line).

Thank you for your time and thoughtful consideration of this request. Should you have any questions or require further information, please do not hesitate to contact me directly.

Sincerely,



Taylor Lindley, P.E.

**LINK TO
DRAINAGE
REPORT**



MEYER BELLA VISTA PLANNING
MEYER WORKMAN – PLANNER
MWORKMAN@BELLAVISTAAR.GOV
616 W LANCASTER BLVD,
BELLA VISTA, AR. 72715
PHONE: (479) 268-4980

CARROLL ELECTRIC
DEREK THURMAN
DTHURMAN@CARROLLEC.COM
(800)-432-9720 EXT. 2690

GEOTECH
CRAFTON TULL HAS NOT
OBTAINED A GEOTECHNICAL
INVESTIGATION ON THE
PROPERTY. A GEOTECHNICAL
ENGINEER LICENSED IN THE
STATE OF ARKANSAS SHALL
VERIFY PAVEMENT SECTIONS
PRIOR TO CONSTRUCTION AND
PERFORM ALL MATERIALS
TESTING DURING
CONSTRUCTION.

ARCHITECTS
HUFFT
403 SE 5TH STREET
BENTONVILLE, AR 72712
WWW.HUFFT.COM
PHONE: 816-531-0200

CITY OF BELLA VISTA PLANNING COMMISSION CHAIRMAN

LEGAL DESCRIPTIONS SHOWN ON SHEET C-003 OVERVIEW. DESCRIPTIONS PROVIDED BY CE

THE FOLLOWING WAIVERS AND VARIANCES REQUESTED AT THE TIME OF PREPARING THIS PLAT OR PLAN:
 WAIVER FROM SEC. 107-314 (A) AND SEC 107-314 (C) FOR GRAVEL SURFACING AND STRIPING REQUIREMENTS
 WAIVER FROM SEC. 107-250 (M)(1) FOR PEDESTRIAN ACCOMMODATIONS ALONG A PORTION OF OLDHAM DR
 VARIANCE FROM SEC. 109-96 (A) AND SEC 109-96 (C) FOR GRAVEL SURFACING AND STRIPING REQUIREMENTS
 VARIANCE FROM SEC.109-75 (B)(4) FOR ZONING SPECIFIC STRUCTURE HEIGHT CONSTANT
 VARIANCE FROM SEC.109-219 (B)(2) FOR PERIMETER LANDSCAPING REQUIREMENTS

BY OTHERS
BY OTHERS
BY OTHERS
BY OTHERS
BY OTHERS
BY OTHERS
BY OTHERS

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: 24112200
ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY
QC by: _____
QC Date: _____

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

PRELIMINARY PLANS

© 2025 Crafton, Tull & Associates, Inc.

COVER SHEET

C-001

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	
	CURB
	
	INTERMEDIATE CONTOUR 1206
	
	INDEX CONTOUR 1205
	SS
	SANITARY SEWER LINE
	G
	GAS LINE
	W
	WATER LINE
	UGT
	UNDERGROUND TELEPHONE
	UGE
	UNDERGROUND ELECTRIC
	OHE
	OVERHEAD ELECTRIC
	FO
	FIBER OPTIC
	UGTV
	UNDERGROUND TELEVISION
	CHAIN LINK FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN OR REFERENCED HEREIN SHALL BE THE BASIS OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDUCT OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, 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.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PERFORMED PER THE MOST RECENT TECHNICAL REPORT REQUIREMENT, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTOR'S EXPENSE.
10. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 1-5-5-307 AND § AR ST § 1-5-5-308 AND ANY OTHER CURRENT STATE OR FEDERAL STATUTES CONTAINING WARNING NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO POWER, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

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 ONSITE AND OFFSITE, 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.

Arkansas One Cal



Know what's **below**

Call before you dig.

DRAWING LOCATION - S:\340000\34328\DRAWINGS\SURVEY\WORKING\34328RP.DWG -- SAVED BY: WPIERSON

SPR
Front: 15 Feet
Side: 12 Feet (R/W) Side: 8 Feet
Rear: 10 Feet
R-E
Front: 50 Feet
Side: 20 Feet
Rear: 50 Feet
R-1
Front: 20 Feet
Side: 15 Feet (R/W) Side: 7.5 Feet
Rear: 15 Feet
C-4
Front: 75 Feet
Side: 40 Feet (R/W) Side: 30 Feet (NR) Side: 40 Feet (R)
Rear: 35 Feet (NR) Rear: 75 Feet (R)
P-1
Front: 50 Feet
Side: 50 Feet
Rear: 50 Feet

R/W = Right-of-Way
R = Residential
NR = Non-Residential

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a Replat of Parcel #'s 16-79407-000, 16-79407-002, 16-79399-000, 16-79399-003, 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79399-006, 16-79392-002, 16-79392-000, 16-79392-001, 16-79392-003, 16-79405-002, 16-79405-001, 16-40236-005, 16-79392-010, 16-79408-003, 16-79404-000, 16-40235-000, 16-79408-001, and 16-79404-010.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. 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.
- Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by static observations processed through Trimble RTX.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- The locations of underground utilities as shown hereon are based on 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.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
Map Numbers: 05007C0080I and 05007C0090I
Map Revised: September 28th, 2007
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bella Vista GIS map. This property is zoned SPR, R-E, and R-1 Residential, as well as C-4 Commercial, and P-1 Conservation.
Building setbacks for the zones are as follows:

SHEET INDEX:

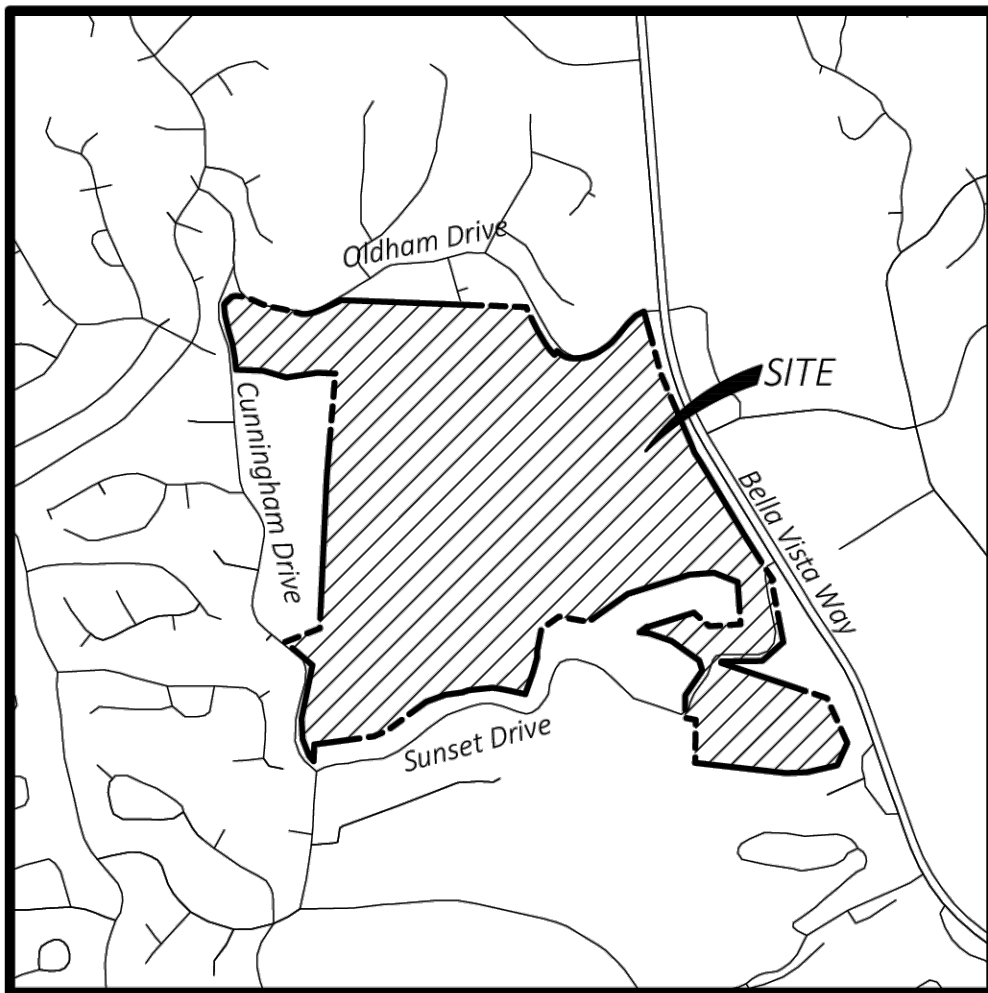
- COVER SHEET
- OVERVIEW
- REPLAT NORTHWEST
- REPLAT NORTHEAST
- REPLAT WEST
- REPLAT EAST
- REPLAT SOUTH
- DETAILS

Replat of Parcel Numbers 16-79407-000, 16-79407-002, 16-79399-000, 16-79399-003, 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79399-006, 16-79392-002, 16-79392-000, 16-79392-001, 16-79392-003, 16-79405-002, 16-79405-001, 16-40236-005, 16-79392-010, 16-79408-003, 16-79404-000, 16-40235-000, 16-79408-001, and 16-79404-010 into Lots 1-4 of Anderson Heights Subdivision

Runway Group, LLC

Bella Vista Way

City of Bella Vista, Benton County, Arkansas



VICINITY MAP

NOT TO SCALE
Latitude: 36°26'12"N
Longitude: 94°14'35"W

Surveyor:
CEI Engineering Associates, Inc. 2600 NE 11th ST, Suite 300 Bentonville, AR 72712 Phone: (479) 273-9472 Fax: (479) 271-0536 Surveyor: William G. Gagner
Owner
Parcel Numbers #16-79407-000, 16-79407-002, 16-79399-000, 16-79399-003, 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79399-006, 16-79392-002, 16-79392-000, 16-79392-001, 16-79392-003, 16-79405-002, 16-79405-001, 16-40236-005, 16-79392-010, 16-79408-003, 16-79404-000, 16-40235-000, 16-79408-001, and 16-79404-010 CASA AMERICANA II LLC 5535 MEMORIAL DR. STE F PMB 908 HOUSTON, TX 77007



CERTIFICATE OF SURVEYING ACCURACY:

I, William Gagner, 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.

Signed: William G. Gagner
Registered Land Surveyor
State of Arkansas Registration No. 1659

Date of Execution: 1/30/2025

Certificate of Approval

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

Signed _____

Date of Execution: _____

Planning Commission Chairman

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, 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, and easements as shown on said plat.

Signed: _____

Date of Execution: _____

Name & Address:

Source of Title: Deed Instrument #'s L202446381, L202060466,
L202446383, L202057360, L202446386, L202071880, L202446384,
and L202446385

ACKNOWLEDGMENT

State of Arkansas)
County of _____)

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he/she/they has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this _____ day of _____, 20____.

My commission expires: _____

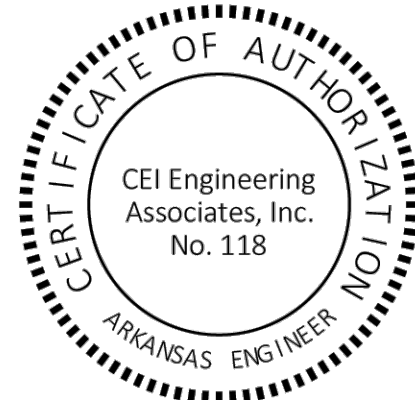
Notary Public

Non-Buildability:

Approval of this plan does not in any way indicate that any of the tracts on this plan are buildable according to the planning regulations of Benton County, Arkansas nor an endorsement by the Planning board of said buildability of said tracts.

Non-assurance from Department of Health:

Approval of this plat does not carry any assurances that the tract or tracts will qualify for a septic system permit from the Arkansas Health Department.



CEI ENGINEERING ASSOCIATES, INC.
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CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Replat
Runway Group, LLC
Bella Vista Way
Bella Vista, Benton County, Arkansas



PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

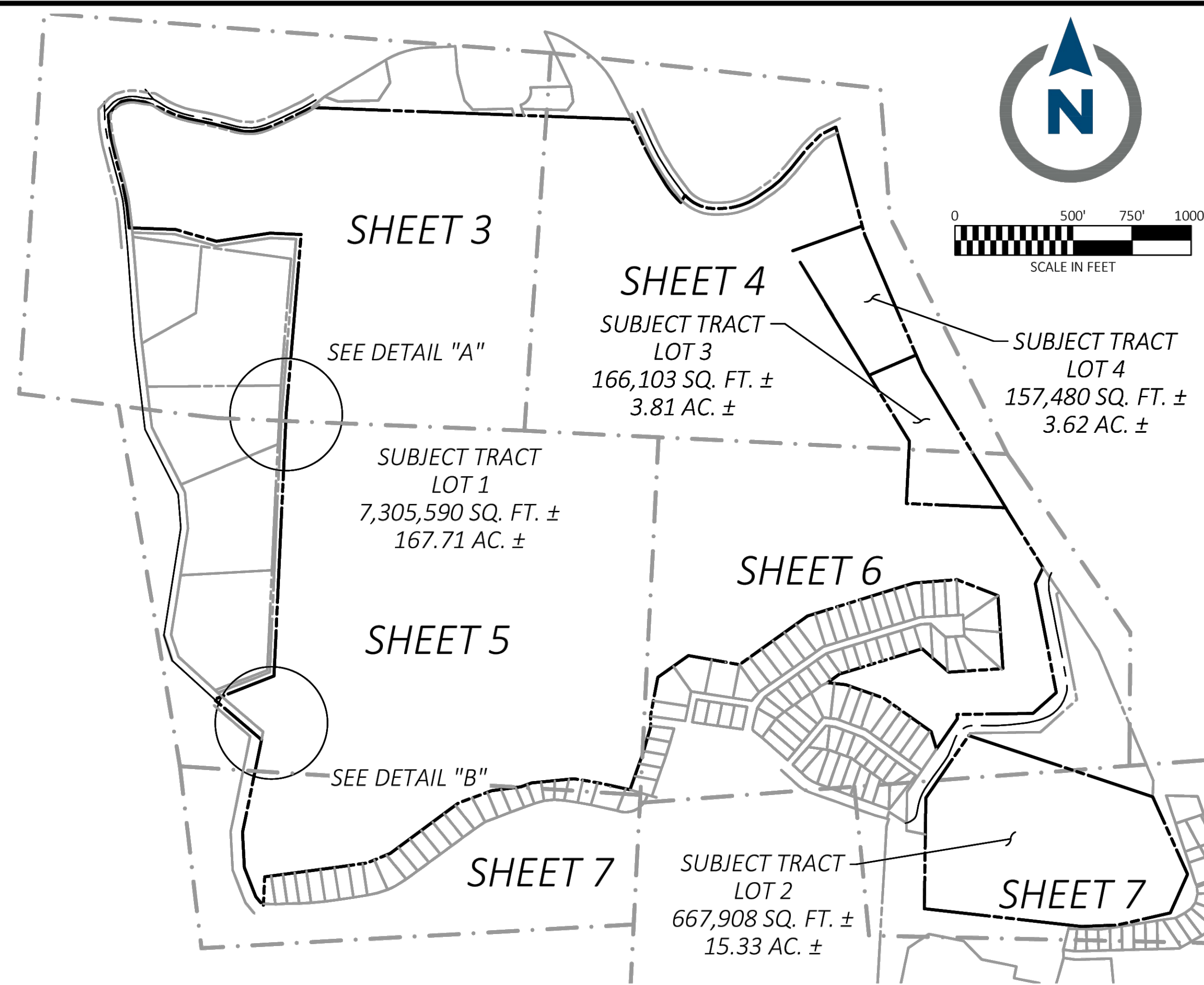
C-002

COVER

SHEET TITLE
SHEET NUMBER

1 OF 8

DRAWING LOCATION - S:\34000\34328\DRAWINGS\SURVEY\WORKING\34328RRP.DWG -- SAVED BY - WPIERSON



LOT 2 AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 1, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALSO DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" rebar with cap (PLS 352) on the East Right of Way of Sunset Drive; THENCE along said East Line North 34°32'10" East, 320.11 feet; THENCE leaving said East Line South 71°34'47" East, 820.77 feet; THENCE South 24°18'19" East, 360.06 feet; THENCE South 24°08'26" West, 179.76 feet; THENCE South 77°07'22" West, 229.23 feet; THENCE South 87°42'34" West, 151.93 feet; THENCE North 83°32'58" West, 670.48 feet; THENCE North 00°48'36" East, 314.73 feet; THENCE North 00°48'36" East, 155.00 feet; to the POINT OF BEGINNING containing 667,908 square feet or 15.33 acres, more or less.

LOT 4 AS SURVEYED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALSO DESCRIBED AS FOLLOWS:

COMMENCING at a found stone on the West Line of Hilltop Estates to Cunningham Estates Subdivision filed for record in the office of the circuit clerk in Benton County, Arkansas, marking the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 20 North, Range 31 West; THENCE along the North Line of the SE Quarter of said Section 2, South 87°32'50" East, 2,641.98 feet to a 3/8-inch rebar; THENCE along the West Line of the parcel described at Deed Instrument #L202446386, North 31°32'54" West, 327.53 feet to a 5/8-inch rebar found at the Southeast Corner of the parcel described at Deed Instrument #L202057360 and the POINT OF BEGINNING; THENCE along the West Line of said parcel, North 31°29'36" West, 131.65 feet to a 1/2-inch rebar; THENCE continuing along said West Line, North 31°23'25" West, 221.73 feet to a 1/2-inch rebar found at the Southwest Corner of the parcel described at Deed Instrument #L202057360; THENCE along the West Line of said parcel, North 31°28'43" West, 226.97 feet to a 5/8-inch rebar with cap LS1659; THENCE continuing along said West Line, North 31°04'14" West, 38.16 feet to a 5/8-inch rebar with cap LS1659; THENCE along the North Line of said parcel, North 70°20'14" East, 311.94 feet to a 5/8-inch rebar with cap LS1659 set the West Right of Way of Highway 71 per ARDOT Job #9579; THENCE along said West Right of Way the following five (5) courses:

- South 15°18'32" East, 39.52 feet to a 5/8-inch rebar with 2" aluminum cap;
- South 23°11'40" East, 94.07 feet to a 5/8-inch rebar;
- South 23°06'14" East, 30.18 feet to a 5/8-inch rebar;
- South 23°14'34" East, 79.77 feet to a 5/8-inch rebar;
- South 23°17'30" East, 349.05 feet to a cotton spindle;

THENCE departing said West Right of Way, South 66°37'14" West, passing through a cotton spindle at a distance of 94.30 feet, passing through a 5/8-inch rebar at a distance of 119.91 feet and continuing for a total distance of 217.99 feet to the POINT OF BEGINNING containing 157,480 square feet or 3.62 acres, more or less.

LOT 3 AS SURVEYED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST AND PART OF THE NORTHEAST OF THE SOUTHEAST BOTH IN SECTION 2, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER BOTH IN SECTION 1, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALSO DESCRIBED AS FOLLOWS:

COMMENCING at a found stone on the West Line of Hilltop Estates to Cunningham Estates Subdivision filed for record in the office of the circuit clerk in Benton County, Arkansas, marking the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 20 North, Range 31 West; THENCE along the North Line of the SE Quarter of said Section 2, South 87°32'50" East, 2,641.98 feet to a 3/8-inch rebar and the POINT OF BEGINNING; THENCE along the West Line of the parcel described at Deed Instrument #L202446386, North 31°32'54" West, 327.53 feet to a 5/8-inch rebar found at the Southeast Corner of the parcel described at Deed Instrument #L202057360; THENCE along the South Line of said parcel, North 66°37'14" East, passing through a 5/8-inch rebar at a distance of 98.09 feet, passing through a cotton spindle at a distance of 123.69 feet and continuing for a total distance of 217.99 feet to a cotton spindle found on the West Right of Way of Highway 71 per ARDOT Job #9579; THENCE along said West Right of Way the following five (5) courses:

- South 23°11'40" East, 75.55 feet to a cotton spindle;
- South 31°11'30" East, 74.77 feet to a 5/8-inch rebar;
- South 31°00'10" East, 349.88 feet to a 5/8-inch rebar with cap LS1659;
- South 31°16'01" East, 20.55 feet to a 5/8-inch rebar with cap LS1659;
- South 31°10'30" East, 230.03 feet to a 5/8-inch rebar with cap LS1659;

THENCE departing said West Right of Way, North 87°33'10" West, 421.25 feet to a 5/8-inch rebar with cap LS1659; THENCE North 02°51'32" East, 264.06 feet to the POINT OF BEGINNING containing 166,103 square feet or 3.81 acres, more or less.

LOT 1 AS SURVEYED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, A PART OF THE SOUTHEAST QUARTER AND A PART OF LOT 1 AS SURVEYED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, A PART OF THE SOUTHEAST QUARTER AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2. ALSO, A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 ALL IN TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING at a found stone on the West Line of Hilltop Estates to Cunningham Estates Subdivision filed for record in the office of the circuit clerk in Benton County, Arkansas, marking the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 20 North, Range 31 West; THENCE along said West Line, North 04°45'40" East 764.85 feet to a 5/8-inch rebar with cap LS1659 set on the North Line of said Cunningham Estates; THENCE leaving said West Line and along said North Line the following four (4) courses:

- North 87°27'22" West, passing through a 3/4-inch pipe at a distance of 32.39 feet and continuing for a total distance of 131.60 feet to a 5/8-inch rebar with cap LS1659;
- South 81°21'34" West, 229.30 feet to a 3/4-inch pipe;
- North 73°58'26" West, 180.50 feet to a 3/4-inch pipe;
- North 87°53'26" West, 196.69 feet to a 5/8-inch rebar with cap LS1659 set on the East Right of Way Line of Cunningham Drive;

THENCE along said East Line the following six (6) courses:

- North 05°49'50" West, 91.52 feet to a 5/8-inch rebar with cap LS1659;
- North 10°35'08" West, 104.85 feet to a 5/8-inch rebar with cap LS1659;
- North 16°09'06" West, 80.69 feet to a 5/8-inch rebar with cap LS1659;
- North 13°19'59" West, 126.70 feet to a 5/8-inch rebar with cap LS1659;
- North 06°36'16" West, 57.33 feet to a 5/8-inch rebar with cap LS1659;
- North 02°34'19" West, 27.15 feet to the South Right of Way Line of Oldham Drive;

THENCE leaving said East Line and along said South Line the following fifteen (15) courses:

- North 38°53'56" East, 34.11 feet to a 5/8-inch rebar with cap LS1659;
- North 48°41'16" East, 44.50 feet to a 5/8-inch rebar with cap LS1659;
- North 77°23'24" East, 31.82 feet to a 5/8-inch rebar with cap LS1659;
- South 83°03'57" East, 68.48 feet to a 5/8-inch rebar with cap LS1659;
- South 67°53'33" East, 86.94 feet to a 5/8-inch rebar with cap LS1659;
- South 64°23'18" East, 46.84 feet to a 5/8-inch rebar with cap LS1659;
- South 73°01'34" East, 59.18 feet to a 5/8-inch rebar with cap LS1659;
- South 78°16'20" East, 106.89 feet to a 5/8-inch rebar with cap LS1659;
- South 76°10'52" East, 42.50 feet to a 5/8-inch rebar with cap LS1659;
- South 76°17'00" East, 37.45 feet to a 5/8-inch rebar with cap LS1659;
- North 89°24'37" East, 41.15 feet to a 5/8-inch rebar with cap LS1659;
- North 77°09'52" East, 53.81 feet to a 5/8-inch rebar with cap LS1659;
- North 68°04'23" East, 51.74 feet to a 5/8-inch rebar with cap LS1659;
- North 64°45'26" East, 106.11 feet to a 5/8-inch rebar with cap LS1659;
- North 63°44'06" East, 54.62 feet to a 3/8-inch found on the North Line of the Southwest Quarter of the Northeast Quarter of said Section 2;

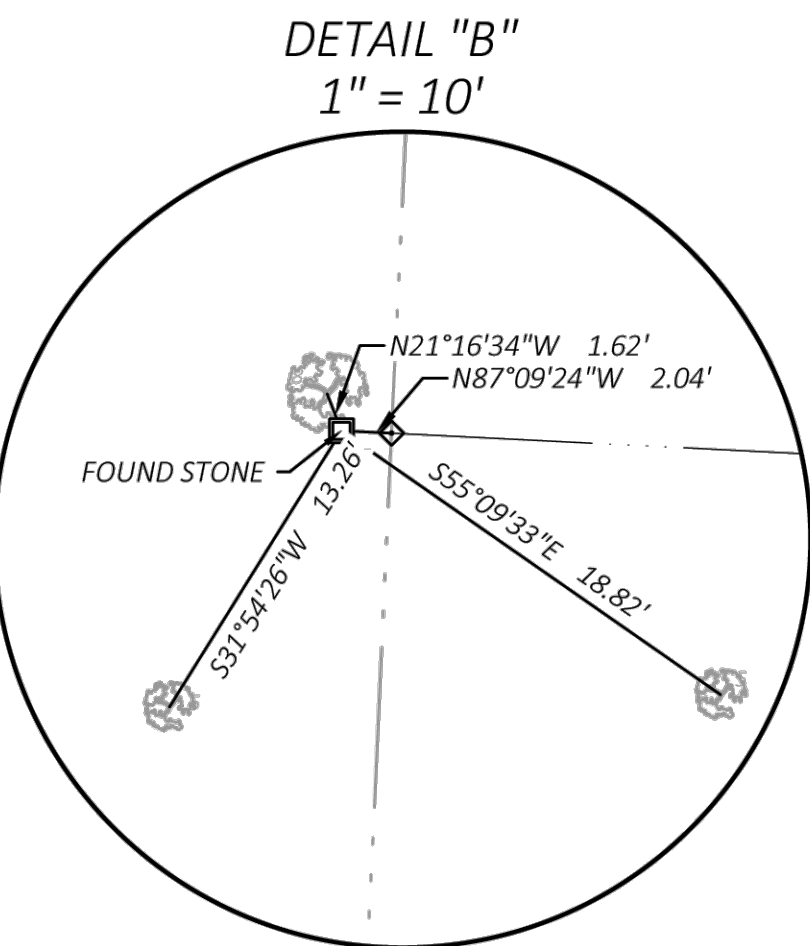
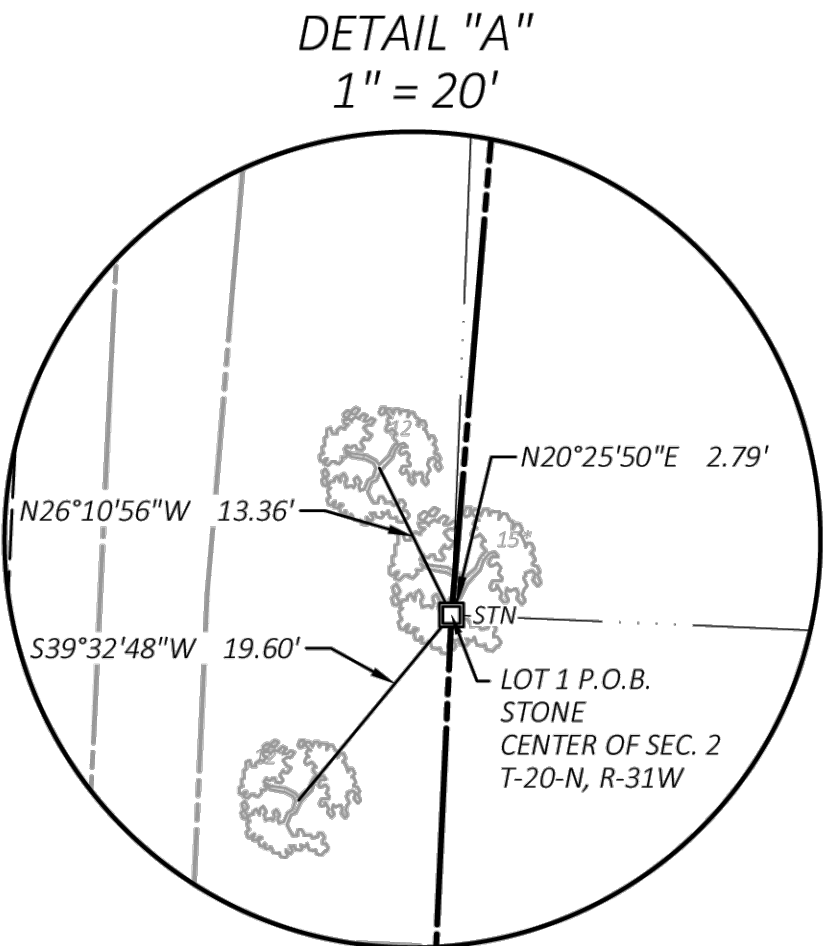
THENCE along said North Line South 87°52'08" East, 1,355.90 feet to a 3/4-inch pipe found on the West Right of Way Line of Oldham Drive; THENCE leaving said North Line and along said West Line the following three (3) courses:

- South 24°58'44" East, 113.14 feet to a 5/8-inch rebar with cap LS1659;
- Along a non-tangent curve to the left, said curve having a length of 173.15 feet, a radius of 1,762.90 feet, through a central angle of 05°37'39", and a chord bearing and distance of South 29°03'11" East, 173.08 feet to a 5/8-inch rebar with cap LS1659;
- Along a non-tangent curve to the left, said curve having a length of 124.84 feet, a radius of 417.48 feet, through a central angle of 17°07'59", and a chord bearing and distance of South 38°06'20" East, 124.37 feet;

THENCE leaving said West Line North 29°58'06" East, 35.58 feet to the centerline of Oldham Drive; THENCE along said centerline the following nine (9) courses:

- Along a non-tangent curve to the left, said curve having a length of 146.51 feet, a radius of 170.00 feet, through a central angle of 49°22'47", and a chord bearing and distance of South 66°31'33" East, 142.02 feet;
- North 88°47'06" East, 26.57 feet;
- Along a non-tangent curve to the left, said curve having a length of 159.55 feet, a radius of 275.00 feet, through a central angle of 33°14'31", and a chord bearing and distance of North 72°09'50" East, 157.32 feet;
- North 55°18'54" East, 76.48 feet;
- North 50°26'27" East, 41.96 feet;
- North 42°49'27" East, 64.50 feet;
- North 39°00'27" East, 114.70 feet;
- North 44°59'27" East, 82.27 feet;
- North 63°00'54" East, 70.27 feet to the West Right of Way of State Highway 71;

THENCE leaving said centerline and along said West Line, South 14°56'31" East, 234.58 feet to a 5/8-inch rebar; THENCE continuing along said West Line, South 14°56'47" East, 199.04 feet to a 5/8-inch rebar with cap LS1659 set on the South Line of Tract 2 per Plat Book 2015, Page 223; THENCE along said South Line, South 70°20'14" West, 311.94 feet to a 5/8-inch rebar with cap LS1659 set on the West Line of the parcel shown at Plat Book 2009, Page 210;



State Survey Code: 500-20N-31W-0-02-000-04-1659
State Survey Code: 500-20N-31W-0-01-304-04-1659



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FAX: (972) 488-6732

Replat
Runway Group, LLC
Bella Vista Way
Bella Vista, Benton County, Arkansas



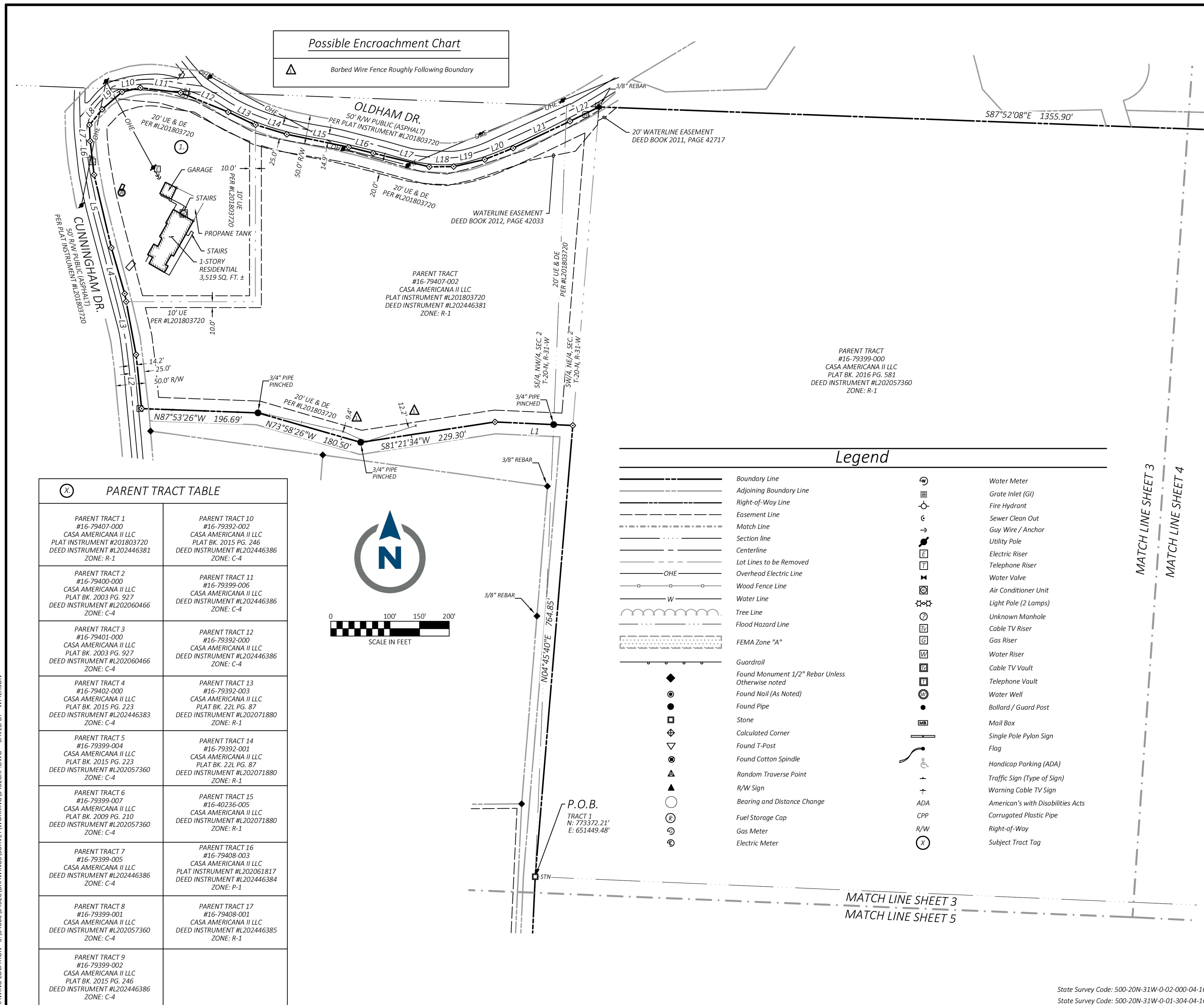
PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

C-003

OVERVIEW

SHEET TITLE
SHEET NUMBER

2 OF 8



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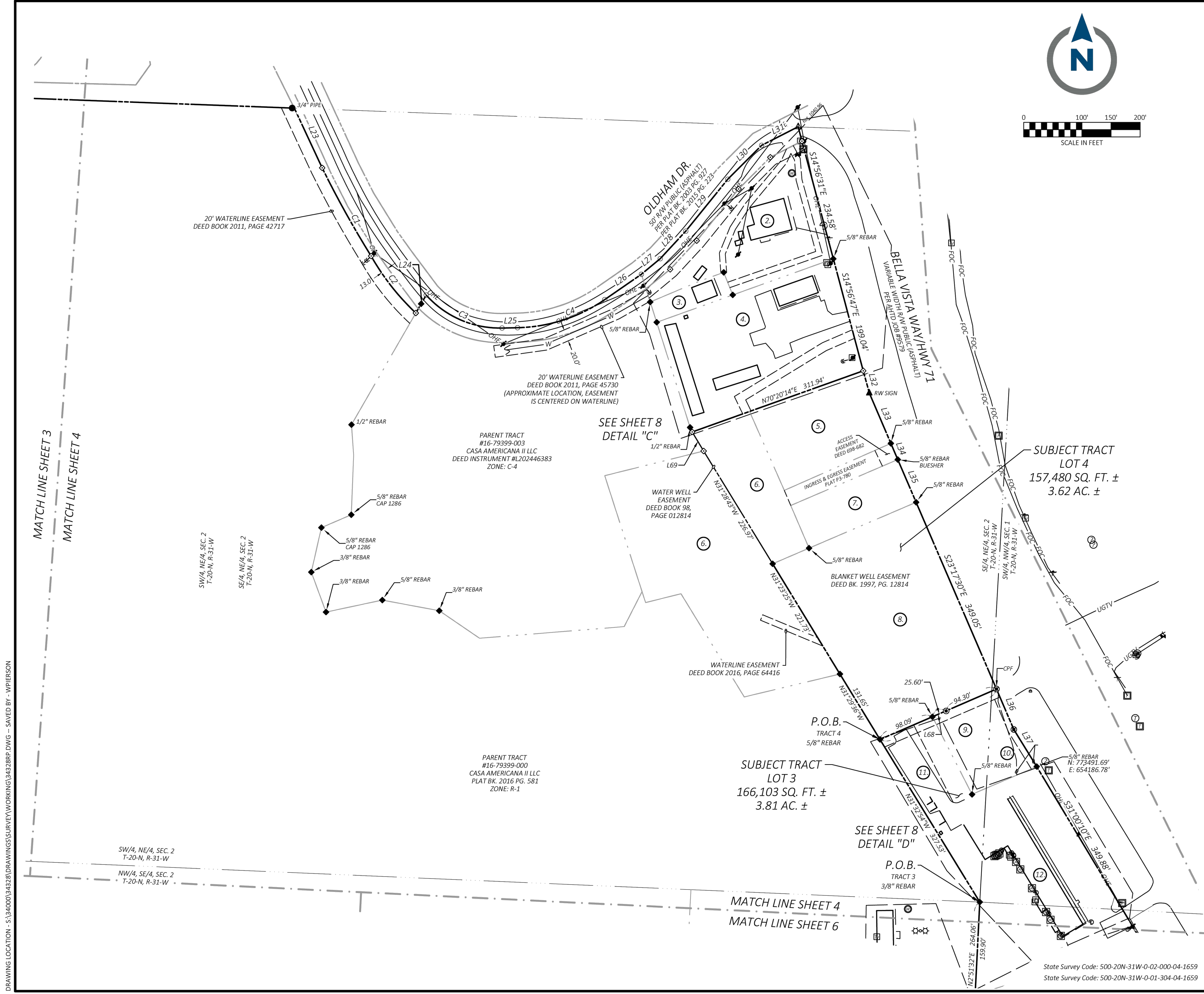


PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

REPLAT NORTHWEST

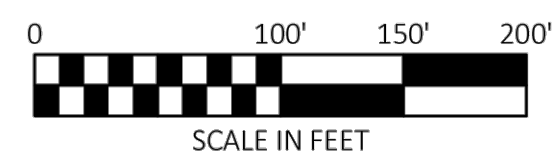
SHEET TITLE
SHEET NUMBER

3 OF 8



DRAWING LOCATION - S:\34000\34328\DRAWINGS\SURVEY\WORKING\34328RP.DWG -- SAVED BY - WPIERSON

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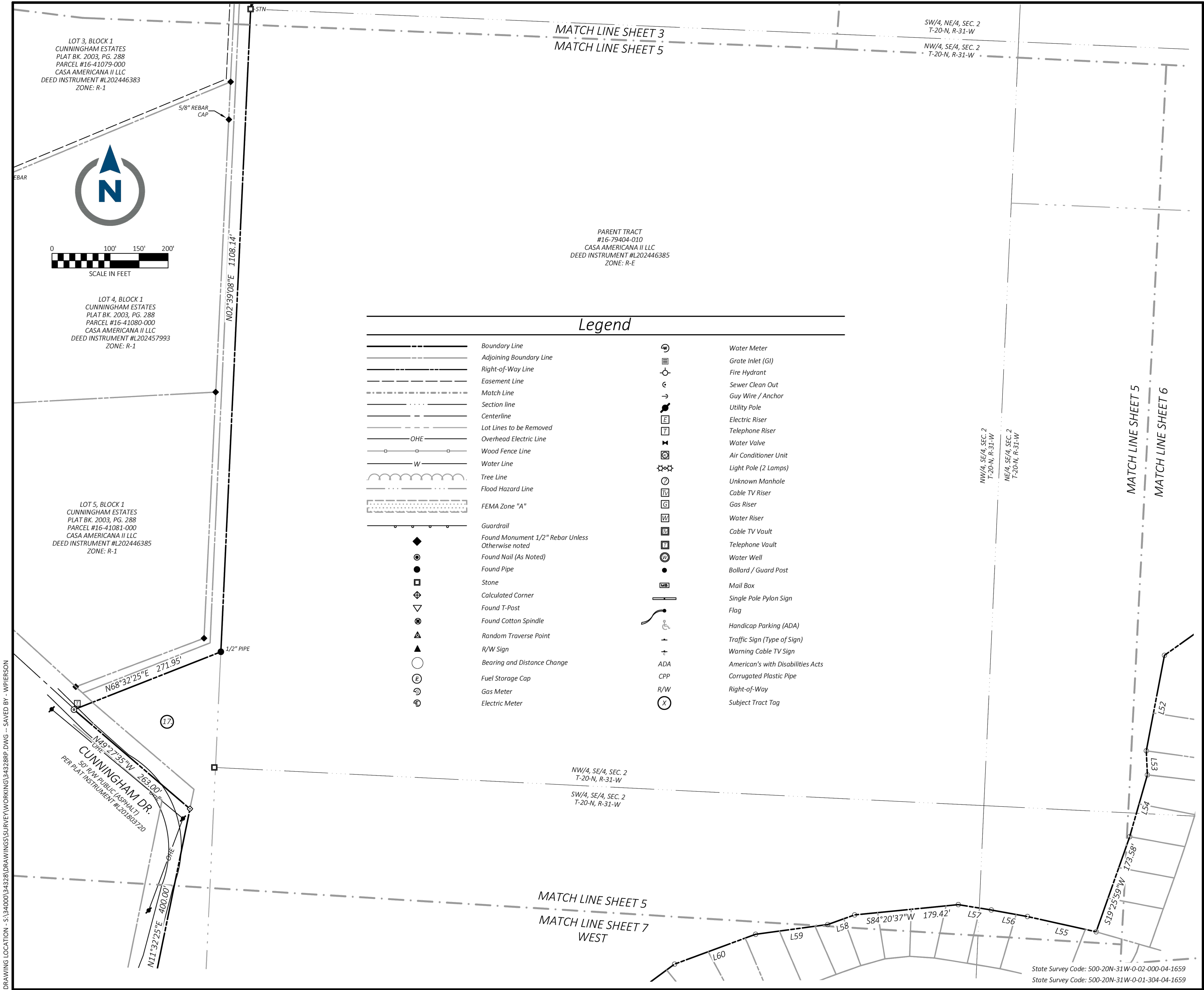
PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

REPLAT NORTHEAST

SHEET TITLE
SHEET NUMBER

4 OF 8

State Survey Code: 500-20N-31W-0-02-000-04-1659
State Survey Code: 500-20N-31W-0-01-304-04-1659



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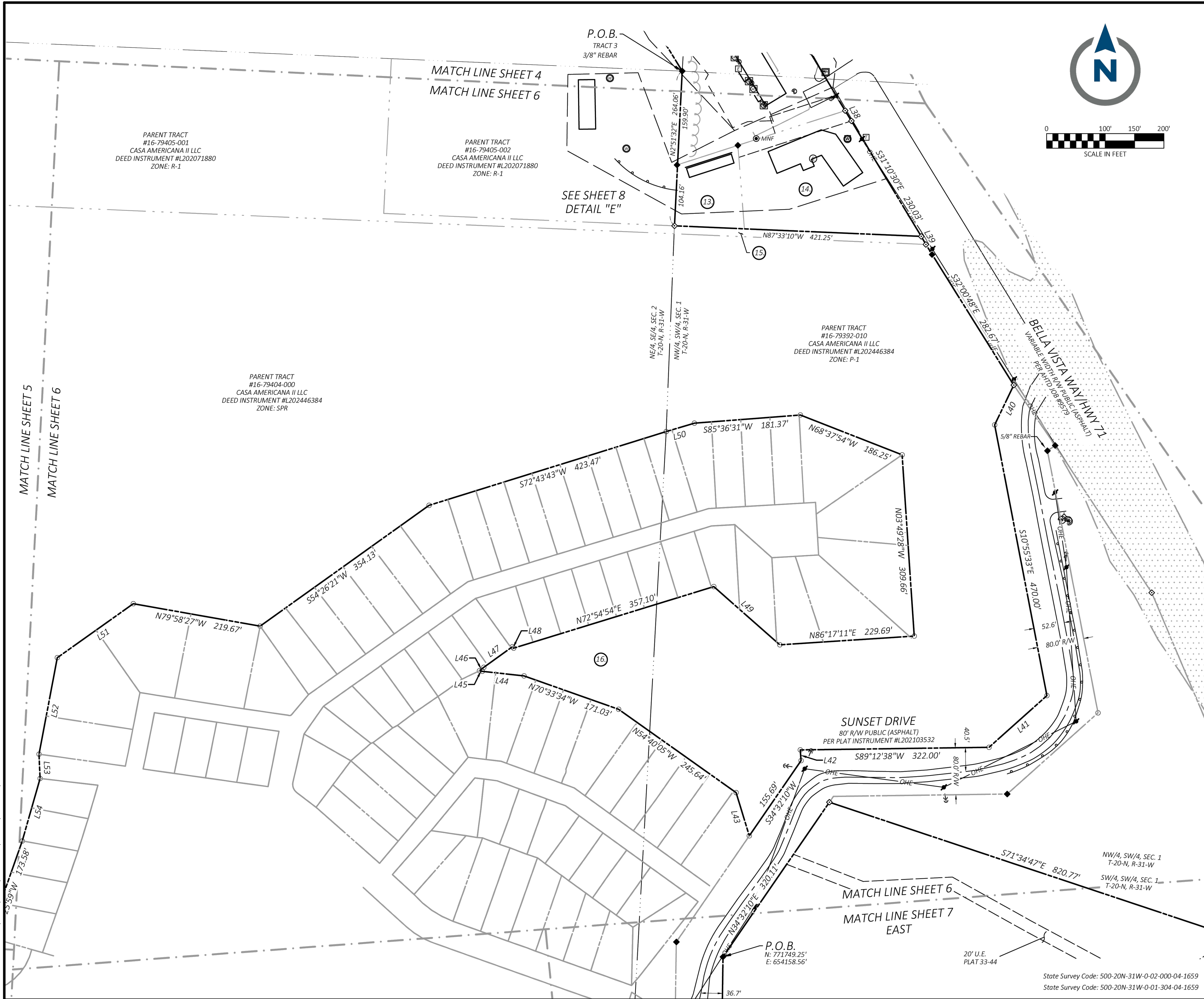


PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

REPLAT WEST
SHEET TITLE
SHEET NUMBER

5 OF 8

DRAWING LOCATION - S:\340000\34328\DRAWINGS\SURVEY\WORKING\34328RP.DWG -- SAVED BY - WPIERSON



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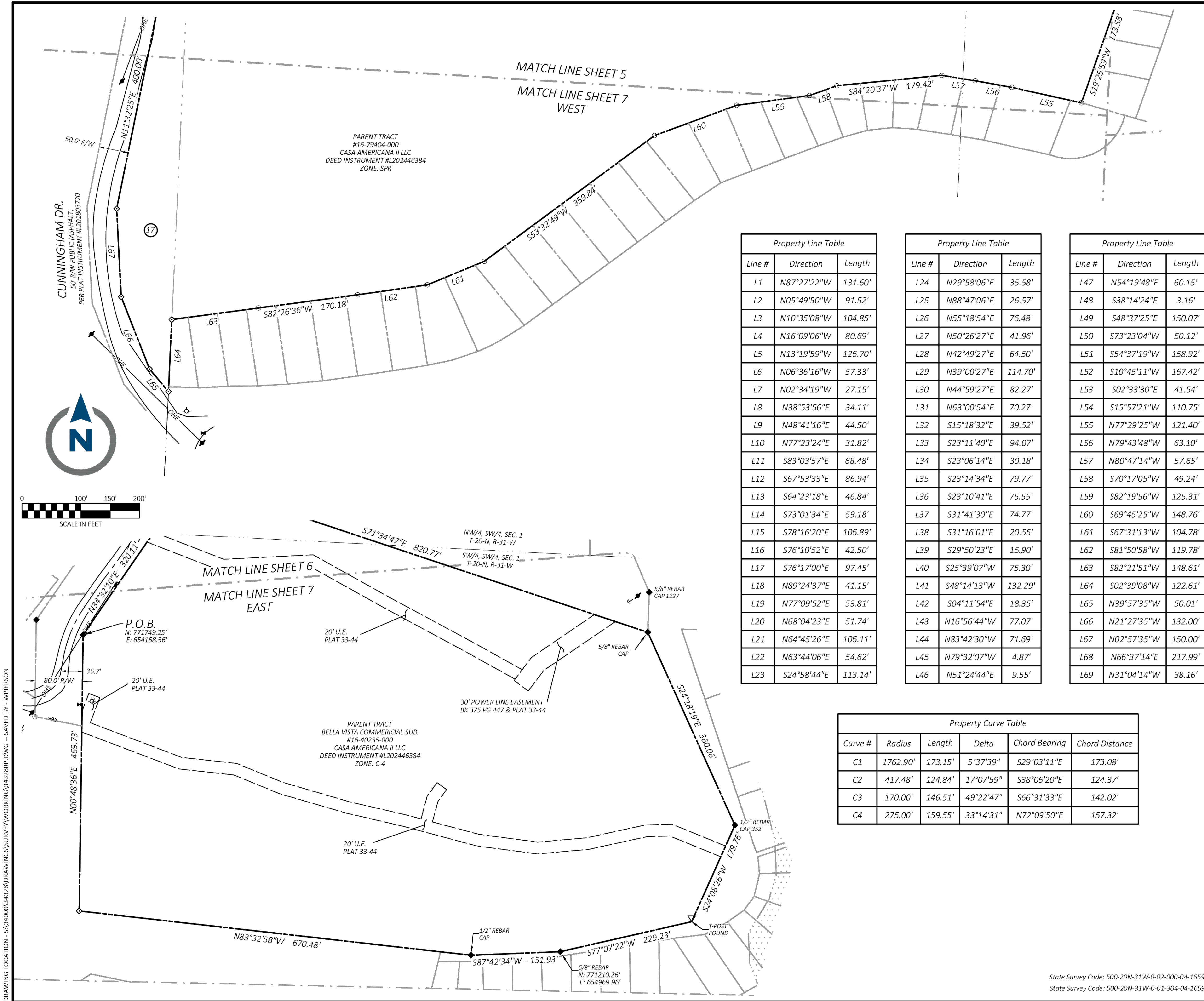
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DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

REPLAT EAST

SHEET TITLE
SHEET NUMBER

6 OF 8

State Survey Code: 500-20N-31W-0-02-000-04-1659
State Survey Code: 500-20N-31W-0-01-304-04-1659



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Replat
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Bella Vista Way
Bella Vista, Benton County, Arkansas



PROFESSIONAL OF RECORD WGG
DESIGNER EPL
FIELD WORK KDM
CEI PROJECT NUMBER 34328
DATE 1/29/2025
REVISION REV-0

REPLAT SOUTH
SHEET TITLE
SHEET NUMBER

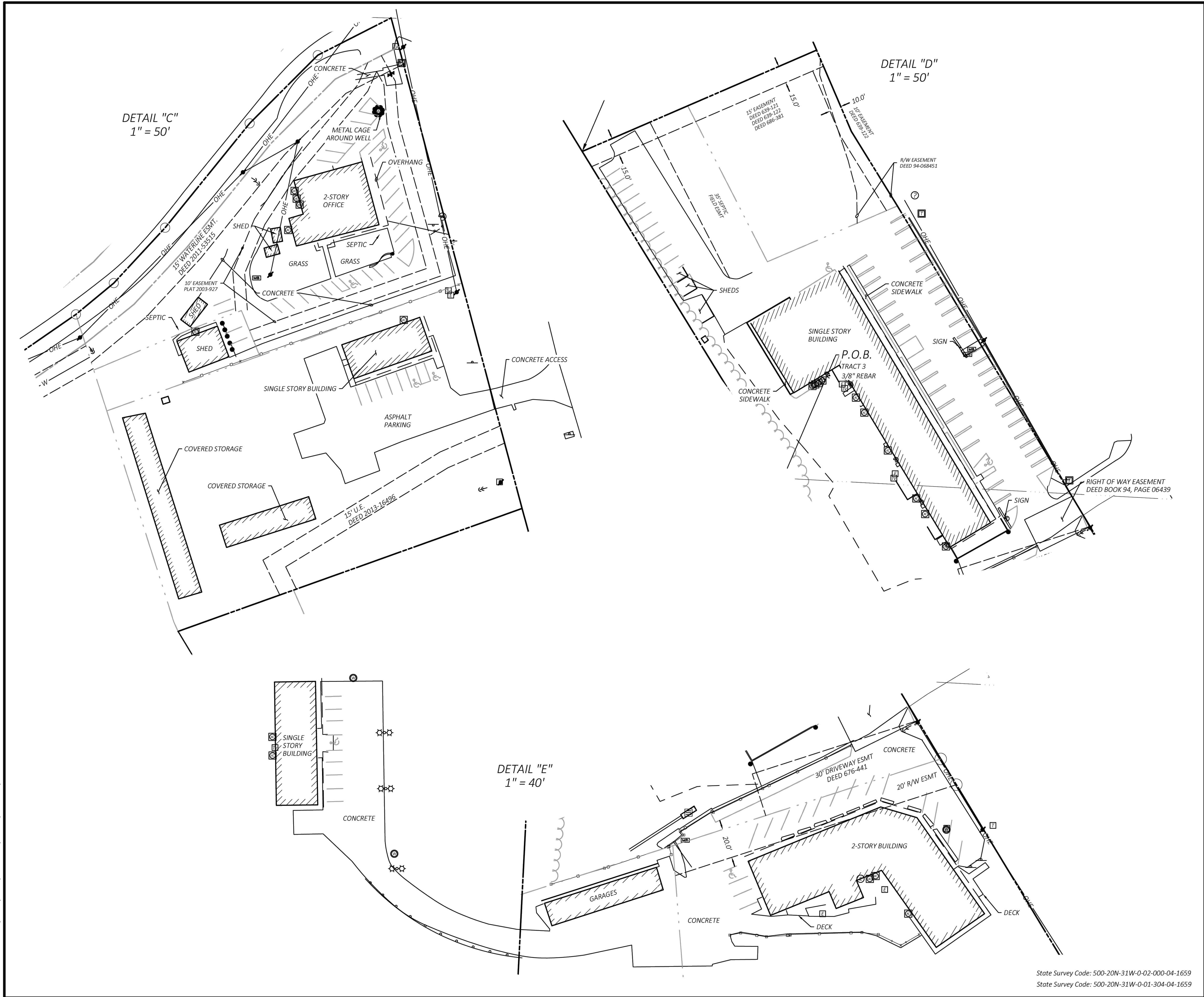
7 OF 8

State Survey Code: 500-20N-31W-0-02-000-04-1659
State Survey Code: 500-20N-31W-0-01-304-04-1659

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Bella Vista, Benton County, Arkansas



PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

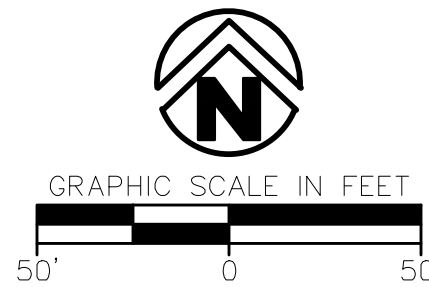
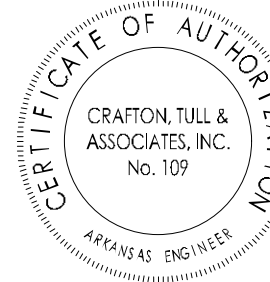
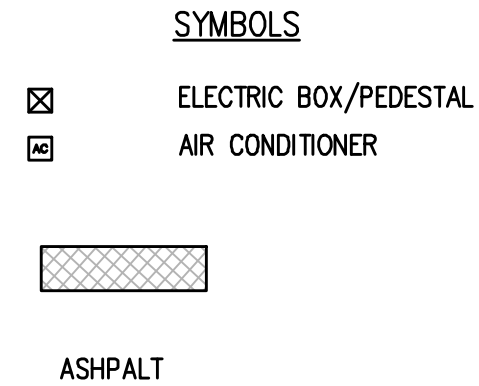
DETAILS

SHEET TITLE
SHEET NUMBER

8 OF 8

State Survey Code: 500-20N-31W-0-02-000-04-1659
State Survey Code: 500-20N-31W-0-01-304-04-1659





OZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

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PROJECT NO: 24112200

CONTACT: T. LINDLEY

QC by: _____
QC Date: _____

PRELIMINARY

PRELIMINARY PLANS

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DEMOLOTION PLAN B

C-011

ey Plan

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C-102

ADJACENT PROPERTY OWNERS				
NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
74	VISTA SPRINGS PROPERTIES LLC	SUNSET DR	16-00802-000	SPR
75	DANIELS, JOHN & CHRISTINE	SUNSET DR	16-00801-000	SPR
76	CRAWFORD FARMS LLC	SUNSET DR	16-00800-000	SPR
77	BREWER REAL ESTATE LLC	SUNSET DR	16-00799-000	SPR
78	INMAN, MARK	SUNSET DR	16-00798-000	SPR
79	PARNELL FAMILY HOLDINGS LLC	SUNSET DR	16-00797-000	SPR
80	YOUNGBLOOD, GARRETT & STARR	SUNSET DR	16-00796-000	SPR
81	GRAVETTE SCHOOL DISTRICT 20	SUNSET DR	16-00795-000	SPR
82	VISTA SPRINGS PROPERTIES LLC	SUNSET DR	16-000826-000	SPR
83	CRAWFORD FARMS LLC	SUNSET DR	16-000827-000	SPR
84	ROARK, STEPHEN & HELEN	SUNSET DR	16-000828-000	SPR
85	HECHT, DARRELL & ANDRA	SUNSET DR	16-000829-000	SPR
86	HARRIS, MEZA	SUNSET DR	16-000806-000	SPR
87	CRAWFORD FARMS LLC	SUNSET DR	16-000807-000	SPR
88	WIENS, WENDELL & CLARK, TAMARA	SUNSET DR	16-000809-000	SPR
89	BAKER, GRAHAM	SUNSET DR	16-000808-000	SPR
90	CRAWFORD FARMS LLC	SUNSET DR	16-000830-000	SPR
91	WALKER, SUSAN	SUNSET DR	16-000831-000	SPR
92	WARDEIN TRUST, JAMES & JOANNA	SUNSET DR	16-000832-000	SPR
93	VISTA SPRINGS PROPERTIES LLC	SUNSET DR	16-000833-000	SPR
94	COOPER, CYNTHIA	SUNSET DR	16-000834-000	SPR
95	SPEARS, ROBERT	SUNSET DR	16-000835-000	SPR
96	MIDDLEBROOKS, DEREK & BURKETT, MARK	SUNSET DR	16-000810-000	SPR
97	WILSON REV TRUST, RAY & JANET	SUNSET DR	16-000811-000	SPR
98	VISTA SPRINGS PROPERTIES LLC	SUNSET DR	16-000812-000	SPR
99	DELOACH, JAYSON & TAMMY	SUNSET DR	16-000813-000	SPR
100	APPLE BELLA VISTA LLC	SUNSET DR	16-000814-000	SPR
101	NGUYEN, HUNG TRONT & KENNY VUONG	SUNSET DR	16-000815-000	SPR
102	CRAWFORD FARMS LLC	SUNSET DR	16-000816-000	SPR
103	BREWER REAL ESTATE LLC	SUNSET DR	16-000817-000	SPR
104	CARLSON, MARGY ESTATE	SUNSET DR	16-000818-000	SPR
105	BREWER REAL ESTATE LLC	SUNSET DR	16-000819-000	SPR
106	WHIPPLE, WILLIAM & CHRISTINE	SUNSET DR	16-000821-000	SPR
107	OVERSTREET, DOUBLAS & KATHLEEN	SUNSET DR	16-000821-000	SPR
108	GILLMING, DENNIS	SUNSET DR	16-000822-000	SPR
109	VISTA SPRINGS PROPERTIES LLC	SUNSET DR	16-000823-000	SPR
110	CRAWFORD FARMS LLC	SUNSET DR	16-000834-000	SPR
111	BENTONVILLE SCHOOL DISTRICT	SUNSET DR	16-000835-000	SPR
112	WOLFENKOEHLER FAMILY TRUST, WANYE	SUNSET DR	16-000836-000	SPR
113	BIRMINGHAM, JOE & TRICIA	SUNSET DR	16-000837-000	SPR
114	HOLMES, GARY & EDITH	SUNSET DR	16-000838-000	SPR
115	PENNINGTON, KEITH	SUNSET DR	16-000839-000	SPR
116	RICE, JACKIE & CRYSTAL	BURSCOUGH CIR	16-23623-000	R-1
117	CASA AMERICANA II LLC	1 CUNNINGHAM DR	16-79407-000	R-1
118	HY-CREST HOLDINGS LLC	160 OLDHAM DR	16-79408-002	R-1
119	DOUBLASS, ADAM & MELO	140 OLDHAM DR	16-79406-001	R-1
120	BELLA VISTA POA	BERKSDALE SUB-BVV	16-04084-000	P-1

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION 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.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. 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.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. 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.
11. A SIGN PERMIT IS REQUIRED FOR ANY PROPOSED SIGNS ON SITE.



ZONING: R-1 & C-4

BUILDING SETBACK: R-1
FRONT: 50'
SIDE: 20'
REAR: 50'

BUILDING SETBACK: C-4
FRONT: 75'
SIDE: 40' (R/W) SIDE: 30' (NR) SIDE: 40' (R)
REAR: 35' (NR) REAR: 75' (R)

R/W = RIGHT OF WAY
R = RESIDENTIAL
NR = NON-RESIDENTIAL

FINISHED FLOOR ELEV.	SEE GRADING PLAN
SITE AREA TOTAL:	190.47 AC. (8,296,873 SQ.FT.)
TOTAL DISTURBED AREA:	6.38 AC. (277,904 SQ.FT.)
TOTAL IMPERVIOUS AREA:	0.16 AC. (7,352 SQ.FT) / 190.47 SITE AREA = 2.58% IMPERVIOUS AREA
TOTAL PERVIOUS AREA:	190.30 AC. (8,296,873 SQ.FT) / 190.47 SITE AREA = 99.95% PERVIOUS AREA
TOTAL GREENSPACE AREA:	PROVIDED (8,296,879 SF) / 8,212,994 SF = 98.89% GREENSPACE REQUIRED C-4 (8,296,879 SF) / 829,687 SF = 10% GREENSPACE
BUILDING SIZE:	16,682 SQ. FT (FOOTPRINT)
GROSS FLOOR AREA:	BUISNESS: 2,604 SQFT. ASSEMBLY, GROUP A-2 8,058 SQFT. MERCANTILE: 4,896 SQFT. STORAGE/ MECHANICAL: 1,124 SQFT
BUILDING COVERAGE TOTAL:	16,682 SQ. FT. 16,682 SQ.FT./8,296,873 SQ.F.T = 0.20%
BUILDING HEIGHT WEST:	26'-0"
CONSTRUCTION TYPE:	TYPE III
PROVIDED PARKING:	19 STANDARD PARKING SPACES <u>7 ADA PARKING STALLS</u> 26 PARKING STALLS
PROVIDED BIKE RACKS:	6 BIKE RACKS HOLD 2 BIKES EACH = 12 BIKE RACKS
PROPERTY USAGE:	BIKE PARK-TRAILS
SUBDIVISION	02-20-31-BELLA VISTA
ADDRESS:	OLDHAM AND HIGHWAY 71B BELLA VISTA, AR 72714
OWNER:	CASA AMERICANA II, LLC 5535 MEMORIAL DRIVE SUITE F, #908 HOUSTON, TX 77007 479-877-5059
SITE ENGINEER:	CRAFTON TULL TAYLOR UNDELEY, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
CONTRACTOR	EMERY SAPP & ASSOCIATES 5168 A NORTH OAK SPRINGDALE, AR 72764 479-844-5030
SURVEY (BY OTHERS)	CEI ENGINEERING ASSOCIATES, INC WILLIAM GAGNER 2600 NE 11TH ST, SUITE 300 BENTONVILLE, AR 72712 479-273-9472

 LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
	POWER POLE		EASEMENT
	DOWN GUY		CURB
			RIGHT OF WAY
			ROAD CENTERLINE
			UNDERGROUND ELECTRIC

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	LIGHT POLE		EASEMENT
			CURB
PEDESTRIAN BRIDGE (DESIGNED BY OTHERS)			BUILDING SET BACK/ PARKING SETBACK
			RIGHT OF WAY
			PROPERTY LINE
			ROAD CENTERLINE
			6" BLACK VINYL CHAIN LINK FENCE
			SIDEWALK



CERTIFICATE OF AUTHORIZATION:



BELLA VISTA, AR

Key Plan

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PLANS

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SITE PLAN C

C-105



BELLA VISTA, AR

Key Plan

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 INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE PLANS AND DETAILS PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-502.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION 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.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY MEASURES, INCLUDING BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE.
5. CUT OR CUT AND FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. ALL 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.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUDED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. 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.
10. 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.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, SLOPED ROADS, SIDEWALKS, ETC PORCHES, TRUCK DOCKS, PREPARE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. 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.
19. 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.
20. 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 ELEVATION IS NOT ESTABLISHED AND NOTED, 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.

GRADING PLAN SPOT ELEVATIONS

BW	BOTTOM WALL
FG	FINISHED GRADE
FL	FLOW LINE
G	GUTTER
SW	SIDEWALK
TC	TOP CURB
TP	TOP PAVEMENT
TW	TOP WALL
EG	EXISTING GRADE

SYMBOLS

STORM SEWER PIPE

DROP/CURB
INLET

LINEWORK

The diagram illustrates a road cross-section with the following features and elevations:

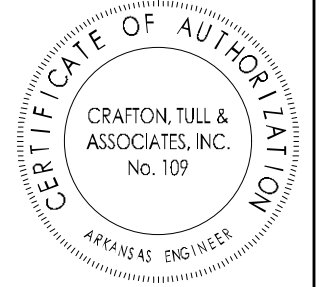
- EASEMENT**: Indicated by a dashed line at the top left.
- CURB**: Indicated by a dashed line below the easement.
- INTERMEDIATE CONTOUR**: A dashed line with an elevation of **-1206**.
- INDEX CONTOUR**: A dashed line with an elevation of **-1205**.
- RIGHT OF WAY**: Indicated by a solid line.
- ROAD CENTERLINE**: Indicated by a solid line below the right of way.
- OVERHEAD ELECTRIC**: Indicated by a solid line at the bottom, with a note **OHE** and a lightning bolt symbol.

SYMBOLS

	LIGHT POLE
	STORM SEWER PIPE
	STRUCTURE NUMBER
	CIRCULAR DROP INLET, GRADED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)



CERTIFICATE OF AUTHORIZATION:



GRAPHIC SCALE IN FEET

A horizontal number line with tick marks at -60, -30, 0, and 30. The segment between -30 and 0 is shaded in black.

OZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

[illegible]

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PROJECT NO: 24112200
ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY

PRELIMINARY PLANS

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GRADING PLAN B

C-110



Key Plan

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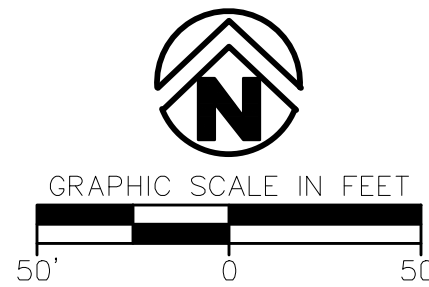
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C-111



	PS	PERMANENT SEEDING
	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
		CONTOUR ELEVATIONS
		STORM DRAIN
		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN
	CD	ROCK CHECK DAM
	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	DD	CHANNELED DIVERSIONS
	DS	DEWATERING SYSTEM / STRUCTURE
	SF	SILT FENCE
	ST	SEDIMENT BASIN WITH STONE OUTLET
	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	IP2	CURB INLET FILTER SOCK
	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	IP4	SILT FENCE INLET PROTECTION
	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
	ECL	PERMANENT EROSION CONTROL LINING
	SB	TEMPORARY SEDIMENT BASIN
	FFT	FIBER FLOCCULENT TUBE

NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS



OZ TRAILS BIKE PARK

BELLA VISTA, AR

[illegible]

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PROJECT NO: 24112200
ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY
QC by:
QC Date:

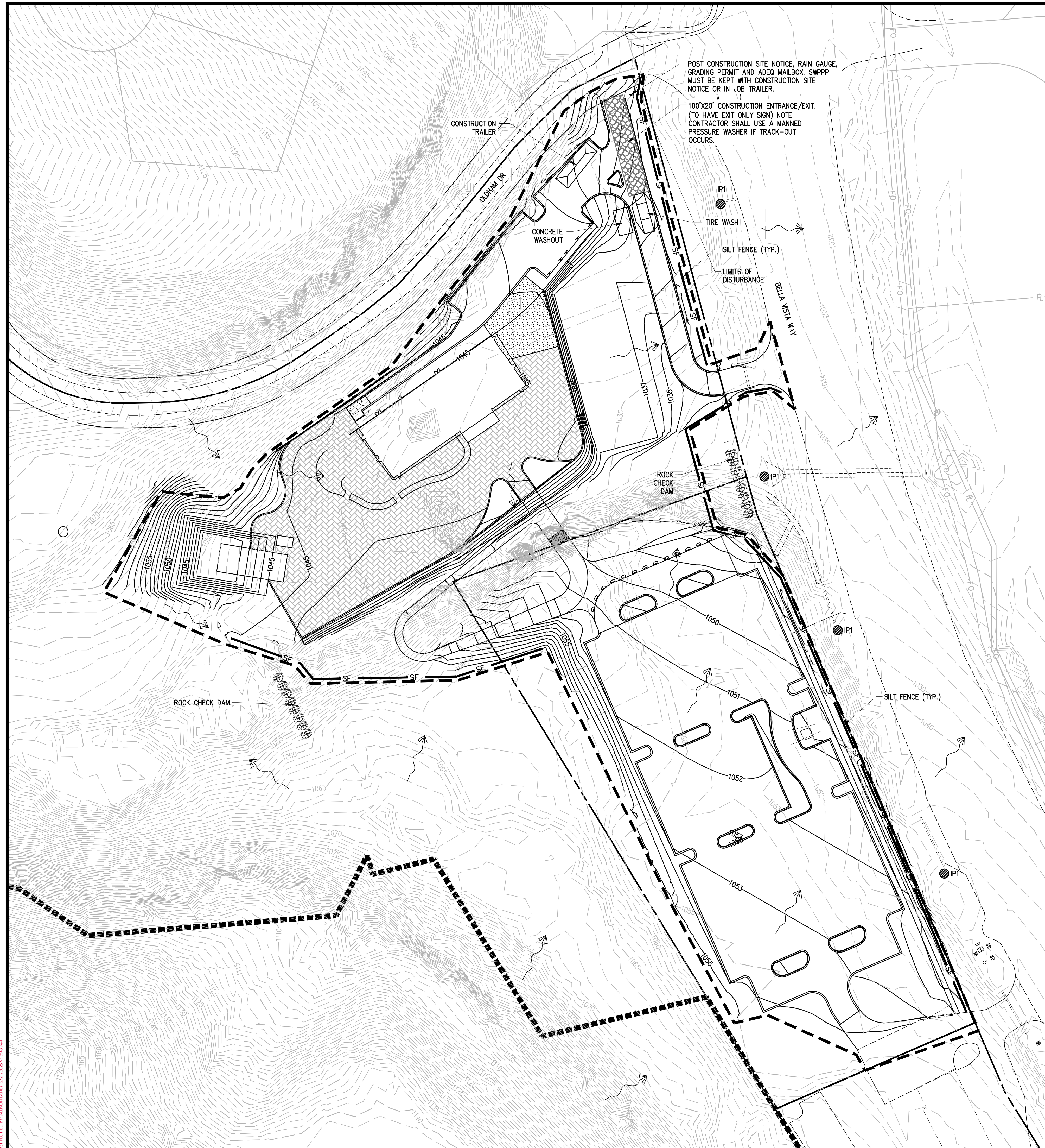
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EROSION CONTROL PLAN PH 1

C-112



POST CONSTRUCTION SITE NOTICE, RAIN GAUGE,
GRADING PERMIT AND ADEQ MAILBOX. SWPPP
MUST BE KEPT WITH CONSTRUCTION SITE
NOTICE OR IN JOB TRAILER.

100'X20' CONSTRUCTION ENTRANCE/EXIT.
(TO HAVE EXIT ONLY SIGN) NOTE
CONTRACTOR SHALL USE A MANNED
PRESSURE WASHER IF TRACK-OUT
OCCURS.

NACAA SITE STABILIZATION AND CERTIFICATION

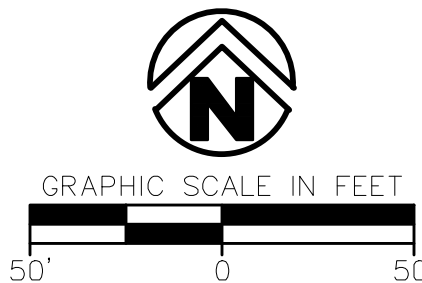
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPOILED OUT IN PERMITS ISSUED BY THE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

EROSION CONTROL LEGEND

- | | | |
|--|-----|---|
| | PS | PERMANENT SEEDING |
| | TPS | TEMPORARY PARKING AND STORAGE |
| | | BOUNDARY LINE |
| | | RIGHT OF WAY LINE |
| | | LIMITS OF DISTURBANCE |
| | | GRADE BREAK |
| | | CONTOUR ELEVATIONS |
| | | STORM DRAIN |
| | | DIRECTION OF OVERLAND FLOW W/ GRADE |
| | | LIMITS OF DRAINAGE SUB-BASIN |
| | CD | ROCK CHECK DAM |
| | CE | STABILIZED CONSTRUCTION EXIT (ENTRANCE) |
| | DD | CHANNELED DIVERSIONS |
| | DS | DEWATERING SYSTEM / STRUCTURE |
| | SF | SILT FENCE |
| | ST | SEDIMENT BASIN WITH STONE OUTLET |
| | IP1 | BLOCK AND AGGREGATE INLET SEDIMENT DEVICE |
| | IP2 | CURB INLET FILTER SOCK |
| | IP3 | GRADED INLET GRAVEL SEDIMENT FILTER |
| | IP4 | SILT FENCE INLET PROTECTION |
| | OP1 | RIP RAP SLOPE PROTECTION
(SEE SIZE THIS SHEET) |
| | ECL | PERMANENT EROSION CONTROL LINING |
| | SB | TEMPORARY SEDIMENT BASIN |
| | FFT | FIBER FLOCCULENT TUBE |

NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS

CERTIFICATE OF AUTHORIZATION



OZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

[illegible]

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PROJECT NO: 24112200

ISSUE DATE: 12/27/24

CONTACT: T. LINDLEY

QC by:

QC Date:

PRELIMINARY

PRELIMINARY

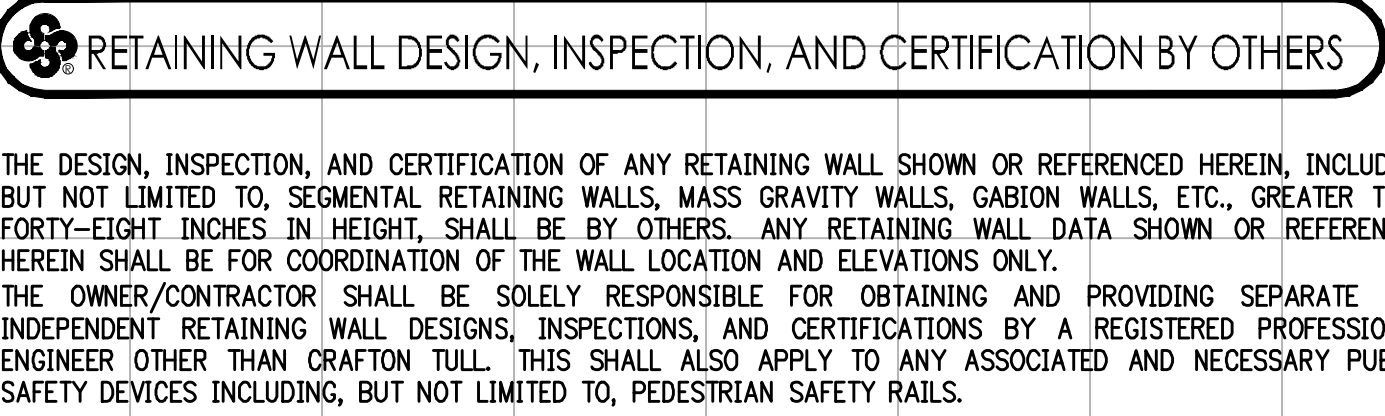
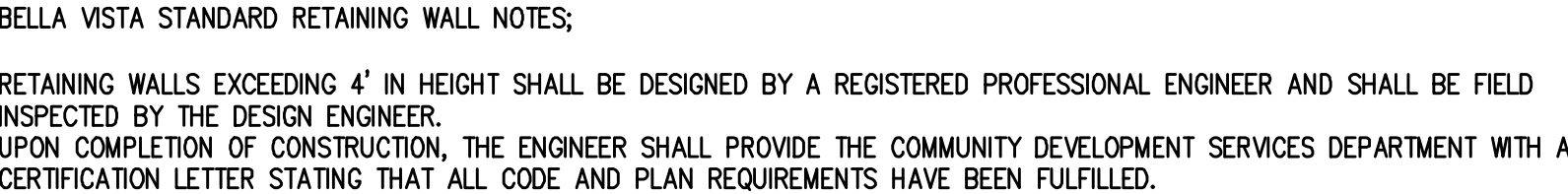
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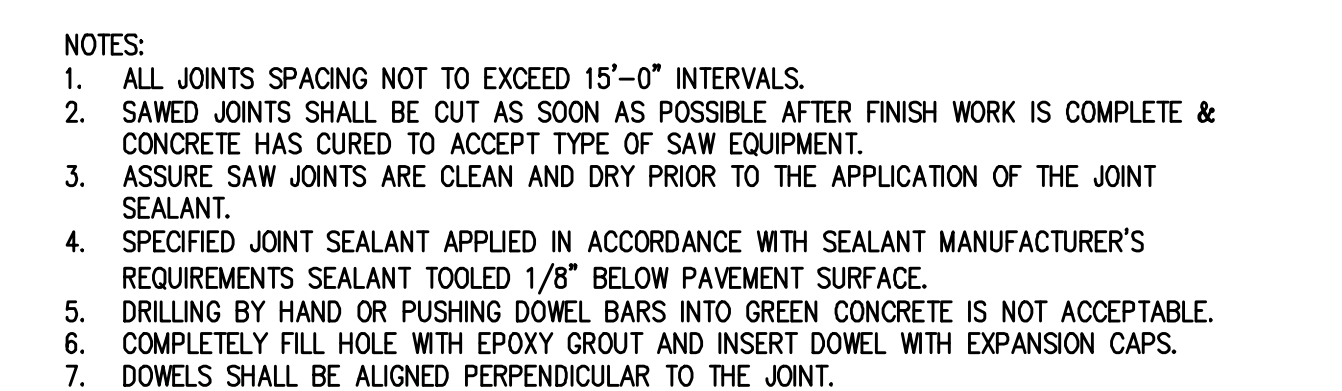
EROSION CONTROL PLAN PH 2

C-113



Page 77 of 153

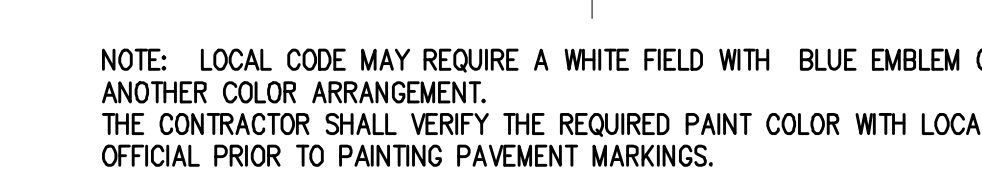




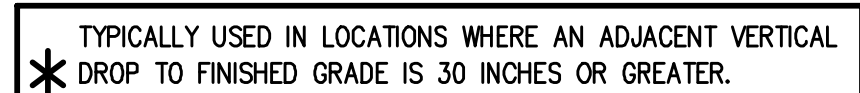
NTS AUG. 25, 202



NTS



NTS AUG. 25, 2021



NTS REVISED 08/25/14

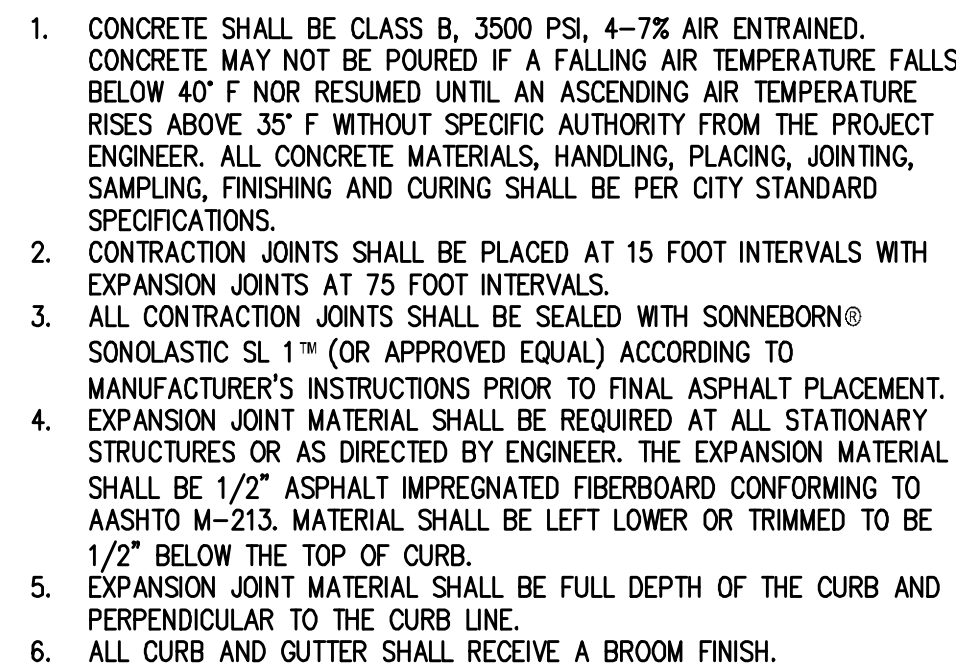
NOTES:

1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
2. IF APPLICABLE, RAILS TO PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.



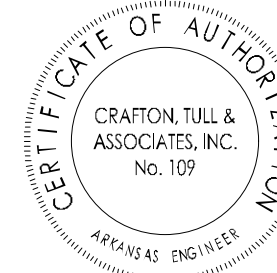
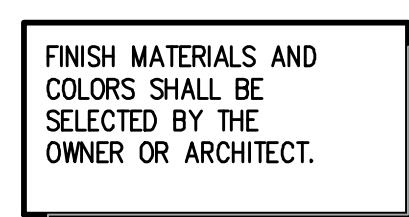
NOTES:

1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



NTS

04/26/2023



BELLA VISTA, AR

Key Plan

[illegible]

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QC Date:

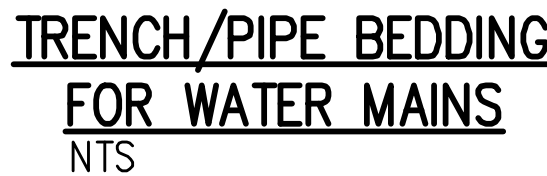
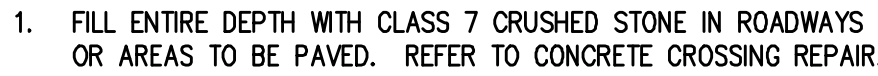
PRELIMINARY PLANS

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STANDARD DETAILS

C-501

1. 6850 SERIES TWO-PIECE, TYLER PIPE, VALVE BOX TO SUIT VALVE AT DEPTH OF BURY EXCEEDING 4 FEET.
2. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF-LOCKING VALVE EXTENSION STEM BY HUGHES SUPPLY SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FOOT BELOW FINISHED GRADE SURFACE



1. ALL HYDRANTS TO BE SET PLUMB W/ NOZZLE FACING STREET.
2. LEADER LENGTHS OVER 24" BETWEEN TEE AND VALVE OR VALVE AND HYDRANT, USE D.I. PIPE W/ RETAINER GLANDS.
3. EXTENSION BARREL AND STEM FOR EXTRA BURY DEPTH IF NECESSARY.



1. INSTALL IN UNPAVED AREAS ONLY.
2. FOR TOUCH READ METERS, TWO-1 3/4" DIAMETER HOLES ARE REQUIRED FOR DOUBLE METER SERVICE LID, ONE- 1 3/4" DIAMETER HOLE IS REQUIRED FOR SINGLE METER SERVICE LID.

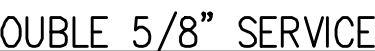


1. PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE CONCRETE COLLAR IS POURED.

ANCHOR COLLAR (ELEVATION)



1. ALL SERVICES MUST TERMINATE WITH 3' COPPER TAIL PIECE.
2. ALL SERVICE COMPONENTS BY FORD METER BOX COMPANY.
3. ALL CORP. STOPS SHALL CONFORM TO ANSI/AWWA C800.
4. ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION



STANDARD 5/8" & 1" WATER SERVICE



A HEATED BUILDING, OR
IN A FROST-PROOF
ENCLOSURE, AND PRIOR
TO ANY BRANCH OR
CONNECTION

3. RPZA MUST BE ON THE CURRENT LIST APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL



1. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH RETAINER FLANGES.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH VISQUEEN.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE ANCHORED BY THRUST BLOCKING.
7. REACTION BAKING TABLES IS BASED ON 200 P.S.I. + WATER HAMMER (50% MINIMUM AND SOIL BEARING PRESSURE OF 2,000 LB./SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEER.



REACTION BACKING TABLE					
REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
SIZE	TEE OR PLUG/CAP	TYPE OF FITTINGS			
		90°	45°	22 1/2°	11 1/4°
2"	1	1	1	1	1
3"	1	1	1	1	1
4"	2	2	1	1	1
6"	3	3	2	1	1
8"	4	4	3	2	2
12"	10	10	5	3	2
20"	26	26	14	7	4
24"	38	38	20	10	7
30"	59	59	32	16	10

THRUST BLOCKING



1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4. MAINTAIN FREE OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
5. FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
6. CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.



OZ TRAILS BIKE PARK
 BELLA VISTA, AR

Key Plan

[illegible]

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PROJECT NO: 24112200
ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY
QC by:
QC Date:

PRELIMINARY
PLANS

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AND SEALED
DOCUMENT

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EROSION CONTROL DETAILS

C-504

TEMPORARY EGRESS TIRE WASH POOL
NTS

UPPER EDGE OF APRON TRENCHED INTO SLOPE

SILT DIKE APRON

TRIANGULAR SILT DIKE

SILT DIKE APRON

GRADIENT SLOPE

STAPLES PER MANUFACTURER'S RECOMMENDATIONS

TYPICAL PROFILE

MITERED OVERLAP, TYP.

EQUAL TO OR GREATER THAN HEIGHT OF SILT DIKE, TYP.

TRIANGULAR SILT DIKE

EQUAL TO OR GREATER THAN HEIGHT OF SILT DIKE, TYP.

TYPICAL DITCH SECTIONS CONFIGURATIONS

SILT DIKE CHECK DAM

NTS

UPPER EDGE OF ECB TRENCHED INTO SLOPE, TYPICAL

EROSION CONTROL BLANKET (ECB) PER DIKE MANUFACTURER'S RECOMMENDATIONS

GRADIENT SLOPE

DIKE SPACING

ECB STAPLES PER MANUFACTURER'S RECOMMENDATIONS

SPIRAL DIKE SPIKES PER DIKE MANUFACTURER'S RECOMMENDATIONS

EQUAL TO OR LESS THAN HEIGHT OF RIDGE DIKE, TYP.

TYPICAL PROFILE

"GEORIDGE" IS A REGISTERED BRAND-NAME PRODUCT OF NILEX, INC. THIS DETAIL IS NOT AN ENDORSEMENT OF ANY SPECIFIC PRODUCT.

$$\left(\frac{\text{HEIGHT OF RIDGE DIKE IN DECIMAL FEET}}{\text{PERCENT GRADIENT}} \right) (100) = \text{MAXIMUM DISTANCE}$$
DIKE SPACING FORMULA

TYPICAL OVERLAP

GEORIDGE DIKE OR APPROVED EQUAL

EQUAL TO OR GREATER THAN HEIGHT OF RIDGE DIKE, TYP.

EQUAL TO OR GREATER THAN HEIGHT OF RIDGE DIKE, TYP.

TYPICAL DITCH SECTIONS CONFIGURATIONS

PERMEABLE HDPE DITCH CHECK

NTS

THAN
DAM, TYP.

DESIGN FLOW DEPTH
EXCAVATION

6" FREEBOARD
PLUS 10%

DIVERSION CHANNEL

DIVERSION FLOW

COMPACTED AND
STABILIZED BERM

TYPICAL TRAPEZOIDAL DIVERSION

DESIGN FLOW DEPTH
EXCAVATION

6" FREEBOARD
PLUS 10%

DIVERSION CHANNEL

DIVERSION FLOW

COMPACTED AND
STABILIZED BERM

TYPICAL VEE-SHAPED DIVERSION

DESIGN FLOW DEPTH
EXCAVATION

6" FREEBOARD
PLUS 10%

DIVERSION CHANNEL

DIVERSION FLOW

COMPACTED AND
STABILIZED BERM

TYPICAL PARABOLIC DIVERSION

NOTES:

1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

CHANNELED DIVERSIONS

NTS

PERFORATED RISER OR SLOTTED
SLOW-RELEASE RISER WRAPPED
IN FILTER FABRIC. STABILIZE

NOTES:

1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

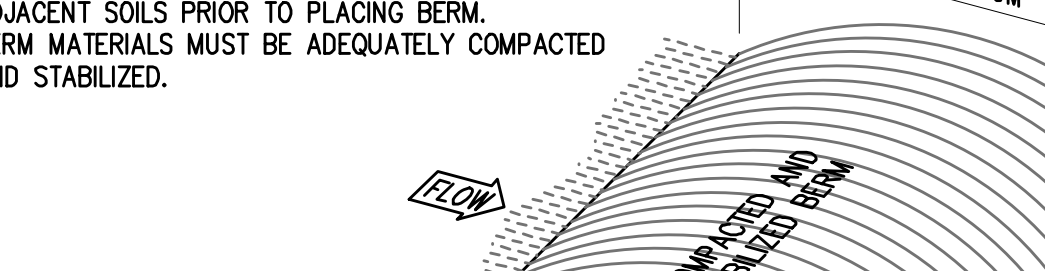


Diagram illustrating a Temporary Diversion Berm. The berm is shown as a curved structure with a height of 4.5' MINIMUM and a base width of 18" MINIMUM. The berm is labeled "COMPACTED AND STABILIZED BERM". A flow arrow indicates the direction of water flow over the berm.

TEMPORARY DIVERSION BERM

NTS

18" MIN. FABRIC LAP WITH ADDITIONAL STAKE

5'-0" MAX. O.C.

SILT FABRIC

5'-0" MAX. O.C.

6"x6" TRENCH WITH COMPACTED BACKFILL

24" MINIMUM FABRIC EXPOSURE

EXTEND FABRIC 2" MINIMUM INTO TRENCH

12" MINIMUM STAKE BURIAL

WRAP SILT FABRIC INTO 6"x6" TRENCH

NOTE:
1. CONTRACTOR TO VERIFY WITH AUTHORIZED JURISDICTION AS TO ACCEPTED USE OF NON WIRE-BACKED SILT FENCE.

NON WIRE-BACKED SILT FENCE

NTS

OZ TRAILS BIKE PARK
BELLA VISTA, AR

Key Plan[illegible]

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PLANS

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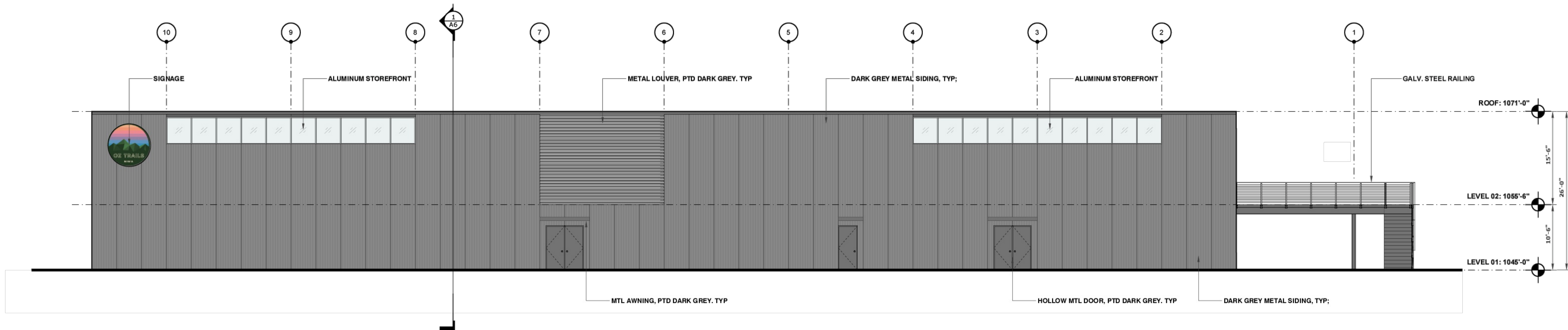
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EROSION CONTROL DETAILS

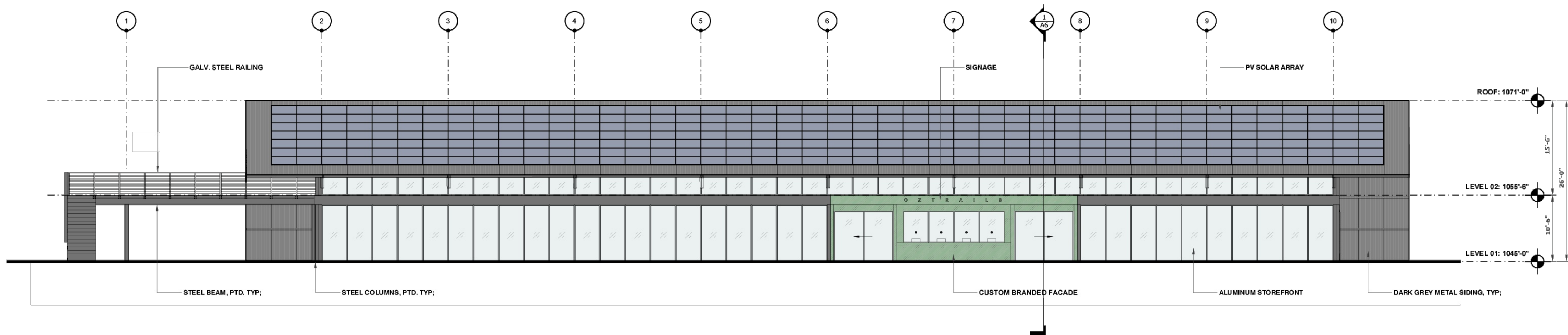
C-505

OZ TRAILS BIKE PARK

PROJECT NO. 766

1 OLDHAM DR.
BELLA VISTA, AR 72714

02

DRAWING
ELEVATION - NORTHSCALE
1/8" = 1'

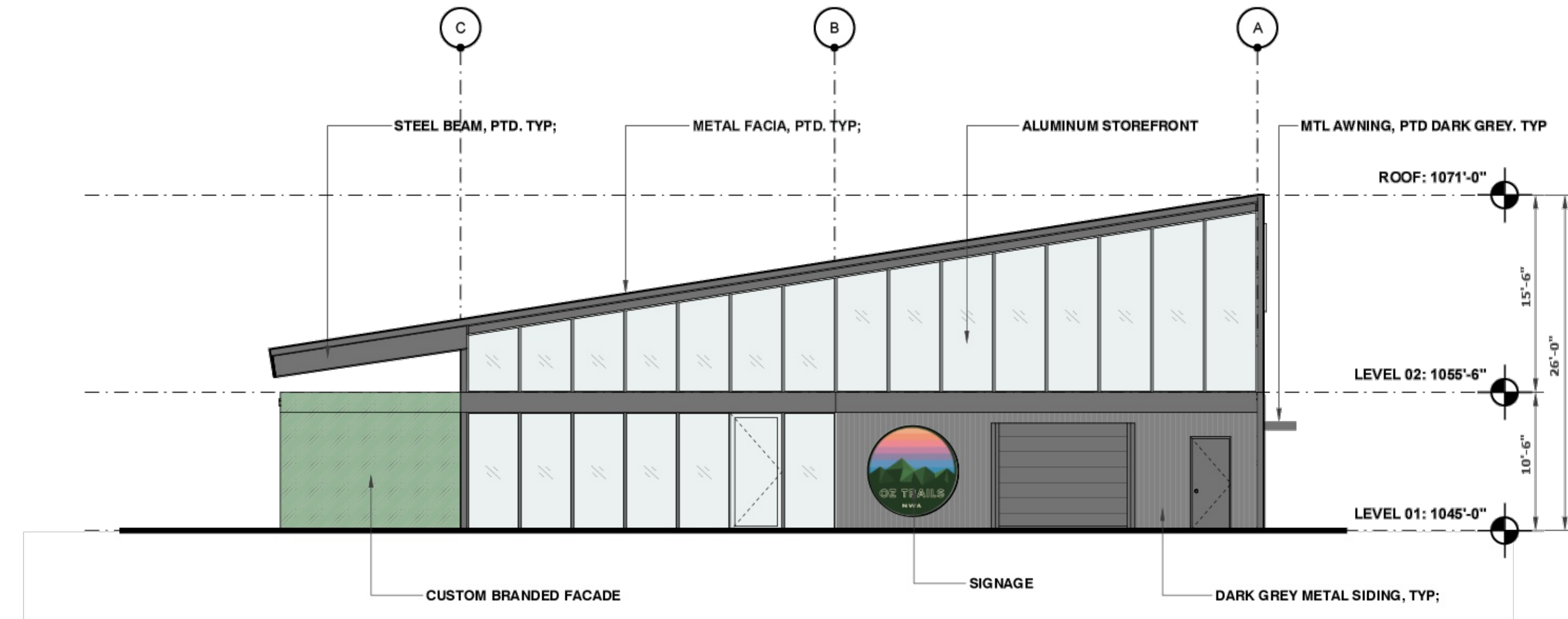
01

DRAWING
ELEVATION - SOUTHSCALE
1/8" = 1'ISSUANCE
LARGE SCALE
DEVELOPMENTDATE
01.27.25DRAWING
BUILDING ELEVATIONS

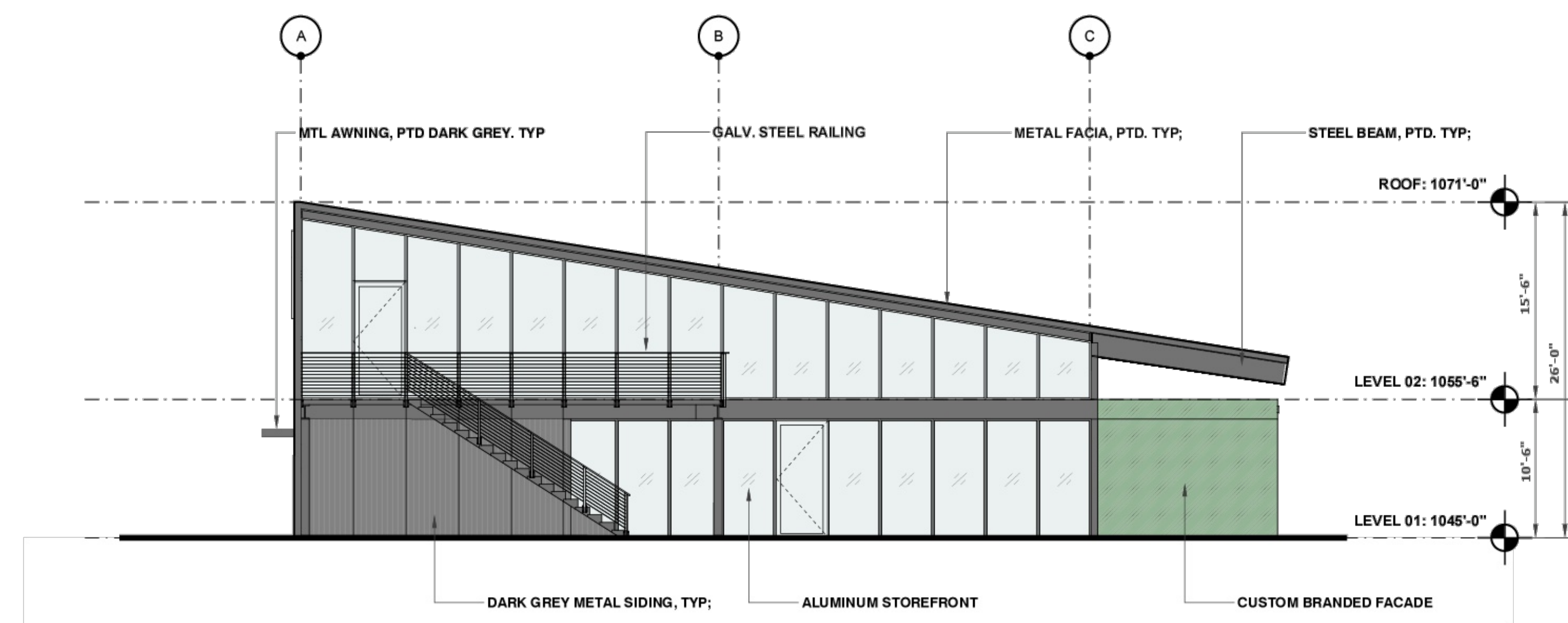
A-200

OZ TRAILS BIKE PARK

PROJECT NO. 766

1 OLDHAM DR.
BELLA VISTA, AR 72714

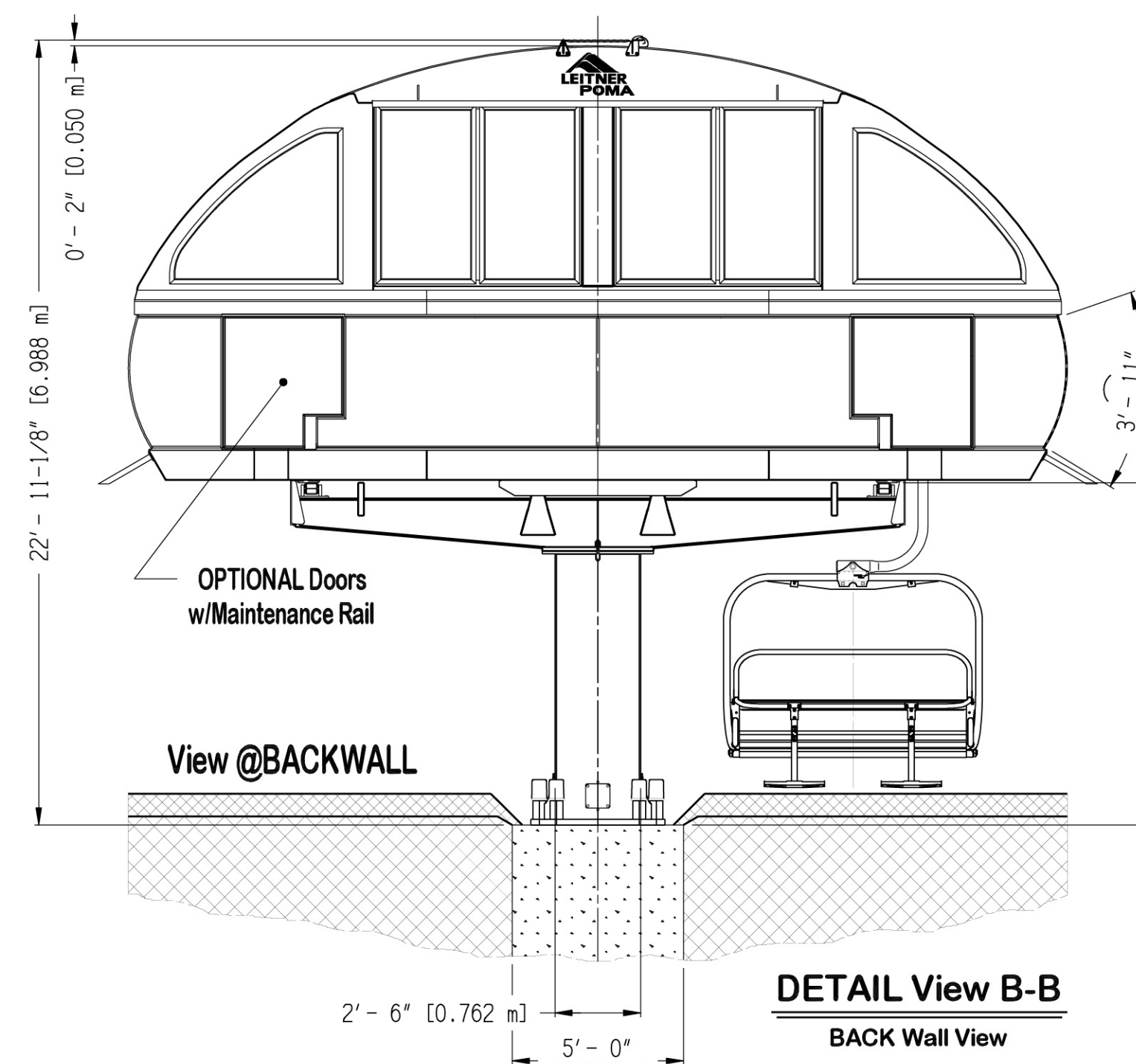
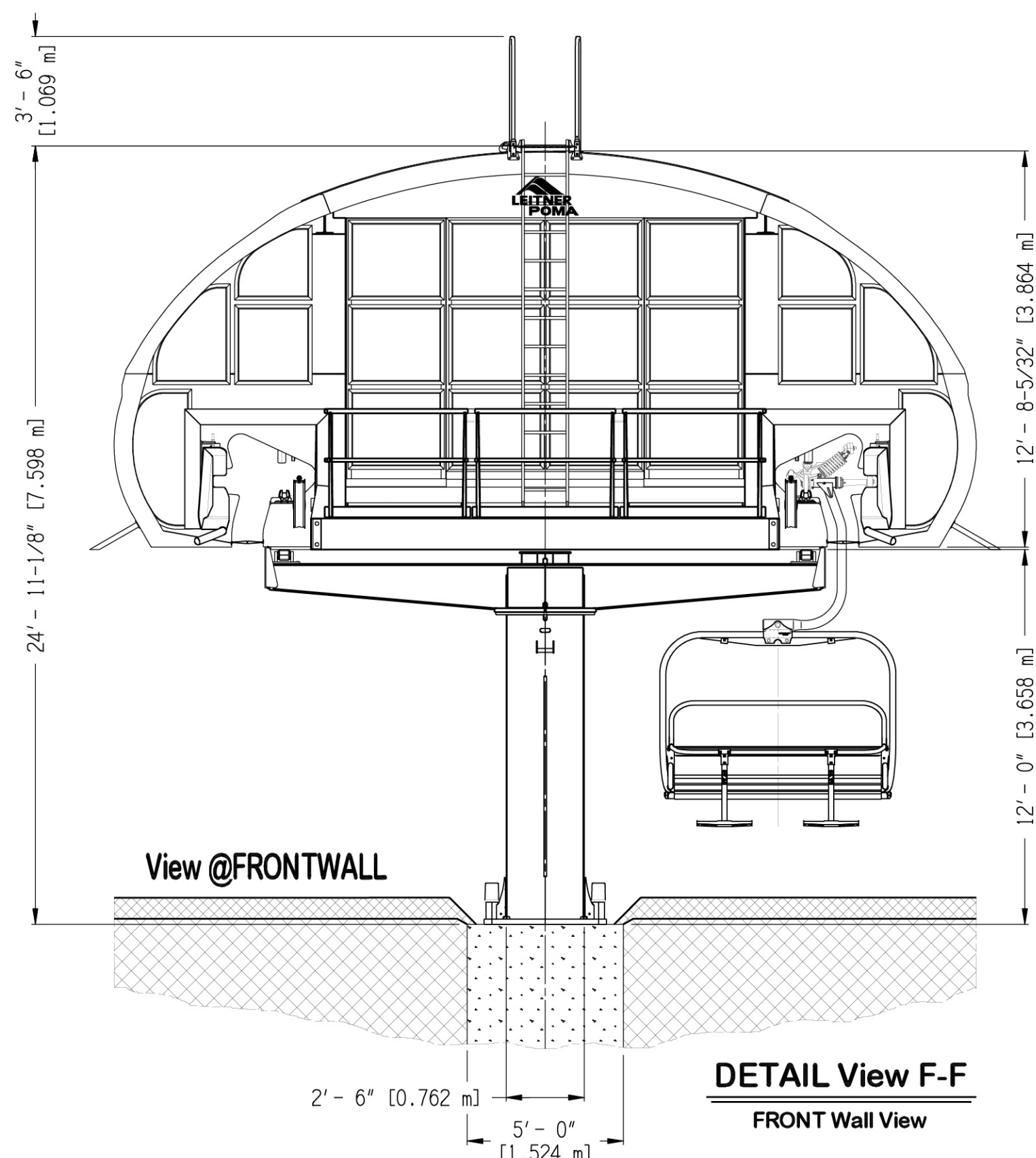
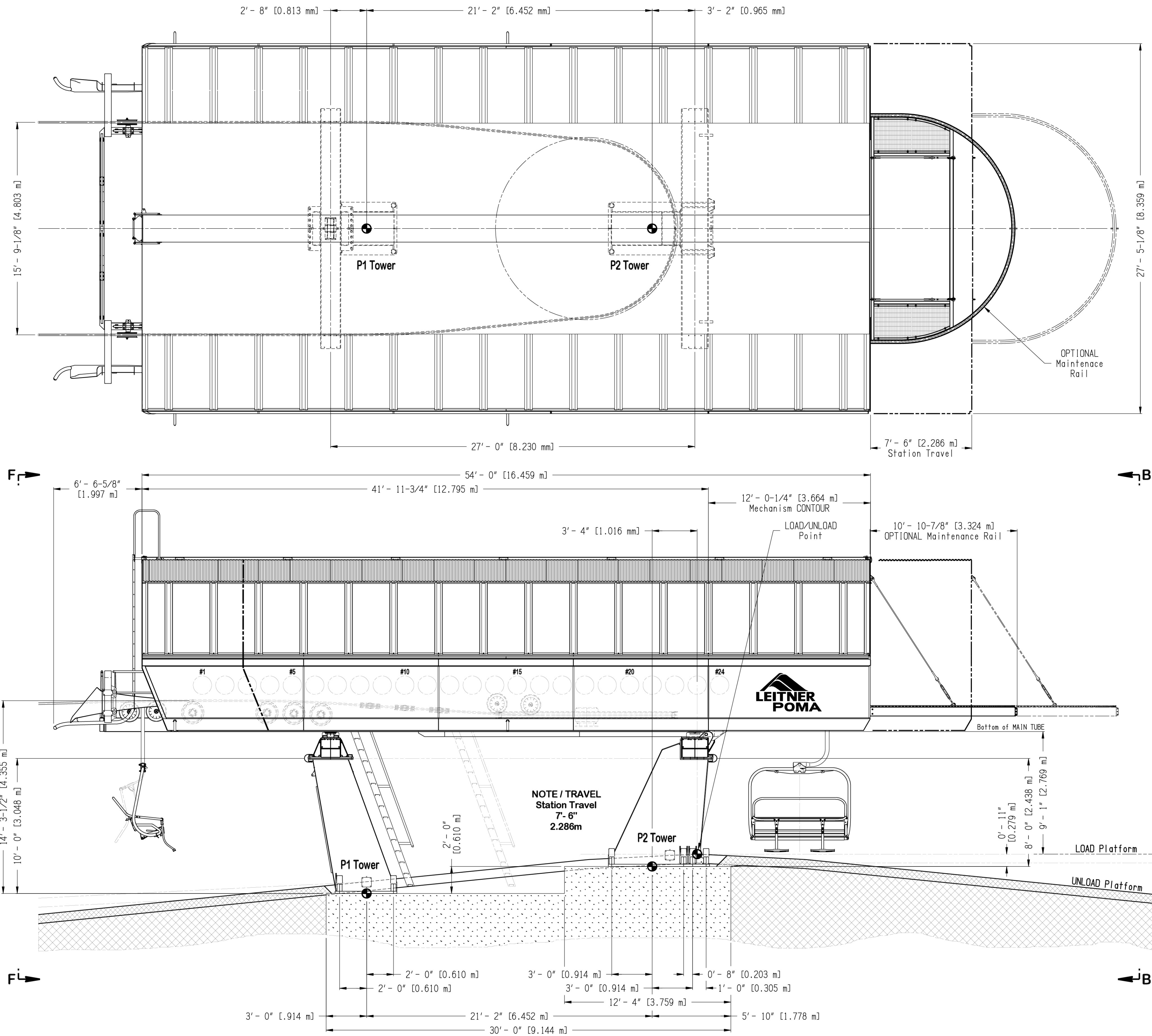
02

DRAWING
ELEVATION - EASTSCALE
1/8" = 1'

01

DRAWING
ELEVATION - WESTSCALE
1/8" = 1'ISSUANCE
LARGE SCALE
DEVELOPMENTDATE
01.27.25DRAWING
BUILDING ELEVATIONS

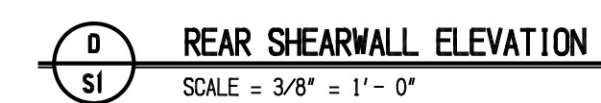
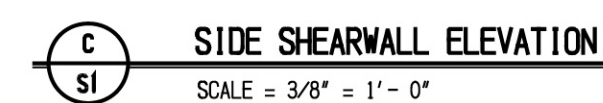
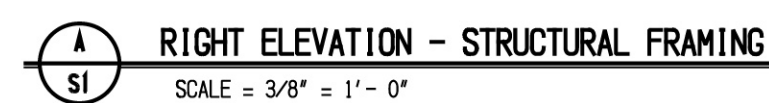
A-201



Station SPECIFICATIONS LPA-24T
Maximum Speed: 1000 ft/min (5.08m/s)
Minimum/Maximum Tension (Per Side)
w/Deviation 3H/2V: 7900/25000 daN
w/Deviation 4H/3V: 7900/33550 daN

D-101		DATE: FEB 15 2023	
LPA Mechanism 24T w/4PC		STATION LAYOUT/Drive,Return - 24T w/4PC	
Drive & Return Station		STATION LAYOUT/Drive and Return - LPA Mechanism 24T w/4P Chair	
Station Layout		D10224281	
BASIC DIMENSION (S)		GENERAL TOLERANCES	
DRAWING: PROJECTION: CAD Program: DRAWING: 22 x 34"		TREATMENT: COLOR: /	
DESIGNED BY: J.M.L-PoA		SECURITY LEVEL: -	
DRAWN BY: J.D.Hazelhurst		DATE DRAWN: Feb.15.2023	
CHECKED BY: /		SCALE (S): 1/50	
77045702_00		DRAWING & ITEM NUMBER	

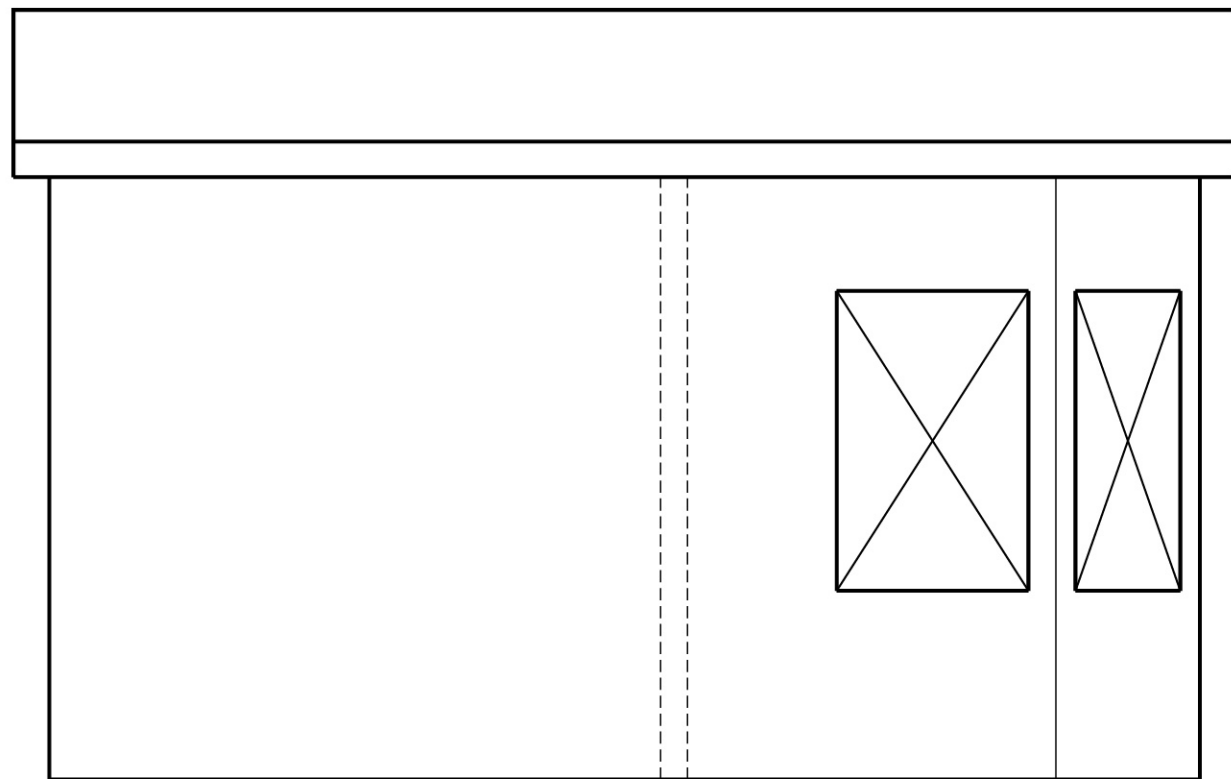
NOTE: Dimensions are in FEET-INCHES * METERS



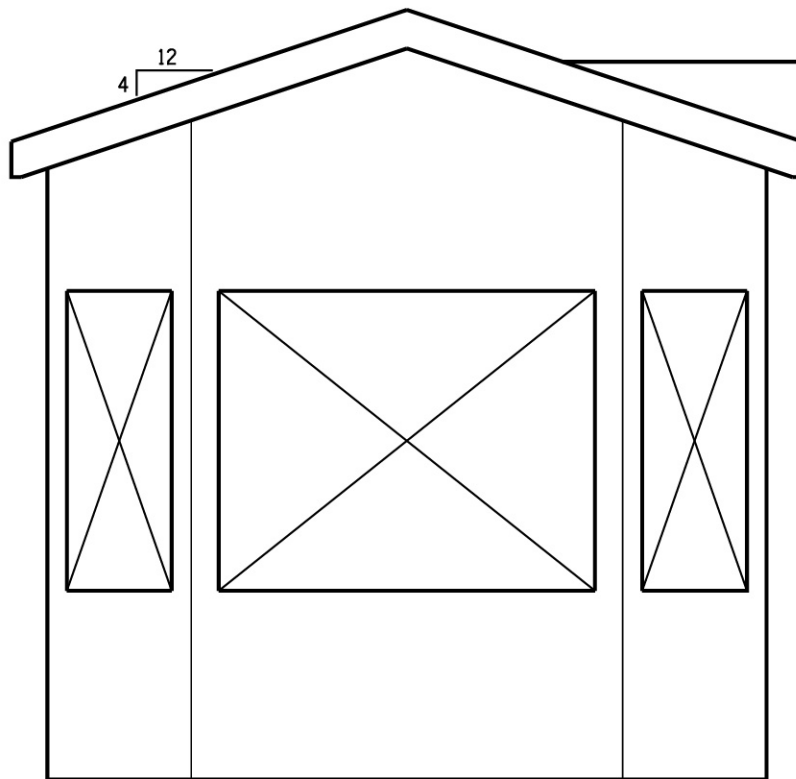
SHEET NOTES:

1. HOUSE, EQUIPMENT, AND DOORS SHOWN FOR BOTTOM COUNTER CLOCKWISE OR TOP CLOCKWISE.
2. HOUSE, EQUIPMENT, AND DOORS WILL BE MIRROR IMAGE OF THAT SHOWN FOR BOTTOM CLOCKWISE AND TOP COUNTER CLOCKWISE.
3. REF SHEET S2 FOR ADDITIONAL NOTES AND DEFINITIONS.
4. DIAPHRAGM AND SHEARWALL SPECIFICATIONS APPLY TO SEISMIC ZONES ONLY, OTHERWISE NAILING AT 6" O.C. ALONG SUPPORTED EDGES AND 12" IN THE FIELD.

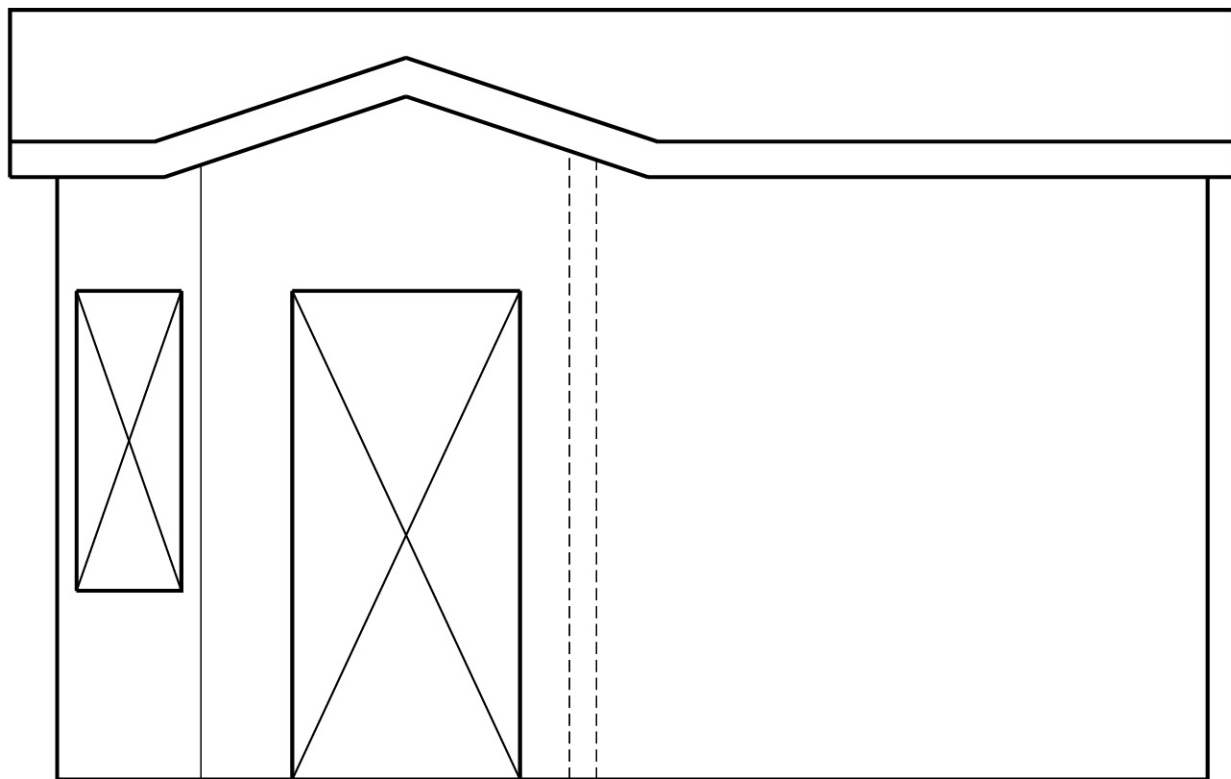
		D-102		
REV	DESCRIPTION OF REVISION			DATE BY
OPERATOR ENCLOSURE SIMPLIFIED LAYOUT				MODEL YEAR 2017
OP ENCLOSURE - RETURN 12x10 WOOD OPERATOR ENCLOSURE - 12' x 10' SIMPLIFIED LAYOUT PLAN - WOOD FRAMING				
GRAND JUNCTION COLORADO, USA 	SKILL LEVEL ON-JOB TRAINING GRANDJAS TRAINWAYS	DESIGNED BY JLG SCALE (S) 3/8" = 1'-0" DRAWING PROJECTION  CAD SYSTEM KeyCreator	DRAWN BY JLG DATE DRAWN 6/6/17 OTHER / DRAWING FORMAT B 11 x 17"	



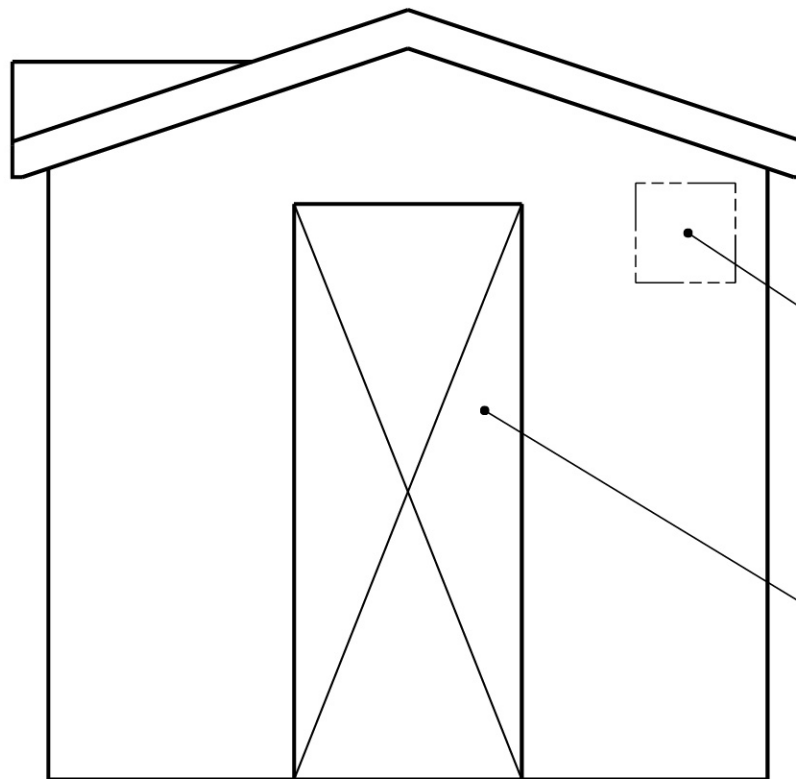
A
SI RIGHT ELEVATION - STRUCTURAL FRAMING
SCALE = 3/8" = 1'- 0"



B
SI FRONT ELEVATION - STRUCTURAL FRAMING
SCALE = 3/8" = 1'- 0"



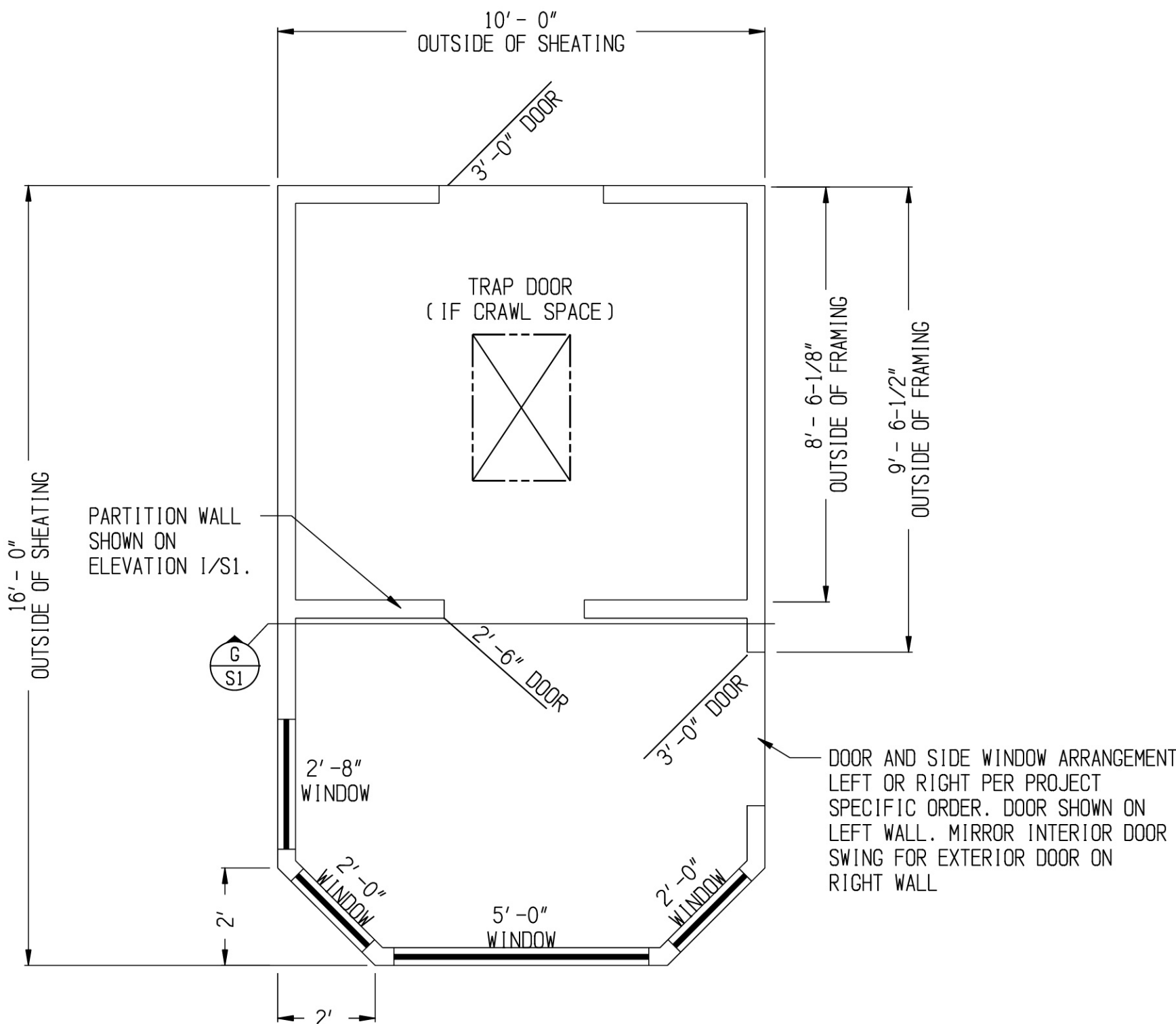
C
SI SIDE SHEARWALL ELEVATION
SCALE = 3/8" = 1'- 0"



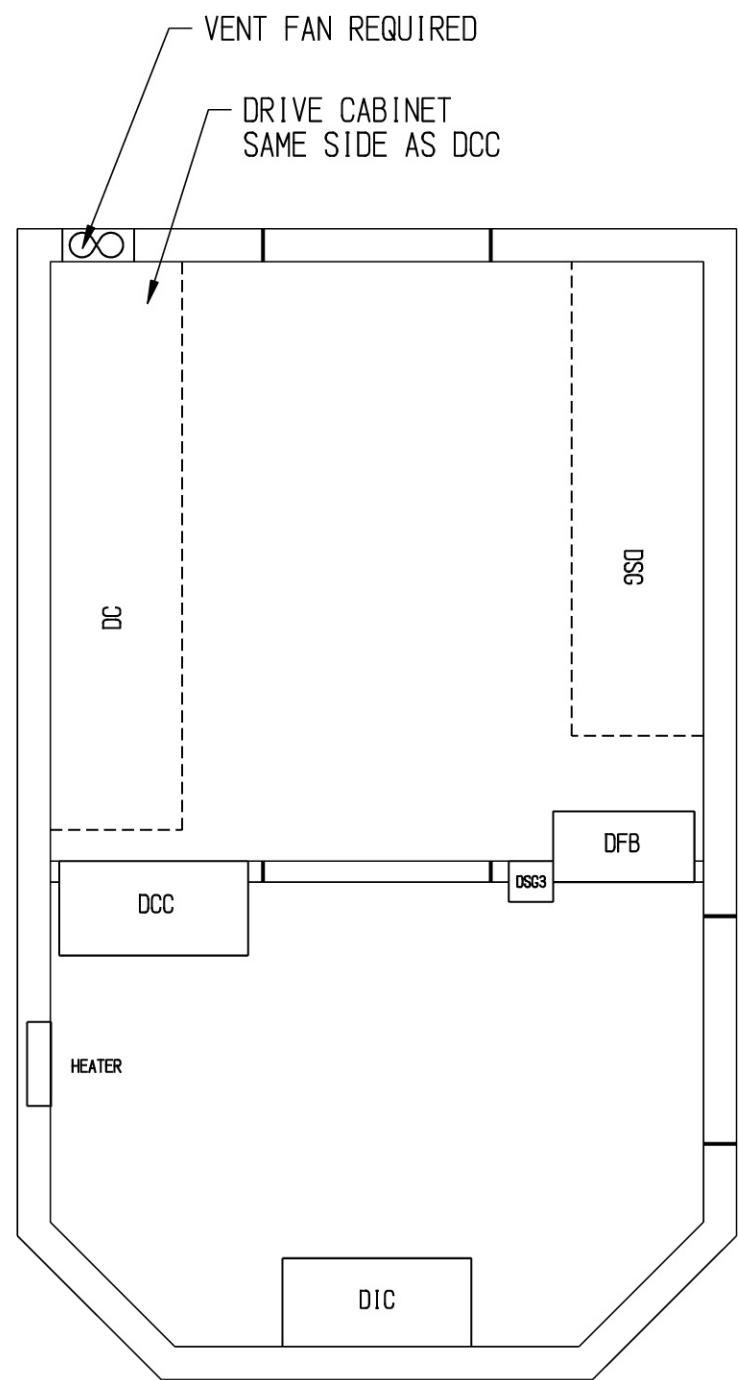
D
SI REAR SHEARWALL ELEVATION
SCALE = 3/8" = 1'- 0"

VENT FAN PENETRATION
JUST BELOW CEILING.
COORDINATE WITH L-POA
ELECTRICAL DEPARTMENT.

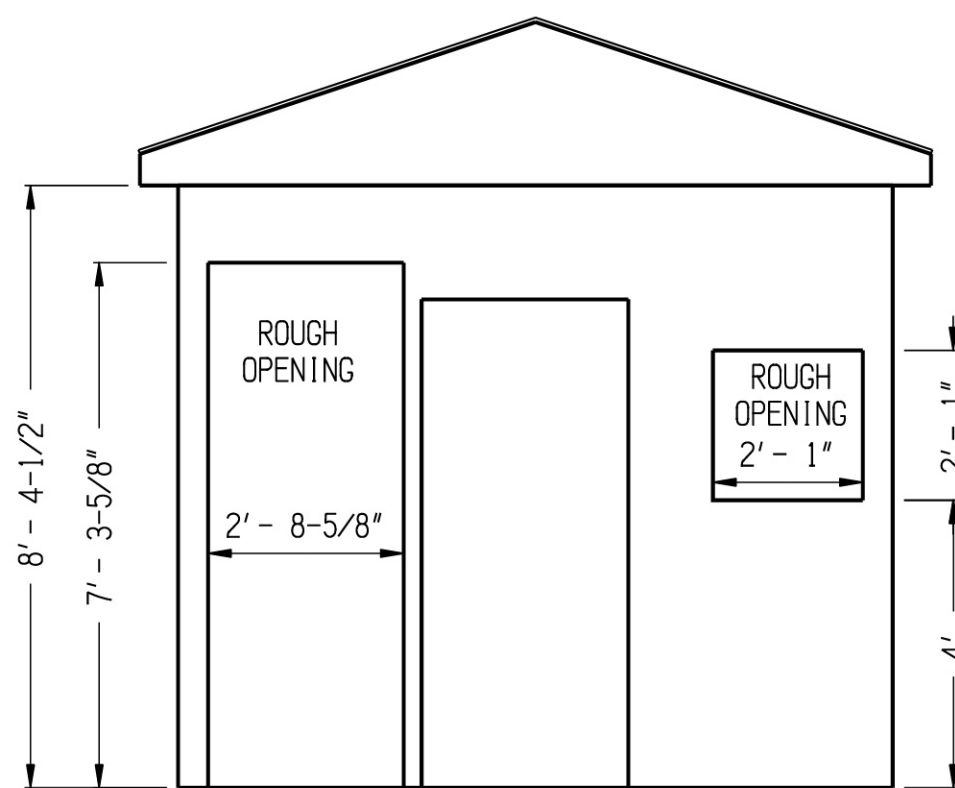
8' DOOR MAY BE
REQUIRED FOR CERTAIN
DRIVE/SWITCHGEAR
CONFIGURATIONS



E
SI FLOOR PLAN
SCALE = 3/8" = 1'- 0"

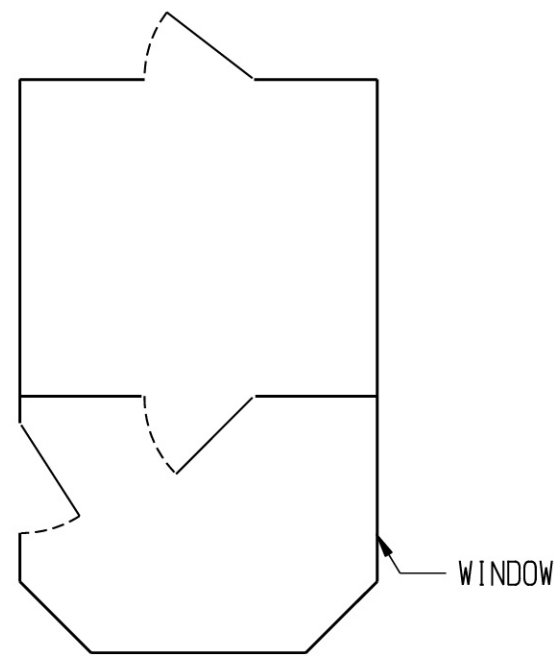


F
SI STANDARD CABINET LAYOUT - DRIVE OPERATOR HOUSE
SCALE = 3/8" = 1'- 0"



NOTE:
WALL MAY BE MIRROR IMAGE OF THAT SHOWN, REF SHEET NOTES.

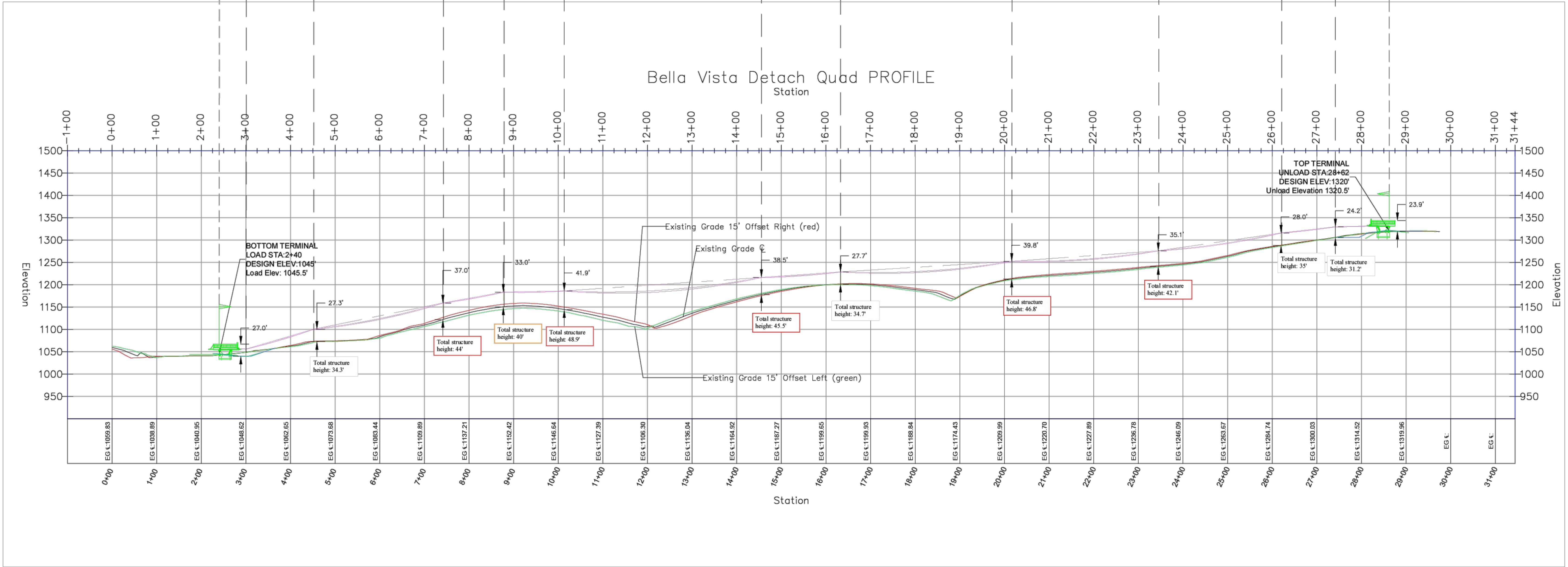
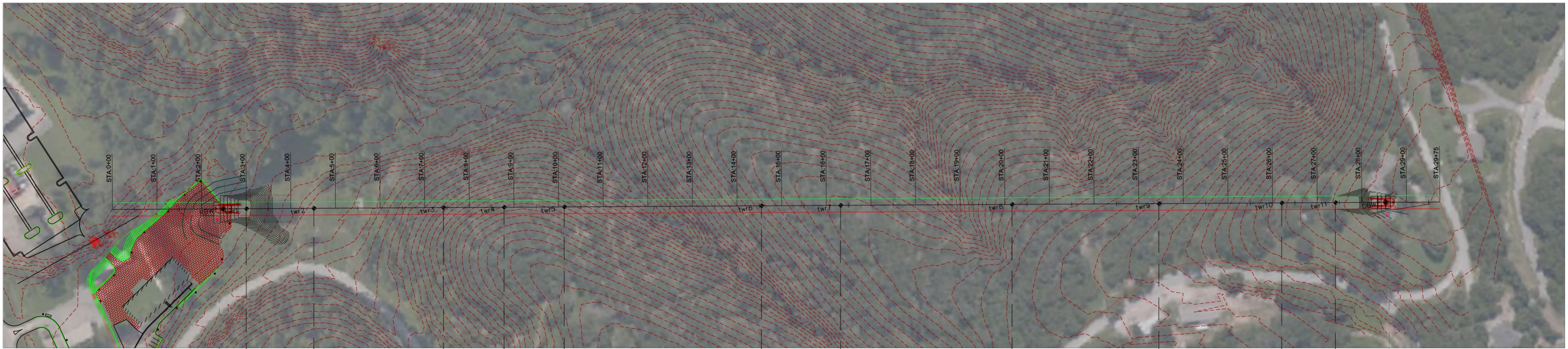
G
SI PARTITION WALL ELEVATION (VIEW FROM FRONT)
SCALE = 3/8" = 1'- 0"



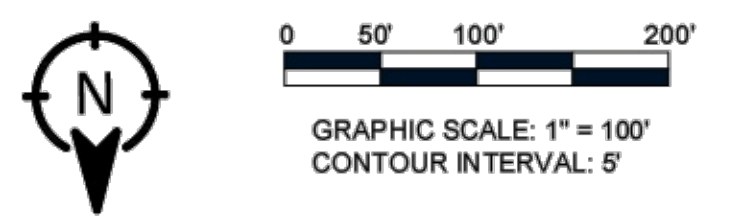
REDUCED IMAGE SHOWN FOR BOTTOM CLOCKWISE OR TOP COUNTER CLOCKWISE.

- SHEET NOTES:
1. HOUSE, EQUIPMENT, AND DOORS SHOWN FOR BOTTOM COUNTER CLOCKWISE OR TOP CLOCKWISE.
 2. HOUSE, EQUIPMENT, AND DOORS WILL BE MIRROR IMAGE OF THAT SHOWN FOR BOTTOM CLOCKWISE AND TOP COUNTER CLOCKWISE.
 3. REF SHEET S2 FOR ADDITIONAL NOTES AND DEFINITIONS.

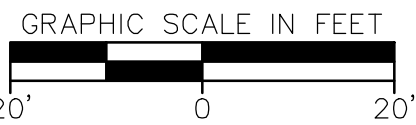
REV		DESCRIPTION of REVISION		DATE	BY
OPERATOR ENCLOSURE		SIMPLIFIED LAYOUT		2017	
OP ENCLOSURE - DRIVE 16x10 WOOD		OPERATOR ENCLOSURE - 16' x 10' SIMPLIFIED LAYOUT PLAN - WOOD FRAMING			
DESIGNED BY JLG		DRAWN BY JLG		DATE DRAWN 6/6/17	
SCALE (S1) 3/8" = 1'-0"		OTHER /			
DRAWING PROJECTION		OTHER /			
CWD DESIGN		DRAWING CORRECT B		11 x 17"	
CABLE TRANSPORT SYSTEMS		KeyCreator			
LEITNER POMA					
GRAND JUNCTION COLORADO, USA		SKILLIFTS CHAIRLIFTS CONDOLES TRAMWAYS			
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Bella Vista Arkansas | Bike Park Detach Quad PLAN & PROFILE



D-104



BELLA VISTA, AR

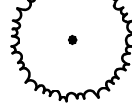
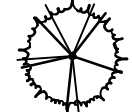
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PLANTING PLAN C

PLANTING PLAN C

 PLANT SCHEDULE - UPPER LIFT

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>
<u>TREES</u>					
	50	ILEX OPACA / AMERICAN HOLLY	B & B		6' HT MIN
	54	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	B & B		6' HT MIN
	39	PINUS TAEDA / LOBLOLLY PINE	B & B		6' HT MIN
	52	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		6' HT MIN

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>
<u>SHRUBS</u>					
	79	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	3 GAL	18" HT. MIN.	
	94	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL		

Profile Area Light

landscapeforms®

Spec Sheet | BW400



The Profile family of lights creates beautiful and intentional light emanating from a refined, minimalist design. Shadows from Profile's I-beam channels and modular design build a light experience like no other, creating poetry between the sculptural form and the play of light upon the object and its surroundings. Profile features a palette of configurable options that creates an aesthetic and performance to fit a variety of applications - from large, open areas and narrow pathways to landscape beds and building entrances.

Housing & Materials

One-piece welded pole made from hollow extruded aluminum 'H' sections with machined aluminum base and transition plates. Two-piece cast aluminum base cover with hidden fasteners.

Electrical

Surge protected 120V through 277V 50/60Hz electronic driver, 0-10V dimming. -40°C start temperature. Cast aluminum driver compartment doors with weather-tight seal assembly located at bottom of pole. Available with optional ANSI C136.41 twist lock receptacle.

Light Engines

The Profile area light includes performance light(s) and optional grazing lights. The performance light has a die-cast aluminum cover with a replaceable LED cartridge with die-cast aluminum heatsink, high power LEDs on RoHS compliant circuit board, and secondary optics. Sealed, UV stable, impact modified frosted or clear acrylic lens. Unit mounts to pole with magni-coated hardware.

The optional grazing light has a replaceable LED cartridge that consists of a die-cast aluminum body with high power LEDs on RoHS compliant circuit board, secondary optics, and injection molded cutoff baffle. Sealed, UV stable, impact modified clear acrylic lens. Unit mounts to pole with magni-coated hardware.

The optional foot light has a replaceable LED cartridge that consists of machined aluminum body with high power LED on RoHS compliant circuit board, Sealed, UV stable, impact modified diffused acrylic lens. Unit mounts to driver compartment door with magni-coated hardware.

All lighting engines are available in 2700K, 3000K, 3500K, and 4000K. >80CRI across all available color temperatures.

Distributions



TII



TIII



TIV

Warranty

LED lighting products are warranted for six years.

Certification

UL Listed for Wet Location, CE, Buy America Compliant, RoHS Compliant, Dark-Sky Approved



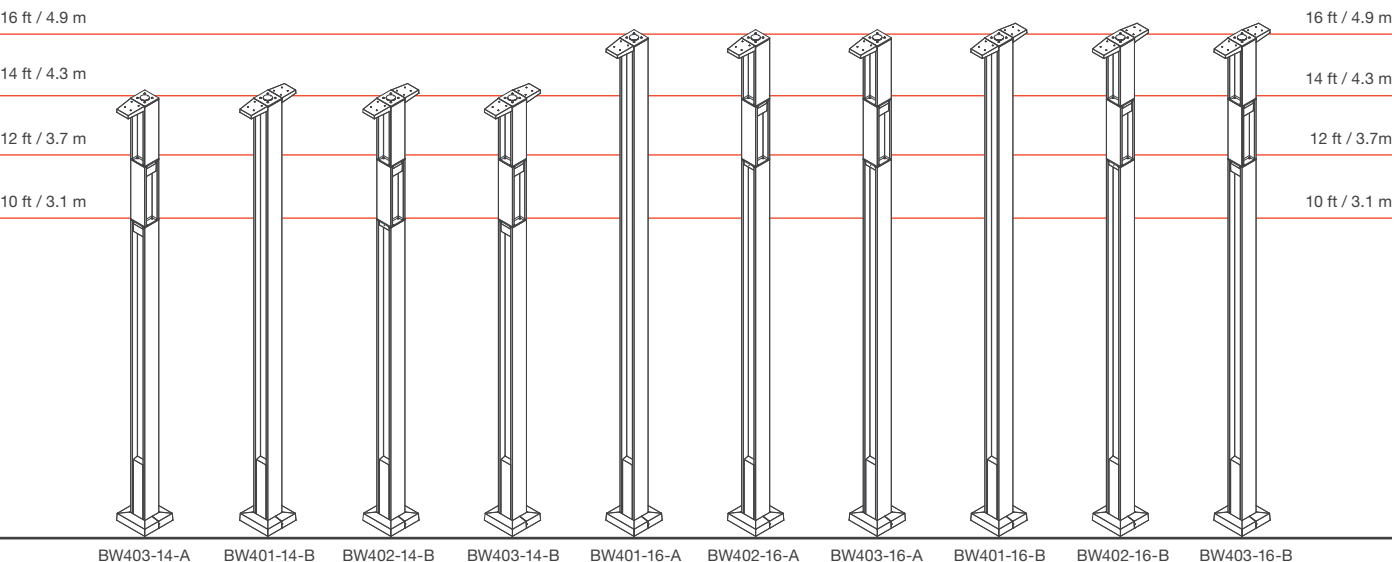
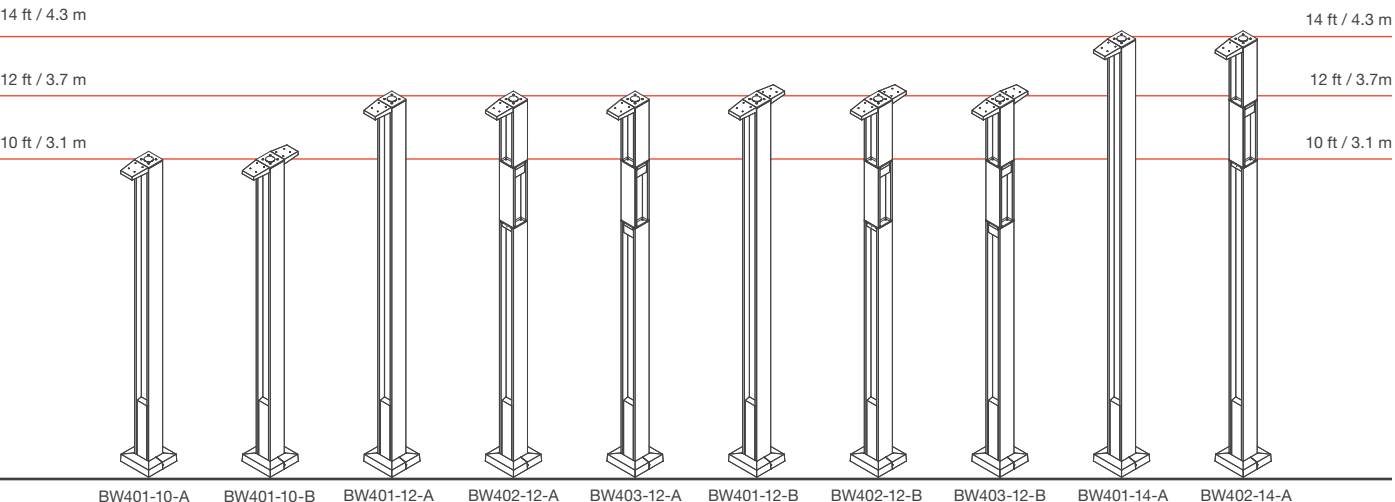
Designed by Linnaea Tillett & Tillett Lighting Design Associates

[Click here](#) for patent information related to this product.

Profile Area Light

landscapeforms®

Spec Sheet | BW400



Mounting

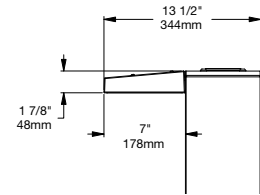
Pole is mounted at grade with galvanized steel anchor bolts.
Template and anchor hardware included.

See customer drawings for luminaire mounting height details.

Profile Area Light

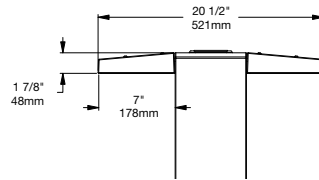
landscapeforms®

Spec Sheet | BW400



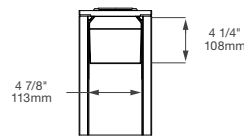
Single Area Light

Weight: 3.5 lbs
(luminaire only)
TM21 L70(10k): >60,000 hrs
Protection Class: IP66



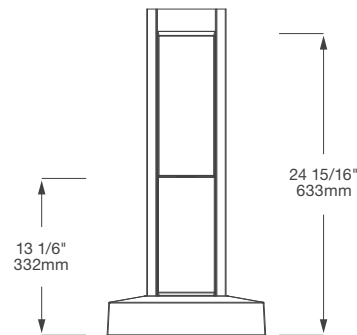
Double Area Light

Weight: 7 lbs
(luminaires only)
TM21 L70(10k): >60,000 hrs
Protection Class: IP66



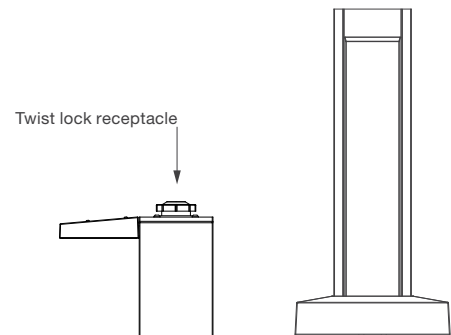
Optional Grazing Light

Weight: 1 lb (luminaire only)
TM21 L70(10k): >60,000 hrs
Protection Class: IP66



Optional Foot Light

Weight: 7 lbs
TM21 L70(10k): >60,000 hrs
Protection Class: IP66



Driver Cover

Weight: 7 lbs

Profile Area Light

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Spec Sheet | BW400

Model	Distribution Type	Drive Current	Delivered Lumens	System Watts	Bug Rating	Lens
T2-LO-FRS	Type II	350mA	2261	27	B1-U0-G1	Frosted
T2-LO-CLR	Type II	350mA	2700	27	B1-U0-G1	Clear
T2-HO-FRS	Type II	650mA	3711	52	B1-U0-G1	Frosted
T2-LO-CLR	Type II	650mA	4450	52	B1-U0-G1	Clear
T3-LO-FRS	Type III	350mA	2170	27	B1-U0-G1	Frosted
T3-LO-CLR	Type III	350mA	2599	27	B1-U0-G1	Clear
T3-HO-FRS	Type III	650mA	3631	52	B1-U0-G1	Frosted
T3-HO-CLR	Type III	650mA	4391	52	B1-U0-G1	Clear
T4-LO-FRS	Type IV	350mA	1971	27	B1-U0-G1	Frosted
T4-LO-CLR	Type IV	350mA	2414	27	B1-U0-G1	Clear
T4-HO-FRS	Type IV	650mA	3302	52	B1-U0-G1	Frosted
T4-HO-CLR	Type IV	650mA	4488	52	B1-U0-G1	Clear
Grazer Light	N/A	350mA	136	10	B0-U1-G0	Clear
Foot Light	N/A	350mA	15	4	B0-U1-G0	Frosted

This data is subject to change.

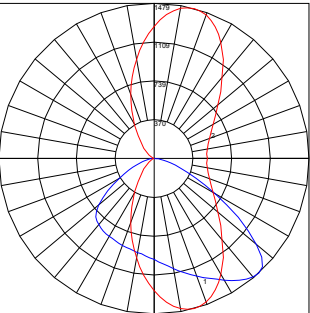
Profile Area Light

landscapeforms®

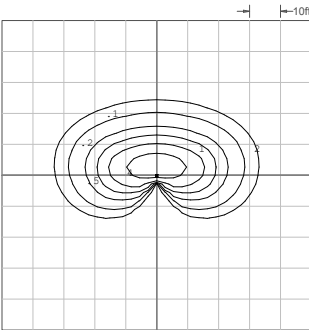
Spec Sheet | BW400

Performance Light

TII-LO-FRS

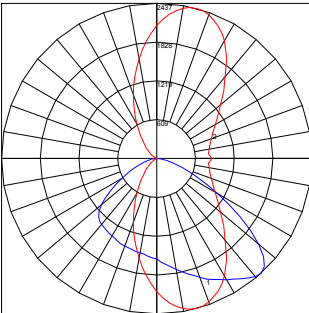


Maximum Candela = 1611.7
Located At Horizontal Angle = 80
Vertical Angle = 65

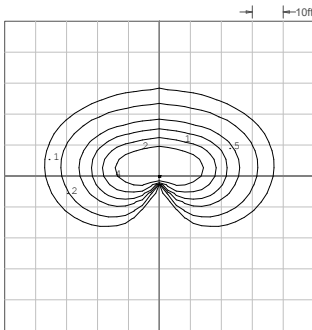


Mounting Height: 14 ft

TII-HO-FRS

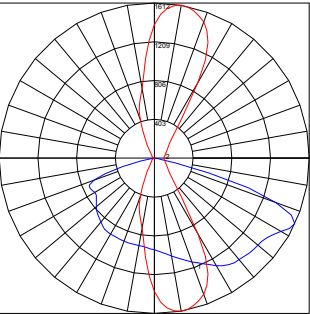


Maximum Candela = 2583.7
Located At Horizontal Angle = 80
Vertical Angle = 62.5

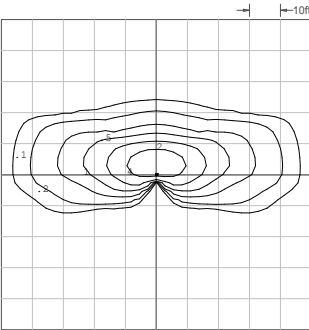


Mounting Height: 14 ft

TII-LO-CLR

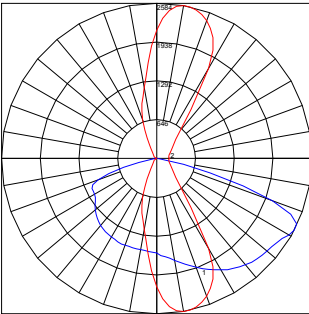


Maximum Candela = 1611.7
Located At Horizontal Angle = 80
Vertical Angle = 65

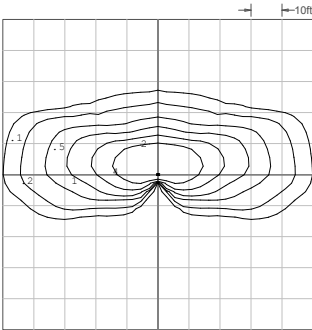


Mounting Height: 14 ft

TII-HO-CLR

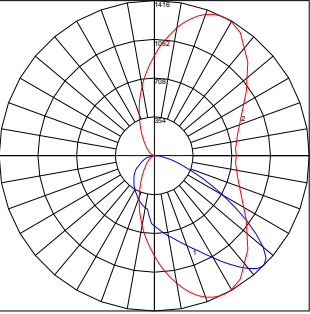


Maximum Candela = 2583.7
Located At Horizontal Angle = 80
Vertical Angle = 62.5

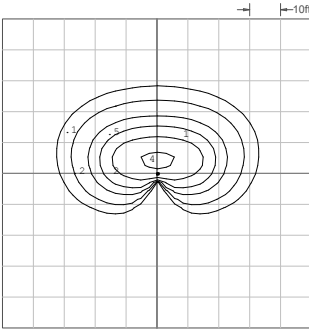


Mounting Height: 14 ft

TIII-LO-FRS

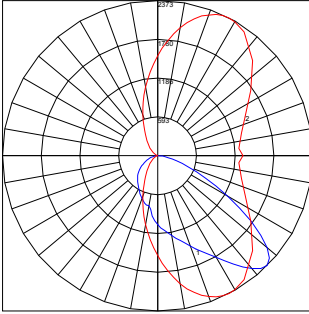


Maximum Candela = 1415.5
Located At Horizontal Angle = 62.5
Vertical Angle = 45

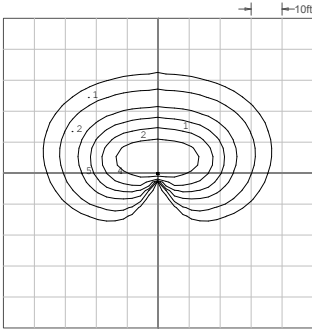


Mounting Height: 14 ft

TIII-HO-FRS



Maximum Candela = 2372.7
Located At Horizontal Angle = 62.5
Vertical Angle = 45



Mounting Height: 14 ft

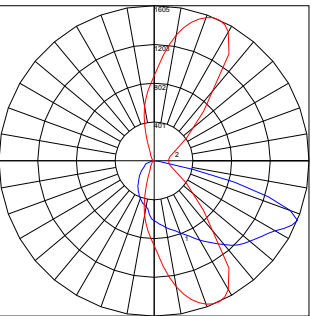
Profile Area Light

landscapeforms®

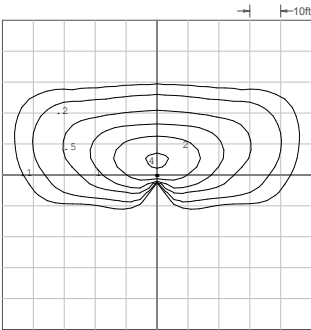
Spec Sheet | BW400

Performance Light (cont.)

TIII-LO-CLR

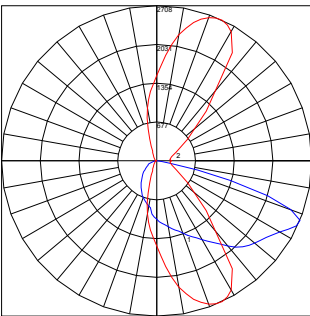


Maximum Candela = 1604.6
Located At Horizontal Angle = 65
Vertical Angle = 67.5

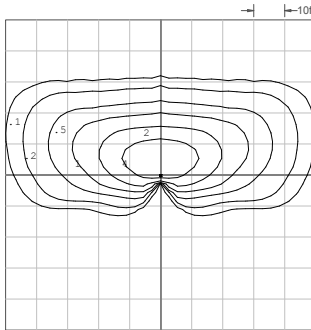


Mounting Height: 14 ft

TIII-HO-CLR

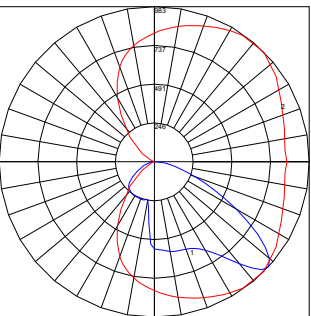


Maximum Candela = 2708.3
Located At Horizontal Angle = 65
Vertical Angle = 67.5

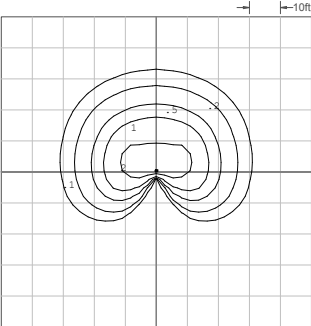


Mounting Height: 14 ft

TIV-LO-FRS

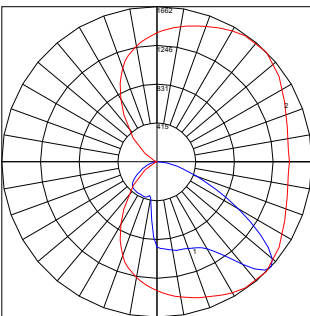


Maximum Candela = 982.5
Located At Horizontal Angle = 45
Vertical Angle = 47.5

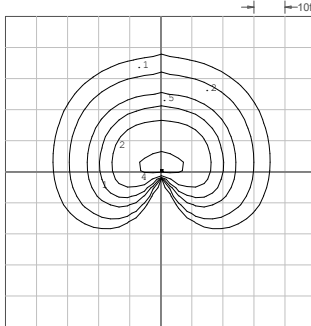


Mounting Height: 14 ft

TIV-HO-FRS

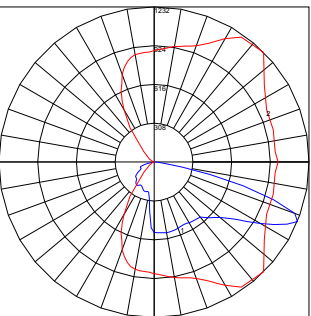


Maximum Candela = 1661.9
Located At Horizontal Angle = 45
Vertical Angle = 47.5

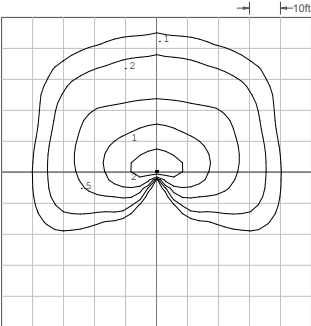


Mounting Height: 14 ft

TIV-LO-CLR

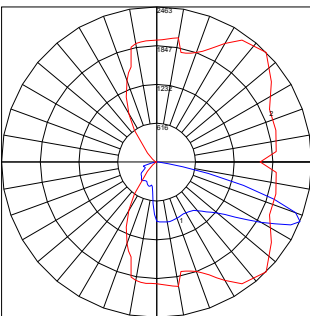


Maximum Candela = 1232
Located At Horizontal Angle = 45
Vertical Angle = 67.5

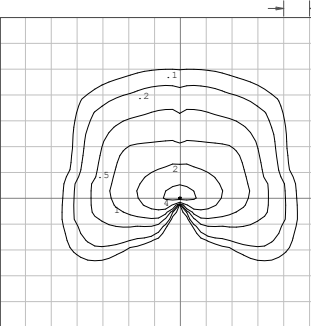


Mounting Height: 14 ft

TIV-HO-CLR



Maximum Candela = 2463
Located At Horizontal Angle = 45
Vertical Angle = 67.5



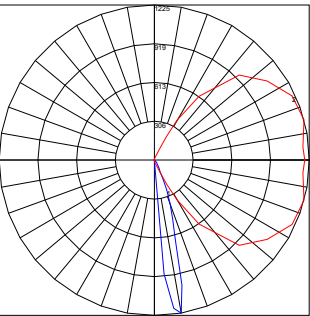
Mounting Height: 14 ft

Profile Area Light

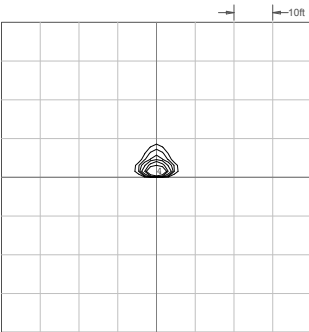
landscapeforms®

Spec Sheet | BW400

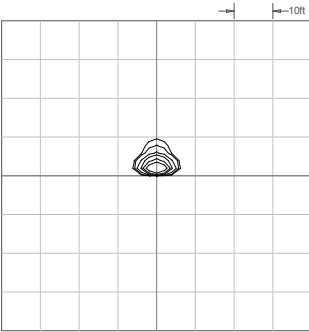
Grazer Light



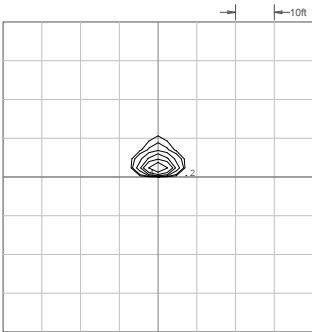
Maximum Candela = 1225.2
Located At Horizontal Angle = 15
Vertical Angle = 10



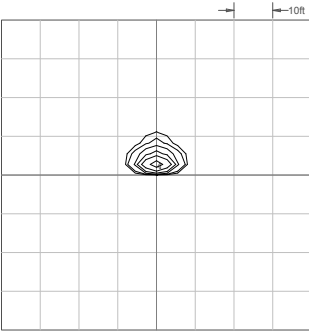
Mounting Height: 8 ft



Mounting Height: 10 ft

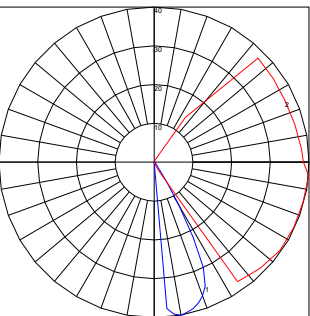


Mounting Height: 12 ft

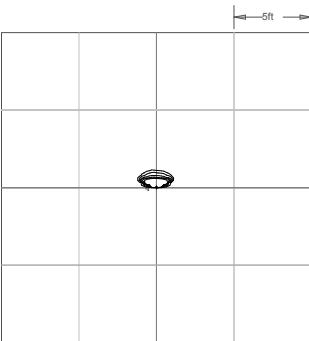


Mounting Height: 14 ft

Foot Light



Maximum Candela = 39.5
Located At Horizontal Angle = 355
Vertical Angle = 10



Profile Area Light

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Spec Sheet | BW400

Luminaire & Pole

Product	Height	Configuration	Foot Light	Distribution	Drive Current	Lens	Color Temperature**	Input Voltage	Twist Lock
BW401 (Profile Area Light Model #1)	10 (10 ft or 3.1m Unit) *	A (Single)	NFL (No Foot Light)	T2 (Type II)	LO (Low Output)	CLR (Clear Lens)	27K (2700K)	UV1 (100V277V, 50/60 Hz)	NTW (No Twist Lock)
BW402 (Profile Area Light Model #2)	12 (12 ft or 3.7m Unit)	B (Double)	FL (Foot Light)	T3 (Type III)	HO (High Output)	FRS (Frosted Lens)	30K (3000K)		TW1 (7-pin Twist Lock)
BW403 (Profile Area Light Model #3)	14 (14 ft or 4.3m Unit) 16 (16 ft or 4.9m Unit)			T4 (Type IV)			35K (3500K) 40K (4000K)		

Example: BW401 – 10 – B – NFL – T2 – LO – CLR – 35K – UV1 – TW1 – Powdercoat

* Only available in model #1.

** For Dark Sky certification, 3000k or warmer must be selected.
Other color temperatures available upon request.

Configurations

Height	Pole Part Number	Description	EPA	Weight
10 ft (3.1 m)	BW401-10-A	One Performance Light with No Grazer Lights & No 90° Pole Rotation	10.72 ft²	129 lbs
10 ft (3.1 m)	BW401-10-B	Two Performance Lights with No Grazer Lights & No 90° Pole Rotation	10.92 ft²	130 lbs
12 ft (3.7 m)	BW401-12-A	One Performance Light with No Grazer Lights & No 90° Pole Rotation	12.74 ft²	149 lbs
12 ft (3.7 m)	BW401-12-B	Two Performance Lights with No Grazer Lights & No 90° Pole Rotation	12.94 ft²	152 lbs
12 ft (3.7 m)	BW402-12-A	One Performance Light with Two Grazer Lights & Two 90° Pole Rotations	12.66 ft²	151 lbs
12 ft (3.7 m)	BW402-12-B	Two Performance Lights with Two Grazer Lights & Two 90° Pole Rotations	12.86 ft²	154 lbs
12 ft (3.7 m)	BW403-12-A	One Performance Light with Four Grazer Lights & Two 90° Pole Rotations	12.66 ft²	153 lbs
12 ft (3.7 m)	BW403-12-B	Two Performance Lights with Four Grazer Lights & Two 90° Pole Rotations	12.86 ft²	156 lbs
14 ft (4.3 m)	BW401-14-A	One Performance Light with No Grazer Lights & No 90° Pole Rotation	14.75 ft²	169 lbs
14 ft (4.3 m)	BW401-14-B	Two Performance Lights with No Grazer Lights & No 90° Pole Rotation	14.95 ft²	172 lbs
14 ft (4.3 m)	BW402-14-A	One Performance Light with Two Grazer Lights & Two 90° Pole Rotations	14.68 ft²	171 lbs
14 ft (4.3 m)	BW402-14-B	Two Performance Lights with Two Grazer Lights & Two 90° Pole Rotations	14.87 ft²	174 lbs
14 ft (4.3 m)	BW403-14-A	One Performance Light with Four Grazer Lights & Two 90° Pole Rotations	14.68 ft²	173 lbs
14 ft (4.3 m)	BW403-14-B	Two Performance Lights with Four Grazer Lights & Two 90° Pole Rotations	14.87 ft²	176 lbs
16 ft (4.9 m)	BW401-16-A	One Performance Light with No Grazer Lights & No 90° Pole Rotation	16.77 ft²	190 lbs
16 ft (4.9 m)	BW401-16-B	Two Performance Lights with No Grazer Lights & No 90° Pole Rotation	16.96 ft²	193 lbs

Profile Area Light

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Spec Sheet | BW400

Configurations (cont.)

Height	Pole Part Number	Description	EPA	Weight
16 ft (4.9 m)	BW402-16-A	One Performance Light with Two Grazer Lights & Two 90° Pole Rotations	16.69 ft²	192 lbs
16 ft (4.9 m)	BW402-16-B	Two Performance Lights with Two Grazer Lights & Two 90° Pole Rotations	16.89 ft²	194 lbs
16 ft (4.9 m)	BW403-16-A	One Performance Light with Four Grazer Lights & Two 90° Pole Rotations	16.69 ft²	193 lbs
16 ft (4.9 m)	BW403-16-B	Two Performance Lights with Four Grazer Lights & Two 90° Pole Rotations	16.89 ft²	196 lbs

Notes:

Profile Area Light

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Material / Colors Sheet | BW400

Vivid Series - Powdercoated Metal* (Fine Texture)



CLY (Clay)



LMN (Lemon)



MNG (Mango)



STG (Loll Sunset Orange)



CHL (Chili)



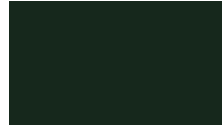
APR (Loll Apple Red)



LFG (Loll Leaf Green)



MSS (Moss)

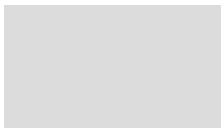


FOR (Forest)

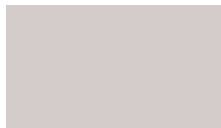


NVY (Loll Navy Blue)

Neutral Series - Powdercoated Metal*



SIL (Silver Metallic)



MER (Mercury Metallic)



STL (Steel Metallic)



BRZ (Bronze Metallic)



TNM (Titanium Metallic)



BLK (Gloss Black)



WHT (Gloss White)

Architectural Series - Powdercoated Metal* (Fine Texture)



FOG (Fog)



OBD (Obsidian)



MBK (Matte Black)



TER (Terra)



NMG (Nutmeg)



ONX (Onyx)



SAG (Sage)



BLA (Blue Ash)



DSK (Dusk)

Profile Area Light

landscapeforms®

Material / Colors Sheet | BW400

Powdercoated Metal

Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

* All colors and patterns shown are approximate and may vary from sample and final.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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Profile

**“Light should not be a distracting element.
It should fit comfortably into the
environment during the day and facilitate
the use of the space at night.”**

—Linnaea Tillett











New Ways to See

Designed in collaboration with award-winning lighting designer Linnaea Tillett and Tillett Lighting Design Associates, the Profile family of lights creates beautiful and intentional light emanating from a refined, minimalist design. Illuminated I-beam channels and modular design build a light experience like no other, creating poetry between the sculptural form and the play of light upon the object and its surroundings.

The Profile line's palette of configurable options tailor the light's aesthetic and performance to fit a variety of applications. One product family, composed of an area light, accent light, column light, and performance, wayfinding, and unlit perimeter bollard, appropriately lights an array of spaces, from large, open areas and narrow pathways to landscape beds and building entrances.







Modular Thinking, Modular Design

Outdoor public spaces are asked to do many things, from hosting performances, community events, and farmers' markets to encouraging human restoration and play. Lighting for myriad uses calls for aesthetic and functional versatility. Profile's modularity and fixture options provide tools with which to design unique, purposeful light experiences.

The Profile area, accent, and column lights have four heights and four color temperatures. The area light has three distributions, two outputs, and a clear and diffused lens; accent and column have a standard output and diffused lens. A 10-foot-tall base unit, two-foot-tall add-on sections, and foot lights further tailor the lights' performance and aesthetic. Three bollard types, including an unlit perimeter option, define boundaries and subtly light paths and landscaping. All lights are offered in a full color palette and finished with proprietary Pangard II® HAPS, VOC, and lead-free polyester powdercoat.







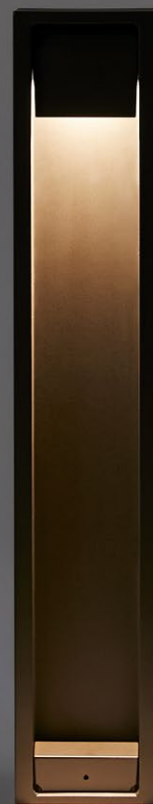
Union of Object and Light

When an award-winning lighting design firm collaborates with a design-centric company, the result is simple, proportionally pleasing lighting architecture in the familiar form of an I-beam given a refreshing new context. Profile's sculptural form takes on a quiet presence during the day; at night, the object becomes light that lends definition, purpose, and comfort to the landscape. Landscape Forms' expertise in lighting technology, engineering, and manufacturing and its high-quality craftsmanship break new ground with Profile lights and invites lighting designers and landscape architects to reimagine light.









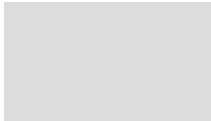
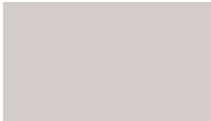
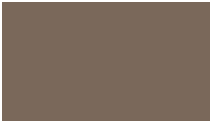
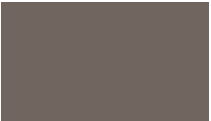


Materials

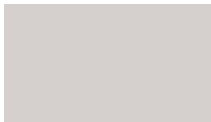
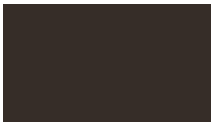
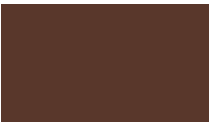
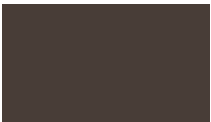
Vivid Series - Powdercoated Metal (Fine Texture)

						
Clay	Lemon	Mango	Loll Sunset Orange	Chili	Loll Apple Red	Loll Leaf Green
						
Moss	Forest	Loll Navy Blue				

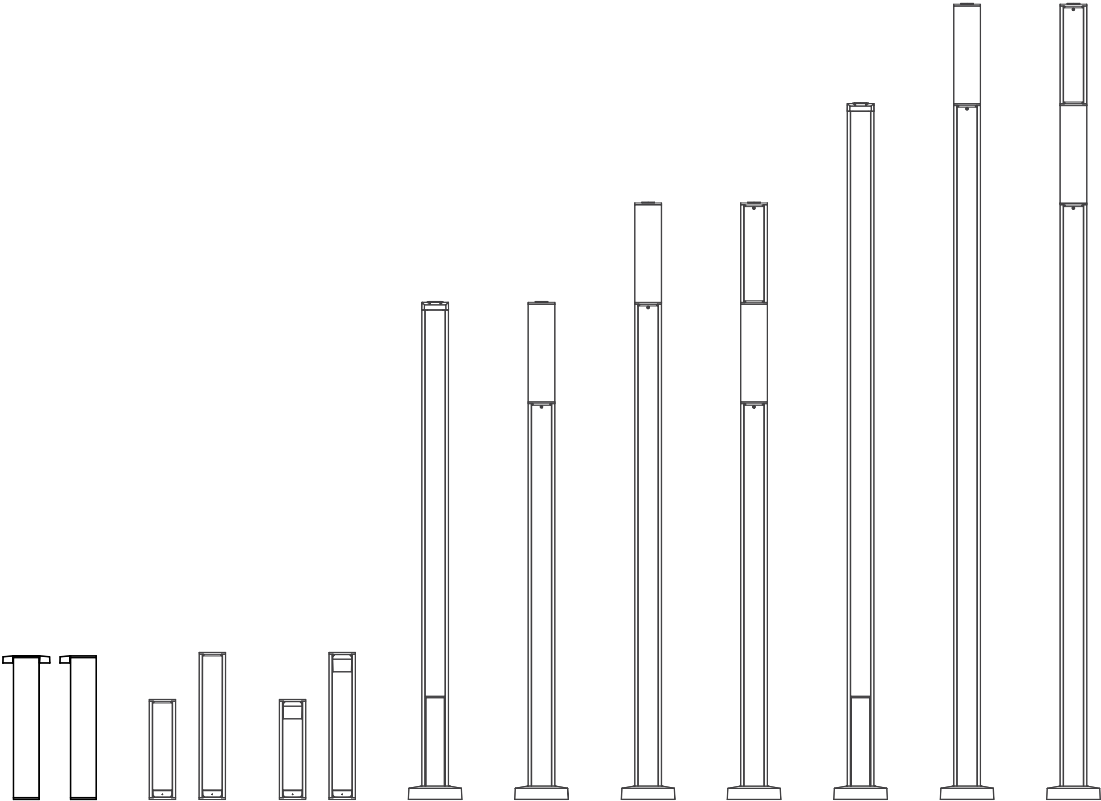
Neutral Series - Powdercoated Metal

						
Silver Metallic	Mercury Metallic	Steel Metallic	Bronze Metallic	Titanium Metallic	Gloss Black	Gloss White

Architectural Series - Powdercoated Metal (Fine Texture)

						
Fog	Obsidian	Matte Black	Terra	Nutmeg	Onyx	Sage
						
Blue Ash	Dusk					

Statement of Line

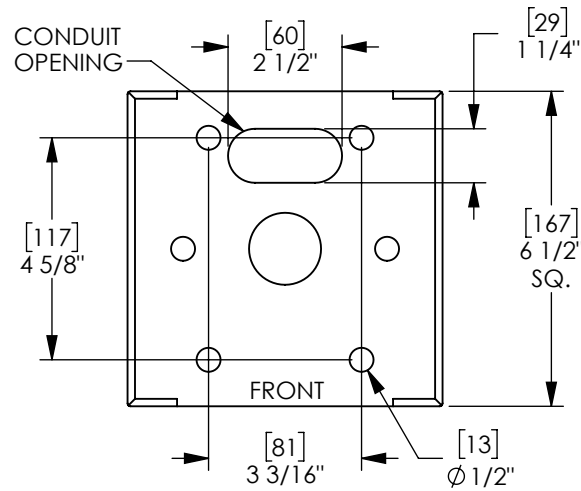
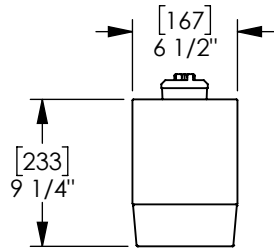




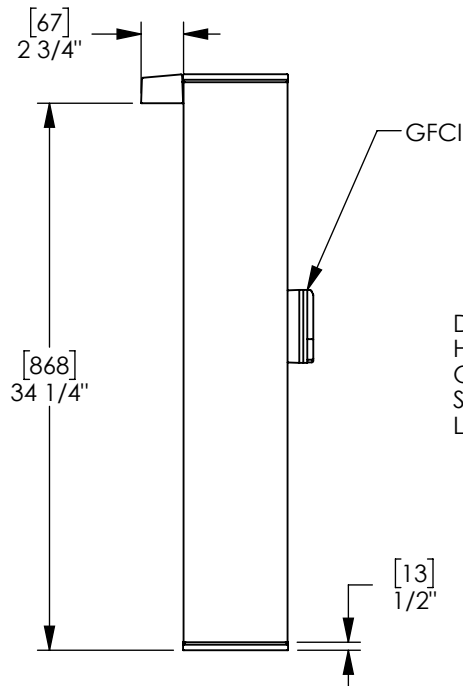
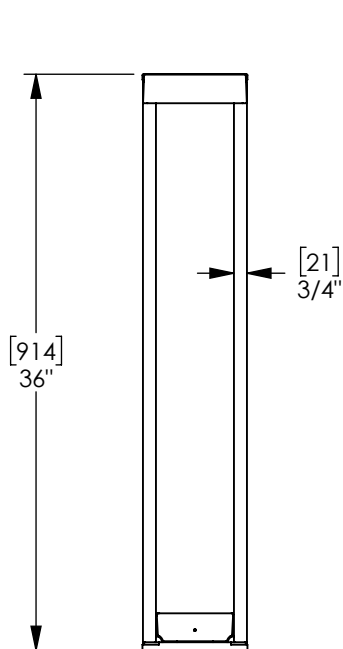
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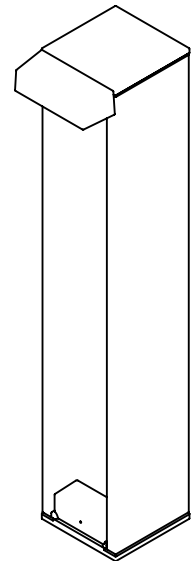
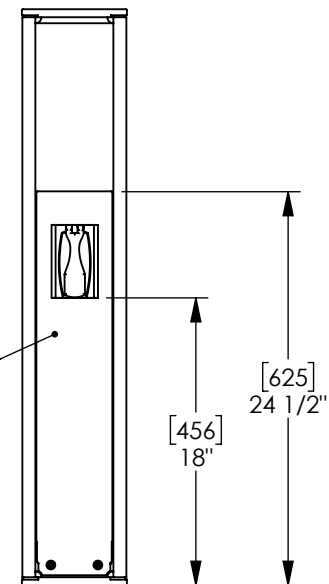
ANCHORING HARDWARE INCLUDED:
(4) 5/16-18 INTERNAL THREAD CONCRETE GRIP ANCHOR
(4) 5/16-18 X 1-1/4" HEX HEAD CAP SCREWS
(4) 5/16" WASHERS



BASE PLATE DETAIL



GFCI
DRIVER HOUSING,
OPPOSITE
SIDE OF
LUMINAIRE



Memorandum

DATE: February 20, 2025
TO: Ethan Hunter
FROM: Seth D. Franks, P.E.
RE: OZ Trails Bike Park - Traffic Review
WPM PROJECT: M03-23079-00



Walter P Moore conducted a traffic review for the proposed OZ Trails Bike Park in Bella Vista, Arkansas, to determine if a traffic impact analysis study is required based on the City of Bella Vista Code of Ordinances.

INTRODUCTION

The proposed OZ Trails Bike Park is located on the west side of US 71/Bella Vista Way, between Oldham Drive and Mercy Way. The existing site consists of a strip retail plaza and small office building that will be demolished and is not included as part of the proposed development. The surrounding land uses consist of retail, office, institutional, and residential developments. A site location map showing the general location of the proposed development is provided in **Figure 1**.



Figure 1: General Location of the Proposed Development

PROPOSED DEVELOPMENT

The proposed bike park will have more than 20 miles of gravity trails and one chairlift system, which will be supported by a two-story amenity building consisting of a gathering area for bike park users, bike storage, bike rentals and maintenance areas, and office space. The proposed development is accessed via the existing driveways on US 71 and Oldham Drive. Two of the existing driveways on US 71 are proposed to be closed in buildout conditions. There are two proposed parking lots for the site that do not share access. The parking lot near the building is reserved for employee and ADA parking and will include 26 spaces, and the additional parking lot will include 228 spaces. Therefore, most of the traffic traveling to the site is expected to use the primary access point at the US 71 at Mercy Drive signalized intersection, with minimal traffic using Oldham Drive. The park is anticipated to open in 2026. **Figure 2** presents the site development plan.

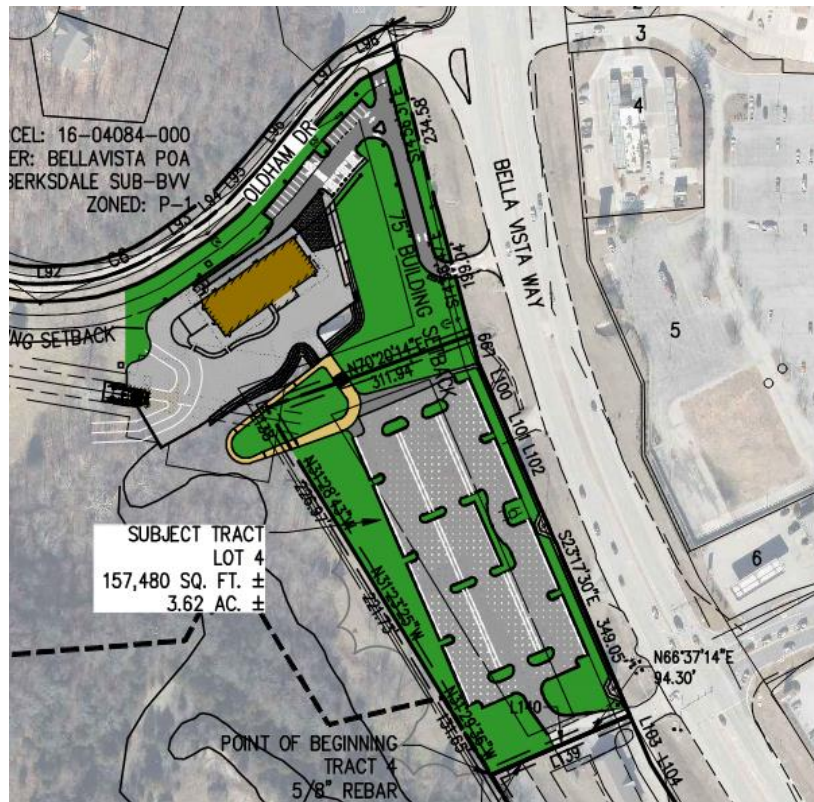


Figure 2: Proposed Site Plan

PROJECTED CONDITIONS

TRIP GENERATION

The number of trips generated by the development during an average weekday, and for weekend peak hours, is based on the land use type and size of the development. Standard rates for strip retail plaza,

small office building, and a snow ski area from the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 11th edition*, were used to determine the amount of traffic generated by the development. The land use type 466-Snow Ski Area was selected based on its description and is most similar to the chairlift and amenity building that will be in the bike park. The average rate was used to estimate trips generated during the weekday AM and PM peak hours, and Saturday peak hour. The average trip generation rates with the directional distribution are presented in **Table 1**. The net total trips for the proposed development are shown in **Table 2**.

Table 1: ITE Trip Generation Rates

Description	Trip Generation Land Use	ITE Code	Size	Unit	A.M. Peak			P.M. Peak			Saturday Peak		
					Average	% enter	% exit	Average	% enter	% exit	Average	% enter	% exit
PROPOSED													
Bike Park	Snow Ski Area	466	1	Lifts	24.63	97%	3%	33.77	12%	88%	76.23	28%	72%
EXISTING - DEMOLITION													
Strip Retail	Strip Retail Plaza (<40k)	822	15516.6	1000 Sq. Ft. GFA	2.36	60%	40%	6.59	50%	50%	6.57	51%	49%
H&R Block	Small Office Building	712	3726.6	1000 Sq. Ft. GFA	1.67	82%	18%	2.16	34%	66%	N/A	N/A	N/A

Table 2: Proposed Bike Park Trip Generation Calculations

Description	Trip Generation Land Use	ITE Code	Size	Unit	A.M. Peak			P.M. Peak			Saturday Peak		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
PROPOSED													
OZ Trails Bike Park	Snow Ski Area	466	1	Lifts	25	24	1	34	4	30	76	21	55
New Trips Generated					25	24	1	34	4	30	76	21	55
EXISTING - DEMOLITION													
Strip Retail	Strip Retail Plaza	822	15516.6	1000 Sq.	37	22	15	102	51	51	102	52	50
H&R Block	Small Office Building	712	3726.6	1000 Sq. Ft. GFA	6	5	1	8	3	5	N/A	N/A	N/A
Existing Trips Removed					43	27	16	110	54	56	102	52	50
Net Total					-18	-3	-15	-77	-50	-27	-26	-31	5

SITE ANALYSIS

The City of Bella Vista Code of Ordinances Article XI. – Access Management and Parking Facility Design Standards Sec. 107-317. – Access Management (a) Traffic Impact Analysis Study states that any proposed site plan or subdivision plan located along a collector, minor arterial, or major arterial street which would be expected to generate over 100 directional trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over 750 trips in an average day shall be analyzed by a qualified traffic engineer, licensed to practice in the State of Arkansas. Based on the net total trips generated by the proposed development, the proposed bike park will generate less than 100 trips during the peak hour on the adjacent streets during the weekday, with the highest directional peak being the exiting movement on a Saturday with 55 trips. Considering the existing developments that will be demolished, the net increase in vehicles trips will be negative and less than the threshold.

Since the ITE Trip Generation manual does not provide daily rates for land use code 466, the number of daily trips was determined using a different methodology. It is common that peak hour trips account for roughly 12% of daily traffic. Using this assumption, the bike park development would generate approximately 650 daily trips; however, when considering the existing land uses that will be demolished, the daily net increase will also be a negative net number of trips. Therefore, a traffic impact analysis is not required for the proposed development.

CONCLUSIONS

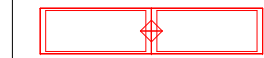
Walter P Moore conducted a traffic review for the proposed OZ Trails Bike Park in Bella Vista, Arkansas. This traffic review focused on traffic generated by the proposed development to determine if a traffic impact analysis study is required based on the City of Bella Vista Code of Ordinances. Both the new trips and the net total trips generated by the proposed development are less than the code threshold and will not require a traffic impact analysis.

REFERENCES

1. *Trip Generation Manual, 11th Edition*. Institute of Transportation Engineers.



Scale: 1 inch= 100 Ft.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
	20	AH1	Single	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Single Torres Luminaire (AH-25-A-5)	0.850	7596	73	1460	
	6	AH2	Back-Back	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Back-to-Back Torres Luminaire (AH-25-B-5)	0.850	7596	73	876	
	12	BW1	Single	Profile Area Light, Type 4, High Output, Clear Lens, 16ft Mounting Height (BW-400-T4-HO-CLR)	0.850	4488	51.2841	615.409	
	2	BW2	Single	Profile Area Light, Type 2, High Output, Clear Lens, 16ft Mounting Height (BW-400-T2-HO-CLR)	0.850	4451	51.3354	102.671	
	16	BW3	Single	Profile Path Light, Single Head, Type 4, Frosted Lens (BW101-XX-UV1)	0.850	470	8.0059	128.094	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Bike Loop Pathway	Illuminance	Fc	0.75	8.6	0.1	7.50	86.00	
Lift Exit	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.	
Main Plaza	Illuminance	Fc	0.55	6.4	0.0	N.A.	N.A.	
Parking Lot - South	Illuminance	Fc	1.42	4.9	0.1	14.20	49.00	
Parking Lot and Turnstyle Walkway - North	Illuminance	Fc	1.19	6.7	0.1	11.90	67.00	

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND SITE CONDITIONS. PHOTOMETRIC DATA USED AS INPUT FOR THE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES. ACTUAL FIELD PERFORMANCE WILL DEPEND ON LAMP, DRIVER, ELECTRICAL, AND SITE CHARACTERISTICS. VALUES SHOWN ARE ILLUMINANCE MEASURED AT GRADE. PLEASE REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR (LLF) DETAILS USED IN THE CALCULATIONS.



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Bella Vista Bike Park

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Completed By: AZ	COMMENTS: -All calculations measured at grade, in footcandles, by Landscape Forms fixtures only. -Base File:"ACAD-24112200 CIV-Model.DWG"		
Checked By:			
Date:2/21/2025			
AGi32® Version 22.1.28			
Filename: ILP1066 - Bella Vista Bike Park_Rev A.AGI		Revision A	Page 1 of 6



Scale: 1 inch= 25 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	
	20	AH1	Single	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Single Torres Luminaire (AH-25-A-5)	0.850	7596	73	
	6	AH2	Back-Back	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Back-to-Back Torres Luminaire (AH-25-B-5)	0.850	7596	73	
	12	BW1	Single	Profile Area Light, Type 4, High Output, Clear Lens, 16ft Mounting Height (BW-400-T4-HO-CLR)	0.850	4488	51.2841	
	2	BW2	Single	Profile Area Light, Type 2, High Output, Clear Lens, 16ft Mounting Height (BW-400-T2-HO-CLR)	0.850	4451	51.3354	
	16	BW3	Single	Profile Path Light, Single Head, Type 4, Frosted Lens (BW101-XX-UV1)	0.850	470	8.0059	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Bike Loop Pathway	Illuminance	Fc	0.75	8.6	0.1	7.50	86.00	
Lift Exit	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.	
Main Plaza	Illuminance	Fc	0.55	6.4	0.0	N.A.	N.A.	
Parking Lot - South	Illuminance	Fc	1.42	4.9	0.1	14.20	49.00	
Parking Lot and Turnstyle Walkway - North	Illuminance	Fc	1.19	6.7	0.1	11.90	67.00	

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND SITE CONDITIONS. PHOTOMETRIC DATA USED AS INPUT FOR THE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES. ACTUAL FIELD PERFORMANCE WILL DEPEND ON LAMP, DRIVER, ELECTRICAL, AND SITE CHARACTERISTICS. VALUES SHOWN ARE ILLUMINANCE MEASURED AT GRADE. PLEASE REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR (LLF) DETAILS USED IN THE CALCULATIONS.



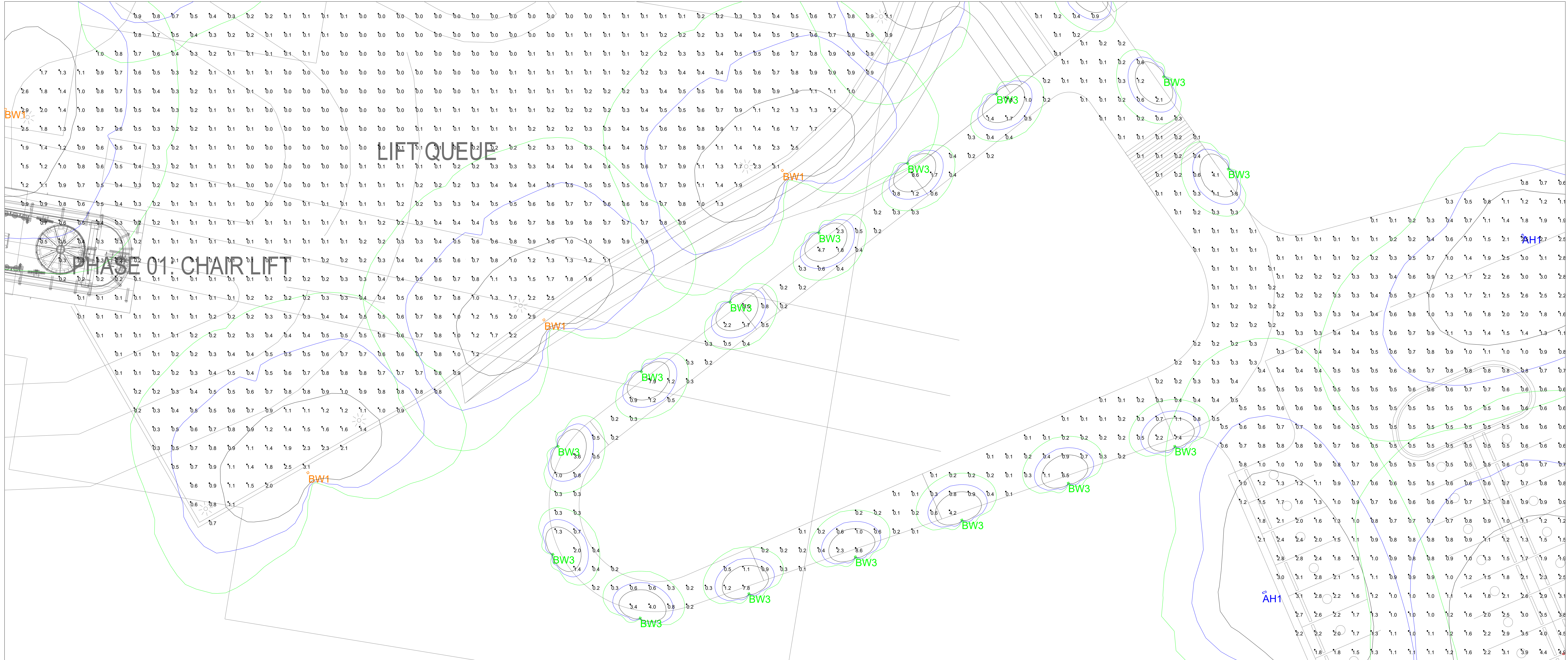
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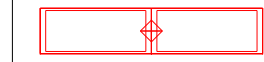
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COMMENTS:
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Scale: 1 inch= 12 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	
	20	AH1	Single	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Single Torres Luminaire (AH-25-A-5)	0.850	7596	73	
	6	AH2	Back-Back	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Back-to-Back Torres Luminaire (AH-25-B-5)	0.850	7596	73	
	12	BW1	Single	Profile Area Light, Type 4, High Output, Clear Lens, 16ft Mounting Height (BW-400-T4-HO-CLR)	0.850	4488	51.2841	
	2	BW2	Single	Profile Area Light, Type 2, High Output, Clear Lens, 16ft Mounting Height (BW-400-T2-HO-CLR)	0.850	4451	51.3354	
	16	BW3	Single	Profile Path Light, Single Head, Type 4, Frosted Lens (BW101-XX-UV1)	0.850	470	8.0059	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Bike Loop Pathway	Illuminance	Fc	0.75	8.6	0.1	7.50	86.00	
Lift Exit	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.	
Main Plaza	Illuminance	Fc	0.55	6.4	0.0	N.A.	N.A.	
Parking Lot - South	Illuminance	Fc	1.42	4.9	0.1	14.20	49.00	
Parking Lot and Turnstyle Walkway - North	Illuminance	Fc	1.19	6.7	0.1	11.90	67.00	

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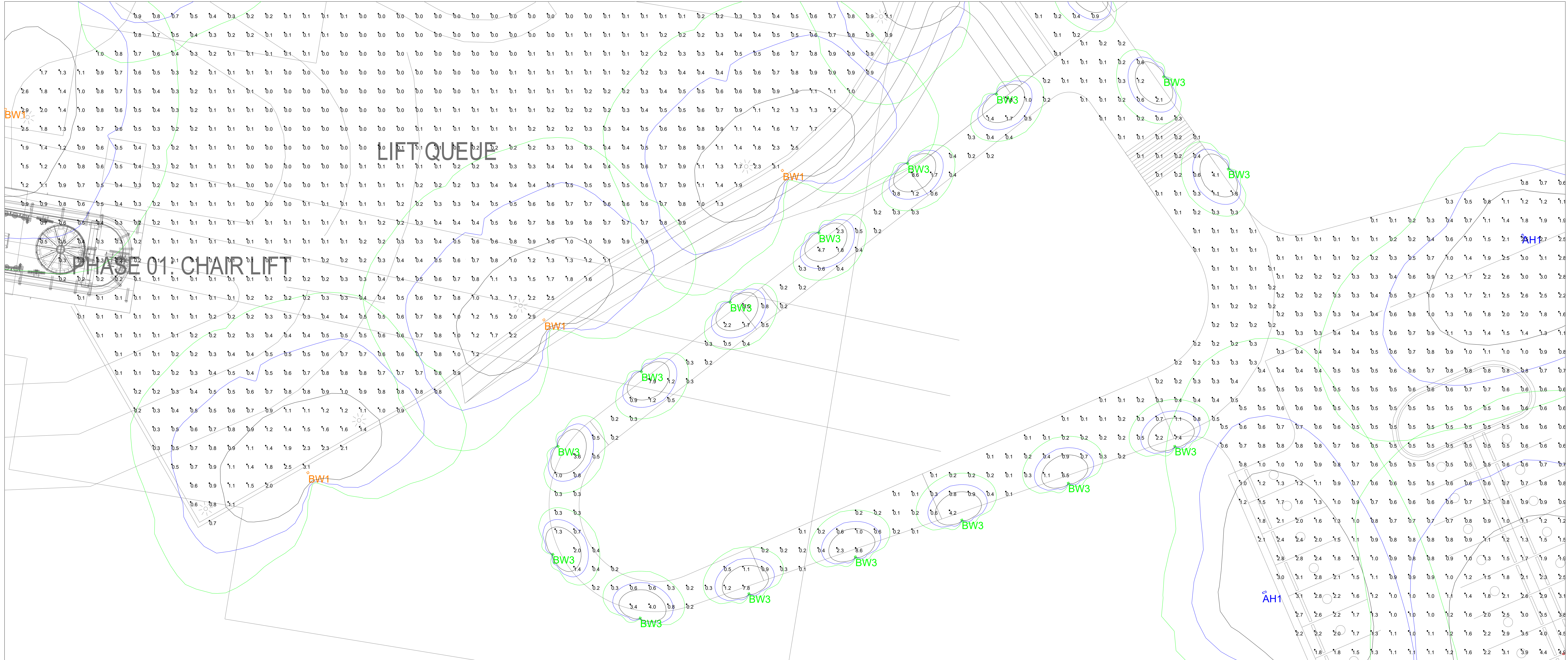
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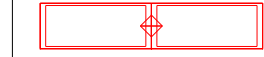
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Filename: ILP1066 - Bella Vista Bike Park_Rev A.AGI	Revision A	Page 3 of 6



Scale: 1 inch= 12 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	
	20	AH1	Single	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Single Torres Luminaire (AH-25-A-5)	0.850	7596	73	
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	12	BW1	Single	Profile Area Light, Type 4, High Output, Clear Lens, 16ft Mounting Height (BW-400-T4-HO-CLR)	0.850	4488	51.2841	
	2	BW2	Single	Profile Area Light, Type 2, High Output, Clear Lens, 16ft Mounting Height (BW-400-T2-HO-CLR)	0.850	4451	51.3354	
	16	BW3	Single	Profile Path Light, Single Head, Type 4, Frosted Lens (BW101-XX-UV1)	0.850	470	8.0059	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Bike Loop Pathway	Illuminance	Fc	0.75	8.6	0.1	7.50	86.00	
Lift Exit	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.	
Main Plaza	Illuminance	Fc	0.55	6.4	0.0	N.A.	N.A.	
Parking Lot - South	Illuminance	Fc	1.42	4.9	0.1	14.20	49.00	
Parking Lot and Turnstyle Walkway - North	Illuminance	Fc	1.19	6.7	0.1	11.90	67.00	

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Checked By:
Date:2/21/2025
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COMMENTS: -All calculations measured at grade, in footcandles, by Landscape Forms fixtures only. -Base File:"ACAD-24112200 CIV-Model.DWG"		
Filename: ILP1066 - Bella Vista Bike Park_Rev A.AGI	Revision A	Page 4 of 6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bike Loop Pathway	Illuminance	Fc	0.75	8.6	0.1	7.50	86.00
Lift Exit	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.
Main Plaza	Illuminance	Fc	0.55	6.4	0.0	N.A.	N.A.
Parking Lot - South	Illuminance	Fc	1.42	4.9	0.1	14.20	49.00
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Scale: 1 inch= 40 Ft.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	20	AH1	Single	Torres Area Light, 56 LED, Type 3, High Output, Clear Lens (AH256-T3-HO-CLR) // 25ft x 5in. OD Straight Round Pole for Single Torres Luminaire (AH-25-A-5)	0.850	7596	73
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	12	BW1	Single	Profile Area Light, Type 4, High Output, Clear Lens, 16ft Mounting Height (BW-400-T4-HO-CLR)	0.850	4488	51.2841
	2	BW2	Single	Profile Area Light, Type 2, High Output, Clear Lens, 16ft Mounting Height (BW-400-T2-HO-CLR)	0.850	4451	51.3354
	16	BW3	Single	Profile Path Light, Single Head, Type 4, Frosted Lens (BW101-XX-UV1)	0.850	470	8.0059

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Bike Loop Pathway	Illuminance	Fc	0.75	8.6	0.1	7.50	86.00	
Lift Exit	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.	
Main Plaza	Illuminance	Fc	0.55	6.4	0.0	N.A.	N.A.	
Parking Lot - South	Illuminance	Fc	1.42	4.9	0.1	14.20	49.00	
Parking Lot and Turnstyle Walkway - North	Illuminance	Fc	1.19	6.7	0.1	11.90	67.00	

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Date:2/21/2025
AGi32® Version 22.1.28

COMMENTS:
-All calculations measured at grade, in footcandles, by Landscape Forms fixtures only.
-Base File:"ACAD-24112200 CIV-Model.DWG"

TORRES

landscapeforms

Specification Sheet | AH200



Torres is a beautiful complement to urban landscapes and architecture. Through its understated design and 'gull wing' shape, Torres brings an intentionality to the space without overpowering the composition. Light engine options scale from 2,500lm to 7,500lm, with a selection of distribution types. Single or multiple luminaires can be mounted at different heights and orientations on a single pole, addressing needs of the environment whether pedestrian, vehicular or both.

Torres is proudly made in Kalamazoo, Michigan, is Buy America Compliant and International Dark-Sky Approved.

Housing & Materials

Cast Aluminum construction. Factory sealed and replaceable light engine cartridge with UV stable, impact modified clear or diffused acrylic lens. With a 'fastener free' look, all hardware is magni-coated for optimum corrosion and 'anti-seize' protection. Assembly is IP66 rated.

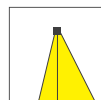
Electrical

Surge protected 120V - 277V 50/60Hz electronic driver located internal to luminaire arm, 0-10V dimmable. Optional pole mounted ANSI C136.41 twist lock receptacle and GFCI outlet (with 'in-use' cover) are available.

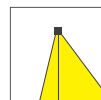
Light Engine

Torres features a replaceable LED cartridge with die-cast aluminum heatsink, high power LEDs on a RoHS compliant circuit board with secondary optics in Roadway distribution types. All configurations are available in 2700K, 3000K, 3500K, and 4000K. >80CRI across all available color temperatures. Luminaires meet or exceed TM21 L70: >60,000 hrs

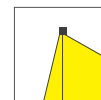
Distributions



TII



TIII



TIV

Warranty

Luminaires are warranted for six years.

Certification

UL Listed for Wet Location, CE, International Dark Sky Approved, RoHS Compliant



Designed by Rodrigo Torres

[Click here](#) for patent information related to this product.

Specification Sheet | AH200

Specification

Luminaire #1 _____

Luminaire #2 _____

If applicable

Pole and Bracket _____

May include arms, base covers, GFCI, NEMA7 socket, etc.

Luminaire

Product	Distribution	Drive Current	Lens	Color Temp	Input Voltage	Photo Motion Sensor	Powdercoat
AH 236 (36 LED Torres)	T2 (Type II)	LO (Low Output)	CLR (Clear)	30K (3000K)	UV1 (120-277V, 50/60hz)	NMS (No Motion Sensor)	See powdercoat color options on the Material / Colors Sheet.
AH 256 (56 LED Torres)	T3 (Type III)	HO (High Output)	FRS (Frosted)	35K (3500K)		MS1 (With Motion Sensor)	
	T4 (Type IV)			40K (4000K)			

Example: AH236 – T3 – LO – CLR - 30K – UV1 - MS1 - BLK

Specification Sheet | AH200

Pole and Bracket

Product	Luminaire Config	Configuration	Pole Diameter	Twist Lock Receptacle	Base Cover	Powdercoat					
AH (Standard)	12 (12' Lens Height)	A (Single/Back to back)	5 (5")	NTW (No Twist Lock)	CPT (Base Cover)	See powdercoat color options on the Material / Colors Sheet.					
	14 (14' Lens Height)										
	16 (16' Lens Height)	B (Back to back)		TW1 (With Twist Lock)	NUT (Nut Covers)						
	20 (20' Lens Height)	S* (Staggered)									
	25 (25' Lens Height)										

Example: AH - 12 - A - 5 - TW1 - CPT - BLK

*Staggered configurations only available with 20' and 25' lens height options

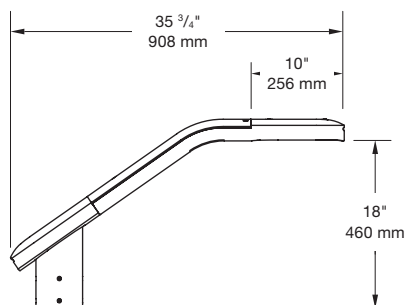
Pole Modifications

Part Number	Modification	Description
CAM	Camera	
SPE	Speaker	
WAP	WiFi Access Point	
BAN	Banner Arms	
VIB	Vibration Dampener	
CPH	Custom Pole Height	
CLH	Custom Lens Height	
CPC	Custom Powdercoat Color	
--	Other	

Modifications listed are the most common changes/additions requested. If your requirements aren't shown here, select 'other' and write in the modification needed. Please provide as much detail as possible to streamline the quoting process. All modifications to standard products will require evaluation and quoting approved by Landscape Forms prior to order placement.

Specification Sheet | AH200

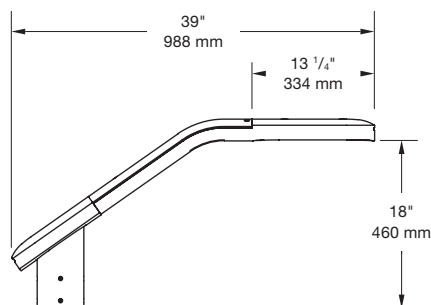
200 Series Luminaire Dimensions, weights and EPA's



AH236

Weight: 35 lbs

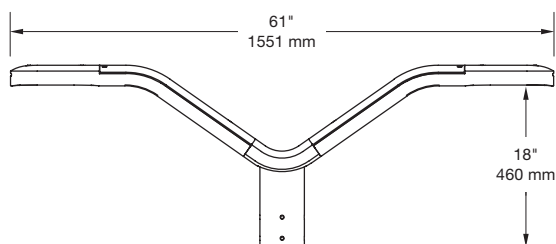
EPA: 1.18 ft²



AH256

Weight: 36.5 lbs

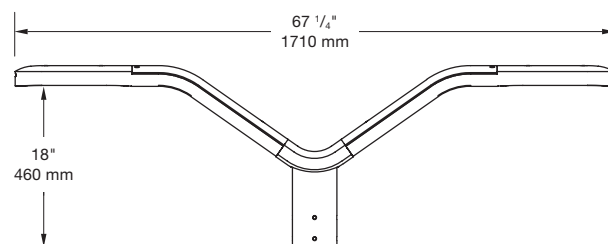
EPA: 1.22 ft²



AH236

Weight: 52.5 lbs

EPA: 1.81 ft²



AH256

Weight: 55.5 lbs

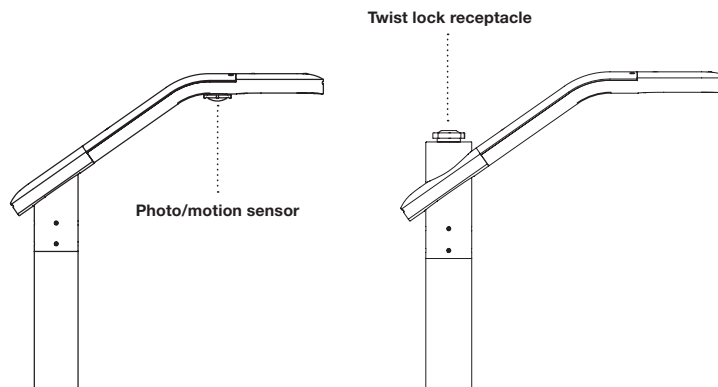
EPA: 1.90 ft²

Control Options

Photo/Motion Sensor

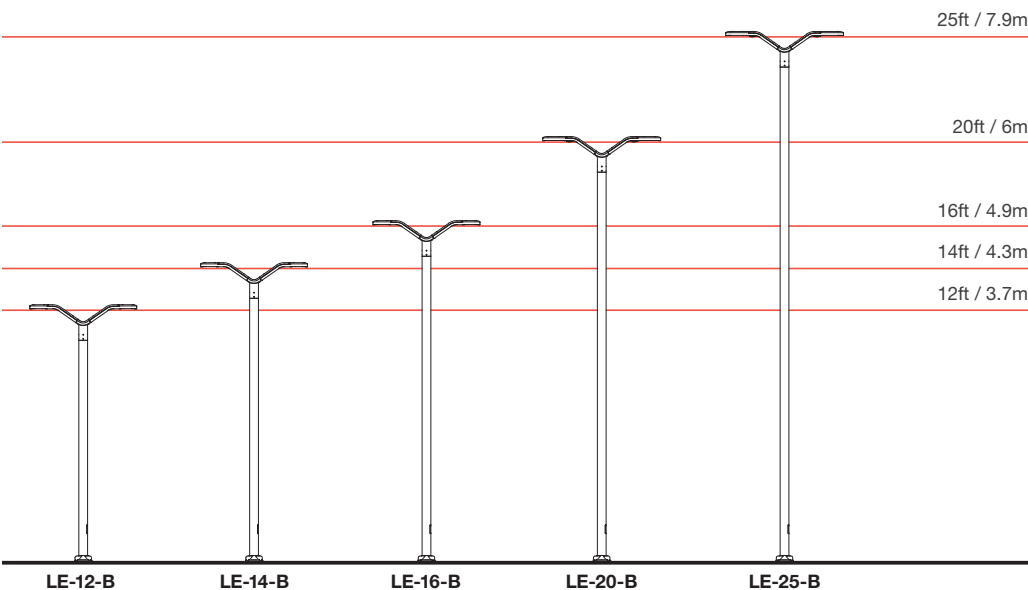
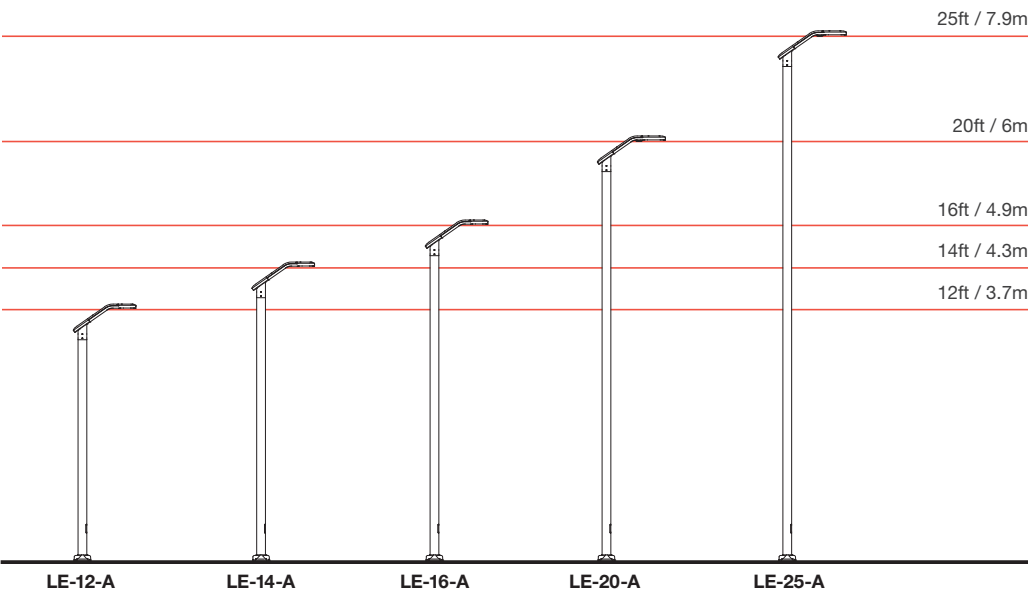
- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated for wet and outdoor locations
- Adjustable time delay and cut off delay

[Click here](#) to view the technical data sheet for the photo/motion sensor.

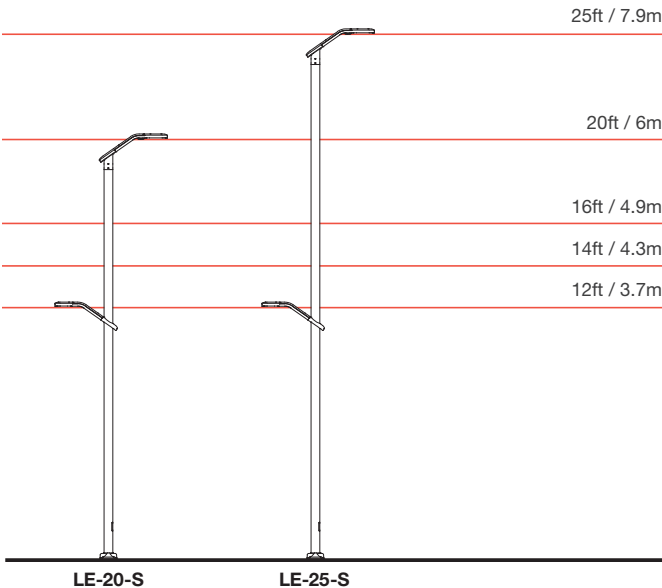


Lens Height and Pole Configuration Selection Guide

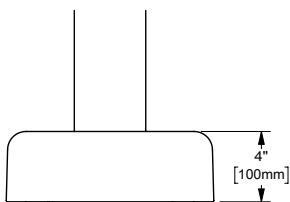
Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Pole is topped with standard dimension 2 3/8" diameter x 3" tenon, pre-drilled (as applicable) to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.



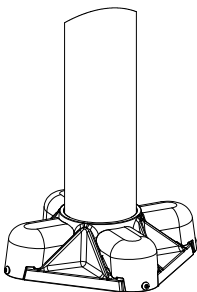
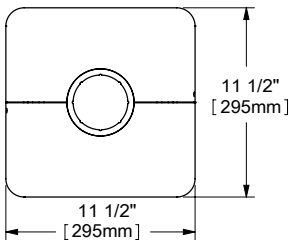
Lens Height and Pole Configuration Selection Guide



Pole Accessories



Base Cover Option
(CPT)



Nut Covers Option
(NUT)

Luminaire Performance Data

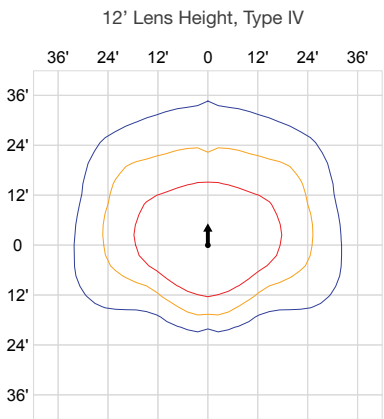
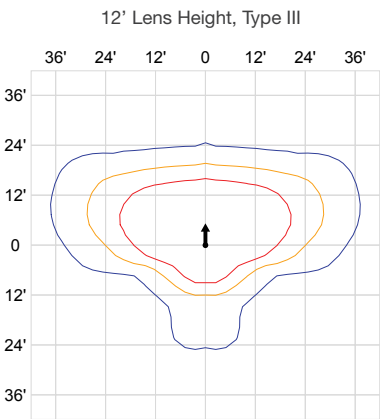
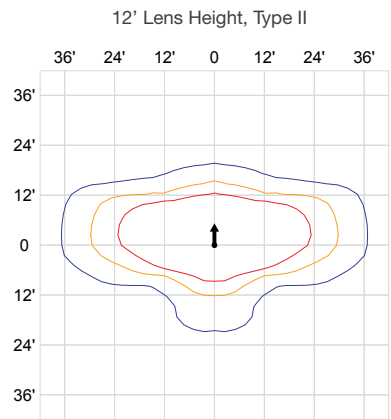
LED Quantity	Drive Current	Lens	Distribution Type	Lumen Output	Efficacy	Input Power (W)	BUG Rating
36	LO	Clear	T2	2886	115	25	B1-U0-G1
			T3	2827	113	25	B1-U0-G1
			T4	2785	111	25	B1-U0-G1
		Frosted	T2	2603	104	25	B1-U0-G1
			T3	2545	102	25	B1-U0-G1
			T4	2472	99	25	B1-U0-G1
	HO	Clear	T2	4150	109	38	B1-U0-G1
			T3	4065	107	38	B1-U0-G1
			T4	4006	105	38	B1-U0-G1
		Frosted	T2	3744	99	38	B1-U0-G1
			T3	3660	96	38	B1-U0-G1
			T4	3555	94	38	B1-U0-G1
56	LO	Clear	T2	5979	109	55	B2-U0-G1
			T3	5857	106	55	B1-U0-G1
			T4	5771	105	55	B2-U0-G2
		Frosted	T2	5393	98	55	B2-U0-G1
			T3	5272	96	55	B1-U0-G1
			T4	5121	93	55	B2-U0-G1
	HO	Clear	T2	7753	106	73	B2-U0-G2
			T3	7596	104	73	B2-U0-G1
			T4	7484	103	73	B2-U0-G2
		Frosted	T2	6994	96	73	B2-U0-G1
			T3	6837	94	73	B2-U0-G1
			T4	6641	91	73	B2-U0-G1

Specification Sheet | AH200

200 Series - 36 LED LO CLR lens at 12'

Performance light engine @ 3500K

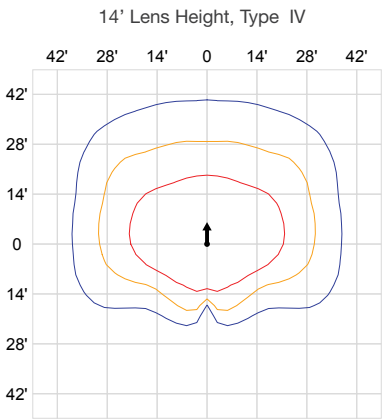
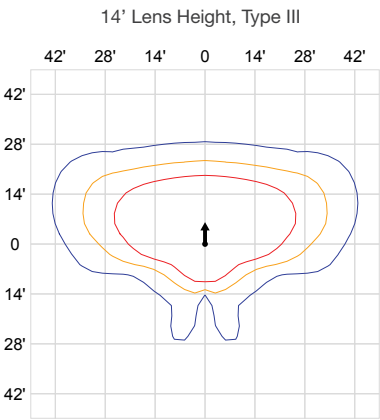
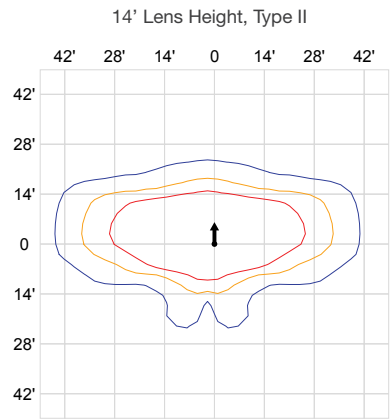
1.0fc 0.5fc 0.2fc



200 Series - 36 LED HO CLR lens at 14'

Performance light engine @ 3500K

1.0fc 0.5fc 0.2fc

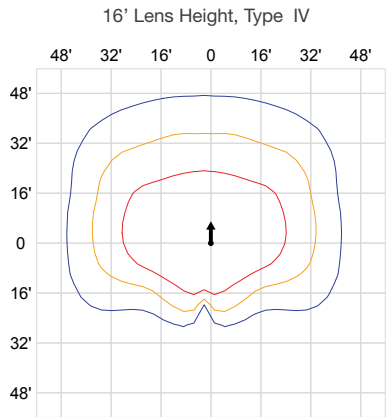
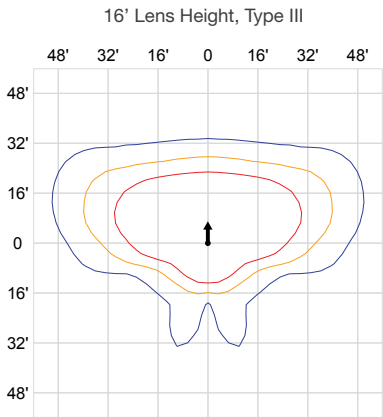
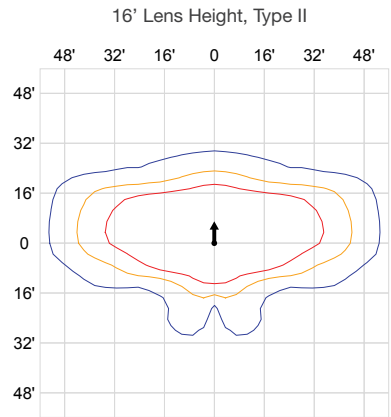


Specification Sheet | AH200

200 Series - 56 LED LO CLR lens at 16'

Performance light engine @ 3500K

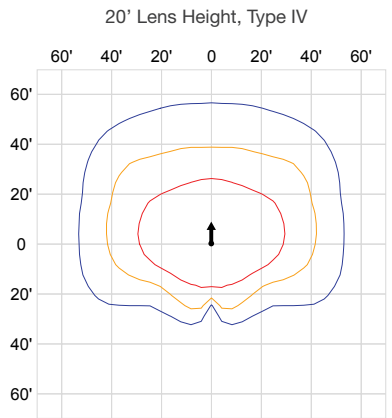
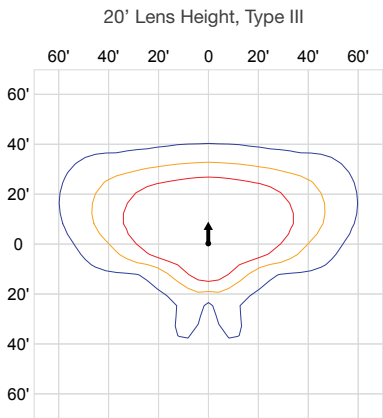
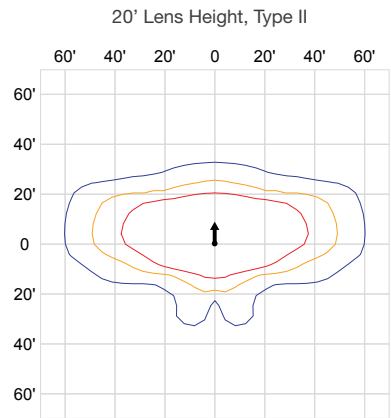
1.0fc 0.5fc 0.2fc



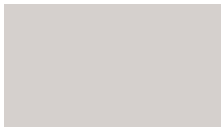
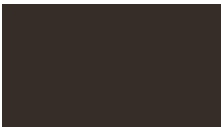
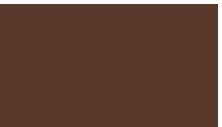
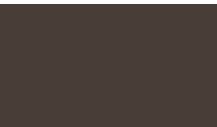
200 Series - 56 LED HO CLR lens at 20'

Performance light engine @ 3500K

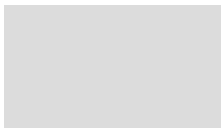
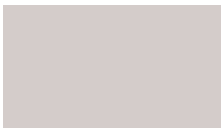
1.0fc 0.5fc 0.2fc



Architectural Series - Powdercoated Metal* (Fine Texture)

					
FOG (Fog)	OBD (Obsidian)	MBK (Matte Black)	TER (Terra)	NMG (Nutmeg)	ONX (Onyx)
					
SAG (Sage)	BLA (Blue Ash)	DSK (Dusk)			

Neutral Series - Powdercoated Metal*

				
SIL (Silver Metallic)	MER (Mercury Metallic)	STL (Steel Metallic)	BRZ (Bronze Metallic)	TNM (Titanium Metallic)
				
BLK (Gloss Black)	WHT (Gloss White)			

Vivid Series - Powdercoated Metal* (Fine Texture)

					
CLY (Clay)	LMN (Lemon)	MNG (Mango)	STG (Loll Sunset Orange)	CHL (Chili)	APR (Loll Apple Red)
					
LFG (Loll Leaf Green)	MSS (Moss)	FOR (Forest)	NVY (Loll Navy Blue)		

Powdercoated Metal

Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

* All colors and patterns shown are approximate and may vary from sample and final.

Visit landscapeforms.com for more information.

Specifications are subject to change without notice.

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February 20, 2025

The City of Bella Vista Planning and Development Department
101 Town Center
Bella Vista, AR 72714

RE: OZ Trails Bike Park
LSD-2025-57483
CTA Job No. 24112200

Bella Vista Staff,

We know and understand the potential of light and sound trespass related to this project. So, we would like to provide you with some information that we are incorporating into the design to help alleviate or mitigate this concern.

First let's discuss the site lighting. The fixtures we have selected will be downward facing casting all their light to the sight rather than to the heavens. Also, they have the ability to be rear cut off and shielded to prevent as much back lighting as possible. So, by using these fixtures we should be able to place and aim the light where it is needed on our site, and dramatically reduce any impact on our neighbors. In addition, the vast majority of the site is wooded, and surrounded by existing vegetation. So, our neighbors to the west and south will be screened from these light sources by the forest and other vegetation. In addition, on the northwest corner of the site for the lift exit, we plan to install various evergreen trees and groundcovers to shield the site from the surrounding properties. The selected light cut sheets and information are a part of this most recent submittal.

That brings us to noise pollution. Along the major arterial of Hwy 71B this is not a large concern given the amount of traffic generated along this corridor, and the existing noise created by the street and commercial business in this section of 71B. On the other hand, we do need to be very mindful of the sound produced by the lift exit in the NW corner of the site. Currently this location has some vegetation at the existing residence. However, we intend to plant this area with various evergreens including both conifer and broadleaf varieties to screen and shield the surrounding neighbors. We will be using Thuja, Cedar, Juniper and Pine aesthetically placed around the edges of the site working them in and out of the existing hardwoods. Other than pine we will specify that all the trees and large-scale shrubs be full to the ground. In addition, we plan to utilize some evergreen groundcovers and ornamental grasses to soften the reflection of sound from the soil and ground plain. Combining the evergreen trees, shrubs and groundcovers will reduce the noticeable sound created by the lift. Various schools and universities have done studies and reported findings of lessening the sound by as much as 10 decibels when planted with various conifer and evergreen species.

Thank you,

Barry R. Williams, RLA, ASLA
Senior Landscape Architect / Project manager