



Planning Commission Regular Meeting Agenda

Date: Monday, June 9, 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. Regular Meeting Minutes: 5-12-2025

IV. Public Input

V. Unfinished Business

A. **WVR-2025-58625:** A waiver request of retaining wall setbacks for an existing unpermitted retaining wall at 6 Cardiff Circle; Parcel 16-05159-000; Applicant Zach Estep; Presented by Planner Hyatt

VI. New Business

- A. **Public Hearing PZD-2025-58573:** A proposed planned zoning district to provide a modernized 55+ residential community in Bella Vista at 102 Fairway Drive; Parcel 16-11099-000; Applicant Linda Lloyd (Owl Commons); Presented by Director Robertson
- B. **LSD-2025-58918:** a large-scale development proposal within the city limits for the third extension of the Razorback Greenway from Mercy Way to Riordan Road; Parcels 16-40644-001; 16-40644-000; 16-40645-001; 16-40236-000; 16-79389-000; 16-70324-000; 16-40221-801 and 16-31932-

000; Applicant Crafton Tull; Presented by Trails Manager Workman

- C. **LSD-2025-58745:** A large-scale redevelopment proposal of the existing Towncenter Shopping Center site located at 404 Towncenter; Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Hyatt
- D. **WVR-2025-59112:** A waiver request of pedestrian accommodation requirements, surfacing requirements, and access drive width requirements associated with LSD 58554 in the planning area along Punkin Hollow Road; Parcel 15-18996-003; Applicant David McGehee; Presented by Planner Hyatt
- E. **LSD-2025-58554:** A large-scale development proposal in the planning area for a cell tower development along Punkin Hollow Road; Parcel 15-18996-003; Applicant David McGehee; Presented by Planner Hyatt
- F. **LSP-2025-59121:** A proposed lot split in the planning area at 9728 E. McNelly Road; Parcel 18-08044-000; Applicant Mike James; Presented by Planner Hyatt

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Monday, June 16, 2025 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, June 23, 2025 at 6:00 pm.
- C. The Planning Commission Special Session will be Monday, June 30, 2025 at 4:30 pm.
- D. The Planning Commission Work Session will be Thursday, July 3, 2025 at 4:30 pm.
- E. The Board of Zoning Adjustment meeting will be on Monday, July 14, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

May 12, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:57 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: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – April 14, 2025*

On a motion by Mr. Farner and a second by Ms. Portillo, the April 14, 2025 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

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

1. Planner LaRue presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Applicant, Susan Yoes was present to answer questions.
4. A motion to approve the waiver with all staff conditions was made by Mr. Sedberry and second was made by Ms. Portillo.

JB Portillo – Y

Jack Wagnon - Y

Linda Lloyd - Y

Gail Klesen - Y

Clayton Sedberry - Y

Doug Farner - Y

Daniel Ellis – Y

Motion approved with seven yes votes. (7-0)

VI. NEW BUSINESS

A. CUP-2025-58265: A conditional use permit request for a temporary firework stand at 8862 W. McNelly Rd; Parcel 16-40780-001; Applicant Meramec Specialty Group; Presented by Planner Grady.

1. Planner Grady presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Applicant Ryan Blue was present to answer questions.
4. Chairman Ellis opened the public hearing.
5. Chairman Ellis closed the public hearing.
6. A motion to approve the conditional use permit was made by Mr. Farner and a second was made by Ms. Lloyd.

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

Motion approved with seven yes votes. (7-0)

B. WVR-2025-58581: A waiver request of pedestrian accommodations, general standards, and access management and parking facility design standards for an unpermitted parking lot in the planning area associated with LSD 58580; Parcel 18-07976-000; Applicant Garrett Greer and Don Callaway; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. Applicant Don Callaway was present to answer questions.
3. A discussion was held regarding the request and the Large-Scale Development.
4. A motion to approve the waiver with the conditions; any gravel within the right-of-way will be paved, the site will be returned to grass or redeveloped and the erosion control measures will be developed to city engineer requirements was made by Mr. Wagnon and a second was made by Ms. Portillo.

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

Motion approved with seven yes votes. (7-0)

C. LSD-2025-58580: A large-scale development proposal in the planning area for an unpermitted parking lot near 9304 Commonwealth Road; Parcel 18-07976-000; Applicant Garrett Greer and Don Callaway; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet in conjunction with Item B. WVR-2025-58581.
2. The applicant Don Callaway was present to answer questions.
3. A discussion was held regarding the request.
4. A motion to approve the large-scale development was made by Mr. Farner and a second was made by Mr. Sedberry.

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

Motion approved with seven yes votes. (7-0)

D. WVR-2025-58625: A waiver request of retaining wall setbacks for an existing unpermitted retaining wall at 6 Cardiff Circle; Parcel 16-05159-000; Applicant Zach Estep; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. A discussion was held regarding the request.
3. The applicant was not present.
4. A motion to table the waiver to the June meeting was made by Ms. Klesen and a second was made by Mr. Sedberry.

Motion approved by voice vote; seven yes votes (7-0)

E. WVR: 2025-58806: A waiver request of easement dedication requirements for PLA 58045 in the planning area near 8827 E McNelly Road; Parcel 18-08032-001; Applicant Sand Creek Engineering; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. The applicant Tim Sorey was present to answer questions.
3. A discussion was held regarding the request.
4. A motion to approve the waiver was made by Mr. Farner and a second was made by Mr. Wagnon.

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

Motion approved with seven yes votes. (7-0)

F. PLA-2025-58045: A proposed lot combination in the planning area near 8827 E McNelly Road; Parcel 18-08032-001; Applicant Sand Creek Engineering; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet in conjunction with item E. WVR 2025-58806.
2. A discussion was held regarding the request.
3. A motion to approve the lot combination was made by Ms. Lloyd and a second was made by Ms. Portillo.

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

Motion approved with seven yes votes. (7-0)

G. WVR-2025-58560: A waiver request of subdivision design standards for LSP 58184 near 12670 Miller Church Road; Parcel 18-09646-006; Applicant Alan Reid & Associates; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. Applicant Brian Shewmaker was present for questions.
3. A discussion was held regarding the request.
4. A motion to approve the waiver was made by Mr. Farner and a second was made by Ms. Klesen.

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

Motion approved with seven yes votes. (7-0)

H. LSP-2025-58184: A proposed lot split in the planning area near 12670 Miller Road; Parcel 18-09646-006; Applicant Alan Reid & Associates; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet in conjunction with Item G. WVR-2025-58560.
2. A discussion was held regarding the request.
3. A motion to approve the lot split was made by Ms. Klesen and a second was made by Mr. Farner.

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

Motion approved with seven yes votes. (7-0)

I. Meeting Approval: Approving a special work session meeting for the Zoning and Development Code Reform on June 30, 2025 at 4:30 PM at District Court; Presented by Director Robertson.

1. A motion to approve the special meeting was made by Ms. Klesen and a second was made by Mr. Sedberry.

Motion approved by voice vote; seven yes votes (7-0)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

- A. Commissioner Lloyd suggested to be more timeframe specific when tabling items.
- B. Commissioner Lloyd asked how to better regulate contractors' bad practices in regards to retaining walls.
- C. Commissioner Portillo asked about backlog work load once the new code comes into effect.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:49 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 9TH DAY OF JUNE 2025:

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

Gail Klesen, Secretary
Bella Vista Planning Commission



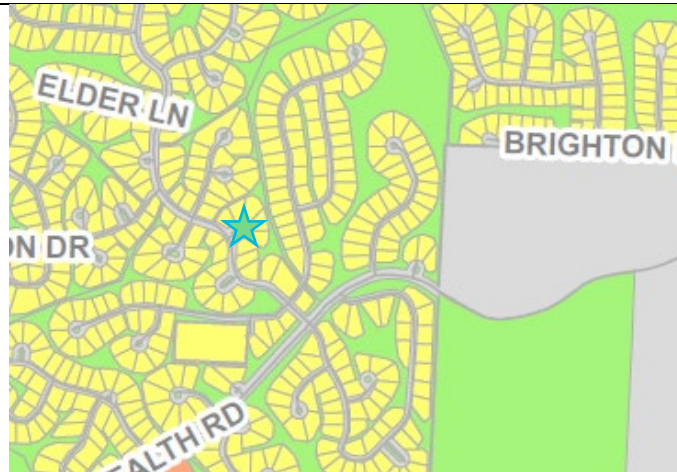
Meeting Information:

2483 Forest Hill Blvd
June 9, 2025

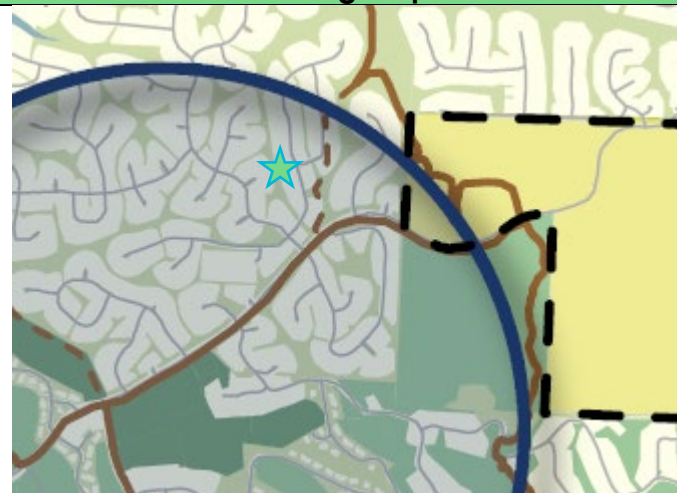
Reviewer:

Christopher Hyatt
Senior Planner

Project Number	WVR-2025-58625
Applicant	Zach Estep
Address/Location	6 Cardiff Circle
Current Zoning	R-1 Single Family Residential
Site Area	.34 acres
Nature of Request	Seeking a waiver of Sec. 107-342(e)(1) and (e)(2).



Zoning Map



Future Land Use Plan

Property Description

This property is located in the eastern area of Bella Vista City Limits and is located on Parcel #16-05159-000. Lot 24, Block 7. Brecknock Subdivision.

Regulation

Development Code Sec. 107-342 (e)(1) states a retaining wall shall be placed a minimum of ten feet or 1.5 times the height of the wall, whichever is greater, away from existing or proposed structures. Sec. 107-342 (e)(2) states that a retaining wall shall be placed a minimum of 7.5 feet or 1.5 times the height of the wall, whichever is greater, away from property lines.

Request

The applicant is requesting to waive the 107-342(e)(1) and (e)(2) setback requirements for an existing retaining wall behind a single-family residential home.

Background

The applicant placed retaining walls behind the single-family home back in August of 2022, prior to obtaining permits. Staff had previously met with the owner and applicant early in 2024, to work on solutions, and discussed the need for the wall, with their circumstances being due to the topography and support for the back deck. The walls sit roughly 6 feet, at the closest point, behind the deck of the home, supporting the foundations for the deck posts, and vary in height from 4.5' to 5.5' with one wall extending to the South property line. Staff has received an engineered analysis and approval of the designs and has included that in your packet. POA Common Property is located behind the subject site, so any failure of the wall would not impact adjacent homes and would not prevent the orderly subdivision of other land in the area. The subject property has single family homes to the North and South of the property. The zoning code shows this parcel is surrounded by single-family residential and common property. The Future Land Use Plan shows this parcel to be located in a Type 1 Neighborhood Center with the Master Street Plan showing Cardiff Circle as a non-classified residential street. It should be noted that this waiver is not considering the private easement encroachment.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Recommendation

If approved by Planning Commission, staff recommends the condition that the property owner of Parcel 16-05160-000 approves of the retaining wall touching the property line prior to wall permit issuance.

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.

FIELD WORK:
SEPTEMBER 10, 11, 12 & 23, 2024

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

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

CONTOUR INTERVAL:
1 FOOT

PROPERTY ZONED:
R-1

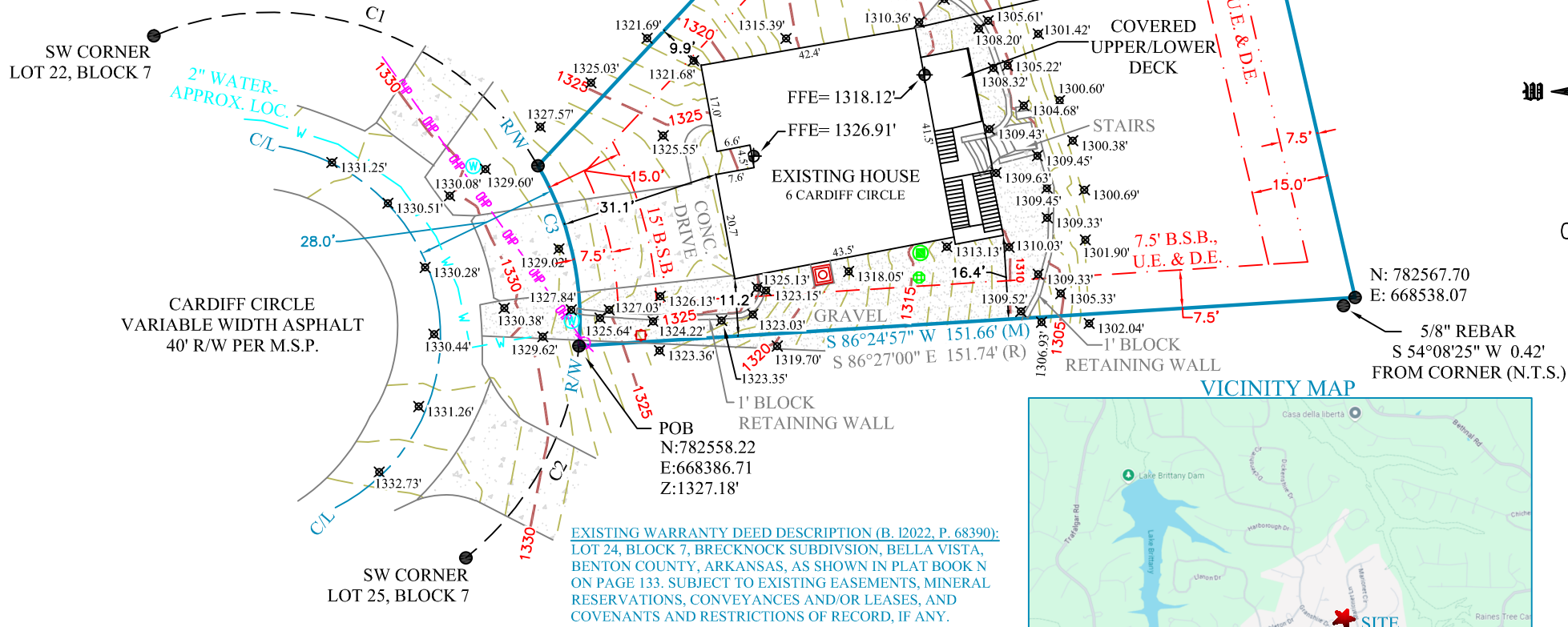
BUILDING SETBACKS:

PER FINAL PLAT:
FRONT 15ft (SHOWN)
SIDE NONE SHOWN
REAR NONE SHOWN

*PER NOTE # 6 ON THE FINAL PLAT, THERE IS A 7.5' U.E. & D.E. ON THE INTERIOR OF ALL LOT LINES

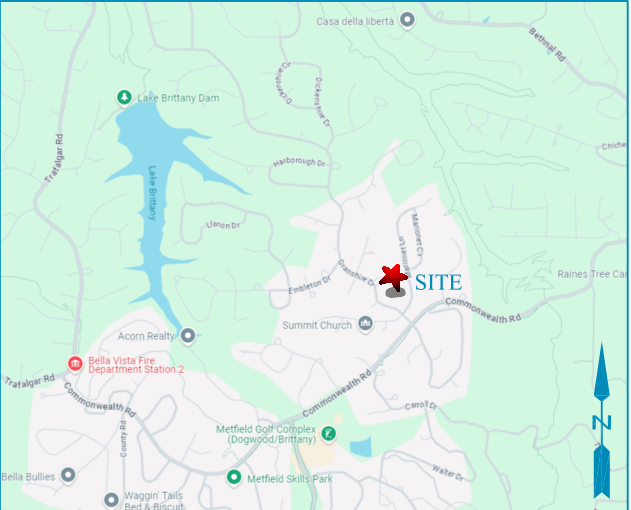
PER ZONING:
FRONT 20ft
SIDE 7.5ft (SHOWN)
SIDE 15ft (IF PARALLEL TO STREET RIGHT-OF-WAY LINES)
REAR 15ft (SHOWN)
REAR 25ft (FROM WATER'S EDGE FOR PARCELS WITH ACCESS TO BODIES OF WATER)

TOTAL ACREAGE
LOT 24, BLOCK 7
PARCEL #16-05159-000
0.34 ACRES +/-



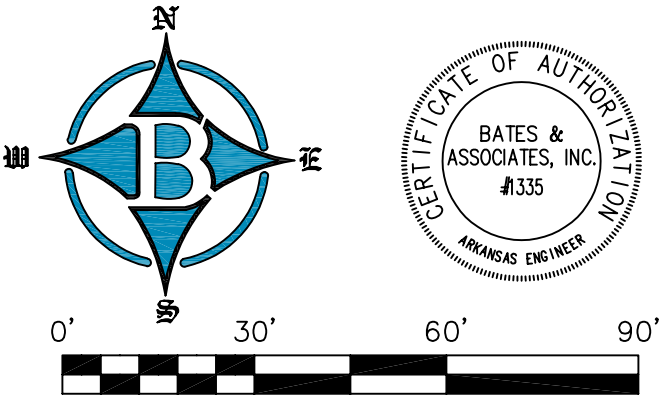
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	60.00'	86.38'	79.11'	S 71°18'42" E	82°29'28"	52.61'
C2	60.00'	48.13'	46.85'	N 28°05'20" E	45°57'29"	25.44'
C3	60.00'	36.64'	36.07'	N 12°48'13" W	34°59'25"	18.91'

REFERENCE DOCUMENTS:
1) FINAL PLAT OF BRECKNOCK SUBDIVISION FILED IN BOOK N AT PAGE 133
2) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 68390



PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER THE FINAL PLAT OF BRECKNOCK SUBDIVISION (N-133) WHERE POSSIBLE.
2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
4) UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE. (SEE PLAT NOTE #6BOOK N, PAGE 133)

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0080J. DATED 09/28/2007)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF SEPTEMBER, 2024.



DATE: 10/21/24
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.	
(R) RECORD BEARING & DISTANCE	BOUNDARY LINE (MEASURED)
(M) MEASURED BEARING & DISTANCE	TIE LINE
FOUND 5/8" REBAR	CENTERLINE OF ROAD
FINISHED FLOOR ELEVATION (FFE)	RIGHT-OF-WAY
AC CONDENSER UNIT	OVERHEAD POWER LINE
ELECTRICAL METER	UTILITY EASEMENT
POWER POLE	BUILDING SETBACK
SEPTIC LID	
CLEANOUT	
WATER METER	
SPOT ELEVATION	

Bates & Associates, Inc.
Engineers - Surveyors
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350

BATES & ASSOCIATES, INC. Copyright 2024
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:	
JOHN CARR	
ADDRESS: 6 CARDIFF CIRCLE BELLA VISTA, ARKANSAS	
DATE: 10/16/24	SCALE: 1"=30'
LOCATION: LOT 24 BLOCK 7 BRECKNOCK SUBDIVISION	SURVEYED: TH DRAFTED: ML DRAFT DATE: 10/16/24 REVIEWED: DT COA #1335
DRAWING #24-236	

General Notes:

1. Applicable building codes: Arkansas Building Code 2021, International Building Code 2021, TMS 402-2016.
2. Compacted C ballast used for footings
3. Leveling pad- minimum 6” thick compacted AHTD class 7 crushed stone road base compacted to 95% standard compaction (ASTM 0698).
4. Foundation zone- undisturbed sandy clay with shale soil with a plasticity index less than 20 with an effective friction =26
5. Minimum wall embedment of 1 block for walls under 6 feet.
6. A geotechnical report was not supplied for the project and the soil properties used were assumed for the site based on other sites in the area.
7. Wall batter will be 1.0 inch per block course.
8. The top and bottom of the wall elevations and sloped in the vicinity of the wall must be verified by the wall installer before beginning wall construction. The wall designer must review any changes to the wall dimensions or slopes around the wall.
9. The wall designer assumes no liability for information provided by others or not verified.
10. All C ballast fill must be compacted in maximum 8.0 inch thick lifts and compacted with a minimum of two passes with a vibratory plate compactor. All soil fill must be placed in a maximum 8.0 inch thick lifts and compacted with a minimum of 95% standard compaction (ASTM 0698). For commercial projects, the compaction of each lift must be verified by the testing agency of record with at least one test per 2500 sq. ft. of fill placed per lift, per day.
11. Maximum wall bearing pressure = 1200 psf.
12. The long-term static groundwater level is assumed to be below the bottom of the wall (greater than 6.0 feet).
13. All quantities do not include any waste of overlap required and are based on in-place compacted volumes. The installer must verify all quantities.
14. Wall heights shown must not be exceeded without the consultation and approval of the wall designer.
15. Bi-Axial geo-grid may be used in place of that shown.
16. All reinforcing geogrid must be strata 200 geogrid as shown on the wall drawings.
17. All utilities behind, in front and under the wall should be installed before commencing wall construction to limit disturbance and damage to the grid and undermining of the wall. The compaction of all utility backfill under the block and grid zones must be verified to be at least 95% standard compaction (ASTM 0698).
18. Maximum slopes of 30° behind and in front of the wall and shall not be exceeded without the consultation and approval of the wall designer.
19. Care must be taken when installing and pavements, utilities, irrigation, structures or landscaping behind the wall so as not to damage the geogrid or wall face. Any damaged geogrid or wall face distortion must be replaced.
20. Any springs, seeps or other water sources noted in the wall excavations must be immediately reported to the wall designer for remedial action.
21. No live or dead loads other than pedestrian traffic within 10.0ft behind the wall.
22. All filter fabric must be Mirafi 140N not-woven fabric or approved equivalent.
23. Factors of safety used in the wall design: sliding = 1.5, overturning = 2.0 bearing capacity = 2.0 global stability analysis = 1.3. The engineering stamp on the drawing confirms these values were exceeded.
24. Safety precautions (including handrails) during and after construction are the responsibility of the contractor and owner.

SUBJECT RETAINING WALLS – SEE PAGES S2 -4



SUBJECT RETAINING WALLS

RETAINING WALL AND BACKFILL NOTES:

- CONSULT CITY REGARDING PLACEMENT OF WALL NEAR PROPERTY LINES AND EASEMENTS.
- SAFETY RAILINGS ARE REQUIRED WHERE REQUIRED BY ICC IRC
- BACKFILL AS NEEDED WITH SB2 BEHIND WALL (EXPANSIVE SOIL/CLAYS NOT ALLOWED)
- DRAINAGE IS REQUIRED BEHIND THE WALL
- THIS DRAWING DOES NOT DEFINE COMPACTION REQUIREMENTS FOR CONSTRUCTION ON FILL SOILS

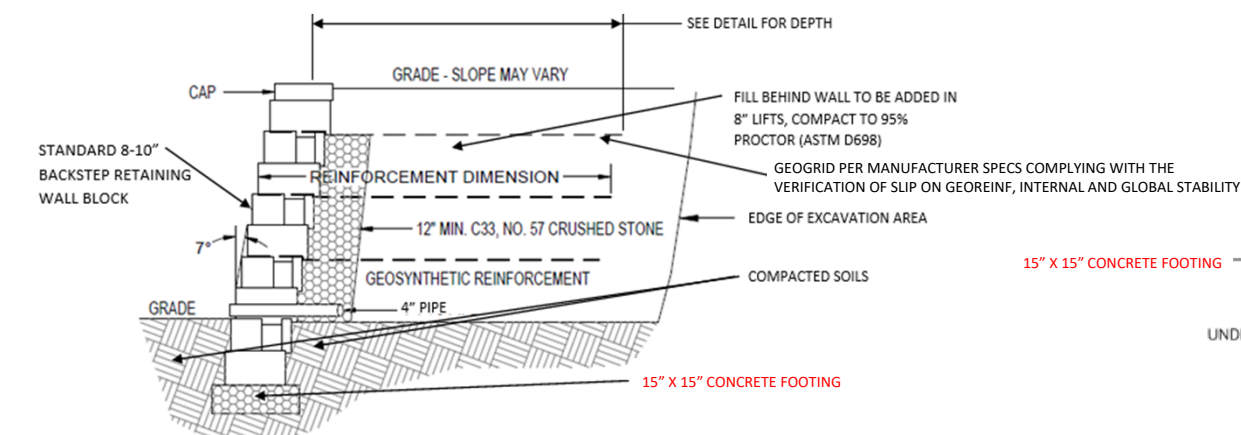
APPROVALS

ADVANCED STRUCTURAL CONSULTANTS
501.240.9213 479.439.0260
INFO@STRUCTURALCONSULT.COM

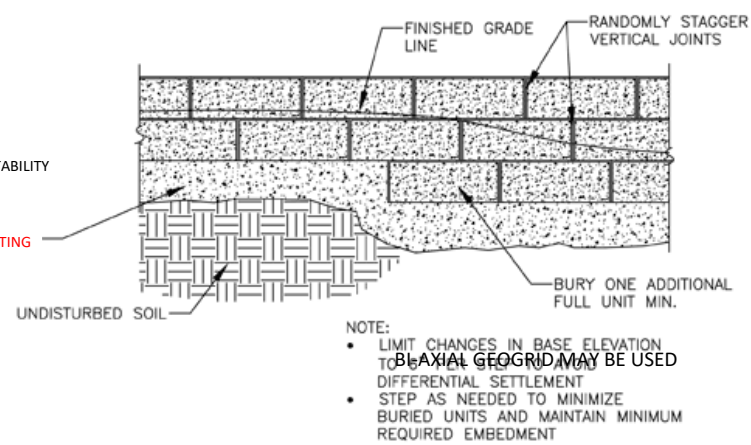
LANDSCAPE BLOCK RETAINING WALL INSTALLATION
ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR

DATE – 2/4/25

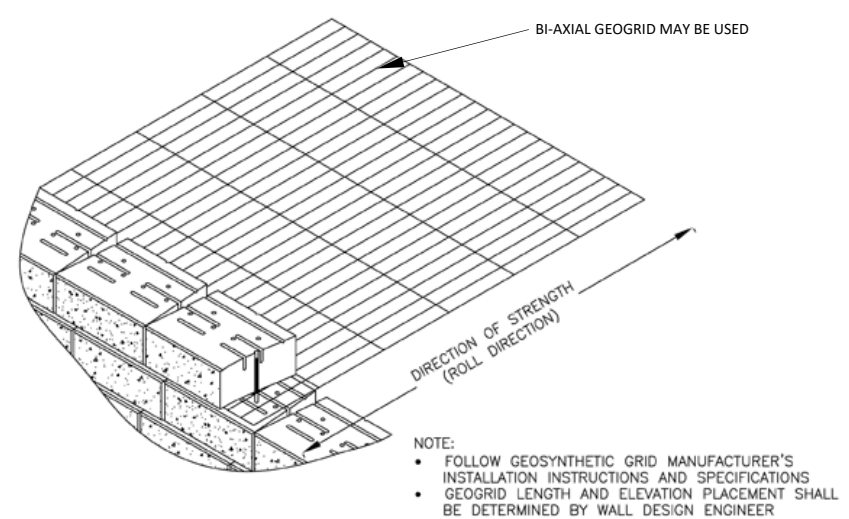
REVISION



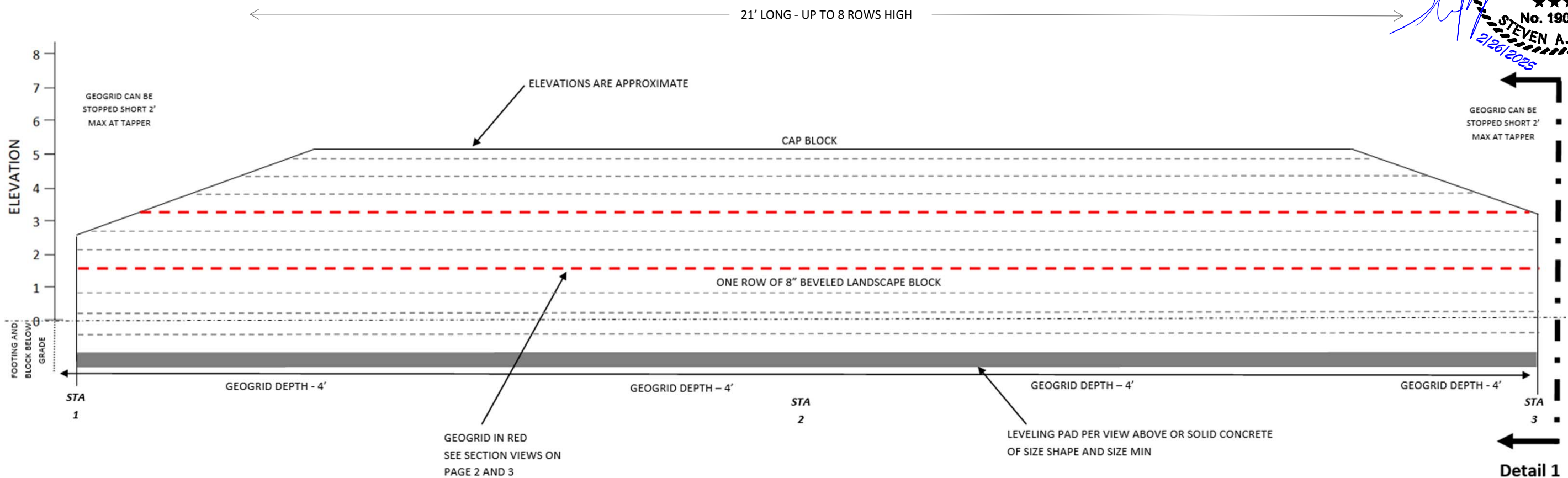
WALL CONSTRUCTION
SECTION VIEW



STEPPING BASE DETAIL
(If required)



GEO-GRID INSTALLATION DETAILS



WEST RETAINING WALL ELEVATION VIEW

- RETAINING WALL AND BACKFILL NOTES:**
1. Max wall height is per elevation above.
 2. Depth of geogrid to be per the drawing below. Spacing can vary up or down one row of block only.
 3. Any drainage to soils retaining by the walls should be routed in 4" pipe so that the water does not excessively saturate the ground behind the wall.
 4. Installer must have experience building walls and thoroughly read the installation instructions and limitations from the block manufacturer. Always install wall per block manufacturer specifications.
 5. See sheet S3.0 for details on drainage, and curved wall installations.



APPROVALS	
ADVANCED STRUCTURAL CONSULTANTS 501.240.9213 479.439.0260 INFO@STRUCTURALCONSULT.COM	
LANDSCAPE BLOCK RETAINING WALL INSTALLATION ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR DATE – 2/4/25	
REVISION	
S2.0 Page 12 of 213	

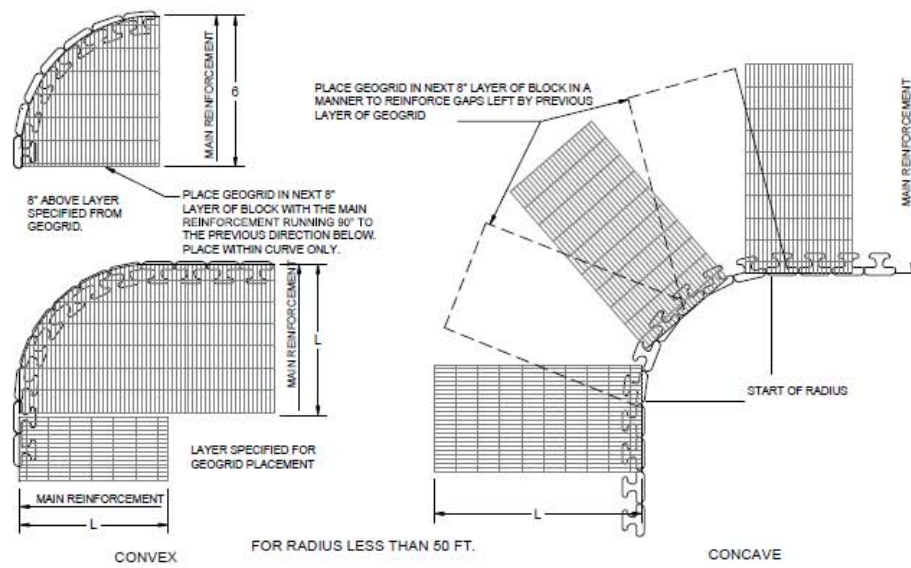


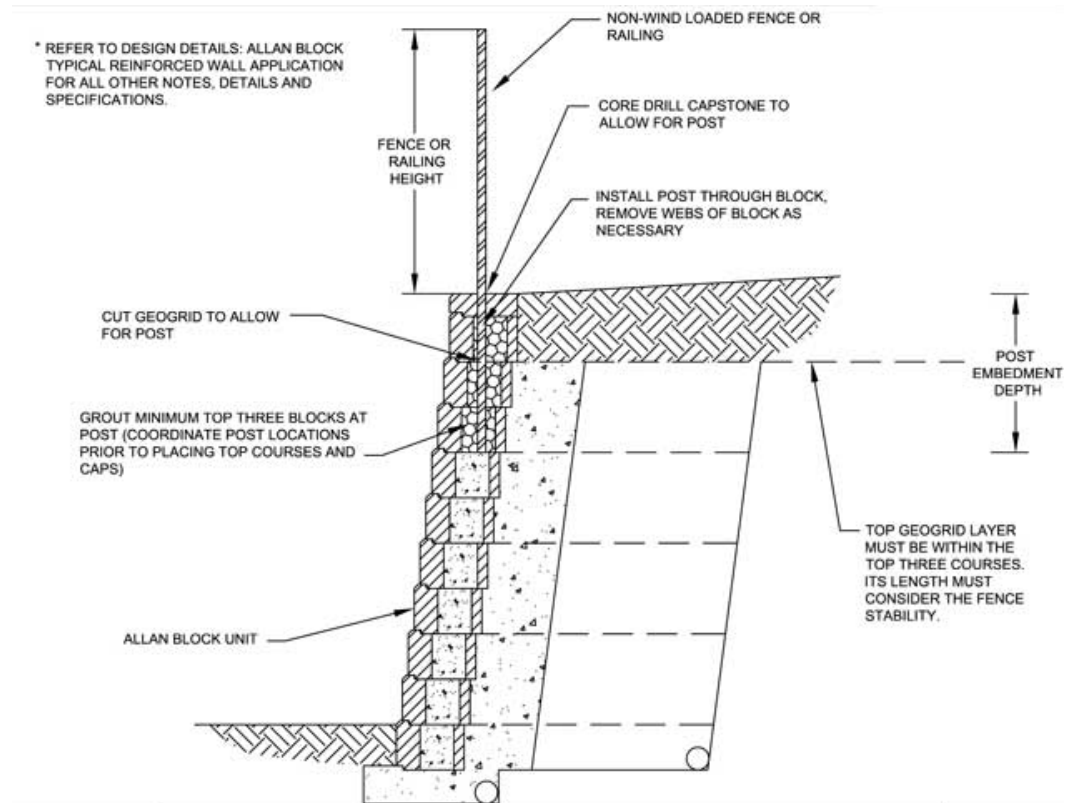
TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS^a

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500 ^b

For SI: 1 pound per square foot = 0.0479 kPa.

a. Where soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.

b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.



FENCE RAILING DETAIL

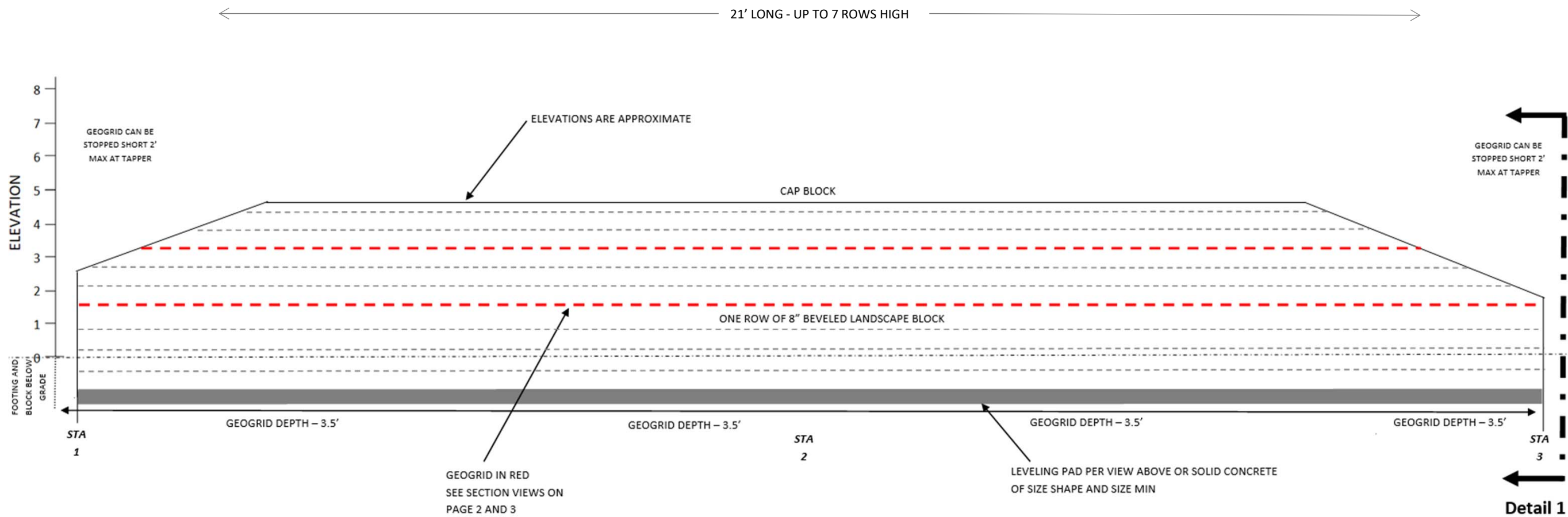


APPROVALS	

ADVANCED STRUCTURAL CONSULTANTS
501.240.9213 479.439.0260
INFO@STRUCTURALCONSULT.COM

LANDSCAPE BLOCK RETAINING WALL INSTALLATION
ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR
DATE – 2/4/25

REVISION



EAST RETAINING WALL ELEVATION VIEW

- RETAINING WALL AND BACKFILL NOTES:
1. Max wall height is per elevation above.
 2. Depth of geogrid to be per the drawing below. Spacing can vary up or down one row of block only.
 3. Any drainage to soils retaining by the walls should be routed in 4" pipe so that the water does not excessively saturate the ground behind the wall.
 4. Installer must have experience building walls and thoroughly read the installation instructions and limitations from the block manufacturer. Always install wall per block manufacturer specifications.
 5. See sheet S3.0 for details on drainage, and curved wall installations.















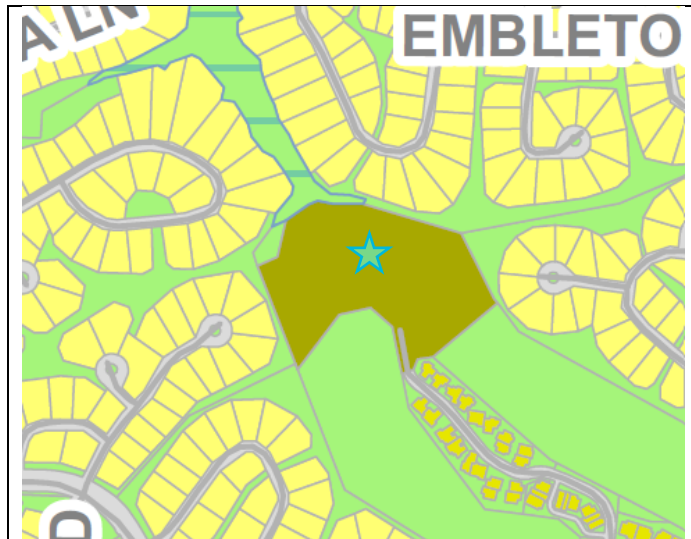
Meeting Information:

2483 Forest Hills Blvd
June 9, 2025 at 4:30 PM

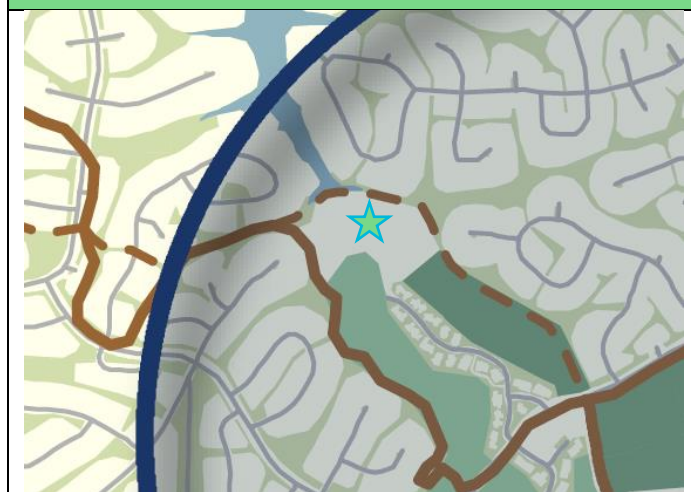
Reviewer:

Taylor Robertson, MPA
Director

Project Number	PZD-2025-58573
Applicant	Linda Lloyd
Address/Location	102 Fairway Drive
Current Zoning	R-3 Multi-Family Residential
Site Area	7.69 acres
Nature of Request	Proposing a New Planned Zoning District



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 #16-11099-000. Lot 1, Block 6 of the Duxford Subdivision.

Regulation

Sec. 109-86 sets forth Planned Zoning District submittal, review, and approval criteria.

Request

The applicant is proposing a 55+ residential master planned community known as Owl Commons with the subject regulation.

Background

The applicant is proposing a planned zoning district to allow for a master planned community for ages 55 and older to provide a modernized style of architecture and unique low intensity mixed uses to support the residents within the community. This proposal includes 4.06 acres of open recreational green space, 2.10 acres of single-family, and .14 acres of community facility districts with a total of 23 single-family units and two nonresidential buildings. These districts support a combination of uses--single-family residential being the primary use. Several community gathering spaces are being dedicated including a community house, a dog park, a kayak dock, a dog run, and three park spaces. Should this district be approved by the Council, a subdivision review of platting and engineering design will follow. Staff finds that the intent of this Planned Zoning District meets all of the review criteria in 109-86(f). Over half of this property is being dedicated and reserved for recreation and open space (53%) and is less intense than what it is currently zoned (up to 123 units, 14 permitted uses, and 18 conditional uses).

Public Comment

Attached to this report.

Outstanding Technical Comments

PPL certificates need removed.

Recommendation

Staff recommends approval based on the analysis with above so long as the PPL certificates are removed.

Sec. 109-86 Planned Zoning District Procedures

A planned zoning district shall follow all procedures for zoning ordinance amendments outlined in zoning code section 109-40, in addition to the specific requirements contain in this section. Upon rezoning approval and if the planned zoning district requires only easement dedications, the applicant shall prepare and easement dedication plat which shall be reviewed by staff. Upon staff approval, the applicant shall record the easement dedication plat at the county recorder's office and shall provide two file marked copies to the Planning and Development Department. Upon rezoning approval and if the planned zoning district requires rights-of-way to be dedicated to conform with the master street plan and/or to allow dedication of road infrastructure to the public, the applicant shall prepare a right-of-way dedication plat that depicts the required right-of-way and easement reservations. The right-of-way dedication plat shall be reviewed by staff for conformance with the master development plan. Upon staff approval, the applicant may proceed with planned improvements within the proposed right-of-way. Upon completion of planned improvements within the right(s)-of-way, the applicant shall proceed with filing a final plat in accordance with Article IV of the Subdivision Code. All infrastructure improvements that will be dedicated to the public shall be reviewed and approved as provided in Subdivision Code subsections 107-250(a) through 1007-250(h). In cases of conflict, the specific standards of the approved planned zoning district shall prevail. f publicly dedicated improvements will be part of the planning zoning district, building permits may be issued by the City after receipt of a right-of-way dedication plat and adherence to the Arkansas Fire Prevention Code has been determined. Plans for publicly dedicated improvements shall be filed at the same time as building plans.

Sec. 109-86 Planned Zoning District Review Criteria

Property may be rezoned to a planned zoning district subject to a recommendation from the planning commission and affirmative vote of the city council. The planning commission and city council may approve a proposed PZD subject to the following review criteria:

1. The development does not have a negative effect upon the future development of the area;
2. The development provides for compatibility with the surrounding land uses;
3. The development provides for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;
4. The development provides for more usable and suitably located open space, recreation areas, and other common facilities that would not otherwise be required under conventional land development regulations;
5. The development maximizes enhancement or minimally disrupts existing natural features and amenities; and
6. The development utilizes site characteristics such as geographic location, topography, size or shape to achieve the purpose and intent of this section.

The planning commission or city council may impose conditions, restrictions, or more stringent standards when reviewing a planned zoning district so as to minimize or reduce any injurious effects to the public's health, safety, and welfare. In the event that the zoning and development standards described in the planned zoning district's zoning description, master development plan, and architectural elevations are not fully implemented **within three years**, the parcel for which the PZD was proposed shall revert to its re-proposal zoning district. Such reversionary language shall be contained in the ordinance establishing the planned zoning district.

Taylor Robertson

From: Scott King <sking@kendalking.com>
Sent: Tuesday, June 3, 2025 8:12 PM
To: Bella Vista Planning
Subject: PZD 58573 - June 9 Public Hearing Questions/Concerns

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

My name is Scott King. I have the townhome at 68 Fairway Drive which will be the closest in proximity to Linda Lloyd's planned 55+ residential development. You might expect me to be a hostile combatant due to the greenspace and tranquility I will be giving up, but I am actually a proponent of the development as I believe if done well, has the ability to lift up all property values along Fairway Drive. I just have a handful of concerns I would like to bring up at this meeting as I will be out of town and unable to attend in person (I will be live-streaming the hearing):

1. I hope Linda is well capitalized financially to be able to execute fully on her plans without cutting corners or dumbing down the project. As I stated above, if done well, it has the potential to lift everyone up in her immediate proximity. The contrary is also true. If done poorly, it can deteriorate the neighborhood. I am cheering for the former, not the latter. I'm not sure it's within the planning commission's jurisdiction to review this, but I hope Linda will at least hear this comment and perhaps respond. I feel like the neighborhood needs and deserves assurances.
2. The construction traffic during the years this project will take to get fully developed is bound to take its toll on Fairway Drive. I seriously hope the City of Bella Vista is prepared and budgeted to keep our road maintained and safe during the duration of this project. Can someone please address this issue? Again, the neighborhood would like assurances.
3. Once completed, I have some concerns about traffic racing up and down Fairway Drive. Right now it's basically a sleepy dead end, but that will change as the development becomes habitable. Once again, I hope the City of Bella Vista is prepared to take action should this become an issue. Speed bumps could be a possible solution, but there could be other means of deterrents too.

I want our little enclave to thrive and I want people attracted to this street. It's a little gem on the east side of Bella Vista. Linda Lloyd, we are putting our faith in your ability to execute on your plans. There's a lot to like about the project. Should it go through, please keep your fellow residents top of mind as you enact your vision. Thank you for your time and consideration.

Respectfully,

Scott King
68 Fairway Drive
Bella Vista, AR

KENDALKING.


SOAPBOX
INFLUENCE + RETAIL MEDIA


shopcart
STUDIO

Scott King
Founding Partner, CFO

913-530-8998

sking@kendalking.com

www.soapboxretail.com

www.kendalking.com

609 SW 8th St #140 - Bentonville, AR

Taylor Robertson

From: Xyta Lucas <jxlucas@cox.net>
Sent: Monday, June 2, 2025 9:55 PM
To: Bella Vista Planning
Subject: Owl Commons

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

I would like to state my strong support for Linda Lloyd's proposed development, Owl Commons. I believe this development would be welcome in Bella Vista and in fact, depending on my family circumstances at the time, I could see myself living there. I believe the combination of independent living units with a sense of community will definitely appeal to older residents.

Xyta Lucas
42 year property owner and 30 year resident of Bella Vista

Taylor Robertson

From: Karen McAuley <clownkaren@gmail.com>
Sent: Saturday, May 31, 2025 7:04 PM
To: Bella Vista Planning
Subject: Owl Commons

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

Hello,

Since I am unable to attend the next formal planning commission meeting, I would like to add my input for this project.

I love living in Bella Vista and am fortunate to be able to afford the home that I would wish for, but not everyone is. Whether financial or restricted mobility concerns, some residents are no longer comfortable in the housing that exists within our community.

I believe that Bella Vista should offer alternative living communities, and the proposed Owl Commons seems to be one way to address this need.

As Owl Commons mission:

“support a variety of living opportunities throughout the City ... that allow residents to “age in place””, should be seriously considered and supported.

Thank you.

Owl Commons - Planned Zoning District

I. General Provisions

The purpose of the Planned Zoning District (PZD) is to establish regulations for a Residential mixed-use development known as Owl Commons, which promotes a combination of single-family residential dwellings, a community common house and office/studio, while incorporating open space/recreation area and innovative design elements that are not achievable through conventional zoning districts.

The Owl Commons PZD encompasses approximately 7.69 acres located on parcel 16-11099-000 in Bella Vista, AR. The development is designed to include 23 single-family residential units.

II. Zoning Districts

Open Space/Recreation -

The Open Space/Recreation (OS/R) is designed to protect and enhance vital natural resources such as exceedingly steep topography, woodlands, and wildlife habitat. Further, this district serves to restrict development in areas not suitable for or capable of sustaining development, while allowing certain recreational uses which are not detrimental to the land. Open Space shall be preserved and maintained for conservation and recreational purposes as delineated in the restrictive covenants for Owl Commons. A Homeowners' Association (HOA) shall be responsible for the improvement, operation, and maintenance of all open space areas.

Residential Single Family -

The Residential Single-Family District (RSF) provides for single-family development supported by open space, and shared community amenities. This serves as the primary neighborhood pattern in Owl Commons.

Community Facility -

The Community Facility District (CF) provides for a community Common House and an office/studio building to serve as central gathering and amenity spaces for residents and their guests. Permitted activities include resident meetings, community meals, social events, recreational activities, and temporary guest accommodations. The Community Facilities are not intended for non-resident commercial use. The HOA shall establish policies to regulate usage and hours for these facilities.

No other land uses shall be permitted, and no conditional use permits shall be requested for uses other than those listed below.

Table of Uses for Owl Commons PZD			
Use Category	Abbreviation	Acreage	Definition
Open Space/ Recreation	OS/R	4.06	The Open Space/Recreation (OS/R) is designed to protect and enhance vital natural resources such as exceedingly steep topography, woodlands, and wildlife habitat. Further, this district serves to restrict development in areas not suitable for or capable of sustaining development, while allowing certain recreational uses which are not detrimental to the land.
Residential Single Family	RSF	2.10	The Residential Single-Family District (RSF) provides for single-family development supported by open space, and shared community amenities. This serves as the primary neighborhood pattern in Owl Commons.
Community Facilities	CF	.14	The Community Facility District (CF) provides for a community Common House and an office/studio building to serve as central gathering and amenity spaces for residents and their guests. Permitted activities include resident meetings, community meals, social events, recreational activities, and temporary guest accommodations. The Community Facilities are not intended for non-resident commercial use.

Vehicle and Pedestrian Circulation Owned by HOA			
Private Access Easement	N/A	1.39	Private access road and pedestrian circulation to be dedicated to and owned by the community HOA.

III. Development Standards

Density - A maximum of four (4) dwelling units per gross acre

Building Setbacks:

1. Minimum front setback from all property lines shall be 0 feet
2. A minimum setback of 0 feet is established parallel to all street right-of-way lines
3. A minimum side setback of 0 feet is established parallel to side property lines.
4. A minimum rear setback of 0 feet is established parallel to side property lines.
5. *Along bodies of water* Lots or parcels with access to bodies of water shall have at least a 25-foot setback from the water's edge in which no primary or accessory structures may be built other than a kayak dock and kayak storage rack.
6. *Along Golf Course* Lots or parcels adjoining a golf course the minimum Building Setback is 20 feet.

*Note that a zoning variance on architectural standards for residential garage placement was approved under ZVR-2024-54679

Height Requirements:

1. The maximum building height for all structures shall be 40 feet

Lot and Area Requirements:

1. The Minimum lot size shall be no less than 2000 Square Feet or .0459 acres
2. The minimum street frontage shall be no less than 0 feet
3. The minimum lot width shall be no less than 0 feet
4. The minimum lot depth shall be no less than 0 feet
5. There shall be no maximum lot coverage
6. The minimum green space coverage within Owl Commons shall be 50 percent

Landscaping, Screening, and Buffering:

The purpose of this article is to ensure a maximum of open space and green area and to maintain and provide Native Habitat.

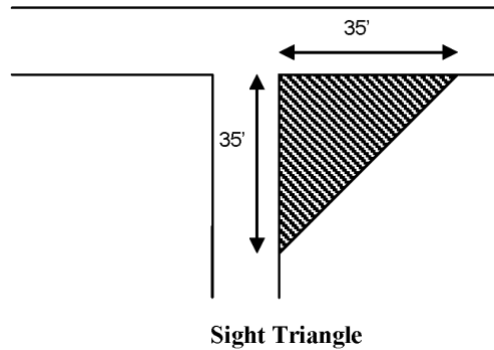
Soil and climatic conditions. Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for their growth habits. Plants used in the landscape design shall to the greatest extent be:

1. Appropriate to the conditions in which they are to be planted.
2. Native and have non-invasive growth habits
3. Encourage low Maintenance, high-quality design
4. Wildflower yards and Native Grasses are highly encouraged while stone yards and/or lawn grass are strongly discouraged
5. Vegetative screening will not be required between single family residences and Community Facilities.
6. Native plant materials and existing wooded common areas shall provide the required landscaping, screening and buffering.
7. No minimum plantings are required on individual lots.
8. Landscaping enhances the environmental and visual character of the community.
9. Green space requirements preserve and stabilize the area's ecological balance by establishing a healthier environment
10. Green areas help to mitigate the negative effects of air and noise pollution by using trees and plants as buffers.

General provisions:

Sight distances:

1. Safe sight distances at intersections and points of access must be maintained.
2. No landscaping between 30 and 60 inches in height shall be placed within the sight triangle of an intersection.



Parking Requirements:

1. Single-family residential dwelling units shall have a minimum of one (1) off-street parking space per dwelling unit
2. Parking for Community Facilities shall be provided at a minimum ratio of 1 space per 1,000 square feet of gross finished floor area and include ADA space.
3. Total parking shall maintain at least 1.5 parking spaces per residential dwelling unit
4. Parking space dimensions shall be 9 feet by 19 feet
5. Bicycle parking and loading space shall be provided at the Common House.
6. Off-street parking shall be paved and spaces not on residential lots shall include barriers and appropriate striping. These spots shall be used solely for operable vehicles and not for storage.
7. Accessible spaces shall comply with ADA requirements.

Subdivision Standards

1. Owl Loop is related appropriately to the existing topography to produce buildable lots and is of reasonable gradient. Street grades and alignment conform reasonably to the original topography. Sudden and frequent changes in grade are avoided.
2. The Street design is appropriate for the type of development proposed and integrated with the street system in the adjoining subdivisions.
3. Owl Loop is designed to permit efficient drainage and utility systems and require the minimum pavement length needed to provide convenient and safe access to property. Street intersections to be laid out to achieve right angles or as close to a right angle as possible.
4. The private road shall be maintained by the Owl Commons HOA.
5. Street loop has no distance greater than 650' from point of access to nearest point of furthest lot.
6. The Owl Commons private road shall be named Owl Loop and shall have a grade of less than 12%. Approximate design speed shall be 15-20 mph; minimum paved width shall be 20'.
7. Addressing Plan is included on Page C 3.1 of Plan Documents.

Easements

1. No side, front or rear property line easements shall be provided except where drainage easements are required.
2. Utility easements shall be provided as required by utility providers - all utilities shall be underground with possible exception of one pole to bring power onto the western side of the main parcel.

Lots

1. Lots shall not abut a public road.
2. There shall be no minimum lot size, lot widths or lot depth to width ratios.
3. The minimum building setback line shall be zero on all lots, including corners, with the exception of 20' building setback along golf course property.

Signage Requirements:

1. Maximum total square footage per parcel: 125 square feet
2. Awning: maximum area of 25% of awning, must be flat against surface, two feet minimum from the back of curblin of street or parking area, fabric may not extend more than one foot below its rigid mount, must maintain 8 feet vertical clearance above a public right of way or front yard setback
3. Roof: maximum area of 25% of roof surface, may not project above the height of the building or roof, are limited to a single roof surface, and multiple roof signs are prohibited

Monument/Freestanding Signage:

1. Maximum height 8 feet
2. Maximum area 25 square feet

Signage Landscaping Required:

1. A defined, bordered, landscaped area at the base of the sign
2. The required landscaped area shall be parallel to the face of the sign
3. The required landscaped area shall be at least 50 square feet in area, be kept neat, weed-free and in compliance with the original site plan
4. For signs with multiple faces, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face
5. The required landscaped area shall contain living plant materials covering at least 50 percent of the defined landscaped area. Artificial plant materials are not authorized for use
6. A plan of the landscaped area with the name, quantity, and spacing of plant materials shall be included as a part of the sign permit application.

Fencing

1. Fence installation shall secure any required permits from the City of Bella Vista and/or the Architectural Control Committee (ACC).
2. The finished surface for all fences shall face outward from the property. Materials can be split rail, picket, chain link, aluminum, post and rail or wood privacy fence.
3. Front yard fences shall not exceed 36" in height and cannot be chain link. All other fences shall not exceed 6'.
4. Fencing on golf course lots (lots 9,10,11 and 12) must remain 20' from rear property line.

Lighting

1. The direct or reflected light from any light fixture shall not create a traffic hazard to operators of motor vehicles or to operators of aircraft, and no colored lights may be used in such a way as to be confused or construed as street traffic or air traffic control devices.
2. No blinking, flashing, or fluttering lights, or other illuminated device that has a changing light intensity, brightness, or color, is permitted.
3. All outdoor lighting shall meet the functional security needs of the proposed land use without adversely affecting surrounding properties and the natural environment, meet Dark Sky standards and be energy efficient.
4. All new and replacement light fixtures shall be full cutoff, except that light sources not exceeding 500 lumens for individual light fixtures, 150 lumens for individual lights in a light string (e.g., patio lights), and 3000 Kelvin in color temperature are not required to be full cutoff.
5. Light sources shall be concealed or shielded to minimize the potential for glare and light pollution.
6. Freestanding light fixtures shall be mounted no higher than 20 feet from the ground.

Short Term Rentals-

Short Term Rentals (rentals for 60 days or less) are prohibited by Deed Restriction except as permitted by Community Facility use within the shared common house, for resident/guest use per the HOA.

Implementation

In the event that the zoning and development standards described in this Planned Zoning District are not fully implemented within three years, the undeveloped portions of the parcel(s) for which the PZD was proposed shall revert to its pre-proposal zoning district.



OWL COMMONS

nature & community

Addendum to Letter to the Planning Commission -

As per Section 107-227, we seek a waiver for submission of the following requirements at this time, on this set of plans.

Note that these items, as needed, will be submitted on the PPL after approval of the PZD request. When these additional items are approved by the Planning Commission, we would then be granted out GEC permit in order to complete the site improvements prior to final plate approvals.

107-225

10 - there are no streets that form a project boundary

13

16

17

22 - there are no proposed storm sewer or drainage structures

23

24 - there have been no occurrences of previous overflow septic or sewer on-site or in proximity of the site

27

28 - note that Owl Commons will provide three on site fire hydrants

29 - hydrant locations are shown - details will be provided on PPL

30

31

32 - all will be underground, with possible exception of one pole to bring power onto Site - Carroll Electric will be providing engineered plans

33 - there are no existing overhead facilities

34

35

36

40 - there are no out-lots

41 - Owl Commons is not phased

42 - no erosion problems on site or downstream

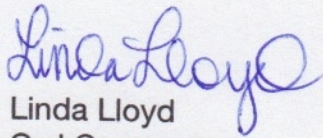
43 - none known

46

49
50
52

Water infrastructure details

Note - Waiver will be requested with PPL - to requirement for a second fire access road
- This has been approved as allowed by Fire Chief Steve Simms



Linda Lloyd
Owl Commons

OWL COMMONS

BELLA VISTA, BENTON, ARKANSAS

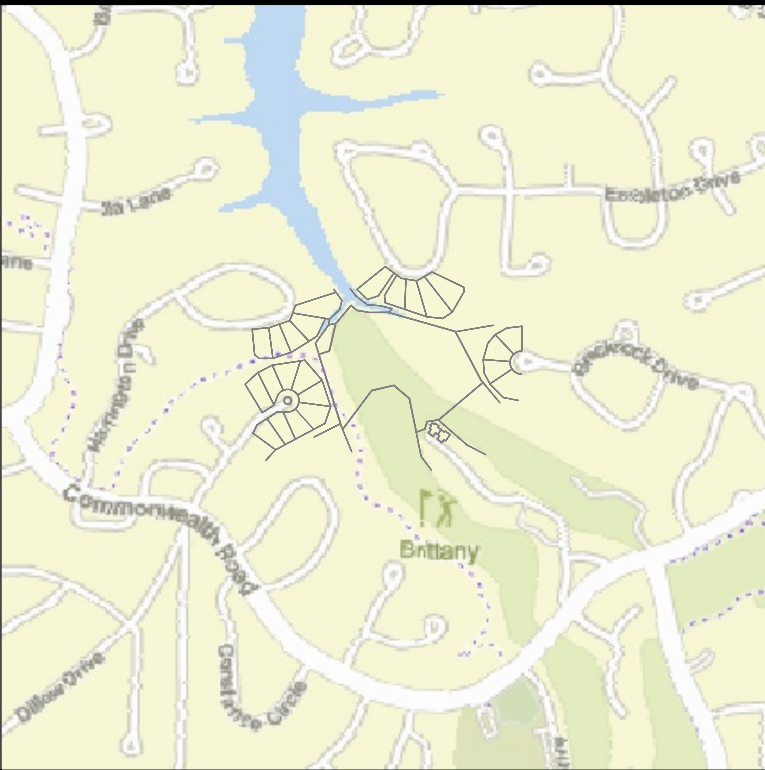
INDEX OF SHEETS

- C-1.0 COVER SHEET
- C-2.0 ZONING AND DEVELOPMENT PLAN
- C-3.0 MASTER SITE PLAN
- C-3.1 PROPOSED PLATTING & SUBDIVISION OF LAND
- C-3.2 UTILITY PLAN
- C-3.3 PRELIMINARY DRAINAGE PLAN
- C-3.4 BUFFERING & SCREENING

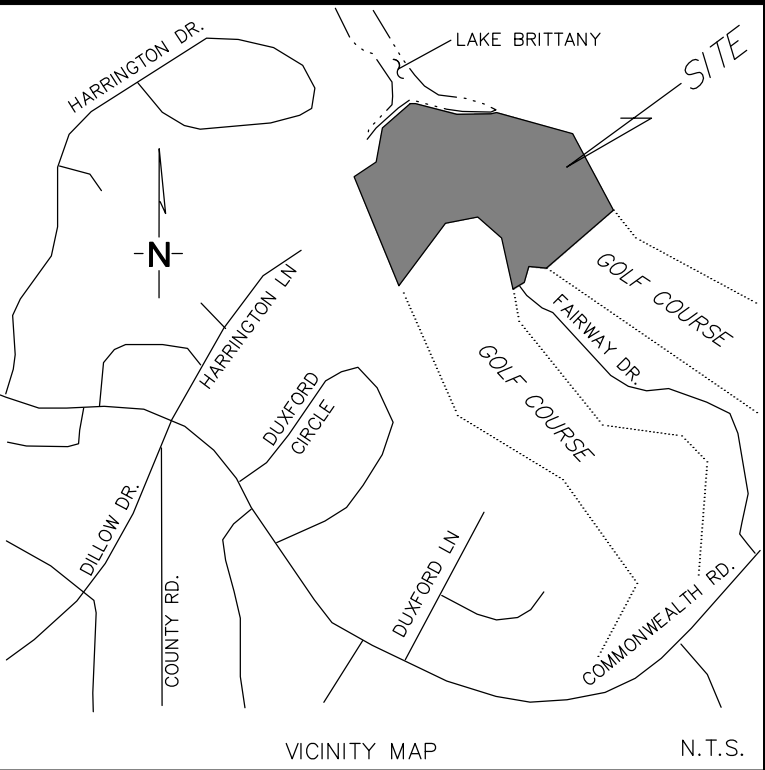
REVISION

REV. NO.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE
& LOCATION OF UNDERGROUND & OTHER UTILITIES IS
NOT GUARANTEED TO BE ACCURATE OR ALL
INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR
MAKING HIS OWN DETERMINATION AS TO THE TYPE &
LOCATION OF UNDERGROUND & OTHER UTILITIES AS
MAY BE NECESSARY TO AVOID DAMAGE THERETO.



GENERAL VICINITY
MAP (1/4 MILE RADIUS)
1" = 1000'



PROJECT LOCATION MAP
NOT TO SCALE

- i. General Provisions
- ii. Authority
1. This planned zoning district (PZD) master development plan is authorized by the City of Bella Vista Zoning Code. The provisions of this PZD master development plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by the master development plan, as amended and approved by the city council.
- iii. Adoption
1. The adoption of this PZD master development plan shall evidence the findings and decision of the city council that this planned zoning district for Owl Commons is in general conformity with the city's future land use plan, master street plan, and other policy documents in force at the time of its adoption.
 2. The provisions of this PZD master development plan shall prevail and govern the development of Owl Commons, provided, however, that where the provisions of this master development plan do not address a particular subject, the relevant provisions of the City's Code, as amended, or any other applicable resolutions or regulations of the City, shall be applicable.
- iv. Reversion.
1. In the event that the zoning and development standards described in the planned zoning district's zoning description(s), master development plan, and architectural elevations are not fully implemented within three years, those undeveloped portions of the parcel(s) for which the PZD was proposed shall revert to its pre-proposal zoning district.
- v. Enforcement.
1. To further the mutual interests of the residents, occupants, and owners of the PZD master development plan and of the public in the preservation and integrity of the plan, the provisions of this plan relating to the use of land, statements of commitments, development and architectural standards, and the location of common open space shall run in favor of the city and shall be enforceable at law or in equity by the city without limitation on any power or regulation otherwise granted by law.
- vi. Conflict
1. Where there is more than one provision within the PZD master development plan that covers the same subject matter, the provision which is most restrictive or imposes
- vii. Maximum Level of Development
1. The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the land use category(ies) is the maximum development requested for platting or construction. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the City Code."

ADJACENT PROPERTIES WITHIN 100 FEET OF SUBJECT PROPERTY				
	Parcel ID	Owner	Zoning	Acreage
1	16-11100-000	BVPOA	P1	21.72
2	16-11101-000	BVPOA	P1	6.83
3	16-14199-000	BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION	P1	11.26
4	16-14189-000	RYAN & MARY BETHANY HOLLIS	R1	0.37
5	16-14190-000	HARRINGTON LANE PROPERTIES LLC	R1	0.33
6	16-14191-000	HARRINGTON LANE PROPERTIES LLC	R1	0.37
7	16-14192-000	VISTAVA INC	R1	0.33
8	16-14132-000	MCELHONE, SEAN & TRACY	R1	0.31
9	16-14133-000	JENSEN REVOCABLE TRUST - DENNIS P & LINDA G	R1	0.37
10	16-14134-000	JENSEN REVOCABLE TRUST - DENNIS P & LINDA G	R1	0.57
11	16-77993-000	BVPOA	P1	42.58
12	16-11769-000	BVPOA	P1	10.17
13	16-11703-000	MIKE & JOSIE FAMILY TRUST - MORRISON, MICHAEL & DEDUSSI, JOSEPHINE	R1	0.37
14	16-11704-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.32
15	16-11705-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.34
16	16-11706-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.50
17	16-11707-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.47
18	16-05173-000	BVPOA	P1	14.77
19	16-05038-000	ADAMS, TIMOTHY DANIEL & AMIEE MICHELLE	R1	0.32
20	16-05037-000	SOULES, TIMOTHY M	R1	0.30
21	16-05036-000	SOULES, TIMOTHY M	R1	0.40
22	16-34656-000	BV TOWNHOUSE ASSOC	P1	2.31
23	16-34676-000	KKG INC	R2	0.06
24	16-34675-000	LEWIS PHILLIP J & KATHERINE M	R2	0.06
25	16-11099-000	BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION	P1	0.21

CONTACT INFORMATION

CITY OF BELLA VISTA PLANNING AND DEVELOPMENT
101 TOWN CENTER
PO BOX 5655
BELLA VISTA, AR 72714
TAYLOR ROBERTSON
479-855-8285

UTILITIES INFORMATION

ELECTRIC
CARROLL ELECTRIC
920 HWY 62 SPUR
PO BOX 4000
BERRYVILLE, AR 72616
DALTON MOORE
800-432-9720 EXT 1168

WATER
BELLA VISTA PROPERTY OWNERS ASSOCIATION
51 HUNTLEY LANE
BELLA VISTA, AR 72715
479-855-8000

SEWER
VILLAGE WASTE WATER
380 BELLA VISTA WAY
BELLA VISTA, AR 72714
FRANK KNIGHT
479-855-7613

DESIGN TEAMS

DEVELOPER
OWL COMMONS
LINDA LLOYD
479-855-2280

DEVELOPMENT SERVICES
RST DEVELOPMENT SERVICES
TAYLOR SIZEMORE
928-814-4191

CIVIL ENGINEERING
ZANEVAN ENGINEERING
1221 OAK STREET
CARTHAGE, MO 64836
JASON ECKHART P.E.
417-800-2500

ARCHITECT
ARCHITECTS 226, INC.
RUSSELL RUDZINSKI, AIA
russell@a226.com

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

Date of Execution: _____

Registered Engineer, State of Arkansas

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate expires on _____ (date).

Date of Execution: _____

Chairman, City of Bella Vista Planning Commission

ZONING INFORMATION

RESIDENTIAL - R3

LEGAL DESCRIPTION

Survey Description:
LOT 1, BLOCK 6, DUXFORD SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS
SW CORNER OF THE SW CORNER OF S29 T21N R30W



NO.	DESCRIPTION	REVISIONS				
		BY	DATE			

OWL COMMONS

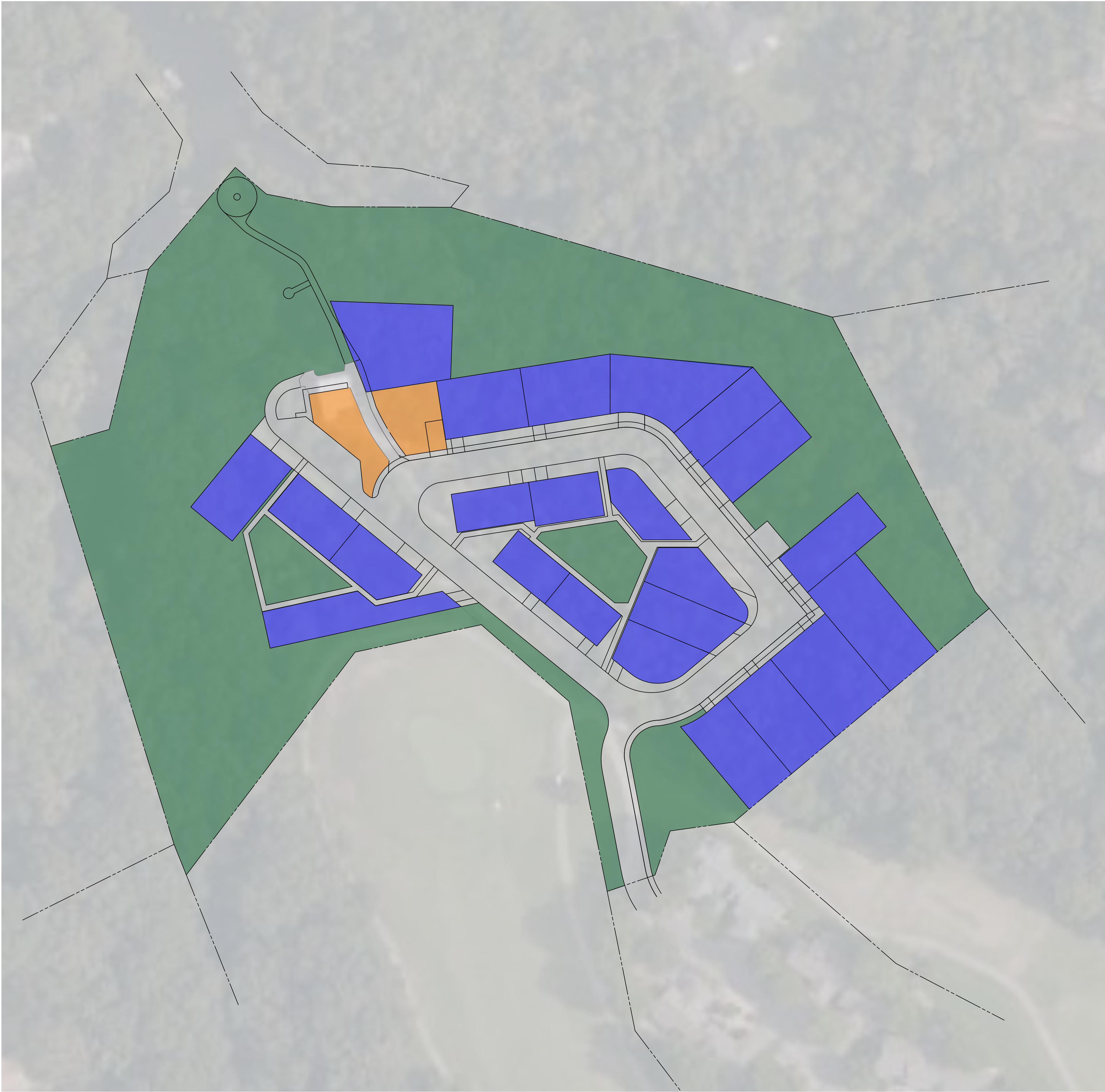
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-1.0
COVER SHEET

PROJECT NUMBER:
230082
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



LAND USE CATEGORIES		
USE TYPE	ZONING DISTRICT	ACREAGE
OPEN SPACE / RECREATION	OS/R	4.06 AC
RESIDENTIAL SINGLE FAMILY	RSF	2.10 AC
COMMUNITY FACILITY	CF	0.14 AC
LEGEND		
VEHICLE PEDESTRIAN CIRCULATION		1.39 AC



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

C-2.0
ZONING AND
DEVELOPMENT PLAN
PROJECT NUMBER:
230082
DATE:
03/28/2025

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

REVISIONS		
NO.	DESCRIPTION	DATE





- LEGEND
- PARKING ZONES
 - TRAFFIC CIRCULATION PATTERN NOTATION
 - PEDESTRIAN CIRCULATION PATTERN NOTATION
 - WATER MAIN
 - 3"Ø SEWER PRESSURE MAIN
 - PROPOSED UTILITY / ACCESS EASEMENTS
 - PROPOSED ACCESS EASEMENT
 - PROPOSED DRAINAGE EASEMENTS
 - EXISTING EASEMENTS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES
 - PROPOSED FENCING

OPEN SPACE REQUIREMENTS:

TOTAL ACREAGE: 7.69 AC
REQUIRED ACREAGE FOR OPEN SPACE: 1.54 AC
PROVIDED OPEN SPACE: 4.06 AC

COMMON OPEN SPACE SHALL BE LAND DEVOTED TO CONSERVATION OR RECREATIONAL PURPOSES AND SHALL BE DESIGNATED TO REMAIN UNDEVELOPED, EXCEPT WITHIN THE PROVISIONS PROVIDED BELOW. COMMON OPEN SPACE SHALL BE OPEN TO OWNERS, TENANTS, AND CUSTOMERS WITHIN THE PLANNED ZONING DISTRICT, AND SHALL ADHERE TO THE FOLLOWING REQUIREMENTS:

1. MINIMUM AREA. A MINIMUM OF 20 PERCENT OF THE TOTAL PROJECT AREA, EXCLUSIVE OF RIGHTS-OF-WAY, SHALL BE DEVOTED TO COMMON OPEN SPACE.
2. OPEN SPACE TO BE DISTRIBUTED THROUGHOUT THE PLANNED ZONING DISTRICT IN RELATIONSHIP TO THE DWELLING UNITS OR OTHER USE AREAS THAT ARE INTENDED TO BE SERVED BY THE COMMON OPEN SPACE.
3. OPEN SPACE CALCULATIONS MAY INCLUDE (IF PRESENT): WETLANDS AND WATER BODIES, INCLUDING THE NORMAL POOL ELEVATION SURFACE AREA OF RETENTION PONDS; ACTIVE DETENTION PONDS; IDENTIFIED FLOODPLAINS AND FLOODWAYS IN THE CURRENTLY EFFECTIVE FEMA FLOOD MAPS ADOPTED BY THE CITY; VEGETATED AND LANDSCAPED AREAS, EXCLUDING REQUIRED PARKING LOT LANDSCAPING REQUIREMENTS; NATURAL BUFFER AREAS BETWEEN THE PLANNED ZONING DISTRICT AND ADJACENT PROPERTIES; PUBLIC PLAZAS AND HARD SURFACE RECREATION AREAS; AND PEDESTRIAN PATHS, TRAILS, AND SIDEWALKS, EXCLUSIVE OF THOSE REQUIRED BY THE SUBDIVISION CODE.

STRUCTURE DATA			
NO.	HOUSE TYPE* (AS SHOWN)	HEIGHT (AS SHOWN)	MAXIMUM HEIGHT
①	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
②	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
③	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
④	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
⑤	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑥	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑦	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑧	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑨	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑩	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑪	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑫	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑬	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑭	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
⑮	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑯	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
⑰	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑱	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑲	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑳	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
㉑	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
㉒	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "

HOUSE TYPES LISTED ABOVE ARE AS SHOWN ON THE PLANS AS EXAMPLES ONLY. IT IS THE INTENT OF THE DEVELOPMENT TO ALLOW FOR A SELECTION BETWEEN THE 6 HOUSE TYPES (A1, A2, A3, B1, B2, B3) FOR EACH LOT, AS AVAILABLE ACCORDING TO SETBACK, EASEMENT, AND UTILITY REQUIREMENTS. MAXIMUM HOUSE HEIGHT OF 16'-3 ¹¹/₁₆".



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

C-3.0
MASTER SITE PLAN

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

 PROPOSED UTILITY / ACCESS EASEMENT
 PROPOSED ACCESS EASEMENT
 PROPOSED DRAINAGE EASEMENT
 EXISTING EASEMENTS
 PROPOSED PROPERTY LINES
 EXISTING PROPERTY LINES

ADDRESSING PLAN	
NO.	PROPOSED ADDRESS
①	101 OWL LOOP
②	103 OWL LOOP
③	105 OWL LOOP
④	107 OWL LOOP
⑤	109 OWL LOOP
⑥	111 OWL LOOP
⑦	113 OWL LOOP
⑧	115 OWL LOOP
⑨	102 OWL LOOP
⑩	104 OWL LOOP
⑪	106 OWL LOOP
⑫	108 OWL LOOP
⑬	110 OWL LOOP
⑭	112 OWL LOOP
⑮	114 OWL LOOP
⑯	116 OWL LOOP
⑰	118 OWL LOOP
⑱	120 OWL LOOP
⑲	134 OWL LOOP
⑳	132 OWL LOOP
㉑	130 OWL LOOP
㉒	128 OWL LOOP
㉓	124 OWL LOOP
㉔	122 OWL LOOP (COMMUNITY FACILITY)
	126 OWL LOOP (COMMON HOUSE)

[illegible]

OWL COMMONS

1102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

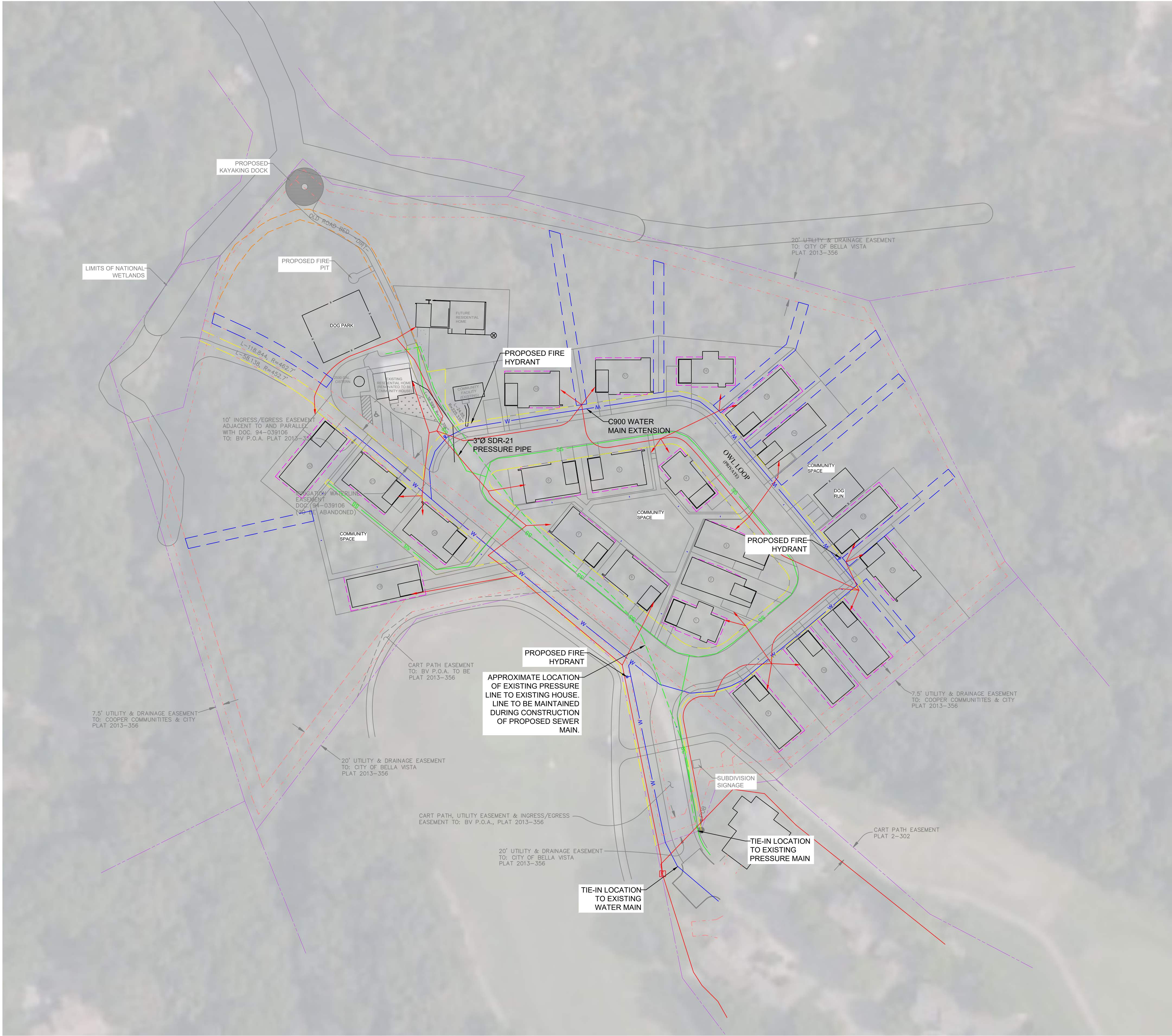
C-3.1

PROPOSED PLATTING /
SUBDIVISION OF LAND

PROJECT NUMBER:
230082
DATE:
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



- LEGEND**
- W— WATER MAIN
 - SS— 3"Ø SDR-21 SEWER PRESSURE MAIN
 - PRELIMINARY ELECTRIC SERVICE
 - PROPOSED UTILITY AND ACCESS EASEMENT
 - PROPOSED ACCESS EASEMENT
 - PROPOSED DRAINAGE EASEMENT
 - - - EXISTING EASEMENTS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES

NOTE:
ELECTRICAL INFORMATION IS PRELIMINARY AND ONLY SHOWN FOR REFERENCE. FINAL LAYOUT AND ELECTRICAL PLANS WILL BE PROVIDED BY CARROLL ELECTRIC COOPERATIVE CORPORATION.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.2
UTILITY PLAN

PROJECT NUMBER:
230082
DATE:
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



NOTES:

SITE DRAINAGE IS TO UTILIZE EXISTING DRAINAGE EASEMENTS ALONG THE NORTHERN EDGE OF THE PROPERTY LIMITS. THE SITE'S TOPOGRAPHY NATURALLY DRAINS TO THESE SWALES INTO LAKE BRITTANY.

INTERNAL DRAINAGE IS EITHER TO BE GRADED TO VEGETATIVE SWALES, DENOTED AS "MAJOR SITE DRAINAGE SWALE" OR SHEET FLOW TO THE EXISTING DRAINAGE EASEMENTS TO TAKE ADVANTAGE OF THE EXISTING VEGETATION TO PREVENT ADDITIONAL SEDIMENTATION FROM FLOWING INTO LAKE BRITTANY.

THE SITE IS NOT EXPECTED TO UTILIZE BELOW GRADE STORMWATER DETENTION STRUCTURES.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.3
PRELIMINARY
DRAINAGE PLAN
PROJECT NUMBER:
230082
03/28/2025





- LEGEND**
- PINE TREE (TO BE RETAINED)
 - MISC. TREES (TO BE RETAINED)
 - TREE COVERED AREAS (TO BE RETAINED AS PERMITTED BY GRADING).

NOTES:

THE SITE IS CONSIDERED TO BE HEAVILY WOODED WITH A NUMBER OF TREES OVER 6" OR MORE IN SIZE. TREES DESIGNATED ABOVE ARE MARKED OUT AS THOSE PLANNED TO BE RETAINED POST-CONSTRUCTION.

SITE DESIGN AND CONSTRUCTION ARE TO BE DESIGNED IN SUCH A WAY TO LIMIT THE CUTTING DOWN OF AS MANY TREES AS POSSIBLE. FINAL PLANS WILL SHOW LIMITS OF GRADING.

MISC. TREES AS SHOWN ARE WITHIN A HEAVILY WOODED AREA. EXACT TREES WHICH REMAIN MAY VARY.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

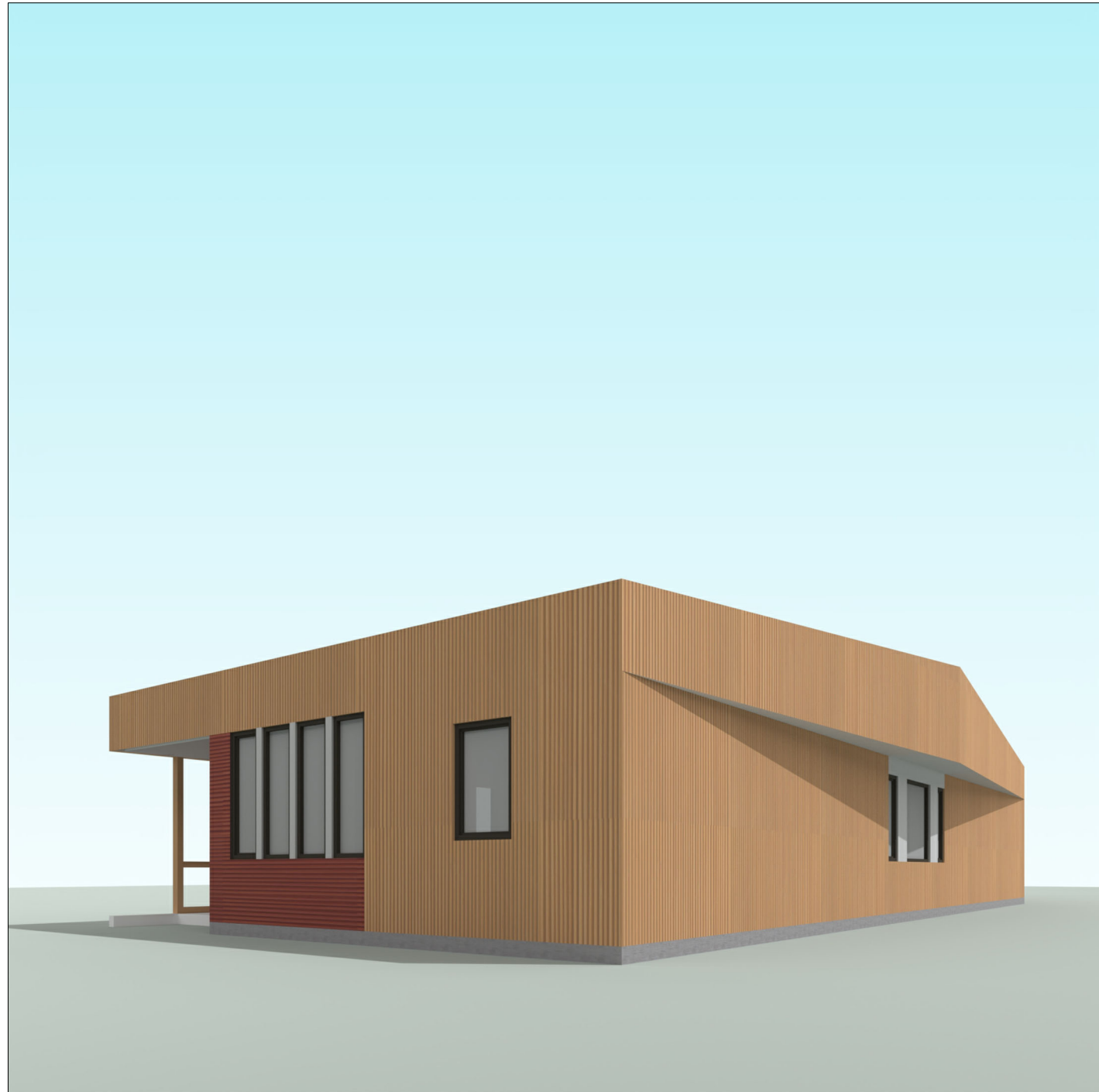
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.4
BUFFERING &
SCREENING
PROJECT NUMBER:
230082
03/28/2025





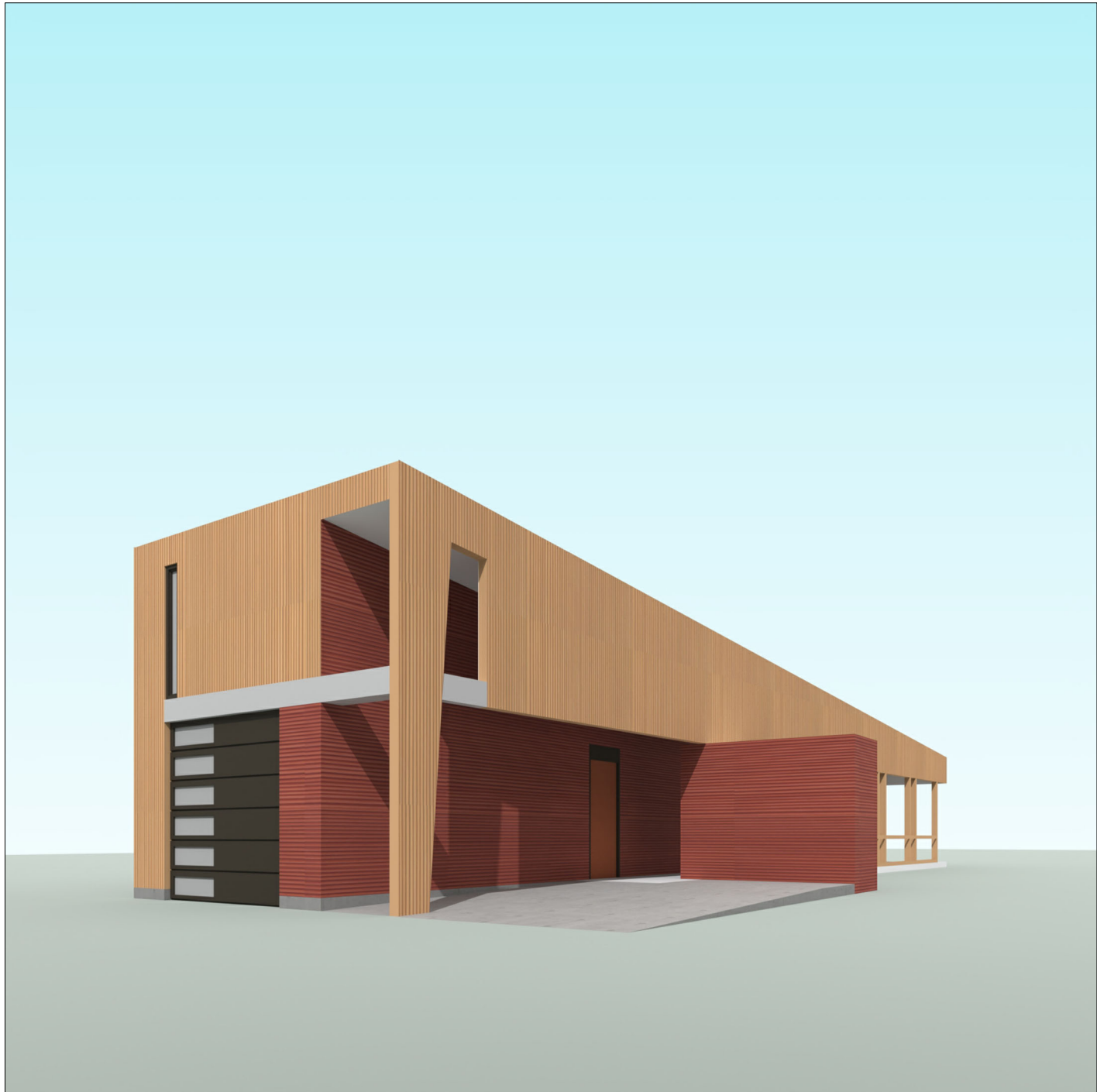
VIEW 4



VIEW 3



VIEW 2

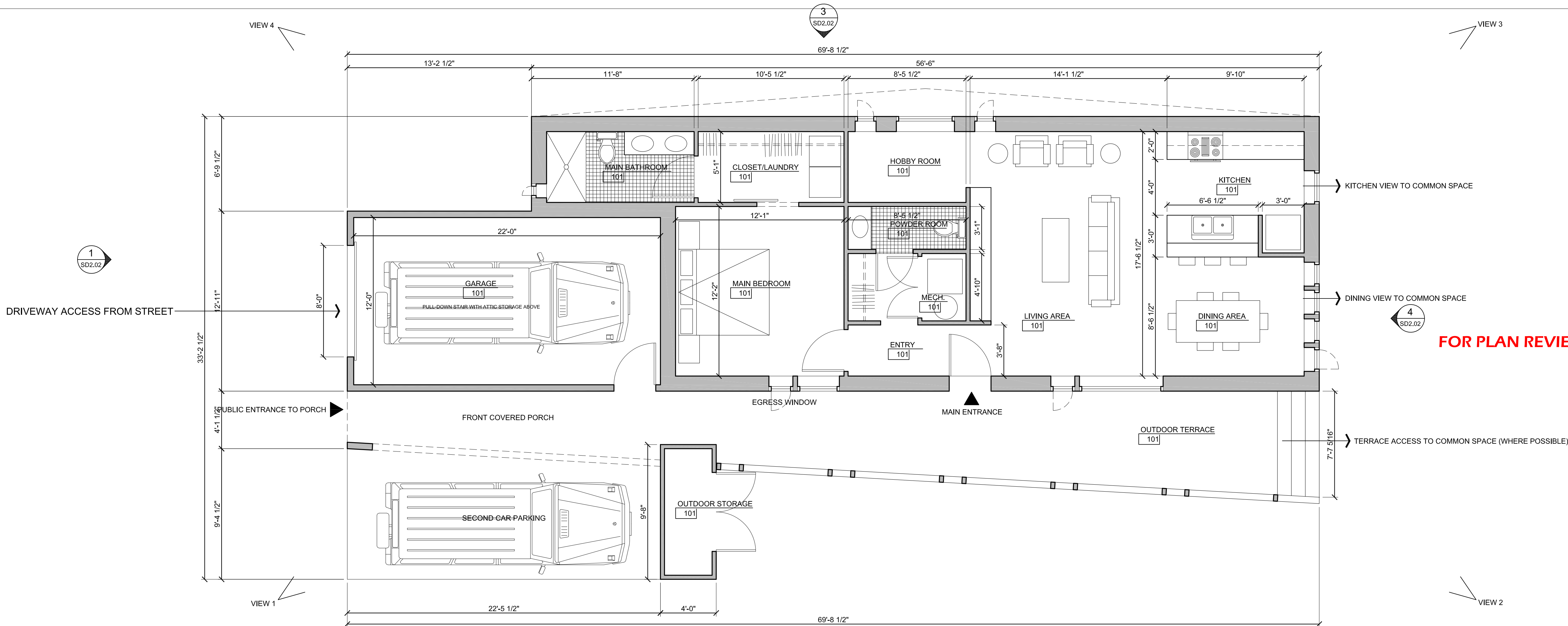


VIEW 1

COLORS ARE APPROXIMATIONS OF "RUSTIC" AND "TAN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE A1 - 1- BEDROOM PLUS - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A1 - 1-BEDROOM PLUS - 998 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 838 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

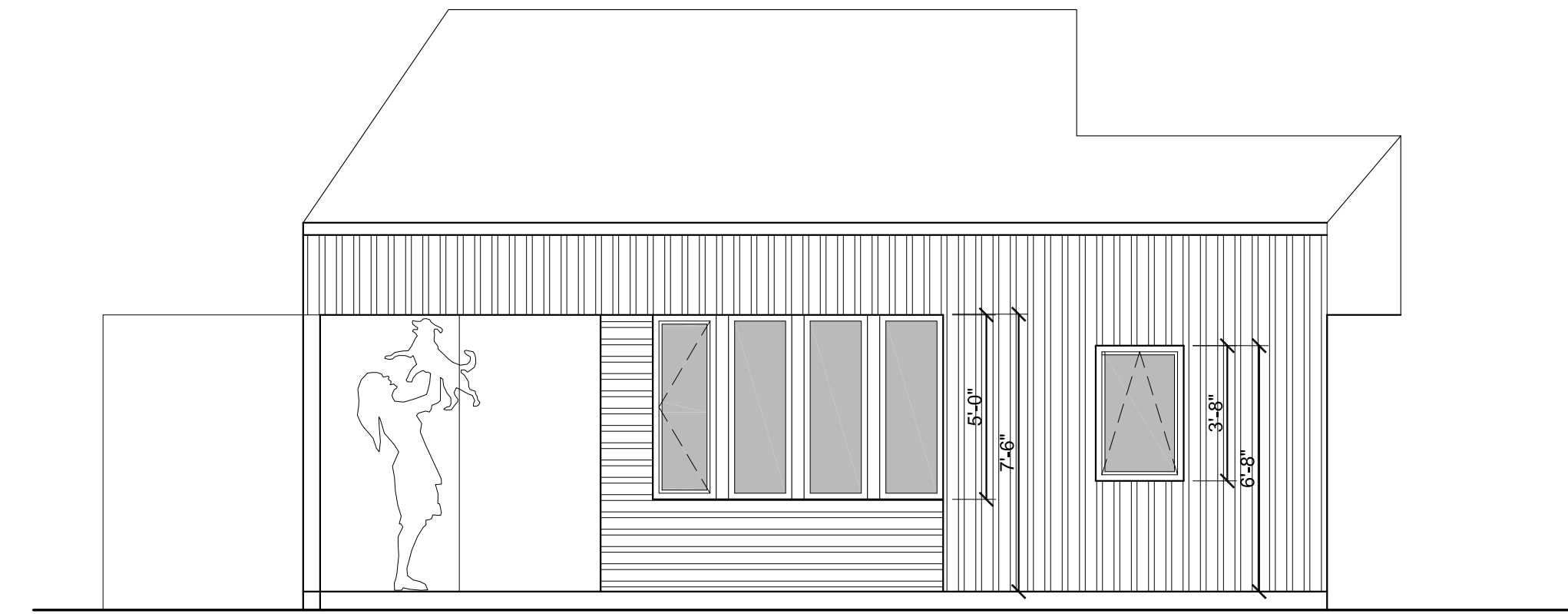
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

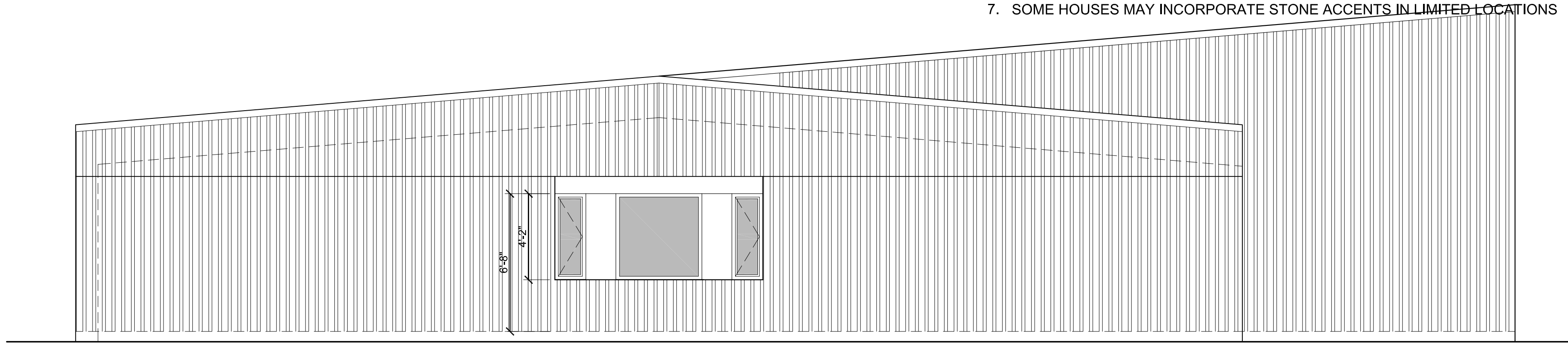


PLAN TYPE A1
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

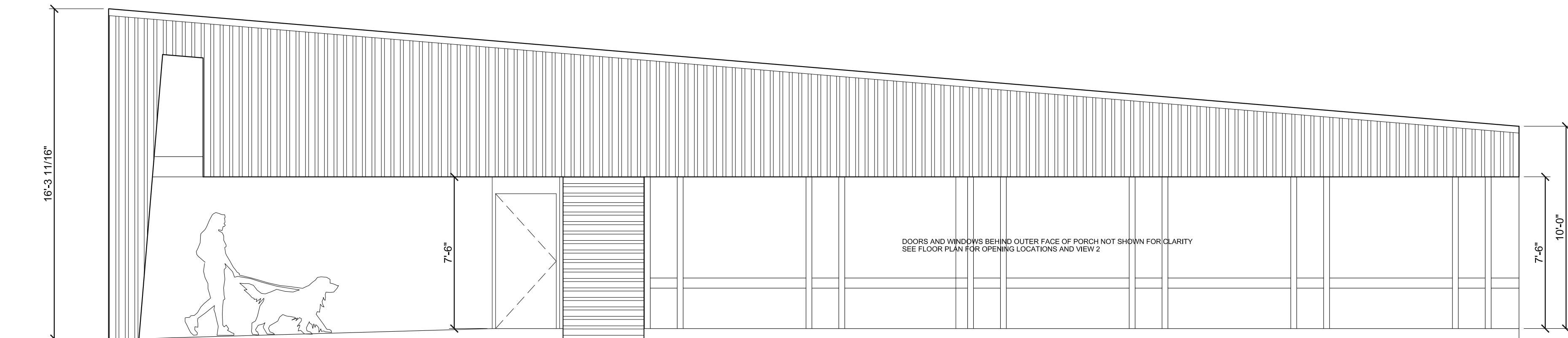
SD2.01



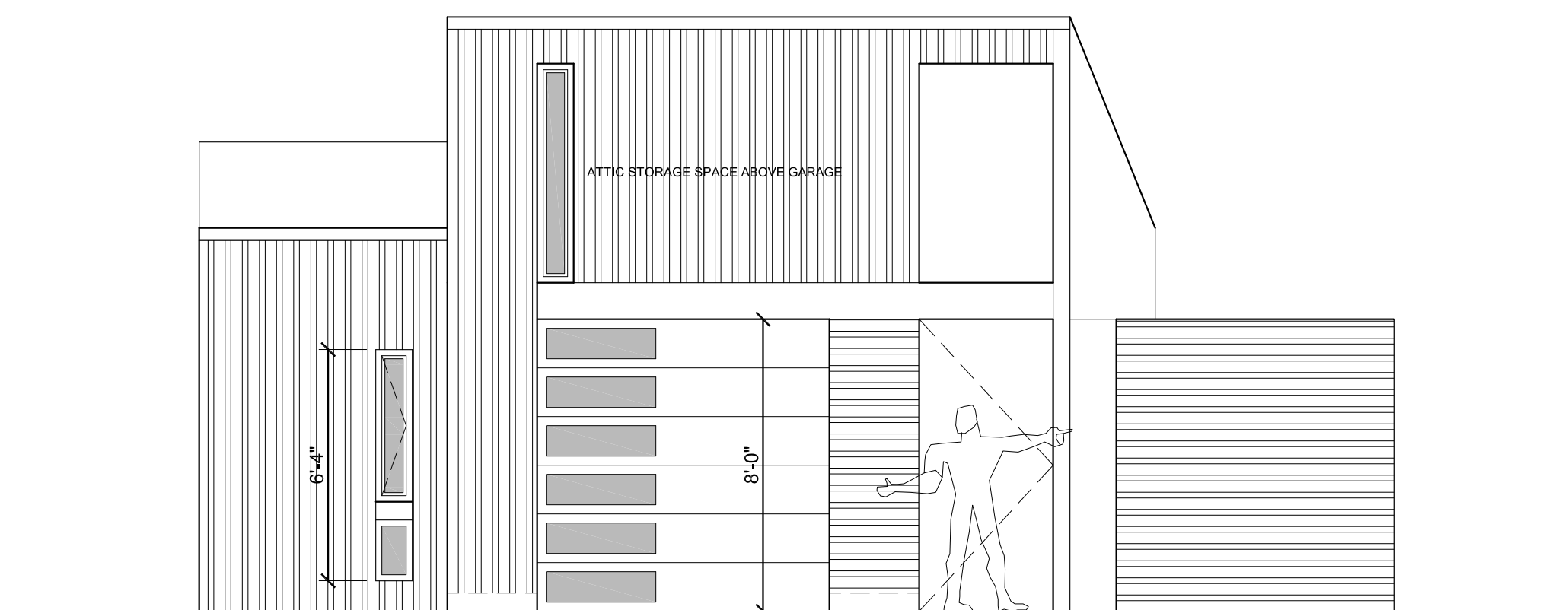
4 TYPE A1 - 1-BEDROOM PLUS - WOODS/Common SPACE ELEV.
SD2.02 SCALE: 1/4" = 1'-0"



3 TYPE A1 - 1-BEDROOM PLUS - PRIVATE SIDE ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"



2 TYPE A1 - 1-BEDROOM PLUS ONE STORY - PORCH ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"



1 TYPE A1 - 1-BEDROOM PLUS ONE STORY - STREET ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

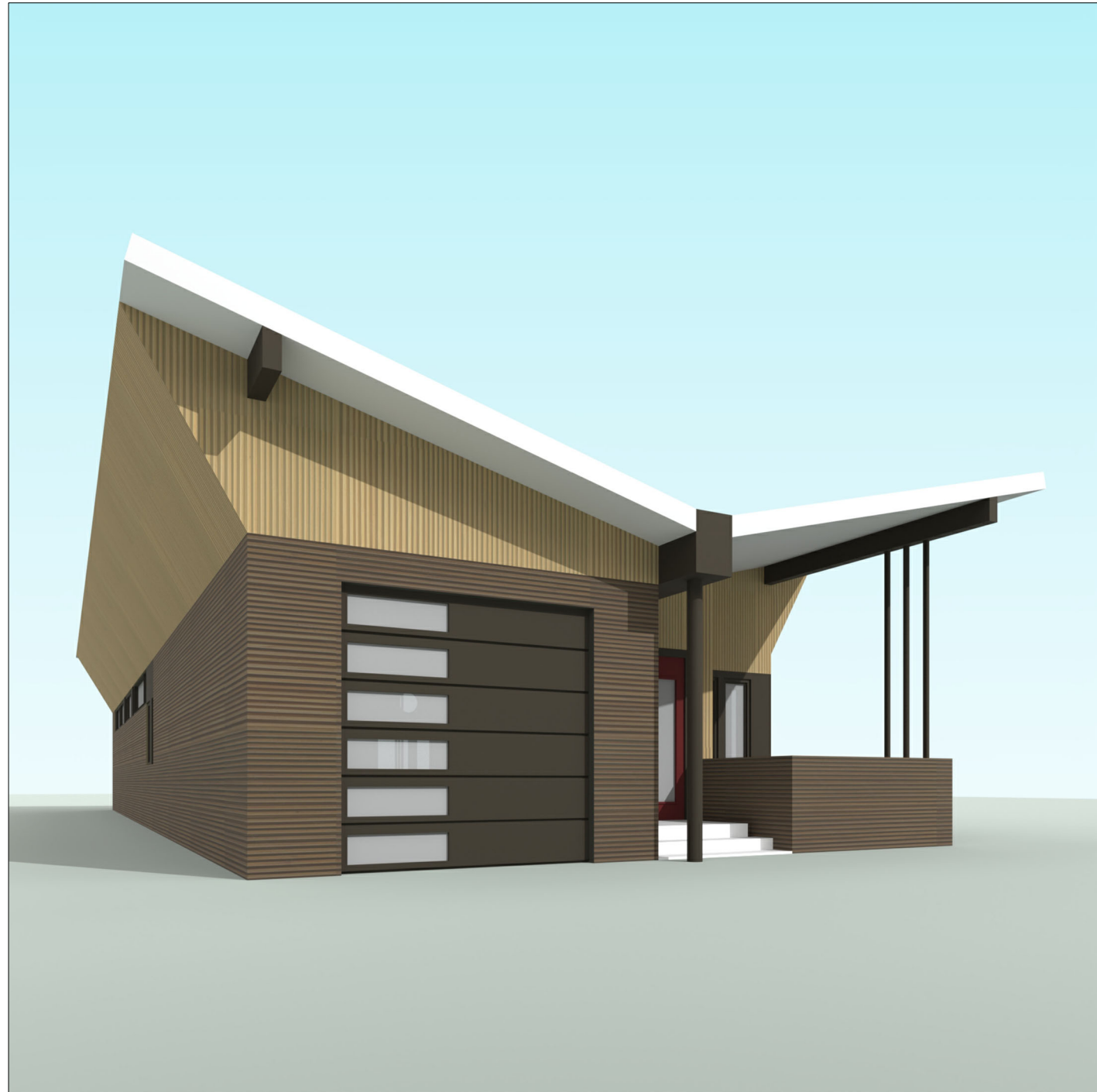
Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

226
architects 226 inc

PLAN TYPE A1
PRELIM. ELEVATIONS

SCHEMATIC
DESIGN 02

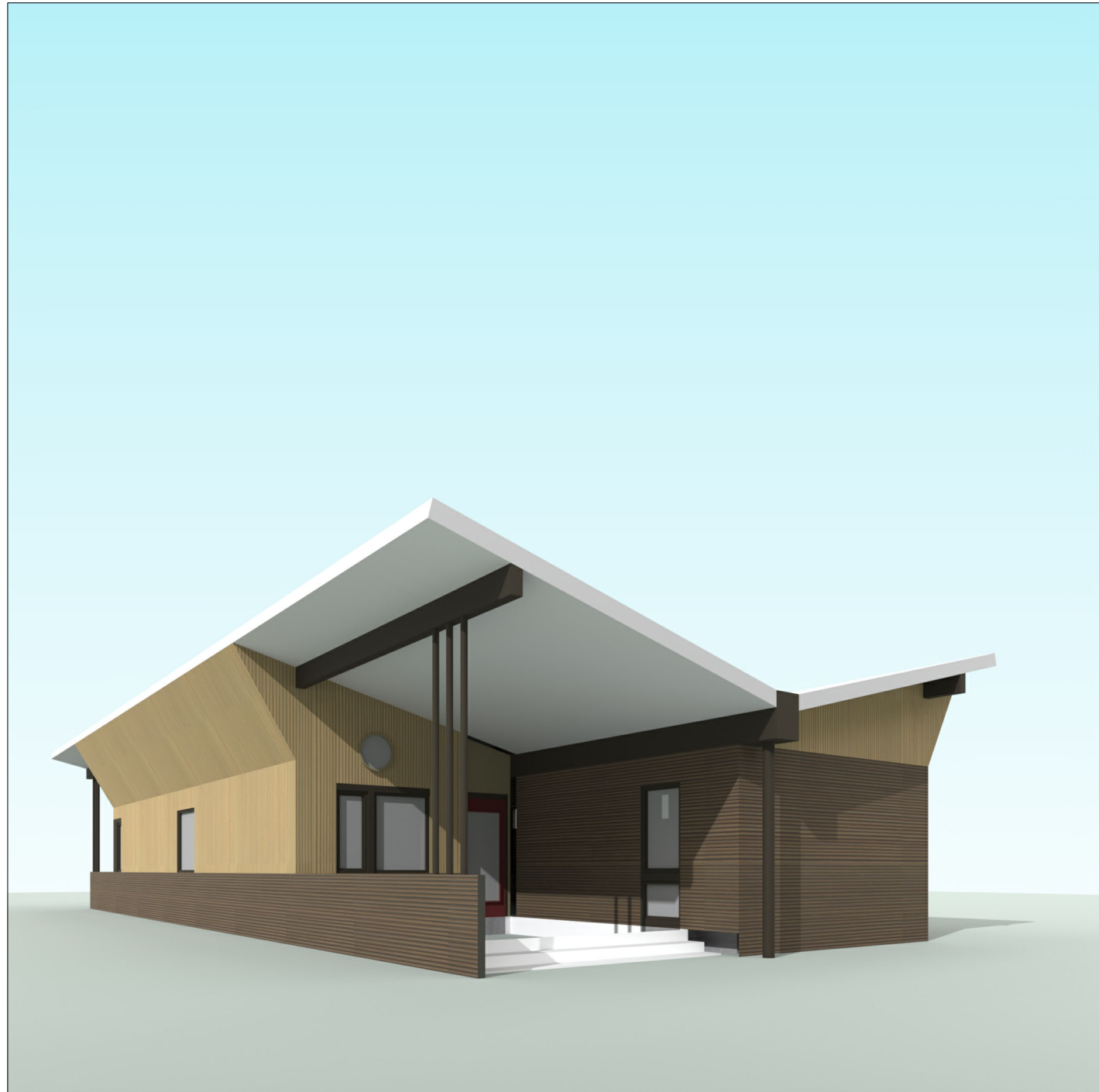
SD2.02



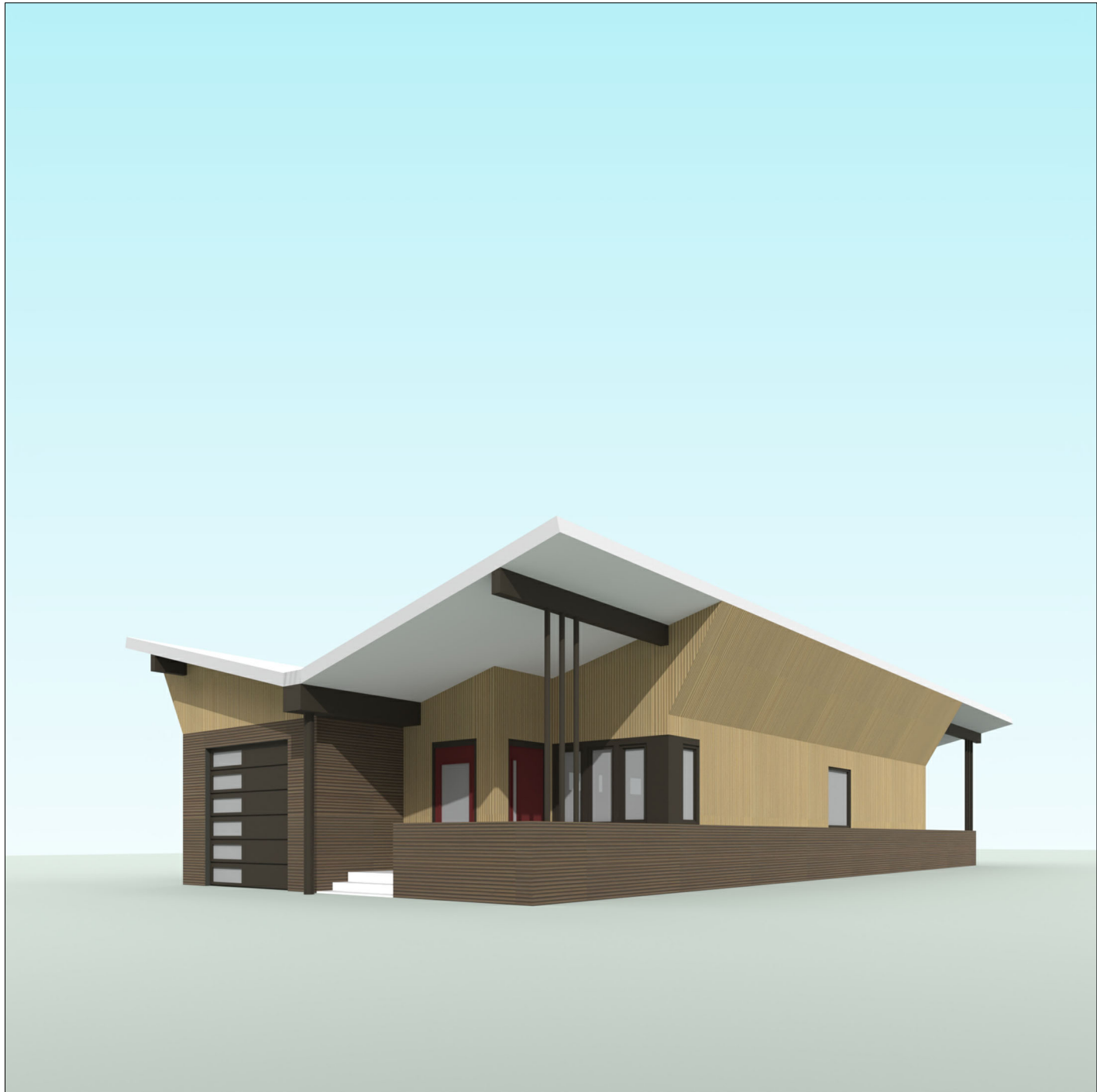
VIEW 4



VIEW 3



VIEW 2

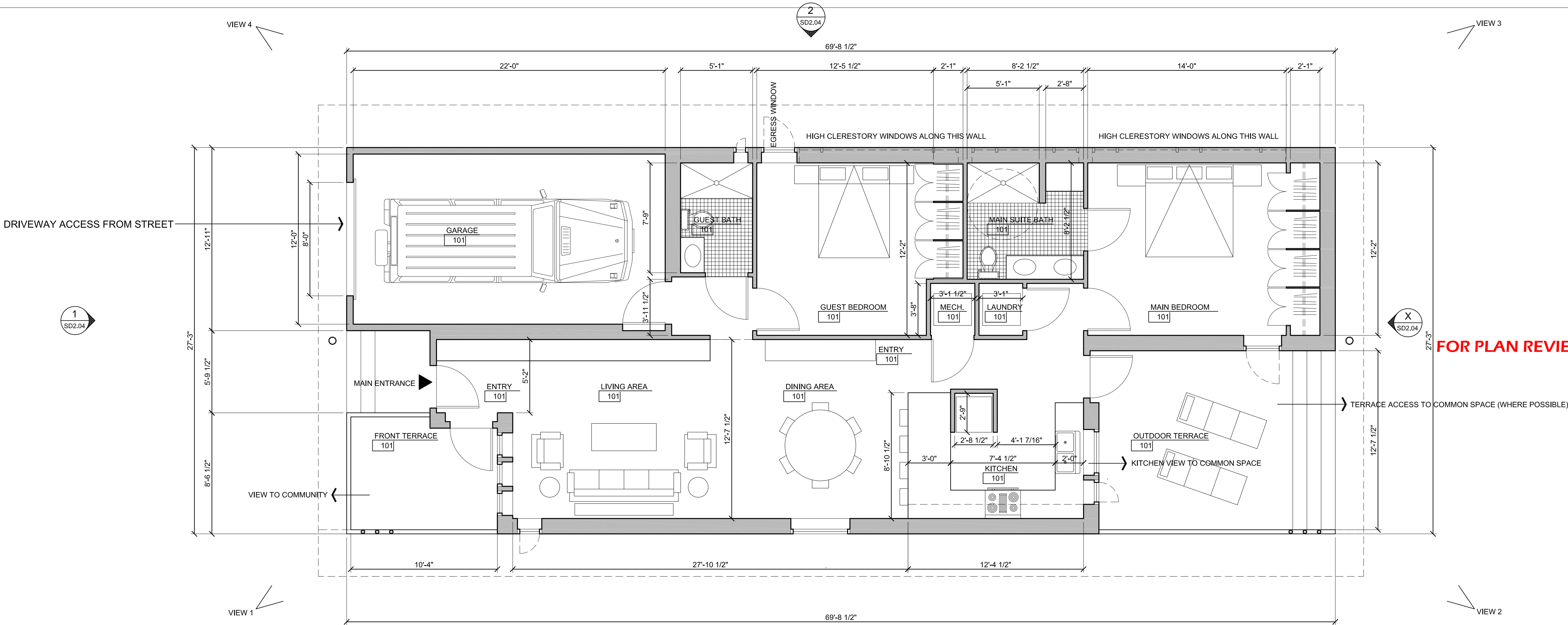


VIEW 1

COLORS ARE APPROXIMATIONS OF "BURNISHED SLATE" AND "DESERT" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

2 TYPE A2 - 2- BEDROOM - ONE STORY - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE

SEE FLOOR PLAN FOR VIEW LOCATIONS



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A2 - 2-BEDROOM - ONE STORY - 1,282 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,092 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

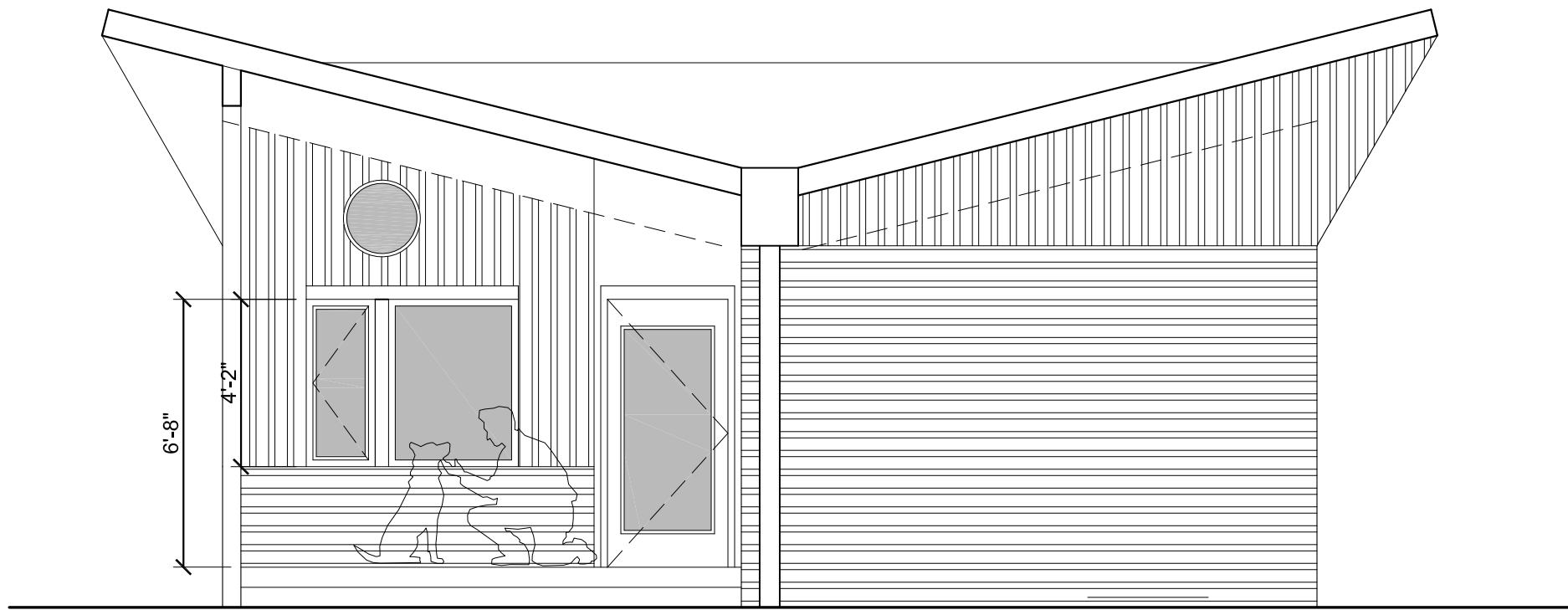
PRELIMINARY
FOR PZD APPLICATION ONLY
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

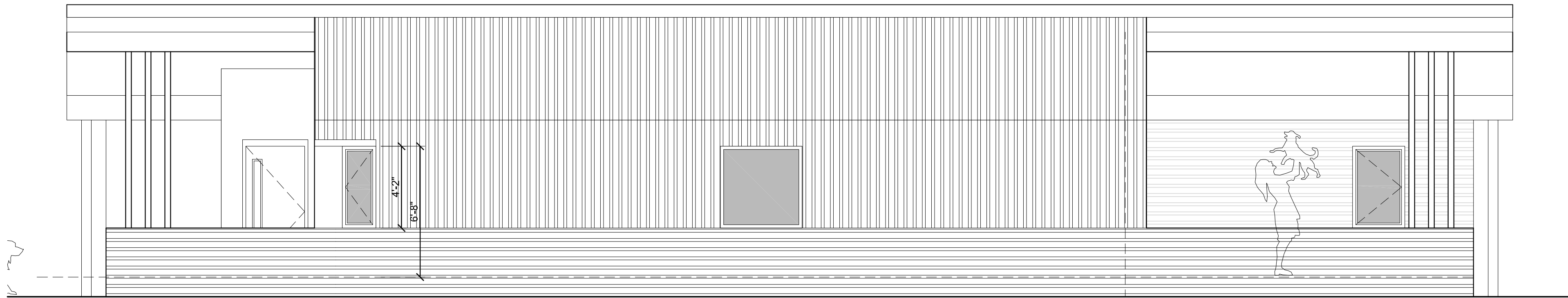


PLAN TYPE A2
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

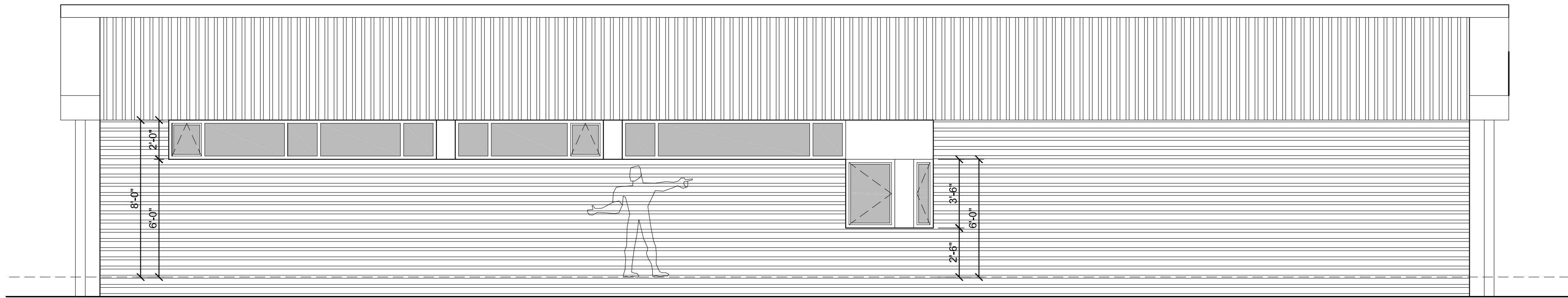
SD2.03



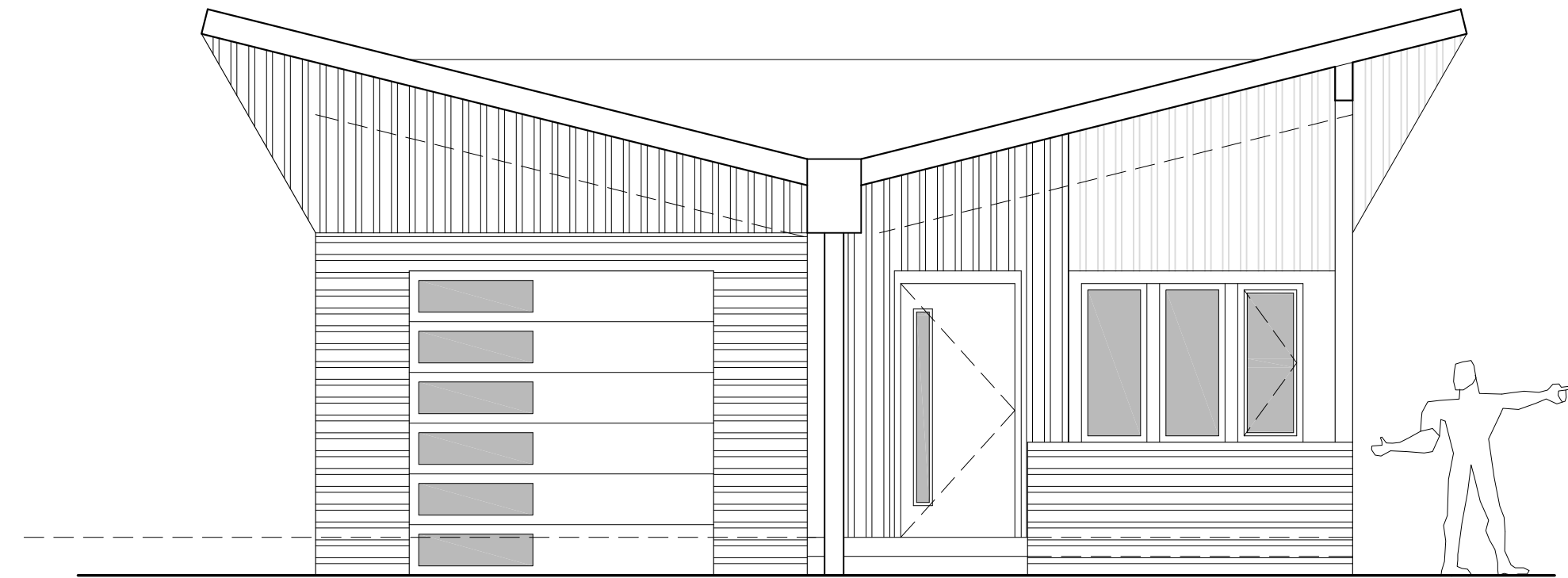
4 TYPE A2 - 2-BEDROOM - ONE STORY - COMMON SPACE ELEV.
SD2.04 SCALE: 1/4" = 1'-0"



3 TYPE A2 - 2-BEDROOM ONE STORY - PRIVATE SIDE ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"



2 TYPE A2- 2-BEDROOM - ONE STORY - PRIVATE ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"



1 TYPE A2 - 2-BEDROOM ONE STORY - STREET ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

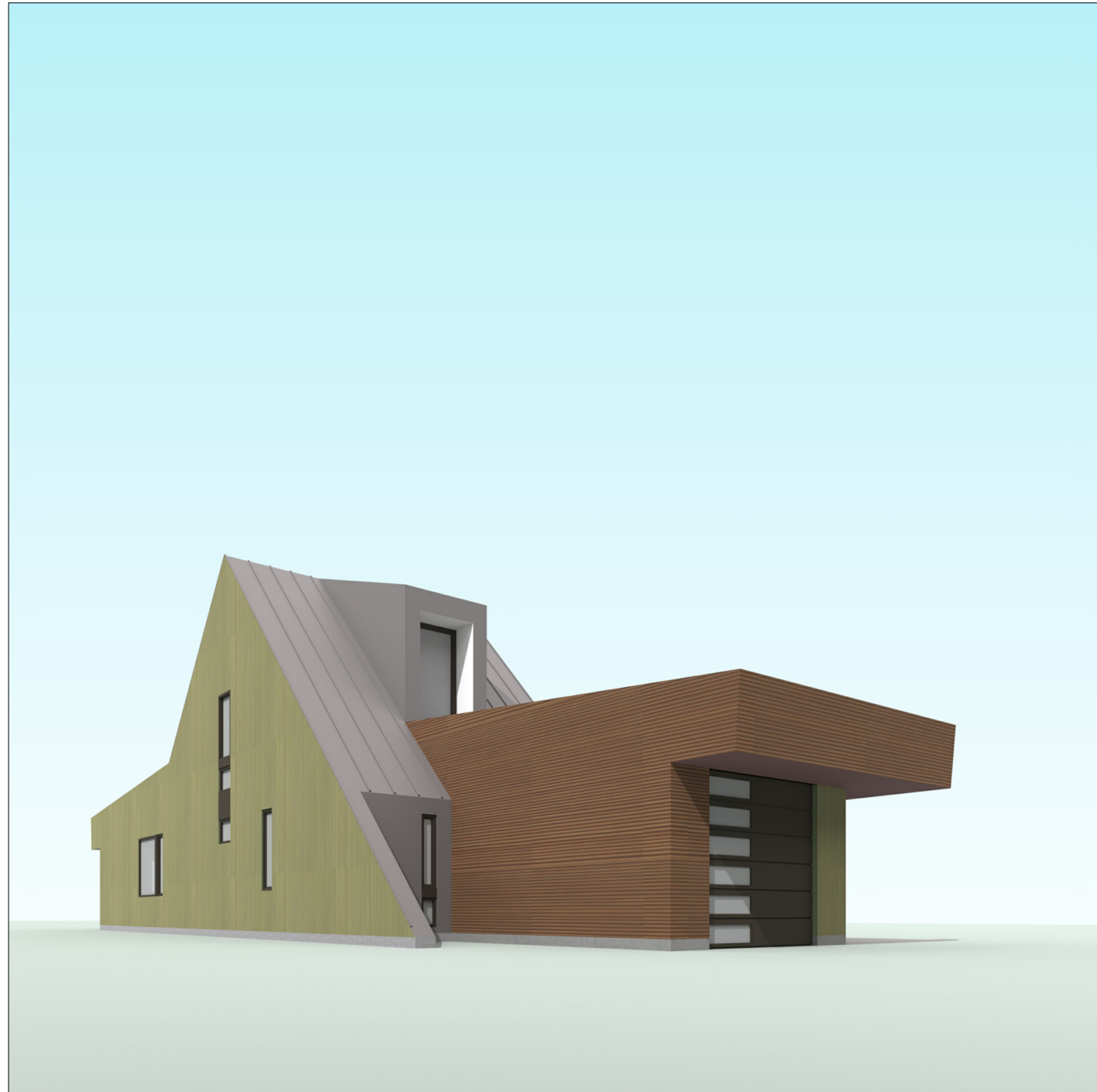
Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE A2
PRELIM. ELEVATIONS

SCHEMATIC
DESIGN 02

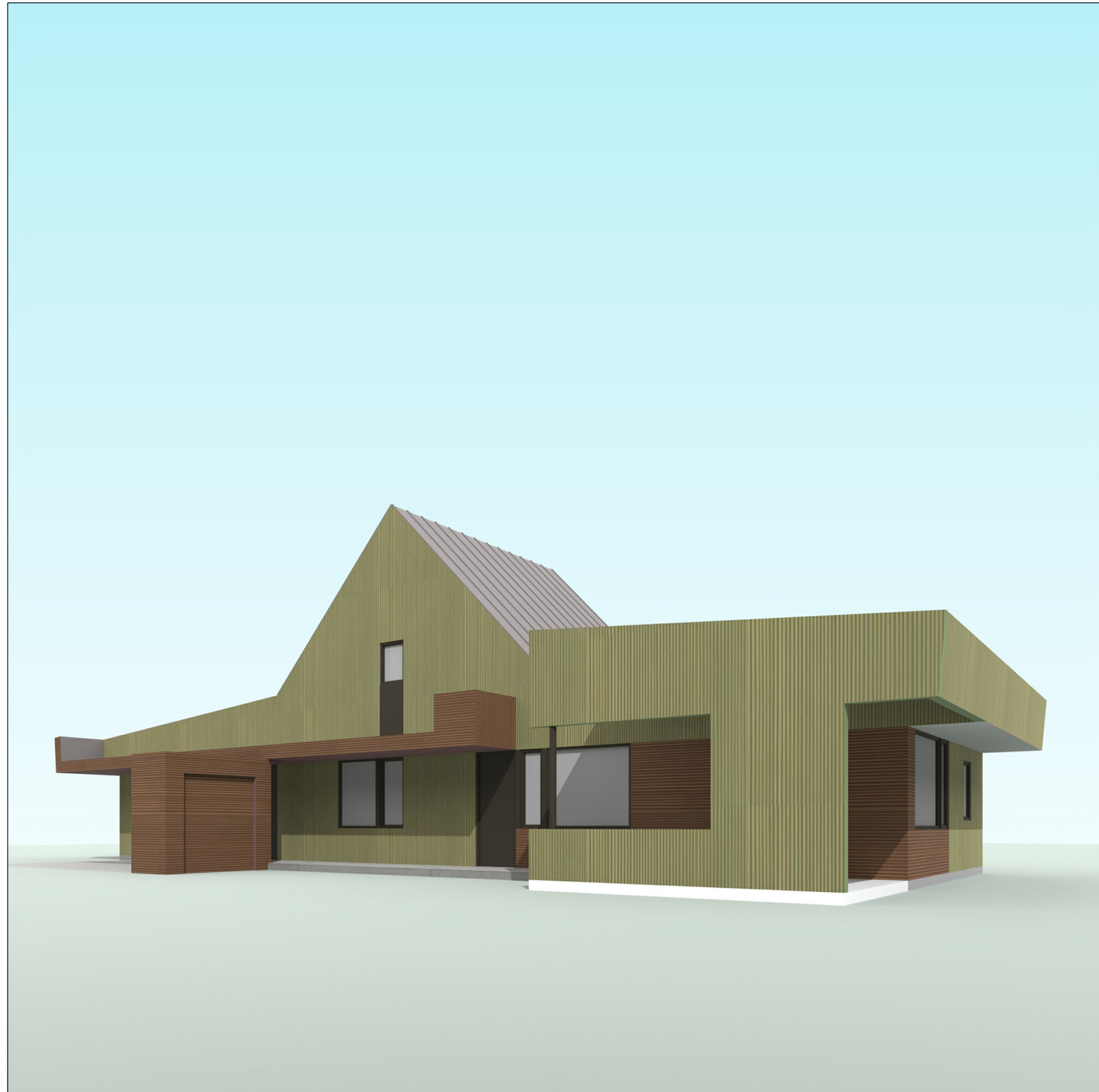
SD2.04



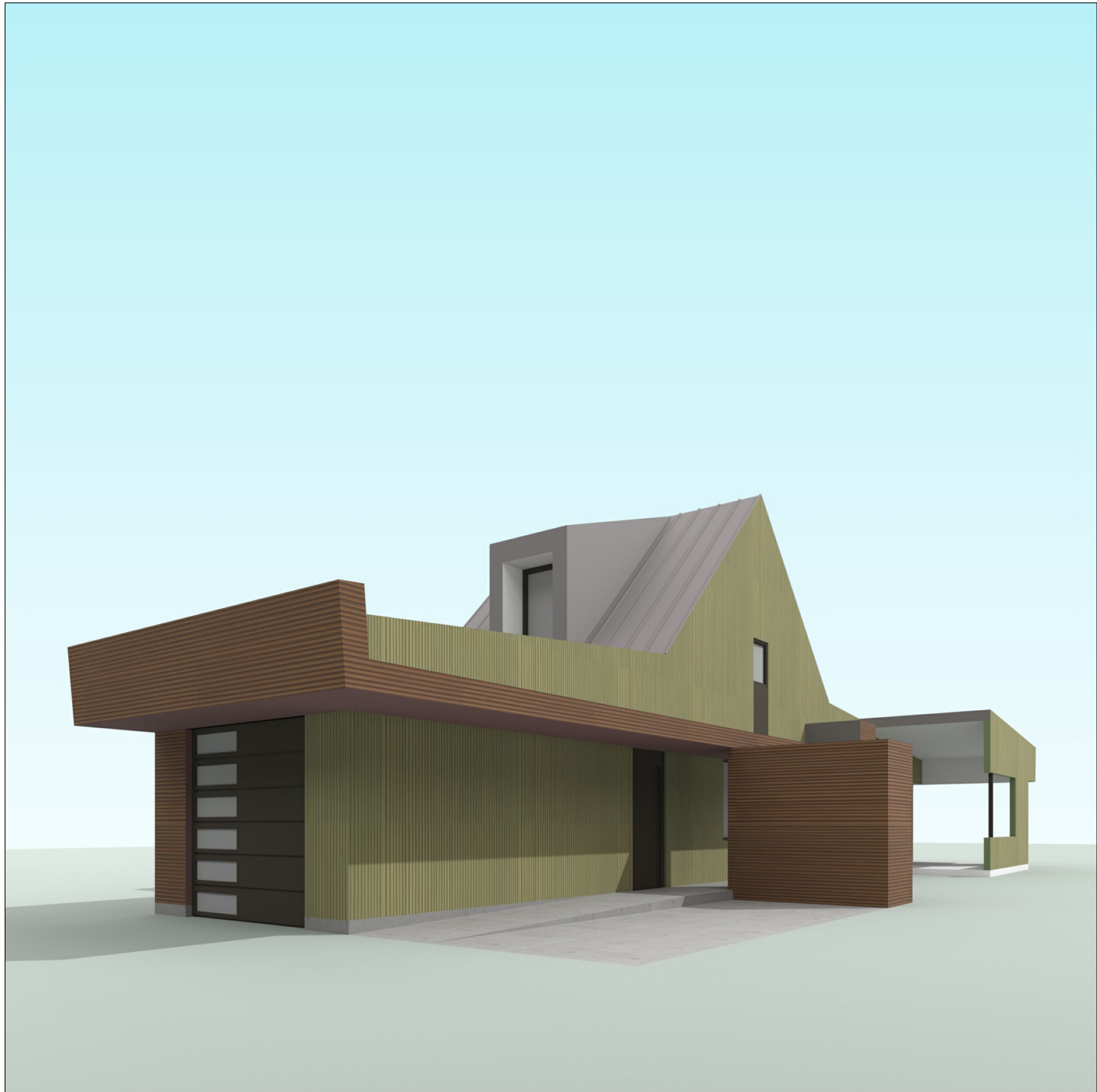
VIEW 4



VIEW 3



VIEW 2

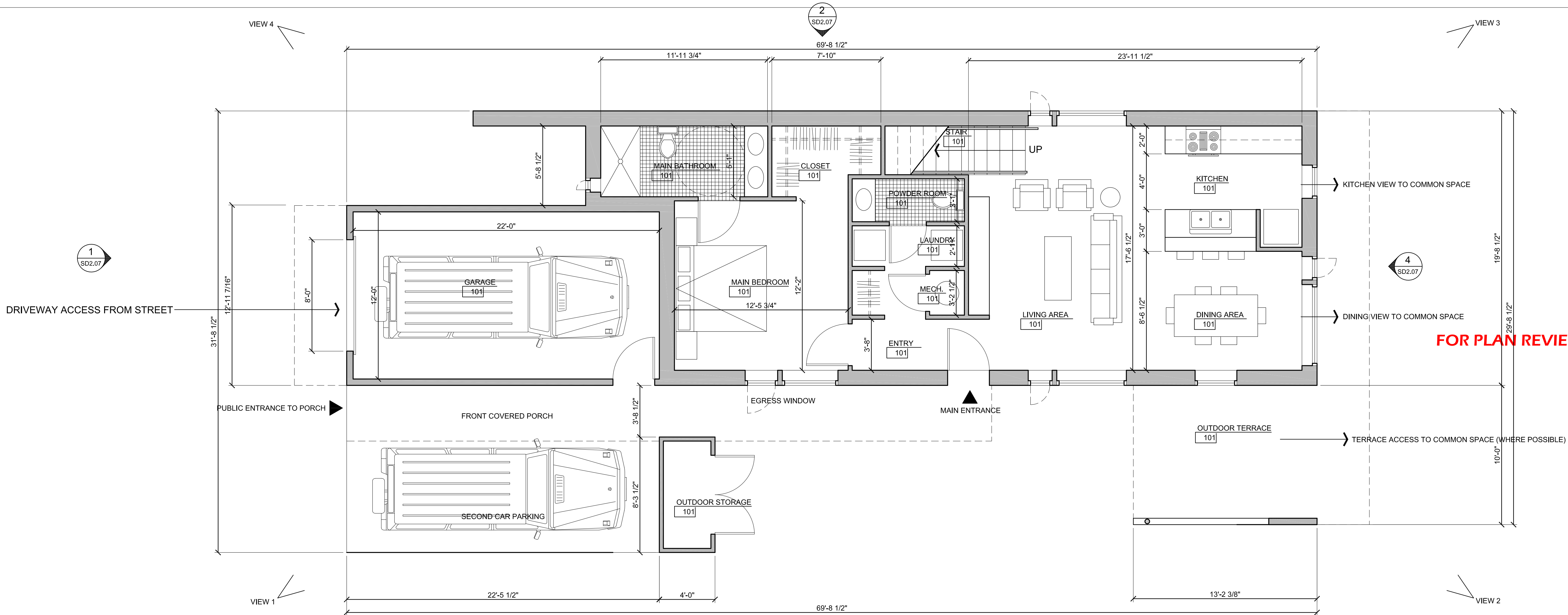


VIEW 1

COLORS ARE APPROXIMATIONS OF "COLONY" AND "BROWN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE A3 - 2-BEDROOM - TWO STORY - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A3 - 2-BEDROOM - TWO STORY - 1,282 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,043 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE A3
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

SD2.05



PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
DELLA VISTA ADVANCE 73714

architects 226 inc.	3259 north kings cross	fayetteville, arkansas 72703	479.283.4977
---------------------	------------------------	------------------------------	--------------

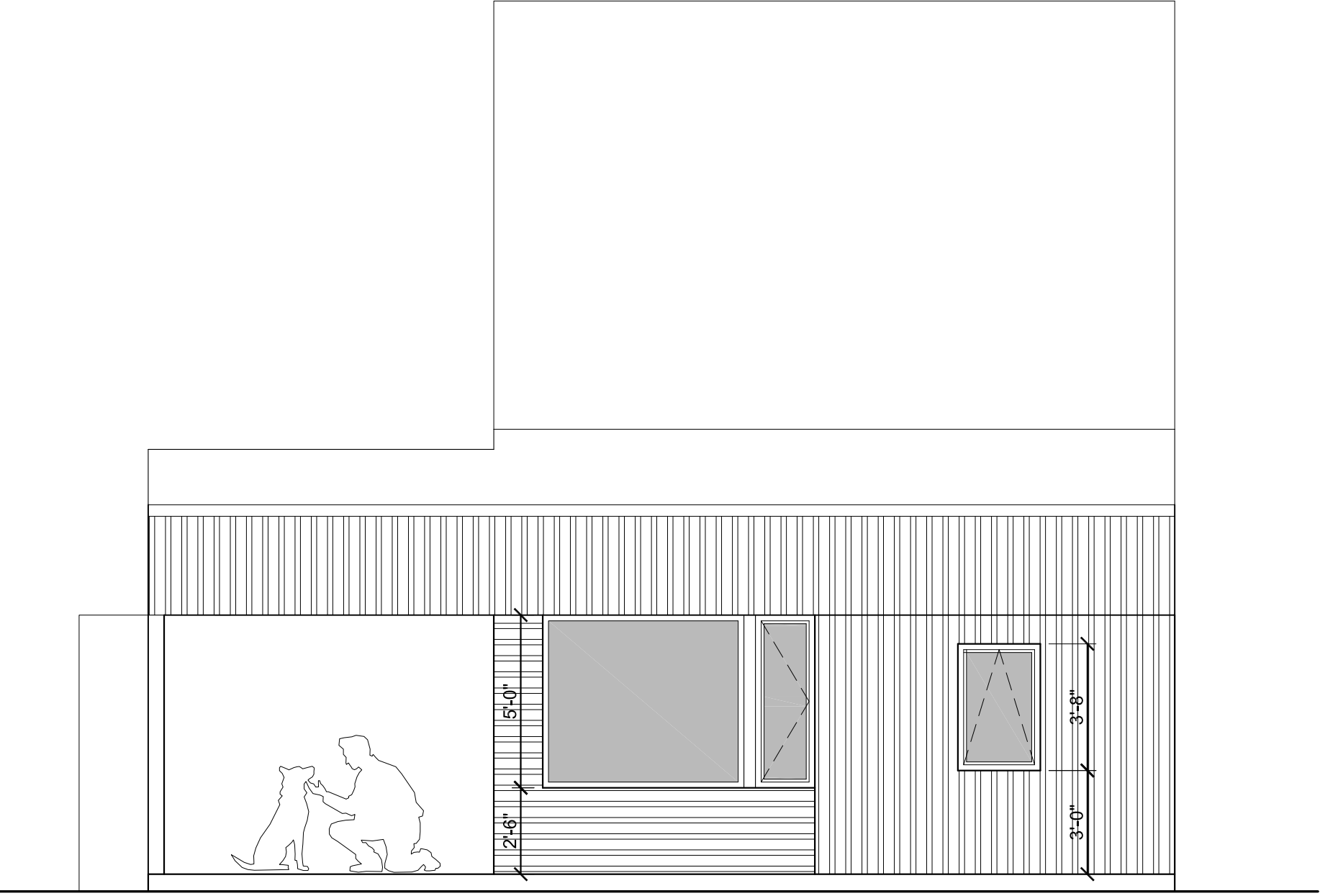
Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



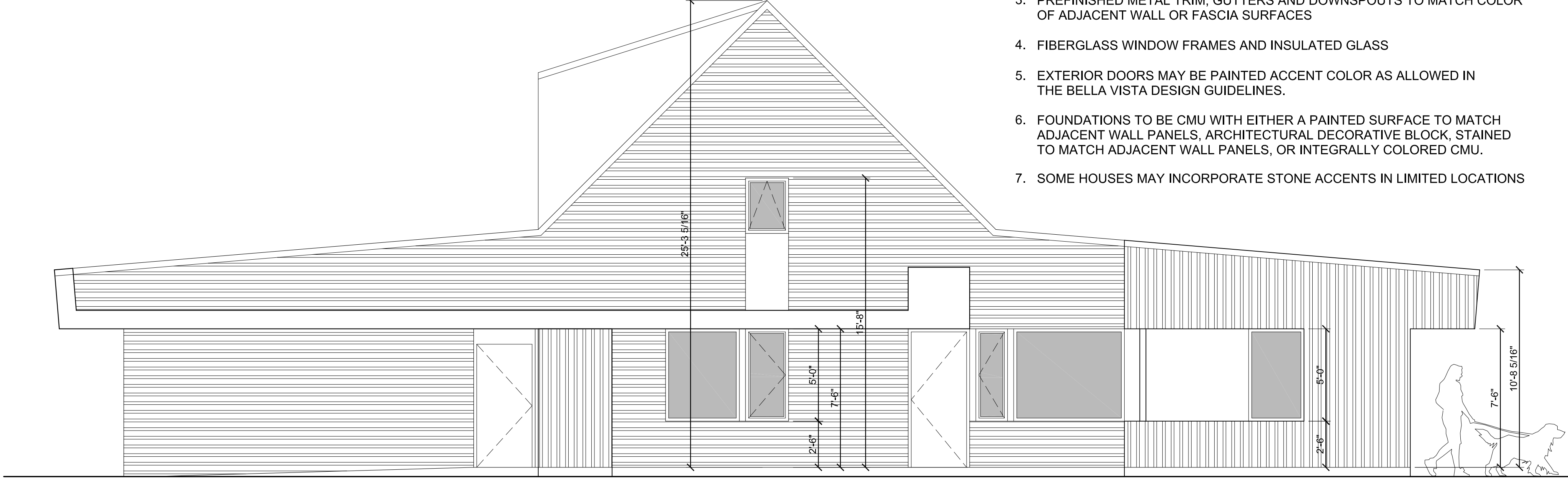
PLAN TYPE A3
SECOND FLOOR PLAN
SCHEMATIC DESIGN 02

SD2.06

1 TYPE A3 - 2-BEDROOM - TWO STORY - SECOND FLOOR PLAN
SD2.06 SCALE: 1/4" = 1'-0"



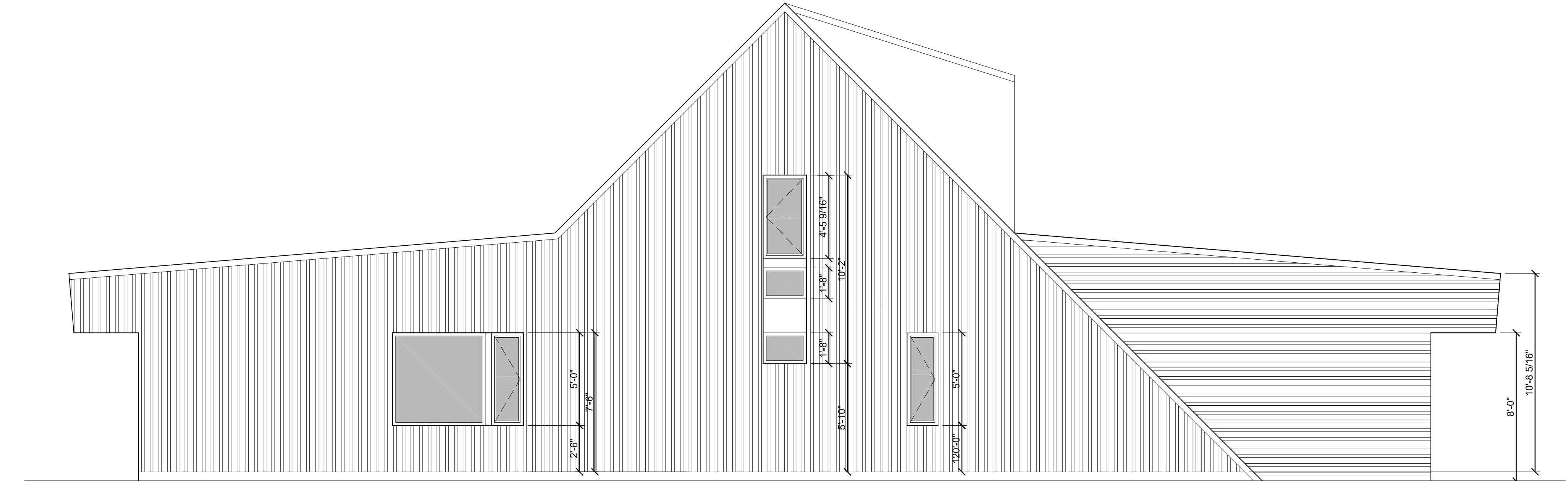
4 TYPE A3 - 2-BEDROOM - TWO STORY END ELEVATION
SD2.07 SCALE: 1/4" = 1'-0"



2 TYPE A3 - 2-BEDROOM - TWO STORY - PORCH SIDE ELEVATION
SD2.07 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS



2 TYPE A3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.07 SCALE: 1/4" = 1'-0"



1 TYPE A3 - 2-BEDROOM - TWO STORY - STREET ELEV.
SD2.07 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

226
architects 226 inc

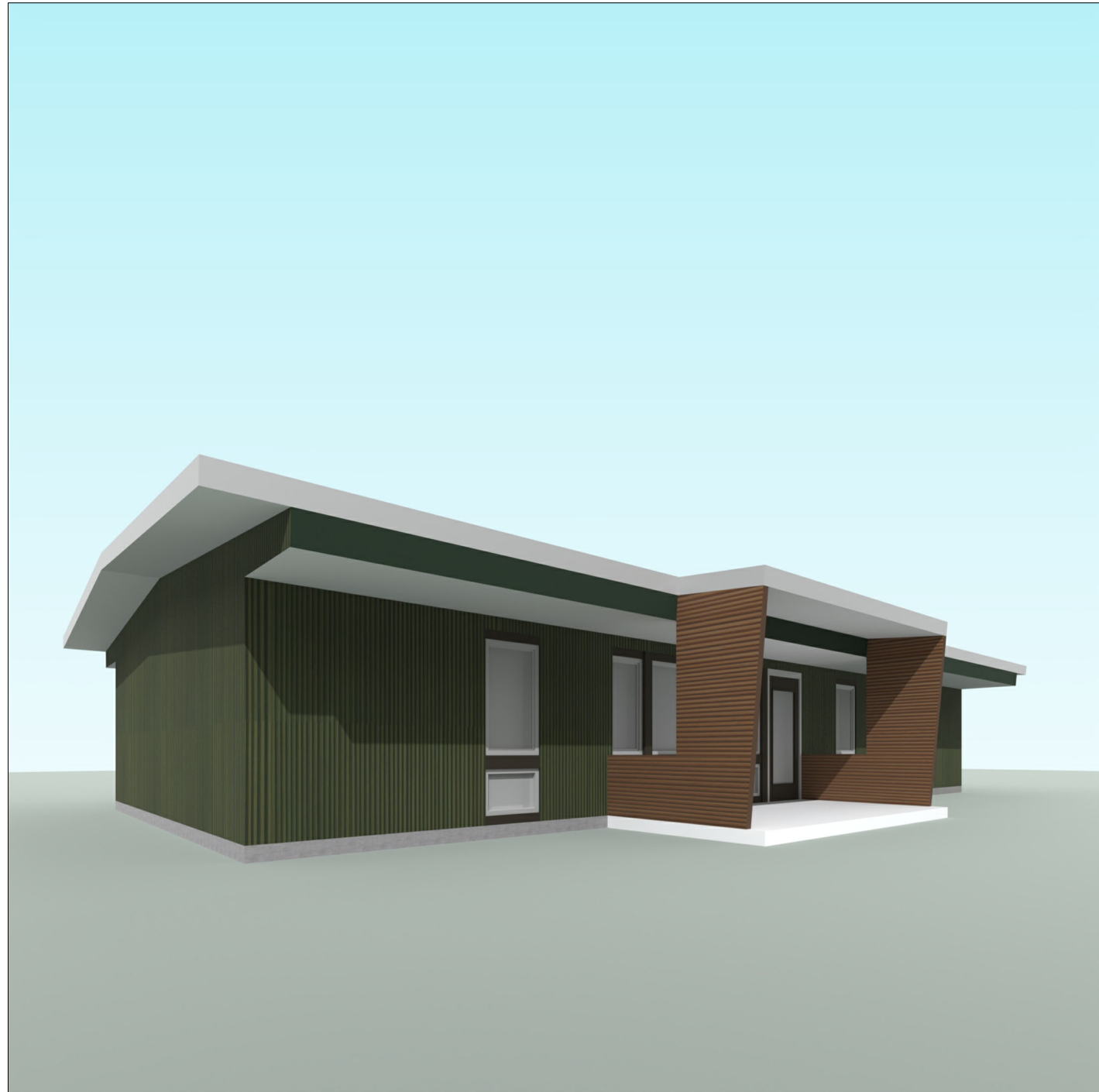
PLAN TYPE A3
PRELIM. ELEVATIONS

SCHEMATIC
DESIGN 02

SD2.07



VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

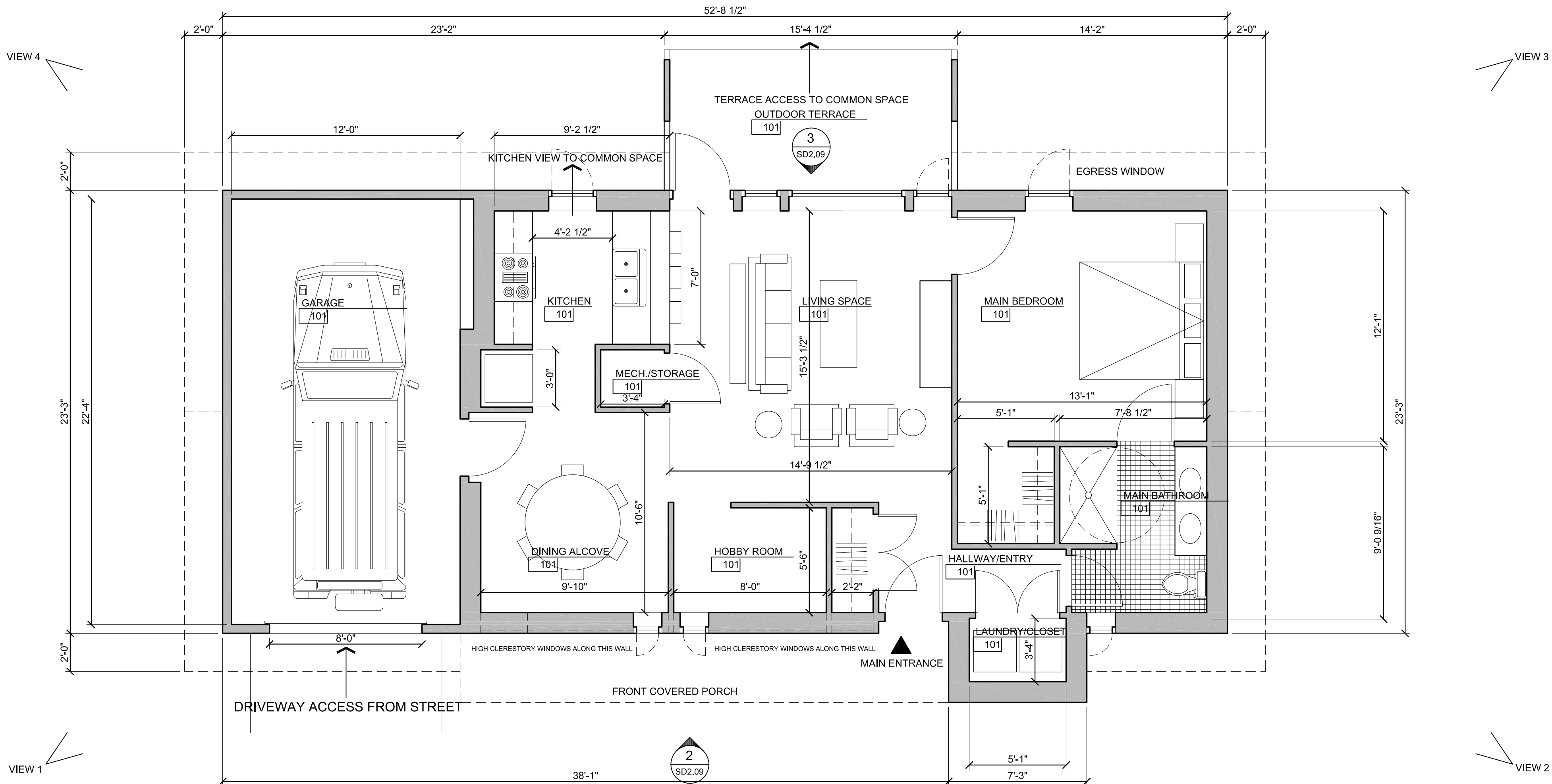


VIEW 1

COLORS ARE APPROXIMATIONS OF "FERN" AND "BROWN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B1 - 1 BEDROOM PLUS - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



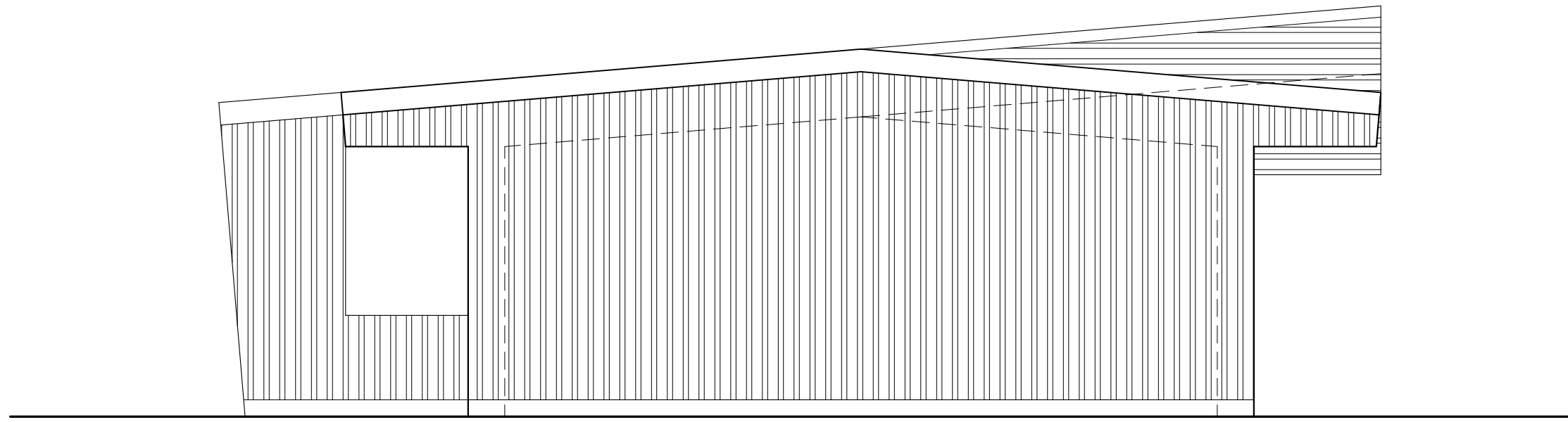
FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B1 - 1-BEDROOM PLUS - 956 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 816 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

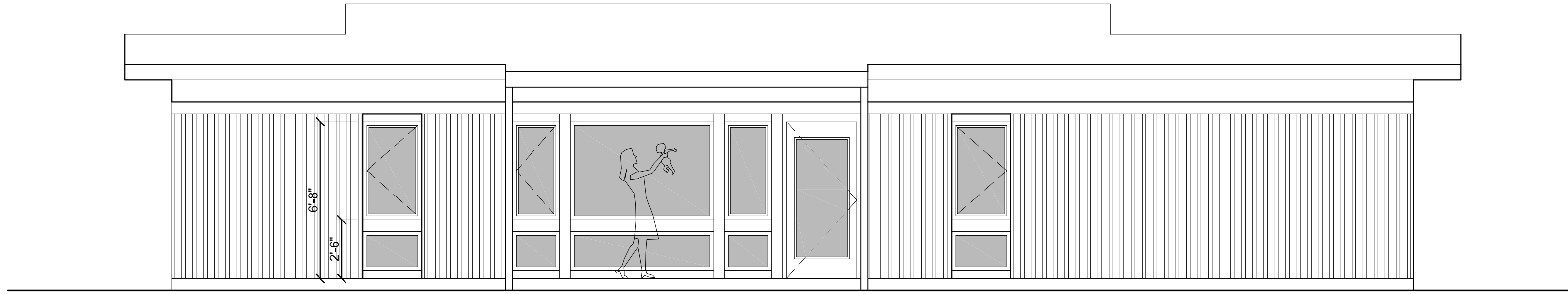
REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

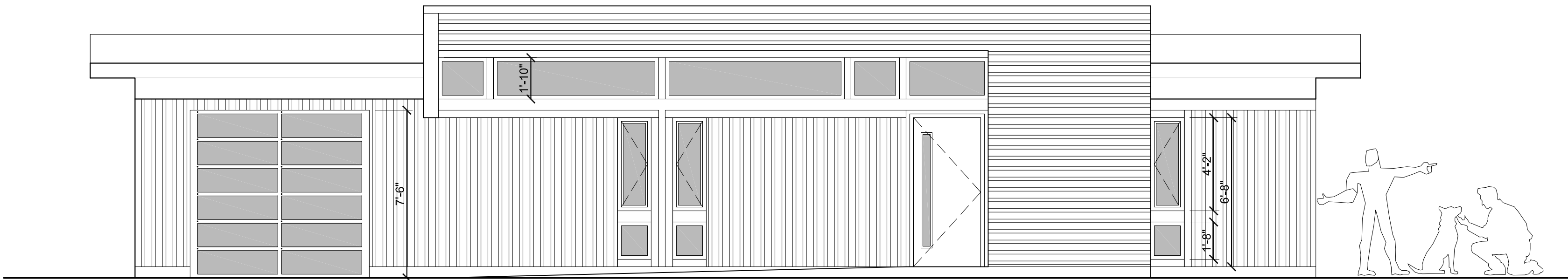
Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr
architects 226 inc
PLAN TYPE B1
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02
SD2.08



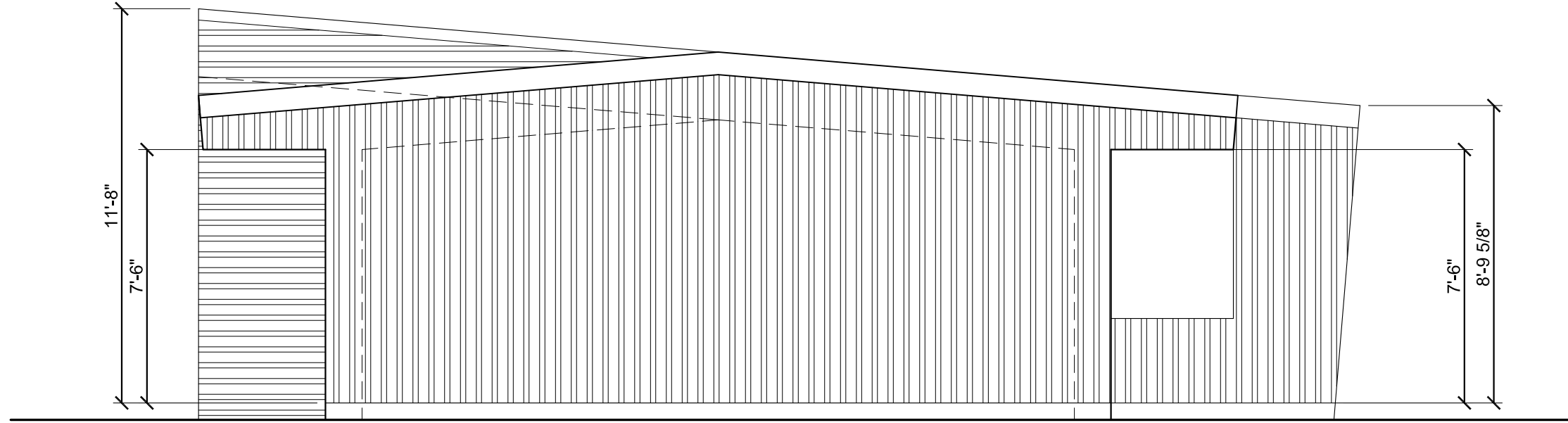
4 TYPE B1 - 1-BEDROOM PLUS - SIDE ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"



3 TYPE B1 - 1-BEDROOM PLUS - ELEVATION FACING COMMON AREAS
SD2.09 SCALE: 1/4" = 1'-0"



2 TYPE B1 - 1-BEDROOM PLUS - STREET-FACING ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"



1 TYPE B1 - 1-BEDROOM PLUS - SIDE ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE B1
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

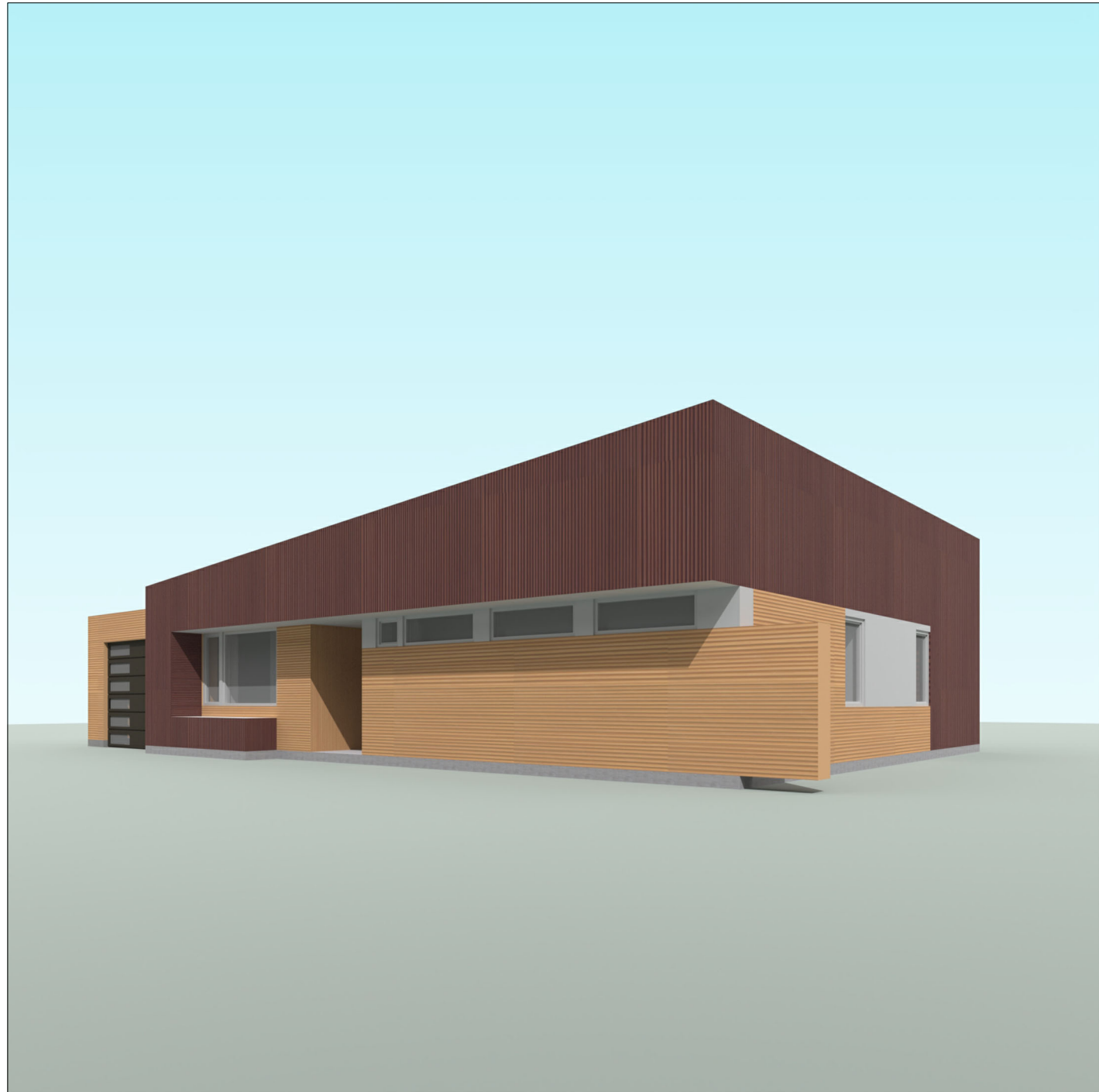
SD2.09



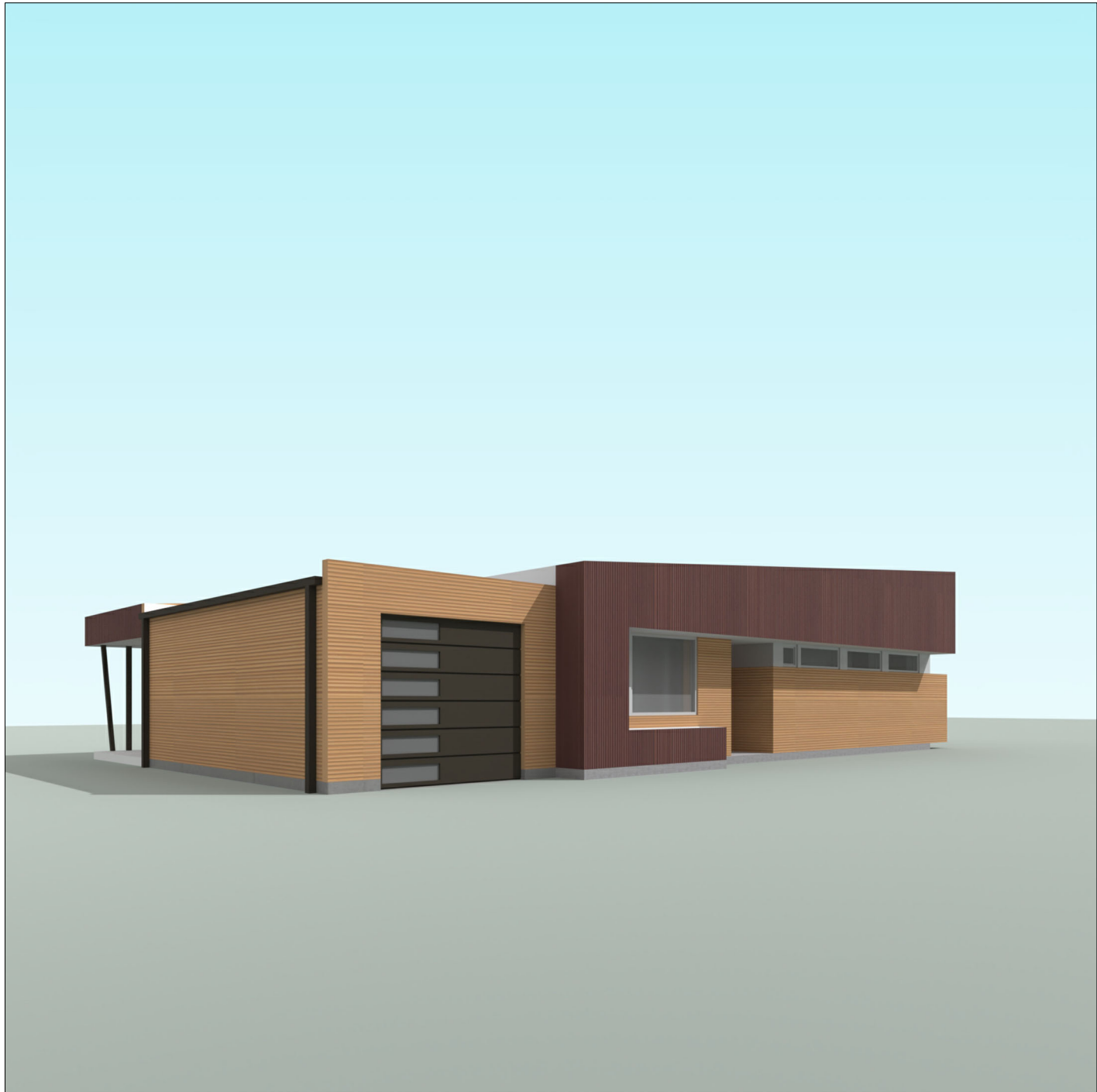
VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

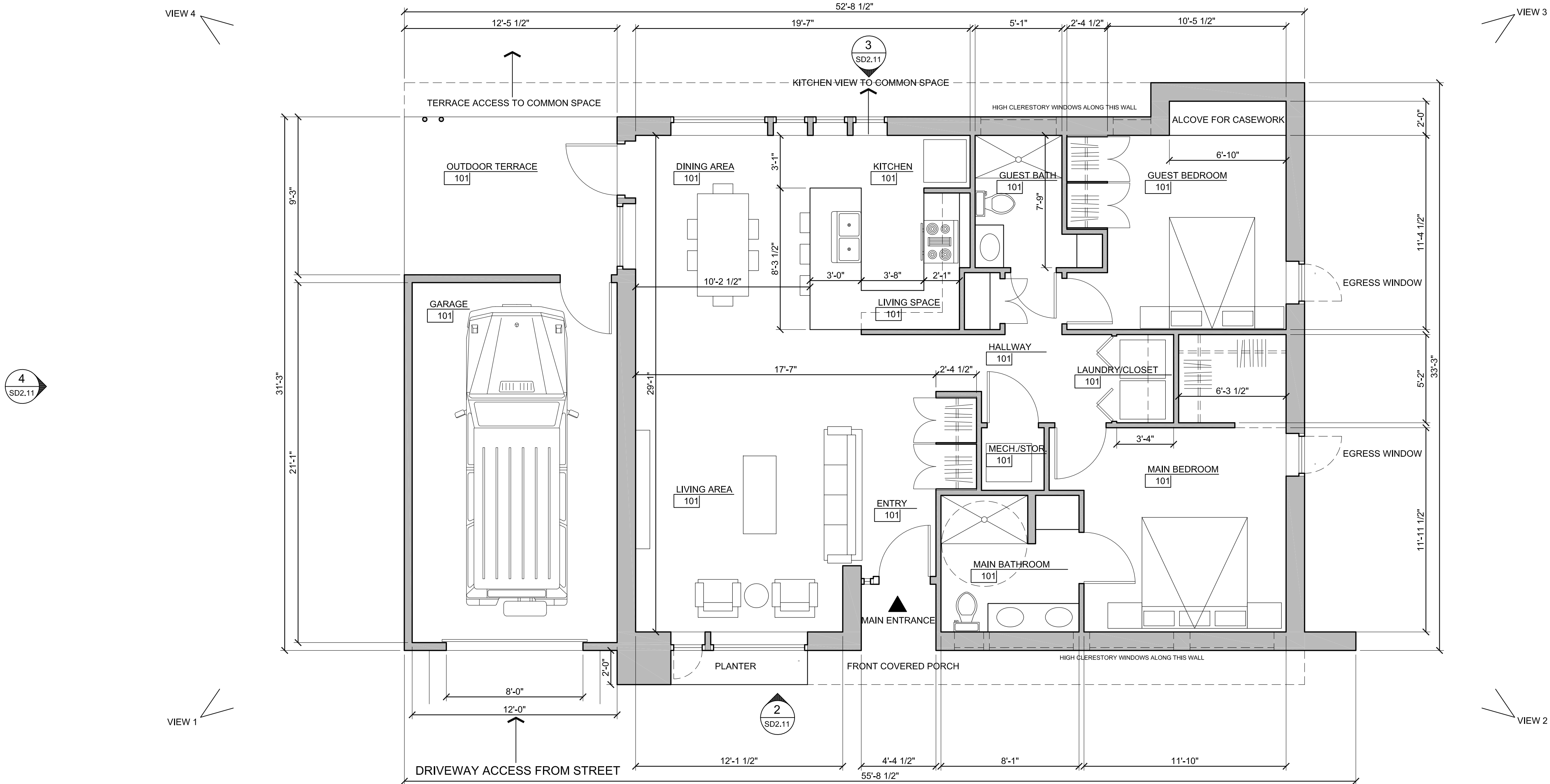


VIEW 1

COLORS ARE APPROXIMATIONS OF "BURGUNDY" AND "TAN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B2 - 2- BEDROOM ONE STORY - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B2 - 2-BEDROOM - ONE STORY - 1,258 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,102 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

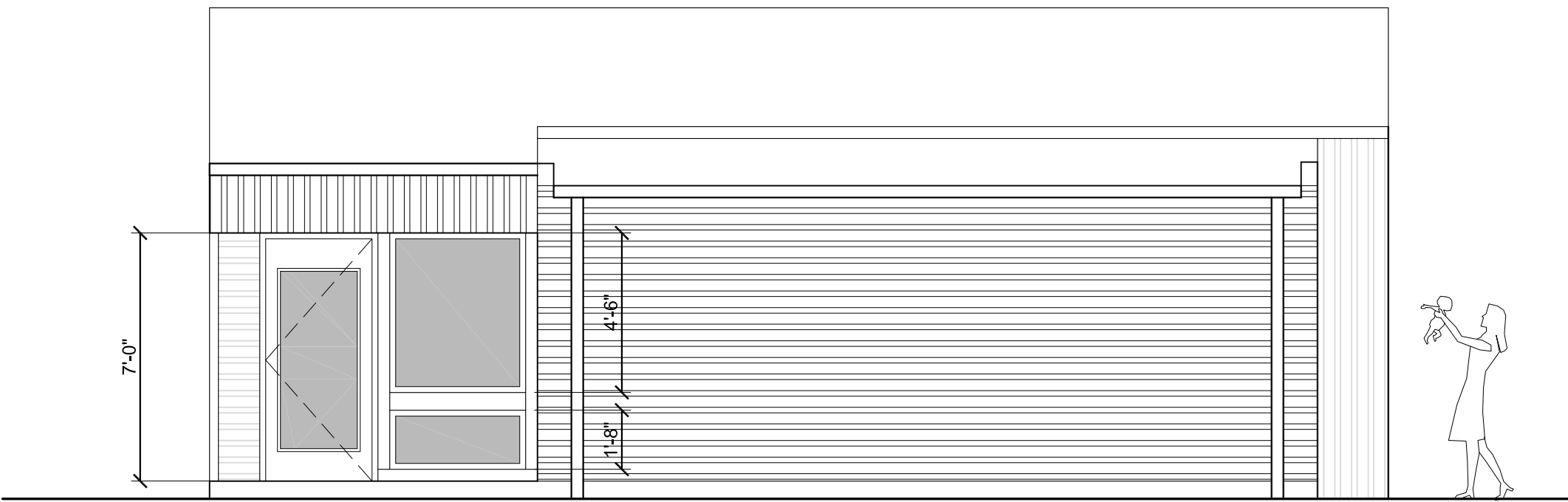
Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



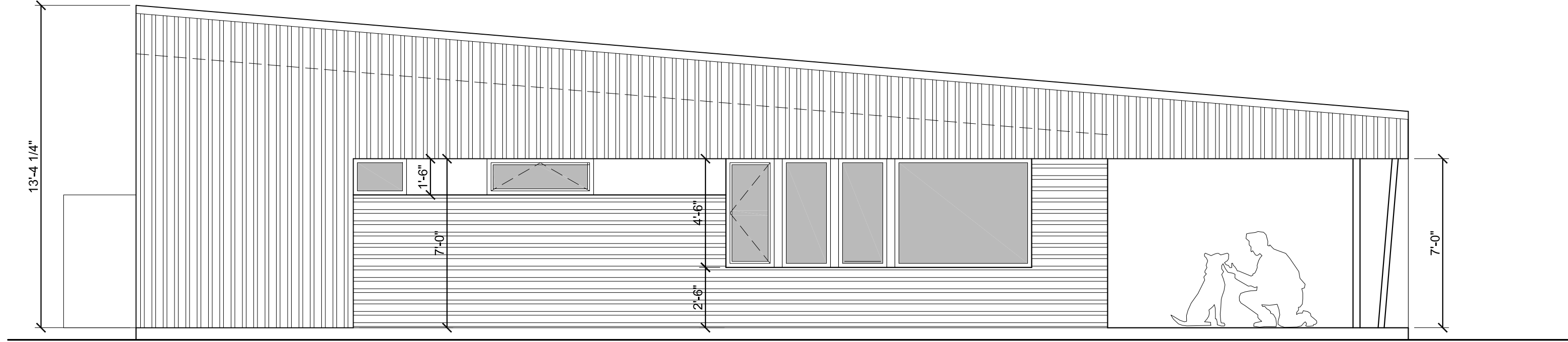
PLAN TYPE B2
PRELIMINARY PLAN

SCHEMATIC
DESIGN 02

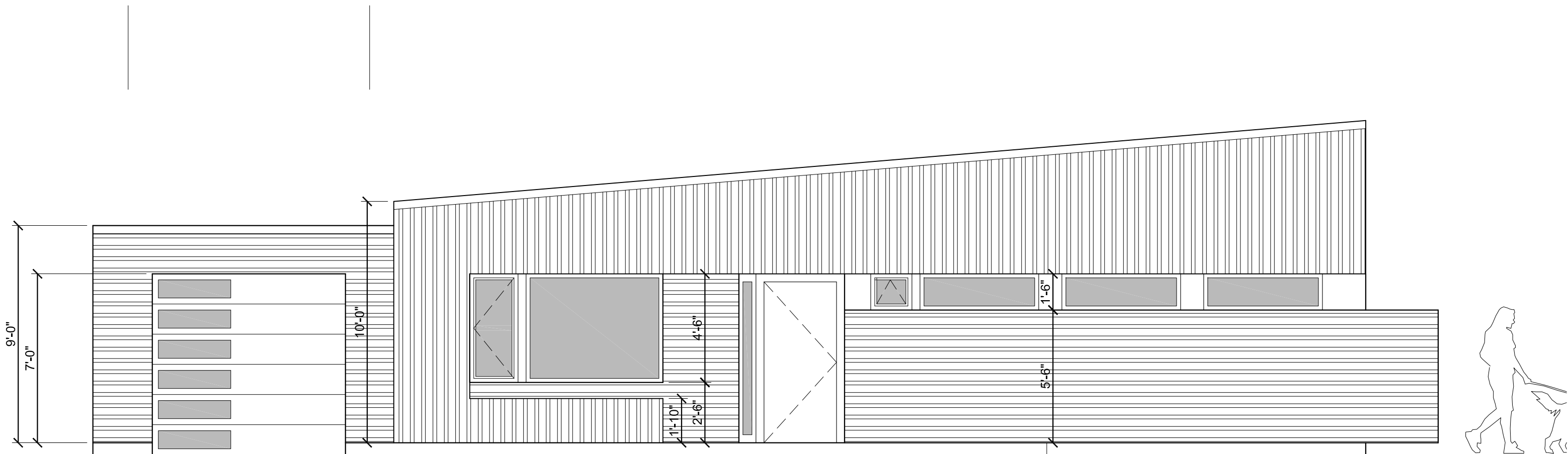
SD2.10



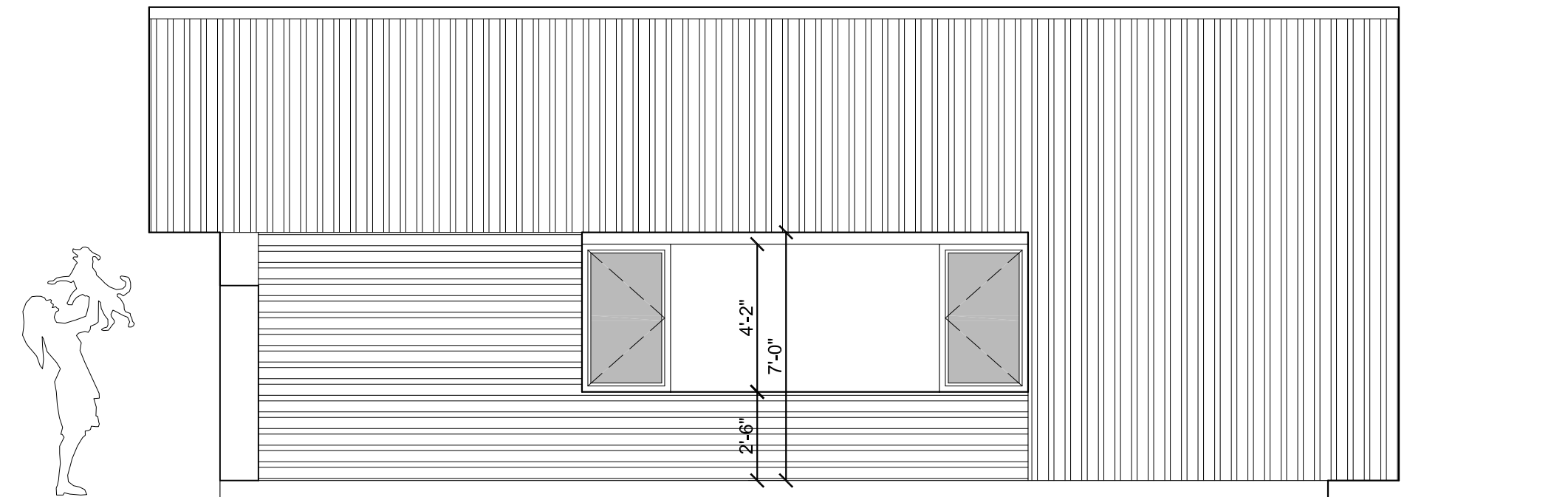
4 TYPE B2 - 2-BEDROOM - ONE STORY - SIDE ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"



3 TYPE B2 - 2-BEDROOM - ONE STORY - ELEVATION FACING COMMON AREAS
SD2.11 SCALE: 1/4" = 1'-0"



2 TYPE B2 - 2-BEDROOM - ONE STORY - STREET-FACING ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"



1 TYPE B2 - 2-BEDROOM - ONE STORY - SIDE ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE B2
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

SD2.11



VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2



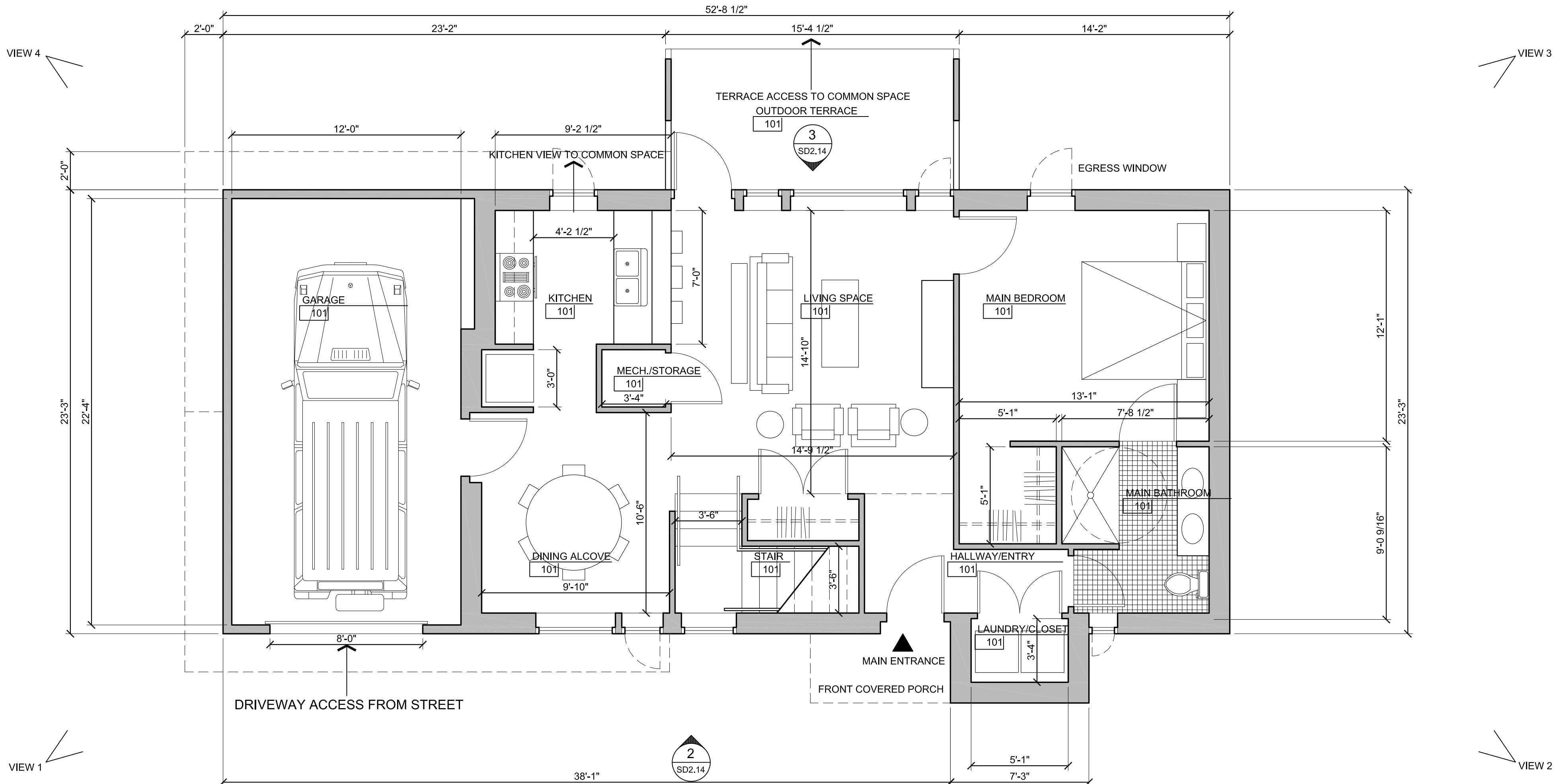
VIEW 1

COLORS ARE APPROXIMATIONS OF "FOREST" AND "DESERT" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B3 - 2-BEDROOM - TWO STORY - BROAD FACE TOWARD STREET - EXTERIOR VIEWS

SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B3 - 2-BEDROOM - TWO STORY - 1,349 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,171 SF INTERIOR FLOOR AREA

SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE B3
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

SD2.12

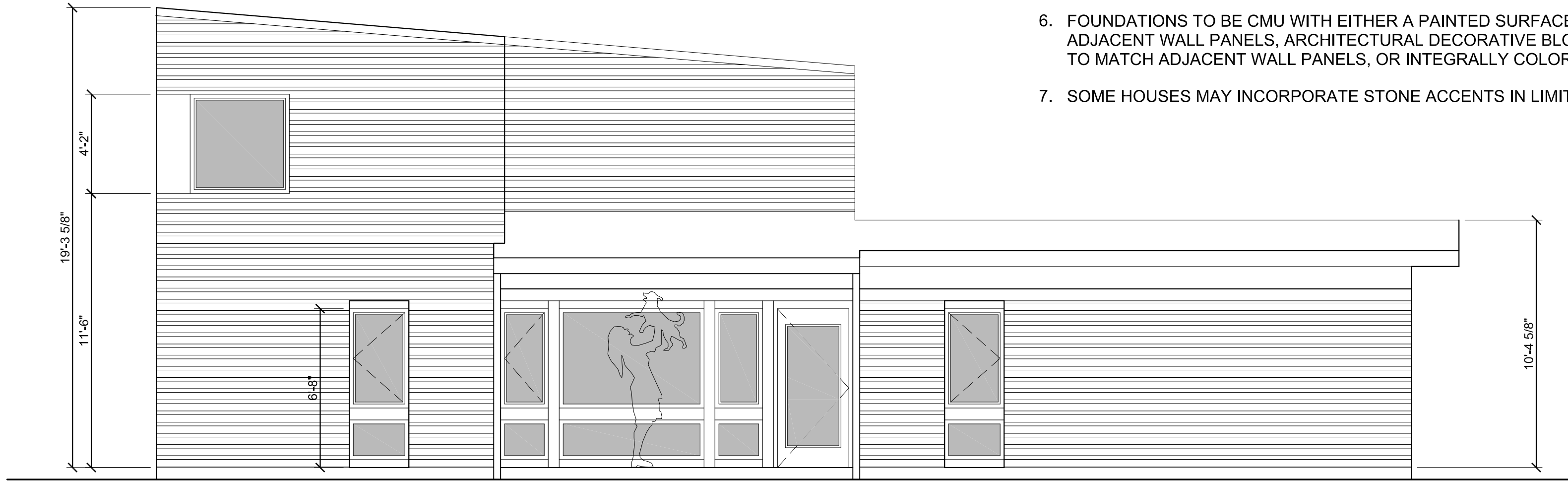


SCALE: 1/4" = 1'-0'

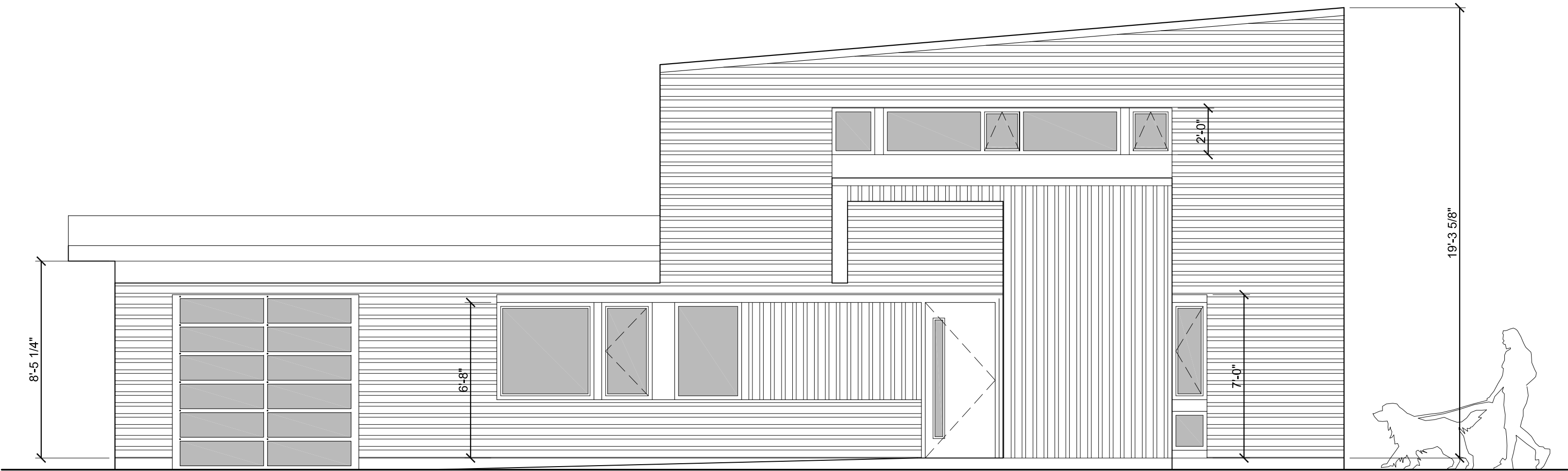
SD2.13



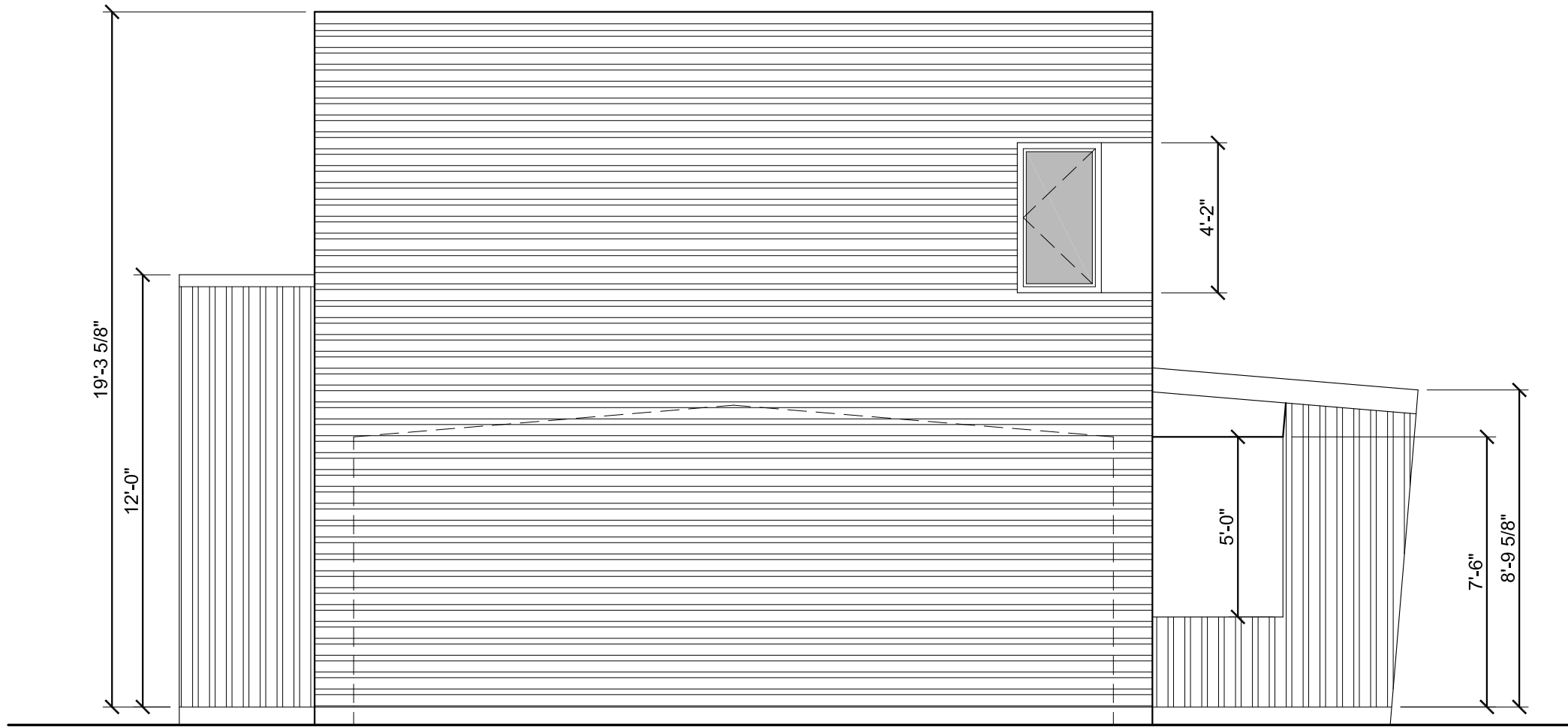
4 TYPE B3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



3 TYPE B3 - 2-BEDROOM - TWO STORY - WOODS/Common SPACE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



2 TYPE B3 - 2-BEDROOM - TWO STORY - STREET-FACING ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



1 TYPE B3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

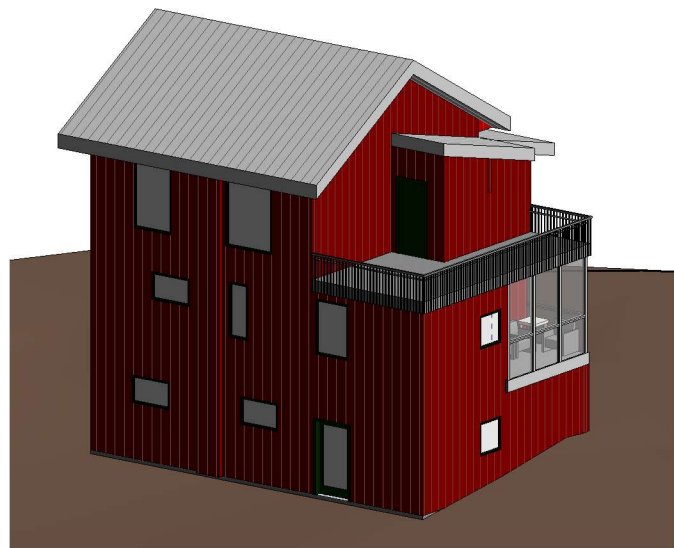
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE B3
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

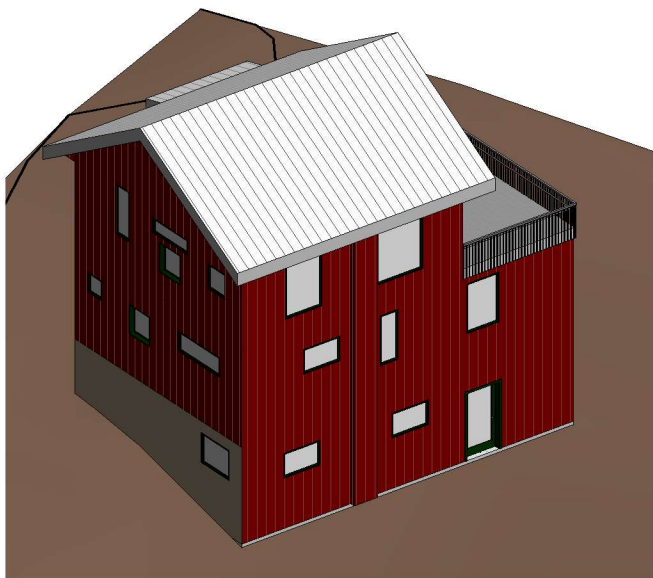
SD2.14



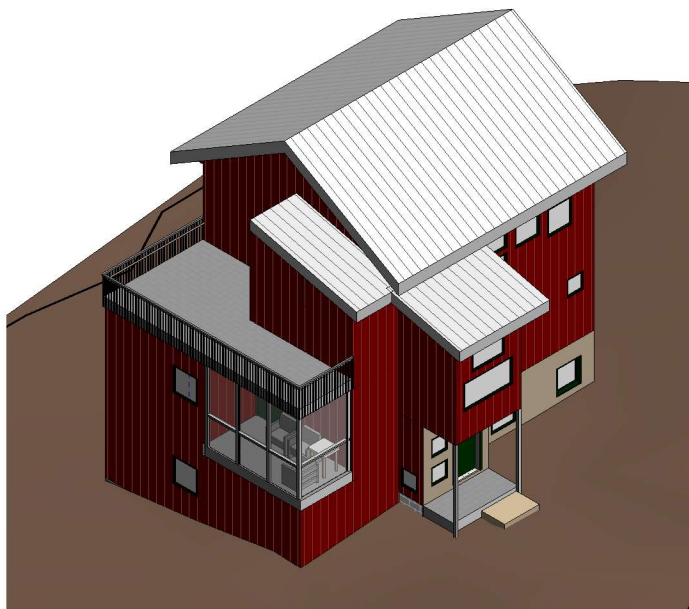
4 Axon 1



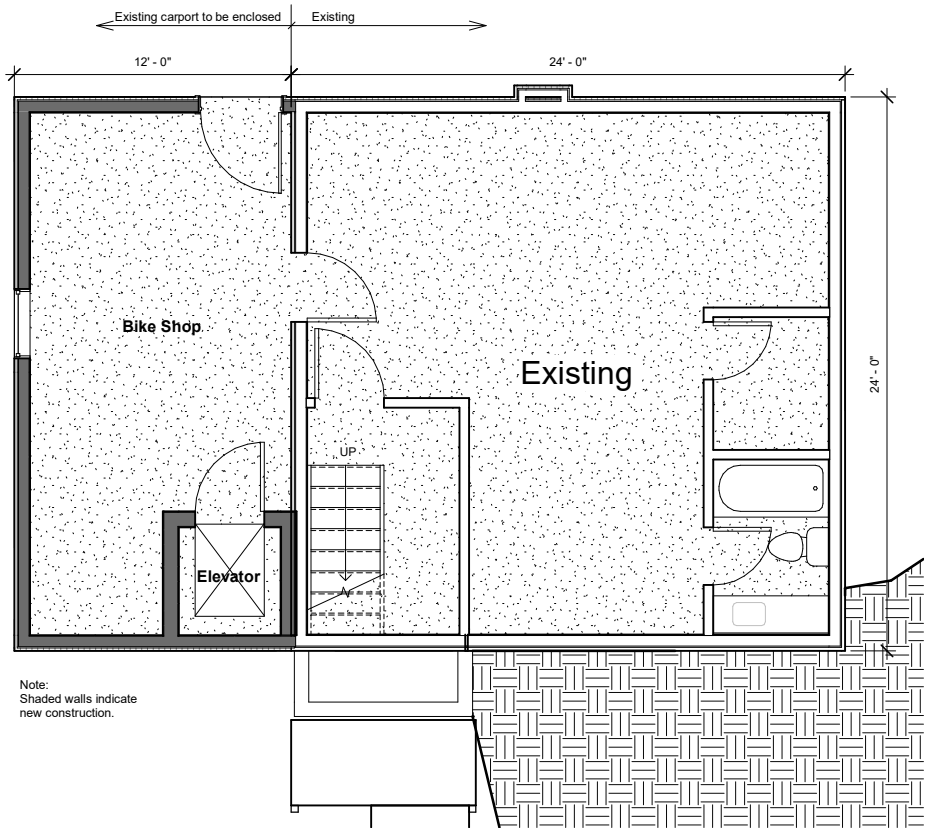
8 Axon 2



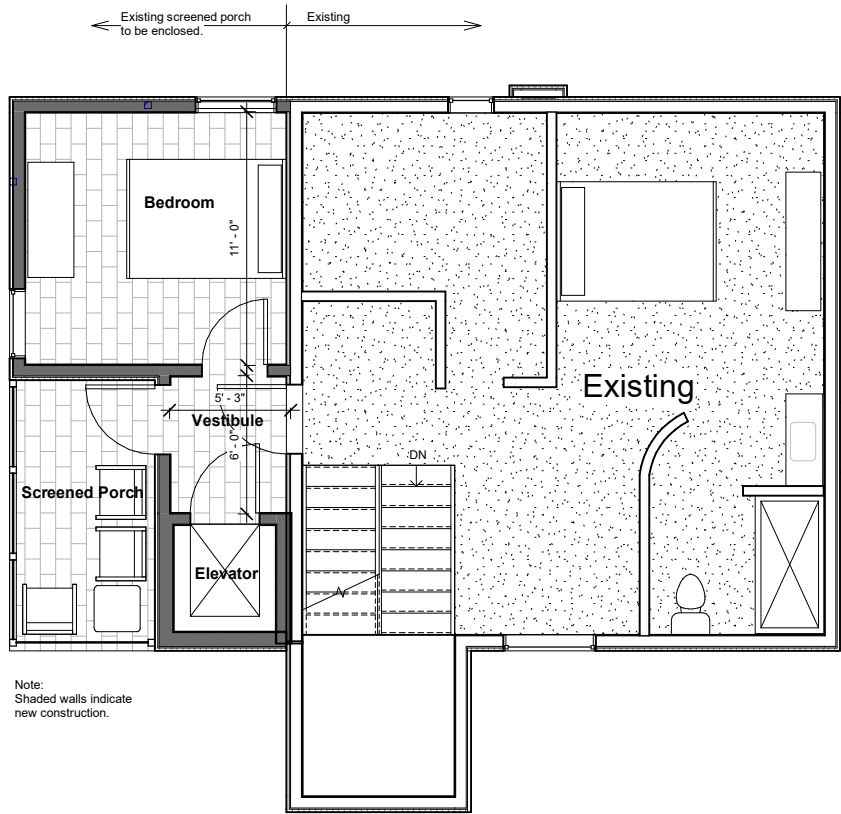
9 Axon 3



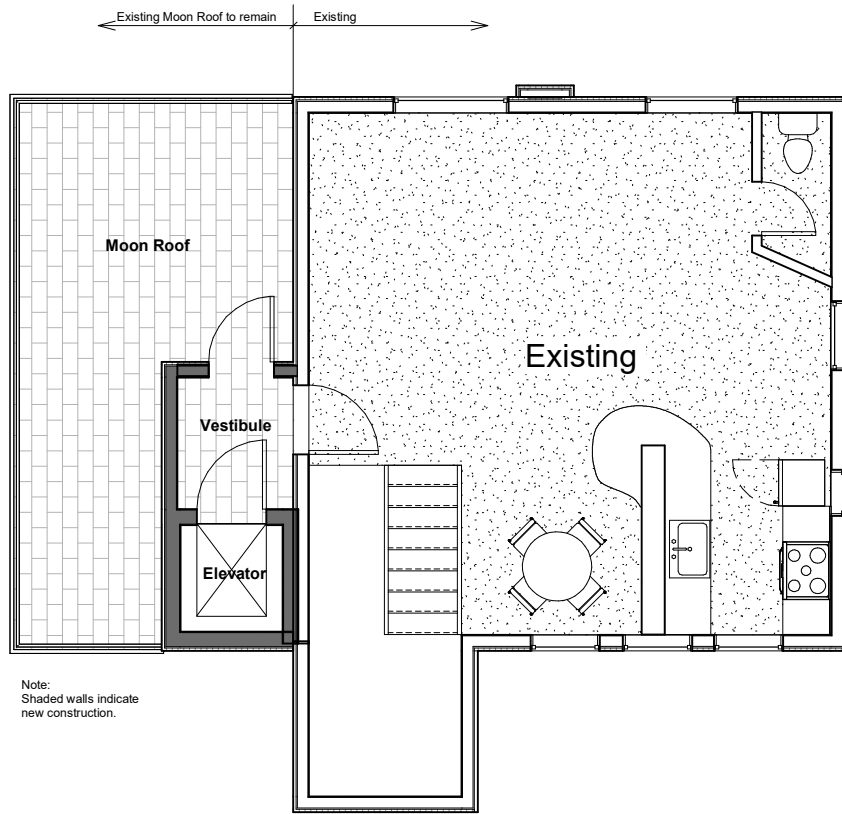
10 Axon 4



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



3 Level 3
1/4" = 1'-0"

COMMON HOUSE

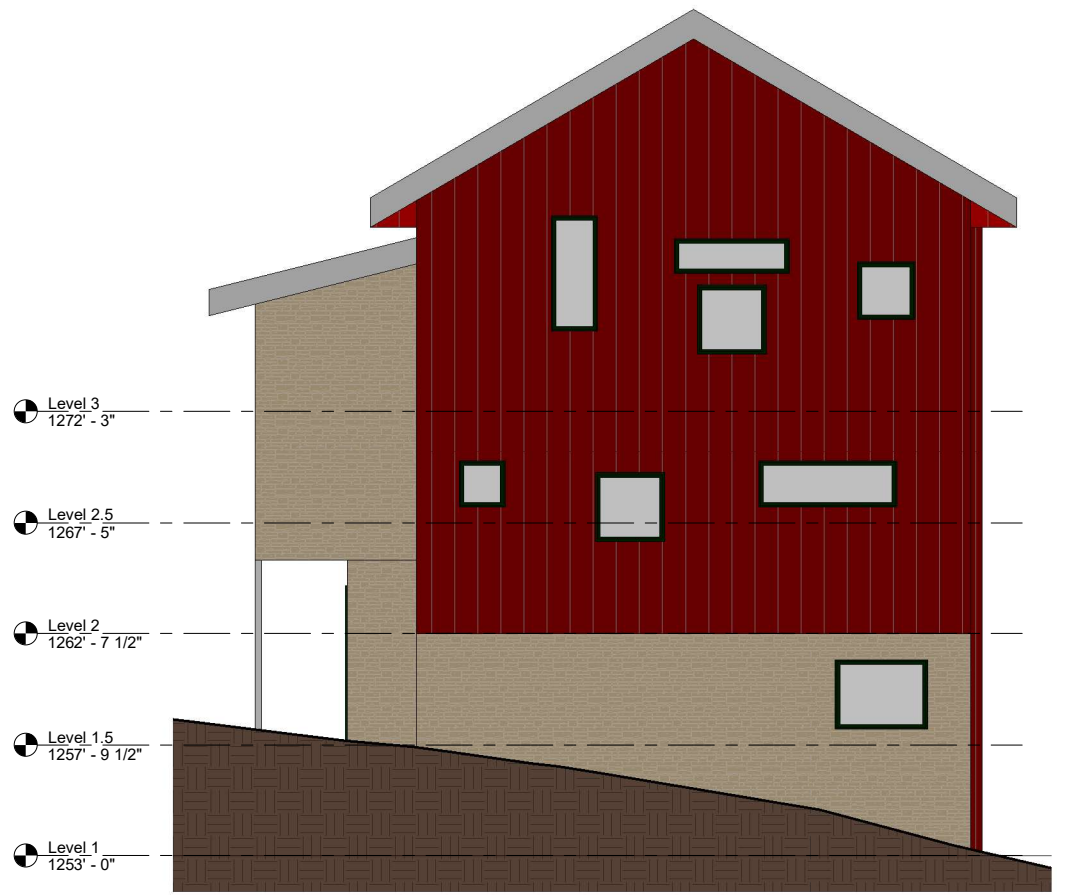
OWL COMMONS
Bella Vista, Arkansas



Project Number
3/30/2025 8:02:40 PM
Author
Checker

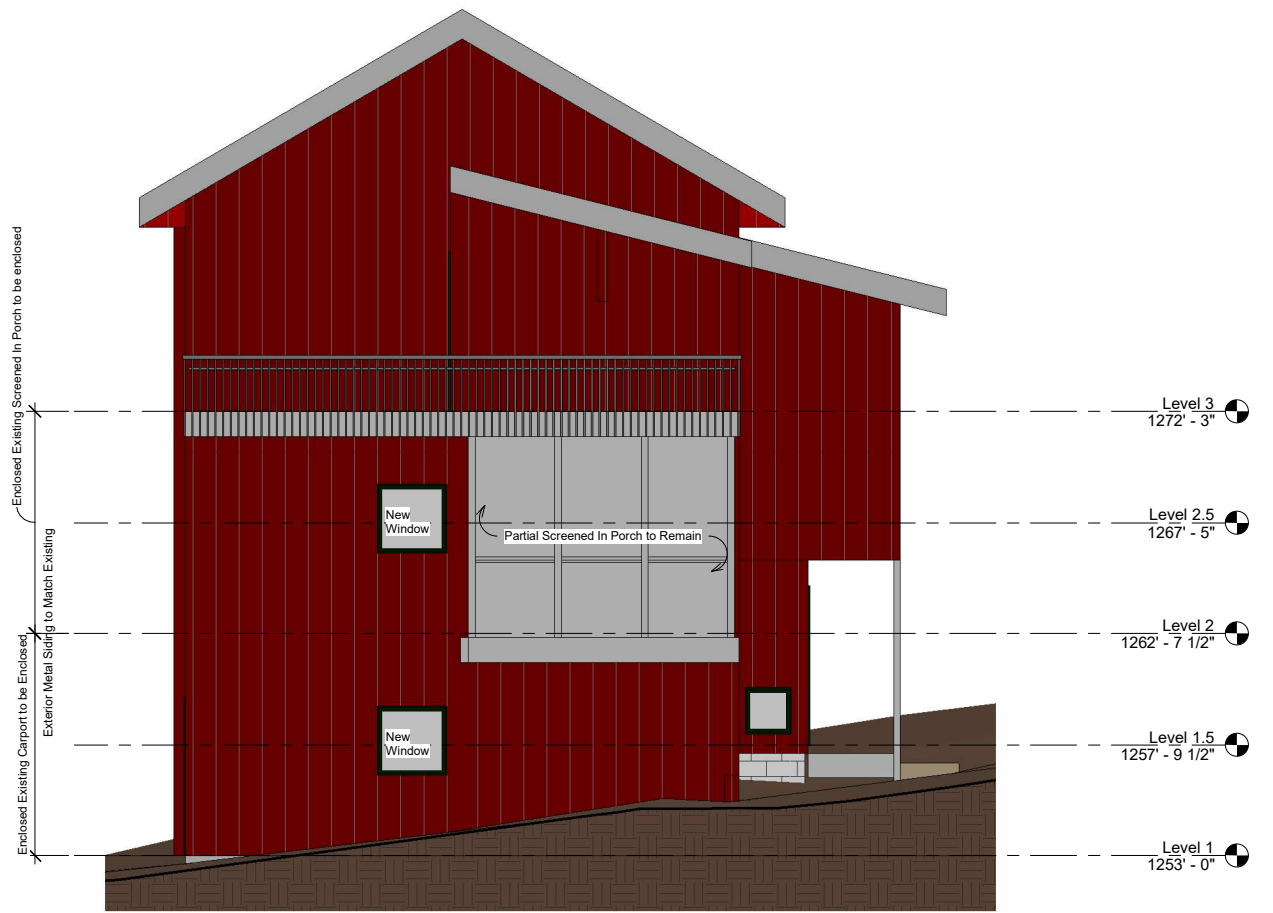
Floor Plans

A1

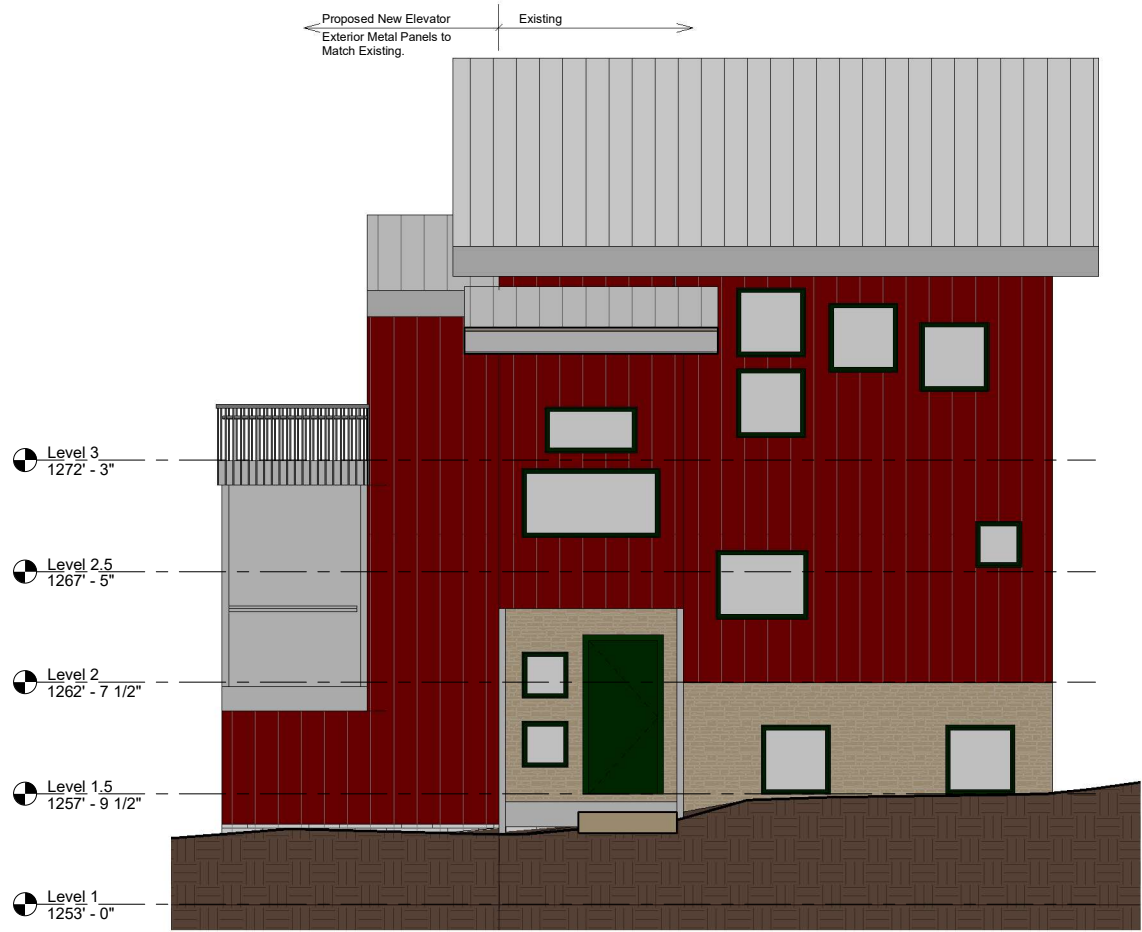


① East Elevation
1/4" = 1'-0"

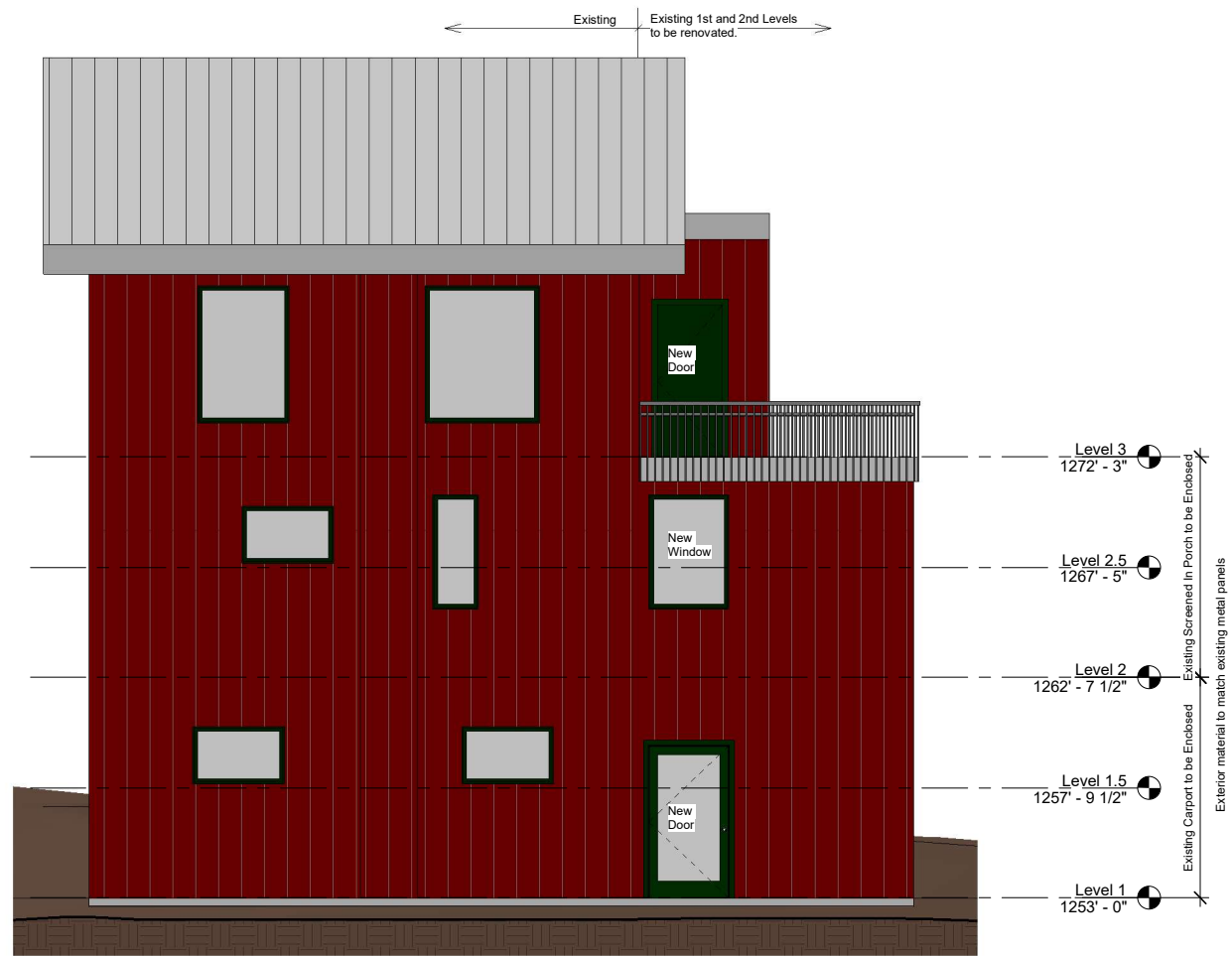
Existing, no change



④ West Elevation
1/4" = 1'-0"



③ South Elevation
1/4" = 1'-0"



② North Elevation
1/4" = 1'-0"

COMMON HOUSE

OWL COMMONS
Bella Vista, Arkansas



Project Number
3/30/2025 8:02:43 PM
Author
Checker

Elevations



OWL COMMONS

nature & community

COLORS

Using the Metal Central Color Chart we propose the following colors as acceptable -

Rustic
Tan
Hunter
Burnished Slate
Burgundy
Brown
Desert
Colony

Forest
Ash
Terratone
Bronze
Evergreen
Taupe
Fern

The standing seam roofing, the gutters, downspouts, soffit and fascia and also the window frames would be in the same colors. Stone accents would be of varying earth tones.

Colors would be used randomly so as to not be repetitive - The soffit, fascia, windows and roof colors would be complimentary to the colors of the body of the house.

This color palette would produce a neighborhood that is welcoming and distinctive while being at home in its rustic woodland setting of Bella Vista and coordinating with the existing structures currently on the property.



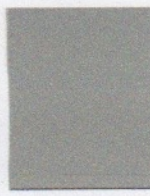
**Burnished
Slate**

PRIME



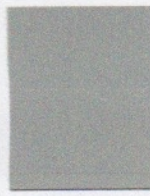
Charcoal

PRIME



Desert

PRIME



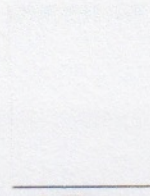
Gray

PRIME



Polar

PRIME



Brilliant

PRIME



Choose CentralGuard for the best protection
and a lifetime warranty.

Horizon-Loc™

Color Selection Tool

26 GAUGE
CONCEALED FASTENER



Metal Central™

METAL BUILDING COMPONENTS

metalcentral.com

† Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_HORN_230120

**PREMIUM
COLOR**

Fluropon® 70% PVDF

Matte Black*

PRIME



**Copper
Metallic†**

PRIME



Clear acrylic coating

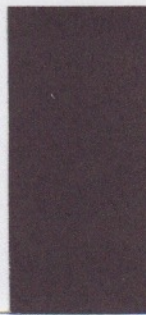
Galvalume®‡

PRIME



Brown

PRIME



PRIME



Forest

PRIME



Hunter

PRIME



Colony

PRIME



Crimson

PRIME



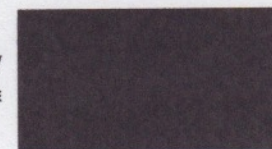
Rustic

PRIME



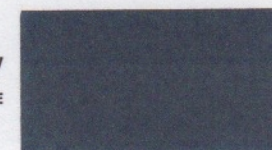
Burgundy

PRIME



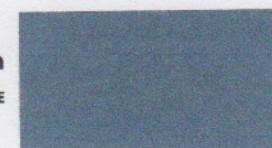
Gallery

PRIME



Hawaiian

PRIME



Light Stone

PRIME



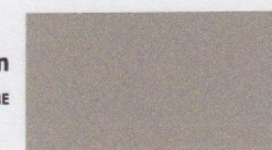
Taupe

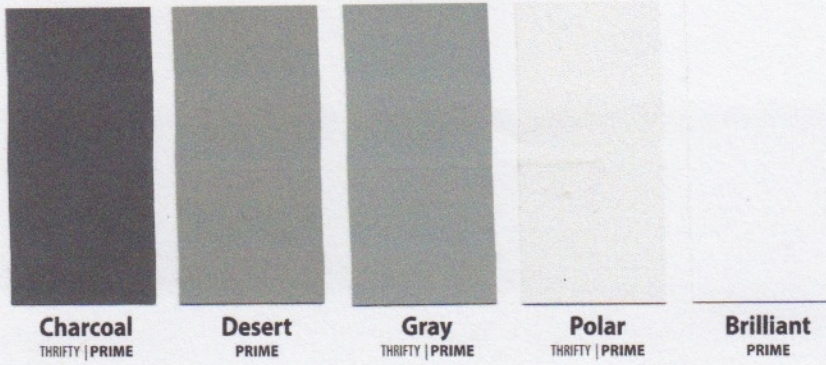
PRIME



Tan

PRIME



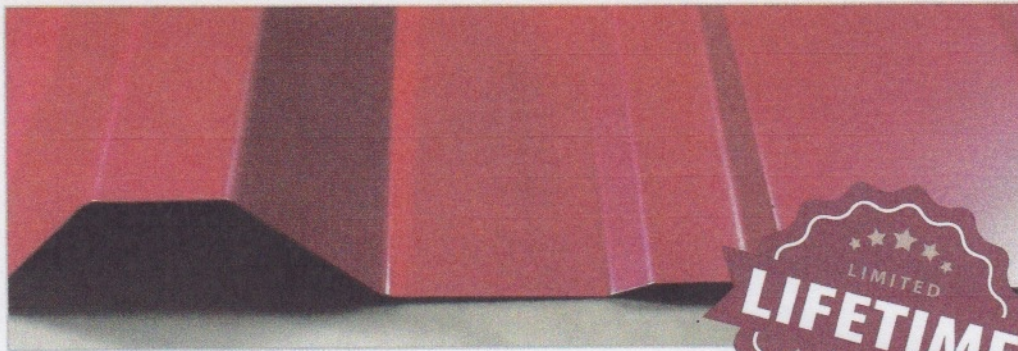


Choose CentralGuard for the best protection and a lifetime warranty.

Commercial

Color Selection Tool

M-Loc™
R-Loc™



Metal Central
METAL BUILDING COMPONENTS
metalcentral.com

*Contact your salesperson for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_COMN_210101

PREMIUM COLOR

Fluoropon™ 70% PVDF
20-year Warranty

**Copper
Metallic***
PRIME



Clear acrylic coating

Galvalume®†
PRIME



Fern
PRIME



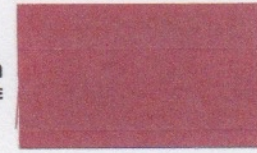
Hunter
THRIFTY | PRIME



Colony
PRIME



Crimson
PRIME



Rustic
THRIFTY | PRIME



Burgundy
PRIME



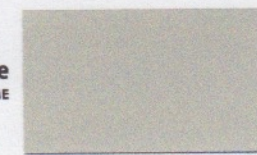
Gallery
PRIME



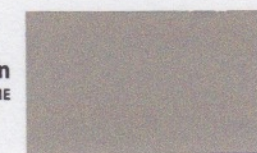
Hawaiian
PRIME



Light Stone
THRIFTY | PRIME



Tan
THRIFTY | PRIME

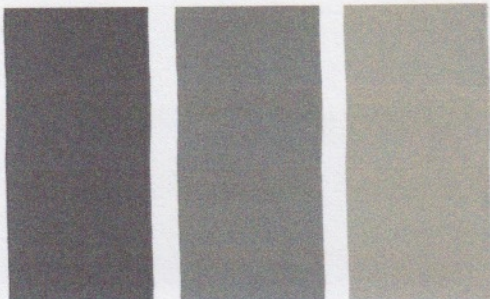


Brown
THRIFTY | PRIME



**Burnished
Slate**
PRIME





Smoke

Slate Gray

Ash

Brite



Choose CentralGuard for the best protection and a lifetime warranty.

Architectural

Color Selection Tool

24 GAUGE



centralstatesco.com

SHERWIN-WILLIAMS.
Coil Coatings

Evergreen

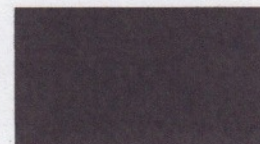


Autumn

FEVE Color



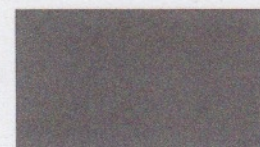
Dark Bronze



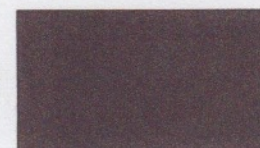
Bronze



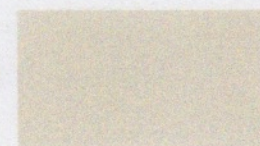
Terratone



Tudor



Sand



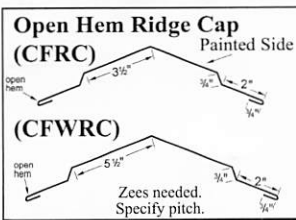
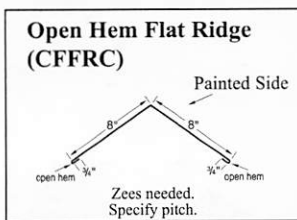
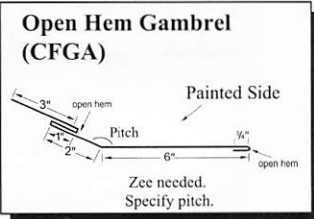
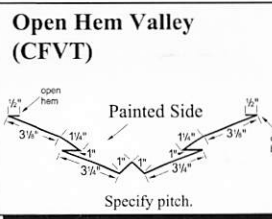
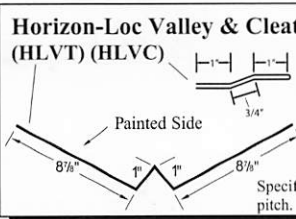
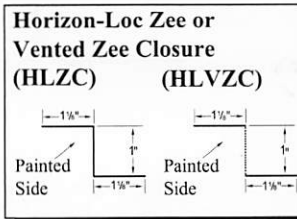
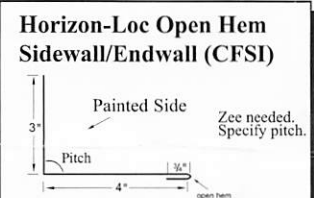
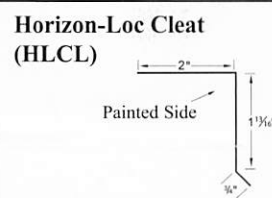
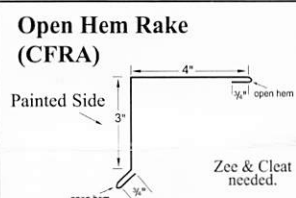
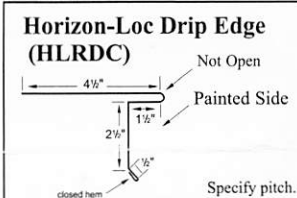
Galvalume^{®†}

Clear acrylic coating

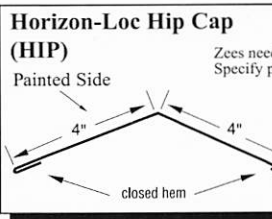
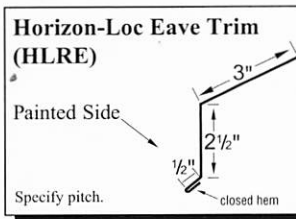
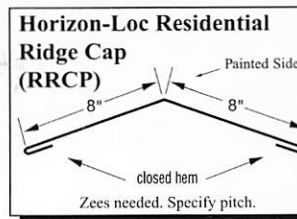
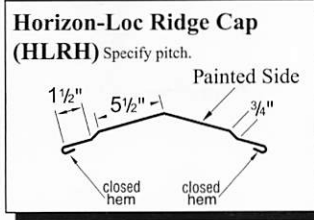
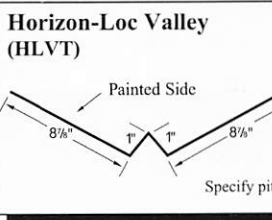
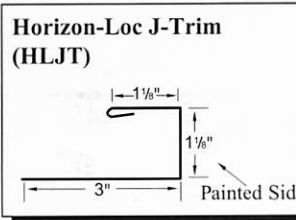
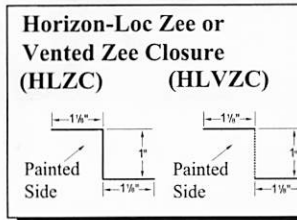
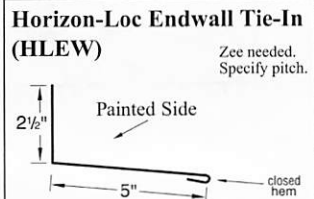
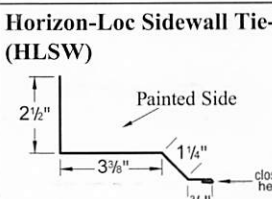
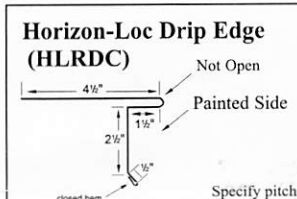


† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

Concealed Fastener Trims



Exposed Fastener Trims



Taylor Robertson

From: Dale Phillips <dkp11021955@gmail.com>
Sent: Wednesday, June 4, 2025 8:19 AM
To: Bella Vista Planning
Subject: Owl Commons

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

Carol and I want to lend our support for Linda Lloyd's proposed development of Owl Commons. As we enter the later years of our lives we could definitely see ourselves living in this type of environment.

We are also aware of several single senior friends who wish to move to our community and this type of housing would fit their needs perfectly.

Dale and Carol Phillips
67 Lancaster Drive
8 year residents of Bella Vista



Meeting Information:

2483 Forest Hills Blvd
June 9, 2025

Reviewer:

Megan Workman,
Trails and Active
Transportation Manager

Property Description

The project site, containing parcels 16-40644-001; 16-40644-000; 16-40645-001; 16-40236-000; 16-79389-000; 16-70324-000; 16-40221-801 and 16-31932-000, within Arkansas Department of Transportation and City of Bella Vista right-of-way, is centrally located within the Bella Vista city limits; situated northeast of the intersection of Mercy Way and Bella Vista Way.

Regulation

Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant seeks approval for a proposed large-scale development described within, known Razorback Greenway phase III from Mercy Way to Riordan Road.

Background

The subject area is fronted by Riordan Road, a minor arterial, Bella Vista Way, a major arterial, Mercy Way, a minor arterial, and Sugar Creek Center, an unclassified street. Located within and adjacent to a Community Destination node, along a priority 1 bike route, within a corridor designed to promote pedestrian connectivity, this proposal is congruent with recommendations made the Comprehensive Plan 2040. The applicant proposes to establish a Trail Use, which is permitted by-right in all districts, across the parcels referenced above, containing R-1, Single-Family Residential, P-1, Conservation, C-2, Light Commercial, and C-4, Shopping Center zoning designations. The improvement area is in Flood Zone AE and portions are located inside the 100-year floodplain. This project aims to extend the Razorback Greenway from its current terminus on Mercy Way, traveling north along Little Sugar Creek. It will then turn west to pass under the Bella Vista Way bridge, located north of Riordan Road, before heading south to it's new terminus at the trailhead on Riordan Road. Improvements include approximately 4,296 linear feet of new 10-foot to 12-foot hard surface multi-use path, drainage improvements, and overhead lighting within the corridor located under the Bella Vista Way bridge, within the ArDOT right-of-way. The existing parking lot, previously approved by the Planning Commission via LSD-2021-41505, will be resurfaced with an asphalt overlay with this proposal. *This project was previously approved under LSD-2023-51885, granted a six-month extension in August of 2024, which expired on February 12, 2025.*

[Link to drainage report](#)

Public Comment

None

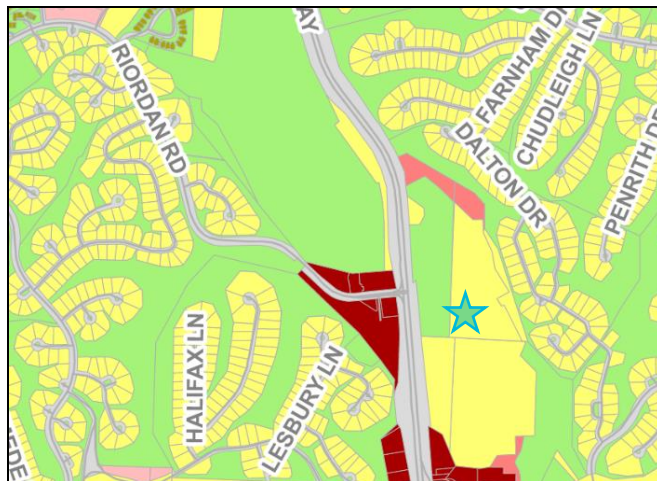
Outstanding Technical Comments

None

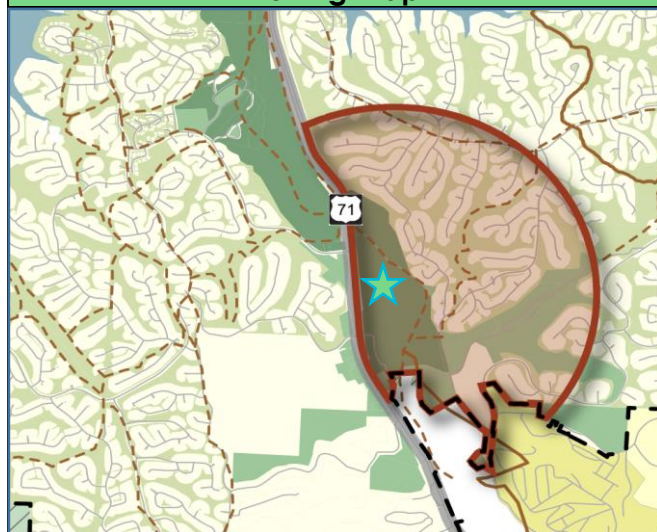
Recommendation

Staff recommends approval of this request.

Project Number	LSD-58918
Applicant	Luke Jost, P.E, Crafton Tull
Address/Location	Multiple Tracts of Land
Current Zoning	R-1, P-1, C-2, and C-4
Site Area	Multiple Tracts of Land
Nature of Request	A request to extend the Razorback Greenway and to improve the Bluebird Trailhead.



Zoning Map



Future Land Use Plan

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:

1. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
2. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
3. *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.
4. *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.
5. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
6. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
7. *Other.* Any other circumstances as determined by the planning commission.



May 21, 2025

Megan Workman
Trails and Active Transportation Manager
City of Bella Vista

RE: Razorback Greenway Extension Phase 3

Ms. Workman & Planning Commissioners:

We respectfully request your consideration of the Razorback Greenway Extension Phase 3 project for LSD approval. This project was previously approved in 2024 but that approval has lapsed while we worked out the final details to gain ARDOT approval. As you may remember, this project is to construct an extension of the Razorback Greenway from the Mercy Way bridge over Little Sugar Creek along the creek to the existing trailhead parking lot off Riodan Drive.

Coordination with ARDOT has led to the following plan changes:

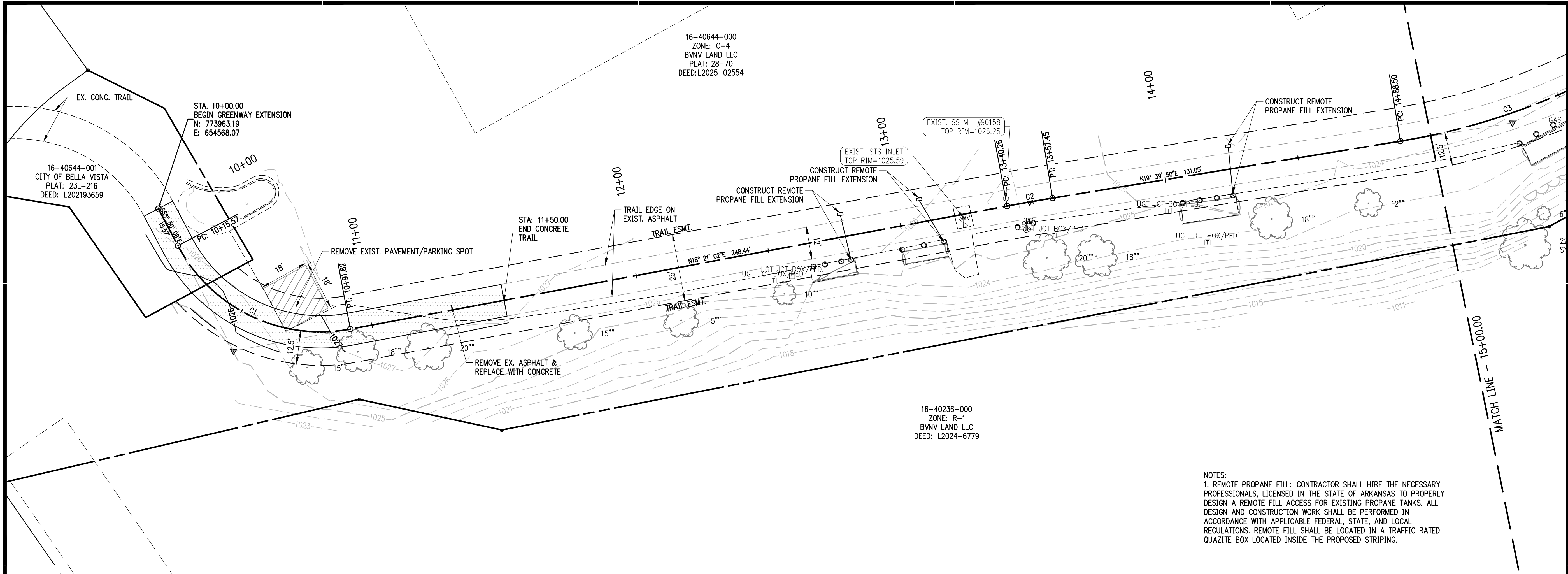
- Addition of lighting under the Hwy 71B bridge.
- Changes to the retaining wall design under the Highway 71B bridge.

Should you have any questions or concerns, please let me know.

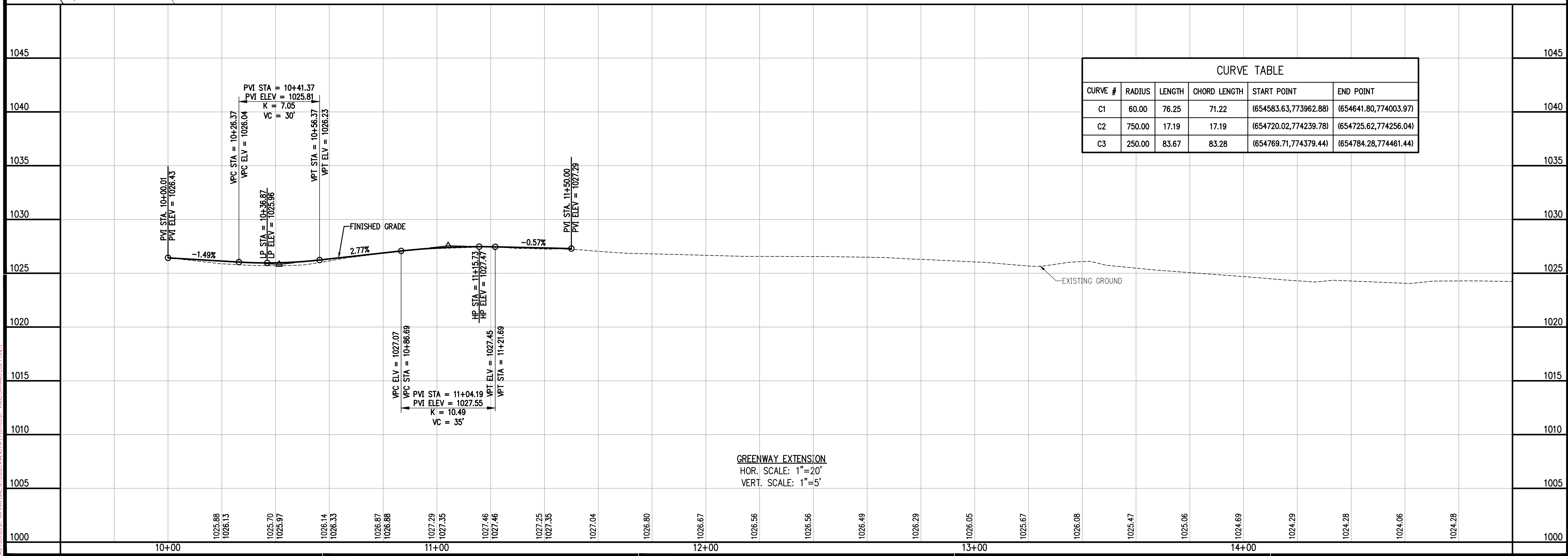
Respectfully,

Luke Jost, PE
Vice President
Crafton Tull

DRAWING: C-201 (100% RAZORBACK INFRASTRUCTURE) LINO: LINO: PLANS (DWG)
LAYOUT: TRAIL PLAN & PROFILE (1 OF 10) LAST SAVED: 10/21/25 10:02:45 AM
PROJECT: 22110100 RAZORBACK INFRASTRUCTURE LINO: LINO: PLANS (DWG)



NOTES:
1. REMOTE PROPANE FILL: CONTRACTOR SHALL HIRE THE NECESSARY PROFESSIONALS, LICENSED IN THE STATE OF ARKANSAS TO PROPERLY DESIGN A REMOTE FILL ACCESS FOR EXISTING PROPANE TANKS. ALL DESIGN AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. REMOTE FILL SHALL BE LOCATED IN A TRAFFIC RATED QUAZITE BOX LOCATED INSIDE THE PROPOSED STRIPING.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	START POINT	END POINT
C1	60.00	76.25	71.22	(654583.63,773962.88)	(654641.80,774003.97)
C2	750.00	17.19	17.19	(654720.02,774239.78)	(654725.62,774256.04)
C3	250.00	83.67	83.28	(654769.71,774379.44)	(654784.28,774461.44)

GREENWAY EXTENSION
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

architecture | engineering | surveying
479.636.4838 | 479.631.6224 |

CERTIFICATE OF AUTHORIZATION:

STATE OF ARKANSAS
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
REGISTERED PROFESSIONAL ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

RAZORBACK GREENWAY
EXTENSION PHASE III
BELLA VISTA, AR

Key Plan

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

PROJECT NO: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
QC BY: G. LONG
QC DATE: 7/18/2025

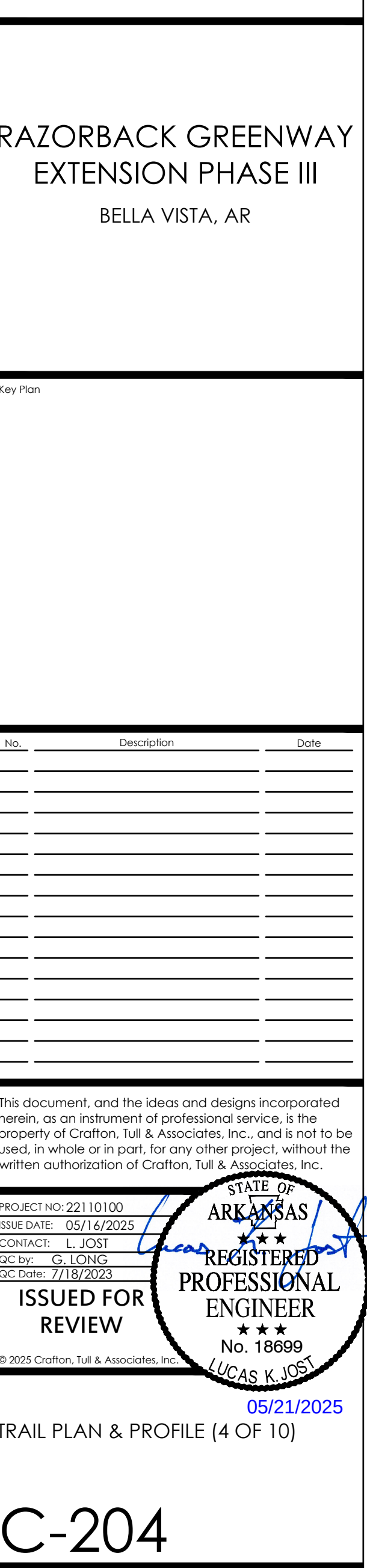
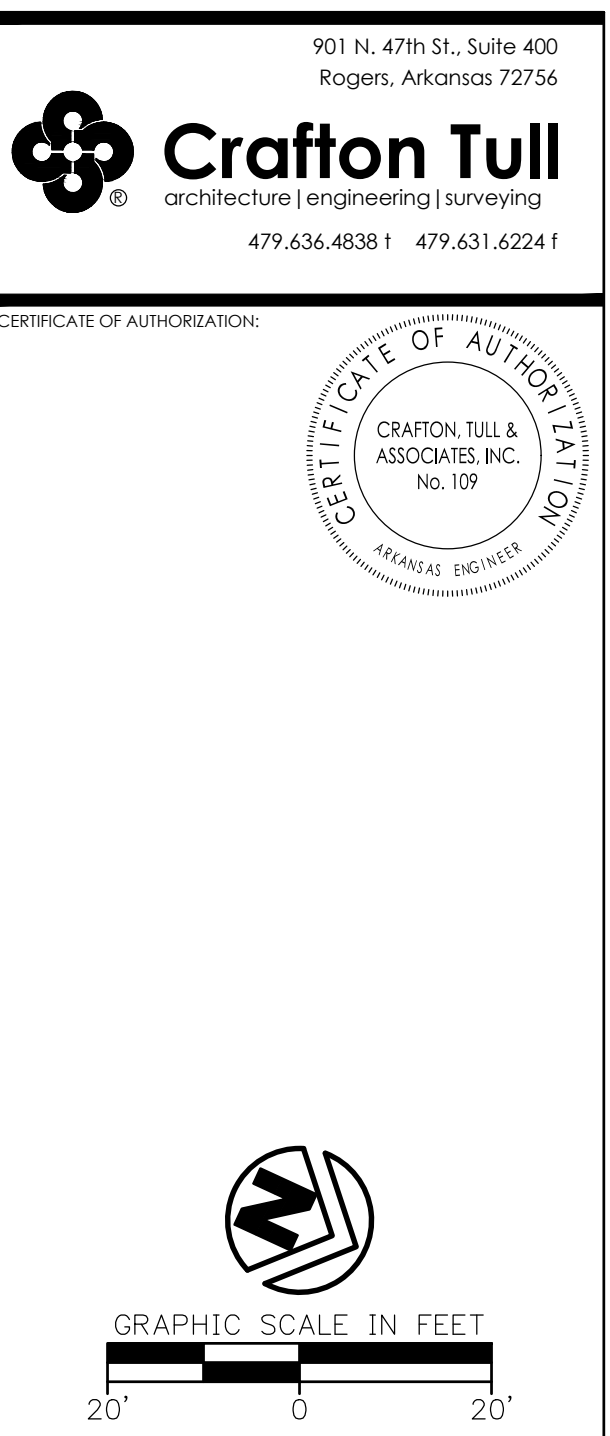
ISSUED FOR REVIEW

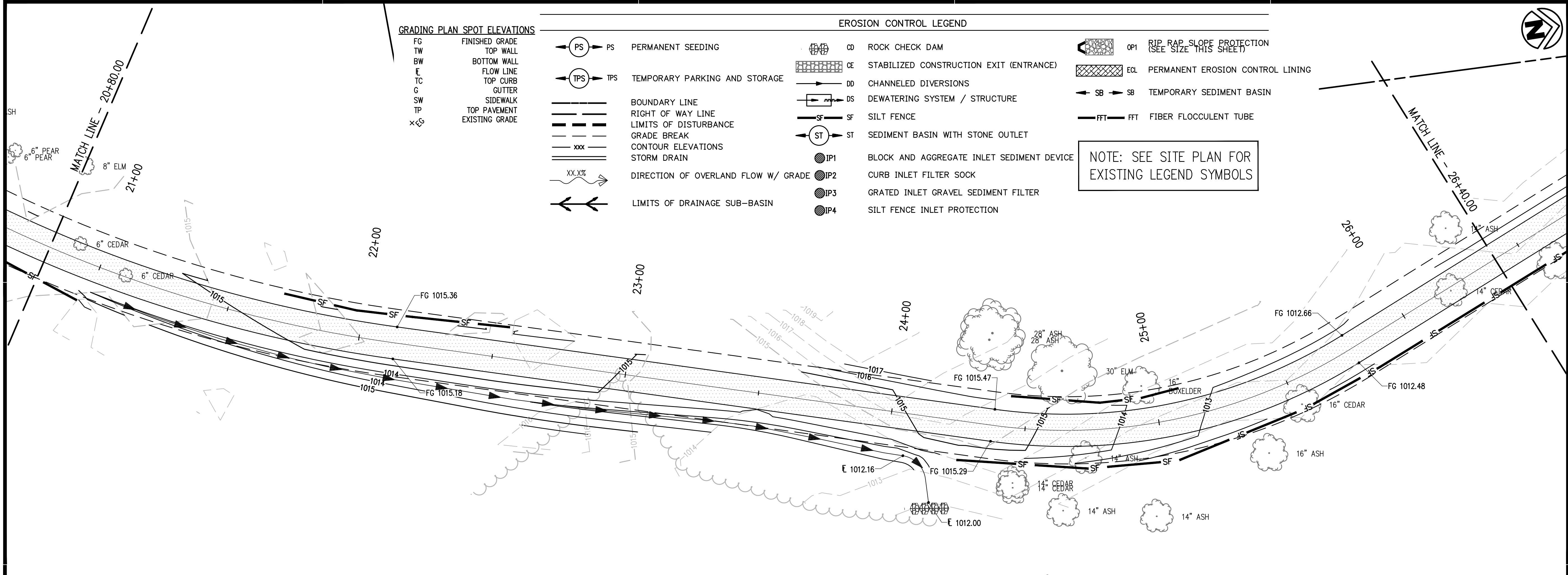
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18699
LUCAS K. JOST
05/21/2025

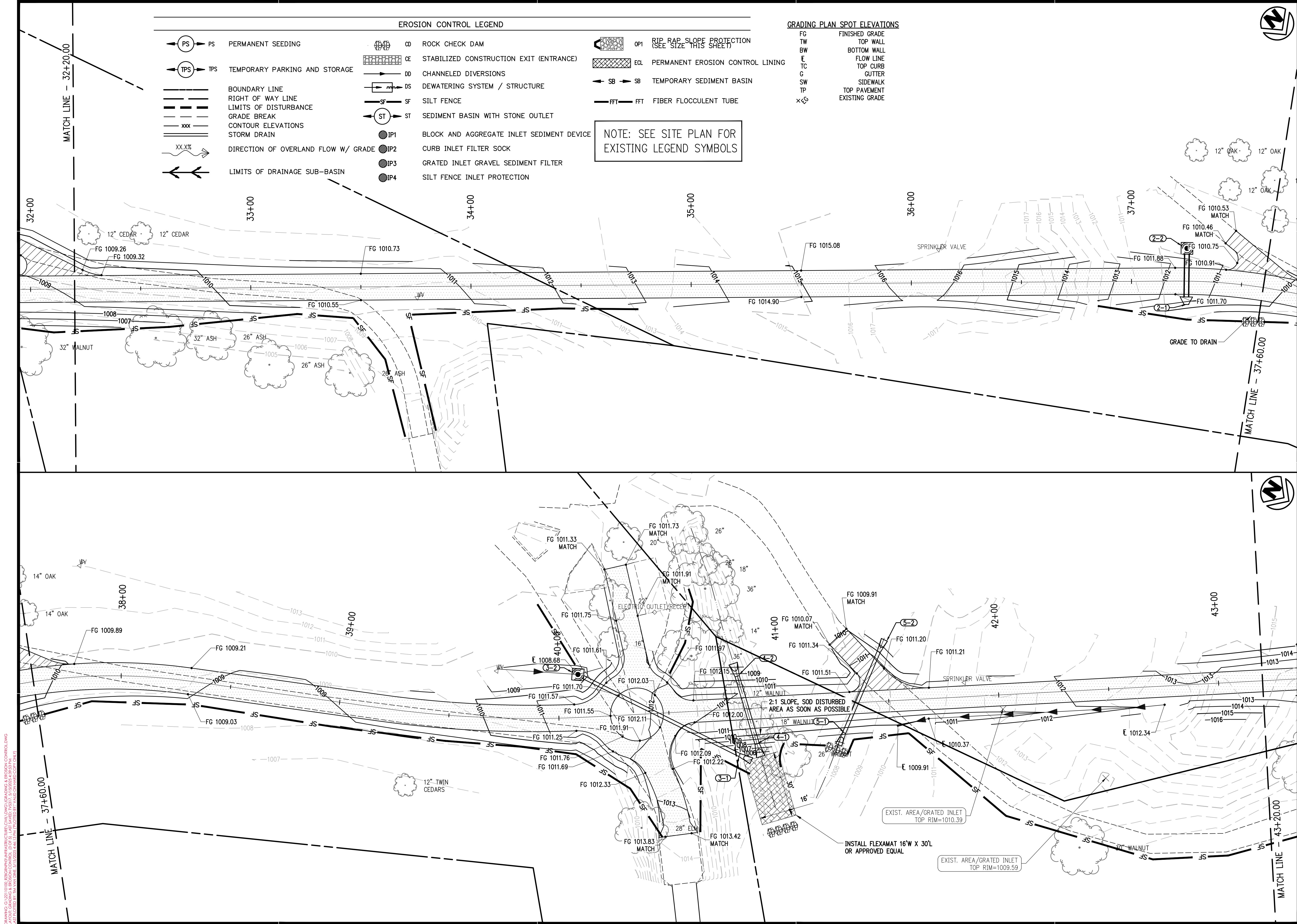
© 2025 Crafton, Tull & Associates, Inc.

TRAIL PLAN & PROFILE (1 OF 10)

C-201

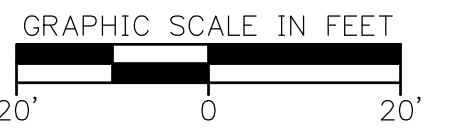
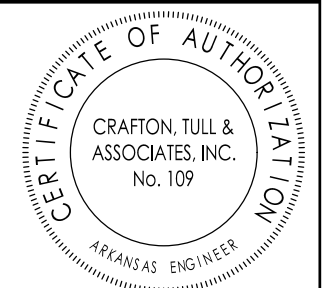






DRAWING: C-303 (10/10/2025) EROSION CONTROL PLAN (LAYOUT) GRADING & EROSION CONTROL.DWG
LAYOUT: GRADING & EROSION CONTROL (10/10/2025) LAST SAVED: 10/10/2025 4:09:53 PM
CRAFTON TULL & ASSOCIATES, INC. 479.636.4838 479.631.6224

CERTIFICATE OF AUTHORIZATION



**RAZORBACK GREENWAY
EXTENSION PHASE III**
BELLA VISTA, AR

Key Plan

No.	Description	Date

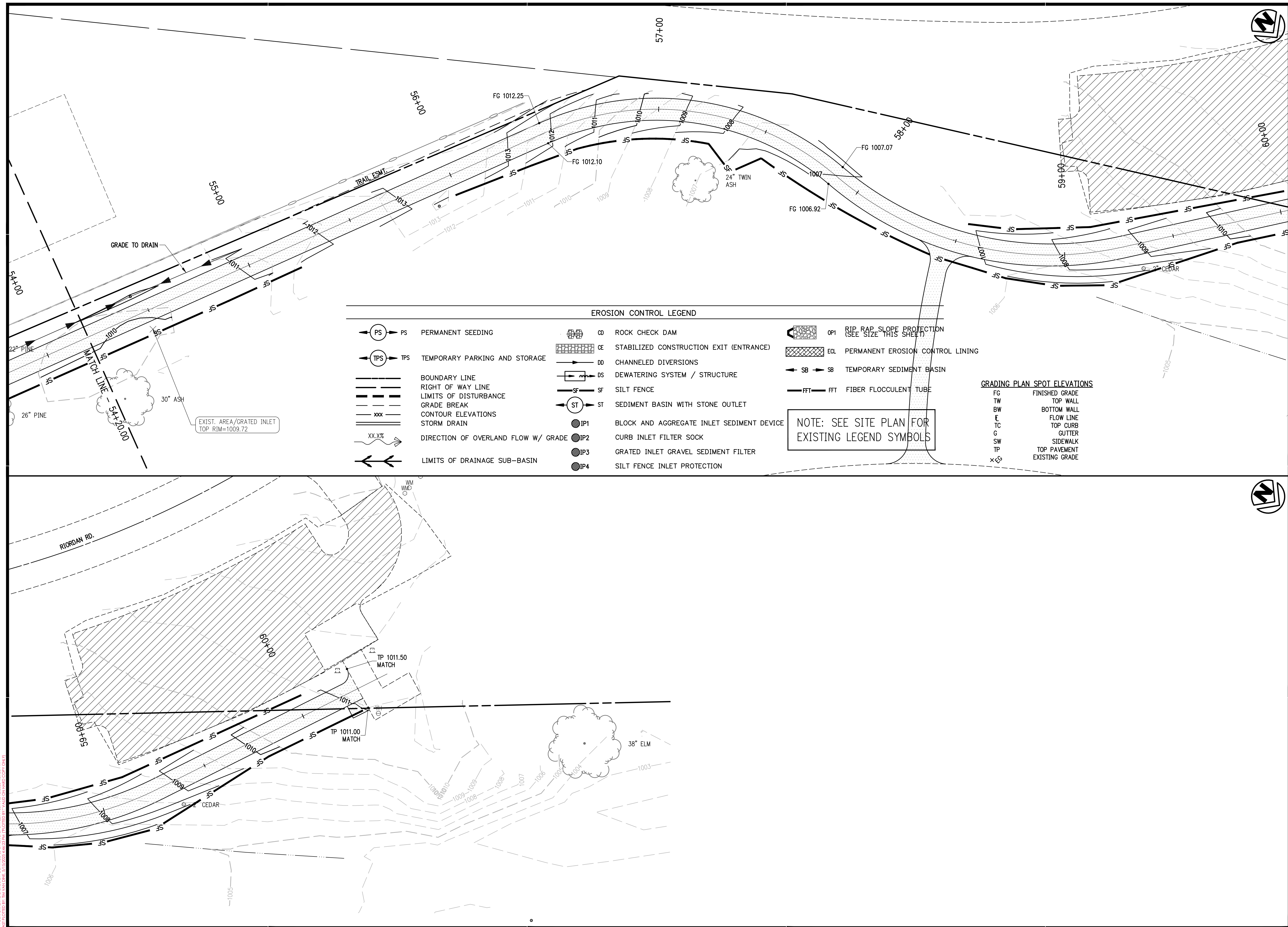
This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

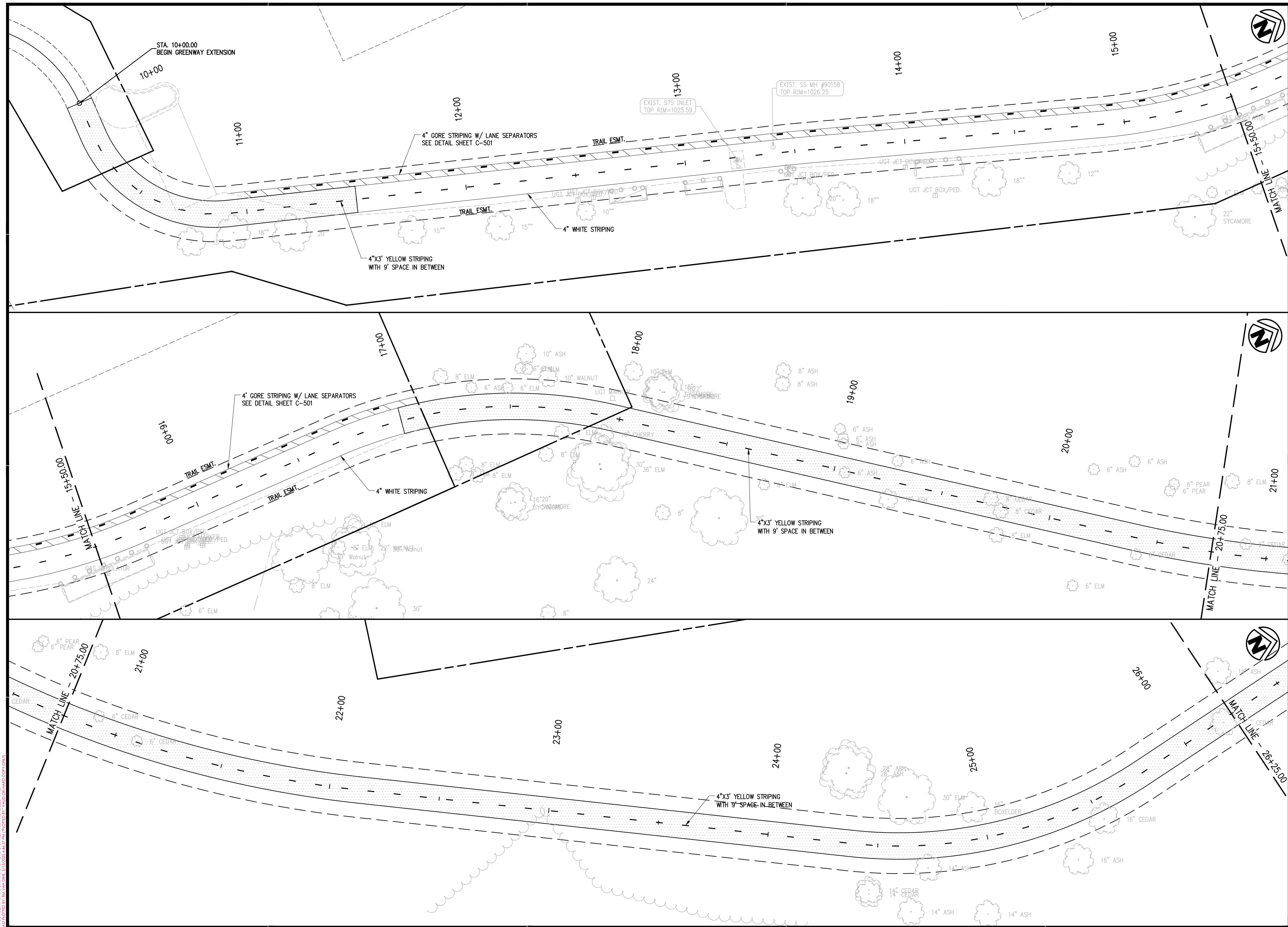
PROJECT NO: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
QC by: G. LONG
QC Date: 7/18/2025
ISSUED FOR REVIEW
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18699
LUCAS K. JOST
05/21/2025

GRADING & EROSION CONTROL (3 OF 5)

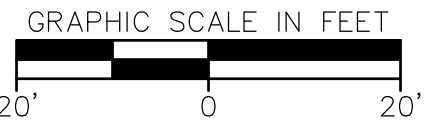
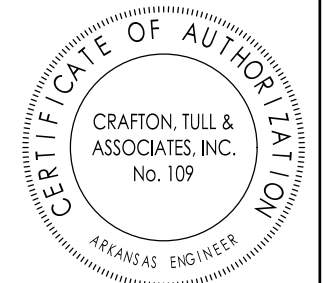
C-303







CERTIFICATE OF AUTHORIZATION:



RAZORBACK GREENWAY EXTENSION PHASE III

BELLA VISTA, AR

Key Plan

[illegible]

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

PROJECT NO: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
QC by: G. LONG
QC Date: 7/18/2023

ISSUED FOR
REVIEW

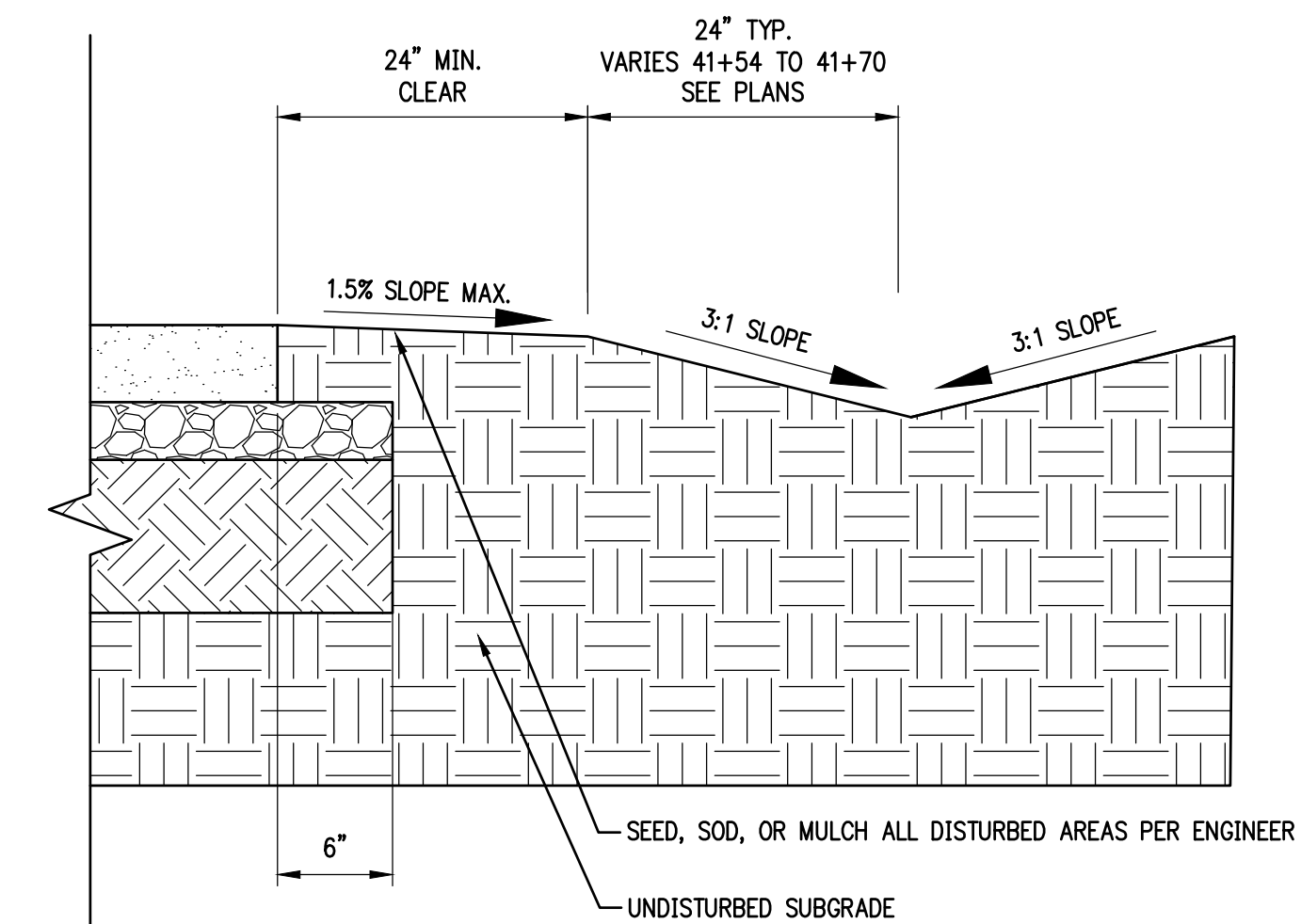
© 2025 Crafton, Tull & Associates, Inc.

05/21/2025

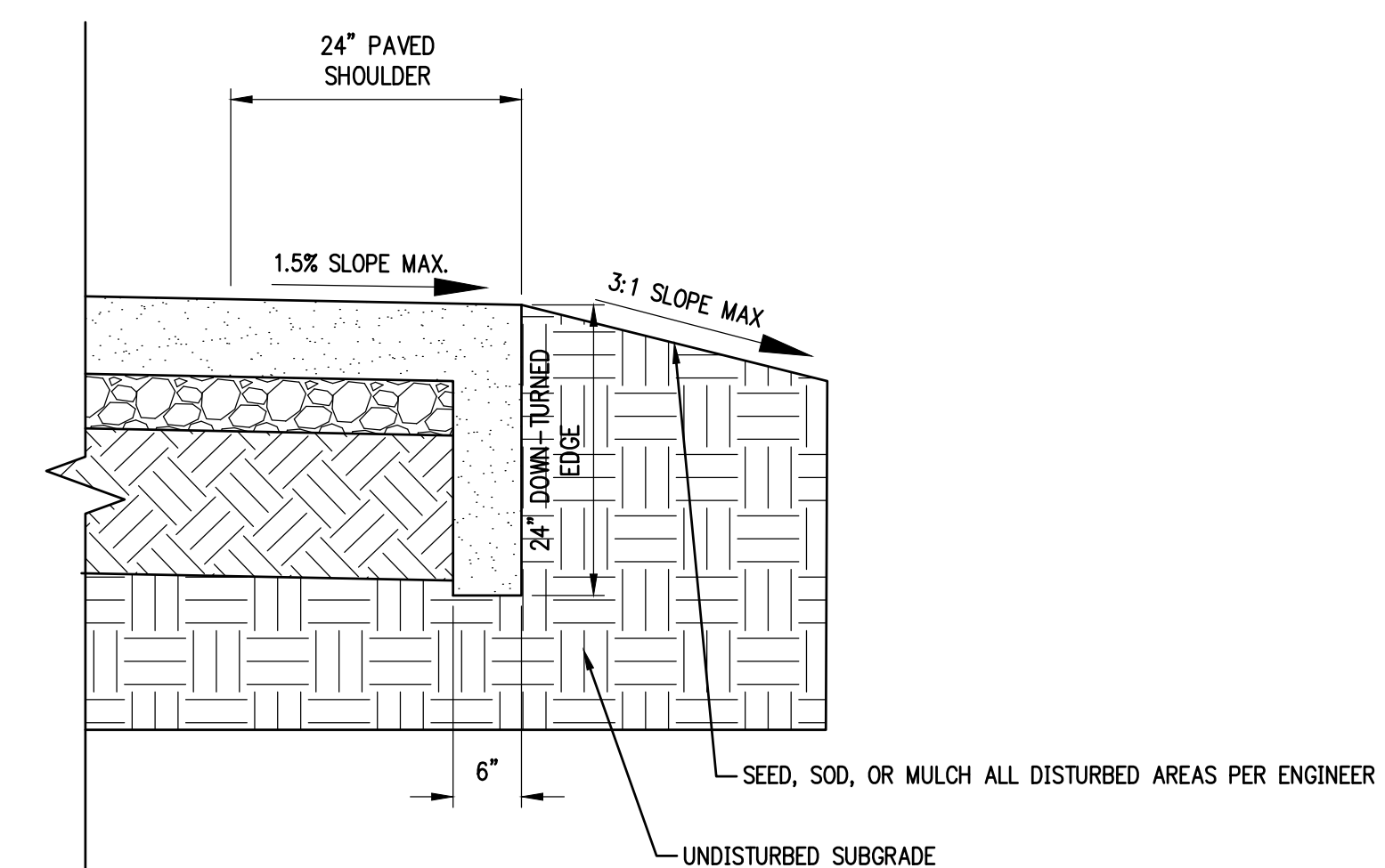
SIGNING AND STRIPING (1 OF 4)

C-306

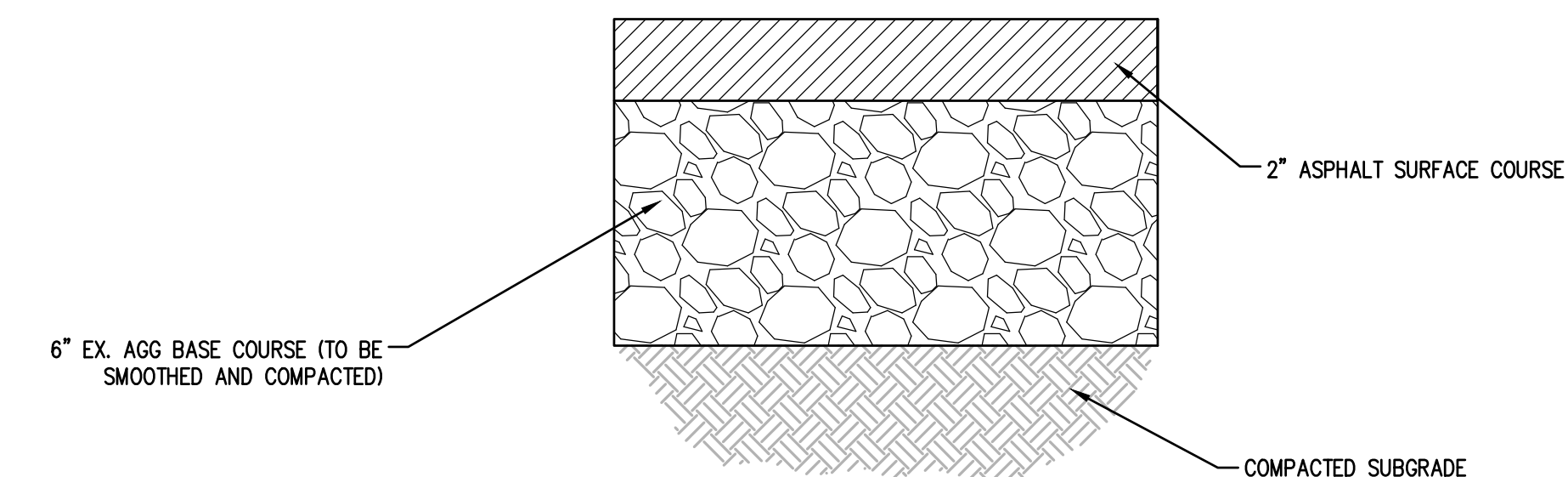
1. IF COMPACTED SUBGRADE DOES NOT PASS DENSITY TESTING, UNDERCUT
USING A MINIMUM OF 8" STRUCTURAL FILL AS BY ENGINEER
2. VERTICAL CLEARANCE TYPE 10'
3. SOILS AND VEHICLE LOADS PER ENGINEER
4. CONCRETE AND AGGREGATE DEPTH PER ENGINEER
5. SLOPES BEYOND 24" MIN. CLEAR AREA SHALL NOT EXCEED 3:1
6. MAXIMUM RUNNING SLOPE SHALL BE 5% UNLESS NOTED ON PLANS
7. DOWELS ARE TO BE 0.5" X 16" DOWEL W/ EXPANSION CAP OR SLEEVE
AT ONE END @ 18" O.C.
8. FILLER SHALL CONFORM TO AASHTO M213-81 AND BE 0.5" X 6" &
HAVE A FILLER CAP
9. JOINTS MUST BE SAW CUT WITH DIMENSIONS 1/4" WIDE X 1-1/2" DEEP



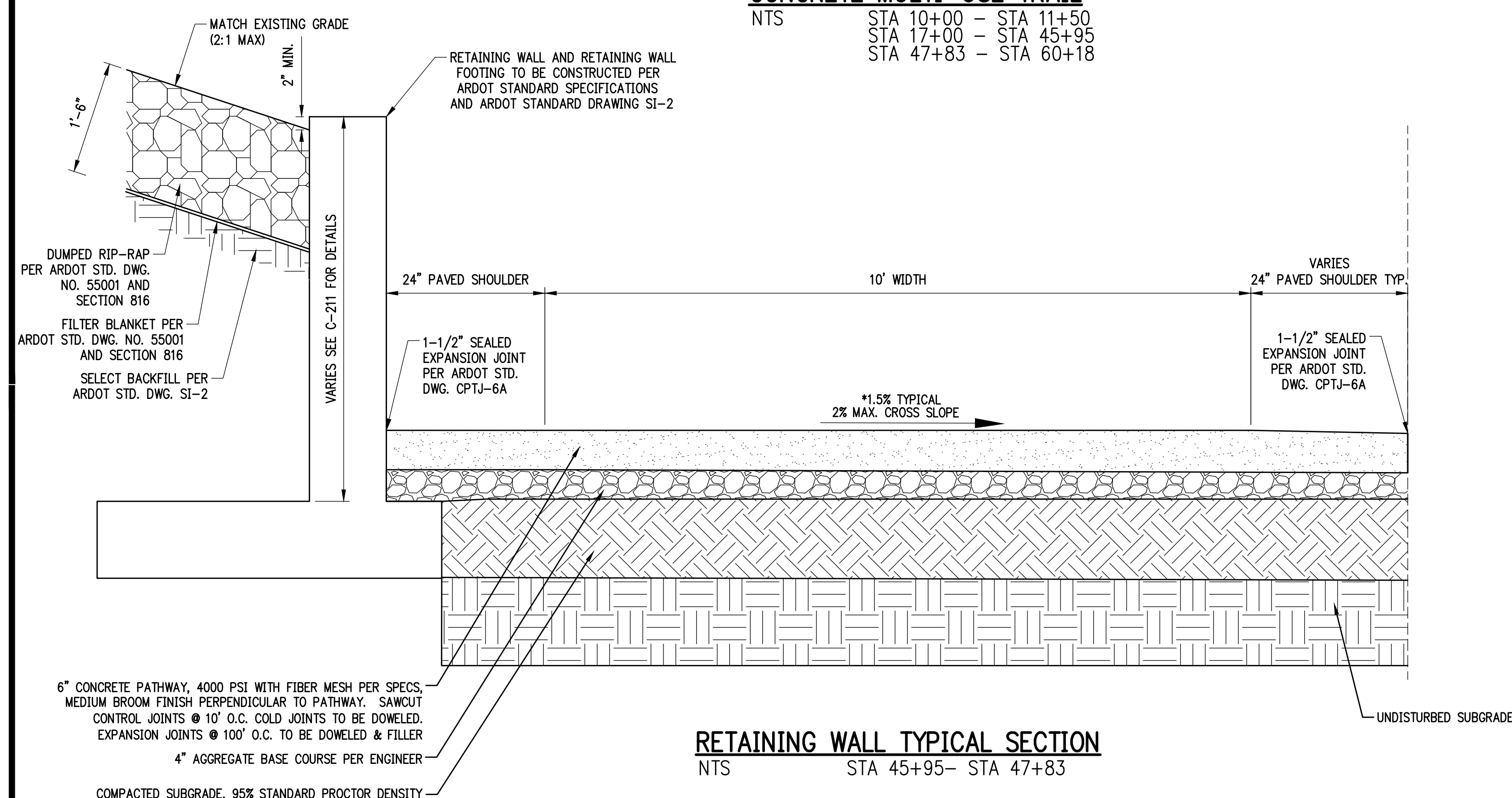
TYPICAL DITCH SECTION
NTS 41+54 TO 42+70



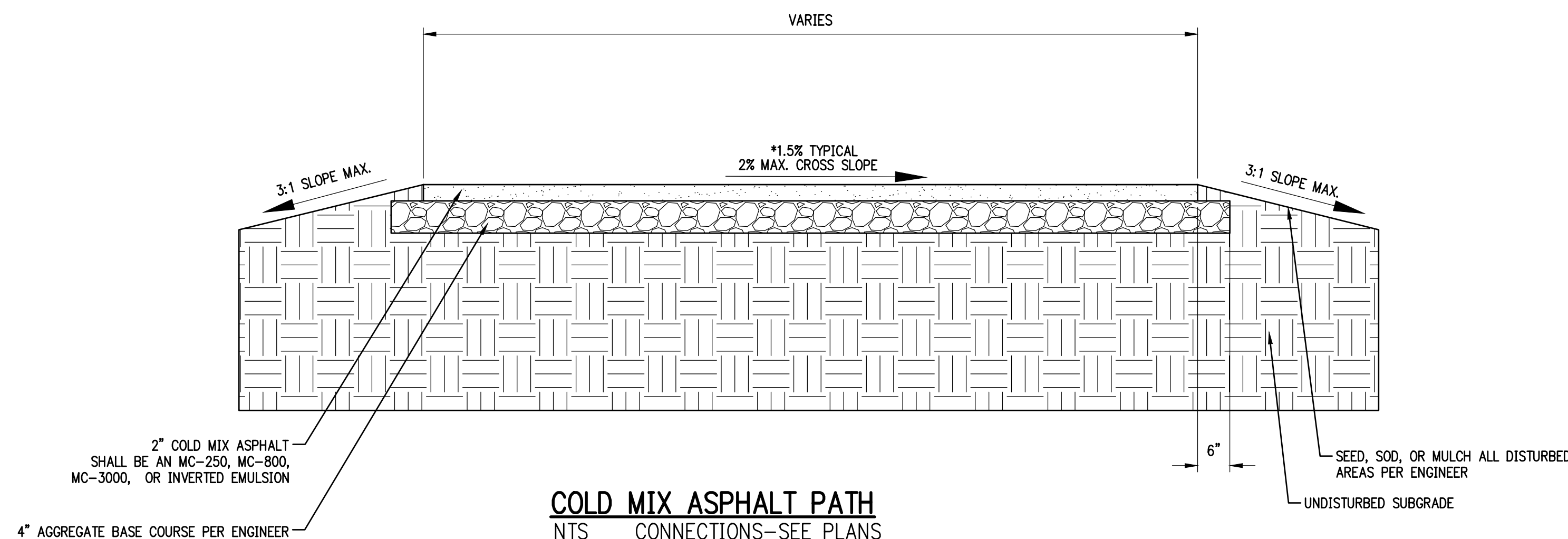
TYPICAL STREAM-SIDE PAVED SHOULDER
NTS 45+85 TO 46+40
47+30 TO 47+68



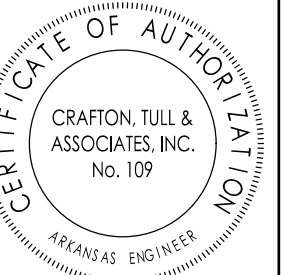
PARKING LOT SURFACING SECTION



RETAINING WALL TYPICAL SECTION



COLD MIX ASPHALT PATH
NTS CONNECTIONS—SEE PLANS



RAZORBACK GREENWAY EXTENSION PHASE III

BELLA VISTA, AR

Key Plan

[illegible]

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

PROJECT NO: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
QC by: G. LONG
QC Date: 7/18/2023

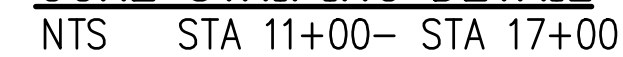
**ISSUED FOR
REVIEW**

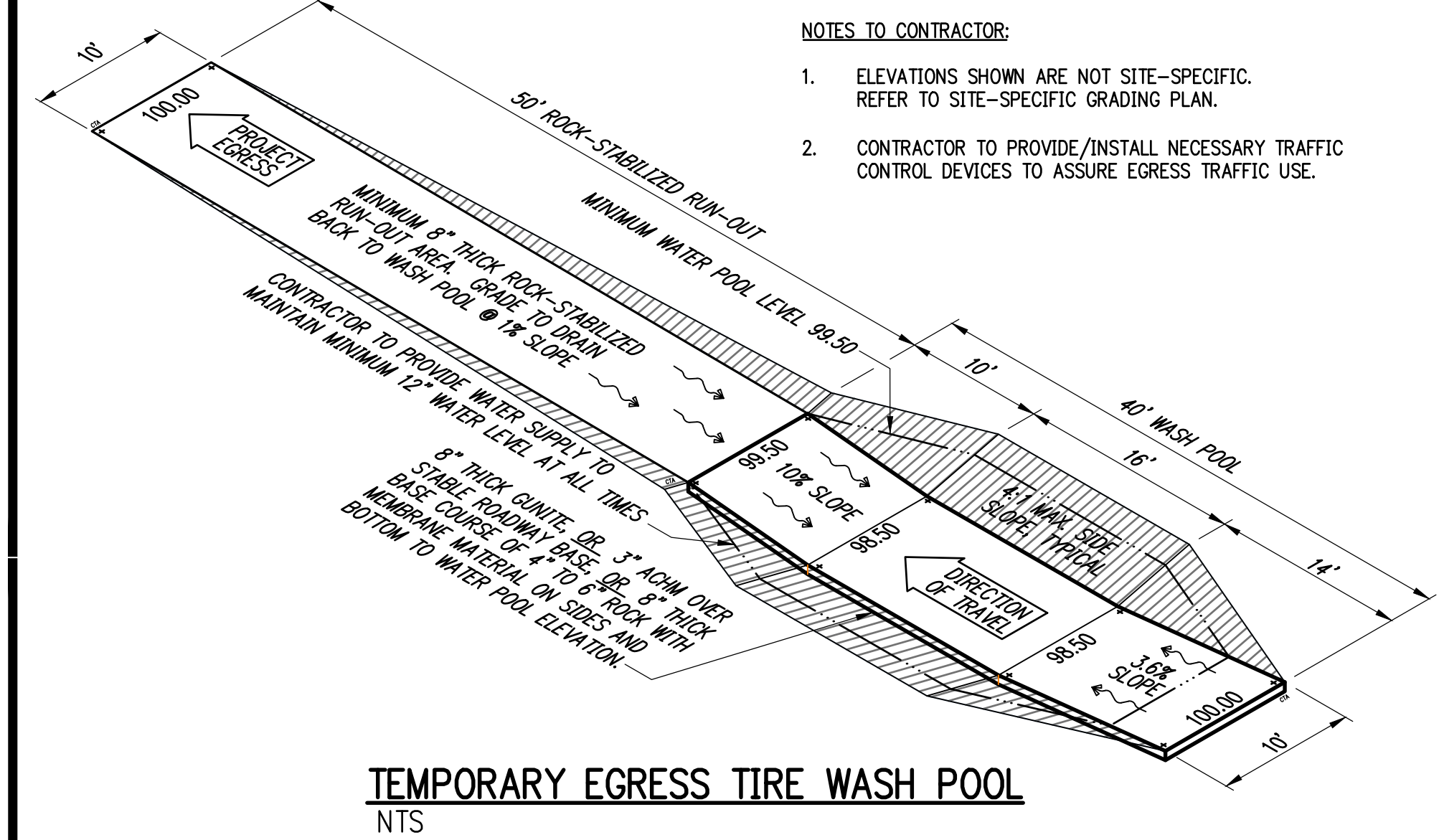
STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 18699
LUCAS K. POST

© 2025 Crafton, Tull & Associates, Inc.

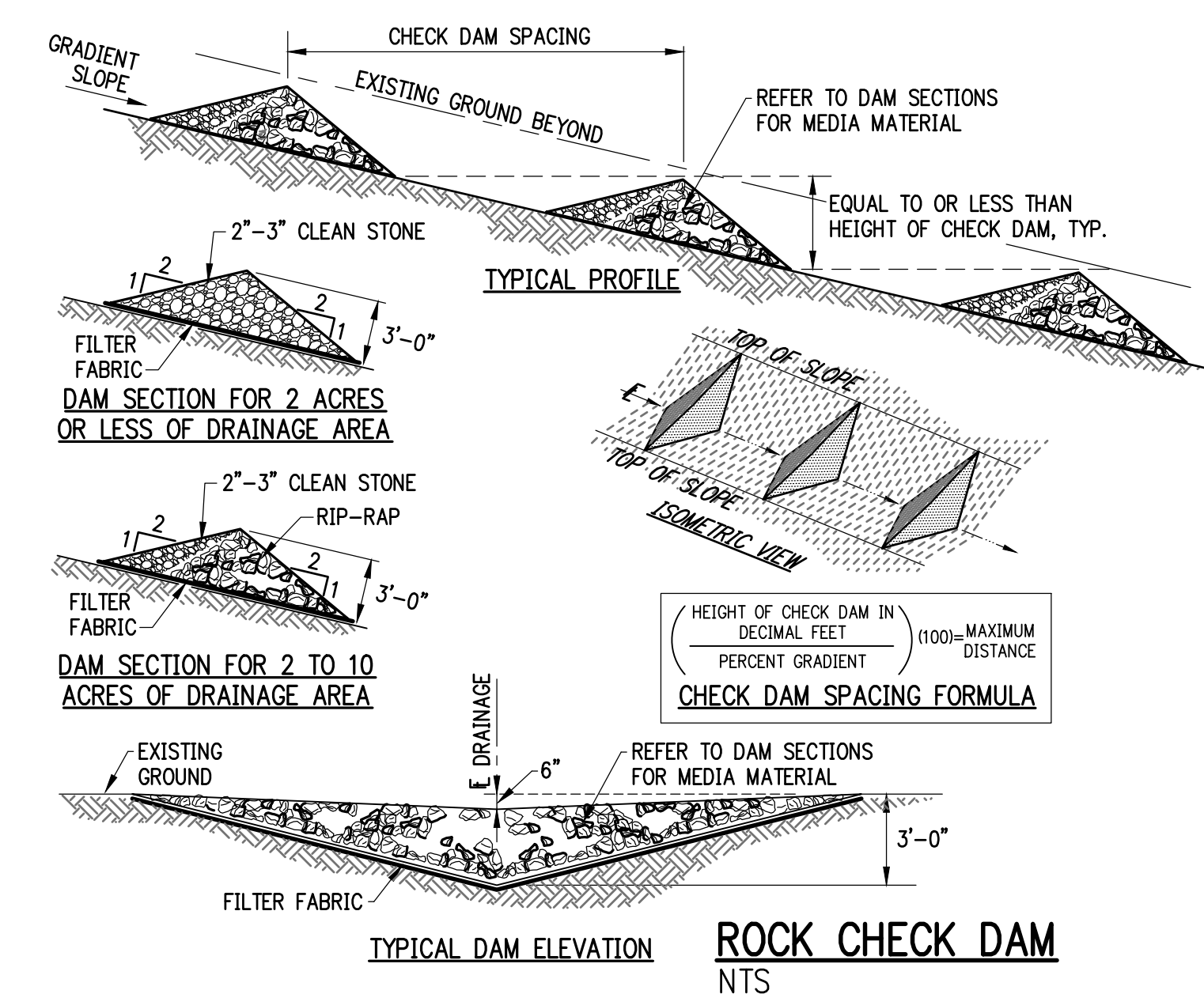
TYPICAL SECTIONS

C-501

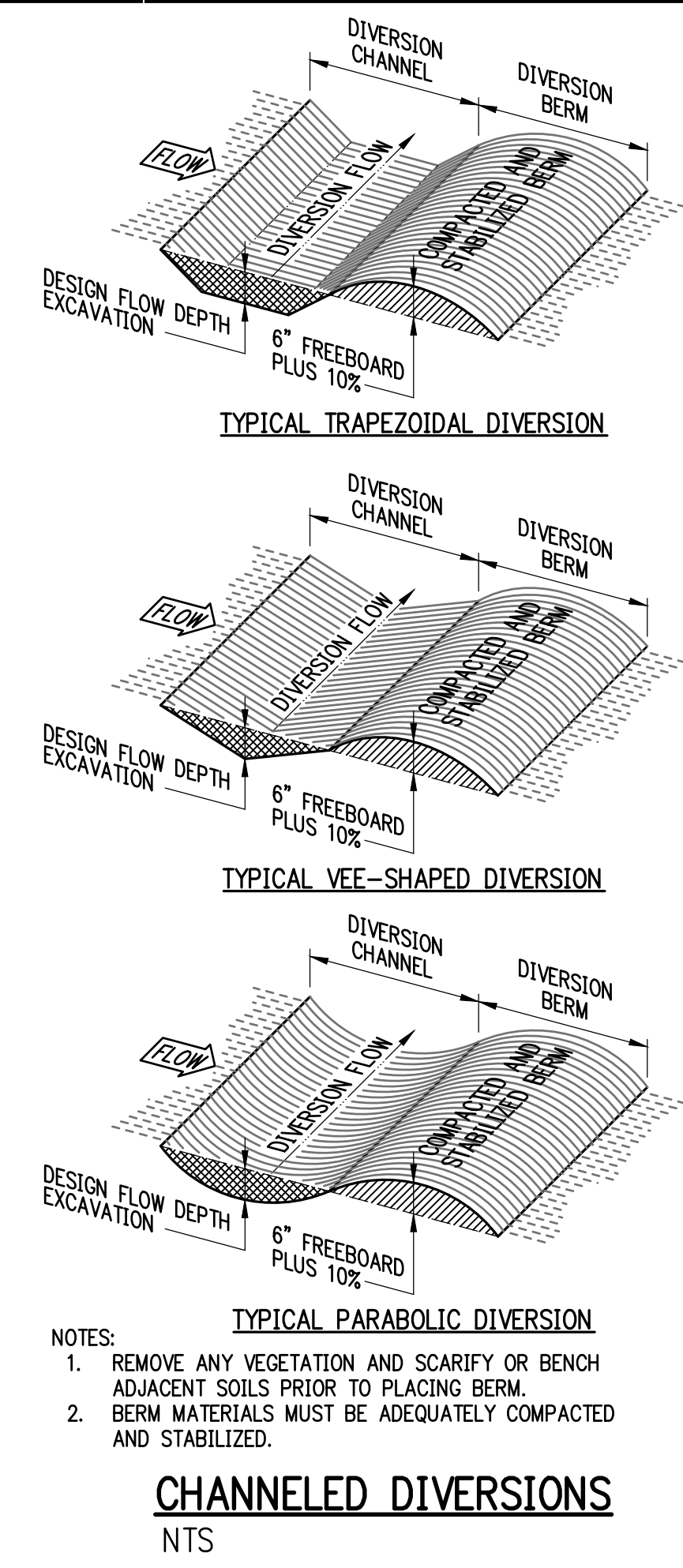




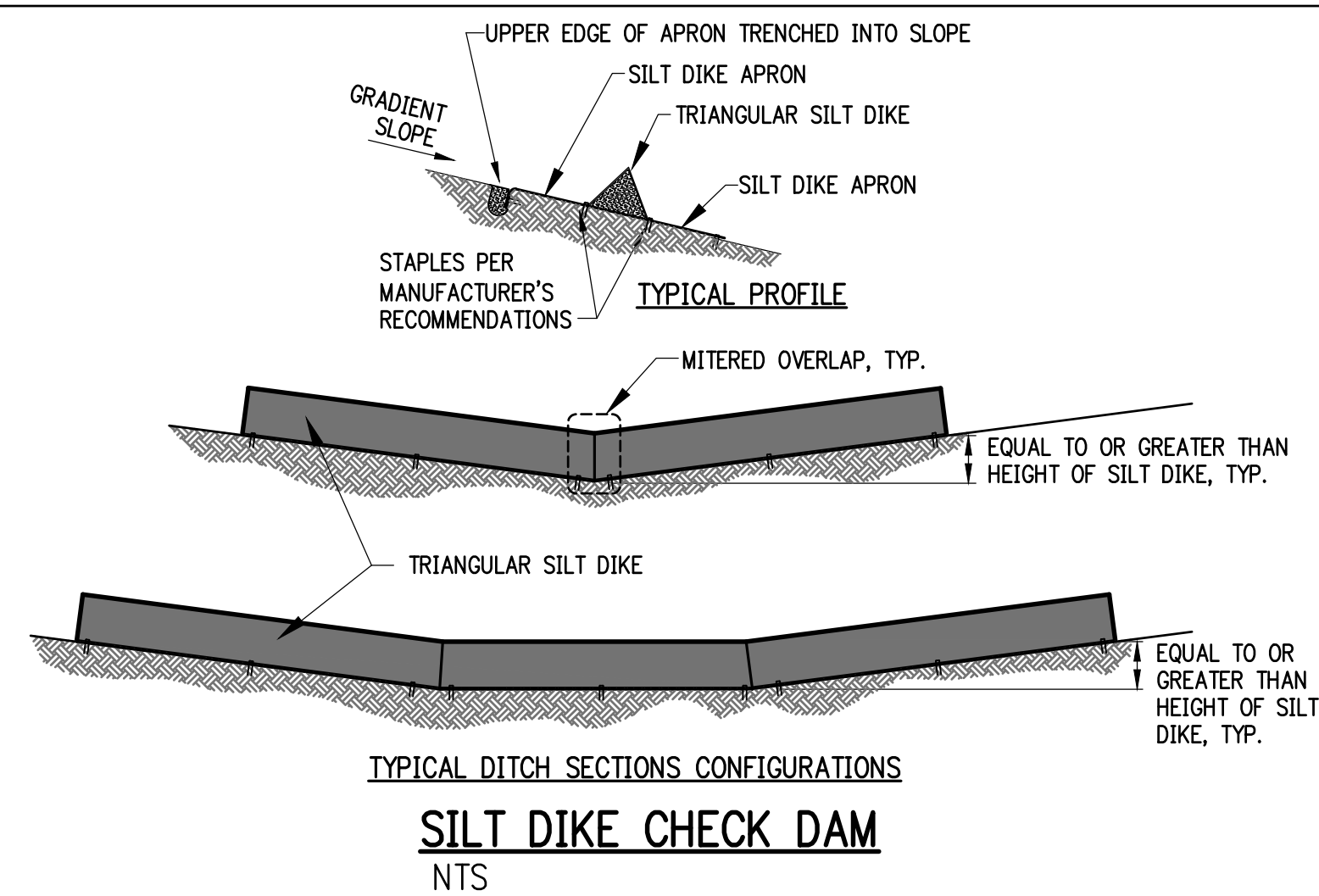
TEMPORARY EGRESS TIRE WASH POOL
NTS



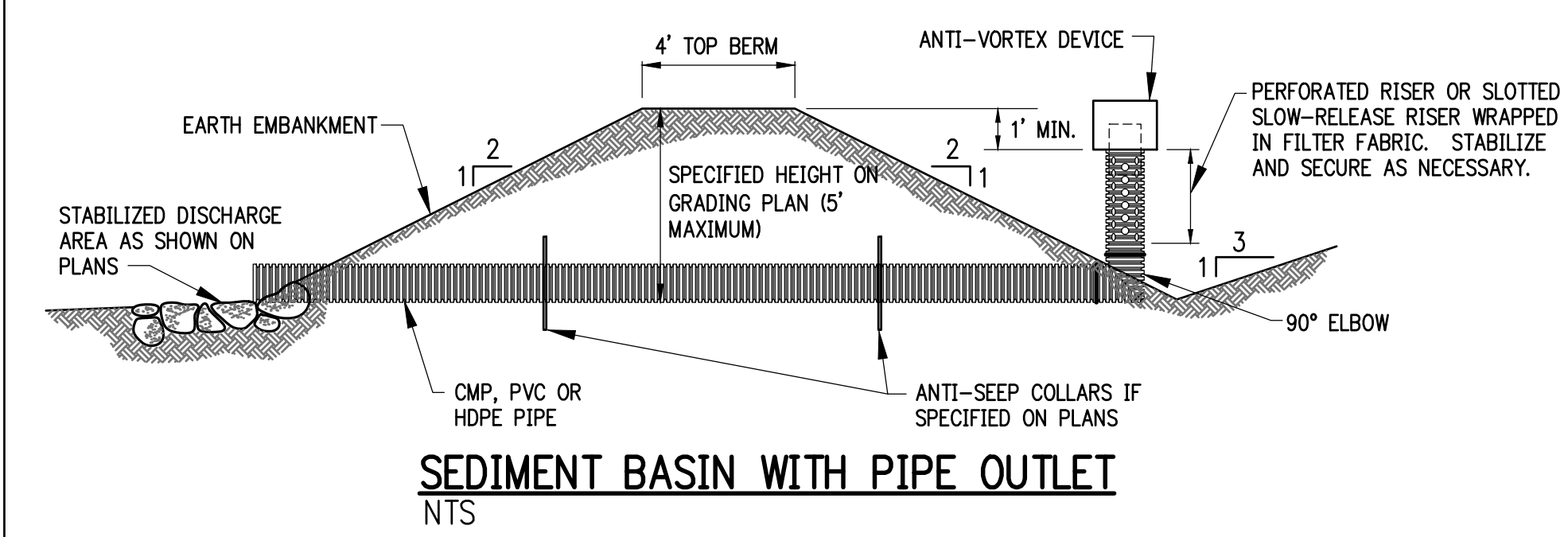
ROCK CHECK DAM
NTS



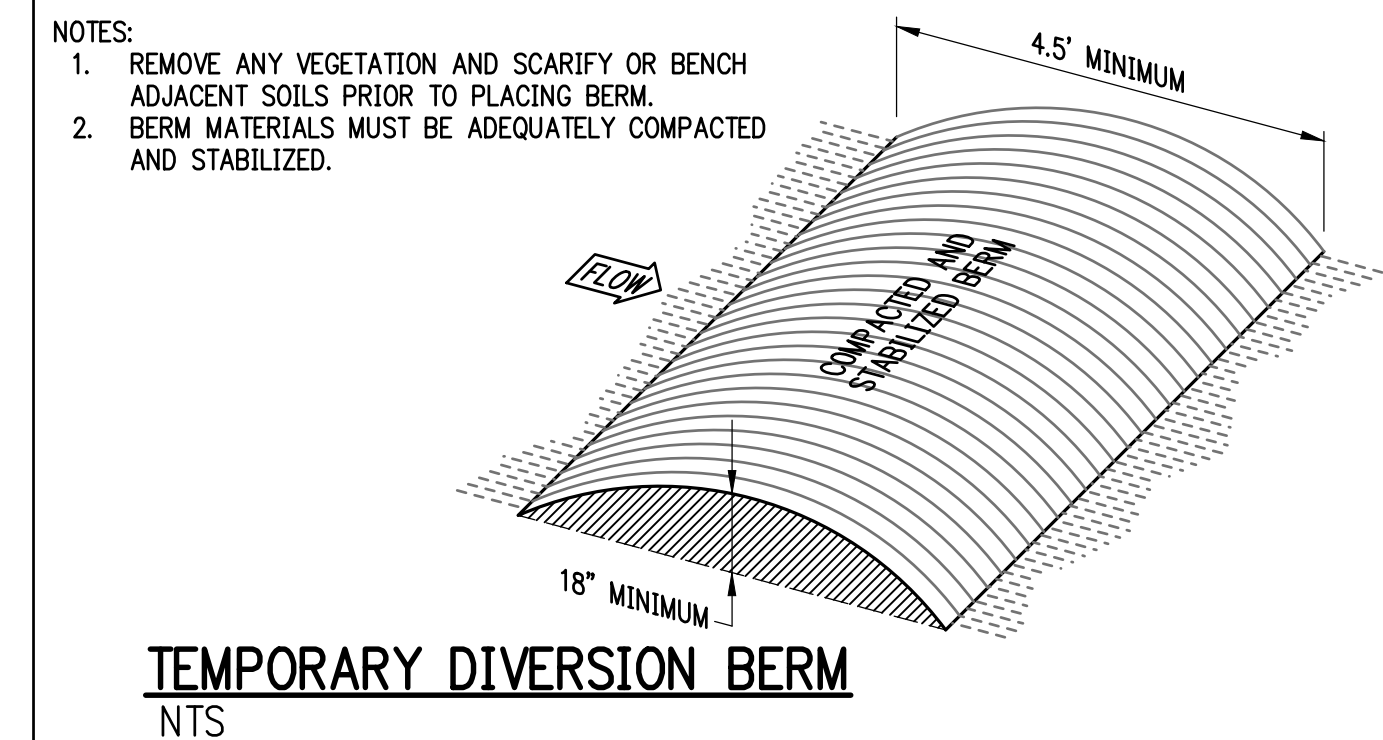
CHANNELED DIVERSIONS
NTS



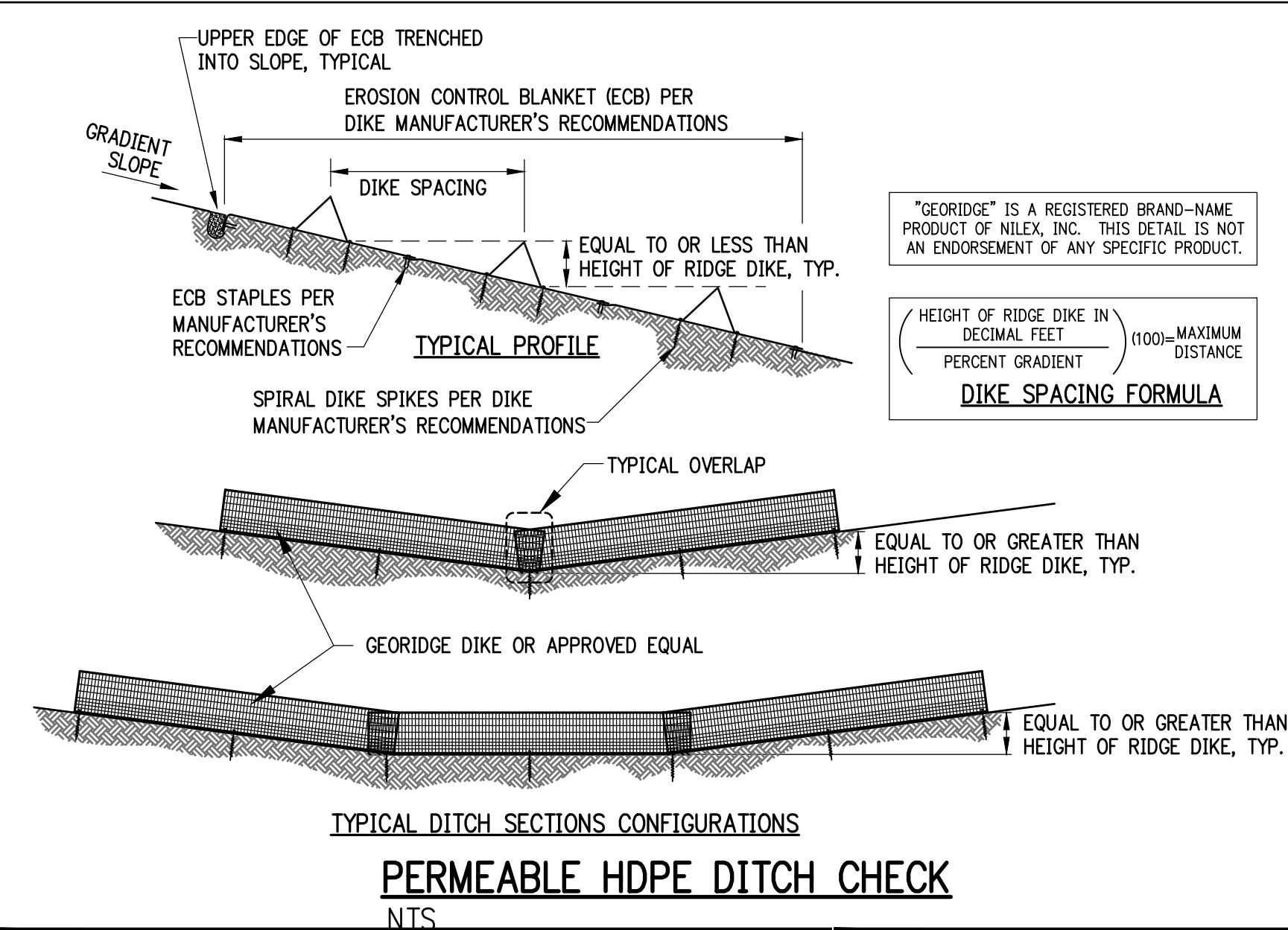
SILT DIKE CHECK DAM
NTS



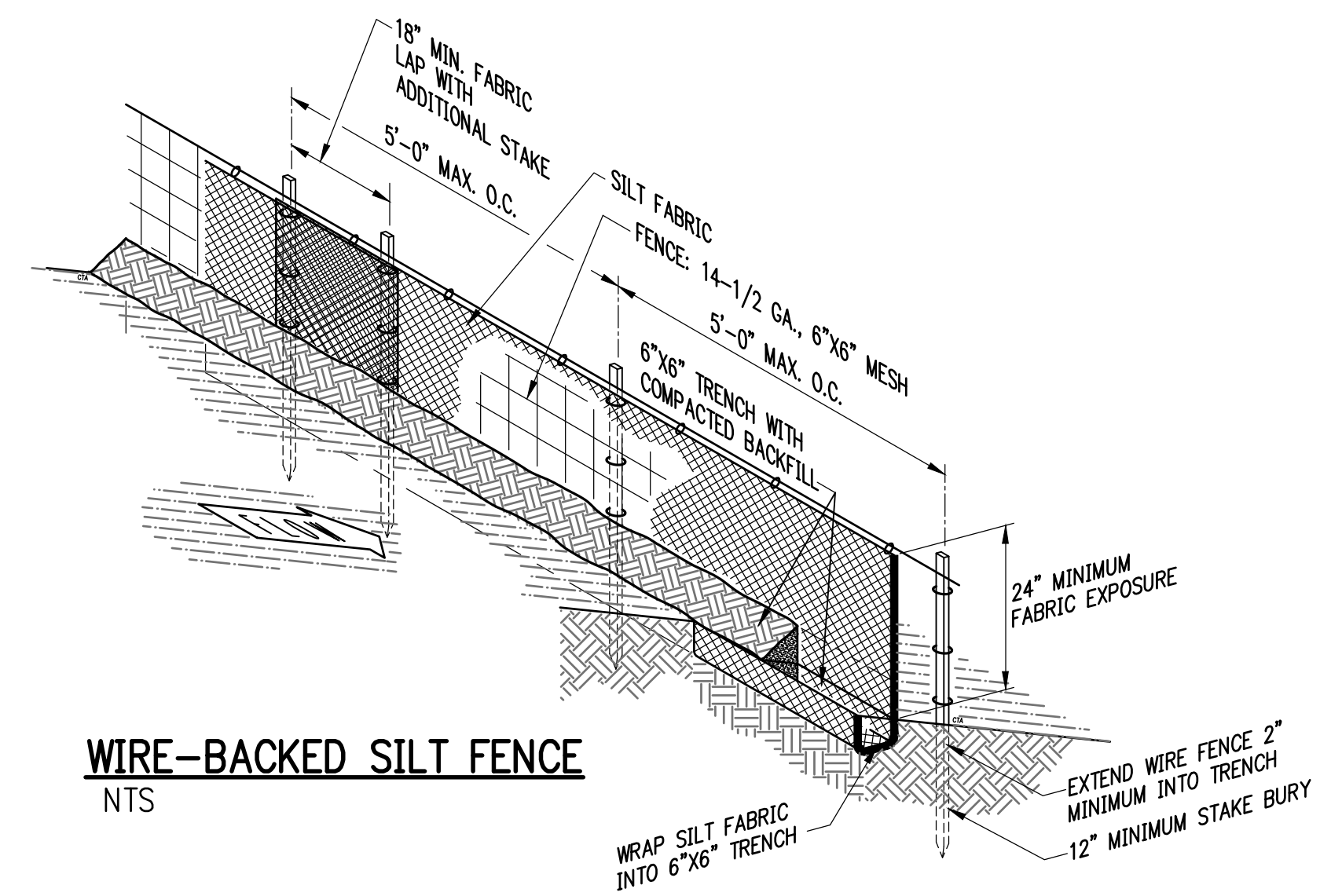
SEDIMENT BASIN WITH PIPE OUTLET
NTS



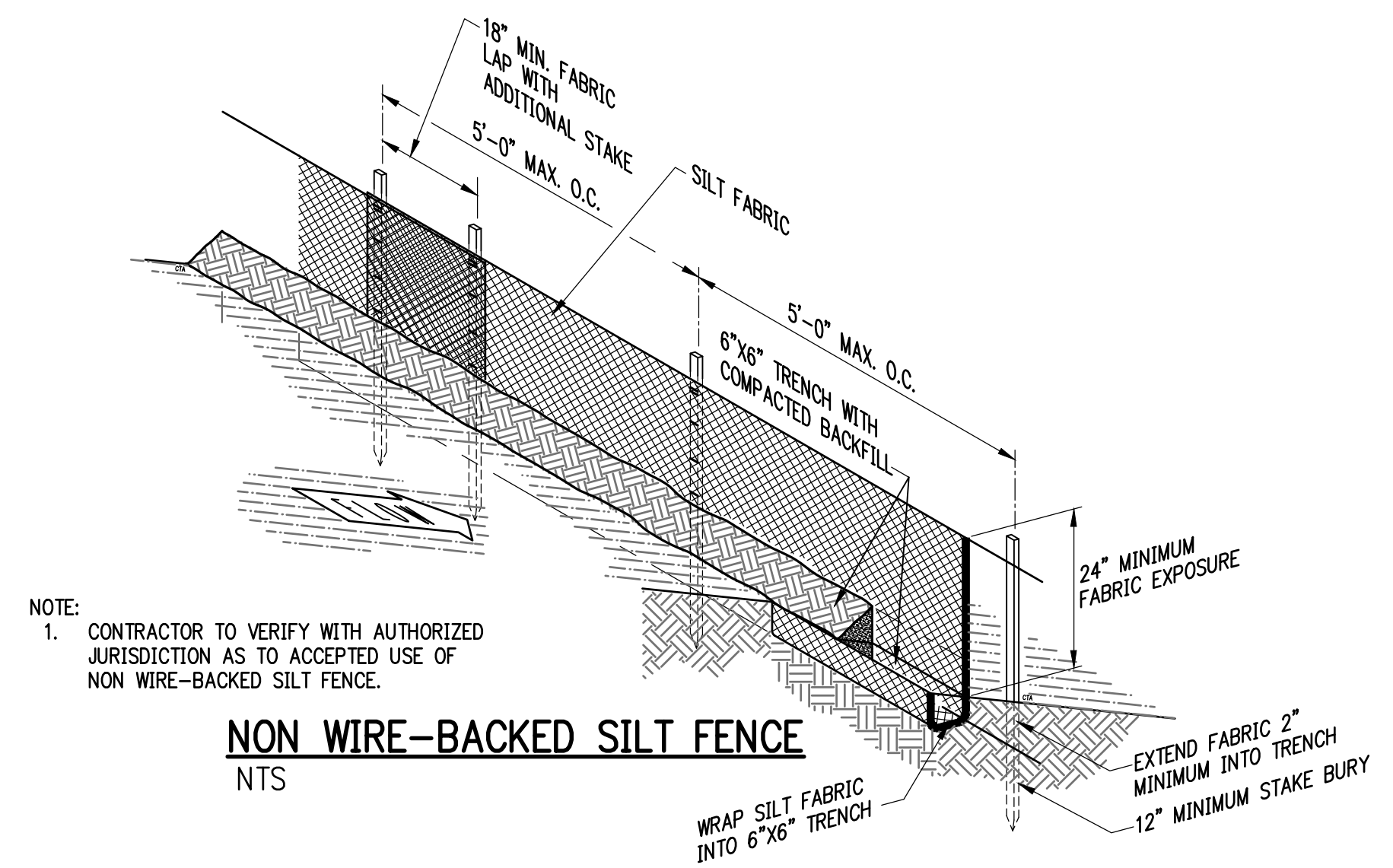
TEMPORARY DIVERSION BERM
NTS



PERMEABLE HDPE DITCH CHECK
NTS



WIRE-BACKED SILT FENCE
NTS



NON WIRE-BACKED SILT FENCE
NTS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

architecture | engineering | surveying

479.636.4838 f 479.631.6224 t

CERTIFICATE OF AUTHORIZATION

STATE OF ARKANSAS

CRAFTON, TULL & ASSOCIATES, INC.

No. 109

ARKANSAS ENGINEER

RAZORBACK GREENWAY
EXTENSION PHASE III

BELLA VISTA, AR

No.

Description

Date

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

PROJECT NO: 22110100

ISSUE DATE: 05/16/2025

CONTACT: L. JOST

QC BY: G. LONG

QC DATE: 7/18/2025

ISSUED FOR REVIEW

REVIEWED BY: [Signature]

DATE: 05/21/2025

© 2025 Crafton, Tull & Associates, Inc.

LUCAS K. JOST

No. 18699

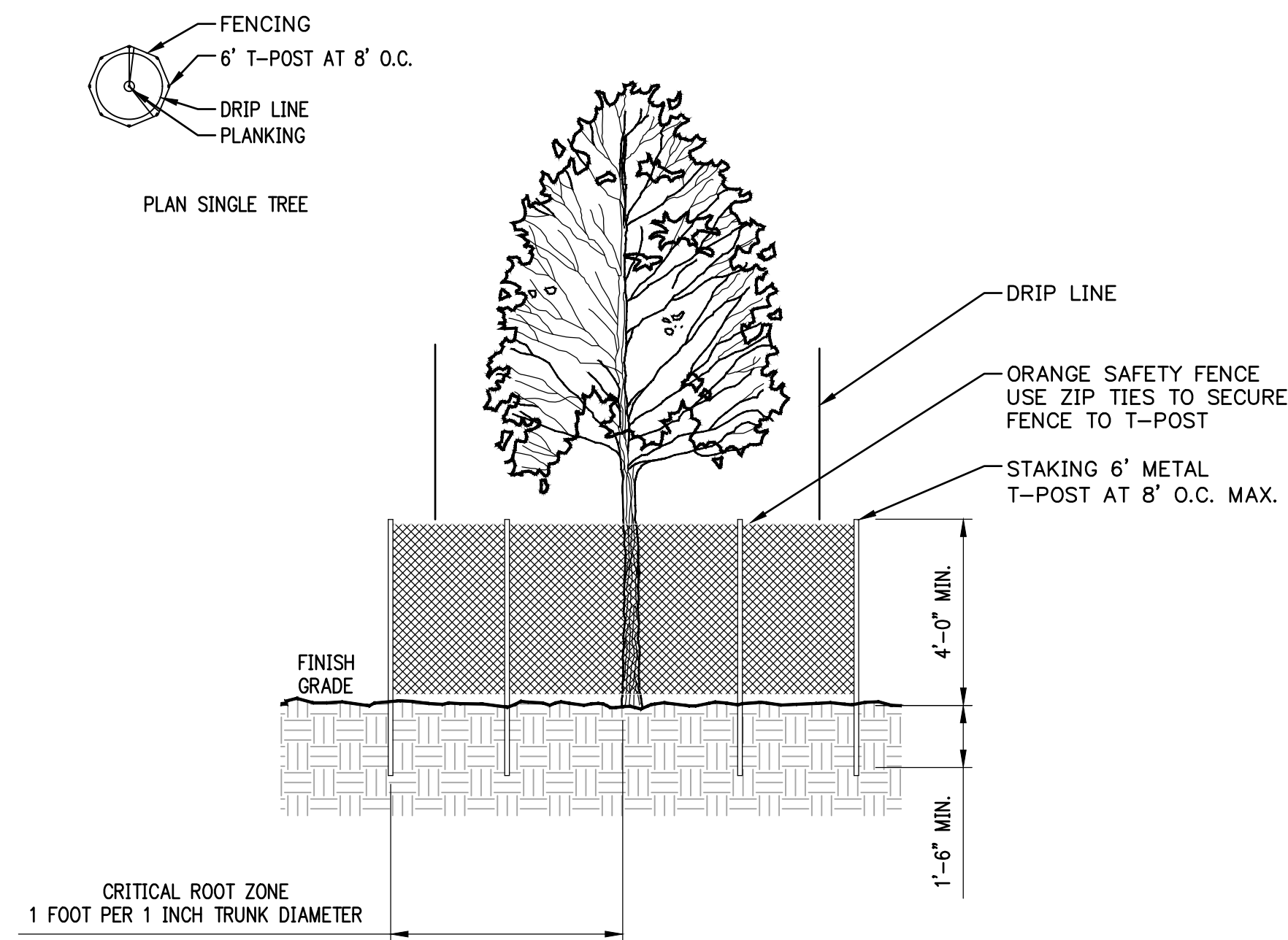
REGISTERED PROFESSIONAL ENGINEER

EROSION CONTROL DETAILS (2 OF 3)

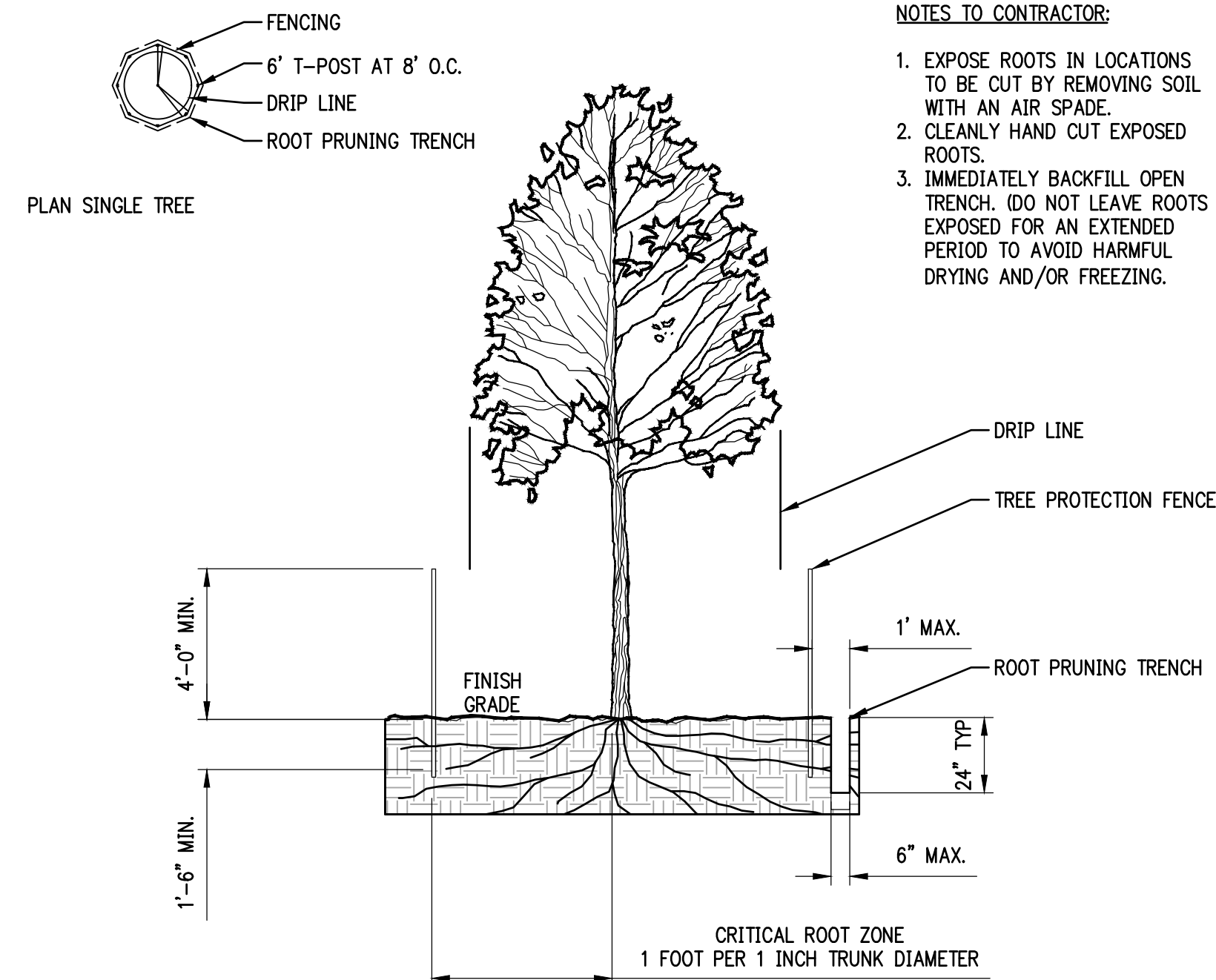
C-505

DRAWING: C-505 (000) - EROSION CONTROL DETAILS (2 OF 3) - LAST REVISED: 05/16/2025 4:45:48 PM
UNAPPROVED EROSION CONTROL DETAILS (2 OF 3) - LAST REVISED: 05/16/2025 4:45:48 PM
CRAFTON, TULL & ASSOCIATES, INC. 901 N. 47th St., Suite 400, Rogers, Arkansas 72756

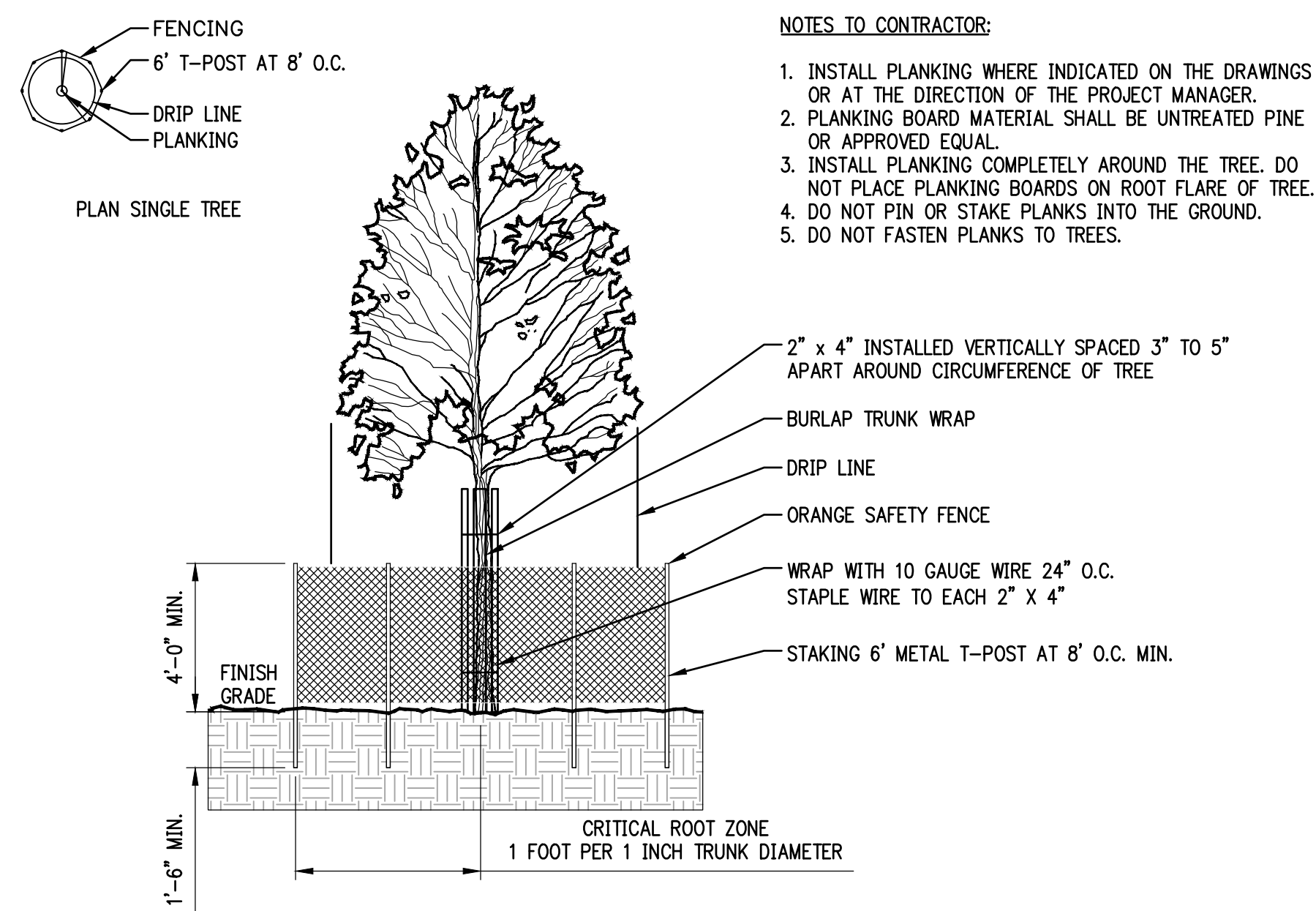
Page 94 of 213



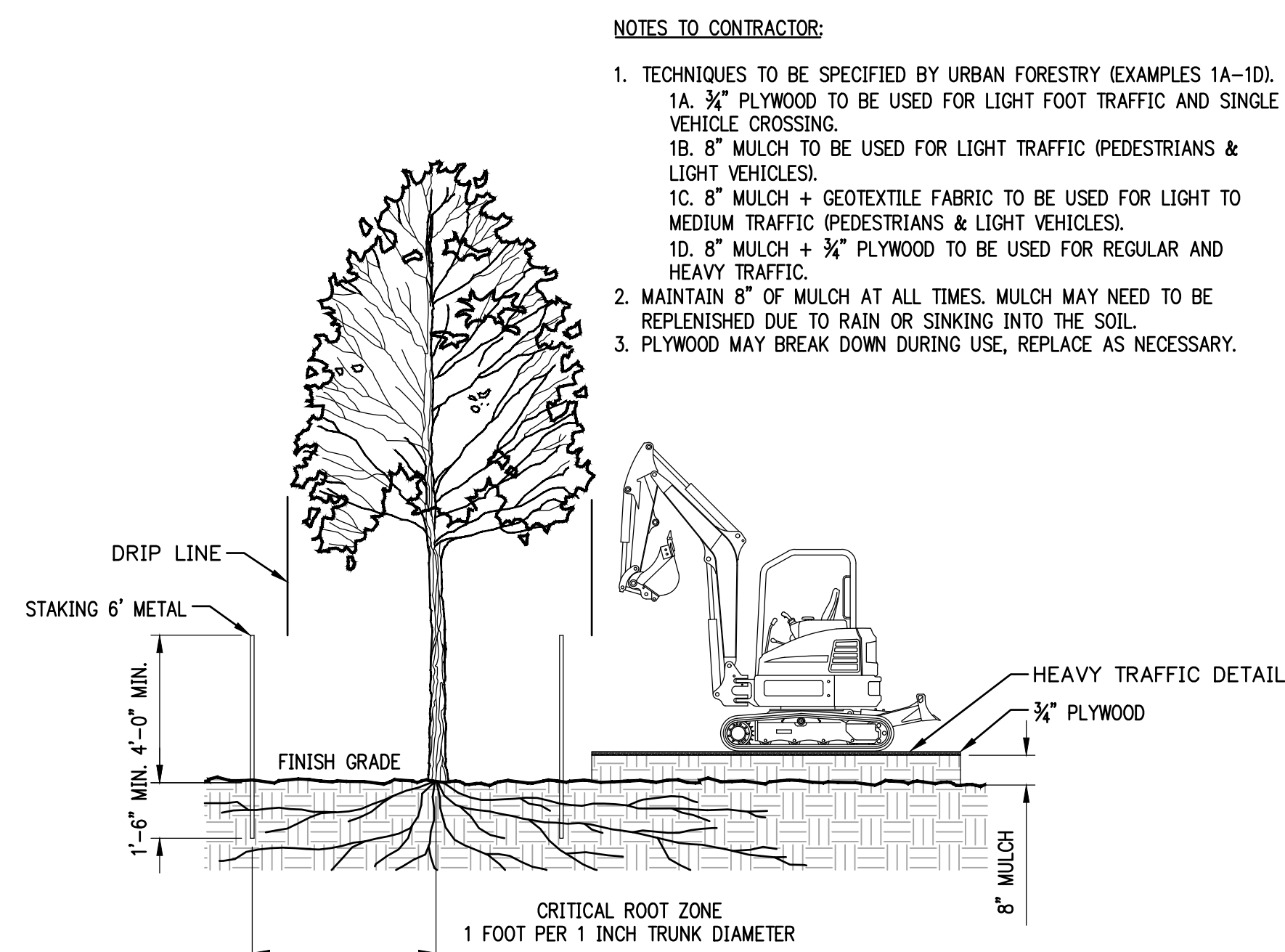
TREE PRESERVATION FENCING DETAIL
NTS



ROOT PRUNING DETAIL
NTS

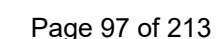


TREE PRESERVATION FENCING AND PLANKING DETAIL
NTS

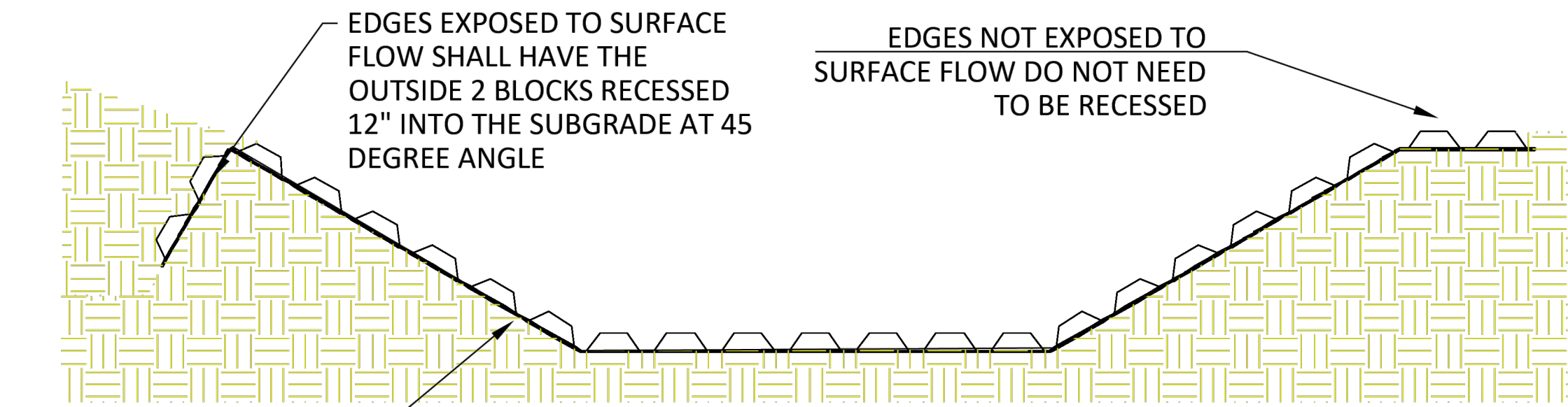


SOIL COMPACTION PREVENTION DETAIL

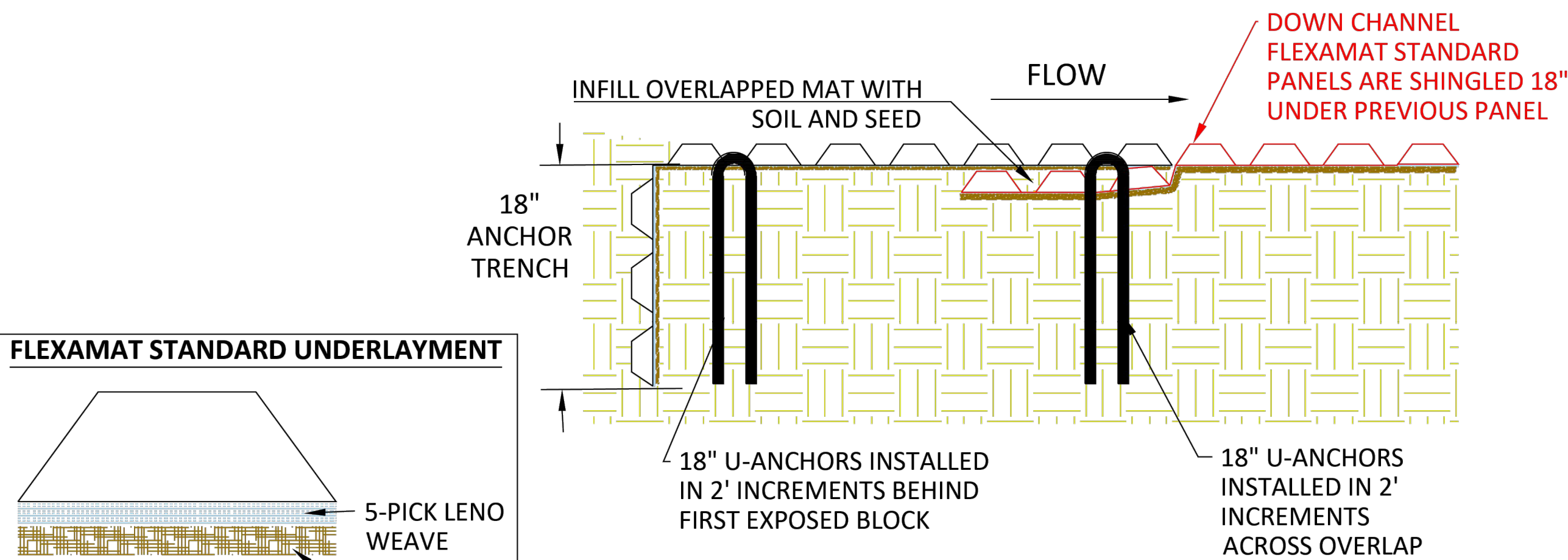
[illegible]



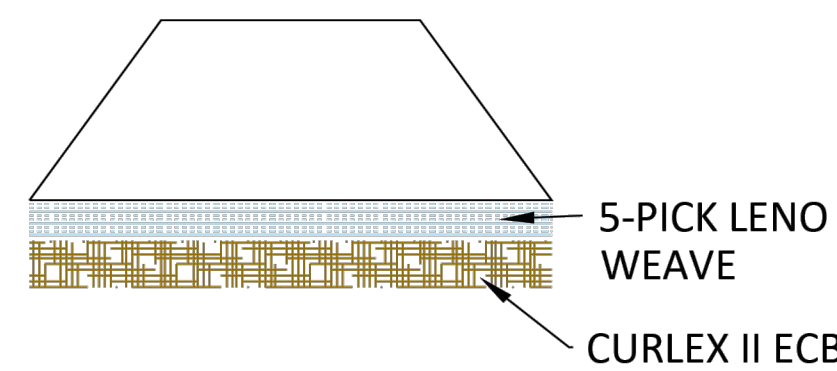
METHOD FOR TREATING EDGES EXPOSED TO SURFACE SHEET FLOW



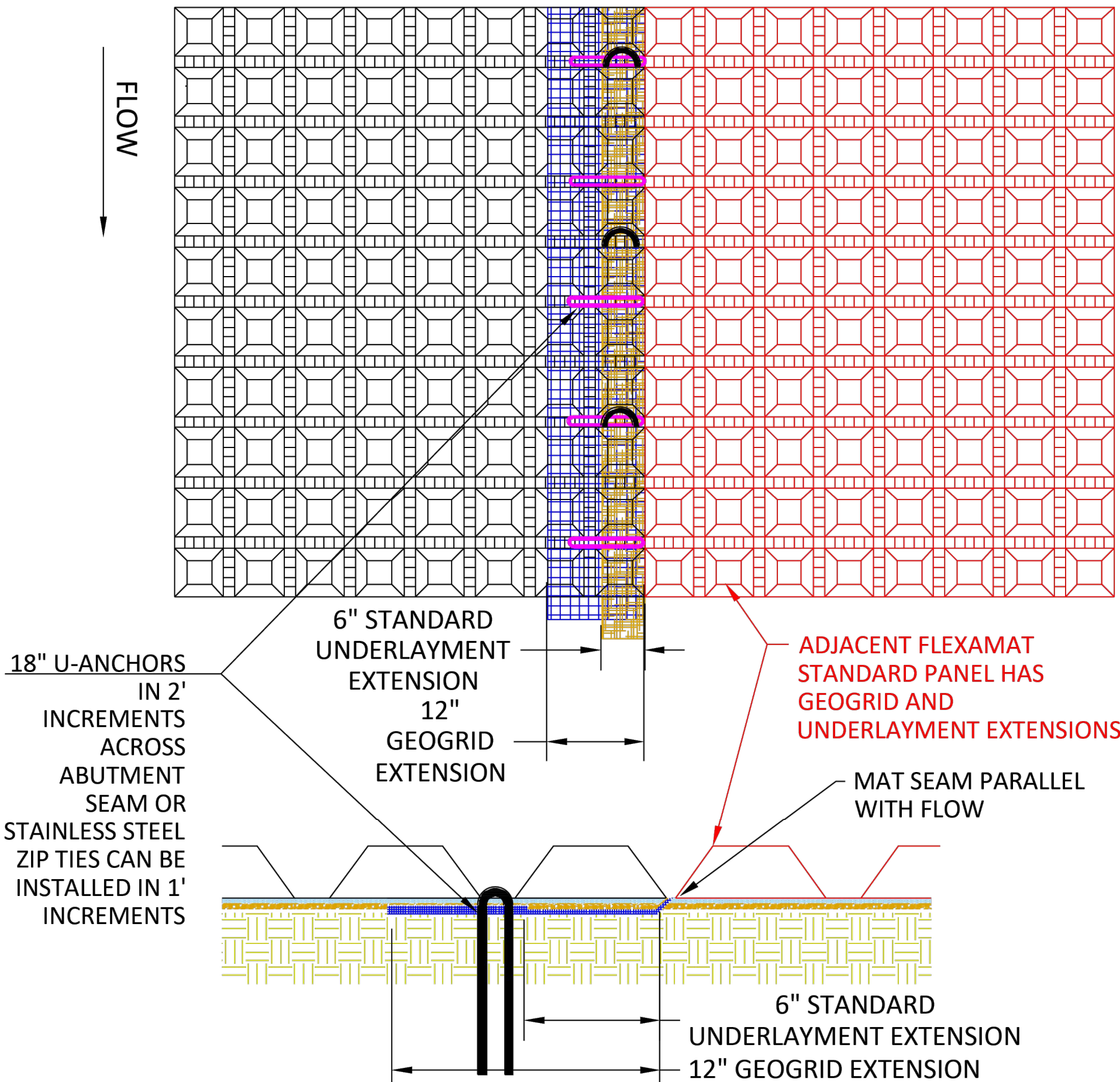
LEADING EDGE ANCHOR TRENCH AND OVERLAP SEAMS PERPENDICULAR TO FLOW



FLEXAMAT STANDARD UNDERLAYMENT



ABUTMENT METHOD FOR WIDER THAN 16'



FLEXAMAT STANDARD CHANNEL - LAYOUT PARALLEL TO FLOW

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURES REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS, USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
 - 4.1. FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 15.5' WIDE FLEXAMAT STANDARD ROLLS THAT INCLUDE 12" GEOGRID EXTENSIONS WITH A 6" STANDARD UNDERLAYMENT EXTENSIONS. THESE SEAMS ARE PARALLEL WITH FLOW, THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
 - 4.2. SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE EXTENSION OVERLAP. U ANCHORS OR ZIP TIES TO BE INSTALLED PERPENDICULAR TO FLOW. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
5. FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED.
 - 5.1. SECURE OVERLAPS PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE OVERLAP. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
6. AT THE INITIAL LEADING EDGE OF THE FLEXAMAT STANDARD ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL. AT

MOTZ
ENTERPRISES, INC.

Flexamat

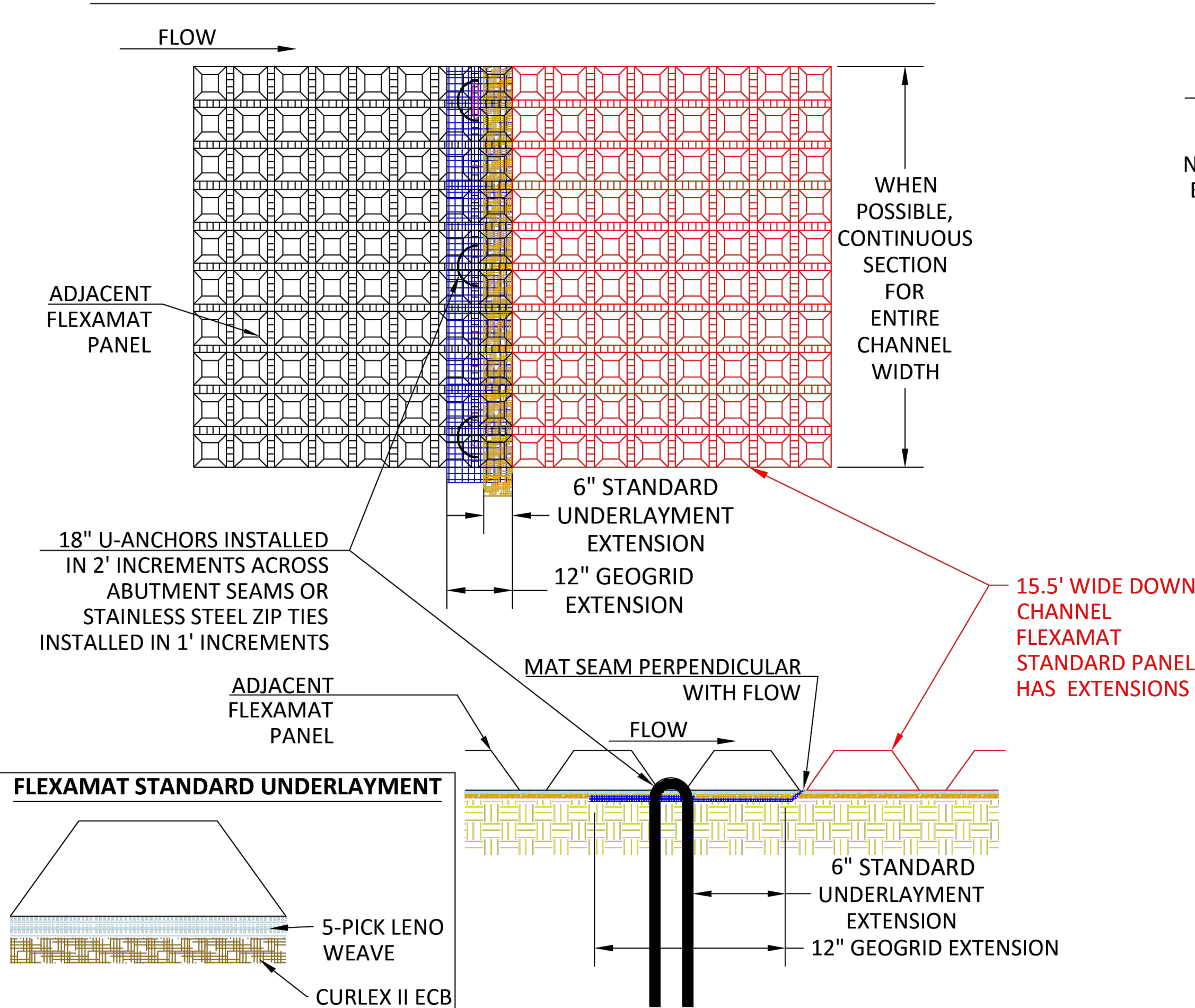
(513)772-6689

Info@Flexamat.com

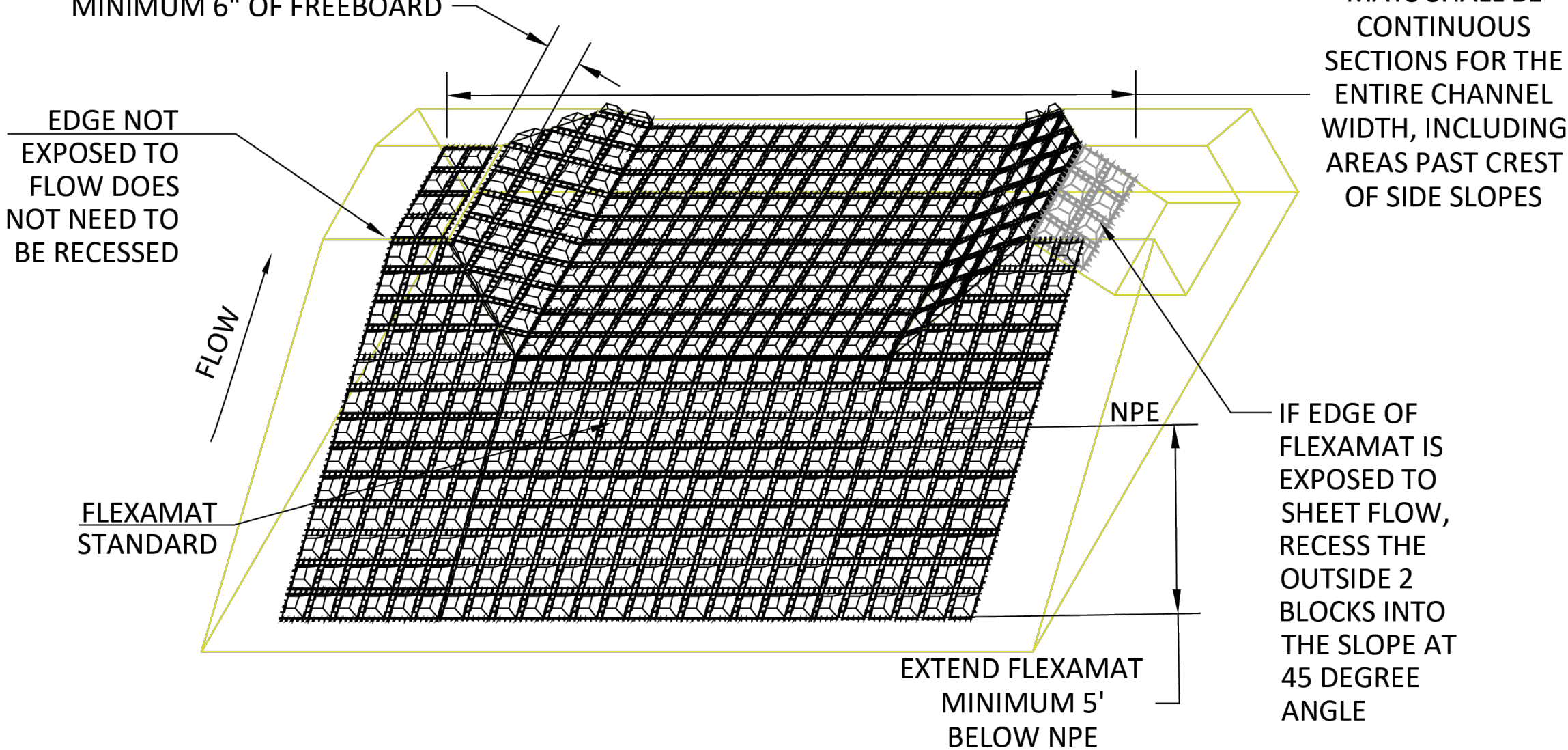
Flexamat.com



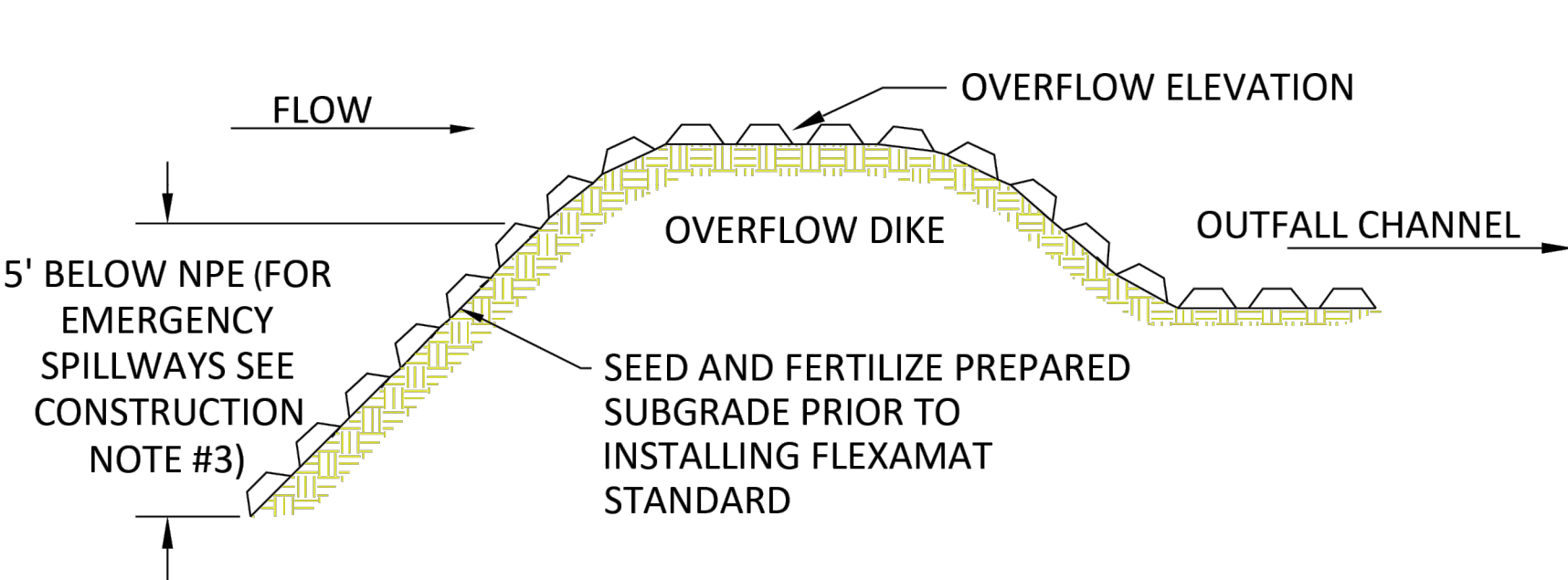
ABUTMENT METHOD FOR SEAMS PERPENDICULAR WITH FLOW



EMERGENCY SPILLWAY - ISOMETRIC VIEW



OVERFLOW DIKE - PROFILE VIEW



FLEXAMAT STANDARD - OVERFLOW CHANNEL PERPENDICULAR TO FLOW

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURERS REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING SUBGRADE FOR THE MATS.
3. PRIOR TO THE FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE SUBGRADE WITH SITE SPECIFIC SEED MIX IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. MAT SHALL EXTEND 5' BELOW NORMAL POND ELEVATION. (FOR EMERGENCY OVERFLOW INSTALLATIONS EXTEND THE MAT 3' DOWN THE INSIDE FACE OF THE OVERFLOW DIKE.)
5. INSTALL FLEXAMAT STANDARD ROLLS. MANUFACTURER RECOMMENDS INSTALLING THE WIDEST MAT POSSIBLE FOR SPILLWAY APPLICATIONS.
6. INSTALLATION STARTS AT THE DOWN CHANNEL END AND MOVES UP THE CHANNEL, TOWARDS THE START OF CHANNEL.
 - 6.1. FOR WIDTHS WIDER THAN 16', INSTALL 15.5' WIDE MATS WITH GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS. INSTALL ADJACENT MAT OVER THE 12" GEOGRID AND 6" STANDARD UNDERLAYMENT EXTENSIONS OF THE ADJACENT MATS. ENSURE THE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON THE SUBGRADE BEFORE INSTALLING ADJACENT MAT OVER THE EXTENSIONS.
 - 6.2. INSTALL 18" U-ANCHORS IN 2' INCREMENTS OR STAINLESS STEEL ZIP TIES IN 1' INCREMENTS ACROSS MAT ABUTMENT SEAMS. INSTALL U-ANCHORS AND ZIP TIES PERPENDICULAR TO FLOW DIRECTLY BEHIND FIRST BLOCK OF THE UP-CHANNEL MAT. U-ANCHORS SHALL ENCOMPASS TWO CORDS OF GEOGRID ON EACH MAT. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
7. AT THE END OF THE ARMORED SPILLWAY, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL. (AS SPECIFIED BY EOR.)

MOTZ
ENTERPRISES, INC.

Flexamat

(513)772-6689

Info@Flexamat.com

Flexamat.com



REV - 1

Crafton Tull
architecture | engineering | surveying

479.636.4838 † 479.631.6224 ‡



BELLA VISTA, AR

The first two steps are relatively straightforward. The third step involves identifying the specific components of the system that are most likely to cause problems. This can be done by reviewing the system's design documentation, conducting interviews with users, or performing a detailed analysis of the system's behavior. Once the components have been identified, the next step is to develop a plan for testing each component. This plan should specify the test cases, the test environment, and the expected results. Finally, the system is tested according to the plan, and the results are compared against the expected results.

[illegible]

PROJECT NO: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
BY: G. LONG
JC DATE: 7/18/2023

**ISSUED FOR
REVIEW**

STATE OF
ARKANSAS

**REGISTERED
PROFESSIONAL
ENGINEER**

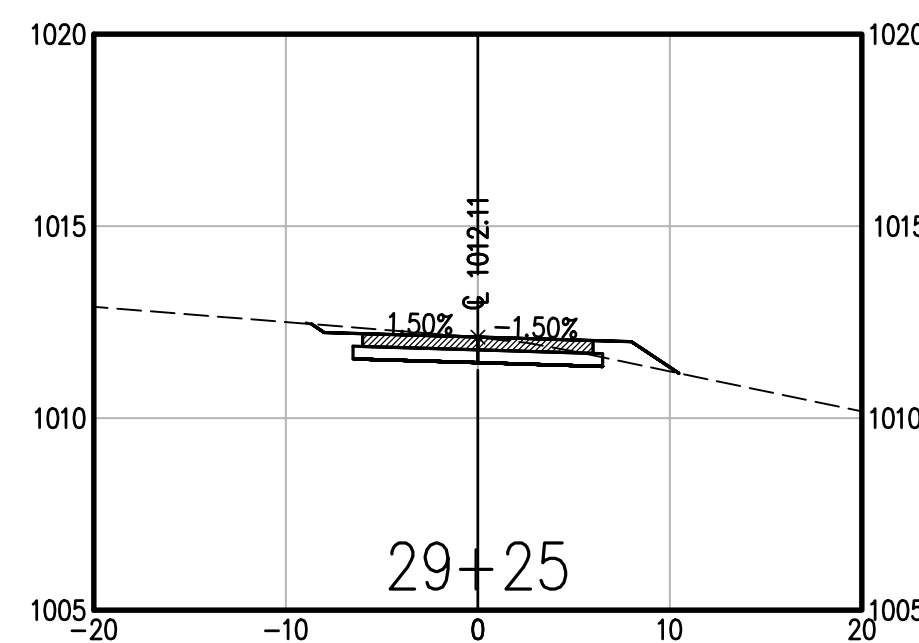
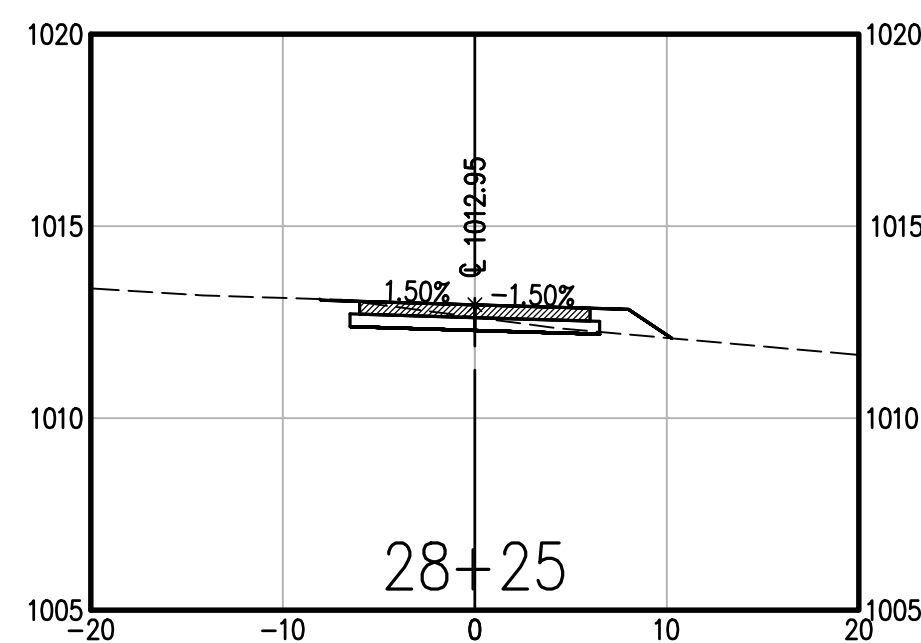
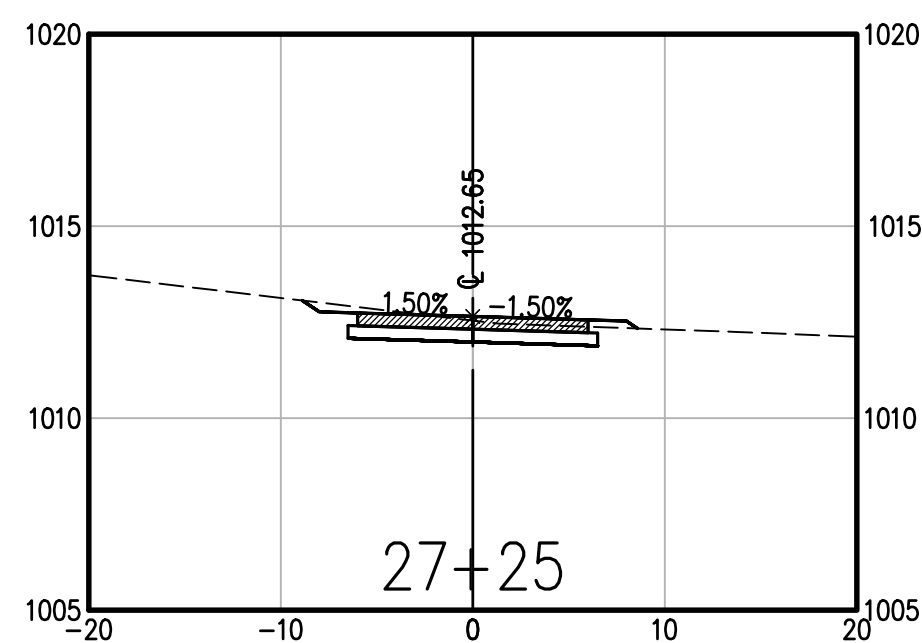
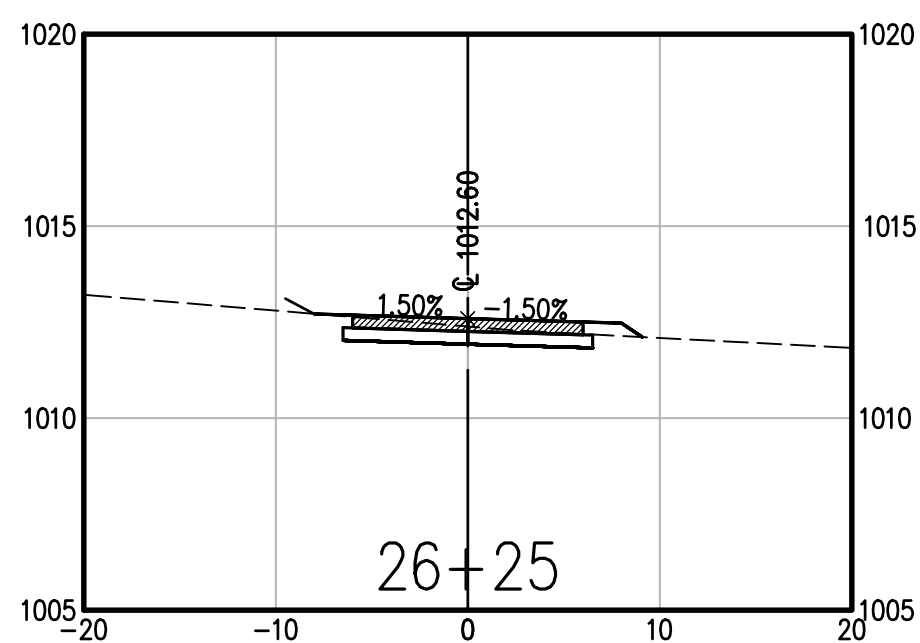
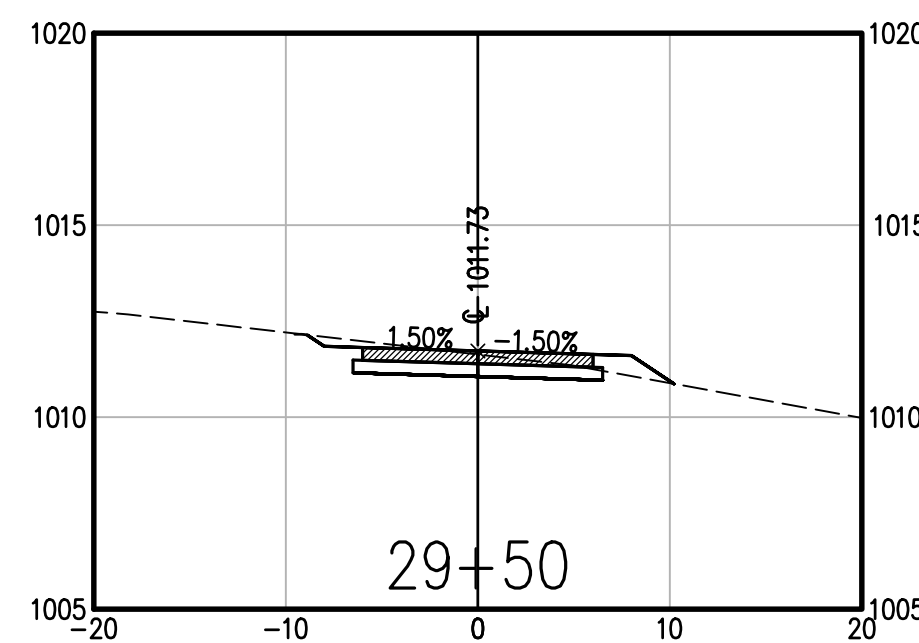
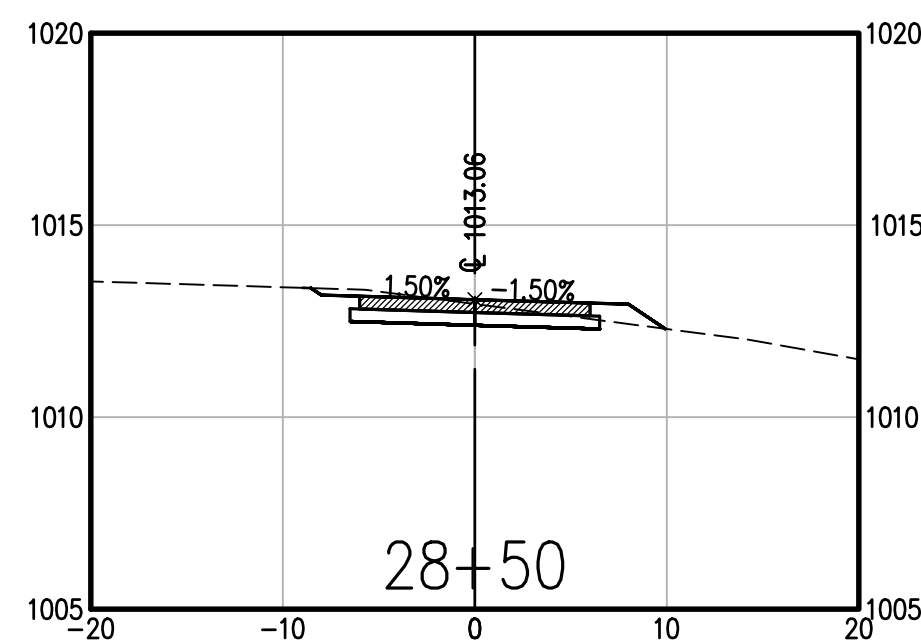
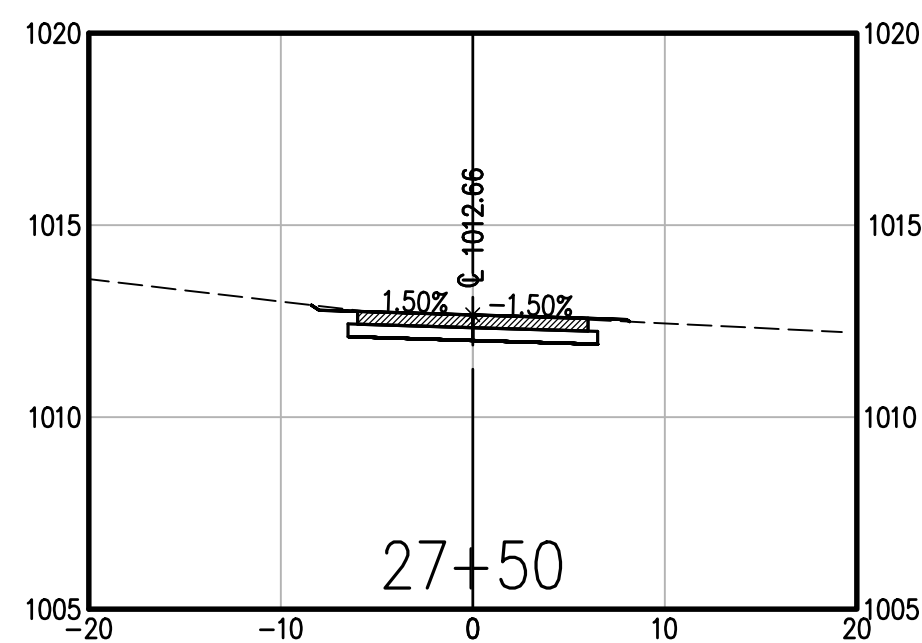
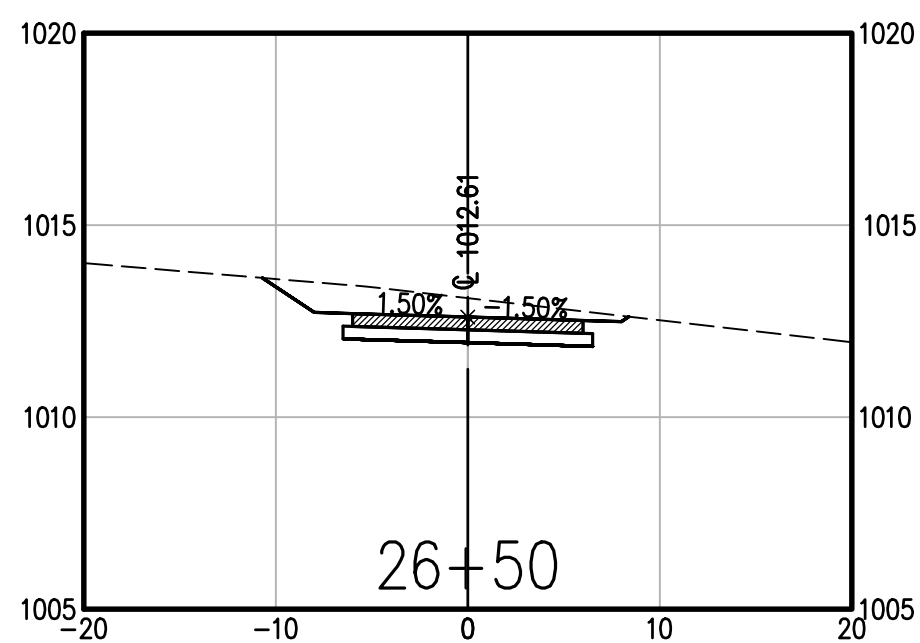
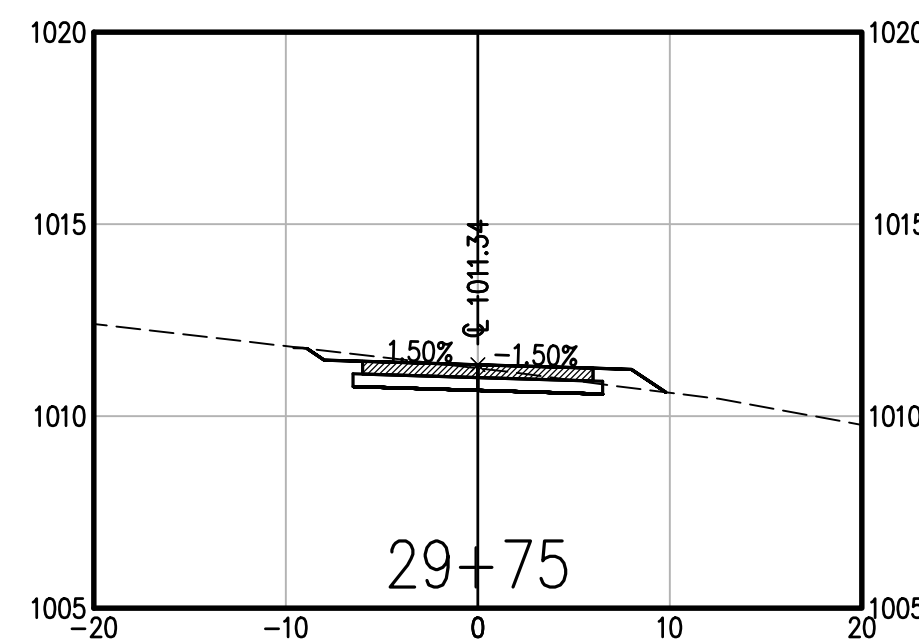
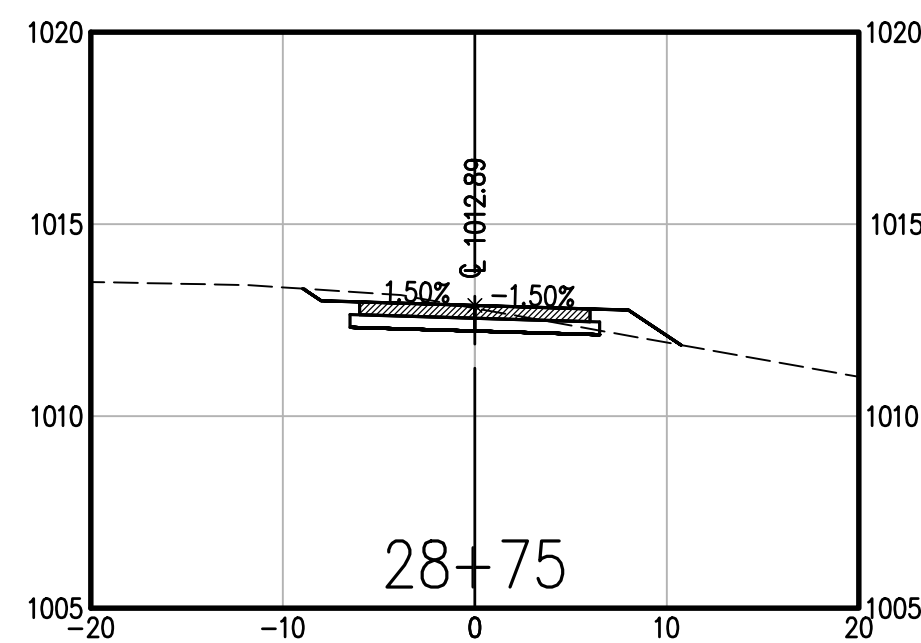
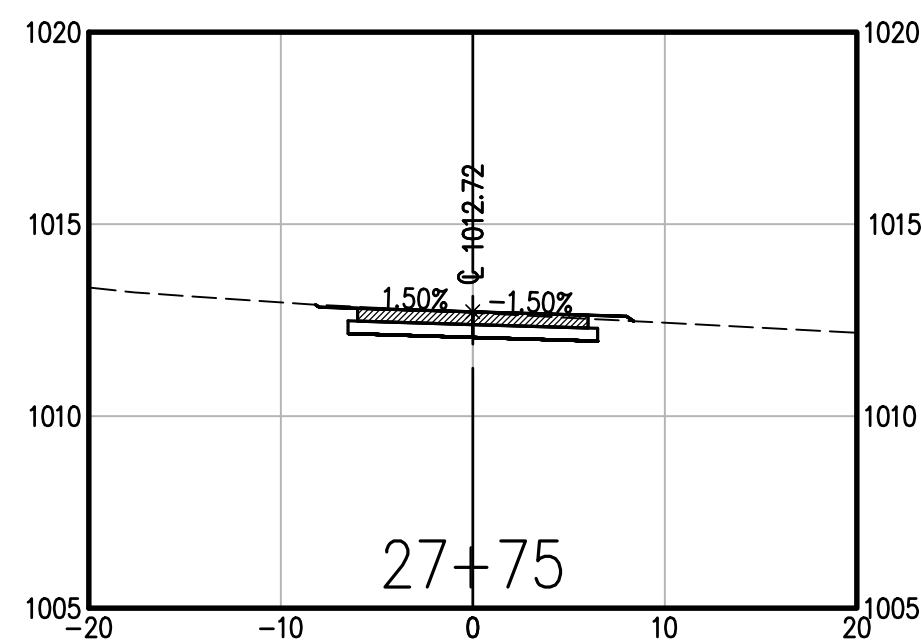
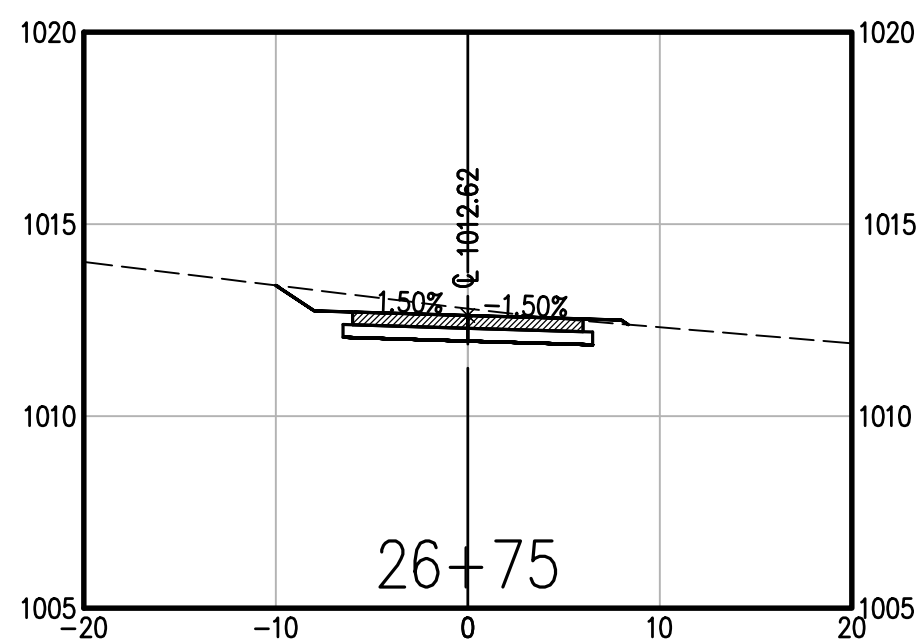
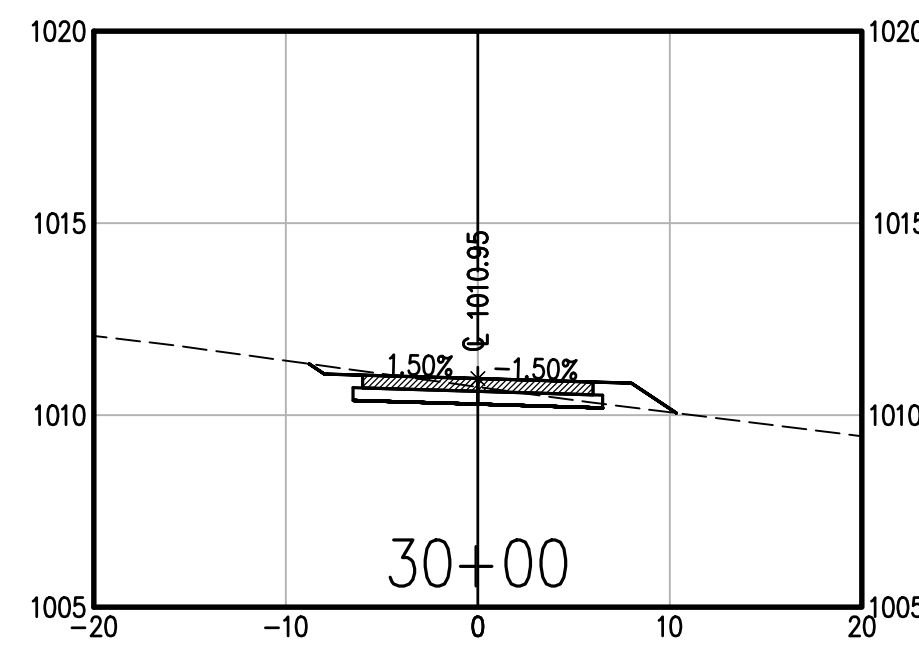
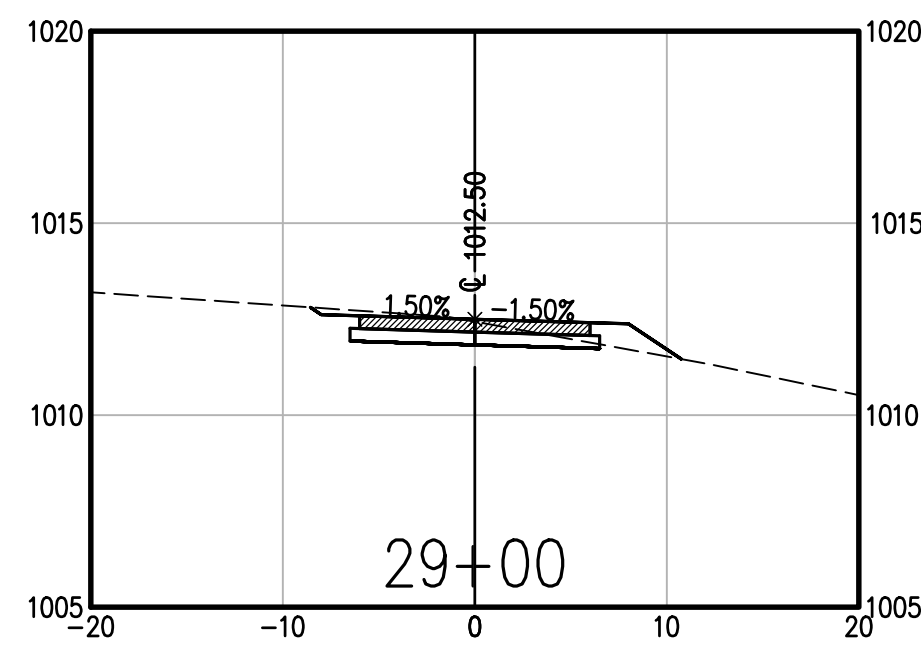
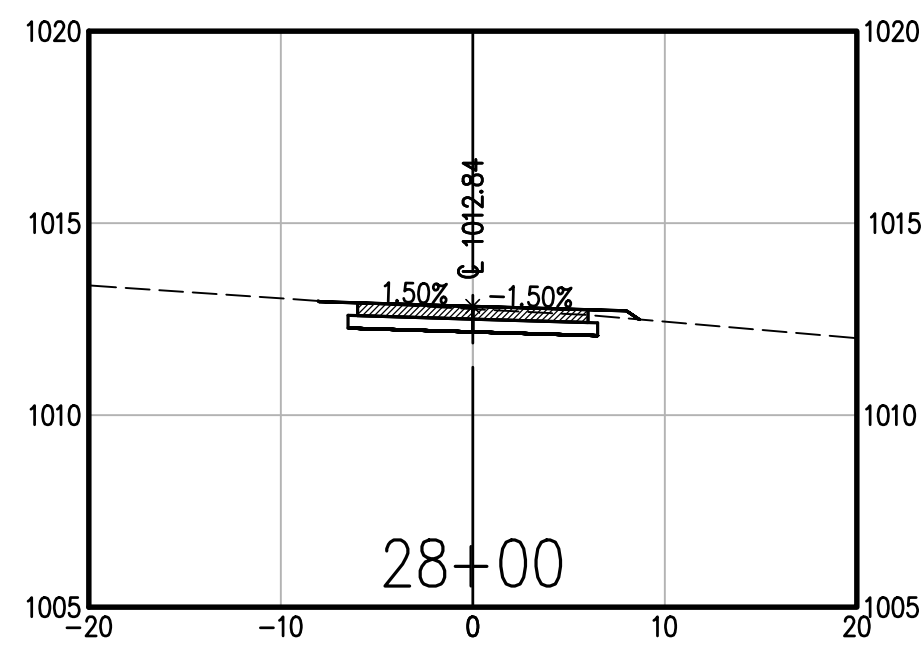
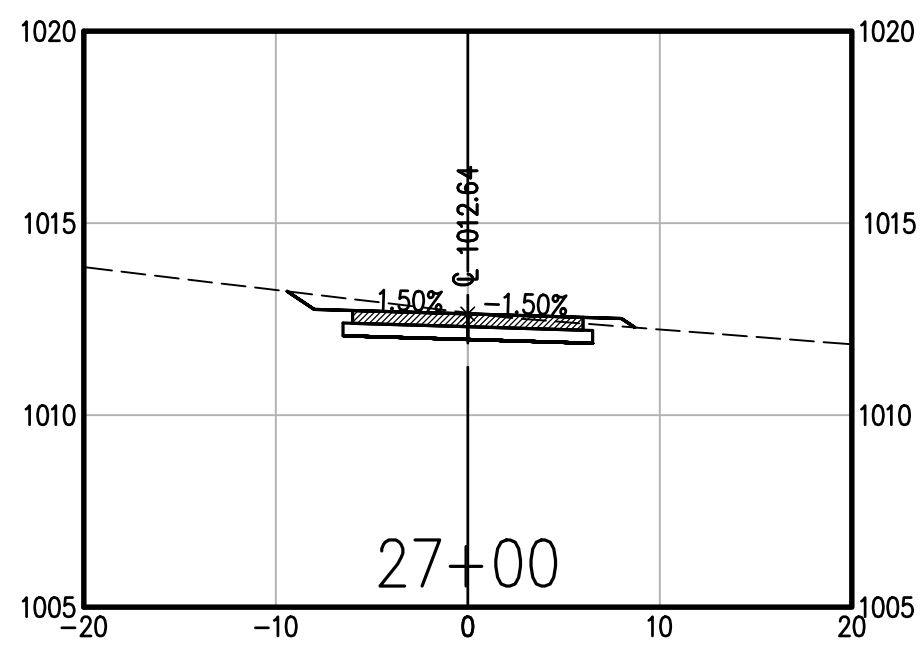
No. 18699
()

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 18699
LUCAS K. JOST

05/21/2025

CROSS SECTIONS (5 OF 13)

C-805



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

RAZORBACK GREENWAY EXTENSION PHASE III

BELLA VISTA, AR

[illegible]

PROJECT No: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
QC by: G. LONG
QC Date: 7/18/2023
ISSUED FOR REVIEW

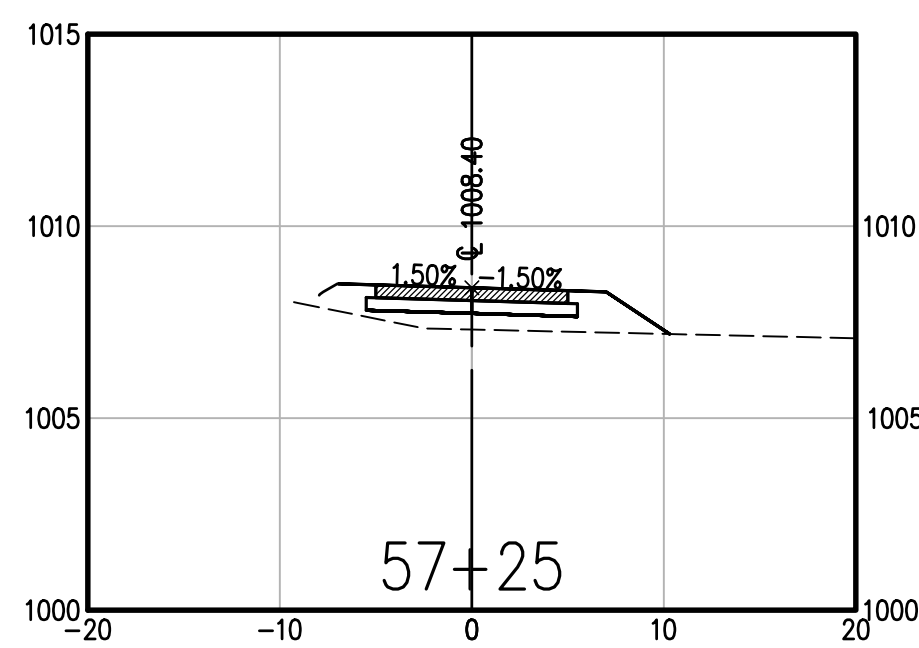
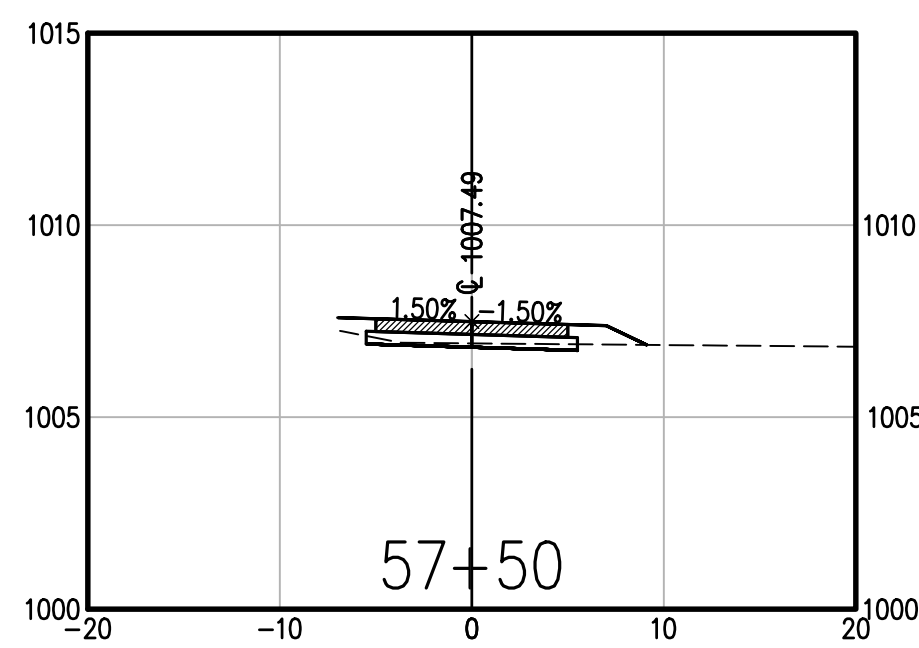
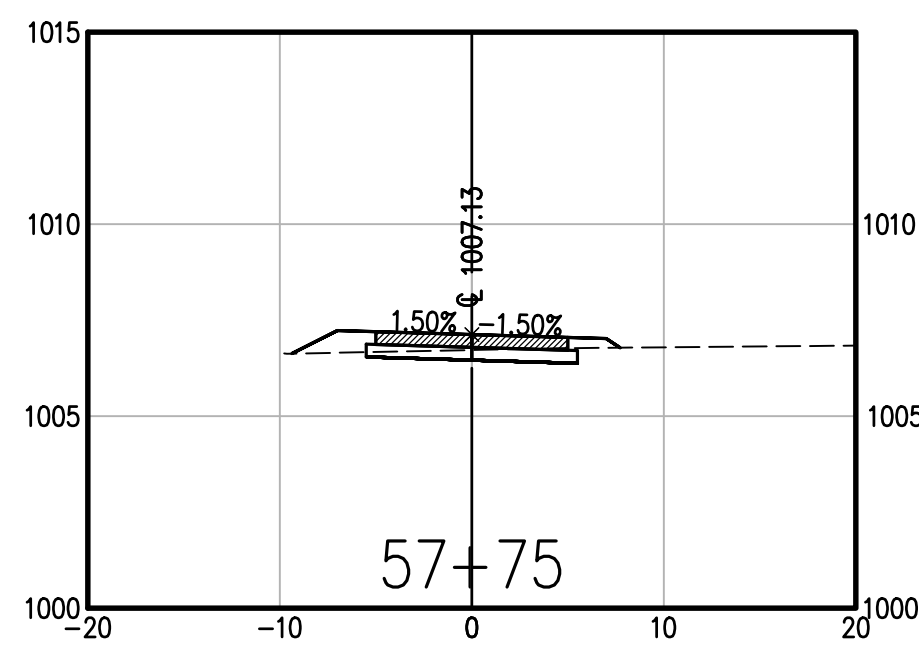
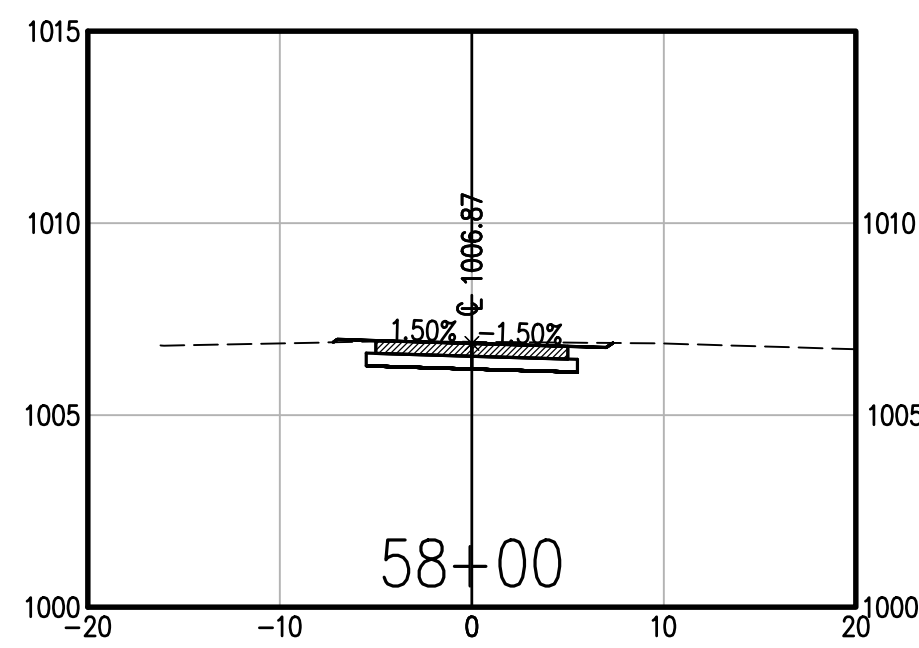
ARKANSAS

**REGISTERED
PROFESSIONAL
ENGINEER**

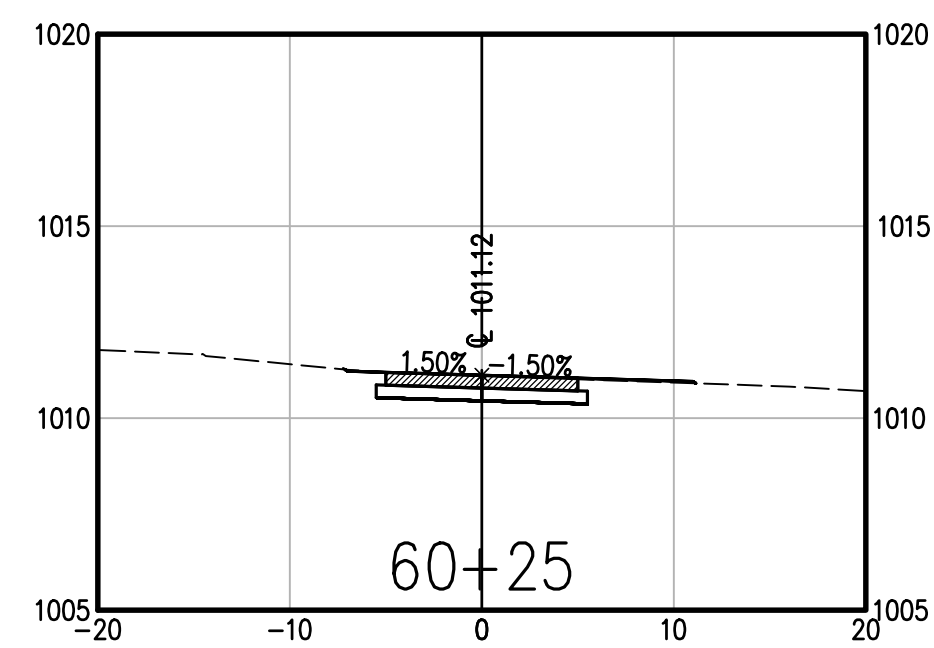
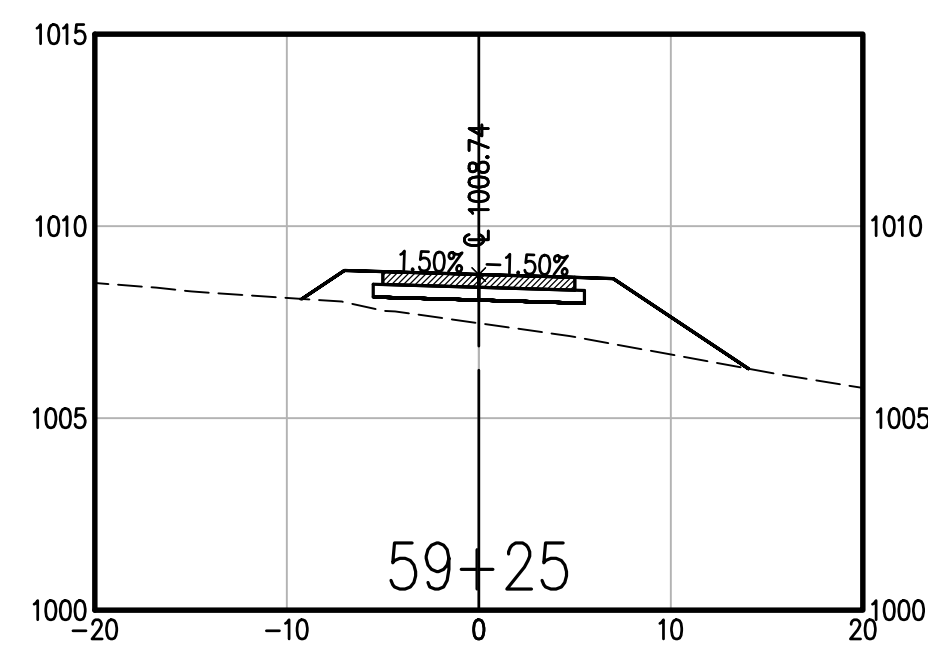
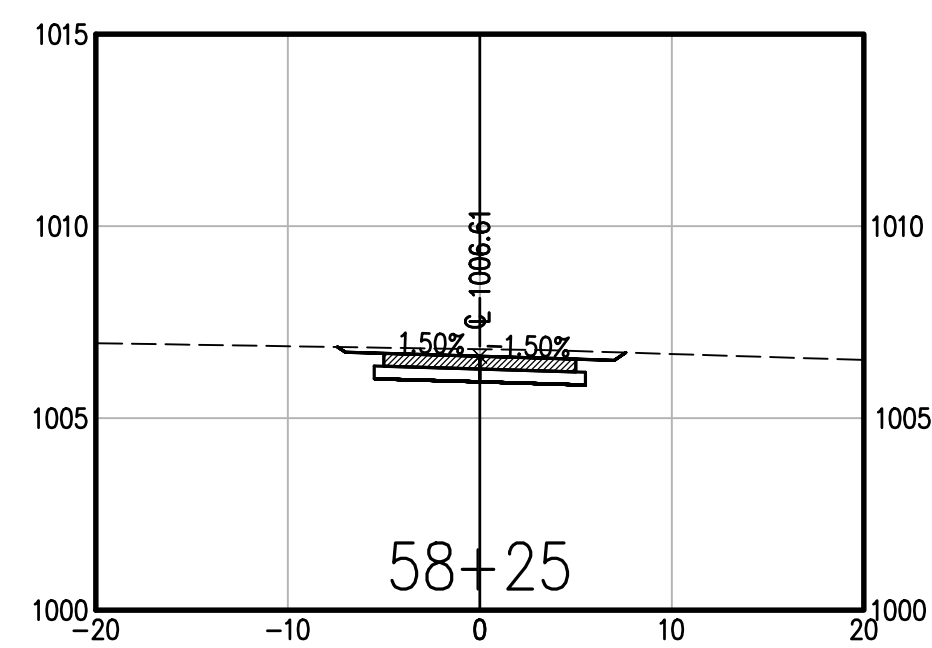
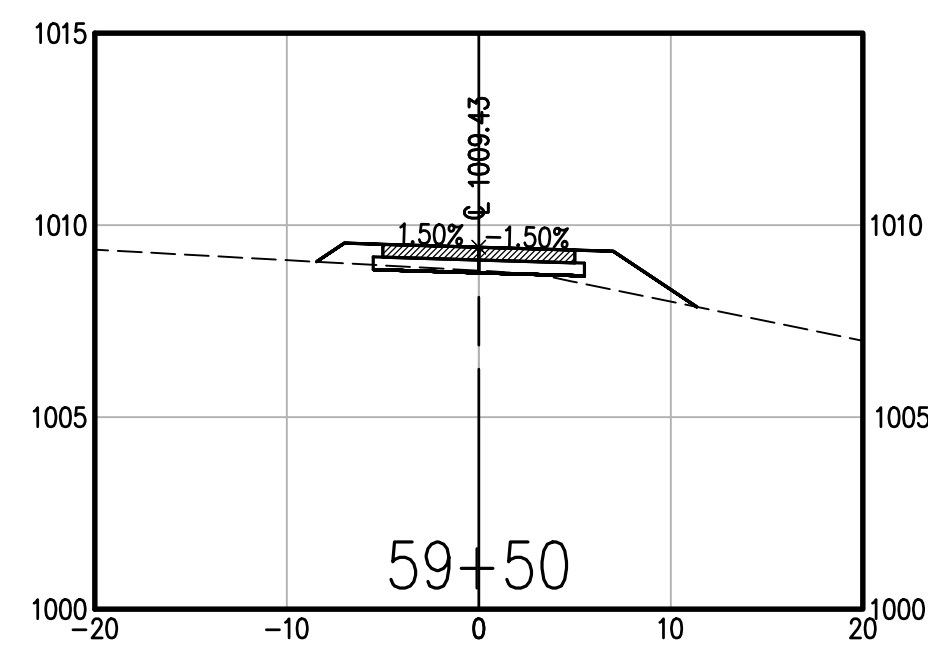
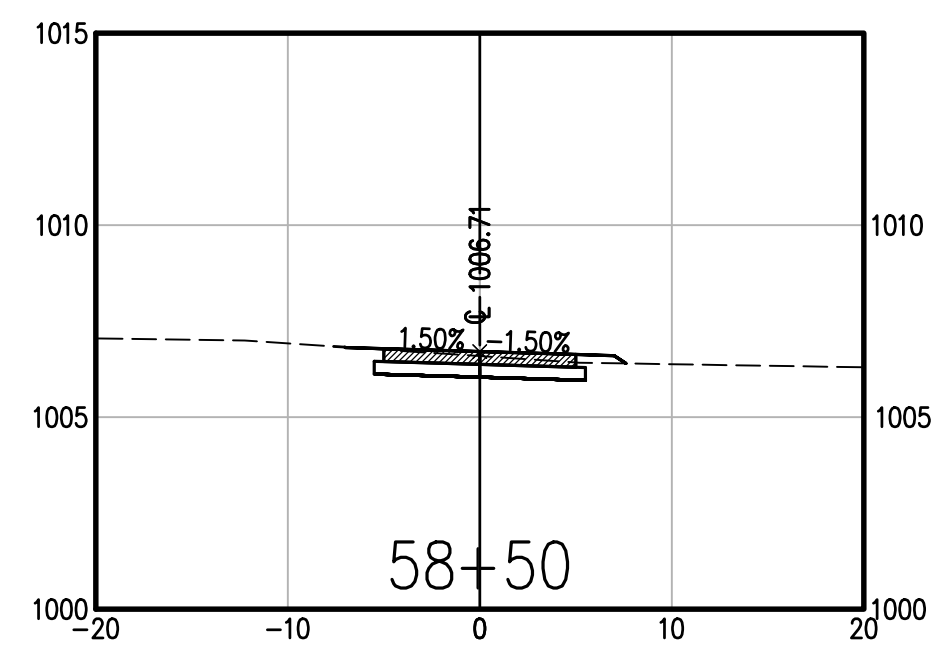
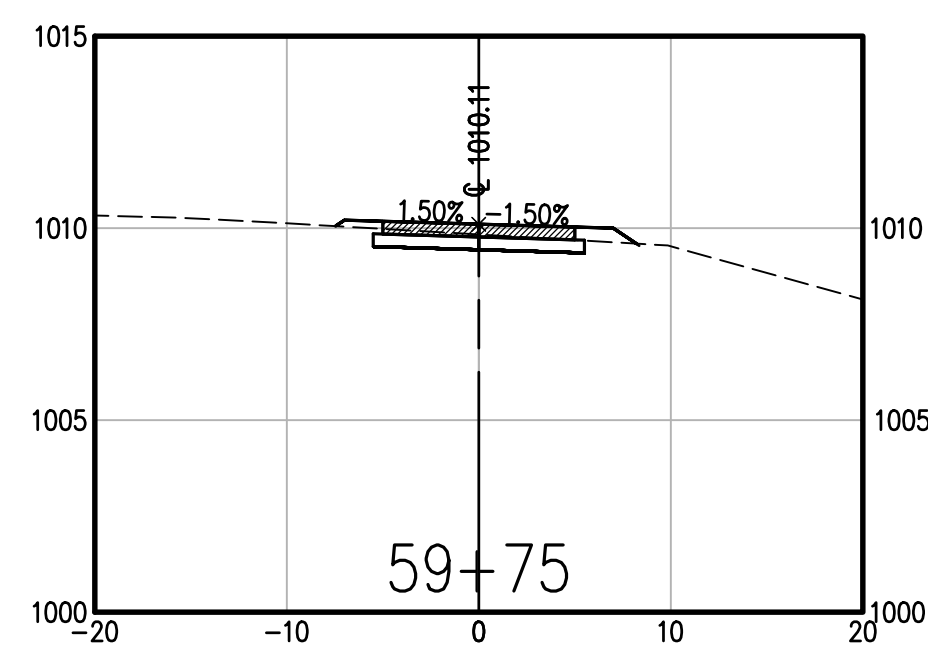
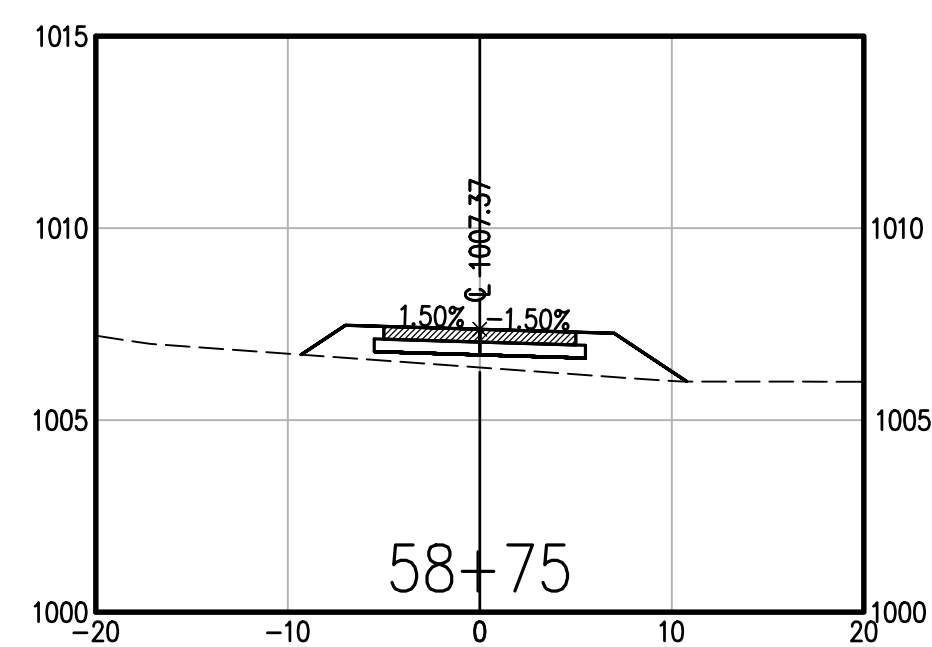
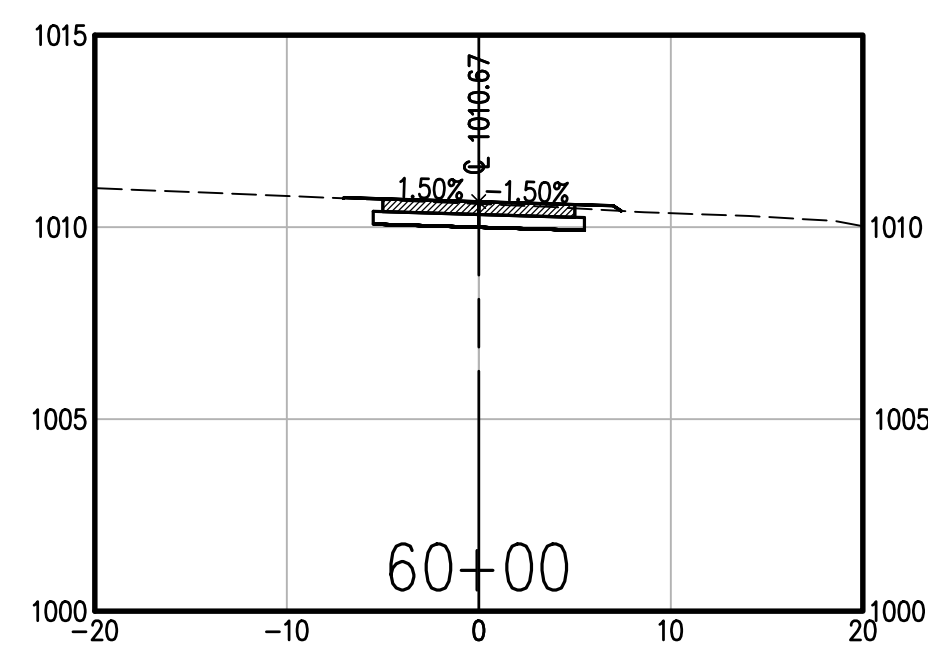
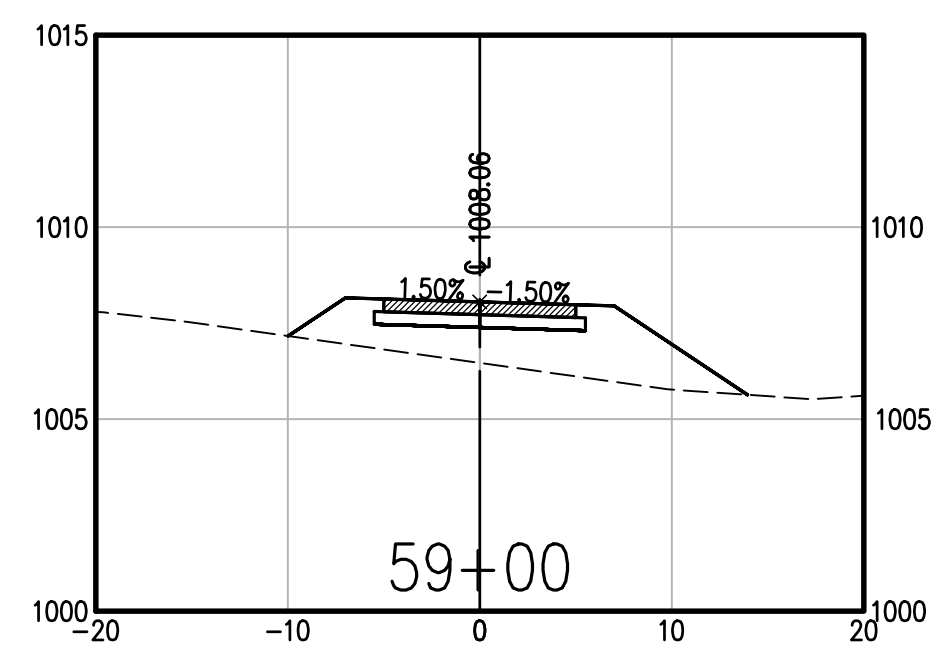
No. 18699
L. JOST

© 2025 Crafton, Tull & Associates, Inc.

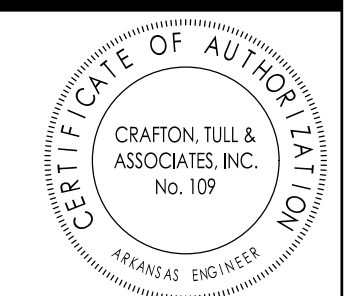
C-812



DRAWING: G:\22110100_RZBGRPH3\INFRASTRUCTURE\CIVIL\DWG\1CROSS-SECTIONS.DWG
LAYOUT: GREENWAY EXT CROSS SECTIONS 12. LAST SAVED: FW5205, 5/10/2024 1:11:39 PM
LAST PLOTTED BY: TIM VAN DINE, 5/15/2025 4:48:51 PM (PLOTTED BY: "VALID ON HARD COPY ONLY")



CERTIFICATE OF AUTHORIZATION:



RAZORBACK GREENWAY EXTENSION PHASE III

BELLA VISTA, AR

Key Plan

[illegible]

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

PROJECT NO: 22110100
ISSUE DATE: 05/16/2025
CONTACT: L. JOST
QC by: G. LONG
QC Date: 7/18/2023

ISSUED FOR
REVIEW

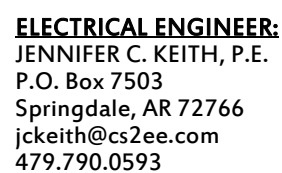
© 2025 Crafton, Tull & Associates, Inc.

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 18699
LUCAS K JOST

05/21/2025

CROSS SECTIONS (13 OF 13)

C-813



1. MAKE ALL CONNECTIONS TO LIGHT FIXTURES IN ACCORDANCE WITH NEC 410.
2. LIGHTING FIXTURE LOCATIONS AND SYMBOLS ARE SCHEMATIC IN NATURE. REFER TO CIVIL SHEETS FOR ADDITIONAL DETAILS.
3. CONNECT OCCUPANCY SENSORS SUCH THAT ANY SENSOR WILL CONTROL ENTIRE AREA(S) SHOWN TO BE SWITCHED.
4. CONDUITS & CONDUCTORS
 - A. INSTALL ALL UNDERGROUND CONDUCTORS IN SCHEDULE 40 CONDUIT WITH RIGID CONDUIT LONG SWEEP ELBOWS.
 - B. INSTALL CONDUIT BENEATH ROADWAY SURFACES VIA PUSHING OR DIRECTIONAL BORING WHERE REQUIRED. REFER TO NEC TABLE 300.5 FOR MINIMUM COVER REQUIREMENTS.
 - C. COORDINATE ROUTING OF ALL CONDUITS TO AVOID OTHER TRADES.
5. INSTALL PULL STRINGS IN ALL CONDUITS INSTALLED FOR FUTURE USE.
6. SET PULL BOX(ES) ON GRAVEL OR CRUSHED STONE BEDDING TO SUPPORT AND FACILITATE DRAINAGE.
7. MARK ALL PULL BOX LIDS PER BELOW (NOTE, COPPER IS SPECIFIED ON PLANS, HOWEVER THE BOX SHALL BE LABELED AS "ALUMINUM" AS A THEFT DETERRENT):

1. VERIFY WITH UTILITY COMPANY PRIOR TO BID AND INCLUDE ALL DIFFERENTIAL COSTS, CHARGES, FEES, CONNECTORS, ETC. WHICH MAY BE REQUIRED FOR CHANGES TO ELECTRICAL SERVICE AND FOR TEMPORARY POWER DURING CONSTRUCTION.
2. DO NOT USE RISER DIAGRAM TO LOCATE EQUIPMENT. REFER TO ELECTRICAL PLANS FOR LOCATIONS.
3. RISER IS DIAGRAMMATIC, DEPICTING ELECTRICAL RELATIONSHIPS AND IS NOT INTENDED TO COMPLETELY SHOW ALL REQUIRED DEVICES AND ACCESSORIES.
4. PROVIDE A TYPED CIRCUIT DIRECTORY AT PEDESTAL. BREAKERS SHALL BE AS LISTED BELOW, ADDITIONAL SPACE SHALL BE PROVIDED IN PEDESTAL PANEL FOR FUTURE ELECTRICAL SERVICES AS REQUIRED.
 - A. MAIN BREAKER (SERVICE RATED): 100/2
 - B. 20/1 CIRCUIT BREAKER FOR LIGHTING CIRCUIT
 - C. 20/1 SPARE CIRCUIT BREAKER
5. PROVIDE PLASTIC NAMEPLATE WITH 3/4" MINIMUM, CONTRASTING COLOR ENGRAVED LETTERS IF NOT EXISTING FOR EACH PANELBOARD. THE NAMEPLATE SHALL BE BOLTED OR POP-RIVETED TO EQUIPMENT.



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

ISSUED FOR
REVIEW

ELECTRICAL SITE PLAN



BELLA VISTA, AR

Key Plan

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

ISSUED FOR
REVIEW

© 2024 Crafton, Tull & Associates, Inc.

SITE PHOTOMETRIC PLAN

E-102

TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTS	VA	LAMP	MOUNTING	NOTES
S1	GASKETED STRIP FIXTURE	HOLOPHANE	EMS L48 4000LM LPFL WD MVOLT GZ10 40K 80CRI WLFEND2 TRS STSL	120 V	24 VA	LED	SURFACE	1.2.3

1. ALL FIXTURES SHALL BE PROVIDED WITH 4000K CCT UNLESS NOTED OTHERWISE ON PLANS
2. FIXTURES SHALL BE FURNISHED EXACTLY AS SPECIFIED ON SCHEDULE. SUBSTITUTIONS FOR SPECIFIED SUBSTITUTIONS SHALL MEET THE BASIC REQUIREMENTS AND BE EQUIVALENT TO THE FIXTURES SCHEDULED ABOVE
3. COORDINATE FINAL MOUNTING LOCATIONS WITH CIVIL ENGINEER PRIOR TO ROUGH-IN
4. PROVIDE FIXTURE LISTED AND LABELED FOR WET LOCATIONS

Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
GREENWAY TUNNEL	7.2 fc	12.9 fc	2.1 fc	3.5	6.2





Meeting Information:

2483 Forest Hills Blvd
June 9, 2025

Reviewer:

Christopher Hyatt
Senior Planner

Property Description

This property is located in the North central area of Bella Vista City Limits and is located on Parcel #16-40168-000. The Towncenter Subdivision.

Regulation

Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant is requesting Large-Scale Development approval for a proposed site reconstruction of a parking lot and retaining wall along the western side of the existing Towncenter Shopping Center.

Background

The subject site is zoned C-3 Central Business District and is within the current Towncenter development. The western side of the Towncenter Shopping Center has remained vacant for quite some time with some of the buildings having been previously demolished. The applicant is proposing to reconstruct the parking lot, removing the existing remnants of the previously demolished structures, returning the area to greenspace, while also replacing the existing retaining wall. The access drives will remain unchanged, accessing the site from both Towncenter to the North and Lancashire Boulevard to the South. Per the Master Street Plan, the site is surrounded by an unclassified road to the North and Major Arterials to the West and South

Because no expansions are proposed to the site, no new requirements will be established from the code in regards to the parking lot, however the applicant is reworking the spaces to better achieve compliance in regards to parking space dimensions, drive aisle spacing, and planting requirements.

Staff Note: A replat is to follow this site plan approval.

Public Comment

None at the time of this report.

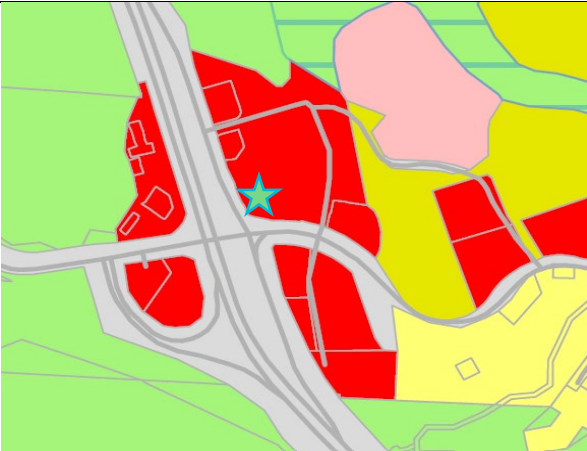
Outstanding Technical Comments

None at the time of this report.

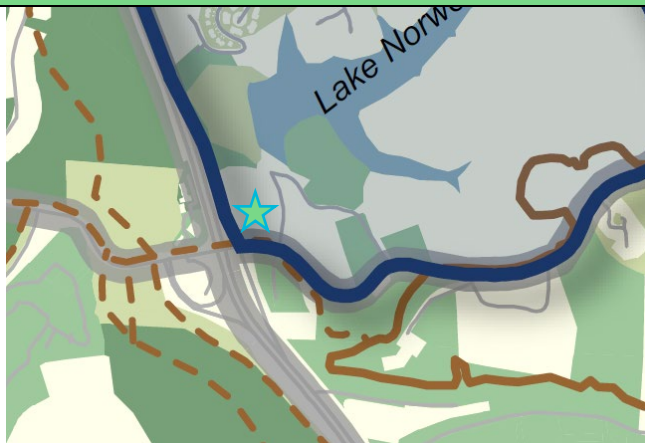
Recommendation

Due to the analysis above, Staff recommends approval.

Project Number	LSD-2025-58745
Applicant	Crafton Tull
Address/Location	404 Towncenter
Current Zoning	C-3 Central Business District
Site Area	+/-7.82 acres
Nature of Request	Proposing a large-scale development.



Zoning Map



Future Land Use Plan

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:

1. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
2. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
3. *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.
4. *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.
5. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
6. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
7. *Other.* Any other circumstances as determined by the planning commission.

TOWNCENTER EAST PHASE 3

PARKING LOT IMPROVEMENTS

BELLA VISTA, ARKANSAS

LSDP

CERTIFICATE OF APPROVAL PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____ SIGNED: _____
CITY OF BELLA VISTA MAYOR OR DESIGNEE

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS VALVE
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND TELEVISION
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS VALVE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UNDERGROUND TELEVISION
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE



PROPERTY DESCRIPTION

SURVEYOR NOTES:
THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF BELLA VISTA, AR.

THE BOUNDARY DETERMINATION SHOW HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEED RECORDS 97-114489, 2004-42455, 2004-42457 AND PLAT RECORDS 17-197, 17-199, 17-200, 23-122, 23-126, 23-139, 2003-938, 2004-1118 AND AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY PLAT BY PHILLIPS LAND SURVEYING INC. DATED JUNE 26, 2009.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. EASEMENT DEED RECORDS 701-730 AND 2009-25988 WERE PROVIDED TO SURVEYOR BY FIRST NATIONAL TITLE COMPANY ON FEBRUARY 25, 2015.

THIS PLAT REPRESENTS A SURVEY CONDUCTED ON THIS PROPERTY ON THE FOLLOWING DATE: FEBRUARY 27, 2015.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0080J, EFFECTIVE DATE SEPTEMBER 28, 2007.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

PLAT RECORDS 17-197, 17-199, 17-200, 23-122, 23-126 AND 23-139 ALL HAVE THE FOLLOWING NOTE:
"UNLESS OTHERWISE SHOWN ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT TO BE PARALLEL WITH THE CORRESPONDING LOT LINE."
PLAT RECORD 2004-1118 STATES THAT THE BUILDINGS LOCATED IN LOTS 11, 13 & 14 AND 21 TO 34 ENCR OACH INTO SOME OF THE ABOVE MENTIONED SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENTS.

BUILDING SETBACKS

MIN. FRONT SETBACK ALL PROPERTY LINES: 65'
MIN. SIDE SETBACK PARALLEL TO ALL STREET R.O.W. LINES: 35'
MIN. SIDE SETBACK PARALLEL TO SIDE PROPERTY LINES ADJACENT TO NON-RESIDENTIAL DISTRICT: 25'
MIN. SIDE SETBACK PARALLEL TO SIDE PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICT: 35'
MIN. REAR SETBACK PARALLEL TO REAR PROPERTY LINES ADJACENT TO NON-RESIDENTIAL DISTRICT: 30'
MIN. REAR SETBACK PARALLEL TO REAR PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICT: 65'

DESCRIPTION:

LOT 9, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 122, LOT 11, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 126, LOT 12, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 17 AT PAGE 199, LOT 13 AND LOT 14, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 17 AT PAGE 200, LOTS 21 TO 34, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 17 AT PAGE 197, LOT 59, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 139, TOGETHER WITH COMMON AND PARKING AREAS, ALL BEING PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 707.70 FEET; THENCE EAST 2002.53 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND CHISELED "X" IN AN EXISTING CONCRETE SIDEWALK AND BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 71; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE COURSES: THENCE N25°53'43"W 84.67 FEET TO A FOUND ARKANSAS TRANSPORTATION AND HIGHWAY DEPARTMENT MARKER; THENCE N21°26'33"W 144.93 FEET TO A FOUND ARKANSAS TRANSPORTATION AND HIGHWAY DEPARTMENT MARKER; THENCE N16°48'11"W 36.37 FEET TO A FOUND IRON PIN; THENCE N16°42'41"W 9.72 FEET; THENCE N16°48'09"W 115.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N72°40'48"E 98.34 FEET TO A FOUND IRON PIN; THENCE N51°42'34"E 72.82 FEET TO A FOUND NAIL IN EXISTING ASPHALT; THENCE N72°26'39"E 185.01 FEET TO A FOUND NAIL IN EXISTING ASPHALT; THENCE S87°22'52"E 120.93 FEET TO A FOUND COTTON SPINDLE IN EXISTING ASPHALT; THENCE S71°58'42"E 77.94 FEET TO A FOUND IRON PIN; THENCE S17°27'19"E 143.44 FEET TO A FOUND IRON PIN; THENCE S14°53'20"E 60.00 FEET TO A FOUND IRON PIN; THENCE S06°07'57"W 213.08 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF LOT 4, OF TOWN CENTER NORTH COMMERCIAL SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 22 AT PAGE 142; THENCE ALONG THE NORTH LINE OF SAID LOT 4 N81°28'11"W 68.09 FEET TO A FOUND CHISELED "X" IN AN EXISTING CONCRETE CURB, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WESTERLY LINE OF SAID LOT 4 S06°21'09"W 5.18 FEET TO A FOUND IRON PIN; THENCE ALONG THE WESTERLY LINE OF SAID LOT 4 S11°37'00"W 125.06 FEET TO A FOUND COTTON SPINDLE IN EXISTING ASPHALT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 340, ALSO KNOWN AS LANCASTHIRE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY 234.94 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 537.38 FEET AND A CHORD OF N81°2'39"W 233.07 FEET TO A FOUND CHISELED "X" IN AN EXISTING CONCRETE SIDEWALK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY N76°55'31"W 100.71 FEET TO THE POINT OF BEGINNING, CONTAINING 5.43 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0080J, EFFECTIVE DATE SEPTEMBER 28, 2007.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-003	DEMOLITION PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN (C)
C-105	PAVING PLAN (C)
C-106	EROSION CONTROL PLAN - PHASE I
C-107	EROSION CONTROL PLAN - PHASE II
C-201	SANITARY SEWER LINE 1 P&P (C)
C-202	STORM SEWER LINE 1&2 P&P (C)
C-501	EROSION CONTROL DETAILS 1 OF 2
C-502	EROSION CONTROL DETAILS 2 OF 2
C-503	STANDARD DETAILS 1 OF 4
C-504	STANDARD DETAILS 2 OF 4
C-505	STANDARD DETAILS 3 OF 4
C-506	STANDARD DETAILS 4 OF 4
C-507	LIGHTING DETAILS 1 OF 3
C-508	LIGHTING DETAILS 2 OF 3
C-509	LIGHTING DETAILS 3 OF 3
L-100	PLANTING PLAN (C)
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)
RW-01	RETAINING WALL DETAILS
RW-02	RETAINING WALL DETAILS
RW-03	RETAINING WALL DETAILS
RW-04	RETAINING WALL DETAILS
RW-05	RETAINING WALL DETAILS
RW-06	RETAINING WALL DETAILS
RW-07	RETAINING WALL DETAILS
RW-08	RETAINING WALL DETAILS
RW-09	RETAINING WALL DETAILS
RW-D1	RETAINING WALL DETAILS
RW-D2	RETAINING WALL DETAILS

PROJECT INFORMATION

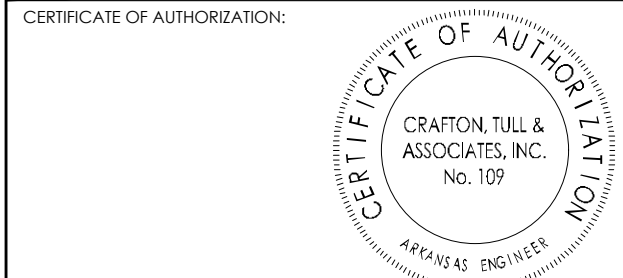
FINISHED FLOOR ELEV.	SEE GRADING PLAN, SHEET C-103
SITE AREA:	5.43 ACRES
AREA OF DEVELOPMENT:	1.80 ACRES
BUILDING USAGE:	RETAIL SERVICES
ZONING:	C-3
PROPERTY USAGE:	COMMERCIAL
ADDRESS:	411 TOWN CENTER BELLA VISTA, AR 72714
OWNER:	CR1-COOPER REALTY INVESTMENTS 903 N. 47TH STREET, SUITE 100 ROGERS, ARKANSAS 72756 479-246-6735
SITE ENGINEER:	CRAFTON TULL ALI KARR P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
NEW PARKING:	59 PARKING STALLS
STANDARD:	4 PARKING STALLS
ADA:	
TOTAL PARKING:	63 PARKING STALLS

UTILITY CONTACTS

WATER	GAS	CABLE UTILITIES
WATER: BELLA VISTA POA 51 HUNTLEY LN BELLA VISTA, AR 72715 479-855-5085	BLACK HILLS ENERGY 1301 FEDERAL WAY LOWELL, AR 72745-2129 479-333-7009	COX COMMUNICATIONS 888-952-3278
SANITARY SEWER	TELEPHONE	ELECTRIC
SEWER: VILLAGE WASTE WATER 380 BELLA VISTA WAY BELLA VISTA, AR 72714 479-855-7613	AT&T DIRECTV & U-VERSE 866-722-7500	CARROLL ELECTRIC 707 SE WALTON BLVD BENTONVILLE, AR 72712 479-273-2421

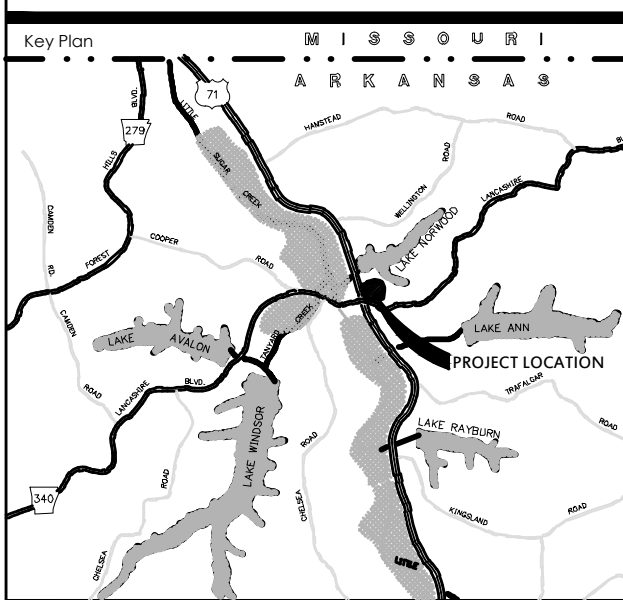
SITE STABILIZATION AND CERTIFICATION

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



TOWNCENTER EAST PHASE 3

BELLA VISTA, AR



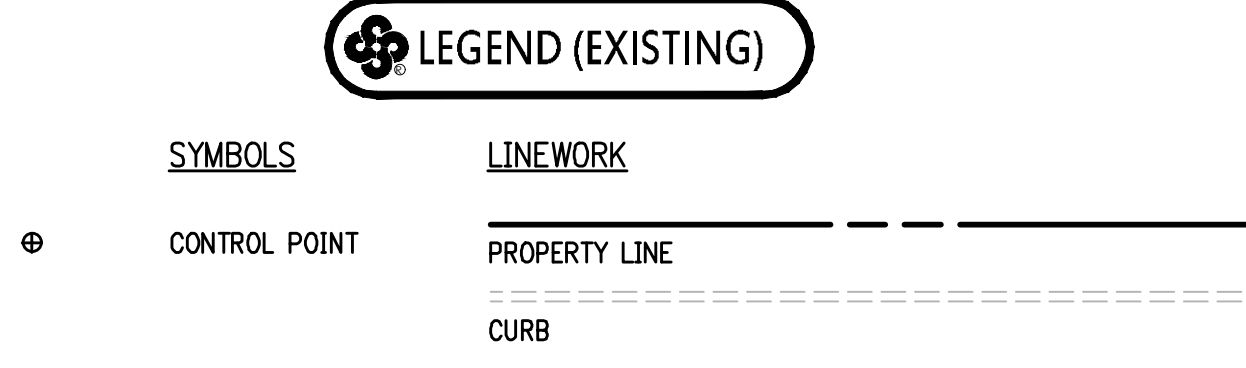
No.	Description	Date
1	1ST SUBMITTAL	10.02.2023
2	2ND SUBMITTAL	10.25.2023
3	3RD SUBMITTAL	12.04.2023
4	4TH SUBMITTAL	12.11.2023

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

PROJECT NO: 19105800 ISSUE DATE: 5/21/2025 CONTACT: E.MCMAHON DESIGNER: M. LOVE CHECKED: 10/05/2023	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
---	---

PRELIMINARY PLANS
LSD-2025-58745

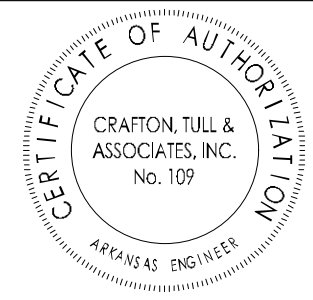
COVER SHEET



901 N. 47th St., Suite 400
Rogers, Arkansas 72756

 **Crafton Tull**
architecture | engineering | surveying

479.636.4838 f 479.631.6224 f
www.craftontull.com

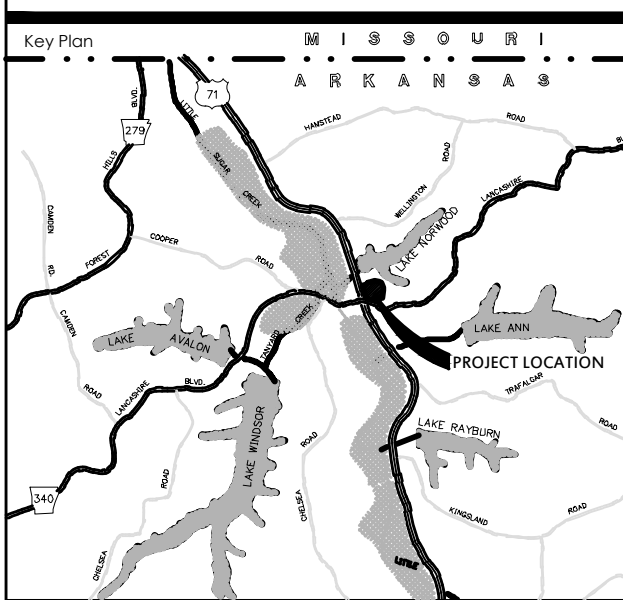


GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '30'', and to the right is another tick mark labeled '30''. The bar is divided into segments by vertical lines, with alternating black and white segments.

BASIS OF BEARING: GRID NORTH, ARKANSAS
STATE PLANE COORDINATE SYSTEM, NORTH ZONE,
NAD 83 HORIZONTAL DATUM AND NAVD 88
VERTICAL DATUM DETERMINED BY GPS
OBSERVATION ON THE CITY OF BENTONVILLE
CONTROL MONUMENTS USING THEIR PUBLISHED
VALUES.

**TOWNCENTER EAST
PHASE 3**
BELLA VISTA, AR

[illegible]

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

PROJECT NO: 19105800
ISSUE DATE: 5/21/2025
CONTACT: E.MCMAHON
GC by: M.LOVE
GC Date: 10/05/2023

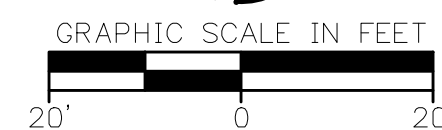
**PRELIMINARY
PLANS**

NOT FOR CONSTRUCTION
REVIEW SET
THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL SIGNED
AND SEALED
DOCUMENT

LSD-2025-58745

PROJECT CONTROL

C-002



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

RECEIVED

600

000

Page 120

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TALL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARSHNESS TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FUMES, FOUNDATIONS, PIPING, DRIVES, DRAINAGE, STRUCTURE, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS. THE PORTIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
8. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION AND REMOVAL OF ALL SERVICE LINES AND CATCH BASIN LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDINGS.

10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL TRAFFIC CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

DRAWING: G:\19-08802\BVC\PHOTO\B\RASTRUCTURE\CIVILDWG\DEMOLITION PLAN.DWG
 LAYOUT: DEMOLITION PLAN LAST SAVED: 5/15/2005 8:00 AM
 COTED BY: RONALD FLORES, 5/19/2005 11:13 AM (PLOTTER: JBY - ONLY VALID ON HARD COPY)



 LEGEND (EXISTING SYMBOLS)

LINEWORK

CURB

RIGHT OF WAY

ROAD CENTERLINE

LOT LINE

PROPERTY DESCRIPTION

Page 121 of 213

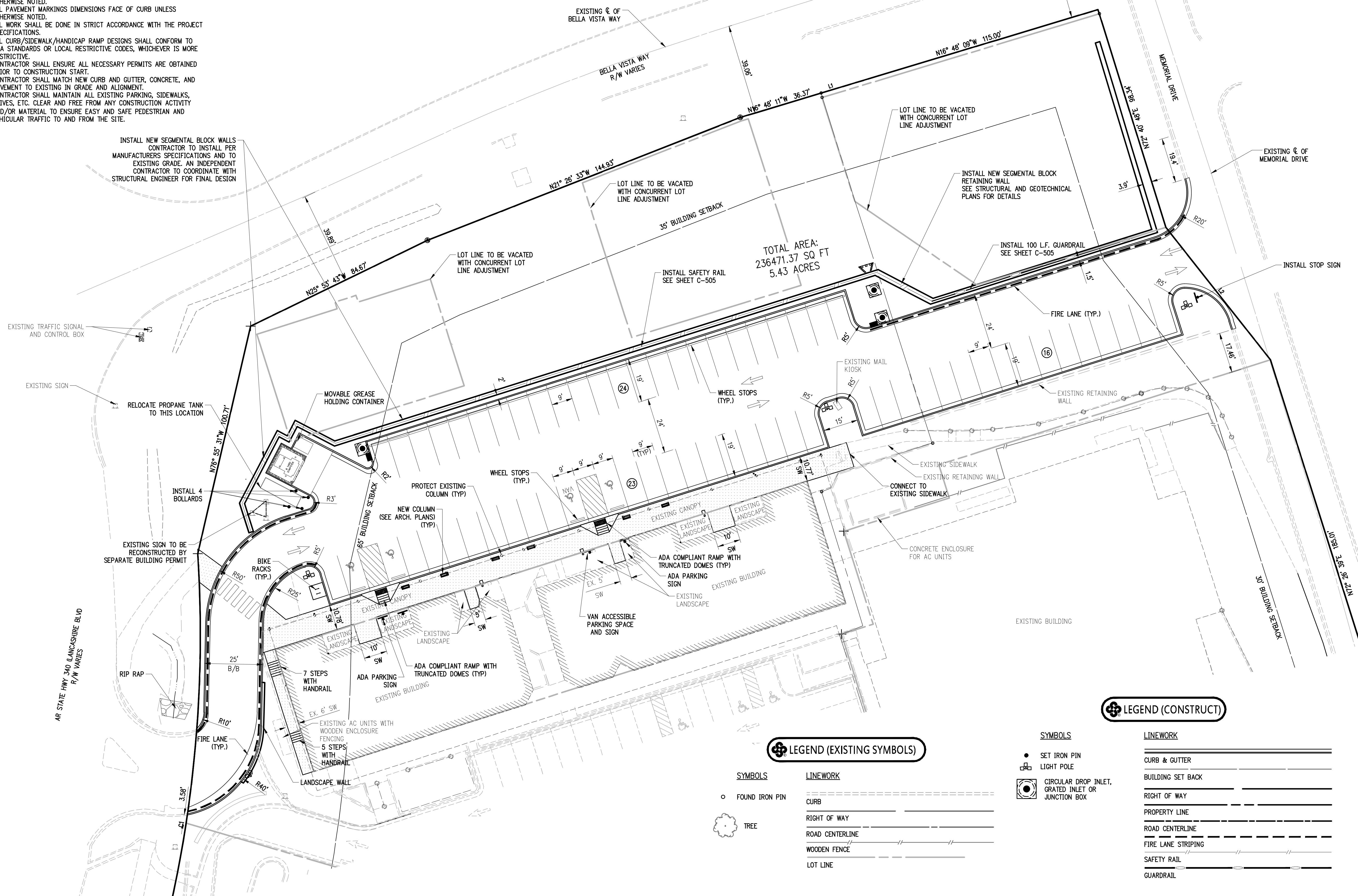
1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVING TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

NEW PARKING:	
STANDARD:	59 PARKING STALLS
ADA:	4 PARKING STALLS
TOTAL PARKING:	63 PARKING STALLS

CERTIFICATE OF APPROVAL PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____ SIGNED _____
CITY OF BELLA VISTA MAYOR OR DESIGNEE

MIN. FRONT SETBACK ALL PROPERTY LINES: 65'
MIN. SIDE SETBACK PARALLEL TO ALL STREET R.O.W. LINES: 35'
MIN. SIDE SETBACK PARALLEL TO SIDE PROPERTY LINES ADJACENT TO NON-RESIDENTIAL DISTRICT: 25'
MIN. SIDE SETBACK PARALLEL TO SIDE PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICT: 35'
MIN. REAR SETBACK PARALLEL TO REAR PROPERTY LINES ADJACENT TO NON-RESIDENTIAL DISTRICT: 30'
MIN. REAR SETBACK PARALLEL TO REAR PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICT: 65'



SYMBOLS

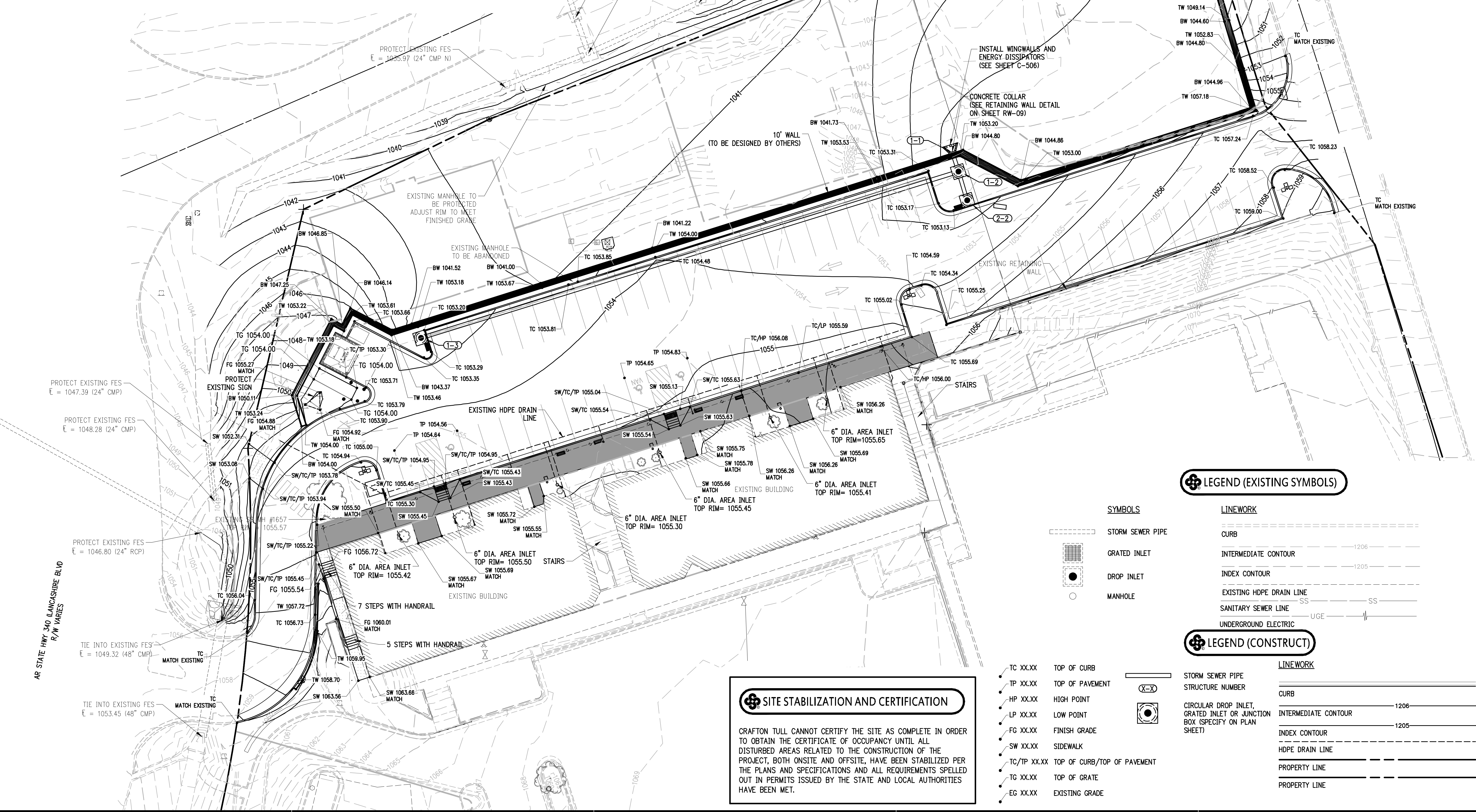
	SET IRON PIN
	LIGHT POLE
	CIRCULAR DROP INLET, GRADED INLET OR JUNCTION BOX

A diagram showing the vertical arrangement of lines for a road cross-section. The labels and their corresponding line styles are as follows:

- CURB & GUTTER**: A solid line.
- BUILDING SET BACK**: A dashed line.
- RIGHT OF WAY**: A long-dashed line.
- PROPERTY LINE**: A short-dashed line.
- ROAD CENTERLINE**: A line with alternating long and short dashes.
- FIRE LANE STRIPING**: A line with a series of 'V' shapes.
- SAFETY RAIL**: A line with rectangular markers.
- GUARDRAIL**: A line with rectangular markers.

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.



LEGEND (EXISTING SYMBOLS)

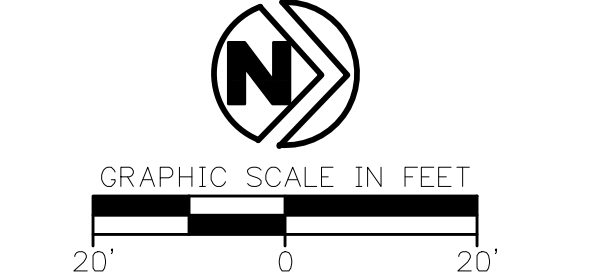
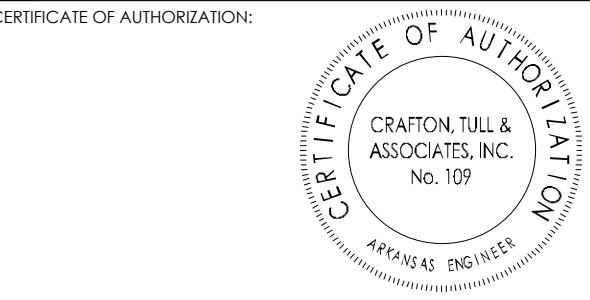
SYMBOLS	LINEWORK
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	EXISTING HOPE DRAIN LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC

LEGEND (CONSTRUCT)

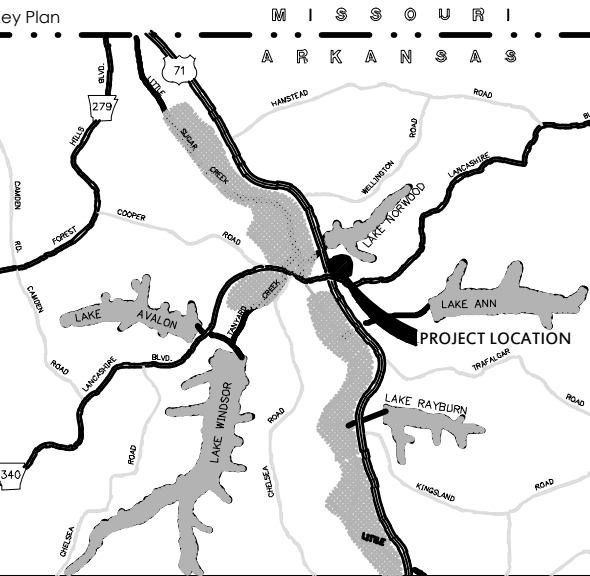
SYMBOLS	LINEWORK
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	HOPE DRAIN LINE
	PROPERTY LINE
	PROPERTY LINE

SITE STABILIZATION AND CERTIFICATION

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



TOWNCENTER EAST
PHASE 3
BELLA VISTA, AR



No.	Description	Date

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

PROJECT NO: 19105800
ISSUE DATE: 5/21/2025
CONTACT: EMMALYNN
DESIGN: M. LOVE
CHECK: M. LOVE
DATE: 10/05/2023

PRELIMINARY PLANS

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

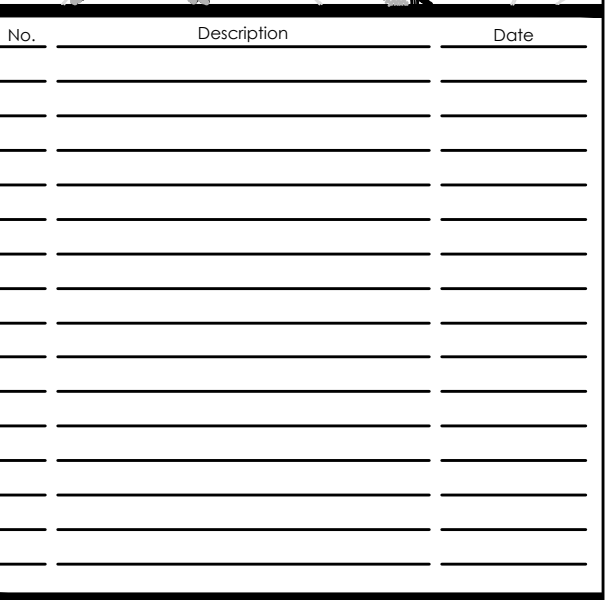
© 2025 Crafton, Tull & Associates, Inc.

LSD-2025-58745

GRADING PLAN



TOWNCENTER EAST
PHASE 3
BELLA VISTA, AR



PROJECT NO: 19105800
ISSUE DATE: 5/21/2025
CONTACT: E.MCMAHON
QC by: M.LOVE
QC Date: 10/05/2023

**PRELIMINARY
PLANS**

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

REVIEW SET
NOT FOR CONSTRUCTION

LSD-2025-58745

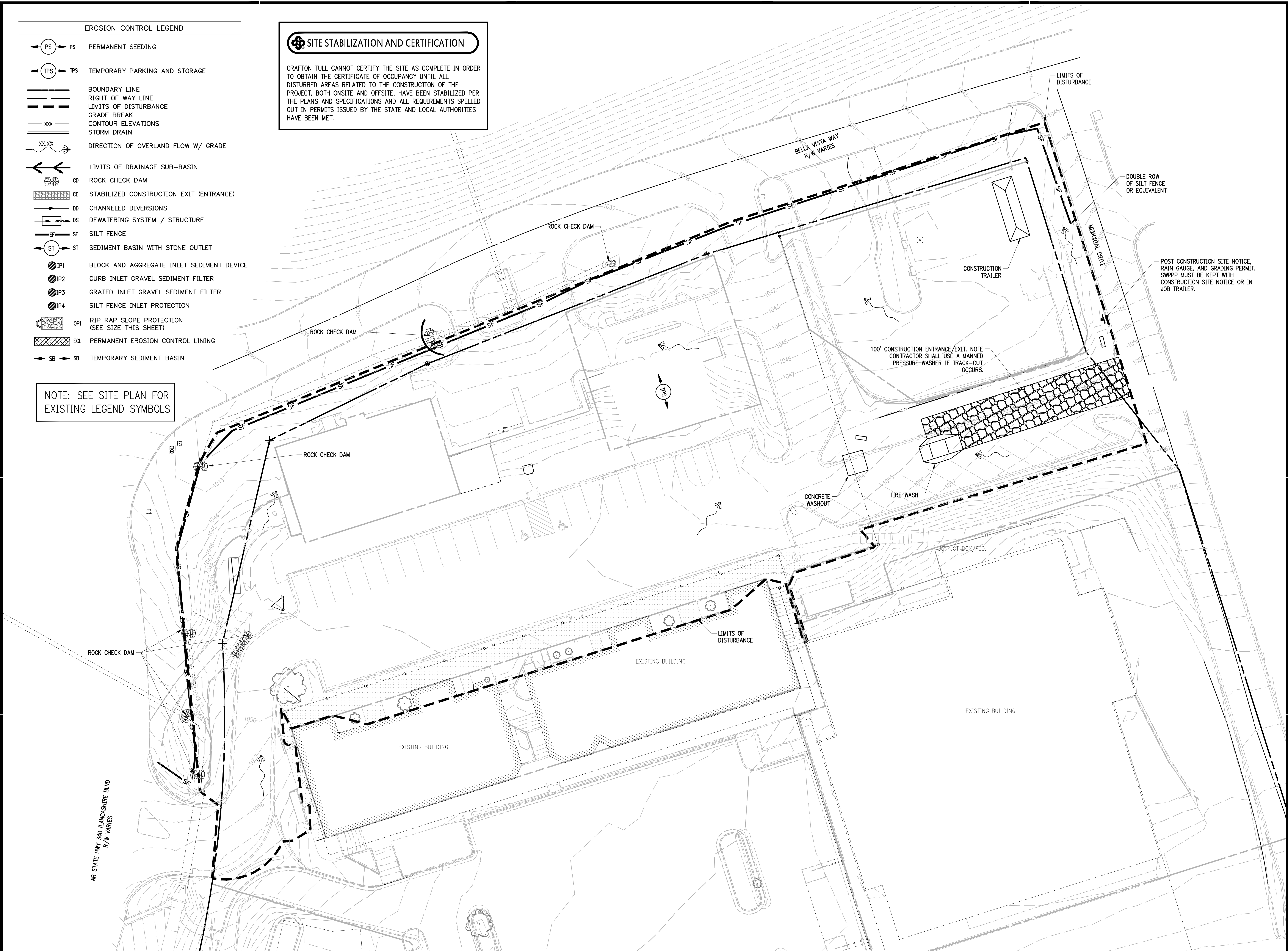
EROSION CONTROL PLAN - PHASE I

C-106

SITE STABILIZATION AND CERTIFICATION

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

NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS



DRAWING: G:\19\0500\BATCH\G3\INFRASTRUCTURE\CIVILDWG\EROSION CONTROL\PLANNING LAYOUT\EROSION CONTROL PLAN - PHASE1 LAST SAVED: C:\\$28\, 1/30/2024 3:17 PM
PLOTTED BY: RONALD FLORES, 5/19/2025 11:14 AM PLOTTED BY: ONLY VALID ON HARD COPY

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

LSD-2025-58745

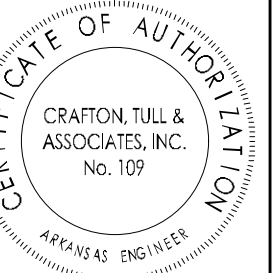
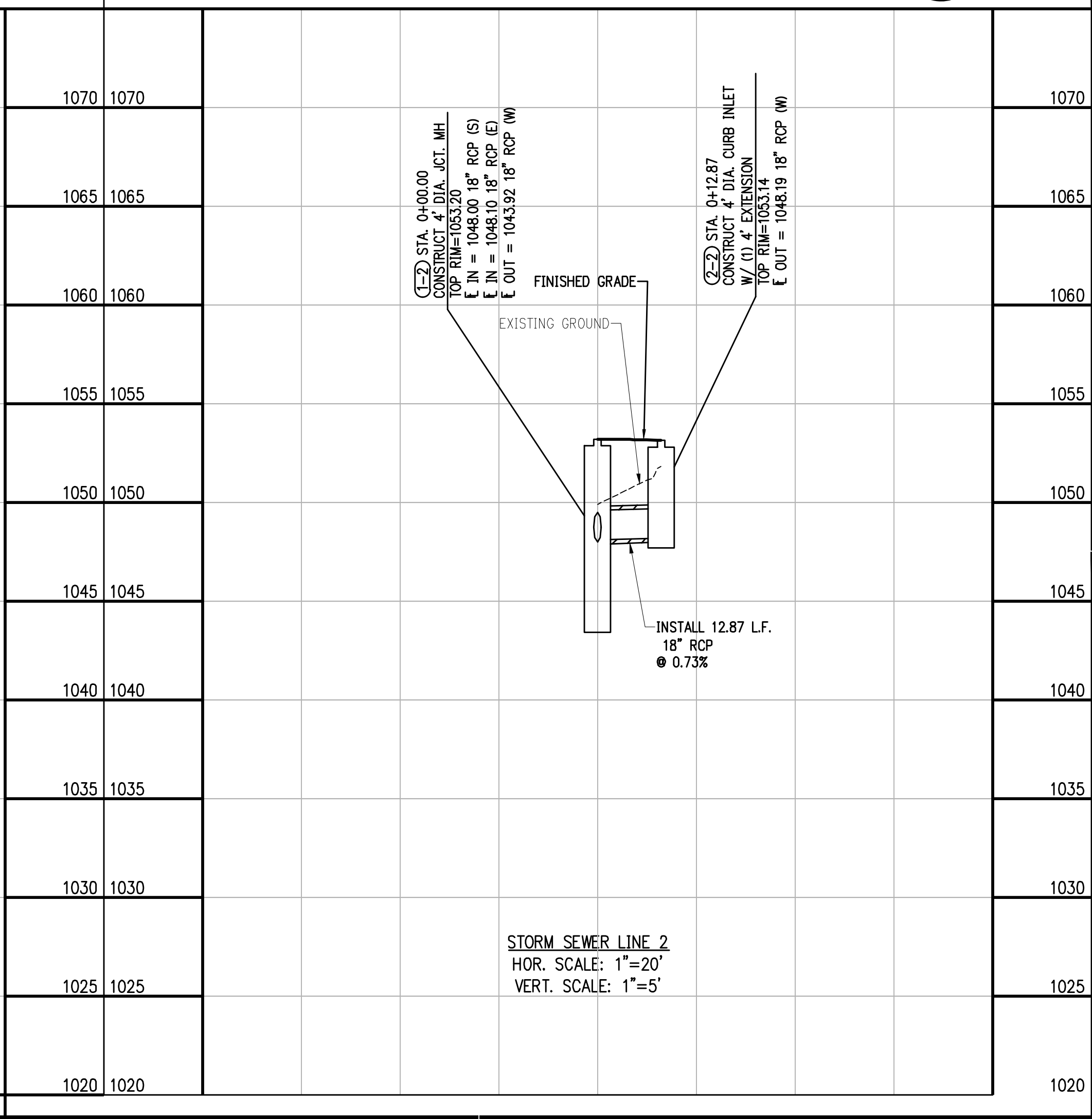
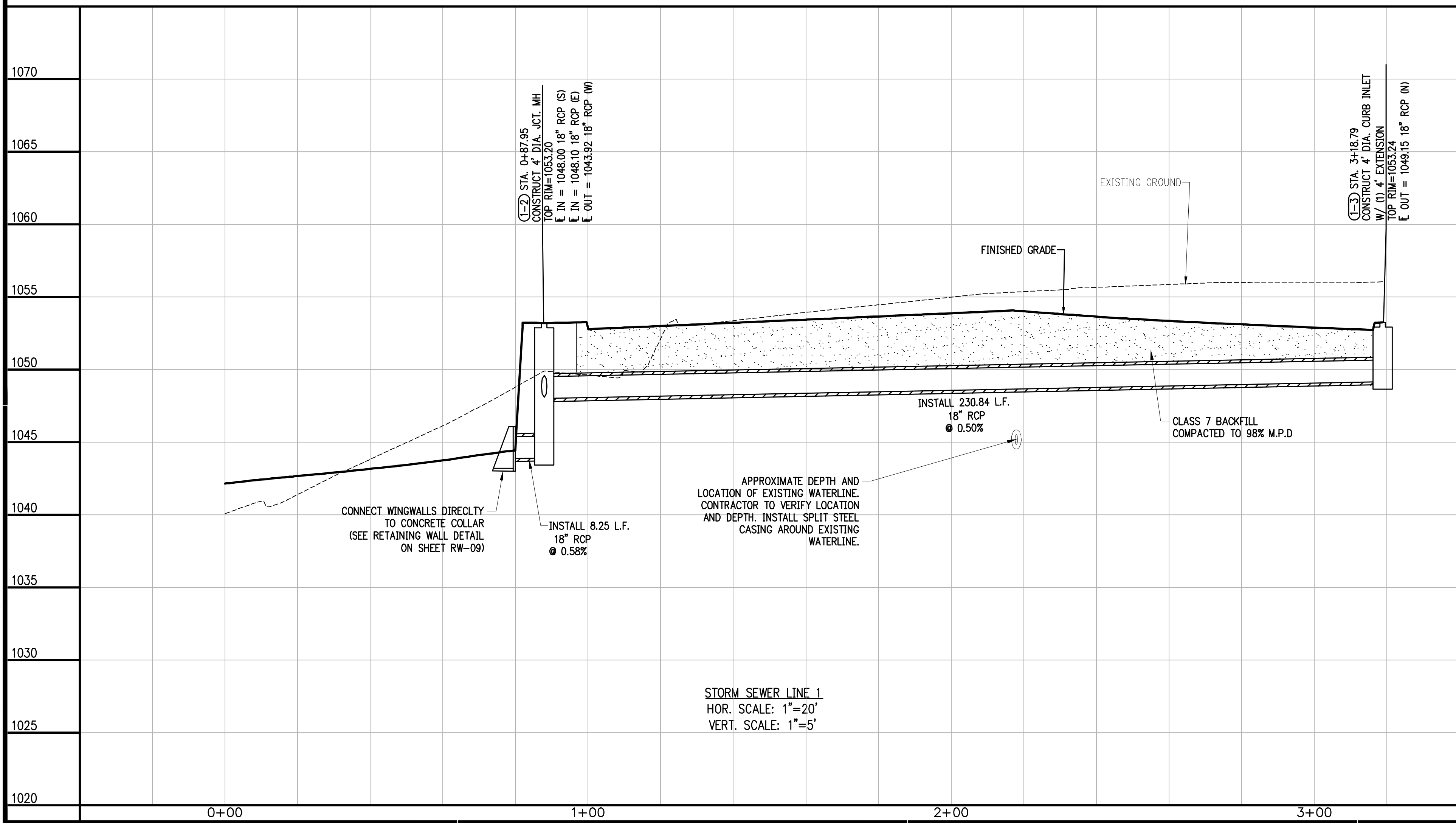
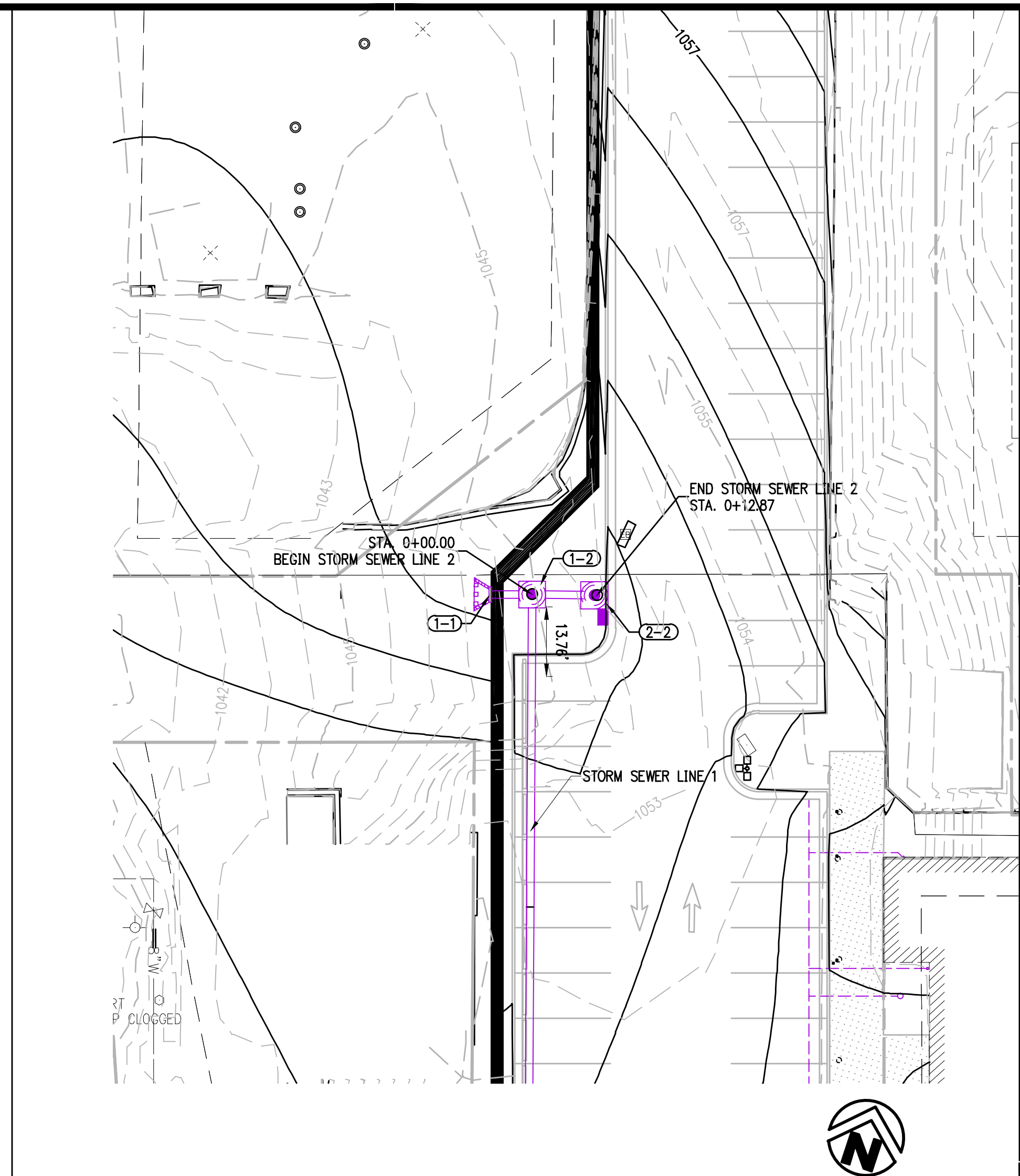
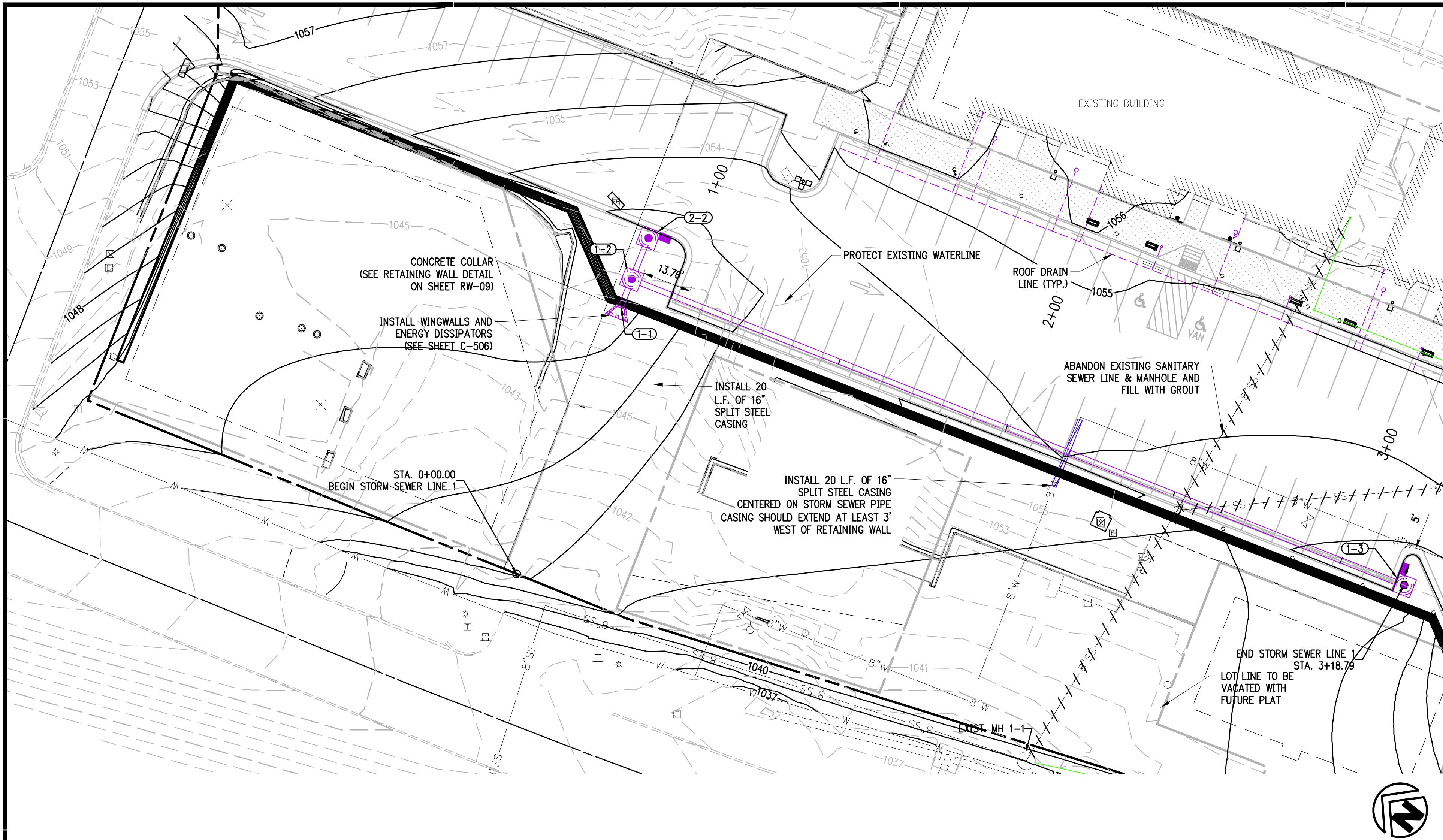
C-107

NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS

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

AR STATE HWY 340 (LANCASHIRE BLVD
R/W VARIES

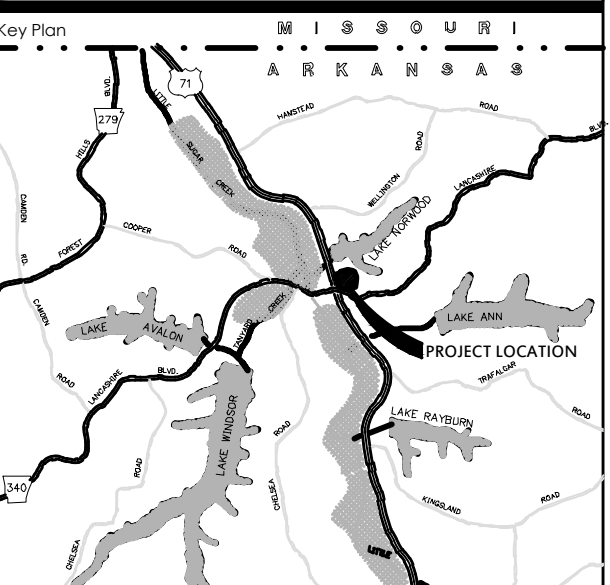
DRAWING: G:\19\08800_BVTC\PD01\INFRASTRUCTURE\CIVIL\DWG\EROSION CONTROL\PLAN\DWG\EROSION CONTROL PLAN - PHASE III LAST SAVE: CAS209, 1/30/2024 3:17 PM
PLOTTED BY: RONALD FLORES, 5/19/2025 11:14 AM PLOTTED BY: ONLY VALID ON HARD COPY



GRAPHIC SCALE IN FEET

0 10 20

TOWNCENTER EAST
PHASE 3
BELLA VISTA, AR

[illegible]

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

PROJECT NO: 19105800
ISSUE DATE: 5/21/2025
CONTACT: E.MCMAHON
GC BY: M.LOVE
GC DATE: 10/05/2023

**PRELIMINARY
PLANS**

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

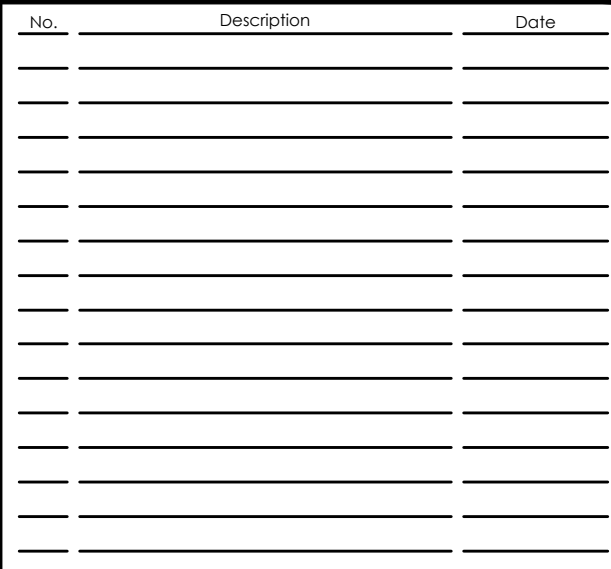
VIEW SET NOT FOR CONSTRUCTION REVIEW SET NOT FOR CONSTRUCTION

STORM SEWER LINE 1&2 P&P (C)

C-202



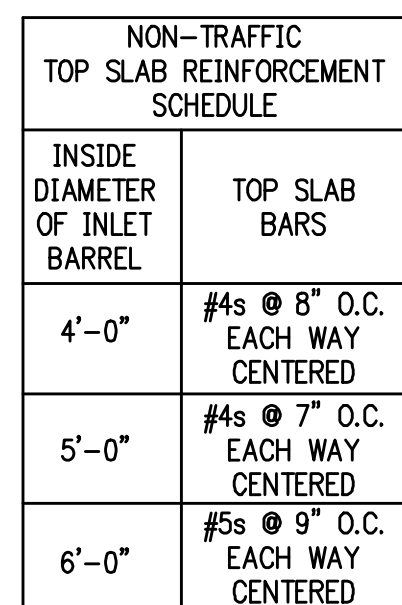
1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4.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



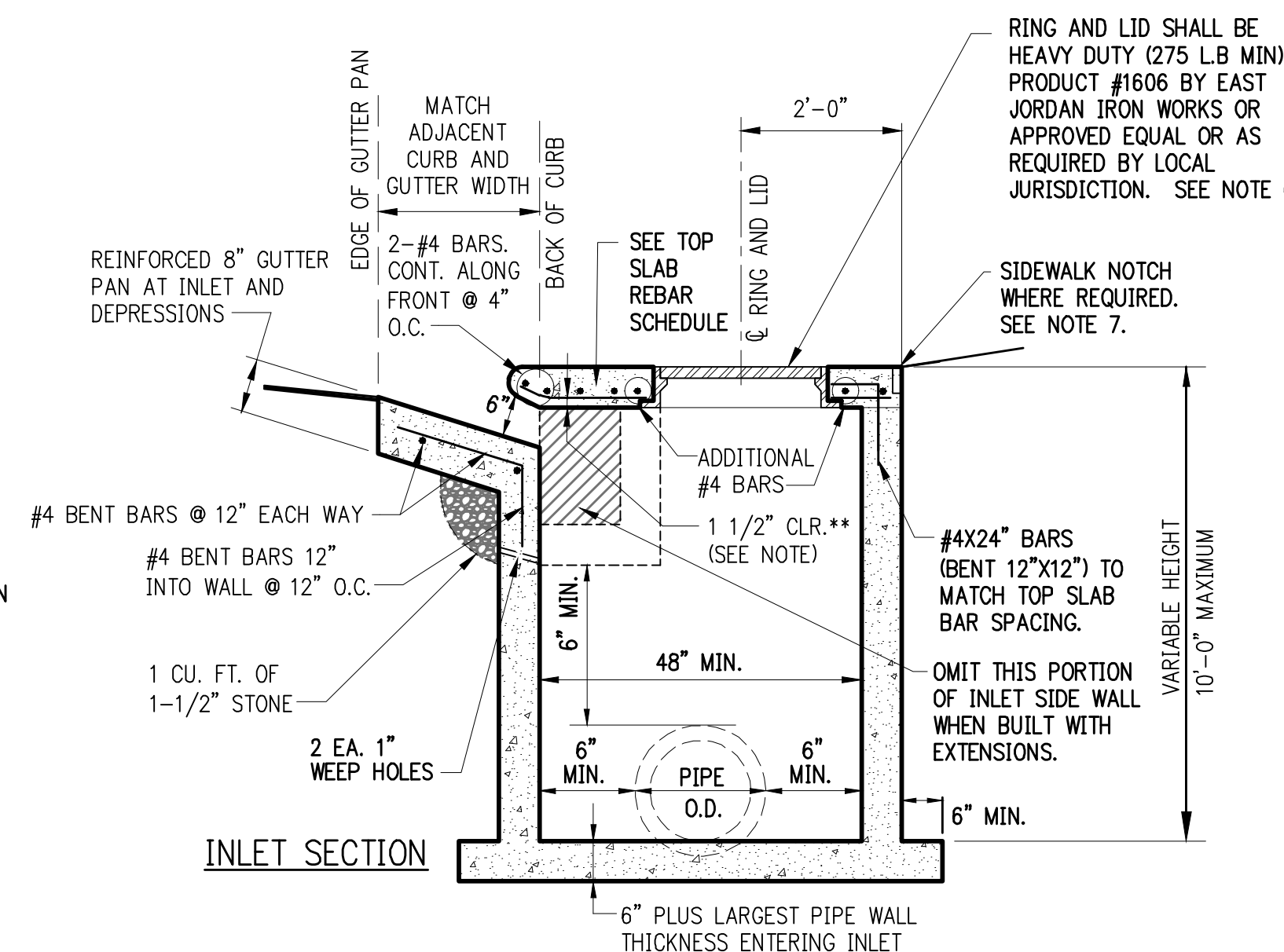
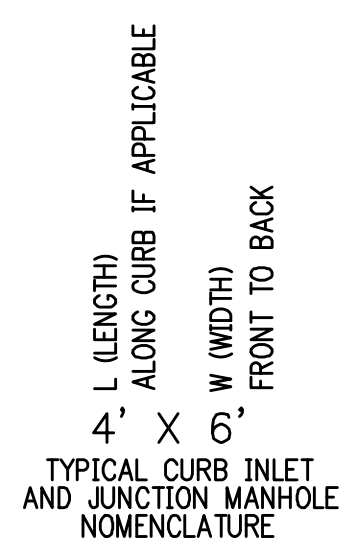
C-502

[illegible]

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.



****REBAR CLEARANCE NOTE**
SINGLE MAT: 2-1/2" CLEAR
DOUBLE MAT: 1-1/2" CLEAR



NON-TRAFFIC ONLY

- INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
 2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
 3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
 4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
 5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEEHAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
 6. FOR GENERIC GRADED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
 7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
 8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
 9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.
 10. TOP OF INLET AND SURFACE OF LID MUST BE FLUSH WITH SIDEWALK. MAXIMUM VERTICAL CHANGE SHALL NOT EXCEED 1/4 INCH.

TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

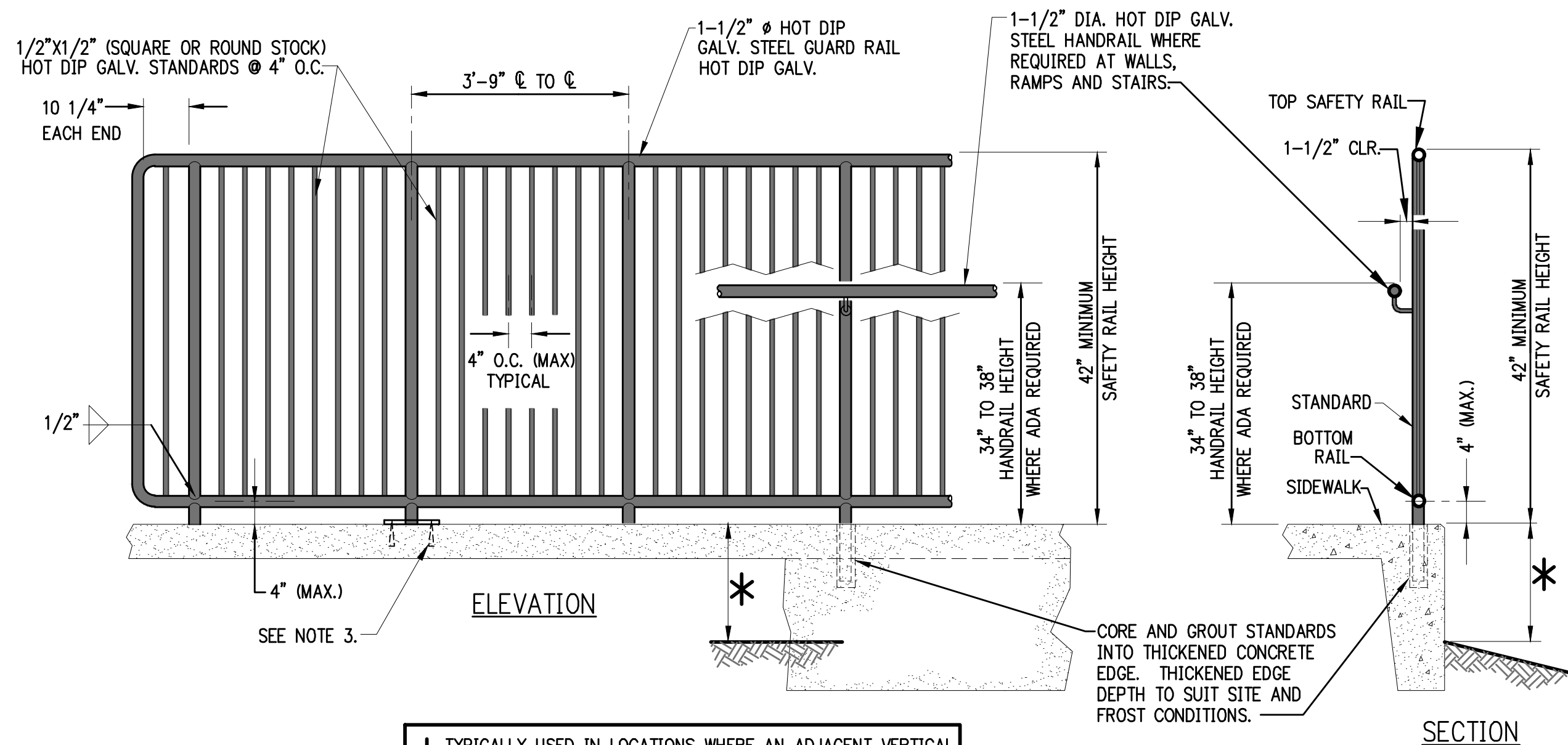
NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

NOTES:

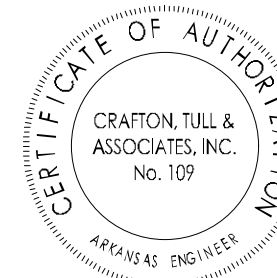
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



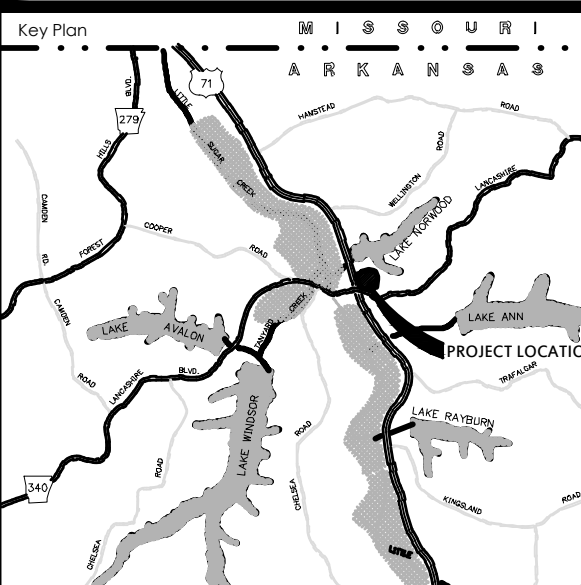
SAFETY RAIL
NTS REVISED 08/25/14

REFER TO SHEET RW-D1 FOR STANDARD ANCHOR DETAILS

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



**TOWNCENTER EAST
PHASE 3**
BELLA VISTA, AR

[illegible]

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

PROJECT NO: 19105800
ISSUE DATE: 5/21/2025
CONTACT: E.MCMAHON
GC BY: M.LOVE
GC Date: 10/05/2023

**PRELIMINARY
PLANS**

© 2025 Crafton, Tull & Associates, Inc.

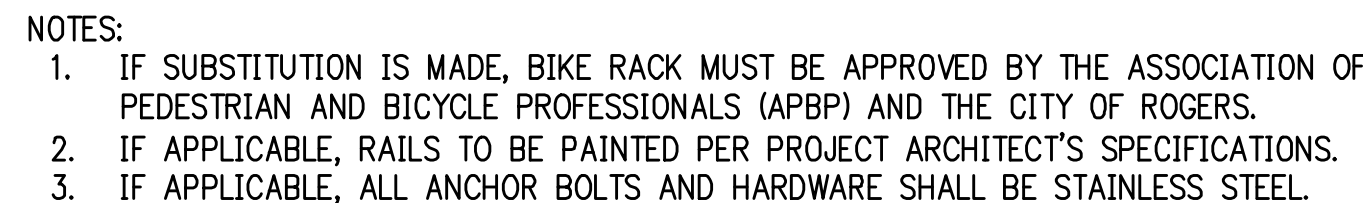
LSD-2025-58745

STANDARD DETAILS 3 OF 4

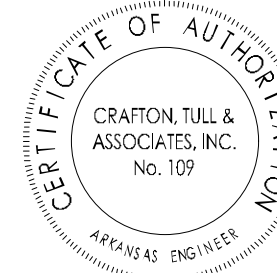
C-505

-
- 6" REINFORCE CONCRETE
W/#4s @ 12" O.C. EACH WAY
- MATCH FINISH GRADE SLOPE.
SEE GRADING PLAN
- MIN. 6" WALLS
& SLAB, TYP.
- 30°
- 2 X 4" O.D. MIN.
- 18"
- 2/3 O.D. MIN.
- 6" REINFORCE CONC. WITH
#4s @ 12" O.C. EACH WAY
- O.D. PLUS
12" MIN.
- 12" MIN.

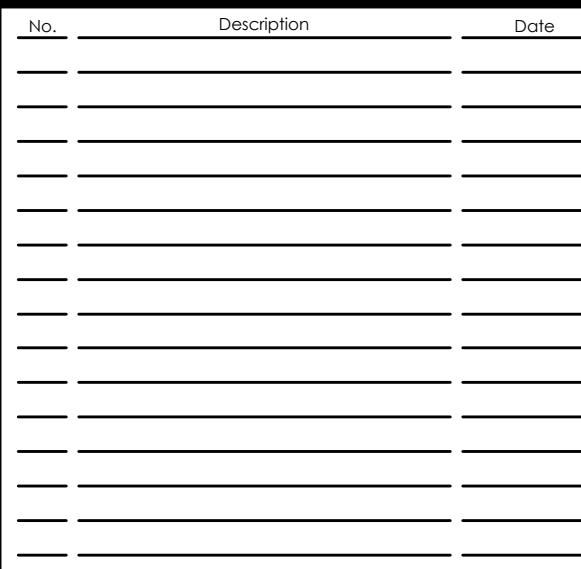
REVISÉ 04/13/15



PROPRIETARY & CONFIDENTIAL 1-800-547-5909 / WWW.HUNTCO.COM	HUNTCO BIKE RACK NAME RAMBLER WIDE FLANGE
---	---



BELLA VISTA, AR



PROJECT NO: 19105800
 ISSUE DATE: 5/21/2025
 CONTACT: E.MCMAHON
 QC by: M.LOVE
 QC Date: 10/05/2023

**PRELIMINARY
 PLANS**

STANDARD DETAILS 4 OF 4

C-506

GLEON GALLEON LED										
NOMINAL POWER LUMENS (800MA)										
Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)	0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Options										
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,586	28,237	33,383	37,833	42,191
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,461	37,430
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,444	39,649
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,116	34,125	38,066
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,148	10,081	15,011	19,835	24,576	29,409	34,780	39,489	43,889
	3000K Lumens	4,557	8,906	13,288	17,558	21,765	26,033	30,787	34,884	38,913
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,095	9,959	14,770	19,516	24,311	29,096	34,221	38,714	43,252
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,000	9,771	14,579	19,284	23,889	28,562	33,779	38,274	42,689
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,24	37,758	42,118
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,768	34,019	38,546	42,997
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,232	32,323	36,654	40,854
	3000K Lumens	4,235	8,277	12,348	16,318	20,216	24,194	28,612	32,420	36,164
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,080	35,193	39,258
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,105
	3000K Lumens	4,683	9,150	13,653	18,040	22,251	26,748	31,641	36,880	41,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	36,396	40,387
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,442	29,983	33,446
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,147	10,068	15,009	19,830	24,670	29,402	34,771	39,399	43,849
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,888	39,542	44,108
	3000K Lumens	4,573	8,938	13,334	17,618	21,828	26,121	30,892	35,003	39,044
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.



Eaton
121 Highway 35 South
Piquette, CA 94309
P: 770-485-4800
www.eaton.com/lighting

Specifications and
dimensions subject to
change without notice.

TS000020EN
2016-09-28 15:31:55

NOMINAL POWER LUMENS (600MA)										
Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)	0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Options										
T2	4000K/5000K Lumens	4,029	7,674	11,749	15,525	19,235	23,019	27,222	30,844	34,406
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,087	27,303	30,456
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,746	36,527
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,886	32,334
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,028	11,976	15,824	19,605	23,441	27,746	31,438	35,088
	3000K Lumens	3,638	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4Tf	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,587	27,867	31,620	35,272
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,980	31,223
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816
	3000K Lumens	3,609	7,063	10,524	13,906	17,230	20,618	24,384	27,629	30,819
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,881	11,729	15,498	19,202	22,979	27,175	30,791	34,347
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064
	3000K Lumens	3,605	7,104	10,599	14,006	17,353	20,765	24,557	27,824	31,039
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,277	15,033	18,626	22,289	26,359	29,867	33,216
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5
SNG	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
SMQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	28,141	33,019	36,832
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,885	29,305	32,690
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
SL1/SLR	4000K/5000K Lumens	3,809	7,052	10,522	13,903	17,226	20,613	24,378	27,623	30,812
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,441	27,276
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,098	23,977	28,356	32,129	35,839
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,294	16,230	20,109	24,084	28,459	32,246	35,989
	3000K Lumens	3,729	7,267	10,874	14,367	17,860	21,301	25,192	28,544	31,843
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
* Nominal data for 70 CRI.										



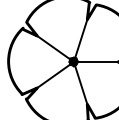
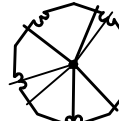
Eaton

1211 Highway N South
Plainfield, NJ 07054
P 732-465-0020
www.eaton.com/global

Specifications and
dimensions subject to
change without notice.

TDS00020EN
2016-09-28 15:35:55

PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>TYPE</u>
<u>TREES</u>						
	5	MAGNOLIA VIRGINIANA "JNS" / EMERALD TOWER™ SWEETBAY MAGNOLIA	B # B	2" CAL	8'-10" HT.	
<u>PARKING LOT TREES</u>						
	2	QUERCUS SHUMARDII / SHUMARD RED OAK	B # B	2.5" CAL	8'-10" HT.	SHADE
	3	ZELKOVA SERRATA "CITY SPRITE" TM / CITY SPRITE ZELKOVA	B # B	2.5" CAL	8'-10" HT.	SHADE
<u>STREET TREES</u>						
	2	CERCIS CANADENSIS "FOREST PANSY" TM / FOREST PANSY REDBUD	B # B	1.5" CAL	8'-10" HT.	ORNAMENTAL
	2	GLADISTIA TRIACANTHOS INERMIS "SHADEMASTER" / SHADEMASTER HONEY LOCUST	B # B	2.5" CAL	8'-10" HT.	SHADE
	6	JUNIPERUS VIRGINIANA "TAYLOR" / TAYLOR JUNIPER	B # B		6'-8" HT.	ORNAMENTAL
	5	PISTACIA CHINENSIS / CHINESE PISTACHE	B # B	2.5" CAL	8'-10" HT.	SHADE
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPREAD</u>	
<u>SHRUBS</u>						
	15	BUDDLEJA DAVIDII "BLACK KNIGHT" / BLACK KNIGHT BUTTERFLY BUSH	5 GAL	30" HT. MIN.	24" SPREAD MIN.	
	19	BUXUS X "GREEN VELVET" / G.V. BOXWOOD	5 GAL	12" HT. MIN.	18" SPREAD MIN.	
	6	ITEA VIRGINICA "HENRY'S GARNET" / HENRY'S GARNET SWEETSPICE	3 GAL	18" HT. MIN.	15" SPREAD MIN.	
	40	JUNIPERUS HORIZONTALIS PLUMOSA "ANDORRA" / ANDORRA JUNIPER	3 GAL	12" HT. MIN.	12" SPREAD MIN.	
	23	MISCANTHUS SINENSIS "MORNING LIGHT" / EULALIA GRASS	5 GAL			
	56	RUDBECKIA FULGIDA SULLIVANTII "LITTLE GOLDSTAR" / LITTLE GOLDSTAR CONEFLOWER	1 GAL			

PLANTING REQUIREMENTS

STREET TREES:
LANCASHIRE BLVD. (172 LF / 25) = 7 SHADE TREES REQUIRED & 7 ORNAMENTAL TREES REQUIRED; PROVIDED
70 SHRUBS (50% EVERGREEN) REQUIRED; PROVIDED

PARKING LOTS: 5% INTERIOR GREENSPACE REQUIRED AND 1 TREE PER 14 PARKING STALLS
PARKING LOT AREA (±21,119 SF) = 1,693 SF INTERIOR GREENSPACE REQUIRED
1,693 SF INTERIOR GREENSPACE PROVIDED (8%)

PARKING STALLS (63) = 5 TREES REQUIRED
5 TREES PROVIDED

UTILITIES AND PLANT MATERIALS

- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
- TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
- TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 10' OF OVERHEAD UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 5' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 3' FROM DOORS OF ABOVEGROUND ELECTRICAL EQUIPMENT.
- TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
- CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

- CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
- TREES SHALL NOT BE TOPPED AT ANY TIME.
- WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

LANDSCAPE NOTES

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
- CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
- ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE FILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
- PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
- CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
- TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
- ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
- ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
- IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

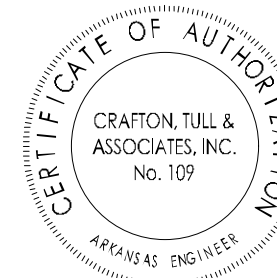
Arkansas One Call



Know what's below.

Call before you dig.

CERTIFICATE OF AUTHORIZATION



CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.
No. 109

ARCHITECT, ENGINEER

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

GRAPHIC SCALE IN FEET

20' 0 20'

<



N
T
SCALE: NT

NOTE: SITE IMAGE PROVIDED BY GOOGLE EARTH, PRO, 2016

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



CRI
Cooper Realty Investments, Inc.

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

The logo features the word "Arkansas" in a large, red, cursive script. Below it, the text "Know what's below." is in a smaller, black, sans-serif font, followed by "Call before you dig." in a larger, bold, black, sans-serif font. To the right of the text is a white outline of the state of Arkansas. Inside the outline, the number "811" is written in a large, bold, green font with a black outline. Below the number "811" is a small, stylized graphic of a shovel with a green handle and a silver blade.

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
RW-01	COVER SHEET
RW-02	TECHNICAL SCOPE OF WORK
RW-03	TECHNICAL SCOPE OF WORK
RW-04	SITE PLAN
RW-05	WALL PLAN & PROFILE
RW-06	WALL PLAN AND PROFILE
RW-07	TYPICAL WALL CROSS SECTION
RW-08	TYPICAL WALL CROSS SECTION
RW-09	TYPICAL WALL CROSS SECTION
RW-D1	WALL CONSTRUCTION DETAILS
RW-D2	WALL CONSTRUCTION DETAILS

[illegible]

COVER SHEET

TOWNCENTER EAST, PHASE 3

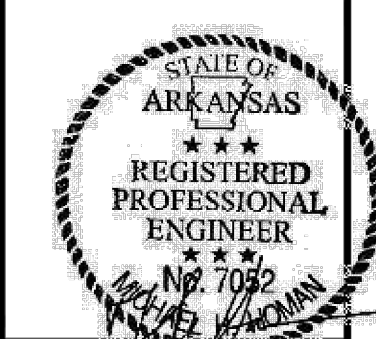
BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

ARKANSAS

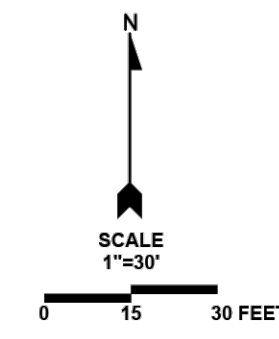


6895 SOUTH ASH AVENUE, SUITE H-4
PH. (480) 897-8200
TEMPE, AZ 85282
FAX. (480) 897-1133



11/28/2023	
RW-01	
DESIGNED BY:	JP
DRAWN BY:	JP
APPVD. BY:	TMK
SCALE:	AS SHOWN
DATE:	11/28/23
JOB NO.	65235108
ACAD NO.	01 RW-01
SHEET NO.:	01 OF 11

THIS SITE PLAN IS FOR WALL LOCATION ONLY. REFER TO THE GRADING AND DRAINAGE PLAN BY CRAFTON TULL FOR GRADING, SURVEY, DRAINAGE, PAVING AND ALL OTHER CIVIL ASPECTS OF THE PROJECT.

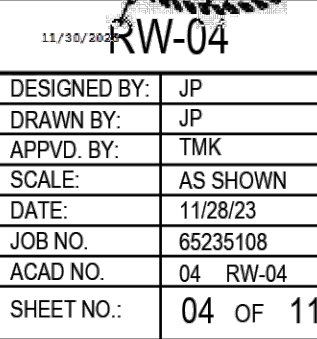
[illegible]

TOWNCENTER EAST, PHASE 3

BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

ARKANSAS



PROPOSED PAVING BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE PROPER EXTENTS OF MSE WALL REINFORCED BACKFILL ALLOWS FOR PROPOSED PAVEMENT SECTION CONSTRUCTION PRIOR TO WALL CONSTRUCTION

**EXISTING GRADE
PER CIVIL PLANS**

**MINIMUM 8-INCH LOW PERMEABLE
(CLAYEY) COMPACTED ON-SITE SOILS**

**FINISHED GRADE AT TOP
OF WALL PER CIVIL PLANS**

✓ SCREEN FENCE OR HANDRAIL PER BUILDING CODE (DESIGN BY OTHERS)

LOADING PLAN

KEYSTONE

TOW EL. (VARIES)

DESIGN WALL HEIGHT "H"
VARIES 14.33' MAXIMUM

BOW EL. (VARIES)

FINISHED GRADE AT
BOTTOM OF WALL
PER CIVIL PLANS

PROVIDE 4" DIAMETER SOLID DRAIN
PIPE WEEPHOLES AT MAXIMUM 30' ON
CENTER (TYP.). SEE DETAIL THIS SHEET

SEE DETAILS FOR OPTIONS ON LEVELING PAD TREATMENT WHERE BEDROCK IS ENCOUNTERED AT BASE OF WALL.

1 TYPICAL RETAINING WALL A CROSS SECTION
N.T.S

4" DIAMETER PERFORATED
ADS OR PVC PIPE WRAPPED
IN FABRIC

DAYLIGHT DRAIN
THROUGH WALL FACE

PLAN VIEW

2" CUT 

**2000 PSI NON SHRINK GROUT TO
MEET ASTM C 1107-05 STANDARD
SPECIFICATION (TYP.)**

2ND COURSE ABOVE
1ST COURSE ABOVE

DAYLIGHT DRAIN
THROUGH WALL FACE

SPACING VARIES
30 FEET MAX

FINISHED GRADE AT
BOTTOM OF WALL

PROFILE VIEW

SUB-DRAIN DETAIL FOR TYPICAL WALL SECTION (N.T.S.)

Mechanically Stabilized Earth (MSE) retaining walls are flexible reinforced soil masses, which interact with the foundation and retained backfill zones to provide a stable retaining structure. These soil zones have different stress/strain/consolidation properties which can result in differential movements and strain of the reinforced and retained soil matrix.

Possible causes of soil cracking

-
- 1) Fill Consolidation
- 2) Fill Consolidation
- 3) Active earth pressure strain
- 4) Foundation settlement
- 5) Toe settlement
- Crack
- Crack
- Existing ground
- Limits of excavation

Soil cracks can also be a sign of global instability or continuing settlement which requires evaluation by a geotechnical engineer. However, most minor soil cracking observed is structurally insignificant to the long term performance of the wall structure but can lead to reflective cracks in pavement sections and/or separation of curbs when of greater magnitude.

Significantly increasing the length of the upper reinforcement levels to help bridge the potential crack zones can be prudent precaution for projects with flexible pavements extending over all zones. High quality backfill, proper backfill placement and compaction, and firm foundations are the best precautions against soil cracking.

DESCRIPTION

REV.	DATE	BY
------	------	----

TYPICAL WALL CROSS SECTION

TOWNCENTER EAST, PHASE 3

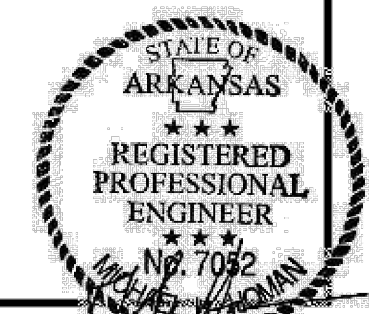
BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

ARKANSAS



4685 SOUTH ASH AVENUE, SUITE H-4
PH. (480) 897-8200
TEMPE, AZ 85282
FAX. (480) 897-1133



RW-07

DESIGNED BY:	JP
DRAWN BY:	JP
APPVD. BY:	TMK
SCALE:	AS SHOWN
DATE:	11/28/23
JOB NO.	65235108
ACAD NO.	07 RW-07
SHEET NO.:	07 OF 11

FENCE POST INSTALLATION USING SLEEVE-IT™ SD-1

LIMITS OF UNIT FILL AND REINFORCED BACKFILL

TYPICAL GUARDRAIL DETAIL

GEOGRID ORIENTATION ON BLOCK

KEYSTONE COMPAC III BLOCK DETAIL

**AGGREGATE BASE COURSE (ABC), SAND,
GROUT OR CONCRETE BETWEEN CONCRETE
SURFACE AND BLOCK UNIT TO PROVIDE
LEVEL SURFACE**

IF BEDROCK IS ENCOUNTERED AT OR ABOVE PROPOSED MSE BOTTOM OF WALL ELEVATION, PROVIDE # 4 VERTICAL REINFORCING BAR @32" O.C. APPLY ADHESIVE OR EPOXY TO PROVIDE MECHANICAL CONNECTION TO BEDROCK

OPTION 1

CAP STEP DETAIL

LEVELING PAD STEP DETAIL

SLEEVE-IT™ SD1 COMPONENTS

**IF BEDROCK IS NOT ENCOUNTERED BELOW PROPOSED MSE
BOTTOM OF WALL ELEVATION (VARIES, SEE WALL PROFILE),
EXCAVATE INTO SOIL TO PLANNED BOTTOM OF WALL INTO
THE SOIL. PLACE 8-INCH GRAVEL OR CONCRETE LEVELING
PAD AS SHOWN ABOVE.**

OPTION 2

[illegible]

WALL CONSTRUCTION DETAILS

TOWNCENTER EAST, PHASE 3

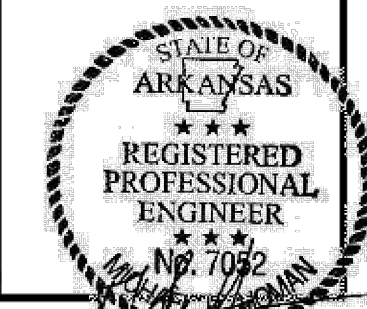
BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

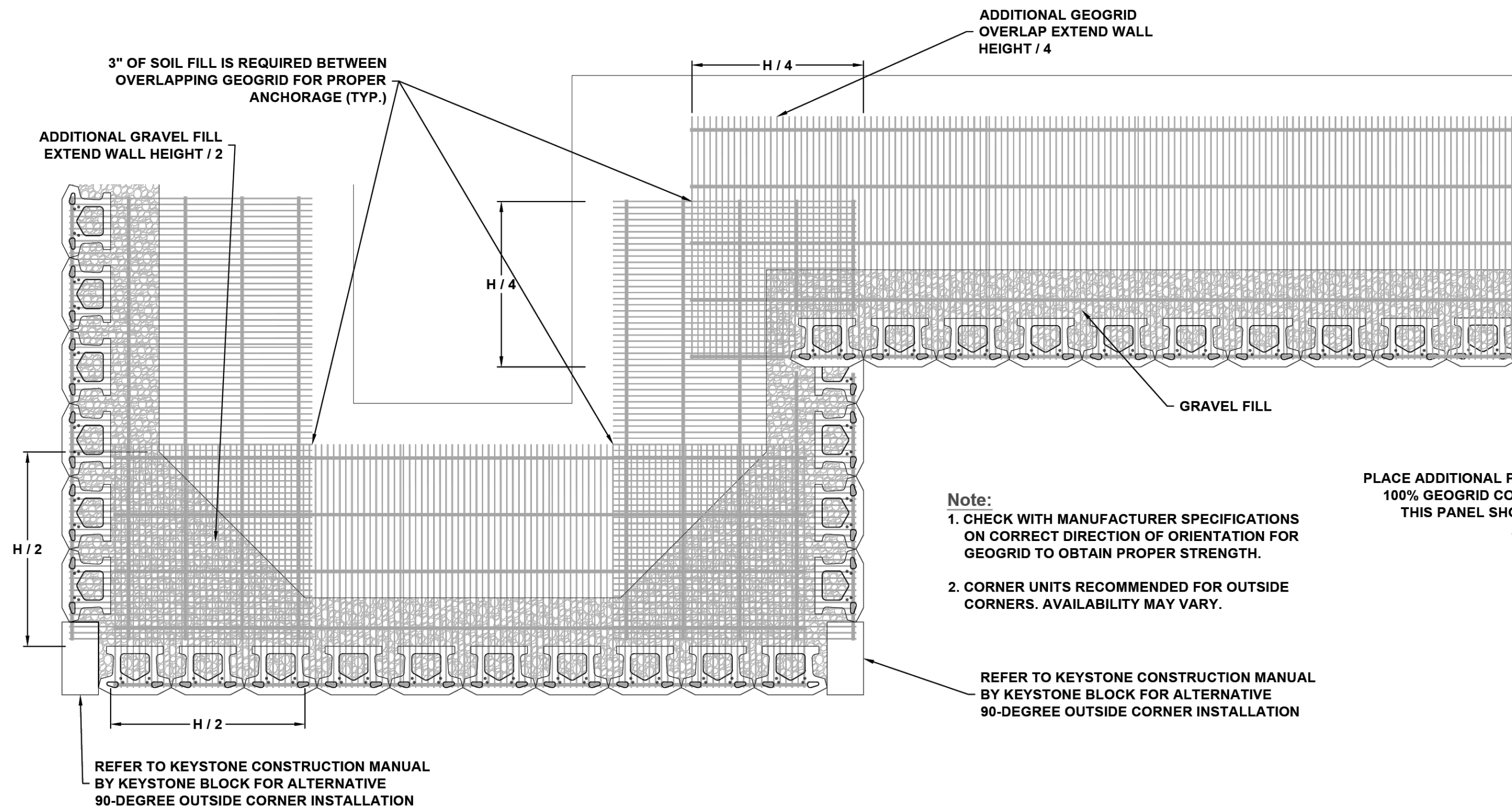
ARKANSAS



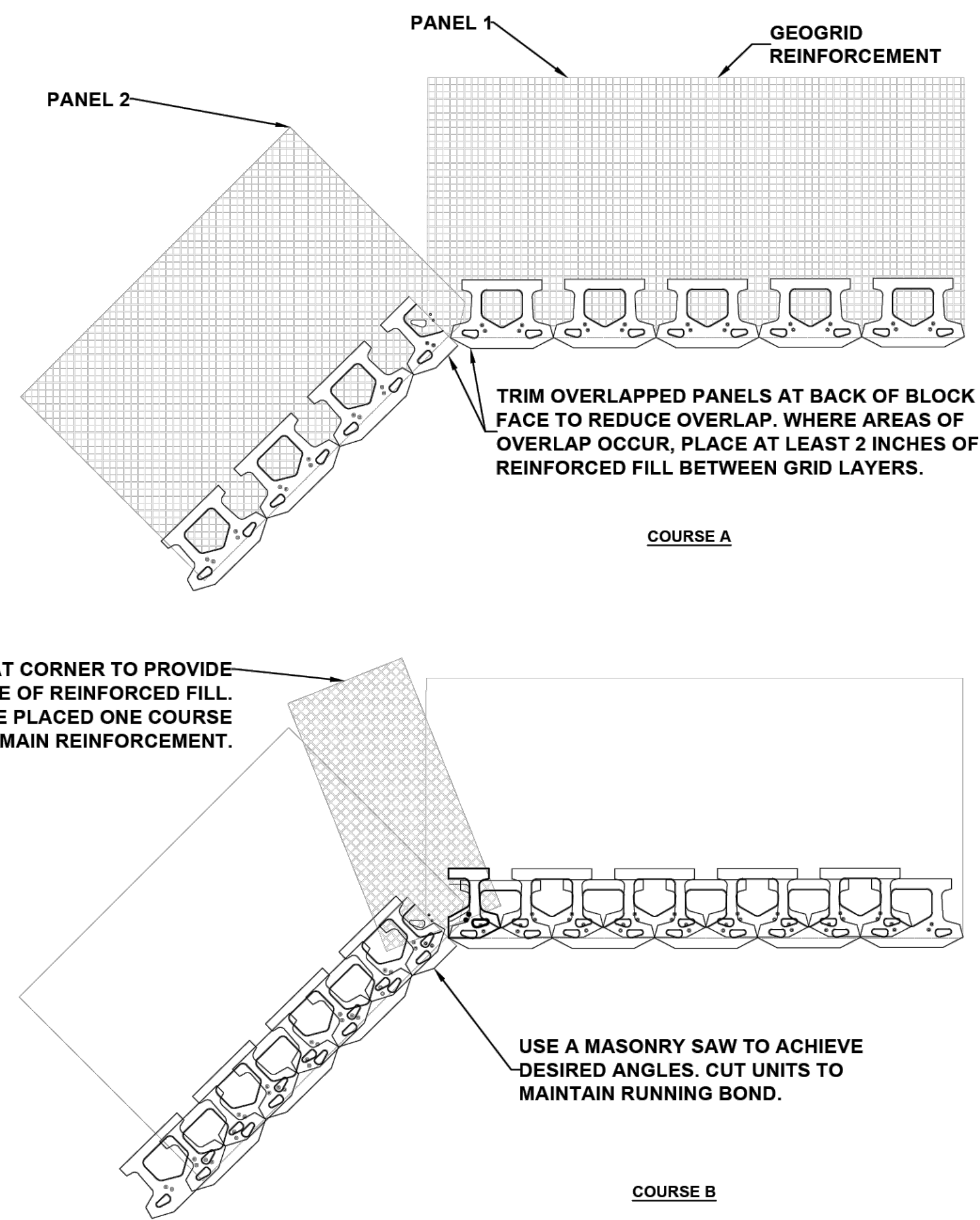
4685 SOUTH ASH AVENUE, SUITE H-4
PH. (480) 897-8200
TEMPE, AZ 85282
FAX (480) 897-1133



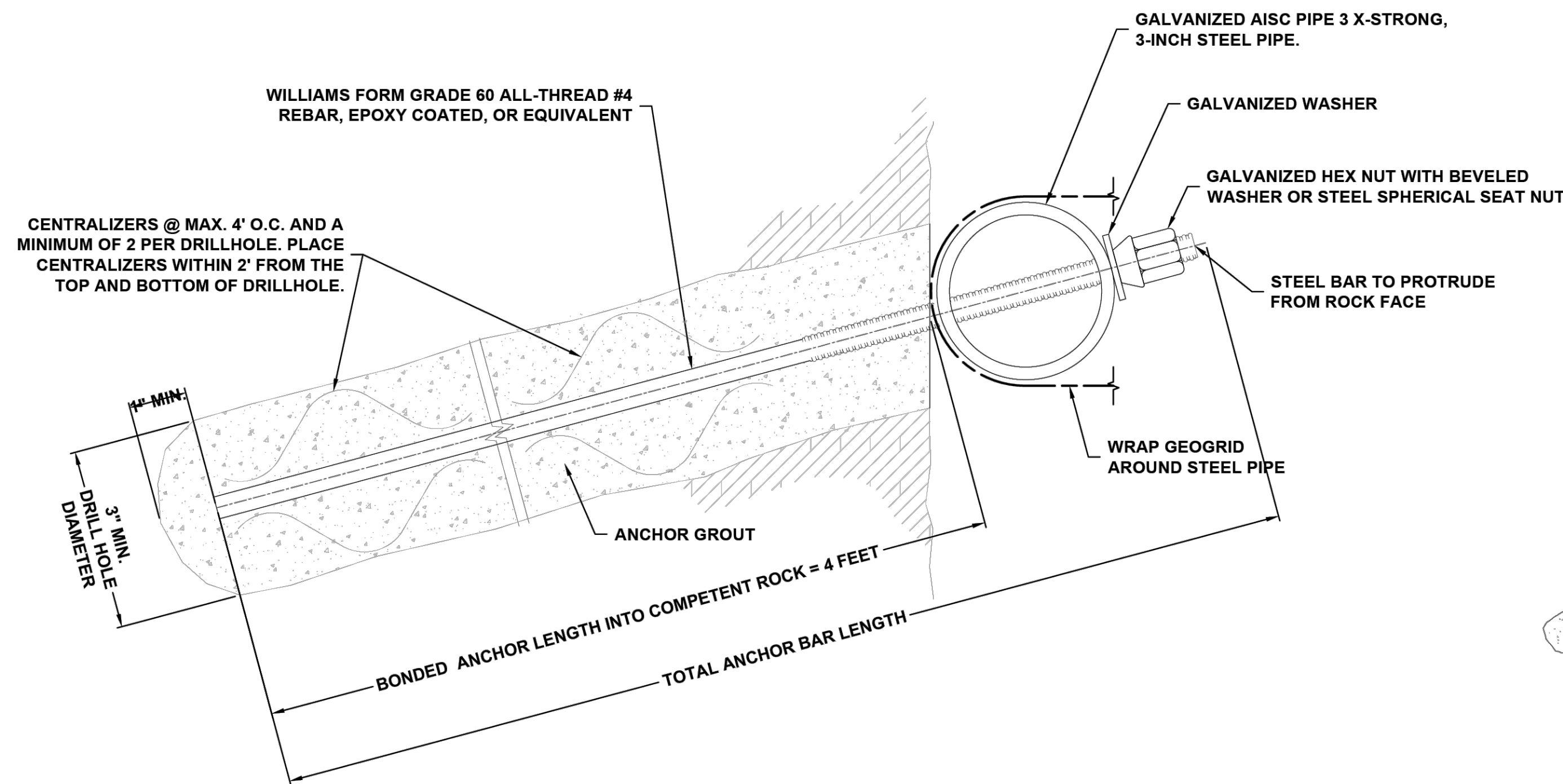
DESIGNED BY:	JP
DRAWN BY:	JP
APP'D. BY:	TMK
SCALE:	AS SHOWN
DATE:	11/28/23
JOB NO.	65235108
ACAD NO.	10 RW-D1
SHEET NO.:	10 OF 11



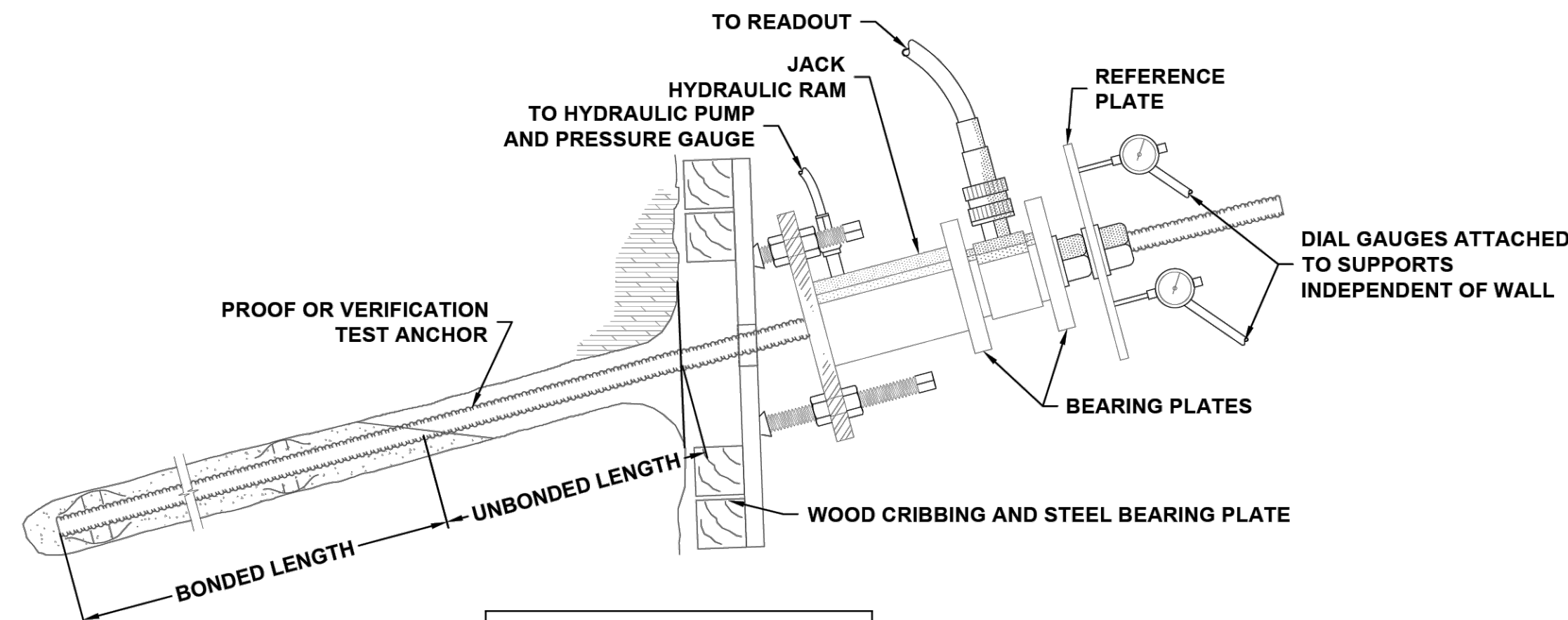
GEOGRID INSTALLATION AT CORNERS



INSIDE ANGLES DETAIL (N.T.S.)



PRODUCTION ROCK ANCHOR DETAIL (N.T.S.)



NOTE: BARE BARS MAY BE USED FOR SACRIFICIAL VERIFICATION TEST ANCHORS

VERIFICATION/PROOF TEST ROCK ANCHOR DETAIL (N.T.S.)

WALL CONSTRUCTION DETAILS

TOWNCENTER EAST, PHASE 3

BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

ARKANSAS

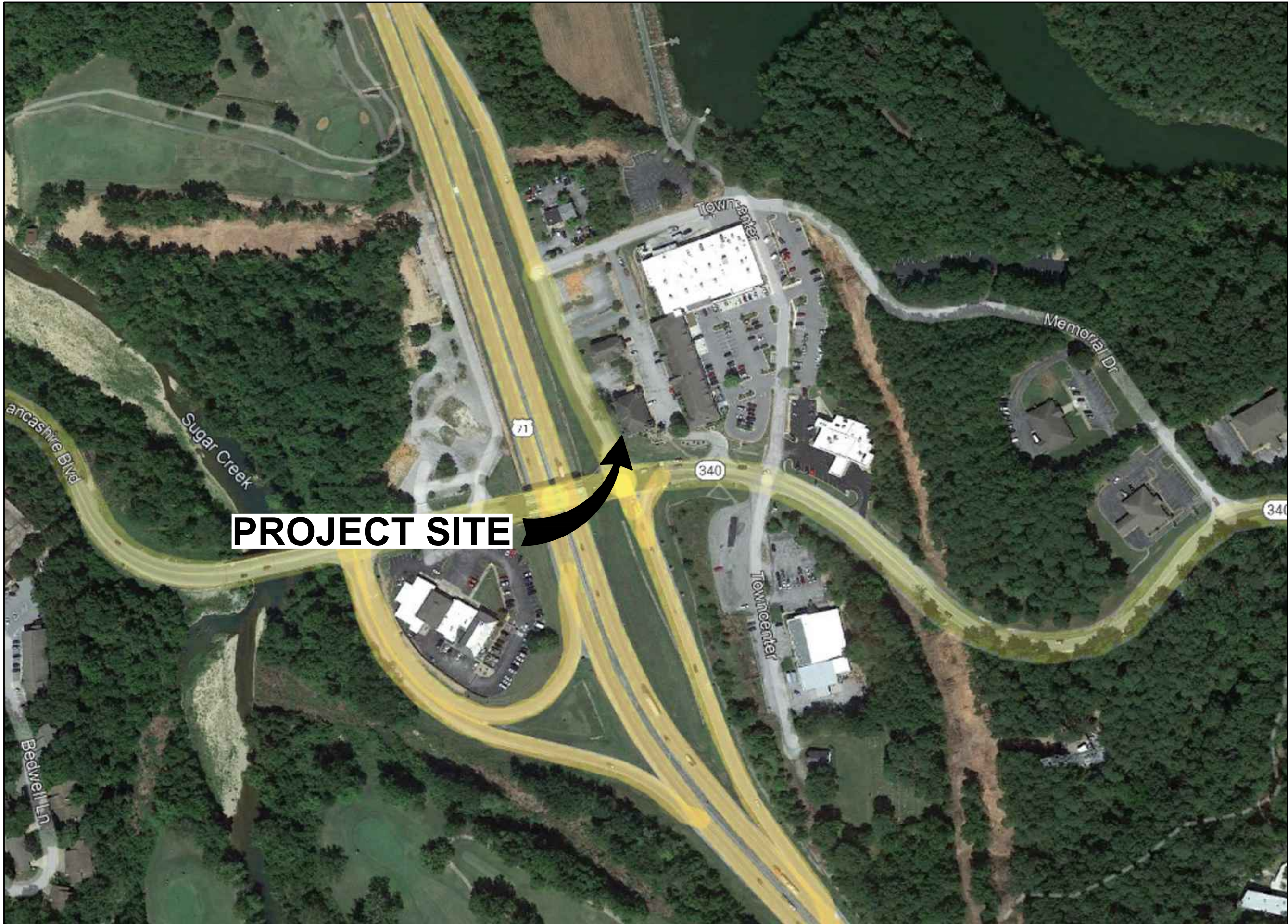


4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 897-4200
FAX (480) 897-1133
TEMPE, AZ 85282



11/19/2023	RW-D2
DESIGNED BY:	JP
DRAWN BY:	JP
APPROVED BY:	TMK
SCALE:	AS SHOWN
DATE:	11/28/23
JOB NO.	65235108
ACAD NO.	11 RW-D2
SHEET NO.:	11 OF 11

MECHANICALLY STABILIZED EARTH RETAINING WALL FOR TOWNCENTER EAST, PHASE 3 BELLA VISTA, ARKANSAS



NOTE: SITE IMAGE PROVIDED BY GOOGLE EARTH, PRO, 2016.

VICINITY MAP

PREPARED FOR:



SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
RW-01	COVER SHEET
RW-02	TECHNICAL SCOPE OF WORK
RW-03	TECHNICAL SCOPE OF WORK
RW-04	SITE PLAN
RW-05	WALL PLAN & PROFILE
RW-06	WALL PLAN AND PROFILE
RW-07	TYPICAL WALL CROSS SECTION
RW-08	TYPICAL WALL CROSS SECTION
RW-09	TYPICAL WALL CROSS SECTION
RW-D1	WALL CONSTRUCTION DETAILS
RW-D2	WALL CONSTRUCTION DETAILS

COVER SHEET

TOWNCENTER EAST, PHASE 3
BELLA VISTA WAY & LANCASHIRE BLVD
BELLA VISTA
ARKANSAS

4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 887-3200
FAX. (480) 887-1133
TEMPE, AZ 85282

PRELIMINARY
NOT FOR
CONSTRUCTION

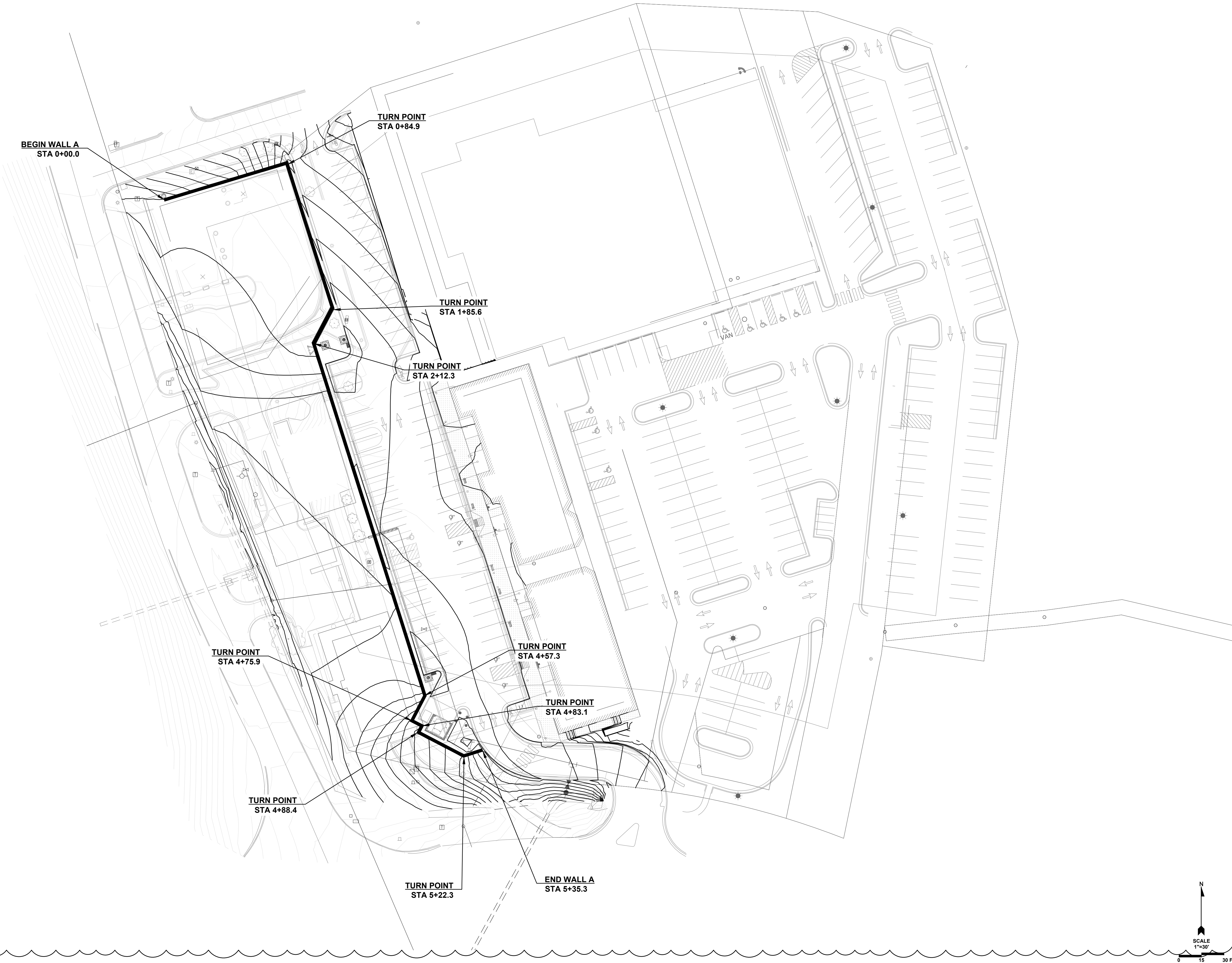
RW-01

DESIGNED BY:	JP
DRAWN BY:	JP
APP'D BY:	TMK
SCALE:	AS SHOWN
DATE:	5/21/23
JOB NO.	65235108
ACAD NO.	01 RW-01
SHEET NO.:	01 OF 11

C:\Users\jviera\OneDrive - Terracon Consultants, Inc\35235108 Bella Vista - CAD\DWG\dwg WAS LAST SAVED 5/21/23 10:06 AM AND PLOTTED 5/21/2025 10:34 AM

SITE PLAN BASED ON THE GRADING PLAN FOR TOWN CENTER EAST PHASE 3 BY CRAFTON TULL, SHEET NO. C-103, PROJECT NO.19105800. DATED MARCH 17, 2023.

THIS SITE PLAN IS FOR WALL LOCATION ONLY. REFER TO THE GRADING AND DRAINAGE PLAN BY CRAFTON TULL FOR GRADING, SURVEY, DRAINAGE, PAVING AND ALL OTHER CIVIL ASPECTS OF THE PROJECT.



REV	DATE	BY	DESCRIPTION
1	5/21/23	JP	REVISED GRADING PLAN AND WALL ALIGNMENT

SITE PLAN

TOWNCENTER EAST, PHASE 3

BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

ARKANSAS

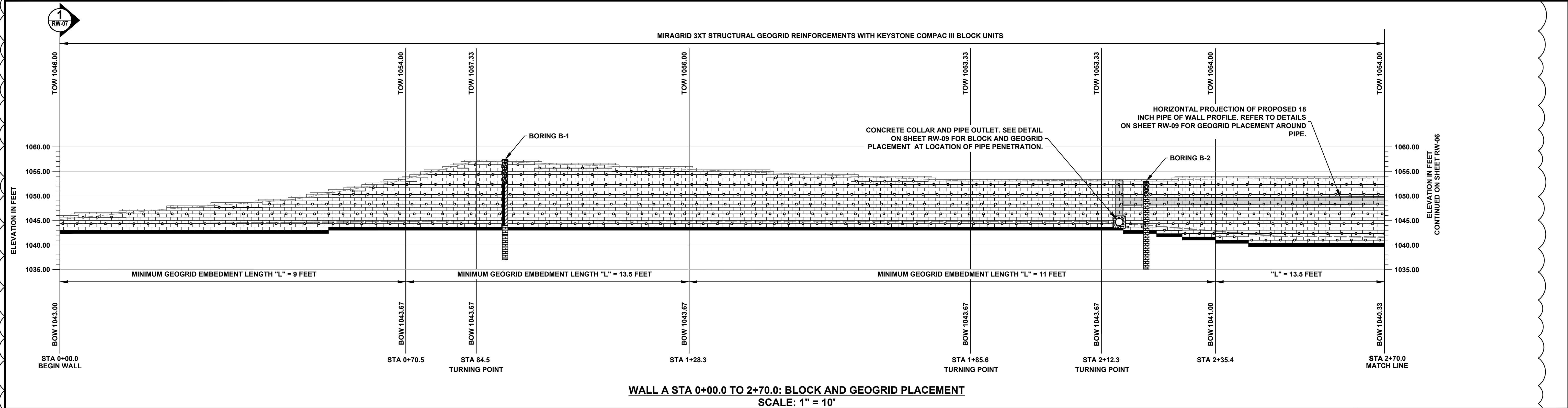
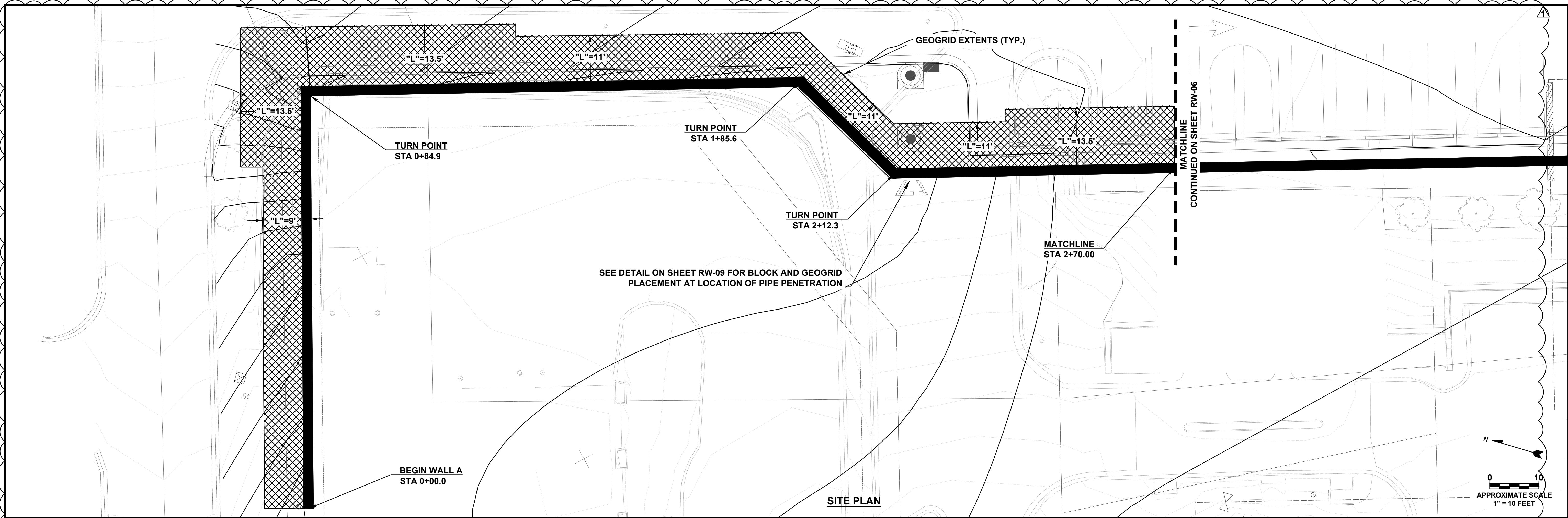
4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 987-3200
FAX. (480) 987-1133

TEMPE, AZ 85282

PRELIMINARY
NOT FOR
CONSTRUCTION

RW-04	
DESIGNED BY:	JP
DRAWN BY:	JP
APP'D. BY:	TMK
SCALE:	AS SHOWN
DATE:	5/21/23
JOB NO.	65235108
ACAD NO.	04 RW-04
SHEET NO.:	04 OF 11

C:\Users\jvansa\OneDrive - Terracon Consultants Inc\52525108_Bell_Vista - CAD\Rev-GD\mgp.dwg LAST SAVED: 5/21/2025 9:58 AM AND LITTED: 5/21/2025 10:07 AM



LEGEND:

	KEYSTONE CAP UNITS	STA	STATION ALONG RETAINING WALL ALIGNMENT		ASPHALT		LIMESTONE		CLAYEY SAND
	KEYSTONE COMPAC III BLOCK UNITS	"L"	MINIMUM GEOGRID EMBEDMENT LENGTH		CLAYEY GRAVEL		GRAVELLY FAT CLAY		CLAYEY SAND WITH GRAVEL
	8-INCH LEVELING PAD	TOW	ELEVATION AT TOP OF CAP BLOCK		POORLY GRADED SAND WITH CLAY				
	MIRAGRID 3XT STRUCTURAL GEOGRID	BOW	ELEVATION AT BOTTOM OF BLOCK; TOP OF LEVELING PAD						
	FINISHED GRADE AT TOP OF WALL								
	FINISHED GRADE AT BOTTOM OF WALL								

KEY PLAN

REV	DATE	BY	DESCRIPTION
1	5/21/25	JP	REVISED GRADING PLAN AND WALL ALIGNMENT

WALL PLAN & PROFILE

TOWNCENTER EAST, PHASE 3

BELLA VISTA WAY & LANCASHIRE BLVD

ARKANSAS

BELLA VISTA

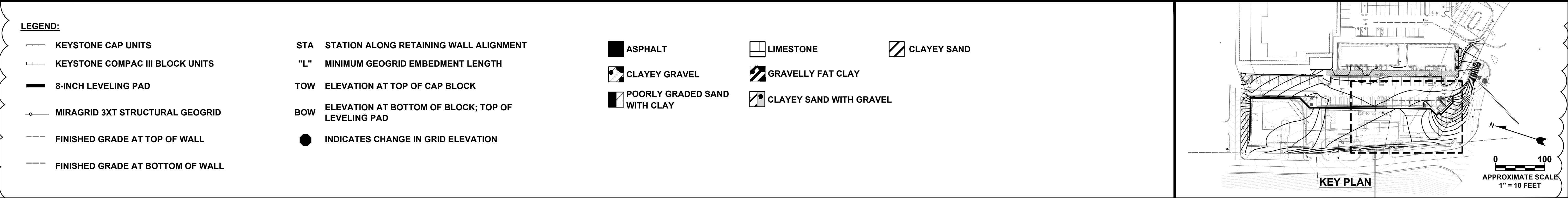
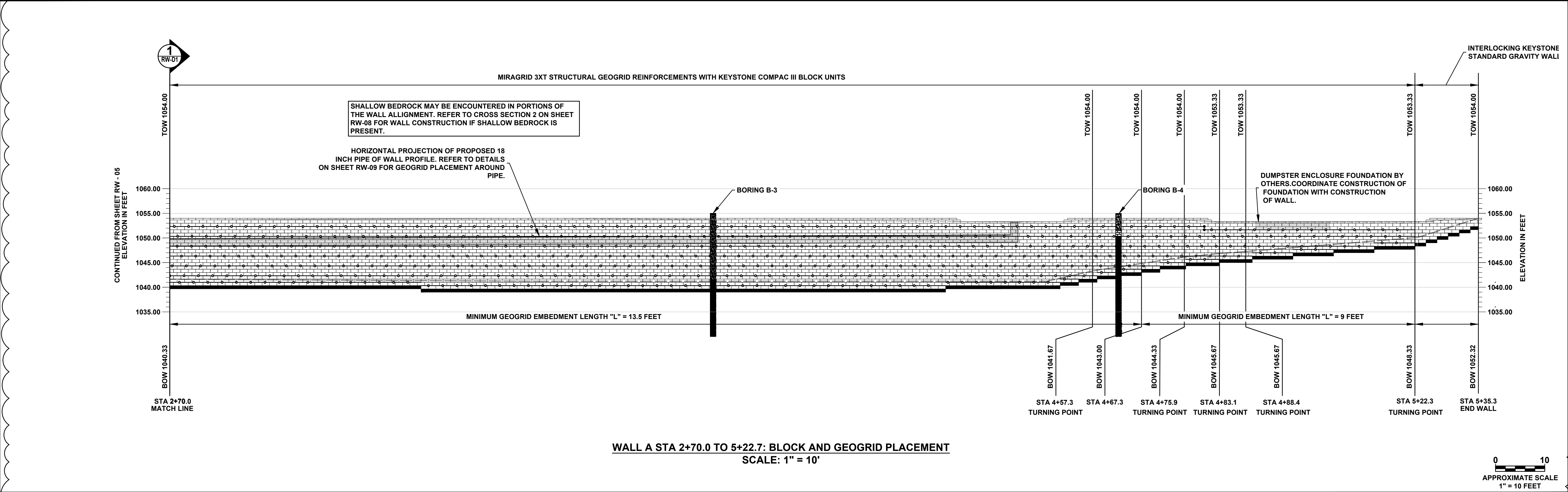
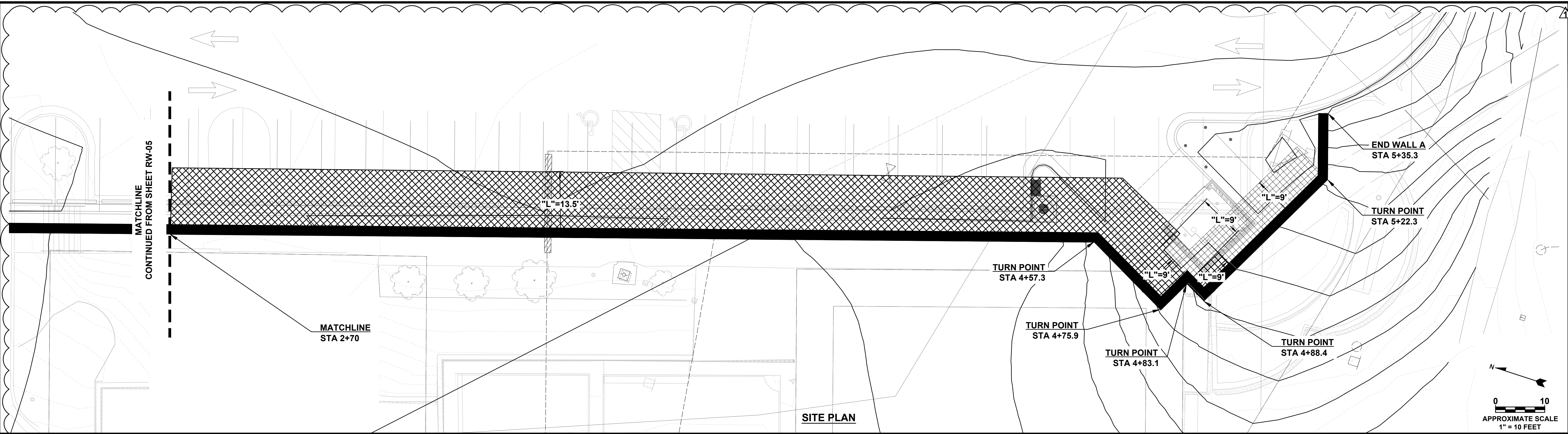
4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 897-3200
TEMPE, AZ 85282
FAX. (480) 897-1133

**PRELIMINARY
NOT FOR
CONSTRUCTION**

RW-05

DESIGNED BY:	JP
DRAWN BY:	JP
APP'D BY:	TMK
SCALE:	AS SHOWN
DATE:	5/21/23
JOB NO.	65235108
ACAD NO.	05 RW-05
SHEET NO.:	05 OF 11

C:\Users\j\source\graphics - Terracon Consultants, Inc.\5252508 Bella Vista - CAD\DWG\dwg WAS LAST SAVED 5/21/23 10:46 AM AND PLOTTED 5/21/2025 10:47 AM



REV	DATE	BY	DESCRIPTION
1	5/21/23	JP	REVISED GRADING PLAN AND WALL ALIGNMENT

WALL PLAN AND PROFILE

TOWNCENTER EAST, PHASE 3

BELLA VISTA WAY & LANCASHIRE BLVD

ARKANSAS

BELLA VISTA

Terracon

4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 897-3200
TELE. AZ 65292
FAX. (480) 897-1133

**PRELIMINARY
NOT FOR
CONSTRUCTION**

RW-06

DESIGNED BY:	JP
DRAWN BY:	JP
APP'D. BY:	TMK
SCALE:	AS SHOWN
DATE:	5/21/23
JOB NO.	65235108
ACAD NO.	06 RW-06
SHEET NO.:	06 OF 11

C:\Users\jviera\OneDrive - Terracon Consultants, Inc\5252508 Bella Vista - CAD\DWG\7.dwg WAS LAST SAVED 5/17/2025 9:41 AM AND PLOTTED 5/21/2025 10:46 AM

Backfill Movement and Soil Cracks

Mechanically Stabilized Earth (MSE) retaining walls are flexible reinforced soil masses, which interact with the foundation and retained backfill zones to provide a stable retaining structure. These soil zones have different stress/strain/consolidation properties which can result in differential movements and strain of the reinforced and retained soil matrix.

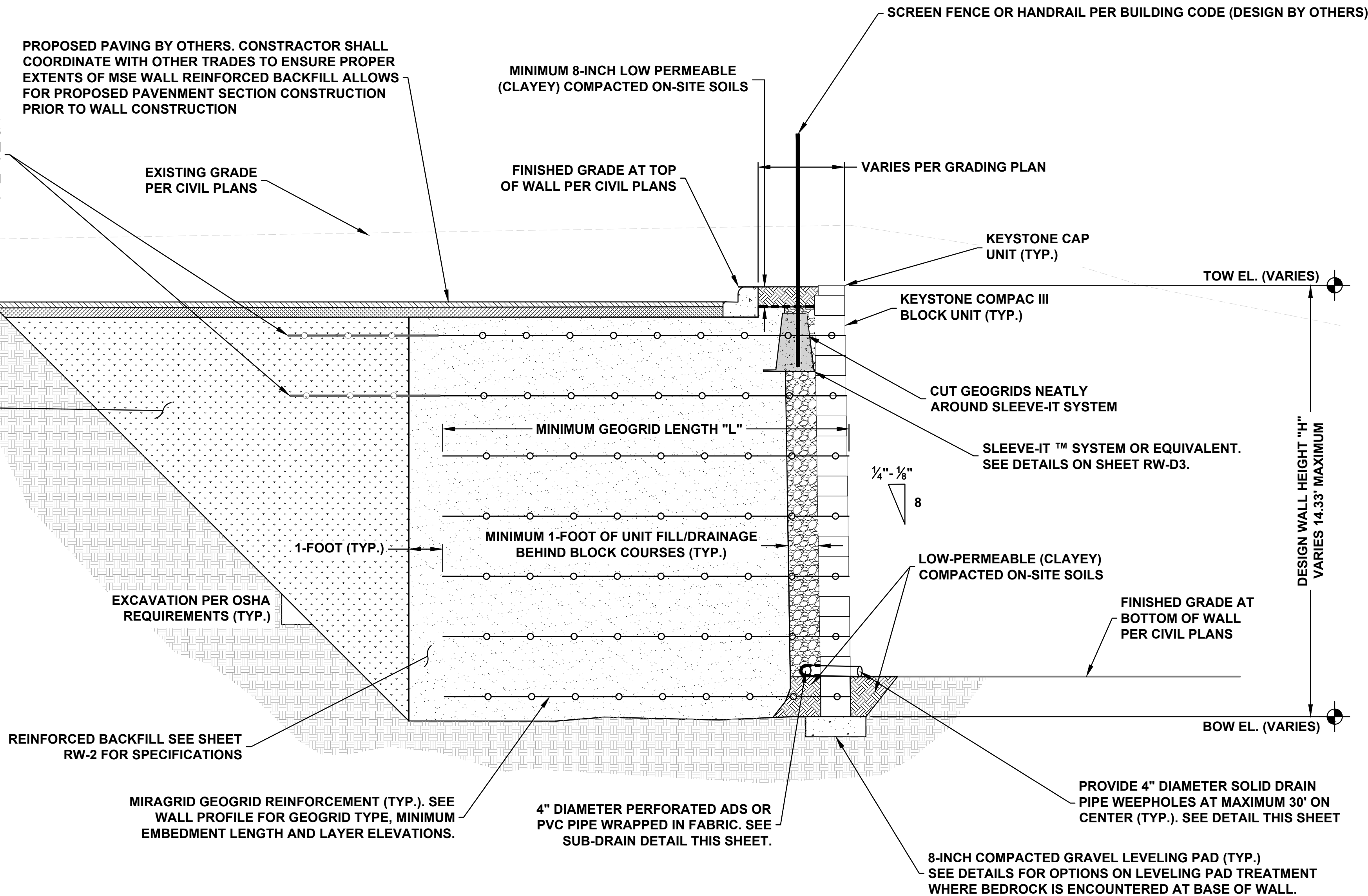
Relative movement of the soil masses is typically noted in taller wall or tiered structures with small soil cracks occurring behind the wall structure near the boundary of soil zones with different strain properties. Experience has shown that this type of soil cracking is most noticeable after very heavy rainstorms where the additional saturated soil weight and seepage pressure involved can cause slight differential movement of the masses. A wall schematic and possible causes are shown below:

Possible causes of soil cracking

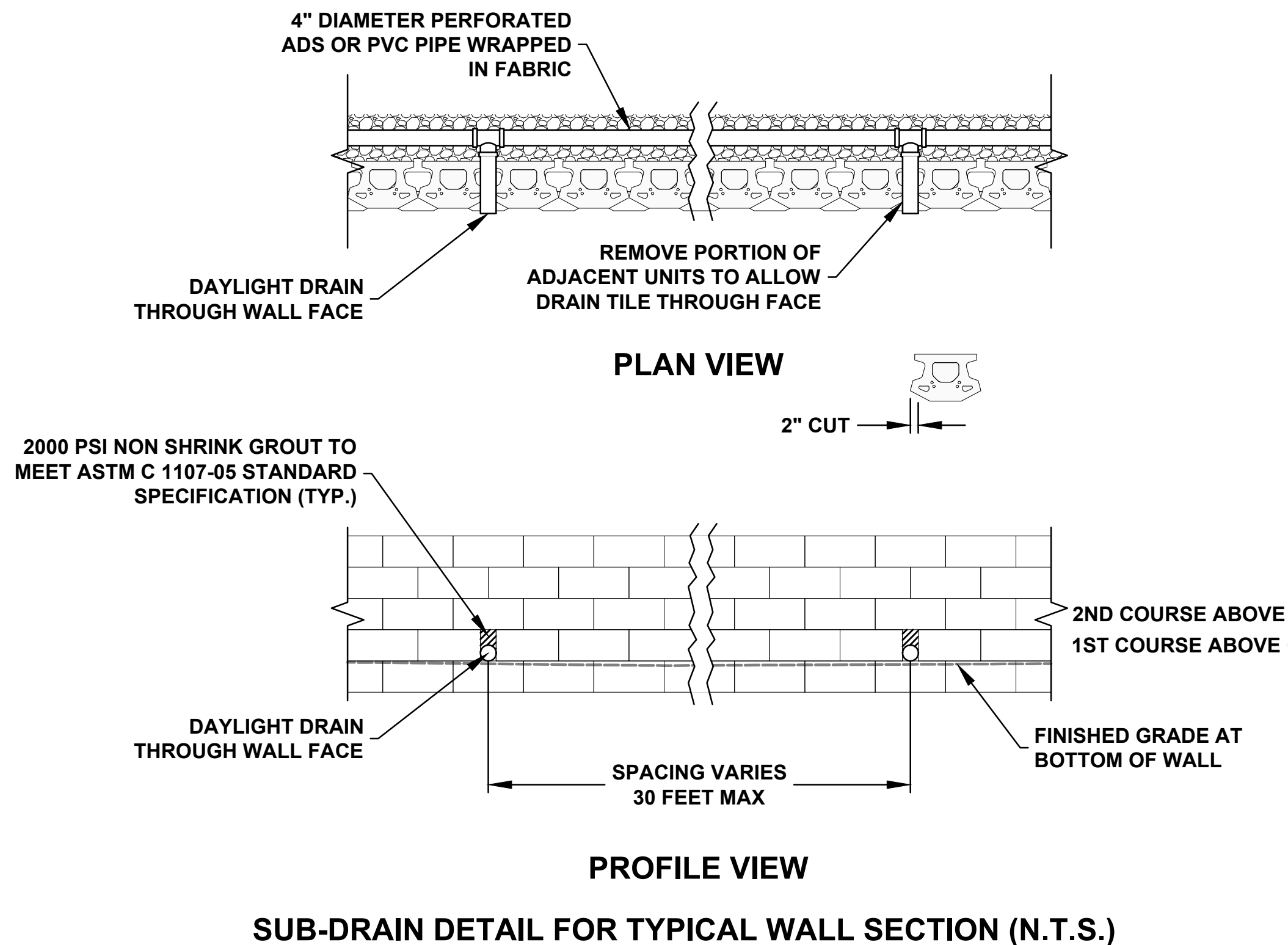
- 1) Consolidation of reinforced zone backfill** - Any settlement of reinforced fill relative to adjacent soils may cause cracking at the end of reinforcement. If soils are placed and compacted in dry conditions, water can cause secondary consolidation of the reinforced fill and cracking at the end of the reinforced zone.
- 2) Consolidation of retained soil wedge** - Similar to Item 1 causing cracking at the back of fill wedge relative to existing soils.
- 3) Lateral wall movement due to active earth pressure state** - lesser quality backfill soils exhibit higher lateral movement to mobilize the active earth pressure state. If the reinforced wall mass strains laterally, the fill must settle accordingly and cracking can occur.
- 4) Foundation settlement** - The foundation soils of many wall structures have not experienced the loading from the new fill which can cause differential settlement between the wall volume and cut slope.
- 5) Toe Settlement** - The wall toe can experience more settlement than the wall heel due to the lack of overburden or confining pressure resulting in slight lateral wall movement in the upper wall section and tension cracking at the end of reinforcement.

Soil cracks can also be a sign of global instability or continuing settlement which requires evaluation by a geotechnical engineer. However, most minor soil cracking observed is structurally insignificant to the long term performance of the wall structure but can lead to reflective cracks in pavement sections and/or separation of curbs when of greater magnitude.

Significantly increasing the length of the upper reinforcement levels to help bridge the potential crack zones can be prudent precaution for projects with flexible pavements extending over all zones. High quality backfill, proper backfill placement and compaction, and firm foundations are the best precautions against soil cracking.

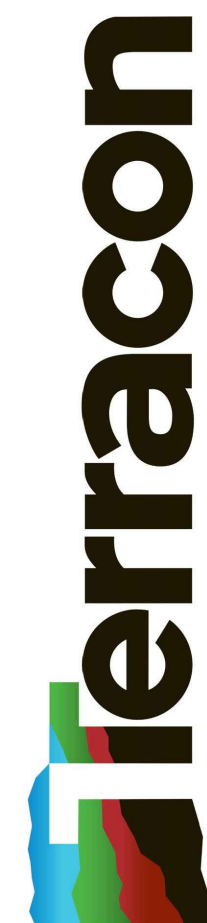


1 TYPICAL RETAINING WALL A CROSS SECTION N.T.S.



REV	DATE	BY	DESCRIPTION
1	5/21/25	JP	REVISED GRADING PLAN AND WALL ALIGNMENT

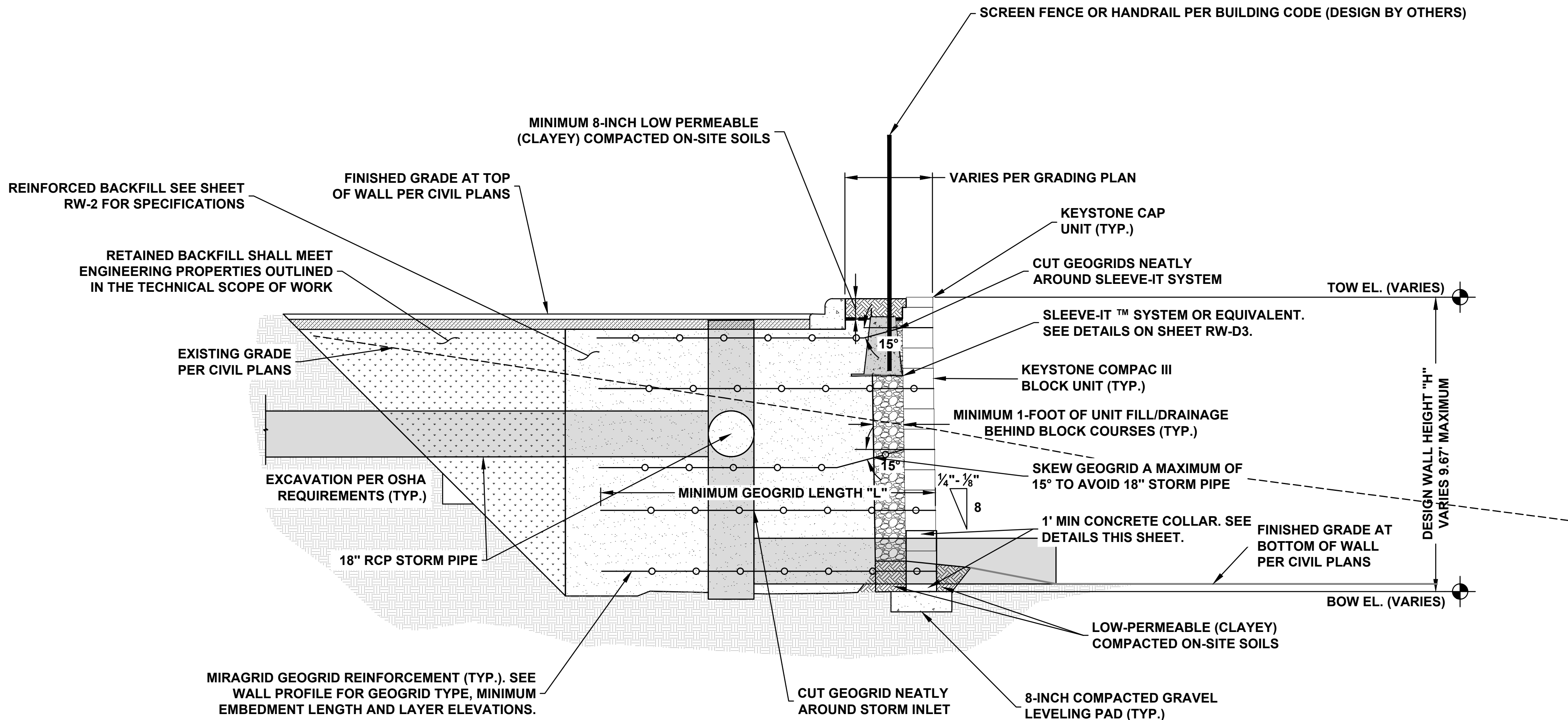
TYPICAL WALL CROSS SECTION
TOWNCENTER EAST, PHASE 3
BELLA VISTA WAY & LANCASHIRE BLVD
BELLA VISTA
ARKANSAS



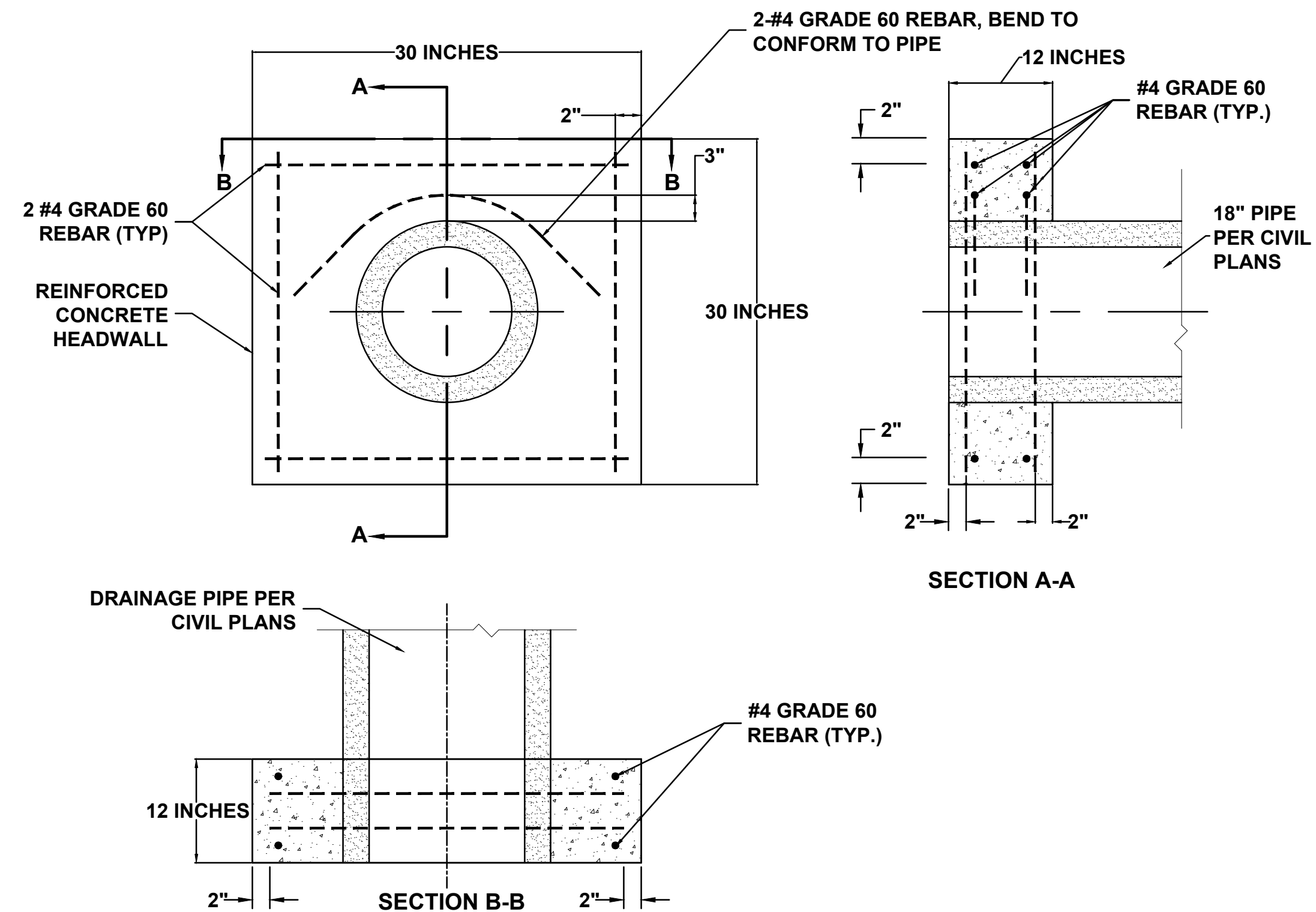
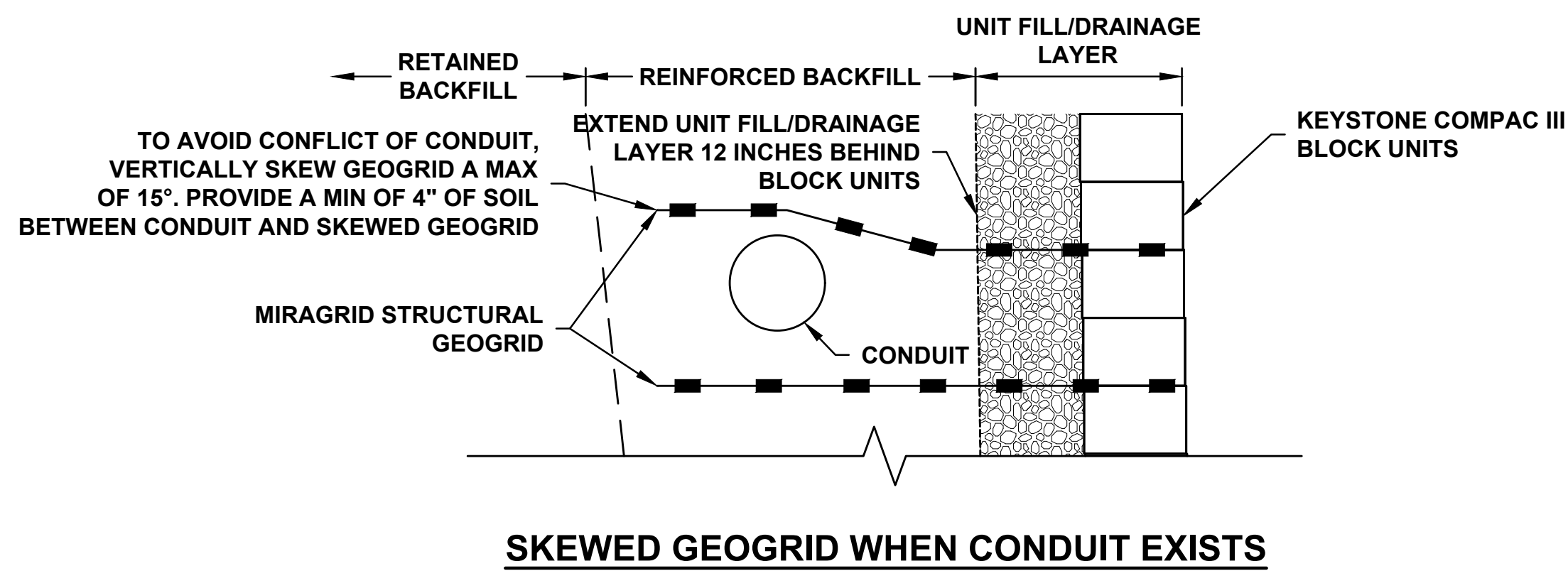
4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 897-3200
FAX. (480) 897-1133
TEMPE, AZ 85282

PRELIMINARY
NOT FOR
CONSTRUCTION

RW-07
DESIGNED BY: JP
DRAWN BY: JP
APP'D BY: TMK
SCALE: AS SHOWN
DATE: 5/21/23
JOB NO. 65235108
ACAD NO. 07
SHEET NO.: 07 OF 11



3 RETAINING WALL CROSS SECTION AT STORM PIPE OUTLET (NOT TO SCALE)



CONCRETE HEADWALL REINFORCEMENT DETAIL (NTS.)

REV	DATE	BY	DESCRIPTION
1	5/21/23	JP	REVISED GRADING PLAN AND WALL ALIGNMENT

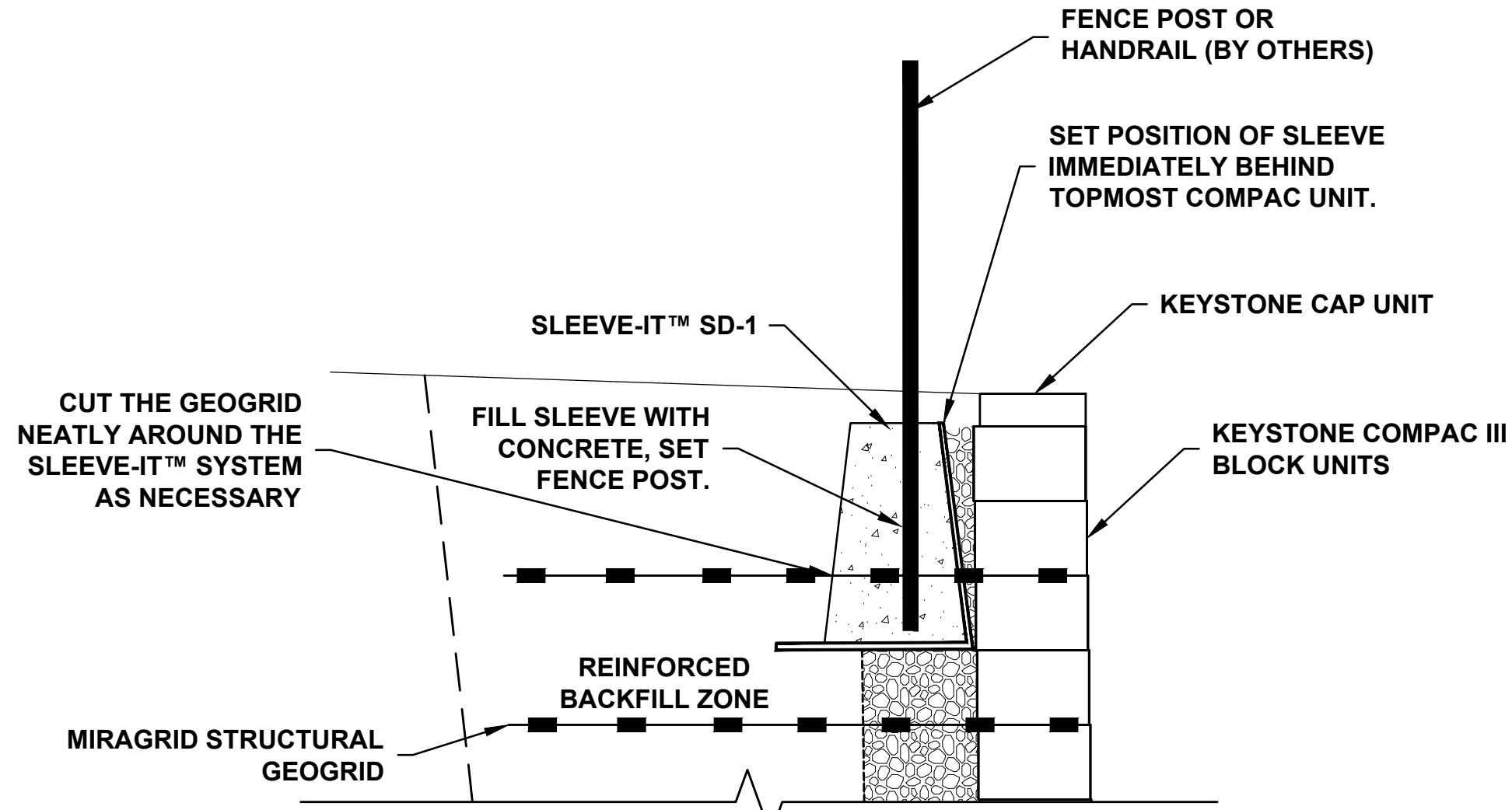
TYPICAL WALL CROSS SECTION
TOWNCENTER EAST, PHASE 3
BELLA VISTA WAY & LANCASHIRE BLVD
BELLA VISTA
ARKANSAS

Terracon

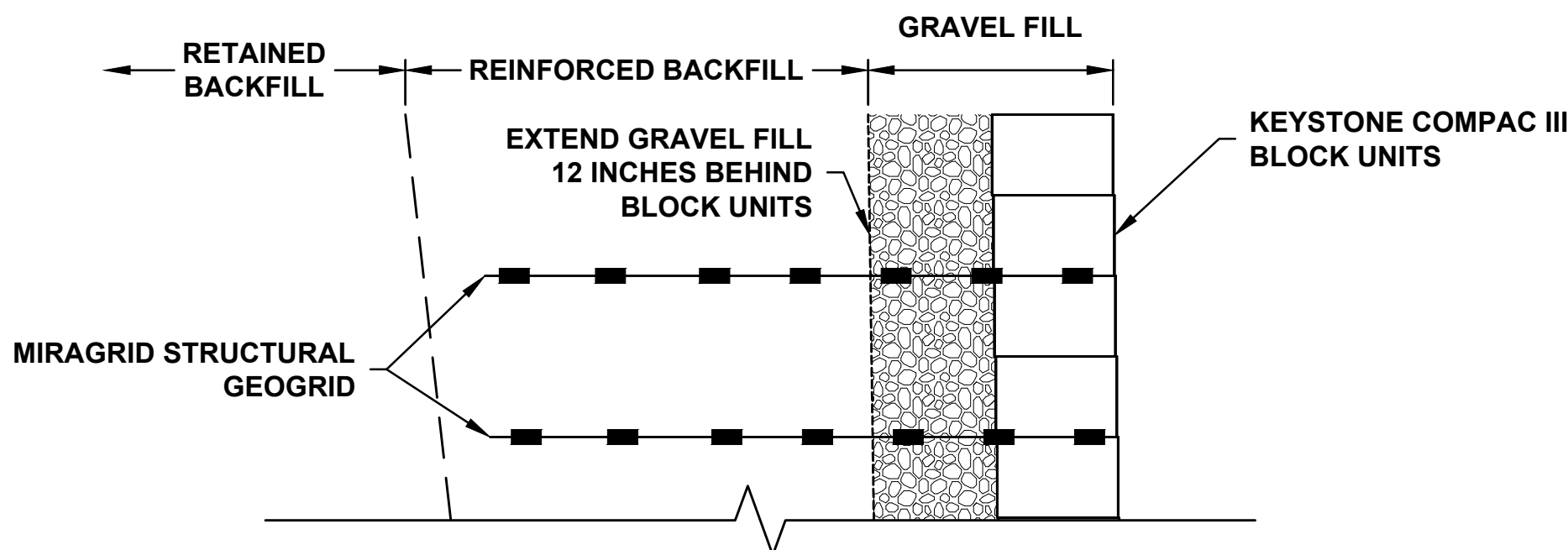
4885 SOUTH ASH AVENUE, SUITE 114
PH. (480) 897-3200
FAX. (480) 897-1133
TEMPE, AZ 85282

PRELIMINARY
NOT FOR
CONSTRUCTION

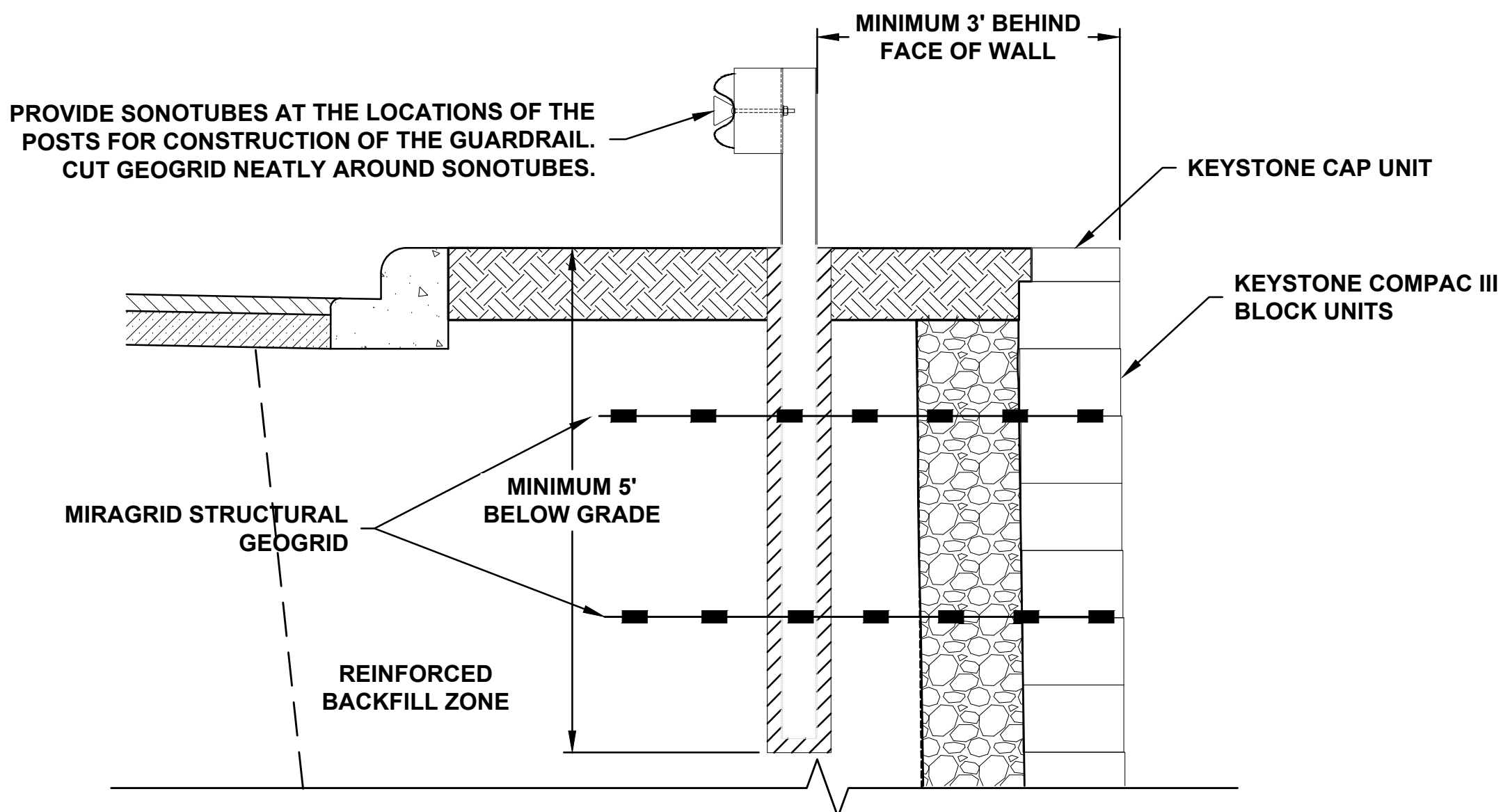
RW-09
DESIGNED BY: JP
DRAWN BY: JP
APP'D. BY: TMK
SCALE: AS SHOWN
DATE: 5/21/23
JOB NO. 65235108
ACAD NO. 09 RW-09
SHEET NO.: 09 OF 11



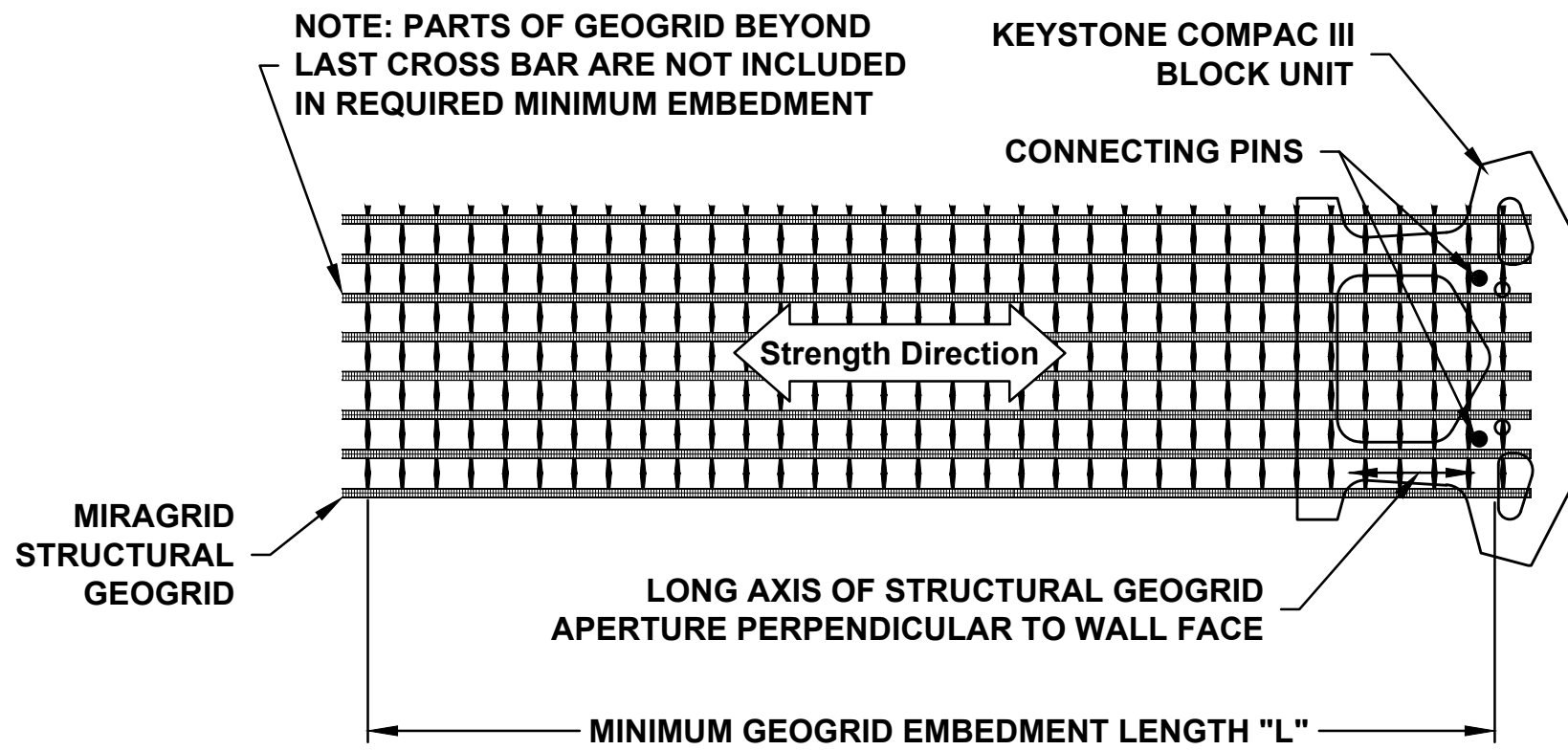
FENCE POST INSTALLATION USING SLEEVE-IT™ SD-1



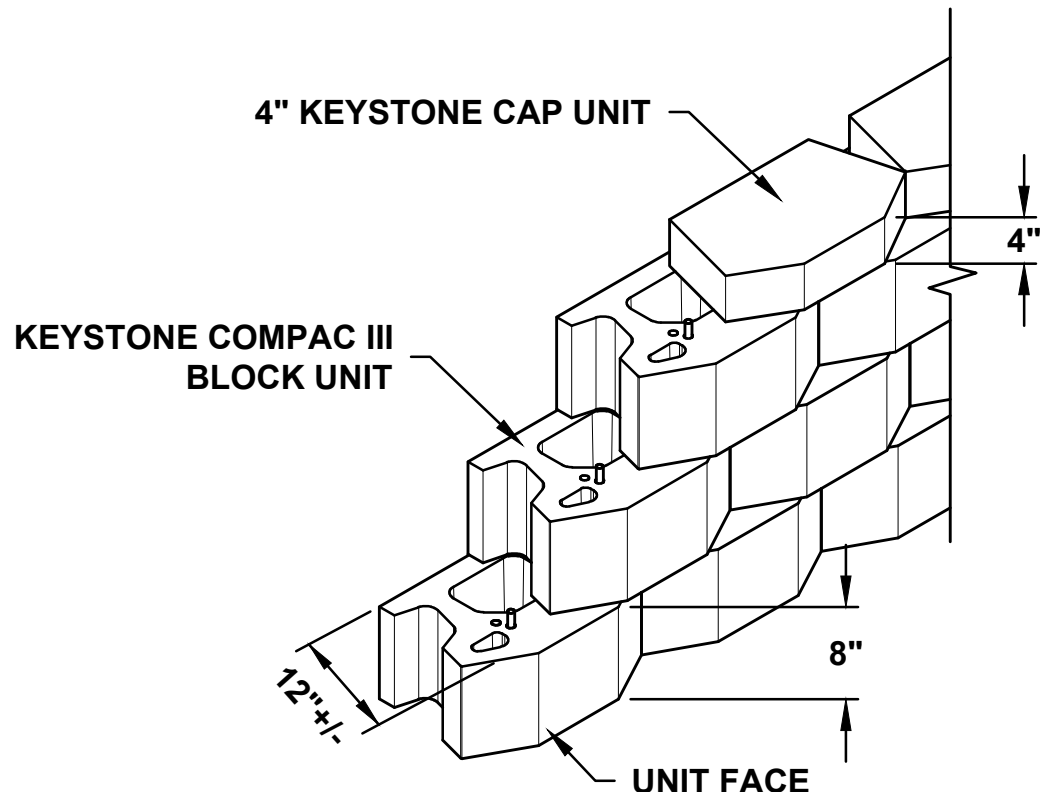
LIMITS OF UNIT FILL AND REINFORCED BACKFILL



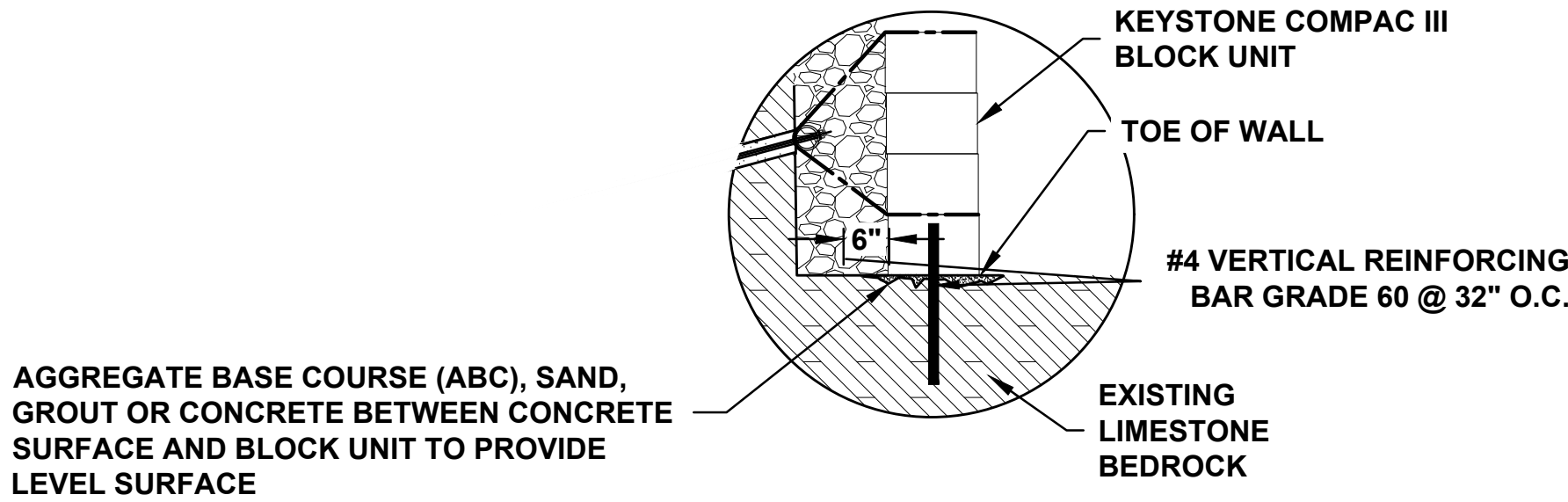
TYPICAL GUARDRAIL DETAIL



GEOGRID ORIENTATION ON BLOCK



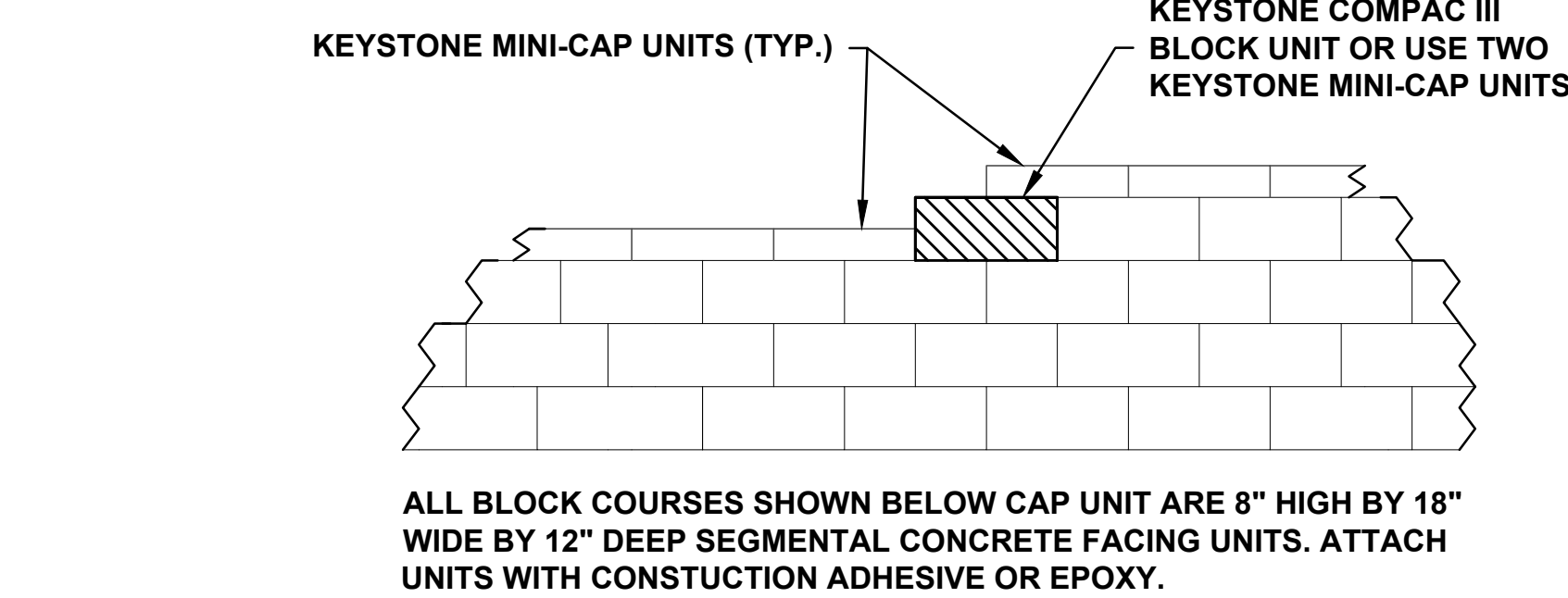
KEYSTONE COMPACT III BLOCK DETAIL



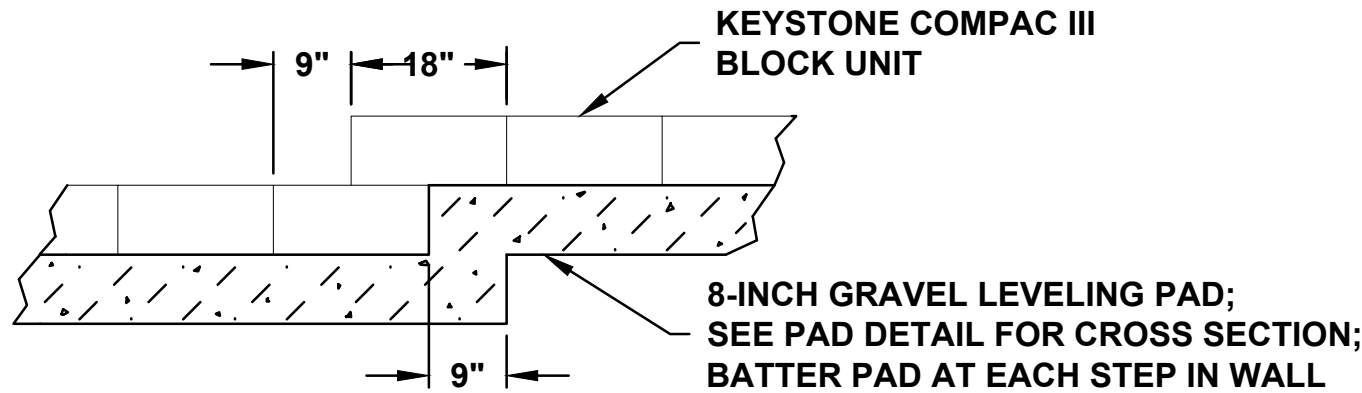
OPTION 1

LEVELING PAD OPTIONS DETAILS

IF BEDROCK IS ENCOUNTERED AT OR ABOVE PROPOSED MSE BOTTOM OF WALL ELEVATION, PROVIDE # 4 VERTICAL REINFORCING BAR @32" O.C. APPLY ADHESIVE OR EPOXY TO PROVIDE MECHANICAL CONNECTION TO BEDROCK



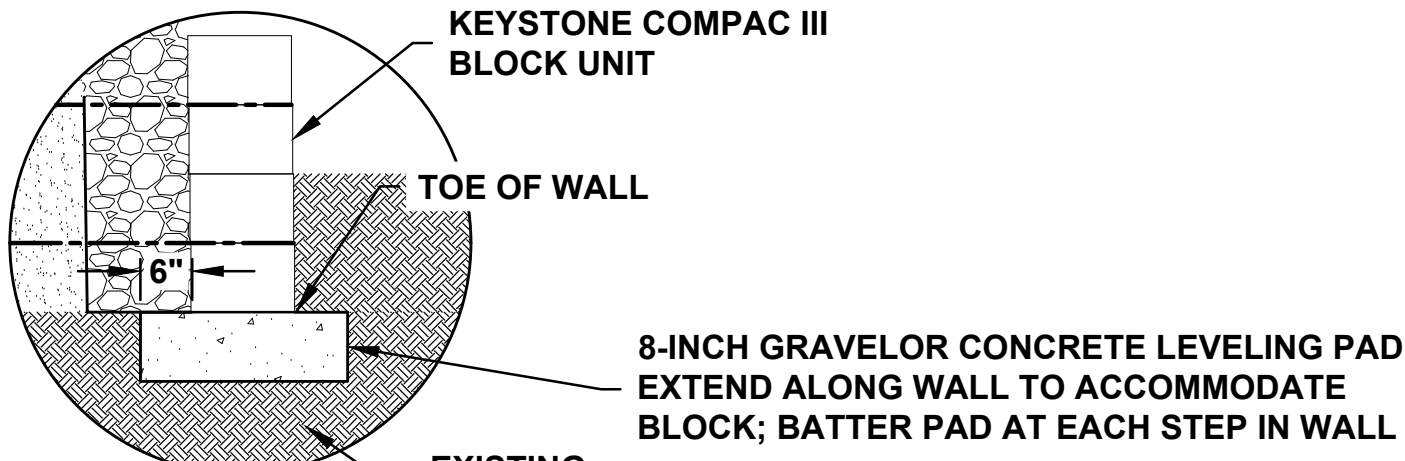
CAP STEP DETAIL



LEVELING PAD STEP DETAIL



SLEEVE-IT™ SD1 COMPONENTS



OPTION 2

IF BEDROCK IS NOT ENCOUNTERED BELOW PROPOSED MSE BOTTOM OF WALL ELEVATION (VARIES, SEE WALL PROFILE), EXCAVATE INTO SOIL TO PLANNED BOTTOM OF WALL INTO THE SOIL. PLACE 8-INCH GRAVEL OR CONCRETE LEVELING PAD AS SHOWN ABOVE.

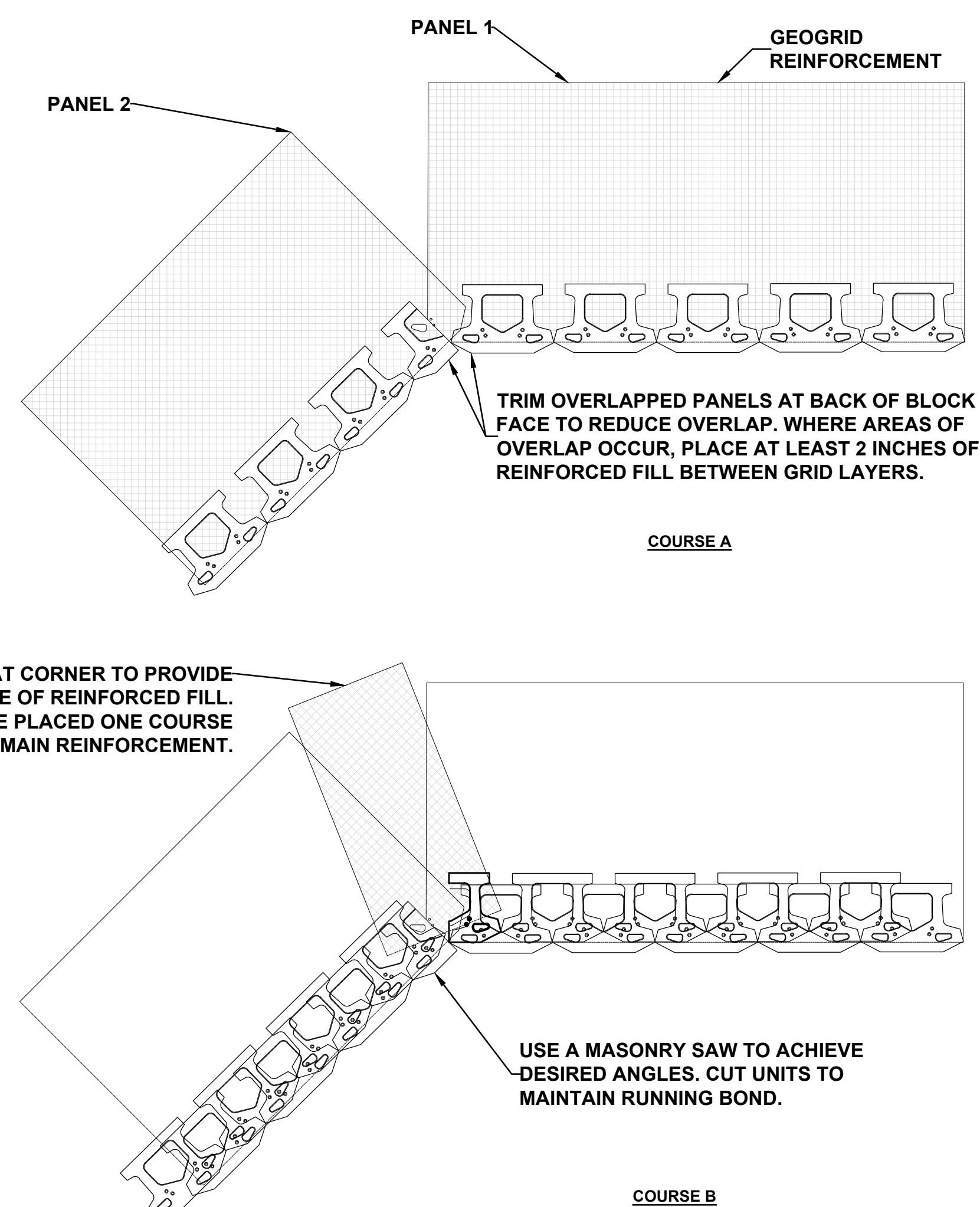
REV	DATE	BY	DESCRIPTION
1	5/21/23	JP	REVISED GRADING PLAN AND WALL ALIGNMENT

WALL CONSTRUCTION DETAILS	TOWNCENTER EAST, PHASE 3	ARKANSAS
	BELLA VISTA WAY & LANCASHIRE BLVD	
	BELLA VISTA	

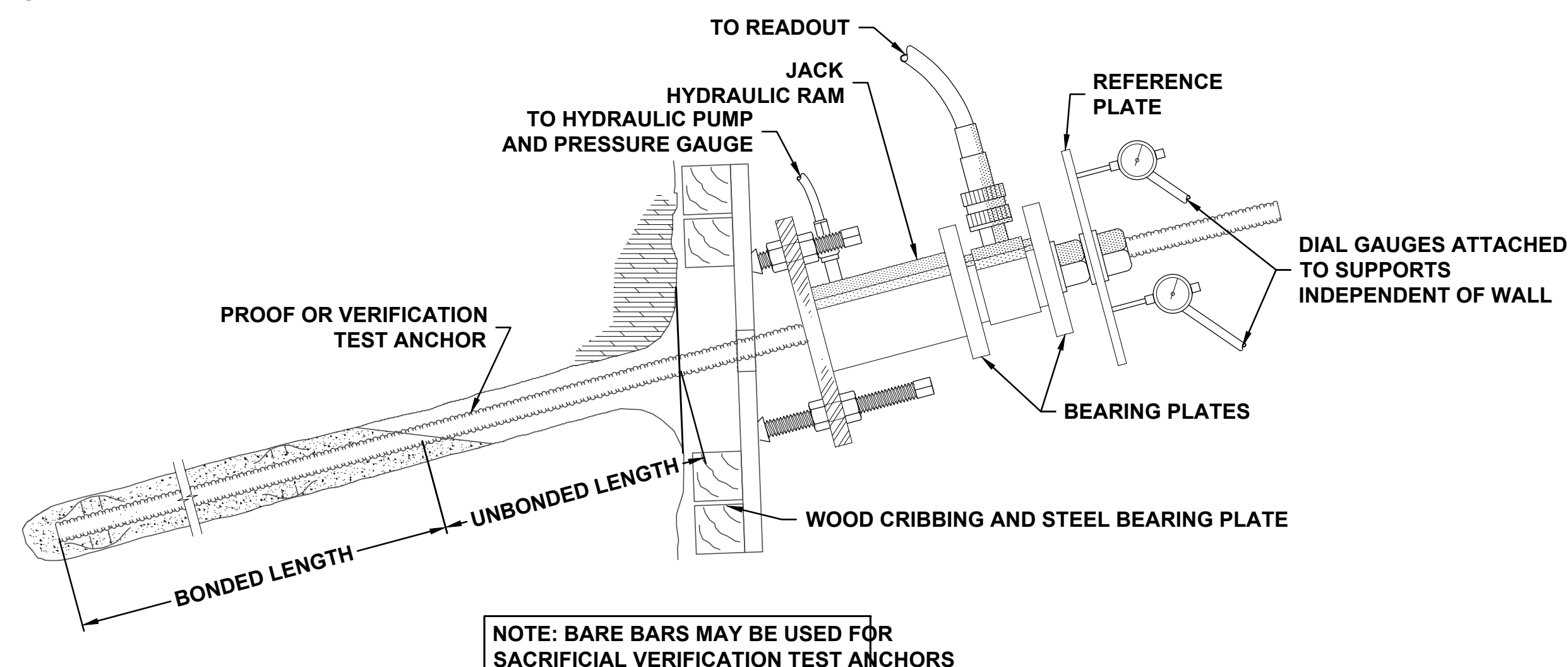
Terracon	4085 SOUTH ASH AVENUE, SUITE 114 PH. (480) 887-8200
TEMPE, AZ 85282	FAX. (480) 887-1133

PRELIMINARY NOT FOR CONSTRUCTION
--

RW-D1
DESIGNED BY: JP
DRAWN BY: JP
APP'D BY: TMK
SCALE: AS SHOWN
DATE: 5/21/23
JOB NO. 65235108
ACAD NO. 10 RW-D1
SHEET NO. 10 OF 11



INSIDE ANGLES DETAIL (N.T.S.)



VERIFICATION/PROOF TEST ROCK ANCHOR DETAIL (N.T.S.)

[illegible]

WALL CONSTRUCTION DETAILS

TOWNCENTER EAST, PHASE 3

BELLA VISTA WAY & LANCASHIRE BLVD

BELLA VISTA

6835 SOUTH ASH AVENUE, SUITE H-4
TEMPE, AZ 85282
PH. (480) 897-8200
FAX. (480) 897-1133

1685 SOUTH ASH AVENUE SUITE H-4

1685 SOUTH ASH AVE

PRELIMINARY
NOT FOR
CONSTRUCTION

RW-D2

DESIGNED BY:	JP
DRAWN BY:	JP
APPVD. BY:	TMK
SCALE:	AS SHOWN
DATE:	5/21/23
JOB NO.	65235108
ACAD NO.	11 RW-D2
SHEET NO.:	11 OF 11



Meeting Information:

2483 Forest Hills Blvd
June 9, 2025

Reviewer:

Christopher Hyatt,
Senior Planner

Project Number	WVR-59112 & LSD-58554
Applicant	David McGehee
Address/Location	Punkin Hollow Road
Current Zoning	Planning Area
Site Area	+/- 90.35 acres
Nature of Request	Seeking a waiver and large-scale development approval for new cell tower.

Property Description

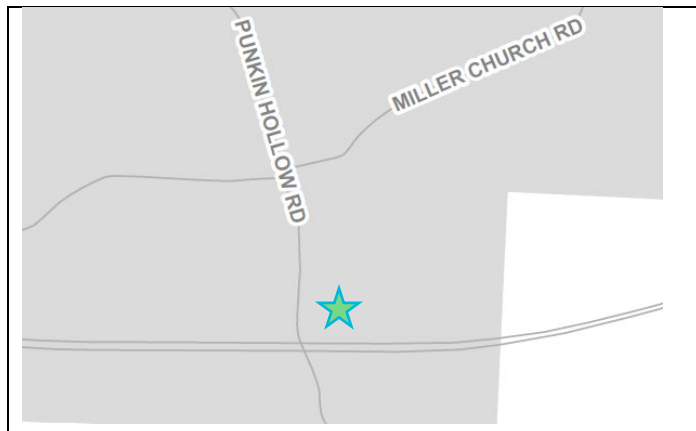
This property is located South of Bella Vista City Limits and is located on Parcel # 15-18996-003 along Punkin Hollow Road.

Regulation

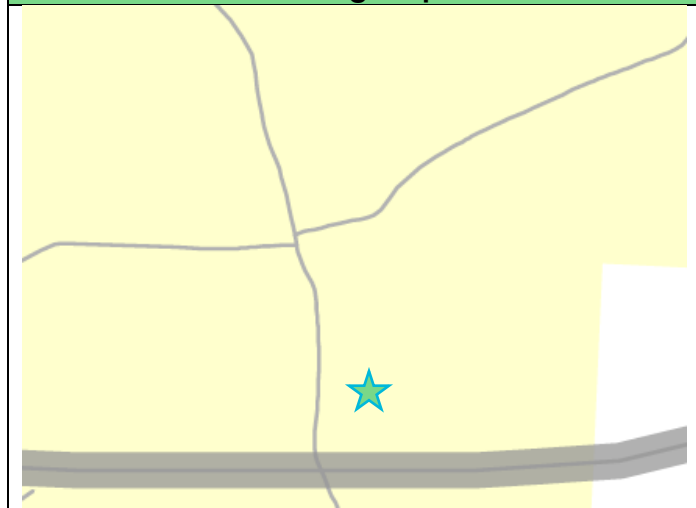
Section 107-250 (m) requires pedestrian accommodations consisting of sidewalks, trails, or other reasonable alternatives for connectivity. Sec. 107-314(a) establishes surfacing requirements for access drives. Sec 107-315(2)(b) regulates access drive widths. Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant is requesting a waivers from Sec. 107-250(m), Sec. 107-314(a), Sec. 107-315(2)(b), along with the proposed large-scale development for a new cell tower.



Zoning Map



Future Land Use Plan

Background

The proposed tower will be 195' in height and will sit 597' East of the road. The +/-90.35 acre lot will hold a 6400 square foot fenced in perimeter containing the tower, generator, and facility equipment. Access to the facility is controlled via a 12' wide crushed limestone gravel drive leading to a 12' wide leaf gate at the fenced perimeter. The access drive will be paved within the right-of-way. ARDOT has approved the design without a State Highway Permit, to which, they will review post construction. The site, once constructed, will be unmanned, only visited for maintenance, equipment upgrades, and repair. Applicant does not foresee any traffic increases with this proposed project. The Happy Egg development to the North and West sits roughly 165' away from the tower, but the applicant has provided a fall certification letter from their PE stating that in the unlikely event of a tower failure, the chicken houses would not be affected. The tower would fall within a 95' radius. Additionally, the PE provided stamped foundation drawings indicating the proposed foundation can support three times the proposed antennae load to accommodate any future antennae additions. Due to the nature of the request, and the access that will be managed for the site the applicant is requesting waivers from the above-mentioned sections to forgo placing a sidewalk along the frontage and provide a crushed limestone access and fenced location, with the 12-foot-wide access drive. Punkin Hollow Road is classified as a Collector per the Master Street Plan. Per the Future Land Use map, the site is surrounded by Benton County.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Recommendation

Due to the number of waivers, Staff has no recommendation at this time.

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.

WAIVER REQUEST LETTER

RE: Request City of Bella Vista Waiver approval for Pedestrian Accommodations per Chapter 107, Article 9, Sec. 107-250; RE proposed monopole Wireless Communications Facility (tower) on Parcel number 15-18996-003 in Benton County, south of City Limits within Planning area.

The Towers, LLC, d/b/a Vertical Bridge, applicant, is requesting City of Bella Vista Planning Commission **Waiver** of pedestrian accommodation requirements for its Large Scale Development request to construct a new monopole Wireless Tower Facility 195' in height on the East side of Punkin Hollow Road, just north of US I-49.

Vertical Bridge has a 30' wide access and utility easement under lease, with an approx. 12' space between its easement and the abutting property to the North. The tower site access features a 12' wide access road to the rear of the property, that will feature a turning apron/flare, and will cross a sizable, existing stormwater runoff swale that is part of the Interstate overpass just South of the property.

There are several unique circumstances with this proposed installation related to this request. The site would likely be the southernmost termination point of any pedestrian walkway, since the Interstate overpass has a steep slope with bridge supports that do not leave enough room for any pedestrian connection to property South of the bridge, a short distance of which is still in the City's planning area. This section of Punkin Hollow Road (a/k/a CR 39) is classified as a Collector Street, with a speed limit of 35 mph. Per the City's Ordinance, this would mandate a 150' minimum driveway spacing. This would leave very limited space between the proposed development and the Interstate Right-of-Way (much of which is a gully, with steep slope to the South) for any future development or pedestrian accommodation. Finally, although WCF's are allowed in the City's Planning Area via the Large-Scale Development process, the tower site will be unmanned, with access generally limited to installation and maintenance of the proposed site. Public access, vehicular or pedestrian, is generally not encouraged, with signage to be posted at the (locked) compound and road gate. For these reasons, we would like to request the waiver from this requirement.

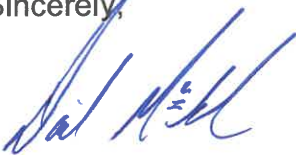
Additional Waiver Requests: Request waiver approval of Article XI, Section 107-314(a) Surfacing: This section calls for access road to be constructed from "asphalt, concrete, brick, or semi-permeable pavement" The initial entry area of the proposed site access, within the Punkin Hollow Road ROW, is proposed with an all concrete apron and 15'6" wide access that will extend from the edge of pavement of Punkin Hollow Road up the grade approx. 50' to the owner's property line. This access (with culvert) and drainage design integration was approved by ARDOT (please see Site Plan Sheet 3.0 and 3.3 for driveway details). From there 557' back to the site is proposed a high-grade, all-

weather crushed limestone gravel drive 12' in width. This drive will have limited access to authorized service vehicles, typically small pickup trucks, visits which will average approx. one monthly, and so will not generate, or maintain any regular or through traffic. Regarding the permeability, the proposed drive material will be permeable, and as designed will have a negligible effect on the runoff from nearby drainage basins (please see Drainage Study for this site dated 4/29/25 submitted with this request).

Request waiver approval of [Article XI, Section 107-315 Parking Lot Standards\(2\) Width:](#) Section calls for "properties adjacent to collector streets...access drives shall be a minimum of 20 feet and a maximum of 39 feet"; we are requesting this waiver for a 12' wide access drive, due to the nature of its specific use as a limited access service road to a communications site, not open to the public, and not connected to any other use that would necessitate additional traffic. Due to the location between the Interstate and Poultry house facility, there will not likely be any need for shared use of the drive that would require the drive to be expanded to the standards of a more typical commercial development (which would normally generate additional traffic). Please note that the wider drive would likely increase the drainage impact as well, which as proposed is minimal.

Thank you for your acceptance of this request, and we look forward to any discussion of this matter at the City's Work Session. Please feel free to contact me if you have any questions or need any further documentation.

Sincerely,



David McGehee, Agent for Applicant
The Towers, LLC d/b/a Vertical Bridge

APPLICATION LETTER

RE: Request City of Bella Vista Large Scale Development approval for a new monopole Wireless Communications Facility (tower) on Parcel number 15-18996-003 in Benton County.

The Towers, LLC, d/b/a Vertical Bridge, applicant, is requesting City of Bella Vista Planning Commission approval of a Large Scale Development request to construct a new monopole Wireless Tower Facility 195' in height on the East side of Punkin Hollow Road, just north of US I-49. Site is proposed 597' East of the Punkin Hollow Rd ROW, and approx. 250' North of the US I-49 ROW, with access proposed directly off Punkin Hollow Road via a new all-weather access road. The location is not located within the City Limits of Bella Vista, but is located in the City's Planning area, so will be subject to review via the City's Ordinance Sec. 107-281(a)(2)(b). Vertical Bridge has obtained an Option and Lease Agreement with the current property owner, **Mrs. Lari M. Short**, for this Facility (recorded copy of Memorandum of Option to Lease agreement attached with the application for reference).

Subject property is 90.35 acres in size, and is mostly undeveloped. Site is proposed in Lot 1A of the owner's platted property, which is in the City's designated planning area, but does not currently have designated zoning districts. The owner sold a 6.4 acre tract North of the proposed site, which has been developed with poultry houses. This site meets the City's setback and separation criteria for projects in the City's planning area, with site just over ½ of the tower height to the nearest ROW line (99' to the NW), and the accessory structures proposed in the SE corner of the fenced compound, a few feet farther away. Following initial discussions with the City, a reviewer expressed concerns about the distance of the tower to the nearby poultry house (165'±, less than tower height), so Vertical Bridge has provided a PE stamped Fall Certification Letter stating that in the unlikely event of tower failure, it would collapse within a 95' radius, inside the subject property lines (please see attached letter). There do not appear to be any occupiable structures within 800' or so of the site. In a related requirement, please find attached P.E. stamped full set of foundation drawings for this site, per Development requirements. Both documents were run with (3) times the proposed antenna loading, to accommodate future wireless tenants, for which the site has been designed (per City 107-281(c)(2)).

This site has been developed in partnership with Verizon Wireless, whose Wireless Engineering team has selected this location to meet a specific wireless coverage need in this area, and also to "offload" usage from the Applicant's nearby existing sites, which will allow them to operate more effectively. Please see attached "Proof of Need" statement and before/after coverage maps provided by Verizon Wireless Engineer Jacob Mauterstock detailing the need and objectives of the site. There are no existing

structures in the area on which to collocate, so construction of a new structure was the only way to reach these coverage objectives. There *is* a tower 0.33 miles to the NW off Miller Church Rd, built in 1996, but it is a radio tower with much less robust construction rather than a cellular tower, and was not designed (and cannot structurally support) the proposed cellular antenna loading (per City 107-281(b)(4)(c)).

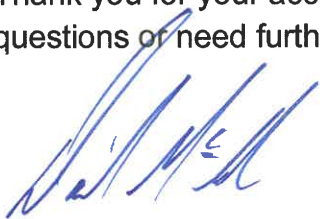
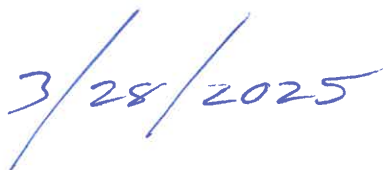
The site will be accessed by a new 12' wide, all weather crushed limestone gravel drive directly off Punkin Hollow Rd. The road design includes a turn apron that will be paved from the existing public road through the ROW area and include a culvert to be integrated into the existing road drain (see Sheet 3.3 "Driveway Plan" for road and apron/culvert design details, also Sheet 3.0 and Sheet 3.1 "Compound details and Erosion Control notes") of attached site plans for details. Also attached is Engineering correspondence with ARDOT Engineering Dept. approving the design without a State Highway Permit requirement). The site will feature a 25'x70' turnaround area at the fenced compound entrance for service vehicle parking and turnaround, and will be secured by a 6' chain link security perimeter fence with a locked gate and with warning signage (per ord. sec 107-281(c)(5)—please see site plan sheet 3.2 for details). The site location is well off the road, and is surrounded on three sides (N-E-S) by an existing treeline. On the W side (facing Punkin Hollow Rd), some trees will remain, along with a poultry house that will shield the base of the site from view. As a result, Vertical Bridge did not submit a landscape plan, and is requesting a waiver from this requirement (subject to staff review and comment).

Other due diligence attached include statements that the RF emissions from the site will be well below FCC applicable limits and will only operate in licensed frequency bands (please see the second paragraph of Verizon Engineer letter referenced above). This site has been reviewed and approved by the FAA, with their Determination of No Hazard to Air Navigation submitted with this package. Per FAA review, this site will not require tower lighting.

This site will be unmanned, and once constructed will only be visited for maintenance, equipment upgrades, and repair. It will not increase traffic flow in the area. Necessary utilities will be power and fiber. Since the site will not require or utilize water or sewer connections, Vertical Bridge would like to request a waiver of the Site Development requirements related to these connections listed in Sec. 107-225.

This site will serve the public convenience and welfare because the use will be designed, constructed, and maintained in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC, and all other applicable government agencies.

Thank you for your acceptance of this request, and please contact me if you have any questions or need further documentation.

A handwritten signature in blue ink, appearing to read 'David McGehee', written in a cursive style.A handwritten date in blue ink, '3/28/2025', written in a cursive style.

David McGehee, CMI Acquisitions
Authorized Agent for the Applicant

PROPERTY ADDRESS
0 PUNKIN HOLLOW ROAD, BENTONVILLE, AR 72712
BENTON COUNTY

CERTIFICATION PARCEL #15-18996-003 /BENTON COUNTY, ARKANSAS

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND SUMMIT SETTLEMENT SERVICES, LLC.

AS PER SUMMIT SETTLEMENT SERVICES, LLC. COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. VTB-181057-C, ISSUED MAY 23, 2024, THE FOLLOWING ITEMS ARE OF SURVEY MATTERS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. ANY LIEN FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.

6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.

8. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY THE CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO THE DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY, UNDER WATER.

9. DISCREPANCIES OR SHORTAGE IN THE SQUARE FOOTAGE, ACREAGE OR AREA OF THE LAND.

10. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.

11. RIGHT-OF-WAY EASEMENT BETWEEN LOYD WAYNE SHORT AND JO ANN SHORT; AND BENTON COUNTY RURAL WATER DEVELOPMENT AUTHORITY, DATED DECEMBER 4, 1998 AND RECORDED JANUARY 4, 1999 IN (INSTRUMENT) 99000114, IN BENTON COUNTY, ARKANSAS. DOES NOT APPEAR TO AFFECT THE LESSEE'S PREMISE OR EASEMENTS.

12. RIGHT-OF-WAY EASEMENT BETWEEN LOYD WAYNE SHORT AND JO ANN SHORT; AND BENTON COUNTY RURAL WATER DEVELOPMENT AUTHORITY, DATED DECEMBER 4, 1998 AND RECORDED JANUARY 4, 1999 IN (INSTRUMENT) 99000113, IN BENTON COUNTY, ARKANSAS. DOES NOT APPEAR TO AFFECT THE LESSEE'S PREMISE OR EASEMENTS.

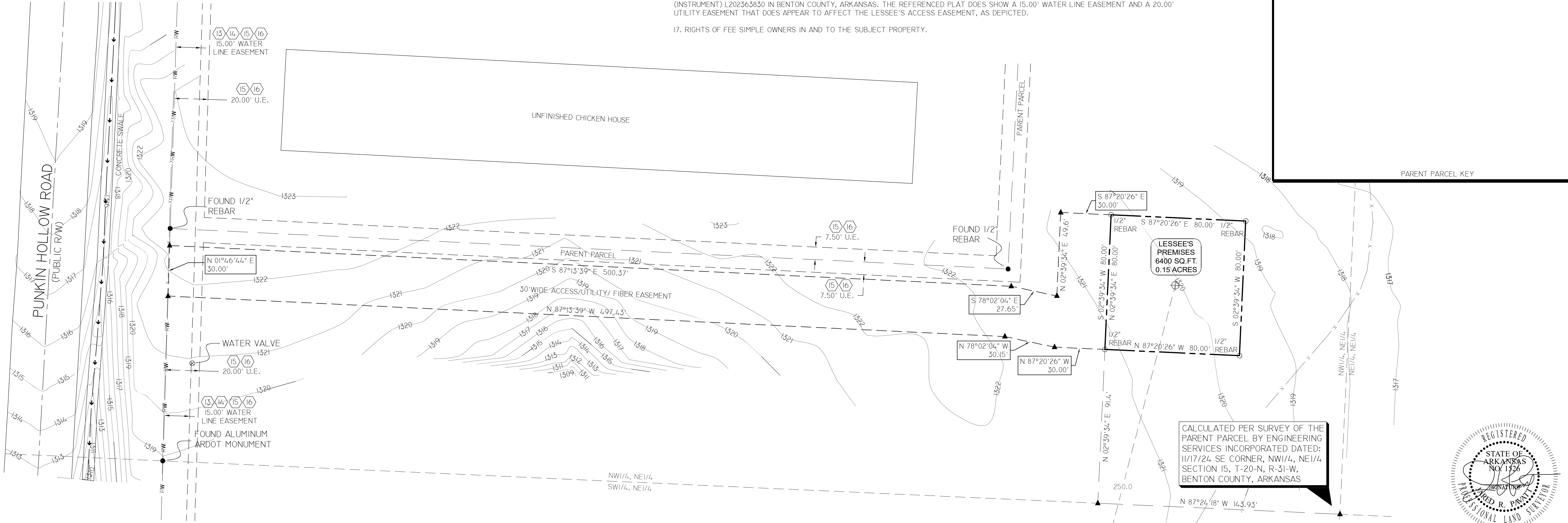
13. RIGHT-OF-WAY EASEMENT BETWEEN LOYD WAYNE SHORT AND JO ANN SHORT; AND BENTON COUNTY RURAL WATER DEVELOPMENT AUTHORITY, DATED OCTOBER 11, 1998 AND RECORDED NOVEMBER 19, 1998 IN (INSTRUMENT) 98125450, IN BENTON COUNTY, ARKANSAS. DOES NOT APPEAR TO AFFECT THE LESSEE'S PREMISE BUT DOES APPEAR TO AFFECT THE LESSEE'S ACCESS EASEMENT.

14. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT MAP" DATED MAY 15, 2020 AND RECORDED MAY 15, 2020 IN , (INSTRUMENT) L202027579 IN BENTON COUNTY, ARKANSAS. THE REFERENCED PLAT DOES SHOW A 15.00' WATER LINE EASEMENT THAT DOES APPEAR TO AFFECT THE LESSEE'S ACCESS EASEMENT, AS DEPICTED.

15. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT MAP" DATED SEPTEMBER 18, 2023 AND RECORDED SEPTEMBER 18, 2023 IN , (INSTRUMENT) L202348331 IN BENTON COUNTY, ARKANSAS. THE REFERENCED PLAT DOES SHOW A 15.00' WATER LINE EASEMENT AND A 20.00' UTILITY EASEMENT THAT DOES APPEAR TO AFFECT THE LESSEE'S ACCESS EASEMENT, AS DEPICTED.

16. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT MAP" DATED DECEMBER 14, 2023 AND RECORDED DECEMBER 14, 2023 IN , (INSTRUMENT) L202363830 IN BENTON COUNTY, ARKANSAS. THE REFERENCED PLAT DOES SHOW A 15.00' WATER LINE EASEMENT AND A 20.00' UTILITY EASEMENT THAT DOES APPEAR TO AFFECT THE LESSEE'S ACCESS EASEMENT, AS DEPICTED.

17. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY BY ME ON THIS DATE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY. PROPERTY CORNERS ARE LOCATED WITH EXISTING MONUMENTS IN THE AREA.

GENERAL NOTES:

- TRACT IS SUBJECT TO RESTRICTIVE COVENANTS, SUBDIVISION, PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS PROPERTY IS SUBJECT TO ALL ROADWAYS, EASEMENTS AND/OR RESERVATIONS THAT ARE OF RECORD OR ARE PHYSICALLY IN PLACE.
- BEARINGS ARE REFERENCED TO ARKANSAS STATE PLANE GRID NORTH (NAD83).
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- THE LESSEE'S LAND SPACE LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP #05007C0070J, SEPTEMBER 28, 2007.
- ACCESS & UTILITY EASEMENTS TERMINATE AT OR IN PUBLIC RIGHT OF WAY.
- AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LEASE AREA OR EASEMENTS OTHER THAN WHAT IS SHOWN
- THE LEASE AND EASEMENT AREAS LIE ENTIRELY WITHIN THE PARENT PARCEL.

PARENT PARCEL

LOT ID OF THE SHORT SUBDIVISION, IN CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER AS DOCUMENT L202363830.

PARCEL ID: 15-18996-003

THIS BEING THE SAME PROPERTY CONVEYED TO TIMOTHY SHORT AND LARI SHORT, HUSBAND AND WIFE BY A DEED FROM TIMOTHY SHORT, TRUSTEE OF THE LOYD WAYNE SHORT REVOCABLE TRUST DATED OCTOBER 25, 2012 DATED 12/29/2021 AND RECORDED 1/04/2022 IN INSTRUMENT 202200701 IN THE COUNTY OF BENTON, STATE OF ARKANSAS.

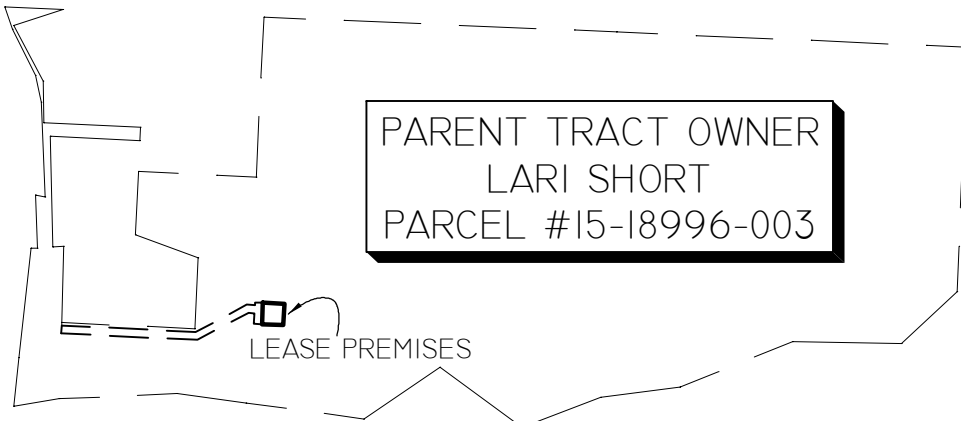
LESSEE'S PREMISES

BEING A PART OF THE NW1/4, NE1/4, SECTION 15, T-20-N, R-31-W, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NW1/4, NE1/4; THENCE N 87°24'18" W 143.93 FEET; THENCE N 02°39'34" E 91.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 02°39'34" E 80.00 FEET; THENCE S 87°20'26" E 80.00 FEET; THENCE S 02°39'34" W 80.00 FEET; THENCE N 87°20'26" W 80.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 6400.0 SQUARE FEET, 0.15 ACRES MORE OR LESS.

LESSEE'S ACCESS/UTILITY/FIBER EASEMENT

BEING A PART OF THE NW1/4, NE1/4, SECTION 15, T-20-N, R-31-W, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NW1/4, NE1/4; THENCE N 87°24'18" W 143.93 FEET; THENCE N 02°39'34" E 91.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 87°20'26" W 30.00 FEET; THENCE N 78°02'04" W 30.15 FEET; THENCE N 87°13'39" W 497.43 FEET TO THE RIGHT-OF-WAY LINE OF PUMPKIN HOLLOW ROAD; THENCE ALONG THE SAID RIGHT-OF-WAY LINE N 01°46'44" E 30.00 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF PUMPKIN HOLLOW ROAD S 87°13'39" E 500.37 FEET; THENCE S 78°02'04" E 27.65 FEET; THENCE N 02°39'34" E 49.60 FEET; THENCE S 87°20'26" E 30.00 FEET; THENCE S 02°39'34" W 80.00 FEET TO THE POINT OF BEGINNING.

UNLESS NOTED, ALL DATA IS EXPRESSED IN NAD83 & NAVD88			
LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	36°24'45.45" (36.41262)	-94°15'40.70" (94.26131)	1314.5



HE
ENGINEERING EXCELLENCE
Heritage
Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501)939-2303
FAX (501)939-2016
www.HeritageEngineering.net

verticalbridge

PUMPKIN HOLLOW AR #US-AR-5227

THE TOWERS, LLC

LEASE & EASEMENT SURVEY

SHEET TITLE

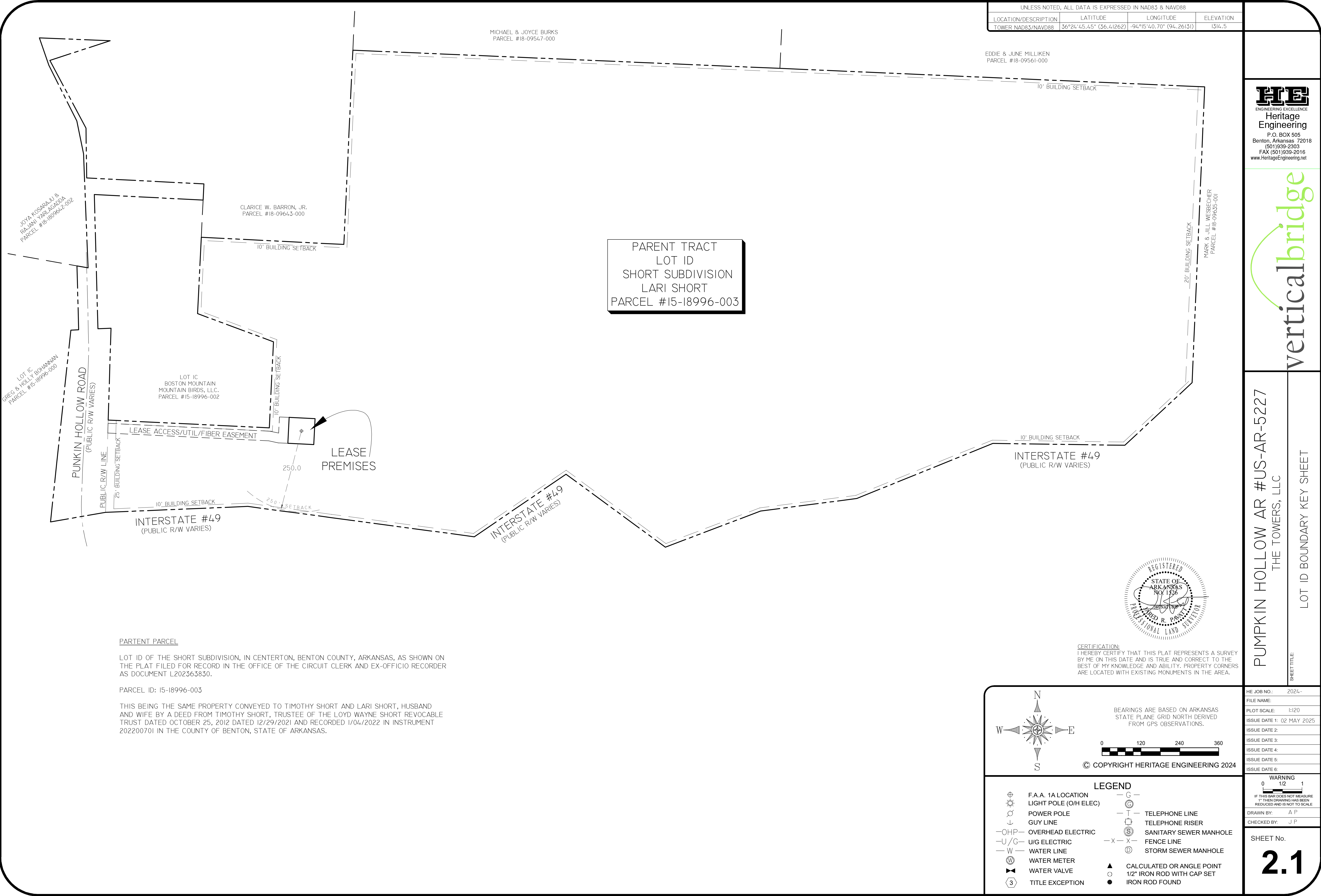


LEGEND			
	F.A.A. 1A LOCATION		
	LIGHT POLE (O/H ELEC)		
	POWER POLE		TELEPHONE LINE
	GUY LINE		TELEPHONE RISER
	OVERHEAD ELECTRIC		SANITARY SEWER MANHOLE
	U/G ELECTRIC		FENCE LINE
	WATER LINE		STORM SEWER MANHOLE
	WATER METER		CALCULATED OR ANGLE POINT
	WATER VALVE		1/2" IRON ROD WITH CAP SET
	TITLE EXCEPTION		IRON ROD FOUND

HE JOB NO.:	2024-
FILE NAME:	
PLOT SCALE:	1:30
ISSUE DATE 1:	23 JUNE 20
ISSUE DATE 2:	08 AUG 20
ISSUE DATE 3:	06 NOV 20
ISSUE DATE 4:	
ISSUE DATE 5:	
ISSUE DATE 6:	
WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
DRAWN BY:	A P
CHECKED BY:	J P

SHEET No.

2.0



UNLESS NOTED, ALL DATA IS EXPRESSED IN NAD83 & NAVD88			
LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	36°24'45.45" (36.41262)	-94°15'40.70" (94.26131)	1314.5

HE
ENGINEERING EXCELLENCE
Heritage
Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501)939-2303
FAX (501)939-2016
www.HeritageEngineering.net

verticalbridge

PUMPKIN HOLLOW AR #US-AR-5227

THE TOWERS, LLC

LOT ID BOUNDARY KEY SHEET

SHEET TITLE

PARTENT PARCEL

LOT ID OF THE SHORT SUBDIVISION, IN CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER AS DOCUMENT L202363830.

PARCEL ID: 15-18996-003

THIS BEING THE SAME PROPERTY CONVEYED TO TIMOTHY SHORT AND LARI SHORT, HUSBAND AND WIFE BY A DEED FROM TIMOTHY SHORT, TRUSTEE OF THE LOYD WAYNE SHORT REVOCABLE TRUST DATED OCTOBER 25, 2012 DATED 12/29/2021 AND RECORDED 1/04/2022 IN INSTRUMENT 202200701 IN THE COUNTY OF BENTON, STATE OF ARKANSAS.



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY BY ME ON THIS DATE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY. PROPERTY CORNERS ARE LOCATED WITH EXISTING MONUMENTS IN THE AREA.

BEARINGS ARE BASED ON ARKANSAS STATE PLANE GRID NORTH DERIVED FROM GPS OBSERVATIONS.

© COPYRIGHT HERITAGE ENGINEERING 2024

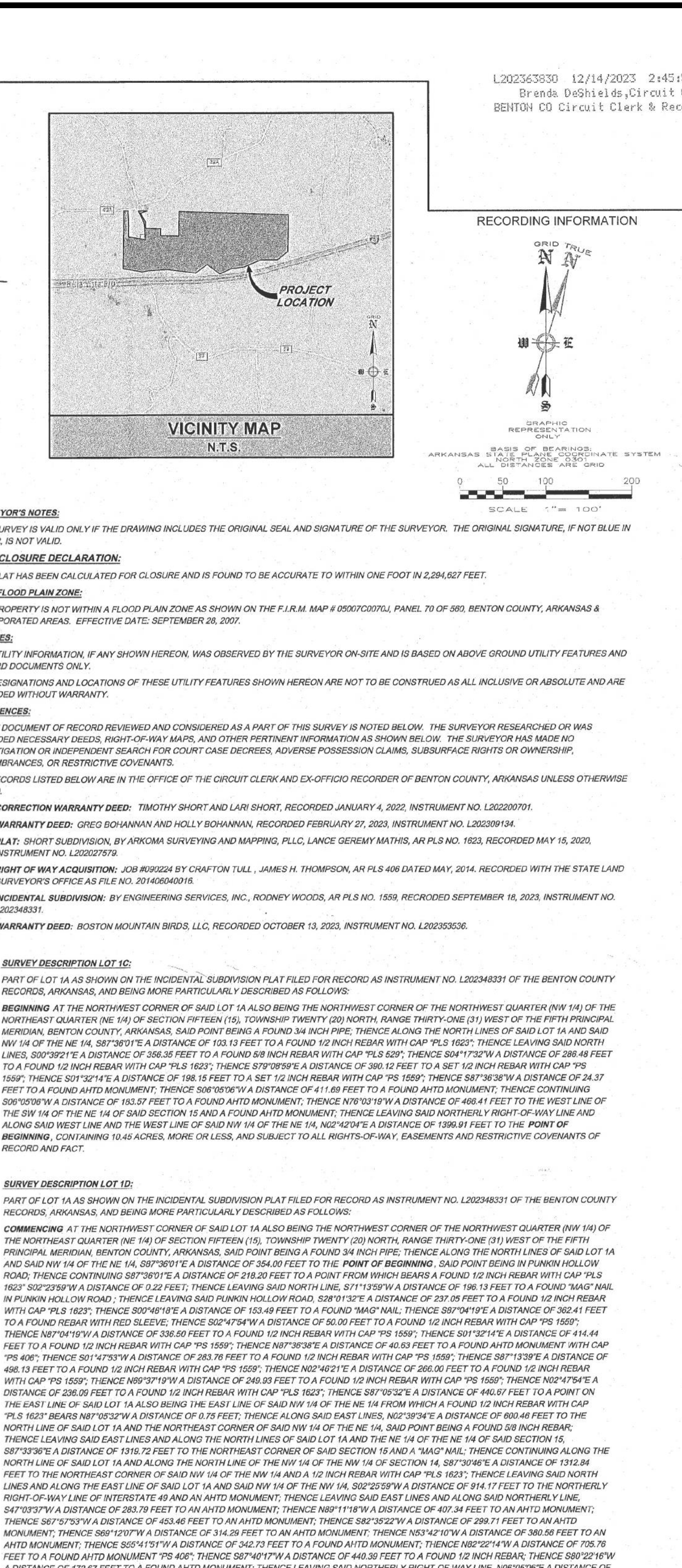
LEGEND

⊕ F.A.A. 1A LOCATION	— G —
☼ LIGHT POLE (O/H ELEC)	⊙
⚡ POWER POLE	— T — TELEPHONE LINE
↓ GUY LINE	⊕ TELEPHONE RISER
— OHP — OVERHEAD ELECTRIC	⊗ SANITARY SEWER MANHOLE
— U/G — U/G ELECTRIC	— X — X — FENCE LINE
— W — WATER LINE	⊕ STORM SEWER MANHOLE
⊗ WATER METER	▲ CALCULATED OR ANGLE POINT
⊕ WATER VALVE	○ 1/2" IRON ROD WITH CAP SET
③ TITLE EXCEPTION	● IRON ROD FOUND

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE

DRAWN BY: A P
CHECKED BY: J P

SHEET No.
2.1



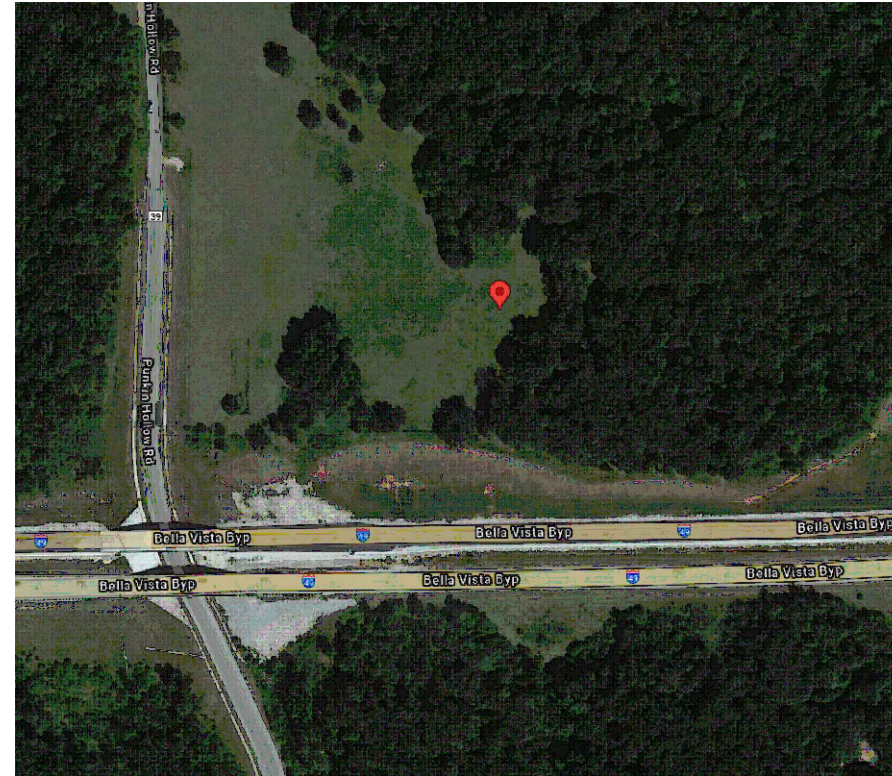
HEET No.

2.2



SITE NAME

PUMPKIN HOLLOW RD - ARKANSAS
VB SITE ID: US-AR-5232



VICINITY MAP



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



SHEET INDEX

SHEET	TITLE
1.0	COVER SHEET
2.0	BOUNDARY SURVEY (SHEET 1 OF 3)
2.1	BOUNDARY SURVEY (SHEET 2 OF 3)
2.2	BOUNDARY SURVEY (SHEET 3 OF 3)
3.0	OVERALL SITE & TOPO COMPOUND PLAN
3.1	COMPOUND DETAILS & EROSION CONTROL NOTES
3.2	COMPOUND FENCE ELEVATIONS & DETAILS
3.3	DRIVEWAY PLAN & PROFILE
3.4	ACCESS DRIVE DISTANCES
4.0	TOWER ELEVATION & ANTENNA DETAILS
4.1	RF DESIGN SHEET (1 OF 2)
4.2	RF DESIGN SHEET (2 OF 2)
4.3	ANTENNA MOUNT SPECIFICATION SHEET (BY OTHERS)
4.4	MICROWAVE PATH DATASHEET & MICROWAVE FORM
4.5	MICROWAVE MOUNT SPECIFICATION SHEET
5.0	WAVE GUIDE BRIDGE, GPS ELEVATION, SECTION, PLAN & DETAILS
5.1	EQUIPMENT PAD PLANS & AWNING/ICE BRIDGE LAYOUT
5.2	OUTDOOR EQUIPMENT ELEVATIONS
5.3	PV-WC1012-312X162 CANOPY (BY OTHERS)
5.4	GENERATOR SPECIFICATION SHEET (BY OTHERS)
6.0	EQUIPMENT MAT PLANS, SECTIONS & NOTES
6.1	OUTDOOR OVP CUTSHEET
7.0	UTILITY ROUTING PLAN
7.1	BREAKER BOX ELECTRIC SCHEMATIC
7.2	ELECTRIC SCHEMATIC & POWER RISER BLOCK DIAGRAM
7.3	UTILITY DISTRIBUTION RACK ELEVATIONS & DETAILS
7.4	OVERALL FIBER AND POWER ROUTE
8.0	COMPOUND GROUNDING PLAN & NOTES
8.1	GROUNDING DETAILS, SHEET 1 OF 3
8.2	GROUNDING DETAILS, SHEET 2 OF 3
8.3	GROUNDING DETAILS, SHEET 3 OF 3
9.0	GENERAL NOTES & SPECIFICATIONS
9.1	SPECIFICATIONS
9.2	GENERAL NOTES

NOTE: GC TO REFER TO SEPARATE
TOWER/FOUNDATION DRAWINGS
DESIGNED BY OTHERS

PROJECT DATA

SITE NAME: PUMPKIN HOLLOW / US-AR-5232
STATE: ARKANSAS
COUNTY: BENTON
911 ADDRESS: 12716 PUNKIN HOLLOW RD
BENTONVILLE, AR 72712

TOWER/SITE OWNER: THE TOWERS, LLC
PROJECT: NEW MONOPOLE TOWER SITE

PARENT PROPERTY OWNER: TIMOTHY AND LARI SHORT
CONTACT: LARI SHORT
ADDRESS: 12685 MILLER CHURCH ROAD
BENTONVILLE, AR 72712
PHONE NO: 479-531-9048

ELECTRIC UTILITY: CARROLL ELECTRIC
PHONE NO: 800-432-9720
CONTACT PERSON: N/A

TELCO PROVIDER: PENDING TELCO PROVIDER
PHONE NO: TBD
CONTACT PERSON: TBD



TOWER DATA

TOWER TYPE: MONOPOLE
FAA FILING HEIGHT: 199'
TOWER HEIGHT: 195'
PROPOSED ANTENNA CENTERLINE: 190'
LATITUDE: N 36° 24' 45.45" (NAD 83)
LONGITUDE: W 94° 15' 40.70" (NAD 83)
GROUND ELEVATION: 1320.1' (NAVD88)

REV 1:
-1.0: REVISED SHEET INDEX, REVISED VZW
CONSTRUCTION ENGINEER, AND ADDED TELCO
PROVIDER INFO
-3.0: ADDED SITE WORK NOTES
-3.2: REVISED FENCE DETAIL
-4.0: REVISED TOWER ELEVATION, REVISED ANTENNA
DETAIL AND ADDED MICROWAVE ANTENNA DETAIL
-4.4: ADDED SHEET 4.4
-4.5: ADDED SHEET 4.5

REV 2:
-ALL SHEETS: REVISED TITLE BLOCK
-1.0: REVISED SHEET INDEX
-2.0: REVISED SURVEY PER COMMENTS FROM BELLA VISTA
-2.1: REVISED SURVEY PER COMMENTS FROM BELLA VISTA
-2.2: REVISED SURVEY PER COMMENTS FROM BELLA VISTA
-3.0: REVISED ACCESS DRIVE IN ROW
-3.3: REVISED DRIVEWAY PLAN AND ADDED CULVERT
DETAIL
-3.4: CREATED SHEET 3.4 FOR ACCESS DRIVE
DISTANCE

PROJECT DIRECTORY

ENGINEER: HERITAGE ENGINEERING
CONTACT PERSON: ERIC WARFORD
ADDRESS: P.O. BOX 505
BENTON, ARKANSAS 72018
(501) 939 - 2303

PHONE NO:

SURVEYOR: CORNERSTONE SURVEYING
CONTACT PERSON: JARED R. PAVATT
ADDRESS: P.O. BOX 1074
GREENBRIER, AR 72058
PHONE NO: 501-679-1318

CARRIER DATA

RAWLAND
CONSTRUCTION
DRAWINGS PREPARED
FOR: **verizon**

VZW PROJECT ID: 16133676
VZW MDG LOCATION ID: 5000070521

VZW CONSTRUCTION ENGINEER: JASON THOMAS
PHONE NO: (501) 353-4320

EQUIP. PADS: 4'-0" x 12'-0" & 4'-0" x 8'-0"
GROUNDING: TYPICAL

© COPYRIGHT HERITAGE ENGINEERING PLLC 2025

PUMPKIN HOLLOW RD / US-AR-5232

NEW 195' MONOPOLE TOWER

BELLA VISTA PROJECT # LSD-2025-58554

COVER SHEET

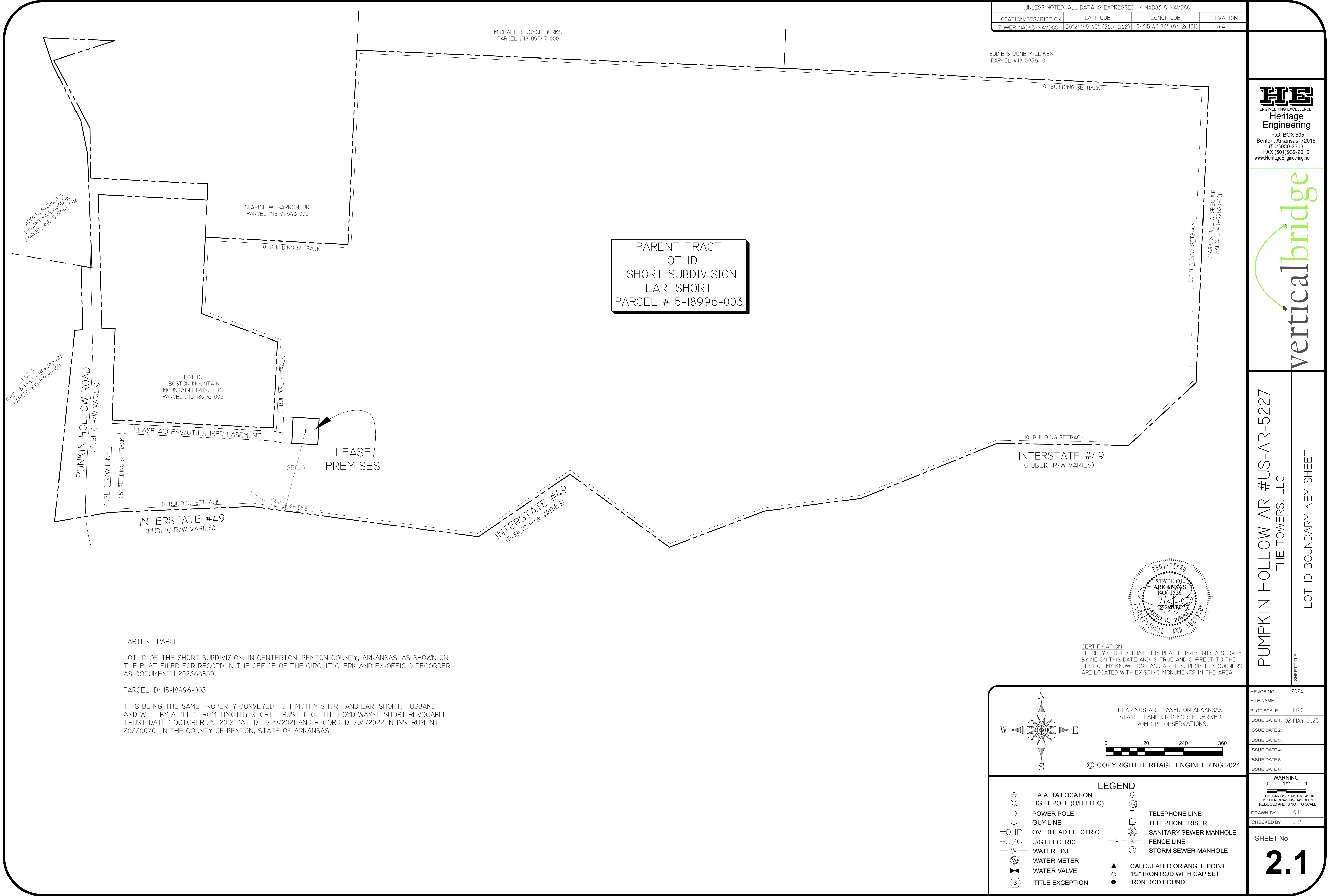
HE JOB NO.: 2024-0092
FILE NAME: 240092C1.0.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 1: 03/21/2025
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

1.0

Page 178 of 213



UNLESS NOTED, ALL DATA IS EXPRESSED IN NAD83 & NAVD88			
LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	36°24'45.45" (36.41262)	-94°15'40.70" (94.26131)	1314.5

HE
ENGINEERING EXCELLENCE
Heritage
Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501)939-2303
FAX (501)939-2016
www.HeritageEngineering.net

verticalbridge

PUMPKIN HOLLOW AR #US-AR-5227

THE TOWERS, LLC

LOT ID BOUNDARY KEY SHEET

SHEET TITLE

PARTENT PARCEL

LOT ID OF THE SHORT SUBDIVISION, IN CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER AS DOCUMENT L202363830.

PARCEL ID: 15-18996-003

THIS BEING THE SAME PROPERTY CONVEYED TO TIMOTHY SHORT AND LARI SHORT, HUSBAND AND WIFE BY A DEED FROM TIMOTHY SHORT, TRUSTEE OF THE LOYD WAYNE SHORT REVOCABLE TRUST DATED OCTOBER 25, 2012 DATED 12/29/2021 AND RECORDED 1/04/2022 IN INSTRUMENT 202200701 IN THE COUNTY OF BENTON, STATE OF ARKANSAS.



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY BY ME ON THIS DATE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY. PROPERTY CORNERS ARE LOCATED WITH EXISTING MONUMENTS IN THE AREA.

W
N
E
S

BEARINGS ARE BASED ON ARKANSAS STATE PLANE GRID NORTH DERIVED FROM GPS OBSERVATIONS.

0 120 240 360

© COPYRIGHT HERITAGE ENGINEERING 2024

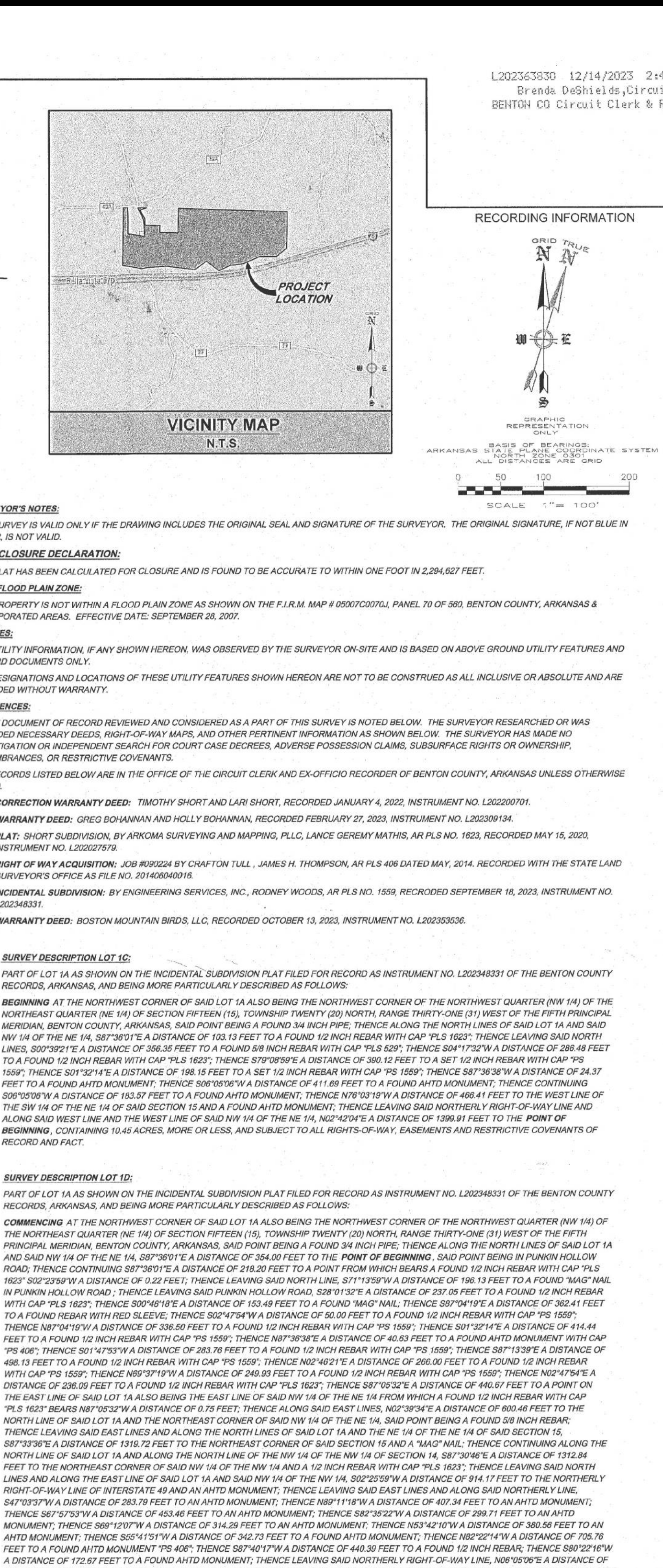
LEGEND

⊕ F.A.A. 1A LOCATION	— G —
☼ LIGHT POLE (O/H ELEC)	⊙
⚡ POWER POLE	— T — TELEPHONE LINE
↓ GUY LINE	⊕ TELEPHONE RISER
—OHP— OVERHEAD ELECTRIC	⊗ SANITARY SEWER MANHOLE
—U/G— U/G ELECTRIC	— X — X — FENCE LINE
— W — WATER LINE	⊕ STORM SEWER MANHOLE
⊗ WATER METER	▲ CALCULATED OR ANGLE POINT
⊕ WATER VALVE	○ 1/2" IRON ROD WITH CAP SET
⬡ TITLE EXCEPTION	● IRON ROD FOUND

HE JOB NO.:	2024-
FILE NAME:	
PLOT SCALE:	1:120
ISSUE DATE 1:	02 MAY 2025
ISSUE DATE 2:	
ISSUE DATE 3:	
ISSUE DATE 4:	
ISSUE DATE 5:	
ISSUE DATE 6:	
WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
DRAWN BY:	A P
CHECKED BY:	J P

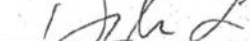
SHEET No.

2.1

[illegible]

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

 12.14.23

DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES DATE

CERTIFICATE OF SURVEYING ACCURACY:

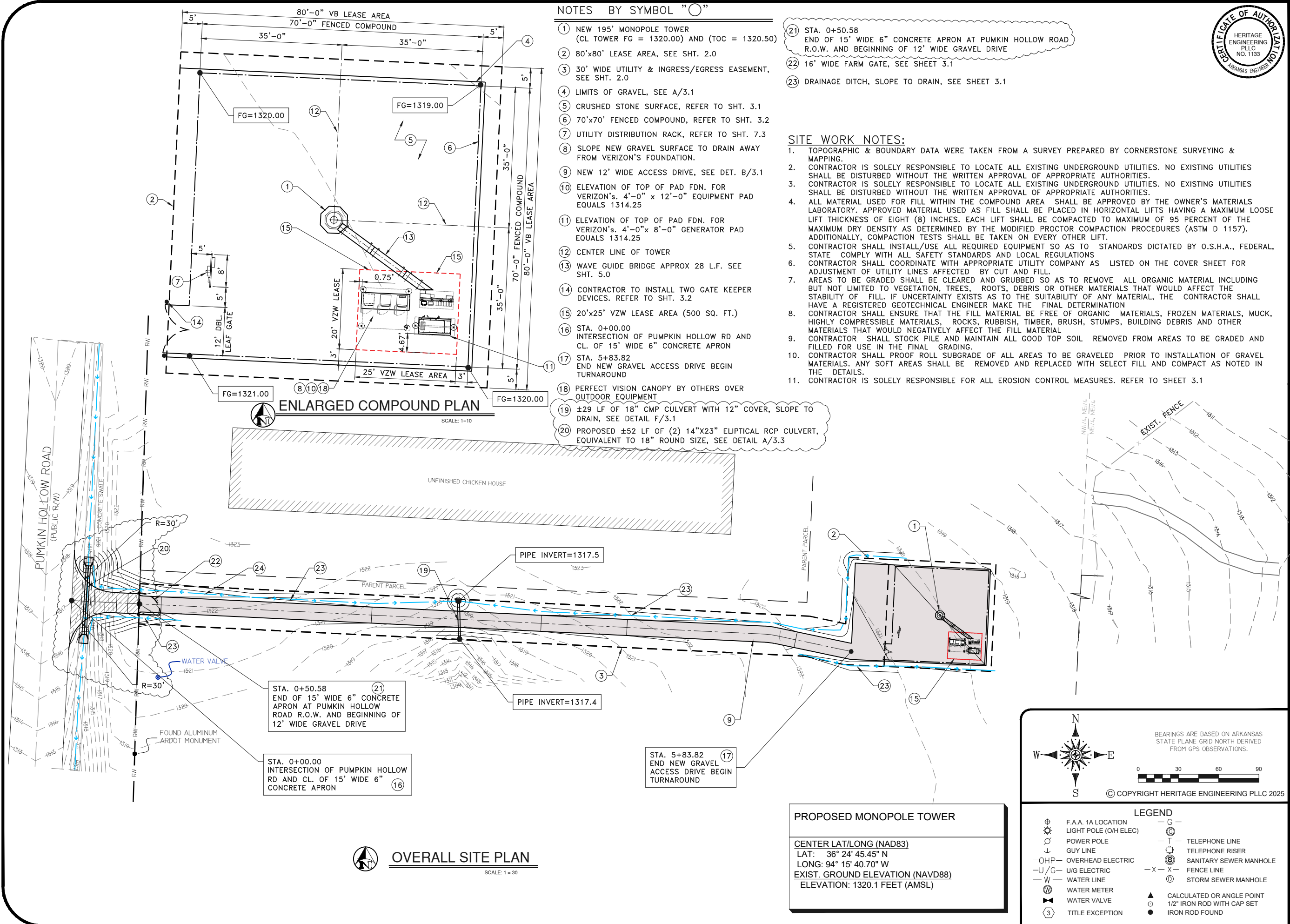
I, ROBERT WOODS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND MY SURVEYING PARTNERS AND ALL CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND

A circular professional seal for a surveyor in the State of Arkansas. The outer ring contains the text "REGISTERED" at the top and "PROFESSIONAL SURVEYOR" at the bottom. Inside the ring, it says "STATE OF ARKANSAS" and "NO. 1559". Below the number is a signature, and at the very bottom, the word "SIGNATURE" is printed. The name "RODNEY WOODS" is written across the bottom of the seal.

[illegible]

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

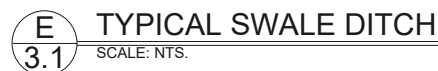
2.2



MAXIMUM PLACITITY INDEX
(MINUS #40 MATERIAL)
MINIMUM PERCENT CRUSHER
RUN MATERIAL
GRADING SHALL COMPLY WITH
REQUIREMENTS OF AASHTO
T11 AND T27



FIBER PROVIDE
PLACE PEDESTAL
AND CONDUIT

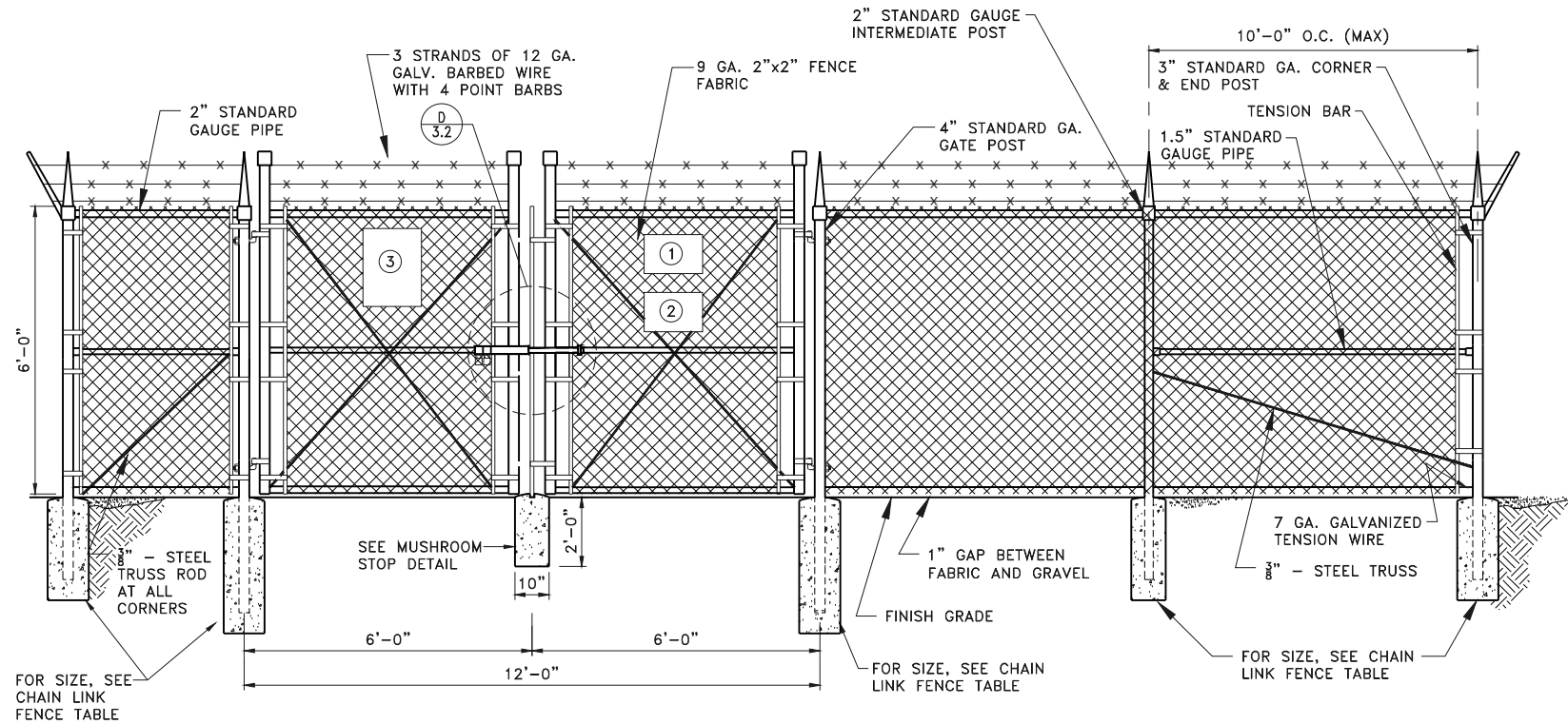


1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL, AND OTHER REQUIREMENTS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
2. CONSTRUCTION AT THE SITE WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY.
4. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT REACHES 6" IN HEIGHT WITHIN SILT FENCE BARRIERS.
7. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
8. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT IF REQUIRED SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
9. ANY AREA OF DISTURBANCE LEFT EXPOSED OR IS ANTICIPATED THAT IT WILL BE EXPOSED BEYOND THE EXPOSURE PERIOD REQUIRED BY LOCAL AUTHORITIES SHALL BE STABILIZED WITH TEMPORARY SEEDING.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSIONS AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IF REQUIRED UPON INSPECTION BY AND DIRECTION FROM LOCAL AUTHORITIES.
11. UPON COMPLETION OF WORK, OR AS DIRECTED BY EROSION CONTROL AUTHORITIES, ALL DISTURBED AREAS NOT IMPROVED WITH GRAVEL SHALL BE SEEDED WITH PERMANENT SEEDING MATERIAL SUITABLE FOR THE LOCAL GROWING AREA.
12. FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH. THE MULLEN BURST STRENGTH OF FILTER CLOTH SHALL BE GREATER THAN 150 PSI AND THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
13. A PRE ASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.
14. SILT FENCE TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
15. PLACE STRAW BALES ON ALL DOWN STREAM SIDE OF ALL SILT FENCES. BALES SHALL BE PLACED END TO END AGAINST NEW SILT FENCES.

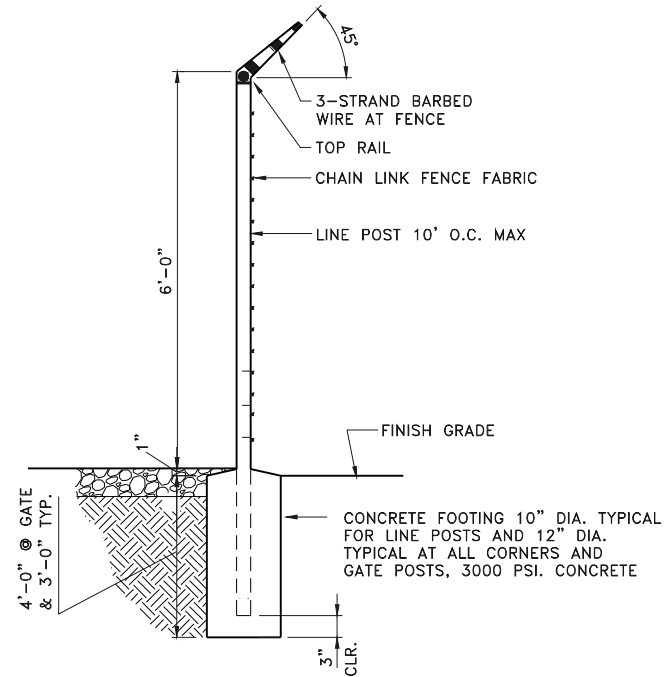




Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

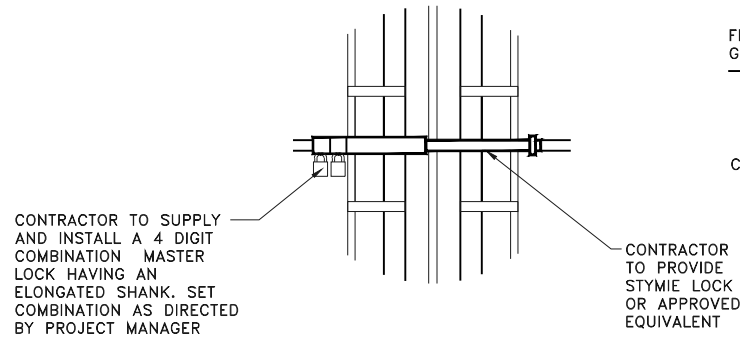


A CHAIN LINK FENCE & GATE ELEVATION
3.2 SCALE: NTS.

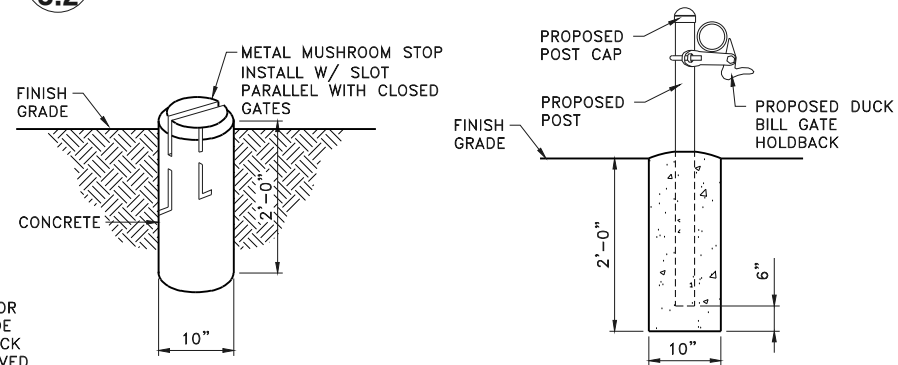


B FENCE / BARBED WIRE ARM DETAIL
3.2 SCALE: NTS.

CHAIN LINK FENCE TABLE		
FENCE COMPONENT	DIMENSION	HARDWARE AND FEATURES
FABRIC	6' HIGH, 9 GAUGE, 2" ZINC-COATED MESH	SELVEDGE TOP AND BOTTOM
WIRE	BARBED WIRE WITH 4 BARBS	3 RUNS
EXTENSION ARMS	STAMPED STEEL WITH MALLEABLE IRON BASE	45 DEGREE, ANGLED OUTWARD
ALL POSTS SHALL BE SCHEDULE 40 HOT DIP GALVANIZED PIPE		
END AND CORNER POSTS	3" STANDARD GAUGE PIPE (SCH 40)	36" X 12" CONCRETE FOOTING
LINE POSTS	2" STANDARD GAUGE PIPE (SCH 40)	36" X 10" CONCRETE FOOTING
DRIVEWAY GATE POSTS	4" STANDARD GAUGE PIPE (SCH 40)	48" X 12" CONCRETE FOOTING
WALKWAY GATE POSTS	3" STANDARD GAUGE PIPE (SCH 40)	36" X 12" CONCRETE FOOTING
TOP RAILS	1 1/2" STANDARD GAUGE PIPE (SCH 40)	ATTACHED WITH PROPER FITTING
MID RAILS	1 1/2" STANDARD GAUGE PIPE (SCH 40)	ATTACHED WITH PROPER FITTING
BRACE RODS	3/8" STEEL TRUSS	ATTACHED WITH PROPER FITTING
BOTTOM TENSION WIRE	7 GAUGE, 1900 LB. TENSILE STRENGTH	ALL SIDES
TENSION BARS	3/8" X 3/4", FULL HEIGHT OF FABRIC	SPACE TENSION BANDS 15" ± O.C.
TIE WIRE	9 GAUGE ALUMINUM	12" O.C. FOR LINE POSTS & GATES 24" O.C. FOR RAILS AND TENSION WIRE
GATE FRAME	2" STANDARD GAUGE PIPE (SCH 40)	WELDED ASSEMBLY, COLD GALV. AND SILVER PAINT WELDED AREAS
POST CAPS	PER POST DIAMETER	ALL POSTS
POST, RAIL AND GATE FITTINGS	AS REQUIRED	STAMPED STEEL OR MALLEABLE CASTING
GATE HINGES	AS REQUIRED	OFFSET TYPE WITH 180° SWING
DOUBLE GATE LATCH	AS REQUIRED	DUCKBILL LATCH ON ACTIVE LEAF, DROP BOLTS ON BOTH LEAFS
GATE STOPS (CLOSED POSITION)	AS REQUIRED	MUSHROOM STOP SET IN CONCRETE
GATE STOPS (OPEN POSITION)	AS REQUIRED	AS REQUIRED
LOCK CHAIN	3/8" SIZE, 36" LONG	HOT DIP GALVANIZED OR VINYL COATED



C STYMIE LOCK FENCE LOCK DETAIL
3.2 SCALE: NTS.



D MUSHROOM STOP DETAIL
3.2 SCALE: NTS.

E GATE KEEPER
3.2 SCALE: NTS. (TO HOLD GATE OPEN)



1 NOTICE - RF SIGN (BLUE)
12" x 18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



2 CAUTION - RF SIGN (YELLOW)
12" x 18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



3 VERTICAL BRIDGE ID SIGN
18" HIGH X 24" WIDE (OPERATIONS PROVIDED)

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554

PROJECT SHEET TITLE
HE JOB NO.: 2024-0092
FILE NAME: 240923C3.2.DWG
PLOT SCALE: 1:12
REV. 0: 11/15/2024
REV. 1: 03/21/2025
REV. 2: 05/02/2025

WARNING 1/2" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

3.2



vertical bridge

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-585554

DRIVEWAY PLAN & PROFILE

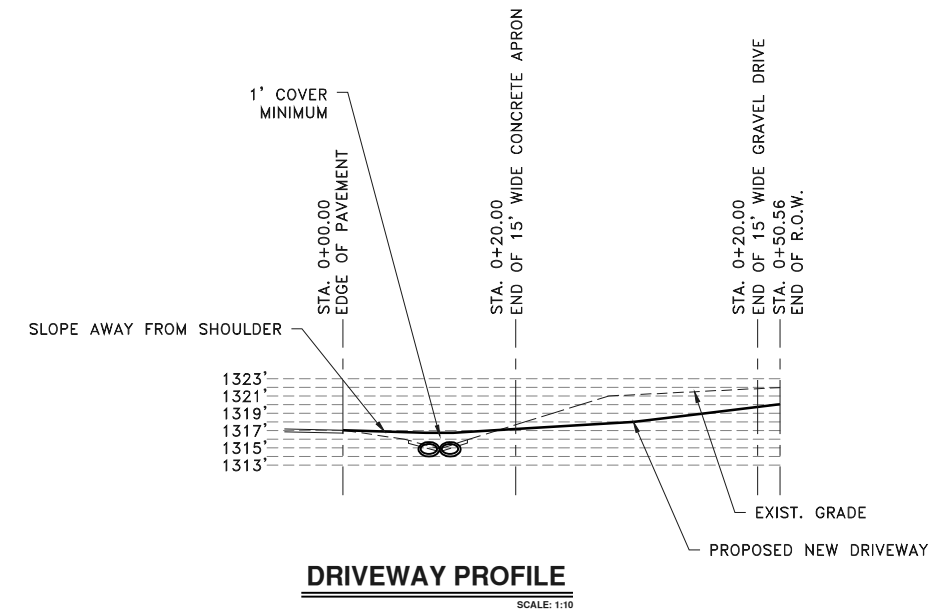
SHEET TITLE:

JOB NO.:	2024-0092
FILE NAME:	240092C3.3.DWG
PLOT SCALE:	1:10
REV. 0:	11/15/2024
REV. 2:	05/02/2025

WARNING 0 1/2 1  IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	NTS
DESIGNED BY:	VZW
DRAWN BY:	VZW
CHECKED BY:	EAW

SHEET No.

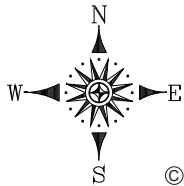
3.3





OVERALL SITE PLAN

SCALE: 1" = 30'



BEARINGS ARE BASED ON ARKANSAS
STATE PLANE GRID NORTH DERIVED
FROM GPS OBSERVATIONS.



© COPYRIGHT HERITAGE ENGINEERING PLLC 2025

LEGEND	
	F.A.A. 1A LOCATION
	LIGHT POLE (O/H ELEC)
	POWER POLE
	GUY LINE
	OVERHEAD ELECTRIC
	U/G ELECTRIC
	WATER LINE
	WATER METER
	WATER VALVE
	TITLE EXCEPTION
	TELEPHONE LINE
	TELEPHONE RISER
	SANITARY SEWER MANHOLE
	FENCE LINE
	STORM SEWER MANHOLE
	CALCULATED OR ANGLE POINT



HE
ENGINEERING EXCELLENCE
Heritage
Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016
www.HeritageEngineering.net

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
ACCESS DRIVE DISTANCES

HE JOB NO.:	2024-0092
FILE NAME:	240092C3.4.DWG
PLOT SCALE:	1:30
REV. 2:	05/02/2025
DRAWN BY: STS	
CHECKED BY: EAW	
SHEET No.	

3.4



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

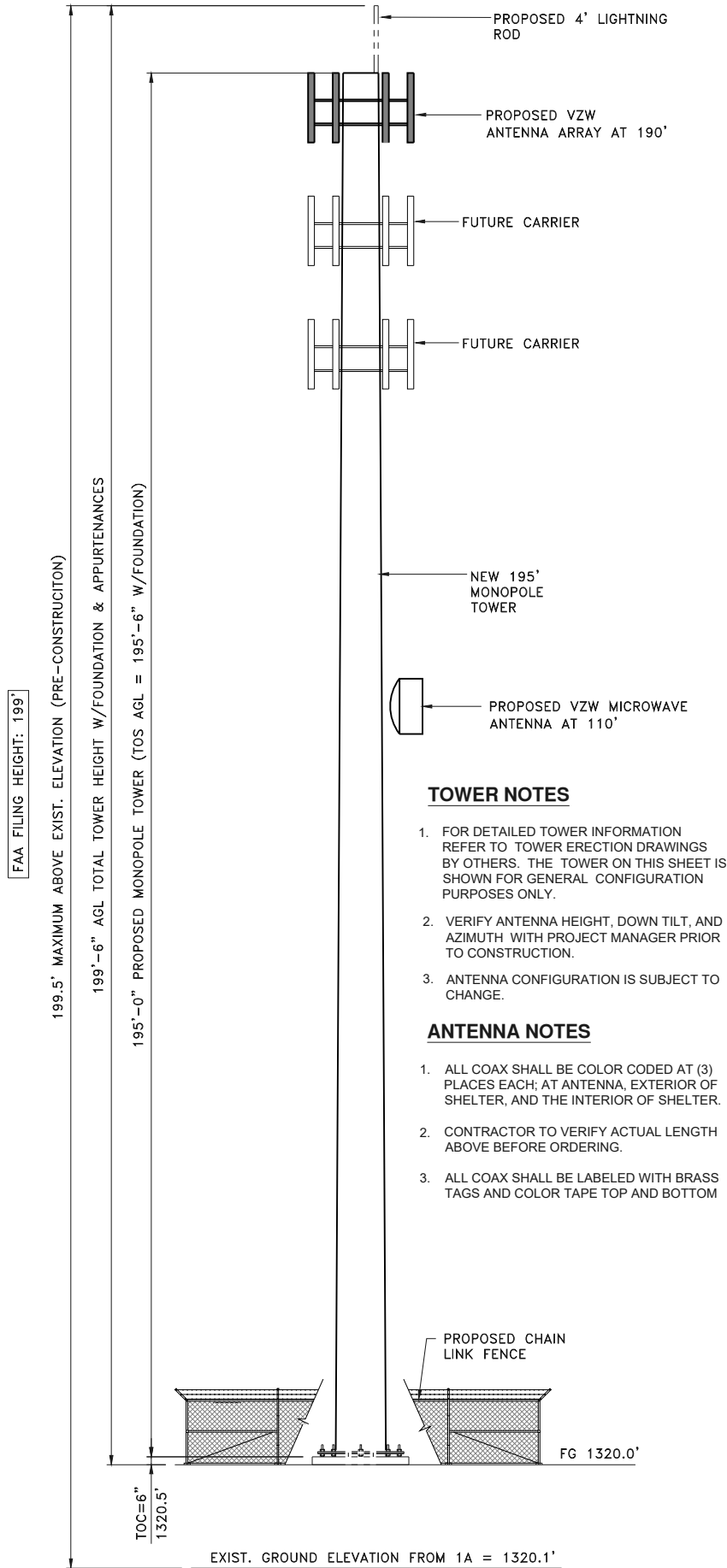


PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
TOWER ELEVATION & ANTENNA DETAILS

PROJECT:	HE JOB NO.: 2024-0092
FILE NAME:	240092C4.0.DWG
PLOT SCALE:	1:96
REV. 0:	11/15/2024
REV. 1:	03/21/2025
REV. 2:	05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

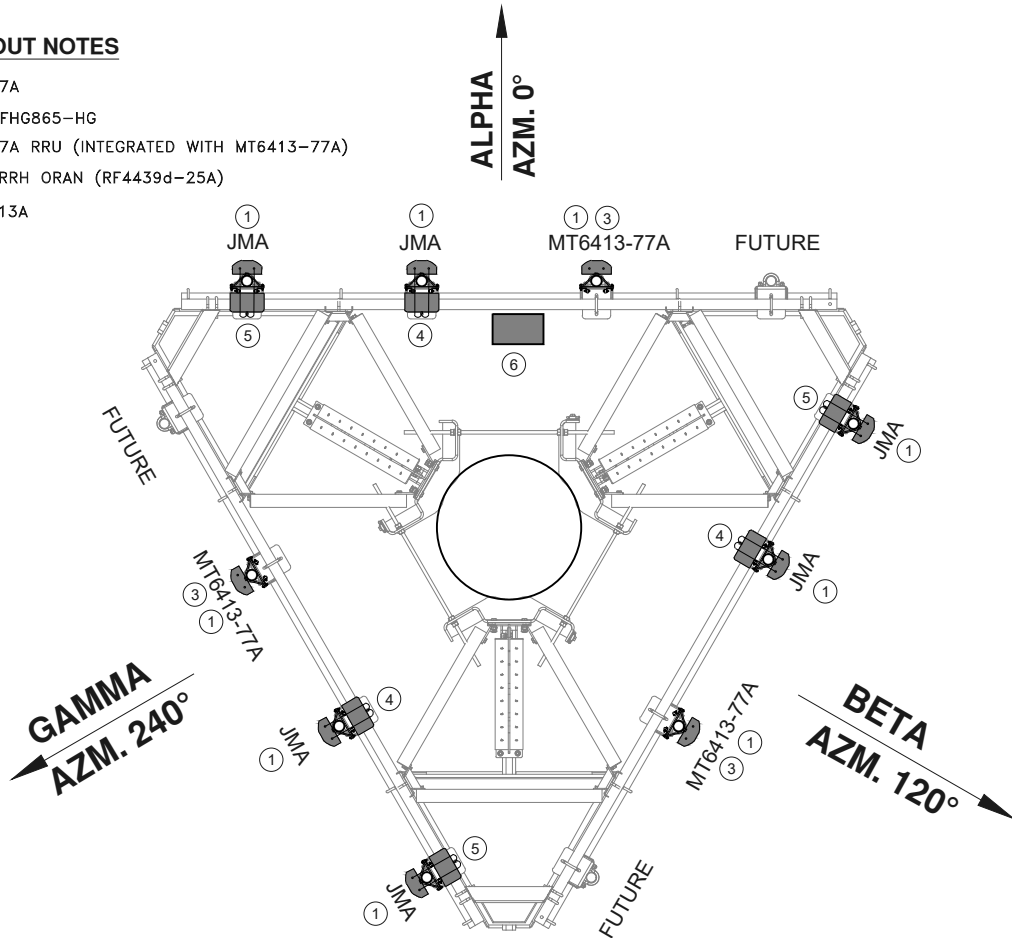
SHEET No.
4.0



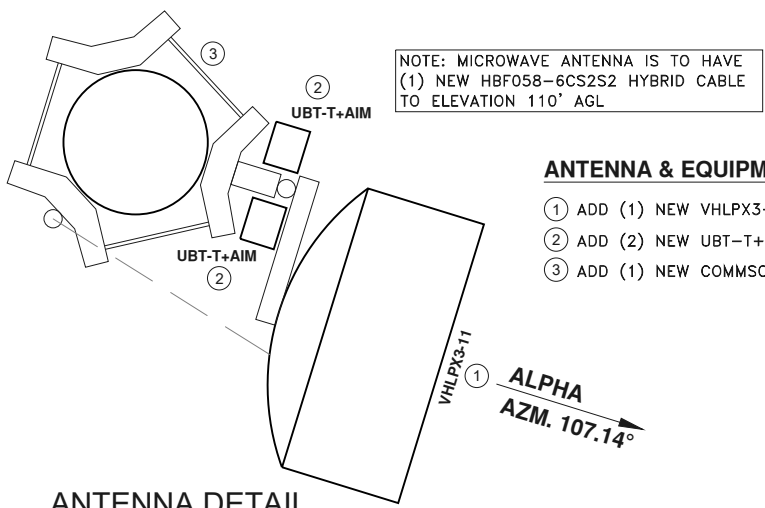
MONOPOLE TOWER ELEVATION
SCALE: NTS.

ANTENNA & EQUIPMENT LAYOUT NOTES

- 1 ADD (3) NEW SAMSUNG MT6413-77A
- 2 ADD (6) NEW JMA WIRELESS MX06FHG865-HG
- 3 ADD (0) NEW SAMSUNG MT6413-77A RRU (INTEGRATED WITH MT6413-77A)
- 4 ADD (3) NEW SAMSUNG B2/B66A RRH ORAN (RF4439d-25A)
- 5 ADD (3) NEW SAMSUNG RF4461d-13A
- 6 ADD (1) NEW 12 OVP



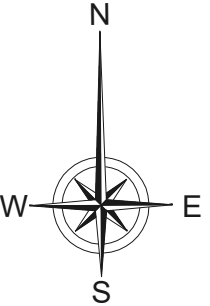
ANTENNA DETAIL
SCALE: NTS. @ 190' AGL



ANTENNA & EQUIPMENT LAYOUT NOTES

- 1 ADD (1) NEW VHLPX3-11
- 2 ADD (2) NEW UBT-T+AIM
- 3 ADD (1) NEW COMMSCOPE RM-DM-6 DUAL RING MOUNT KIT

ANTENNA DETAIL
SCALE: NTS. @ 110' AGL





SOUTH > South Coast > Central Gulf Coast > North West Arkansas > PUMPKIN HOLLOW RD AR
Singh, Sudhanshu - sudhanshu.singh@verizonwireless.com - 20240919_112812

Project Details		Location Information	
Carrier Aggregation	N	Site Id	616859534
Eolp	N	Search Ring#	
Project Name	MACRO - COVERAGE	E-NodeB ID#	null
Project Alt Name	PUMPKIN HOLLOW RD AR - NEW BUILD	PSLC#	657576
Project Id	16133676	Switch Name	North West Arkansas
Designed Sector Carrier 4G	15	Tower Type	
Designed Sector Carrier 5G	6	Site Type	MACRO
Additional Sector Carrier 4G	0	Street Address	TBD-Short
Additional Sector Carrier 5G	0	City	Bentonville
Suffix		State	AR
FP Solution Type & Tech Type	MCR;4G_700;5G_850;4G_850;4G_AWS;4G_AWS3;5G_L-Sub6;4G_PCS	Zip Code	72712
		County	Benton
		Latitude	36.412747/ 36° 24' 45.889°
		Longitude	-94.260622/ 94° 15' 38.239°

Project Scope												
**** 09/19/2024 - Add 6 MX06FHG865 Antennas Add 3 MT6413-77A CBAND Add 3 RF4461d-13A Add 3 B2/B66A RRH ORAN (RF4439d-25A) Add 1 OVP on Top Add 2 6X12 Hybrid cable												

Antenna Summary												
Added Antenna												
700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit
					5G	Samsung	MT6413-77A	190	191.2	0(A),120(B),24 0(C)	PHYSICAL	3
LTE	LTE,5G	LTE	LTE	LTE		JMA Wireless	MX06FHG865-HG	190	194	0(A),120(B),24 0(C)	PHYSICAL	6

Removed Antenna												
700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit

Retained Antenna												
700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit

Added: 9	Removed: 0	Retained: 0
----------	------------	-------------

Non Antenna Summary												
Added Non Antenna												
Equipment Type	Location	700	850	1900	AWS	L-Sub6	Make	Model		Install Type	Quantity	
OVP	Tower	LTE	LTE,5G	LTE	LTE	5G		12 OVP		PHYSICAL	1	
RRU	Tower			LTE	LTE		Samsung	B2/B66A RRH ORAN (RF4439d-25A)		PHYSICAL	3	
Hybrid Cable	Tower	LTE	LTE,5G	LTE	LTE	5G	H & S	MLC Hybrid 6x12		PHYSICAL	2	
RRU	Tower					5G	Samsung	MT6413-77A		PHYSICAL	0	
RRU	Tower	LTE	LTE,5G				Samsung	RF4461d-13A		PHYSICAL	3	

Removed Non Antenna												
Equipment Type	Location	700	850	1900	AWS	L-Sub6	Make	Model		Install Type	Quantity	

Retained Non Antenna												
Equipment Type	Location	700	850	1900	AWS	L-Sub6	Make	Model		Install Type	Quantity	

Added: 9	Removed: 0	Retained: 0
----------	------------	-------------



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554

HE JOB NO.: 2024-0092
FILE NAME: 240092C4.1.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: VZW
DRAWN BY: VZW
CHECKED BY: EAW

SHEET No.
4.1



HE
ENGINEERING EXCELLENCE
Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

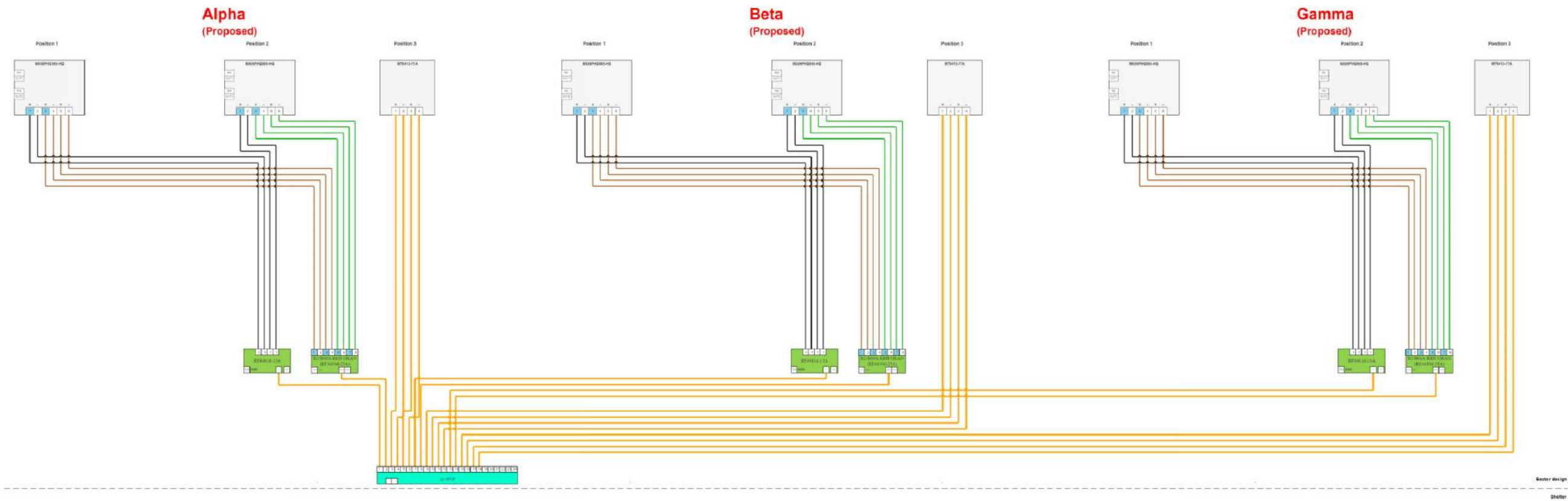


PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
RF DESIGN SHEET (2 OF 2)

PROJECT: PUMPKIN HOLLOW RD / US-AR-5227
HE JOB NO.: 2024-0092
FILE NAME: 240092C4.2.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: VZW
DRAWN BY: VZW
CHECKED BY: EAW

SHEET No.
4.2



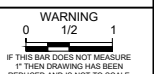


Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
SHEET TITLE: ANTENNA MOUNT SPECIFICATION SHEET (BY OTHERS)

PROJECT: HE JOB NO.: 2024-0092
FILE NAME: 240092C4.3.DWG
PLOT SCALE: 1:48
REV. 0: 11/15/2024
REV. 2: 05/02/2025



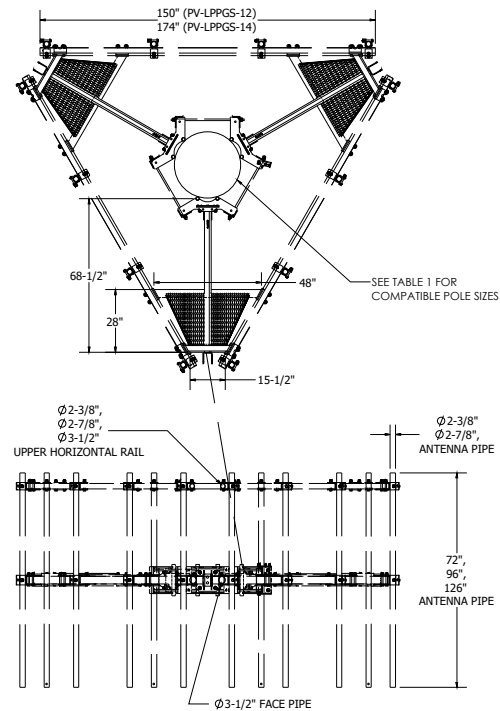
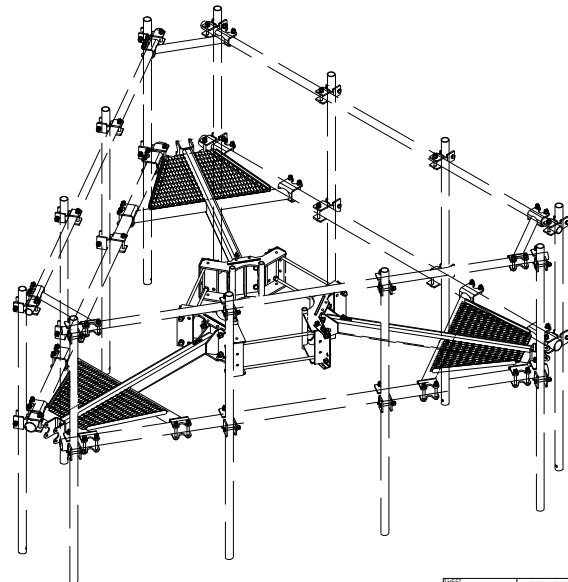
SCALE: NTS
DESIGNED BY: BY OTHERS
DRAWN BY: BY OTHERS
CHECKED BY: EAW

SHEET No.

4.3

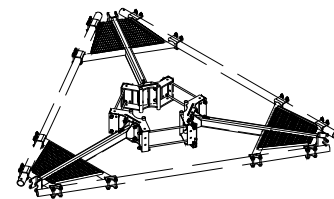
PV-LPPGS MONOPOLE GUARDIAN MOUNT

SEE SHEET 2 - TABLE 1 FOR FULL CONFIGURATION DETAILS

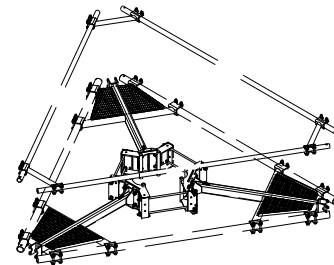


REV	1 OF 17	SCALE	1:36	CATEGORY	02_Monopole	11	ROW TABLES UPDATED - BASE KITS	12/29/22	PERFECT VISION
DATE	6/23/2023	FILE	PV-LPPGS_GUARDIAN	10	ADDED SEPARATE EPA & WEIGHTS TABLE	3/16/21	ACCT1 REPLACE ACCT2, PV-CHK-CG-80 REPLACE 118-242	3/16/21	MONOPOLE GUARDIAN MOUNT
CHECKED	DJN	8	KINGS UPDATE	2/2/21	ADDED ALL THREAD NUT TO COLLARS REPLACED PWB WITH PV-KKES	11/11/20	REPLACED PWB WITH PV-KKES	11/11/20	DOCUMENT NUMBER
STATUS	APPROVED	REV	DESCRIPTION	DATE	LPPGS-ENG-01-R11	11			

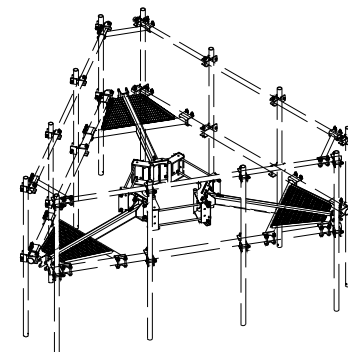
INCLUDED PART OVERVIEW



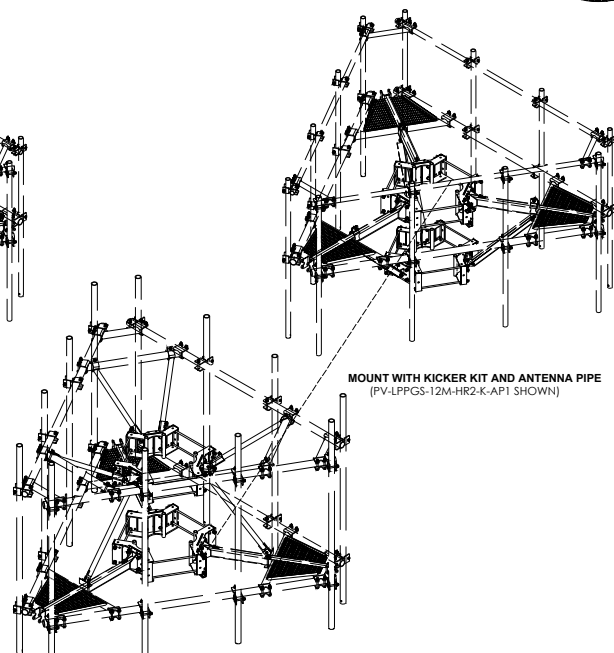
BASE MOUNT
(PV-LPPGS-12M-B SHOWN)



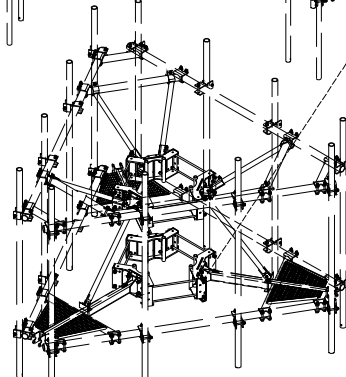
MOUNT WITH UPPER RAIL
(PV-LPPGS-12M-HR2-B SHOWN)



MOUNT WITH UPPER RAIL AND ANTENNA PIPE
(PV-LPPGS-12M-HR2-AP1 SHOWN)



MOUNT WITH KICKER KIT AND ANTENNA PIPE
(PV-LPPGS-12M-HR2-K-AP1 SHOWN)



MOUNT WITH UPPER BRACE KIT AND ANTENNA PIPE
(PV-LPPGS-12M-TKB3-AP4 SHOWN)

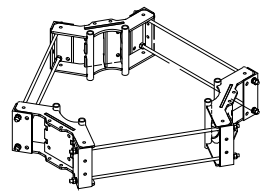
Table 5: Threaded Connection Tightening Points	
Reference Config	Total Connections
Base Mount	48
Add Upper Rail	60
Add (12) Pipes	108*
Add KKES	144
Add TKB	168

* APPROXIMATELY 40% LESS THAN INDUSTRY AVERAGE OF EQUIVALENT MOUNT

REV	5 OF 17	SCALE	1:40	CATEGORY	02_Monopole	11	ROW TABLES UPDATED - BASE KITS	12/29/22	PERFECT VISION
DATE	6/23/2023	FILE	PV-LPPGS_GUARDIAN	10	ADDED SEPARATE EPA & WEIGHTS TABLE	3/16/21	ACCT1 REPLACE ACCT2, PV-CHK-CG-80 REPLACE 118-242	3/16/21	MONOPOLE GUARDIAN MOUNT
CHECKED	DJN	8	KINGS UPDATE	2/2/21	ADDED ALL THREAD NUT TO COLLARS REPLACED PWB WITH PV-KKES	11/11/20	REPLACED PWB WITH PV-KKES	11/11/20	DOCUMENT NUMBER
STATUS	APPROVED	REV	DESCRIPTION	DATE	LPPGS-ENG-01-R11	11			

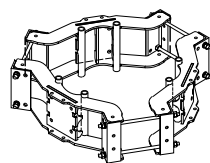
STANDARD POLE

PV-RM1045-GS



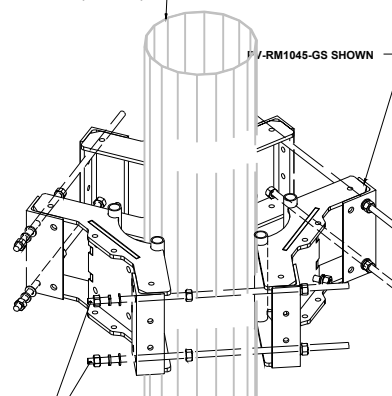
LARGE POLE

PV-RM3060-GS



COLLAR MOUNT INSTALLATION

MONOPOLE (STANDARD)



WHEN INSTALLED ADJACENT TO CLIMB PATH REMOVE EXCESS ALL-THREAD TO PROMOTE CLIMBER SAFETY AND PREVENT CONTACT WITH SAFETY CLIMB WIRE ROPE. MINIMUM 1" REQUIRED BEYOND HEX NUT

REV	8 OF 17	SCALE	1:20	CATEGORY	02_Monopole	11	ROW TABLES UPDATED - BASE KITS	12/29/22	PERFECT VISION
DATE	6/23/2023	FILE	PV-LPPGS_GUARDIAN	10	ADDED SEPARATE EPA & WEIGHTS TABLE	3/16/21	ACCT1 REPLACE ACCT2, PV-CHK-CG-80 REPLACE 118-242	3/16/21	MONOPOLE GUARDIAN MOUNT
CHECKED	DJN	8	KINGS UPDATE	2/2/21	ADDED ALL THREAD NUT TO COLLARS REPLACED PWB WITH PV-KKES	11/11/20	REPLACED PWB WITH PV-KKES	11/11/20	DOCUMENT NUMBER
STATUS	APPROVED	REV	DESCRIPTION	DATE	LPPGS-ENG-01-R11	11			

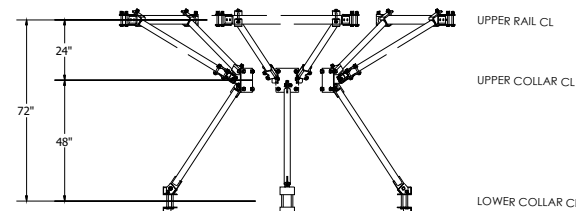
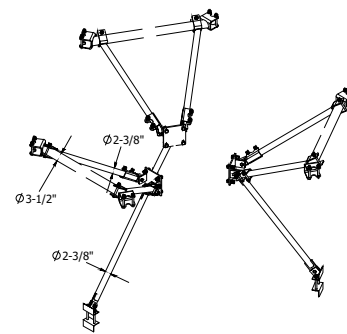
PV-LPP-GS-TKB

GUARDIAN TOP KICKER BRACE KIT INCLUDED IN KITS:

- PV-LPPGS-12M-TKB3-AP4
- PV-LPPGS-14M-TKB3-AP4
- PV-LPPGS-14L-TKB3-AP4

COMPATIBLE WITH 3-1/2" OD UPPER RAIL ONLY

ADDITIONAL EPA: 6.7 SQFT



REV	11 OF 17	SCALE	1:32	CATEGORY	02_Monopole	11	ROW TABLES UPDATED - BASE KITS	12/29/22	PERFECT VISION
DATE	6/23/2023	FILE	PV-LPPGS_GUARDIAN	10	ADDED SEPARATE EPA & WEIGHTS TABLE	3/16/21	ACCT1 REPLACE ACCT2, PV-CHK-CG-80 REPLACE 118-242	3/16/21	MONOPOLE GUARDIAN MOUNT
CHECKED	DJN	8	KINGS UPDATE	2/2/21	ADDED ALL THREAD NUT TO COLLARS REPLACED PWB WITH PV-KKES	11/11/20	REPLACED PWB WITH PV-KKES	11/11/20	DOCUMENT NUMBER
STATUS	APPROVED	REV	DESCRIPTION	DATE	LPPGS-ENG-01-R11	11			

ROD CUT LENGTH

Pole OD (in)	PV-RM1045-GSPV-RM3060-GS
10	14
15	19.5
20	24.5
25	29
30	33.5
35	38
40	42.5
45	48
50	54
55	60
60	66

MONOPOLE MOUNT: PV-LPPGS-12M-HR2-AP2



Microwave Path Datasheet

PCN Date: January 31, 2025
Job Number: 250131COMSTI05

New Path
RCN Number: 250131B6

ADMINISTRATIVE INFORMATION		
Site Name	Pumpkin Hollow	Tiver Boulevard
County / State	Benton County / AR	Benton County / AR
Status / License Basis	Engineering Proposal / Primary	Engineering Proposal / Primary
Radio Service	CF-Common Carrier Fixed	CF-Common Carrier Fixed
Station Class	FXO-Fixed	FXO-Fixed
Call Sign		
Licensee Name	Cellco Partnership - AR/W TN	Cellco Partnership - AR/W TN
SITE INFORMATION		
Latitude (NAD 83)	36 24 45.5 N	36 23 47.6 N
Longitude (NAD 83)	94 15 40.7 W	94 11 48.7 W
Ground Elevation (AMSL)	402.33 m / 1320.0 ft	375.25 m / 1231.1 ft
Antenna Structure Registration #		
Path Azimuth	107.138°	287.176°
Path Length / Atmospheric Loss / Free Space Loss	6.050 km (3.759 mi) / 0.1 dB / 129.1 dB	
PRIMARY ANTENNA INFORMATION		
Antenna Code	77718A	77718A
Manufacturer	CommScope	CommScope
Model / Diameter	VHLPX3-11WA / 3.0 ft	VHLPX3-11WA / 3.0 ft
Gain / Beamwidth / Tilt	38.50 dBi / 2.00° / -0.3°	38.50 dBi / 2.00° / 0.2°
Centerline (AGL)	33.53 m / 110.0 ft	33.53 m / 110.0 ft
Transmit Mode	Tx/Rx	Tx/Rx
RADIO INFORMATION		
Radio Code	M11B27-2	M11B27-2
Manufacturer	Nokia	Nokia
Model Description	Wavence UBT-S/T HP	Wavence UBT-S/T HP
Stability	0.001%	0.001%
Receiver Threshold	-51.00 dBm	-51.00 dBm
ACM Coord Advantage / ATPC / Trigger Level	No / No / -- dBm	No / No / -- dBm
Coordinated Power / RSL	30.9 / -29.3 dBm	30.9 / -29.3 dBm
Fixed Loss: Common / TX / RX	0.5 / 3.5 / 3.5 dB	0.5 / 3.5 / 3.5 dB

Radio Model	Modulation	Emission Designator	Data Rate (kbps)	Power (dB)	EIRP (dB)	RSL (dB)	Power (dB)	EIRP (dB)	RSL (dB)
WVCE11-U-4096A80S-717 HP	4096 QAM	80M0D7W	717000	27.0	61.5	-33.2	27.0	61.5	-33.2
WVCE11-U-2048A80S-657 HP	2048 QAM	80M0D7W	657000	27.5	62.0	-32.7	27.5	62.0	-32.7
WVCE11-U-1024A80S-599 HP	1024 QAM	80M0D7W	599000	28.0	62.5	-32.2	28.0	62.5	-32.2
WVCE11-U-512A80S-540 HP	512 QAM	80M0D7W	540000	29.0	63.5	-31.2	29.0	63.5	-31.2
WVCE11-U-256A80S-499 HP	256 QAM	80M0D7W	499000	29.0	63.5	-31.2	29.0	63.5	-31.2
WVCE11-U-128A80S-435 HP	128 QAM	80M0D7W	435000	29.0	63.5	-31.2	29.0	63.5	-31.2
WVCE11-U-64A80S-367 HP	64 QAM	80M0D7W	367000	29.1	63.6	-31.1	29.1	63.6	-31.1
WVCE11-U-32A80S-293 HP	32 QAM	80M0D7W	293000	30.4	64.9	-29.8	30.4	64.9	-29.8
WVCE11-U-16A80S-234 HP	16 QAM	80M0D7W	234000	30.9	65.4	-29.3	30.9	65.4	-29.3
WVCE11-U-4A80S-117 HP	4 QAM	80M0D7W	117000	30.9	65.4	-29.3	30.9	65.4	-29.3

TRANSMIT FREQUENCIES (MHz)				
80.0 MHz Channel Bandwidth	11565.0 S (5)	11645.0 S (6)	11075.0 S (5)	11155.0 S (6)

VERIZON WIRELESS MICROWAVE TOWER MODIFICATION FORM							
SITE:	Pumpkin Hollow	REQUESTOR:	Chip Vega	TITLE:	Principal Eng-Interconnect	DATE:	2/1/2025
Siterra Site #:		Location Code:	5000070521	Siterra Project #:			
P/S Project #:		ASR#:	None	Activity String:			
Latitude:	36 24 45.45 N	Tower Type:	Monopole	Tower Owner:	Vertical Bridge		
Longitude:	094 15 40.70 W			Tower Constructed (Date):	TBD		
Address1:	12716 Punkin Hollow Road	City:	Bentonville				
Address2:	0	County:	BENTON	State:	AR	Zip Code:	72712
EQUIPMENT SPECIFICATIONS							
ANTENNA INFORMATION	COMMENTS						
	ANTENNA TYPE	DISH	DISH	DISH	DISH	DISH	DISH
	ANTENNA QUANTITY	1					
	TEMPORARY/PERMANENT	ANNUAL					
	PROJECTED INSTALLATION DATE	TBD					
	PROJECTED REMOVAL DATE	TBD					
	INSTALLATION STATUS : Indicate either Existing, Removing, Proposed, or Never Installed	PROPOSED					
	TO SITE	Pumpkin Hollow					
	CONTRACT NUMBER TO BE MODIFIED						
	TRANSMIT OR RECEIVE	Both					
RADIO INFORMATION	MANUFACTURER	CommScope					
	TYPES OF ANTENNAS	3' HP					
	MODEL #	VHLPX3-11					
	ANTENNA WEIGHT (Per Antenna)	37 lbs					
	NOMINAL ANTENNA DIAMETER	3'					
	ANTENNA SPEC. DIAMETER	39.3"					
	RAD CENTER (Ft AGL)	110					
	ANTENNA MOUNT HEIGHT (Ft AGL)	110					
	ANTENNA MOUNT HEIGHT (Ft ARL)	0					
	MOUNT TYPE	4.5" Pipemount					
ODU / RFU Information	TOWER LEG	0					
	AZIMUTH/DIRECTION of RADIATION	107.14°					
	TRANSMITTER OUTPUT POWER (dBm)	30.9					
	TRANSMITTER OUTPUT POWER (Watts)	1.23					
	TX FREQUENCY (MHz)	11200 V/H					
	RX FREQUENCY (MHz)	11200 V/H					
	LICENSED/UNLICENSED	Licensed					
	ANTENNA GAIN	38.5					
	ANTENNA VERTICAL ANGLE (Enter data) EIRP (dBm)	-0.3					
	(Auto-populate) EIRP (Watts)	0.001					
TRANSMISSION LINE INFORMATION	(Auto-populate) ERP (dBm)	-2.15					
	(Autopopulate) ERP (Watts)	0.000609537					
	#ofODU/RFU per antenna	2					
	MFR	NOKIA					
	Model #	UBT-T+AIM					
	DirectFit or Tower Mounted	Tower Mounted					
	H x W x D inches	10.5 x 10.2 x 8.4					
	Weight (per ODU) lbs.	18.5					
	# of LINES PER ANTENNA	1					
	TRANSMISSION LINE TYPE	HYBRID					
ICE SHIELDS (for Microwave Dishes)	TRANSMISSION LINE MANUFACTURER	RFS					
	TRANSMISSION LINE MODEL	HBFO58-6CS2S2					
	TRANSMISSION LINE DIAMETER/SIZE	0.84"					
	TRANSMISSION LINE WEIGHT (lb/r)	0.3					
	INSTALLATION STATUS :Indicate either Existing, Removing, Proposed, or Never Installed						
	MANUFACTURER						
	MODEL #						
	SHIELD WEIGHT (lbs)						
	SHIELD DIMENSIONS (HxWxD)						
	SHIELD MOUNT HEIGHT (Ft AGL)						



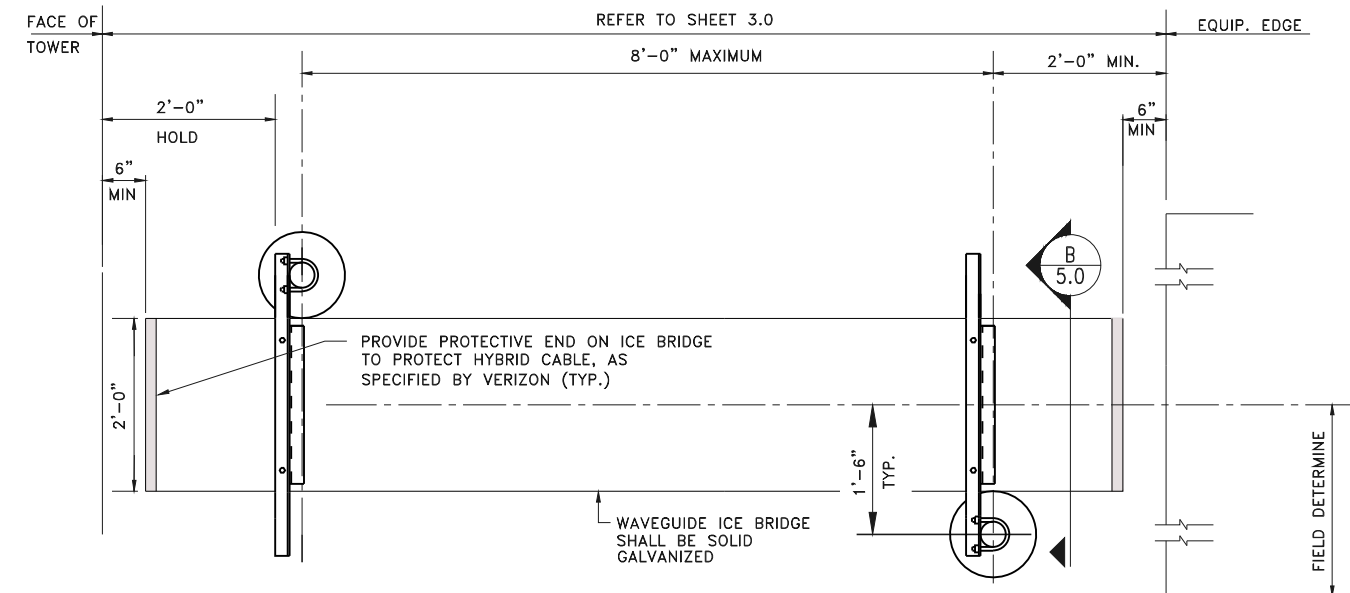
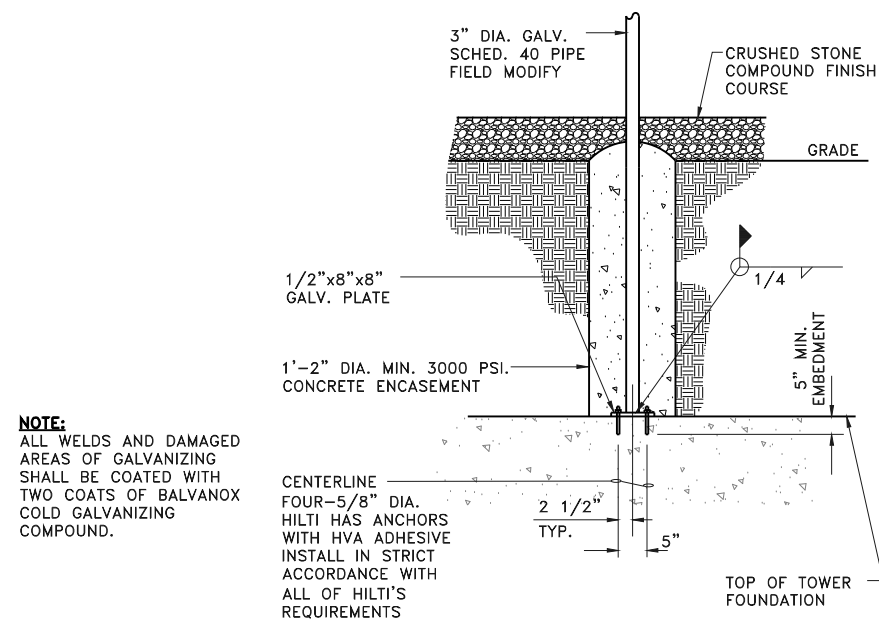
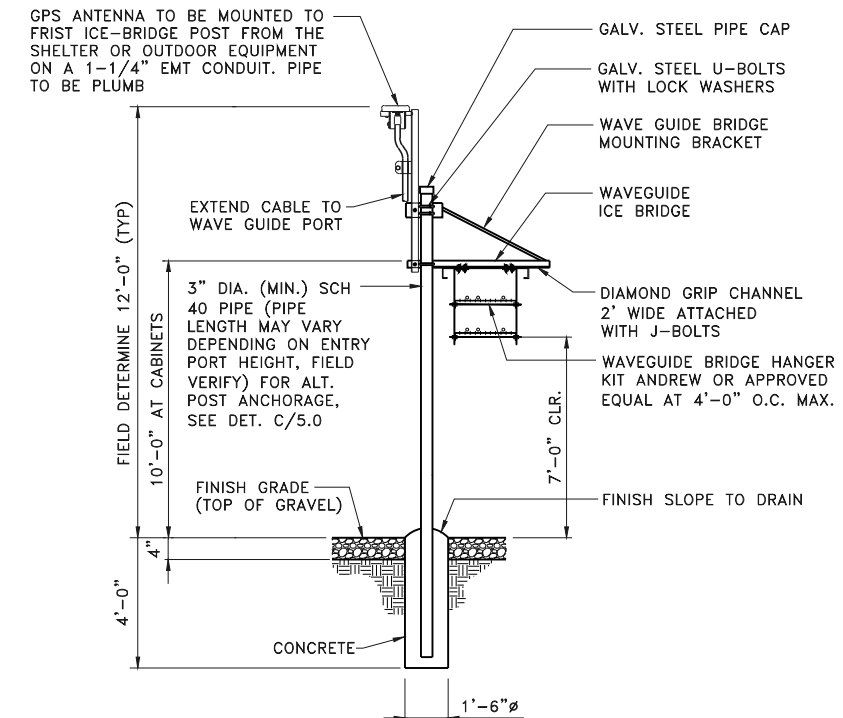
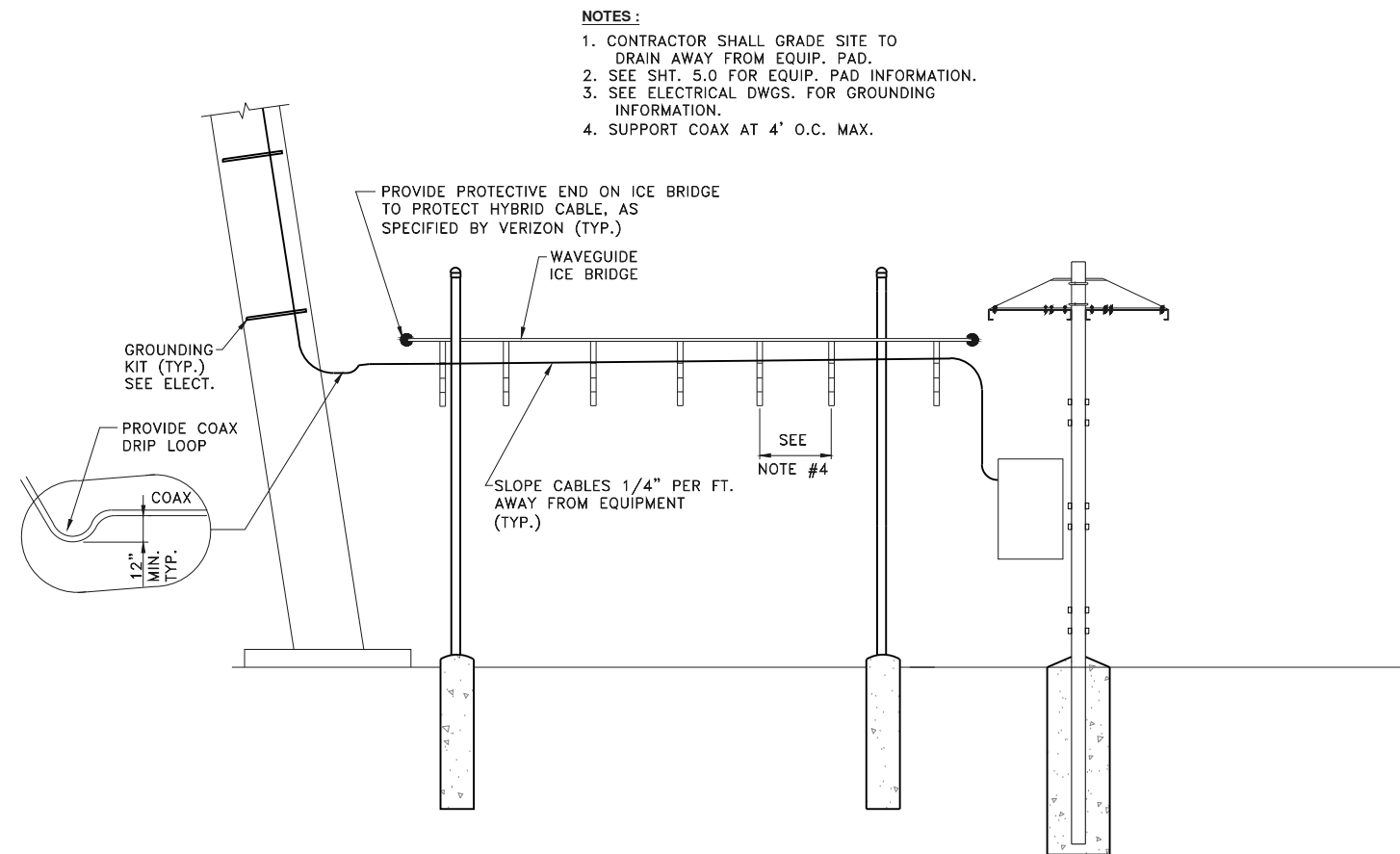
PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
MICROWAVE PATH DATASHEET & MICROWAVE FORM

HE JOB NO.: 2024-0092
FILE NAME: 240092C4.4.DWG
PLOT SCALE: 1:1
REV. 1: 03/21/2025
REV. 2: 03/21/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: VZW
DRAWN BY: VZW
CHECKED BY: EAW

SHEET No.

4.4





Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

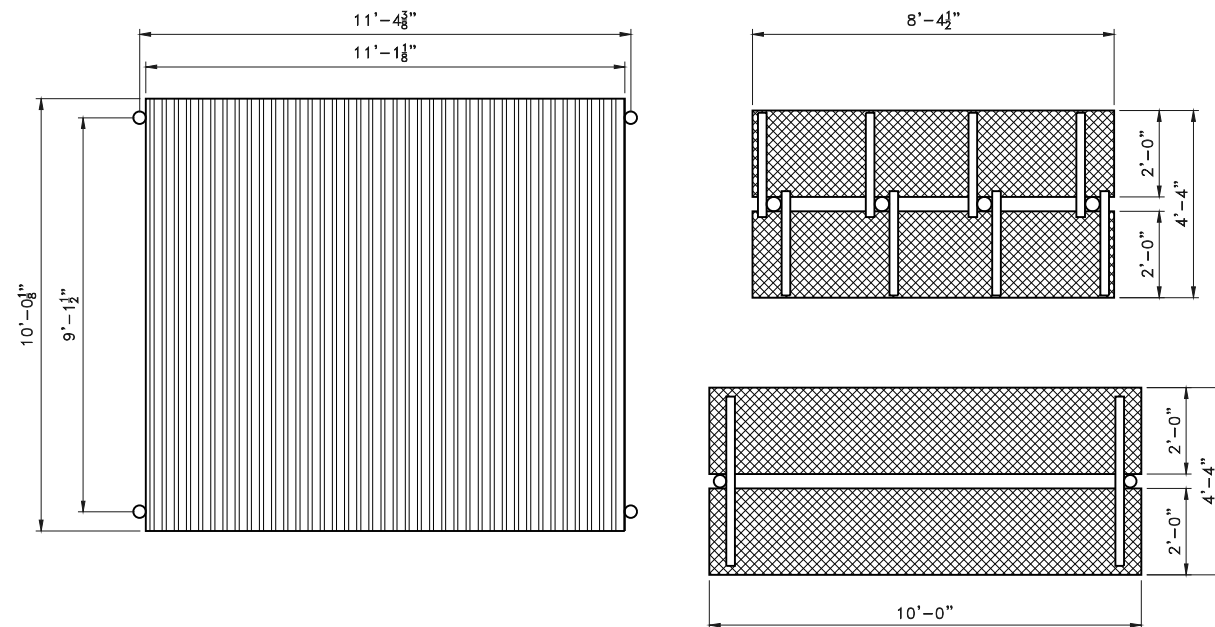
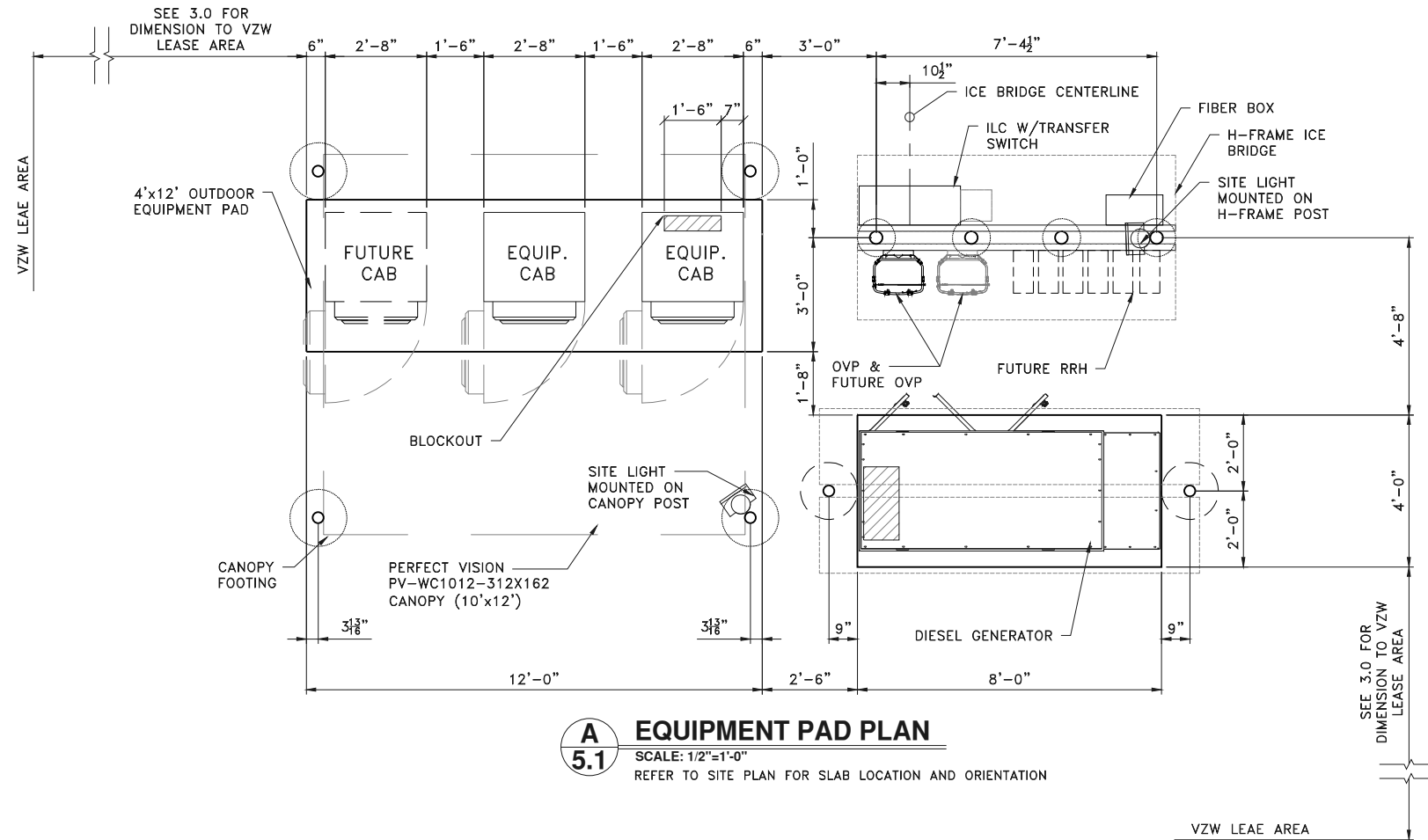


PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
EQUIPMENT PAD PLANS & AWNING/ICE BRIDGE LAYOUT

HE JOB NO.:	2024-0092
FILE NAME:	240092C5.1.DWG
PLOT SCALE:	1:24
REV. 0:	11/15/2024
REV. 2:	05/02/2025

WARNING 0 1/2 1  IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	NTS
DESIGNED BY:	STS
DRAWN BY:	STS
CHECKED BY:	EAW

SHEET No.
5.1





Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

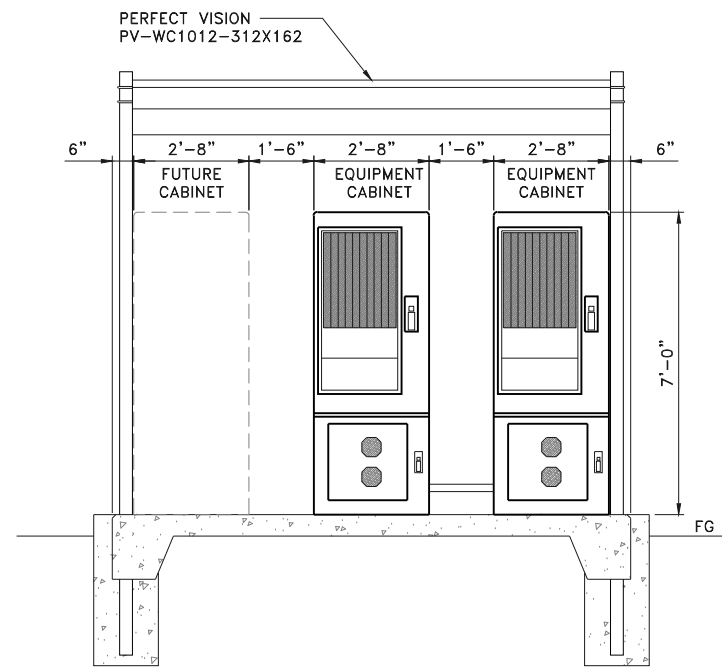


PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
OUTDOOR EQUIPMENT ELEVATIONS

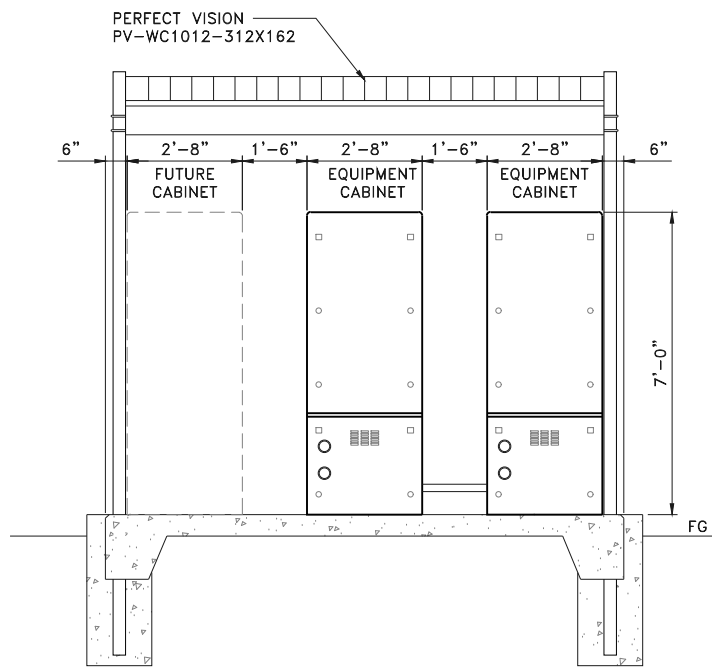
PROJECT: HE JOB NO.: 2024-0092
FILE NAME: 240092C5.2.DWG
PLOT SCALE: 1:24
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.
5.2

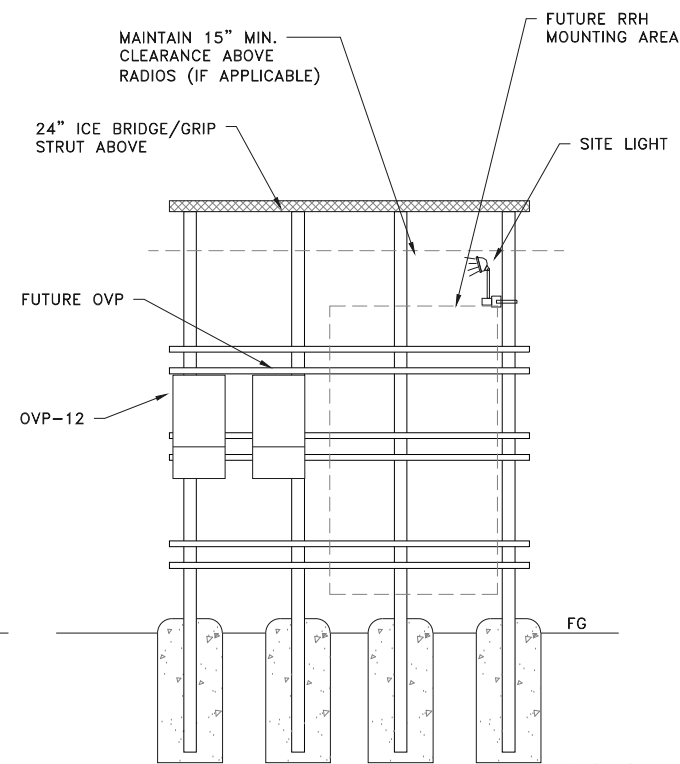


FRONT

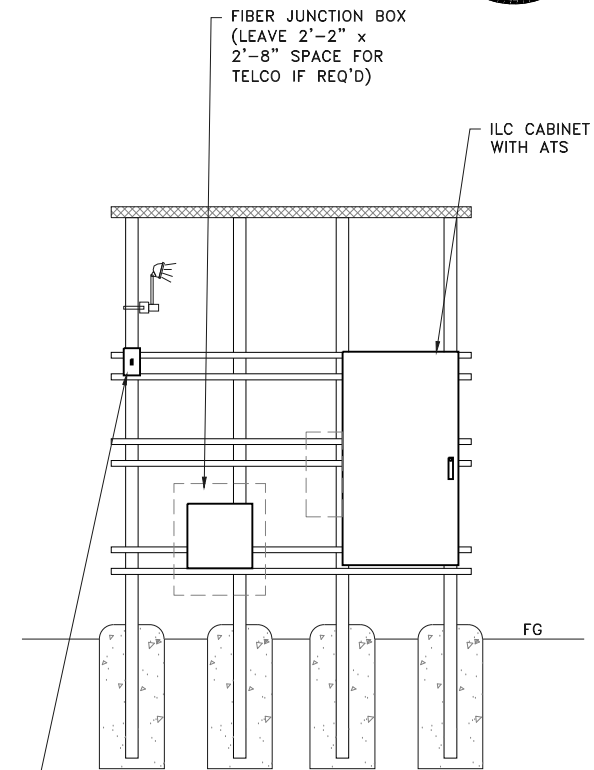


BACK

A
5.2
EQUIPMENT CABINET ELEVATIONS
SCALE: 1/2"=1'-0"

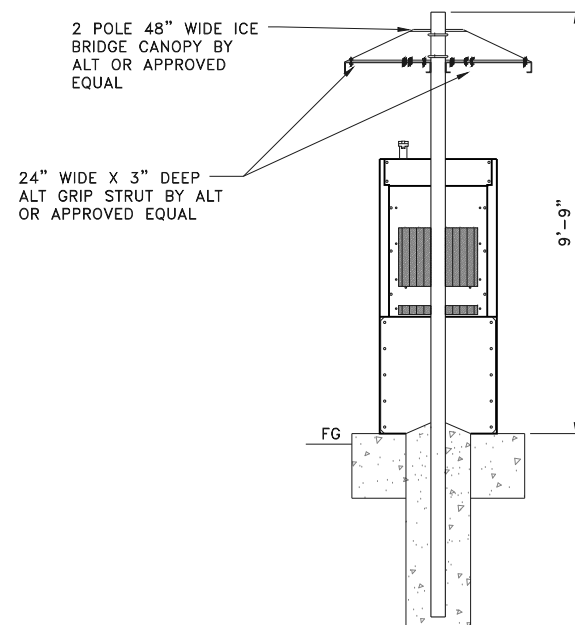


FRONT



BACK

B
5.2
EQUIPMENT UTILITY RACK ELEVATIONS
SCALE: 1/2"=1'-0"



C
5.2
GENERATOR ELEVATION
SCALE: NTS



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
PV-WC1012-312X162 CANOPY (BY OTHERS)

HE JOB NO.:	2024-0092
FILE NAME:	24092C5.3.DWG
PLOT SCALE:	1:1
REV. 0:	11/15/2024
REV. 2:	05/02/2025

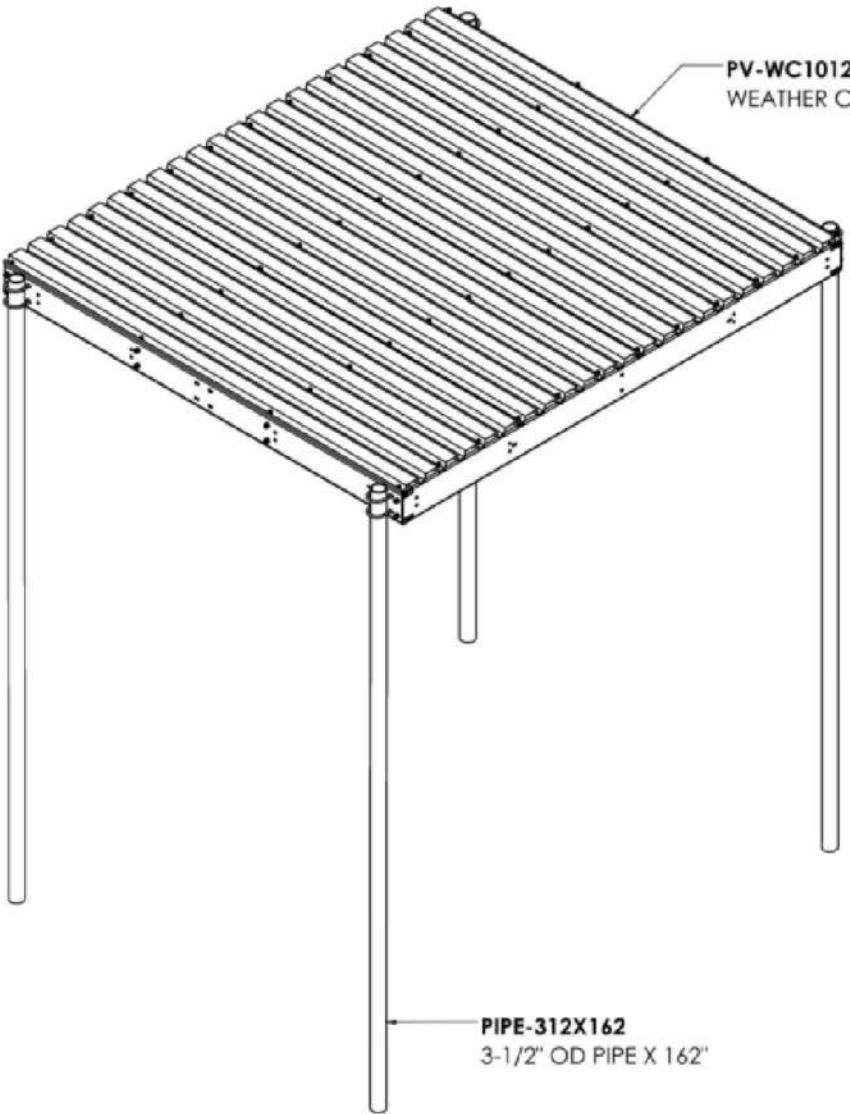
WARNING 1/2" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	NTS
DESIGNED BY:	BY OTHERS
DRAWN BY:	BY OTHERS
CHECKED BY:	EAW

SHEET No.
5.3

PV-WC1012-312X162

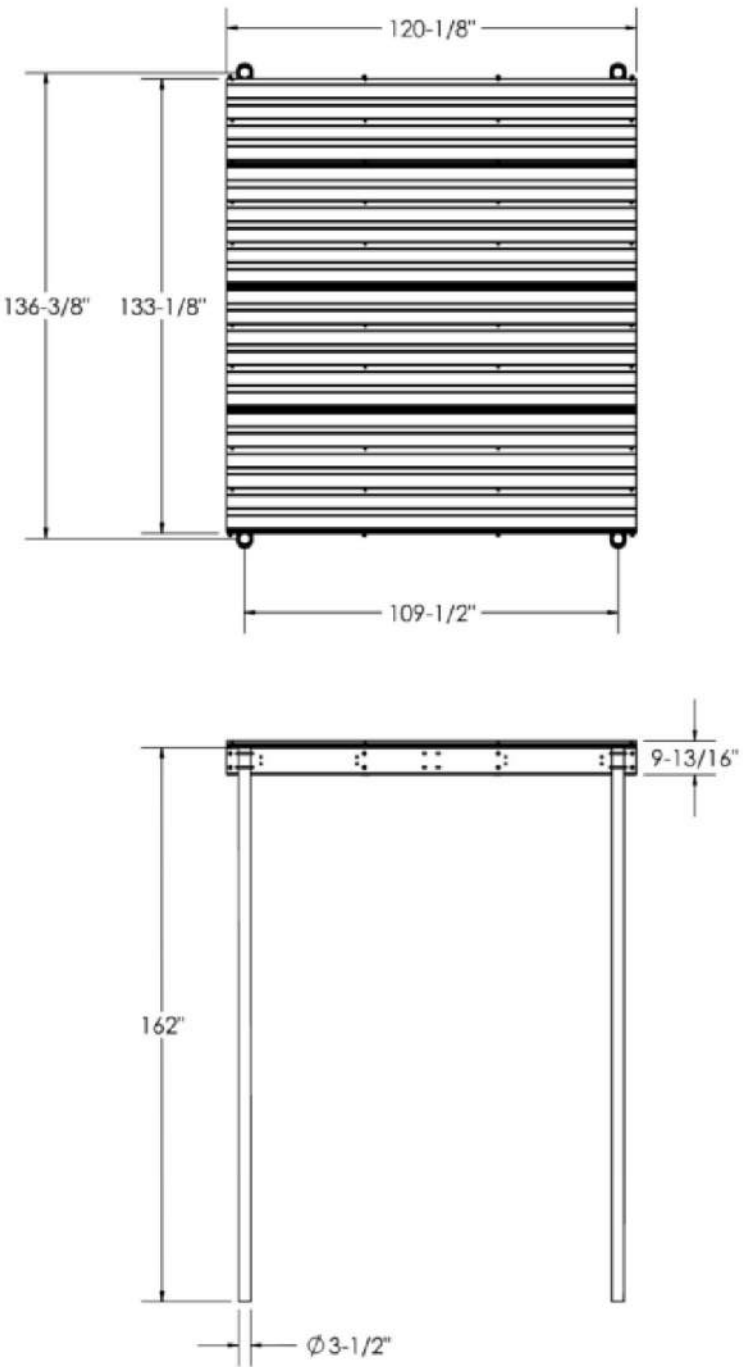
WEATHER CANOPY 10' X 12' PAD, 13'-6" PIPE LENGTH

Included Parts			Included Parts	
Part Number	Description	Weight (lbs)	PV-WC1012-NP	PIPE-312X162
PV-WC1012-312X162	WEATHER CANOPY 10' X 12' PAD, (4) POST, 13'-6" PIPE LENGTH	1306	1	4



- PIPES:**
- $\varnothing 3\text{-}1/2"$ OD (NPS 3 SCH 40)
 - A500 GR. C
- WEATHER COVER:**
- 1.5B ROOF DECKING
 - 18GA
- HARDWARE:**
- $1/2"$ x $3\text{-}9/16"$ x $5\text{-}1/2"$ x $2\text{-}1/2"$ U-BOLT HW KIT
 - $1/2"$ x $1\text{-}1/2"$ x $1"$ A325 STRUCTURAL BOLT KIT
 - $3/8"$ x $1\text{-}1/2"$ x $1"$ A325 STRUCTURAL BOLT KIT

ALL ITEMS GALVANIZED



SHEET 1 OF 1		THIRD ANGLE PROJECTION 		CATEGORY 07_Equipment Platforms & Canopies		4									
11/24/2020		SCALE 1:64		SERIES 01_Equipment Platforms & Canopies		3									
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4", BEND ±2" ALL OTHERS: ±1/16"				TYPE PV-WC_Weather Canopy		2				WEATHER CANOPY 10' X 12' PAD, 13'-6" PIPE LENGTH					
				BY INT		1				DOCUMENT NUMBER		REV			
				CHECKED DJN		0		INITIAL RELEASE		11/20/20		WC-ENG-02-R0		0	
				STATUS APPROVED		REV		DESCRIPTION		DATE					

SD030T | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



Standby Power Rating
30 kW, 38 kVA, 60 Hz

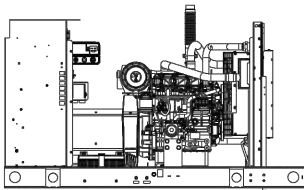


Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

	UL2200, UL6200, UL1236, UL489
	CSA C22.2, ULC S601
	BS5514 and DIN 6271
	SAE J1349
	NFPA 37, 70, 99, 110
	NEC700, 701, 702, 708
	NEMA ICS10, MG1, 250, ICS6, AB1
	ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing. Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software. Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application. Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions. Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET
1 of 6

SD030T | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



STANDARD FEATURES

ENGINE SYSTEM - Oil Drain System - Air Cleaner - Level 1 Fan and Belt Guards (Open Set Only) - Rubber-Rooted Engine Exhaust Connection - Factory Filled Oil and Coolant - Radiator Dust Adapter (Open Set Only) - Critical Silencer (Enclosed Units Only) - Engine Coolant Heater	ELECTRICAL SYSTEM - Battery Charging Alternator - Battery Cables - Battery Tray - Stainless Steel Flexible Exhaust Connections - Solenoid Activated Starter Motor ALTERNATOR SYSTEM - UL2200 GENprotec™ - Class H Insulation Material 2/3 Pitch - Skewed Stator - Brushless Excitation - Sealed Bearings - Rotor Dynamically Spin Balanced - Amortisseur Winding (3-Phase Only) - Full Load Capacity Alternator - Protective Thermal Switch GENERATOR SET - Internal Genset Vibration Isolation - Separation of Circuits - High/Low Voltage - Separation of Circuits - Multiple Breakers - Wrapped Exhaust Piping (Enclosed Units Only) - Standard Factory Testing 2 Year Limited Warranty (Standby Rated Units) - Silencer Mounted in the Discharge Hood (Enclosed Units Only)	ENCLOSURE (IF SELECTED) - Rust-Proof Fasteners with Nylon Washers to Protect Finish - High Performance Sound-Absorbing Material (Sound Attenuated Enclosures) - Gasketed Doors - Upward Facing Discharge Hoods (Radiator and Exhaust) - RhinoCoat™ - Textured Polyester Powder Coat Paint FUEL TANKS (IF SELECTED) - UL 142ULC S601 - Double Wall - Normal and Emergency Vents - Factory Pressure Tested - Rupture Basin Alarm - Fuel Level - Check Valve In Supply and Return Lines - RhinoCoat™ - Textured Polyester Powder Coat Paint - Stainless Steel Hardware
FUEL SYSTEM - Fuel Lockoff Solenoid - Primary Fuel Filter	COOLING SYSTEM - Closed Coolant Recovery System - UV/Ozone Resistant Hoses - Factory-Installed Radiator 50/50 Ethylene Glycol Antifreeze - Radiator Drain Extension	CONTROL SYSTEM - Power Zone® 410 Controller - Features - Programmable Auto Crank - Selectable Low Speed Exercise - RS-232 I/O - RS-485 I/O - All-Phase Sensing Digital Voltage Regulator - On/Off/Manual Switch - Full System Status Display - Full System Status Display - Multilingual 128/64 Graphical Display with Heater - Easy Status View LED Screen 3-Phase AC Volts 3-Phase Amps - kW

SPEC SHEET
2 of 6

SD030T | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



CONFIGURABLE OPTIONS

ENGINE SYSTEM - Oil Heater - Critical Silencer (Open Set Only) - Radiator Stone Guard - Level 1 Fan and Belt Guards (Enclosed Units Only)	CIRCUIT BREAKER OPTIONS - Main Line Circuit Breaker 2nd Main Line Circuit Breaker 3rd Main Line Circuit Breaker - Shunt Trip and Auxiliary Contact - Electronic Trip Breakers	CONTROL SYSTEM - NFPA Module - NFPA 110 Compliant 21-Light Remote Annunciator - Remote Relay Assembly (8 or 16) - Oil Temperature Indicator and Alarm - Inputs (x12) / Outputs (x12) - Battery Disconnect Switch - Remote E-Stop (Break Glass-Type, Surface Mount) - Remote E-Stop (Red Mushroom-Type, Surface Mount) - Remote E-Stop (Red Mushroom-Type, Flush Mount) 100 dB Alarm Horn - Ground Fault Annunciator 120V GFCI and 240V Outlets 10A Engine Run Relay
FUEL SYSTEM NPT Flexible Fuel Line	ENCLOSURE - Level 0 Sound Attenuated - Level 1 Sound Attenuated - Level 2 Sound Attenuated - Aluminum Enclosure - Up to 200 MPH Wind Load Rating (Contact Factory for Availability) - AC/DC Enclosure Lighting Kit - Door Open Alarm Switch	WARRANTY (STANDBY GENSETS ONLY) 2 Year Extended Limited Warranty 5 Year Limited Warranty 5 Year Extended Limited Warranty 7 Year Extended Limited Warranty 10 Year Extended Limited Warranty
ELECTRICAL SYSTEM 10A UL Listed Battery Charger - Battery Warmer	ALTERNATOR SYSTEM - Anti-Condensation Heater - Tropical Coating - Permanent Magnet Excitation	
GENERATOR SET - Extended Factory Testing 8 Position Load Center - Pad Vibration Isolation		

ENGINEERED OPTIONS

ENGINE SYSTEM - Coolant Heater Ball Valves - Fluid Containment Pan	GENERATOR SET Special Testing	FUEL TANKS - UL 2085 Tank - Stainless Steel Tank - Special Fuel Tanks
---	--	--

SPEC SHEET
3 of 6

SD030T | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS <table><tr><td>General</td><td>Perkins</td></tr><tr><td>EPA Emissions Compliance</td><td>Stationary Emergency</td></tr><tr><td>EPA Emissions Reference</td><td>See Emission Data Sheet</td></tr><tr><td>Cylinder #</td><td>4</td></tr><tr><td>Type</td><td>In-Line</td></tr><tr><td>Displacement - in³ (L)</td><td>135 (2.22)</td></tr><tr><td>Bore - in (mm)</td><td>3.3 (84)</td></tr><tr><td>Stroke - in (mm)</td><td>3.9 (100)</td></tr><tr><td>Compression Ratio</td><td>23.3:1</td></tr><tr><td>Intake Air Method</td><td>Unchoked/Aftercooled</td></tr><tr><td>Cylinder Head</td><td>Cast Iron</td></tr><tr><td>Piston Type</td><td>Aluminum</td></tr><tr><td>Crankshaft Type</td><td>Forged Steel</td></tr><tr><td>Engine Governing</td><td>Electronic Isochronous</td></tr><tr><td>Governor</td><td>Electronic Isochronous</td></tr><tr><td>Frequency Regulation (Steady State)</td><td>±0.5%</td></tr><tr><td>Lubrication System</td><td></td></tr><tr><td>Oil Pump Type</td><td>Gear Driven</td></tr><tr><td>Oil Filter Type</td><td>Full-Flow Cartridge</td></tr><tr><td>Crankcase Oil Capacity - qt (L)</td><td>11.2 (10.6)</td></tr></table>	General	Perkins	EPA Emissions Compliance	Stationary Emergency	EPA Emissions Reference	See Emission Data Sheet	Cylinder #	4	Type	In-Line	Displacement - in³ (L)	135 (2.22)	Bore - in (mm)	3.3 (84)	Stroke - in (mm)	3.9 (100)	Compression Ratio	23.3:1	Intake Air Method	Unchoked/Aftercooled	Cylinder Head	Cast Iron	Piston Type	Aluminum	Crankshaft Type	Forged Steel	Engine Governing	Electronic Isochronous	Governor	Electronic Isochronous	Frequency Regulation (Steady State)	±0.5%	Lubrication System		Oil Pump Type	Gear Driven	Oil Filter Type	Full-Flow Cartridge	Crankcase Oil Capacity - qt (L)	11.2 (10.6)	Cooling System <table><tr><td>Cooling System Type</td><td>Closed Recovery</td></tr><tr><td>Fan Type</td><td>Pusher</td></tr><tr><td>Fan Speed - RPM</td><td>1,860</td></tr><tr><td>Fan Diameter - in (mm)</td><td>18.0 (457.2)</td></tr></table> Fuel System <table><tr><td>Fuel Type</td><td>Ultra Low Sulfur Diesel Fuel</td></tr><tr><td>Fuel Specifications</td><td>ASTM</td></tr><tr><td>Fuel Filtration (Microns)</td><td>5</td></tr><tr><td>Fuel Inject Pump</td><td>Distribution Injection Pump</td></tr><tr><td>Fuel Pump Type</td><td>Camshaft</td></tr><tr><td>Injector Type</td><td>Indirect</td></tr><tr><td>Fuel Supply Line - in (mm)</td><td>0.31 (7.94) ID</td></tr><tr><td>Fuel Return Line - in (mm)</td><td>0.19 (4.78) ID</td></tr></table> Engine Electrical System <table><tr><td>System Voltage</td><td>12 VDC</td></tr><tr><td>Battery Charger Alternator</td><td>Standard</td></tr><tr><td>Battery Size</td><td>See Battery Index 01619/058Y</td></tr><tr><td>Battery Voltage</td><td>12 VDC</td></tr><tr><td>Ground Polarity</td><td>Negative</td></tr></table>	Cooling System Type	Closed Recovery	Fan Type	Pusher	Fan Speed - RPM	1,860	Fan Diameter - in (mm)	18.0 (457.2)	Fuel Type	Ultra Low Sulfur Diesel Fuel	Fuel Specifications	ASTM	Fuel Filtration (Microns)	5	Fuel Inject Pump	Distribution Injection Pump	Fuel Pump Type	Camshaft	Injector Type	Indirect	Fuel Supply Line - in (mm)	0.31 (7.94) ID	Fuel Return Line - in (mm)	0.19 (4.78) ID	System Voltage	12 VDC	Battery Charger Alternator	Standard	Battery Size	See Battery Index 01619/058Y	Battery Voltage	12 VDC	Ground Polarity	Negative
General	Perkins																																																																										
EPA Emissions Compliance	Stationary Emergency																																																																										
EPA Emissions Reference	See Emission Data Sheet																																																																										
Cylinder #	4																																																																										
Type	In-Line																																																																										
Displacement - in³ (L)	135 (2.22)																																																																										
Bore - in (mm)	3.3 (84)																																																																										
Stroke - in (mm)	3.9 (100)																																																																										
Compression Ratio	23.3:1																																																																										
Intake Air Method	Unchoked/Aftercooled																																																																										
Cylinder Head	Cast Iron																																																																										
Piston Type	Aluminum																																																																										
Crankshaft Type	Forged Steel																																																																										
Engine Governing	Electronic Isochronous																																																																										
Governor	Electronic Isochronous																																																																										
Frequency Regulation (Steady State)	±0.5%																																																																										
Lubrication System																																																																											
Oil Pump Type	Gear Driven																																																																										
Oil Filter Type	Full-Flow Cartridge																																																																										
Crankcase Oil Capacity - qt (L)	11.2 (10.6)																																																																										
Cooling System Type	Closed Recovery																																																																										
Fan Type	Pusher																																																																										
Fan Speed - RPM	1,860																																																																										
Fan Diameter - in (mm)	18.0 (457.2)																																																																										
Fuel Type	Ultra Low Sulfur Diesel Fuel																																																																										
Fuel Specifications	ASTM																																																																										
Fuel Filtration (Microns)	5																																																																										
Fuel Inject Pump	Distribution Injection Pump																																																																										
Fuel Pump Type	Camshaft																																																																										
Injector Type	Indirect																																																																										
Fuel Supply Line - in (mm)	0.31 (7.94) ID																																																																										
Fuel Return Line - in (mm)	0.19 (4.78) ID																																																																										
System Voltage	12 VDC																																																																										
Battery Charger Alternator	Standard																																																																										
Battery Size	See Battery Index 01619/058Y																																																																										
Battery Voltage	12 VDC																																																																										
Ground Polarity	Negative																																																																										

STANDARD ALTERNATOR SPECIFICATIONS

Standard Model	K0035124V26
Frame	1,860
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Dielectric Withstand	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	<50

Standard Excitation	Synchronous Brushless
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Protective Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SPEC SHEET
4 of 6

SD030T | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



OPERATING DATA

POWER RATINGS <table><tr><th></th><th>Standby</th></tr><tr><td>Single-Phase 120/240 VAC @ 60 Hz</td><td>30 kW Amps: 125</td></tr><tr><td>Three-Phase 120/208 VAC @ 60 Hz</td><td>30 kW Amps: 104</td></tr><tr><td>Three-Phase 120/240 VAC @ 60 Hz</td><td>30 kW Amps: 90</td></tr><tr><td>Three-Phase 277/480 VAC @ 60 Hz</td><td>30 kW Amps: 45</td></tr></table>		Standby	Single-Phase 120/240 VAC @ 60 Hz	30 kW Amps: 125	Three-Phase 120/208 VAC @ 60 Hz	30 kW Amps: 104	Three-Phase 120/240 VAC @ 60 Hz	30 kW Amps: 90	Three-Phase 277/480 VAC @ 60 Hz	30 kW Amps: 45	MOTOR STARTING CAPABILITIES (SKVA) <table><tr><th></th><th>aKVA vs. Voltage Dip</th></tr><tr><td>277/480 VAC 3Ø</td><td>30% 208/240 VAC 3Ø 35%</td></tr><tr><td>K0056124V26</td><td>70 K0056124V26 74</td></tr></table>		aKVA vs. Voltage Dip	277/480 VAC 3Ø	30% 208/240 VAC 3Ø 35%	K0056124V26	70 K0056124V26 74														
	Standby																														
Single-Phase 120/240 VAC @ 60 Hz	30 kW Amps: 125																														
Three-Phase 120/208 VAC @ 60 Hz	30 kW Amps: 104																														
Three-Phase 120/240 VAC @ 60 Hz	30 kW Amps: 90																														
Three-Phase 277/480 VAC @ 60 Hz	30 kW Amps: 45																														
	aKVA vs. Voltage Dip																														
277/480 VAC 3Ø	30% 208/240 VAC 3Ø 35%																														
K0056124V26	70 K0056124V26 74																														
FUEL CONSUMPTION RATES* <table><tr><th>Fuel Pump L/H - R (in)</th><th>Diesel - gph (Lph)</th></tr><tr><td>3 (1)</td><td>Percent Load</td></tr><tr><td></td><td>25% 1.0 (3.8)</td></tr><tr><td></td><td>50% 1.3 (5.0)</td></tr><tr><td></td><td>75% 1.9 (7.2)</td></tr><tr><td></td><td>100% 2.7 (10.2)</td></tr><tr><td>Total Fuel Pump Flow (Combustion + Return) - gph (Lph)</td><td>16.6 (63.0)</td></tr></table>	Fuel Pump L/H - R (in)	Diesel - gph (Lph)	3 (1)	Percent Load		25% 1.0 (3.8)		50% 1.3 (5.0)		75% 1.9 (7.2)		100% 2.7 (10.2)	Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	16.6 (63.0)	COOLING <table><tr><th></th><th>Standby</th></tr><tr><td>Coolant Flow</td><td>gpm (Lpm)</td></tr><tr><td>Coolant System Capacity</td><td>gal (L)</td></tr><tr><td>Heat Rejection to Coolant</td><td>BTU/hr (kW)</td></tr><tr><td>Inlet Air</td><td>cfm (m³/min)</td></tr><tr><td>Maximum Operating Ambient Temperature</td><td>°F (°C)</td></tr><tr><td>Maximum Operating Ambient Temperature (Before Derate)</td><td>See Bulletin No. 019020039</td></tr><tr><td>Maximum Additional Radiator Backpressure</td><td>in H2O (kPa)</td></tr></table>		Standby	Coolant Flow	gpm (Lpm)	Coolant System Capacity	gal (L)	Heat Rejection to Coolant	BTU/hr (kW)	Inlet Air	cfm (m³/min)	Maximum Operating Ambient Temperature	°F (°C)	Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 019020039	Maximum Additional Radiator Backpressure	in H2O (kPa)
Fuel Pump L/H - R (in)	Diesel - gph (Lph)																														
3 (1)	Percent Load																														
	25% 1.0 (3.8)																														
	50% 1.3 (5.0)																														
	75% 1.9 (7.2)																														
	100% 2.7 (10.2)																														
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	16.6 (63.0)																														
	Standby																														
Coolant Flow	gpm (Lpm)																														
Coolant System Capacity	gal (L)																														
Heat Rejection to Coolant	BTU/hr (kW)																														
Inlet Air	cfm (m³/min)																														
Maximum Operating Ambient Temperature	°F (°C)																														
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 019020039																														
Maximum Additional Radiator Backpressure	in H2O (kPa)																														

COMBUSTION AIR REQUIREMENTS

ENGINE <table><tr><th></th><th>Standby</th></tr><tr><td>Rated Engine Speed</td><td>RPM 1,800</td></tr><tr><td>Horsepower at Rated kW**</td><td>hp 49</td></tr><tr><td>Piston Speed</td><td>N/min (rpm/min)</td></tr><tr><td>BHP</td><td>PSI (kPa)</td></tr></table>		Standby	Rated Engine Speed	RPM 1,800	Horsepower at Rated kW**	hp 49	Piston Speed	N/min (rpm/min)	BHP	PSI (kPa)	EXHAUST <table><tr><th></th><th>Standby</th></tr><tr><td>Exhaust Flow (Rated Output)</td><td>scfm (m³/min)</td></tr><tr><td>Maximum Allowable Exhaust Backpressure</td><td>inHg (kPa)</td></tr><tr><td>Exhaust Temperature (Rated Output)</td><td>°F (°C)</td></tr></table>		Standby	Exhaust Flow (Rated Output)	scfm (m³/min)	Maximum Allowable Exhaust Backpressure	inHg (kPa)	Exhaust Temperature (Rated Output)	°F (°C)
	Standby																		
Rated Engine Speed	RPM 1,800																		
Horsepower at Rated kW**	hp 49																		
Piston Speed	N/min (rpm/min)																		
BHP	PSI (kPa)																		
	Standby																		
Exhaust Flow (Rated Output)	scfm (m³/min)																		
Maximum Allowable Exhaust Backpressure	inHg (kPa)																		
Exhaust Temperature (Rated Output)	°F (°C)																		

Derating - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with BS5514 and DIN6271 standards. Standby - See Bulletin 0187500S8

SPEC SHEET
5 of 6

SD030T | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS*

OPEN SET

	Usable Run Time - Hours	Capacity - gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank		83.6 (2,122)	35.0 (888) x 46.3 (1,177)	1,291 (586)
19	52 (19)	83.6 (2,122)	35.0 (888) x 59.7 (1,517)	1,829 (829)
20	55 (20)	96.0 (2,438)	35.0 (888) x 59.7 (1,517)	1,870 (846)
48	130 (492)	83.6 (2,122)	35.0 (888) x 72.7 (1,847)	2,083 (946)
71	190 (719)	96.0 (2,438)	35.0 (888) x 83.4 (2,117)	2,368 (1,074)
88	237 (897)	83.6 (2,122)	35.0 (888) x 83.4 (2,117)	2,347 (1,064)

LEVEL 0 SOUND ATTENUATED ENCLOSURE

	Usable Run Time - Hours	Capacity - gal (L)	L x W x H - in (mm)	Steel	Aluminum
No Tank		83.6 (2,122)	35.0 (888) x 47.4 (1,203)	1,478 (669)	1,665 (755)
19	52 (19)	83.6 (2,122)	35.0 (888) x 60.8 (1,548)	2,011 (912)	2,200 (999)
20	55 (20)	96.0 (2,438)	35.0 (888) x 60.8 (1,548)	2,055 (932)	2,244 (1,015)
48	130 (492)	83.6 (2,122)	35.0 (888) x 73.8 (1,874)	2,278 (1,033)	2,467 (1,119)
71	190 (719)	96.0 (2,438)	35.0 (888) x 83.4 (2,117)	2,553 (1,159)	2,747 (1,244)
88	237 (897)	83.6 (2,122)	35.0 (888) x 83.4 (2,117)	2,582 (1,148)	2,761 (1,234)

LEVEL 1 SOUND ATTENUATED ENCLOSURE

	Usable Run Time - Hours	Capacity - gal (L)	L x W x H - in (mm)	Steel	Aluminum
No Tank		83.6 (2,122)	35.0 (888) x 47.4 (1,203)	1,480 (671)	1,669 (757)
19	52 (19)	83.6 (2,122)	35.0 (888) x 60.8 (1,548)	2,015 (914)	2,204 (999)
20	55 (20)	96.0 (2,438)	35.0 (888) x 60.8 (1,548)	2,059 (934)	2,248 (1,020)
48	130 (492)	83.6 (2,122)	35.0 (888) x 73.8 (1,874)	2,282 (1,035)	2,471 (1,121)
71	190 (719)	96.0 (2,438)	35.0 (888) x 83.4 (2,117)	2,557 (1,160)	2,746 (1,245)
88	237 (897)	83.6 (2,122)	35.0 (888) x 83.4 (2,117)	2,586 (1,159)	2,725 (1,236)

LEVEL 2 SOUND ATTENUATED ENCLOSURE

	Usable Run Time - Hours	Capacity - gal (L)	L x W x H - in (mm)	Steel	Aluminum
No Tank		83.6 (2,122)	35.0 (888) x 47.4 (1,203)	1,481 (672)	1,670 (758)
19	52 (19)	83.6 (2,122)	35.0 (888) x 60.8 (1,548)	2,016 (914)	2,205 (1,000)
20	55 (20)	96.0 (2,438)	35.0 (888) x 60.8 (1,548)	2,060 (934)	2,249 (1,020)
48	130 (492)	83.6 (2,122)	35.0 (888) x 73.8 (1,874)	2,283 (1,035)	2,472 (1,121)
71	190 (719)	96.0 (2,438)	35.0 (888) x 83.4 (2,117)	2,559 (1,160)	2,748 (1,246)
88	237 (897)	83.6 (2,122)	35.0 (888) x 83.4 (2,117)	2,587 (1,151)	2,726 (1,237)

* All measurements are approximate and for estimative purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings. Extended and not extended tank offerings vary. Contact dealer for options.

Generac Power Systems, Inc. | 545 W2929 HWY 59 | Waukesha, WI 53189 | generac.com
©2023 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. A0001967298
Rev. B 07/20/2023



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
PROJECT: SHEET TITLE: GENERATOR SPECIFICATION SHEET (BY OTHERS)

JOB NO.: 2024-0092
FILE NAME: 240092C5.4.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
1/2
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

5.4



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554

EQUIPMENT MAT PLANS, SECTIONS & NOTES

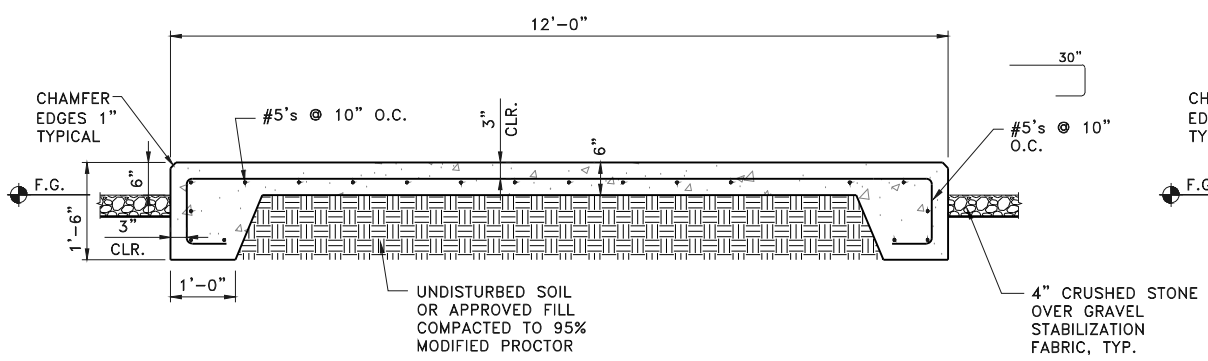
PROJECT:	HE JOB NO.:	2024-0092
FILE NAME:	240092C6.0.DWG	
PLOT SCALE:	1:16	
REV. 0:	11/15/2024	
REV. 2:	05/02/2025	

WARNING	1/2	1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE		
SCALE:	NTS	
DESIGNED BY:	STS	
DRAWN BY:	STS	
CHECKED BY:	EAW	

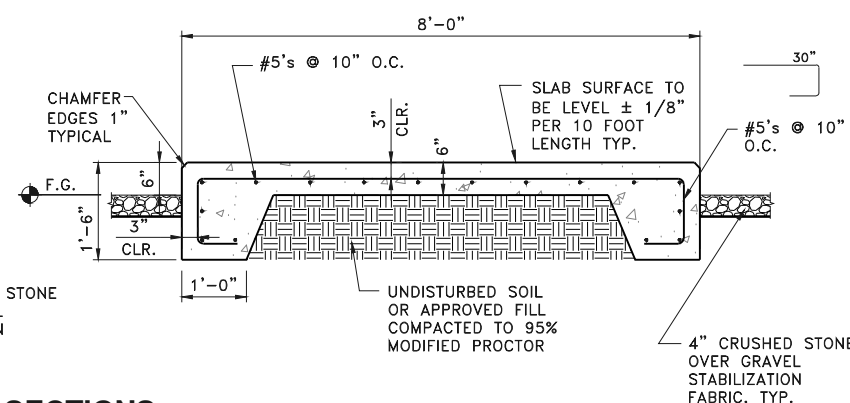
SHEET No.

6.0

EQUIPMENT PAD



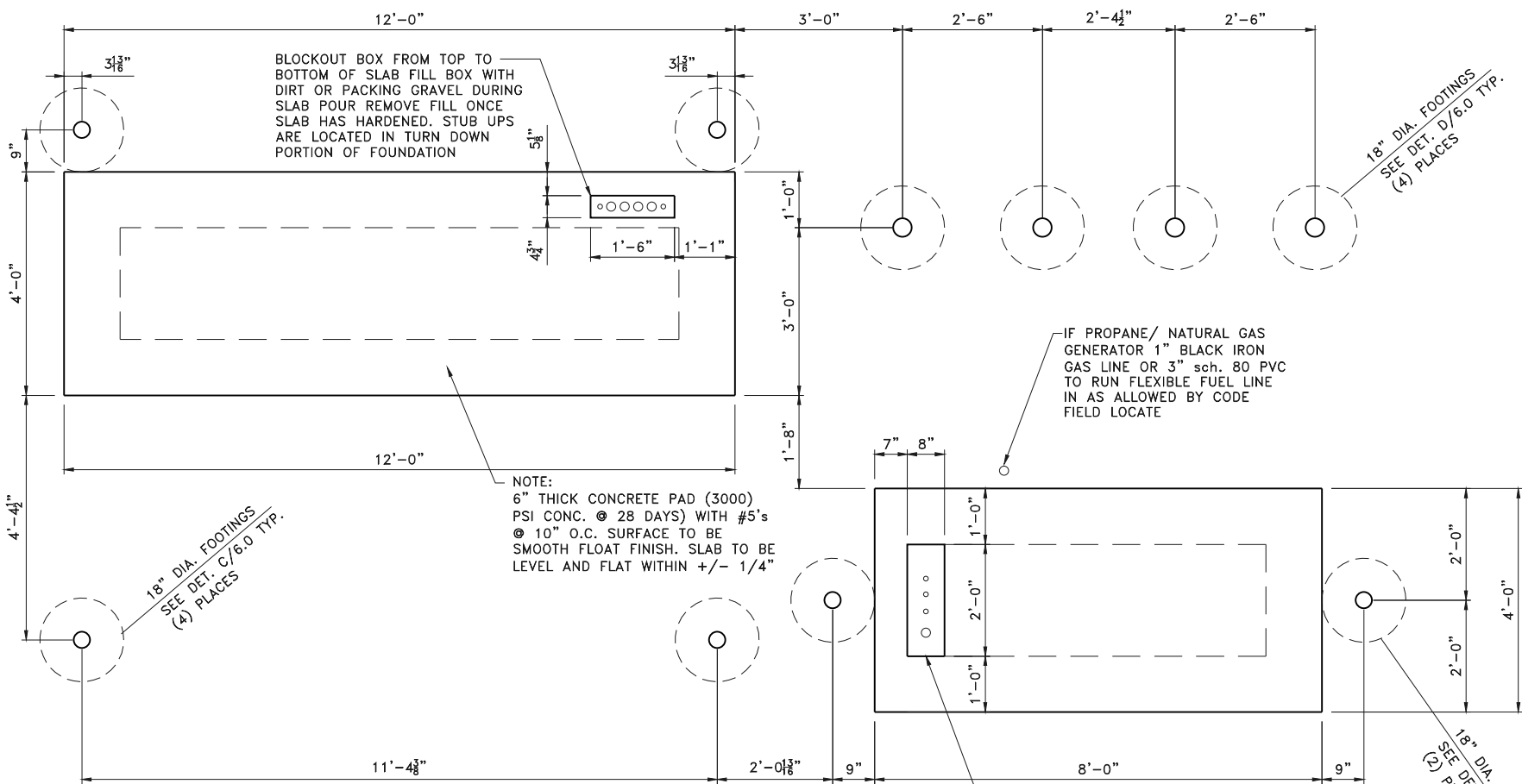
GENERATOR PAD



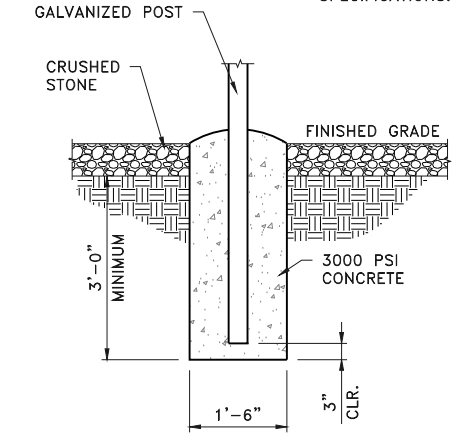
A EQUIP. PAD & GEN. PAD SECTIONS
SCALE: 3/4"=1'-0"
REFER TO SITE PLAN FOR SLAB LOCATION AND ORIENTATION

EQUIPMENT PAD FOUNDATION NOTES:

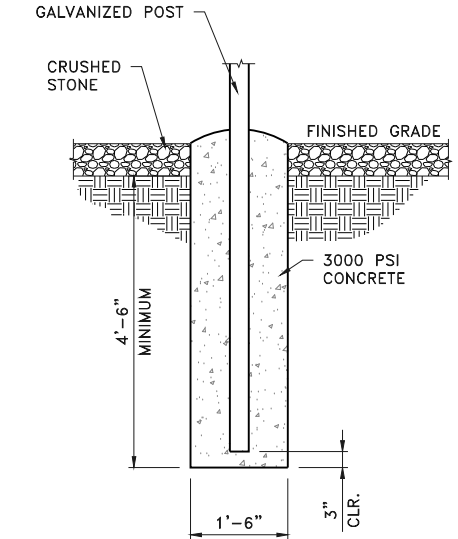
- STRUCTURAL FILL, IF REQUIRED, SHALL CONSIST OF A SANDY TYPE SOIL MIXTURE OF SANDY SOIL & GRAVEL WHICH SHALL EXHIBIT A LIQUID LIMIT LESS THAN 30 AND SHALL BE COMPACTED TO A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR IN ACCORDANCE WITH ASTM D 698.
- SUBGRADE SHALL BE SCARIFIED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR IN ACCORDANCE WITH ASTM D 698.
- FOUNDATION ELEMENTS SHOWN WERE DESIGNED ASSUMING A NET ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- CONTRACTOR SHALL VERIFY BEARING CAPACITY CONSTRAINTS PRIOR TO PLACEMENT OF FOUNDATION ELEMENTS. SHOULD BEARING CAPACITY CONSTRAINTS NOT MEET OR EXCEED THOSE SHOWN IN NOTE 3, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING AND CEASE ACTIVITY UNTIL FURTHER DIRECTED.
- CONCRETE COMPRESSIVE STRENGTH (F'c) SHALL BE 3000 P.S.I. AT 28 DAYS, 4" NOMINAL SLUMP, 5-7% ENTRAINED AIR.
- ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL INTERMEDIATE GRADE ASTM A-615-60.
- WELDED WIRE FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A-185 SPECIFICATIONS.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS AND OTHER ITEMS RELATED TO CONCRETE WORK.
- PROVIDE DETAILING, FABRICATION, AND INSTALLATION OF REINFORCING IN ACCORDANCE WITH ACI 315 AND ACI 318.
- ALL CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318).
- ALL CONCRETE SHALL BE VIBRATED, TOP OF FOUNDATION SHALL BE SQUARE AND LEVEL WITH SMOOTH FLOAT FINISH AND A 1" CHAMFER AT ITS EDGE.
- ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED VERIZON'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER 48 HOURS BEFORE PLACING CONCRETE.
- CONCRETE SHALL BE SAMPLE TESTED CONDUCTED IN ACCORDANCE WITH ASTM C31 AND C39.
- READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94 SPECIFICATIONS.



B EQUIP. PAD & GEN. PAD PLANS
SCALE: 3/4"=1'-0"
REFER TO SITE PLAN FOR SLAB LOCATION AND ORIENTATION



C CANOPY FOOTINGS TYP.
SCALE: 3/4"=1'-0"



D CANOPY FOOTINGS TYP.
SCALE: 3/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY BLOCKOUT WITH GENERATOR SPECIFICATIONS DRAWINGS BEFORE ANY CONSTRUCTION



HE
ENGINEERING EXCELLENCE
Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
PROJECT SHEET TITLE
OUTDOOR OVP CUTSHEET

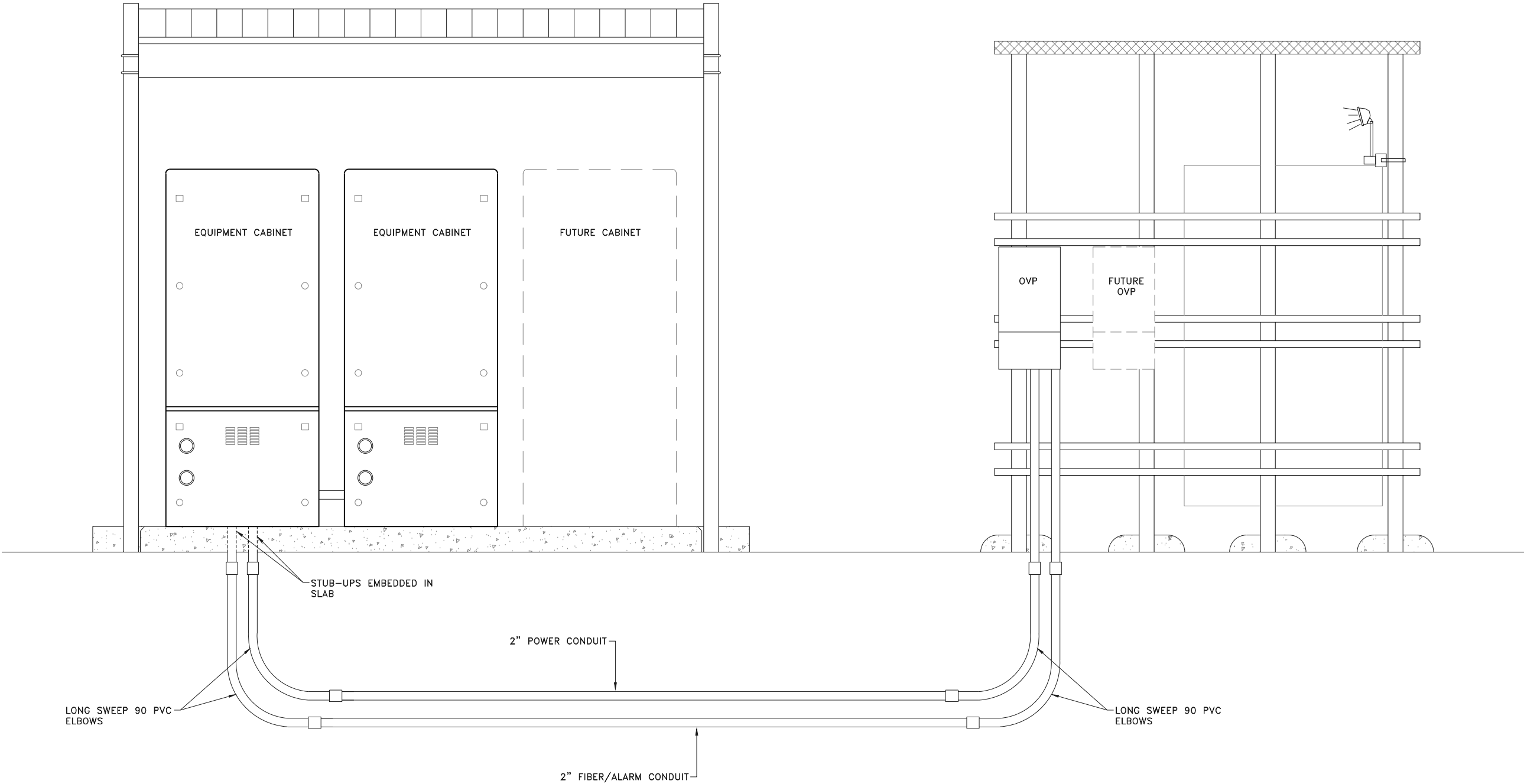
HE JOB NO.: 2024-0092
FILE NAME: 240092C6.1.DWG
PLOT SCALE: 1:12
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.
6.1

BACK

FRONT





Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
UTILITY ROUTING PLAN

PROJECT	HE JOB NO.: 2024-0092
FILE NAME:	240092C7.0.DWG
PLOT SCALE:	1:48
REV. 0:	11/15/2024
REV. 2:	05/02/2025

SCALE:	NTS
DESIGNED BY:	STS
DRAWN BY:	STS
CHECKED BY:	EAW

SHEET No.
7.0

UTILITY ROUTING NOTES:

- 1 FIBER OPTIC CONDUIT TO BE RAN TO FIBER/TELCO BOX BEFORE EQUIPMENT CABINET. COORDINATE EXACT LOCATION WITH EQUIPMENT DRAWINGS AND PROJECT MANAGER.
- 2 POWER CONDUIT INTO ILC AT DESIGNATED POWER ENTRY LOCATION. REFER TO EQUIPMENT DRAWINGS.
- 3 GPS ANTENNA MOUNTED ON WAVE GUIDE BRIDGE LEG, LOCATION TO BE TO BE FIELD DETERMINED AND VERIFIED W/ PROJECT MANAGER.
- 4 GENERATOR CONDUITS INTO ILC ENTRY PORTS. COORDINATE EXACT LOCATION WITH EQUIPMENT DRAWINGS AND PROJECT MANAGER.
- 5 CONTRACTOR SHALL INSTALL 2" SCH. 80 FIBER CONDUIT W/ PULL STRING (50 LF. MAX.) FROM EQUIPMENT CABINET TO FIBER OPTIC BOX OUTSIDE COMPOUND, COORDINATE FINAL LOCATION W/ FIBER OPTIC PROVIDER
- 6 ALL ALARM WIRING OUTSIDE OF EQUIPMENT PAD SHALL BE DIRECT BURIAL RATED WIRE WITH GEL FILLED CONDUIT, ALARM WIRING FROM GEN TO ILC WHERE ALARM WIRES MAY PASS THROUGH ILC INTO EQUIPMENT CABINET, SEE EQUIPMENT DWGS BY OTHERS.

GENERAL CONTRACTOR TO PROVIDE PULL BOX AS REQUIRED PER NEC

COORDINATE INCOMING SERVICE CONDUITS ROUTING WITH PROJECT MANAGER AND LOCAL UTILITY COMPANIES

SEE ONE LINE DIAGRAM ON SHEET 7.2 FOR MORE INFORMATION



FIBER OPTIC MARKER SIGN

(2) SIGNS TO BE POSTED ON FENCE INSIDE COMPOUND ALONG THE FIBER PATH

LEGEND

- UNDERGROUND POWER
- UNDERGROUND FIBER OPTIC
- UNDERGROUND ALARM
- MULTIPLE CONDUITS

IF DISTANCE FROM R.O.W. TO COMPOUND IS OVER 400', THEN AN ADDITIONAL PULL BOX WILL BE INSTALLED IN THE MIDDLE, FINAL LOCATION TO BE DETERMINED BY CONTRACTOR

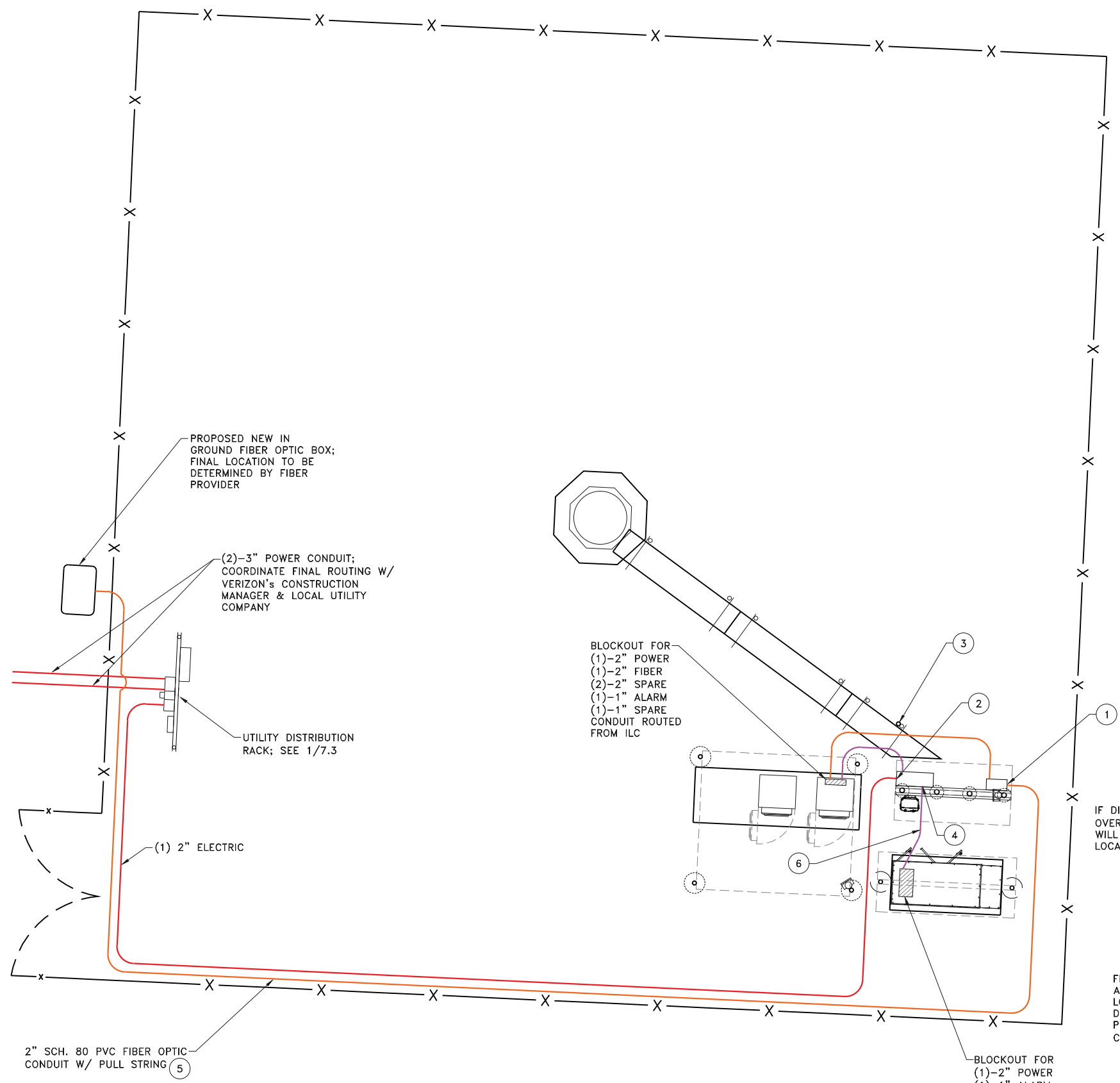
FIBER PROVIDER PEDESTAL AND HANDHOLE, FINAL LOCATION TO BE DETERMINED BY FIBER PROVIDER. SEE DETAIL C/3.1

FIBER HAND-HOLE AT COMPOUND

FIBER PULL BOX DETAIL



FIBER OPTIC MARKER POST
REQUIRED AT HAND HOLE OR PULL BOX OUTSIDE COMPOUND



UTILITY ROUTING PLAN
SCALE: NTS.



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
PROJECT SHEET TITLE
BREAKER BOX ELECTRIC SCHEMATIC

HE JOB NO.: 2024-0092
FILE NAME: 240092C7.1.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

7.1

LOAD				LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP														
DESCRIPTION		QTY.	UNIT V.A.	PHASE									TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		LOAD				
				A	B															B	A	UNIT V.A.	QTY.	DESCRIPTION		
1	RECTIFER #1		1	1400	1400		BLK							30												
3			1	1400		1400	RED																			
5	RECTIFER #3		1	1400	1400		BLK							30												
7			1	1400		1400	RED																			
9	RECTIFER #5		1	1400	1400		BLK							30												
11			1	1400		1400	RED																			
13	SPACE						BLK																			
15	SPACE						RED																			
17	SPACE						BLK																			
19	SPACE						RED																			
21	SPACE						BLK							30												
23	BATTERY CHARGER	1	240	240			RED																			
25	BLOCK HEATER	1	1500		1500		BLK						30													
27							RED						30													
29							BLK																			
31							RED																			
33							BLK																			
35							RED																			
37							BLK																			
39							RED																			
41							BLK																			
		SUBTOTAL CONTINUOUS																			SUBTOTAL CONTINUOUS		TOTAL KVA CONTINUOUS x 1.25			
		SUBTOTAL NON-CONTINUOUS		—	—														—	—	SUBTOTAL NON-CONTINUOUS		TOTAL KVA NON-CONTINUOUS			
		SUBTOTAL SUB-PANEL		—	—														—	—	SUBTOTAL SUB-PANEL		TOTAL KVA SUB-PANEL			
PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)																								TOTAL KVA		
MAIN LUGS: N/A		MAIN BREAKER: 200 AMP.									BRANCH BREAKER TYPE: SIEMENS G.C. SUPPLIED						TOTAL AMPS									
VOLTAGE: 120/240			CYCLE: 60		PHASE: 1		WIRES: 3		MAIN COPPER BUS: 200AMPS																	

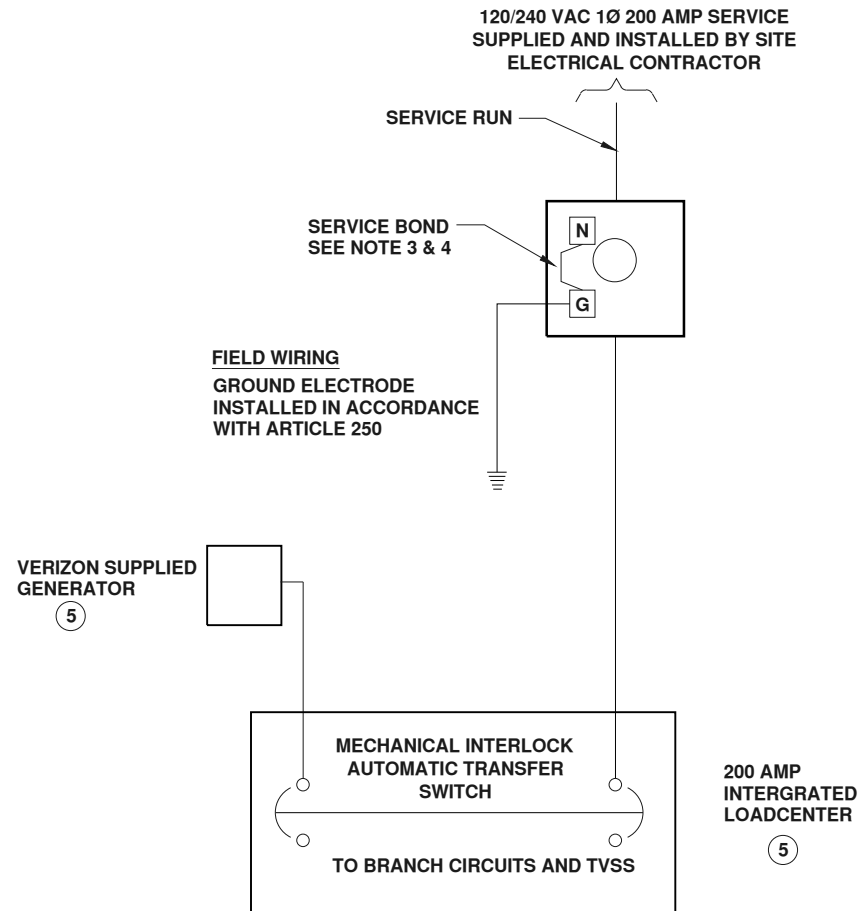
- NOTES:
- ALL WIRE TO BE #12 THHN/THWN UNLESS NOTED OTHERWISE.
COLOR CODE:
 - A ∅ = BLACK
 - B ∅ = RED
 - NETURAL = WHITE
 - GROUND = GREEN
 - ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
 - LABEL SERVICE DISCONNECT WITH A RED TAD.
 - SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
 - ALL GFCI RECEPTACLES TO HAVE A DECICATED GROUND WIRE.
 - ALL BREAKERS FOR CIRCUITS FEEDING EQUIPMENT WITH A MAIN INTERNAL OVER-CIECUIT DEVICE SHOULD MATCH THE RATING OF THE OVER-CIRCUIT DEVICE.
 - SEE ELECTRIC SCHEMATIC #2 & #3 SHEETS FOR MORE DETAILS.
 - EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75° C.

ELECTRICAL CONTRACTOR TO SIZE ALL
ELECTRICAL WIRE FOR FINAL EQUIPMENT
SUPPLIED BY VERIZON WIRELESS PER NEC

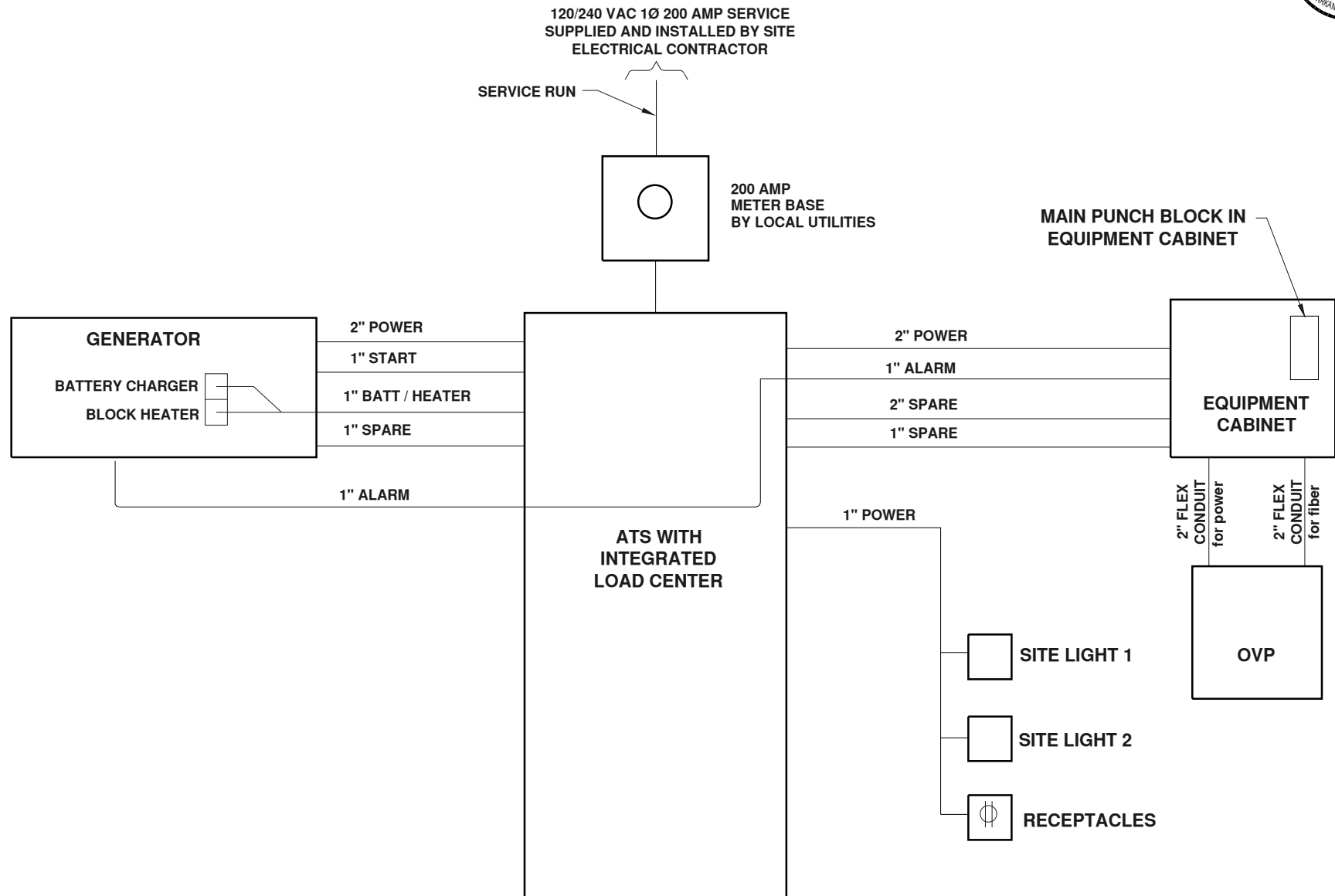
- KEY:
- PC = PHOTOCELL
 - M = MOTION DETECTOR
 - = CONDUIT GROUND
 - # = NON-DEDICATED GROUND
 - (#) = DEDICATED GROUND
 - < # > = ISOLATED GROUND

NOTES:

1. BUILDING ELECTRICAL SYSTEM IS RATED AT 10,000 A.I.C. IF HIGHER RATINGS ARE REQUIRED, IT IS THE RESPONSIBILITY OF SITE CONTRACTOR AND VZW CONSTRUCTION ENGINEER TO MEET SUCH REQUIREMENTS.
2. SERVICE BOND IS TO BE MADE BY DEVICES (STRAPS, SCREWS, ETC.) SUPPLIED BY EQUIPMENT MANUFACTURER. IF NO SUCH DEVICE IS SUPPLIED, BOND IS TO BE MADE IN ACCORDANCE WITH NEC ARTICLE 250.
3. WHEN SERVICE OVER CURRENT DISCONNECT IS FIELD INSTALLE AND HAS A NEUTRAL TO GROUND CONNECTION ESTABLISHED, REMOVE NETURAL TO GROUND CONNECTION IN TRANSFER SWITCH.
4. CONDUCTOR OVER CURRENT PROTECTION DEVICE ARE SLECTED IN ACCORDANCE WITH NEC (ARTICLE 240.3).
5. CONDUCTOR SIZING IS SLECTED FROM NEC (ARTICLE 215.2).
6. ALL LUGS THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR MULTI-BARRELL CONNECTIONS.
7. ALL CONDUCTORS SHALL BE COPPER.
8. LABEL SERVICE DISCONNECT WITH A RED TAG.
9. RECOMMENDED SERVICE ENTRANCE CONDUCTOR SIZE (3) 3/0 AWG & (1) #4 GROUND.



POWER RISER BLOCK DIAGRAM - ATS
SCALE: NTS.



ELECTRIC CONDUIT SCHEMATIC
SCALE: NTS.



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



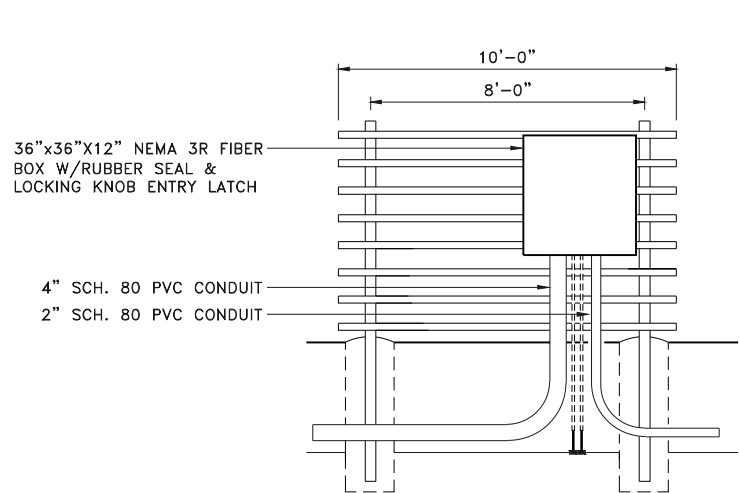
PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
ELECTRIC SCHEMATIC & POWER RISER BLOCK DIAGRAM

HE JOB NO.: 2024-0092
FILE NAME: 240092C7.2.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 2: 05/02/2025

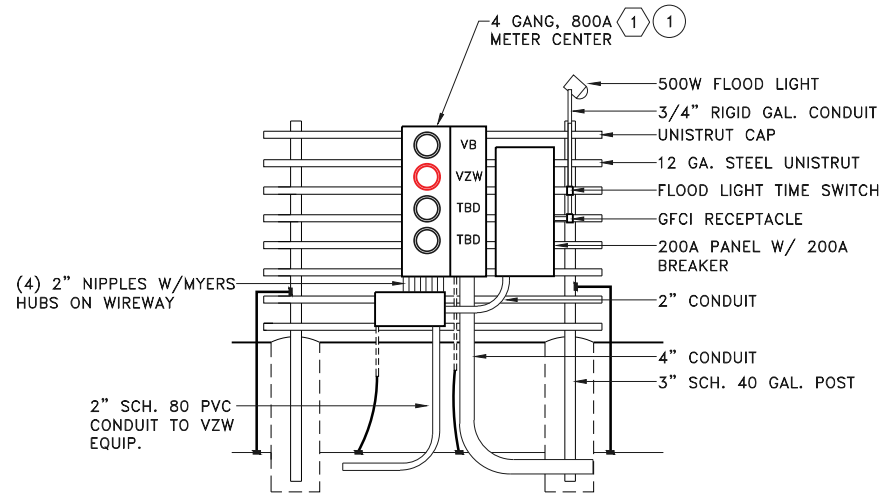
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE

SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.
7.2

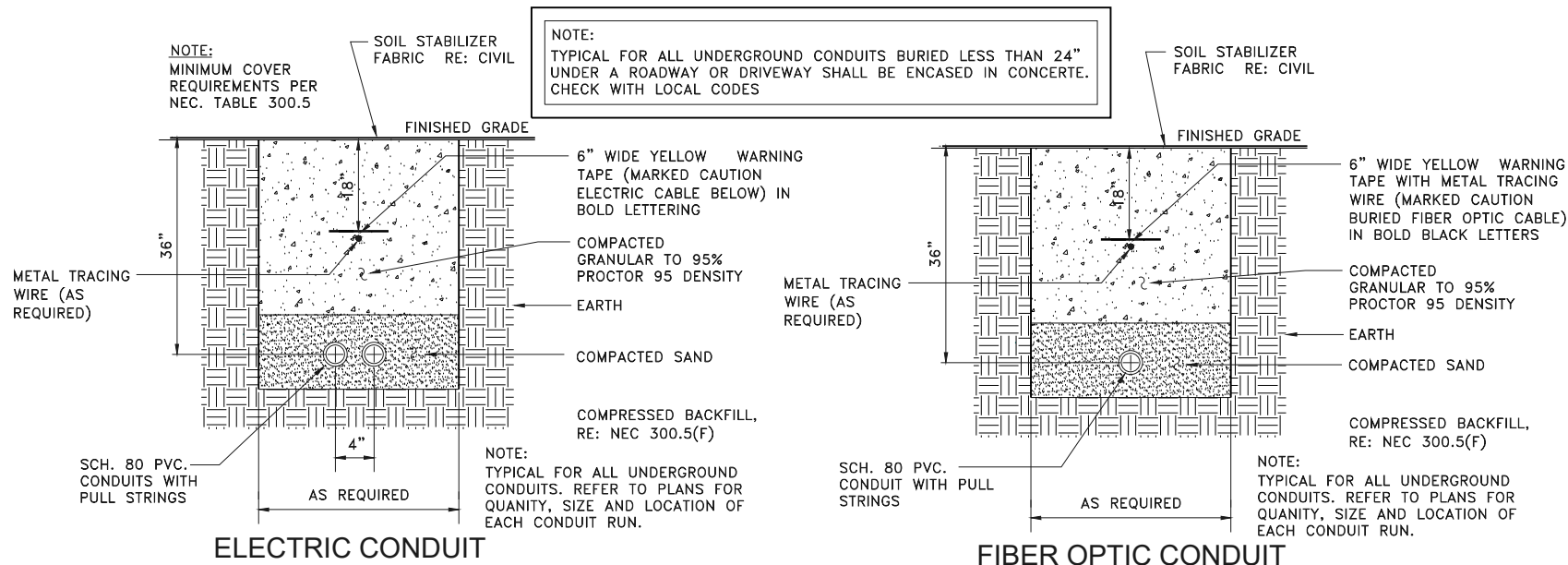


VIEW FROM COMPOUND

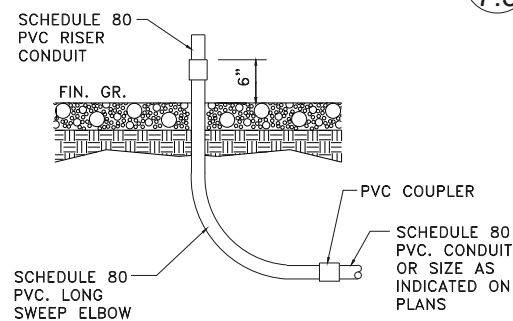


VIEW FROM FENCE

1 UTILITY DISTRIBUTION RACK DETAIL 7.3 SCALE: NTS.



2 TRENCH DETAILS 7.3 SCALE: NTS.



4 LONG SWEEP PVC ELBOW DETAIL 7.3 SCALE: NTS.

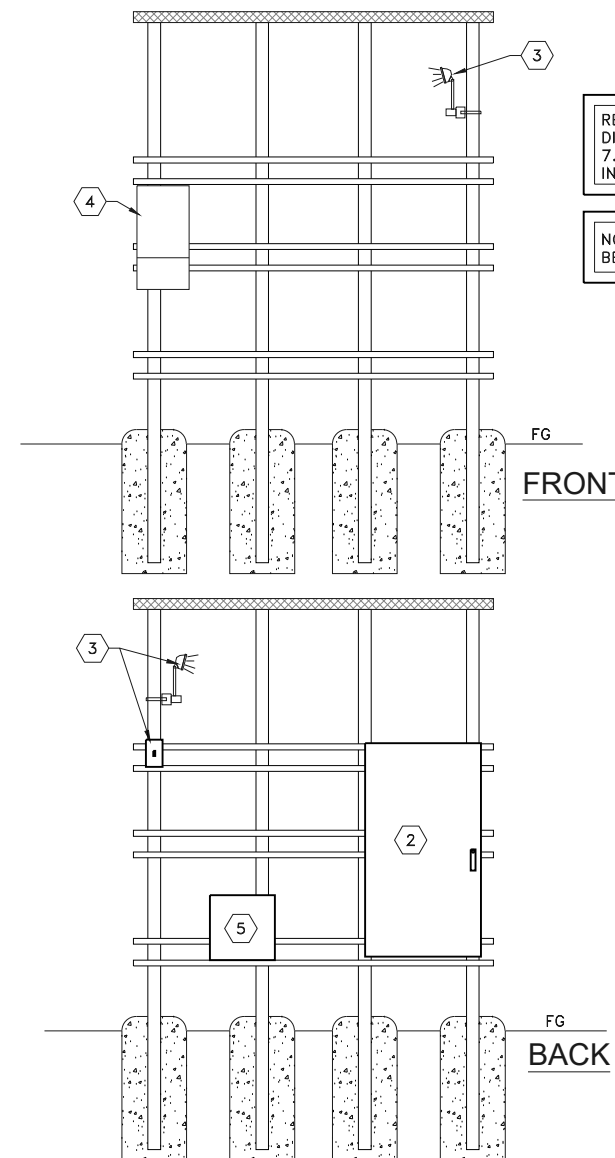
GENERAL NOTES

- DIMENSIONS SHOWN ARE APPROXIMATE. EXACT DIMENSIONS MAY BE MODIFIED SLIGHTLY BASED ON EXACT EQUIPMENT OBTAINED, SITE CONDITIONS, AND OWNER PREFERENCES.
- POWER EQUIPMENT SHALL BE SQUARE D, SIEMENS, CUTLER HAMMER OR GENERAL ELECTRIC. ALL EQUIPMENT MUST BE OF ONE MANUFACTURER.
- UNUSED CONDUITS SHALL BE SEALED TO PREVENT MOISTURE INSIDE CONDUITS. USED CONDUITS SHALL BE SEALED AFTER SERVICES HAVE BEEN RUN (IN METER CENTER, TELCO ENCLOSURE, AND CARRIER EQUIPMENT).

ONE LINE DIAGRAM NOTES BY SYMBOL "O"

- BOND NEUTRAL TO GROUND WITHIN METER CENTER PER NEC 250, LOCAL CODE AND VERIZON'S LATEST GROUNDING SPECS.
- PROVIDE NAMEPLATES ON METER CENTER TO INDICATE CARRIER SERVED OR PANEL FED. NAME PLATES SHALL BE PHENOLIC, WHITE LETTERS ON BLACK BACKGROUND.

SCHEDULE OF MATERIALS			
ITEM #	QUANT.	DESCRIPTION	PART NUMBER
1	1	CIRCUIT BREAKER, 200A, 120/240V, 2-POLE	SQ. D NEMA3R NPX 84200 X: COORDINATE METER TYPE W/POWER PROVIDER
2	1	INTEGRATED LOAD CENTER W/ATS	VERIZON SUPPLIED
3	1	SITE LITE W/ SWITCH	CONTRACTOR SUPPLIED
4	1	OVP-12	VERIZON SUPPLIED
5	1	FIBER JUNCTION BOX	VERIZON SUPPLIED



3 EQUIPMENT UTILITY RACK DIAGRAM 7.2 SCALE: NTS.



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

verticalbridge
ENGINEERING EXCELLENCE

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
UTILITY DISTRIBUTION RACKS ELEVATIONS & DETAILS

PROJECT: HE JOB NO.: 2024-0092
FILE NAME: 240092C7.3.DWG
PLOT SCALE: 1:24
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

7.3

UTILITY ROUTING KEY	
—	PROPOSED POWER
—	PROPOSED UNDERGROUND FIBER

NOTE: FIBER ROUTE IS PRELIMINARY AND FINAL FIBER ROUTE TO BE COORDINATED WITH FIBER PROVIDER

NOTE: ONCE POWER ACCOUNT IS SET UP WITH CARROLL ELECTRIC, THE POWER COMPANY WILL PROVIDE THE POWER EASEMENT FORMS AND POWER EASEMENTS WILL NEED TO BE COORDINATED WITH THE APPROPRIATE LANDOWNERS. 30' POWER EASEMENT FOR OVERHAD POWER AND 15' POWER EASEMENT FOR UNDERGROUND EASEMENT



HE
ENGINEERING EXCELLENCE
Heritage
Engineering
PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
OVERALL FIBER AND POWER ROUTE

PROJECT:	HE JOB NO.: 2024-0092
FILE NAME:	240092C7.4.DWG
PLOT SCALE:	1:30
REV. 0:	11/15/2024
REV. 2:	05/02/2025

WARNING 1/2 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	1:30
DESIGNED BY:	HERITAGE
DRAWN BY:	HERITAGE
CHECKED BY:	EAW

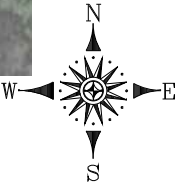
SHEET No.
7.4



OVERALL FIBER & POWER ROUTE

SCALE: 1" = 20'

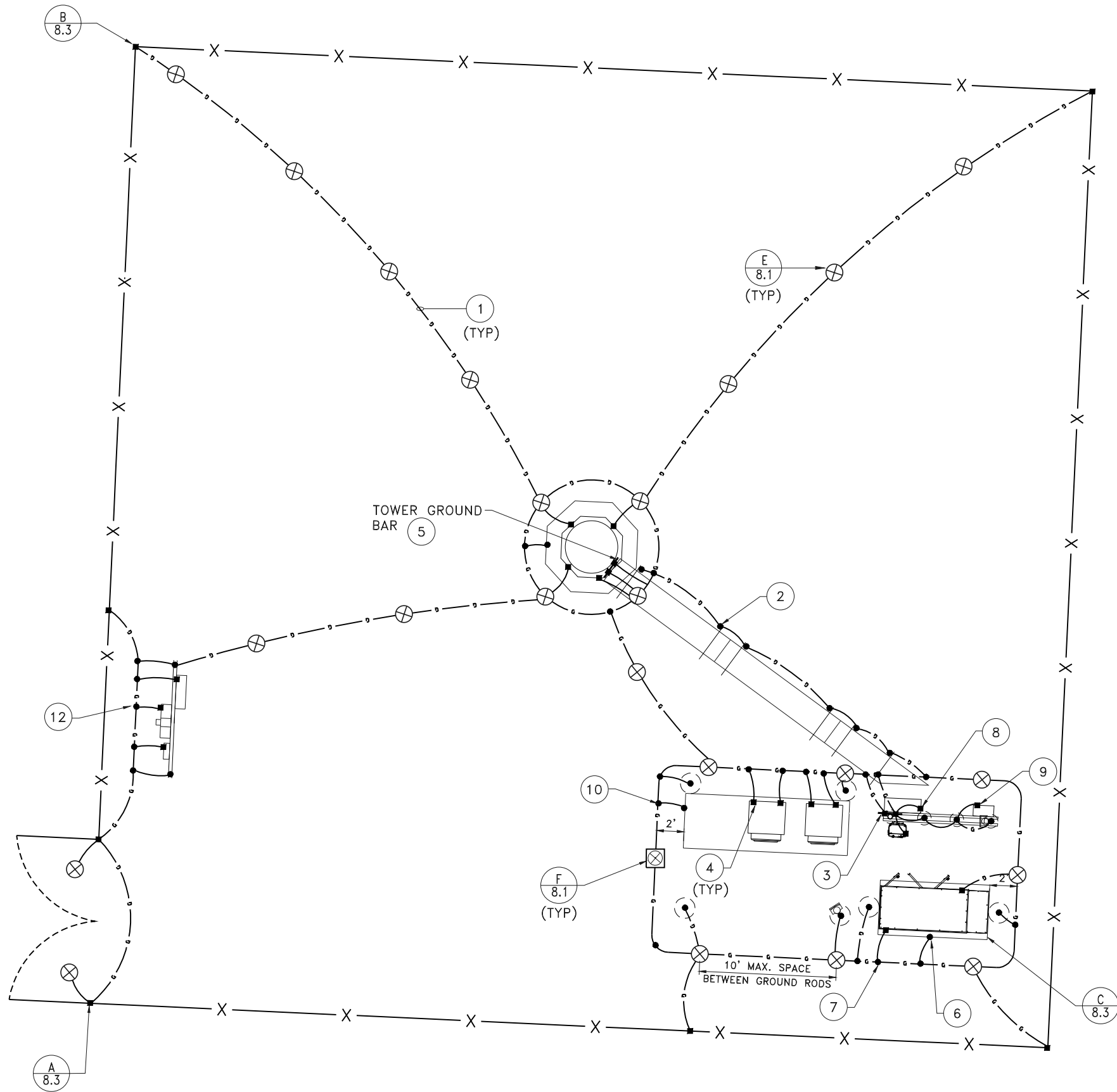
NOTE:
THE FIBER ROUTE IS PRELIMINARY AND
FINAL FIBER ROUTE IS TO BE
COORDINATED WITH THE FIBER PROVIDER



BEARINGS ARE BASED ON ARKANSAS
STATE PLANE GRID NORTH DERIVED
FROM GPS OBSERVATIONS.



© COPYRIGHT HERITAGE ENGINEERING PLLC 2025



COMPOUND GROUNDING PLAN
SCALE: NTS.

GENERAL NOTES

- 1. REFER TO DRAWING 9.2 FOR GENERAL NOTES PERTAINING TO THIS DRAWING
- 2. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE MECHANICAL CONNECTORS FOR CONNECTIONS TO FLAT SURFACES.
- 3. ALL EXTERIOR GROUND BARS MUST BE TINNED.
- 4. ALL ICE BRIDGE SECTIONS SHALL BE JUMPERED W/ #2 SOLID.

NOTES BY SYMBOL "O"

- 1. GROUNDING SYSTEM SHALL BE COMPRISED OF #2 AWG SBTC CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" MINIMUM BELOW FINISHED GRADE. ALL CONNECTIONS SHALL BE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
- 2. BOND #2 AWG SBTC GROUND CONDUCTORS BELOW GRADE TO EACH SUPPORT LEG ON BOTH SIDES OF THE CABLE SUPPORT STRUCTURE USING EXOTHERMIC WELD CONNECTIONS.
- 3. BOND (2)-#2 AWG SBTC CONDUCTORS FROM EQUIPMENT PAD BAR NONE GROUND BAR TO EQUIPMENT PAD GROUND RING PER VERIZON DRAWINGS AND CONSTRUCTION MANAGER SPECIFICATIONS AND DIRECTION. RE: A/8.1 AND A/8.2
- 4. BOND ALL EQUIPMENT CABINETS (TYP. 2-PLACES) WITH 2 HOLE LUG MEETING NEC CODE 250.94 @ CABINET AND TO EQUIPMENT PAD GROUND RING W/ EXOTHERMIC WELD.
- 5. BOND TOWER BAR NONE GROUND BAR WITH TAMPER RESISTANT MOUNTING HARDWARE TO TOWER GROUND RING USING (2)-#2 AWG SBTC CONDUCTOR SLEEVED IN 1/2" PVC CONDUIT, SEE SHT. 8.2
- 6. GROUND GENERATOR FOUNDATION REBAR TO EQUIPMENT PAD GROUND RING. SEE DETAIL C/8.3
- 7. BOND GENERATOR FRAME (TYP. 2 LOCATIONS) W/ 2 HOLE LUG MEETING NEC CODE 250.94 @ GENERATOR BASE TO EQUIPMENT PAD GROUND RING W/ EXOTHERMIC WELD.
- 8. BOND RACK MOUNTED ILC CABINET W/ 2 HOLE LUG MEETING NEC CODE 250.94 @ ILC CABINET & TO EQUIPMENT PAD GROUND RING W/ EXOTHERMIC WELD.
- 9. BOND RACK MOUNTED FIBER CABINET W/ 2 HOLE LUG MEETING NEC CODE 250.94 @ ILC CABINET & TO EQUIPMENT PAD GROUND RING W/ EXOTHERMIC WELD.
- 10. GROUND NEW EQUIPMENT PAD FOUNDATION REBAR TO EQUIPMENT PAD GROUND RING. SEE DETAILS C/8.2 & F/8.2
- 11. GROUND NEW TOWER FOUNDATION REBAR TO TOWER GROUND RING. SEE DETAILS G/8.1 & F/8.2
- 12. BOND METER CAN W/ 2 HOLE LUG MEETING NEC CODE 250.94 @ METER TO POWER RACK GROUND RING W/ EXOTHERMIC WELD.

CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN A COPY OF VERIZON'S LATEST REVISION OF GROUNDING REQUIREMENTS (VERIZON'S DOCUMENT "NSTD46") AND INSTALL THE SITE GROUNDING SYSTEM IN ACCORDANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE REFERENCED DOCUMENT OR THE REQUIREMENTS AS SHOWN IN THESE DRAWINGS. NOTE THAT THE REFERENCED DOCUMENT ADDRESSES GROUNDING OF ITEMS THAT ARE NOT SHOWN IN THESE DRAWINGS.

ELECTRICAL LEGEND	
①	DRAWING NOTE REFERENCE (NOTES BY SYMBOL)
⊗	5/8"Ø X 8'-0" LONG COPPER CLAD STEEL GROUND ROD
⊗	5/8"Ø X 8'-0" LONG COPPER CLAD STEEL GROUND ROD IN INSPECTION SLEEVE
●	EXOTHERMIC WELD CONNECTION
■	MECHANICAL CONNECTION
---	GROUND CONDUCTOR, TYPE AND SIZE AS NOTED, MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER



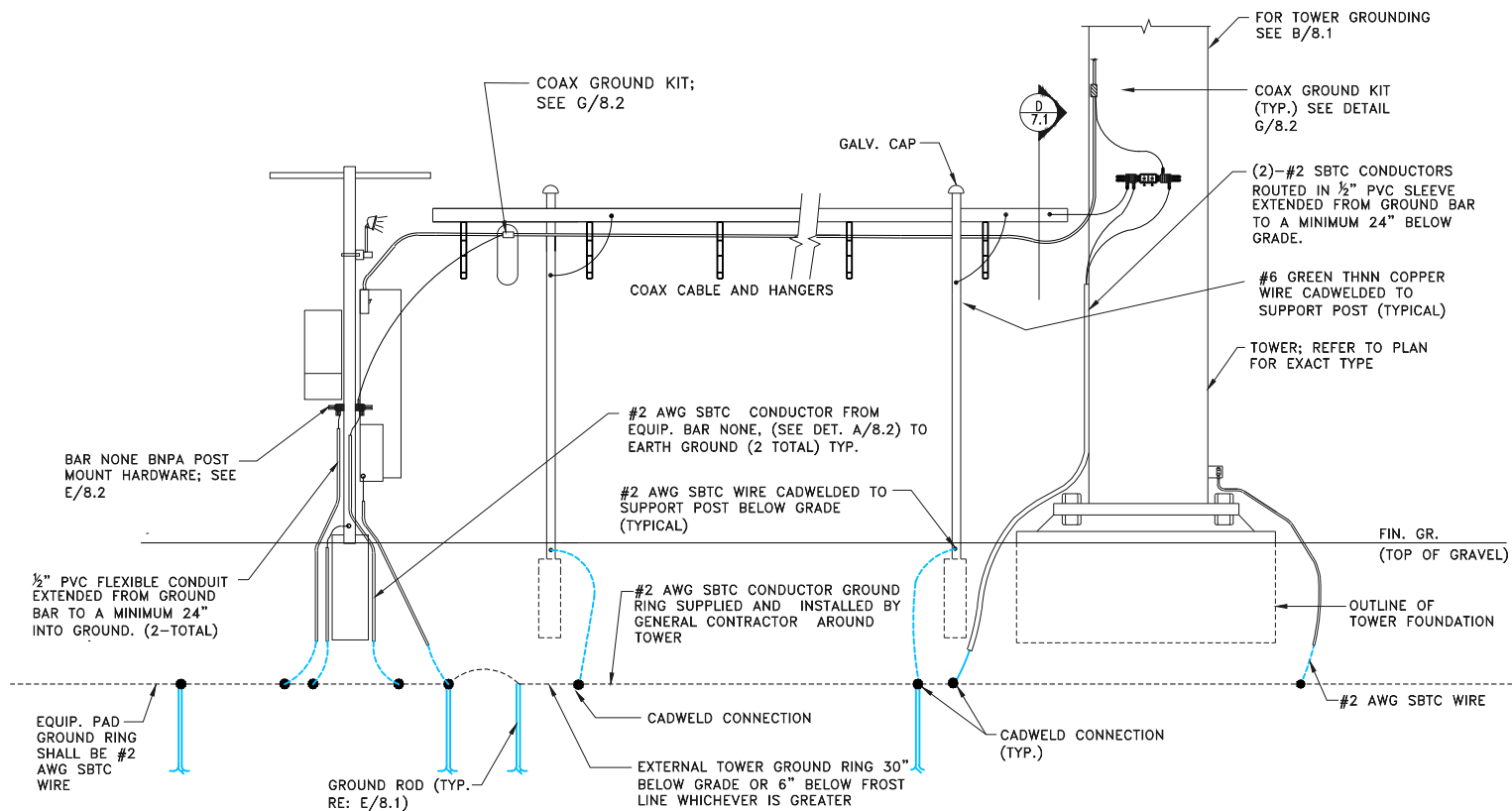
verticalbridge
ENGINEERING EXCELLENCE
Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
COMPOUND GROUNDING PLAN & NOTES

HE JOB NO.:	2024-0092
FILE NAME:	24092C8.0.DWG
PLOT SCALE:	1:48
REV. 0:	11/15/2024
REV. 2:	05/02/2025

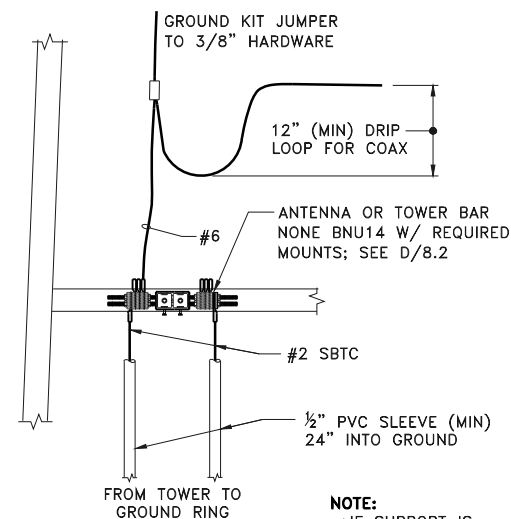
WARNING	0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	NTS
DESIGNED BY:	STS
DRAWN BY:	STS
CHECKED BY:	EAW

SHEET No.
8.0



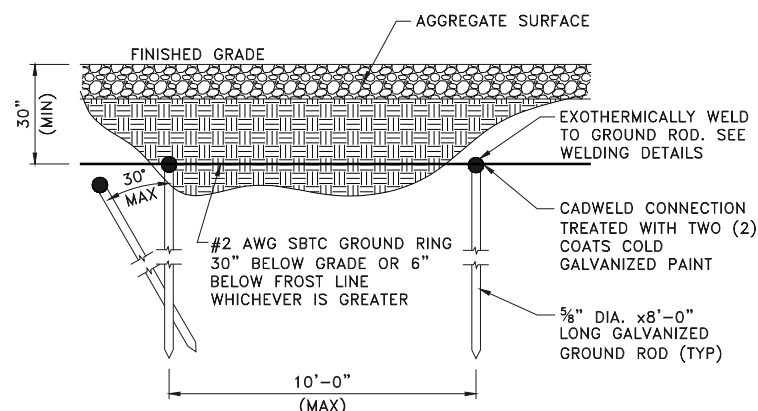
NOTE:
•MINIMUM BEND RADIUS OF #2 SBTC GROUND CONDUCTOR IS 12"

A **8.1** **TYPICAL EQUIP. PAD/ WAVEGUIDE BRIDGE/TOWER GROUNDING**
N.T.S.

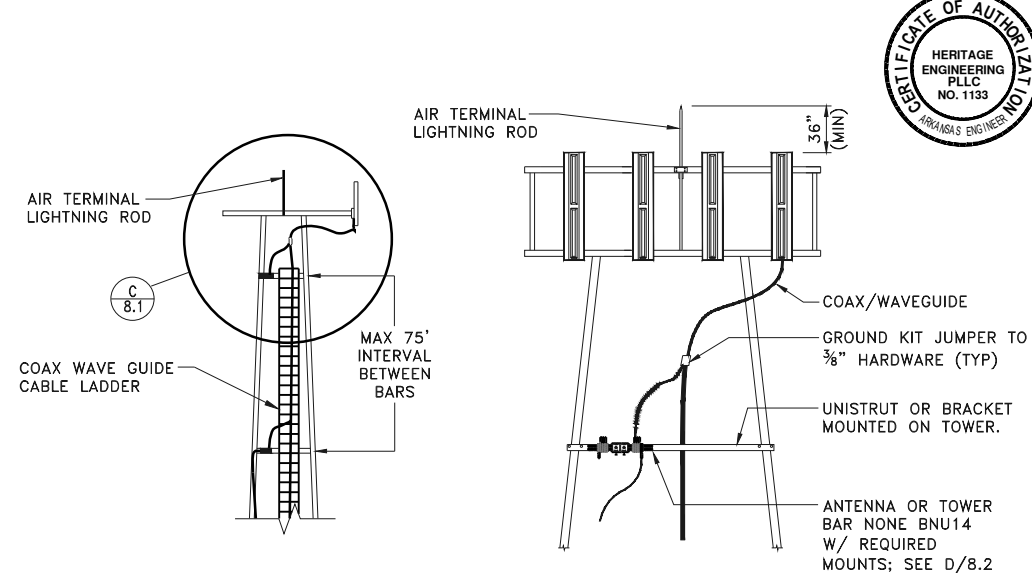


NOTE:
•IF SUPPORT IS NECESSARY, MUST USE NON-METALLIC CLAMP.

D **8.1** **TOWER CIGBE WITH COAX/WAVEGUIDE GROUND KITS**
N.T.S. ((TYP.)) INSTALL AT EACH COAX/WAVEGUIDE ENTRY

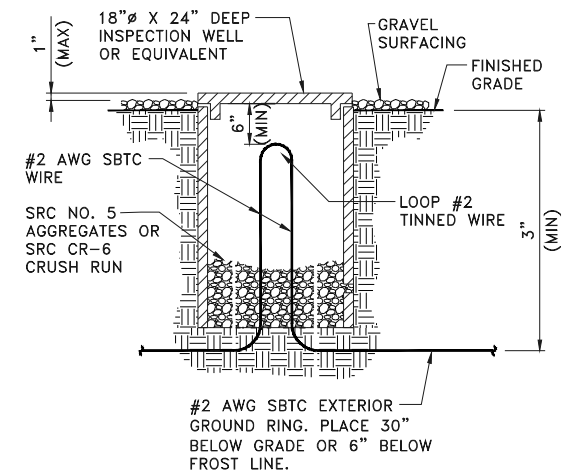


E **8.1** **GROUND RING & ROD DETAIL**
N.T.S.

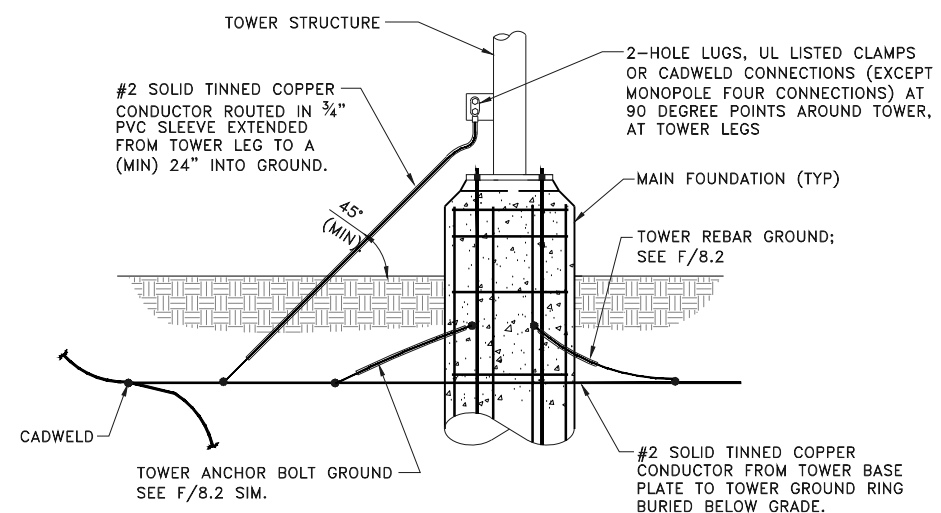


B **8.1** **COAX CABLE & ANTENNA GROUNDING DETAIL**
N.T.S.

C **8.1** **ANTENNA GROUND BAR LOCATION**
N.T.S.

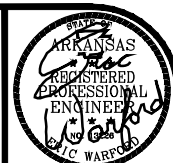


F **8.1** **INSPECTION WELL DETAIL**
SCALE: N.T.S.



G **8.1** **TOWER GROUNDING DETAIL**
NOT TO SCALE

© COPYRIGHT HERITAGE ENGINEERING PLLC 2025



Vertical Bridge Engineering
ENGINEERING EXCELLENCE
Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

verticalbridge

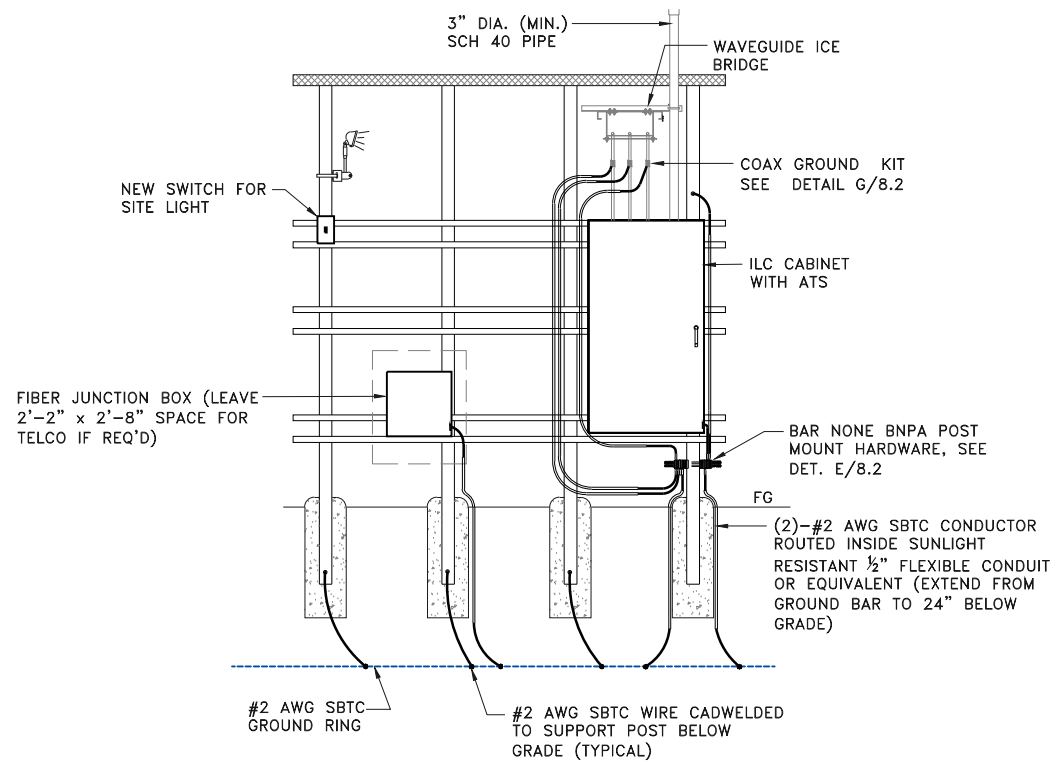
PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
PROJECT: SHEET TITLE: GROUNDING DETAILS, SHEET 1 OF 3

HE JOB NO.: 2024-0092
FILE NAME: 240092CB.1.DWG
PLOT SCALE: 1:16
REV. 0: 11/15/2024
REV. 2: 05/02/2025

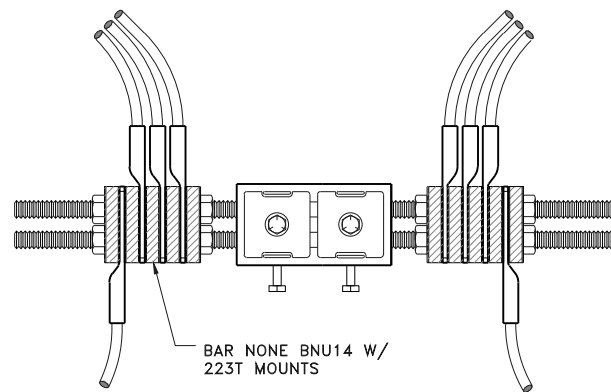
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1\"/>

SHEET No.

8.1

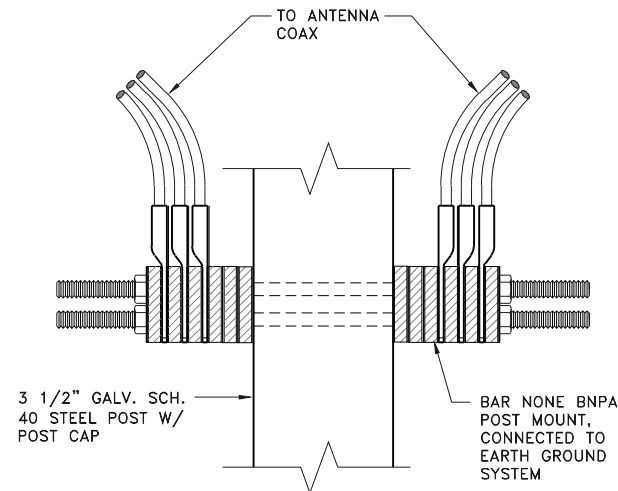


A
8.2 CANOPY GROUND BAR DETAIL
NOT TO SCALE

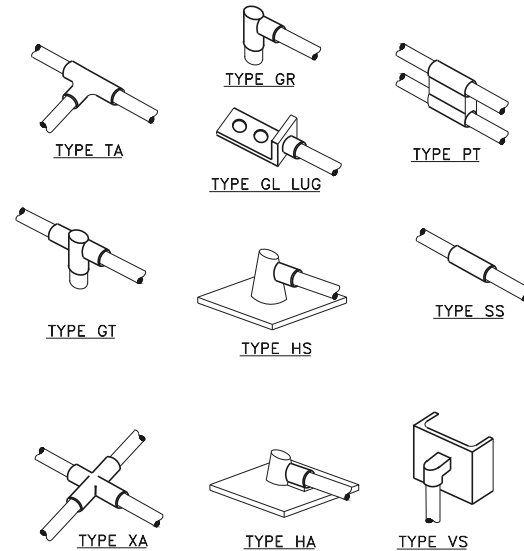


- NOTES:
1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED
 2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS
 3. GROUND BAR SHALL NOT BE ISOLATED FROM THE TOWER. MOUNT DIRECTLY TO TOWER STEEL.

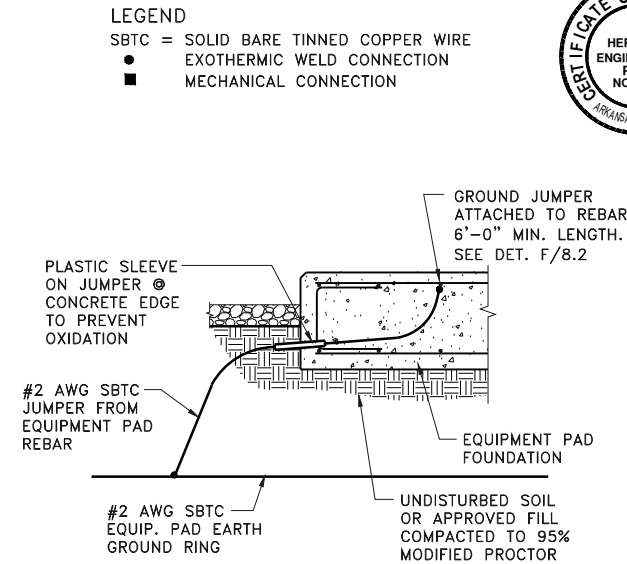
D
8.2 ANTENNA OR TOWER GROUND BAR DETAIL
NOT TO SCALE



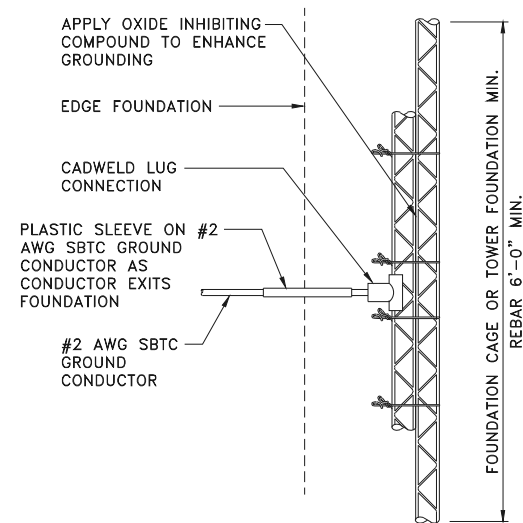
E
8.2 POST MOUNT EARTH GROUND SYSTEM
NOT TO SCALE



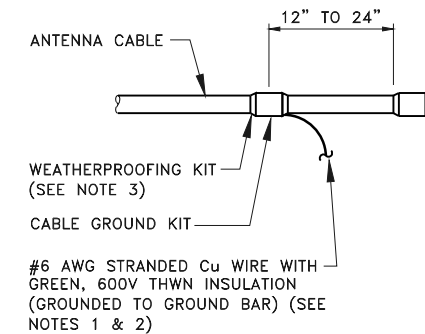
B
8.2 CADWELD CONNECTION TYPES
NOT TO SCALE



C
8.2 EQUIP. PAD FOUND. GROUNDING DETAIL
NOT TO SCALE



F
8.2 FOUNDATION GROUNDING DETAIL
N.T.S.



- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURE.
- WEATHER PROFFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)

G
8.2 COAX GROUNDING DETAIL
NOT TO SCALE



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

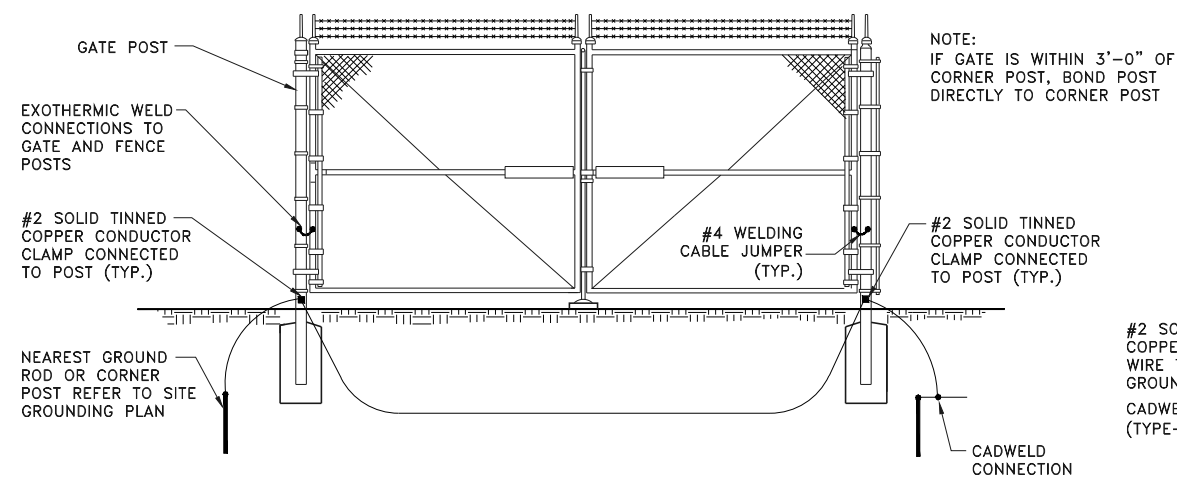
verticalbridge
ENGINEERING EXCELLENCE

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
PROJECT: SHEET TITLE: GROUNDING DETAILS, SHEET 2 OF 3

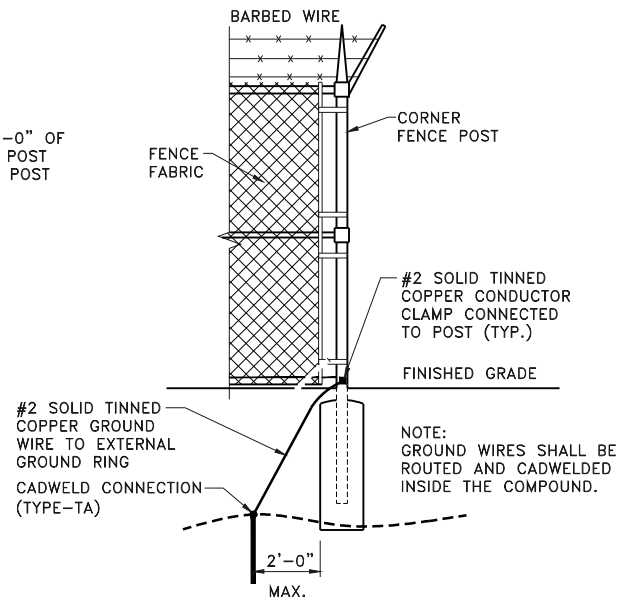
HE JOB NO.: 2024-0092
FILE NAME: 240092C8.2.DWG
PLOT SCALE: 1:16
REV. 0: 11/15/2024
REV. 2: 05/02/2025

WARNING
1/2
1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

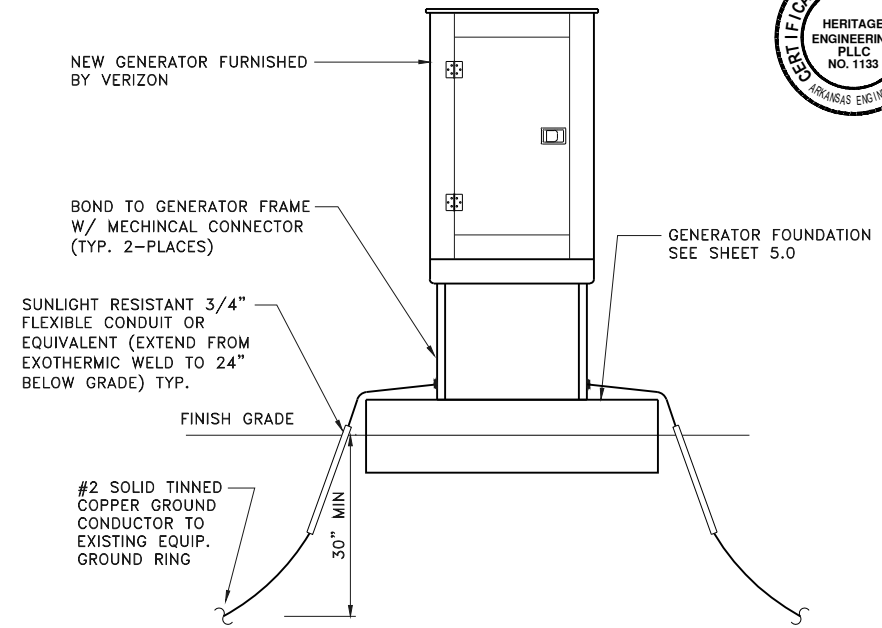
SHEET No.
8.2



A **GATE GROUNDING DETAIL**
8.3 NOT TO SCALE



B **FENCE GROUNDING DETAIL**
8.3 NOT TO SCALE



C **GENERATOR GROUND DETAIL**
8.3 N.T.S.



Heritage Engineering PLLC
 P.O. BOX 505
 Benton, Arkansas 72018
 (501) 939-2303
 FAX (501) 939-2016

verticalbridge

PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554
 SHEET TITLE: **GROUNDING DETAILS, SHEET 3 OF 3**

HE JOB NO.:	2024-0092
FILE NAME:	240092CB.3.DWG
PLOT SCALE:	1:16
REV. 0:	11/15/2024
REV. 2:	05/02/2025

WARNING	1/2	1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE		
SCALE:	NTS	
DESIGNED BY:	STS	
DRAWN BY:	STS	
CHECKED BY:	EAW	

SHEET No.
8.3

GENERAL NOTES

1. THE EXISTING TOPOGRAPHY AND VERTICAL GEOMETRY REPRESENTED ON THESE DRAWINGS IS TO BE VERIFIED BY CONTRACTOR. EXISTENCE AND LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES ARE TO BE ESTABLISHED BY CONTRACTOR THROUGH COORDINATION WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO GRADING OR START OF CONSTRUCTION. AND THAT ALL WORK CAN BE ACCOMPLISHED PRIOR TO INITIATING ANY WORK.
2. INFORMATION ON THE TOWER, TOWER AND GUY ANCHOR FOUNDATIONS, AND EQUIPMENT CABINETS SHALL BE PROVIDED BY OTHERS.
3. A 20' HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.
4. ALL SURVEY INFORMATION REFERENCED IN THESE DRAWINGS COMPLIES WITH FAA ORDER 8260.19C ACCURACY TOLERANCES.
5. PROVIDE ALL LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.
6. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR INSTRUCTIONS OF THE ENGINEER AND/OR OWNER'S REPRESENTATIVE. DO NOT SCALE DRAWINGS.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL PARTS OBVIOUSLY OR REASONABLY INCIDENTAL TO COMPLETE INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED, AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO OWNER'S ACCEPTANCE.
8. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL, AND OTHER REQUIREMENTS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION
9. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. DELIVER CERTIFICATES TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
10. THE CONTRACTOR SHALL MAINTAIN BENCHMARKS AND OTHER ELEVATION CONTROL POINTS AND SHALL REESTABLISH, IF DISTURBED OR DESTROYED, AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING OF TOWER IN ACCORDANCE WITH FAA REQUIREMENTS AS CONSTRUCTION OF TOWER PROGRESSES. THE CONTRACTOR SHALL MAINTAIN TEMPORARY POWER AND LIGHTING UNTIL PERMANENT POWER AND LIGHTING ARE PROVIDED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND OR RESTORATION OF ANY DAMAGE TO THE EXISTING ACCESS ROADWAY AND ANY ADJACENT SITE AREAS AS A RESULT OF HIS USE DURING CONSTRUCTION. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK.
13. THE CONTRACTOR SHALL REMOVE ALL WASTE, DEBRIS, AND TRASH FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
14. UPON COMPLETION OF WORK, OR AS DIRECTED BY EROSION CONTROL AUTHORITIES, ALL DISTURBED AREAS NOT IMPROVED WITH GRAVEL SHALL BE SEEDED WITH PERMANENT SEEDING MATERIAL SUITABLE FOR THE LOCAL GROWING AREA.
15. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE SOLELY RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
16. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
17. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE INDICATED OR SPECIFICALLY WHERE LOCAL CODES, OR REGULATIONS TAKE PRECEDENCE.
18. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
19. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
20. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS WILL BE INCLUDED AS PART OF THE WORK.
21. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
22. KEEP GENERAL AREA CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT, DEBRIS RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
23. CONTRACTOR TO PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION
24. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE BOUNDARY SURVEY DRAWING, WILL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR WILL RELY SOLELY ON THE BOUNDARY SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND WILL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE BOUNDARY SURVEY. THE CONTRACTOR WILL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.

SPECIFICATIONS

TABLE OF CONTENTS

SECTION TITLE

DIVISION 1 - GENERAL REQUIREMENTS

- 1100 SUMMARY
1300 ADMINISTRATIVE REQUIREMENTS
1400 QUALITY REQUIREMENTS
1700 EXECUTION REQUIREMENTS

DIVISION 2 - SITE CONSTRUCTION

- 2300 EARTHWORK
2324 TRENCHING
2370 EROSION AND SEDIMENTATION CONTROL
2730 GRAVEL SURFACING

DIVISION 3 - CONCRETE

- 3100 CONCRETE FORMS AND ACCESSORIES
3200 CONCRETE REINFORCEMENT
3300 CAST-IN-PLACE CONCRETE

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 1100 - SUMMARY

PART 1 - GENERAL

1.1 PURPOSE AND INTENT

- A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THIS PROJECT.
- B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH. SHOULD THERE BE ANY DISCREPANCIES BETWEEN REQUIREMENTS SHOWN IN BOTH, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
- D. THE PURPOSE OF THE CONSTRUCTION SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

SECTION 1300 - ADMINISTRATIVE REQUIREMENTS

PART 1 - GENERAL

1.1 CONFLICTS

- A. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS. SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- B. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.
- C. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OF CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS GOVERNING THE WORK.

1.2 CHANGE ORDER CONFLICTS

- A. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGES IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.2 CHANGE ORDER CONFLICTS

- A. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGES IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.3 RELATED DOCUMENTS AND COORDINATION

- A. CIVIL, ELECTRICAL, STRUCTURAL, TOWER DRAWINGS AND ANY OTHER INCLUDED TRADES ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

1.4 SHOP DRAWINGS

- A. A CONTRACTOR TO SUBMIT SHOP DRAWINGS AS REQUIRED TO THE OWNER FOR APPROVAL.

1.5 PRODUCTS AND SUBSTITUTIONS

- A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATIONS SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

1.6 ADMINISTRATION

- A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THE PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- B. SUBMIT A BAR CHART TYPE PROGRESS SCHEDULE NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE. INDICATE A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK. SHOW COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
- C. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN "ON-SITE" MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, LOCAL TELEPHONE COMPANY, AND THE TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
- D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS MOBILE PHONE OR BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER NOR WILL CELLULAR SERVICE BE ARRANGED.
- E. PROVIDE DAILY UPDATES ON SITE PROGRESS. EITHER VERBAL OR WRITTEN.
- F. COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- G. THE OWNER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND SHELTER PLACEMENTS.

1.7 INSURANCE AND BONDS

- A. CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND SHALL NOT COMMENCE HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE(S) OF INSURANCE STATING ALL REQUIRED COVERAGE'S. THIS REQUIREMENT APPLIES TO ANY SUBCONTRACTORS USED BY THE GENERAL CONTRACTOR THAT HAVE BEEN APPROVED BY THE OWNER.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

1.1 PHOTOS

- A. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATION, GROUNDING, AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

SECTION 1400 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 CODES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES PROMULGATED BY FEDERAL STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE SITE. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.

1.2 LICENSING

- A. HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR'S PERFORMING THOSE TRADES SHALL BE LICENSED. RESEARCH AND COMPLY WITH LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.

1.3 BUILDING PERMITS

- A. OWNER WILL SUBMIT CONSTRUCTION DOCUMENTS TO THE JURISDICTIONAL AUTHORITY FOR PLAN CHECK AND REVIEW. CONTRACTOR WILL SUBMIT LICENSING AND WORKMAN'S COMPENSATION INFORMATION TO THE JURISDICTION AS REQUIRED TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AND POST REQUIRED PERMITS AT THE JOB SITE. COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM CONSTRUCTION MANAGER OF ANY SUCH WORK THAT MAY MAY BE BEYOND THE SCOPE OF THE CONTRACT OR DEVIATE FROM THE CONSTRUCTION DOCUMENTS. OWNER WILL REIMBURSE THE CONTRACTOR FOR FEES, FOR PLAN REVIEW, BUILDING PERMIT, CONNECTIONS, AND INSPECTION.

1.4 ZONING REGULATIONS AND CONDITIONAL USE PERMITS

- A. OWNER WILL SUBMIT FOR AND OBTAIN ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-BID MEETING OR AS SHOWN IN CONSTRUCTION DOCUMENTS.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

SECTION 1700 - EXECUTION REQUIREMENTS

PART 1 - GENERAL

1.1 CLEANING

- A. KEEP THE SITE FREE FROM ACCUMULATION OF WASTE AND RUBBISH CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE SITE CLEAN AND READY FOR USE.

1.2 OSHA

- A. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND STATE LAWS BASED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT. THESE REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO, REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, EXCAVATIONS AND TRENCHING, AND WORK IN CONFINED SPACES. ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES DURING CONSTRUCTION.

1.3 FAA PERMIT AND TOWER LIGHTING

- A. REFER TO CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

1.4 TOWER SECURITY

- A. TOWER MUST BE FENCED, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ERECTION. DO NOT ALLOW THE GATE ACCESSING THE TOWER AREA TO REMAIN OPEN OR UNATTENDED AT ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

1.5 SITE CONTROL

- A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO OWNER.
- B. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72108
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227

NEW 195' MONOPOLE TOWER

BELLA VISTA PROJECT #: LSD-2025-58554

GENERAL NOTES & SPECIFICATIONS

PROJECT

SHEET TITLE

HE JOB NO.:	2024-0092
FILE NAME:	240092C9.0.DWG
PLOT SCALE:	1:1
REV. 0:	11/15/2024
REV. 2:	06/02/2025

WARNING 0 1/2 1  IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	NTS
DESIGNED BY:	STS
DRAWN BY:	STS
CHECKED BY:	EAW

SHEET No.

9.0

C. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

DIVISION 2 - SITE CONSTRUCTION

SECTION 2300 - EARTHWORK

PART 1 - GENERAL

1.1 SECTION INCLUDES:

- A. EXCAVATION, TRENCHING, FILLING, COMPACTION, AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS, AND UTILITIES.
- B. MATERIALS FOR SUBBASE, DRAINAGE FILL, FILL, BACKFILL, AND GRAVEL FOR SLABS, PAVEMENTS, AND IMPROVEMENTS.
- C. ROCK EXCAVATION WITHOUT BLASTING.
- D. SUPPLY OF ADDITIONAL MATERIALS FROM OFFSITE AS REQUIRED.
- E. REMOVAL AND LEGAL DISPOSAL OF EXCAVATED MATERIALS AS REQUIRED.

1.2 RELATED SECTIONS

- A. 2324 TRENCHING
- B. 2370 EROSION AND SEDIMENTATION CONTROL

1.3 QUALITY ASSURANCE

- A. COMPACTION: UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS, AND WALKWAYS WILL OBTAIN A 95 PERCENT COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- B. GRADING TOLERANCES OUTSIDE BUILDING LINES:
 - 1. LAWNS, UNPAVED AREAS, AND WALKS, PLUS OR MINUS 1 INCH.
 - 2. UNDER PAVEMENTS, PLUS OR MINUS 1/2 INCH.
- C. GRADING TOLERANCE FOR FILL UNDER ALL CONCRETE APPLICATIONS: PLUS OR MINUS 1/2 INCH MEASURED WITH 10 FOOT STRAIGHTEDGE.

PART 2 - PRODUCTS

2.1 MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS.)

- A. SUBBASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG, AND NATURAL SAND.
- B. WASHED MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 95 PERCENT PASSING A 1 1/2 INCH SIEVE.
- C. GRADING MATERIAL: SATISFACTORY NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION. DEBRIS, WASTE, FROZEN MATERIALS, AND OTHER UNSUITABLE MATERIALS WILL NOT BE ALLOWED FOR USE. IMPORTED MATERIALS SHALL HAVE A CLAY CONTENT OF NO MORE THAN 5 PERCENT.
- D. BACKFILL MATERIALS: SATISFACTORY NON-COHESIVE NATIVE OR IMPORTED SOILS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 4 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, AND OTHER UNSUITABLE MATERIALS. IMPORTED MATERIAL SHALL HAVE A CLAY CONTENT OF NO MORE THAN 5 PERCENT.

PART 3 - EXECUTION

3.1 GRADING AND SUBGRADE PREPARATION

- A. USING ON-SITE EXCAVATION MATERIALS, SHAPE, TRIM, FINISH, AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.
- B. GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION.
- C. ELIMINATE WHEEL RUTS BY REGRADING.
- D. COMPACT THE TOP 12 INCHES OF SUBGRADE IN AREAS UNDERLYING NEW GRAVEL, PAVING, FLOOR SLABS, AND STRUCTURES TO 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- E. CONSTRUCT FINISHED SURFACE OF GRADED AREAS WITHIN ONE INCH FROM SPECIFIED GRADE.
- F. DO NOT STOCKPILE MATERIALS ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.

3.2 EXCAVATION AND FILL

- A. EXCAVATE TO DEPTH, LINES, AND GRADES SHOWN ON THE PLANS OR AS OTHERWISE SPECIFIED.
- B. TEMPORARILY STOCKPILE ON-SITE EXCAVATION AT AN APPROVED LOCATION WITHIN THE WORK AREA UNTIL SITE GRADING IS COMPLETE. STOCKPILE SHALL NOT EXCEED 15 FEET IN HEIGHT.
- C. LEGALLY DISPOSE OF EXCESS COMMON EXCAVATION OFF-SITE.

3.3 EMBANKMENT AND BACKFILL

- A. CONSTRUCT EMBANKMENT TO THE LINES AND GRADE SHOWN ON THE DRAWINGS.
- B. CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIALS WHEN SUITABLE. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON-SITE EXCAVATION MATERIALS HAVE BEEN USED.
- C. CONSTRUCT IN LIFTS OF NOT MORE THAN 9 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.
- D. MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO UTILIZE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.
- E. DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT, AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND THE REPLACEMENT OF ANY PORTION WHICH HAS BECOME DISPLACED DUE TO THE CONTRACTOR'S OPERATIONS.
- G. START LAYERS IN THE DEEPEST PORTION OF THE FILL, AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISHED GRADE LINE.
- H. ROUTE EQUIPMENT, BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.
- I. COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS, AND STRUCTURES TO 95 PERCENT MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D-1557, WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90 OF MAXIMUM DRY DENSITY.

SECTION 2324 - TRENCHING

PART 1 - GENERAL

CALL LOCAL UNDERGROUND UTILITY LOCATING SERVICE BEFORE ANY EXCAVATION OR TRENCHING.

1.1 PIPE DETECTION AND IDENTIFICATION:

- A. ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

1.2 TRENCH PROTECTION

- A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- B. SHEETING AND BRACING: MEET OR EXCEED OSHA REQUIREMENTS.

PART 2 - PRODUCTS

2.1 MATERIALS:

- A. FILL MATERIAL SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHES ON SITE. STRUCTURAL FILL, SAND, OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL GOVERNING JURISDICTIONS AND UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIAL OR ROCKS, NOR SHALL CONTAIN OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL.

PART 3 - EXECUTION

3.1 TRENCH EXCAVATION

- A. DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY CONSTRUCTION MANAGER.
- B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
- C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY, AS DIRECTED BY CONSTRUCTION MANAGER.
- D. USE HAND METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

3.2 BACKFILLING

- A. NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
- B. BACKFILL OR BORROW SOIL SHALL BE PLACED IN 12 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.
- C. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL AT LEAST 12 INCHES OF COVER IS OVER THE CONDUIT.

3.3 COMPACTION

- A. COMPACT BACKFILL TO A 95 PERCENT OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D-1557, WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.

- B. IF REQUIRED COMPACTION DENSITY HAS NOT BEEN OBTAINED, REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.
- C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR STRUCTURE BACKFILL DURING MAINTENANCE PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED.

SECTION 2370 - EROSION AND SEDIMENTATION CONTROL

PART 1 - GENERAL

- 1.1 SECTION INCLUDES APPLICATION OF GEOTEXTILE FABRIC IN THE LOCATIONS AND LIMITS AS SHOWN ON THE SITE DRAWINGS.

PART 2 - PRODUCTS

2.1 GEOTEXTILE FABRIC:

- A. MANUFACTURER AND TYPE AS NOTED ON DRAWINGS.

PART 3 - EXECUTION

3.1 GEOTEXTILE FABRIC:

- A. LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE AS PER DRAWINGS IN THE COMPOUND AREA AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS TO A MINIMUM OF 36 INCHES.

SECTION 2730 - GRAVEL SURFACING

PART 1 - GENERAL

- 1.1 SECTION INCLUDES: APPLICATION OF GRAVEL SURFACE COURSE IN COMPOUND AREA AND ACCESS ROADS AS SHOWN IN THE DRAWINGS.

PART 2 - PRODUCTS

2.1 GRAVEL MATERIAL:

- A. CONFORMING TO GRADIATION SCHEDULE ON DRAWINGS.

PART 3 - EXECUTION

3.1 PREPARATION

- A. VERIFY SUBSTRATE IS DRY AND THAT GRADIENTS AND ELEVATIONS ARE CORRECT.
 - B. CORRECT IRREGULARITIES IN SUBSTRATE BY SCARIFYING, RESHAPING, AND RECOMPACTING.
 - C. DO NOT PLACE AGGREGATE ON SOFT, MUDDY, OR FROZEN SURFACES
- 3.2 GRAVEL PLACEMENT
- A. CONSTRUCT GRAVEL SURFACED AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY CONSTRUCTION MANAGER OR AS SHOWN IN DRAWINGS.
 - B. SPREAD GRAVEL AND RAKE TO OBTAIN A UNIFORM SURFACE.

DIVISION 3 - CONCRETE

SECTION 3100 - CONCRETE FORMS AND ACCESSORIES

PART 1 - GENERAL

- 1.1 SECTION INCLUDES: FORMWORK FOR CAST-IN-PLACE CONCRETE, WITH SHORING, BRACING, AND ANCHORAGE, OPENINGS FOR OTHER WORK, FORM ACCESSORIES, AND FORM STRIPPING.
- 1.2 DESIGN AND CONSTRUCT FORMWORK, SHORING, AND BRACING TO CONFORM TO CODE REQUIREMENTS; RESULTING CONCRETE SHALL CONFORM TO DESIRED SHAPE, LINE, AND DIMENSIONS.

PART 2 - PRODUCTS

- 2.1 FORMS: SMOOTH AND FREE OF SURFACE IRREGULARITIES. PLYWOOD FORMS SHALL CONFORM TO APA TYPE B-B STRUCTURAL 1 EXTERIOR GRADE.
- 2.2 FORM RELEASE AGENTS: COLORLESS MINERAL OIL WHICH WILL NOT STAIN CONCRETE, ABSORB MOISTURE, OR IMPAIR NATURAL BONDING OR COLOR CHARACTERISTICS OF COATING INTENDED FOR USE ON CONCRETE.

PART 3 - EXECUTION

- 3.1 EARTH FORMS: HAND TRIM SIDES AND BOTTOM OF EARTH FORMS. REMOVE LOOSE SOIL PRIOR TO PLACING CONCRETE.
- 3.2 OPENINGS: PROVIDE FORMED OPENINGS WHERE SHOWN ON DRAWINGS AND AS REQUIRED FOR UTILITIES AND OTHER TRADES.
- 3.3 FORM REMOVAL: UPON COMPLETION, REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.

SECTION 3200 - CONCRETE REINFORCEMENT

PART 1 - GENERAL

- 1.1 SECTION INCLUDES: REINFORCING STEEL BARS, WELDED WIRE FABRIC, AND ACCESSORIES FOR CAST-IN-PLACE CONCRETE CONSTRUCTION MANAGER.
- 1.2 QUALITY ASSURANCE: UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

PART 2 - PRODUCTS

- 2.1 REFER TO STRUCTURAL DRAWINGS FOR ALL MATERIAL REQUIREMENTS.

PART 3 - EXECUTION

- 3.1 HEATING AND WELDING OF BARS IS PROHIBITED WITH THE EXCEPTION OF WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER.
- 3.2 ALL REINFORCEMENT BARS TO BE FREE FROM LOOSE RUST AND SCALE.
- 3.3 CONCRETE COVER
 - A. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVERAGE OF 3 INCHES. THIS MAY REQUIRE SPACERS AND CHAIRS AS REQUIRED BY TESTING AGENCY OR CONSTRUCTION MANAGER.

SECTION 3300 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

- 1.1 SECTION INCLUDES: STRUCTURAL CONCRETE (FOOTINGS, FOUNDATIONS, ETC.), SLABS ON GRADE, CONTROL, EXPANSION, OR CONTRACTION JOINTS, CONCRETE FINISHING.
- 1.2 REFERENCES: ASTM C94 - SPECIFICATION FOR READY MIXED CONCRETE

PART 2 - PRODUCTS

- 2.1 READY MIXED CONCRETE: ALL CONCRETE SHALL COMPLY WITH ASTM C94 UNLESS NOTED OTHERWISE.
- 2.2 MINIMUM COMPRESSIVE STRENGTH (FC) AT 28 DAYS: 4000 PSI FOR TOWER FOUNDATION, AND 3000 PSI FOR ALL OTHER CONCRETE UNLESS SPECIFIED IN DRAWINGS
- 2.3 AIR ENTRAINMENT: PROVIDE 5% ± 1.0% AIR ENTRAINMENT FOR ALL CONCRETE

SECTION 3 - EXECUTION

- 3.1 CONCRETE TESTING: ALL FOUNDATION CONCRETE SHALL BE TESTED BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE CONSTRUCTION MANAGER. ALL STRUCTURAL TOWER FOUNDATION CONCRETE MUST BE TESTED. EQUIPMENT OR BUILDING PADS ARE NOT REQUIRED TO BE TESTED, UNLESS OTHERWISE NOTED BY CONSTRUCTION MANAGER. PROVIDE A MINIMUM OF 5 CYLINDERS (2-7-DAY, 2-28-DAY, 1-SPARE) FOR EACH DAYS POUR, OR FOR EVERY 50 YARDS PLACED - WHICHEVER IS GREATER. ADDITIONAL TESTS OR CYLINDERS MAY BE REQUIRED BY CONSTRUCTION MANAGER. A SLUMP, AIR, AND TEMPERATURE TEST SHALL BE PERFORMED FOR EACH SET OF CYLINDERS CAST. PREFERABLY, TESTS SHALL BE PERFORMED AT THE LOCATION OF ANCHOR BOLTS (PIERS - FOR MAT & PIERS, CAISSONS - TOP 1/3 OF CAISSON). TESTS SHALL ALSO BE REQUIRED FOR CONCRETE CONSIDERED BEING LESS THAN DESIREABLE. THE TESTING AGENCY HAS THE AUTHORITY TO NOT ACCEPT CONCRETE NOT MEETING THESE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONCRETE NOT MEETING THESE STANDARDS. THE CONTRACTOR IS RESPONSIBLE OR COORDINATION OF THE TESTING AGENCY A MINIMUM OF 24 HOURS IN ADVANCE OF EACH FOUNDATION POUR.
- 3.2 CONCRETE PLACEMENT: VIBRATE ALL CONCRETE USING SUFFICIENT HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL CONCRETE AROUND AND BETWEEN REINFORCEMENT BARS AND INTO CORNERS AND IRREGULARITIES. VIBRATE EACH LIFT THOROUGHLY. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.
- 3.3 CONCRETE FINISHING

- A. THESE PROVISIONS APPLY TO ALL EXPOSED AND ALL FORMED CONCRETE, EXTERIOR OR INTERIOR, UNLESS SPECIFICALLY DETAILED OTHERWISE. PERFORM PROCEDURES PRIOR TO APPLICATION OF ANY CURING COMPOUNDS.
- B. ALL SURFACES: THOROUGHLY CLEAN OF ALL STAINS, SPATTER AND LOOSE MATERIAL
- C. FINS, RIDGES, HIGH SPOTS: HONE SMOOTH WITH ABRASIVE POWER GRINDERS WHILE CONCRETE IS GREEN, IMMEDIATELY AFTER FORM REMOVAL.
- D. FORM TIE HOLES AND DEEP DEPRESSIONS: FLUSH THOROUGHLY WITH CLEAN WATER AND TAMP TO OVERFULL WITH DRYPACK. CURE 10 DAYS AND HONE FLUSH AND SMOOTH.
- E. ROCK POCKETS, HONEYCOMB, SAND STREAKS, DEBRIS AND VOIDS: CUT OUT AT LEAST 1 INCH DEEP WITH SIDES PERPENDICULAR TO SURFACE. FLUSH OUT WITH CLEAN WATER, COAT SURFACE WITH NEAT CEMENT PASTE AND TAMP TO OVERFULL WITH DRYPACK IN AT LEAST TWO LAYERS. CURE FOR 10 DAYS AND HONE FLUSHED AND SMOOTH.
- F. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL ELECTRICAL OPENINGS IN EQUIPMENT/BUILDING PADS WITH THE ELECTRICAL DRAWINGS AND SHOP DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES. CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON STRUCTURAL DRAWINGS. PRIOR TO POURING CONCRETE THE INDEPENDENT TESTING AGENCY SHALL INSPECT ALL FOUNDATION STEEL AND FOUNDATION SUBGRADE.



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



PUMPKIN HOLLOW RD / US-AR-5227
NEW 195' MONOPOLE TOWER
BELLA VISTA PROJECT #: LSD-2025-58554

PROJECT

HE JOB NO.: 2024-0092
FILE NAME: 240092C9.1.DWG
PLOT SCALE: 1:1
REV. 0: 11/15/2024
REV. 2: 05/02/2025



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE

SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

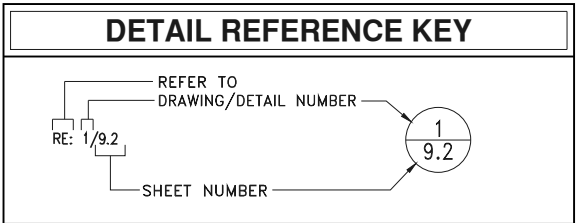
SHEET No.

9.1

SPECIFICATIONS

GENERAL CONSTRUCTION NOTES:

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE PROVIDING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL APPLY FOR ALL UTILITY SERVICES (POWER AND TELEPHONE) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. COORDINATE WITH TELEPHONE COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS WILL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. WRITTEN AUTHORIZATION IS REQUIRED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL NOT COMMENCE EXCAVATION OR DIGGING UNTIL AFTER CONTRACTOR HAS HAD UTILITY LOCATING SERVICES LOCATE AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES AND OTHER SYSTEMS. DAMAGE CAUSED TO EXISTING SYSTEMS SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
7. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
9. THE GENERAL CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE OWNER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS WILL BE INCLUDED AS PART OF THE WORK.
11. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLAT OF THE SURVEY DRAWING, WILL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR WILL RELY SOLELY ON THE PLAT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND WILL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE PLAT OF SURVEY. THE CONTRACTOR WILL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
12. COORDINATE WORK WITH LOCAL UTILITY COMPANY AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS. PROVIDE TRENCHING AND BACKFILL, AND PAY ALL UTILITY FEES UNLESS NOTED OTHERWISE. THE WORK WILL INCLUDE PROVIDING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
13. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ ENGINEER AND OWNER ASSUME NO RESPONSIBILITY AS TO SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING LOCATION OF EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY, DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.



GROUNDING NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN A COPY OF VERIZON'S LATEST REVISION OF GROUNDING REQUIREMENTS AND TO INSTALL THE SITE GROUNDING SYSTEM IN ACCORDANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE REFERENCED DOCUMENT OR THE REQUIREMENTS AS SHOWN IN THESE DRAWINGS. NOTE THAT THE REFERENCED DOCUMENT ADDRESSES GROUNDING OF ITEMS THAT ARE NOT SHOWN IN THESE DRAWINGS.
2. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION MAY VARY ACCORDING TO SITE CONDITIONS. VERIFY EXACT EQUIPMENT GROUNDING WITH EQUIPMENT MANUFACTURER AND OWNER.
3. GROUND RODS SHALL BE DRIVEN AT 8'-0" TO 10'-0" INTERVALS OF THE GROUND RING OR RADIALS UNO. GROUND RODS SHALL NOT BE PLACED CLOSER THAN 8'-0" APART PER NEC 250.53. MINIMUM SPACING BETWEEN ELECTROLYTIC GROUND RODS (EGR'S) SHALL BE 20'-0" UNO.
4. INSTALL GROUND CONDUCTORS AND GROUND RODS A MINIMUM OF 18" (MAXIMUM 36") FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
5. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE; ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE (FENCE AND TOWER) OR MECHANICAL TYPE (2-HOLE LONG-BARREL LUGS WITH MECHANICAL CONNECTORS AT EQUIPMENT). ALL HARDWARE SHALL BE STAINLESS STEEL WITH LOCKWASHERS.
6. CLEAN EXOTHERMIC WELD CONNECTIONS ON GALVANIZED SURFACES THOROUGHLY AND COVER W/ (2) TWO COATS SHERWIN WILLIAMS GALVITE PAINT B350W3 (OR EQUIVALENT).
7. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL BE TO BARE BRIGHT SURFACES AND HAVE ANTI-OXIDATION COMPOUND APPLIED TO CONNECTION (THOMAS AND BETTS KOPR-SHIELD).
8. THE MINIMUM BEND RADIUS FOR GROUND CONDUCTORS SHALL BE 8 INCHES FOR #6 AWG WIRE AND 12 INCHES FOR #2 AWG AND GREATER WIRE.
9. ITEMS TO BE BONDED TO THE GROUND RING INCLUDE BUT ARE NOT LIMITED TO: CORNER FENCE POSTS AND FENCE POSTS WITHIN 6' OF GROUND RING, GROUND BUS BARS, EQUIPMENT CABINETS OR SHELTERS, EQUIPMENT RACKS, CABLE SUPPORT STRUCTURES, TOWER, GENERATOR, ANY OTHER METALLIC OBJECTS WITHIN 6' OF GROUND RING.
10. GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ALL EXOTHERMIC WELD CONNECTIONS SHOOT PROPERLY WITH NO VOIDS OR DETERIORATION TO MATERIALS, LEADS, AND OTHER COMPONENTS. ENSURE THAT EACH LEAD IS OF SUFFICIENT LENGTH TO REACH ITS DESIGNATED TERMINATION POINT OR 24" INTO SHELTER OR EQUIPMENT CABINET, WHICHEVER IS LONGER.
11. OBSERVE NEC AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
12. GROUNDING ATTACHMENT TO TOWER SHALL BE PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (4 MINIMUM).
13. GROUND COAXIAL RF CABLES USING GROUND KITS TO GROUND BARS AT TOP, MIDDLE, AND BOTTOM OF TOWER, SEE DRAWING 8.1 FOR DETAILS.
14. ALL EXPOSED GROUND LEADS TO GROUND RING SHALL BE ENCASED IN 3/4" PVC OR FLEXIBLE TYPE CONDUIT TO 24" BELOW GRADE.
15. THE CONTRACTOR SHALL PERFORM BOTH PRE-CONSTRUCTION AND POST-CONSTRUCTION GROUND RESISTANCE MEGGER TESTS ON THE GROUNDING SYSTEM AND SHALL SUBMIT RESULTS IN WRITING TO THE CONSTRUCTION MANAGER. CONDUCT TESTS IN DRY WEATHER, NO LESS THAN 48 HOURS AFTER RAINFALL, AND IN ACCORDANCE WITH THE FALL-OF-POTENTIAL METHOD DEFINED IN IEEE 81 "GUIDE FOR MEASURING EARTH RESISTIVITY".
16. NOTIFY CONSTRUCTION MANAGER WHEN GROUNDING SYSTEM IS COMPLETE AND READY FOR INSPECTION PRIOR TO BACKFILLING. AFTER INSPECTION, BACKFILL ALL EXCAVATION WORK WITH SUITABLE MATERIAL AND COMPACT THOROUGHLY IN 8" LIFTS TO AVOID SINKING.

ABBREVIATIONS

A, AMP AMPERES	MCB MAIN CIRCUIT BREAKER
ABT ABOUT	MLO MAIN LUGS ONLY
AFF ABOVE FINISHED FLOOR	MTD MOUNTED
AFG ABOVE FINISHED GRADE	N NEUTRAL
BLDG BUILDING	NEC NATIONAL ELECTRICAL CODE
C CONDUIT	NIC NOT IN CONTRACT
CAT CATALOG	NO NUMBER
CKT CIRCUIT	NTS NOT TO SCALE
DWG DRAWING(S)	RECEPT RECEPTACLE
EGR ELECTROLYTIC GROUND ROD	REQD REQUIRED
EQPT EQUIPMENT	SCH SCHEDULE
EXIST EXISTING	TYP TYPICAL
FBO FURNISHED BY OTHERS	UG UNDERGROUND
FWE FURNISHED W/ EQUIPMENT	UNO UNLESS NOTED OTHERWISE
GFI GROUND FAULT INTERRUPTER	V VOLT(S)
GND GROUND	WIP INDICATES WEATHERPROOF
JB JUNCTION BOX	XFMR TRANSFORMER
LTG LIGHTING	

SERVICE ROUTING NOTES:

1. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR INSTALLATION EXACT METER BASE TYPE AND OF INCOMING SERVICE CONDUCTORS AND REQUIREMENTS. VERIFY EXACT LOCATION OF EQUIPMENT WITH CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
2. CONDUIT LINES SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO THE PROPERTY LINE SO THAT WATER WILL FLOW AWAY FROM THE EQUIPMENT. TRENCHES SHALL BE EXCAVATED ALONG STRAIGHT LINES BEFORE CONDUITS ARE LAID SO THAT THE ELEVATION CAN BE ADJUSTED, IF NECESSARY, TO AVOID UNSEEN OBSTRUCTIONS. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 36" FOR CONDUITS.
3. ALL CONDUITS SHALL BE SEALED WEATHERTIGHT ON INTERIOR AND EXTERIOR OF EQUIPMENT OR SHELTER TO PREVENT MOISTURE INFILTRATION. SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHIELD, OR OTHER COMPONENTS.
4. CELLULAR EQUIPMENT CABINETS OR SHELTERS SHALL BE FURNISHED BY RESPECTIVE CARRIER AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN EQUIPMENT DRAWINGS AND SPECIFICATIONS TO VERIFY EXACT INSTALLATION DETAILS AND REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY ADDRESSED WITHIN THESE DRAWINGS.
5. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES IN CONDUIT RUNS AT EACH OCCURRENCE WHERE EXCEEDING 360 DEGREES IN TOTAL BENDS OR 300' IN LENGTH AT A CONVENIENT INTERMEDIATE LOCATION. PULL BOXES SHALL BE SIZED PER NEC 314.
6. ON SPARE CONDUITS, PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF THE CONDUITS. PULL STRINGS SHALL BE 200LB TEST POLYETHYLENE CORD. PROVIDE CAP ON END OF THE CONDUITS AND MARK AS SHOWN ON THE SERVICES ROUTING PLAN.
7. MAINTAIN MINIMUM BENDING RADIUS FOR CONDUIT INSTALLATIONS PER CONDUIT/FIBER MANUFACTURER RECOMMENDATIONS.
8. REFERENCE 7.2 FOR ONE-LINE, CONDUIT AND WIRE SIZE, AND SPECIFICATIONS.
9. PROVIDE MINIMUM OF 36 INCHES WORK CLEARANCE IN FRONT OF EQUIPMENT AND EQUIPMENT RACKS.
10. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC UP TO THE VERTICAL SWEEP, AT WHICH POINT THE CONDUIT SHALL BE TRANSITIONED TO SCHEDULE 80 PVC UP TO THE EQUIPMENT. CONDUITS UNDER ROAD BEDS OR OTHER HEAVY TRFFIC AREA SHALL BE SCHEDULE 80 WITH 36" RADIUS BENDS, (HEAVY WALL).
11. SPARE CONDUITS SHALL BE CAPPED WEATHERPROOF.
12. ALL CONDUITS SHALL HAVE MEASURABLE-TYPE PULL STRINGS.
13. ALL CONDUIT RISERS SHALL BE SCHEDULE 80 PVC (FURNISHED AND INSTALLED BY CONTRACTOR) UNLESS NOTED OTHERWISE.

ELECTRICAL LEGEND

①	DRAWING NOTE REFERENCE (NOTES BY SYMBOL)
⊗	5/8"ø X 8'-0" LONG COPPER CLAD STEEL GROUND ROD
⊗	5/8"ø X 8'-0" LONG COPPER CLAD STEEL GROUND ROD IN INSPECTION SLEEVE
⊗	ELECTROLYTIC GROUND ROD (EGR), 10' X 2"ø, LYNCOLE XIT, ALLTEC/TERADYNE, OR EQUAL
•	EXOTHERMIC WELD CONNECTION
■	MECHANICAL CONNECTION
— G —	GROUND CONDUCTOR, TYPE AND SIZE AS NOTED, MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
— — —	EXPOSED POWER CIRCUIT OR CONDUIT, TYPE AND SIZE AS NOTED
— E —	UNDERGROUND ELECTRIC POWER CONDUIT, TYPE AND SIZE AS NOTED
— T — T —	UNDERGROUND TELCO CONDUIT, TYPE AND SIZE AS NOTED
— OHE —	OVERHEAD ELECTRIC POWER LINE, TYPE AND SIZE AS NOTED
— OHT —	OVERHEAD TELCO LINE, TYPE AND SIZE AS NOTED



PUMPKIN HOLLOW RD / US-AR-5227

NEW 195' MONOPOLE TOWER

BELLA VISTA PROJECT #: LSD-2025-58554

PROJECT

SHEET TITLE

GENERAL NOTES

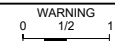
HE JOB NO.: 2024-0092

FILE NAME: 240092C9.2.DWG

PLOT SCALE: 1:1

REV. 0: 11/15/2024

REV. 2: 05/02/2025



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE

SCALE: NTS

DESIGNED BY: STS

DRAWN BY: STS

CHECKED BY: EAW

SHEET No.

9.2



Meeting Information:

2483 Forest Hills Blvd
June 9th, 2025

Reviewer:

Conner LaRue,
Planner

Property Description

This property is located in far east Bella Vista, within the Planning Area; Parcel #18-08044-000. Legal description contained within the plat.

Regulation

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

Request

The applicant is requesting a lot split to create three new lots with this incidental subdivision request.

Background

The applicant is requesting to split a single 34.5-acre parcel into three individual tracts. Tract 1 would enclose 30.8 acres, maintaining 1,100' of road frontage. Tract 2 would enclose 2.34 acres with 288' of frontage, and Tract 3 would enclose 2.70 acres with 190' of frontage. Tract 1 & 3 also share a proposed 20' access easement. All tracts are dedicating the required 20' front/rear and 7.5' utility easements per this plat.

The subject land is located within the City's Planning Area and is designated as agricultural per the Future Land Use Plan. Per the Master Street Plan, this portion of McNelly Road is classified as a collector with 60' of required dedicated ROW. 30' from centerline of road is to be dedicated per this plat across all tracts.

No new streets are proposed, nor are any vacated. All tracts have access to a public street and no increase in city public services is expected. No substandard lots are created, nor does any tract require a waiver. Granting of a lot split would not negatively impact public health, safety or welfare of other property, nor prevent any future subdivision of land.

Public Comment

None at the time of this report.

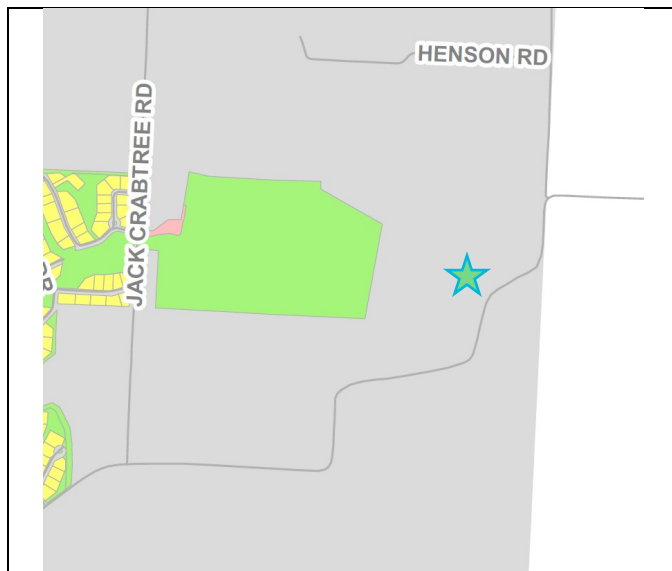
Outstanding Technical Comments

Certificate of Approval to be corrected per 107-226(b).

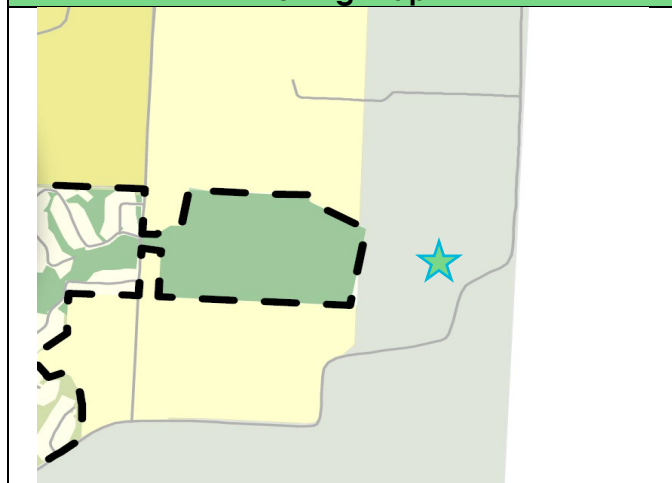
Recommendation

Staff recommends approval of the lot split due to the analysis above with the condition that certificates are corrected prior to seeking the Chairman's Signature.

Project Number	LSP-2025-59121
Applicant	Mike James
Address/Location	9728 E. McNelly Rd.
Current Zoning	Planning Area
Site Area	+/- 34.5 acres
Nature of Request	Proposing 3 new tracts



Zoning Map



Future Land Use

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

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

Sec. 107-130 Incidental Subdivision Review Criteria

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

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

NW CORNER
NW 1/4 NW 1/4
SECTION 34
T-21-N, R-30-W

P.O.B.
TRACT 1

18-07966-000
LOONEY TRUST-DANNY C & CARLENE M
15253 LOONEY RD

NE CORNER
NW 1/4 NW 1/4
SECTION 34
T-21-N, R-30-W

TRACT 1
30.85 ACRES

18-08044-000
SIEGENTHALER, LYLE G & KATHLEEN M
9728 E MCNELLY RD

18-08043-000
GUTHRIE LIVING TRUST, L D & ALESIA A
9738 E MCNELLY RD

BUILDING SET BACK, UTILITY EASEMENT AND DRAINAGE EASEMENT
FRONT: 20'
SIDE: 7.5'
REAR: 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 70°57'28" E	144.86'
L2	S 87°16'49" E	129.38'
L3	S 41°51'36" E	98.97'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	310.01'	310.00'	57°17'48"	S 31°28'49" W	297.25'
C2	96.18'	225.00'	24°29'30"	S 47°52'59" W	95.45'
C3	83.99'	225.00'	21°23'20"	S 24°56'34" W	83.51'

1. Certificate of Surveying Accuracy

I, Mike James, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Signed: _____

Date of Execution: _____

Registered Land Surveyor State of Arkansas Registration No. _____

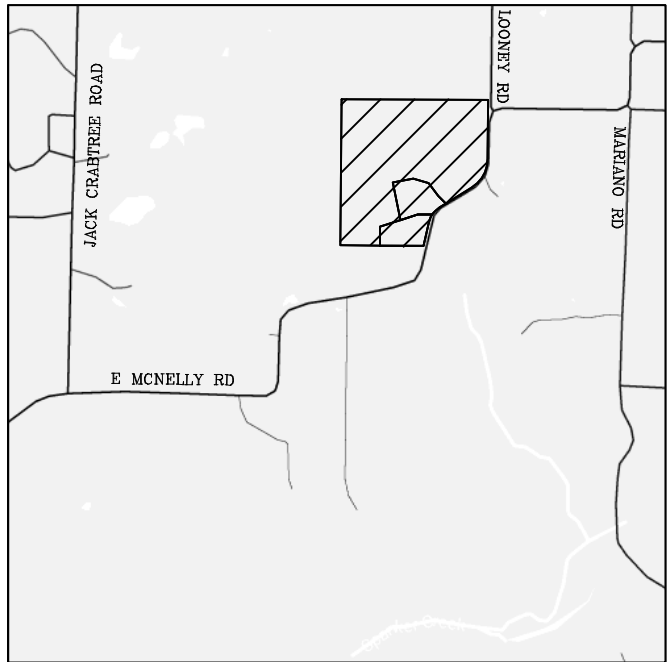
FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0085 J. EFFECTIVE DATE: SEPTEMBER 28, 2007

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
- APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
- SEPTIC PERMIT #19059039
- ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS AND BUILDING SETBACKS ARE DEDICATED PER THIS PLAT

NORTH



VICINITY MAP



(IN FEET)
1 inch = 200 ft.

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- FOUND IRON PIN
- ALUMINUM MONUMENT
- SET IRON PIN
- MAGNAIL
- FOUND PIPE
- WATER METER
- POWER POLE
- CENTERLINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACKS, DRAINAGE AND UTILITY EASEMENT

SURVEY DESCRIPTION 20' ACCESS EASEMENT:

A TWENTY (20) FEET ACCESS EASEMENT ACROSS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. BEING 10' ON EACH SIDE OF A CENTERLINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE S 87°14'09" E 358.13'; THENCE N 01°57'43" E 172.22'; THENCE N 74°41'46" E 193.42'; THENCE N 09°40'54" W 350.77'; THENCE N 82°23'16" E 189.45' TO THE POINT OF BEGINNING; THENCE S 70°57'28" E 144.86'; THENCE S 35°48'27" E 143.12'; THENCE S 41°51'36" E 98.97' TO THE POINT OF TERMINATION

SURVEY DESCRIPTION TRACT 1:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ; THENCE S 87°28'43" E 1330.12'; THENCE S 02°49'55" W 533.77'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 310.01', WITH A RADIUS OF 310.00', WITH A CHORD BEARING OF S 31°28'49" W, WITH A CHORD LENGTH OF 297.25'; THENCE S 60°07'44" W 276.39'; THENCE N 41°51'36" W 98.97'; THENCE N 35°48'27" W 143.12'; THENCE N 70°57'28" W 144.86'; THENCE S 82°23'16" W 189.45'; THENCE S 09°40'54" E 350.77'; THENCE S 74°41'46" W 193.42'; THENCE S 01°57'43" W 172.22'; THENCE N 87°14'09" W 358.13'; THENCE N 02°30'56" E 1323.79' TO THE POINT OF BEGINNING AND CONTAINING 29.66 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF MCNELLY ROAD AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°14'09" E 358.13' FROM THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE N 01°57'43" E 172.22'; THENCE N 74°41'46" E 358.22'; THENCE S 87°16'49" E 129.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 83.99', WITH A RADIUS OF 225.00', WITH A CHORD BEARING OF S 24°56'34" W, WITH A CHORD LENGTH OF 83.51'; THENCE S 14°14'54" W 210.28'; THENCE N 87°14'09" W 394.13' TO THE POINT OF BEGINNING AND CONTAINING 2.34 ACRES

SURVEY DESCRIPTION TRACT 3:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE S 87°14'09" E 358.13'; THENCE N 01°57'43" E 172.22'; THENCE N 74°41'46" E 193.42' TO THE POINT OF BEGINNING; THENCE N 09°40'54" W 350.77'; THENCE N 82°23'16" E 189.45'; THENCE S 70°57'28" E 144.86'; THENCE S 35°48'27" E 143.12'; THENCE S 41°51'36" E 98.97'; THENCE S 60°07'44" W 65.17'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 96.18', WITH A RADIUS OF 225.00', WITH A CHORD BEARING OF S 47°52'59" W, WITH A CHORD LENGTH OF 95.45'; THENCE N 87°16'49" W 129.38'; THENCE S 74°41'46" W 164.80' TO THE POINT OF BEGINNING AND CONTAINING 2.70 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF MCNELLY ROAD AND TO ANY EASEMENT OF RECORD.

BELLA VISTA PLANNING BOARD:

The Planning Board, based on an approval granted to the applicant

on _____ hereby endorses this plan as meeting all of the requirements of a Tract Split.

Planning

OWNER'S CERTIFICATION

We, the undersigned, do hereby certify that we are the sole owners of the property shown and described hereon, and that we have cause the property to be surveyed, divided, platted, and dedicated as shown and described hereon. We, the undersigned property owners, do hereby establish, grant, and dedicate all roads and rights-of-way for public use and benefit of Benton County and the general public, and all utility easements for the use and benefit of all public utilities and franchised utility providers, and all access easements for private use.

Owner _____ Owner _____

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ____ day of _____

My commission expires _____.

Notary Public

PROPERTY ADDRESS: 9728 E MCNELLY RD, BENTONVILLE, AR. 72712 PARCEL #18-08044-000			
REVISION #1: 5/19/25	500-21N-30W-0-34-440-04-0985		
REVISION #2:			
REVISION #3:			
DRAWN BY: EDR			
CHECKED BY: MEJ			
IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.	REGISTERED STATE OF ARKANSAS NO. 985 MICHAEL E. JAMES PROFESSIONAL LAND SURVEYOR	TRACT SPLIT FOR LYLE & KATE SIEGENTHALER	
		PART OF THE NW 1/4 OF THE NW 1/4 SECTION 34, TOWNSHIP 21 NORTH, RANGE 30 WEST BENTON COUNTY, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838		DATE: FEBRUARY 04, 2025. SCALE: 1"= 200' JOB NUMBER: JSI8268A FILE NAME: JSI8267A.DWG	