



Planning Commission Work Session Agenda

Date: Thursday, April 3, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

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

I. Call to Order

II. Roll Call

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

III. Consideration of Minutes

A. March 10, 2025 Meeting Minutes

IV. Unfinished Business

- A. **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
- B. **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 Cody Sexton; Presented by Planner LaRue

V. New Business

- A. **WVR-2025-58040:** A waiver request on the minimum street frontage required for two access drives for a proposed garage and its associated access drive at 96 Melanie Drive; Parcel 16-21026-000;

Applicant Gregory Thomas; Presented by Planner LaRue

- B. **WVR-2025-58092:** A waiver request on several retaining wall requirements for an existing terraced wall at 39 Bradford Drive; Parcel 16-25435-000; Applicant JSC Custom Homes, LLC; Presented by Planner LaRue

VI. Open Discussion

VII. Announcements

- A. 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.
- B. City Council Work Session will be Monday, April 1, 2025 at 5:30 pm in the Police Training Room.
- C. The City Council Regular Meeting will be on Monday, April 28, 2025 at 6:00 pm in District Court.
- D. The Planning Commission Work Session will be Thursday, May 1, 2025 at 4:30 pm in District Court.

VIII. Adjournment



**Planning Commission
Regular Meeting Minutes**

March 10, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 5:19 PM

II. ROLL CALL

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

Member Absent: Gail Klesen.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – February 10, 2025*

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

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
 - a. Craig Honchell of 1 Scots Circle spoke of some concerns regarding the Oz Bike Park development.
 - b. Brandon Kelley of 1 Henrietta Lane spoke in favor of the Oz Bike Park development.
 - c. Marla Marina of 4 Terrington Circle spoke against the Oz Bike Park development.
- B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

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

- 1. Ms. Lloyd made a motion to retain Mr. Ellis as Chairman, Mr. Farner as Vice-Chairman, and Ms. Klesen as the Secretary with a second by Ms. Portillo.
- 2. Motion approved by voice vote.

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, Craffton Tull; Presented by Trails Manager Workman

1. Ms. Workman gave the staff report in the packet with LSD 57483.
2. Applicant Taylor Lindley presented their request and offered to answer any questions.
3. A discussion was held regarding the request.
4. A motion to approve with staff conditions was made by Ms. Portillo and a second was made by Mr. Wagnon.

Daniel Ellis – Abstain

Doug Farner – Y

Gail Klesen – Absent

Clayton Sedberry – Y

JB Portillo – Y

Jack Wagnon – Y

Linda Lloyd – Y

Motion approved with five yes votes and one abstain.

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

1. Ms. Workman gave the staff report in the packet. WVR 57487 was included.
2. Applicant Taylor Lindley presented their request and offered to answer any questions.
3. A discussion was held regarding the request.
4. A motion to approve with staff conditions was made by Mr. Sedberry and a second was made by Ms. Lloyd.

Daniel Ellis – Abstain

Doug Farner – Y

Gail Klesen – Absent

Clayton Sedberry – Y

JB Portillo – Y

Jack Wagnon – Y

Linda Lloyd – Y

Motion approved with five yes votes and one abstain.

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.

1. Mr. Hyatt gave the staff report in the packet.
2. Applicant Dan Koziatsek presented their request and was available for questions.
3. A discussion was held regarding the request.
4. A motion to approve with staff conditions was made by Mr. Farner and a second was made by Mr. Sedberry.

Daniel Ellis – Y

Doug Farner – Y
Gail Klesen – Absent
Clayton Sedberry – Y
JB Portillo – Y
Jack Wagnon – Y
Linda Lloyd – Y

Motion approved with six yes votes.

- 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.**

1. Mr. Hyatt gave the staff report in the packet with LSD 57468.
2. Applicant Dan Koziatsek presented their request and was available for questions.
3. A discussion was held regarding the request.
4. A motion to approve with staff conditions was made by Mr. Farner and a second was made by Mr. Sedberry.

Daniel Ellis – Y
Doug Farner – Y
Gail Klesen – Absent
Clayton Sedberry – Y
JB Portillo – Y
Jack Wagnon – Y
Linda Lloyd – Y

Motion approved with six yes votes

- 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.**

1. Mr. Hyatt gave the staff report in the packet.
2. Applicant Dan Koziatsek presented their request and was available for questions.
3. A discussion was held regarding the request.
4. A motion to approve with staff conditions and the condition they provide bike racks was made by Ms. Portillo and a second was made by Mr. Farner.

Daniel Ellis – Y
Doug Farner – Y
Gail Klesen – Absent
Clayton Sedberry – Y
JB Portillo – Y
Jack Wagnon – Y
Linda Lloyd – Y

Motion approved with six yes votes

- 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

1. A discussion was held regarding the applicant's absence at the work session.
2. A motion to table WVR 57693 and LSD 57496 to the April meeting was made by Mr. Farner and a second was made by Mr. Wagnon.

Daniel Ellis – Y

Doug Farner – Y

Gail Klesen – Absent

Clayton Sedberry – Y

JB Portillo – Y

Jack Wagnon – Y

Linda Lloyd – Y

Motion approved with six yes votes

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

Tabled to April meeting with WVR 57693.

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

1. Mr. LaRue gave the staff report in the packet.
2. Applicant Garrett Greer presented their request and was available for questions.
3. A discussion was held regarding the site and the request.
4. A motion to approve with staff conditions was made by Mr. Sedberry and a second was made by Mr. Farner.

Daniel Ellis – Y

Doug Farner – Y

Gail Klesen – Absent

Clayton Sedberry – Y

JB Portillo – Y

Jack Wagnon – Y

Linda Lloyd – Y

Motion approved with six yes votes

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

1. **Legislative Update; Presented by Director Robertson:** Updates were given from Director Robertson and Attorney Kelley on the current legislative session.
2. **Official Welcome: New Planning Commissioner, Mr. Jack Wagnon; Presented by Director Robertson:** Mr. Wagnon was introduced by staff and was welcomed by the commissioners.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 6:05 pm.

SUBMITTED BY:

Taylor Robertson, MPA
City of Bella Vista

APPROVED AND ACCEPTED THIS 14TH DAY OF APRIL, 2025:

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

Gail Klesen, Secretary
Bella Vista Planning Commission



Meeting Information:

2483 Forest Hills Blvd

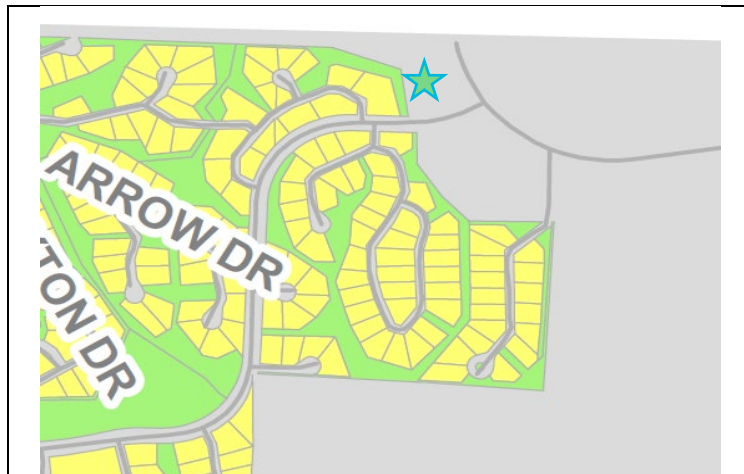
March 10, 2025

Reviewer:

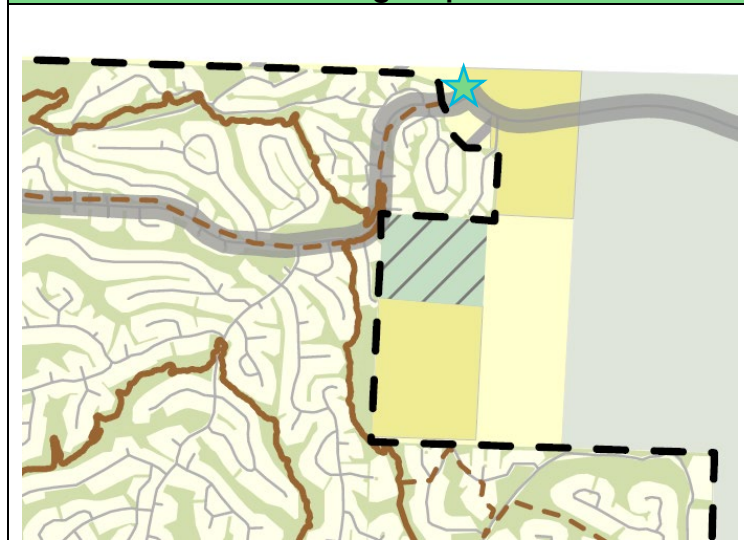
Conner LaRue,

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.

BLEW

Surveying | Engineering
Environmental
March 3, 2025

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



479-443-4506



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5102 S Pinnacle Hills Pkwy
Rogers, Arkansas 72758

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

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.

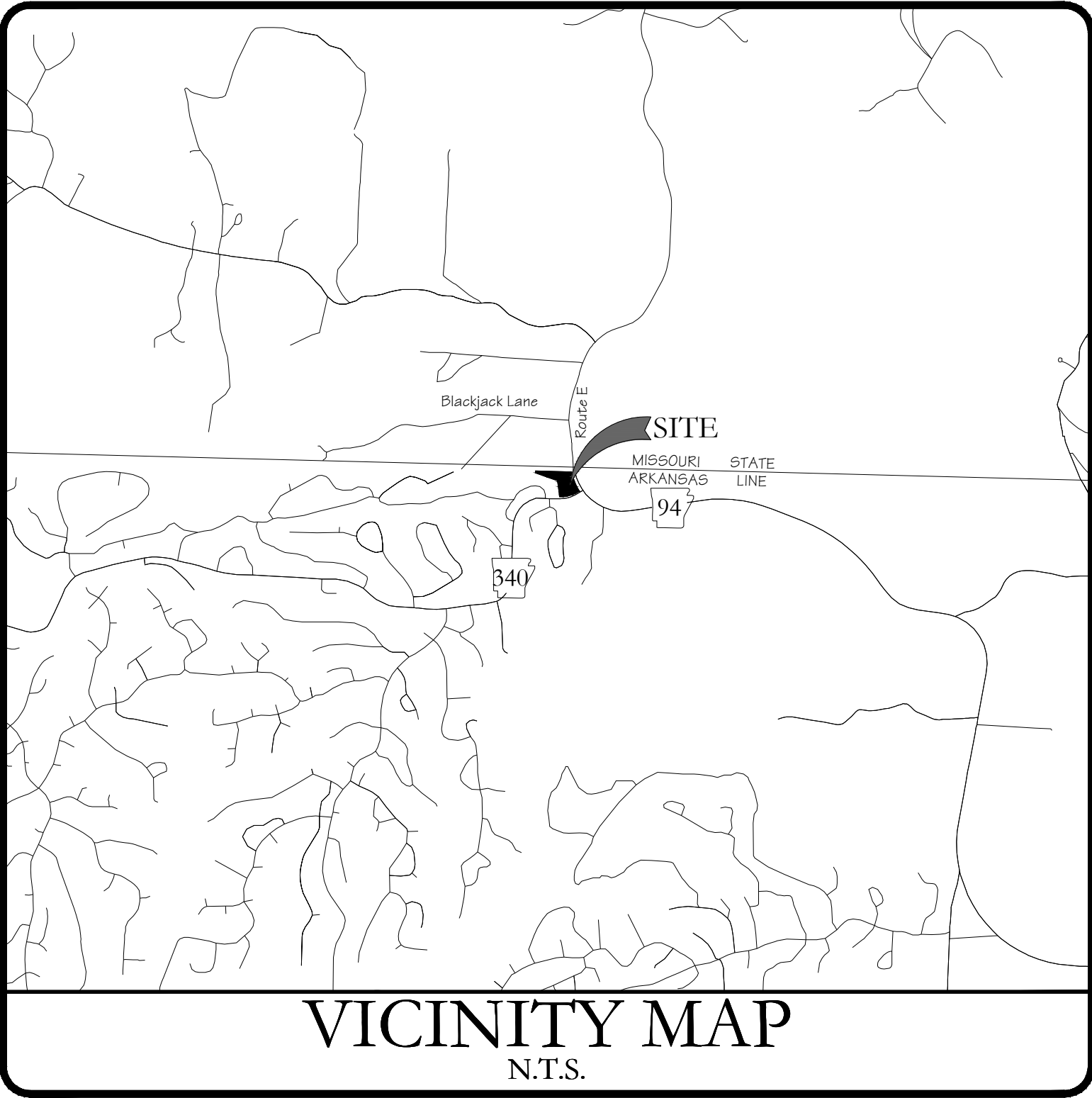
3. Fix the building setbacks. Showing from the centerline instead of the property line.

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.

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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
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CIVIL ENGINEER:
Blew & Associates, PA
3825 N Shiloh Dr
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LAND SURVEYOR:
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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

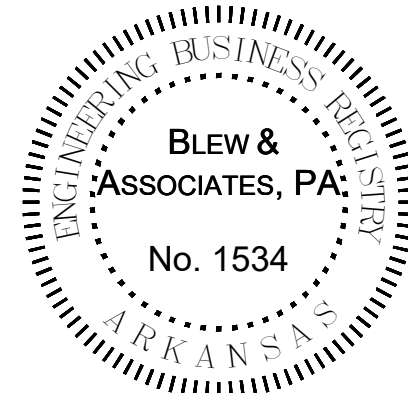
Sheet Index

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C4	Grading and Drainage Plan	02/11/2025
C5	Utility Plan	03/03/2025
C6	Details	02/11/2025
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ALTA SURVEY		
1	Survey (by Blew & Associates, P.A.)	11/15/2024

Typical Abbreviation List:

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

CERTIFICATE OF AUTHORIZATION:



*** Engineers Notice ***
The existence and location of any underground utility pipes or structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge these are correct. Existing utilities exist in the project area and are shown as such. The Engineer is not responsible for the accuracy of the drawings or for the accuracy of the information shown. 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 *

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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)-219-889

SEAL:



FORM:

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:

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:

1

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11

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15

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17

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, Fayetteville, Arkansas 72703
Office: (479) 443-4506
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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 19 of 47

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	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.

Site Information

PROPERTY INFORMATION		
Gross Site Area:	114,783.83 sf	2.64 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	114,783.83 sf	2.64 acres
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 Accesible Spaces:	2	
Provided Accessible Spaces:	2	

Striping Specifications

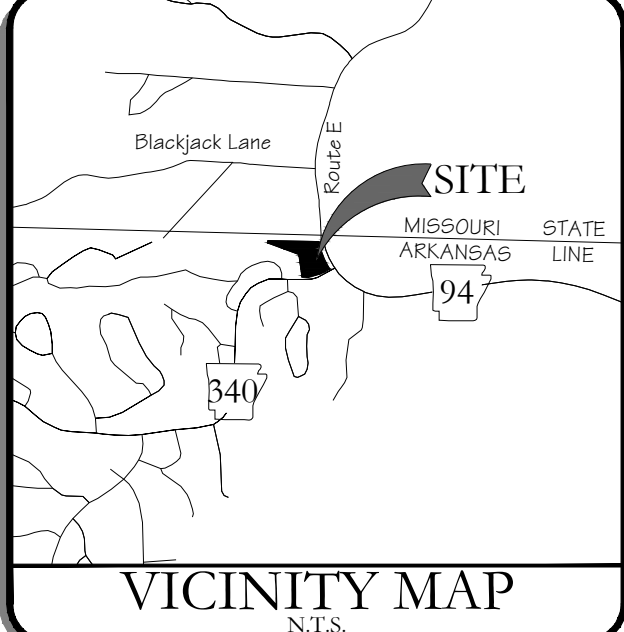
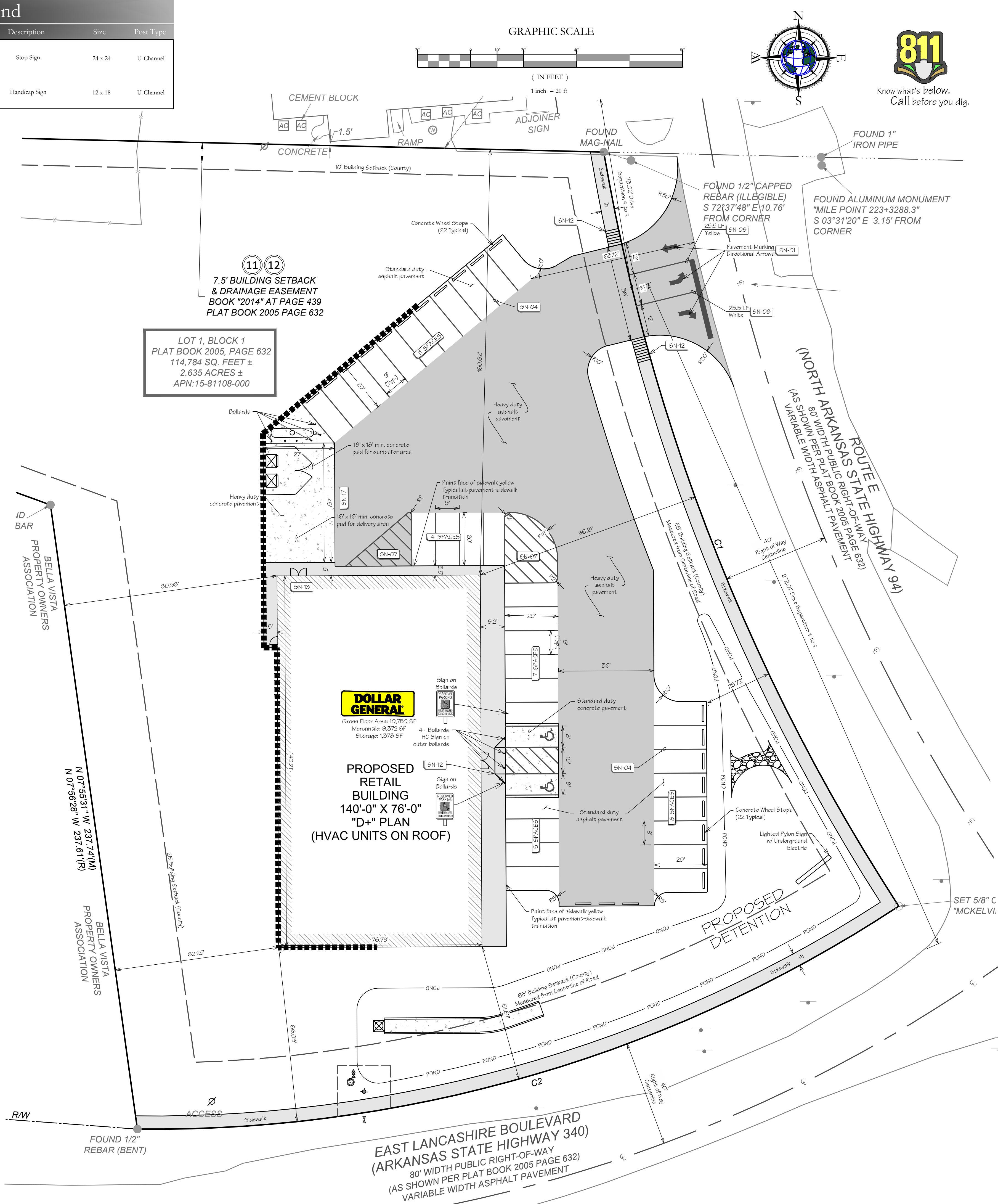
YELLOW CURBING & BOLLARDS PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. METAL SURFACES SHALL BE FREE OF HEAVY RUST. SURFACES SHALL RECEIVE 2 COATS OF SHERWIN WILLIAMS - KIM 4000 ACRYLIC ALKYD ENAMEL. SAFETY YELLOW B55390
STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TMS495
HANDICAP STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

Site General Notes:

- 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 Strip.
- 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

Sign Legend

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



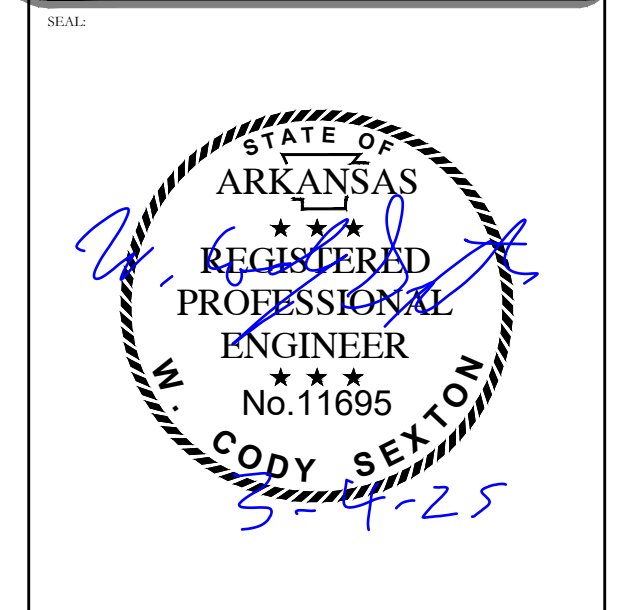
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Site Plan

Development Plans For:

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

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



BLEW
Surveying | Engineering
Environmental

3825 N. Shiloh Drive
Fayetteville, Arkansas 72703

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

Certificate of Authorization #1534

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

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

DRAWING NAME: 24-6804.02 Civil 002.dwg

SHEET NUMBER: C2

Proposed Features:

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

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

Landscape Notes:

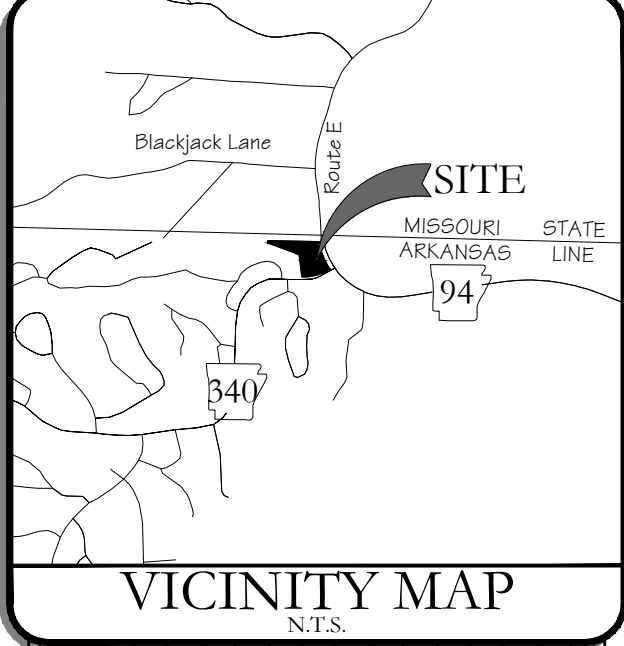
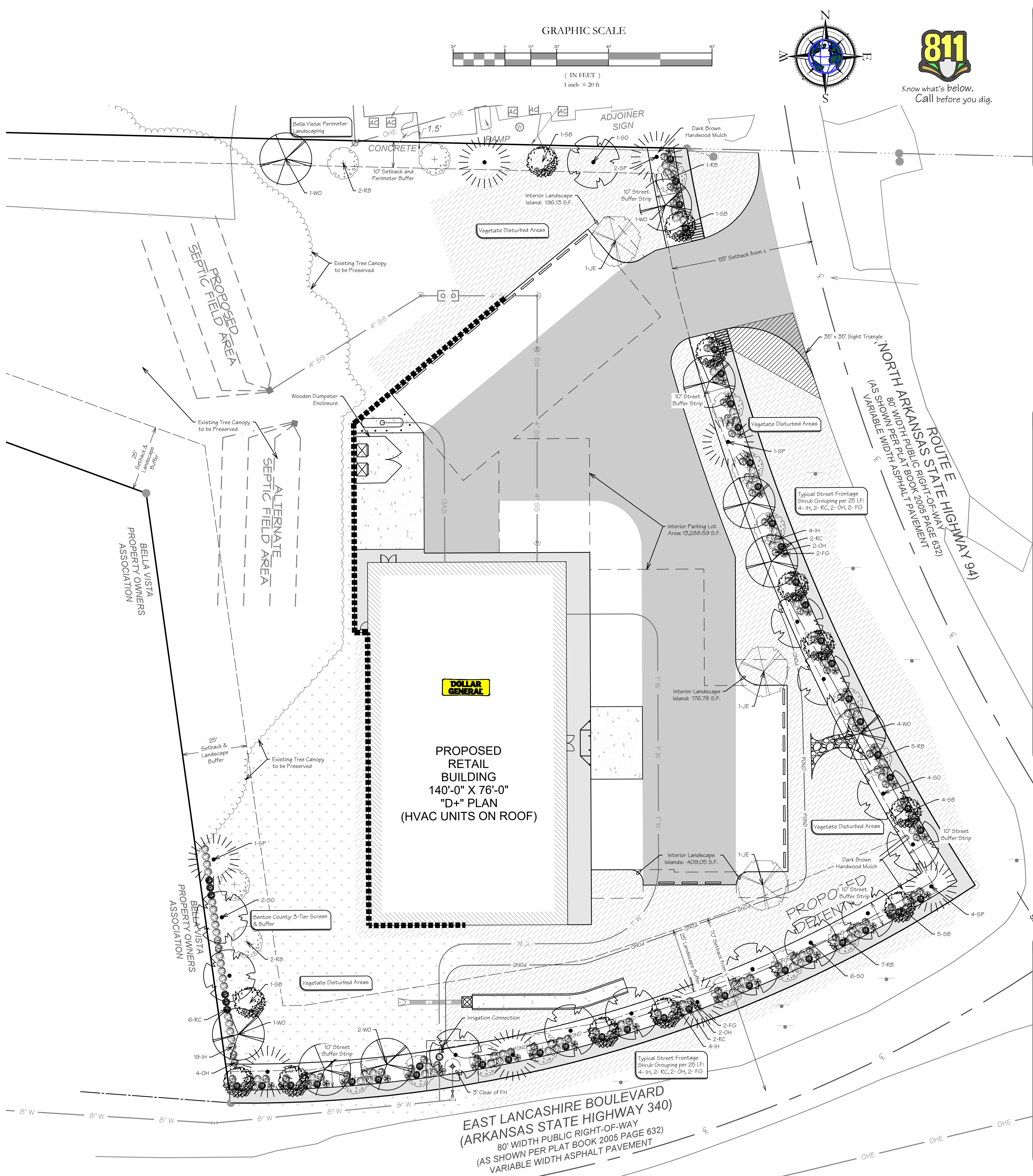
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO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

Landscape Information:

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

Landscape Legend:

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



REVISIONS:	DATE:	DESCRIPTION:
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Landscape Plan

Development Plans For:

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BLEW
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Certificate of Authorization #1534

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

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

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.

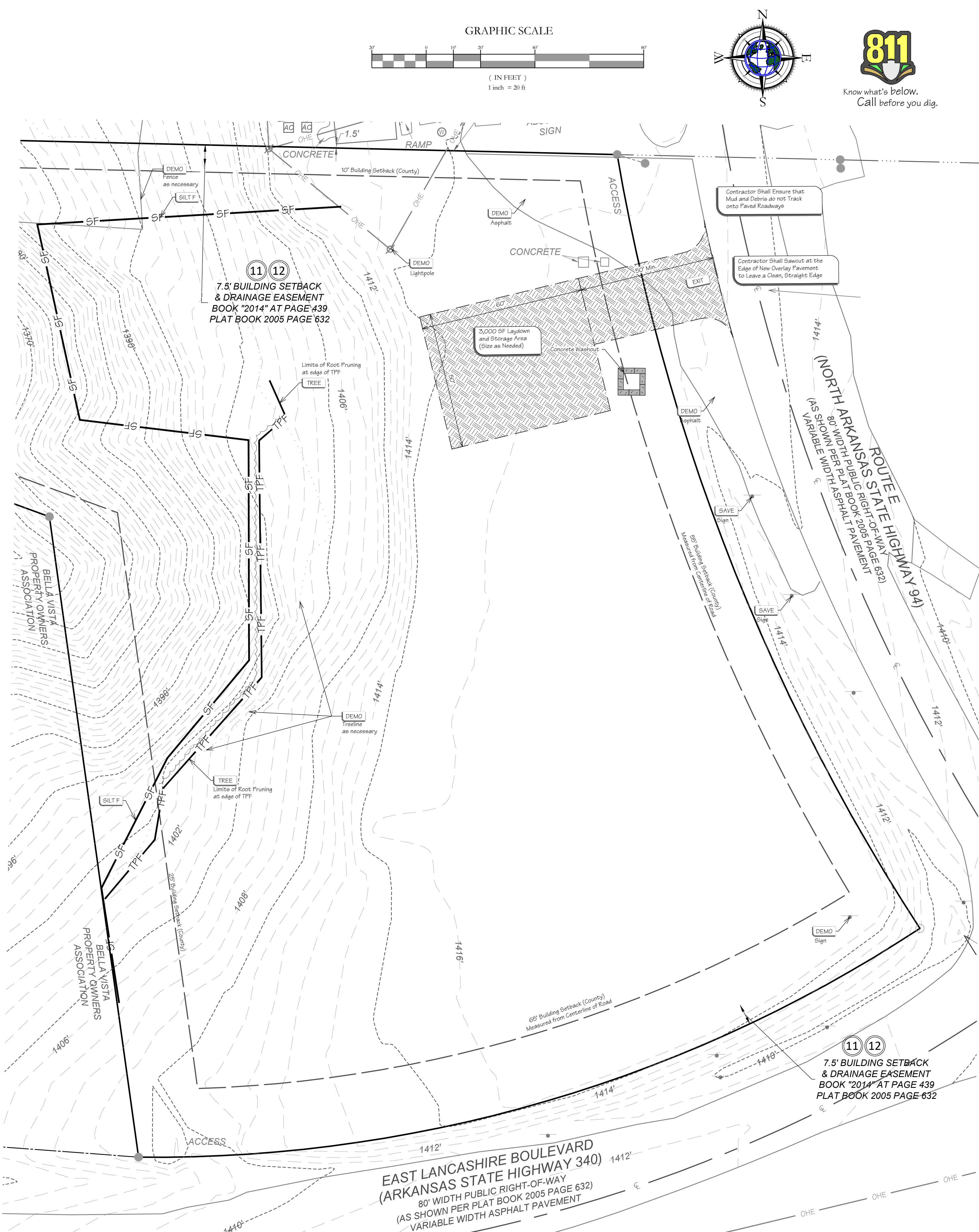
- X The Storm Water Pollution Prevention Plan (SWPPP) is completed of the Erosion Plan & all construction drawings, the standard details and any related documents including City ordinance.
- X Contractor shall implement best management practices as required by the SWPPP.
- X Additional best management 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 developed and implemented 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 Construction 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 and materials. Clearing and storage of equipment, parking area, and storage 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 contained or be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- X All construction activities shall be completed within the time frame of 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.



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General of Bella Vista
AR-94 Highway Pea Ridge, AR 72751
General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 7204
(501)-219-889



3825 N. Shiloh Drive Fayetteville, Arkansas 72703		Office: (479) 443-4506 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: C3			

Feature	Description
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Note:

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SWPPP Phase I:

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

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

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

- _____

1. Temporarily seed denuded areas.

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

N.T.S.

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1125 N 30th St

men

Surveying | Engineering

Certificate of Authorization № 1534

	JOB NUMBER:
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W. Sexton	W. Sexton
-----------	-----------

SHEET NUMBER: _____

C5-1

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)
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	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:

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

PRE-CONSTRUCTION:

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

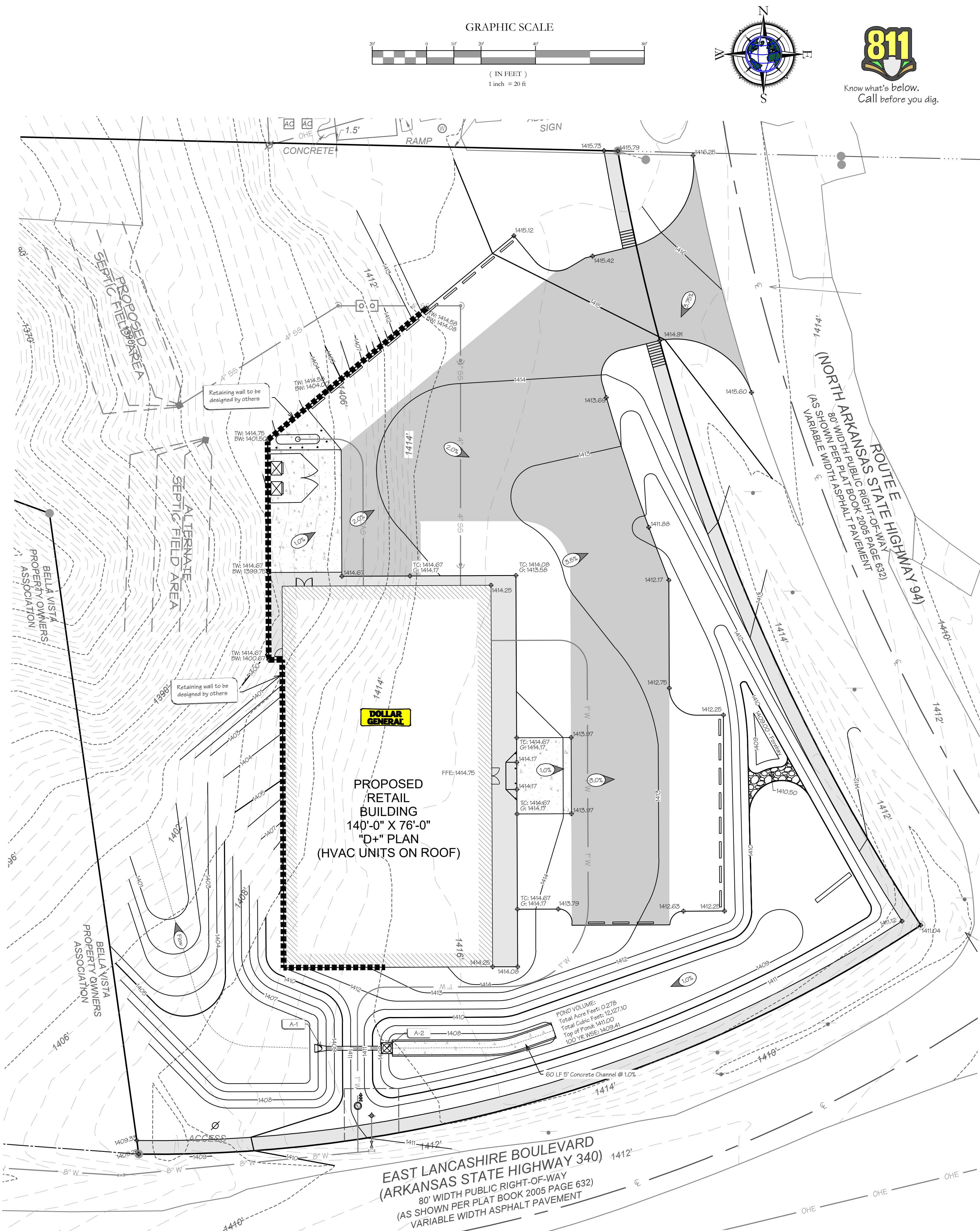
GENERAL:

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



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Grading and Drainage Plan

Dollar General of Bella Vista
17495 N AR-94 Highway Pea Ridge, AR 72751
PB General Holdings, LLC
5100 Talley Road
Little Rock, Arkansas 72204
(501)-219-8899

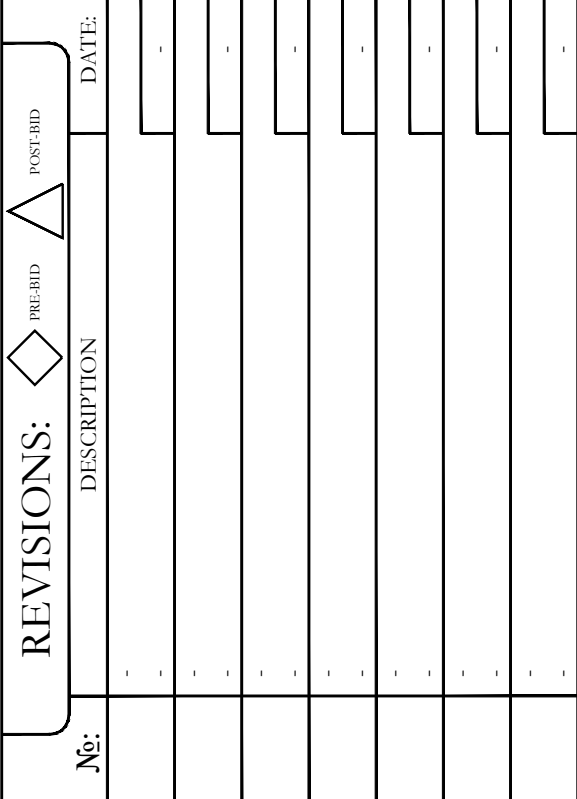
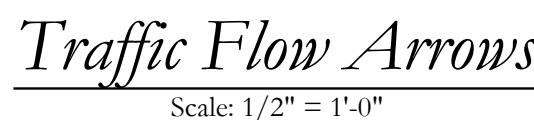
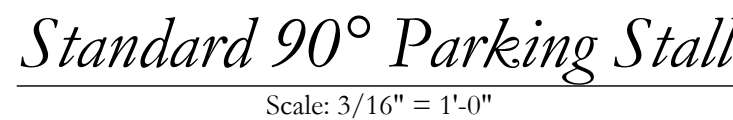
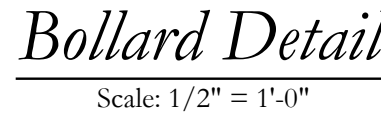


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DRAWING NAME: 24-6804.02 Civil 002.dwg	
SHEET NUMBER:	

C4



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

ROADWAY

VARIES

R/W

PARKING LOT

+5.5% MAX

1% +/-

VERTICAL CURVE REQ'D

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

ROADWAY

VARIES

R/W

PARKING LOT

5'-0"

-5% MAX

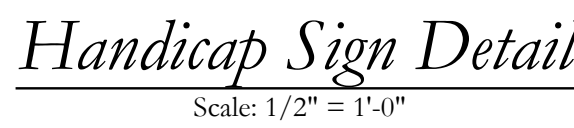
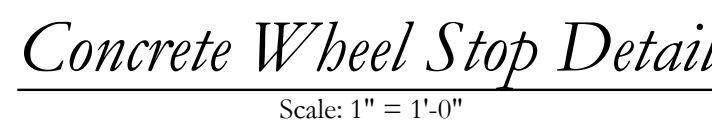
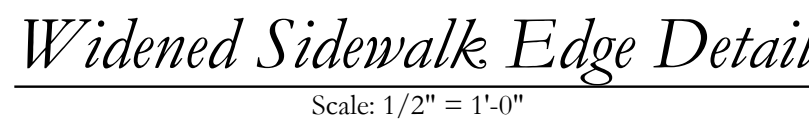
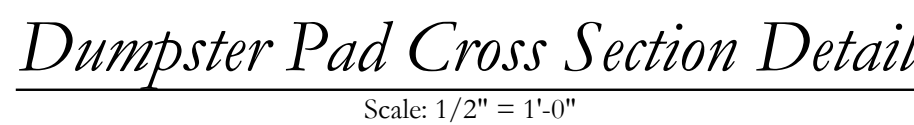
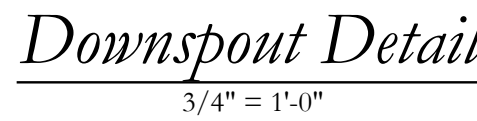
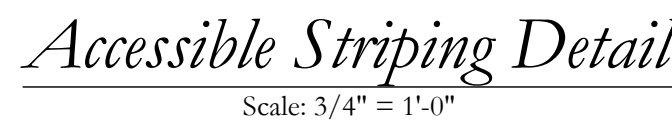
-0.5% MAX

1% +/-

VERTICAL CURVE REQ'D

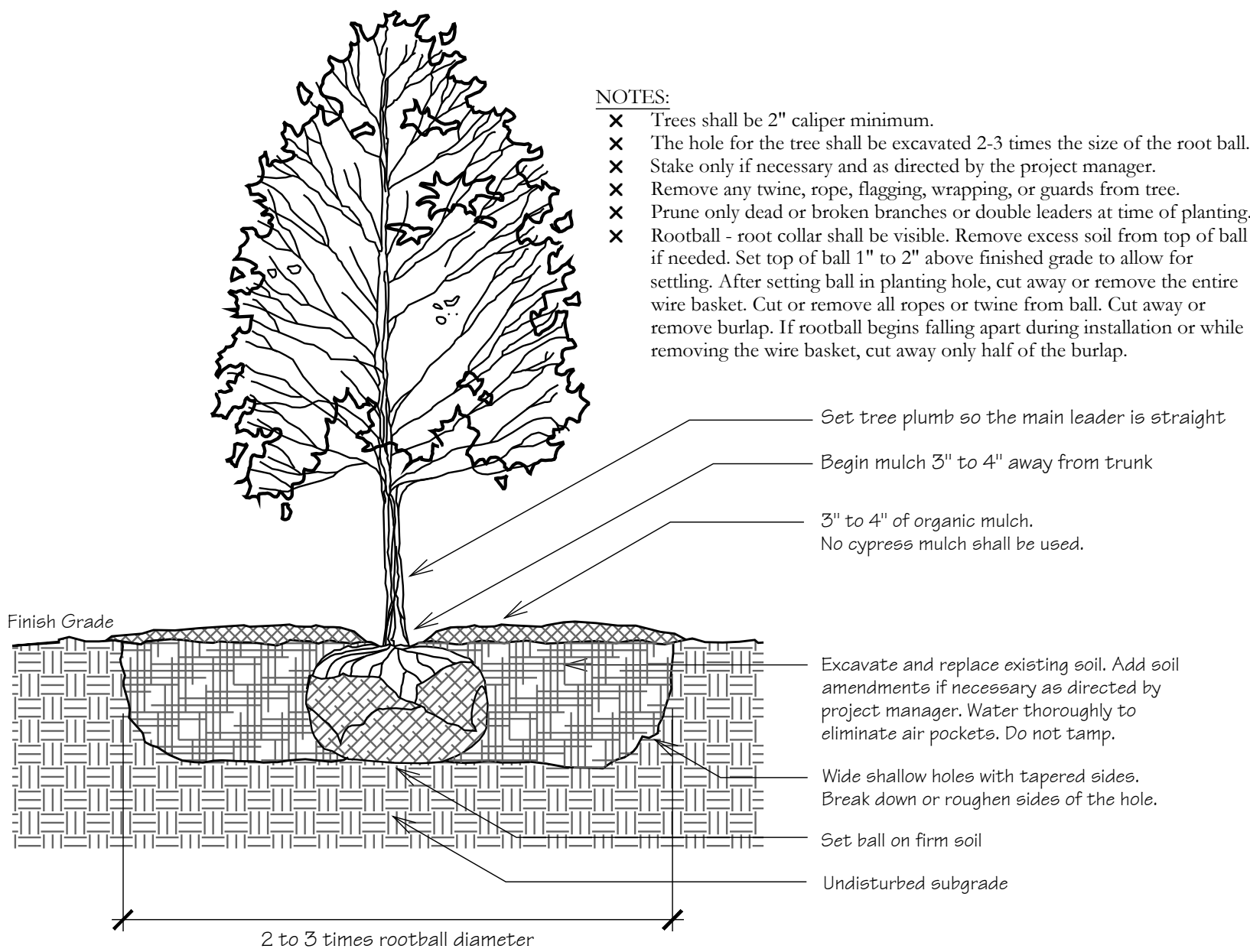
TYPICAL DRIVEWAY
(WHERE ELEVATION OF PARKING LOT IS LOWER THAN ADJACENT ROADWAY)

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



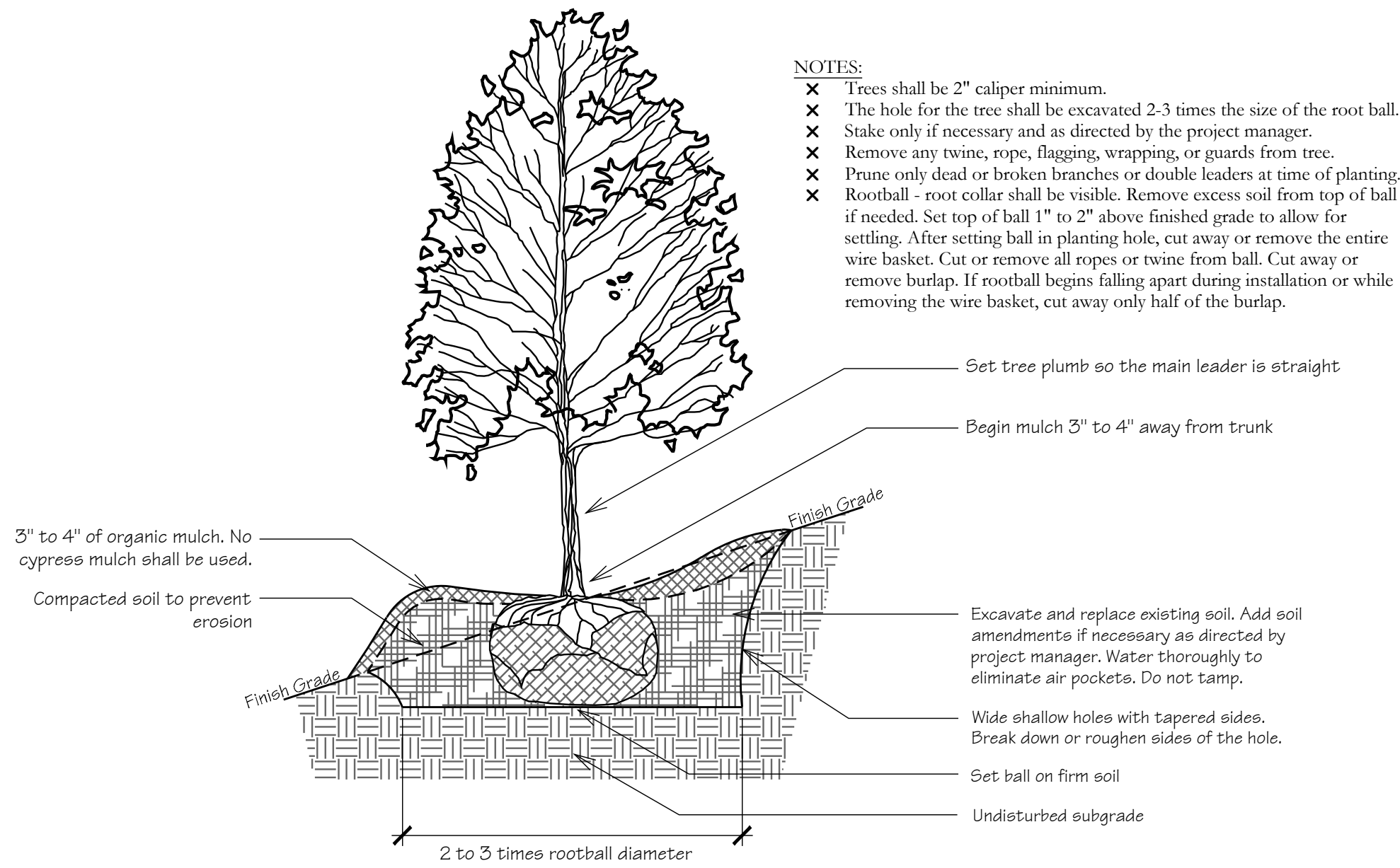
	
Surveying Engineering Environmental	
3525 N. Shiloh Drive, Fayetteville, Arkansas 72703	Office: (479) 443-4506 www.BLEWINC.com
Certificate of Authorization No 1534	
DATE: 2025-02-11	JOB NUMBER: 24-6804
DRAWN BY: H. Smith	REVIEWED BY: W. Cody Sexton
DRAWING NAME: 24-6804 Civil 002 - Details.dwg	
SHEET NUMBER:	

C6



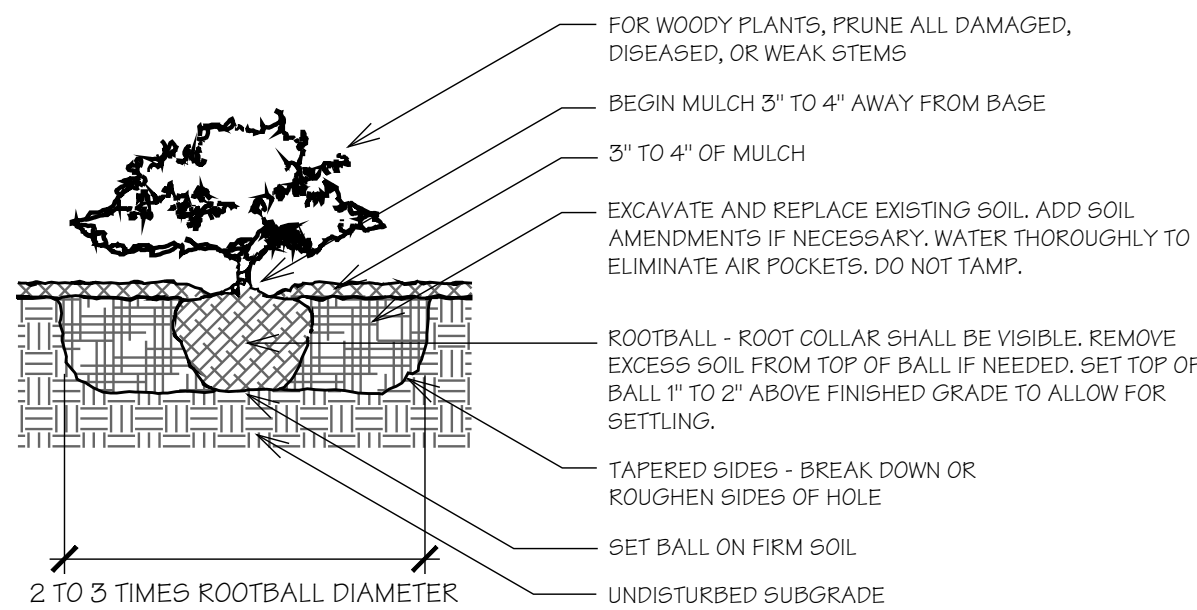
TREE PLANTING DETAIL

Scale: N.T.S.



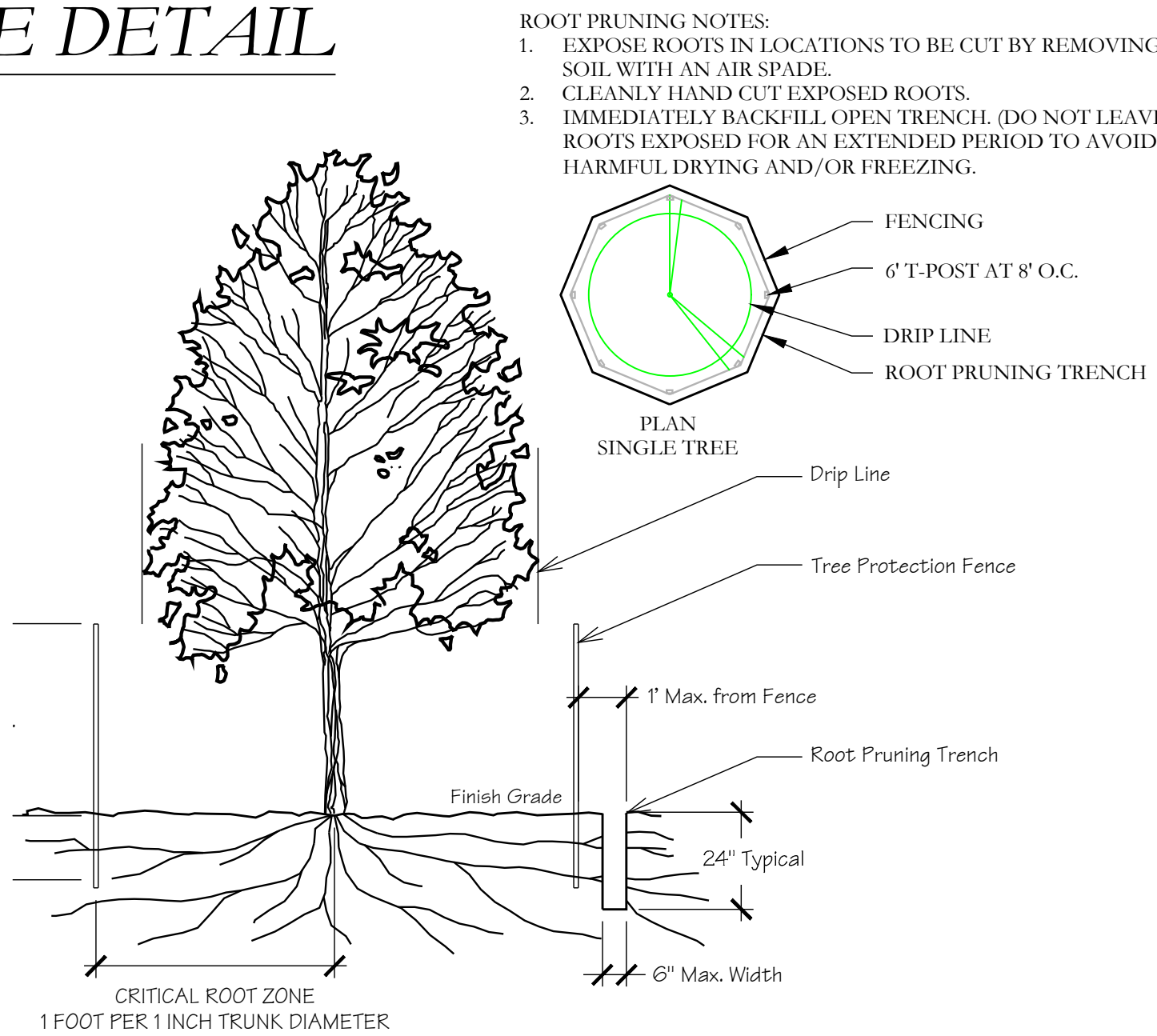
TREE PLANTING ON SLOPE DETAIL

Scale: N.T.S.



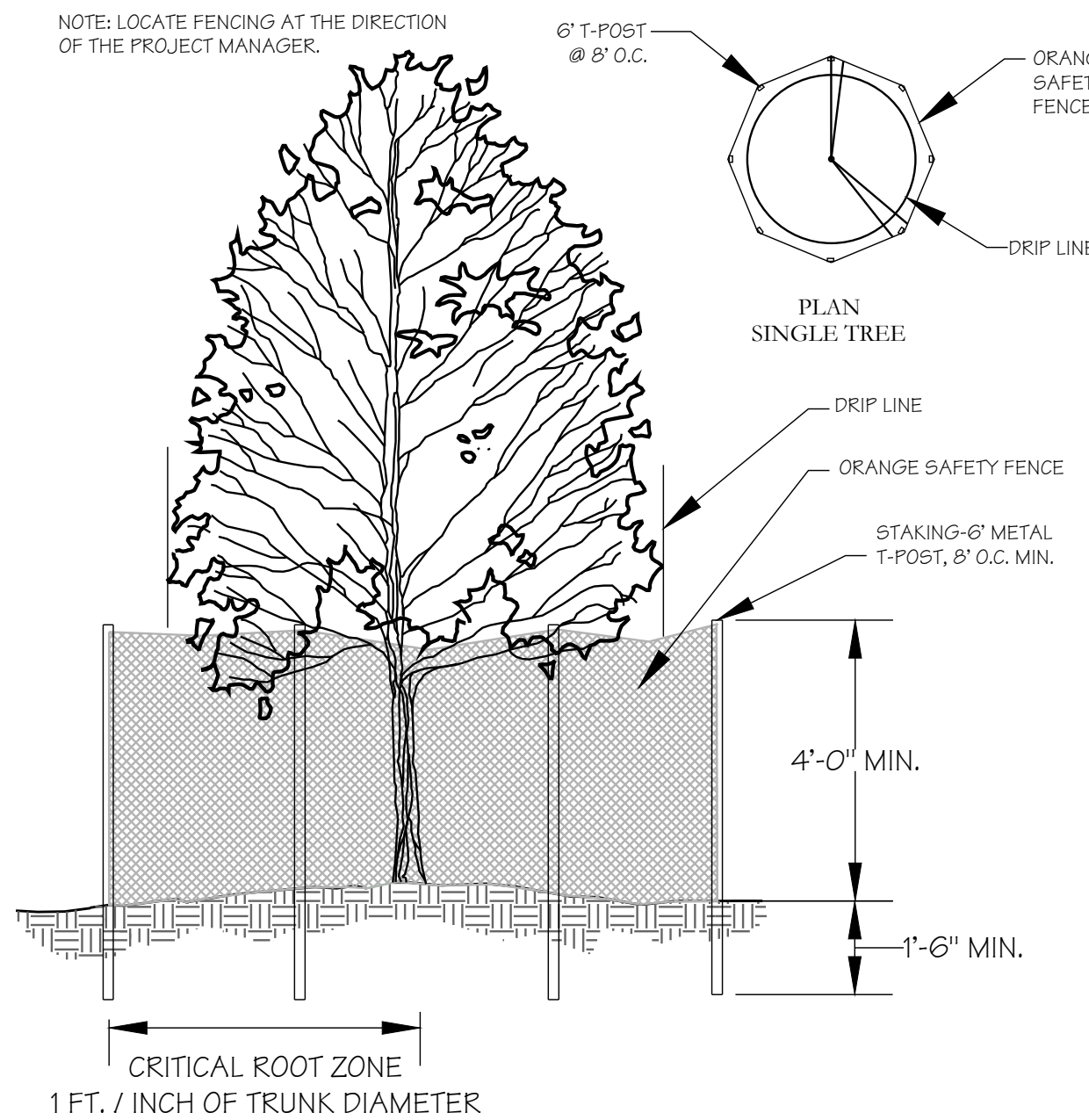
SHRUB PLANTING DETAIL

Scale: N.T.S.



ROOT PRUNING DETAIL

Scale: N.T.S.



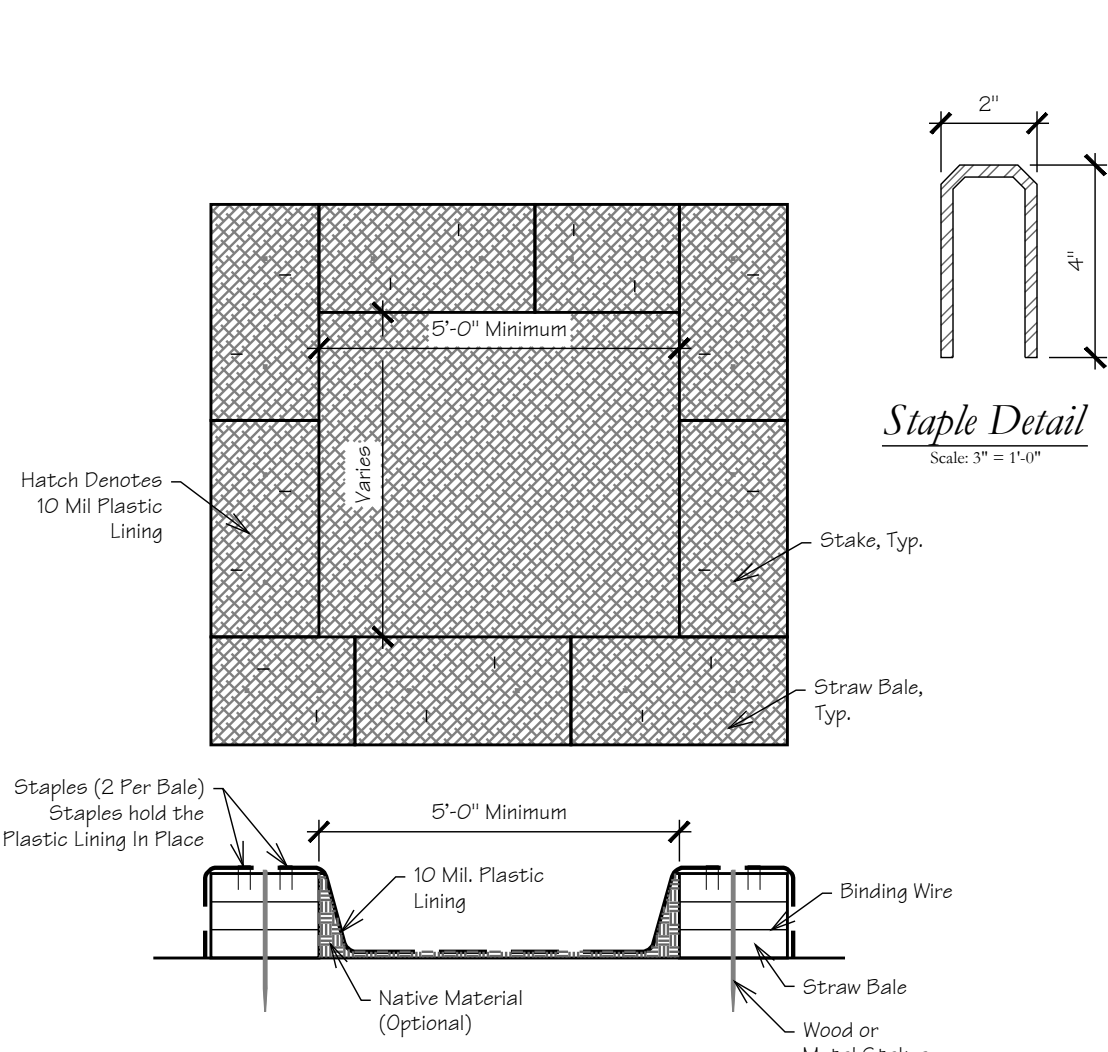
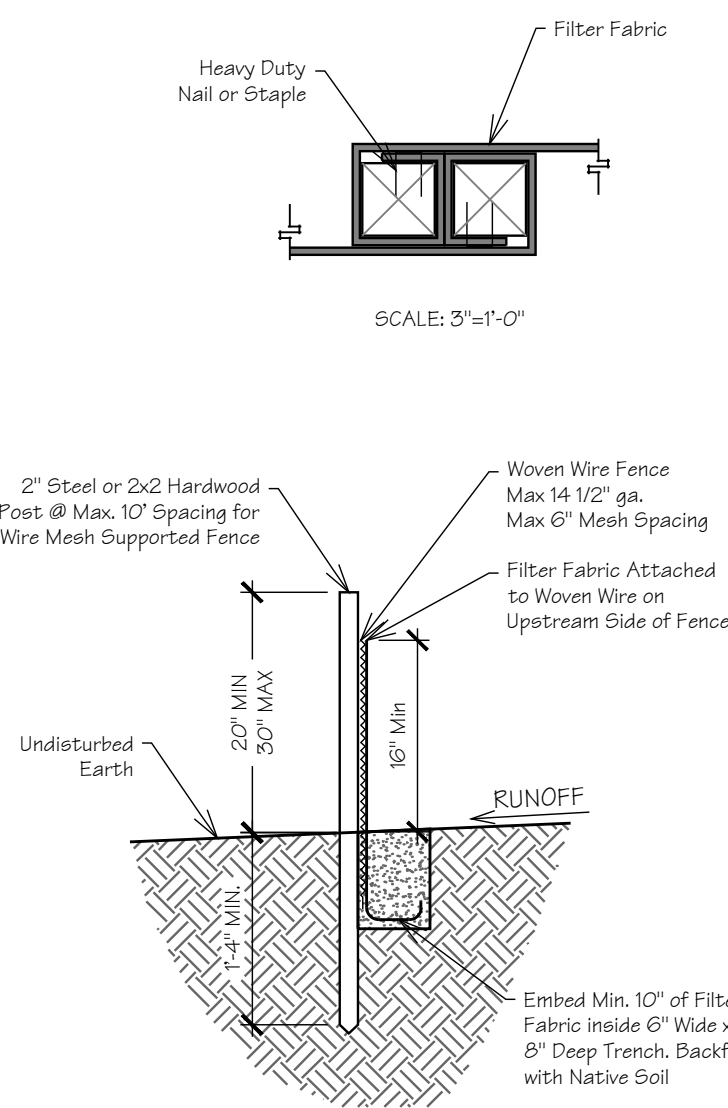
TREE PROTECTION FENCING DETAIL

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.

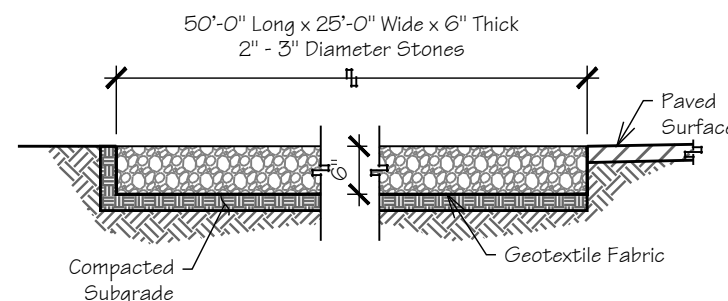
Silt Fence Detail

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



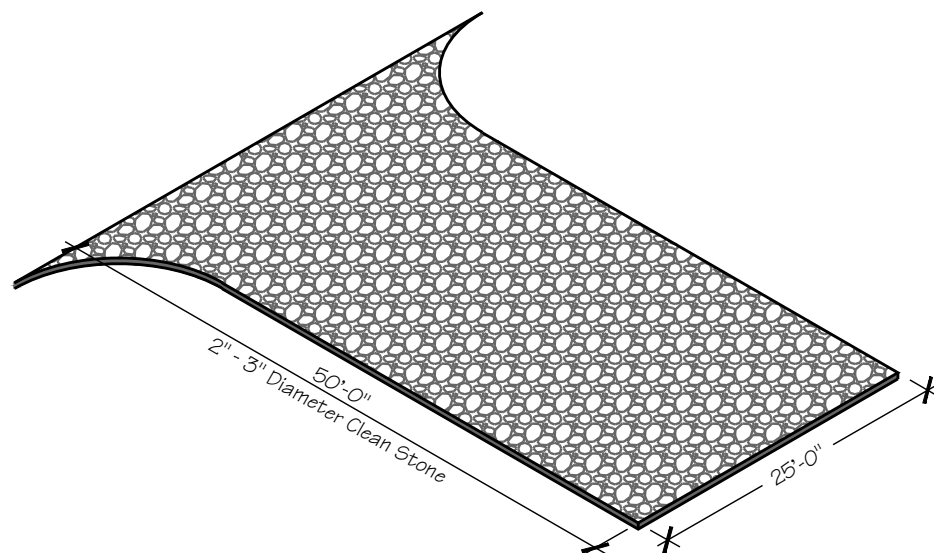
Concrete Washout

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



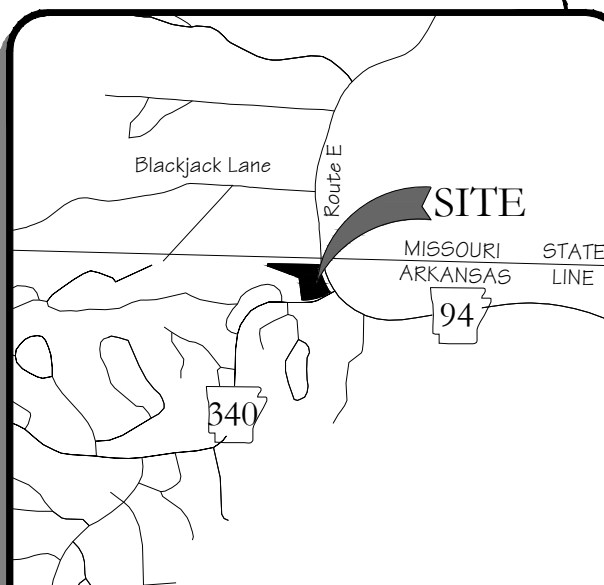
Construction Entrance Detail - Section

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



Construction Entrance Detail - Isometric

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



VICINITY MAP

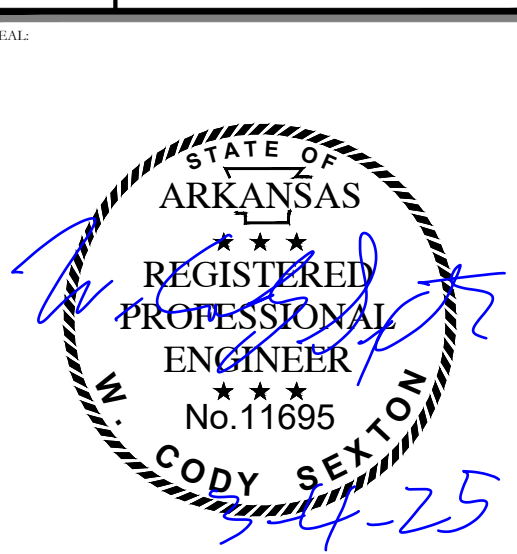
N.T.S.

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



BLEW

Surveying | Engineering
Environmental

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

Certificate of Authorization #1534

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

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



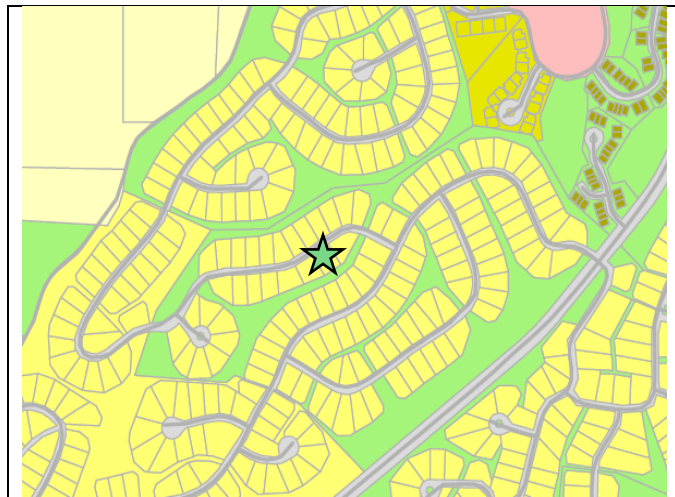
Meeting Information:

2483 Forest Hill Blvd
April 3rd, 2025

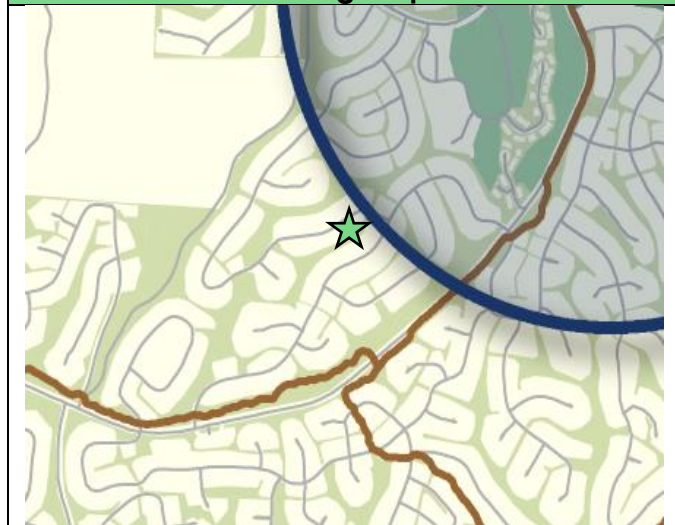
Reviewer:

Conner LaRue,
Planner

Project Number	WVR-2025-58040
Applicant	Gregory Thomas
Address/Location	96 Melanie Dr
Current Zoning	R-1 Single Family Residential
Site Area	.35 acres
Nature of Request	Seeking a waiver of Sec. 107-317(d).



Zoning Map



Future Land Use Plan

Property Description

This property is located in the southeast area of Bella Vista City Limits and is located on Parcel #16-21026-000. Lot 15, Block 5. Merritt Subdivision.

Regulation

Sec. 107-317(d) permits a maximum of one access drive for lots with street frontage less than 150'.

Request

The applicant is requesting a waiver of Code Sec. 107-317(d) to improve a second non-conforming gravel driveway.

Background

The applicant is required to improve a non-conforming gravel driveway with an existing corrugated metal culvert that was established before the ordinance (circa 2008), due to an increase in trip generation for a proposed attached garage addition to the existing home (20'x40'). The subject lot only has approximately 110' of street frontage which does not meet the 151' requirement for two accesses to the City Street. The centerline is over 25' from the adjacent driveway centerlines. Existing access features in place prior to the adoption of the ordinance shall be brought into compliance when substantial improvements and/or when changes in trip generation are proposed per 107-317(j). If the Planning Commission approves this waiver, staff will note that the first 20' of length shall be paved with concrete with an 18" asphalt approach to the city street. City engineering permits will be required should this waiver request be approved. Although it is not best practice to increase curb cuts, Melanie Drive is a residential unclassified street per the Master Street Plan that experiences low to minimal traffic and is within a low-density neighborhood area per the Future Land Use Plan. *Please note: additional permits may be required by the private entity (ACC).*

Outstanding Technical Comments

Village Wastewater does not approve of the plans as shown due to driveway and lift station placer.

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.

Bella Vista Planning Commission,

We are requesting a waiver to section 107.317(d); number of access drives permitted. The maximum number of access drives for each property shall be determined by length of road frontage.

Our property at 96 Melanie Drive has a property length of 110.25' indicated we are authorized for one driveway. The property has a secondary, legal non-conforming driveway that predates the city that was part of the property when we purchased the home.

Currently the secondary driveway allows for access to the workshop located below the home. We are wanting to add on an attached 860 square foot workshop to the east side of the home. This second driveway will provide access to this workshop.

We understand that the current driveway is a legal nonconforming driveway. We also understand that this driveway predates the city. When looking at our neighborhood, especially Melanie dr. there are multiple houses with double driveways that predates the city on lots close to the same street frontage as ours.

We are not asking to change the driveway in size or grade and are willing to bring the driveway up to code to keep this driveway. We were informed that if this waiver was not accepted, we would need to make the secondary driveway circle to meet our existing driveway. Bringing the driveway through my front yard will essentially turn the entire front yard into number 2 gravel, creating an eye sore which could lower our property value based on curb appeal and would require the removal of a beautiful magnolia tree.

We bought this house because of the second driveway to allow for plenty of parking for my wife and I and our two children when they become driving age. This house is meant to be our retirement home after the children leave. We notice a lot of people especially in our area are parking in their front lawns, partially on the road, or completely on the road. This driveway will keep this street from being congested more than it already is. While maintaining a nice look to our house.

To summarize, we would like a waiver to section 107.317(d); number of access drives permitted. We will not be changing the driveway in size or grade. We are willing to bring the driveway up to code.

Thank you,

Respectfully,

Greg and Danielle Thomas

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 26TH DAY OF FEBRUARY, 2025 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz
DAVID B. PLATZ, R.L.S. #1553



SCALE 1"=20'
20 10 0 20

LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN
- OP.O.T. POINT OF TANGENT
- ⊕ POWER POLE
- BUILDING SETBACK
- EASEMENT LINE
- TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- OVERHEAD ELECTRIC
- ⊕ EX. WATER METER
- XXX.XX GRADE ELEVATION
- ▲ HIGH POINT
- ⊕ BENCHMARK
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ RISER
- ⊕ PUMP LINE
- ⊕ MAILBOX



MERRITT SUBDIVISION
LOT 15, BLOCK 5
96 MELANIE DRIVE
BELLA VISTA, ARKANSAS

PROPERTY DESCRIPTION

LOT 15, BLOCK 5, MERRITT SUBDIVISION BELLA VISTA, ARKANSAS.

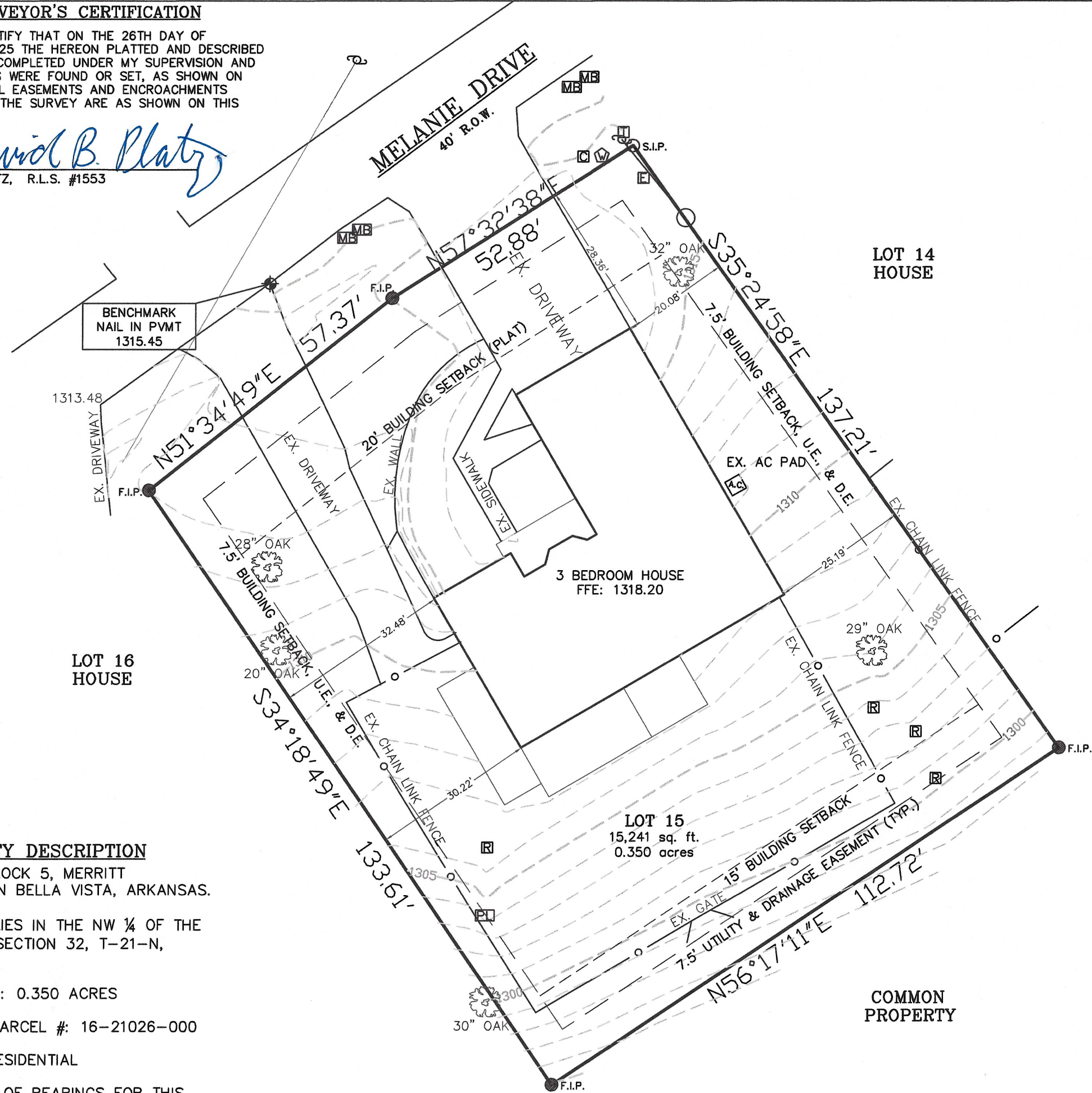
THIS LOT LIES IN THE NW ¼ OF THE SW ¼ OF SECTION 32, T-21-N, R-30-W.

LOT AREAS: 0.350 ACRES

THE TAX PARCEL #: 16-21026-000

ZONING: RESIDENTIAL

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

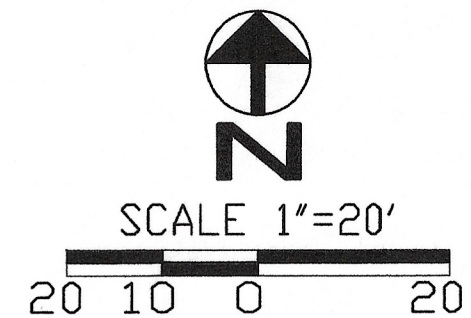


LOT SURVEY		REVISIONS		
		No.:	BY:	DATE:
OWNER:				
GREGORY & DANIELLE THOMAS				
DRAWN BY:		GP/DP	DATE:	2/27/25
CHECKED BY:		DP	JOB No.:	2025019
SCALE:		1"=20'	SHEET:	1

LAND SURVEYOR'S CERTIFICATION

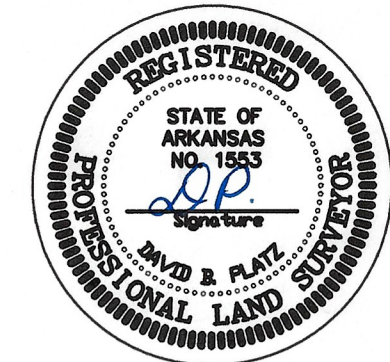
I HEREBY CERTIFY THAT ON THE 26TH DAY OF FEBRUARY, 2025 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz
DAVID B. PLATZ, R.L.S. #1553



LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN
- P.O.T. POINT OF TANGENT
- ⊕ POWER POLE
- - - BUILDING SETBACK
- - - EASEMENT LINE
- - - TOPOGRAPHY
- - - PROPOSED TOPOGRAPHY
- - - OVERHEAD ELECTRIC
- ⊕ EX. WATER METER
- XXX.XX GRADE ELEVATION
- ▲ HIGH POINT
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- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ RISER
- ⊕ PUMP LINE
- ⊕ MAILBOX



MERRITT SUBDIVISION
LOT 15, BLOCK 5
96 MELANIE DRIVE
BELLA VISTA, ARKANSAS

PROPERTY DESCRIPTION

LOT 15, BLOCK 5, MERRITT SUBDIVISION BELLA VISTA, ARKANSAS.

THIS LOT LIES IN THE NW ¼ OF THE SW ¼ OF SECTION 32, T-21-N, R-30-W.

LOT AREAS: 0.350 ACRES

THE TAX PARCEL #: 16-21026-000

ZONING: RESIDENTIAL

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

LOT SURVEY		REVISIONS	
		No.:	DATE:
OWNER:			
GREGORY & DANIELLE THOMAS			
DRAWN BY:		GP/DP	DATE: 2/27/25
CHECKED BY:		DP	JOB No.: 2025019
SCALE:		1"=20'	SHEET: 1

273-7989
OR
366-7989

CONSULTING
INC.

P.O. BOX 223
BENTONVILLE, AR 72712



Current Property Line Survey Marker

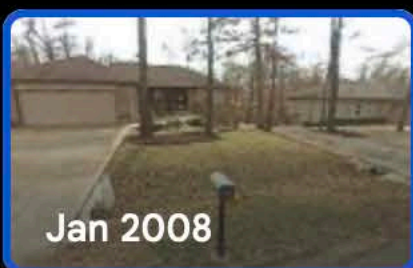
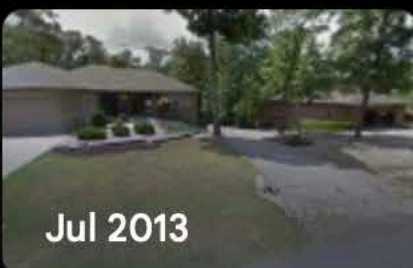
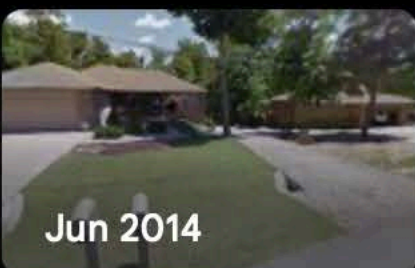
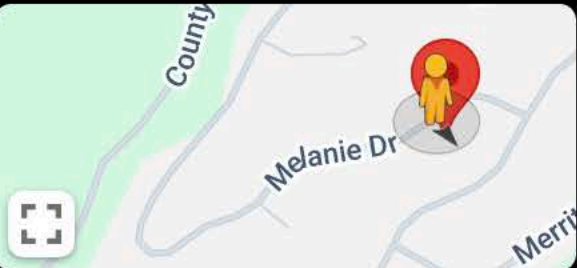
96 Melanie Dr

Bella Vista, Arkansas

Google Street View

Jan 2008

See latest date







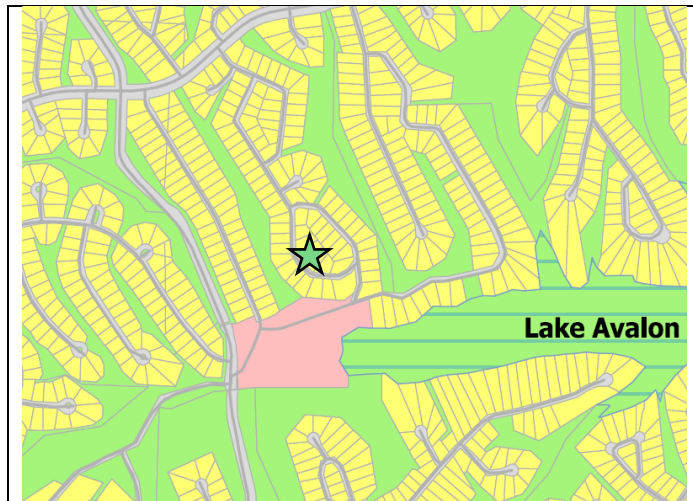
Meeting Information:

2483 Forest Hill Blvd
April 3rd, 2025

Reviewer:

Conner LaRue,
Planner

Project Number	WVR-2025-58092
Applicant	JSC Custom Homes, LLC
Address/Location	39 Bradford Dr.
Current Zoning	R-1 Single Family Residential
Site Area	.32 acres
Nature of Request	Seeking a waiver of Sec. 107-342(d)(e)(f)(g).



Zoning Map



Future Land Use Plan

Property Description

This property is located in the central area of Bella Vista City Limits and is located on Parcel #16-25435-000. Lot 11, Block 4. Radnor Subdivision.

Regulation

Development Code Sec. 107-342(d) states that retaining walls inside drainage and utility easements shall be approved on a case by case basis. Code Sec. 107-342(e)(f) states a retaining wall shall be placed a minimum of ten feet (f), or 1.5 times the height of the wall, whichever is greater, away from existing or proposed structures. Retaining walls shall also be placed a minimum of 7.5 feet or 1.5 times the height of the wall, whichever is greater, away from property lines. Terraced walls shall also be no located closer to the lower wall than one times the height of the tallest wall (g).

Request

The applicant is seeking a waiver of the requirements above for an existing terraced wall built to stabilize and unpermitted cut.

Background

The applicant is seeking the subject waiver for two existing terraced walls with a maximum height of 52" or 4.33' to stabilize an approximate unpermitted 4' cut that was made to level a pad for the home. No grading was proposed in the 2022 GEC Permit. Per the provided plot plan, at the closest point, the walls sit 2'-7" from the house, 3'-4" from the property line, and 1'-1" from each other. It is unknown how close they are to the septic system and staff cannot confirm if it meets the septic system setback at this time. Since the time of the wall construction, staff has been working with the applicant to achieve compliance and the house currently still is on a temporary certificate of occupancy pending the yard approval (walls) since April of 2023. An engineer's certification letter approving the design is contained within. Should this waiver be approved, additional approvals may be required prior to wall permitting. *Please note: this waiver request is NOT considering the private easement that the walls sit within—just the setbacks.*

Public Comment

None at the time of this report.

Outstanding Technical Comments

The engineering division has the following comments: Submit an updated survey showing exact location of wall from the house, each wall from one another, and to the property line. Survey should also show spot elevations.

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.

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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.

January 28, 2025

Greetings Planning Commission,

We are asking for a waiver today for the retaining walls that were built in the property's easement on Lot 11, Block 4, Radnor Subdivision physical address 39 Bradford Drive, Bella Vista, AR 72715.

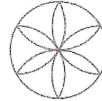
In Chapter 7 of the Code Ordinances of Bella Vista, AR we are asking for a Development Waiver. The waiver is necessary to get the COO on the home that was finished two years ago. The framing, electrical, plumbing, and HVAC all passed the final inspection in the first of May of 2023.

The conditions of the lot required minor variances for both sides of the lot to allow for the septic to acquire a three-bedroom system for this home. So now that the home has been pushed forward with the help of the minor variances, it left the home with an extremely steep driveway. To help with that the home was dug out 5' only the left back corner. The front right corner was built up around 7'. The property slopes 12' from the back of the house to the front of the house. By digging out the back and left side of the home a retaining wall was needed. The home owner wanted it terraced so he could plant greenery in between the two walls. This also help meet the 1:1 ratio which was required at that time the retaining walls where built. Each wall is under the 30" retaining requirement. The walls have been engineered also.

The built walls are on the home owner's property. They are not injurious to the other properties in the area. Approving this waiver lets the home owner end a very long chapter on this journey and finally get the COO to his beautiful home. Approving the waiver will not cause disorder to the subdivision. The walls blend in with the home and add character. He has planted beautiful landscape on them making this property blend into the nature that surrounds the home.

Thank you,
Susan Yoes / JSC Custom Homes LLC

GAVIN SMITH
CIVIL ENGINEERING



August 31, 2023

From Gavin Smith, PE CFM
Gavin Smith Civil Engineering, LLC
31 E Center street, suite 207
Fayetteville, AR 72701

To: Community Development Services
616 W. Lancashire Blvd
Bella Vista, AR 72715

RE: Retaining Wall Certification – 39 Bradford Drive

Hello,

The above referenced walls were built without an engineering design. I was hired subsequent to construction to certify the walls. I performed a site visit and inspection on July 31, 2023. I measured the walls and determined that the walls would require Geotech mesh reinforcement. I required the contractor to expose the reinforcement. On Friday August 25th, the reinforcement was exposed and inspected and meets the minimum standard for reinforcement (per NCMA standards). I have inspected the wall in accordance with Bella Vista code (107-340)(e)(1). Please accept this letter as the certification letter required in accordance with Bella Vista code (107-340)(f)(2). To my knowledge all codes and plan requirements have been fulfilled.

I, Gavin Smith, Registered Professional Engineer No. 18921 in the state of Arkansas, hereby certify that the retaining walls have the requirements of the city of Bellavista. Further, I hereby acknowledge that the review of the walls by the city of Bellavista or its representatives does not relieve me from my responsibility or liability.

Thank You,

Gavin Smith, PE

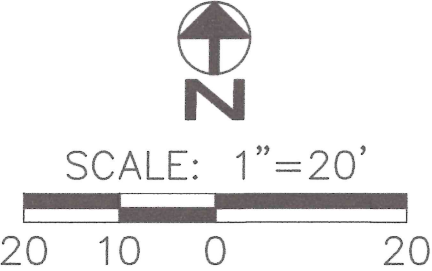




LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 19TH DAY OF FEBRUARY, 2024 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553



LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN
- O.P.O.T. POINT OF TANGENT
- POWER POLE
- BUILDING SETBACK
- EASEMENT LINE
- OVERHEAD ELECTRIC
- WATER METER
- GRADE ELEVATION
- HIGH POINT
- BENCHMARK
- AT&T PED.
- ELECTRIC SERVICE

retaining walls needing Approval

Approved/passed retaining walls



"39 BRADFORD DRIVE"
RADNOR SUBDIVISION
LOT 11, BLOCK 4
BELLA VISTA, ARKANSAS

PROPERTY DESCRIPTION

LOT 11, BLOCK 4, RADNOR SUBDIVISION BELLA VISTA, ARKANSAS.

THIS LOT LIES IN THE NE ¼ OF THE NW ¼ OF SECTION 21, T-21-N, R-31-W.

LOT AREA: 0.329 ACRES

THE TAX PARCEL #: 16-25435-000

ZONING: RESIDENTIAL

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0060 J, EFFECTIVE DATE SEPTEMBER 28, 2007.

LOT SURVEY		REVISIONS	
		No.:	DATE:
OWNER: JSC HOMES 2 PAWLE CIRCLE BELLA VISTA, AR 72714			
DRAWN BY: DP/ZS CHECKED BY: 2021572		DATE:	11/12/21
		JOB No.:	2021572
		SHEET:	1
273-7989 OR 366-7989		CONSULTING INC.	P.O. BOX 223 BENTONVILLE, AR 72712
SCALE: 1"=20'			

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 11TH DAY OF NOVEMBER, 2021 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553



SCALE: 1"=20'

20 10 0 20

P.O.T.
SET NAIL
107.27'

LOT 12
VACANT

N56°12'29"E 187.61'

LOT 11

14,325 sq. ft.
0.329 Acres

GARAGE

PROP CONC
DRIVE

PROPOSED 3
BEDROOM HOUSE
FFE: 117.00
(334151 AXTELL)

DECK

1250 Gal
Combo Tank

P.O.T.
SET NAIL
113.37'

LOT 10
VACANT

S50°14'05"W 190.13'

LEGEND

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- S.I.P. SET IRON PIN
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- POWER POLE
- BUILDING SETBACK
- EASEMENT LINE
- TOPOGRAPHY
- OVERHEAD ELECTRIC
- PROP. WATER METER
- XXX.XX GRADE ELEVATION
- ▲ HIGH POINT
- ▲ BENCHMARK

BENCHMARK
NAIL IN PVMT
100.00

BRADFORD DRIVE
40' R.O.W.

HD approval for septic
emailed: 2/7/2022

WATER SOURCE CONFIRMATION

ON NOVEMBER 15TH, 2021 THE BELLA VISTA WATER DEPARTMENT WAS CONTACTED AND STATED THE WATER SHOULD BE SOURCED FROM THE RIGHT SIDE OF THE LOT.

PROPERTY DESCRIPTION

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THIS LOT LIES IN THE NE ¼ OF THE NW ¼ OF SECTION 21, T-21-N, R-31-W.

LOT AREAS: 0.329 ACRES

THE TAX PARCEL #: 16-25435-000

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

SEWAGE DISPOSAL SYSTEM NOTES

1. MAXIMUM SOIL ABSORPTION TRENCH DEPTH SHALL BE 18".
2. EACH SOIL ABSORPTION TRENCH MUST BE INSTALLED ON CONTOURS AS DESIGNED AND MUST NOT BE ALTERED TO AVOID EXISTING TREES, PROPOSED LANDSCAPING, STORAGE BUILDINGS, OR OTHER OBSTRUCTIONS WITHOUT CONTACTING THE BELLA VISTA A.C.C. OFFICE AT (479) 855-8080.
3. MINIMUM 6" OF SOIL COVER OVER TRENCH GRAVEL.
4. TOPSOIL AND SEEDING WITH GRASS RECOMMENDED.
5. EACH TRENCH MUST BE EXCAVATED BY BACKHOE TO PREVENT COMPACTION OF TRENCH BOTTOM.
6. FINAL GRADE OVER THE SOIL ABSORPTION AREA SHALL BE SUCH THAT ALL SURFACE WATER WILL DRAIN OFF AND AWAY FROM THE SYSTEM. IMPROPER GRADING MAY CAUSE THE SYSTEM TO NOT FUNCTION PROPERLY.
7. ALL TIGHTLINES ARE TO BE SCHEDULE 40 AND ALL PERFORATED PIPE SHALL BE ASTM 2729 OR F-810.

NOTICE: THIS IS ONLY A PLAN AND DOES NOT NECESSARY REFLECT THE ACTUAL SIZE, SHAPE OF LOCATION OF ANY IMPROVEMENTS ON THE LOT.

THIS SEPTIC PLAN HAS BEEN DESIGNED IN COMPLIANCE WITH THE RULES AND REGULATIONS PERTAINING TO SEWAGE DISPOSAL SYSTEMS AS PROVIDED IN ACT 402 OF 1977. THIS IN NO WAY GUARANTEES THAT THIS SYSTEM WILL FUNCTION PROPERLY.

DATED: 1/11/22 BY: Rebecca Galt
DESIGNATED REPRESENTATIVE

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

DATED: 1-20-2022 BY: Alison West
AUTHORIZED AGENT (HEALTH DEPT.)

24855775

RADNOR SUBDIVISION
LOT 11, BLOCK 4
BELLA VISTA, ARKANSAS

SEPTIC PLAN

REVISIONS

OWNER:

JSC HOMES
2 PAWLE CIRCLE
BELLA VISTA, AR 72714

273-7939
OR
388-7939

CONSULTING
INC.

P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY: DP/ZS
DATE: 11/12/21

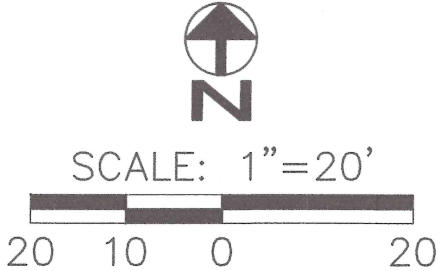
CHECKED BY: JOB No.: 2021572

SCALE: 1"=20' SHEET: 1

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DESIGNATED REPRESENTATIVE

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

LEGEND

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RADNOR SUBDIVISION
LOT 11, BLOCK 4
BELLA VISTA, ARKANSAS

SEPTIC PLAN

REVISIONS

OWNER:
JSC HOMES
2 PAWLE CIRCLE
BELLA VISTA, AR 72714

No.: BY: DATE:

DRAWN BY: DP/ZS DATE: 11/12/21

CHECKED BY: JOB No.: 2021572

SCALE: 1"=20' SHEET: 1

273-7989
OR
386-7989
CONSULTING INC.

P.O. BOX 223
BENTONVILLE, AR 72712

1st plot plan
emailed: 11/15/2021