



Planning Commission Regular Meeting Agenda

Date: Monday, March 10, 2025

Location: Bella Vista District Court

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment meeting at 4:30 PM.

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; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - February 10, 2025

IV. Public Input

V. Unfinished Business

VI. New Business

A. **Annual Election of Officers:** Chairperson, Vice-Chairperson, and Secretary; Presented by Director Robertson

B. **WVR-2025-57487:** a waiver request on pedestrian accommodation and parking facility design requirements associated with LSD 57483 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

- C. **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, Craffton Tull; Presented by Trails Manager Workman
- D. **PLA-2025-57469:** A proposed lot combination associated with a large-scale development located at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.
- E. **WVR-2025-57470:** a waiver request on the pedestrian accommodations, parking facility design, and access management requirements for a proposed large-scale development, LSD 57468, at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.
- F. **LSD-2025-57468:** a large-scale development proposing a new 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.
- G. **WVR-2025-57693:** A waiver request on access management requirements associated with a proposed large-scale in the planning area, LSD 57496, located at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Cody Sexton; Presented by Planner LaRue
- H. **LSD-2025-57496:** A proposed large-scale development for a Dollar General in the planning area at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Garrett Greer; Presented by Planner LaRue
- I. **LSP-2025-57217:** A proposed lot split in the planning area near 9304 Commonwealth Road; Parcel 18-07976-000; Applicant Garrett Greer; Presented by Planner LaRue

VII. Committee Reports

VIII. Open Discussion

- A. Legislative Update; Presented by Director Robertson
- B. Official Welcome: New Planning Commissioner, Mr. Jack Wagon; Presented by Director Robertson

IX. Announcements

- A. City Council Work Session will be Monday, March 17, 2025 at 5:30 pm in the Police Training Room.
- B. The City Council Regular Meeting will be on Monday, March 24, 2025 at 6:00 pm in District Court.
- C. The Planning Commission Work Session will be Thursday, April 3, 2025 at 4:30 pm in District Court.
- D. The Board of Zoning Adjustment meeting will be on Monday, April 14, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting in District Court.

X. 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
March 10, 2025

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.

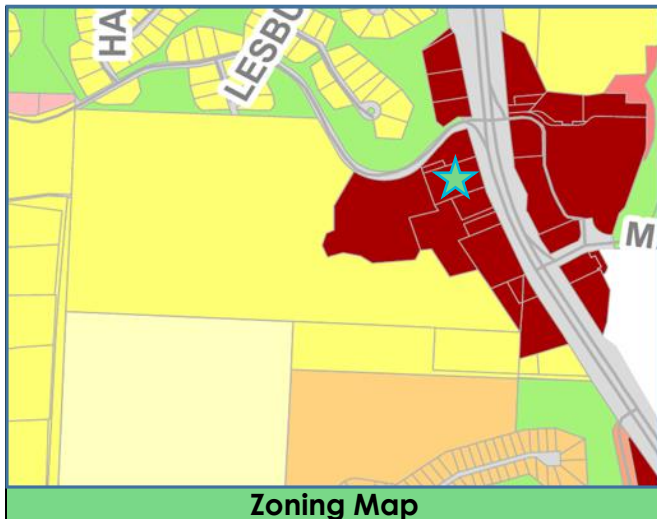
Regulation

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.

Project Number	WVR-57487; LSD-57483
Applicant	Taylor Lindley, Crafton 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



Zoning Map



Future Land Use Plan

[LINK TO DRAINAGE REPORT](#)

Background

The subject site is fronted by Cunningham Dr. an unclassified street, Oldham Dr., 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 applicant proposes 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, pedestrian accommodations on Cunningham Dr. and Bella Vista Way, and sanitary and water utility improvements. The applicant requests a waiver from surface material and striping and marking requirements for the proposed gravel parking lot. Additionally, the applicant requests a waiver from pedestrian accommodation requirements along Oldham Drive.

Public Comment

Contained within.

Outstanding Technical Comments

None.

Recommendation

Staff recommends approval of the large-scale so long as a plat is filed prior to building permit issuance. Should the PC approve the waiver request, we recommend to do so conditioned upon applicant executing a legally enforceable agreement with the City guaranteeing paving of the parking lot or redevelopment within 5 years of LSD approval.

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.

From Nathan Boone <nboone@gmail.com>
Date Wed 2/26/2025 1:11 PM
To Megan Workman <mworkman@bellavistaar.gov>

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

Hi Megan,

Considering the long-term ramifications of the impending Oz Trails Bike Park, I felt compelled to review the available design documents from my active transportation and transportation safety perview. My appointment on ATAB hasn't yet started therefore I felt an individual message to you was best. Overall this is a great benefit to the community and will help cement Bella Vista as a cornerstone of mountain biking throughout the region and beyond. I'm happy to discuss any of this in more detail if it's of value.

Below are a few concise review comments. I have additional supporting documentation I can provide if necessary.

- 1) **Accessible Parking:** Per ADA Standards for Accessible Design, each proposed parking lot is considered a separate facility and, as such, is required by federal law to each have accessible parking spaces. That includes two for the north lot and seven for the south lot, one of which must be van accessible.
- 2) **Parking Lot Purpose:** To avoid driver confusion, the north parking lot should be a gated dedicated employee lot.
- 3) **Hwy 71 Shared-use Path:** A shared-use path was previously proposed to connect the Razorback Greenway with Greenwich Centre yet was shelved. Whether a crossing is provided or not, pedestrians and bicyclists will cross at this location, creating an unsafe condition. Removing the crossing from the bike park design should not be a means to avoid ARDOT permitting, as so often is the case.
- 4) **Frontage Sidewalk:** Per Code of Ordinance, the development frontage should include a pedestrian facility.
- 5) **Traffic Impact Analysis:** Per Code of Ordinance, Article XI, Sec. 107-317.a.2.d, the community development services can require a traffic impact analysis given the proximity of the proposed access points to other existing drives or intersections. I would take it further by requiring a Multimodal Transportation Impact Analysis to study the person trips, inclusive of travel modes by walking, biking, riding transit, or personal vehicle. ITE's 2023 *Multimodal Transportation Impact Analysis for Site Development* provides further guidance fully supporting this type of analysis.
- 6) **Bypass/Slip Lanes:** The slip lanes on Oldham Drive and Allen's parking driveway should be removed as soon as possible or in conjunction with the project. Per FHWA's *Pedestrian Safety Guide and Countermeasure Selection System*, they do not comply with best practices and create an unsafe condition.

Regards,
Nathan Boone

From Amy Darpinian <darpinian7@gmail.com>
Date Thu 3/6/2025 9:44 AM
To Megan Workman <mworkman@bellavistaar.gov>

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

Hello Megan,

Hello Megan,

I have a few comments and concerns on the plan that is presented - I do realize that the planning department may already be working on some of these. Please see below and let me know if you have any questions.

- Sidewalks: I don't think the requirement for sidewalks should be waived at all. Even on Oldham Dr., steps could be put in (like Eureka Springs). While some of the sidewalks may not connect to anything now, they will in the future as more sites are developed.
- Initial vs Final Plan: It seems this plan is developed on the initial build, but that there are later phases in the works. It is hard to understand if the current plan will work with the future plans without knowing what the future plans are.
- Traffic: the calculations for the parking lots do not seem to correspond with the traffic review document. The plan is for 24-26 spaces for employees, plus another 228 spaces in the gravel lot. However, the traffic review only accounts for a maximum of 25 cars on weekdays and 75 on weekends. They are projecting less traffic than what is currently there. It seems as if the projection is based only on the bike lift, when the other plans call for a restaurant and other amenities. This is simply not reasonable. I'm very concerned about safety at the intersections of Hwy 71 and Mercy Way and Hwy 71 and Oldham. Both of those places are among our highest accident locations.
- Traffic and ped/bike access. Presently there is no safe mechanism for a person from the Greenway, Blowing Springs, or Allens to cross Hwy 71. There must be more safe connectivity for all users.
- I believe a complete traffic study is needed.

See you on the trails,

Amy Darpinian

6 Lerwick Ln, Bella Vista, AR 72715

913.397.8914



March 3, 2025

Planner Megan Workman
Dept. of Community Development-Planning
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. Workman,

Please find included with this letter our resubmittal of plans for LSD-OZ Trails Bike Park. This project includes demolition of existing structures, the addition of parking lots, a 6' retaining wall, a base camp building and bike lift, pedestrian accommodation along Bella Vista Way and Cunningham, and water utility improvements. Included in this resubmittal is a revised drainage report, comment response letter, and revised construction plans.

An upcoming replat request will mitigate the conflicts with Bella Vista code presented with this large scale as property lines are currently displayed. We understand that a condition of approval for the following items is contingent on the approval of this replat by the Planning Commission:

- Sec. 107-248 (5)- structures shown within existing easements- Easements to be vacated with this replat.
- Sec.109-83 (b)(1)(e)- C-4 at least 10 % of parcel area shall be left as greenspace- Revised property lines presented by the replat will result in the satisfaction of this comment.
- Sec.109-83 (b)(2)- Setback requirements for C-4- Revised property lines presented by the replat will result in the satisfaction of this comment.
- Sec. 109-102 (1)(a)- Off-street loading requirements- Revised property lines presented by the replat will result in the satisfaction of this comment.
- Sec. 109-219(b)(1-2)- Landscaped perimeter conflicts with property lines as shown.- Revised property lines presented by the replat will result in the satisfaction of this comment.

Other Conditions of approval are listed below:

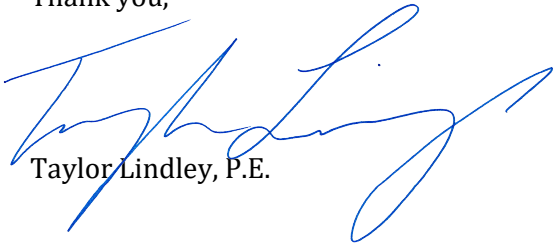
- Sec. 107-250 (m)(1)- Pedestrian accommodations - A public access easement will be dedicated for any portion of sidewalk outside of the public ROW prior to LSD closeout



- Sec. 107-314 (a)(b) & Sec. 109-96 (a)(c)- Gravel parking area- A legal agreement will be executed between the applicant and the City of Bella Vista guaranteeing that the proposed gravel area will be paved within 5 years of LSD approval.
- Sec.109-75 (b)(4)(4)- Height requirements- A variance was requested for lift towers that exceed the 40' maximum height allowance for zone R-1.
- Sec. 109-186 (1)(b)- Separation between buildings and septic systems- All existing septic systems are called to be vacated per ADH requirements prior to building permit issuance.

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 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,

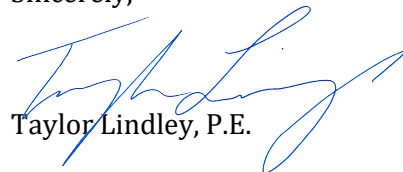
In accordance with Sec 107-35(b)(4), I am writing to respectfully request a waiver from the pedestrian accommodation requirements outlined in Section 107-250(m)(1) of the Bella Vista Code of Ordinances, which mandates the construction of pedestrian accommodation along Oldham Drive.

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.



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.

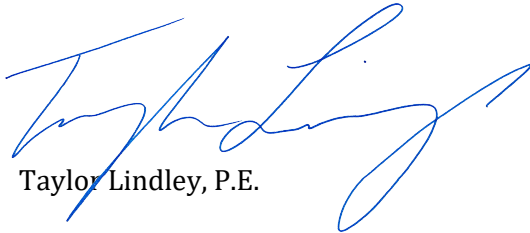
Furthermore, we will ensure that the gravel parking area is properly graded and drained to handle surface water runoff in compliance with all applicable regulations. We propose the installation of 8-inch perforated drains to enhance the gravel area's function as a water quality feature. The result of 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 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

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.

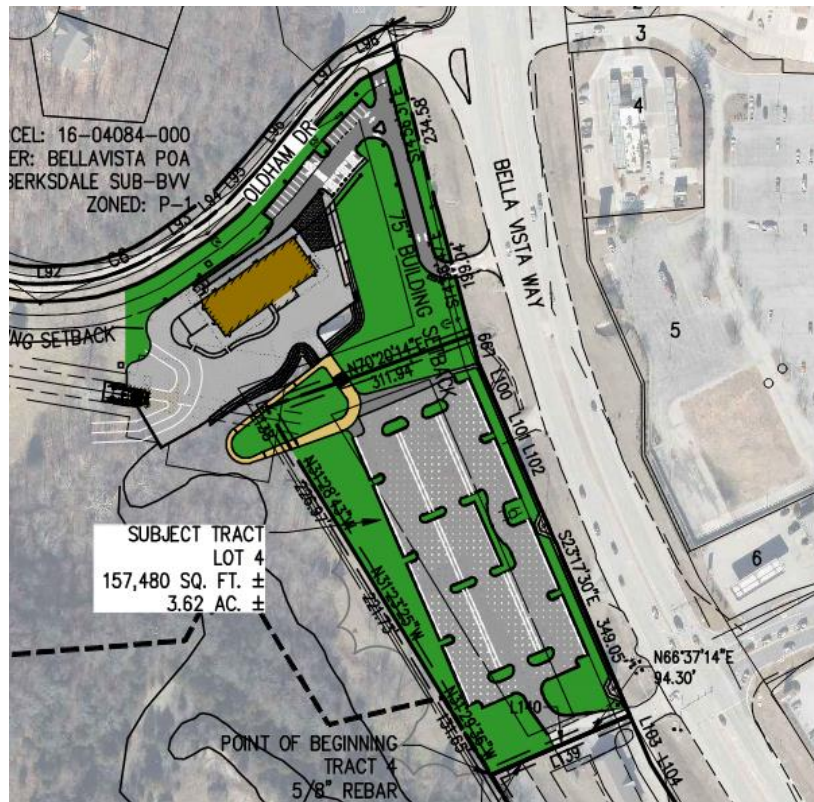


Figure 2: Proposed Site Plan

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.

DRAWING LOCATION - S:\34000\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:

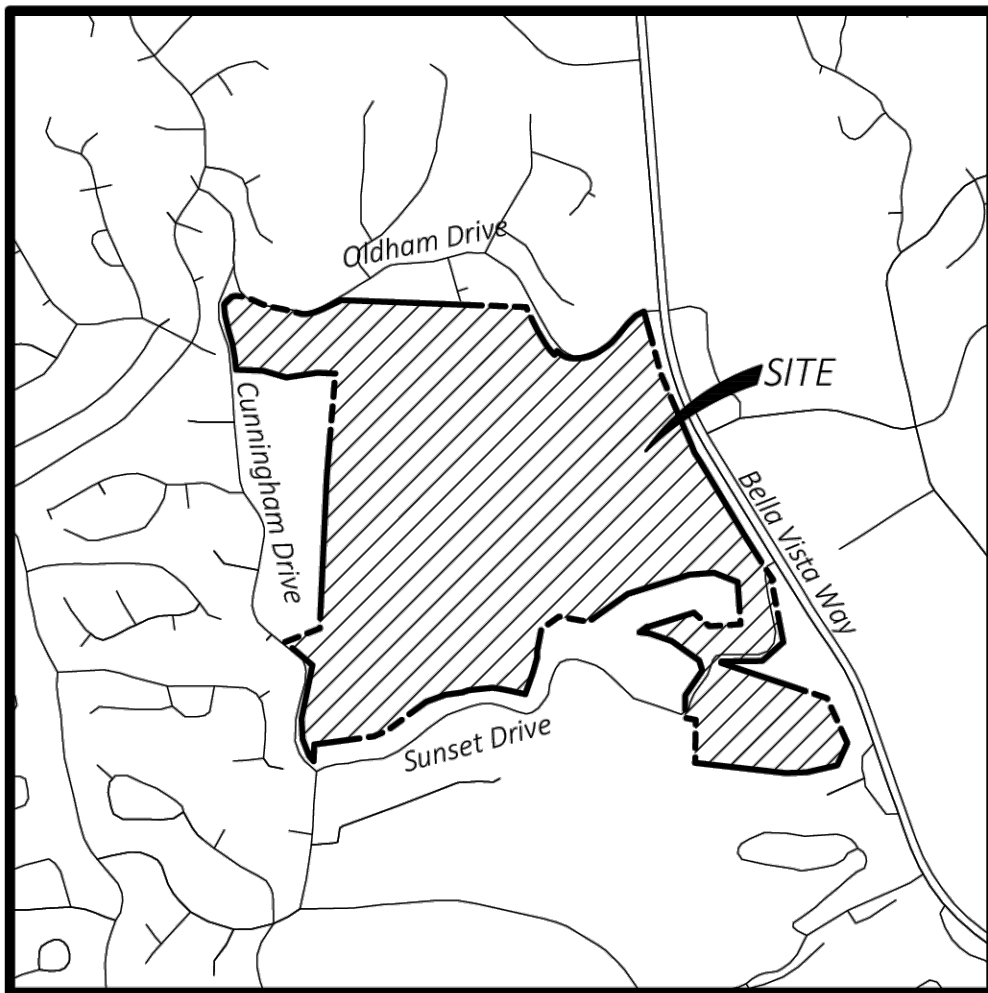
- COVER SHEET
- OVERVIEW
- REPLAT NORTHWEST
- REPLAT NORTHEAST
- REPLAT WEST
- REPLAT EAST
- REPLAT SOUTH
- DETAILS

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: Date of Execution: 1/30/2025
Registered Land Surveyor
State of Arkansas Registration No. 1659

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: _____

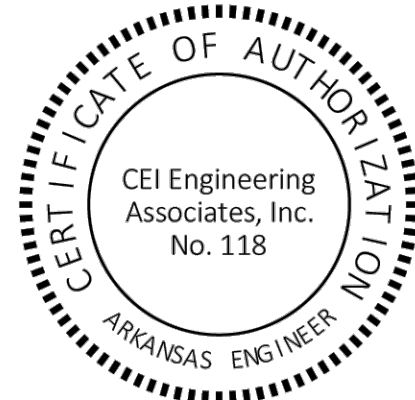
Notary Public

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.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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

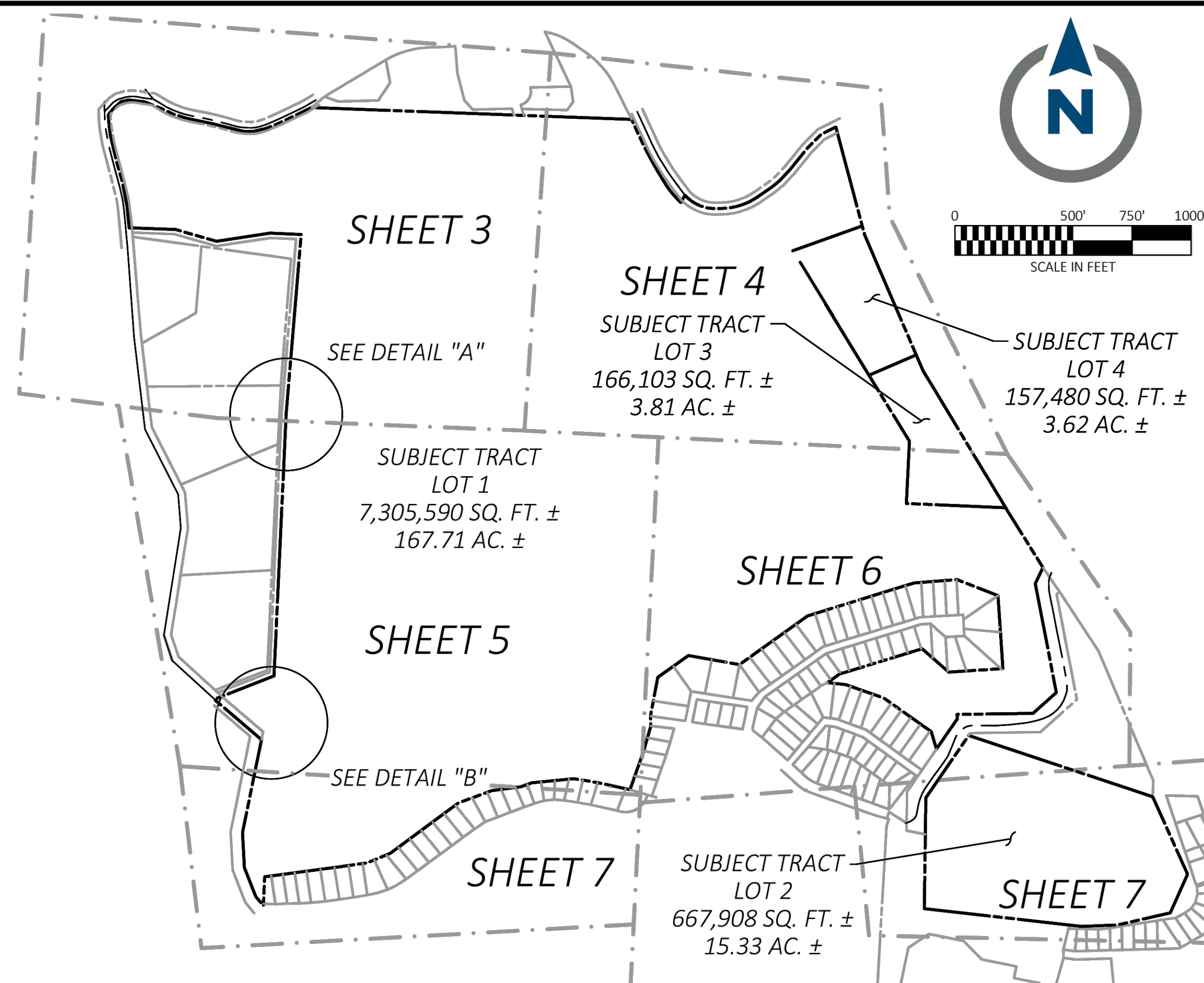
COVER

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:
1. South 15°18'32" East, 39.52 feet to a 5/8-inch rebar with 2" aluminum cap;
2. South 23°11'40" East, 94.07 feet to a 5/8-inch rebar;
3. South 23°06'14" East, 30.18 feet to a 5/8-inch rebar;
4. South 23°14'34" East, 79.77 feet to a 5/8-inch rebar;
5. 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:

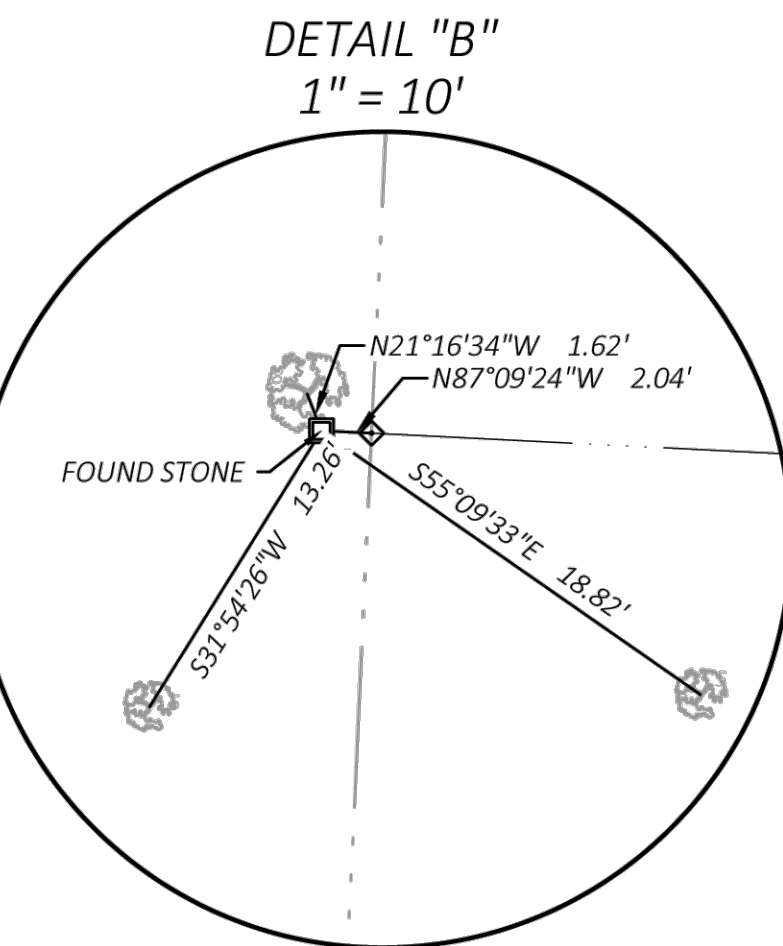
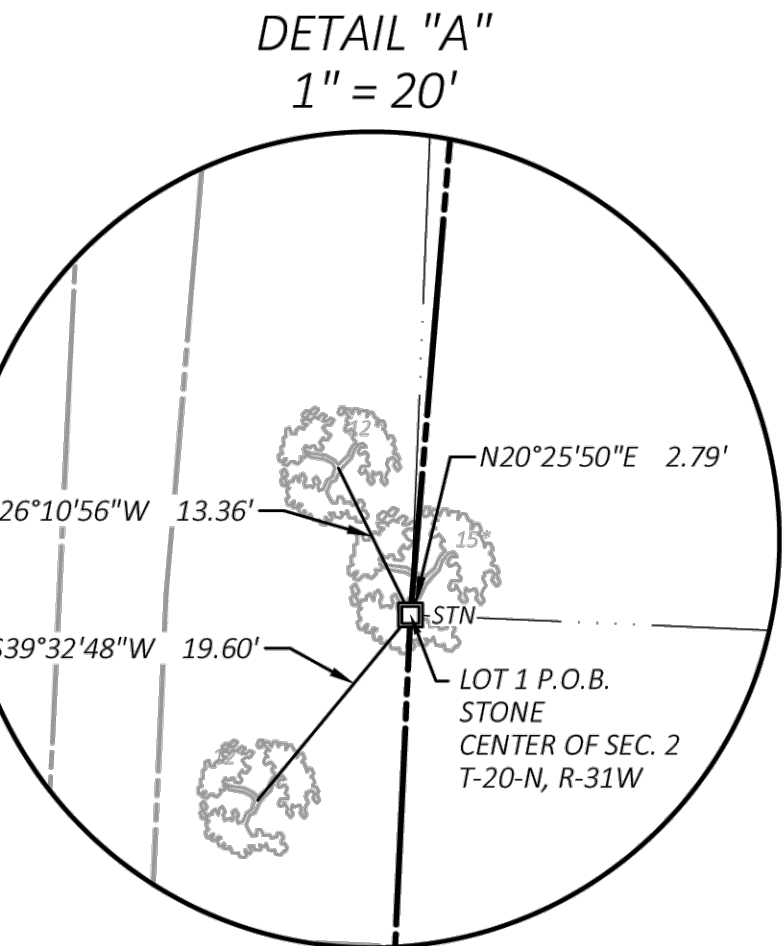
COMMENCING at a found stone on the West Line of Hilltop Estates to Cunningham Estates Subdivision filed for record in the office of the circuit clerk in Benton County, Arkansas, marking the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 20 North, Range 31 West; 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:
1. South 23°11'40" East, 75.55 feet to a cotton spindle;
2. South 31°11'30" East, 74.77 feet to a 5/8-inch rebar;
3. South 31°00'10" East, 349.88 feet to a 5/8-inch rebar with cap LS1659;
4. South 31°16'01" East, 20.55 feet to a 5/8-inch rebar with cap LS1659;
5. 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:
1. 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;
2. South 81°21'34" West, 229.30 feet to a 3/4-inch pipe;
3. North 73°58'26" West, 180.50 feet to a 3/4-inch pipe;
4. 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:
1. North 05°49'50" West, 91.52 feet to a 5/8-inch rebar with cap LS1659;
2. North 10°35'08" West, 104.85 feet to a 5/8-inch rebar with cap LS1659;
3. North 16°09'06" West, 80.69 feet to a 5/8-inch rebar with cap LS1659;
4. North 13°19'59" West, 126.70 feet to a 5/8-inch rebar with cap LS1659;
5. North 06°36'16" West, 57.33 feet to a 5/8-inch rebar with cap LS1659;
6. 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:
1. North 38°53'56" East, 34.11 feet to a 5/8-inch rebar with cap LS1659;
2. North 48°41'16" East, 44.50 feet to a 5/8-inch rebar with cap LS1659;
3. North 77°23'24" East, 31.82 feet to a 5/8-inch rebar with cap LS1659;
4. South 83°03'57" East, 68.48 feet to a 5/8-inch rebar with cap LS1659;
5. South 67°53'33" East, 86.94 feet to a 5/8-inch rebar with cap LS1659;
6. South 64°23'18" East, 46.84 feet to a 5/8-inch rebar with cap LS1659;
7. South 73°01'34" East, 59.18 feet to a 5/8-inch rebar with cap LS1659;
8. South 78°16'20" East, 106.89 feet to a 5/8-inch rebar with cap LS1659;
9. South 76°17'00" East, 42.50 feet to a 5/8-inch rebar with cap LS1659;
10. North 89°24'37" East, 41.15 feet to a 5/8-inch rebar with cap LS1659;
11. North 89°24'37" East, 41.15 feet to a 5/8-inch rebar with cap LS1659;
12. North 77°09'52" East, 53.81 feet to a 5/8-inch rebar with cap LS1659;
13. North 68°04'23" East, 51.74 feet to a 5/8-inch rebar with cap LS1659;
14. North 64°45'26" East, 106.11 feet to a 5/8-inch rebar with cap LS1659;
15. 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:
1. South 24°58'44" East, 113.14 feet to a 5/8-inch rebar with cap LS1659;
2. 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;
3. 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:
1. 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;
2. North 88°47'06" East, 26.57 feet;
3. 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;
4. North 55°18'54" East, 76.48 feet;
5. North 50°26'27" East, 41.96 feet;
6. North 42°49'27" East, 64.50 feet;
7. North 39°00'27" East, 114.70 feet;
8. North 44°59'27" East, 82.27 feet;
9. 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

THENCE along said West Line, South 31°04'14" East, 38.16 feet to a 5/8-inch rebar with cap LS1659;
THENCE leaving said West Line, South 31°28'43" East, 226.97 feet to a 1/2-inch rebar;
THENCE South 31°23'25" East, 221.73 feet to a 1/2-inch rebar found at the Northwest Corner of the parcel of land described at Deed Instrument #L202057360;
THENCE along the West Line of said parcel, South 31°29'36" East, 131.65 feet to a 5/8-inch rebar found at the Northwest Corner of the parcel described at Deed Instrument #L202446386;
THENCE along the West Line of said parcel, South 31°32'54" East, 327.53 feet to a 3/8-inch rebar found at the Northwest Corner of the NW 1/4 of the SW 1/4 of said Section 1;
THENCE along the West Line of said NW 1/4 of the SW 1/4, South 02°51'32" West, passing through a 1/2-inch rebar at a distance of 159.90 feet and continuing for a total distance of 264.06 feet to a 5/8-inch rebar with cap LS1659;
THENCE departing said West Line, South 87°33'10" East, 421.25 feet to a 5/8-inch rebar with cap LS1659 set on the West Right of Way of State Highway 71;
THENCE along said West Right of Way, South 29°50'23" East, 15.90 feet to a 5/8-inch rebar with cap LS1659;
THENCE continuing along said West Right of Way, South 32°00'48" East, 282.67 feet to a 5/8-inch rebar with cap LS1659;
THENCE along the North Right of Way of Sunset Drive per Plat Instrument #L202103532 the following:
1. South 25°39'07" West, 75.30 feet;
2. South 10°55'33" East, 470.00 feet;
3. South 48°14'13" West, 132.29 feet;
4. South 89°12'38" West, 322.00 feet;
5. South 04°11'54" East, 18.35 feet;
THENCE South 34°32'10" West, 155.69 feet to the North Line of Block LL, Bella Vista Original Subdivision per Plat Book A, Page 83;
THENCE along said North Line the following five (5) courses:
1. North 16°56'44" West, 77.07 feet;
2. North 54°40'05" West, 245.64 feet;
3. North 70°33'34" West, 171.03 feet;
4. North 83°42'30" West, 71.69 feet;
5. North 79°32'07" West, 4.87 feet to the East Line of Block KK, Bella Vista Original Subdivision per Plat Book A, Page 83;
THENCE along said East Line the following ten (10) courses:
1. North 51°24'44" East, 9.55 feet;
2. North 54°19'48" East, 60.15 feet;
3. South 38°14'24" East, 3.16 feet;
4. North 72°54'54" East, 357.10 feet;
5. South 48°37'25" East, 150.07 feet;
6. North 86°17'11" East, 229.69 feet;
7. North 03°49'28" West, 309.66 feet;
8. North 68°37'54" West, 186.25 feet;
9. South 85°36'31" West, 181.37 feet;
10. South 73°23'04" West, 50.12 feet; THENCE along the North Line of said Bella Vista Original Subdivision the following twenty (20) courses:
1. South 72°43'43" West, 423.47 feet;
2. South 54°26'21" West, 354.13 feet;
3. North 79°58'27" West, 219.67 feet;
4. South 54°37'19" West, 158.92 feet;
5. South 10°45'11" West, 167.42 feet;
6. South 02°33'30" East, 41.54 feet;
7. South 15°57'21" West, 110.75 feet;
8. South 19°25'59" West, 173.58 feet;
9. North 77°29'25" West, 121.40 feet;
10. North 79°43'48" West, 63.10 feet;
11. North 80°47'14" West, 57.65 feet;
12. South 84°20'37" West, 179.42 feet;
13. South 70°17'05" West, 49.24 feet;
14. South 82°19'56" West, 125.31 feet;
15. South 69°45'25" West, 148.76 feet;
16. South 53°32'49" West, 359.84 feet;
17. South 67°31'13" West, 104.78 feet;
18. South 81°50'58" West, 119.78 feet;
19. South 82°26'36" West, 170.18 feet;
20. South 82°21'51" West, 148.61 feet to a 5/8-inch rebar with cap LS1659 set on the West Line of the SW 1/4 of the SE 1/4 of said Section 2;
THENCE along said West Line, South 02°39'08" West, 122.61 feet to a 5/8-inch rebar with cap LS1659 set on the East Right of Way of Cunningham Drive per Plat Inst. #L201803720; THENCE along said East Right of Way the following:
1. North 39°57'35" West, 50.01 feet to a 5/8-inch rebar with cap LS1659;
2. North 21°27'35" West, 132.00 feet to a 5/8-inch rebar with cap LS1659;
3. North 02°57'35" West, 150.00 feet to a 5/8-inch rebar with cap LS1659;
4. North 11°32'25" East, 400.00 feet to a 5/8-inch rebar with cap LS1659;
5. North 49°27'35" West, 263.00 feet to a magnail with washer LS1659;
THENCE departing said East Right of Way, North 68°32'25" East, 271.95 feet to a 1/2-inch pipe found on the West Line of the NW 1/4 of the SE 1/4 of said Section 2;
THENCE along said West Line, North 02°39'08" East, 1,108.14 feet to the POINT OF BEGINNING containing 7,305,590 square feet or 167.71 acres, more or less.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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



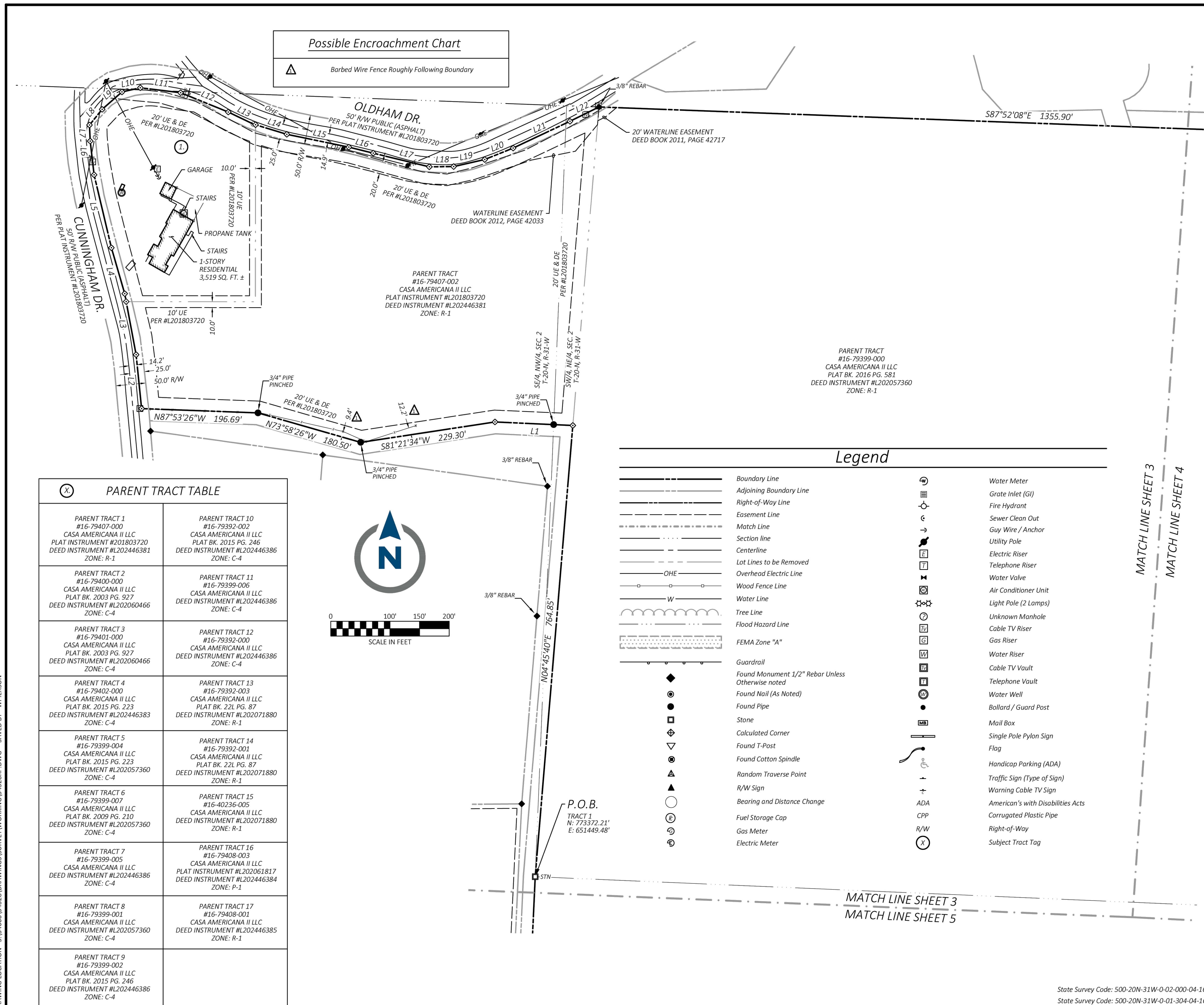
PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

C-003

OVERVIEW

SHEET TITLE
SHEET NUMBER

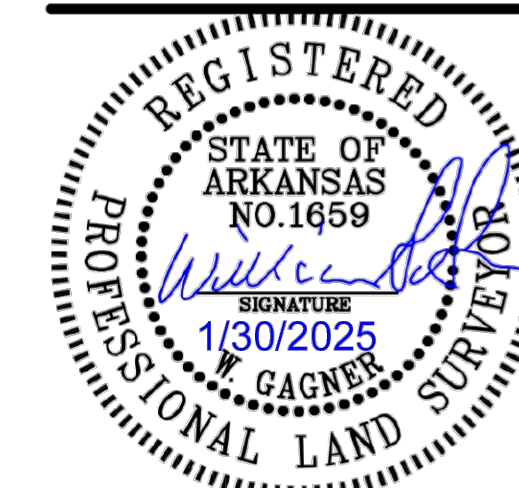
2 OF 8



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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



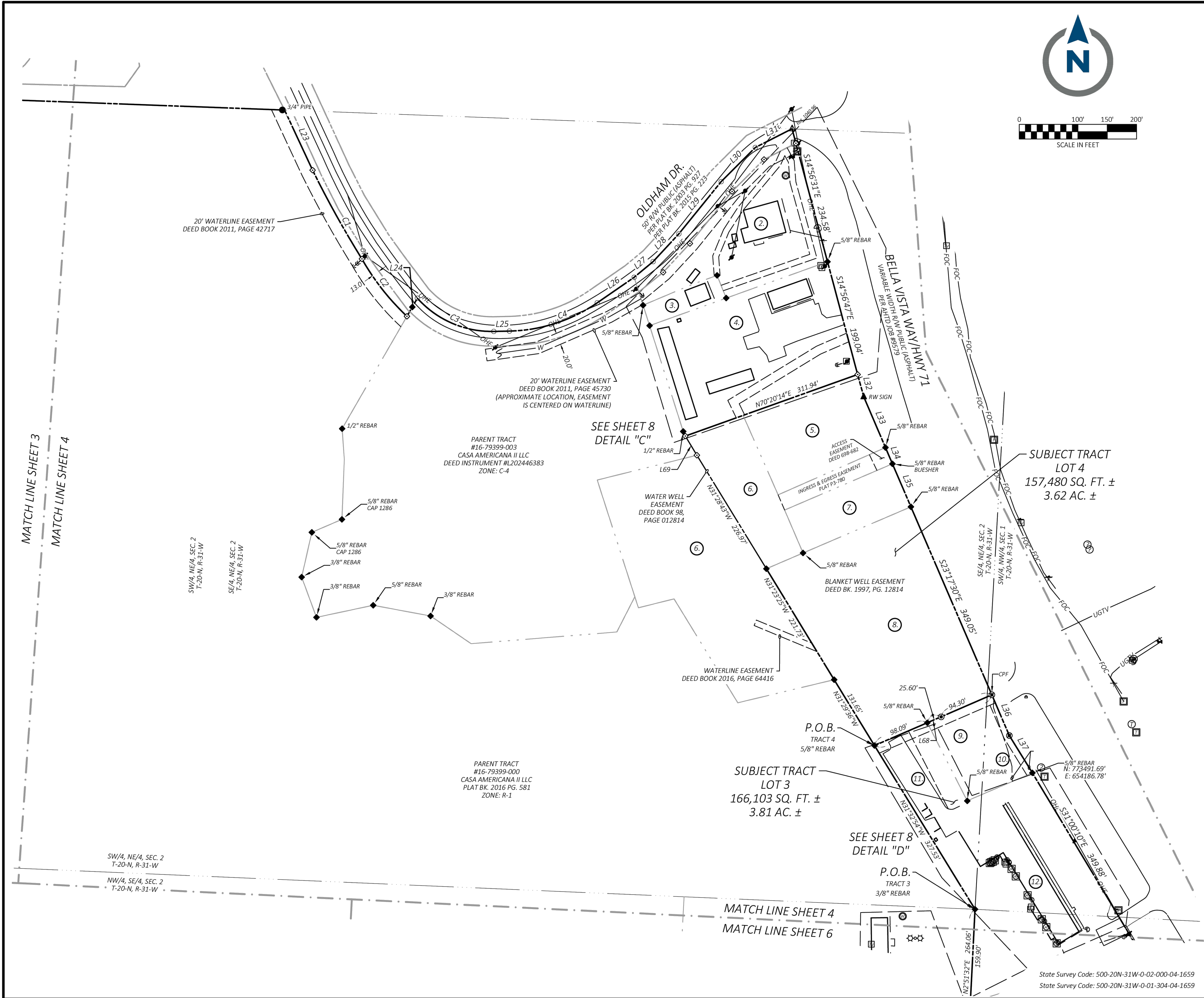
PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

REPLAT NORTHWEST

SHEET TITLE
SHEET NUMBER

3 OF 8

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



© 2025 CEI ENGINEERING ASSOCIATES, INC.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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

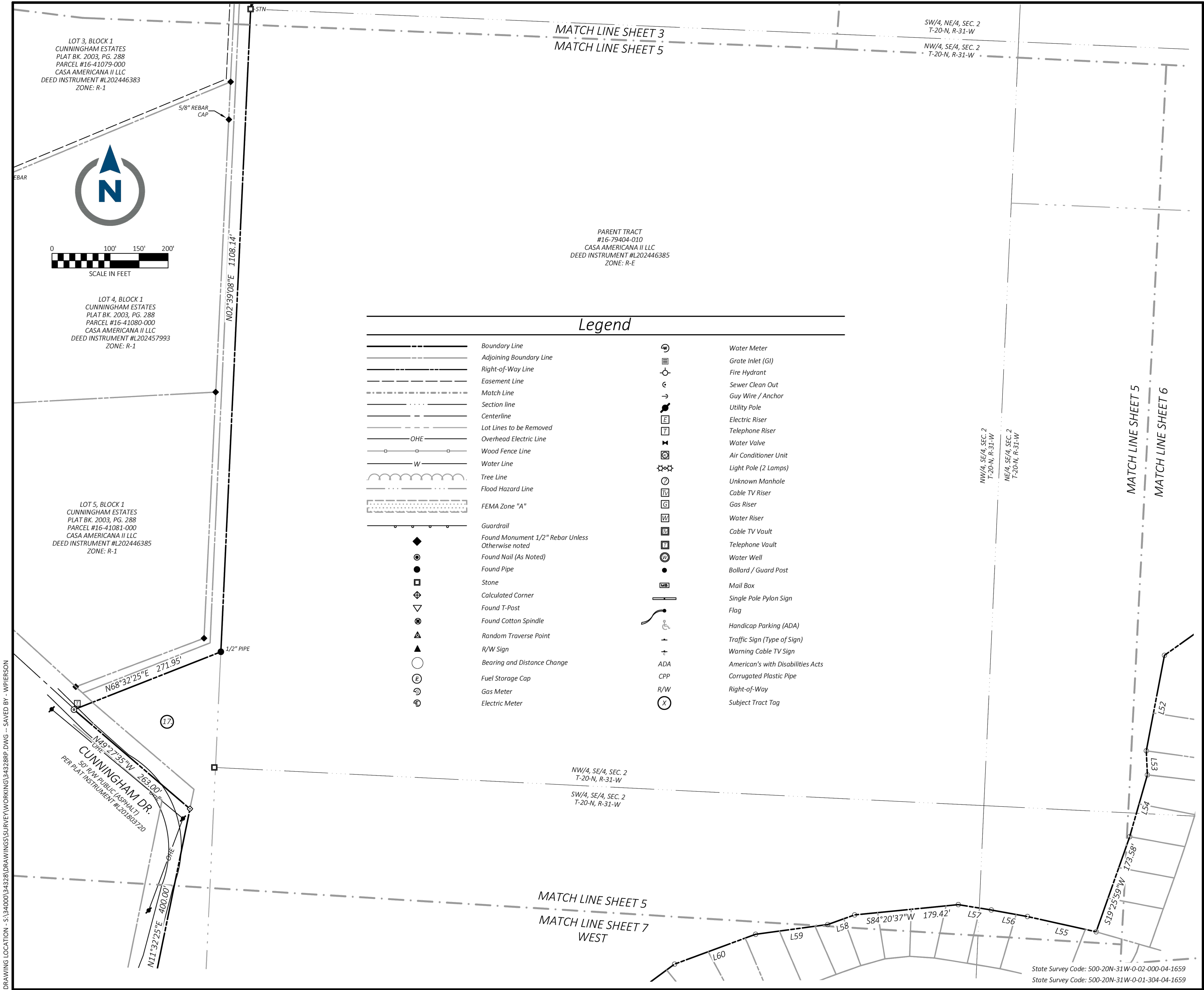


PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

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



© 2025 CEI ENGINEERING ASSOCIATES, INC.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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

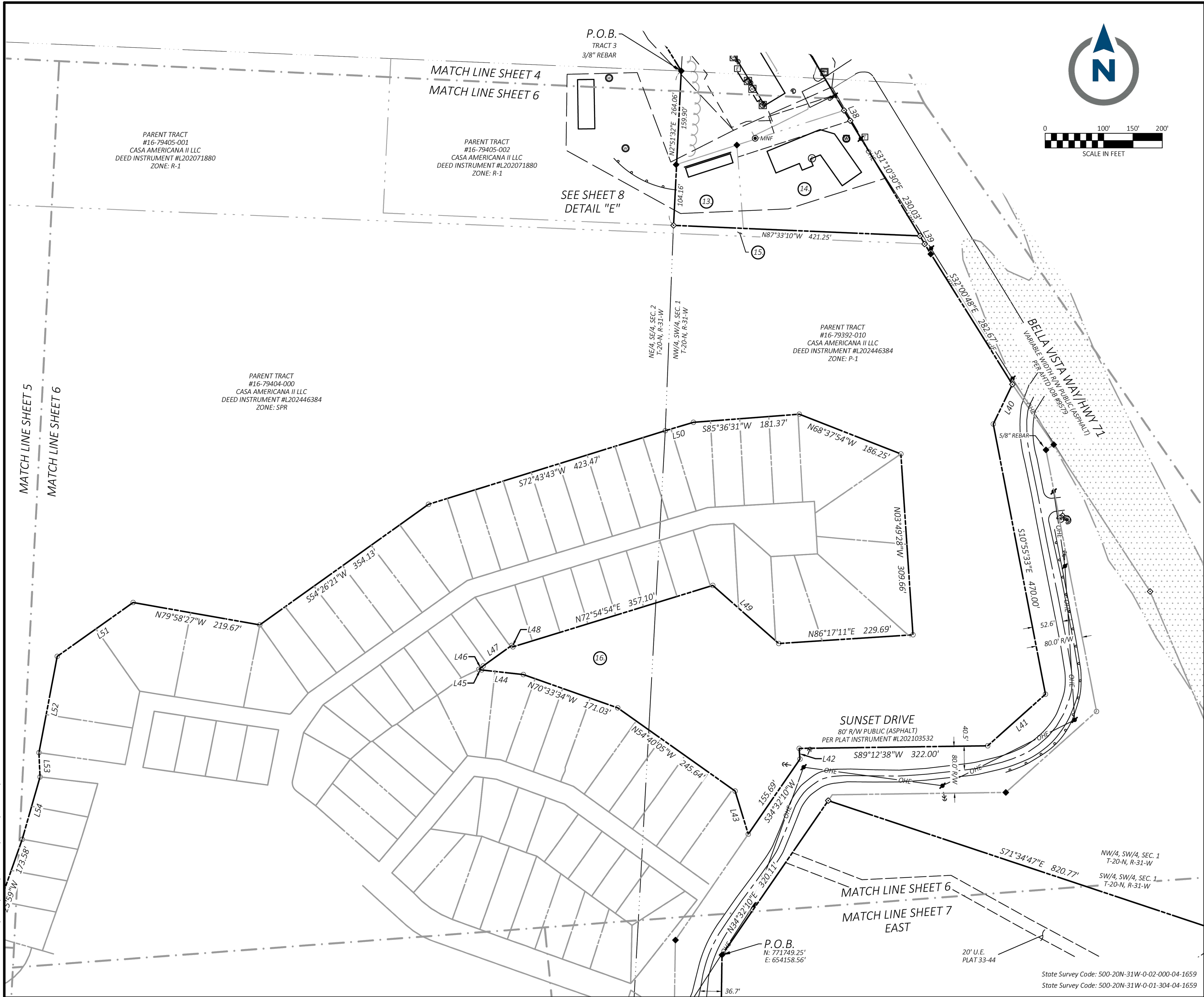


PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

REPLAT WEST
SHEET TITLE
SHEET NUMBER

5 OF 8

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



© 2025 CEI ENGINEERING ASSOCIATES, INC.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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

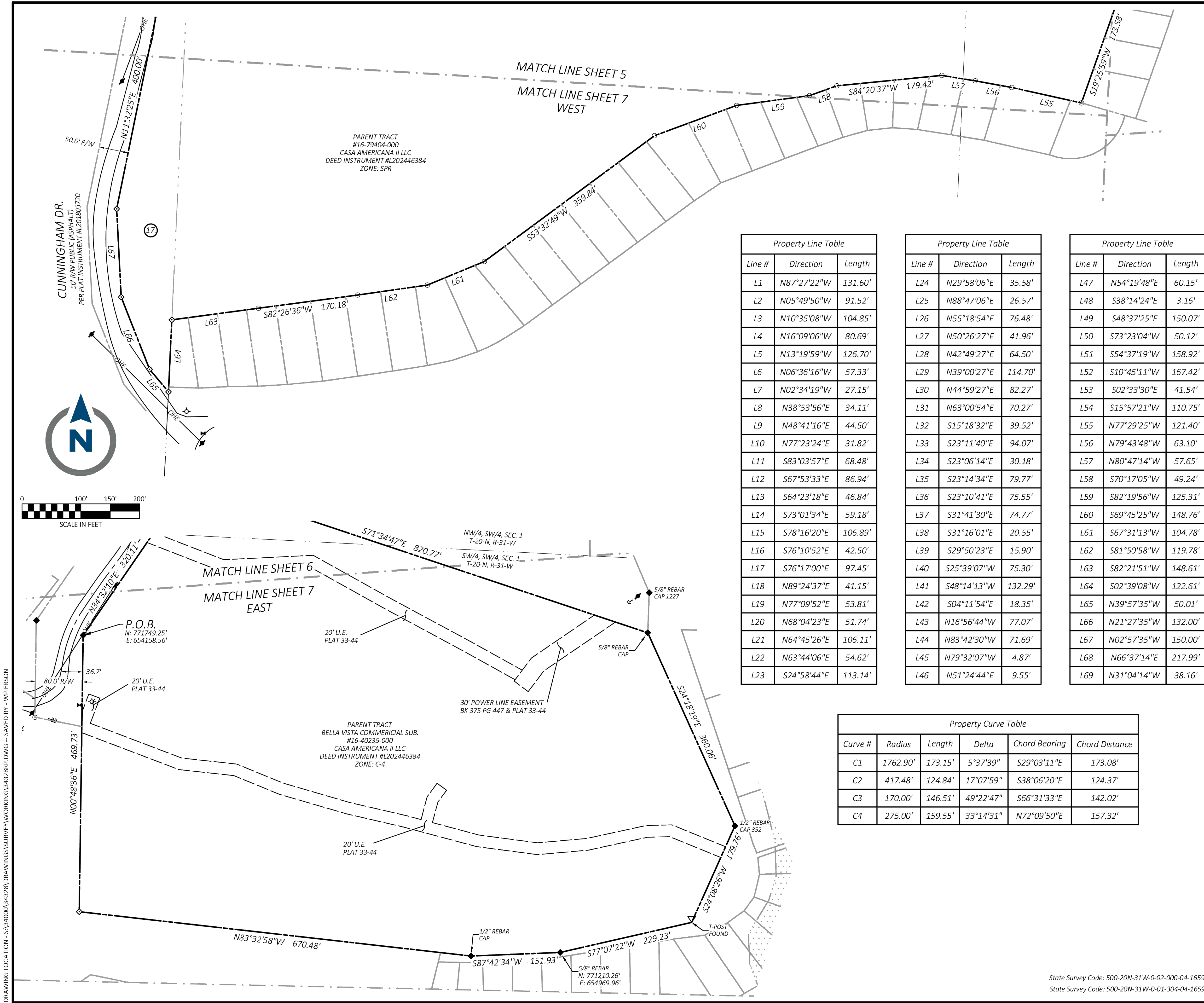


PROFESSIONAL OF RECORD	WGG
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	34328
DATE	1/29/2025
REVISION	REV-0

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



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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

REPLAT SOUTH
SHEET TITLE
SHEET NUMBER

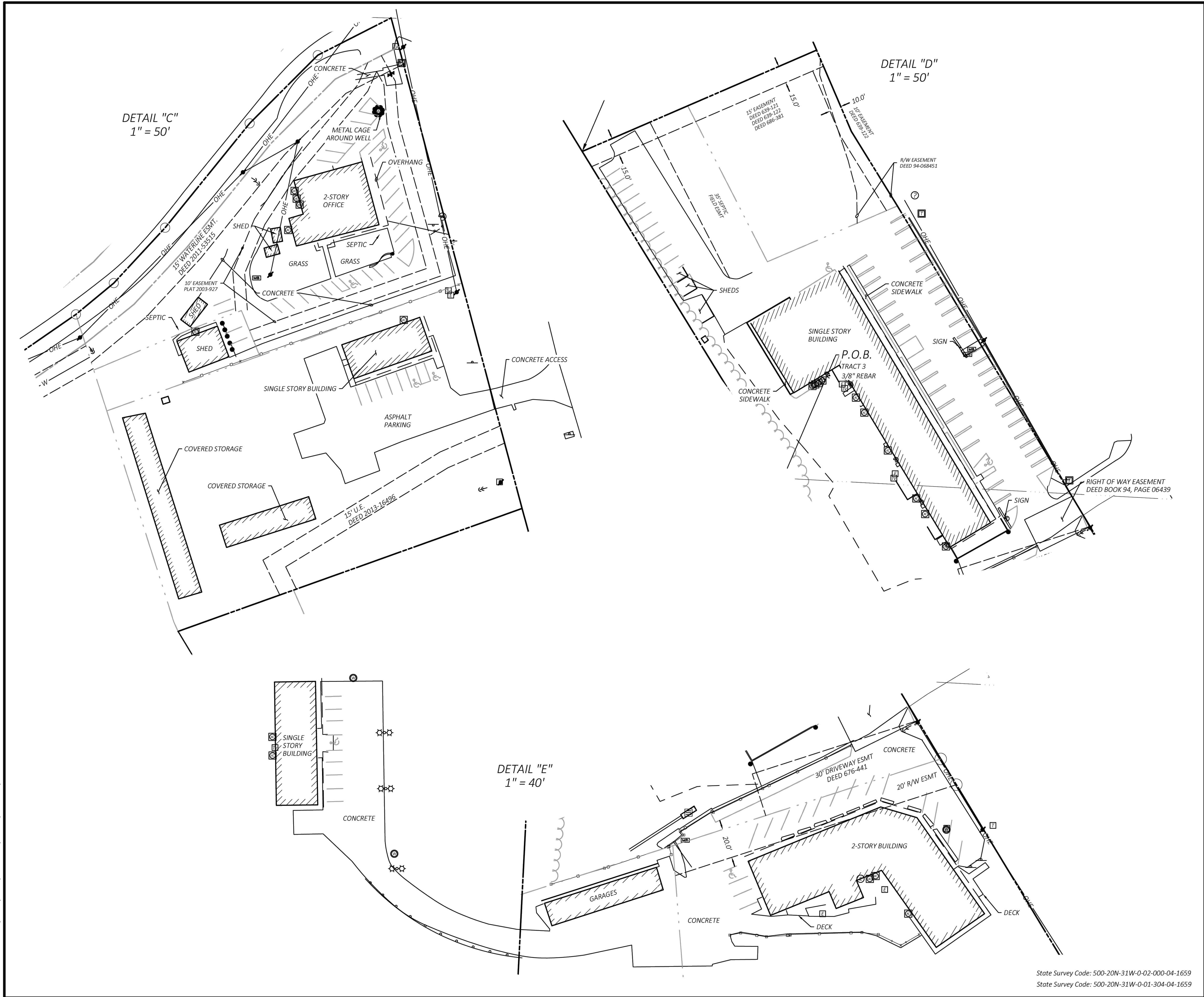
7 OF 8

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

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

© 2025 CEI ENGINEERING ASSOCIATES, INC.

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



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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

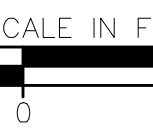
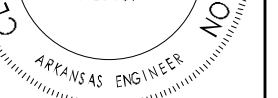
DETAILS

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



BELLA VISTA, AR

Key Plan

[illegible]

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

PROJECT NO: 24112200	REVIEW SET
ISSUE DATE: 12/27/24	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
CONTACT: T. LINDLEY	NOT FOR CONSTRUCTION
QC by:	
QC Date:	

PRELIMINARY PLANS

OVERALL SITE PLAN (C)

C-101

 PROJECT INFORMATION

ZONING: R-1 & C-4

BUILDING SETBACK: R-1
FRONT: 59'
SIDE: 29'
REAR: 59'

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



ey Plan

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.

© 2025 Crofton, Tull & Associates, Inc.

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



lan

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.

© 2025 Crafton, Tull & Associates, Inc.

C-108

ACCESSIBILITY NOTES

- INDICATES ACCESSIBLE ROUTE.
- 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).
 - 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 DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
 - THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
 - 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).
 - THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
 - ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-502.
 - 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.
 - 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.

GRADING AND DRAINAGE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, 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.
- 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 DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON-SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE.
- ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED 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.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
- SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
- CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR 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

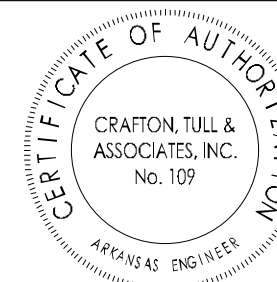
LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	RIGHT OF WAY
	ROAD CENTERLINE
	OVERHEAD ELECTRIC

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

CERTIFICATE OF AUTHORIZATION:



GRAPHIC SCALE IN FEET
30' 0 30'

OZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

No.	Description	Date

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

DRAWN BY: T. LINDLEY

CHECKED BY: T. LINDLEY

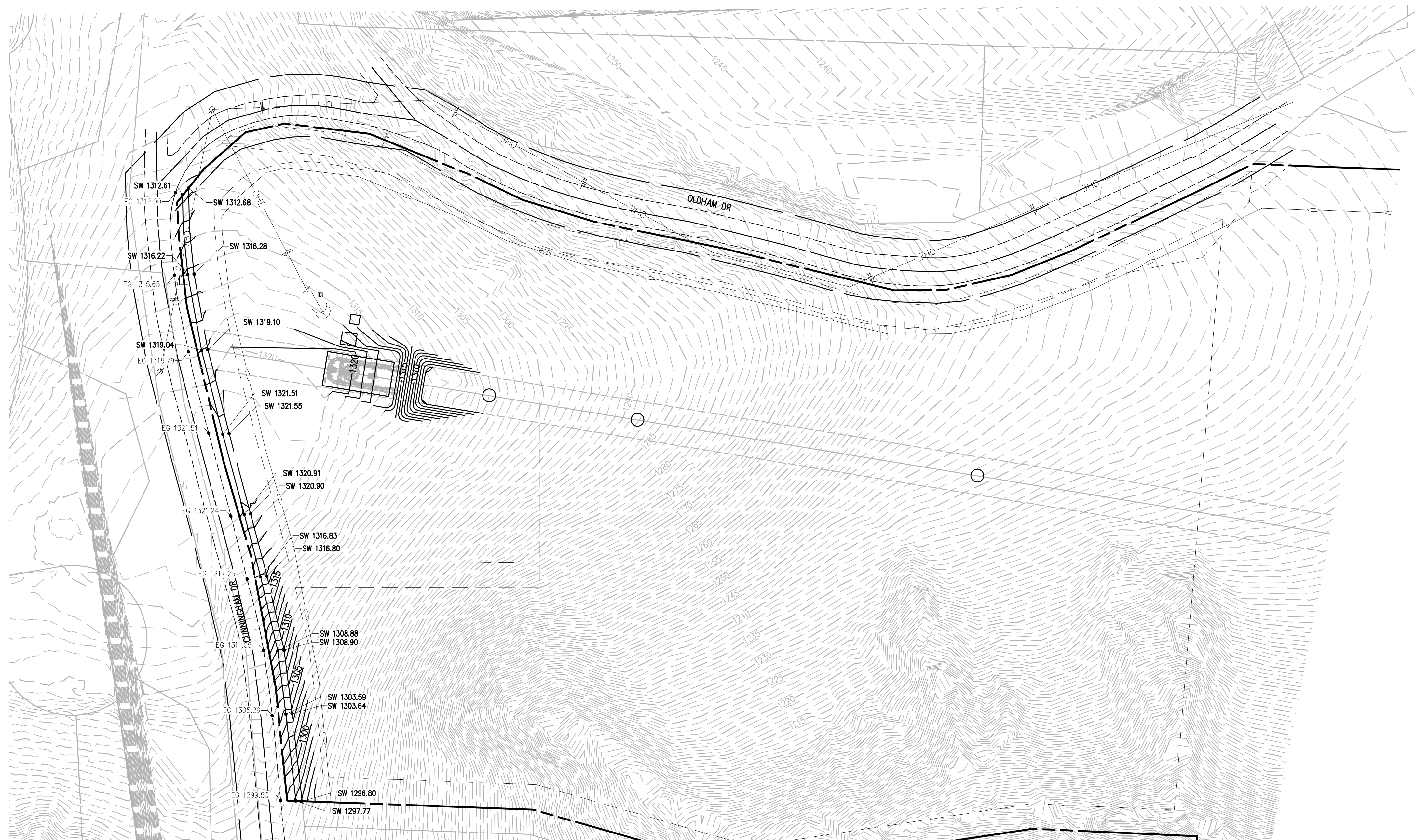
DATE: 12/27/24

PRELIMINARY PLANS

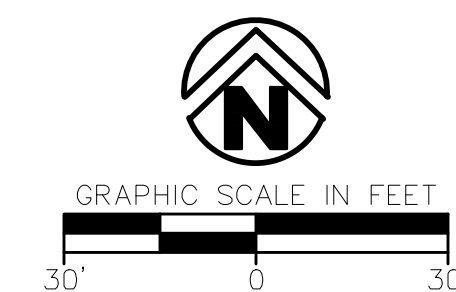
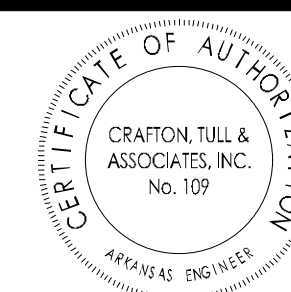
© 2025 Crafton, Tull & Associates, Inc.

GRADING PLAN A

C-109



CERTIFICATE OF AUTHORIZATION:



OZ TRAILS BIKE PARK
BELLA VISTA, AR

Key Plan

[illegible]

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

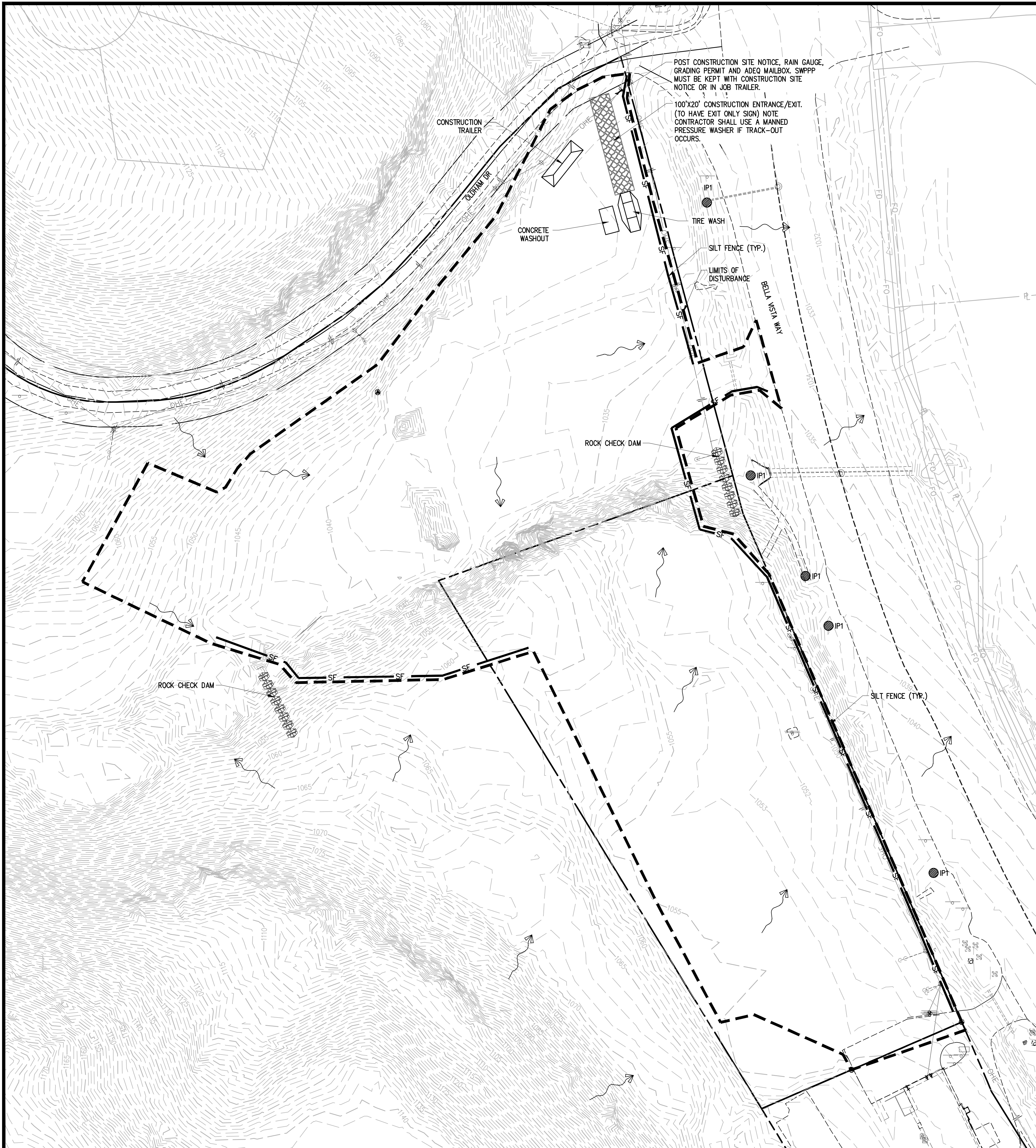
PROJECT NO: 241 12200
ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY
QC by:
QC Date:

PRELIMINARY
PLANS

© 2025 Crafton, Tull & Associates, Inc.

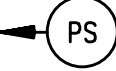
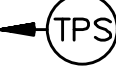
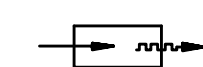
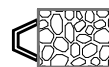
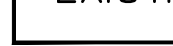
GRADING PLAN C

C-111

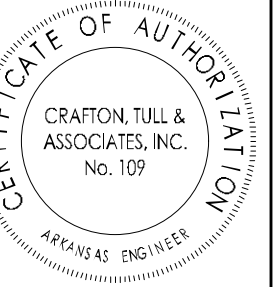
 SITE STABILIZATION AND CERTIFICATION

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 SPELLED 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



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '50'', and to the right is a tick mark labeled '50''. The bar is divided into alternating black and white segments.

OZ TRAILS BIKE PARK
BELLA VISTA, AR

Key Plan

[illegible]

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

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

**PRELIMINARY
PLANS**

© 2025 Crofton, Tull & Associates, Inc.

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

EROSION CONTROL PLAN PH 1

C-112



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 50', 0, and 50'. The segment between 50' and 0 is divided into five equal parts, each representing 10 feet. The segment between 0 and 50' is also divided into five equal parts, each representing 10 feet.

OZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

[illegible]

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

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

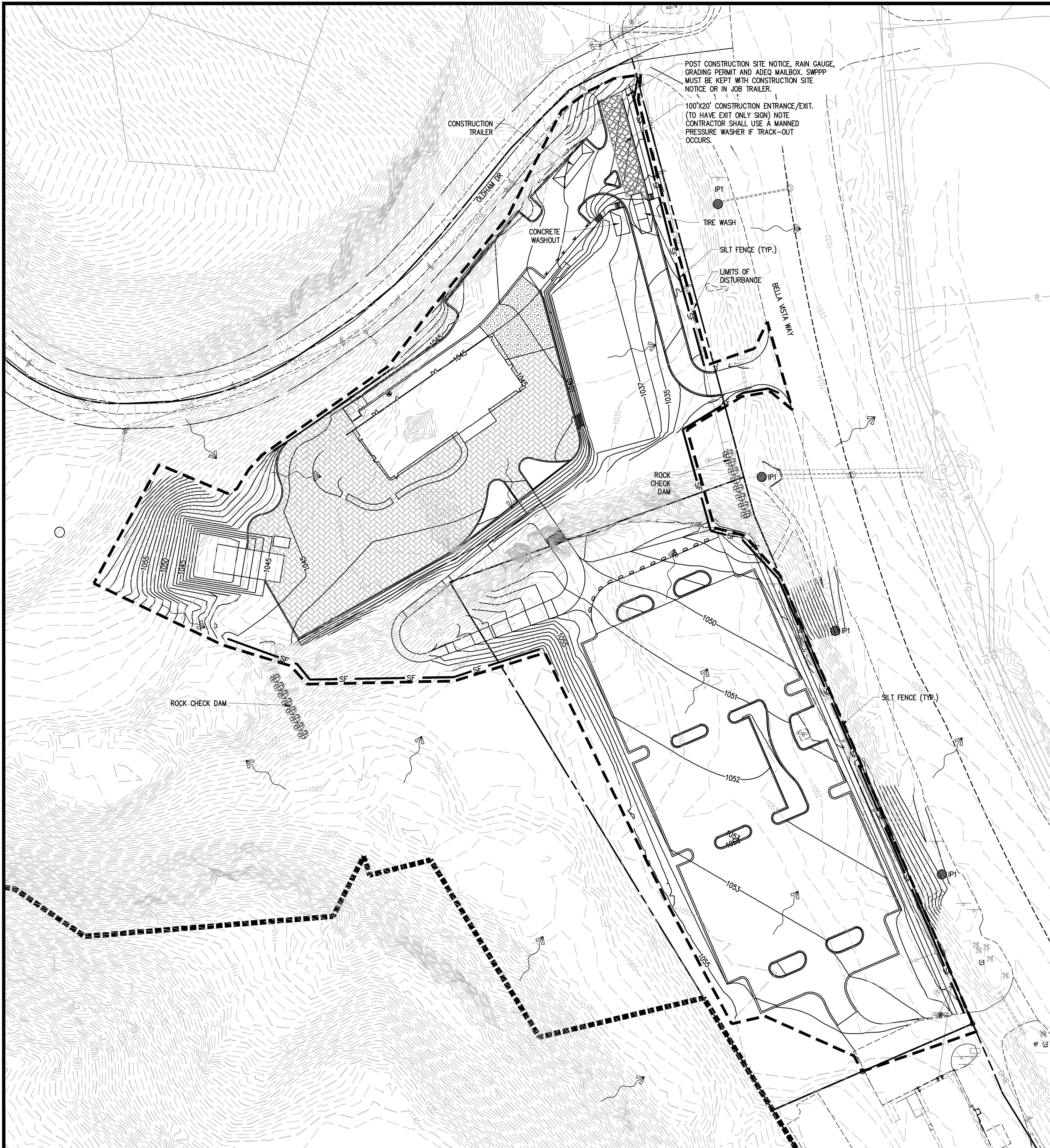
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

VIEW SET... NOT FOR CONSTRUCTION... REL

EROSION CONTROL PLAN PH 2

C-113


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 SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

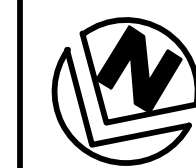
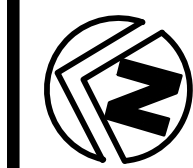
EROSION CONTROL LEGEND

- | | | |
|--|-----|---|
| | 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 | CHANNELLED 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) |
| | EOL | PERMANENT EROSION CONTROL LINING |
| | SB | TEMPORARY SEDIMENT BASIN |
| | FFT | FIBER FLOCCULENT TUBE |

NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS



Page 46 of 166



OZ TRAILS BIKE PARK
BELLA VISTA, AR

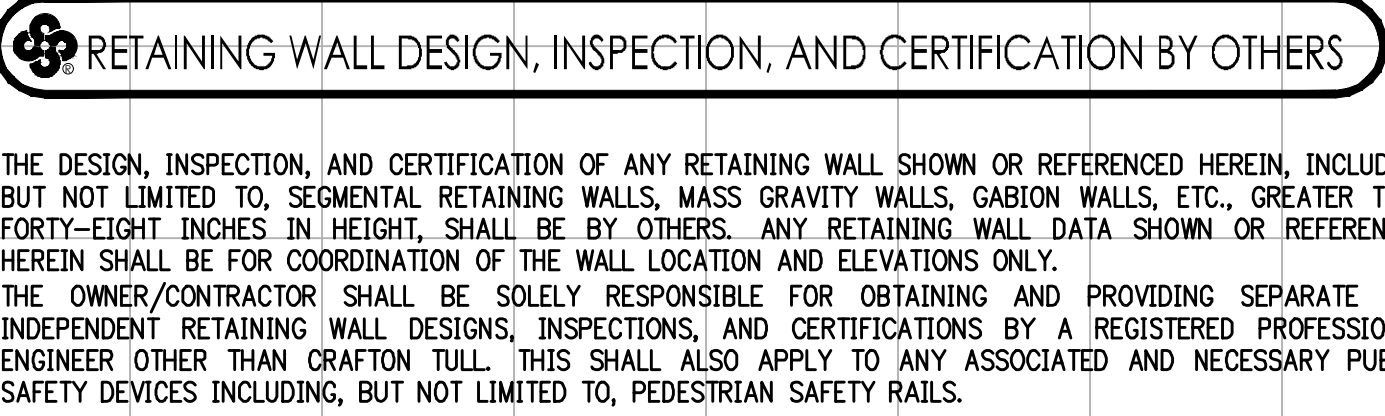
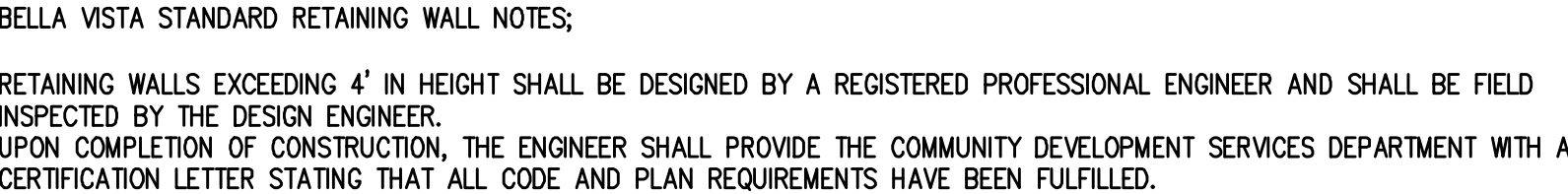
Key Plan[illegible]

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

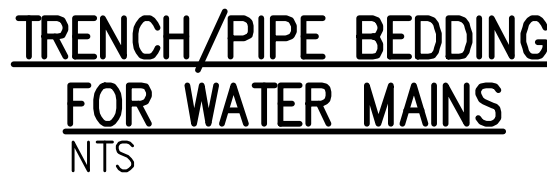
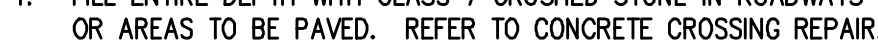
PROJECT NO: 24112200
ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY
GC by:
GC Date:
**PRELIMINARY
PLANS**
© 2025 Crafton, Tull & Associates, Inc.

WATERLINE 1 & 2 P&P (C

C-201



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.

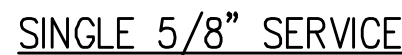


1. PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE CONCRETE COLLAR IS POURED.

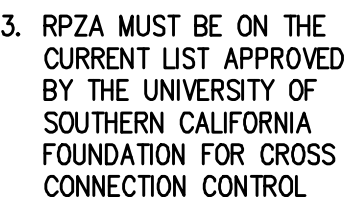
ANCHOR COLLAR (ELEVATION)



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



1. SHOW MANUFACTURER, MODEL NUMBER AND SIZE ON PROJECT PLANS.



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

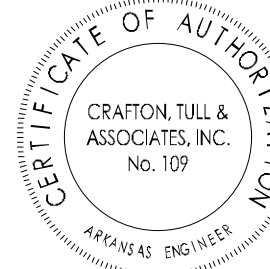


1. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH RETAINER FLANGES.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH VISQUEEN.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
6. ALL BENDS WHERE FITTINGS 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	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	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



OZ TRAILS BIKE PARK

BELLA VISTA, AR

[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:

PRELIMINARY
PLANS

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

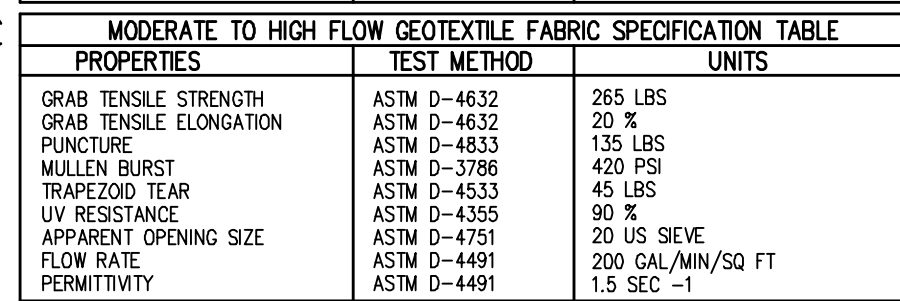
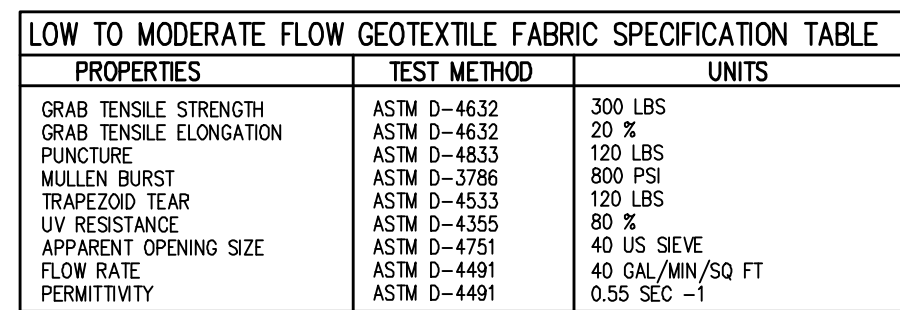
© 2025 Crafton, Tull & Associates, Inc.

STANDARD DETAILS

C-503



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.



GRATED INLET FILTER SACKS
NTS



OZ TRAILS BIKE PARK
 BELLA VISTA, AR

Key Plan

[illegible]

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

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

PRELIMINARY
PLANS

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

© 2025 Crofton, Tull & Associates, Inc.

EROSION CONTROL DETAILS

C-504



BELLA VISTA, AR

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.

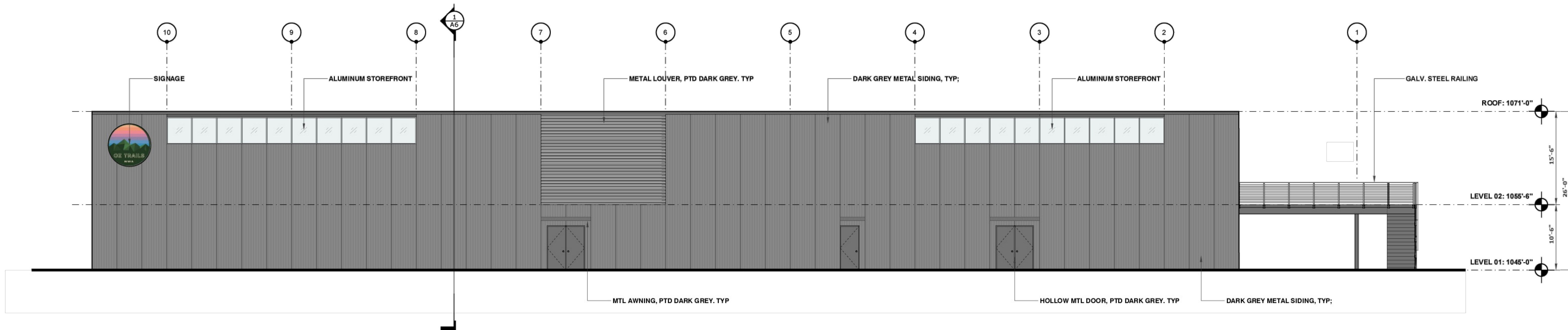
© 2025 Crafton, Tull & Associates, Inc.

C-505

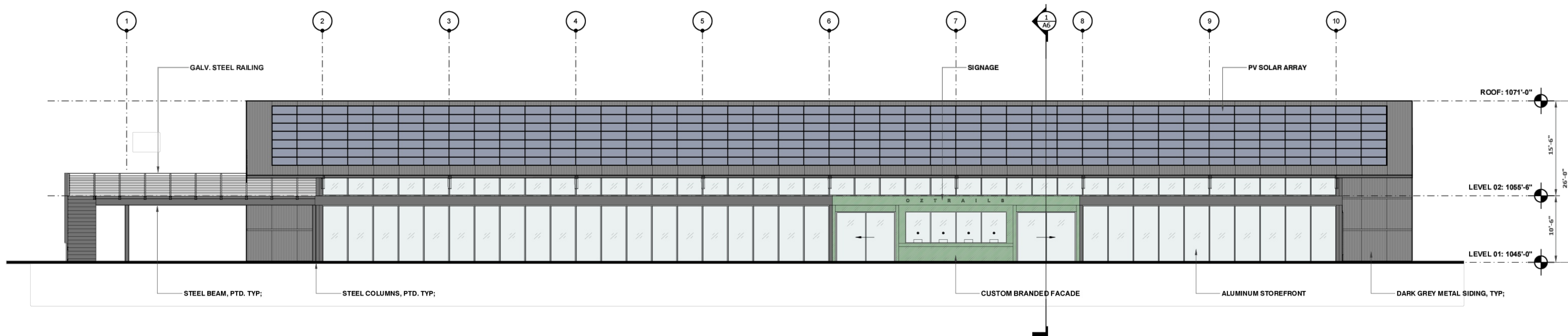
DRAWING: C-506-0001, BIRMINGHAM, ALABAMA, CONSTRUCTION, CIVIL, 1/2"=1'-0", 1/4"=1'-0", 1/8"=1'-0", 1/16"=1'-0", 1/32"=1'-0", 1/64"=1'-0", 1/128"=1'-0", 1/256"=1'-0", 1/512"=1'-0", 1/1024"=1'-0", 1/2048"=1'-0", 1/4096"=1'-0", 1/8192"=1'-0", 1/16384"=1'-0", 1/32768"=1'-0", 1/65536"=1'-0", 1/131072"=1'-0", 1/262144"=1'-0", 1/524288"=1'-0", 1/1048576"=1'-0", 1/2097152"=1'-0", 1/4194304"=1'-0", 1/8388608"=1'-0", 1/16777216"=1'-0", 1/33554432"=1'-0", 1/67108864"=1'-0", 1/134217728"=1'-0", 1/268435456"=1'-0", 1/536870912"=1'-0", 1/1073741824"=1'-0", 1/2147483648"=1'-0", 1/4294967296"=1'-0", 1/8589934592"=1'-0", 1/17179869184"=1'-0", 1/34359738368"=1'-0", 1/68719476736"=1'-0", 1/137438953472"=1'-0", 1/274877906944"=1'-0", 1/549755813888"=1'-0", 1/1099511627776"=1'-0", 1/2199023255552"=1'-0", 1/4398046511104"=1'-0", 1/8796093022208"=1'-0", 1/17592186044416"=1'-0", 1/35184372088832"=1'-0", 1/70368744177664"=1'-0", 1/140737488355328"=1'-0", 1/281474976710656"=1'-0", 1/562949953421312"=1'-0", 1/1125899906842624"=1'-0, 1/2251799813685248"=1'-0, 1/4503599627370496"=1'-0, 1/9007199254740992"=1'-0, 1/18014398509481984"=1'-0, 1/36028797018963968"=1'-0, 1/72057594037927936"=1'-0, 1/144115188075855872"=1'-0, 1/288230376151711744"=1'-0, 1/576460752303423488"=1'-0, 1/1152921504606846976"=1'-0, 1/2305843009213693952"=1'-0, 1/4611686018427387904"=1'-0, 1/9223372036854775808"=1'-0, 1/18446744073709551616"=1'-0, 1/36893488147419103232"=1'-0, 1/73786976294838206464"=1'-0, 1/147573952589676412928"=1'-0, 1/295147905179352825856"=1'-0, 1/590295810358705651712"=1'-0, 1/1180591620717411303424"=1'-0, 1/2361183241434822606848"=1'-0, 1/4722366482869645213696"=1'-0, 1/9444732965739290427392"=1'-0, 1/18889465931478580854784"=1'-0, 1/37778931862957161709568"=1'-0, 1/75557863725914323419136"=1'-0, 1/151115727451828646838272"=1'-0, 1/302231454903657293676544"=1'-0, 1/604462909807314587353088"=1'-0, 1/1208925819614629174706176"=1'-0, 1/2417851639229258349412352"=1'-0, 1/4835703278458516698824704"=1'-0, 1/9671406556917033397649408"=1'-0, 1/19342813113834066795298816"=1'-0, 1/38685626227668133590597632"=1'-0, 1/77371252455336267181195264"=1'-0, 1/154742504910672534362390528"=1'-0, 1/309485009821345068724781056"=1'-0, 1/618970019642690137449562112"=1'-0, 1/1237940039285380274899124224"=1'-0, 1/2475880078570760549798248448"=1'-0, 1/4951760157141521099596496896"=1'-0, 1/9903520314283042199192993792"=1'-0, 1/19807040628566084398385987584"=1'-0, 1/39614081257132168796771975168"=1'-0, 1/79228162514264337593543950336"=1'-0, 1/158456325028528675187087900672"=1'-0, 1/316912650057057350374175801344"=1'-0, 1/633825300114114700748351602688"=1'-0, 1/1267650600228229401496703205376"=1'-0, 1/2535301200456458802993406410752"=1'-0, 1/5070602400912917605986812821504"=1'-0, 1/10141204801825835211973625643008"=1'-0, 1/20282409603651670423947251286016"=1'-0, 1/40564819207303340847894502572032"=1'-0, 1/81129638414606681695789005144064"=1'-0, 1/162259276829213363391578010288128"=1'-0, 1/324518553658426726783156020576256"=1'-0, 1/649037107316853453566312041152512"=1'-0, 1/1298074214633706907132624082305024"=1'-0, 1/2596148429267413814265248164610048"=1'-0, 1/5192296858534827628530496329220096"=1'-0, 1/10384593717069655257060992658440192"=1'-0, 1/20769187434139310514121985316880384"=1'-0, 1/41538374868278621028243970633760768"=1'-0, 1/83076749736557242056487941267521536"=1'-0, 1/166153499473114484112975882535043072"=1'-0, 1/332306998946228968225951765070086144"=1'-0, 1/664613997892457936451903530140172288"=1'-0, 1/1329227995784915872903807060280344576"=1'-0, 1/2658455991569831745807614120560689152"=1'-0, 1/5316911983139663491615228241121378304"=1'-0, 1/10633823966279326983230456482242756608"=1'-0, 1/21267647932558653966460912964485513216"=1'-0, 1/42535295865117307932921825928971026432"=1'-0, 1/85070591730234615865843651857942052864"=1'-0, 1/170141183460469231731687303715884105728"=1'-0, 1/340282366920938463463374607431768211456"=1'-0, 1/680564733841876926926749214863536422912"=1'-0, 1/1361129467683753853853498429727072845824"=1'-0, 1/2722258935367507707706996859454145691648"=1'-0, 1/5444517870735015415413993718908291383296"=1'-0, 1/10889035741470030830827987437816582766592"=1'-0, 1/21778071482940061661655974875633165533184"=1'-0, 1/43556142965880123323311949751266331066368"=1'-0, 1/87112285931760246646623899502532662132736"=1'-0, 1/174224571863520493293247799005065324265472"=1'-0, 1/348449143727040986586495598010130648530944"=1'-0, 1/696898287454081973172991196020261297061888"=1'-0, 1/1393796574908163946345982392040522594123776"=1'-0, 1/2787593149816327892691964784081045188247552"=1'-0, 1/5575186299632655785383929568162090376495104"=1'-0, 1/11150372599265311570767859136324180752990208"=1'-0, 1/22300745198530623141535718272648361505980416"=1'-0, 1/44601490397061246283071436545296723011960832"=1'-0, 1/89202980794122492566142873090593446023921664"=1'-0, 1/178405961588244985132285746181186892047843328"=1'-0, 1/356811923176489970264571492362373784095686656"=1'-0, 1/713623846352979940529142984724747568191373312"=1'-0, 1/1427247692705959881058285969449495136382746624"=1'-0, 1/2854495385411919762116571938898990272765493248"=1'-0, 1/5708990770823839524233143877797980545530986496"=1'-0, 1/11417981541647679048466287755595961091061972992"=1'-0, 1/22835963083295358096932575511191922182123945984"=1'-0, 1/45671926166590716193865151022383844364247891968"=1'-0, 1/91343852333181432387730302044767688728495783936"=1'-0, 1/182687704666362864775460604089535377456991567872"=1'-0, 1/365375409332725729550921208179070754913983135744"=1'-0, 1/730750818665451459101842416358141509827966271488"=1'-0, 1/1461501637330902918203684832716283019655932542976"=1'-0, 1/2923003274661805836407369665432566039311865085952"=1'-0, 1/5846006549323611672814739330865132078623730171904"=1'-0, 1/11692013098647223345629478661730264157247460343808"=1'-0, 1/23384026197294446691258957323460528314494920687616"=1'-0, 1/46768052394588893382517914646921056628989841375232"=1'-0, 1/93536104789177786765035829293842113257979682750464"=1'-0, 1/187072209578355573530071658587684226515959365500928"=1'-0, 1/374144419156711147060143317175368453031918731001856"=1'-0, 1/748288838313422294120286634350736906063837462003712"=1'-0, 1/1496577676626844588240573268701473812127674924007424"=1'-0, 1/2993155353253689176481146537402947624255349848014848"=1'-0, 1/5986310706507378352962293074805895248510699696029696"=1'-0, 1/11972621413014756705924586149611790497021399392059392"=1'-0, 1/23945242826029513411849172299223580994042798784118784"=1'-0, 1/47890485652059026823698344598447161988085597568237568"=1'-0, 1/95780971304118053647396689196894323976171195136475136"=1'-0, 1/191561942608236107294793378393788647952342390272950272"=1'-0, 1/383123885216472214589586756787577295904684780545900544"=1'-0, 1/766247770432944429179173513575154591809369561091801088"=1'-0, 1/1532495540865888858358347027150309183618739122183602176"=1'-0, 1/3064991081731777716716694054300618367237478244367204352"=1'-0, 1/6129982163463555433433388108601236734474956488734408704"=1'-0, 1/12259964326927110866866776217202473468949912977468817408"=1'-0, 1/24519928653854221733733552434404946937899825954937634816"=1'-0, 1/49039857307708443467467104868809893875799651909875269632"=1'-0, 1/98079714615416886934934209737619787751599303819750539264"=1'-0, 1/196159429230833773869868419475239575503198607639501078528"=1'-0, 1/392318858461667547739736838950479151006397215279002157056"=1'-0, 1/784637716923335095479473677900958302012794430558004314112"=1'-0, 1/1569275433846670190958947355801916604025588861116008628224"=1'-0, 1/3138550867693340381917894711603833208051177722232017256448"=1'-0, 1/6277101735386680763835789423207666416102355444464034512896"=1'-0, 1/12554203470773361527671578846415332832204710888928069025792"=1'-0, 1/25108406941546723055343157692830665664409421777856138051584"=1'-0, 1/50216813883093446110686315385661331328818843555712276103168"=1'-0, 1/100433627766186892221372630771322662657637687111424552206336"=1'-0, 1/200867255532373784442745261542645325315275374222849104412672"=1'-0, 1/401734511064747568885490523085290650630550748445698208825344"=1'-0, 1/803469022129495137770981046170581301261101496891396417650688"=1'-0, 1/1606938044258990275541962092341162602522202993782792835301376"=1'-0, 1/3213876088517980551083924184682325205044405987565585670602752"=1'-0, 1/6427752177035961102167848369364650410088811975131171341205504"=1'-0, 1/12855504354071922204335696738729300820177623950262342682411008"=1'-0, 1/25711008708143844408671393477458601640355247900524685364822016"=1'-0, 1/51422017416287688817342786954917203280710495801049370729644032"=1'-0, 1/102844034832575377634685573909834406561420991602098741459288064"=1'-0, 1/205688069665150755269371147819668813122841983204197482918576128"=1'-0, 1/411376139330301510538742295639337626245683966408394965837152256"=1'-0, 1/822752278660603021077484591278675252491367932816789931674304512"=1'-0, 1/1645504557321206042154969182557350504982735865633579863348609024"=1'-0, 1/3291009114642412084309938365114701009965471731267159726697218048"=1'-0, 1/6582018229284824168619876730229402019930943462534319453394436096"=1'-0, 1/13164036458569648337239753460458804039861886925068638906788872192"=1'-0, 1/26328072917139296674479506920917608079723773850137277813577744384"=1'-0, 1/52656145834278593348959013841835216159447547700274555627155488768"=1'-0, 1/105312291668557186697918027683670432318895095400549111254310977536"=1'-0, 1/210624583337114373395836055367340864637790190801098222508621955072"=1'-0, 1/421249166674228746791672110734681729275580381602196445017243910144"=1'-0, 1/842498333348457493583344221469363458551160763204392890034487820288"=1'-0, 1/1684996666896914987166688442938726917102321526408785780068975640576"=1'-0, 1/3369993333793829974333376885877453834204643052817571560137951281152"=1'-0, 1/6739986667587659948666753771754907668409286105635143120275902562304"=1'-0, 1/13479973335175319897333507543509815336818572211270286240551805124608"=1'-0, 1/26959946670350639794667015087019630673637144422540572481103610249216"=1'-0, 1/53919893340701279589334030174039261347274288845081144962207220498432"=1'-0, 1/107839786681402559178668060348078522694548577690162289924414440996864"=1'-0, 1/215679573362805118357336120696157045389097155380324579848828881993728"=1'-0, 1/431359146725610236714672241392314090778194310760649159697657763987456"=1'-0, 1/862718293451220473429344482784628181556388621521298319395315527974912"=1'-0, 1/1725436586902440946858688965569256363112777243042596638790631055949824"=1'-0, 1/3450873173804881893717377931138512726225554486085193277581262111899648"=1'-0, 1/6901746347609763787434755862277025452451108972170386555162524223799296"=1'-0, 1/13803492695219527574869511724554050904902217944340773110325048447598592"=1'-0, 1/27606985390439055149739023449108101809804435888681546220650096895197184"=1'-0, 1/55213970780878110299478046898216203619608871777363092441300193790394368"=1'-0, 1/110427941561756220598956093796432407239217743554726184882600387580788736"=1'-0, 1/220855883123512441197912187592864814478435487109452369765200775161577472"=1'-0, 1/441711766247024882395824375185729628956870974218904739530401550323154944"=1'-0, 1/883423532494049764791648750371459257913741948437809479060803100646309888"=1'-0, 1/1766847064988099529583297500742918515827483896875618958121606201292619776"=1'-0, 1/3533694129976199059166595001485837031654967793751237916243212402585239552"=1'-0, 1/7067388259952398118333190002971674063309935587502475832486424805170479104"=1'-0, 1/14134776519904796236666380005943348126619871175004951664972849610340958208"=1'-0, 1/28269553039809592473332760011886696253239742350009903329945699220681916416"=1'-0, 1/56539106079619184946665520023773392506479484700019806659891398441363832832"=1'-0, 1/113078212159238369893331040047546785012958969400039613319782796882727665664"=1'-0, 1/226156424318476739786662080095093570025917938800079226639565593765455331328"=1'-0, 1/452312848636953479573324160190187140051835877600158453279131187530910662656"=1'-0, 1/904625697273906959146648320380374280103671755200316906558262375061821325312"=1'-0, 1/1809251394547813918293296640760748560207343510400633813116524750123642650624"=1'-0, 1/3618502789095627836586593281521497120414687020801267626233049500247285301248"=1'-0, 1/7237005578191255673173186563042994240829374041602535252466099000494570602496"=1'-0, 1/14474011156382511346346373126085988481658748083205070504932198000989141204992"=1'-0, 1/28948022312765022692692746252171976963317496166410141009864396001978282409984"=1'-0, 1/57896044625530045385385492504343953926634992332820282019728792003956564819968"=1'-0, 1/11579208925106009077077098500868790785326998466564056403945758400791312963993

OZ TRAILS BIKE PARK

PROJECT NO. 766

1 OLDHAM DR.
BELLA VISTA, AR 72714

02

DRAWING
ELEVATION - NORTHSCALE
1/8" = 1'

01

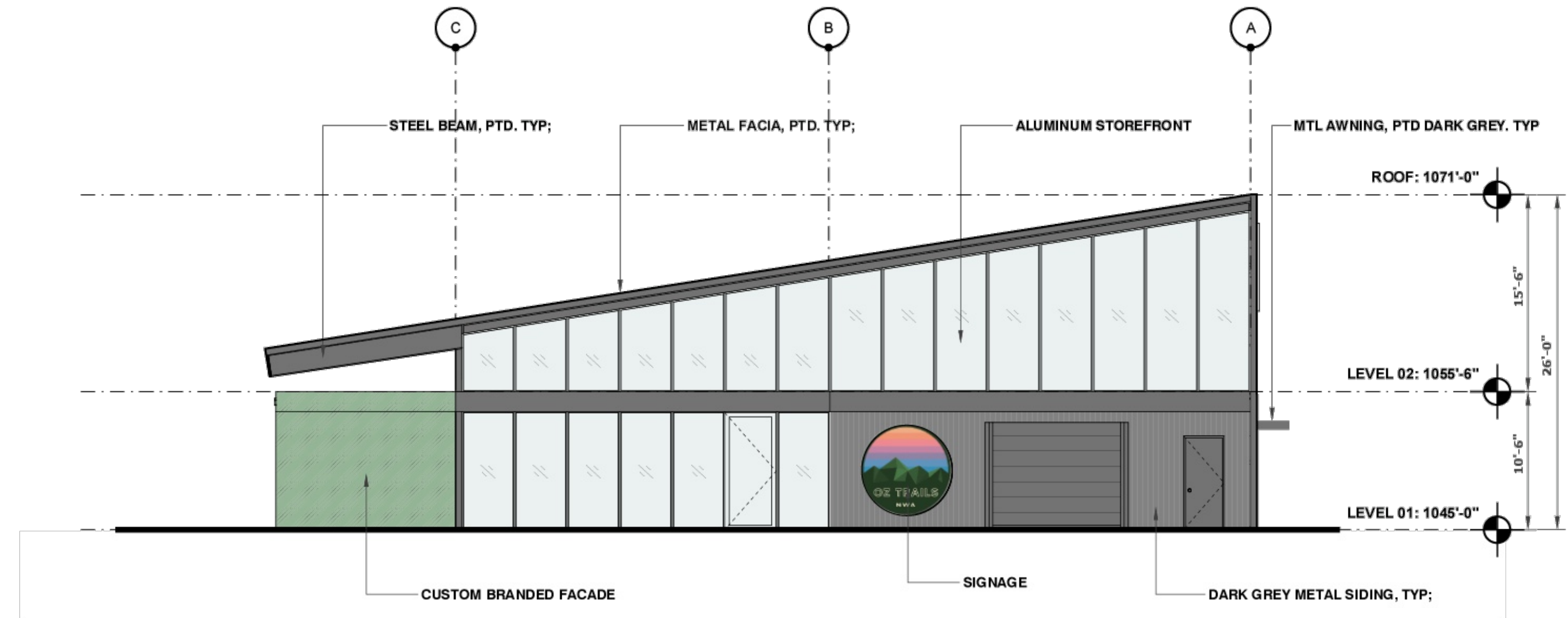
DRAWING
ELEVATION - SOUTHSCALE
1/8" = 1'ISSUANCE
LARGE SCALE
DEVELOPMENTDATE
01.27.25DRAWING
BUILDING ELEVATIONS

A-200

OZ TRAILS BIKE PARK

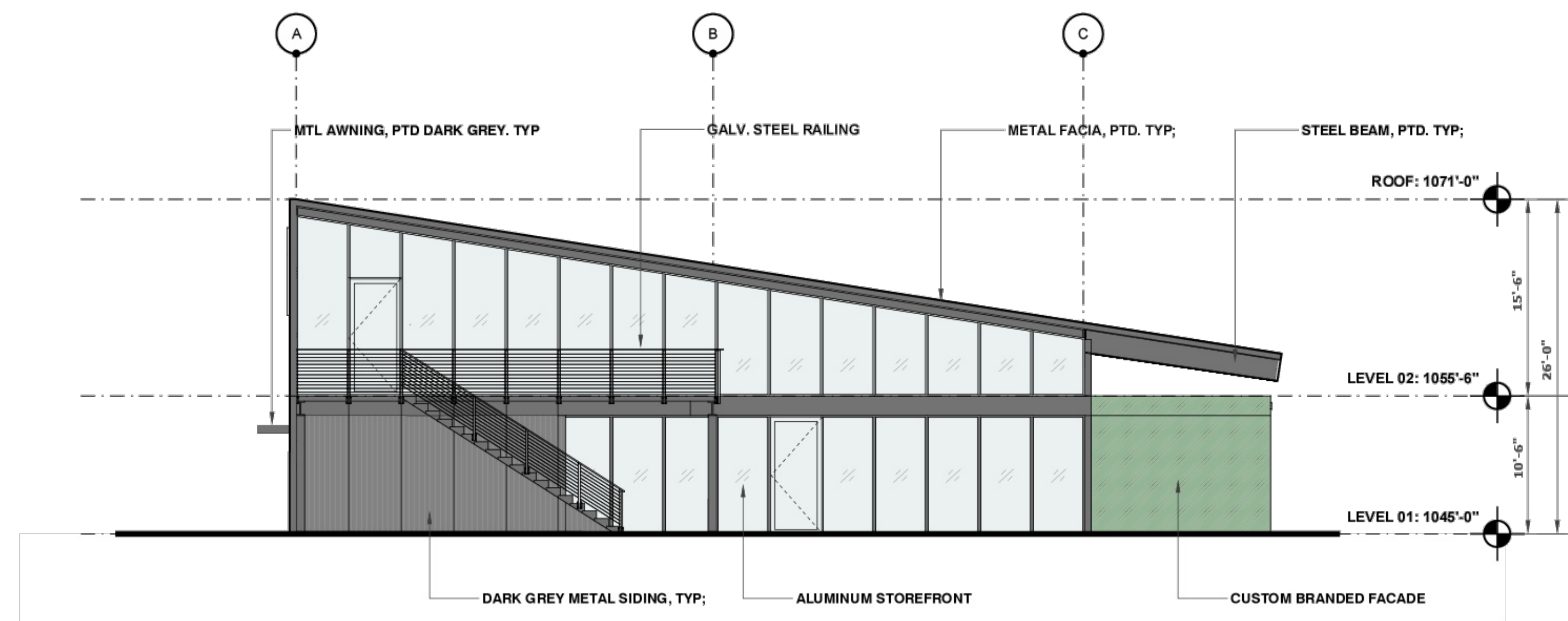
PROJECT NO. 766

1 OLDHAM DR.
BELLA VISTA, AR 72714



02 DRAWING
ELEVATION - EAST

SCALE
1/8" = 1'



01 DRAWING
ELEVATION - WEST

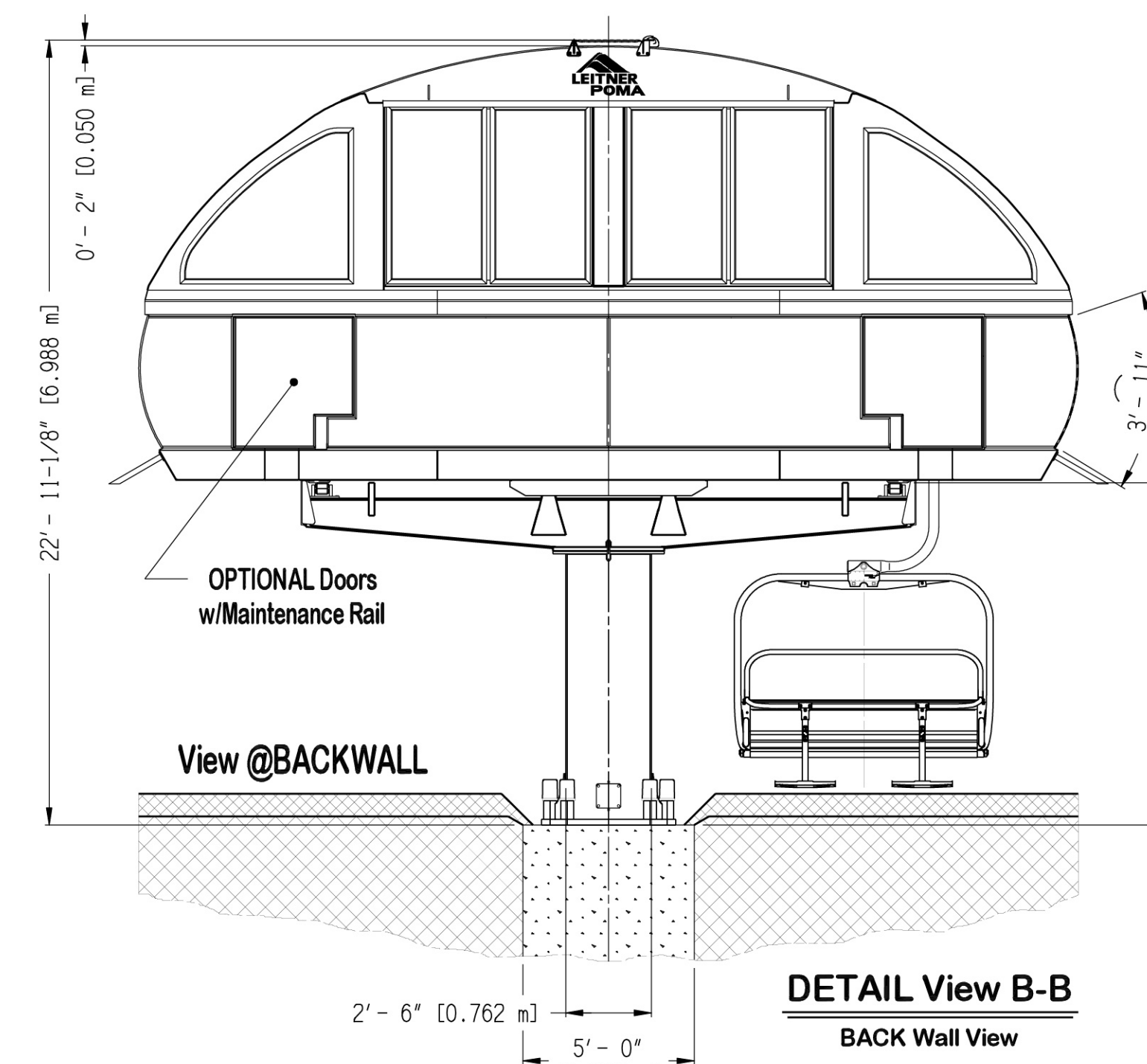
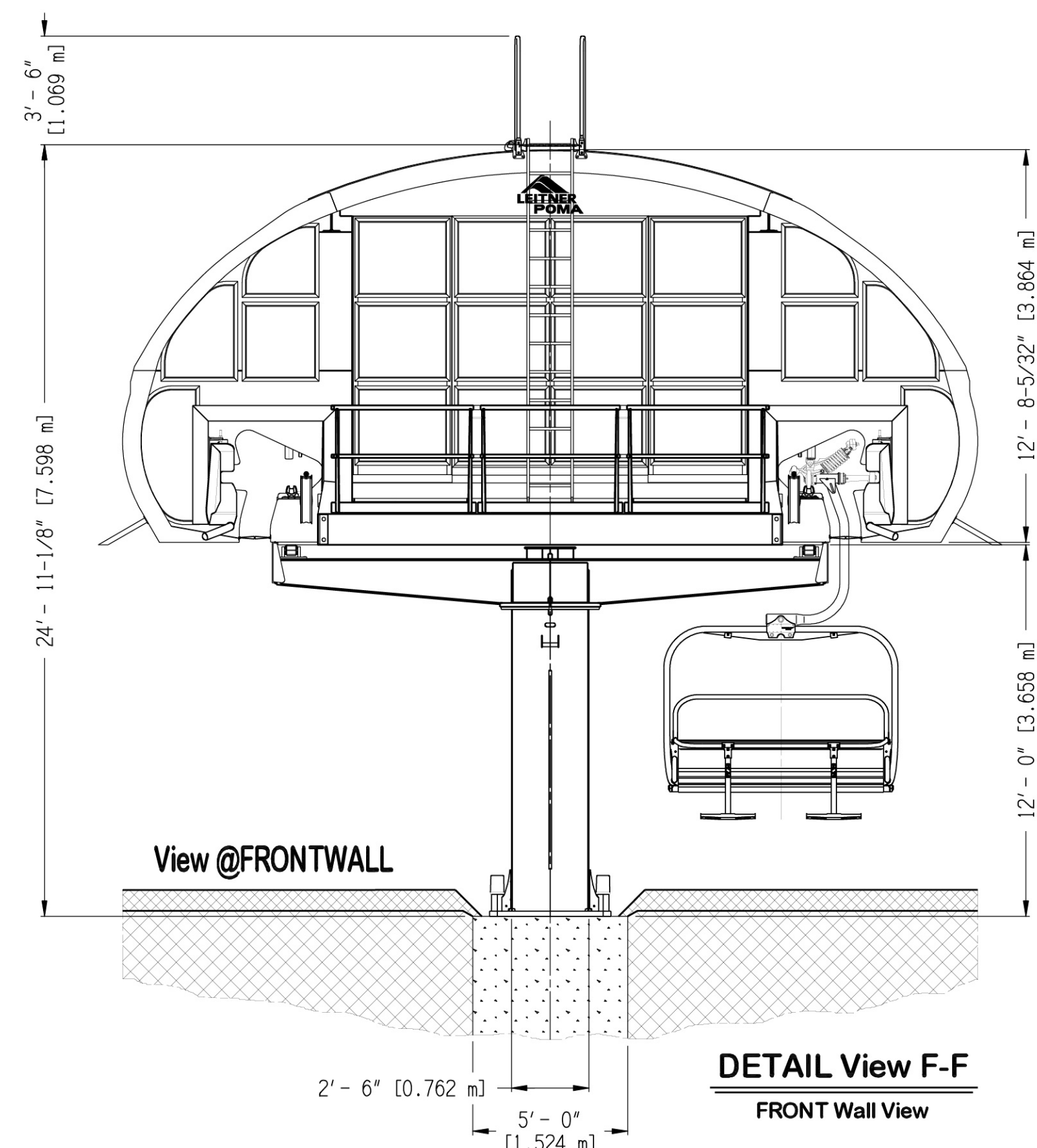
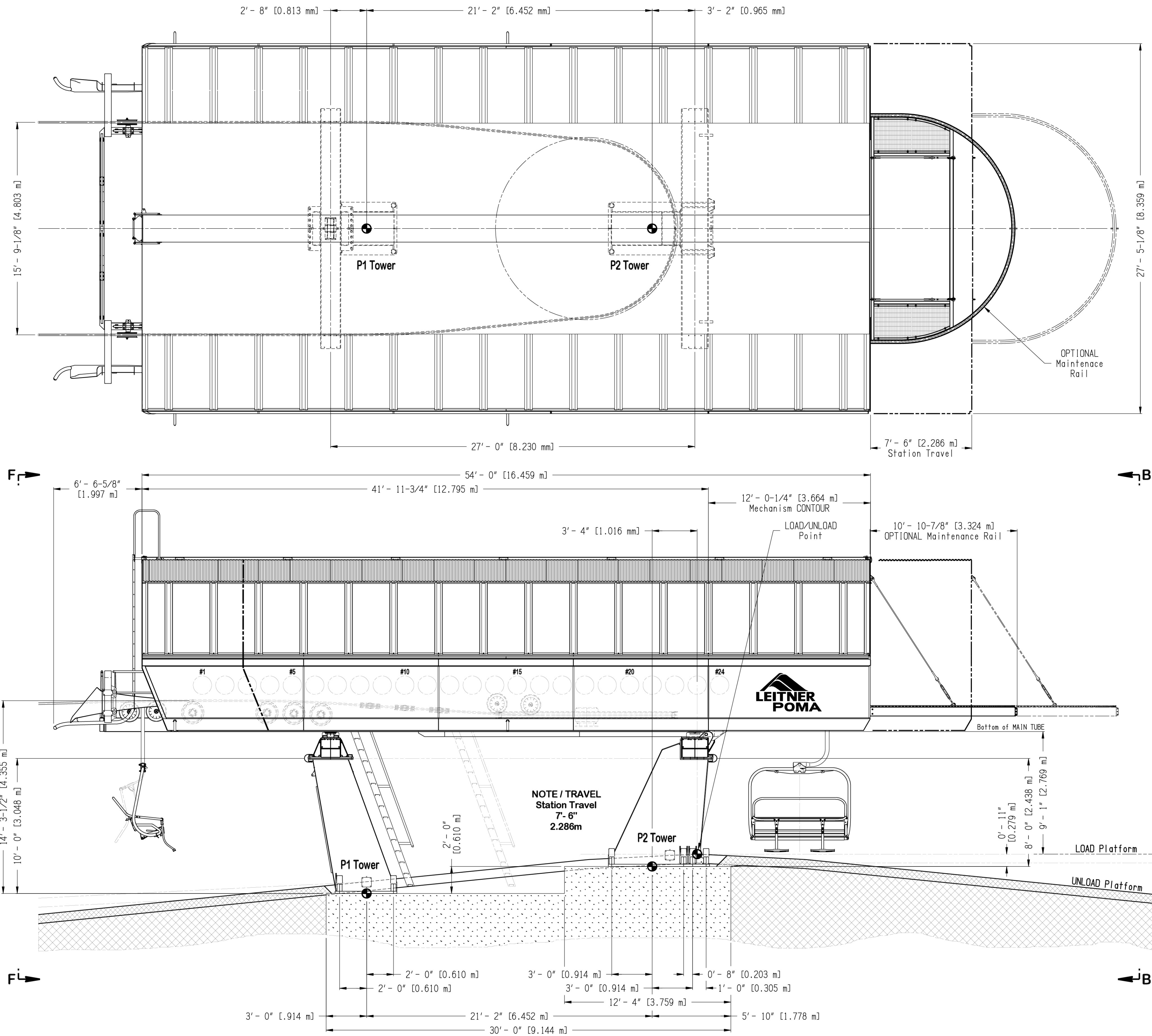
SCALE
1/8" = 1'

ISSUANCE
LARGE SCALE
DEVELOPMENT

DATE
01.27.25

DRAWING
BUILDING ELEVATIONS

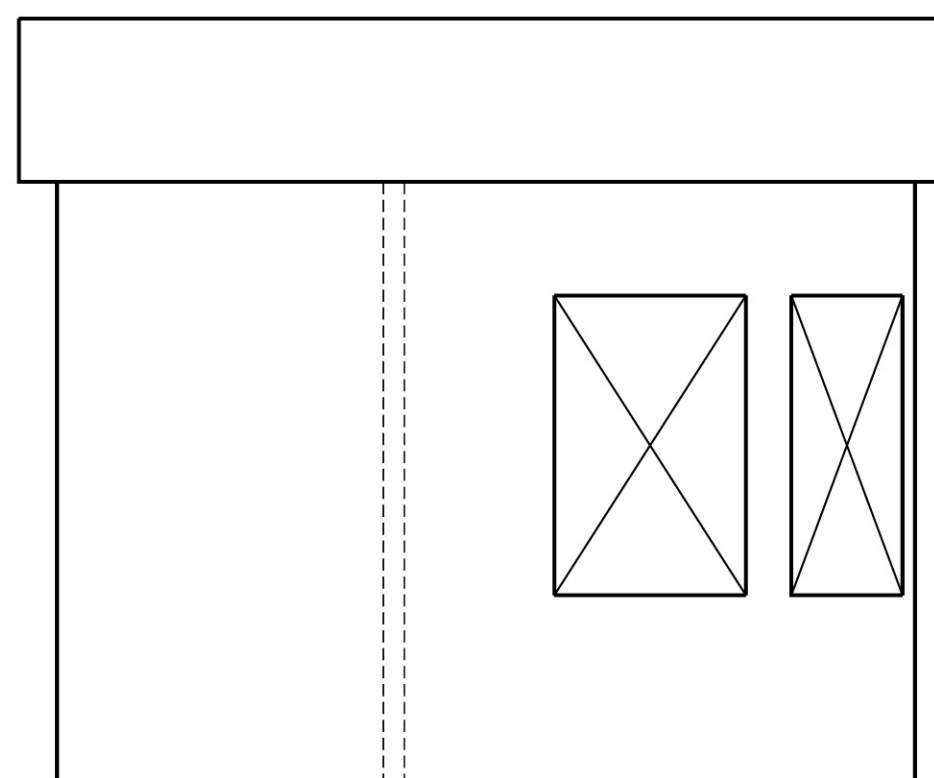
A-201



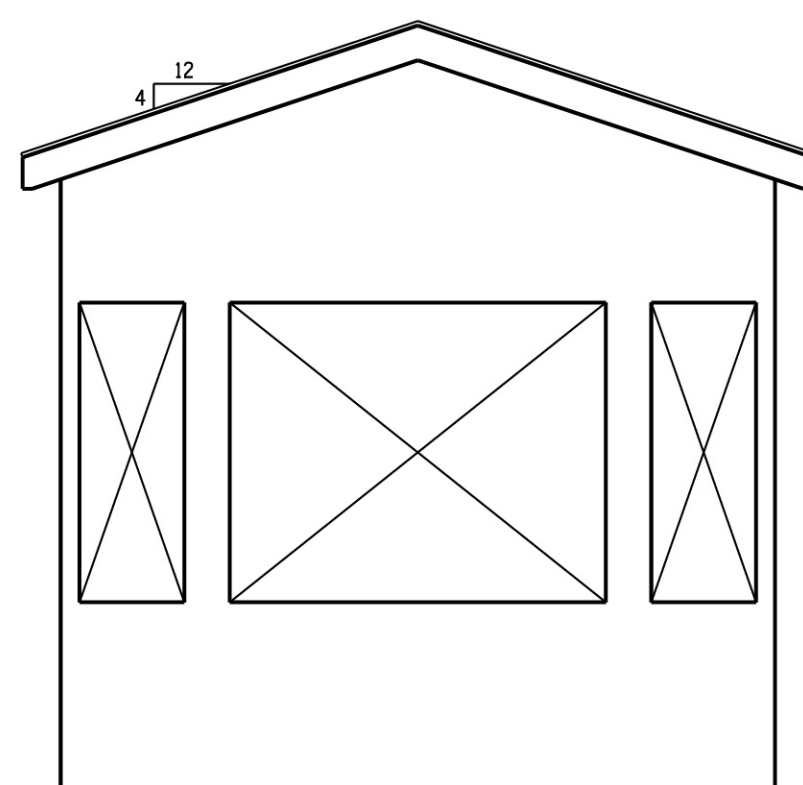
Station SPECIFICATIONS LPA-24T
Maximum Speed: 1000 ft/min (5.08m/s)
Minimum/Maximum Tension (Per Side)
w/Deviation 3H/2V: 7900/25000 daN
w/Deviation 4H/3V: 7900/33550 daN

D-101		DATE: 15 FEB 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/4PC Chair	
Station Layout		STATION LAYOUT/Drive and Return - LPA Mechanism 24T w/4PC Chair	
DRAWING: PROJECTION: CAD Program: DRAWING: 22 x 34" TREATMENT: COLOR: GENERAL TOLERANCES: D10224281		TOTAL WT./LBS: 77045702_00	
DESIGNED BY: J.M.L-PoA		DATE DRAWN: Feb.15,2023	
DRAWN BY: J.D.Hazelhurst		SCALE (S): 1/50	
CHECKED BY: AS REQ'D		REFERENCE: OTHER: /	
LEITNER POMA		77045702_00	

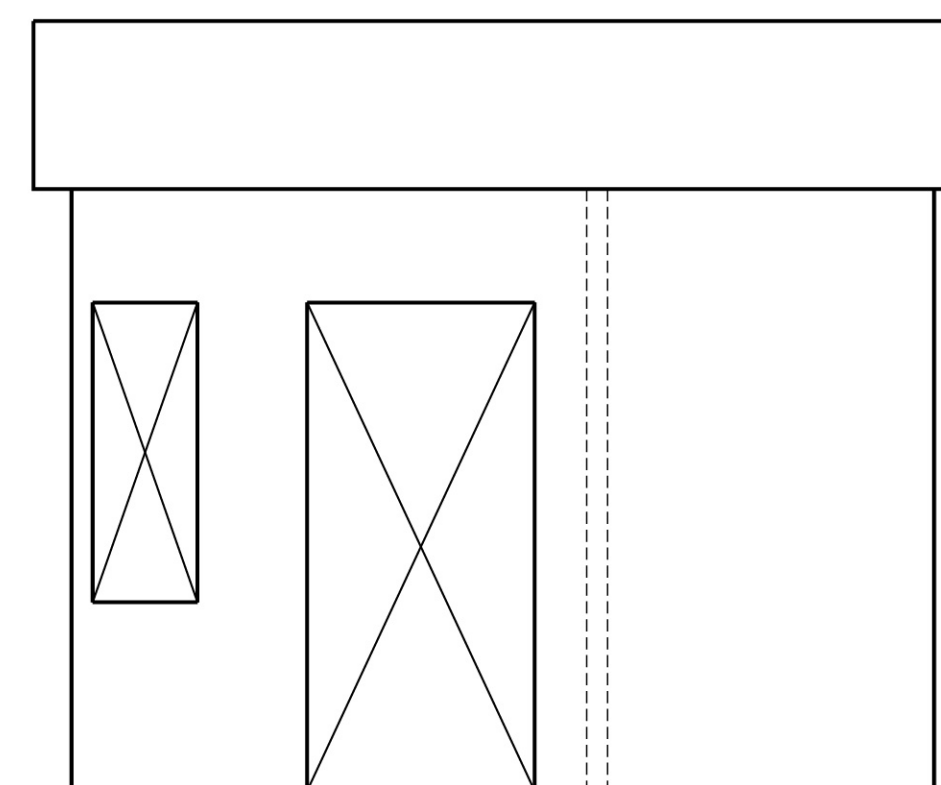
NOTE: Dimensions are in FEET-INCHES * METERS



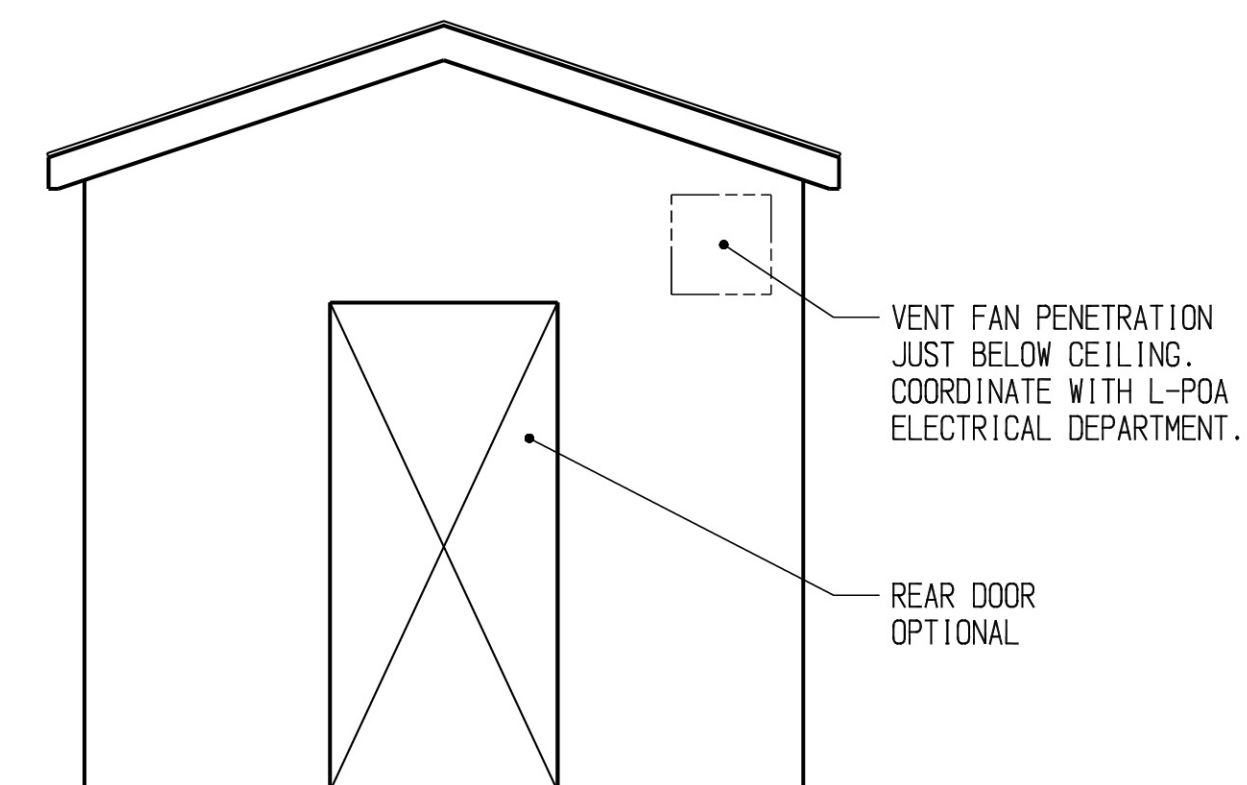
 **RIGHT ELEVATION - STRUCTURAL FRAMING**
SCALE = 3/8" = 1' - 0"



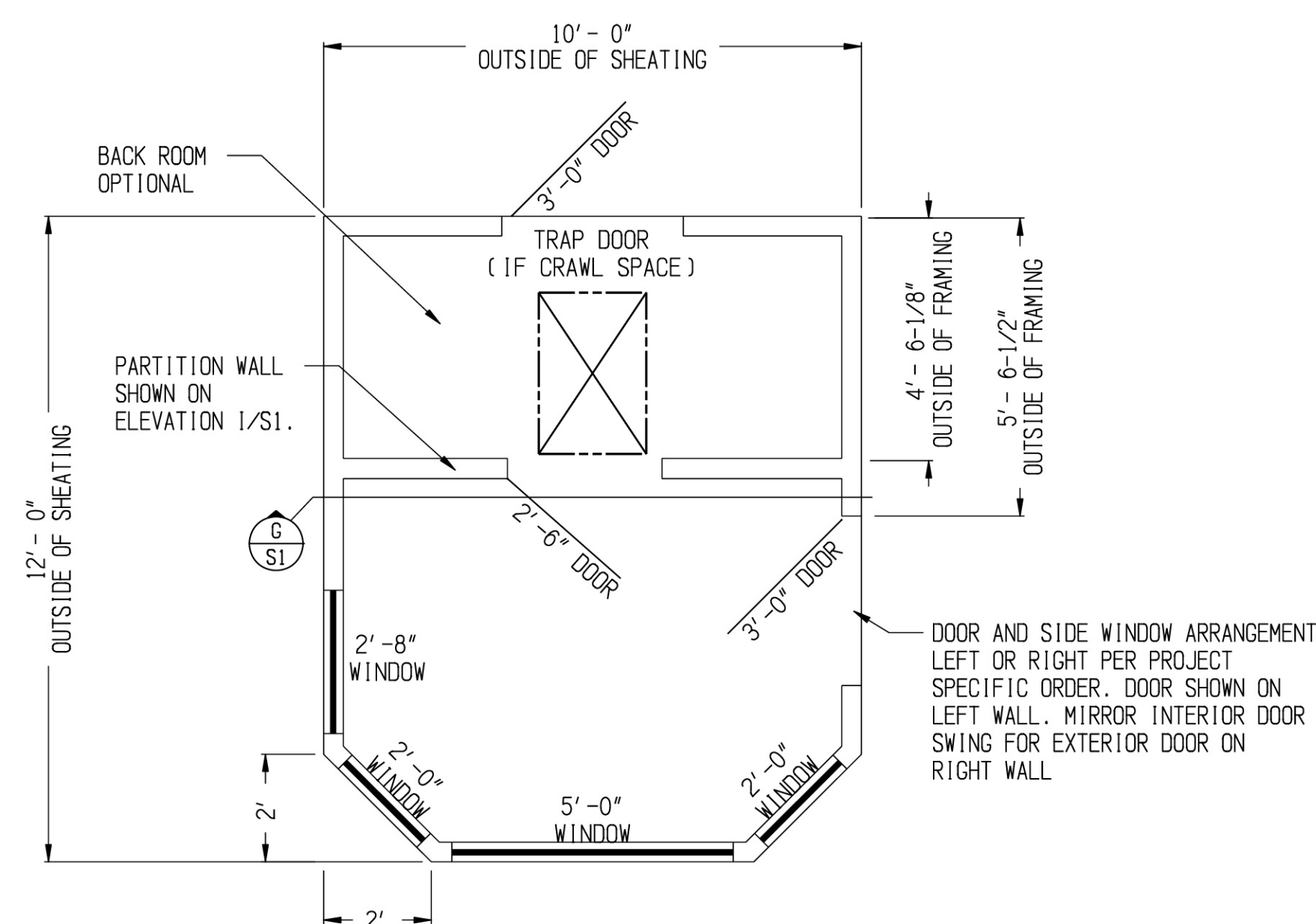
FRONT ELEVATION - STRUCTURAL FRAMING
SCALE = 3/8" = 1' - 0"



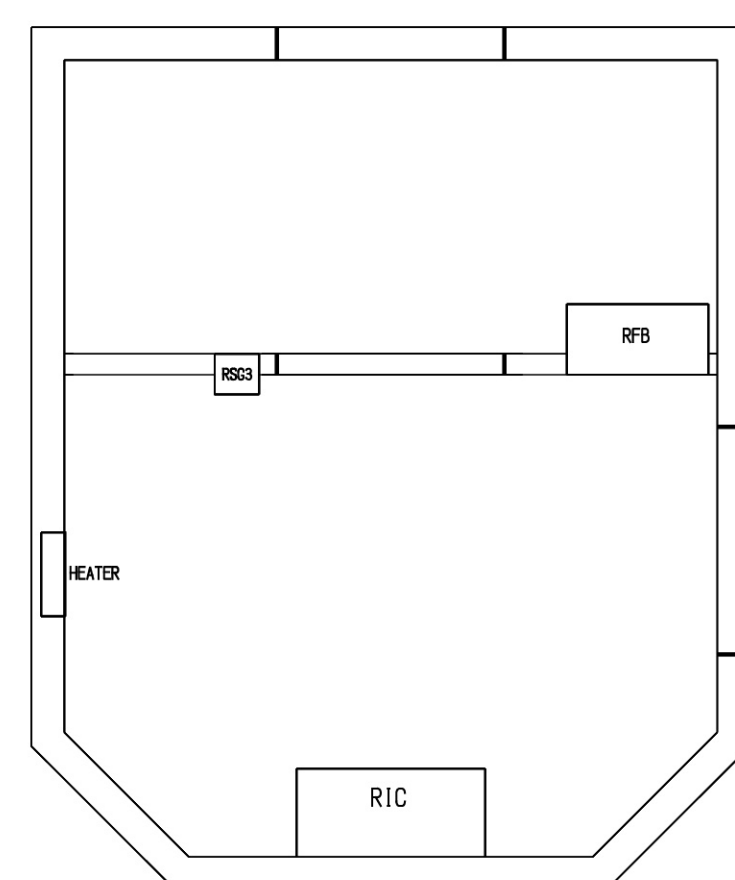
SIDE SHEARWALL ELEVATION



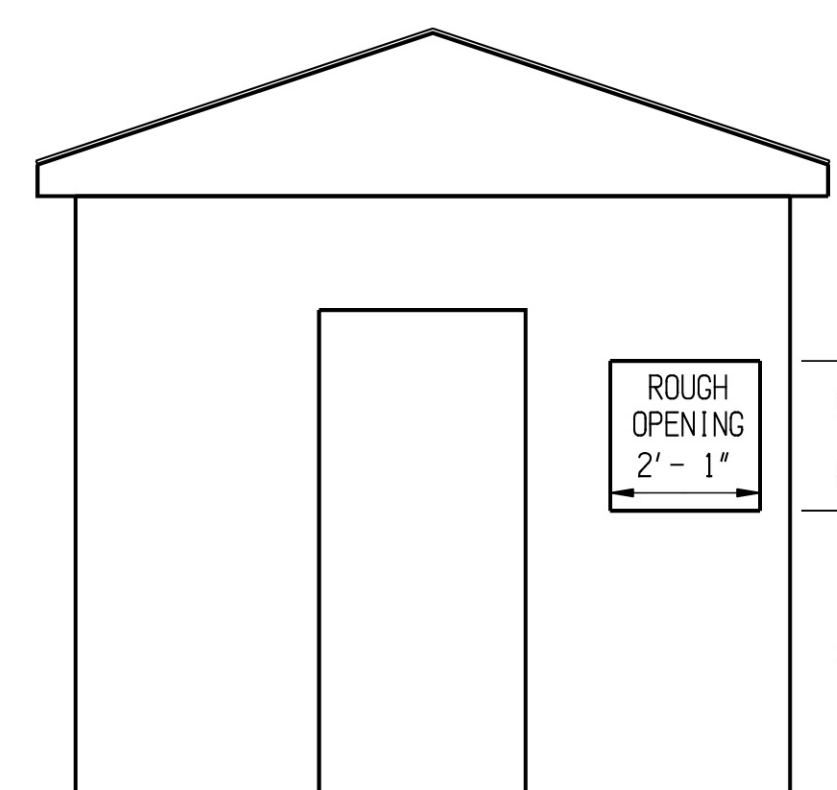

REAR SHEARWALL ELEVATION
 SCALE = 3/8" = 1' - 0"



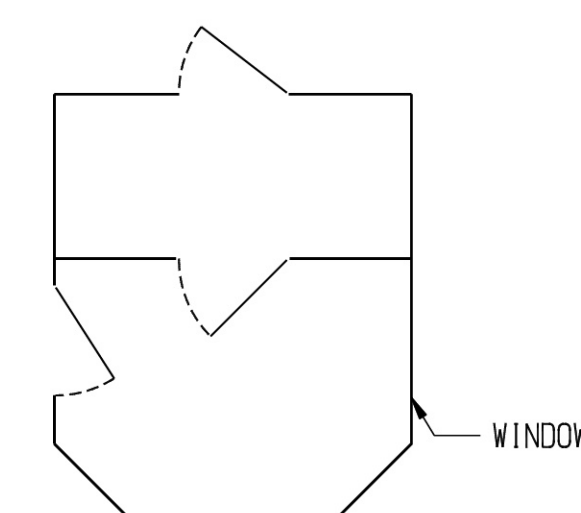
FLOOR PLAN
SCALE = 3/8" = 1' - 0"




STANDARD CABINET LAYOUT - RETURN OPERATOR HOUSE
 SCALE = 3/8" = 1' - 0"




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

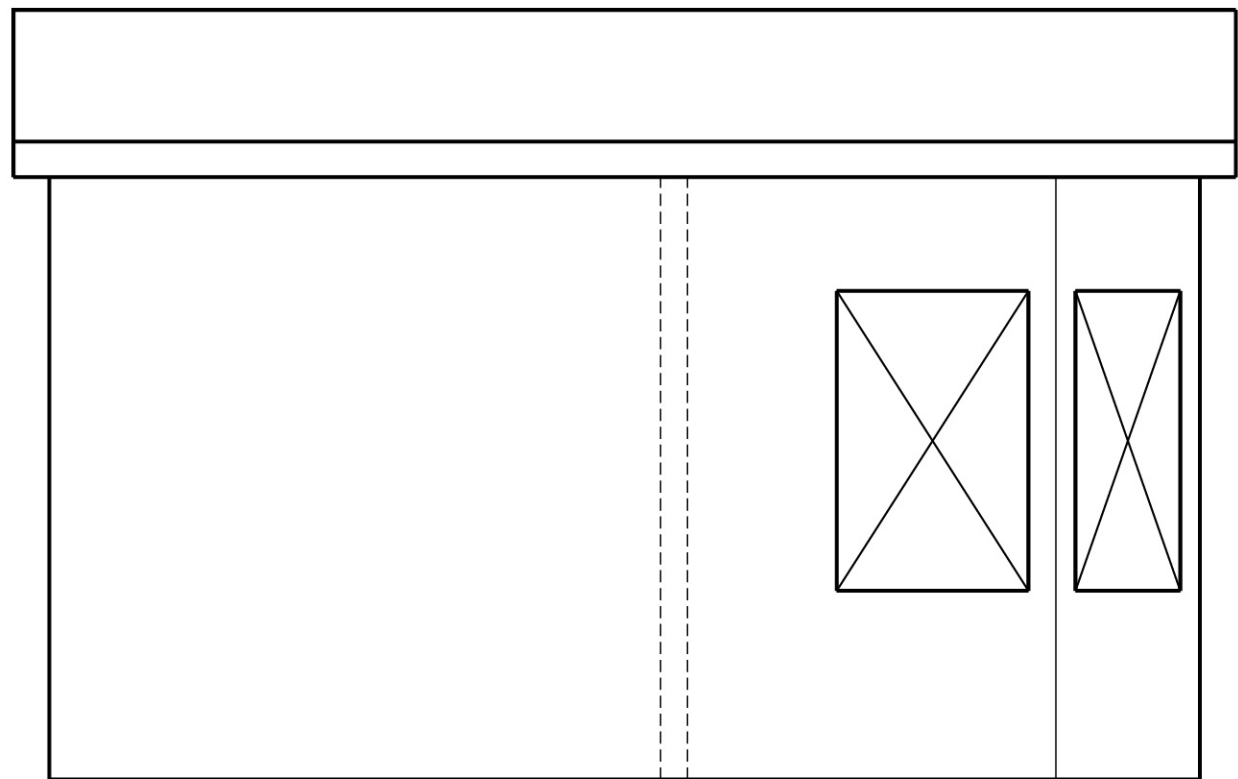


REDUCED IMAGE SHOWN FOR BOTTOM CLOCKWISE OR TOP COUNTER CLOCKWISE.

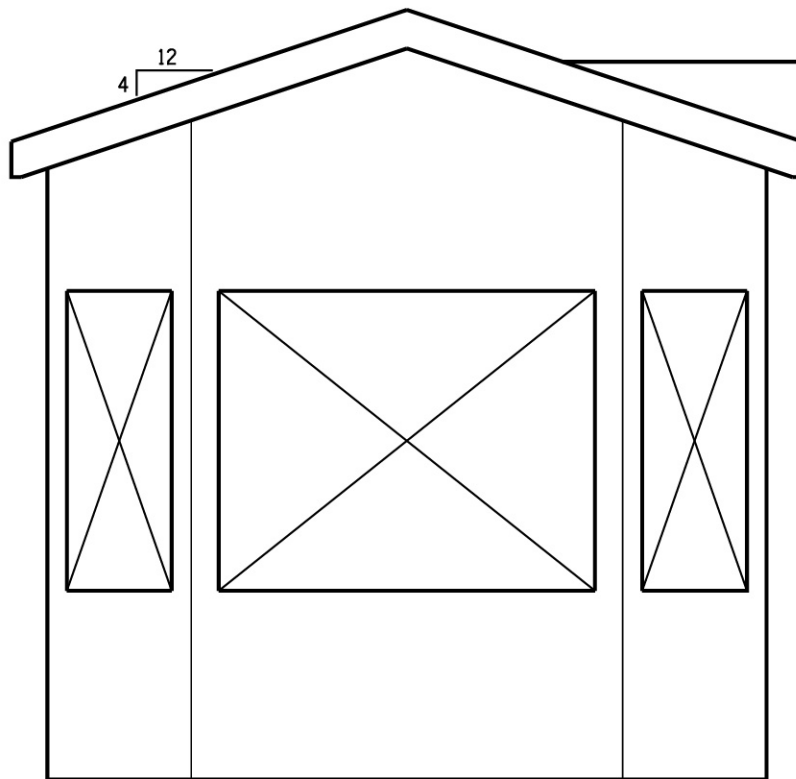
SHEET NOTES:

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.
4. DIAPHRAGM AND SHEARWALL SPECIFICATIONS APPLY TO SEISMIC ZONES ONLY, OTHERWISE NAILING AT 6" O.C. ALONG SUPPORTED EDGES AND 12" IN THE FIELD.

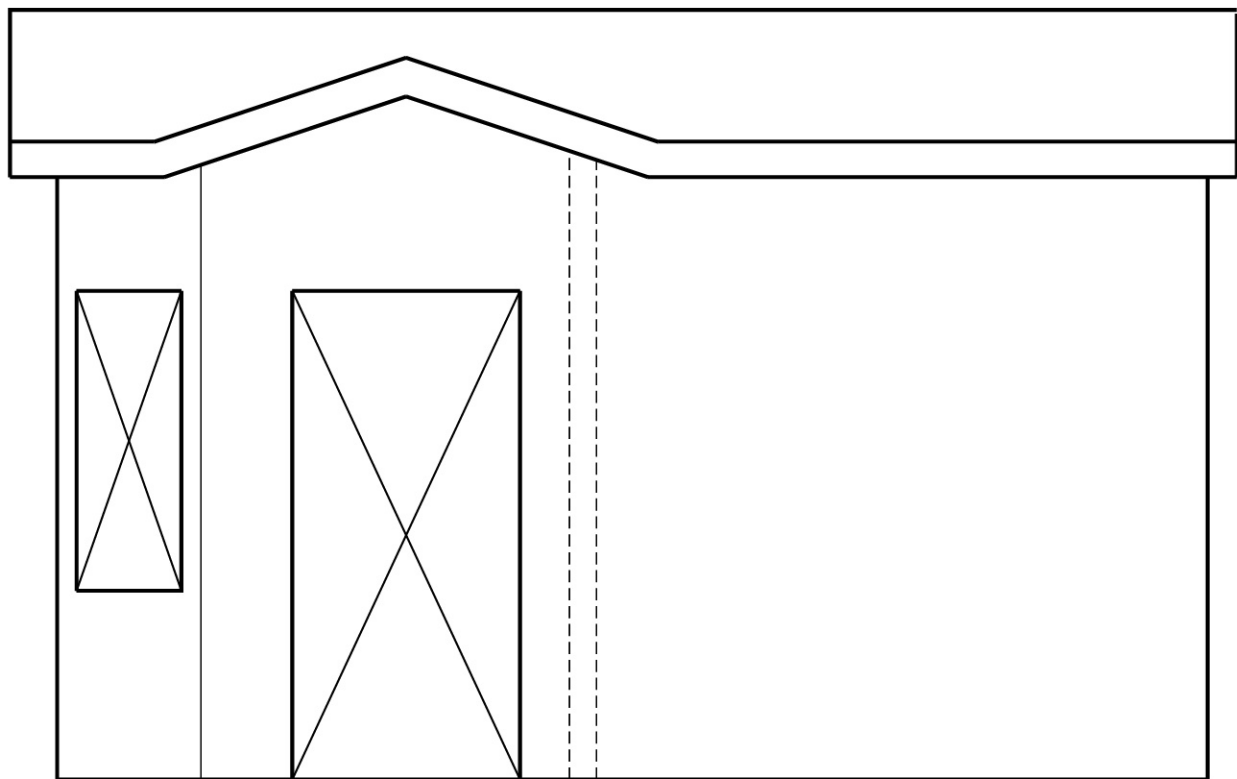
REV	DESCRIPTION OF REVISION				DATE
					2017
OPERATOR ENCLOSURE SIMPLIFIED LAYOUT					MODEL YEAR
OP RETURN 12x10 WOOD					
OPERATOR ENCLOSURE - 12' x 10' SIMPLIFIED LAYOUT PLAN - WOOD FRAMING					
GRAND JUNCTION COLORADO, USA		SKI LIFTS CHAIR LIFTS GONDOLAS TRAMWAYS	DESIGNED BY JLG SCALE (S): 3/8" = 1'-0"	DRAWN BY JLG DATE DRAWN 6/6/17	
CABLE TRANSPORT SYSTEMS			DRAWING PROJECTION 	OTHER /	
		CAD SYSTEM KeyCreator		DRAWING SIZE B 11 x 17"	
A FULL DRAWING AND ITS DESIGN ARE PROVIDED IN A PDF FILE AND A PDF FILE WITH ALL THE DETAILS AND THE DIMENSIONS OF THE PROJECT.					



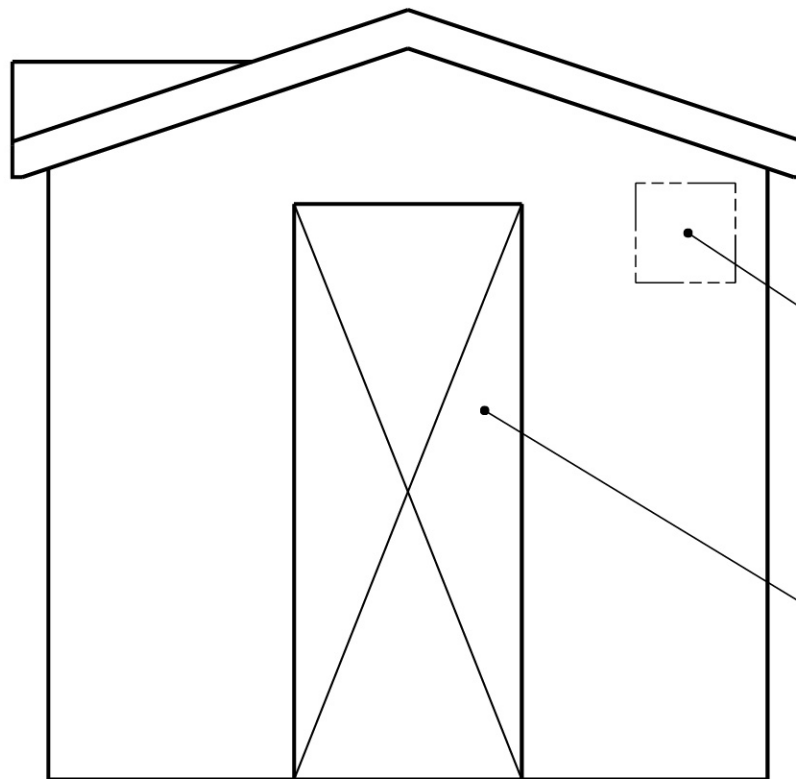
A
SI RIGHT ELEVATION - STRUCTURAL FRAMING
SCALE = 3/8" = 1'- 0"



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



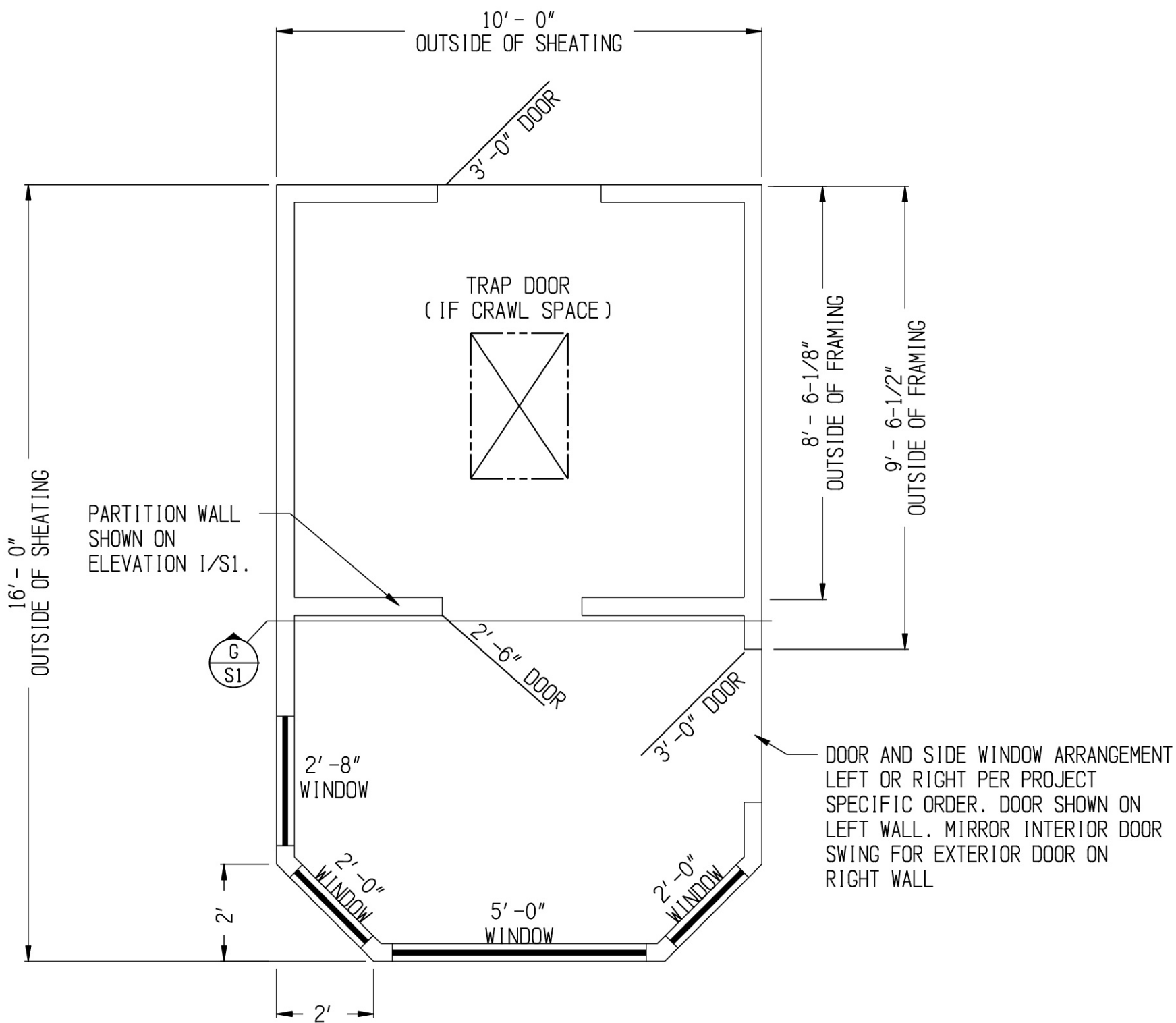
C
SI SIDE SHEARWALL ELEVATION
SCALE = 3/8" = 1'- 0"



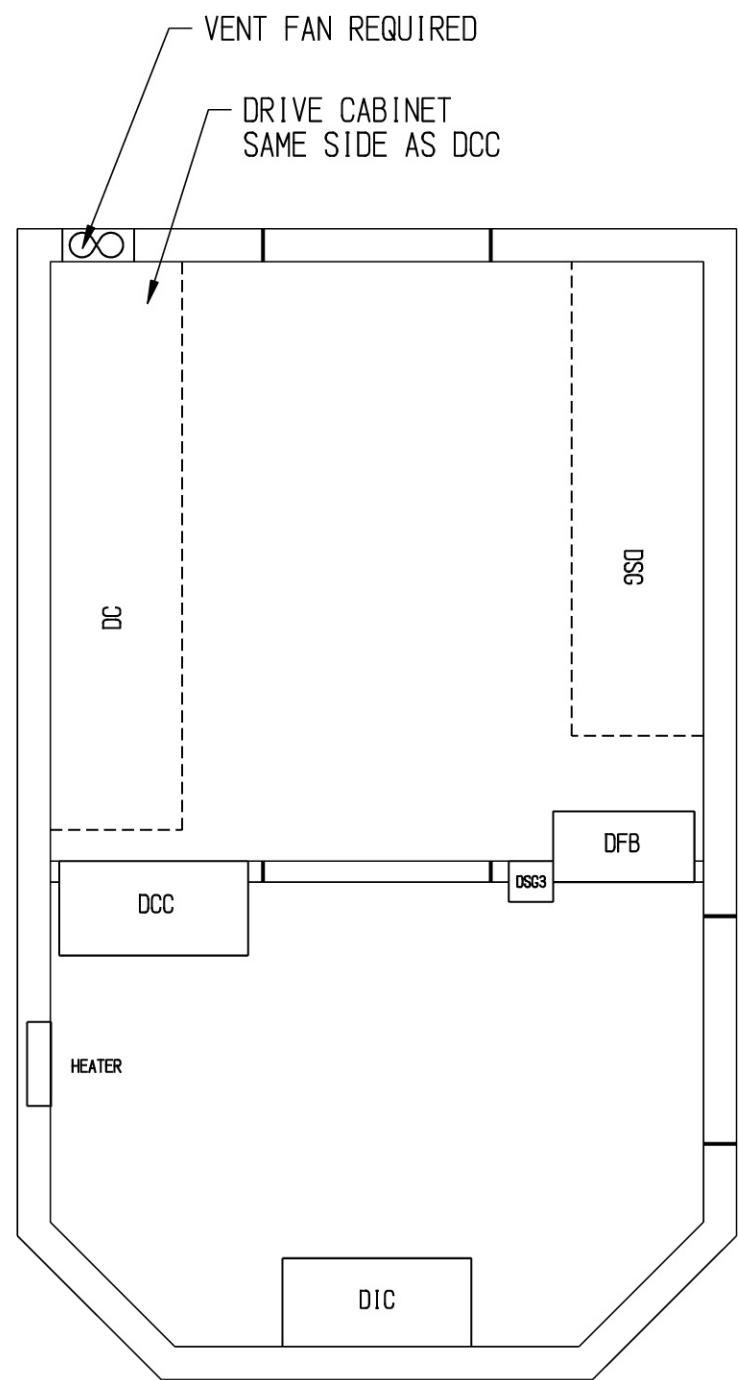
D
SI REAR SHEARWALL ELEVATION
SCALE = 3/8" = 1'- 0"

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

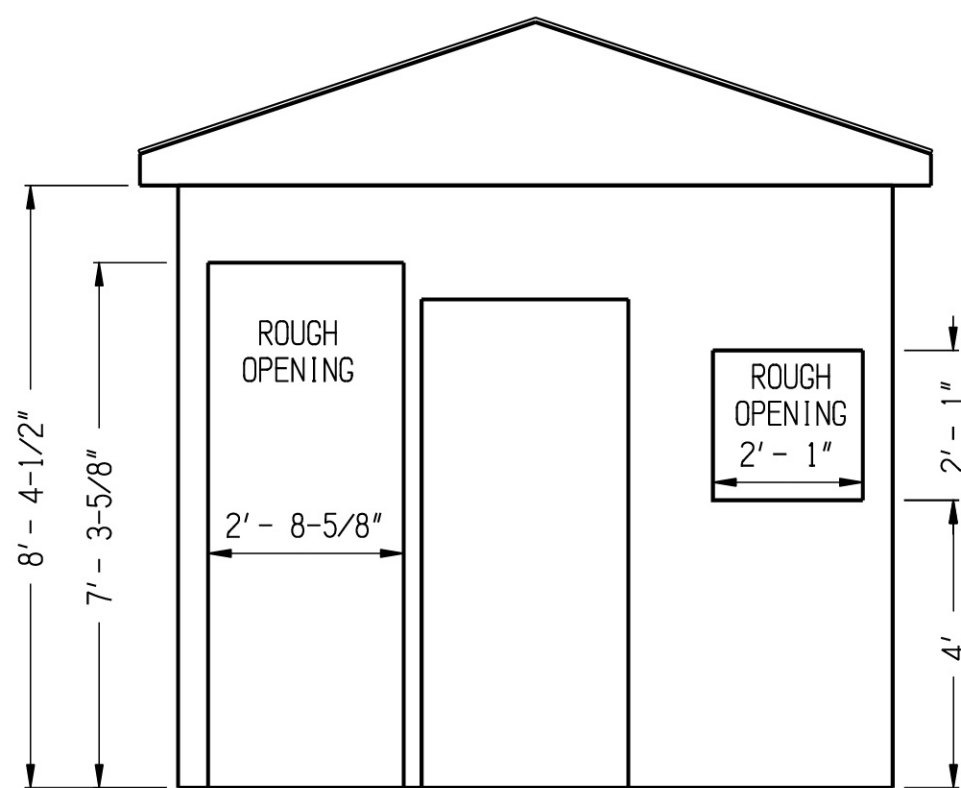
8' DOOR MAY BE
REQUIRED FOR CERTAIN
DRIVE/SWITCHGEAR
CONFIGURATIONS



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

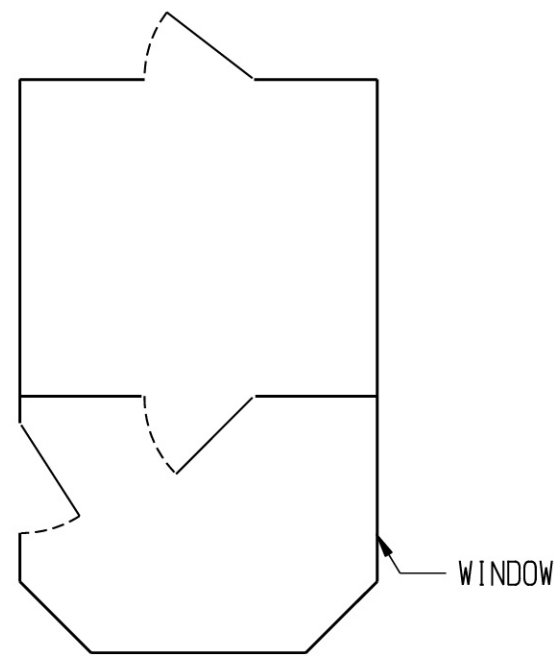


F
SI STANDARD CABINET LAYOUT - DRIVE OPERATOR HOUSE
SCALE = 3/8" = 1'- 0"



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

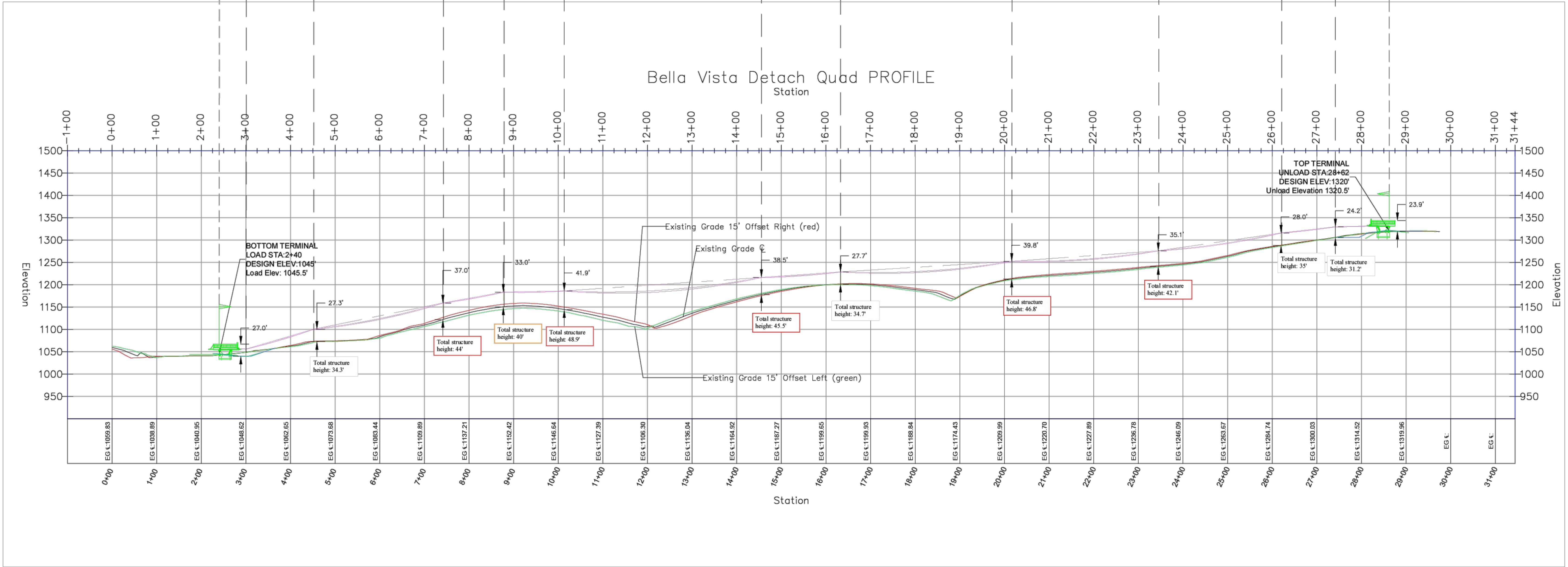
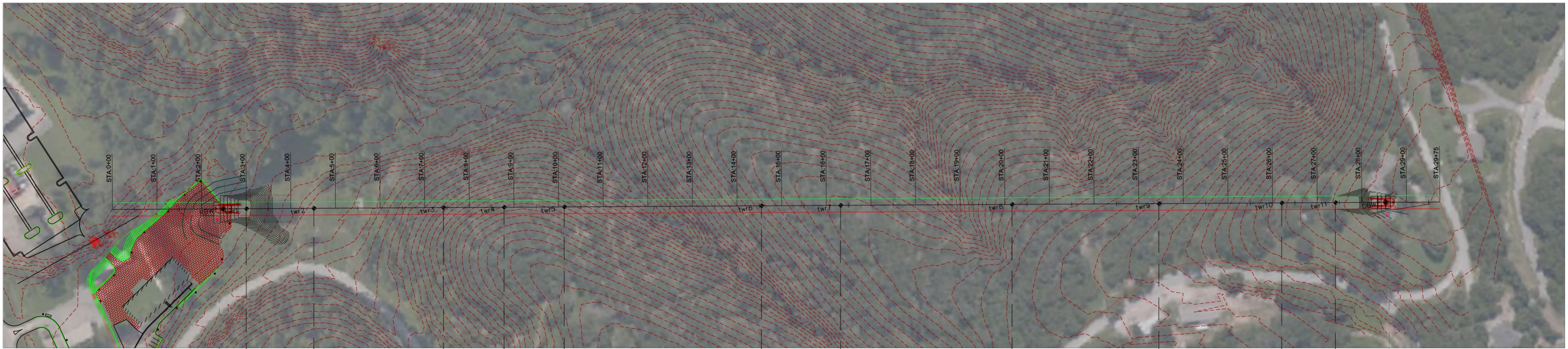
G
SI PARTITION WALL ELEVATION (VIEW FROM FRONT)
SCALE = 3/8" = 1'- 0"



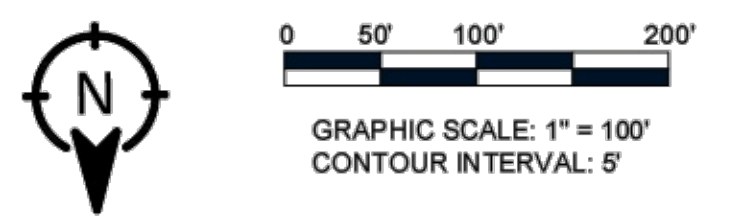
REDUCED IMAGE SHOWN FOR BOTTOM COUNTER CLOCKWISE OR TOP COUNTER CLOCKWISE.

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

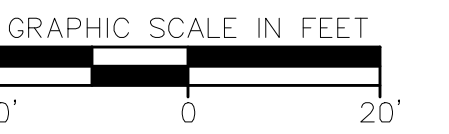
REV		DESCRIPTION of REVISION	DATE	BY
OPERATOR ENCLOSURE				
SIMPLIFIED LAYOUT				
OP ENCLOSURE - DRIVE 16x10 WOOD				
OPERATOR ENCLOSURE - 16' x 10' SIMPLIFIED LAYOUT PLAN - WOOD FRAMING				
DESIGNED BY JLG		SCALE (S)	DATE DRAWN	6/6/17
3/8" = 1'-0"				
DRAWING PROJECTION		OTHER		
KeyCreator				
DRAWING		CONTRACT		
B				
11 x 17"				



Bella Vista Arkansas | Bike Park Detach Quad PLAN & PROFILE



D-104



COZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

[illegible]

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

PROJECT NO: 24112200

ISSUE DATE: 12/27/24
CONTACT: T. LINDLEY

QC by: _____
QC Date: _____

PRELIMINARY

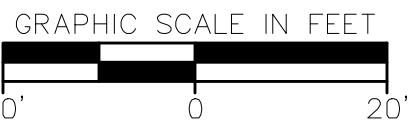
PLANS

© 2025 Crafton, Tull & Associates, Inc.

PLANTING PLAN B

L-103

CERTIFICATE OF AUTHORITY
 CRAFTON, TULL & ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER

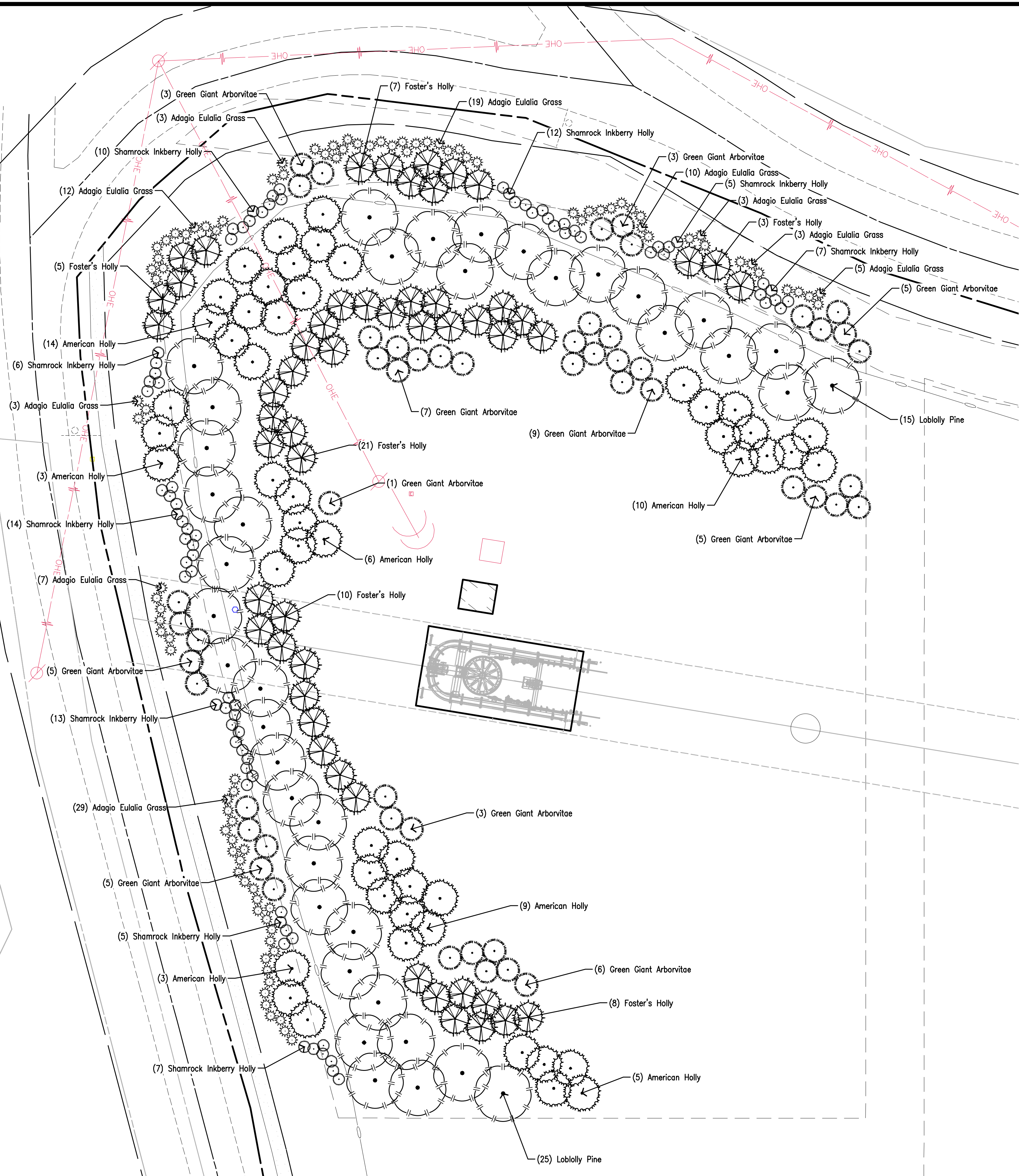


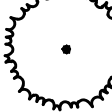
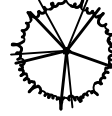
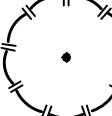
BELLA VISTA, AR

[illegible]

REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
License Number 5026
STATE OF ARKANSAS

L-104


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		

Key Plan

[illegible]

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

**PRELIMINARY
PLANS**

© 2025 Crafton, Tuttle & Associates, Inc.

L-501

TREE PLANTING DETAIL

PARKING LOT PLANTING – SECTION

3/16" x 5" STEEL EDGING. INSTALLED SO TOP OF EDGING IS FLUSH WITH PAVED SURFACE

PAVING

AGGREGATE SUBBASE

PLANTING MEDIUM

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.

FCT FITTING SELECTION		
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40



BELLA VISTA, AR

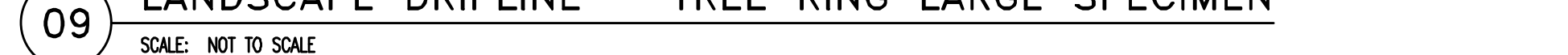
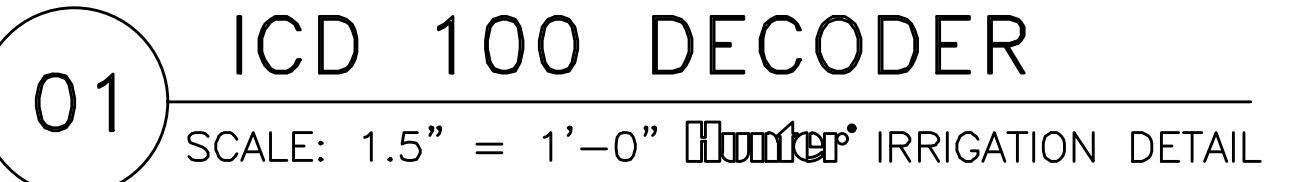
[illegible]

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

**PRELIMINARY
PLANS**

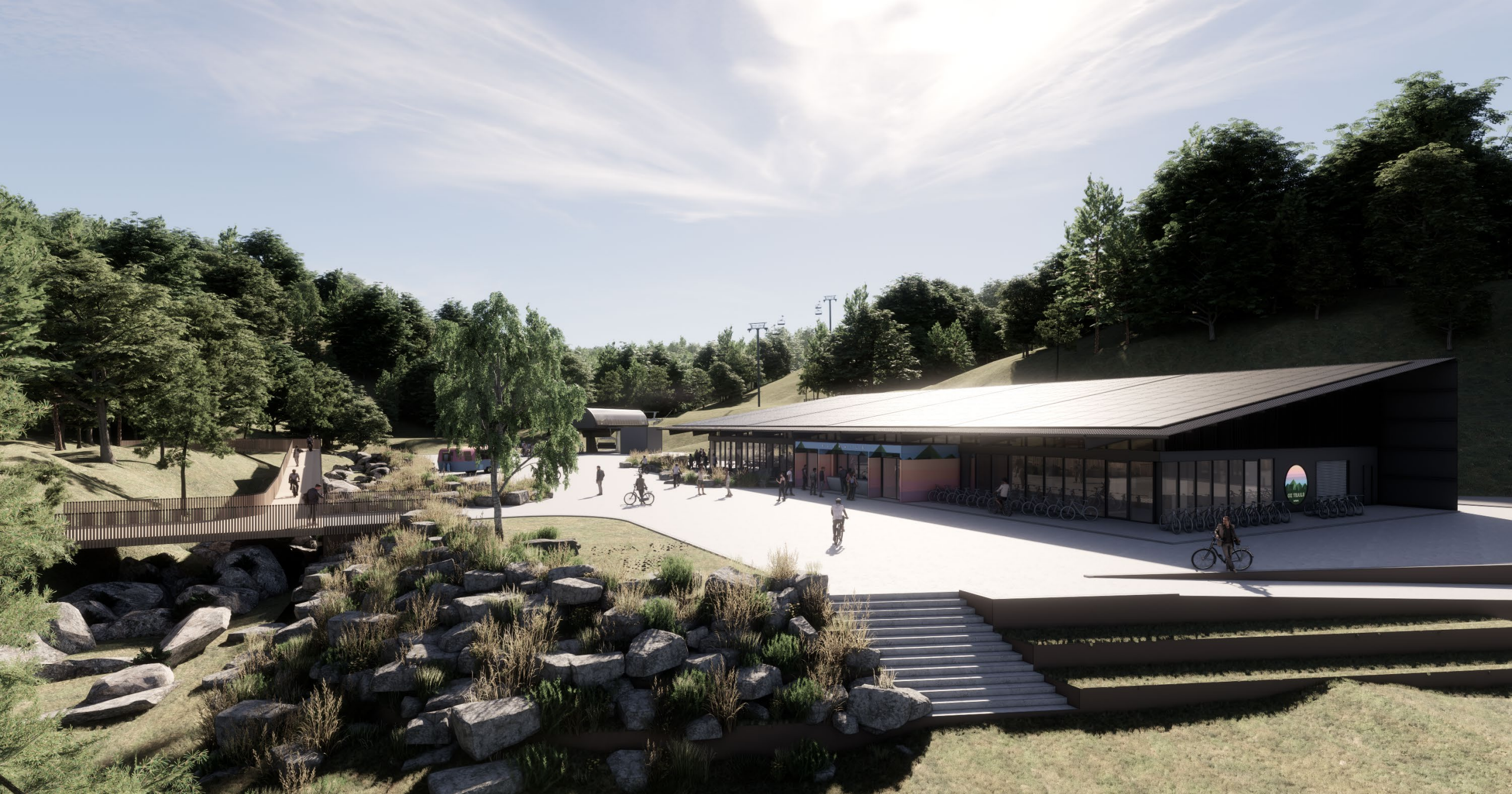
© 2025 Crafton, Tull & Associates, Inc.

LI-501

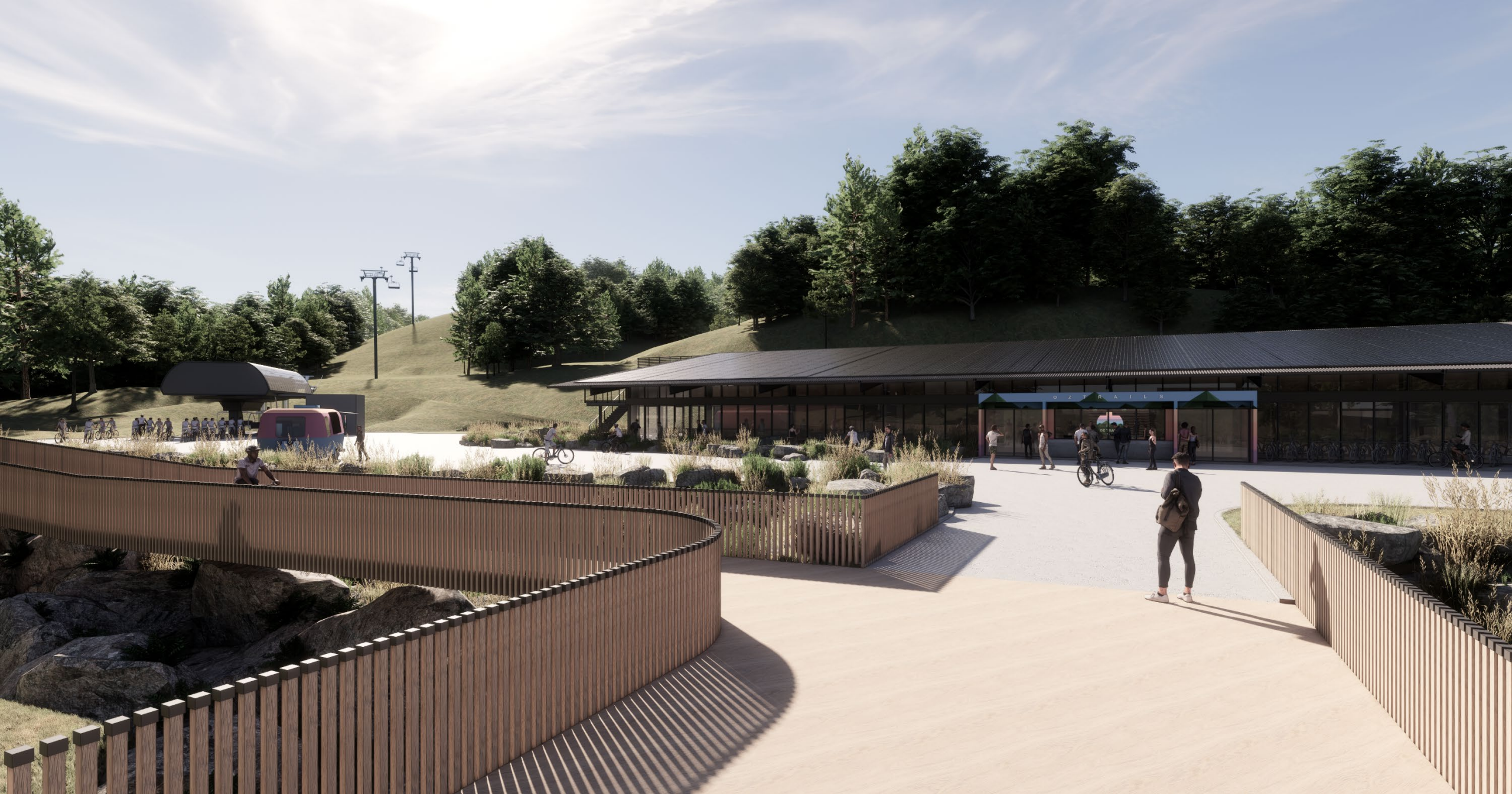


Key Plan

LI-502









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



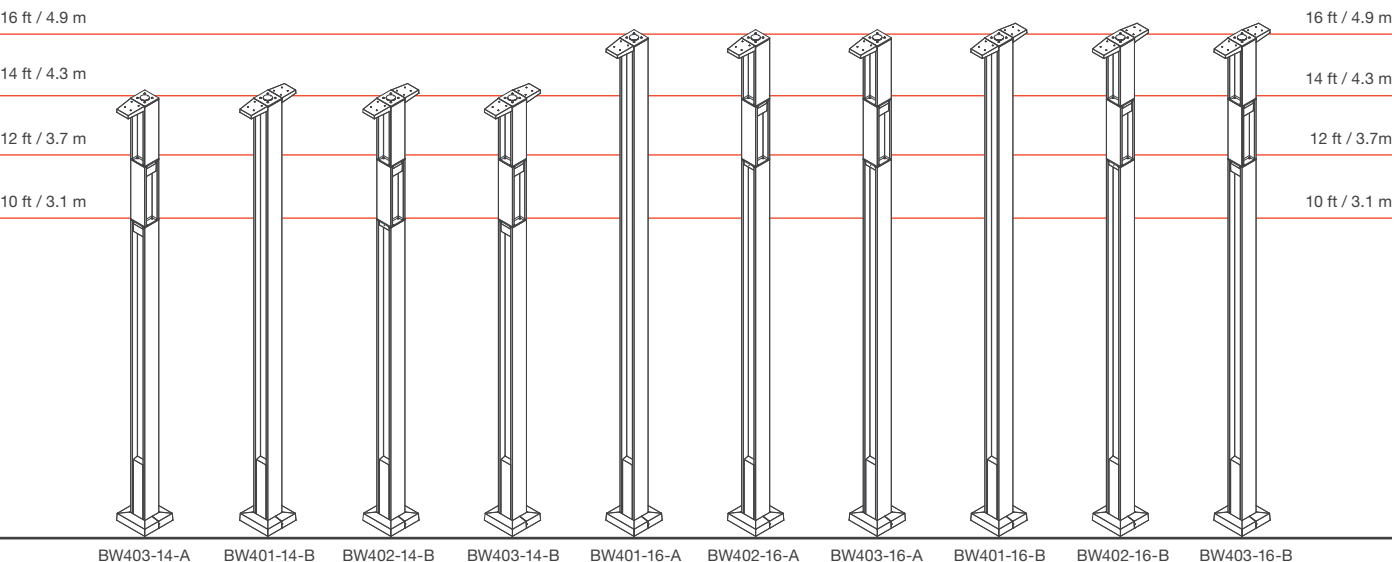
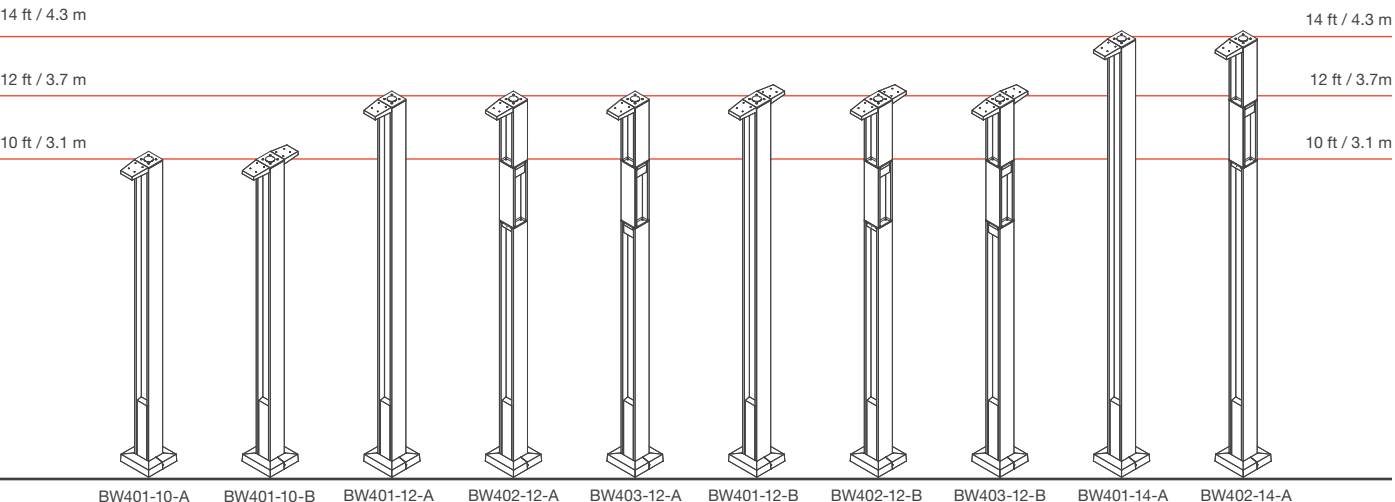
Designed by Linnaea Tillett & Tillett Lighting Design Associates

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

Profile Area Light

landscapeforms®

Spec Sheet | BW400



Mounting

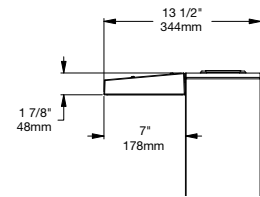
Pole is mounted at grade with galvanized steel anchor bolts.
Template and anchor hardware included.

See customer drawings for luminaire mounting height details.

Profile Area Light

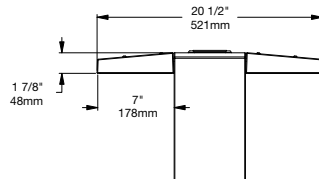
landscapeforms®

Spec Sheet | BW400



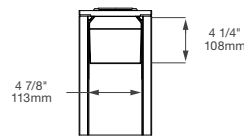
Single Area Light

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



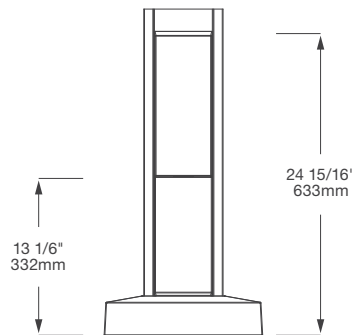
Double Area Light

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



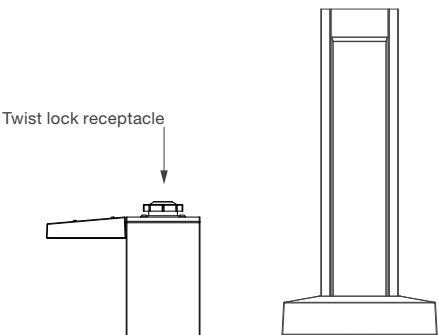
Optional Grazing Light

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

landscapeforms®

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.

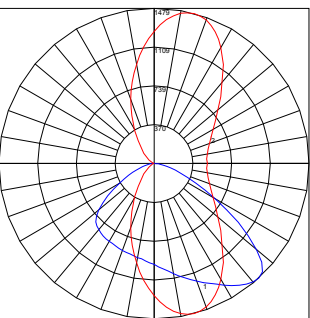
Profile Area Light

landscapeforms®

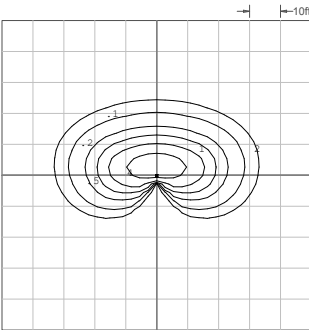
Spec Sheet | BW400

Performance Light

TII-LO-FRS

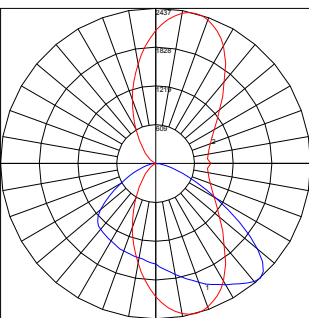


Maximum Candela = 1611.7
Located At Horizontal Angle = 80
Vertical Angle = 65

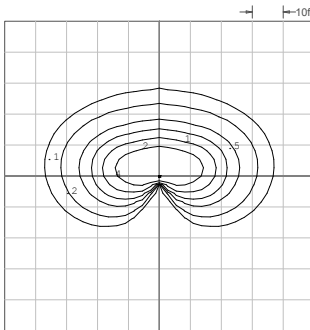


Mounting Height: 14 ft

TII-HO-FRS

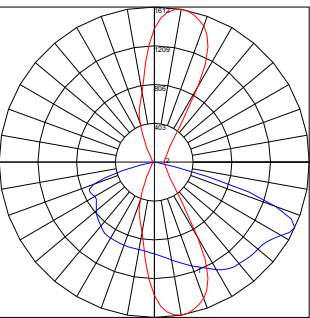


Maximum Candela = 2583.7
Located At Horizontal Angle = 80
Vertical Angle = 62.5

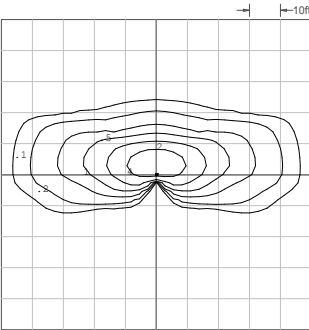


Mounting Height: 14 ft

TII-LO-CLR

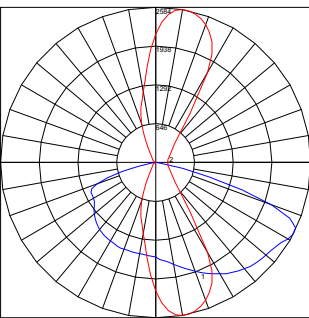


Maximum Candela = 1611.7
Located At Horizontal Angle = 80
Vertical Angle = 65

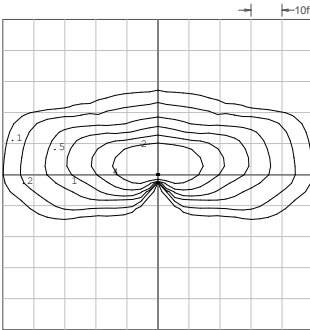


Mounting Height: 14 ft

TII-HO-CLR

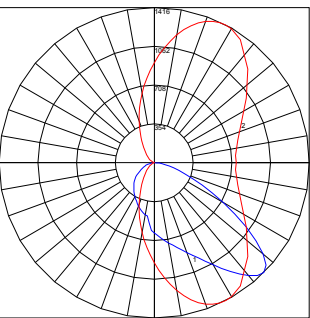


Maximum Candela = 2583.7
Located At Horizontal Angle = 80
Vertical Angle = 62.5

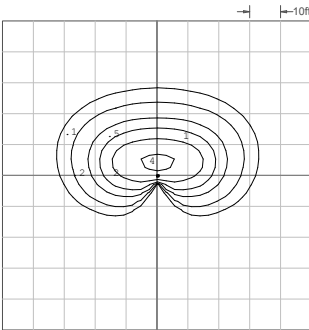


Mounting Height: 14 ft

TIII-LO-FRS

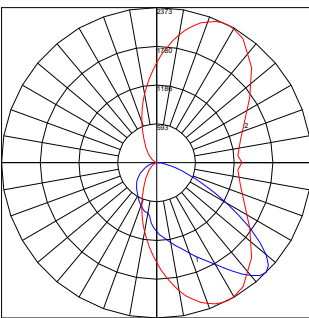


Maximum Candela = 1415.5
Located At Horizontal Angle = 62.5
Vertical Angle = 45

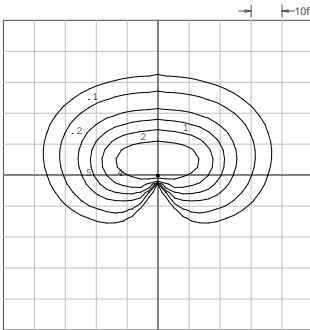


Mounting Height: 14 ft

TIII-HO-FRS



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



Mounting Height: 14 ft

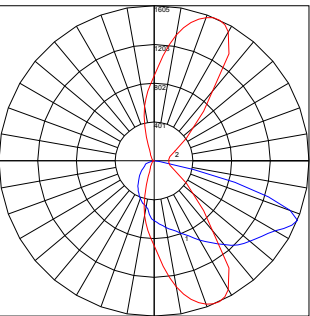
Profile Area Light

landscapeforms®

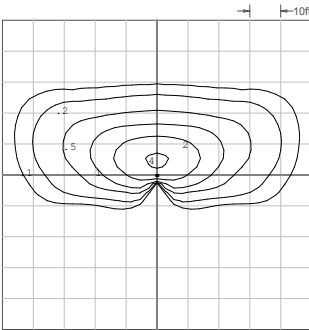
Spec Sheet | BW400

Performance Light (cont.)

TIII-LO-CLR

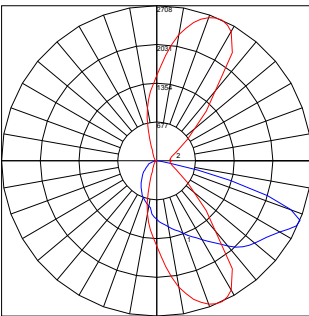


Maximum Candela = 1604.6
Located At Horizontal Angle = 65
Vertical Angle = 67.5

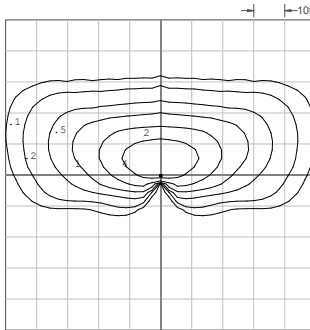


Mounting Height: 14 ft

TIII-HO-CLR

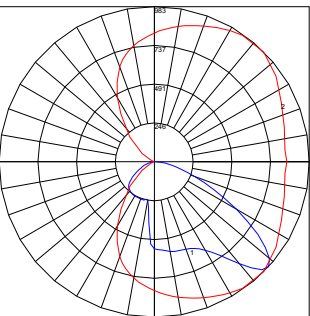


Maximum Candela = 2708.3
Located At Horizontal Angle = 65
Vertical Angle = 67.5

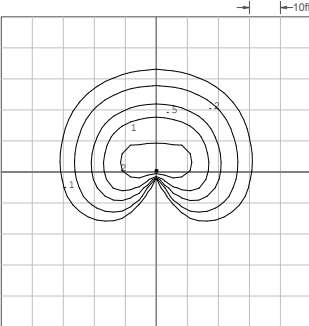


Mounting Height: 14 ft

TIV-LO-FRS

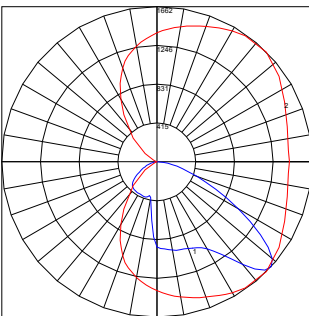


Maximum Candela = 982.5
Located At Horizontal Angle = 45
Vertical Angle = 47.5

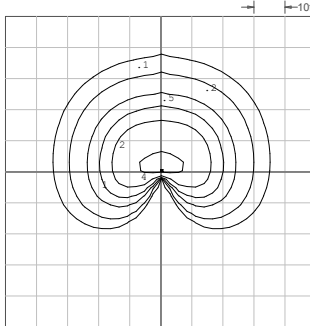


Mounting Height: 14 ft

TIV-HO-FRS

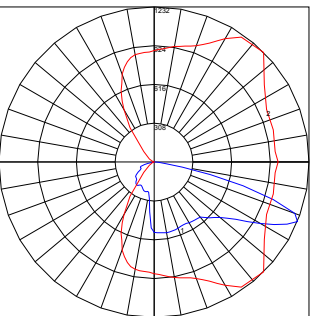


Maximum Candela = 1661.9
Located At Horizontal Angle = 45
Vertical Angle = 47.5

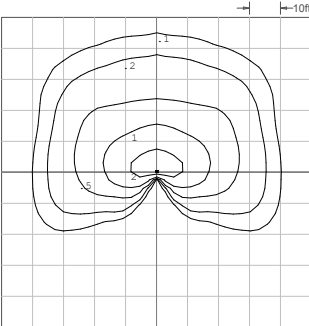


Mounting Height: 14 ft

TIV-LO-CLR

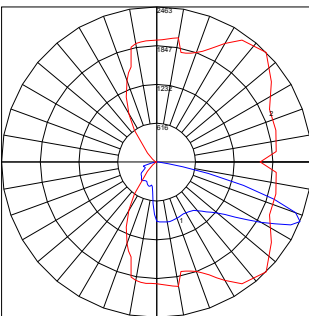


Maximum Candela = 1232
Located At Horizontal Angle = 45
Vertical Angle = 67.5

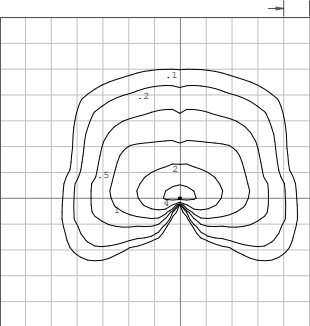


Mounting Height: 14 ft

TIV-HO-CLR



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



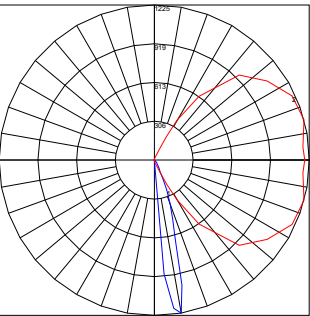
Mounting Height: 14 ft

Profile Area Light

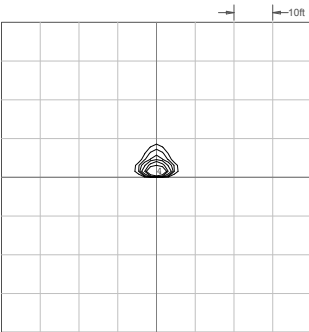
landscapeforms®

Spec Sheet | BW400

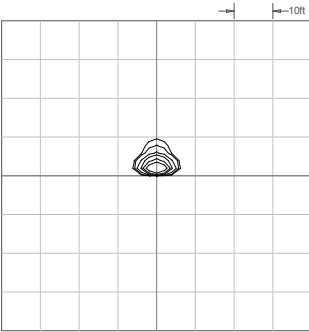
Grazer Light



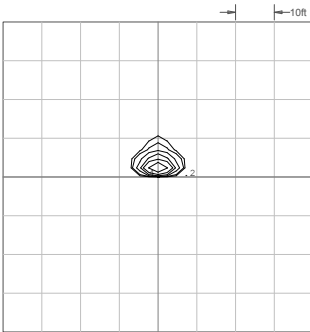
Maximum Candela = 1225.2
Located At Horizontal Angle = 15
Vertical Angle = 10



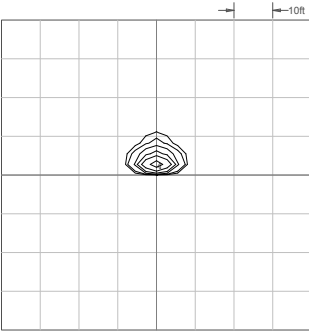
Mounting Height: 8 ft



Mounting Height: 10 ft

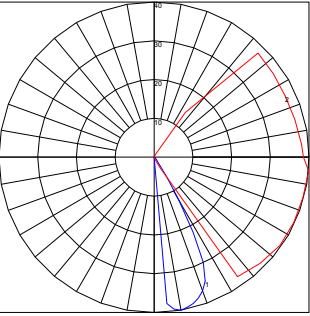


Mounting Height: 12 ft

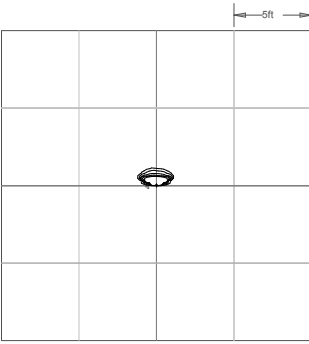


Mounting Height: 14 ft

Foot Light



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



Profile Area Light

landscapeforms®

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

landscapeforms®

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

landscapeforms®

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)

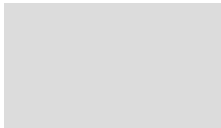


FOR (Forest)

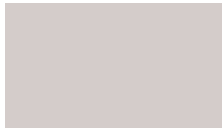


NVY (Loll Navy Blue)

Neutral Series - Powdercoated Metal*



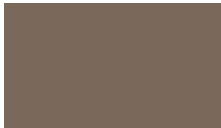
SIL (Silver Metallic)



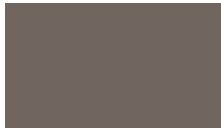
MER (Mercury Metallic)



STL (Steel Metallic)



BRZ (Bronze Metallic)



TNM (Titanium Metallic)

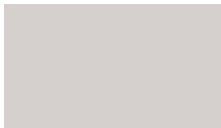


BLK (Gloss Black)



WHT (Gloss White)

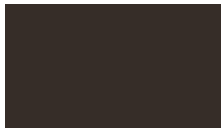
Architectural Series - Powdercoated Metal* (Fine Texture)



FOG (Fog)



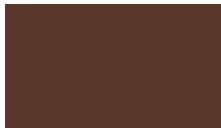
OBD (Obsidian)



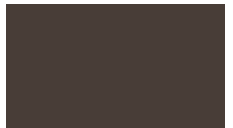
MBK (Matte Black)



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.
©2023 Landscape Forms, Inc.

landscapeforms.com | specify@landscapeforms.com



landscapeforms®

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.







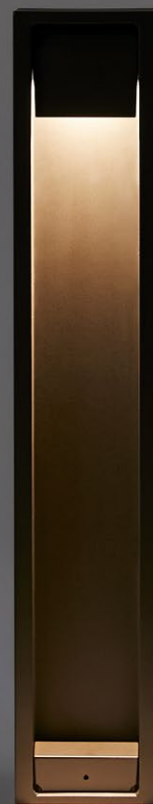
Union of Object and Light

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.









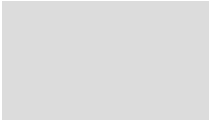
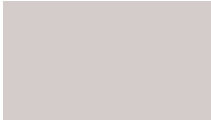


Materials

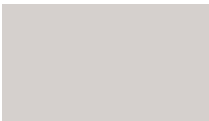
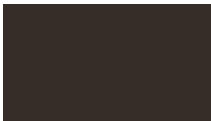
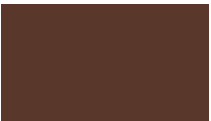
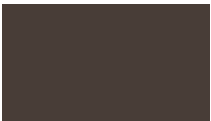
Vivid Series - Powdercoated Metal (Fine Texture)

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

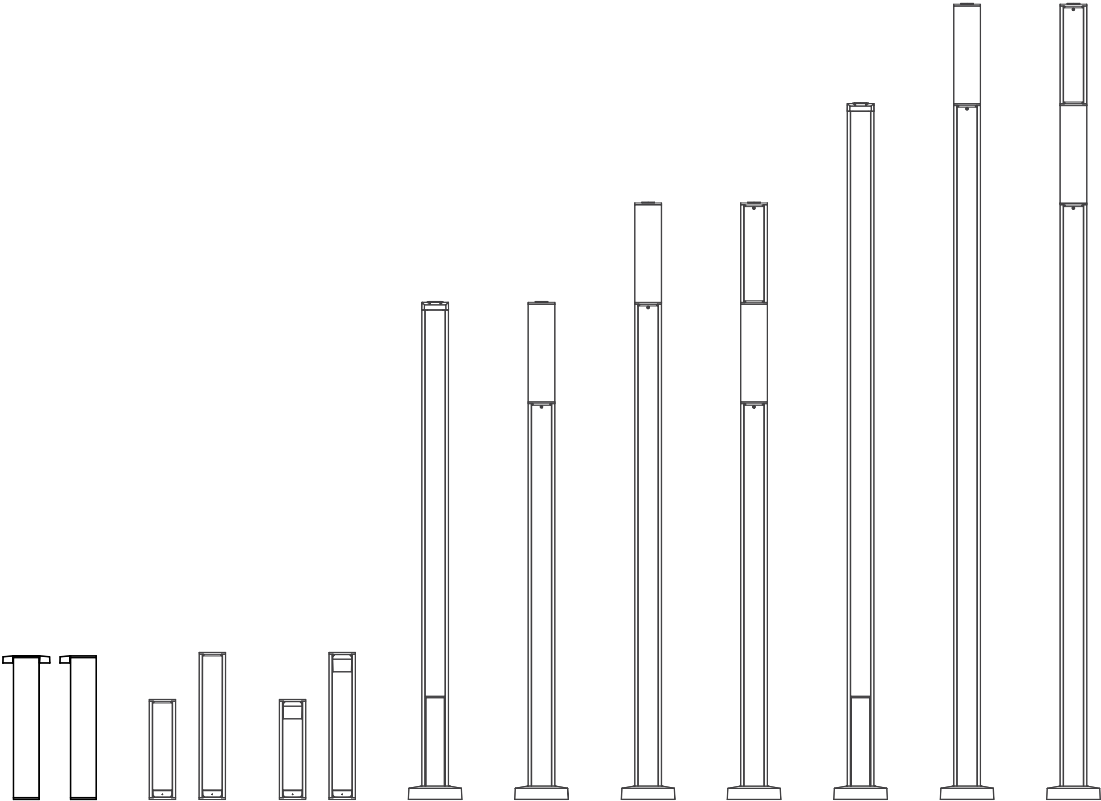
Neutral Series - Powdercoated Metal

						
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

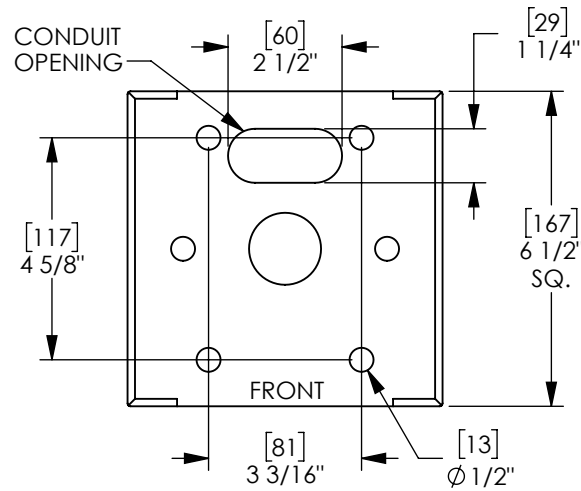
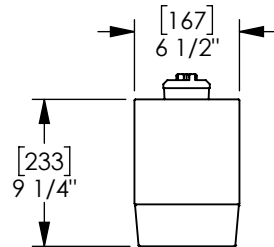




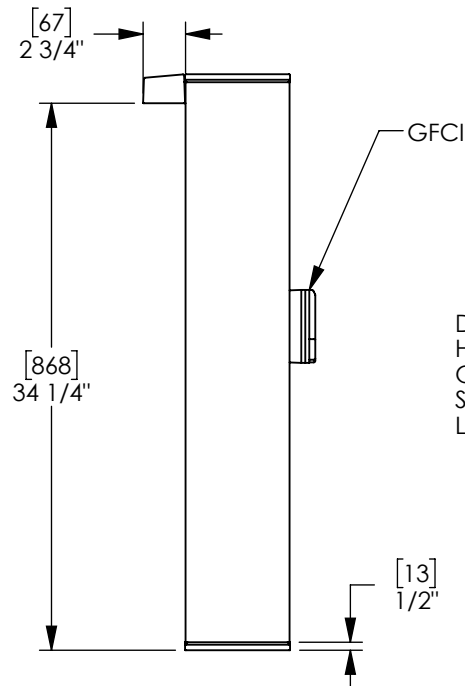
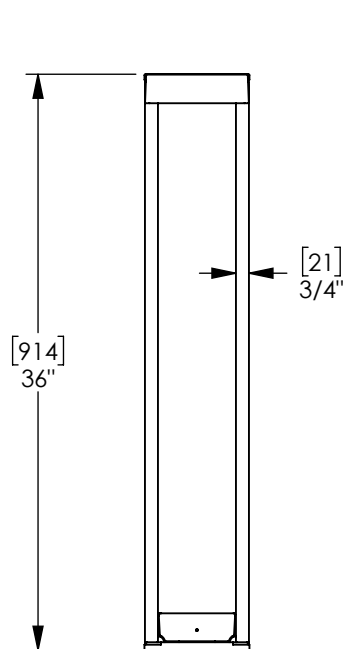
landscapeforms®

Profile

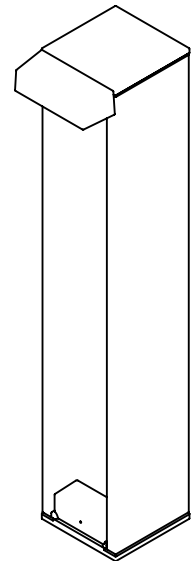
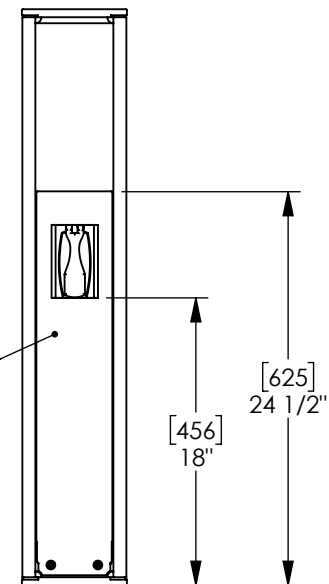
ANCHORING HARDWARE INCLUDED:
(4) 5/16-18 INTERNAL THREAD CONCRETE GRIP ANCHOR
(4) 5/16-18 X 1-1/4" HEX HEAD CAP SCREWS
(4) 5/16" WASHERS



BASE PLATE DETAIL



GFCI
DRIVER HOUSING,
OPPOSITE
SIDE OF
LUMINAIRE





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. USE THE SUPPLIER'S ILLUMINANCE HEADSHEET AT 0.05m FOR CLARE DIFFER.



7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209

Bella Vista Bike Park

THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED.

Completed By: AZ
Checked By:
Date:2/21/2025

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

Page 105 of 166



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.

landscapeforms®

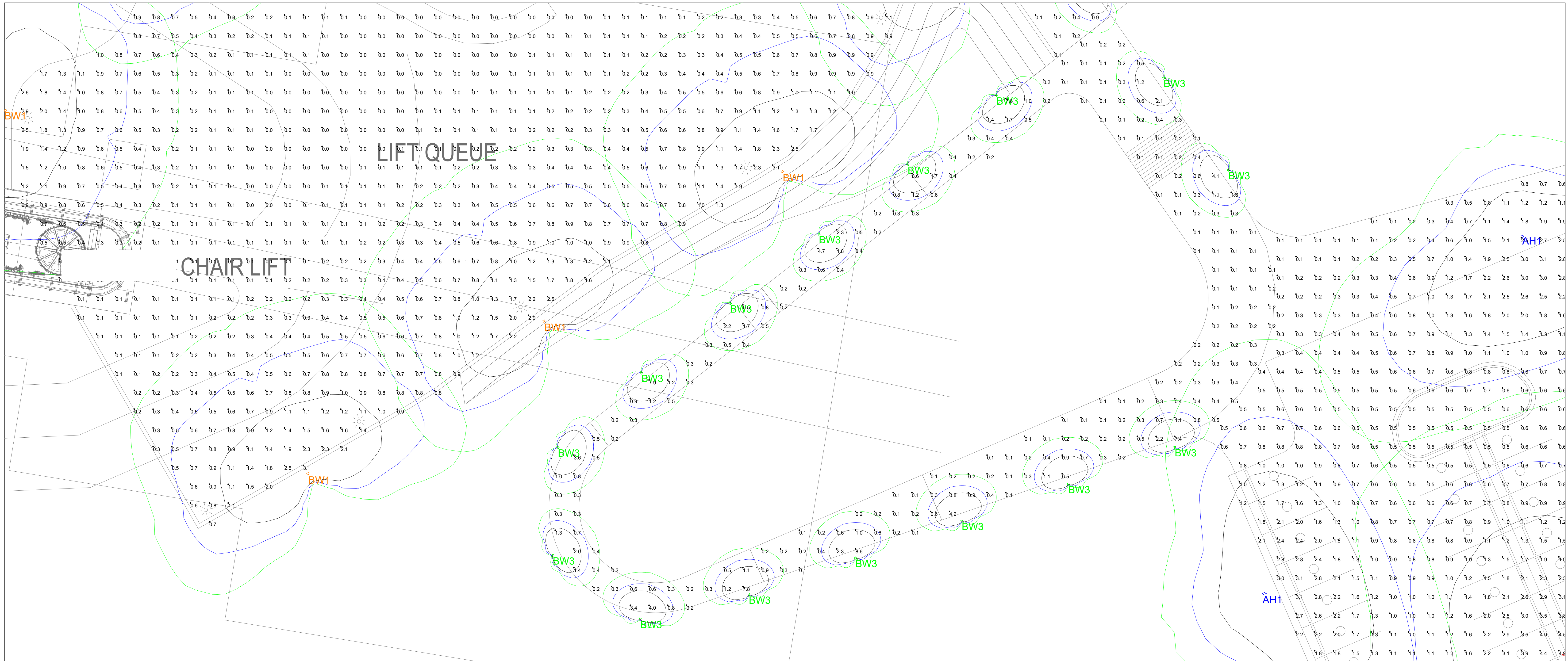
7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209
landscapeforms.com

Bella Vista Bike Park

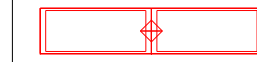
THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.

Completed By: AZ
Checked By:
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"



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	

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.



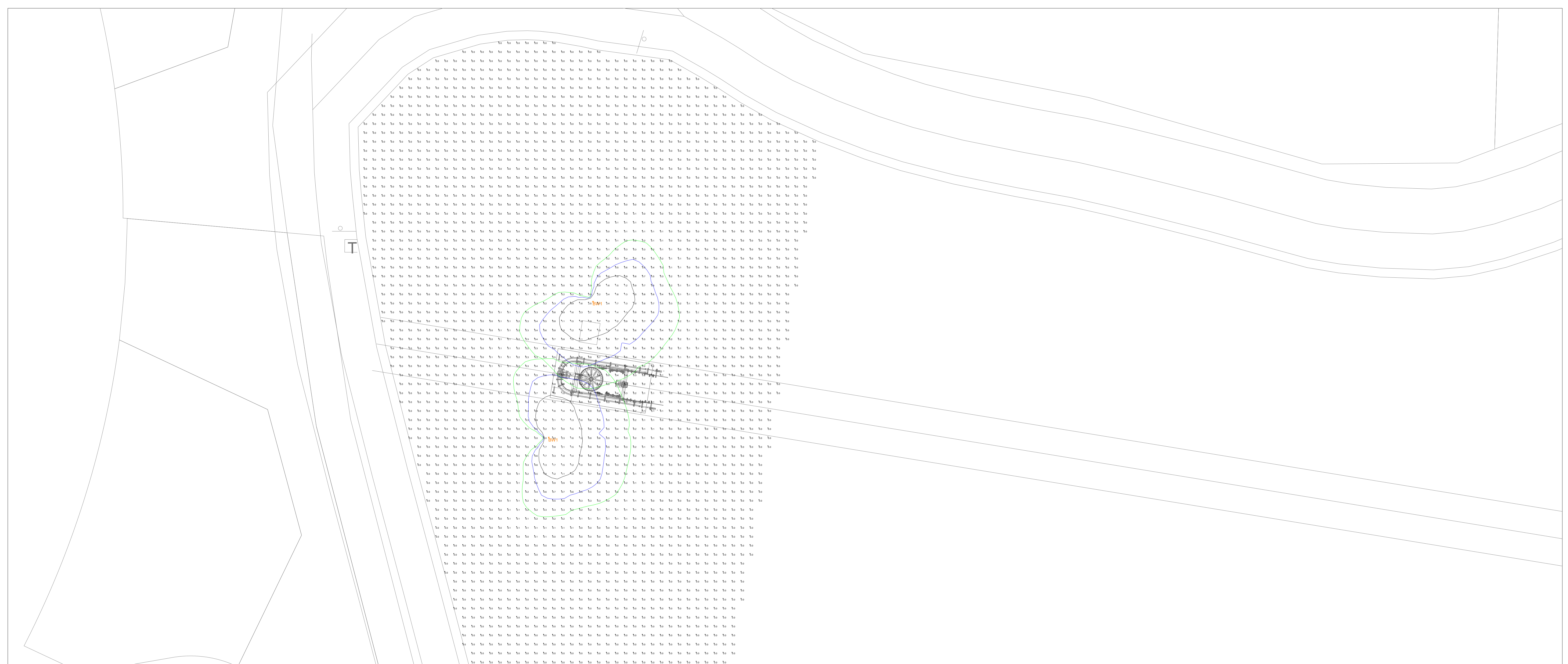
7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209
landscapeforms.com

Bella Vista Bike Park

THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.

Completed By: AZ
Checked By:
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"		
Filename: ILP1066 - Bella Vista Bike Park_Rev A.AGI	Revision A	Page 4 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.

7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209
landscapeforms.com

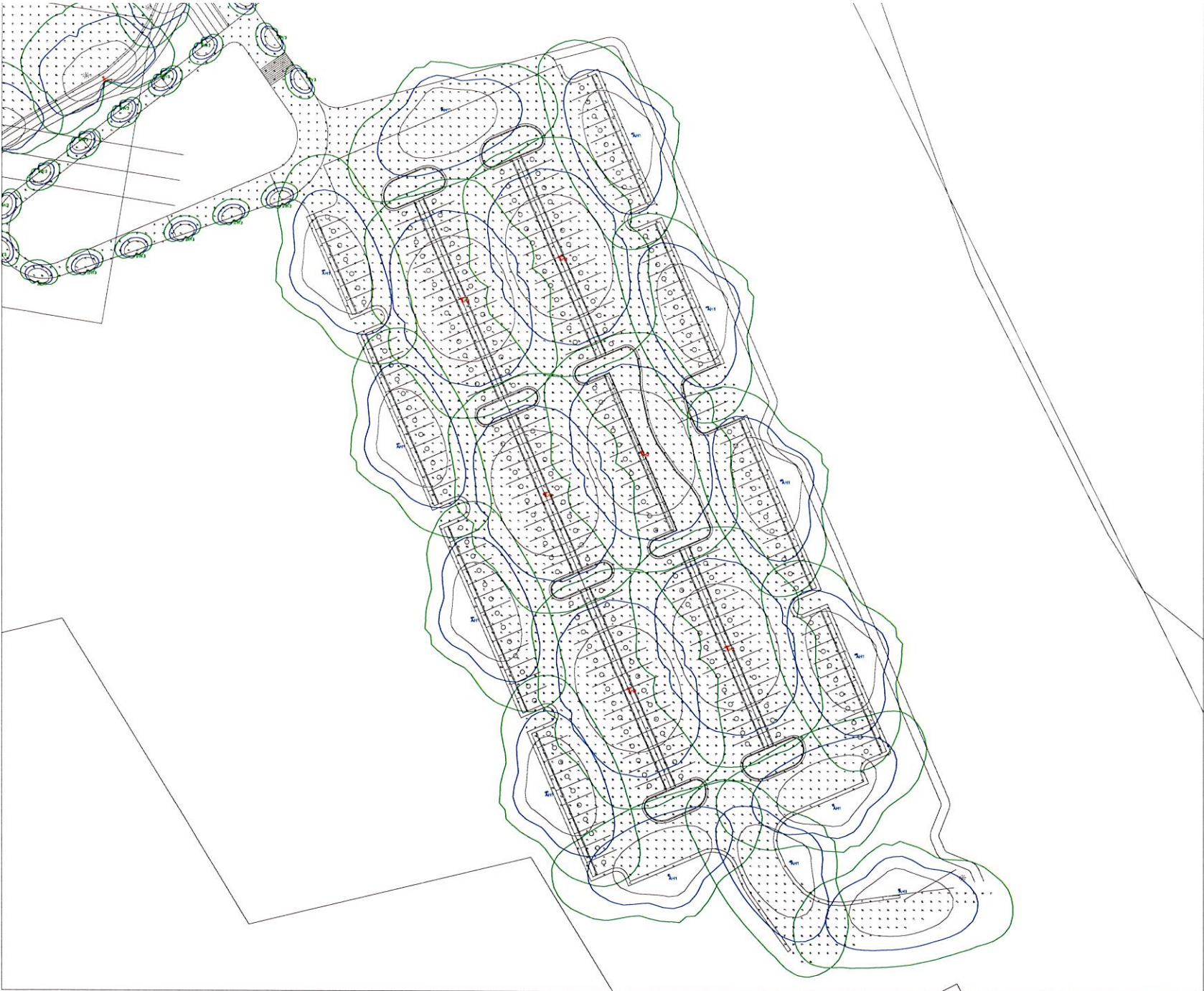
Bella Vista Bike Park

THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.

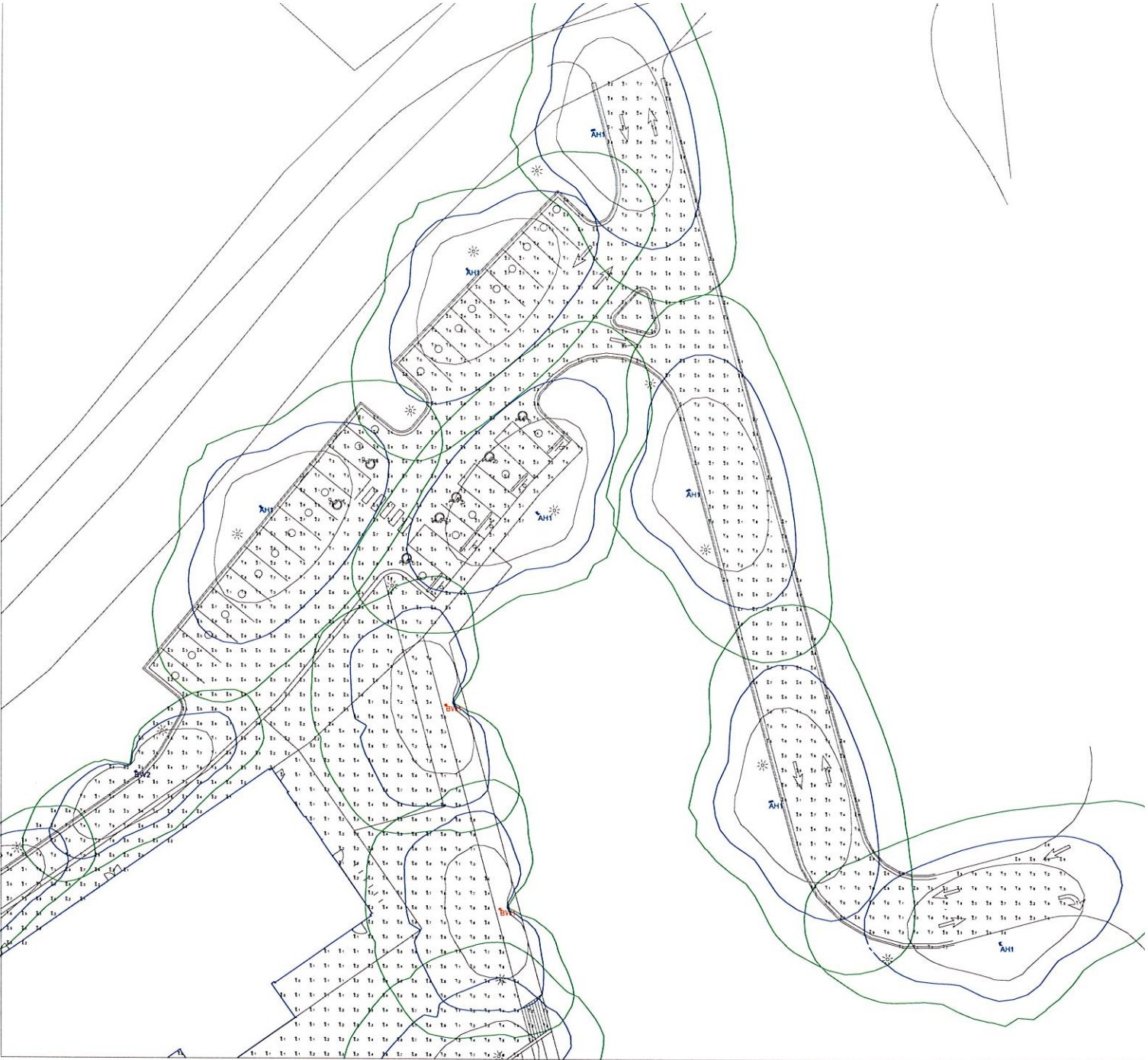
Completed By: AZ
Checked By:
Date:2/21/2025
AGi32® Version 22.1.28

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

Filename: ILP1066 - Bella Vista Bike Park_Rev A.AGI	Revision A	Page 5 of 6
---	------------	-------------



Scale: 1 inch= 40 Ft.



Scale: 1 inch= 25 Ft.

Luminaire Schedule					LLF	Luminaire Lumens	Luminaire Watts
Symbol	Qty	Label	Arrangement	Description			
	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 PROCEDURES. ACTUAL FIELD PERFORMANCE WILL DEPEND ON LAMP, DRIVER, ELECTRICAL, AND SITE CHARACTERISTICS. LANDSCAPE FORMS, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209

Bella Vista Bike Park

THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED

Completed By: AZ

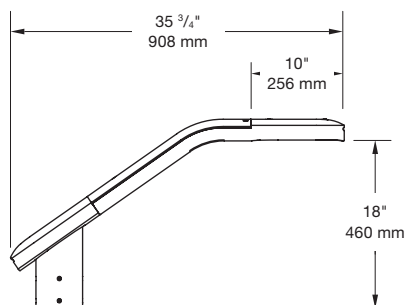
Checked By:

Date:2/21/2025

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

Specification Sheet | AH200

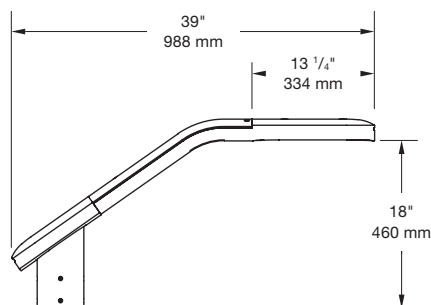
200 Series Luminaire Dimensions, weights and EPA's



AH236

Weight: 35 lbs

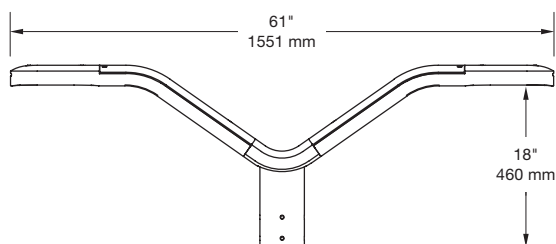
EPA: 1.18 ft²



AH256

Weight: 36.5 lbs

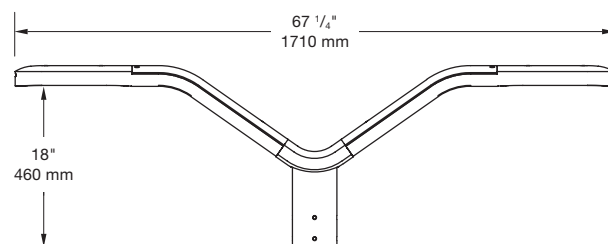
EPA: 1.22 ft²



AH236

Weight: 52.5 lbs

EPA: 1.81 ft²



AH256

Weight: 55.5 lbs

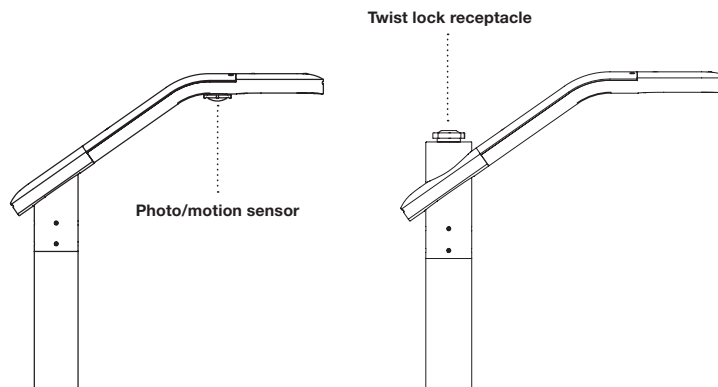
EPA: 1.90 ft²

Control Options

Photo/Motion Sensor

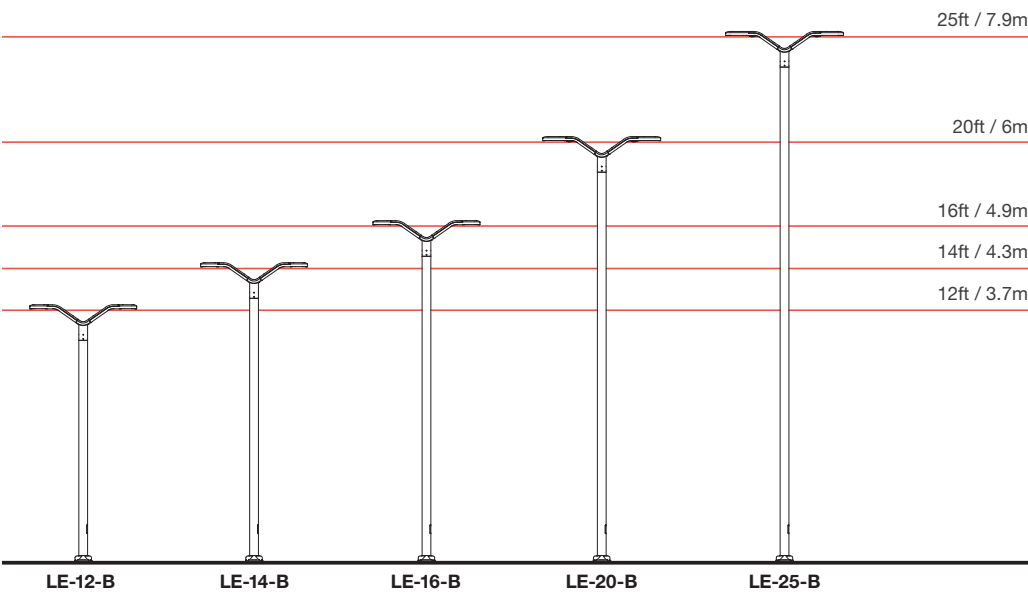
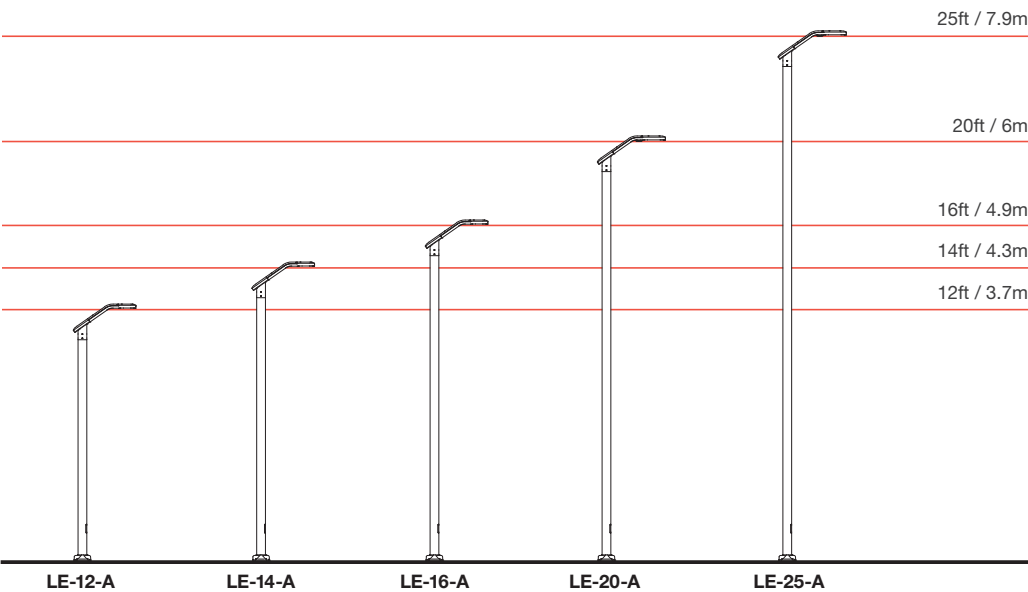
- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated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

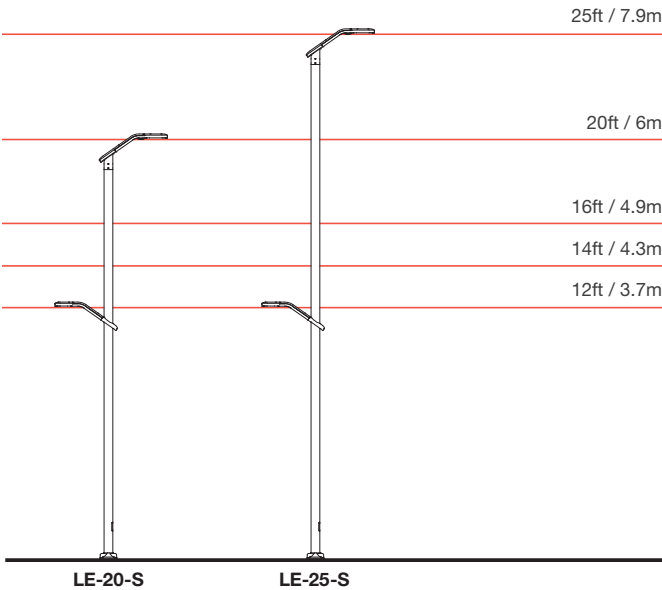


Lens Height and Pole Configuration Selection Guide

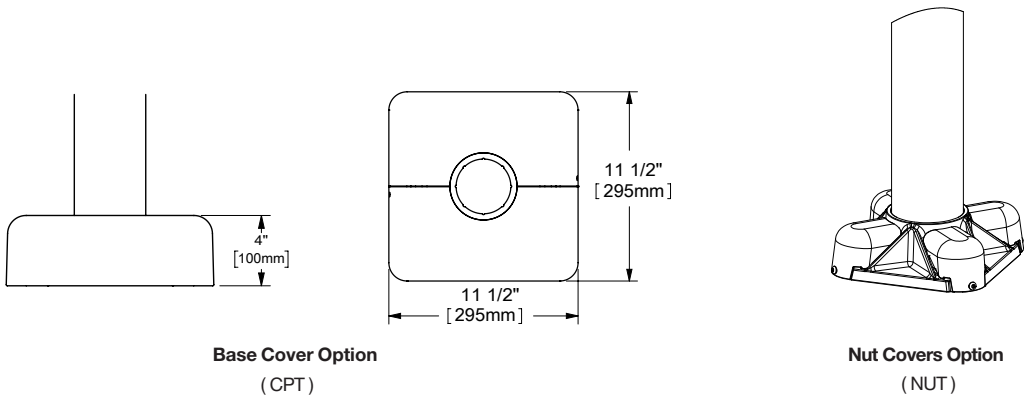
Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Pole is topped with standard dimension 2 3/8" diameter x 3" tenon, pre-drilled (as applicable) to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support 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



Luminaire Performance Data

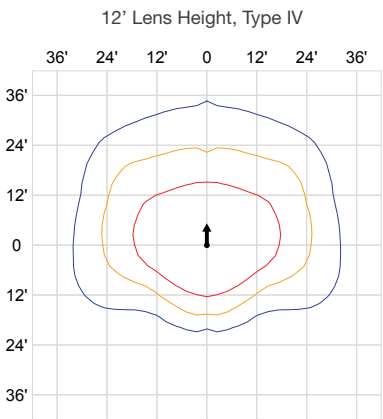
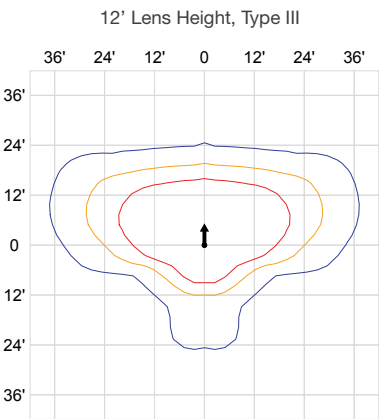
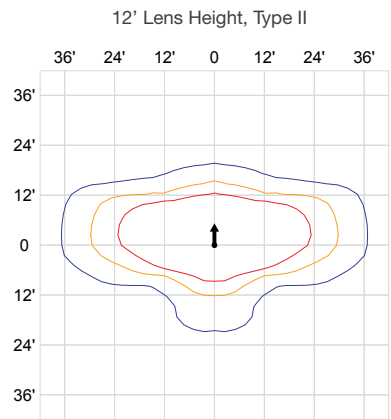
LED Quantity	Drive Current	Lens	Distribution Type	Lumen Output	Efficacy	Input Power (W)	BUG Rating
36	LO	Clear	T2	2886	115	25	B1-U0-G1
			T3	2827	113	25	B1-U0-G1
			T4	2785	111	25	B1-U0-G1
		Frosted	T2	2603	104	25	B1-U0-G1
			T3	2545	102	25	B1-U0-G1
			T4	2472	99	25	B1-U0-G1
	HO	Clear	T2	4150	109	38	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

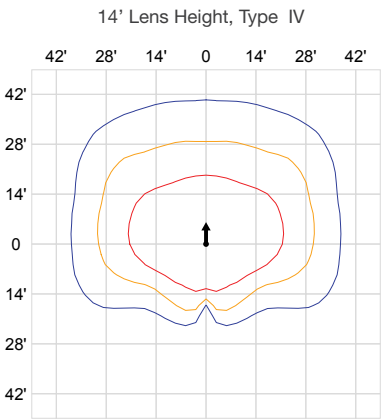
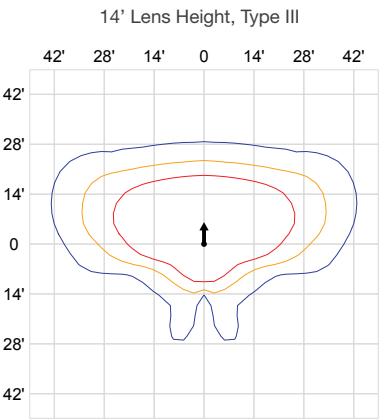
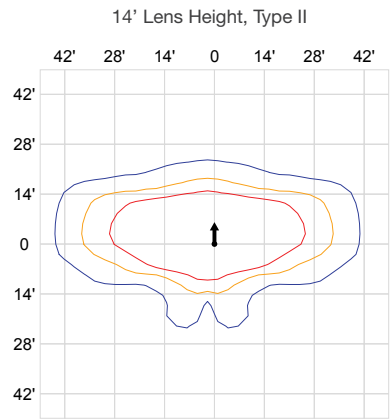
1.0fc 0.5fc 0.2fc



200 Series - 36 LED HO CLR lens at 14'

Performance light engine @ 3500K

1.0fc 0.5fc 0.2fc

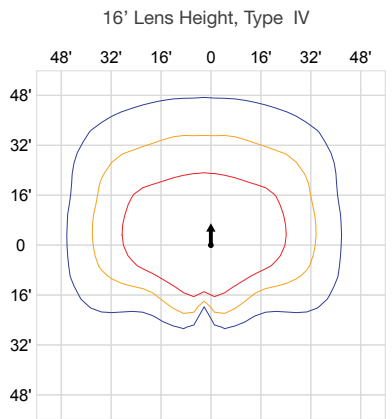
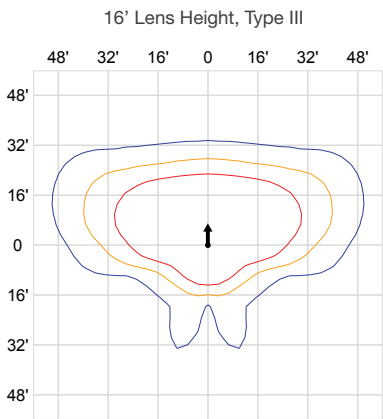
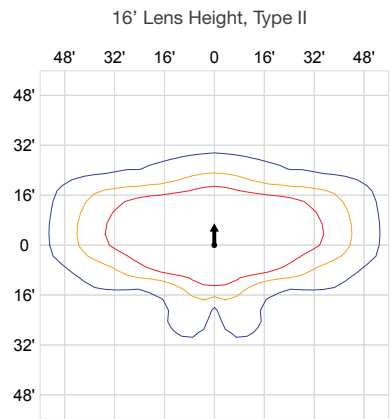


Specification Sheet | AH200

200 Series - 56 LED LO CLR lens at 16'

Performance light engine @ 3500K

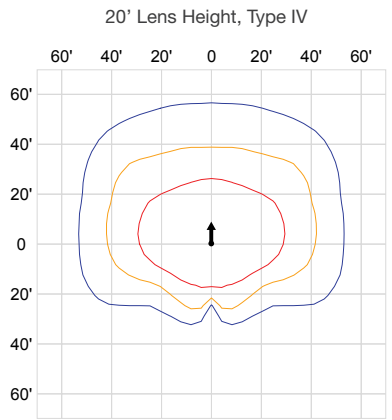
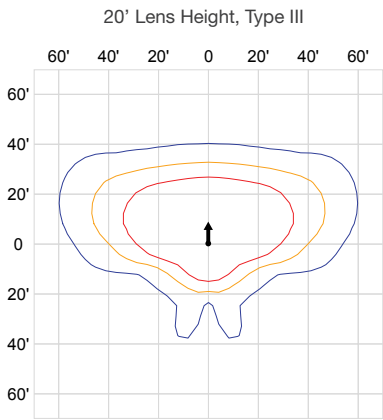
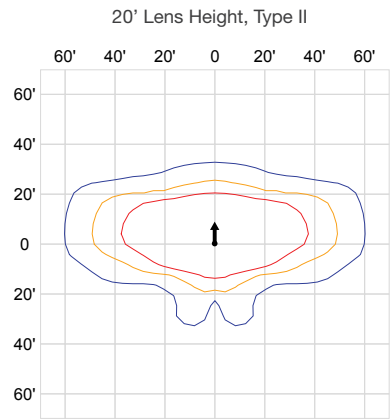
1.0fc 0.5fc 0.2fc



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)



Neutral Series - Powdercoated Metal*



Vivid Series - Powdercoated Metal* (Fine Texture)



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.

©2024 Landscape Forms, Inc. Printed in U.S.A.

landscapeforms.com | specify@landscapeforms.com



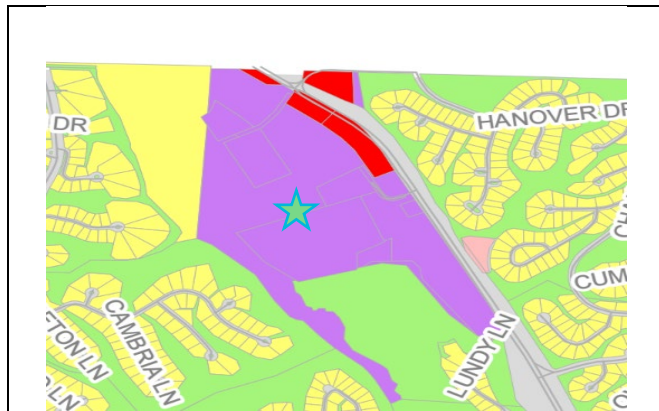
Meeting Information:

2483 Forest Hills Blvd
March 10, 2025

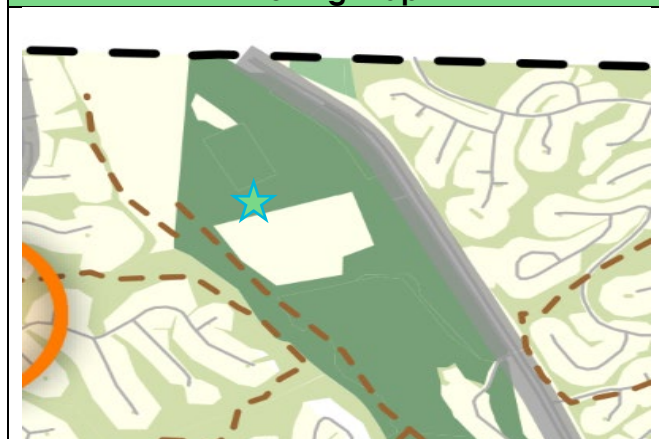
Reviewer:

Christopher Hyatt
Senior Planner

Project Number	PLA-2025-57469
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	Lot combination of Lot 1 Block 1, Allied Subdivision and a portion of Lot 3 Block 1, State Line Subdivision



Zoning Map



Future Land Use

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. 107-126 provides four options for incidental subdivisions: lot splits, minor subdivisions, property line adjustments, and correction plats.

Request

The applicant is proposing to combine Lot 1, Block 1 of the Allied Subdivision and a portion of Lot 3, Block 1 of the State Line Subdivision, creating a new lot approximately 9.66 acres in size.

Background

This request coincides with a Large-Scale Development request to place a new maintenance facility on the newly created Lot 2, Block 1, of the Allied Subdivision. Various drainage and utility easements are being dedicated to the public per this plat and right-of-way dedication has been previously met. The applicant is requesting to waive three plat and plan requirements from Section 107-225. Items 23, 45, and 55 require providing various items related to the sanitary sewer system to be shown, calling out potentially hazardous areas on the plat, and providing the draft of covenants with the submittal. With the newly created lot being +/- 9.66 acres, bulk and area requirements in regards to minimum lot width and depth, as well as, minimum frontage are being met Bella Vista Way is a state highway and major arterial as classified on the Master Street Plan, however, this property is located on an unclassified dead-end gravel road connected to Bella Vista Way that is utilized solely for Republic Services and the Bella Vista Animal Shelter.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Recommendation

Due to the analysis above, Staff recommends approval of this request.

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

1. Applicability. The planning commission shall approve, approve with conditions, or disapprove any incidental subdivision that is not being administratively approved as set forth in section 107-128(a) of this section.
2. Action. Within 60 days of receipt of the complete plat from the applicant, the planning commission shall take action on the incidental subdivision. If the plans are approved with conditions, the conditions shall be set forth in written form to the owner/developer. The signature of the owner/developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions, whereupon a building permit may be issued. Disapproval of the plat shall be transmitted to the applicant with the reasons therefor within 15 days after the meeting at which the plat was disapproved.
3. Any incidental subdivision that dedicates street rights-of-way or easements to the public that has been approved by the planning commission shall constitute acceptance of said dedication.
4. Approval signatures. All planning commission approvals of incidental subdivisions shall be signified by the signature of the planning commission chairman upon the development plan.

Sec. 107-130 Incidental Subdivision Review Criteria

Approval or disapproval of incidental subdivisions shall be given based on the following threshold guidelines:

1. No new street or alley is required or proposed.
2. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
3. Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
4. There is adequate street right-of-way as required by these regulations and the master street plan.
5. All easement requirements have been satisfied.
6. All lots created by such split or readjustment shall have access on a public street.
7. No substandard sized lots or parcels shall be created.
8. No waivers or variances from these regulations are requested.

BLEW

Surveying | Engineering
Environmental

February 18, 2025

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

Subject: Large Scale Development (LSD)
Republic Property Subdivision
36 Bella Vista Way, Bella Vista, AR 72714
Blew Project 24-5059.02 | LSD-2025-57468

Dear Planning Commission:

The purpose of this letter is to request an informal waiver to forego certain requirements under Chapter 107, Section 225, Items (23), (45), and (55) for the proposed Plat to consolidate two (2) previously platted Lots into one (1) buildable Lot.

Existing and proposed infrastructure can be found on the Site Plan that has been submitted as part of this same package. Said Site Plan also reflects the linework/property setbacks, easements, approval letters, locations of all known potentially dangerous areas and existing or draft covenants, conditions and restrictions.

Very truly yours,

BLEW & ASSOCIATES, INC



Shane McDaniel
Program Manager



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

LOT 1, BLOCK 1 OF ALLIED SUBDIVISION

A TRACT OF LAND BEING LOT 1, BLOCK 1 OF ALLIED SUBDIVISION RECORDED IN PLAT BOOK 2009 AT PAGE 414, RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN THE WEST HALF (W1/2) OF THE FRACTIONAL NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM STATE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE THEREOF S88°06'52"E A DISTANCE OF 456.13';

THENCE DEPARTING SAID NORTHERLY LINE S01°52'46"W A DISTANCE OF 726.92' TO A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF ALLIED SUBDIVISION AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S27°39'03"E A DISTANCE OF 600.02' TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 BLOCK 1 S62°24'18"W A DISTANCE OF 323.34' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659" AND CONTINUING FOR A TOTAL DISTANCE OF 363.64' TO A FOUND 1/2" REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK N27°36'55"W A DISTANCE OF 599.62' TO A FOUND 1/2" REBAR BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 N62°20'28"E A DISTANCE OF 40.17' TO A FOUND 1/2" REBAR WITH CAP (NO IDENTIFICATION) AND CONTINUING FOR A TOTAL DISTANCE OF 363.07' TO THE POINT OF BEGINNING, CONTAINING 217,887 SQUARE FEET OR 5.002 ACRES, MORE OR LESS.



PORTION OF LOT 3 OF STATE LINE SUBDIVISION

A TRACT OF LAND BEING A PART OF LOT 3, BLOCK 1 OF STATE LINE SUBDIVISION RECORDED AS DOCUMENT NUMBER L202435583, RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN THE WEST HALF (W1/2) OF THE FRACTIONAL NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM STATE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE THEREOF S88°06'52"E A DISTANCE OF 456.13';

THENCE DEPARTING SAID NORTHERLY LINE S01°52'46"W A DISTANCE OF 726.92' TO A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF ALLIED SUBDIVISION RECORDED IN PLAT BOOK 2009 AT PAGE 414, RECORDS OF BENTON COUNTY, ARKANSAS;

THENCE S27°39'03"E A DISTANCE OF 600.02' TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, LOCATED ON THE WESTERLY LINE OF SAID LOT 3 OF STATE LINE SUBDIVISION AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID WESTERLY LINE OVER AND ACROSS SAID LOT 3 S37°01'43"E A DISTANCE OF 128.48' TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926";

THENCE S66°29'30"E A DISTANCE OF 159.53' TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926" BEING LOCATED ON THE SOUTHERLY LINE OF SAID LOT 3;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 S21°36'15"E A DISTANCE OF 240.00' TO A FOUND 1/2" REBAR WITH CAP INSCRIBED "1286";

THENCE S68°23'43"W A DISTANCE OF 461.96' TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926" BEING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N27°37'08"W A DISTANCE OF 441.38' TO A FOUND 1/2" REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 BLOCK 1 N62°24'18"E A DISTANCE OF 40.10' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659" AND CONTINUING FOR A TOTAL DISTANCE OF 363.64' TO THE POINT OF BEGINNING, CONTAINING 202,927 SQUARE FEET OR 4.659 ACRES, MORE OR LESS.



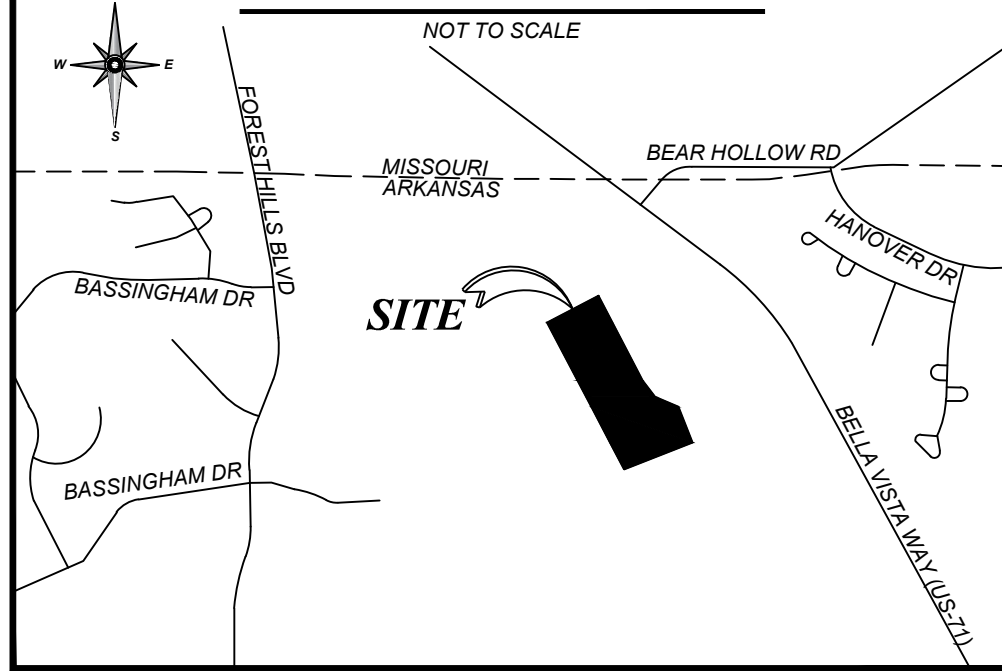
LOT 1 BLOCK 1 ALLIED SUBDIVISION AND LOT 3
BLOCK 1 OF STATE LOINE SUBDIVISION CREATING
NEW LOT 2 BLOCK 1 ALLIED SUBDIVISION

LOCATED IN: SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST

BELLA VISTA WAY,

BELLA VISTA, BENTON COUNTY, ARKANSAS 72714

VICINITY MAP



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 SURVEYING ACCURACY

I, CLAYTON M. MCKELVIN, 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: _____ DATE OF EXECUTION: _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1926

CERTIFICATE OF OWNERSHIP

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

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS: _____

SOURCE OF TITLE: DEED RECORD _____ PAGE _____

NOTARY 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

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____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SCHEDULE A DESCRIPTION

A TRACT OF LAND BEING LOT 1, BLOCK 1 OF ALLIED SUBDIVISION RECORDED IN PLAT BOOK 2009 AT PAGE 414, RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING A PART OF LOT 3, BLOCK 1 OF STATE LINE SUBDIVISION RECORDED AS DOCUMENT NUMBER L202435583, RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN THE WEST HALF (W1/2) OF THE FRACTIONAL NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM STATE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SECTION 15 SOUTH 88°06'52" EAST, A DISTANCE OF 456.13 FEET;

THENCE DEPARTING FROM SAID NORTH LINE SOUTH 01°52'46" WEST, A DISTANCE OF 726.92 FEET TO A FOUND 1/2" REBAR MARKING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND BEING THE NORTHEAST CORNER OF SAID LOT 1 OF ALLIED SUBDIVISION;

THENCE SOUTH 27°39'03" EAST, A DISTANCE OF 600.02 FEET TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1 OF ALLIED SUBDIVISION;

THENCE OVER AND ACROSS SAID LOT 3 OF STATE LINE SUBDIVISION SOUTH 37°01'43" EAST, A DISTANCE OF 128.48 FEET TO A SET 5/8" REBAR WITH CAP "PS 1926";

THENCE CONTINUING OVER AND ACROSS SAID LOT 3 SOUTH 66°29'30" EAST, A DISTANCE OF 159.53 FEET TO A SET 5/8" REBAR WITH CAP "PS 1926" MARKING A CORNER OF THE SOUTHERLY LINE OF SAID LOT 3;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 SOUTH 21°36'15" EAST, 240.00 TO A FOUND 1/2" REBAR WITH CAP "1286";

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 68°23'43" WEST, A DISTANCE OF 461.96 FEET TO A SET 5/8" REBAR WITH CAP "PS 1926" MARKING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE WEST LINE OF SAID LOT 3 NORTH 27°37'08" WEST, A DISTANCE OF 441.38 FEET TO A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 1 OF ALLIED SUBDIVISION;

THENCE NORTH 27°36'55" WEST, A DISTANCE OF 599.62 FEET TO A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 63°20'28" EAST, A DISTANCE OF 363.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.66 ACRES, MORE OR LESS. SUBJECT TO RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

AS-SURVEYED DESCRIPTION

LOT 1, BLOCK 1 OF ALLIED SUBDIVISION
A TRACT OF LAND BEING LOT 1, BLOCK 1 OF ALLIED SUBDIVISION RECORDED IN PLAT BOOK 2009 AT PAGE 414, RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN THE WEST HALF (W1/2) OF THE FRACTIONAL NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM STATE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE THEREOF S88°06'52"E A DISTANCE OF 456.13;

THENCE DEPARTING SAID NORTHERLY LINE S01°52'46"W A DISTANCE OF 726.92 TO A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF ALLIED SUBDIVISION AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S27°39'03"E A DISTANCE OF 600.02 TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 BLOCK 1 S62°24'18"W A DISTANCE OF 323.34 TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659" AND CONTINUING FOR A TOTAL DISTANCE OF 363.64 TO A FOUND 1/2" REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK N27°36'55"W A DISTANCE OF 599.62 TO A FOUND 1/2" REBAR BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 N62°20'28"E A DISTANCE OF 40.17 TO A FOUND 1/2" REBAR WITH CAP (NO IDENTIFICATION) AND CONTINUING FOR A TOTAL DISTANCE OF 363.07 TO THE POINT OF BEGINNING, CONTAINING 217.887 SQUARE FEET OR 5.002 ACRES, MORE OR LESS.

PORTION OF LOT 3 OF STATE LINE SUBDIVISION
A TRACT OF LAND BEING A PART OF LOT 3, BLOCK 1 OF STATE LINE SUBDIVISION RECORDED AS DOCUMENT NUMBER L202435583, RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN THE WEST HALF (W1/2) OF THE FRACTIONAL NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM STATE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE THEREOF S88°06'52"E A DISTANCE OF 456.13;

THENCE DEPARTING SAID NORTHERLY LINE S01°52'46"W A DISTANCE OF 726.92 TO A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF ALLIED SUBDIVISION RECORDED IN PLAT BOOK 2009 AT PAGE 414, RECORDS OF BENTON COUNTY, ARKANSAS;

THENCE S27°39'03"E A DISTANCE OF 600.02 TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, LOCATED ON THE WESTERLY LINE OF SAID LOT 3 OF STATE LINE SUBDIVISION AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID WESTERLY LINE OVER AND ACROSS SAID LOT 3 S37°01'43"E A DISTANCE OF 128.48 TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926";

THENCE S66°29'30"E A DISTANCE OF 159.53 TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926" BEING LOCATED ON THE SOUTHERLY LINE OF SAID LOT 3;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 S21°36'15"E A DISTANCE OF 240.00 TO A FOUND 1/2" REBAR WITH CAP INSCRIBED "1286";

THENCE S68°23'43"W A DISTANCE OF 461.96 TO A SET 5/8" REBAR WITH CAP INSCRIBED "PS 1926" BEING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N27°37'08"W A DISTANCE OF 441.38 TO A FOUND 1/2" REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 BLOCK 1 N62°24'18"E A DISTANCE OF 40.10 TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659" AND CONTINUING FOR A TOTAL DISTANCE OF 363.64 TO THE POINT OF BEGINNING, CONTAINING 202.927 SQUARE FEET OR 4.659 ACRES, MORE OR LESS.

ZONING INFORMATION

CURRENT ZONING DESIGNATION: I-1, LIGHT INDUSTRIAL DISTRICT
MINIMUM LOT SIZE: 87,120 SQUARE FEET
MINIMUM STREET FRONTAGE: 100'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 100'
MAXIMUM LOT COVERAGE: 75%
MINIMUM FRONT SETBACK: 50'
MINIMUM SIDE STREET SETBACK: 40'
MINIMUM SIDE SETBACK: 30' NON RESIDENTIAL; 100' RESIDENTIAL
MINIMUM REAR SETBACK: 50' NON RESIDENTIAL; 100' RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 45'

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.
- COMPLETED FIELD WORK WAS JULY 18, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
- 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."
- ARKANSAS STATE RECORDING NO.: 500-17N-30W-0-09-340-72-1926.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "AE & AE FLOODWAY" OF THE FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 150007205601, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONE "AE": THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-30 ZONES.

BASIS OF BEARING

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 = 0°19'14.84"

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R1) RECORD DIMENSION PER PLAT NO. L202435583
- (R2) RECORD DIMENSION PER PLAT NO. L202248071
- (R3) RECORD DIMENSION PER PLAT BOOK 2011, PAGE 385
- N/F NOW OR FORMERLY
- BOUNDARY LINE
- ADJOINER/TIE LINE
- EASEMENT LINE
- - - - - FENCE LINE
- - - - - FLOOD ZONE
- - - - - OVERHEAD POWER LINE
- — — FIBER OPTIC LINE

SITE INFORMATION

N/F: ALLIED SERVICES LLC
372 BELLA VISTA WAY,
BELLA VISTA, AR 72714
APN: 16-43396-000 & PORTION OF 16-70183-000
TOTAL AREA:
420,814± SQUARE FEET, OR 9.661± ACRES

OWNER/DEVELOPER

ALLIED SERVICES LLC
1220 S. BROOKSIDE DRIVE
INDEPENDENCE, MO 64052-1870

DATE	REVISION HISTORY	BY

CERTIFICATE OF SURVEYING ACCURACY
I, CLAYTON MCKELVIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ REGISTERED LAND SURVEYOR NO. 1926
ARKANSAS

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: 24-5059.02	SURVEY DRAWN BY: CKLS - 11/18/2024
SURVEY REVIEWED BY: DW	SHEET: 1 OF 1

PROJECT NUMBER: PLA-2025-57469



Meeting Information:

2483 Forest Hills Blvd
March 10, 2025

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

Due to the amount of variances and waivers, Staff has no recommendation at this time.

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

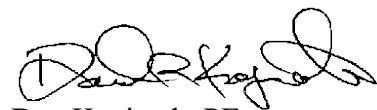
The city ordinance as written is in the “design of the urban area... of individual subdivisions”. This area is neither urban nor behaves as a subdivision. The pedestrian accommodation requirements for this waste transfer and maintenance facility for the city of Bella Vista at this location should be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

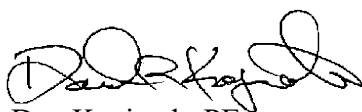
The purpose of this letter is to describe the proposed improvements at the existing solid waste transfer station located within the city limits of Bella Vista that consists of (1) single building.

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

BELLA VISTA TRANSFER STATION - MAINTENANCE FACILITY

AREA CALCULATIONS:
SITE AREA: 9.66 ACRES
GREENSPACE: 4.47 ACRES (46.3%)
BUILDINGS: 0.48 ACRES (0.5%)
PAVEMENT: 3.48 ACRES (36.0%)
GRAVEL: 1.23 ACRES (12.7%)

NEW SITE

1" = 100'

SCALE IN FEET

0 100 200

OWNER/TEAM INFORMATION

CIVIL ENGINEER / SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
PHONE: (314) 656-4566
CONTACT DAN KOZiatek, P.E.
dkoziatek@cecinc.com

OWNER
ALLIED SERVICES, LLC.
1715 E FRONT ST.
GALENA, KS 66739
SITE CONTACT: JAYSON HEBERLEIN,
GENERAL MANAGER
PHONE: (620) 808-3403
jheberlein@republicservices.com

SURVEYOR
BLEW & ASSOCIATES
SHANE MCDANIEL, PROGRAM MANAGER
shane.mcdaniel@blewinc.com
PHONE: (479) 313-0176
www.blewinc.com

PLANNING
CITY OF BELLA VISTA
101 TOWN CENTER,
PO BOX 5655,
BELLA VISTA, AR 72714
PH: (479) 855-8285
CONTACT: CHRISTOPHER HYATT,
SENIOR PLANNER
EMAIL: chhyatt@bellavistaar.gov
OR planning@bellavistaar.gov

ENGINEERING
CITY OF BELLA VISTA
101 TOWN CENTER,
PO BOX 5655,
BELLA VISTA, AR 72714
PH: (479) 855-8285
CONTACT: CHRIS BRACKETT, PE,
CITY ENGINEER
EMAIL: cbrackett@bellavistaar.gov

ELECTRIC
CARROLL ELECTRIC COOPERATIVE CORP.
920 HIGHWAY 62, SPUR,
BERRYVILLE, AR 72816
PH: (870) 423-2161
CONTACT: DEREK THURMAN, MANAGER OF
ENGINEERING SUPPORT
EMAIL: dthurman@carrollecc.com
OR developments@carrollecc.com

FIRE
CITY OF BELLA VISTA
103 TOWN CENTER W,
BELLA VISTA, AR 72714
PH: (479) 855-8249
CONTACT: STEVE SIMS, FIRE CHIEF
EMAIL: ssims@bellavistaar.gov
CONTACT 2: AMANDA ESPARZA,
ADMINISTRATIVE ASSISTANT
PH: (479) 855-4454
EMAIL: aesparza@bellavistaar.gov

WATER
BELLA VISTA PROPERTY
OWNERS ASSOCIATION
3 EUSTON ROAD,
BELLA VISTA, AR 72714
PH: (479) 855-8000
EXT. 1 FOR WATER DEPT.
CONTACT: CHARLIE HOLT
EMAIL: info@bwpoa.com

BUILDING
CITY OF BELLA VISTA
103 TOWN CENTER W,
BELLA VISTA, AR 72714
PH: (479) 268-4980
CONTACT: ROGER GIER, CHIEF
BUILDING OFFICIAL
EMAIL: rgier@bellavistaar.gov
CONTACT 2: AMANDA ESPARZA,
ADMINISTRATIVE ASSISTANT
PH: (479) 855-7613
CONTACT FRANK KNIGHT
EMAIL: info@bwpoa.com

SEWER
VILLAGE WASTE WATER
380 BELLA VISTA WAY,
BELLA VISTA, AR 72714
PH: (479) 855-7613
CONTACT FRANK KNIGHT
EMAIL: info@bwpoa.com

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BELLA VISTA LARGE SCALE DEVELOPMENT REGULATIONS
AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS
DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXERCISED
UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

CHAIRMAN, BELLA VISTA PLANNING COMMISSION

SITE USGS AND VICINITY MAP

U.S.G.S. 7.5 TOPOGRAPHIC MAP, HIWASSE QUADRANGLE, AR, MO, DATED 2020
SCALE 1" = 4000'

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SETBACK
---	EXISTING INDEX (MAJOR) CONTOUR
---	EXISTING INTERMEDIATE (MINOR) CONTOUR
---	EXISTING EDGE OF ASPHALT PAVEMENT
---	EXISTING EDGE OF CONCRETE PAVEMENT
---	EXISTING EDGE OF UNPAVED ROAD
---	EXISTING FENCE LINE
---	EXISTING GUARD-RAIL
---	EXISTING OVERHEAD POWER LINE
---	EXISTING EDGE OF WATER
---	EXISTING FLOOD ZONE LINE
---	EXISTING TREE LINE
---	EXISTING ELECTRIC VAULT
---	EXISTING BOLLARD
---	EXISTING POWER POLE
---	EXISTING FIBER OPTIC VAULT
---	EXISTING TELEVISION CABINET
---	EXISTING SANITARY MANHOLE
---	EXISTING WATER METER
---	OVERHANG
---	PROPANE TANK
---	MEASURED/CALCULATED DIMENSION
---	RECORD DIMENSION PER BOOK 2009, PAGE 45222
---	NOW OR FORMERLY
---	B.H.L. BUILDING 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

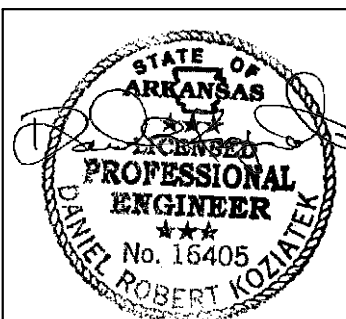
SHEET LIST

#	TITLE NAME
01	C000 COVER
02	SV01 SURVEY (WEST LOT)
03	SV02 SURVEY (EAST LOT)
04	C200 SITE & UTILITY PLAN
05	C300 GRADING & EROSION CONTROL
06	A1 ELEVATIONS
07	A2 ELEVATIONS

TEMPORARY BENCHMARK INFORMATION

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

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



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

COVER
DRAWING NO.:
DATE: JAN. 2025
DWG SCALE: AS NOTED
PROJECT NO: 336-472
APPROVED BY: *DRK
SHEET 01 OF 07

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND "AE" OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C060J, 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.

DRAINAGE & WETLANDS NOTE

SITE IMPROVEMENTS SHOWN ARE NOT PROPOSING ANY LAND DISTURBANCE
OUTSIDE THE EXISTING PERIMETER FENCE, NO IMPACT WOTUS.

EXISTING DRAINAGE PATTERNS TO REMAIN AS THEY ARE, SITE IMPROVEMENTS
DRAIN TO EXISTING PERMITTED OUTFALL.

PROPOSED SITE IMPROVEMENTS

TRAFFIC FLOW
STANDARD TRUCK TRAFFIC
PATTERN: ENTER THROUGH GATE,
OVER SCALE, AROUND THE BLDG, THEN
BACK INTO BUILDING VIA OHD TO DUMP
LOAD, THEN BACK OUT MAIN GATE.
EXCEPTIONS OCCUR WHICH REQUIRE
THE TRUCK TO GO BACK AROUND BLDG
TO MEASURE ON SCALE (RARE)

OVERALL SITE

1" = 40'

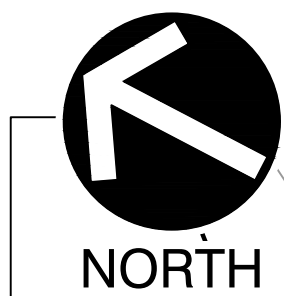
SCALE IN FEET

0 40 80

REFERENCE

- 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.



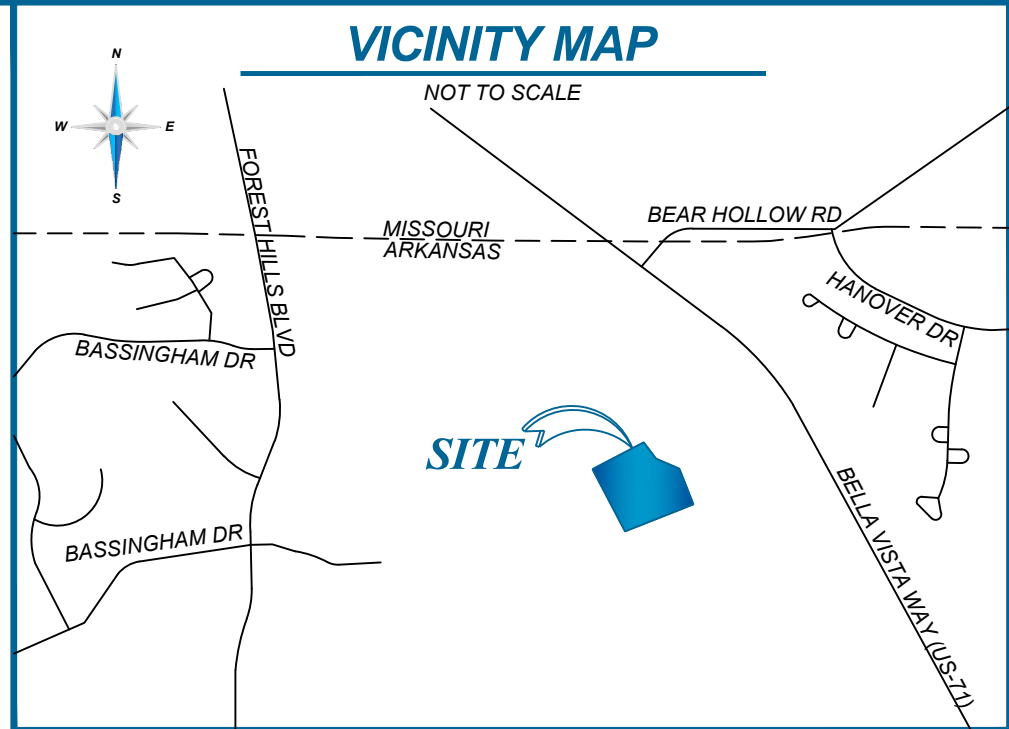
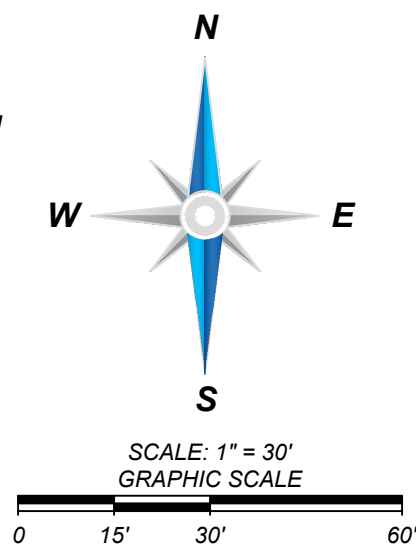
NORTH



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

BOUNDARY/TOPOGRAPHIC SURVEY

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



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.
- COMPLETED FIELD WORK WAS AUGUST 1, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BELLA VISTA WAY AND HAMPSTEAD ROAD, WHICH IS APPROXIMATELY 2,700' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY DOES NOT CURRENTLY HAVE ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 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.
- 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."
- ARKANSAS STATE RECORDING NO.: 500-21N-31W-0-15-30-04-1926.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' FOOT INTERVALS.
- AT THE TIME OF THE BOUNDARY/TOPOGRAPHIC SURVEY THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.
- 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.

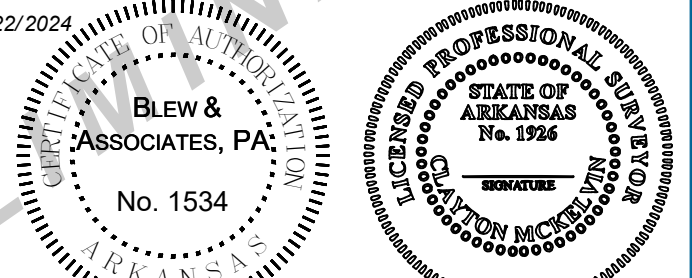
LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- TEMPORARY SITE BENCHMARK (TBM)
- LIGHT
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION PER PLAT NO. L202435583 (R1)
- RECORD DIMENSION PER PLAT NO. L202435583 (R2)
- N/F: NOW OR FORMERLY
- NG: NATURAL GROUND
- EC: EDGE OF CONCRETE
- FL: FLOW LINE
- TB: TOP OF BANK
- BB: BOTTOM OF BANK
- EC: EDGE OF CONCRETE
- TG: TOP OF GRAVEL
- FL: FLOW LINE
- PROPOSED BOUNDARY LINE
- ADJOINER/TIE LINE
- EASEMENT LINE
- FENCE LINE
- FLOOD ZONE
- MAJOR CONTOUR
- MINOR CONTOUR

SURVEYOR'S CERTIFICATE

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/NSP'S LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED ON 08/01/2024.

DATE OF PLAT OR MAP: 08/22/2024



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: 24-5059	SURVEY DRAWN BY: DMS - 08/22/2024
SURVEY REVIEWED BY: JMC	SHEET: 1 OF 1

SITE INFORMATION

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

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

LOT 1, BLOCK 1
PLAT 2009-414
N/F: ALLIED SERVICES LLC
36 BELLA VISTA WAY,
BELLA VISTA, AR 72714
APN: 16-43396-000

A PORTION OF LOT 3
PLAT NO. L202435583
N/F: COOPER COMM INC
372 BELLA VISTA WAY,
BELLA VISTA, AR 72714
APN: 16-70183-000

REFERENCE DOCUMENTS

R1) PLAT ENTITLED "LOT SPLIT OF TRACT A PER PLAT INSTRUMENT #L202248071, 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 ENTITLED "LOT SPLIT, PARCEL #16-40768-000, 16-70483-000 & 16-43164-000, BEING A PART OF SECTION 15 & 16, T-21-N, R-31-W, BELLA VISTA, BENTON COUNTY, ARKANSAS" FILED FOR RECORD ON JULY 21, 2022 AS PLAT NO. L202248071 IN THE BENTON COUNTY CIRCUIT CLERK & RECORDER'S OFFICE.

SITE BENCHMARKS

TBM #1
SET 5/8" REBAR
WITH CAP "CONTROL"
NORTHING: 794733.87
EASTING: 645751.07
ELEVATION: 971.83

TBM #2
FOUND 1/2" CAPPED REBAR
"BLEW & ASSOC."
NORTHING: 795454.41
EASTING: 645216.25
ELEVATION: 975.95

FLOOD ZONE INFORMATION

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.

BASIS OF BEARING

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°18'11.23873"
CONVERGENCE ANGLE = 01°19'14.84"

SIGNIFICANT OBSERVATIONS

⚠️ FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.1'.

UTILITY INFORMATION

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 (801) 328-2325 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
DIG TICKET NUMBER: 240813-1997

COMPANY:
AT&T ARKANSAS
MBO VIDEO
BELLA VISTA PROPERTY OWNERS ASSOCIATION
CARROLL ELECTRIC COOPERATIVE
COX COMMUNICATIONS
VILLAGE WASTEWATER COMPANY

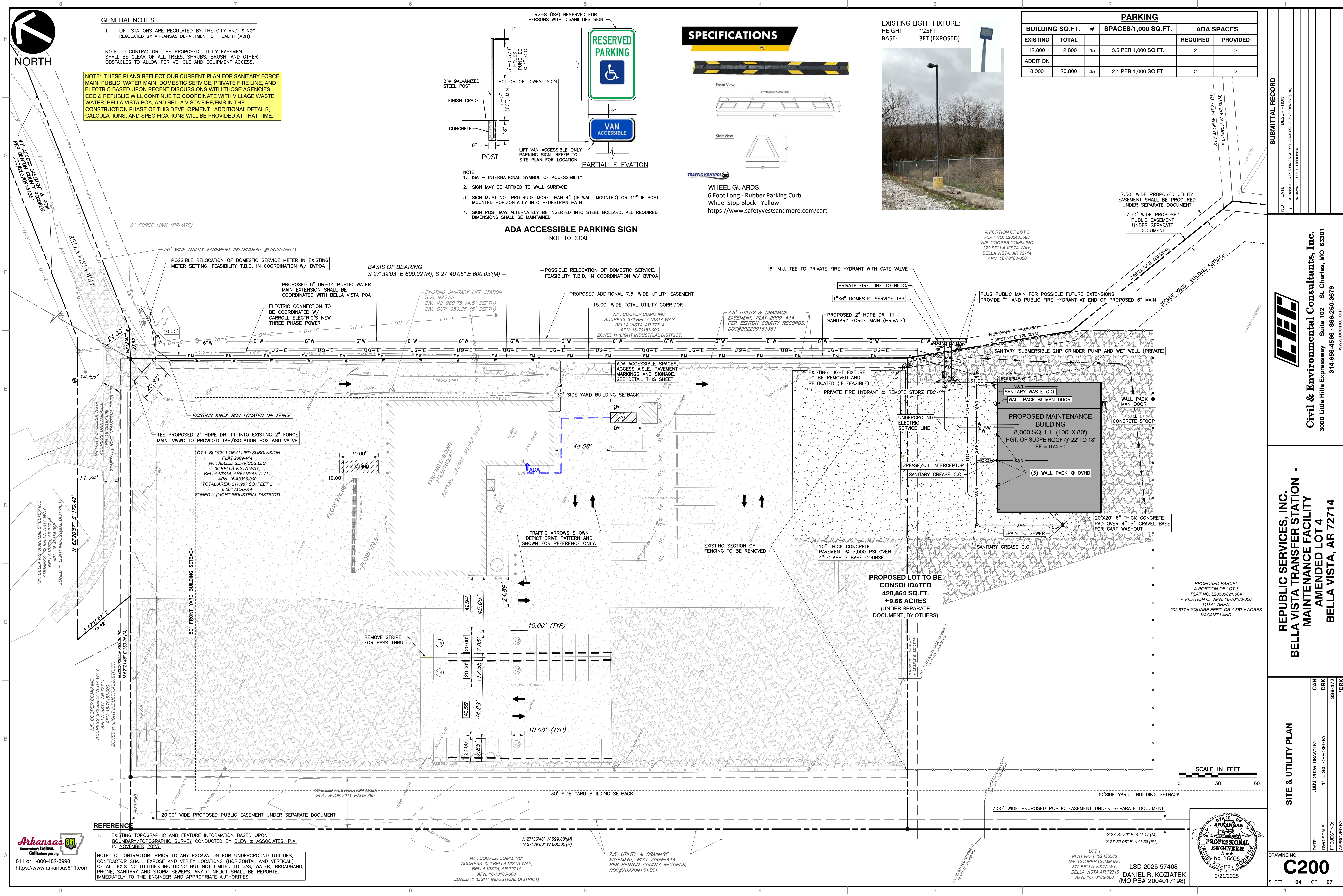
CONTACT:
800-288-2020
877-777-9001
479-855-8000
800-432-9720
877-556-7815
479-855-7613

PROPOSED PARCEL
A PORTION OF LOT 3
PLAT NO. L202435583
A PORTION OF APN: 16-70183-000
TOTAL AREA:
202,877 ± SQUARE FEET, OR 4.657 ± ACRES
VACANT LAND

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

N/F: VILLAGE WASTE WATER CO INC
380 BELLA VISTA WY,
BELLA VISTA AR 72715
APN: 16-40222-000

DATE	REVISION HISTORY	BY

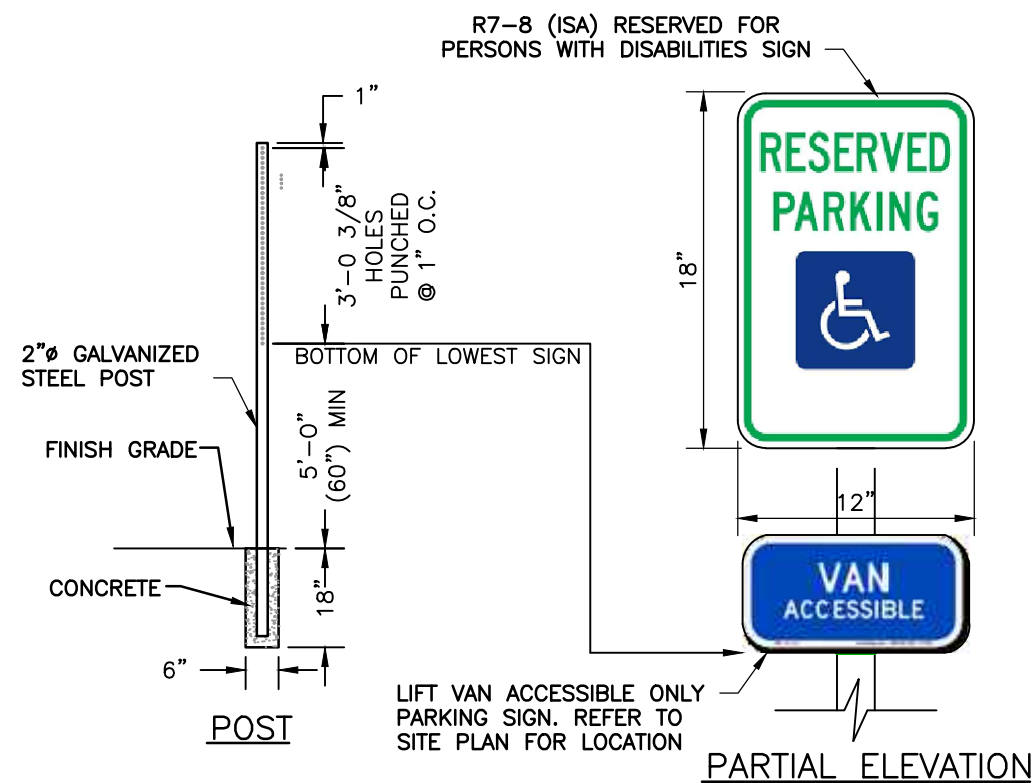


GENERAL NOTES

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.

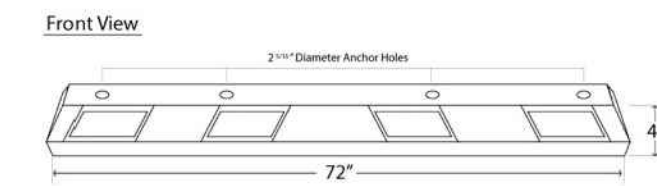
NOTE: THESE PLANS REFLECT OUR CURRENT PLAN FOR SANITARY FORCE MAIN, PUBLIC WATER MAIN, DOMESTIC SERVICE, PRIVATE FIRE LINE, AND ELECTRIC BASED UPON RECENT DISCUSSIONS WITH THOSE AGENCIES. CEC & REPUBLIC WILL CONTINUE TO COORDINATE WITH VILLAGE WASTE WATER, BELLA VISTA POA, AND BELLA VISTA FIRE/EMS IN 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	2.1 PER 1,000 SQ.FT.	2	2

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

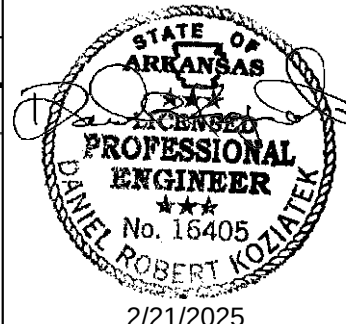
Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63011
314-656-4566 · 866-250-3679
www.cecinc.com

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

SITE & UTILITY PLAN

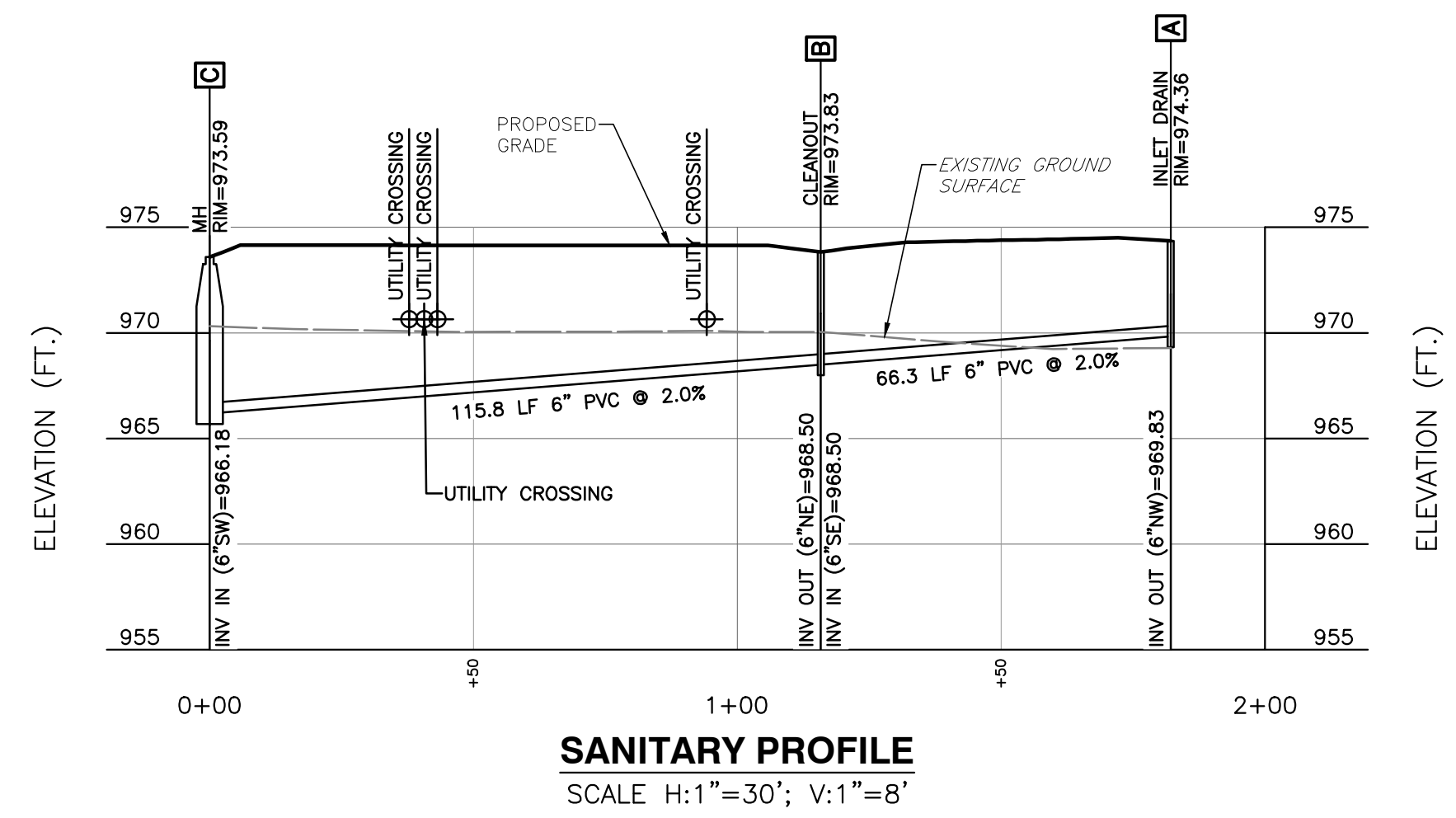
DRAWING NO.: **C200**
SHEET 04 OF 07

DATE: JAN. 2025
DRAWN BY: CAN
DWG SCALE: 1" = 30'
CHECKED BY: DRK
PROJECT NO.: 336-472
APPROVED BY: *DRK



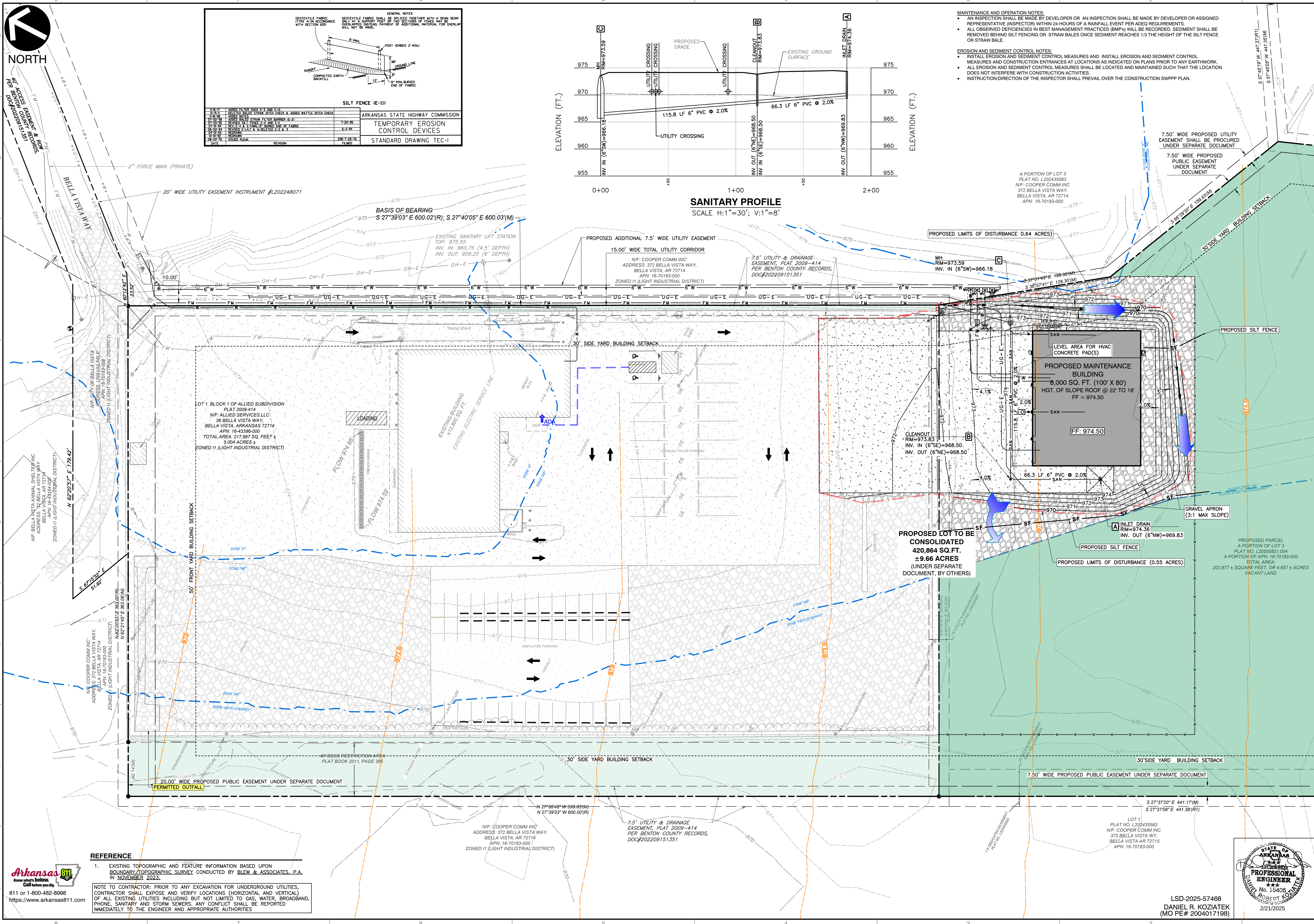


NORTH

[illegible]

MAINTENANCE AND OPERATION NOTES:
 1. THE STRAW BALE DEVELOPER OR AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADO REQUIREMENTS.
 2. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP'S) WILL BE RECORDED; SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES UNTIL SEDIMENT REACHES 10" TO THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

EROSION AND SEDIMENT CONTROL NOTES:
 1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONTROL MEASURES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO ANY EARTHWORK.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION OF THE CONTROL MEASURES SHALL BE IDENTIFIED BY THE CONSTRUCTION SWPPP PLAN.
 3. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

[illegible]

EEC

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

STATE OF ARKANSAS
 LICENSED
 PROFESSIONAL
 ENGINEER
 No. 16405
 DANIEL ROBERT KOZIATEK
 2/21/2025

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

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

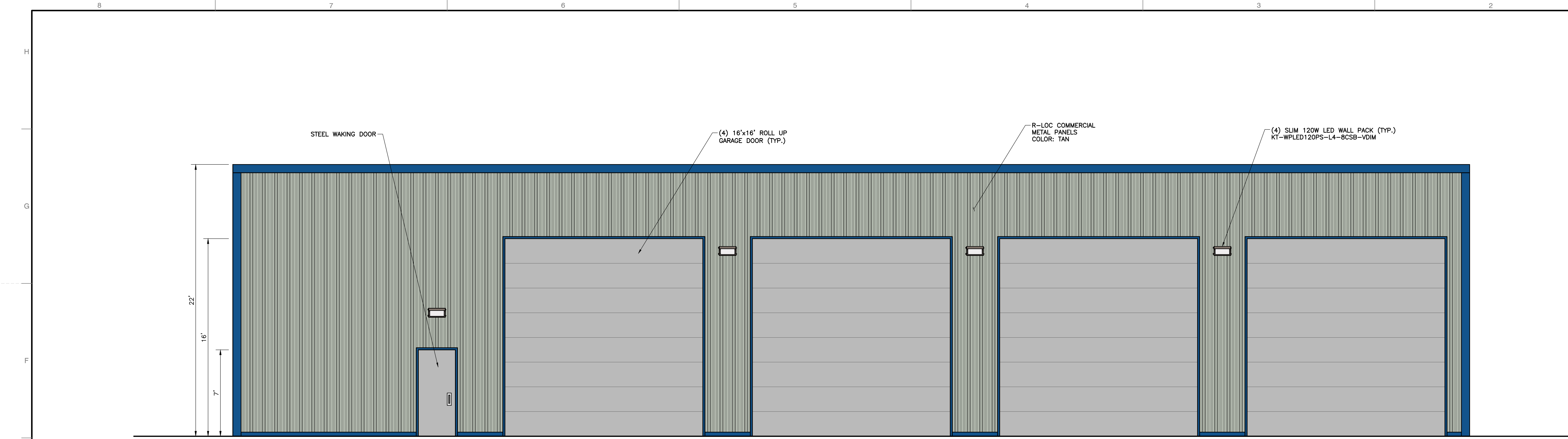
811 or 1-800-482-8998
<https://www.arkansas811.com>

REFERENCE

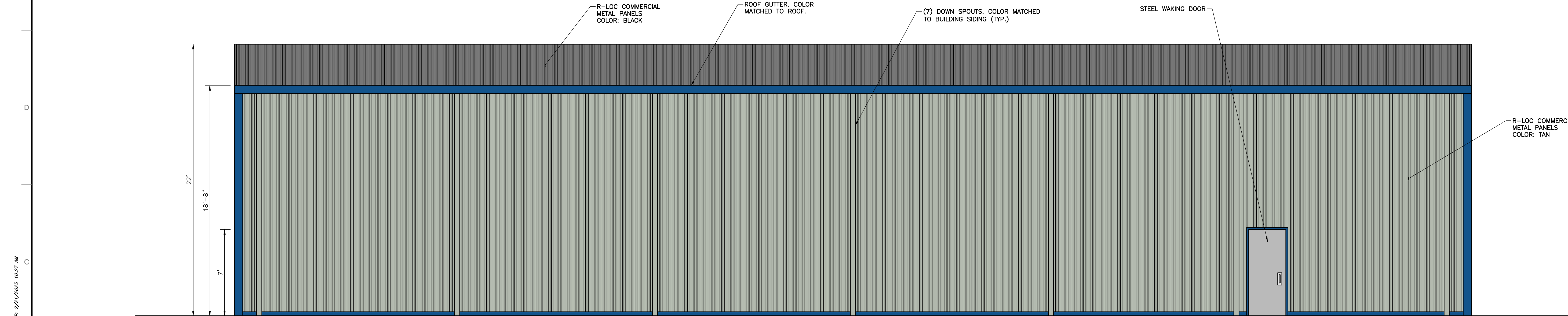
1. EXISTING TOPOGRAPHIC AND FEATURE INFORMATION BASED UPON
BOUNDARY/TOPOGRAPHIC SURVEY CONDUCTED BY BLEW & ASSOCIATES, P.A.
IN NOVEMBER 2023.

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

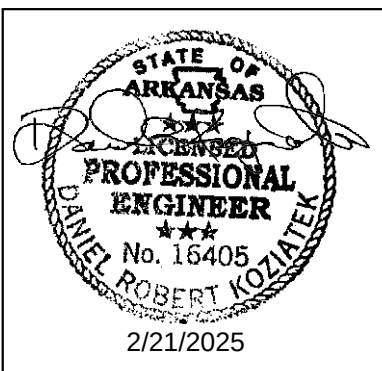
P:\130-000\130-4721-CADD\Drawings\130-4721-4002-A1.dwg [06:41] LS(1/19/2024 - enap) - LP: 2/21/2024 10:37 AM



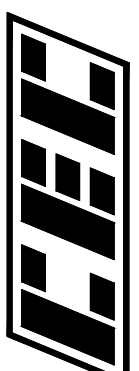
PRELIMINARY NORTH BUILDING ELEVATION
SCALE: 1" = 50'-0"



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
314-656-4566 · 866-250-3679
www.ceeinc.com

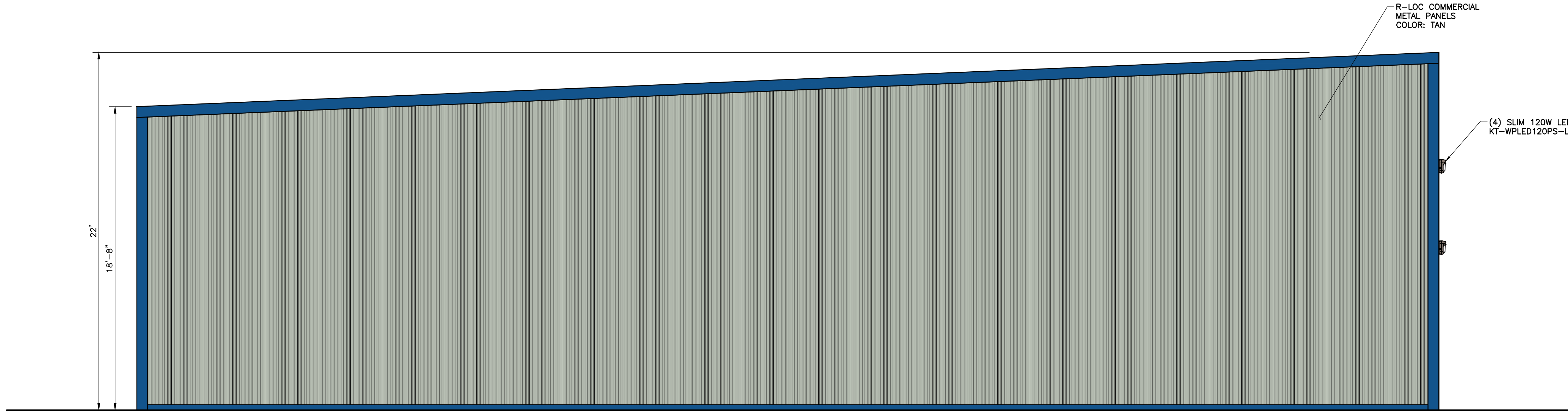
REPUBLIC SERVICES, INC.
BELLA VISTA TRANSFER STATION -
MAINTENANCE FACILITY
AMENDED LOT 4
BELLA VISTA, AR 72714

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

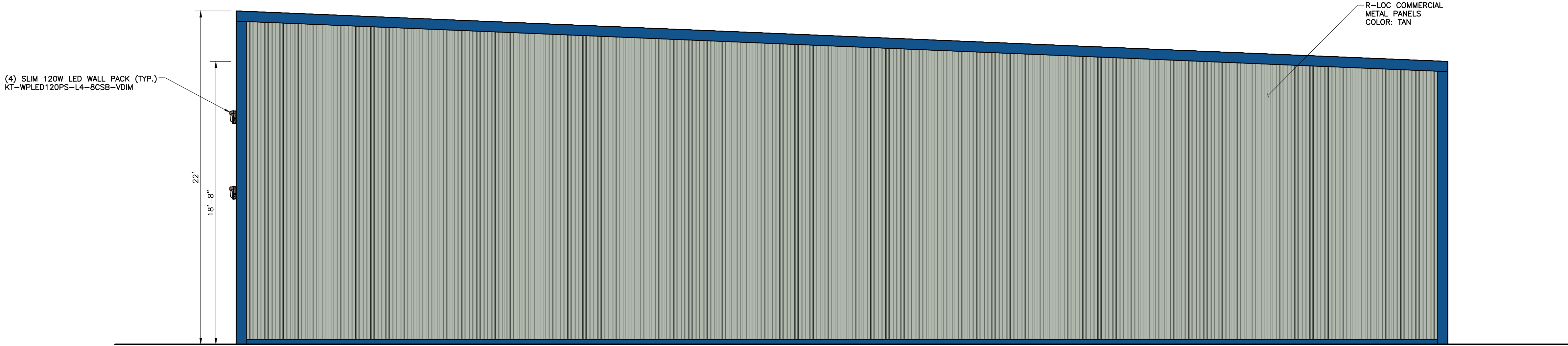
DRAWING NO.: **A1**

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

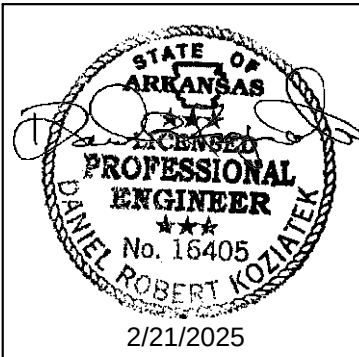
P:\130-000\1306-4721-CADD\Org\1306-4721-4002-New Property\1306472-4002-A1.dwg[07.43] LS(11/19/2024 - 09:49) - LP: 2/21/2025 10:37 AM



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



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



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

DRAWING NO.:
A2

SHEET 07 OF 07

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



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

SUBMITTAL RECORD	
NO	DATE
1	12/19/2024
2	02/21/2025

DESCRIPTION
CITY SUBMISSION FOR LARGE SCALE DEVELOPMENT (URS)
CITY REVIEW/REVISION



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

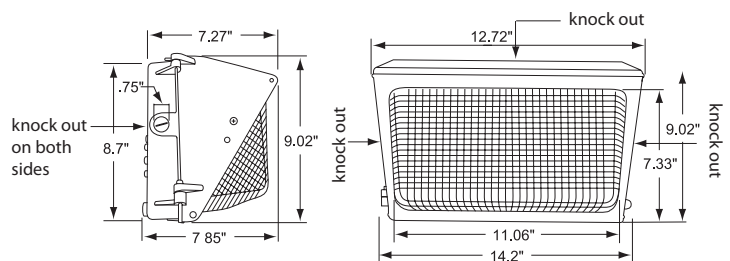
- Rugged traditional aluminum die cast housing provides proven environmental protection for LED modules.
- Traditional fixture design provides a familiar look and standard installation requirements.
- Retaining this look allows the ability to upgrade fixtures gradually, while retaining the same overall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



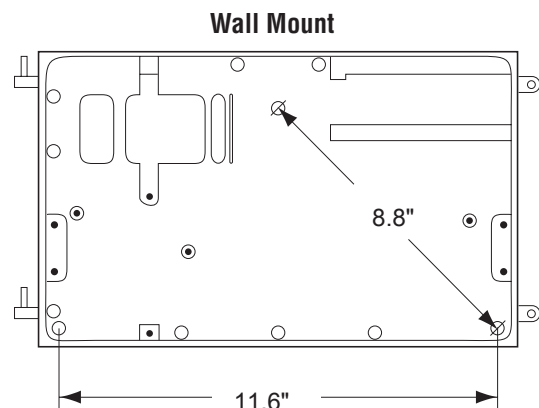
Dimmable



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

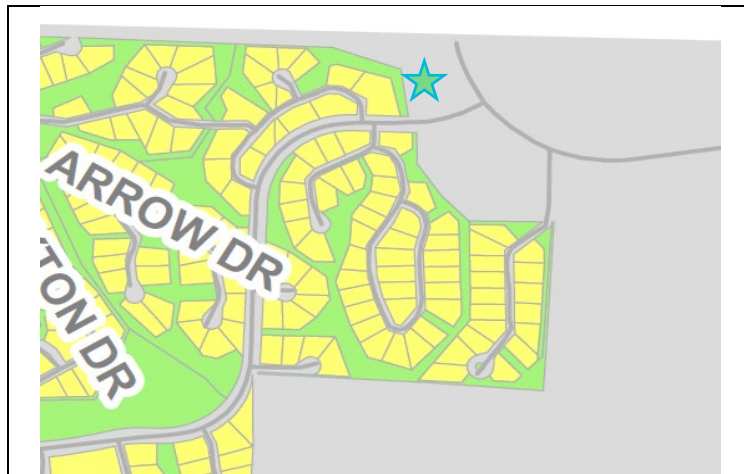
March 10, 2025

Reviewer:

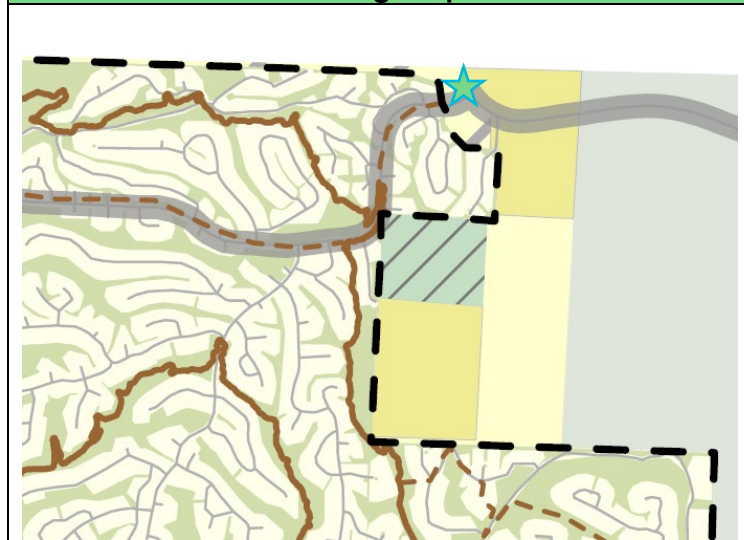
Conner LaRue,

Planner

Project Number	WVR 57693 & LSD 57496
Applicant	Cody Sexton
Address/Location	AR HWY 94/340
Current Zoning	N/A: Planning Area
Site Area	2.63 acres
Nature of Request	Seeking a waiver of 107-317(e)&(f) and proposing a Dollar General.



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. Subsection (f) requires commercial development along major arterials to have a designated "right turn only" lane. Sec. 107-162 sets forth review and approval requirements for large-scale developments.

Request

The applicant is requesting the subject waivers for a proposed access drive with the associated large-scale development of a Dollar General.

Background

The applicant is requesting a waiver of the above code sections for a proposed development of a 10,640 sq. ft. Dollar General and its associated access drive. In lieu of the required 250' distance requirement from the adjacent north driveway, the applicant is proposing 73' in order to meet the 250' separation requirement from the major intersection to the south. They are also requesting to have a left turn lane onto a major arterial. The site plan proposes water detention along the south property line, routing runoff away from any adjacent property or rights-of-ways. The site will be served by POA water and onsite wastewater management (septic system). AR Hwy 94 and 340 are designated as major arterial streets per the Master Street Plan. No zoning requirements apply as it is outside of city limits and is within our planning area. Per their traffic analysis provided, the site is expected to only generate +/-99 trips a day. As a reminder, all building permitting shall be handled by Benton County. Grading and drainage permitting will be handled by the City of Bella Vista.

Outstanding Technical Comments

None at the time of this report.

Recommendation

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

Other Reports

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

[Exterior Lighting Plan](#)

[Retaining Wall](#)

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.

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

SUBJECT: Dollar General of Bella Vista – Request of Waiver of Distance Between Access Drives,
Request of Waiver Right Turn Only exit.
1795 N AR-94 Highway
Pea Ridge, Arkansas 72751

To Whom It May Concern:

Dollar General of Bella Vista – AR Hwy 94 is a proposed retail commercial development.

We would like to request two Waivers.

First Waiver Request:

We would like to request a Waiver regarding the Distance Between Access Drives.

The following is from the Bella Vista Development Code, and based on the travel speed of 45 MPH:

Sec. 107-317.-Access Management

(e) Distance Between Access Drives.

(2) The Minimum distance between access drives on collectors, minor arterial, and major arterial streets shall be determined by the desired operating speed of the road, as determined by the city master street plan.

Travel Speed Permitted – 45 MPH

Minimum Distance Between Access Drives – 250 feet

We believe that a waiver of the Distance Between Access Drives is necessary, because the size of the property is not long enough that it is physically possible to have a 250 feet separation from both Lancashire Boulevard to the south, and the existing gas station at the State Line to the north. Given the option to locate our driveway closer to the north or the south, the north is clearly the best option, due to a clear line of site that is not obstructed by grading changes.

Furthermore, with regards to accurately quantifying the location of the driveway to the north (Missouri side), the driveway is a lengthy expanse of pavement. The current driveway even extends into Arkansas 165 feet. ArDot has already directed us to remove and properly restore this section of pavement within the limits of our development, in order to comply with current ArDot standards. The Driveway on the Missouri side is outside of our scope, being



within another state entirely. Thus, we have no real choice other than to just do the best we can to cooperate with the adjacent property.

As stated previously, we do not feel that the northern location of our driveway would impact the gas station negatively, due to the long and clear line of site that is available through that section of the highway.

It should also be noted that due to the length of the property, it would be considered a Hardship that it is impossible to develop this parcel without having some point of access that is within 250 feet of another access location.

Second Waiver Request:

We would like to request a second Waiver with regards to having the Exit from the development being Right Turn Only.

The following is from the Balla Vista Development Code:

Sec. 107-317(f)

Right Turn Only. Site plans for all commercial development and multifamily dwellings on minor arterial and major arterial streets shall contain exit points with a traffic land that are designated "right turn only" onto a public street.

It is part of the standard site model for Dollar General to have a driveway with both a dedicated Right Turn and also Left Turn exit. The ability to exit from either direction is vital to the viability of the site development.

Measuring from the proposed driveway location to the south oncoming traffic, direct line of sight visibility is in excess of 600 linear feet. Measuring from the proposed driveway location to the north oncoming traffic, direct line of site visibility is in excess of 900 linear feet.

Based on the lengthy sight distance from the proposed driveway location, and the proven success of the standard Dollar General driveway model, we do not believe there would be a negative impact from allowing both a Right Out and Left Out exit from the driveway.

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

Sincerely,



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

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Serback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	(See Site Plan For Size)
	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
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	<u>See Utility Plan For Line Sizes</u>
	Gate 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:	114,784.28 sf	2.64 acres
Proposed Dedicated R.O.W.:	0.00 sf	0.00 acres
Net Site Area:	114,784.28 sf	2.64 acres
SITE INFORMATION		
Total Paved Area:	22,840.00 sf	0.52 acres
Total Sidewalk Area:	4,378.54 sf	0.11 acres
Total Building Area:	10,766.73 sf	0.25 acres
Total Impervious Area:	38,185.27 sf	0.87 acres
Total Pervious Area:	76,599.01 sf	33.3%
PARKING INFORMATION		
Provided Spaces (Total):		33
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 Streets.
- ✗ 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 match 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

[illegible][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



Surveying | Engineering
Environmental

Shiloh Drive
Arkansas 72703

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

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-01-03	24-6804.1

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

DRAWING NAME:
24-6804.02 Civil 001.dwg

C2

Looking South from Missouri into Arkansas



March 4, 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.

Following are additional comments from the Bella Vista Work Session, received on 2-28-25.

1. Provide right turn only lane. No left turns allowed onto major arterial roads.

Response: An additional waiver request was filed with the City of Bella Vista on 3-3-25.

2. Provide measurement of throat length (edge of asphalt to edge of first parking spot.)

Response: Updated on Sheet C1.

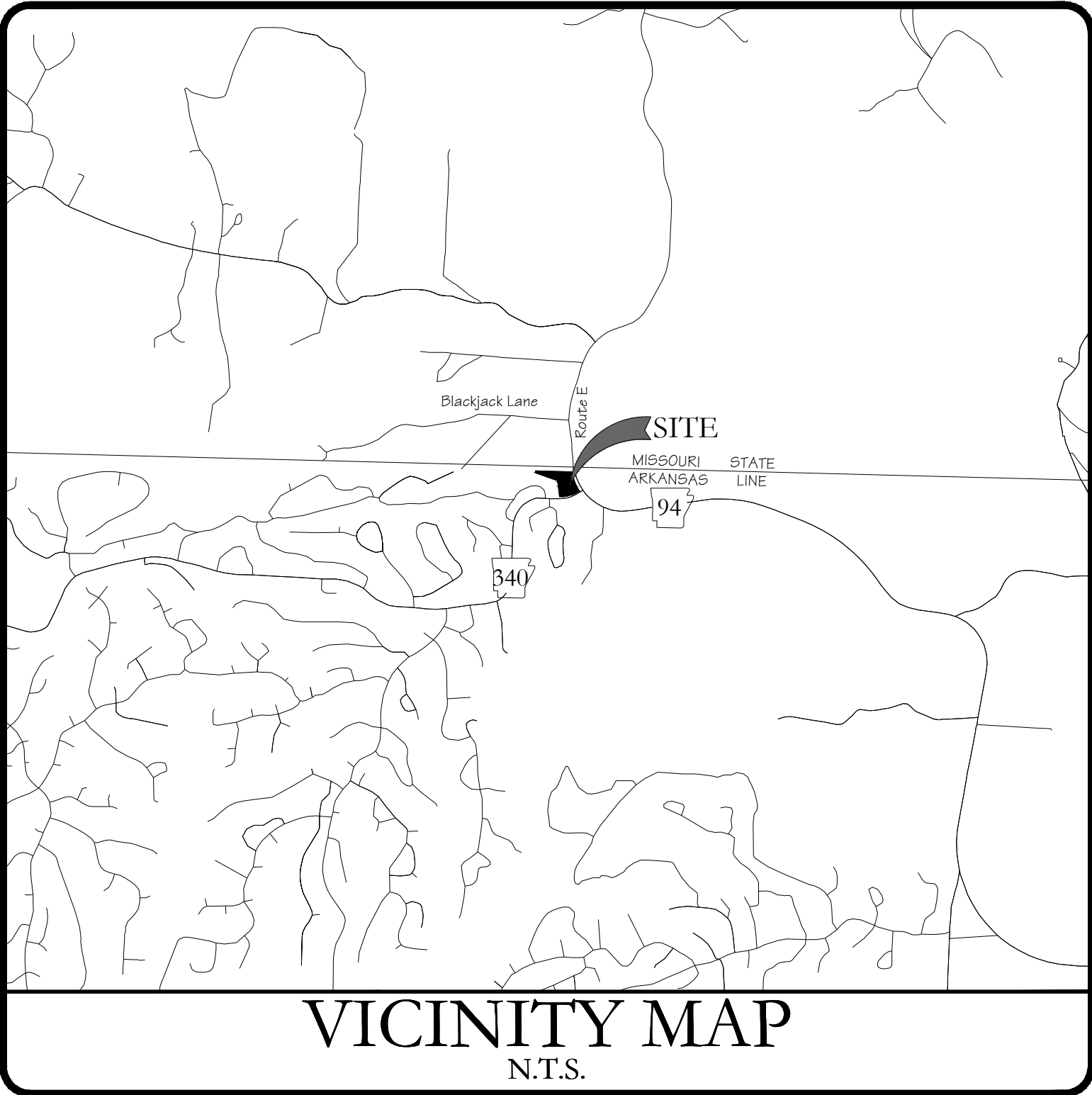
3. Fix the building setbacks. Showing from the centerline instead of the property line.

Response: Building setbacks as shown were per the requirements of Benton County, as this particular site is under the jurisdiction of both Bella Vista and Benton County. Benton County required their setbacks be dimensioned from the centerline of the right of way. This has been noted and clarified on the plans on Sheet C2.

4. Drive separation to the intersection is shown wrong. It needs to be from centerline of driveway to edge of Lancashire's right of way. Confirm 250' is met.

Response: Updated on Sheet C2.

p:\24-6804.dwg of bella vista - hwy 94, ar civil drawings\24-6804.02 civil 002.dwg - Plotted on 3/13/2025 4:54:07 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Harvey Smith



VICINITY MAP
N.T.S.

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.

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

Contact Information:

DEVELOPER:
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
Ph: (501) 219-8899

CIVIL ENGINEER:
Blew & Associates, PA
3825 N Shiloh Dr
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

ARCHITECT:
Burdett Architecture, Inc.
603 Highway 5 North
Benton, AR 72019
Ph: (501) 794-4448
Fax: (501) 794-4449

ELECTRIC:
Black Hills Energy
900 US-62,
Harrison, Arkansas 72601
Ph: (888) 890-5554

FIRE:
Bella Vista Fire Department Station #2
8300 Trafalgar Road,
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

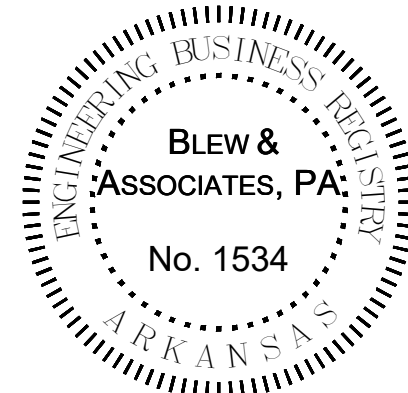
Sheet Index

Sheet No	Title	Date
CIVIL PLANS		
C1	Cover Sheet	03/03/2025
C1-1	Dollar General Notes	02/11/2025
C2	Site Plan	03/03/2025
C2-1	Landscape Plan	02/11/2025
C3	Demolition and Erosion Control Plan Ph 1	02/11/2025
C3-1	Erosion Control Plan Ph 2	02/11/2025
C4	Grading and Drainage Plan	02/11/2025
C5	Utility Plan	03/03/2025
C6	Details	02/11/2025
C6-1	Details	03/03/2025
C6-2	Details	02/11/2025
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 may not be shown on these drawings. We assume the Contractor is responsible for locating all utilities prior to construction. 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		

C1

p:\24-6804.dwg of bella vista - hwy 94, ar civil drawings\24-6804 civil 002 - details.dwg - Plotted on 3/7/2025 4:39:57 PM @ a scale of 1:1 to autocad pdf (smallest file) .pc3 by Harvey Smith

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.

Blackjack Lane

Route E

MISSOURI STATE LINE

94

340'

SITE

VICINITY MAP
N.T.S.

REVISIONS:

DATE:

DESCRIPTION:

REVISED BY:

DATE:

DESCRIPTION:

REVISED BY:

As:

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

FORM

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

Certificate of Authorization #61534

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

Page 151 of 166

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

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

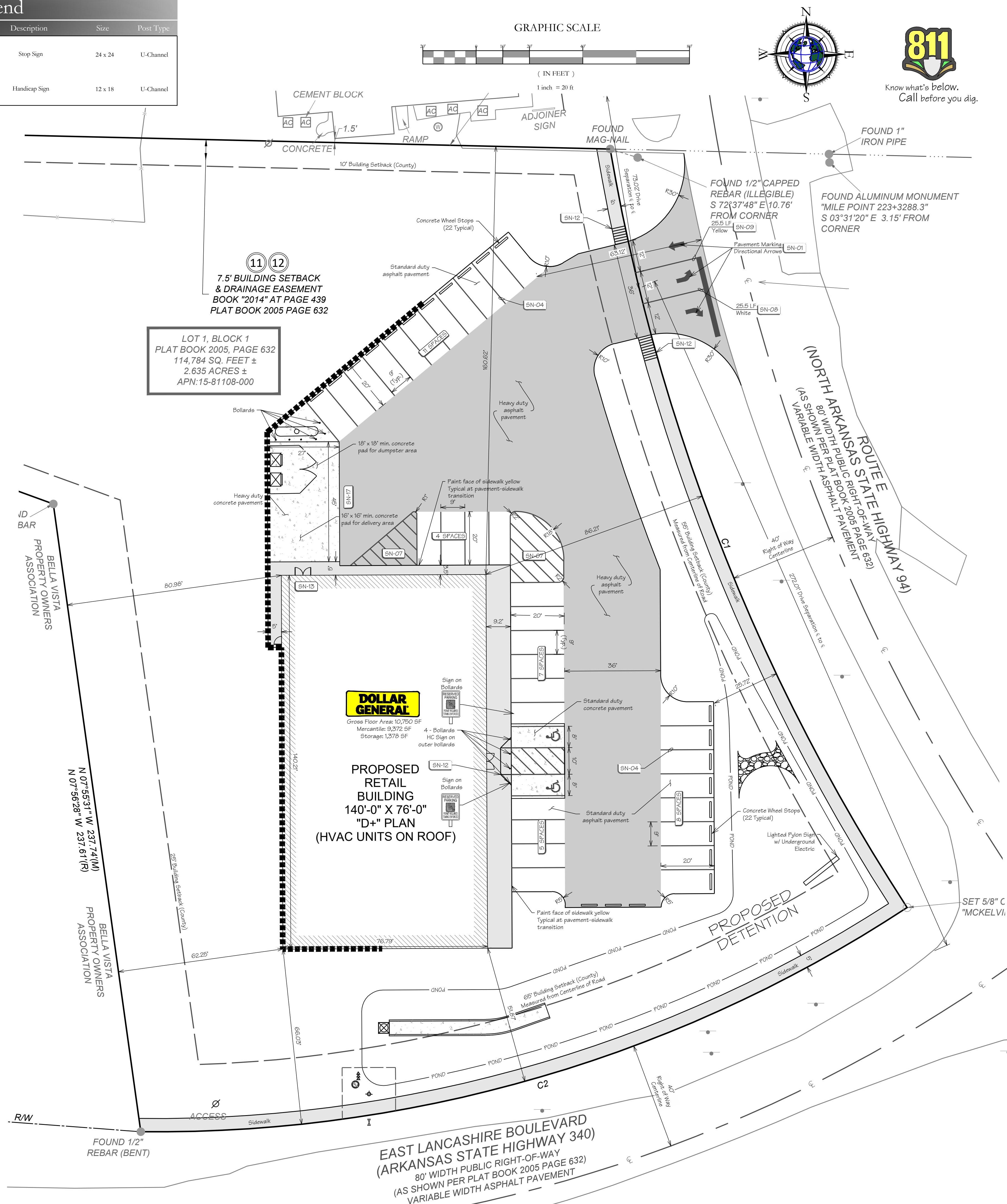
YELLOW CURBING & BOLLARDS PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. METAL SURFACES SHALL BE FREE OF HEAVY RUST. SURFACES SHALL RECEIVE 2 COATS OF SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55790
STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO 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 recent 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 match 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

SN-01	Painted Traffic Markings
SN-04	4" Painted Yellow Striping
SN-07	4" Wide Painted Stripes, 4'-0" o.c. @ 45°
SN-08	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-09	4" Wide Double Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk
SN-13	At-Grade Delivery Doors
SN-17	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



REVISIONS:		DATE	
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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 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:			

C2

Feature	Description
---------	-------------

Note:

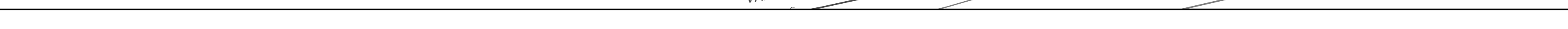
- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

X DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE

PROPERTY INFORMATION

Key	Symbol	Qty.	Botanical	Common	Size	Comments
-----	--------	------	-----------	--------	------	----------

SHRUBS & ORNAMENTAL GRASSES:	
	All Shrubs shall be a



N.T.S.

[illegible]

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

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

C2.1

C2-1

Feature	Description
---------	-------------

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

X 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 any materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.

X 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.

X 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 on the field. This 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.

X 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.

X 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 applicable laws.

X 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.

X 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.

Key	Description
-----	-------------

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
 - a. Trailer
 - b. Parking & storage areas
 - c. Lay down
 - d. Porta potty
 - e. Wheel wash &/or concrete washout
 - f. Masons area
 - g. Fuel and material storage containers
 - h. 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.
4. The following shall be shown on the erosion control site map upon implementation and installation:
 - a. Construction trailer(s)
 - b. Parking & storage areas
 - c. Lay down
 - d. Porta-potty
 - e. Wheel wash &/or concrete washout
 - f. Fuel and material storage containers
 - g. Solid waste containers, etc.

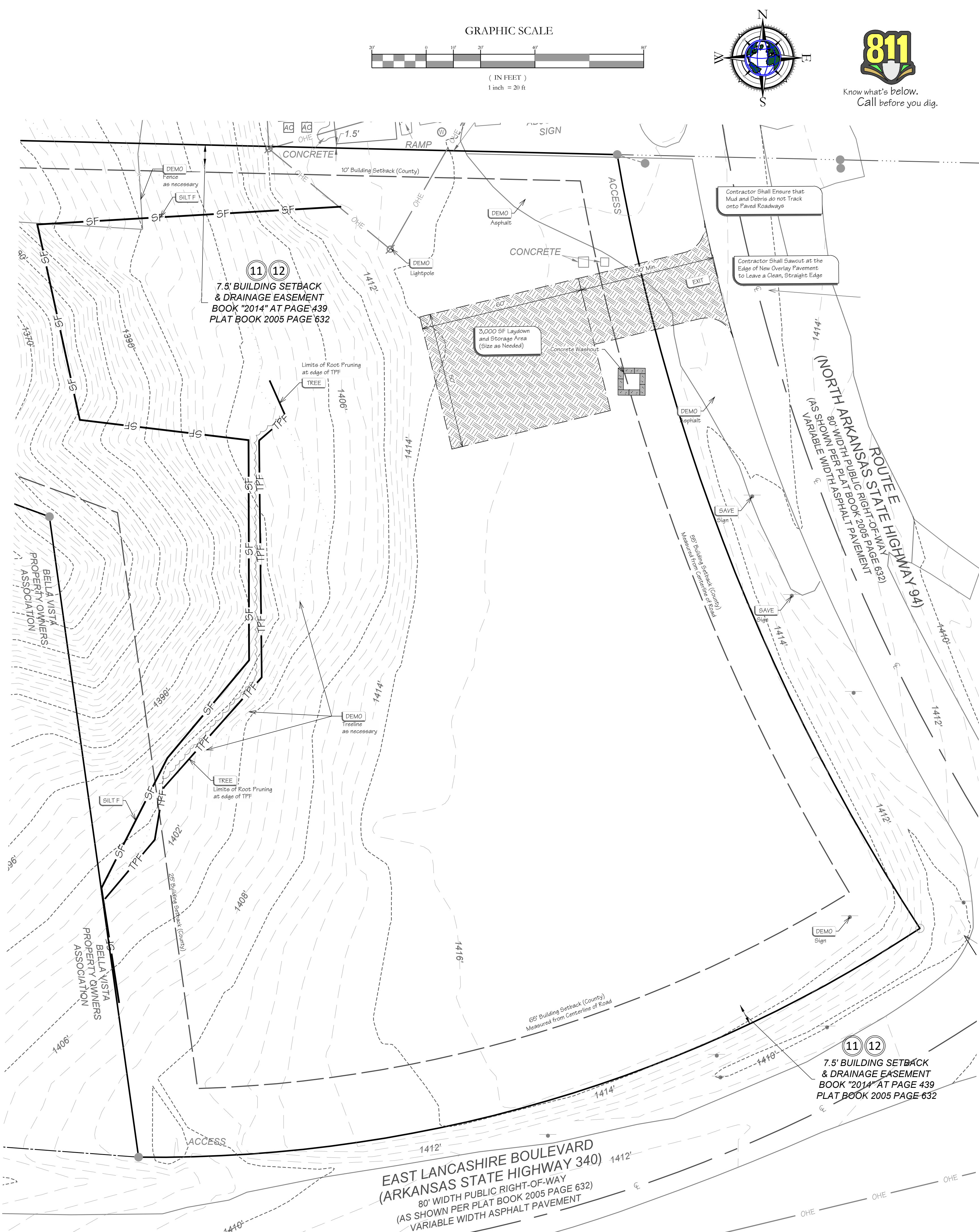
- X The Storm Water Pollution Prevention Plan (SWPPP) is completed of the Erosion Plan & all construction drawings, the standard details and any related documents including City ordinance.
- X Contractor shall implement best management practices as required by the SWPPP.
- X Additional best management practices shall be implemented as dictated by conditions not of additional cost of owner throughout all phases of construction.
- X Best Management Practices (BMPs) and controls shall conform to federal, state, or local requirements. A manual of best management practices shall be prepared. Contractor shall implement additional controls as directed by permitting agency or owner.
- X 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.
- X Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- X General Contractor shall allocate on site a temporary parking and storage area which shall also be used for equipment storage, material storage, cleaning and emergency parking area, and for locating portable facilities, office trailers, and other temporary facilities.
- X All wash water (concrete trucks, vehicles, cleaning equipment, etc.) shall be detained and properly treated or disposed.
- X Sufficient site erosion control measures and flotation booms shall be maintained on and readily available to contain and clean-up fuel or chemical spills and leaks.
- X Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids that dust suppression operations is prohibited.
- X All waste, wash water, and other liquids shall be properly detained or disposed in 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.
- X All storm water discharge shall be directed to the storm water management system. The Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.

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 required for 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:

1. Silt fence protection and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. 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.
4. The construction entrance 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.
5. 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.
6. Outlet structures in the sedimentation basins shall be maintained in operational condition at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Feature	Key	Description
	ENT	Temporary Gravel Construction Entrance / Exit
	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
	TREE	Tree Preservation And Protection
	DIVDIKE	Temporary Diversion Dike
	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (See Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

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



REVSIONS:		DATE:	
№:	DISCUSSION		
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

General of Bella Vista
AR-94 Highway Pea Ridge, AR 72751
General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 72204
(501)-219-8899



**Surveying | Engineering
Environmental**

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

C3

Feature	Description
---------	-------------

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:

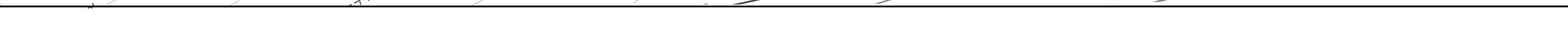
X The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II

Feature	Key	Description
---------	-----	-------------

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

1. Temporarily seed denuded areas.



N.T.S.

1125 N 300

]ment



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

DATE:	JOB NUMBER:
2025-02-11	24-6804.1

DRAWING NAME: 24-6804.02 Civil 002.dwg

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, construction sediment entrances, 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 located with all available information and that exact location of utility lines may not be accurate.
- 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.

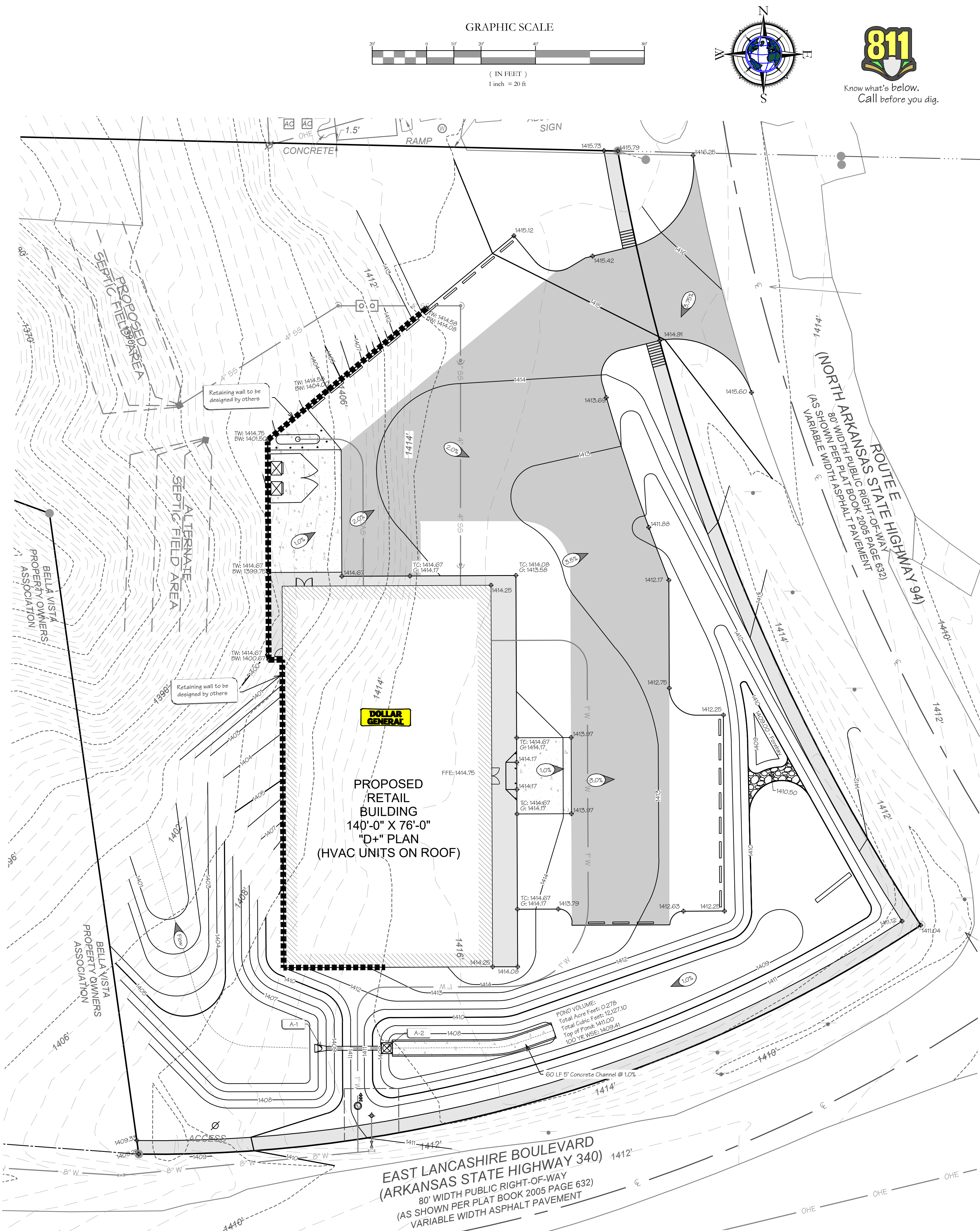
GENERAL:

- 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 any unsuitability 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 be detrimental after the fill is placed.
- 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 shown on the detail 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

REVISIONS:  		DATE:
NO.	DESCRIPTION	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

C4

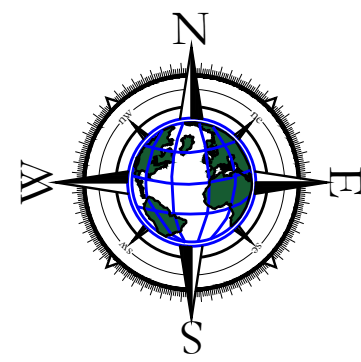
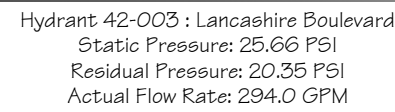
Feature	Description
---------	-------------

Note:

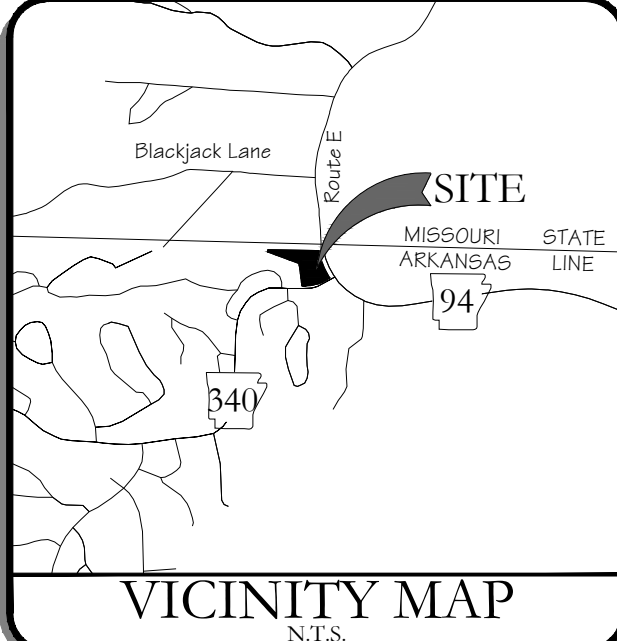
- * Only Symbols That Appear On This Sheet Are Shown In This Legend
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

✗ THE CONTRACTOR SHALL CONTACT "ARKANSAS ONE-CALL" AND/OR THE APPROPRIATE UTILITY COMPANY AT 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 BELLA VISTA PDA SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES. ✗ 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 3000 psi PC CONCRETE. RETAINER GLANDS MAY BE REQUIRED, AS DETERMINED BY BELLA VISTA PDA. ✗ 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.	✗ THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION(S) ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE 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 THEIR WORK. ✗ CONTRACTOR SHALL OBTAIN AUTHORIZATION FROM BELLA VISTA PDA PRIOR TO CONNECTION TO ANY EXISTING WATER LINE, SEWER LINE, OR SEWER MANHOLE. ✗ PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANIES. ✗ PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATIONS OF THE GOVERNING AGENCY. ✗ CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL. ✗ CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR DISRUPTION OF GAS, TELEPHONE, CABLE, AND ELECTRICITY AS REQUIRED. ✗ CONTRACTOR SHALL MAINTAIN A MIN. OF 5 FOOT SEPARATION FROM WATER/SEWER AND STORM SEWER, GAS, ELECTRIC, STREET LIGHTS AND TELEPHONE AS REQUIRED.
--	---

Hydrant 42-003 : Lancashire Boulevard
Static Pressure: 25.66 PSI
Residual Pressure: 20.35 PSI
Actual Flow Rate: 294.0 GPM



Know what's below.
Call before you dig.

[illegible]

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)-219-8899

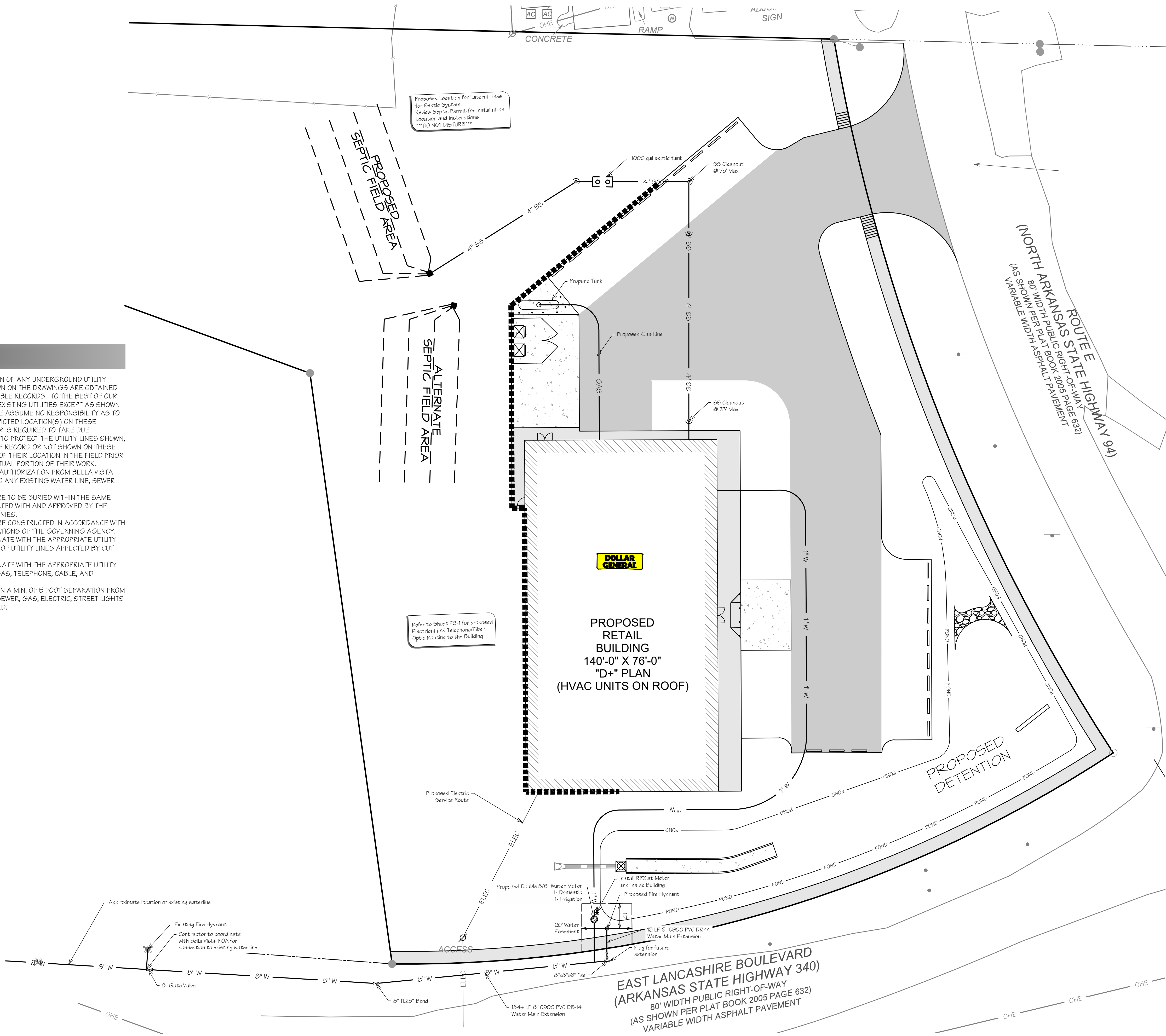


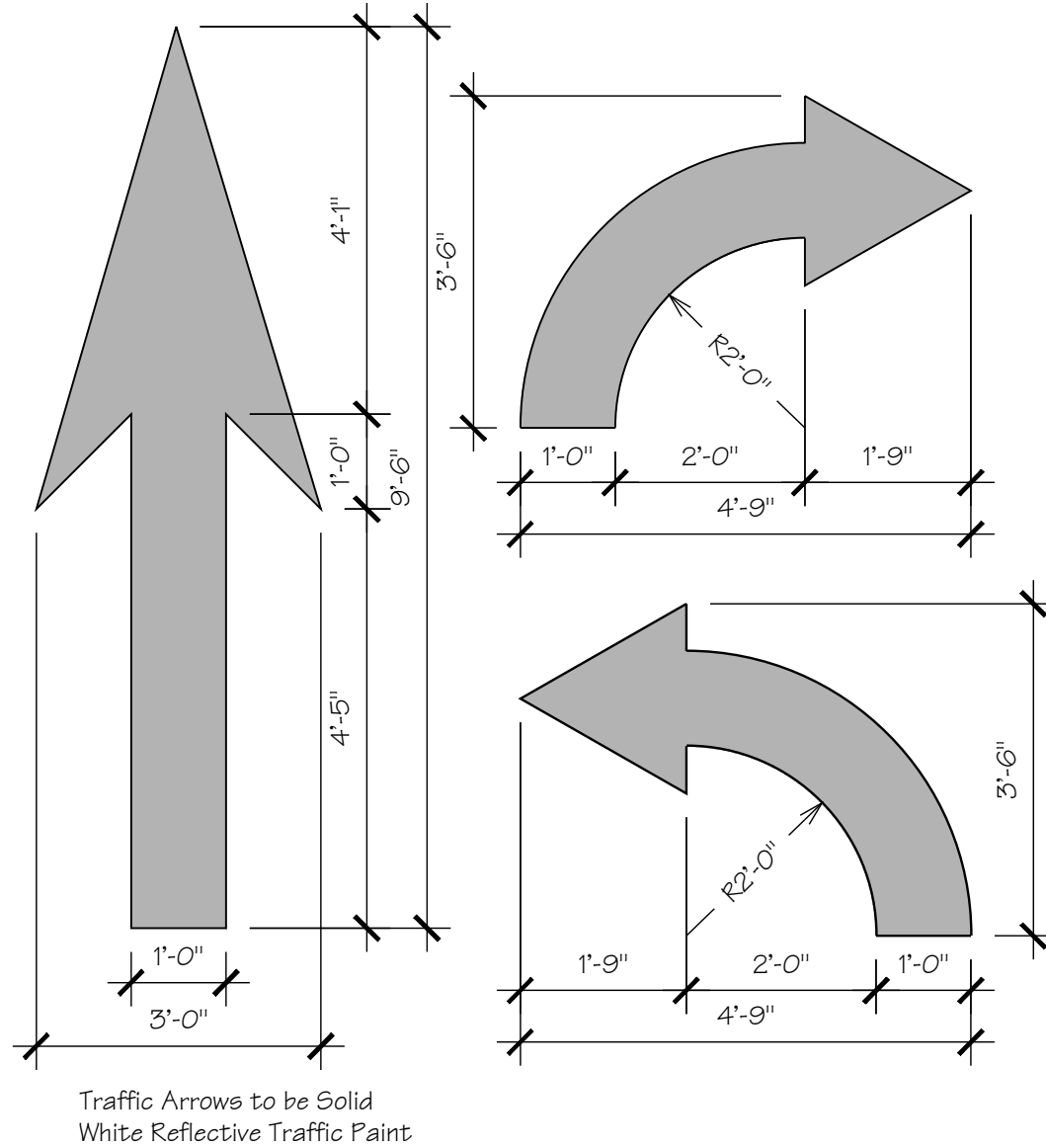
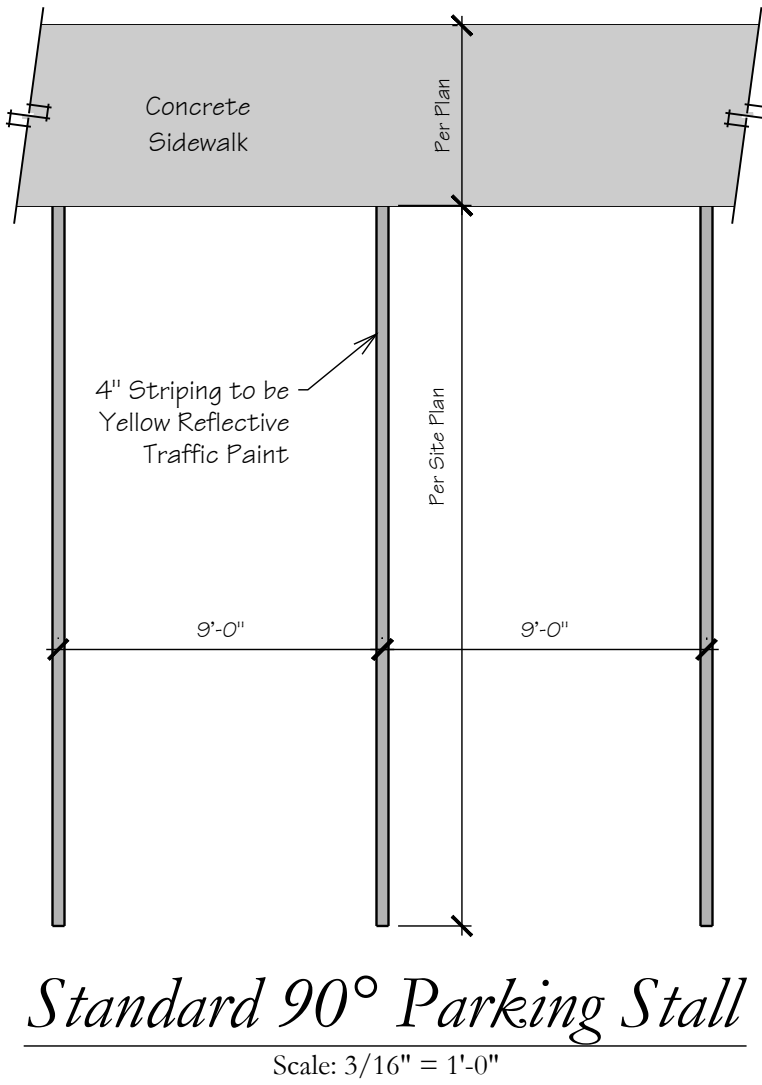
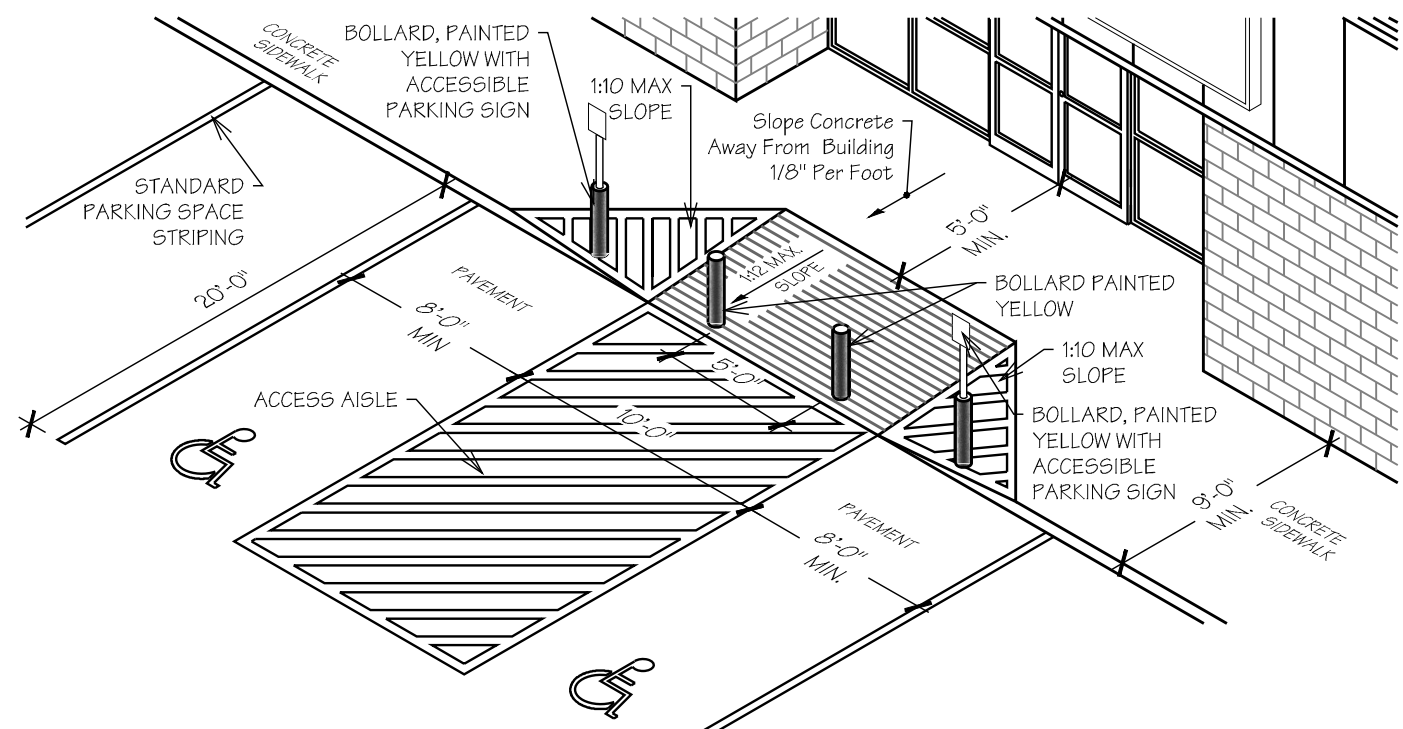
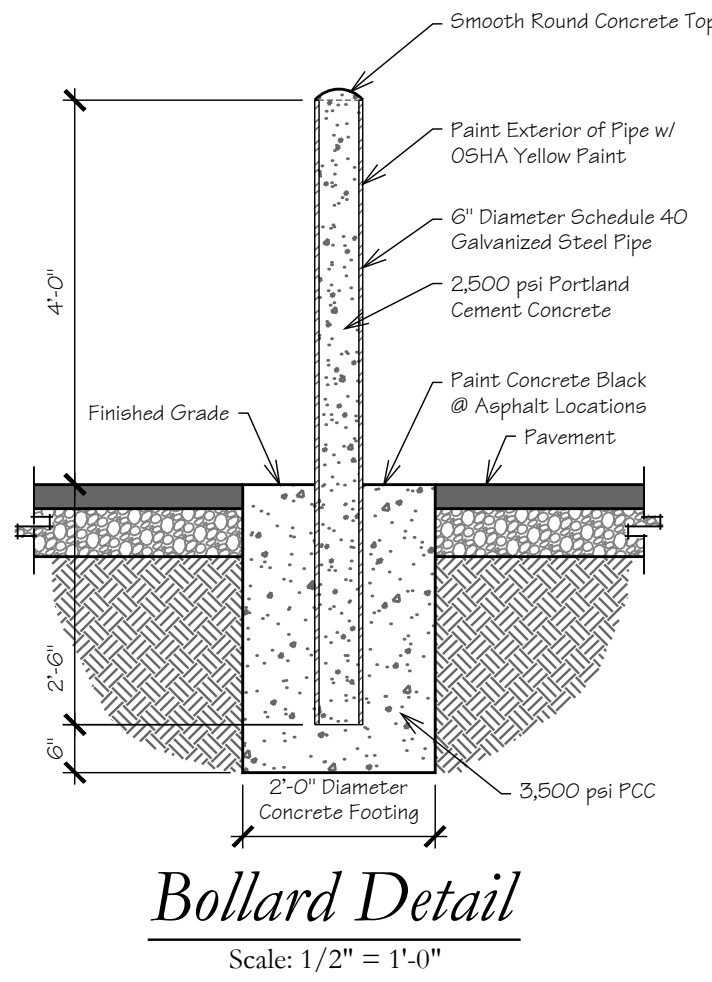
BLEW
Surveying | Engineering
Environmental

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

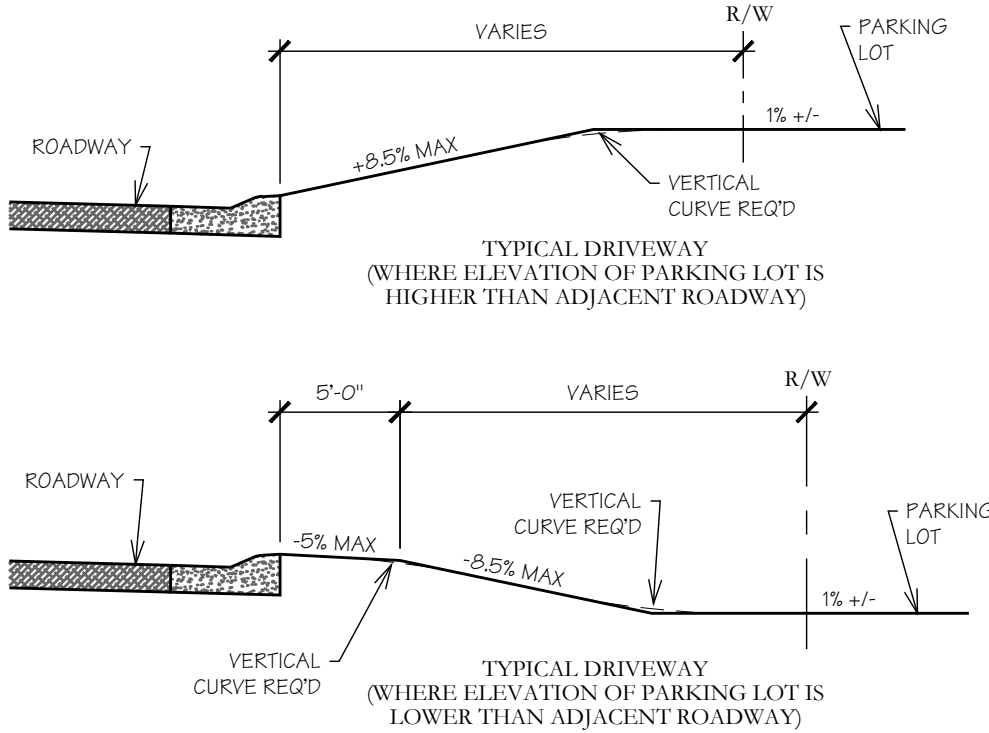
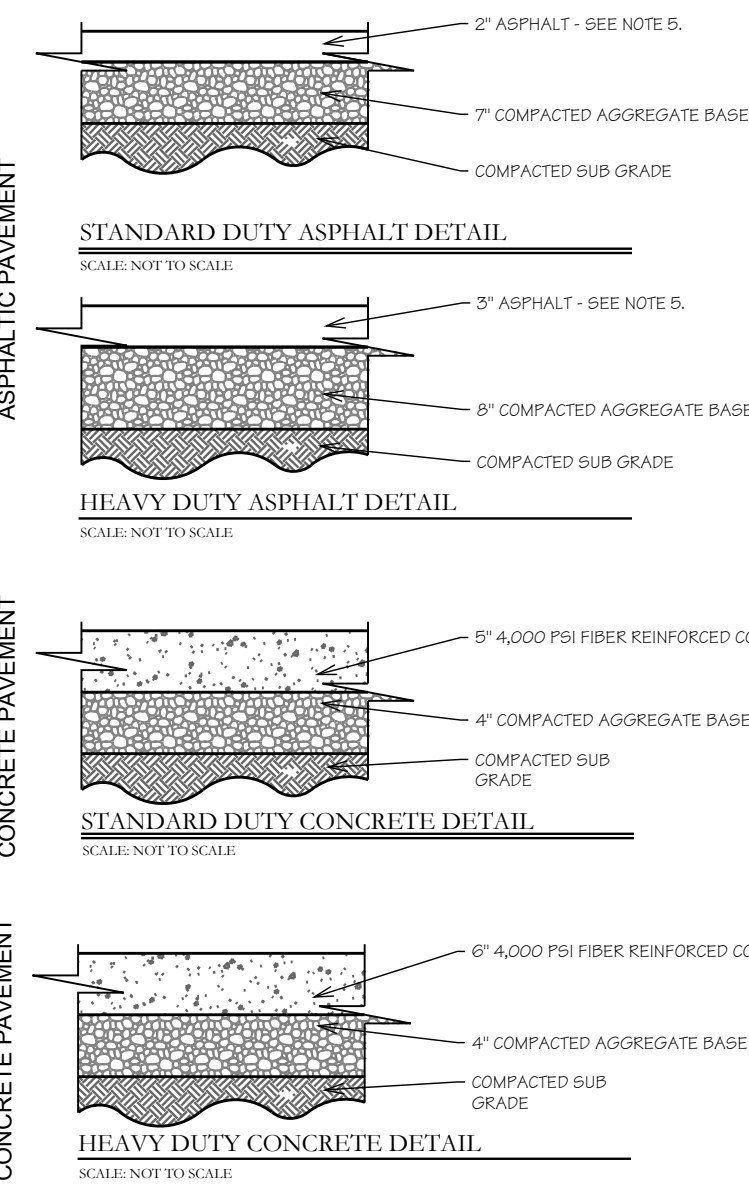
Certificate of Authorization № 1534	
DATE: 2025-02-11	JOB NUMBER: 24-6804.02
DRAWN BY: W. Sexton	REVIEWED BY: W. Sexton
DRAWING NAME: 24-6804.02 Civil 002.dwg	
SHEET NUMBER:	

C5

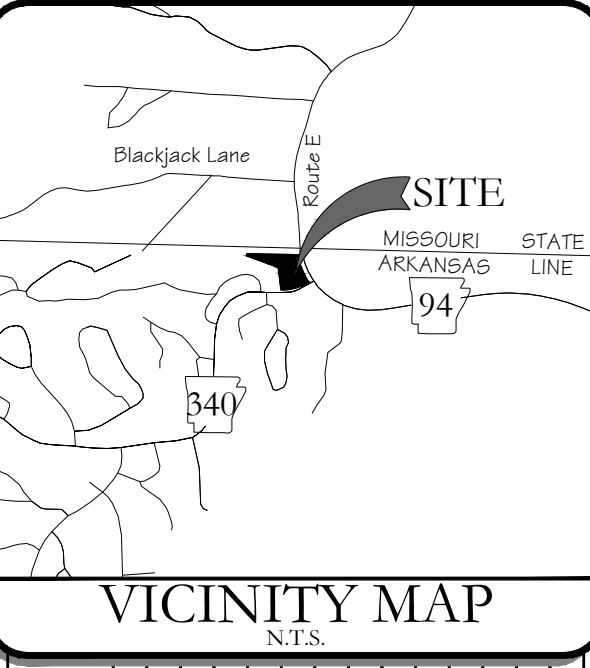
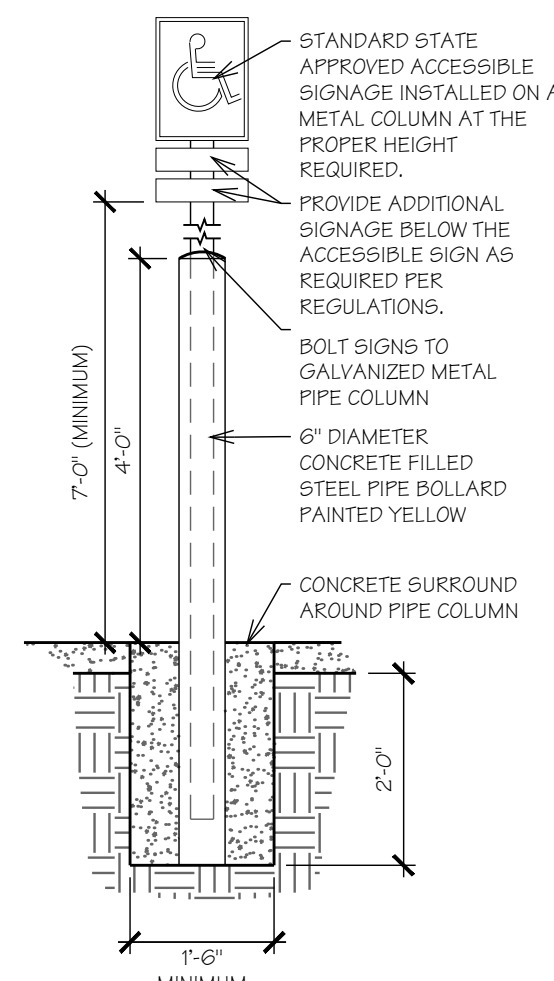
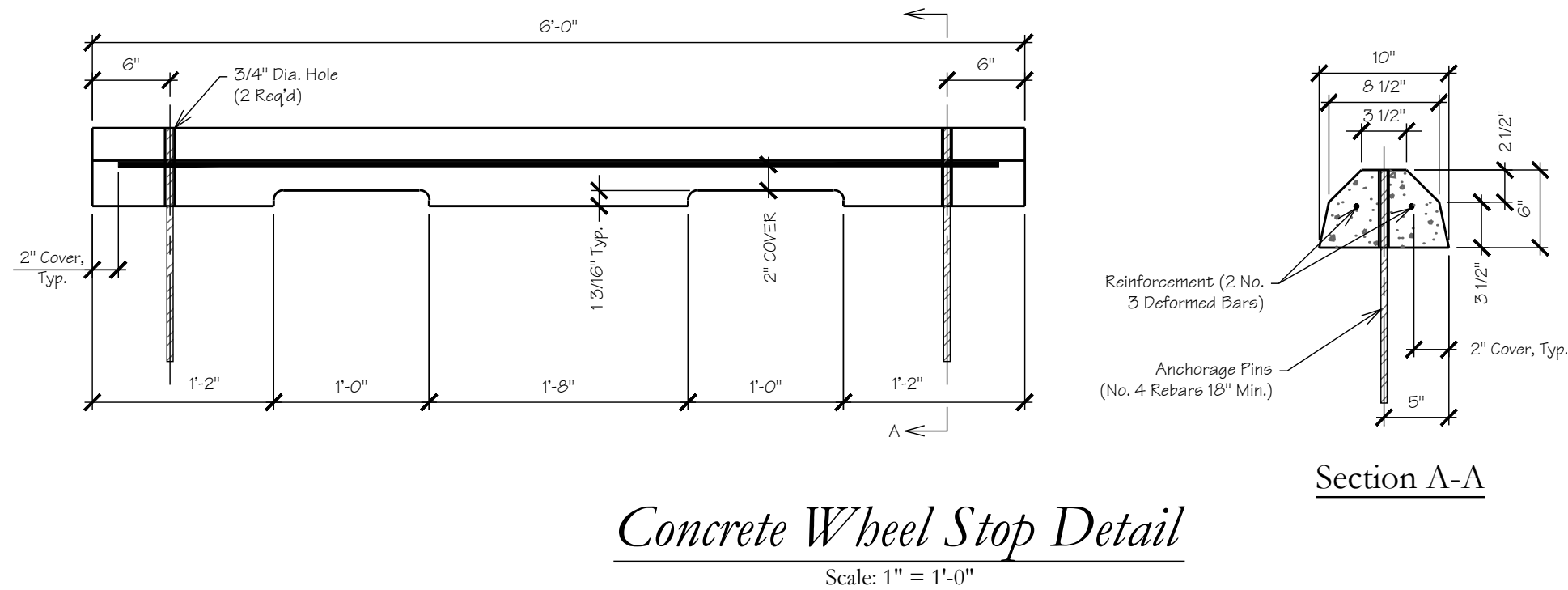
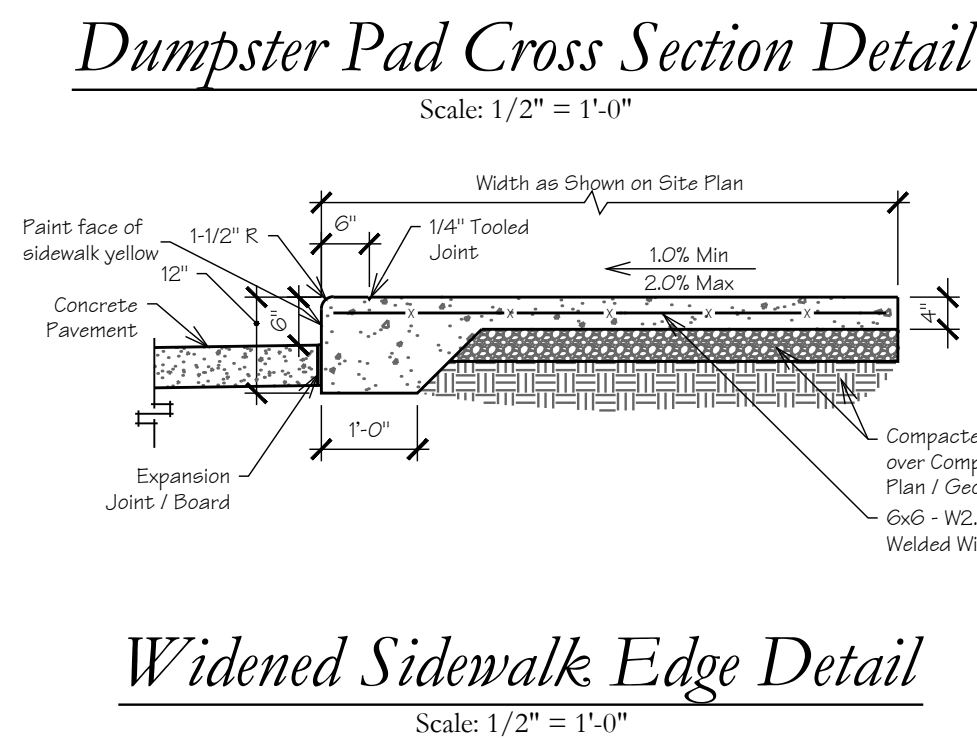
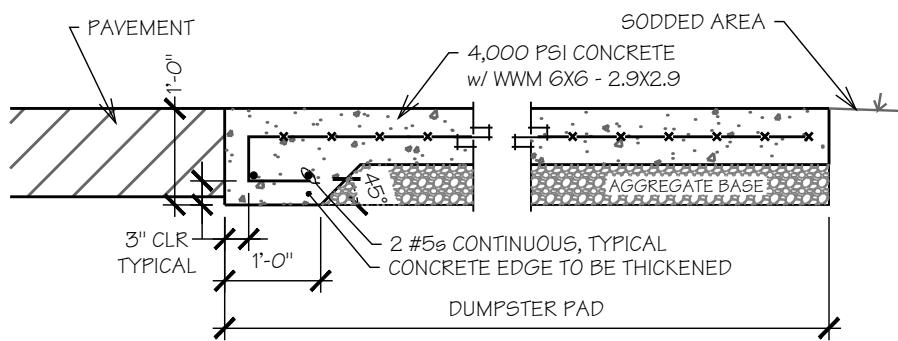
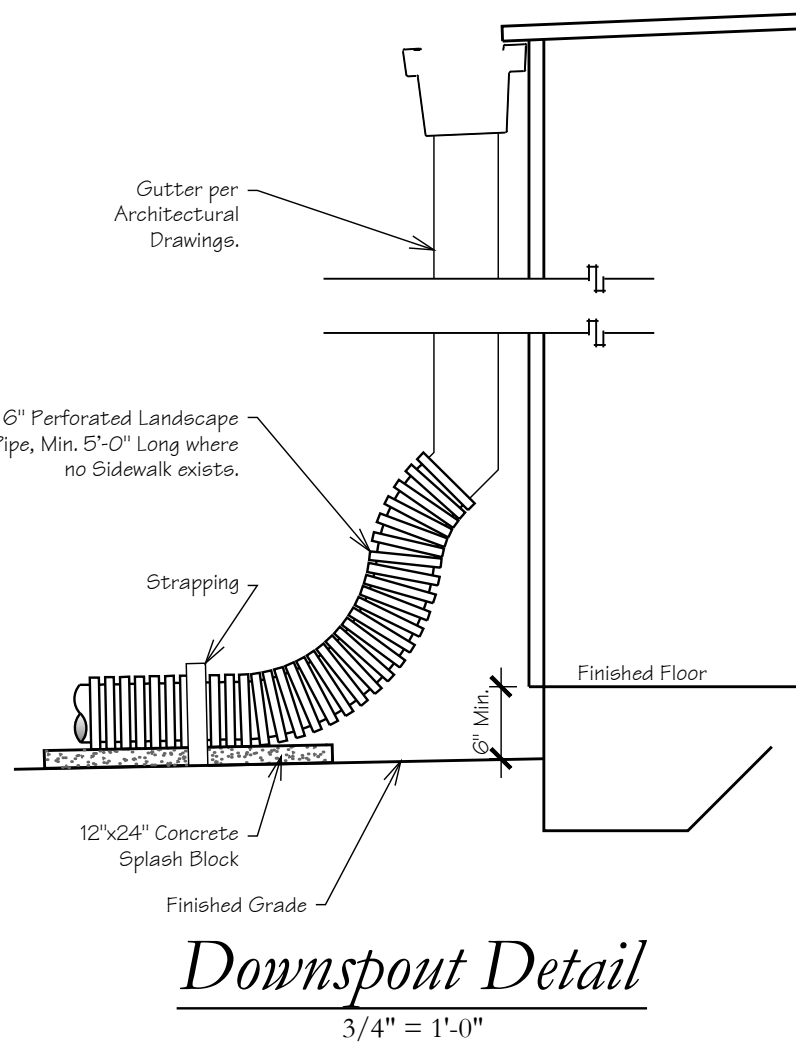
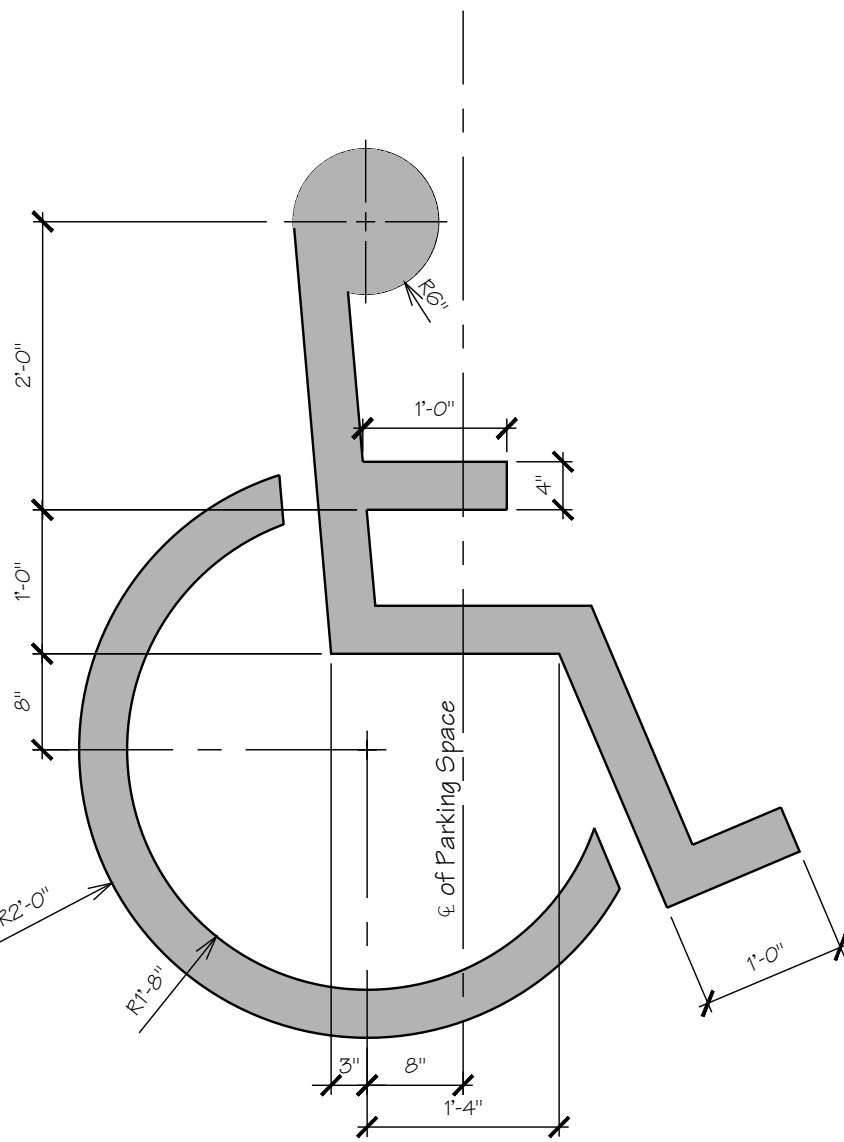




- PAVEMENT DETAILS
1. DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
 2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCORIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH THE DESIGN.
 3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT ON DOLLAR GENERAL MAXIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
 4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCEMENT SHALL BE USED AT JOINTS. REFER TO A-10209 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PAVING LOTS FOR JOINT DESIGN AND LAYOUT.
 5. THE DENSITY OF ALL ASPHALT PAVING SHALL BE BETWEEN 90% AND 98% (ASTM D2041). TESTING BY GC.



- DRIVEWAY DETAIL NOTES:
1. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS AND DOLLAR GENERAL REQUIREMENTS SHOWN HEREIN. DRIVEWAY GRADES SHOWN HEREIN ARE DOLLAR GENERAL'S PREFERRED MAXIMUM AND MINIMUM GRADES. IT IS UNDERSTOOD THAT EXCEPTIONS TO THESE REQUIREMENTS MAY BE REQUIRED AT SOME SITES 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 PRIOR APPROVAL. SUBMITTAL SHALL INCLUDE DATA INDICATING THAT PROPOSED DESIGN IS IN ACCORDANCE WITH JURISDICTIONAL (CITY, COUNTY, STATE, ETC.) ACCEPTABLE STANDARDS. DATA SHALL INCLUDE DRAWING DETAILS, LOCAL JURISDICTIONAL APPROVALS (LETTERS, PERMITS, COPIES OF LOCAL DESIGN GUIDELINES, ETC.), AND ENGINEERING DATA THAT ILLUSTRATES THAT A TYPICAL DOLLAR GENERAL TRACTOR TRAILER DELIVERY TRUCK CAN ACCESS THE SITE WITHIN NORMAL OR REASONABLE MANEUVERING TOLERANCES. SUBMITTAL SHALL INCLUDE A SIGNED AND PROFESSIONALLY SEALED LETTER FROM A LICENSED CIVIL ENGINEER CERTIFYING THAT THE DESIGN IS IN ACCORDANCE WITH APPLICABLE GOVERNING AGENCY(IES) REQUIREMENTS. DOLLAR GENERAL DELIVERY TRUCK INGRESS AND EGRESS REQUIREMENTS SHOULD BE VERIFIED THROUGH 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 ROAD AS SHOWN ON THE DETAIL WHERE THE PARKING LOT IS HIGHER THAN THE ROAD. ELEVATION, MAINTAIN POSITIVE SLOPE AWAY FROM THE BUILDING TO PREVENT FLOODING.



REVISIONS:	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

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		



1. TAPPING SLEEVE SHALL BE FORD FAST OR APPROVED EQUAL.
2. AFTER THE TAP IS MADE, RE-TORQUE BOLTS ON SLEEVE TO SEAL TO FINAL SHAPE OF PIPE.
3. TAPPING SLEEVE AND VALVE SHALL BE DOUBLE WRAPPED WITH 8 MIL POLY.

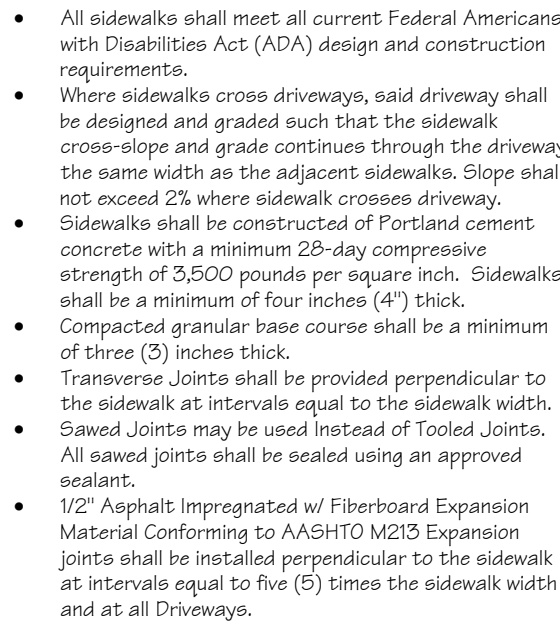
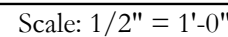


N.T.S



1. BEDDING SHALL BE CLASS I WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, BEDDING SHALL BE CLASS II COMPACTED TO 95% STANDARD PROCTOR. SEE SPECIFICATIONS FOR CRITERIA.
2. HUNCHING SHALL BE WORKED AROUND THE PIPE WITH HAND TO ELIMINATE VOIDS AND TO PROVIDE A CLASS II OR CLASS III COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I WORKED BY HAND, OR CLASS II OR CLASS III COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, OR II, OR III COMPACTED TO 95% STANDARD PROCTOR.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2323-00.
8. ALL MATERIALS SHALL BE INSTALLED IN LAYERS OF 150mm OR LESS WITH ASTM D 68, CLASS III AND IV MATERIALS SHALL BE COMPACTED NEAR THE TOP OF EACH LAYER.
9. LIFT SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 30mm.
10. ALL TRENCH EXCAVATIONS SHALL BE 300mm SHORED, SHUTTED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND ALL EXCAVATIONS SHALL BE PROTECTED FROM TRAFFIC. SEE SPECIFICATIONS FOR CRITERIA.

NOT TO SCALE



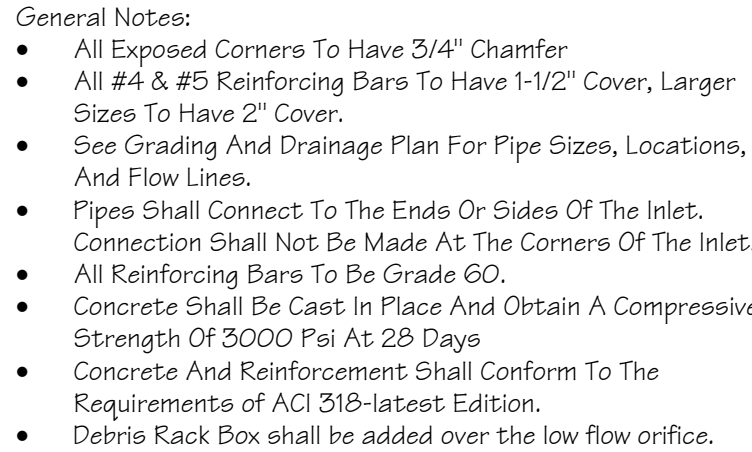
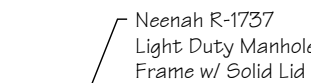
Scale: 1/2" = 1'-0"



NOTES

1. All fittings shall be Ductile Iron C-153 Mechanical Joints, as Manufactured by Tyler Union.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with Visqueen.
4. Back all fittings 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 or Vertical shall be backed.
7. Reaction Backing Table is based on 250 psi and Soil Bearing Pressure of 2,500 lb./sf. Additional backing may be required in some areas as directed by the engineer.
8. All Ductile Iron C-153 Mechanical Joint Fittings as Manufactured by Tyler/Union.
9. All Ductile Iron Fittings shall be installed with megalum mechanical joint restraints as manufactured by EBBA Iron Sales Series 1100 for DIP or Series 2000 PV for C-900 PVC Pipe.
10. Gate Valves, Hydrants, etc. which are near DIP Fittings shall be restrained to the fittings with Anchor Coupling.
11. No PVC Between Fittings & Valves.

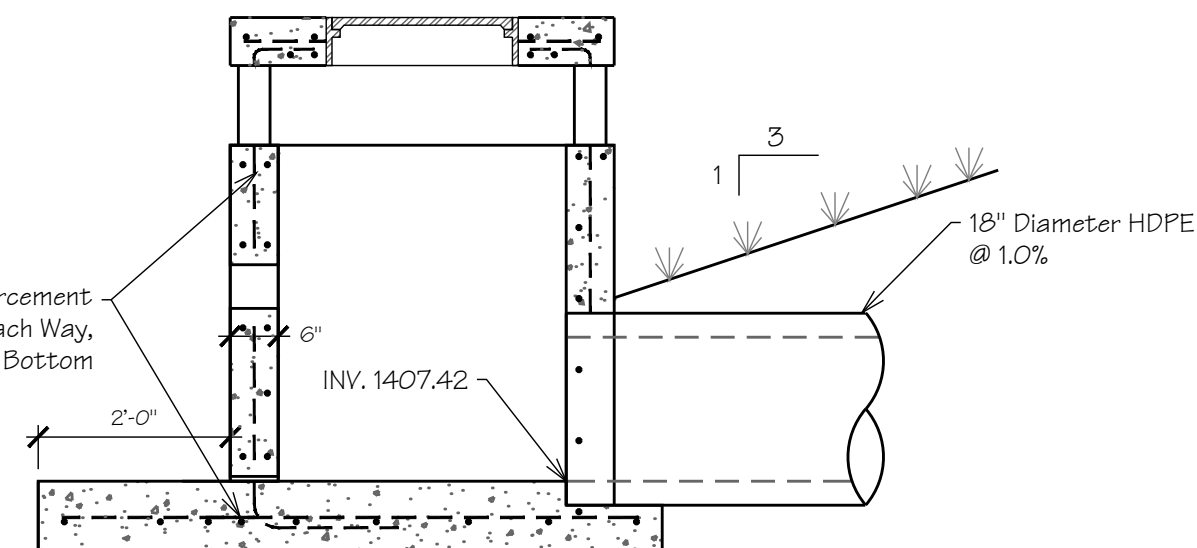
N.T.S.



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



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



Details

Dollar General of Bella Vista
AR Highway 94 Bella Vista, AR

PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204



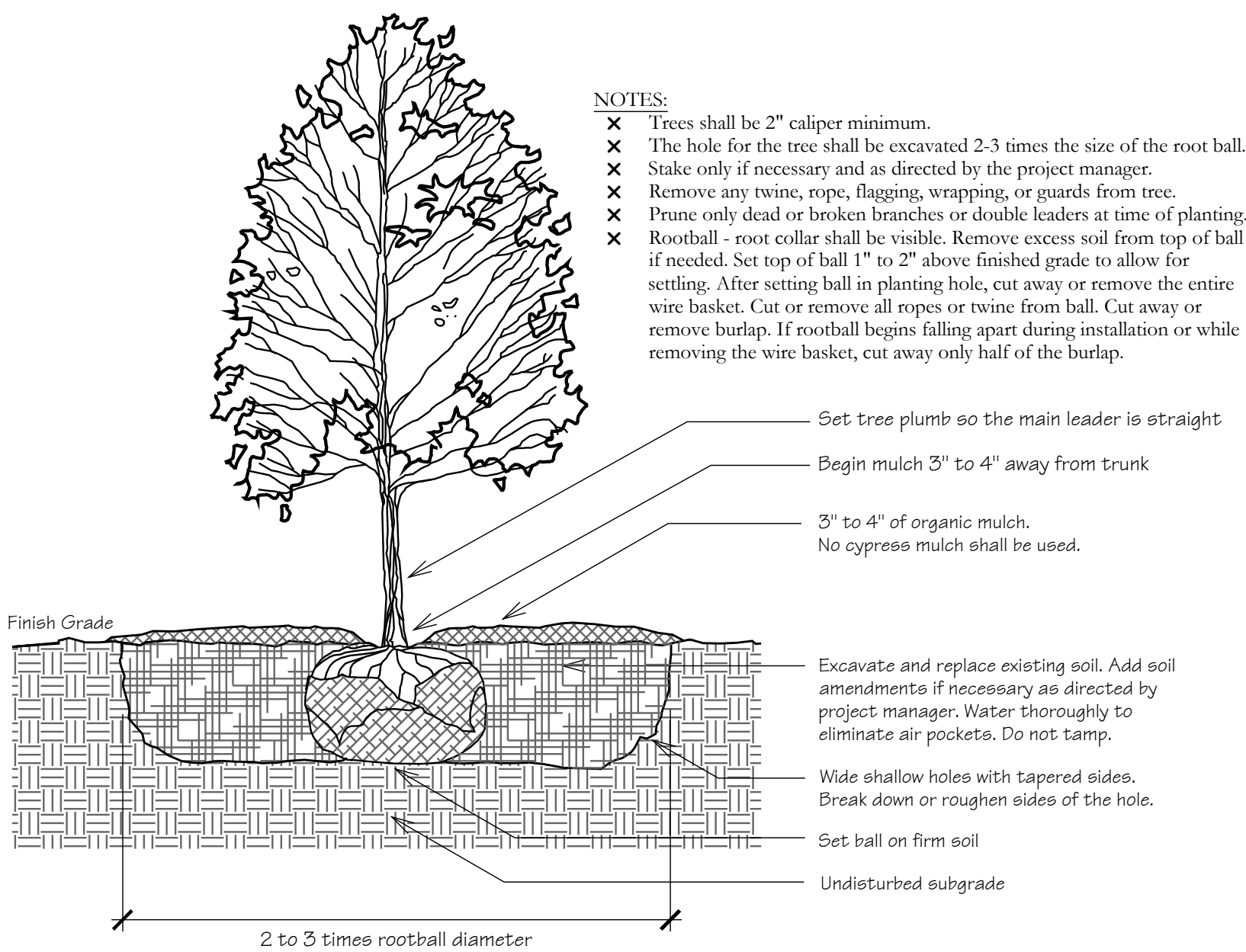
BLEW
Surveying | Engineering
Environmental

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

Certificate of Authorization № 1534

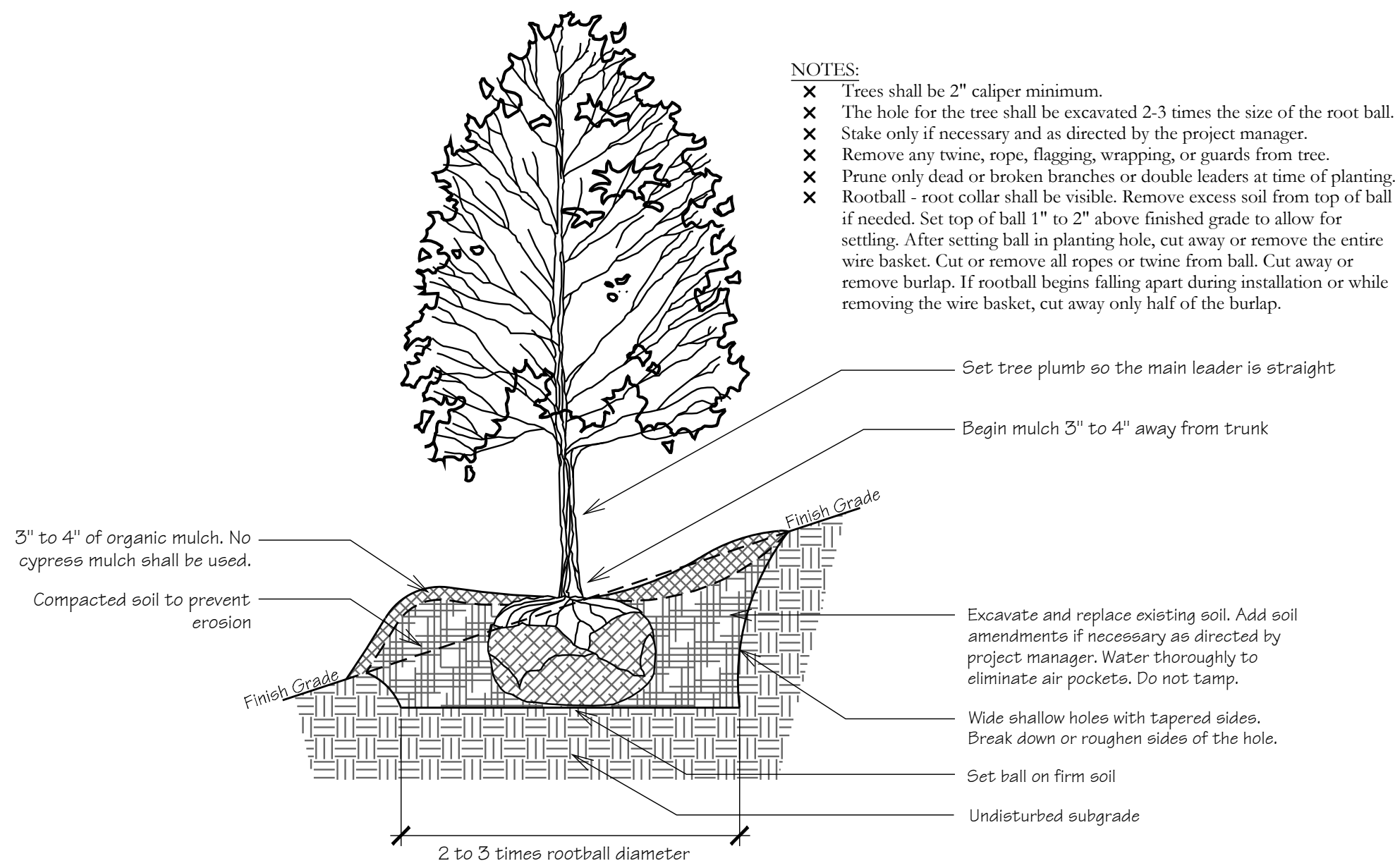
DATE:	2025-02-11	JOB NUMBER:	24-6804
DRAWN BY:	H. Smith	REVIEWED BY:	W. Cody Sexton
DRAWING NAME: 24-6804 Civil 002 - Details.dwg			
SHEET NUMBER:			

C6-1



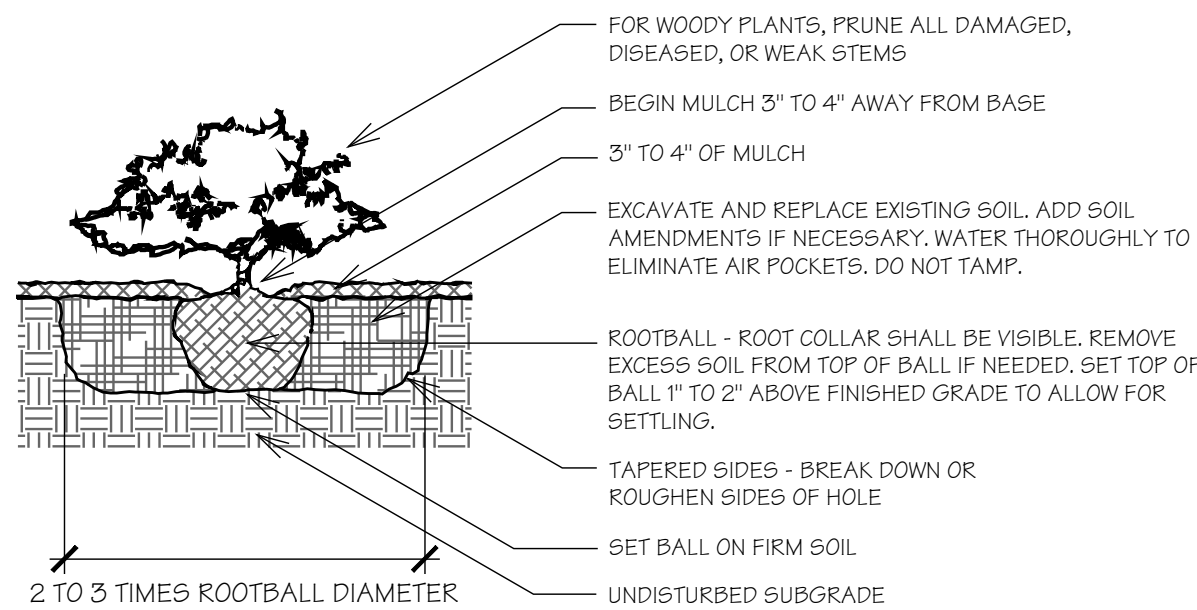
TREE PLANTING DETAIL

Scale: N.T.S.



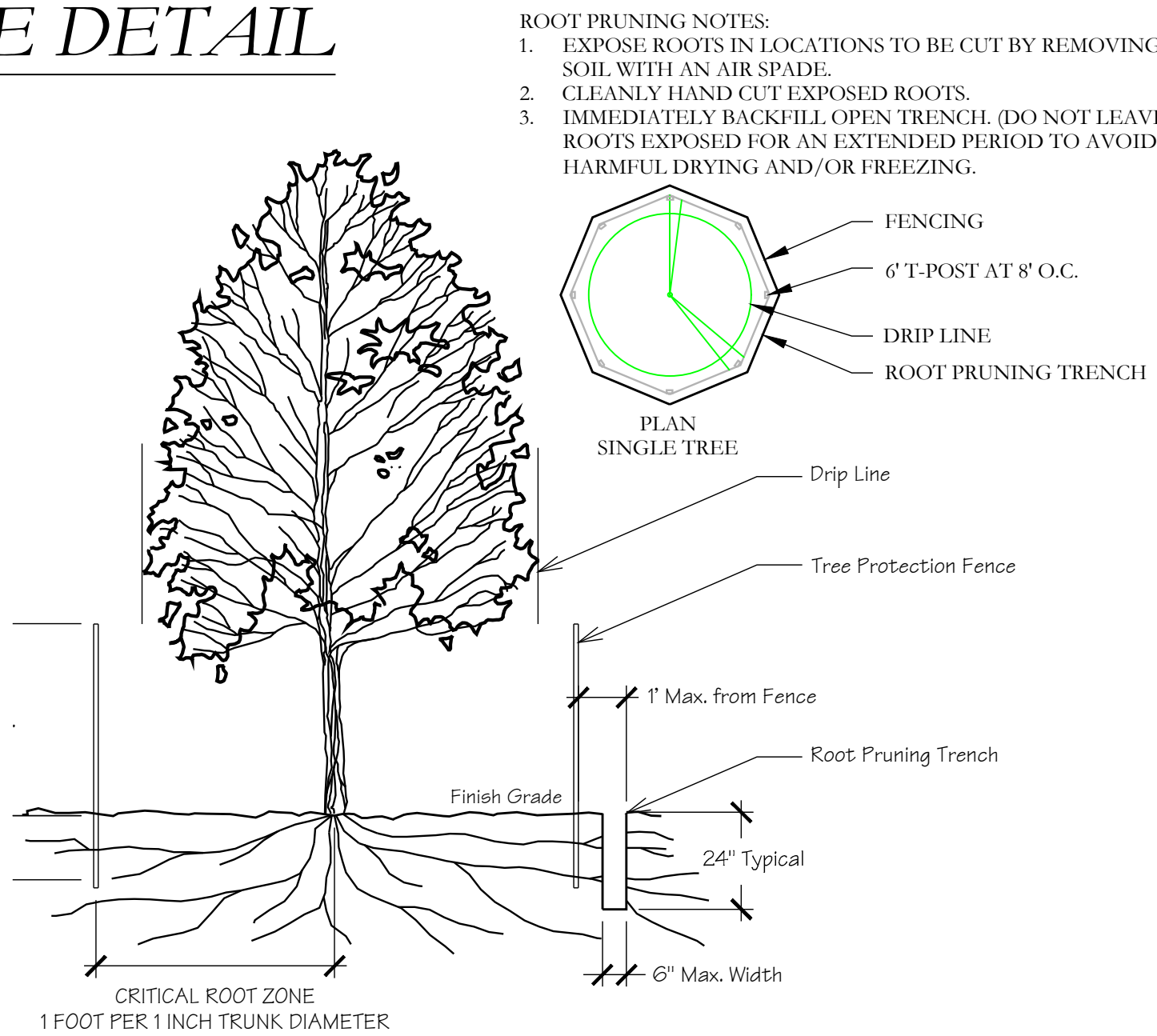
TREE PLANTING ON SLOPE DETAIL

Scale: N.T.S.



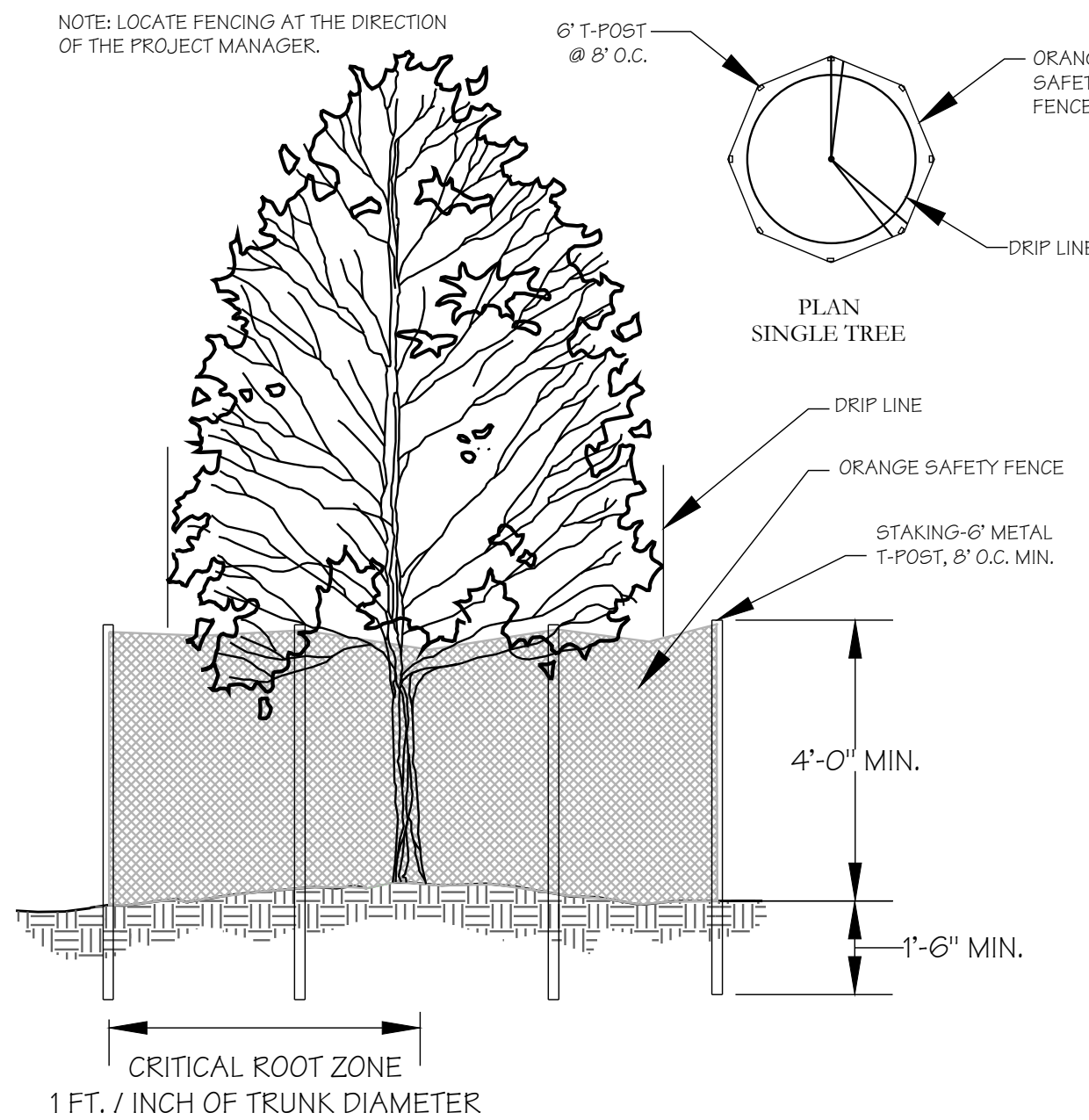
SHRUB PLANTING DETAIL

Scale: N.T.S.



ROOT PRUNING DETAIL

Scale: N.T.S.



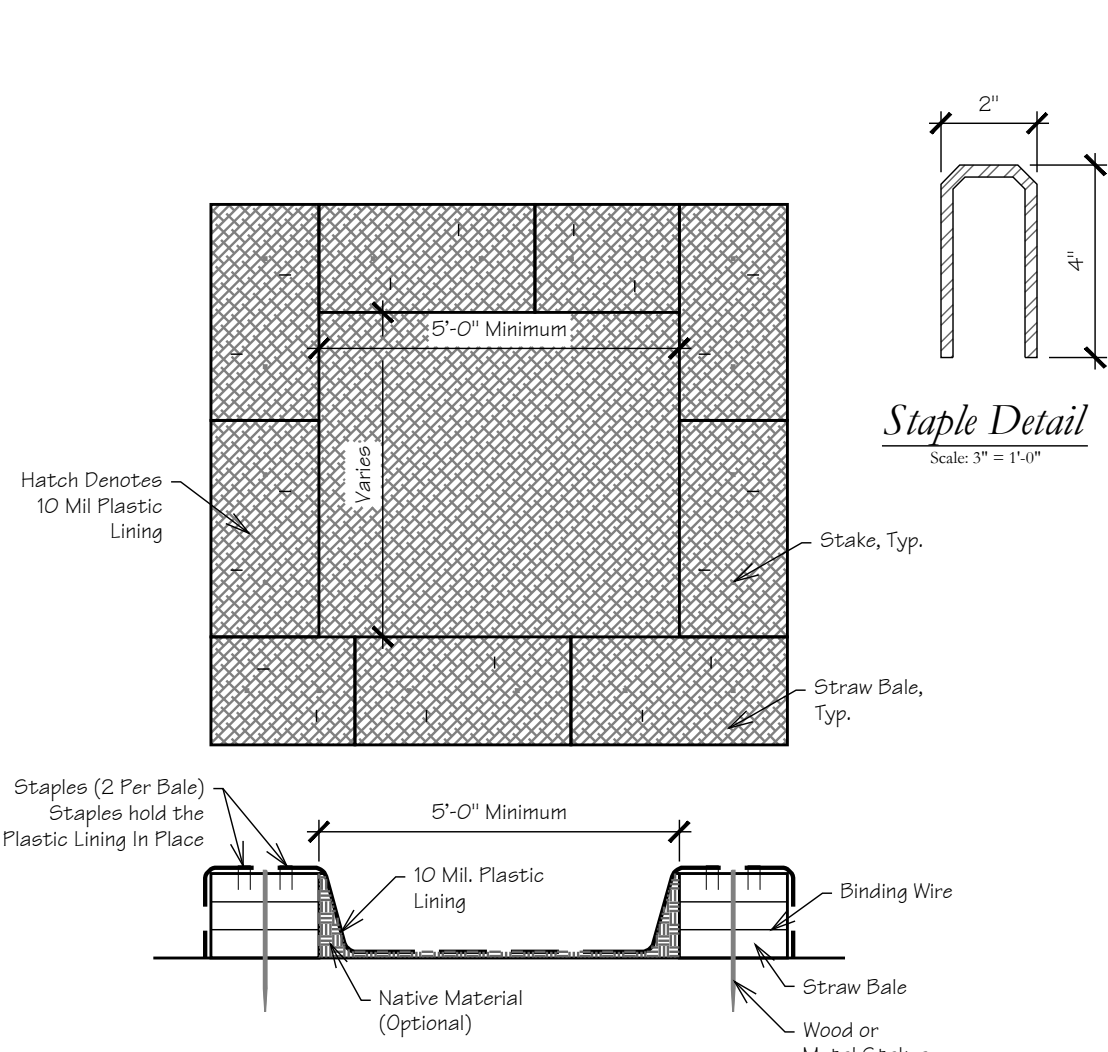
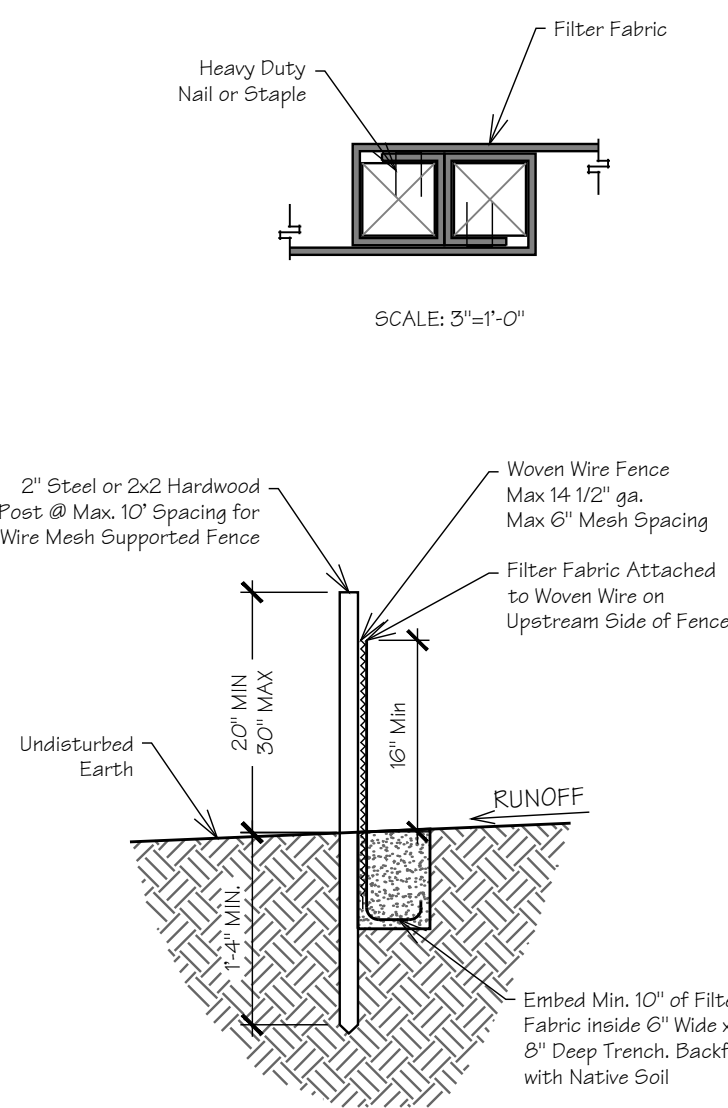
TREE PROTECTION FENCING DETAIL

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.

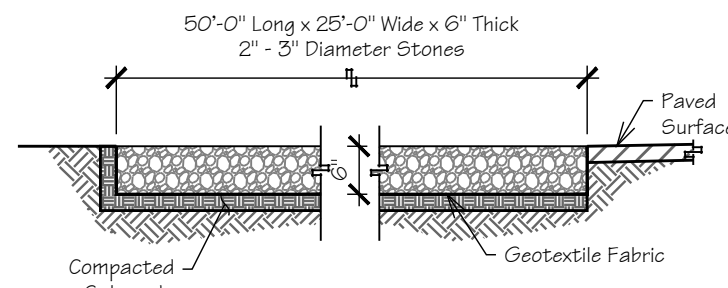
Silt Fence Detail

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



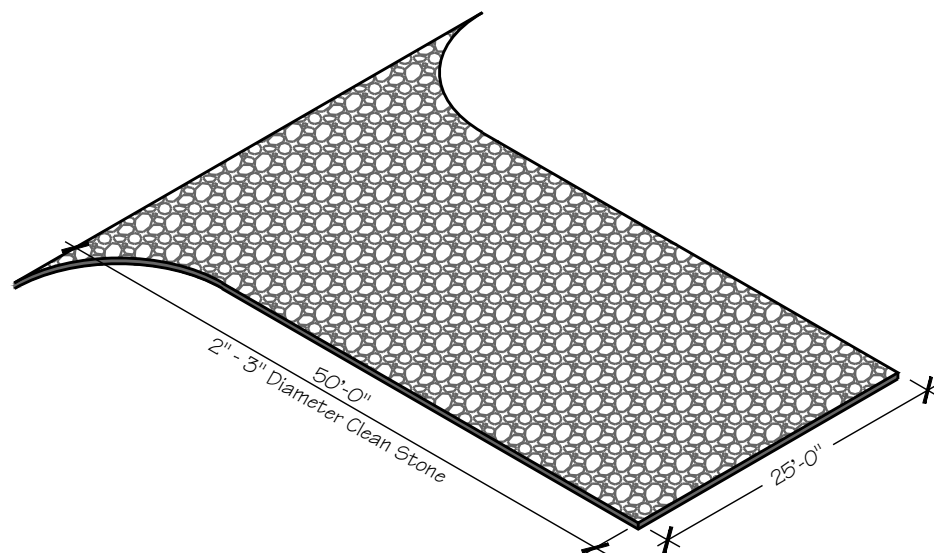
Concrete Washout

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



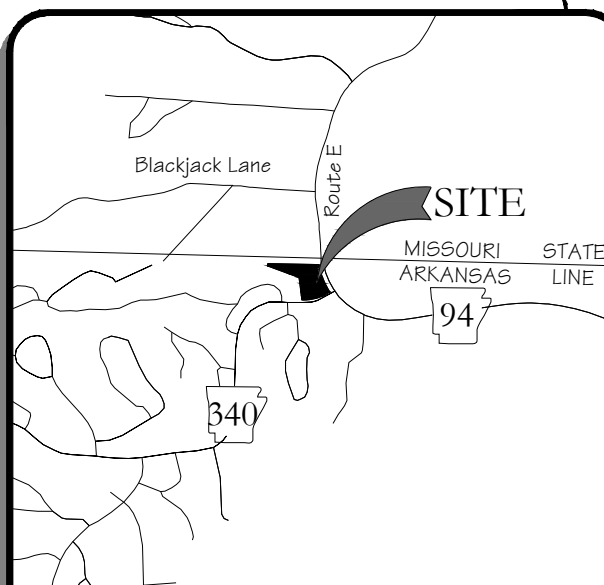
Construction Entrance Detail - Section

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		
8		
9		
10		
11		
12		

Details

Development Plans For:

Dollar General of Bella Vista

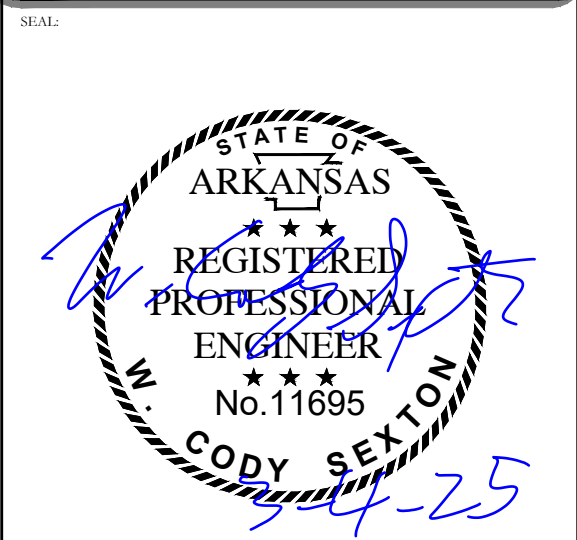
AR Highway 94 Bella Vista, AR

PB General Holdings, LLC

5110 Talley Road

Little Rock, AR 72204

(501) 219-8899



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

C6-2

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

5. Provide sidewalk detail. Needs to confirm if all of the pedestrian accommodation specifications are met.

Response: Sidewalk detail has been added to the plans on Detail Sheet C6-1.

Sincerely,



Cody Sexton
Blew & Associates



Meeting Information:

2483 Forest Hills Blvd
March 10th, 2024.

Reviewer:

Conner LaRue,
Planner

Property Description

This property is located in eastern Bella Vista, just outside City Limits. Parcel #18-07976-000, and is considered rural.

Regulation

Sec. 107-128(b)(1) states that the commission shall approve, approve with conditions, or disapprove any incidental subdivision that is not being administratively approved.

Request

The applicant is requesting to split a single tract into two, including new dedications.

Background

The applicant is requesting to split a single parcel into two. Tract 1 will enclose 21.14 acres, while Tract 2 will enclose 1.24 acres. New dedications are proposed on each including a 30-foot electric easement along the south edge of Tract 1, and drainage and utility easements surrounding both tracts.

Adjacent uses include low density residential. Per the master street plan, Commonwealth Rd. is classified as a minor arterial, with 80' dedicated ROW. and Bethnal Rd. is classified as collector with a 60' ROW. No new streets are proposed nor are any vacated. No increase in public service is expected.

Public Comment

None at the time of this report.

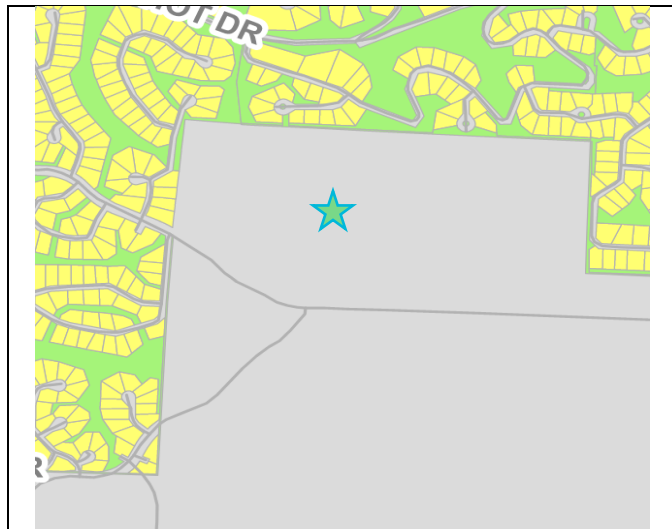
Outstanding Technical Comments

Provide ROW and easement dedication language.

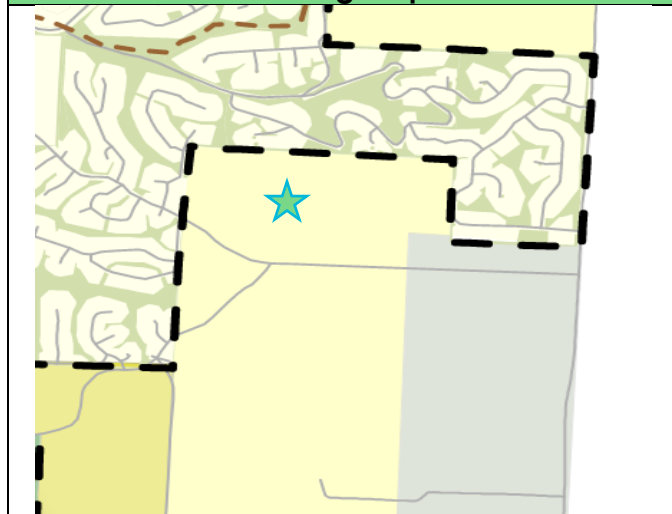
Recommendation

Staff recommends approval so long as remaining minor comments are met regarding dedicated right-of-way and easements.

Project Number	LSP-2025-57217
Applicant	Garrett Greer
Address/Location	9304 Commonwealth Rd.
Current Zoning	Planning Area
Site Area	+/- 22.97 acres
Nature of Request	Lot Split



Zoning Map



Future Land Use

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

1. Applicability. The planning commission shall approve, approve with conditions, or disapprove any incidental subdivision that is not being administratively approved as set forth in section 107-128(a) of this section.
2. Action. Within 60 days of receipt of the complete plat from the applicant, the planning commission shall take action on the incidental subdivision. If the plans are approved with conditions, the conditions shall be set forth in written form to the owner/developer. The signature of the owner/developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions, whereupon a building permit may be issued. Disapproval of the plat shall be transmitted to the applicant with the reasons therefor within 15 days after the meeting at which the plat was disapproved.
3. Any incidental subdivision that dedicates street rights-of-way or easements to the public that has been approved by the planning commission shall constitute acceptance of said dedication.
4. Approval signatures. All planning commission approvals of incidental subdivisions shall be signified by the signature of the planning commission chairman upon the development plan.

Sec. 107-130 Incidental Subdivision Review Criteria

Approval or disapproval of incidental subdivisions shall be given based on the following threshold guidelines:

1. No new street or alley is required or proposed.
2. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
3. Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
4. There is adequate street right-of-way as required by these regulations and the master street plan.
5. All easement requirements have been satisfied.
6. All lots created by such split or readjustment shall have access on a public street.
7. No substandard sized lots or parcels shall be created.
8. No waivers or variances from these regulations are requested.

1. Certificate of Surveying Accuracy

I, _____, 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: _____ Date of Execution: _____
Registered Land Surveyor
State of Arkansas Registration No. _____

2. Certificate of Engineering Accuracy

I, N/A, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Bella Vista Subdivision Regulations have been complied with.

Signed: N/A Date of Execution: N/A
Registered Engineer
State of Arkansas Registration No. N/A

3. 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

4. Certificate of Ownership

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, and easements as shown on said plat.

Signed: _____ Date of Execution: _____
Name & Address: _____ Source of Title: Deed Record _____ Page _____

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____.

Notary Public

My commission expires: _____

ORIGINAL PROPERTY DESCRIPTION:

CARROLL ELECTRIC COOPERATIVE CORPORATION WARRANTY DEED BOOK L2023 PAGE 893 FILED ON 01-06-2023. PID: 18-07976-000

THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. LESS AND EXCEPT: PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 28, THENCE S05°34'40"W 812.34 FEET; THENCE S04°16'15"W 536.29 FEET; THENCE S87°10'E 600.00 FEET, THENCE N05°03'E 529.60 FEET, THENCE N00°02'40"W 816.50 FEET, THENCE N86°51'40"W 527.15 FEET TO THE POINT OF BEGINNING, CONTAINING 17.97 ACRES, MORE OR LESS, SUBJECT TO THE COUNTY ROAD.

TRACT 1 DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS ALSO BEING THE POINT OF BEGINING OF TRACT 1; THENCE S03°34'44"W, 1031.96 FEET MORE OR LESS TO A SET IRON PIN; THENCE N87°04'23"W, 180.00 FEET TO A SET IRON PIN; THENCE S03°34'44"W, 300.00 FEET TO A SET IRON PIN; THENCE N87°04'23"W, 540.91 FEET MORE OR LESS TO A FOUND IRON PIN; THENCE N05°09'08"E, 587.00 FEET MORE OR LESS TO A FOUND IRON PIN; THENCE N02°42'53"W, 751.20 FEET MORE OR LESS TO A FOUND IRON PIN; THENCE S86°54'33"E, 787.12 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 21.14 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

TRACT 2 DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS; THENCE S03°34'44"W, 1031.96 FEET MORE OR LESS TO A SET IRON PIN AND THE POINT OF BEGINNING OF TRACT 2; THENCE CONTINUING S03°34'44"W, 300.00 FEET MORE OR LESS TO A FOUND IRON PIN; THENCE N87°04'23"W, 180.00 FEET MORE OR LESS TO A SET IRON PIN; THENCE N03°34'44"E, 300.00 FEET TO A SET IRON PIN; THENCE S87°04'23"E, 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.24 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

PROPOSED 30' ELECTRIC EASEMENT DEDICATED PER THIS PLAT

THE EASEMENT HEREIN GRANTED WILL BE 30 FEET WIDE AND LIE 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AS CONSTRUCTED (ALL CENTERLINES ARE LENGTHENED OR SHORTENED AS REQUIRED TO END ON GRANTOR'S BOUNDARY):

COMMENCING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, ALL IN BENTON COUNTY, ARKANSAS; THENCE N87°04'23"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1328.82 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF TRACT 2 OF THIS DOCUMENT; THENCE N03°34'44"E ALONG THE EAST LINE OF SAID TRACT 2, 35.61 FEET MORE OR LESS TO THE INTERSECTION OF THE CENTERLINE AS CONSTRUCTED AND THE GRANTOR'S BOUNDARY ALSO BEING THE POINT OF BEGINNING; THENCE N87°25'14"W ALONG SAID CENTERLINE, 180.02 FEET MORE OR LESS TO WEST LINE OF SAID TRACT 2 AND THE POINT OF TERMINUS.

180 LINEAR FEET APPROX.
0.2 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

EXISTING CARROLL ELECTRIC COOPERATIVE CORPORATION 30' OVERHEAD ELECTRIC EASEMENT DEDICATED PER THIS PLAT

THE EASEMENT HEREIN GRANTED WILL BE 30 FEET WIDE AND LIE 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AS CONSTRUCTED (ALL CENTERLINES ARE LENGTHENED OR SHORTENED AS REQUIRED TO END ON GRANTOR'S BOUNDARY):

COMMENCING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, ALL IN BENTON COUNTY, ARKANSAS; THENCE N87°04'23"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1328.82 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF TRACT 2 OF THIS DOCUMENT; THENCE N87°04'23"W ALONG THE SOUTH LINE OF SAID TRACT 2, 111.14 FEET MORE OR LESS TO THE INTERSECTION OF THE CENTERLINE OF THE EXISTING OVERHEAD ELECTRIC LINE AS BUILT AND THE GRANTOR'S BOUNDARY ALSO BEING THE POINT OF BEGINNING; THENCE N29°51'14"W ALONG SAID CENTERLINE, 19.98 FEET MORE OR LESS TO A POINT OF DEFLECTION; THENCE N16°55'39"W ALONG SAID CENTERLINE, 165.13 FEET MORE OR LESS TO THE GRANTOR'S BOUNDARY AND THE POINT OF TERMINUS.

185 LINEAR FEET APPROX.
0.2 ACRES, MORE OR LESS.

EASEMENT DEDICATION:

ALL STREETS AND UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES, AND ALL ACCESS EASEMENTS FOR PRIVATE USE.

SURVEYOR'S NOTES:

1.

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING LOCATION, SIZE, DEPTH, CONDITION OR CAPACITY OF UNDERGROUND EXISTING UTILITIES ON SITE. ONLY VISIBLE UTILITIES HAVE BEEN LOCATED ON THIS SURVEY.

2.

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS SURVEYED PARCEL.

3.

THE ADJACENT PROPERTY OWNERS (ADJOINERS) NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY PROPERTY WEBSITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

4.

WEST LINE OF ORIGINAL PROPERTY ESTABLISHED IN RESURVEY 202109204653

5.

APPROVAL OF THIS PLAT DOES NOT GUARANTEE THAT ANY OF THE TRACTS/LOTS ARE BUILDABLE.

6.

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE LOT OR LOTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE COUNTY HEALTH DEPARTMENT.

7.

SUBJECT TRACTS ARE A PART OF BELLA VISTA "PLANNING AREA".

8.

TO THE SURVEYOR'S KNOWLEDGE, NO KNOWN EROSION PROBLEMS EXIST WITHIN 250 FEET OF SUBJECT TRACTS.

REFERENCE DEED DOCUMENTS:

DEED BOOK 687 PAGE 443	04-26-1988
DEED BOOK 679 PAGE 749	11-17-1987
DEED BOOK 593 PAGE 187	11-12-1982

SURVEY REFERENCE POINTS:

1.

NW CORNER OF NW4 OF NE4 NOTE: (FOUND 3/4" SUCKER ROD) SURVEY OF RECORD 500-21N-30W-0-28-140-04-1172.

2.

NE CORNER OF NW4 OF NE4 NOTE: FOUND IRON PIN (SVY PLAT BK 20-135)

3.

SE CORNER FOUND IRON PIN (SVY PLAT BK 20-135)

4.

SW CORNER FOUND IRON PIN (SVY PLAT 500-21N-30W-0-28-140-04-1172.)

FLOOD CERTIFICATION:

FIRM MAP NUMBER 05007C0085J MAP EFFECTIVE DATE SEPTEMBER 28, 2007. THE SUBJECT TRACT FALLS IN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF CARROLL ELECTRIC COOPERATIVE CORPORATION THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE RURAL PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

DATE OF FIELD WORK: 01-02-2025

PLAT CODE: 500-21N-30W-0-28-140-04-1718

ERIC S. DURKIN
ARKANSAS P.L.S. #1718
AGENT FOR ALLGEIER, MARTIN
and ASSOCIATES, INC.

ORIGINAL SEAL IS RED
SIGNATURE IS BLACK

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS . HYDROLOGISTS . SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680-7200

CERTIFICATE OF AUTHORITY
ARKANSAS NO. 126

THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

DATE	REVISION	DWN. BY:	CAW
		CKD. BY:	BAJ
		APPD. BY:	ESD
		DATE :	02-11-2025

CARROLL ELECTRIC COOPERATIVE CORPORATION, COMMONWEALTH LOT SPLIT
SECTION 28, T21N, R30W, BENTON COUNTY, ARKANSAS
SHEET 2 OF 2

Page 166 of 166