Planning Commission
Regular Meeting Agenda

Date: Monday, November 10, 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 - 10-13-2025

IV. Public Input

V. Unfinished Business

A. **PPL-2025-61139:** A proposed preliminary plat establishing 23 residential lots known as the Owl Commons Subdivision in Bella Vista at 102 Fairway Drive; Parcel 16-11099-000; Applicant Linda Lloyd; Presented by Planner Hyatt

VI. New Business

A. **LSD-2025-58745**: A six month extension request of the approved redevelopment of Town Center East; Applicant Crafton Tull; Planner Hyatt.

B. **LSD-2025-58918:** A six month extension request of the approved Razorback Greenway extension to Riordan Road; Applicant Victor Gurel, Trailblazers; Trails Manager Workman

C. **WVR-2025-61698**: a waiver request on pedestrian accommodation installation and retaining wall setback requirements for previously approved OZ Trails Bike Park LSD-57483 at 2726 Bella Vista Way; Parcel 16-79407-000; Applicant Taylor Lindley; Presented by Trails Manager Workman

D. **WVR-2025-61561:** a waiver request on retaining wall placement requirements for a proposed retaining wall at 98 Granshire Drive; Parcel 16-10098-000; Applicant Stephanie Spivey; Presented by Planner LaRue

E. **WVR-2025-61555:** a waiver request on retaining wall placement requirements for a proposed seawall at 17 Evanton Drive; Parcel 16-35482-000; Applicant Wendy Wickersham; Presented by Planner Grady

F. **WVR-2025-61559:** a waiver request on retaining wall placement requirements and pedestrian accommodation requirements for a proposed large-scale development (LSD 61558) at 401 NE Towncenter Drive: Parcel 16-40201-000; Applicant Kip Williams; Presented by Planner Hyatt

G. **LSD-2025-61558:** A proposed large-scale development for a new Domino's Pizza at 401 NE Towncenter Drive; Parcel 16-40201-000; Applicant Kip Williams; Presented by Planner Hyatt

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

A. The City Council Work Session will be Monday, November 17, 2025 at 5:30 pm.
B. The City Council Regular Meeting will be on Monday, November 24, 2025 at 6:00 pm.
C. There will be no Planning Commission Work Session for Cycle 12 due to the Thanksgiving Holiday on Thursday, November 27, 2025.
D. The Board of Zoning Adjustment meeting will be on Monday, December 8, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment

Planning Commission
Regular Meeting Minutes
October 13, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Vice-Chairman Farner called the meeting to order at 4:47 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(s) Absent: Daniel Ellis.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – September 8, 2025*

On a motion by Mr. Sedberry and a second by Ms. Portillo, the September 8, 2025 minutes were approved by a voice vote.

IV. PUBLIC INPUT

A. Vice-Chairman Farner opened the public input session.
B. Vice-Chairman Farner closed the public input session.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

A. WVR-2025-61024: A waiver request on maximum driveway slope requirements for an existing house located at 17 Grantham Drive; Parcel 16-19353-000; Applicant Amithab Mohan Krishna; 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. General Contractor, Henry Guilarte was present to answer questions and reiterate hardship.
4. Further discussion was held regarding the request.
5. A motion to approve the waiver was made by Ms. Lloyd and a second was made by Ms. Klesen.

Linda Lloyd – N
Gail Klesen – N
Clayton Sedberry – N
Doug Farner – N

JB Portillo - N
Jack Wagnon - N
Daniel Ellis -
Motion denied with six no votes. (0-6)

B. WVR-2025-61502: A waiver request on distance requirements in between access drives for a proposed driveway servicing a new water tower; Near Highlands Blvd. & Glasgow Road; Parcel 18-12513-009; Presented by Planner Grady.

1. Planner Grady presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Charlie Holt, Director of water, Bella Vista POA was present to reiterate hardship and answer questions.
4. An additional discussion was held regarding the request.
5. A motion to approve the waiver was made by Mr. Sedberry and a second was made by Mr. Wagnon

Gail Klesen - Y
Clayton Sedberry – Y
Doug Farner – Y
JB Portillo - Y
Jack Wagnon - Y
Linda Lloyd - Y
Daniel Ellis -
Motion approved with six yes votes. (6-0)

C. WVR-2025-61092: A waiver request on pedestrian accommodation design requirements associated with a preliminary plat #61139 at 102 Fairway Drive; Parcel 16-11099-000; Applicant Linda Lloyd; Presented by Senior Planner Hyatt.

1. Linda Lloyd excused herself from the commissioner's chair and sat with the public.
2. Senior Planner Hyatt presented the staff report in the packet.
3. A discussion was held regarding the request.
4. Applicant, Linda Lloyd, was present to reiterate the hardship and request.
5. A discussion was held regarding the request.
6. A motion to approve the waiver was made by Mr. Sedberry and a second was made by Mr. Wagnon.

Clayton Sedberry – Y
Doug Farner – Y
JB Portillo - Y
Jack Wagnon - Y
Linda Lloyd -
Gail Klesen - Y
Daniel Ellis -
Motion approved with five yes votes. (5-0)

D. PPL-2025-61139: A proposed preliminary plat establishing 23 residential lots known as the Owl Commons Subdivision in Bella Vista at 102 Fairway Drive; Parcel 16-11099-000; Applicant Linda Lloyd; 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. Linda Lloyd was present to answer questions and reiterate hardship.
4. A motion to table the waiver until November and waive the 60 day review requirement was made by Ms. Klesen and a second was made by Mr. Sedberry.

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

    Motion approved with five yes votes. (5-0)

5. Linda Lloyd returned to her commissioner's chair

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

A. Director Robertson gave the reminder: Bella Vista's new code goes into effect December 1st, 2025. Cycle 1 of the development calendar will formally be on the new code.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Vice-Chairman Farner adjourned the meeting at 5:22 pm.

SUBMITTED BY:

_____
Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 10H DAY OF November 2025:

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

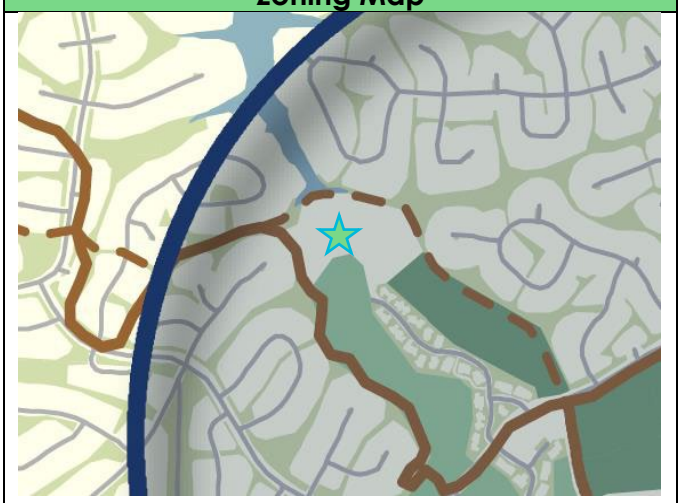
_____
Gail Klesen, Secretary
Bella Vista Planning Commission

Meeting Information:
2483 Forest Hill Blvd
November 10, 2025
Reviewer:
Christopher Hyatt
Senior Planner

Project Number	PPL-2025-61139
Applicant	Linda Lloyd
Address/Location	102 Fairway Drive
Current Zoning	Planned Zoning District
Site Area	+-/ 7.69 acres
Nature of Request	Seeking approval of a preliminary plat request.



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. 107-71 through 77 establishes approval requirements for preliminary plats.

Request
The applicant is proposing a preliminary plat, creating 23 residential lots with 2 common spaces for the Owl Commons Subdivision.

Background
Following the approval of the Planned Zoning District for Owl Commons, this proposal takes the existing singular lot and establishes 23 new lots. The new lots will provide for 23 single-family units complimented by two community building spaces. The proposed plat keeps the existing drainage and utility easements along the outer perimeter of the original property boundary and creates new drainage easements between the outer, residential lots. The PZD established zero lot line setbacks and utilities to be determined by utility companies. This request will establish a new, **private road** (Owl Loop) to be maintained by their HOA that includes 50' of access easement with 24' of paved surface. The proposed 50' easement will also serve as a utility easement. A 5' wide sidewalk will be established along the outer edge of Owl Loop and will transition to an internal layout around the interior community spaces of the development meeting the intent of 107-250(m). The Fire Chief and City Engineer has approved the street grade. Carroll Electric had no additional comments at this time. Water will be served via POA water and Village Wastewater will serve the sewer needs.

Outstanding Technical Comments
None at the time of this report.

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

Sec. 107-74,77 Preliminary Plat Review and Approval Procedures

1. After the planning commission has reviewed the preliminary plat and taken into account any staff recommendation, the applicant shall be advised of any required changes and/or additions.
2. The planning commission shall approve, approve conditionally, or disapprove the preliminary plat within 60 days from the date of receipt thereof or the preliminary plat shall be deemed approved unless the subdivider stipulates in writing to the planning commission that additional time is allowed. If disapproved, the preliminary plat shall be returned to the subdivider with a written statement as to the reasons for disapproval.
3. Should the Planning Commission Disapprove a preliminary plat:
    a. A disapproved preliminary plat may be resubmitted. The plat shall be submitted for review as outlined in this regulation for an original preliminary plat submission.
    b. The mayor or his designee may forego those steps in the review process of a resubmitted plat found to be entirely repetitive of the disapproved plat.
4. The preliminary plat approval shall automatically expire one year from the original date of approval and further development work will require approval of another preliminary plat. An approved preliminary plat conditioned upon the developer completing a list of deficiencies shall also be considered to be null and void should the list of deficiencies in its entirety not be completed within the designated six-month period from the date of preliminary plat approval.

Sec. 107-75 Preliminary Plat Review Criteria

1. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, fire protection, and quality to provide an appropriate supply of water for the type of subdivision proposed. The applicant shall provide verification of approval from the state department of health or governing utility.
2. If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state and local laws and regulations. The applicant shall provide verification of approval from the state department of health or governing utility.
3. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.
4. Transportation needs are met:
    a. The existing transportation system is adequate to accommodate the traffic to be generated by the subdivision. The planning commission may require, as part of plat approval, a traffic study, prepared by professional traffic engineer and paid for by the developer, demonstrating that existing streets can handle the proposed traffic. The city also may require that the developer provide plans and profiles showing existing ground surface, proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed development.
    b. If the traffic study indicates that the development will create more demand than the existing transportation system can accommodate, the developer shall show that it will make appropriate off-site improvements to meet the increase in demand and capacity.



OWL COMMONS

nature & community

8/22/2025

Letter to the Bella Vista Planning Commission -
Ref - Waiver application regarding Owl Commons PZD

Section 107-250(m) allows for a waiver of the Pedestrian Accommodation section requiring that sidewalks/trails be less than 8% slope.

The Owl Commons PZD was unanimously approved by the City Council 6/23. We are now submitting the Preliminary Plat request. The engineer worked very hard to detail the interior sidewalks/trails at below 8%, but due to the topography of the site he was unable to do so. His proposal was to then add a variety of sets of stairs on these sidewalks.

Owl Commons is a 55+ co-housing neighborhood based on nature and community. We are requesting this variance to exceed the required 8% slope based on the following -

- topographical difficulties
- tree preservation
- aesthetics as provided in the Code.

It is important for us to save as many trees on this site as we can as indicated in our PZD application. Using the existing topography as much as possible will accommodate that goal. I also believe that slightly steeper sections (as I believe are on the Branchwood walking trail) would accommodate our 55+ residents more than a series of stepped areas would.

Owl Commons is not an urban San Francisco neighborhood, it is a community set amidst the woods of Bella Vista. Steps would change that aesthetically.

This request would not be injurious to other property in the area or affect orderly subdivision of other lands, as these sidewalk areas are internal and would not be dedicated to the City of Bella Vista.

Thank you for your consideration.

Linda Lloyd 8/22/25

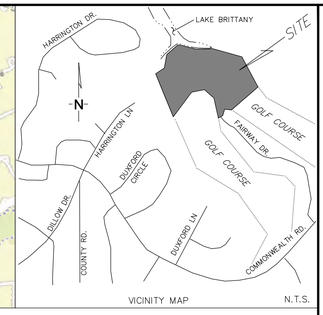
OWL COMMONS
BELLA VISTA, BENTON, ARKANSAS

INDEX OF SHEETS

C-1.0 COVER SHEET
C-1.1 GENERAL NOTES
C-2.0 ZONING AND DEVELOPMENT PLAN
C-2.1 PARENT PARCEL BOUNDARY SURVEY
C-2.2 TOPOGRAPHIC SURVEY
C-2.3 PRELIMINARY PLAT SURVEY
C-2.4 PRELIMINARY PLAT SURVEY
C-2.5 500 FT SITE RADIUS
C-3.0 EROSION CONTROL PLAN
C-3.1 EROSION CONTROL DETAILS
C-3.2 DEMOLITION PLAN
C-4.0 MASTER PLAN OVERVIEW
C-4.1 PAVING PLAN
C-4.2 DIMENSIONAL PLAN
C-4.3 OVERALL GRADING PLAN
C-4.4 GRADING PLAN NORTHWEST
C-4.5 GRADING PLAN NORTH
C-4.6 GRADING PLAN NORTHEAST
C-4.7 GRADING PLAN WEST
C-4.8 GRADING PLAN CENTRAL
C-4.9 GRADING PLAN EAST
C-4.10 GRADING PLAN SOUTH
C-4.11 GRADING PLAN SOUTHEAST
C-4.12 UNIFIED SOILS TYPES
C-4.13 GRADING SLOPES
C-4.14 FAIRWAY DR PROFILE
C-4.15 OWL LOOP PROFILE
C-4.16 RETAINING WALL OVERVIEW
C-5.0 DETAILS
C-5.1 RETAINING WALL DETAILS
C-5.2 RETAINING WALL DETAILS
C-5.3 NYLOPLAST INLET DETAILS
C-6.0 UTILITY OVERVIEW & SERVICE LINES
C-7.0 SEWER MAIN LAYOUT
C-7.1 SEWER MAIN PROFILE
C-7.2 SEWER MAIN PROFILE
C-7.3 SEWER DETAILS
C-8.0 WATER MAIN LAYOUT
C-8.1 WATER DETAILS
C-8.2 WATER DETAILS
C-9.0 DRAINAGE PLAN
C-10.0 BUFFERING & SCREENING
C-11.0 FIRE TRUCK TURNAROUND PATH



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



PROJECT LOCATION MAP
NOT TO SCALE



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.

ZONING INFORMATION

PZD - PLANNED ZONING DISTRICT
(USE - RESIDENTIAL)

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."

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

CIVIL ENGINEERING
ZANEVAN ENGINEERING
1221 OAK STREET
CARTHAGE, MO 64836
JASON ECKHART P.E.
PE-11536
417-800-2500

TOPOGRAPHIC SURVEYOR
COSTELLO LAND SURVEYING
THOMAS COSTELLO, PLS
PS-1286
417-455-6789

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

BOUNDARY SURVEYOR
ODYSSEY SURVEYING
WAYMAN B. WHITE, PLS
PS-1785
479-789-3650

FLOOD ZONE
X

BFE
N/A

COMMUNITY
BELLA VISTA, CITY OF

Certificate of Preliminary Engineering Accuracy
I, John 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.

Signed: Jason Eckhart Date of Execution: 10/22/2025
Registered Professional Engineer

State of Arkansas Registration No. PE-11536

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

Signed: Linda Lloyd, Trustee Date of Execution: 10/10/25

Name & Address: Linda Lloyd, 102 Fairway Drive, Bella Vista, Arkansas 72714

Source of Title: Deed Record 2013 Page 66984

ACKNOWLEDGMENT

State of Arkansas)
County of Benton)

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid,

personally appeared Linda Lloyd, satisfactorily proven to
be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that
he/she/they has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this 15th day of October, 20 25

[signature] My commission expires: 9/11/2033

Notary Public

DAVID CEULER
Notary Public - Arkansas
Benton County
Commission # 12395248
My Commission Expires Sep 11, 2033

Certificate of Preliminary Plat Approval
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

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-1.0
COVER SHEET

PROJECT NUMBER: 230082
DATE: 10/22/2025

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

GENERAL NOTES:

1. ALL WORK, MATERIALS, AND DETAILS SHALL BE IN ACCORDANCE WITH THE BELLA VISTA ARKANSAS STANDARD SPECIFICATIONS AND ARKANSAS DEPARTMENT OF TRANSPORTATION (IF APPLICABLE). CONTRACTORS SHALL OBTAIN A COPY OF THESE STANDARDS TO ENSURE COMPLIANCE.
2. EXISTING UTILITIES AND UNDERGROUND INSTALLATIONS HAVE BEEN LOCATED TO THE GREATEST EXTENT PRACTICAL THROUGH REVIEW OF CONSTRUCTION PLANS AND SURFACE OBSERVATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL.
3. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
4. NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS ARE OBTAINED BY THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINE AND GRADE STAKES.
6. ALL TRAFFIC WAYS INCLUDING DRIVEWAYS, ALLEYWAYS, ETC., SHALL REMAIN ACCESSIBLE TO RESIDENTIAL AND EMERGENCY VEHICLES DURING PROJECT DURATION.
7. ALL CONSTRUCTION AND EXCAVATION ACTIVITIES SHALL BE CONFINED TO EASEMENTS, ROAD RIGHT-OF-WAY, AND/OR WORK AREA LIMITS AS SHOWN ON DRAWINGS.
8. ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY SEED AND STRAW MULCH, UNLESS OTHERWISE NOTED, OVER, MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
9. PROVIDE POSITIVE DRAINAGE FROM ALL IMPROVED AREAS, SO THAT RUNOFF DRAINS TO DRAIN WAYS.
10. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
11. ANY DAMAGE TO EXISTING STRUCTURES, VEGETATION, OR IMPROVEMENTS RESULTING FROM NEW CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. ALL SIDEWALKS AND ADA RAMPS SHALL BE IN ACCORDANCE WITH ADA REGULATIONS.
13. EROSION CONTROL PLAN SHALL BE FOLLOWED AS DETAILED IN THE ACCOMPANYING SWPPP - STORMWATER POLLUTION PREVENTION PLAN. CONTRACTOR TO PROTECT ANY STORM INLETS, THAT RECEIVE STORM WATER FROM THE AREA OF CONSTRUCTION, FROM SEDIMENT. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR. ALL EROSION CONTROL DEVICES, NOT LISTED IN THE PLANS, SHALL BE INCIDENTAL TO CONSTRUCTION.
14. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT, OR LIE WITHIN TWO FEET OF BACK OF CURB, SHALL BE BACKFILLED TO PAVEMENT SUB-GRADE WITH COMPACTED GRANULAR BACK FILL.
15. TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR WHEN PIPES ARE LAID IN FILL.
16. ANY REMOVALS NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, BUT NOT QUANTIFIED IN THE REMOVAL OF IMPROVEMENTS PAY ITEM, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
17. CONTRACTOR SHALL LOCATE ALL SUMP/HOUSE DRAIN LOCATIONS ALONG PROPOSED SIDEWALK AND INSTALL SIDEWALK DRAIN AS NECESSARY. ALL SIDEWALK DRAINS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
18. ALL VALVES, LIDS AND BOXES LOCATED WITHIN THE PROPOSED SIDEWALK SHALL BE RAISED OR LOWERED AND MADE ADA COMPLIANT. ANY SUCH ITEMS NOT QUANTIFIED ON THE PAY ITEMS LIST, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
19. TRAFFIC CONTROL NOT SHOWN SHALL BE CONSIDERED INCIDENTAL AND SHALL BE PROVIDED BY CONTRACTOR AT NO ADDITIONAL COST

CURB & GUTTER CONSTRUCTION

1. CONTRACTOR TO SAW CUT EXISTING ASPHALT STREETS.
2. CURB & SIDEWALK SHALL MAINTAIN A UNIFORM GRADE WITH AS FEW BREAKS AS POSSIBLE.

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.
2. INSTALLATION OF EROSION CONTROL MEASURES.
3. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
4. FINAL GRADING.
5. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
6. REMOVAL OF EROSION CONTROL MEASURES.

TURF REINFORCEMENT NOTE:

TURF REINFORCEMENT SHALL BE INSTALLED ON ALL SLOPES THAT EXCEED 3H:1V. TURF REINFORCEMENT MAT SHALL BE INSTALLED AND STAPLED AS PER THE MANUFACTURER'S SPECIFICATIONS.
TURF REINFORCEMENT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

CAUTION:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING ELEVATIONS AT INDICATED LOCATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

THE DEPTH OF ALL EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD-VERIFY ACTUAL DEPTHS AT ALL CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CONFLICT OCCURS.

UTILITY RELOCATIONS:
KNOWN CONFLICTING UTILITY MAINS SHALL BE RELOCATED BY OTHERS. SERVICE LINES IN CONFLICT SHALL BE RELOCATED DURING CONSTRUCTION. CONTRACTOR SHALL EXCAVATE AND EXPOSE EXISTING SERVICE LINES IN CONFLICT.

UTILITY PROVIDERS SHALL RELOCATE SERVICE LINES AND INSTALL NEW CONNECTIONS.

CONTRACTOR SHALL BACKFILL AND REPLACE PAVEMENT AFTER NEW SERVICE CONNECTIONS ARE COMPLETED.

LEGEND
(USED IN PLANS)

- EXISTING STORM WATER
- EXISTING FEATURE
- EXISTING FENCE
- EXISTING GUARDRAIL
- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING MAILBOX
- EXISTING STORM INLET
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE ANCHOR
- EXISTING GROUND LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING TREE
- CONTROL POINT
- FOUND CORNER
- EXISTING BENCHMARK
- PROPOSED STORM WATER
- PROPOSED SILT FENCE

NOTES ON QUANTITIES:
PLAN QUANTITIES FOR STORM WATER PIPES, INCLUDE LENGTHS FOR FLARED END SECTIONS (WHERE REQUIRED). THE COST FOR FLARED END SECTIONS SHALL BE CONSIDERED COMPLETELY COVERED BY THE CONTRACT UNIT PRICE FOR APPLICABLE STORM WATER PIPE.
SAW CUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED WITH THE PRICE FOR TYPE B (BARRIER) CURB & GUTTER AND WITH CONCRETE SIDEWALKS/DRIVEWAY ENTRANCES, 7" THICK.

ABBREVIATION TABLE

STA:	STATION
OFF:	OFFSET
FL:	FLOW LINE
EG:	EXISTING GRADE
FG:	FINISH GRADE
BC:	BACK OF CURB
GL:	GUTTER LINE
EX.	EXISTING
PR.	PROPOSED RIGHT-OF-WAY
R/W ℄	PROPERTY LINE
TBM	TEMPORARY BENCHMARK
CP ℄	CONTROL POINT CENTERLINE
TYP.	TYPICAL
TEMP.	TEMPORARY
GD	GROUND ELEVATION
TW	TOP OF WALL
BW	BASE OF WALL
PVT	PAVEMENT
SW	SIDEWALK

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECONAMY
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

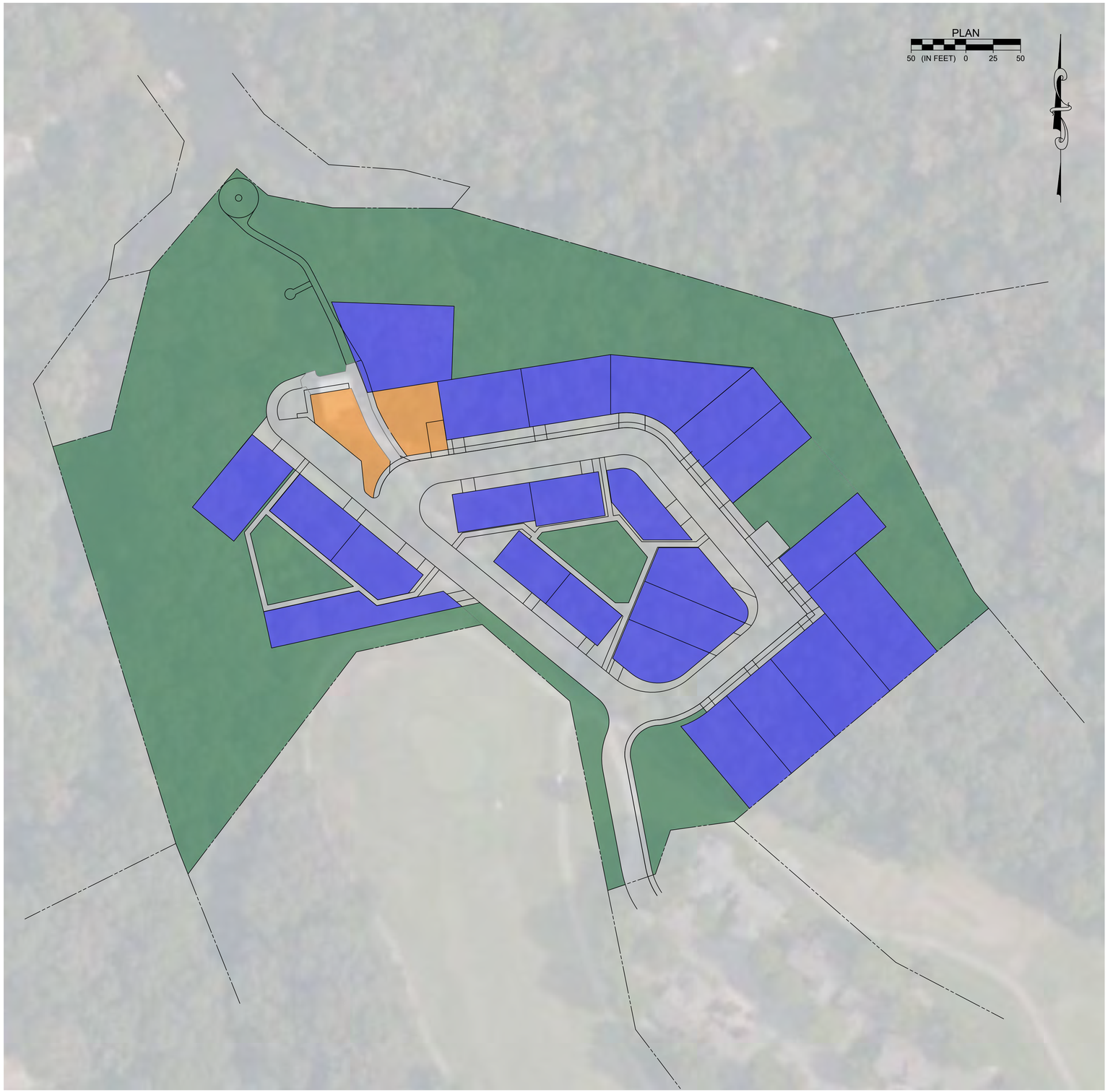
NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-1.1
GENERAL NOTES

PROJECT NUMBER: 2300B2
DATE: 10/22/2025

ZANEVAN ENGINEERING
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

PLANNED ZONING DISTRICT (PZD) 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.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECHNAT
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

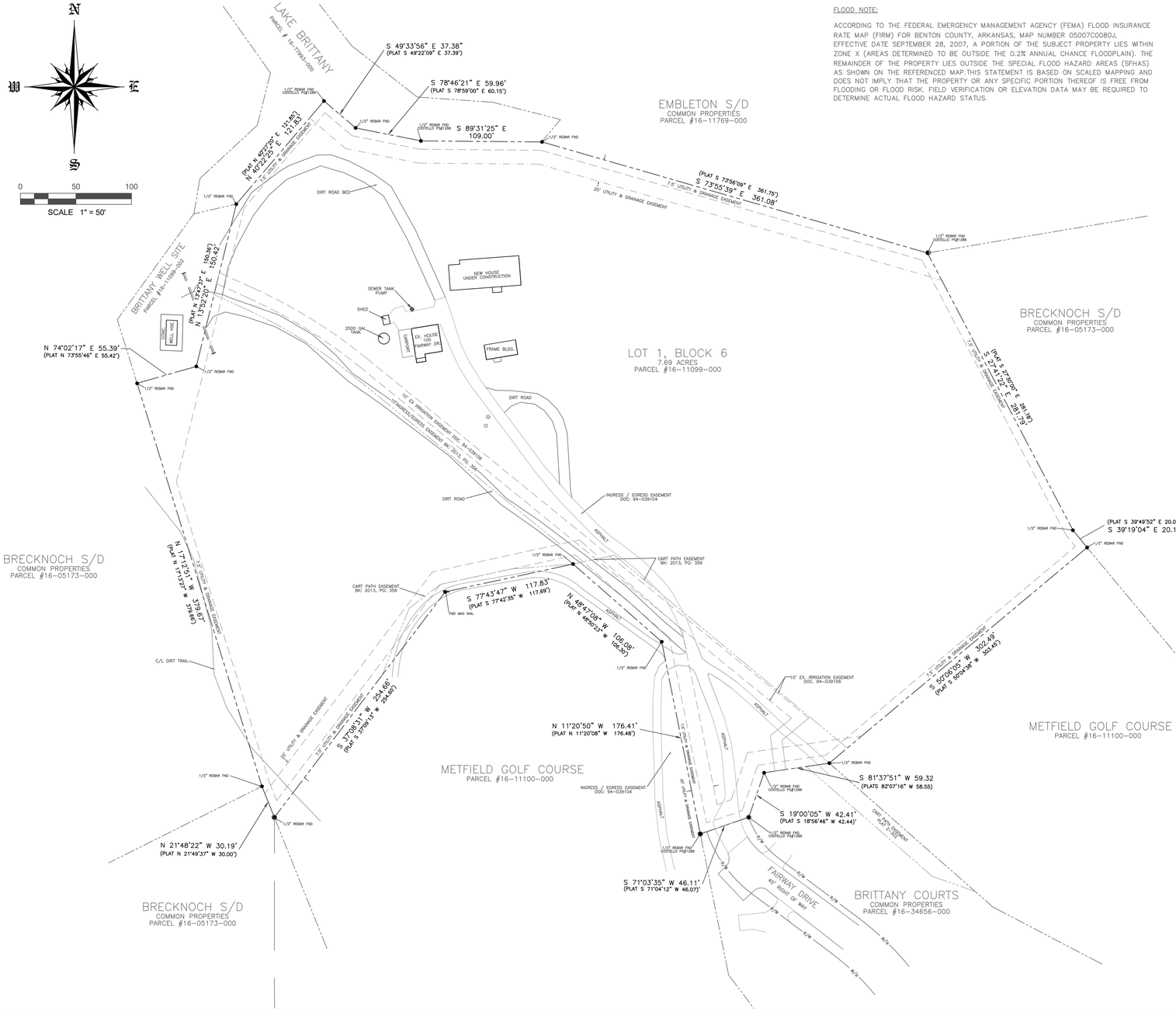
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-2.0

ZONING AND DEVELOPMENT PLAN

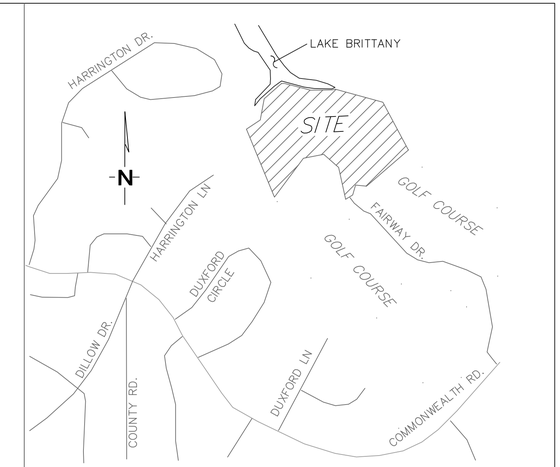
PROJECT NUMBER:
230082
DATE:
10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-850-2500
1221 OAK ST.
CARTHAGE, MO 64836



FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0080J, EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE REMAINDER OF THE PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREAS (SFHAS) AS SHOWN ON THE REFERENCED MAP.THIS STATEMENT IS BASED ON SCALED MAPPING AND DOES NOT IMPLY THAT THE PROPERTY OR ANY SPECIFIC PORTION THEREOF IS FREE FROM FLOODING OR FLOOD RISK. FIELD VERIFICATION OR ELEVATION DATA MAY BE REQUIRED TO DETERMINE ACTUAL FLOOD HAZARD STATUS.



VICINITY MAP N.T.S.

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING IF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND DATED SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT OWNERS.

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

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANT TYPE OF EXCAVATING. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
ALL COORDINATES SHOWN ARE ON NAD83, ARKANSAS STATE PLANE, NORTH ZONE.

DOCUMENTS THAT WERE USED FOR THIS SURVEY ARE AS FOLLOWS: BOOK 2013, PAGE 356; DOC: 94-039104, DOC: 94-039106, BOOK26, PAGE 171, BOOK N, PAGE 117.

DESCRIPTION:

LOT 1, BLOCK 6, DUXFORD SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS IN PLAT BOOK 2013, PAGE 356, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THE RESERVED PROPERTIES OF DUXFORD SUBDIVISION, BLOCKS 1–5, BEING A PART OF THE SE1/4 OF THE SW¼ AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. COMMENCING AT THE SW1/4 OF SAID SECTION 29; THENCE N89°58'28"E 981.21 FEET; THENCE N00°01'32"W 489.49 FEET TO THE POINT OF BEGINNING; THENCE N21°49'37"W 30.00 FEET; THENCE N17°13'27"W 379.49 FEET; THENCE N73°55'46"E 55.42 FEET; THENCE N13°47'37"E 150.36 FEET; THENCE N40°27'20"E 121.85 FEET; THENCE S49°22'09"E 37.39 FEET; THENCE S78°59'00"E 60.15 FEET; THENCE S89°44'04"E 109.00 FEET; THENCE S73°56'09"E 361.75 FEET; THENCE S27°30'00E 281.78 FEET; THENCE S39°49'52E 20.00 FEET; THENCES50°04'38"W 303.45 FEET; THENCE S82°07'16"W 58.55 FEET; THENCE S18°56'46"W 42.44 FEET; THENCE S71°04'12"W 46.07 FEET; THENCE N11°20'08"W 176.48 FEET; THENCE N48°50'23"W 106.30 FEET; THENCE S77°42'35"W 117.69 FEET; THENCE S37°09'13"W 254.60 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY OR COVENANTS OF RECORD OR FACT.

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, WAYMAN B. WHITE DO HEREBY CERTIFY TO ODYSSEY ENGINEERING, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ODYSSEY SURVEYING, DATED OCTOBER 19, 2025, AND SIGNED BY WAYMAN B. WHITE, P.S. 1785, AND THAT THE MONUMENTS AND LOT PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF WAYMAN B. WHITE, P.S. 1785, IN ACCORDANCE WITH THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

WAYMAN B. WHITE, AR PS 1785
ODYSSEY SURVEYING, AR LC 4746
WBWHITE@ODYSSEYNWA.COM

10/20/2025
DATE

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1785
SIGNATURE
Wayman B White
10/20/2025

LEGEND

- SET 1/2" REBAR CAPPED #1785
- FOUND REBAR AS NOTED
- COMPUTED POINT
- SET MAG NAIL WITH DISK
- FOUND CHISLED "X" IN CONC.
- EXISTING PIPE
- EXISTING ALUM. CAPPED MON.
- CONC. MONUMENT
- ARDOT MONUMENT
- COTTON PICKER SPINDLE
- FENCE CORNER POST
- COMMUNICATION BOX
- CENTER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- FIBER OPTIC LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE LINE
- OVERHEAD TV LINE
- EASEMENT LINE
- CART PATH EASEMENT LINE

STATE PLAT CODE: 500-21N-30W-0-29-300-04-1785

ODYSSEY SURVEYING
124 GRANT PLACE, STE E
LOWELL, ARKANSAS 72745
PHONE: (479) 480-3330
EMAIL: wbwhite@odysseynwa.com
WEB: ODYSSEYNWA.COM

JOB # 25-064
DRAWB BY: WBW
REVIEWED BY: WBW
DATE: OCTOBER 20, 2025
REVISED:
REVISED:
REVISED:

ODYSSEY ENGINEERING

BOUNDARY SURVEY
SECTION 32, T-20-N, R-30-W
BENTONVILLE, BENTON COUNTY, AR.

CERTIFICATE OF AUTHORIZATION
ODYSSEY SURVEYING LLC #4746
ARKANSAS

PAGE 1 OF 1

AREA BY QUARTER SEVTION

SW 1/4, SW 1/4
4.58 ACRES±

SE 1/4, SW 1/4
3.11 ACRES±

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0080 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.

NOTES:

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

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON. EASEMENTS SHOWN ARE PER PLAT 2013-356.

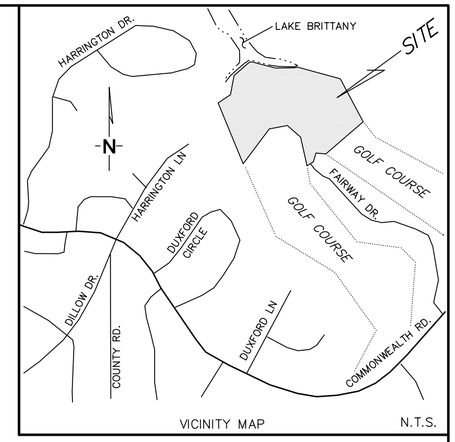
THIS SURVEY IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: RECORD PLAT OF LOT 1, BLOCK 6, DUXFORD SUBDIVISION.

ELEVATIONS SHOWN HEREON ARE NAVD-88 BASED OFF AN OPUS SOLUTION.

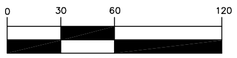
COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND OBSERVED UTILITIES WERE LOCATED. UTILITIES SHOWN WERE LOCATED OR TAKEN FROM OTHER DRAWINGS. UNDERGROUND UTILITY LOCATIONS ARE SHOWN PER ABOVE GROUND FIXTURES, OTHER DRAWINGS AND/OR UTILITY LOCATOR MARKINGS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. OTHER UTILITIES MAY EXIST NOT SHOWN HEREON. GOLF COURSE IRRIGATION LINES MAY EXIST NOT SHOWN HEREON.



VICINITY MAP N.T.S.





GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

R-3 ZONING SETBACK REQUIREMENTS:

A. MINIMUM FRONT SETBACK FROM ALL PROPERTY LINES SHALL BE TWENTY FEET (20'), UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
B. A MINIMUM SIDE SETBACK OF FIFTEEN FEET (15') SHALL BE ESTABLISHED PARALLEL TO ALL STREET RIGHT-OF-WAY LINES.
C. A MINIMUM SIDE SETBACK OF FIFTEEN FEET (15') SHALL BE ESTABLISHED PARALLEL TO ALL STREET RIGHT-OF-WAY LINES, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
D. A MINIMUM SIDE SETBACK OF ZERO FEET (0') SHALL BE ESTABLISHED ON THE SHARED PROPERTY LINE OF ATTACHED DWELLING UNITS AND/OR TOWNHOMES.
E. A MINIMUM SIDE SETBACK OF FIFTEEN FEET (15') SHALL BE ESTABLISHED PARALLEL TO SIDE PROPERTY LINES, EXHIBIT A CHAPTER 109 – ZONING PAGE 40 OF 52 UPDATED 4/25/2017 UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
F. A MINIMUM REAR SETBACK OF TWENTY FEET (20') SHALL BE ESTABLISHED PARALLEL TO REAR PROPERTY LINES, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.

HEIGHT REQUIREMENTS. MAXIMUM SIXTY FEET (60').

LEGEND

- FOUND 1/2" REBAR OR AS NOTED
- CLS FOUND 1/2" W/CAP #1286
- SET 1/2" REBAR W/CAP OR AS NOTED
- PROPERTY LINE
- 20' UTILITY & DRAINAGE EASEMENT
- EASEMENT LINE (AS NOTED)
- INGRESS/EGRESS EASEMENT
- UTILITY POLE W/GUY ANCHOR
- STREET LIGHT
- WATER VALVE
- E ELECTRIC TRANSFORMER
- OH OVERHEAD ELECTRIC LINE
- RIGHT-OF-WAY LINE
- W WATER LINE
- SEWER CONNECTION VALVE
- S SANITARY SEWER MANHOLE
- VT CONCRETE LID
- FLOW LINE

LAKE BRITTANY
PARCEL #16-20793-000
W.L.-1207.7

HARRINGTON SUBD.
COMMON PROPERTIES
PARCEL #16-14198-000

EMBLETON SUBD.
COMMON PROPERTIES
PARCEL #16-11769-000

BRECKNOCH SUBD.
COMMON PROPERTIES
PARCEL #16-13573-000

DUXFORD SUBD.
COMMON PROPERTIES
PARCEL #16-11101-000

METFIELD GOLF COURSE
PARCEL #16-11100-000

BRITTANY COURTS
COMMON PROPERTIES
PARCEL #16-34656-000

BRITTANY WELL SITE
PARCEL #16-34656-002
PLAT 2013-171

LOT 1, BLOCK 6
7.69 ACRES±
PARCEL #16-11099-000
ZONED R-3

S49°22'09"E 37.39'
S78°59'00"E 60.15'
S89°44'04"E 109.00'
S73°56'09"E 361.75'
S27°30'00"E 281.76'
S39°49'52"E 20.00'
S50°04'38"W 303.45'
S18°56'46"W 42.44'
S82°07'16"W 58.55'
S71°04'12"W 46.07'
N11°20'06"W 176.48'
N48°50'23"W 106.30'
S77°42'35"W 117.69'
S17°09'13"W 254.60'
N21°49'37"W 30.00'
N17°13'27"W 379.66'
N13°47'37"E 150.36'
N73°55'46"E 55.42'
N40°27'20"E 121.85'

20' UTILITY & DRAINAGE EASEMENT TO: CITY OF BELLA VISTA PLAT 2013-356

WATERS EDGE

OLD ROAD BED -DIRT-

SEWER TANK/PUMP

SHED

2500 GAL. CISTERN

RESIDENCE #102 FAIRWAY DR.

CONCRETE WELL HOUSE

OUT BUILDING FF=1258.2

10' INGRESS/EGRESS EASEMENT ADJACENT TO AND PARALLEL WITH DOC. 94-039106 TO: BV P.O.A. PLAT 2013-356

IRRIGATION WATERLINE EASEMENT DOC. 94-039106

ROAD BED -DIRT-

ASPHALT DRIVEWAY

GATE

GATE CONTROL BOX

MAG-NAIL IN ASPHALT CART PATH

CART PATH EASEMENT TO: BV P.O.A. TO BE PLAT 2013-356

ASPHALT CART PATH

7.5' UTILITY & DRAINAGE EASEMENT TO: COOPER COMMUNITITES & CITY PLAT 2013-356

EXISTING MOUNTAIN BIKE TRAIL

20' UTILITY & DRAINAGE EASEMENT TO: CITY OF BELLA VISTA PLAT 2013-356

7.5' UTILITY & DRAINAGE EASEMENT TO: COOPER COMMUNITITES & CITY PLAT 2013-356

FND. 1/2" REBAR N50°04'38"E 1.00' FROM LOT CORNER

CART PATH, UTILITY EASEMENT & INGRESS/EGRESS EASEMENT TO: BV P.O.A., PLAT 2013-356

20' UTILITY & DRAINAGE EASEMENT TO: CITY OF BELLA VISTA PLAT 2013-356

CART PATH EASEMENT PLAT 2-302

LOT 20

LOT 19

FAIRWAY DRIVE
40' RIGHT-OF-WAY
PLAT 2-302
PARCEL #16-34653-001

R/W

TEMPORARY BENCH MARK:

TOP OF IRON PIN LOCATED AT A PROPERTY CORNER OF THE HEREON DESCRIBED PARCEL AT THE END OF FAIRWAY DRIVE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE. ELEVATION = 1303.10

REGISTERED
STATE OF ARKANSAS
NO.1286
SIGNATURE
THOMAS P. COSTELLO
PROFESSIONAL LAND SURVEYOR
05/05/2024

OWNER:
LINDA LLOYD REVOCABLE TRUST
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714-2921

TOPOGRAPHIC SURVEY

for LINDA LLOYD REVOCABLE TRUST

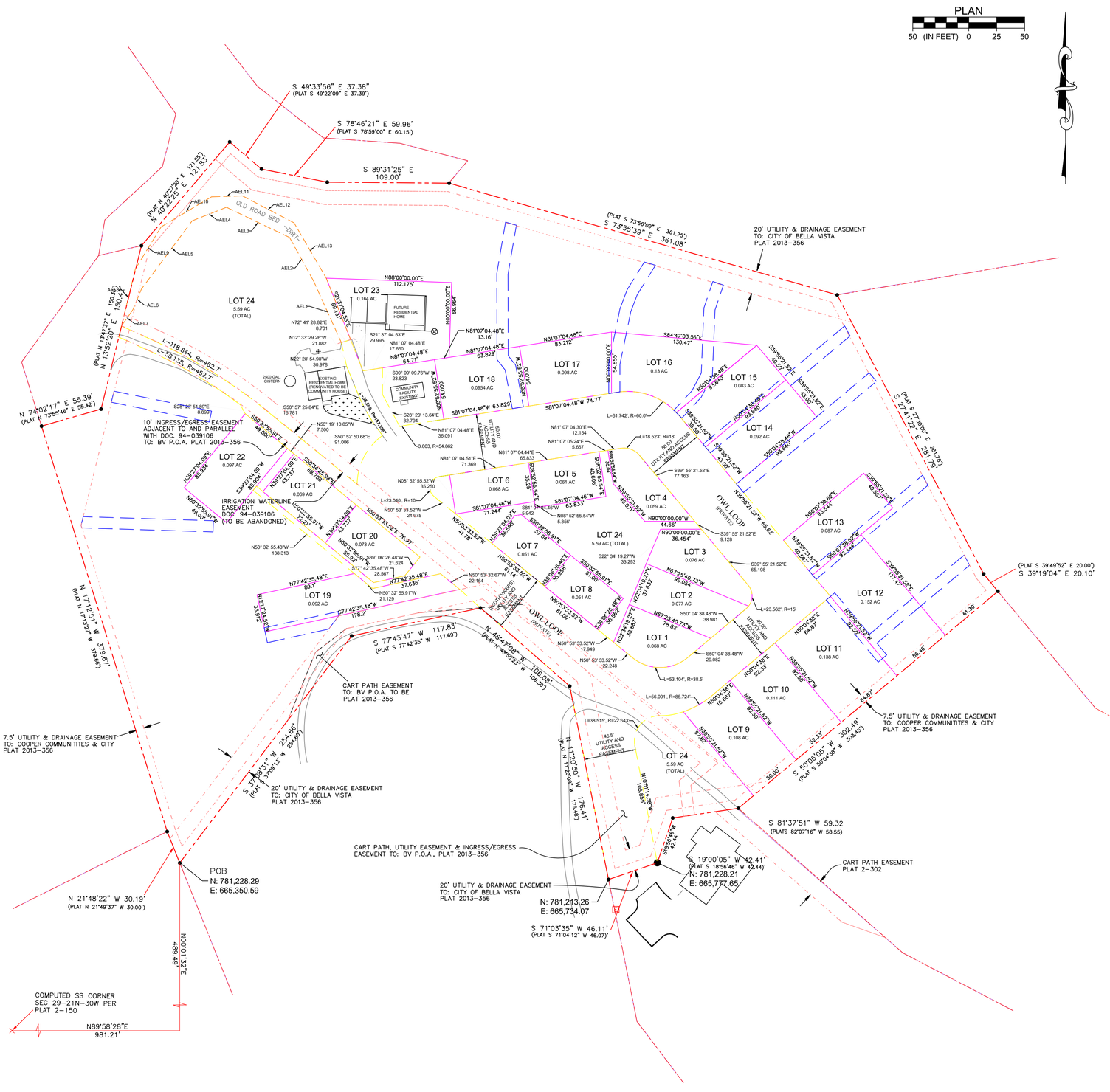
LOT 1, BLOCK 6
DUXFORD SUBDIVISION
BELLA VISTA, BENTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

REVISION 1 – 02/05/24 – REMOVED VACATED EASEMENT, ADDED UTIL LOCATES, FLOOD NOTE

500-21N-30W-0-29-300-04-1286

SHEET 1 OF 1	DRAWING: TOPO-A	FIELD DATE: 01-23-24	JOB NO. 23000



LEGEND

- 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	111 OWL LOOP
4	115 OWL LOOP
5	121 OWL LOOP
6	123 OWL LOOP
7	137 OWL LOOP
8	139 OWL LOOP
9	102 OWL LOOP
10	104 OWL LOOP
11	106 OWL LOOP
12	108 OWL LOOP
13	110 OWL LOOP
14	114 OWL LOOP
15	116 OWL LOOP
16	118 OWL LOOP
17	120 OWL LOOP
18	122 OWL LOOP
19	136 OWL LOOP
20	134 OWL LOOP
21	132 OWL LOOP
22	128 OWL LOOP
23	126 OWL LOOP
24	124 OWL LOOP (COMMUNITY FACILITY)
	128 OWL LOOP (COMMON HOUSE)

LOT DESCIPTIONS	
NO.	LEGAL DESCRIPTION
1	LOT 1, BLOCK 1, OWL COMMONS SUBDIVISION
2	LOT 2, BLOCK 1, OWL COMMONS SUBDIVISION
3	LOT 3, BLOCK 1, OWL COMMONS SUBDIVISION
4	LOT 4, BLOCK 1, OWL COMMONS SUBDIVISION
5	LOT 5, BLOCK 1, OWL COMMONS SUBDIVISION
6	LOT 6, BLOCK 1, OWL COMMONS SUBDIVISION
7	LOT 7, BLOCK 1, OWL COMMONS SUBDIVISION
8	LOT 8, BLOCK 1, OWL COMMONS SUBDIVISION
9	LOT 9, BLOCK 1, OWL COMMONS SUBDIVISION
10	LOT 10, BLOCK 1, OWL COMMONS SUBDIVISION
11	LOT 11, BLOCK 1, OWL COMMONS SUBDIVISION
12	LOT 12, BLOCK 1, OWL COMMONS SUBDIVISION
13	LOT 13, BLOCK 1, OWL COMMONS SUBDIVISION
14	LOT 14, BLOCK 1, OWL COMMONS SUBDIVISION
15	LOT 15, BLOCK 1, OWL COMMONS SUBDIVISION
16	LOT 16, BLOCK 1, OWL COMMONS SUBDIVISION
17	LOT 17, BLOCK 1, OWL COMMONS SUBDIVISION
18	LOT 18, BLOCK 1, OWL COMMONS SUBDIVISION
19	LOT 19, BLOCK 1, OWL COMMONS SUBDIVISION
20	LOT 20, BLOCK 1, OWL COMMONS SUBDIVISION
21	LOT 21, BLOCK 1, OWL COMMONS SUBDIVISION
22	LOT 22, BLOCK 1, OWL COMMONS SUBDIVISION
23	LOT 23, BLOCK 1, OWL COMMONS SUBDIVISION
24	LOT 24, BLOCK 1, OWL COMMONS SUBDIVISION

NOTE: PROPOSED EASEMENT LEGAL DESCRIPTIONS ON PAGE 2 OF PRELIMINARY PLAT SURVEY (SHEET C-2.4).

Certificate of Preliminary Survey Accuracy

I, Wayman B. White, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Signed: _____ **Date of Execution:** September 21, 2025

Registered Land Surveyor
State of Arkansas Registration No. 1785

ACCESS EASEMENT PROPERTY LINE TABLE		
NO.	DIRECTION	LENGTH
AEL1	N24°17'08.49"W	60.175'
AEL2	N28°50'53.65"W	44.654'
AEL3	N64°26'50.44"W	62.594'
AEL4	N68°25'28.48"W	32.938'
AEL5	N36°38'04.97"W	75.947'
AEL6	S22°30'28.55"W	20.128'
AEL7	S35°14'16.06"W	17.791'
AEL8	N13°47'20.50"E	44.654'
AEL9	N31°30'28.91"E	44.049'
AEL10	N59°11'32.43"E	52.403'
AEL11	N88°12'26.99"E	27.683'
AEL12	S62°21'43.34"E	52.105'
AEL13	S30°12'46.97"E	57.222'

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECONAMY
ARKANSAS CERTIFICATE OF AUTHORITY #3050

REVISIONS

NO.	DESCRIPTION	BY	DATE

STATE OF ARKANSAS LICENSED PROFESSIONAL SURVEYOR
No.1785
SIGNATURE
Wayman B White
10/21/2025

CERTIFICATE OF AUTHORIZATION
ODYSSEY SURVEYING LLC
#4746
ARKANSAS

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-2.3

PRELIMINARY PLAT SURVEY

PROJECT NUMBER: 230082
DATE: 10/22/2025

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



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

PARENT TRACT DESCRIPTION

DESCRIPTION: LOT 1, BLOCK 6, DUXFORD SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS IN PLAT BOOK 2013, PAGE 356, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE RESERVED PROPERTIES OF DUXFORD SUBDIVISION, BLOCKS 1-5, BEING A PART OF THE SE1/4 OF THE SW AND PART 14 AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. COMMENCING AT THE SW1/4 OF SAID SECTION 29; THENCE N89°58'28"E 981.21 FEET; THENCE N00°01'32"W 489.49FEET TO THE POINT OF BEGINNING; THENCE N21°49'37"W 30.00 FEET; THENCE N17°13'27"W 379.49 FEET; THENCE N73°55'46"E 55.42FEET; THENCE N13°47'37"E 150.36 FEET; THENCE N40°27'20"E 121.85 FEET; THENCE S49°22'09"E 37.39 FEET; THENCE S78°59'00"E60.15 FEET; THENCE S89°44'04"E 109.00 FEET; THENCE S73°56'09"E 361.75 FEET; THENCE S27°30'00E 281.78 FEET; THENCES39°49'52E 20.00 FEET; THENCES50°04'38"W 303.45 FEET; THENCE S82°07'16"W 58.55 FEET; THENCE S71°04'12"W 46.07 FEET; THENCE N11°20'08"W 176.48 FEET; THENCE N48°50'23"W 106.30 FEET; THENCE S77°42'35"W 117.69 FEET;THENCE S37°09'13"W 254.60 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY OR COVENANTS OF RECORD OR FACT.

PROPOSED UTILITY AND ACCESS EASEMENT

A PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. COMMENCING AT THE SW1/4 OF SAID SECTION 29; THENCE N89°58'28"E 1364.61 FEET; THENCE N00°01'32"W 474.51 FEET TO THE POINT OF BEGINNING; THENCE N 11°20'08" W 176.48 FEET; THENCE N 48°51'31" W 107.30 FEET; THENCE N 47°53'52" W 23.64 FEET; THENCE N 50°53'33" W 22.16 FEET; THENCE S 77°42'35" W 62.18 FEET; THENCE N 50°32'55" W 138.31 FEET; THENCE N 39°27'04" E 4.67 FEET; THENCE S 50°32'56" E 135.63 FEET; THENCE N 77°42'35" E 28.52 FEET; THENCE N 39°09'10" E 21.62 FEET; THENCE N 50°53'34" W 44.05 FEET; THENCE 4.56 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.49 FEET, A DELTA ANGLE OF 5°10'23", A COORD BEARING OF N 50°35'23" W FOR THE DISTANCE OF 4.56 FEET; THENCE N 50°34'35" W 104.57 FEET; THENCE N 50°32'56" W 49.00 FEET: THENCE N 28°23'52" W 8.90 FEET; THENCE N 54°04'24" W 5.82 FEET; THENCE N 54°04'24" W 13.85 FEET; THENCE N 57°07'16" W 17.85 FEET; THENCE 58.14 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 452.70 FEET, A DELTA ANGLE OF 7°21'30", A COORD BEARING OF N 61°55'48" W FOR THE DISTANCE OF 58.10 FEET; THENCE N 65°36'33" W 29.34 FEET; THENCE N 13°49'05" E 10.17 FEET; THENCE S 65°36'33" E 31.21 FEET; THENCE 118.84 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 462.70 FEET, A DELTA ANGLE OF 14°42'59", A COORD BEARING OF N 58°15'03" E FOR THE DISTANCE OF 118.52 FEET; THRNCE S 50°57'26" E 16.78 FEET; THENCE S 50°52'51" E 88.33 FEET; THENCE 51.05 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 54.86 FEET, A DELTA ANGLE OF 53°18'37", A COORD BEARING OF N 27°26'59" E FOR THE DISTANCE OF 49.22 FEET; THENCE 38.87 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 157.36 FEET, A DELTA ANGLE OF 14°09'14", A COORD BEARING OF N 31°21'17" W FOR THE DISTANCE OF 38.77 FEET; THENCE N 22°28'55" W 30.98 FEET; THENCE N 12°33'29" W 21.88 FEET; THENCE N 72°41'29" E 8.70 FEET; THENCE S 21°37'05" E 30.00 FEET; THENCE N 81°07'04" E 17.66 FEET; THENCE S 00°09'10" W 23.82 FEET; THENCE S 28°20'14" E 32.79 FEET; THENCE 3.80 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 54.86 FEET, A DELTA ANGLE OF 3°58'17", A COORD BEARING OF N 74°20'01" E FOR THE DISTANCE OF 3.80 FEET; THENCE N 81°07'04" E 36.09 FEET; THENCE N 81°07'04" E 76.99 FEET; THENCE N 81°07'04" E 72.83 FEET; THENCE N 81°07'04" E 7.10 FEET; THENCE 61.74 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 58°57'34", A COORD BEARING OF S 69°24'09" E FOR THE DISTANCE OF 59.05 FEET; THENCE S 39°55'22" E 211.01 FEET; THENCE S 50°04'38" W 55.42 FEET; THENCE S 50°04'38" W 9.46 FEET S 50°04'38" W 69.01 FEET; THENCE 33.99 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 82.45 FEET, A DELTA ANGLE OF 23°37'04", A COORD BEARING OF S 59°10'26" W FOR THE DISTANCE OF 33.75 FEET; THENCE S 73°36'07" W 4.36 FEET; THENCE 18.11 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 56.26 FEET, A DELTA ANGLE OF 18°26'27", A COORD BEARING OF S 82°49'21" W FOR THE DISTANCE OF 18.03 FEET; THENCE S 10°51'14" E 106.86 FEET; THENCE S 71°04'12" W 46.07 FEET TO THE POINT OF BEGINNING, EXCEPT LOTS 1 THRU 8 AND A PART OF LOT 24 OF OWL COMMONS BEING MORE DECRIBED AS FOLLOWS: A PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. COMMENCING AT THE SW1/4 OF SAID SECTION 29; THENCE N89°58'28"E 1435.45 FEET; THENCE N00°01'32"W 672.95 FEET TO THE POINT OF BEGINNING; THENCE 53.10 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 38.50 FEET, A DELTA ANGLE OF 79°01'48", A COORD BEARING OF S 89°35'32" W FOR THE DISTANCE OF 48.99 FEET; THENCE N 50°53'34" W 229.18 FEET; THENCE 23.04 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 132°00'39", A COORD BEARING OF N 16°06'45" E FOR THE DISTANCE OF 18.27 FEET; THENCE N 81°07'04" E 164.31 FEET; THENCE 18.52 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, A DELTA ANGLE OF 58°57'34", A COORD BEARING OF S 69°24'09" E FOR THE DISTANCE OF 17.72 FEET THENCE S 39°55'22" E 151.49 FEET; THENCE 23.56 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00", A COORD BEARING OF S 05°04'39" W FOR THE DISTANCE OF 21.213 FEET S 50°04'38" W 68.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.33 ACRES MORE OR LESS.

PROPOSED ACCESS EASEMENT

A PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. COMMENCING AT THE SW1/4 OF SAID SECTION 29; THENCE N89°58'28"E 1125.94 FEET; THENCE N00°01'32"W 954.84 FEET TO THE POINT OF BEGINNING; THENCE N 24°17'08" W 60.18 FEET; THENCE N 28°50'54" W 44.65 FEET; THENCE N 64°26'50" W 62.59 FEET; THENCE S 68°25'28" W 32.94 FEET; THENCE S 36°38'05" W 75.95 FEET; THENCE S 22°30'29" W 20.13 FEET; THENCE S 35°14'16" W 17.79 FEET; THENCE N 13°47'20" E 52.66 FEET; THENCE N 31°30'29" E 44.05 FEET; THENCE N 59°11'32" E 52.40 FEET; THENCE N 88°12'27" E 27.68 FEET; THENCE S 62°21'43" E 52.11 FEET; THENCE S 30°12'47" E 57.22 FEET; THENCE S 21°37'05" E 59.22 FEET; THENCE S 73°13'07" W 8.71 TO THE POINT OF BEGINNING CONTAINING 0.09 ACRES MORE OR LESS.

PROPOSED COMMON AREA DESCRIPTION

LOT 1, BLOCK 6, DUXFORD SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS IN PLAT BOOK 2013, PAGE 356, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE RESERVED PROPERTIES OF DUXFORD SUBDIVISION, BLOCKS 1-5, BEING A PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. COMMENCING AT THE SW1/4 OF SAID SECTION 29; THENCE N89°58'28"E 981.21 FEET; THENCE N00°01'32"W 489.49 FEET TO THE POINT OF BEGINNING; THENCE N21°49'37"W 30.00 FEET; THENCE N17°13'27"W 379.49 FEET; THENCE N73°55'46"E 55.42 FEET; THENCE N13°47'37"E 150.36 FEET; THENCE N40°27'20"E 121.85 FEET; THENCE S49°22'09"E 37.39 FEET; THENCE S78°59'00"E 60.15 FEET; THENCE S89°44'04"E 109.00 FEET; THENCE S73°56'09"E 361.75 FEET; THENCE S27°30'00E 281.78 FEET; THENCE S39°49'52E 20.00 FEET; THENCES50°04'38"W 303.45 FEET; THENCE S82°07'16"W 58.55 FEET; THENCE S18°56'46"W 42.44 FEET; THENCE S71°04'12"W 46.07 FEET; THENCE N11°20'08"W 176.48 FEET; THENCE N48°50'23"W 106.30 FEET; THENCE S77°42'35"W 117.69 FEET; THENCE S37°09'13"W 254.60 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY OR COVENANTS OF RECORD OR FACT. LESS AND EXCEPT LOTS 1 THRU 23 OF OWL COMMONS A SUBDIVISION TO THE CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS.
ALSO KNOWN AS LOT 24 OF OWL COMMONS A SUBDIVISTION TO THE CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS.

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON SCHMIT
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4350

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

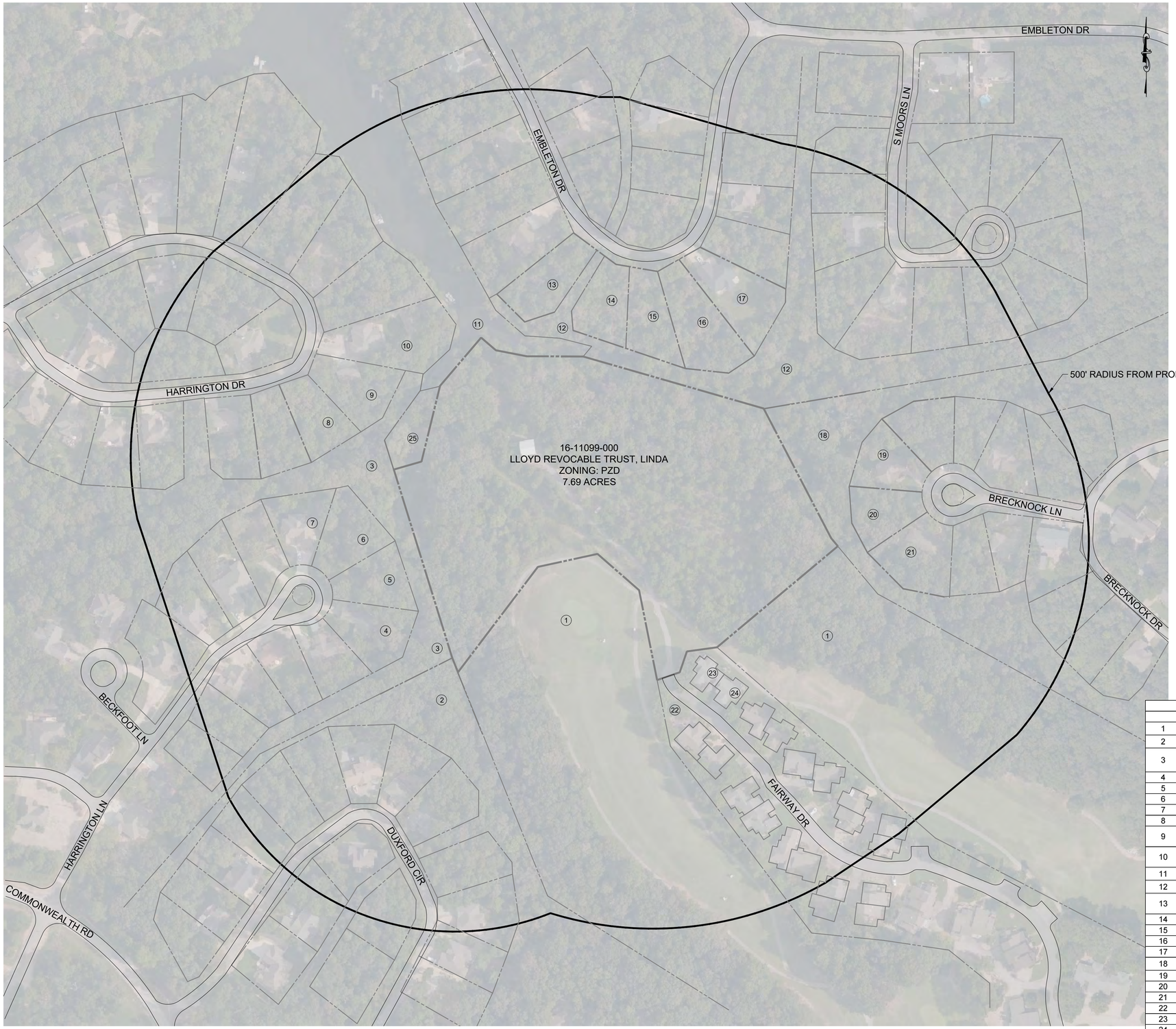
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-2.4

PRELIMINARY PLAT
SURVEY

PROJECT NUMBER:
230082
DATE:
10/22/2025

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



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

ZONING INFORMATION

PZD - PLANNED ZONING DISTRICT
(USE - RESIDENTIAL)

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

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4350

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

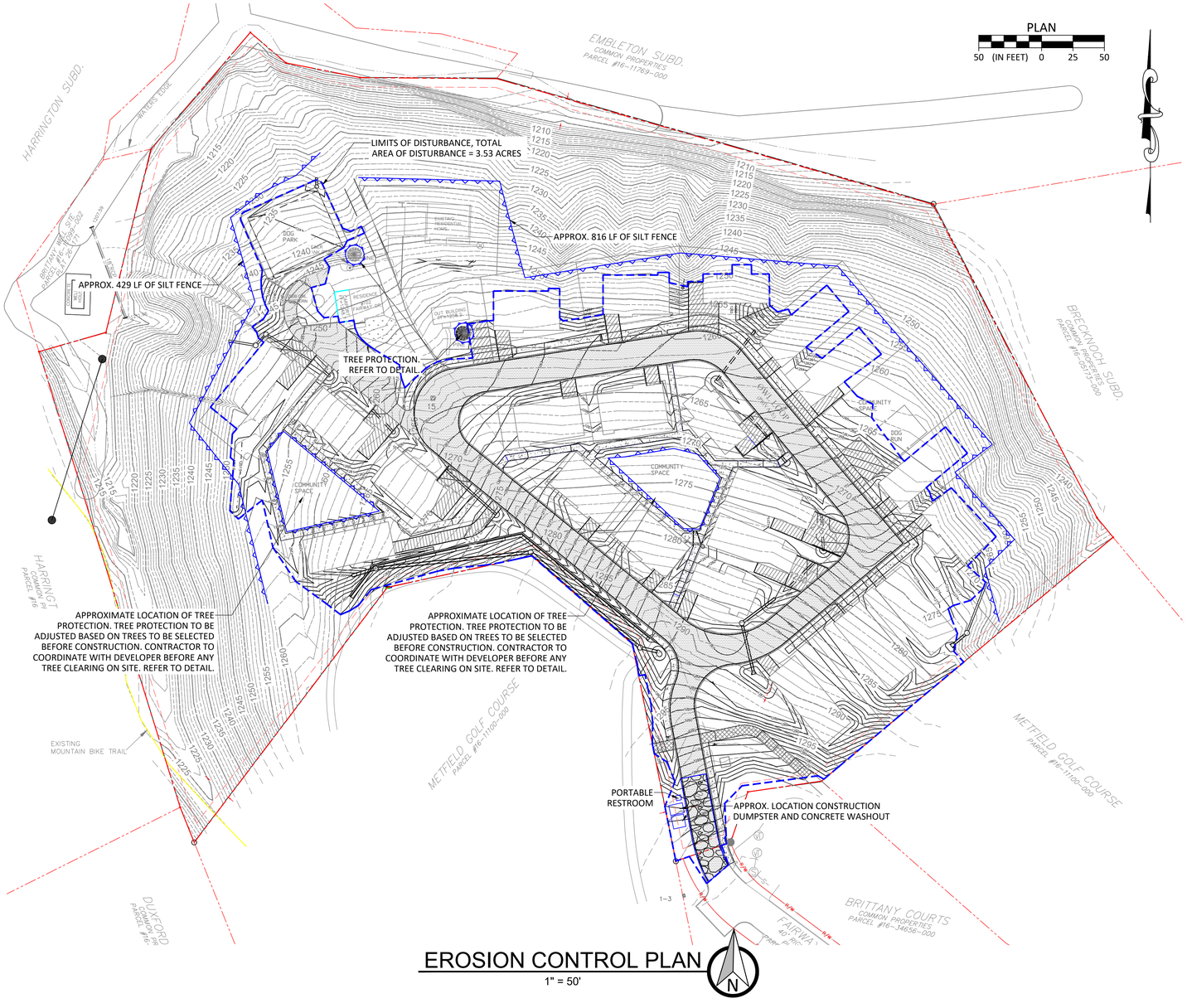
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-2.5

500 FT SITE RADIUS

PROJECT NUMBER:
230082
DATE:
10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-850-2500
1221 OAK ST.
CARTHAGE, MO 64836



EROSION CONTROL PLAN
1" = 50'

SEDIMENT & EROSION CONTROL GENERAL NOTES

1. THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THIS PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
2. TEMPORARY CONSTRUCTION ENTRANCE(S) AND SILT FENCES, STRAW BALE DIKES OR OTHER INITIAL SEDIMENT CONTROLS SHOWN ON THIS PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. SEDIMENT BASINS SHOWN ON THIS PLAN MUST BE INSTALLED WITHIN TEN (10) CALENDAR DAYS AFTER CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL CLEAN STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED, AFTER EACH RAINFALL, AND AT THE END OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER THE CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
6. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ACCUMULATED SEDIMENT FROM STORM DRAINS PRIOR TO APPROVAL OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD, ETC., SHALL BE SEEDED AND MULCHED, AS SPECIFIED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES, (BMP'S), WEEKLY AND AFTER IT RAINS IN ACCORDANCE WITH THE MODNR EROSION CONTROL PERMIT.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN, THE STORMWATER POLLUTION PREVENTION PLAN, (SWPPP), AND THE WEEKLY INSPECTION REPORTS ON SITE AT ALL TIME.
10. APPROVAL FOR THESE EROSION CONTROL PLANS IN NO WAY RELEASES THE DEVELOPER/CONTRACTOR FROM THE RESPONSIBILITY FOR ALL SEDIMENT/EROSION CONTROL METHODS TO BE IN COMPLIANCE WITH THE STANDARDS AND CODES OF THE CITY. THIS INCLUDES, BUT IS NOT LIMITED TO; PROPER MAINTENANCE OF ALL CONTROLS IN PLACE AND PROVIDING ADDITIONAL CONTROL AS REQUIRED FOR BOTH SHEET FLOW AND CONCENTRATED FLOW AREAS.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
2. PROVIDE TEMPORARY EROSION CONTROL TO CONTAIN ALL SOILS ON SITE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
3. CONTRACTOR TO RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
4. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
5. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
6. CARE SHALL BE TAKEN TO ELIMINATE TO THE MAXIMUM EXTENT POSSIBLE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
7. REMOVE SEDIMENT DEPOSITS AS NECESSARY AFTER EACH STORM TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. CARE NEEDS TO BE TAKEN TO AVOID UNDERMINING THE FENCE WHEN REMOVING SEDIMENT. SEDIMENT IS TO BE REAPPLIED TO THE SITE AND STABILIZED.
8. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) AND SELECT PIPE OUTFALLS SHALL UTILIZE TURF REINFORCEMENT. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
9. ALL DISTURBED AREAS ARE TO BE RE-SEEDED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND DESIGN STANDARDS.
10. THE DETENTION BASIN, ALL WATER QUALITY MEASURES AND STORMWATER CHANNELS (PIPES) SHALL BE FUNCTIONING PRIOR TO STARTING ANY OTHER CONSTRUCTION ACTIVITIES.
11. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN.
12. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
13. THE INSTALLATION OF SILT FENCE FOR CONSTRUCTION IS TO BE INSTALLED BY THE CONTRACTOR AND IN PLACE BEFORE BEGINNING SITE CONSTRUCTION. HAY BALES OR SIMILAR DEVICES ARE TO BE USED BY THE CONTRACTOR TO MEET THE REQUIREMENTS OF THE ENGINEER. DEVICES TO BE IN PLACE AS SHOWN ON THE PLANS. ADJUSTMENT OF THE LOCATION BY THE CONTRACTOR MAY BE DONE TO MEET EXISTING FIELD CONDITIONS. ALL CONTROLS ARE TO BE LACED WITHIN OWNER'S PROPERTY. ACCUMULATED SEDIMENT IN BASINS WILL REQUIRE REMOVAL DURING CONSTRUCTION OR AFTER EACH RAIN EVENT AND AT THE END OF CONSTRUCTION. EACH BASIN SHALL BE CHECKED AFTER EACH RAIN EVENT. CONTRACTOR TO MINIMIZE THE AREA DISTURBED BY CONSTRUCTION ACTIVITIES AT ANY ONE TIME AND TO PROMPTLY RE-VEGETATE (OR MECHANICALLY STABILIZE) ARE DISTURBED BY CONSTRUCTION ACTIVITY.
14. SILT FENCE SHALL BE PLACED AROUND ALL SOIL SPOIL PILES TO PREVENT EROSION.
15. ALL SPOIL PILES SHALL BE REMOVED PRIOR TO COMPLETION OF PROJECT.
16. CONCRETE WASHOUT IS NOT ALLOWED ON SITE. CONCRETE SUPPLIER SHALL PROVIDE OFF-SITE WASHOUT LOCATION.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11538
JOHN JASON EICHMANN
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4350

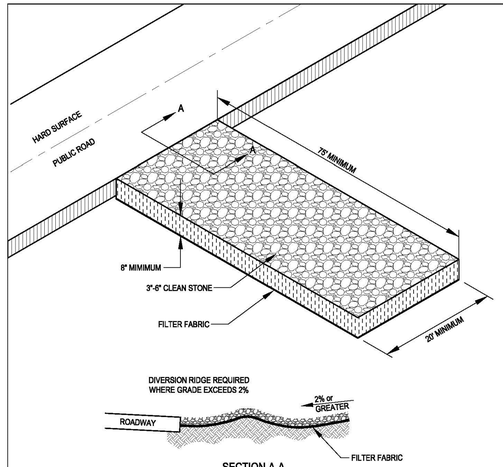
REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.0
EROSION CONTROL PLAN
PROJECT NUMBER: 230082
DATE: 10/22/2025

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



SECTION A-A

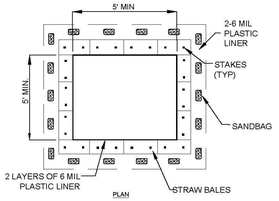
NOTES:

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
4. IF WHEEL WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

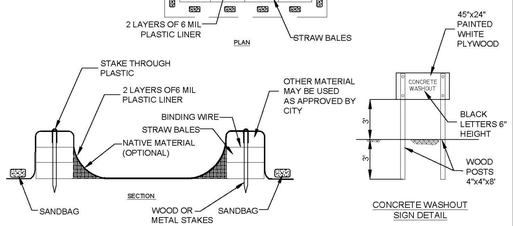
CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STRECET	TITLE: EROSION CONTROL DETAILS	DESCRIPTION: CONSTRUCTION EXIT (N.T.S.)	DATE: Dec 5, 2012	REVISED 4-7-2025	SHEET: EC1
	PHONE: (479) 575-8206 FAX NO. (479) 575-8202	DRAWN BY: MCB CHECKED BY: MCB FILE: EC1-Construction Exit.dwg				

NOTES:

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS OPEN DITCHES STREETS OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS SHALL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS OPEN DITCHES OR WATER BODIES.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES SHALL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75 FULL.
6. PLASTIC LINING MATERIAL SHALL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES TEARS OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY (*i.e.* PERMITTED FACILITY OR RECYCLED).

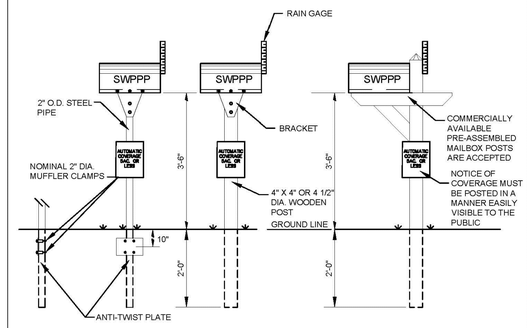


PLAN



CONCRETE WASHOUT SIGN DETAIL

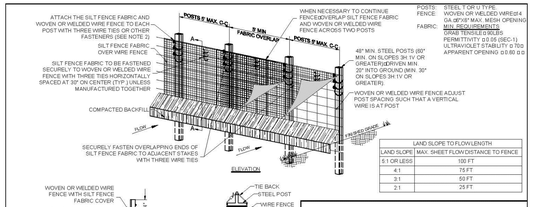
CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STRECET	TITLE: EROSION CONTROL DETAILS	DESCRIPTION: TEMPORARY STRAW BALE CONCRETE WASHOUT (N.T.S.)	DATE: May 24, 2011	REVISED 8-1-2015 4-7-2025	SHEET: EC2
	PHONE: (479) 575-8206 FAX NO. (479) 575-8202	DRAWN BY: MCB CHECKED BY: MCB FILE: EC2 - Straw Bale Concrete Washout.dwg				



NOTES:

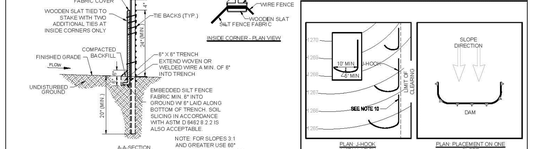
1. THE SWPPP INFORMATION MAILBOX MUST BE LOCATED IN A PROMINENT PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE INCLUDED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS.
4. MAILBOX SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION MAILBOX.

CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STRECET	TITLE: EROSION CONTROL DETAILS	DESCRIPTION: SWPPP INFORMATION MAILBOX (SMALL SITE) (N.T.S.)	DATE: August 1, 2018	REVISED 4-7-2025	SHEET: EC15
	PHONE: (479) 575-8206 FAX NO. (479) 575-8202	DRAWN BY: MCB CHECKED BY: JELF FILE: EC15-SWPPP Information Mailbox (Small Site).dwg				



POSTS: STEEL T OR U TYPE
FENCE: WOVEN OR WELDED WIRE(614 GA.)6"X6" MAX. MESH OPENING
FABRIC: MIN. REQUIREMENTS GRAB TENSILE STRENGTH: 90 LBS PERMITTIVITY: 0.05 (SEC-1) ULTRAVIOLET STABILITY: 0.70 APPARENT OPENING: 0.0.60 0.0

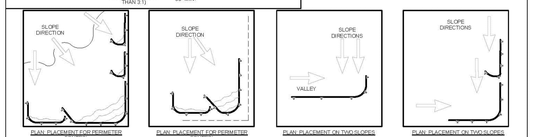
LAND SLOPE TO FLOW LENGTH	
LAND SLOPE	MAX. SHEET FLOW DISTANCE TO FENCE
5:1 OR LESS	150 FT
4:1	75 FT
3:1	50 FT
2:1	25 FT



B-B SECTION (FOR SLOPES LESS THAN 3:1)

PLAN J-HOOK INSTALLATION

PLAN- PLACEMENT ON ONE SLOPE



PLAN- PLACEMENT FOR PERIMETER CONTROL

PLAN- PLACEMENT FOR PERIMETER CONTROL

PLAN- PLACEMENT ON TWO SLOPES

PLAN- PLACEMENT ON TWO SLOPES

INSTALLATION NOTES:
1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"(ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC(WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST(ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION(EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER(THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS(AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR(SKID STEER)OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

J-HOOK NOTES:
9. J-HOOKS SHALL BE USED WHENEVER THE SILT FENCE LINE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO CONTOURS.
10. START DOWN-GRADIENT SILT FENCE LINE AS CLOSE AS POSSIBLE TO UP-GRADIENT J-HOOK.

MAINTENANCE NOTES:
11. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SILT FENCE.
12. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
13. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE(THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CITY APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
14. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STRECET	TITLE: EROSION CONTROL DETAILS	DESCRIPTION: SILT FENCE WITH WIRE BACKING NOTES & REQUIREMENTS	DATE: August 1, 2018	REVISED 4-7-2025	SHEET: EC4
	PHONE: (479) 575-8206 FAX NO. (479) 575-8202	DRAWN BY: MCB CHECKED BY: JELF FILE: EC4-Silt Fence with Wire Backing.dwg				

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported[a] Silt Fence	Unsupported[a] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)			
	Machine Direction			400 (90)	550 (90)	MARV
	X-Machine Direction			400 (90)	450 (90)	MARV
Permittivity[a]		ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size[a]		ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV[c]
Ultraviolet Stability		ASTM D 4355	% Retained Strength	70% after 500 h of exposure	70% after 500 h of exposure	Typical

[a]Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.
[b]These default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.
[c]As measured in accordance with Test Method D 4632.
TABLE 1 TAKEN FROM ASTM D 6461–99 (2007)

SPECIFICATIONS FOR SILT FENCE INSTALLATION

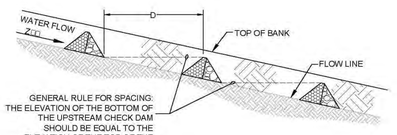
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2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"(ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC(WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST(ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION(EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER,THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS,AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR,SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

MAINTENANCE NOTES

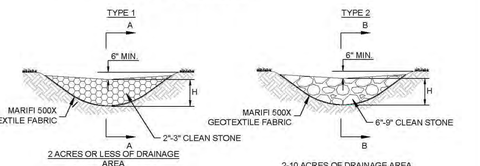
1. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.
2. ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.
3. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
4. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CEC APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

Fayetteville ARKANSAS	ENGINEERING DIVISION	TITLE: EROSION CONTROL DETAILS	DESCRIPTION: SILT FENCE WITH WIRE BACKING NOTES & REQUIREMENTS	DATE: August 1, 2018	REVISED	SHEET: EC4B
	PHONE: (479) 575-8206 FAX NO. (479) 575-8202	DRAWN BY: MCB CHECKED BY: JELF	EC4-SIS Fence with Wire Backing.dwg			

NOTE: SEE SITE MAP(S) FOR LOCATION OF CHECK DAM(S).

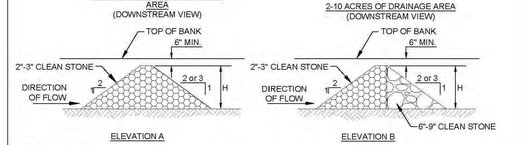


CHECK DAMS IN SWALE



2 ACRES OR LESS OF DRAINAGE AREA (DOWNSTREAM VIEW)

2-10 ACRES OF DRAINAGE AREA (DOWNSTREAM VIEW)



INSTALLATION NOTES:
1. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK.
2. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY (NOT JUST DUMPED) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES.
3. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK.

INSPECTION NOTES:
4. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT.
5. IN THE CASE OF GRASS-LINED DITCHES OR SWALES ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE IF THE SLOPE IS 4 OR LESS.
6. THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL.

CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STRECET	TITLE: EROSION CONTROL DETAILS	DESCRIPTION: ROCK CHECK DAM (N.T.S.)	DATE: Aug. 15, 2012	REVISED 8-1-2015 4-7-2025	SHEET: EC17
	PHONE: (479) 575-8206 FAX NO. (479) 575-8202	DRAWN BY: MCB CHECKED BY: JELF FILE: EC17-Rock Check Dam.dwg				

ARKANSAS CERTIFICATE OF AUTHORITY #4050

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25

REVISIONS			
NO.	DESCRIPTION	BY	DATE

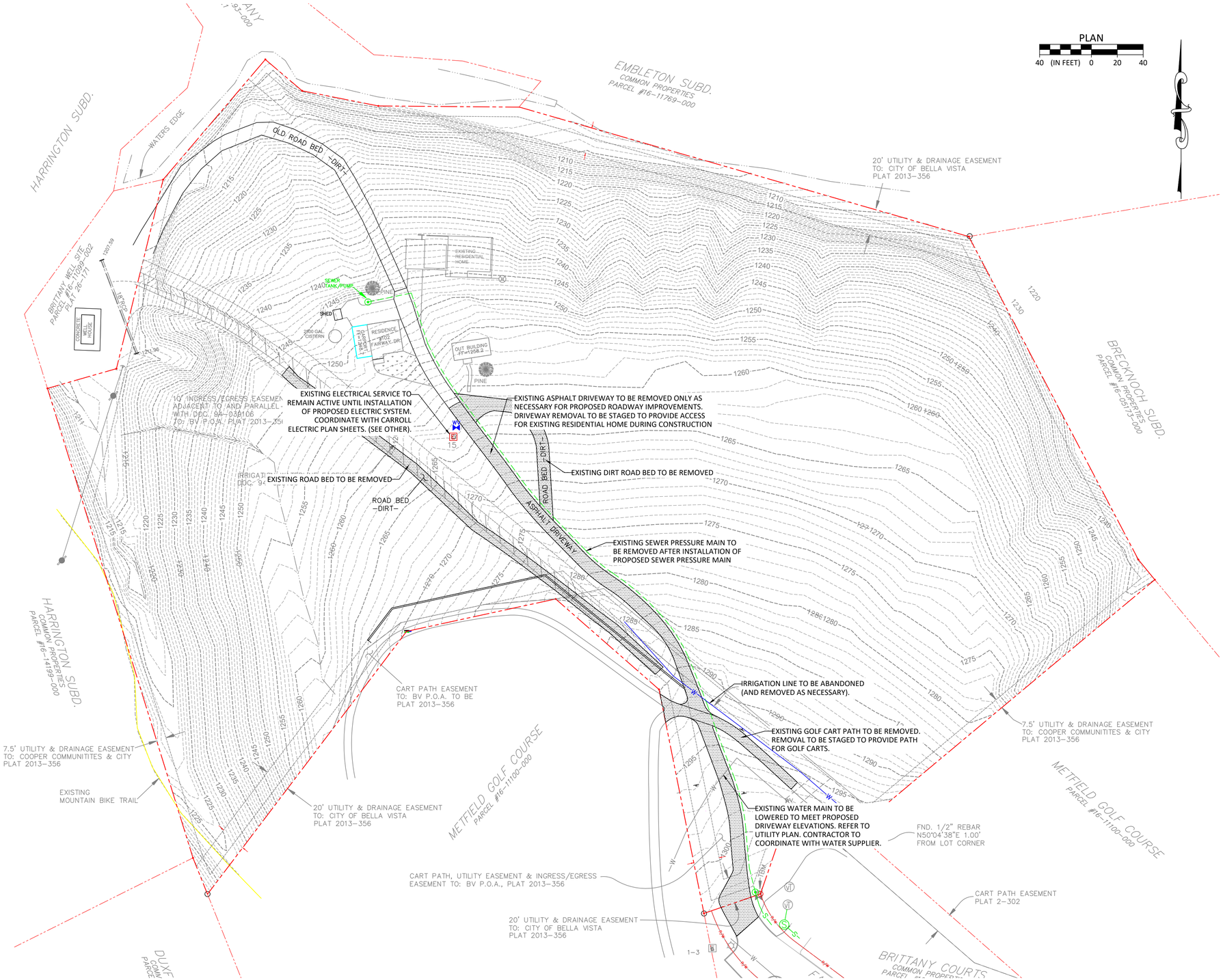
OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.1
EROSION CONTROL DETAILS

PROJECT NUMBER: 230082
DATE: 10/22/2025

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



DEMOLITION PLAN
1" = 40'

ARKANSAS CERTIFICATE OF AUTHORITY #2090

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECCHART
10-22-25

REVISIONS

NO.	DESCRIPTION	BY	DATE

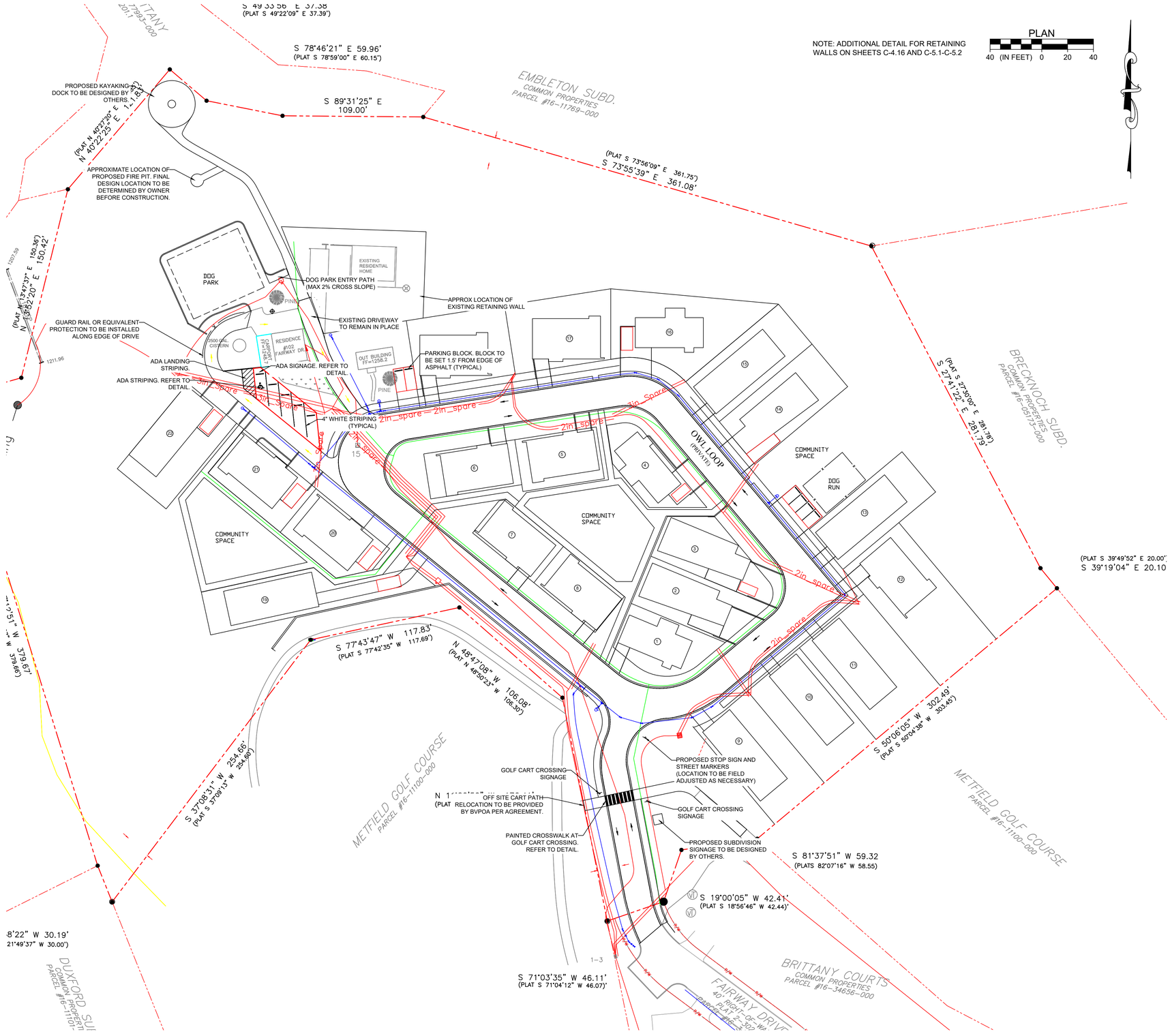
OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.2
DEMOLITION PLAN

PROJECT NUMBER:
230082
DATE:
10/22/2025

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



NOTE: ADDITIONAL DETAIL FOR RETAINING WALLS ON SHEETS C-4.16 AND C-5.1-C-5.2

PLAN
40 (IN FEET) 0 20 40

LEGEND

- PARKING ZONES
- TRAFFIC CIRCULATION PATTERN NOTATION
- PEDESTRIAN CIRCULATION PATTERN NOTATION
- —w— WATER MAIN
- —ss— 3"Ø SEWER PRESSURE MAIN
- UNDERGROUND ELECTRIC
- PROPOSED UTILITY / ACCESS EASEMENTS
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENTS
- EXISTING EASEMENTS
- PROPOSED PROPERTY LINES
- EXISTING PROPERTY LINES
- —x— 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.

4. RETAINING WALLS CONNECTED TO THE STRUCTURE ARE TO BE PERMITTED SEPARATELY AFTER SELECTION OF HOUSES BY DEVELOPER AND ARE SHOWN FOR REFERENCE ONLY.

STRUCTURE DATA

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

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 13/16". (1 BED: A1, A3, B1, B3; 2 BED: A2, B2)

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECONAMY
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #3050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.0
MASTER PLAN OVERVIEW
PROJECT NUMBER: 230082
DATE: 10/22/2025

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



LEGEND

- STANDARD ASPHALT PAVING
- STANDARD CONCRETE PAVING
- STANDARD SIDEWALK PAVING
- CART PATH (ASPHALT)

PLAN

40 (IN FEET) 0 20 40

NOTE:

HOUSE FOOTPRINT AND DRIVEWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOOTPRINTS MAY CHANGE AS ARCHITECTURAL PLANS FOR EACH LOT ARE CHOSEN BY HOMEOWNERS.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON EDWARDS
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #3050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.1
PAVING PLAN

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-900-2500
1221 OAK ST.
CARTHAGE, MO 64836

LEGEND

- STANDARD ASPHALT PAVING
- STANDARD CONCRETE PAVING (DRIVEWAYS / OFF STREET PARKING)
- STANDARD SIDEWALK PAVING
- CART PATH (ASPHALT)

PLAN

30 (IN FEET) 0 15 30

DOG PARK

EXISTING RESIDENTIAL HOME

PINE

RESIDENCE #102 FAIRWAY DR.

CARPORT FF=1248.7

2500 GAL CISTERN

OUT BUILDING FF=1258.2

OWL LOOP (PRIVATE)

COMMUNITY SPACE

DOG RUN

COMMUNITY SPACE

COMMUNITY SPACE

METFIELD GOLF COURSE
PARCEL #16-11100-000

METFIELD GOLF COURSE
PARCEL #16-11100-000

)H SUBD.
OPERTIES
-05173-000

5.00' (TYP)

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25

ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

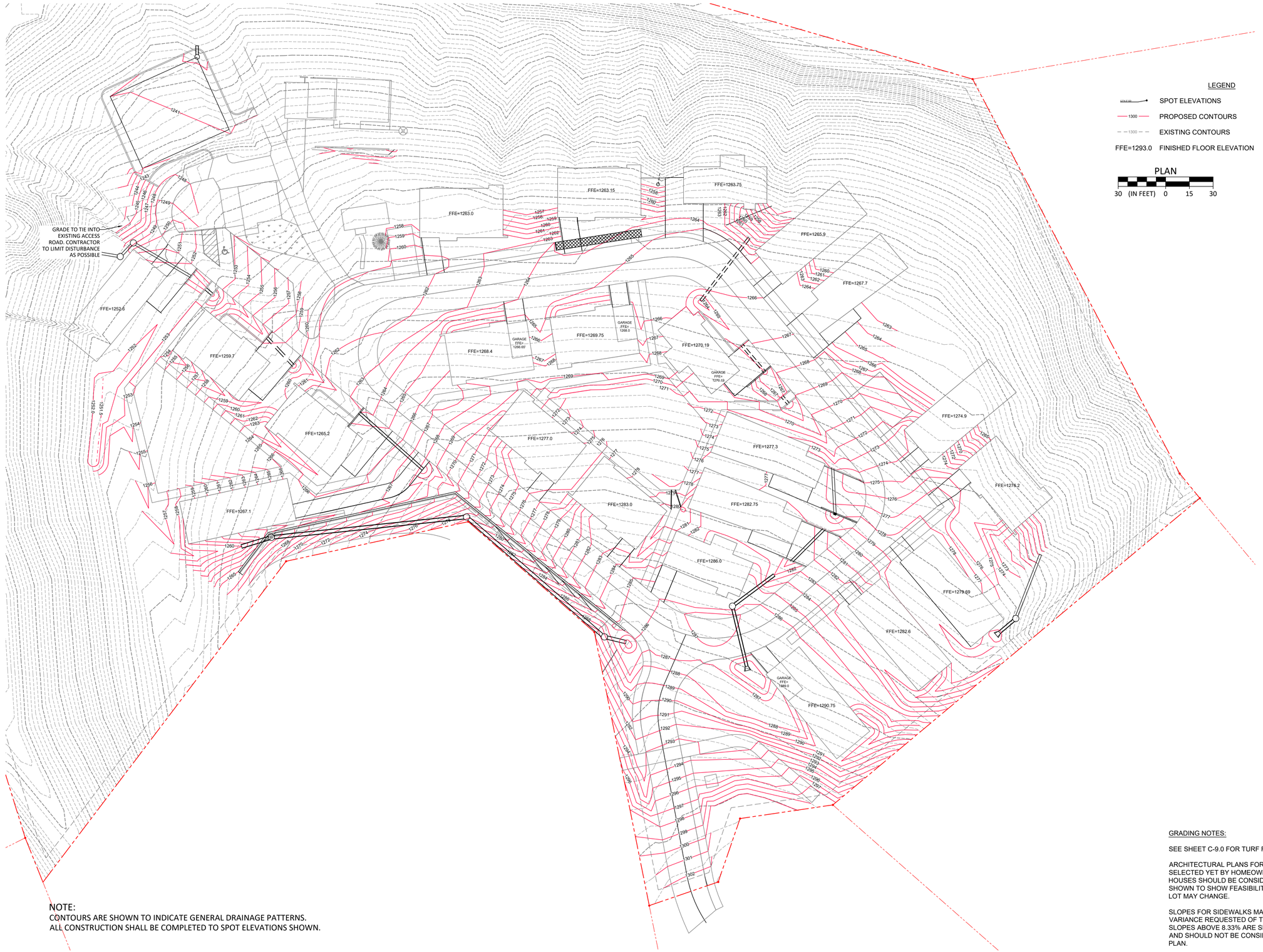
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.2

DIMENSIONAL PLAN

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-850-2500
1221 OAK ST.
CARTHAGE, MO 64836



NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

GRADING NOTES:

SEE SHEET C-9.0 FOR TURF REINFORCEMENT LOCATIONS.

ARCHITECTURAL PLANS FOR EACH LOT HAVE NOT BEEN SELECTED YET BY HOMEOWNERS. GRADING AROUND HOUSES SHOULD BE CONSIDERED PRELIMINARY AND ONLY SHOWN TO SHOW FEASIBILITY. FINAL CONTOURS FOR EACH LOT MAY CHANGE.

SLOPES FOR SIDEWALKS MAY BE ABOVE 5-8.33% PER A VARIANCE REQUESTED OF THE CITY OF BELLA VISTA. SLOPES ABOVE 8.33% ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSIDERED PART OF THE DESIGNED PLAN.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.3
OVERALL GRADING PLAN

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-900-2500
1221 OAK ST.
CARTHAGE, MO 64836

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

PLAN
10 (IN FEET) 0 5 10

LEGEND
1300.0' GD — SPOT ELEVATIONS
1300 — PROPOSED CONTOURS
1300 — EXISTING CONTOURS

1239.8' TW
1230.1' GD
1239.0' GD
AREA INLET
(SEE C-9.0)
1239.8' TW
1230.4' GD
1239.8' GD
1241.4' TW
1231.4' GD
1241.4' TW
1232.2' GD
1241.0' GD
1241.0' TW
1237.8' GD
1239.9' TW/GD
1241.0' GD
1241.0' GD
1241
1241.4' GD
1241.6' TW
1237.3' GD
1247.45' EPVT
1247.45' TW
1242.8' GD
1242.0' GD
1241.8' GD
1247.7' PVT
1242.0' TW/GD
1247.45' TW
1245.7' GD
1247.8 PVT
1247.7' PVT
1247.96 FF
1248.85 FF
1249.6 PVT
1249.0 PVT
1250.3 PVT
1252.30 FF
1252.9 SW/TW
1248.7 EPVT
1250.8 TW/BW
1253.0 FF
1253.0 FF
1253.0 FF
1248.6 RIM
1245.5 FL
1249.9 PVT
1252.6 PVT
1249.2' GD
1250.62' PVT
1244.0 FL
1252.7' PVT
1250.0' GD
1252.9' PVT
1251.51' PVT
1248.2 RIM
1245.0 FL
1252.8' PVT
1252.9 PVT
1253.00' PVT
1252.8' SW/TW
1252.4' PVT/TW
1250.5 FL
1252.9'SW/TW
1252.45' TW/PVT/GD
1252.9' SW/TW
1252.9'SW/TW
1257.2' PVT
1258.9' PVT
1258.0' PVT
1261.3' PVT
1252.5' TW/PVT
FFE=1252.6
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1248.2' GD
1250.1' TW
1248.9' TW
1248.6' GD
1249.6' GD
1249.3' GD
FFE=1263.0
1258.3' PVT
1258.3' PVT
1263.0' PVT/TW
1259.00' GD
1261.62' PVT/TW
1261.6' PVT
1261.4' PVT
1261.96' PVT
1262.5' PVT
1261.86' PVT
1262.19' PVT
1261.52' PVT
1261.85' PVT
1261.6' PVT
1261.2' PVT
1263.8' PVT
1264.1' PVT
1264.0' PVT/TW
1267.5' TW
1265.2' PVT
1258
1259
1260
1261
1262
1263

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
PE-11536
JOHN JASON SCHMIT
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.4
GRADING PLAN
NORTHWEST
PROJECT NUMBER:
230082
DATE:
10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-800-3500
1221 OAK ST.
CARTHAGE, MO 64836

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

PLAN
10 (IN FEET) 0 5 10

LEGEND
1300.0' GD — SPOT ELEVATIONS
1300 — PROPOSED CONTOURS
1300 — EXISTING CONTOURS

FFE=1263.0
FFE=1263,15
FFE=1263.75
FFE=1265.9
FFE=1267.7
FFE=1268.4
FFE=1269.75
FFE=1270.19
GARAGE FFE= 1266.65'
GARAGE FFE= 1268.0
GARAGE FFE= 1270.19
MONOLITHIC SIDEWALK

1263.75' PVT
1250.5' GD
1258.0' TW
1251.0' GD
1263.65' TW
1249.4' GD
1263.6' PVT
1263.15' PVT
1258.4' GD
1263.05' PVT
1263.15' PVT
1263.85' PVT
1264.8' PVT
1265.1' PVT
1265.2' PVT
1264.9' PVT
1264.02' PVT
1264.71' PVT
1264.12 PVT
1264.61' PVT
1264.62' PVT
1264.31' PVT
1264.52' PVT
1264.22' PVT
1262.5' PVT
1261.86' PVT
1262.19' PVT
1261.85' PVT
1265.0' PVT
1265.1' PVT
1265.4' PVT
1265.0' SW
1265.1' SW
1265.6' PVT
1265.7' PVT
1265.7' PVT
1266.0' PVT
1265.8' PVT
1267.03' PVT
1267.70' PVT
1263.80' GD
1267.26' PVT
1263.80' GD
1265.3 PVT
1265.2' PVT/TW
1265.4' SW
1265.4' SW
1264.1' PVT
1263.8' PVT
1264.0' PVT/TW
1267.5' TW
1265.2' PVT
1269.75' TW
1267.8' PVT
1270.19' TW
1265.10' GD
1267.9' PVT/TW
1265.7 FL
1269.23' TW
1267.0' GD
1266.0' GD
1268.31' SW
1268.4' SW
1268.2 GD
1269.0 GD
1269.21' SW/TW
1269.1 GD
1269.4' SW/TW
1269.9' GD
1266.83' PVT/TW
1269.8' PVT/TW
1268.7' SW/PVT
1267.8' PVT/TW
1267.9' PVT
1267.8' PVT
1267.7' PVT
1267.6' PVT
1266.6' PVT
1265.63' PVT
63.0' PVT/TW
59.00' GD
56.5 GD

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.5
GRADING PLAN
NORTH
PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-900-2500
1221 OAK ST.
CARTHAGE, MO 64836

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

PLAN
10 (IN FEET) 0 5 10

LEGEND
1300.0' GD — SPOT ELEVATIONS
1300 — PROPOSED CONTOURS
1300 — EXISTING CONTOURS

FFE=1263.75
FFE=1265.9
FFE=1267.7
FFE=1270.19
FFE=1277.3
FFE=1274.9
FFE=1276.2
GARAGE FFE= 1270.19

1263.6' PVT
1265.0' PVT
1265.1' PVT
1265.4' PVT
1265.0' SW
1265.1' SW
1265.6' PVT
1265.7' PVT
1265.7' PVT
1265.7' PVT
1266.0' PVT
1265.8' PVT
1267.03' PVT
1270.19' TW
1265.10' GD
1267.9' PVT/TW
1265.7 FL
1269.23' TW
1267.0' GD
1266.83' PVT/TW
1266.6' PVT
1265.63' PVT
1267.7' PVT
1267.6' PVT
1267.70' PVT
1263.80' GD
1267.26' PVT
1263.80' GD
1267.8' PVT/TW
1267.9' PVT
1267.8' PVT
1268.4' SW
1269.8' PVT/TW
1269.9' GD
1269.9' PVT
1268.7' SW/PVT
1269.0' SW
1268.0' GD
1269.1' SW/TW
1270.9' SW
1269.8' GD
1271.73' TW/GD
1271.83' SW
1269.0' SW/TW
1268.0' GD
1269.5' SW/TW
1270.7' SW
1271.6' SW
1273.1' SW
1267.4' PVT
1270.0 PVT
1270.0' PVT
1272.6 PVT
1274.6' PVT
1273.5 FL
1274.8' PVT
1274.2' PVT
1274.5' PVT
1277.1' PVT
1275.8' PVT
1277.3' PVT/TW
1274.65' GD
1276.2' GD
1278.8' SW
78.7' GD
1278.4 FL
4 FL

1263 1262 1259 1258 1260 1261 1264
1260 1261 1263 1262 1264
1264 1265
1266
1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278
1263 1264 1265 1266 1267 1268
1269 1270 1271 1272 1273 1274 1275
1265 1270 1272 1274
1277

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

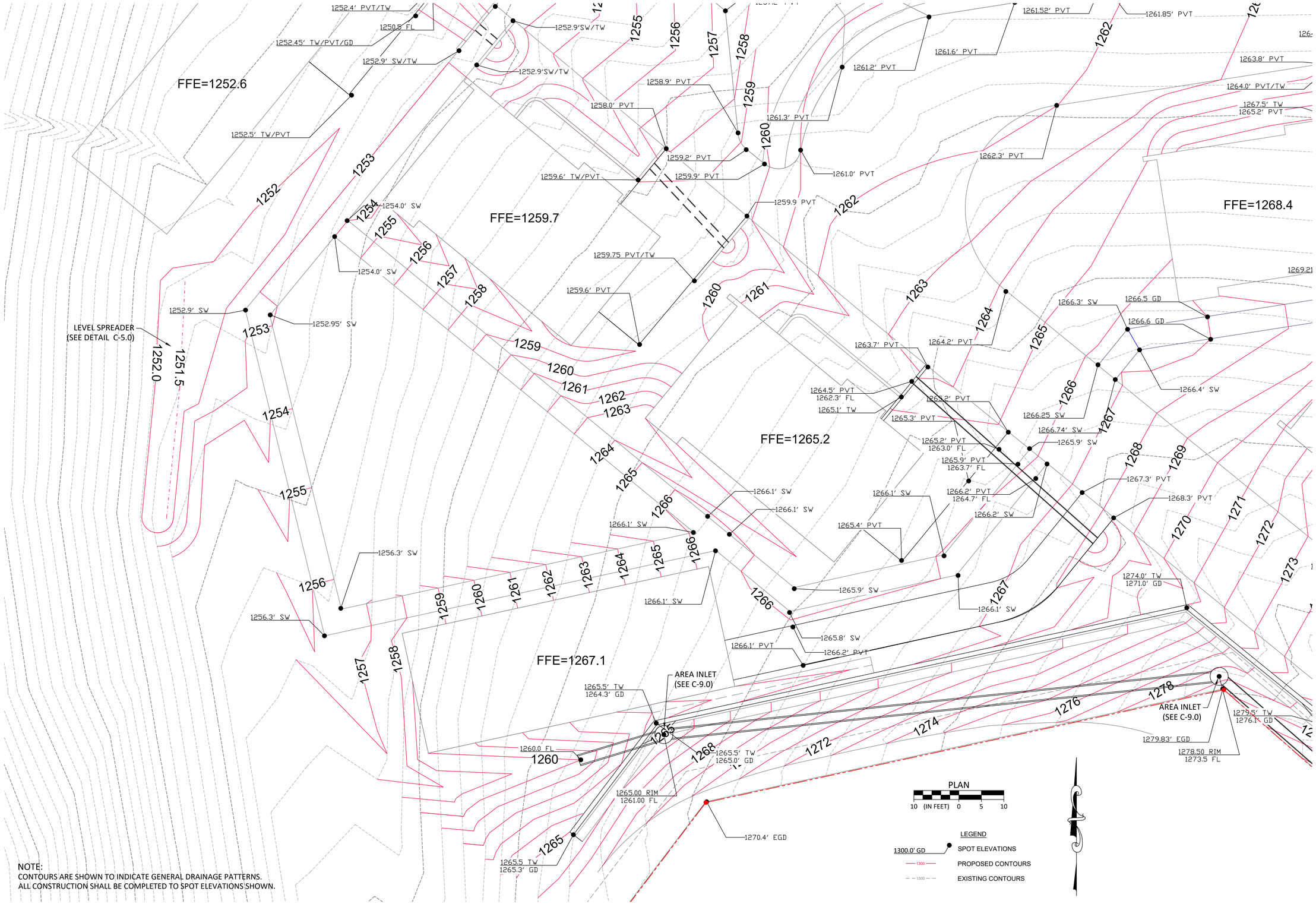
NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.6
GRADING PLAN
NORTHEAST

PROJECT NUMBER:
230082
DATE:
10/22/2025

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



ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECHNAT
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.7

GRADING PLAN WEST

PROJECT NUMBER:
230082
DATE:
10/22/2025

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

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

SIDEWALK TRENCH GRATE DRAINS

SEE RETAINING WALL DETAIL

AREA INLET (SEE C-9.0)

PLAN
10 (IN FEET) 0 5 10

LEGEND
1300.0' GD — SPOT ELEVATIONS
1300 — PROPOSED CONTOURS
1300 — EXISTING CONTOURS

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.8
GRADING PLAN
CENTRAL

PROJECT NUMBER:
230082
DATE:
10/22/2025

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

PLAN
10 (IN FEET) 0 5 10

LEGEND
1300.0' GD — SPOT ELEVATIONS
1300 — PROPOSED CONTOURS
1300 — EXISTING CONTOURS

1263.80' GD
1267.7' PVT
1267.6' PVT
1267.8' PVT/TW
1267.9' PVT
1267.8' PVT
1267.4' PVT
1269.1' SW/TW
1269.0' SW/TW
1268.0' GD
1269.5' SW/TW
1270.0 PVT
1270.0' PVT
1272.6 PVT
1274.6' PVT
1273.5 FL
1277.3' PVT/TW
1274.65' GD
1274.2' PVT
1274.5' PVT
1274.8' PVT
1275.8' PVT
1277.1' PVT
1274.9' PVT
1274.9' PVT
1277.1' PVT
1277.1' PVT
1277.2' PVT
1277.2' PVT
1277.2' PVT
1275.0' PVT/TW
1277.2' PVT/TW
1276.75 FL
1277.1' PVT/TW
1278.5' PVT/TW
1278.2' PVT
1282.75' PVT/TW
1278.2' GD
1279.9' PVT/TW
1278.80' PVT
1278.90' PVT
1278.9' PVT
1278.8' PVT
1278.8' PVT
1279.69' GD
1279.5' GD
1281.6' PVT
1282.0' PVT
1282.5' PVT
1282.5' PVT
1282.1' PVT
1282.5' PVT
282.6' PVT/TW
1282.6' GD
1278.0 GD
1274.50 RIM
1272.00 FL
1276.5 FL
1268.00 FL
AREA INLET
(SEE C-9.0)

FFE=1274.9
FFE=1276.2
FFE=1279.69
FFE=1282.6

1236.8' EGD
1240.0' EGD
1250.8' EGD
1264.6' EGD

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECHNAT
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

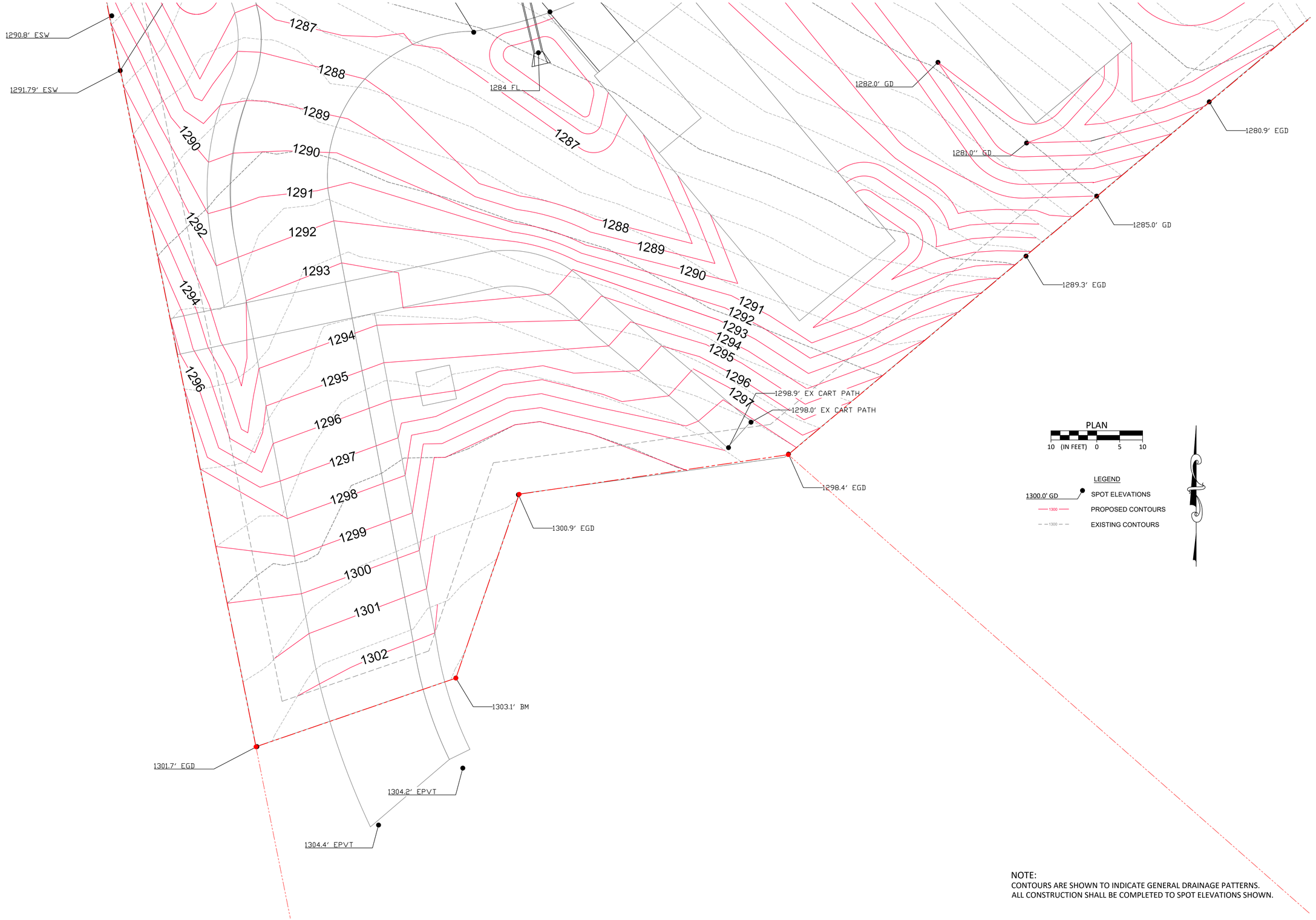
NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.9
GRADING PLAN EAST

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-920-2500
1221 OAK ST.
CARTHAGE, MO 64836



PLAN

10 (IN FEET) 0 5 10

LEGEND

1300.0' GD — SPOT ELEVATIONS

1300 — PROPOSED CONTOURS

1300 — EXISTING CONTOURS

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.10

GRADING PLAN SOUTH

PROJECT NUMBER: 230082
DATE: 10/22/2025

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

1282.75' PVT/TW/GD
1282.75' PVT/TW
1278.2' GD
1279.9' PVT/TW
1278.2' PVT
1278
1277
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1282.75' PVT
FFE=1286.0
1282.75' PVT/TW/GD
1282.04 FL
1282.75' PVT/TW
1281.5' GD
1282.6' PVT/TW
1285.3' GD
1285.9' GD
1285.80 RIM
1283.25 FL
1285.6' PVT
1286.25' PVT
1286.5' PVT
86.6' PVT
1284 FL
GARAGE
FFE=
1289.0
FFE=1290.75
1281.6' PVT
1282.0' PVT
1282.5' PVT
1282.5' PVT
1282.1' PVT
1282.5' PVT
1282.6' GD
1278.80' PVT
1278.90' PVT
1278.9' PVT
1278.8' PVT
1278.8' PVT
1279.69' GD
1279.5' GD
FFE=1279.69
1278.0 GD
FFE=1282.6
1282.0' GD
1281.0'' GD
1285.0' GD
1289.3' EGD
1298.9' EX CART PATH
1298.0' EX CART PATH
1298.4' EGD
1300.9' EGD
1268.00 FL
1274.50 RIM
1272.00 FL
1276.5 FL
1250.8' EGD
1264.6' EGD
1280.9' EGD
1276
1275
1274
1273
1277

PLAN
10 (IN FEET) 0 5 10

LEGEND
1300.0' GD — SPOT ELEVATIONS
1300 — PROPOSED CONTOURS
1300 — EXISTING CONTOURS

NOTE:
CONTOURS ARE SHOWN TO INDICATE GENERAL DRAINAGE PATTERNS.
ALL CONSTRUCTION SHALL BE COMPLETED TO SPOT ELEVATIONS SHOWN.

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

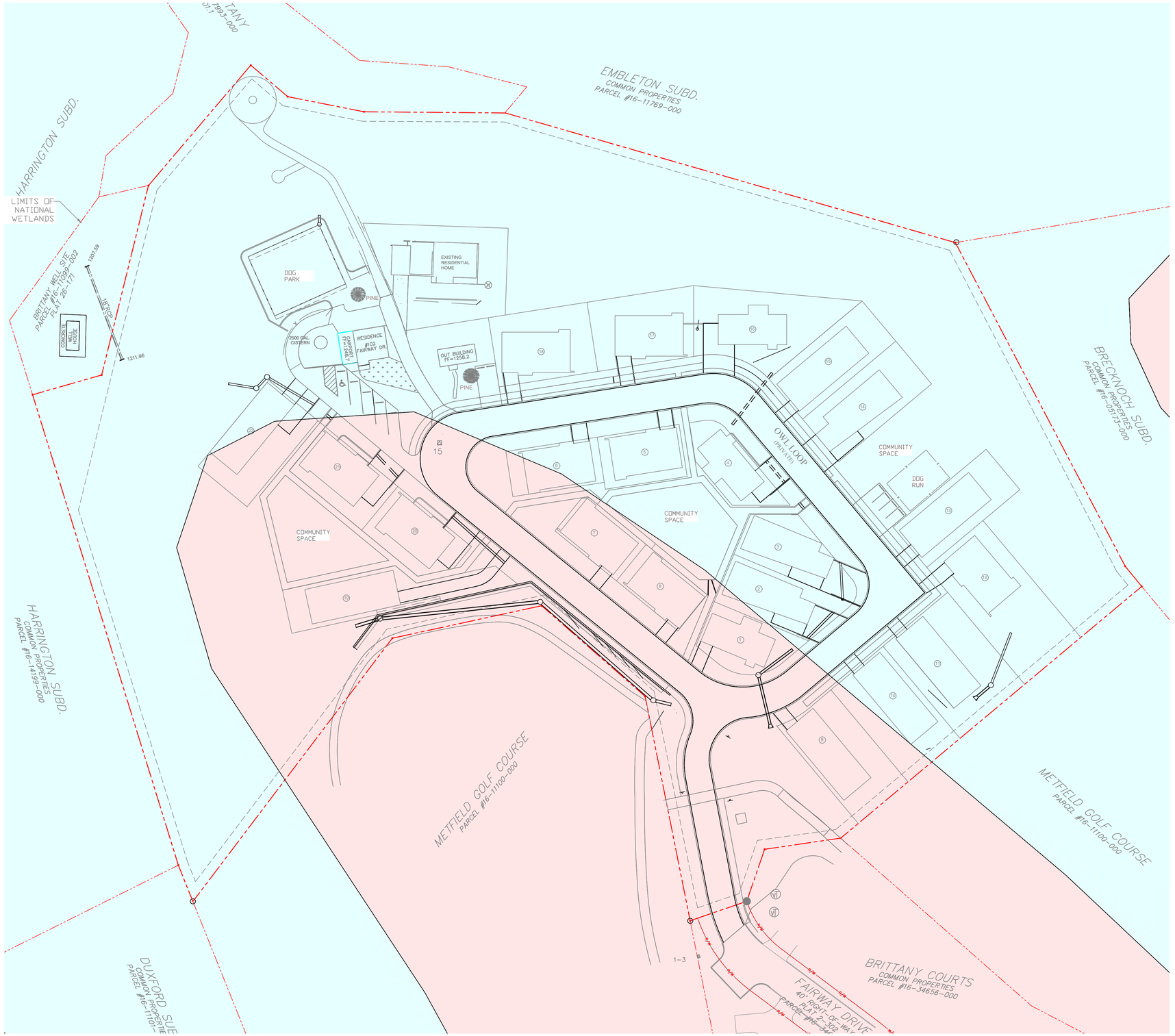
REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.11
GRADING PLAN
SOUTHEAST
PROJECT NUMBER:
230082
DATE:
10/22/2025

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



SOIL TYPES

CvF, CLARKSVILLE EXTREMELY GRAVELLY SILT LOAM, 12 TO 50 PERCENT SLOPES, RATING = SC

NfD, NIXA VERY GRAVELLY SILT LOAM, 8 TO 12 PERCENT SLOPES, RATING = PT

PLAN

40 (IN FEET) 0 20 40

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #2050

REVISIONS

NO.	DESCRIPTION	BY	DATE

C-4.12

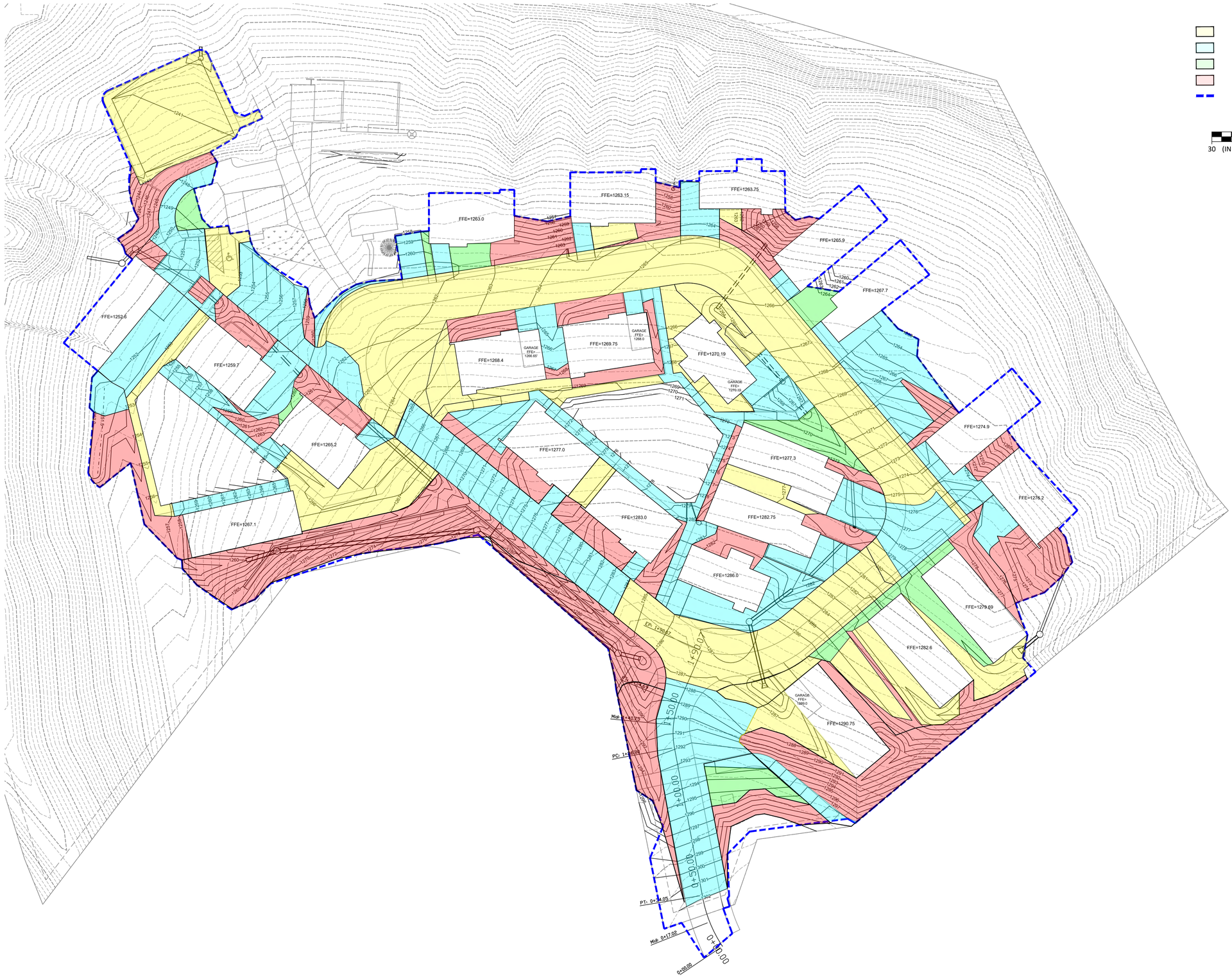
UNIFIED SOILS TYPES

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

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

PROJECT NUMBER: 230082
DATE: 10/22/2025



SLOPE NOTES:

ALL SLOPES OF GREATER THAN 3:1 SLOPE TO BE STABILIZED WITH TURF REINFORCEMENT MAT OR APPROVED EQUAL. SEE DRAINAGE PLAN FOR DETAIL.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4350

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

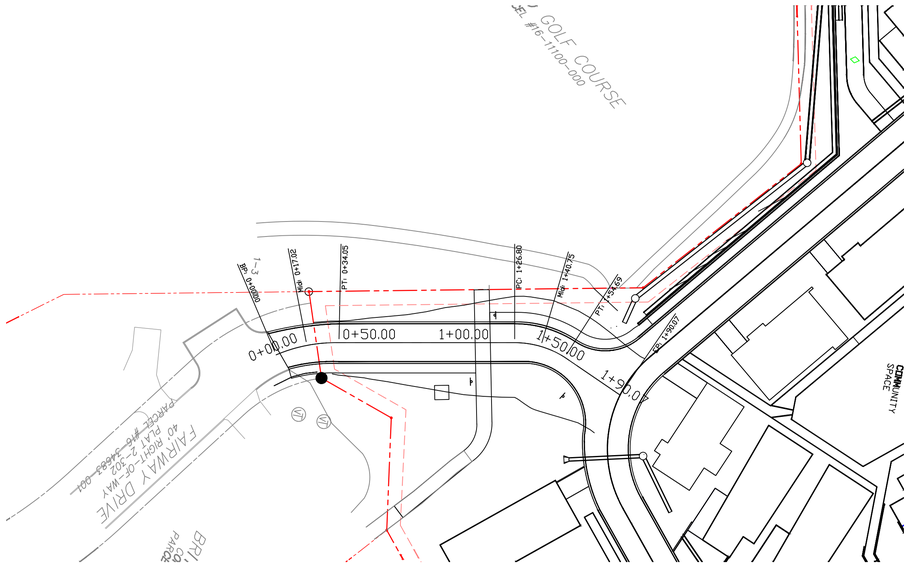
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.13

GRADING SLOPES

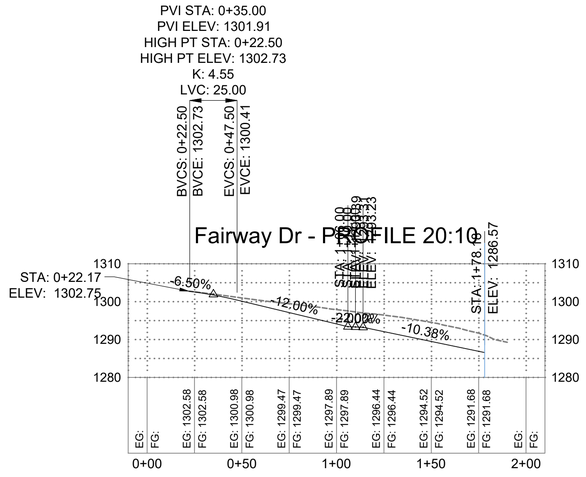
PROJECT NUMBER: 230082
DATE: 10/22/2025

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



PLAN

40 (IN FEET) 0 20 40



ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25

ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

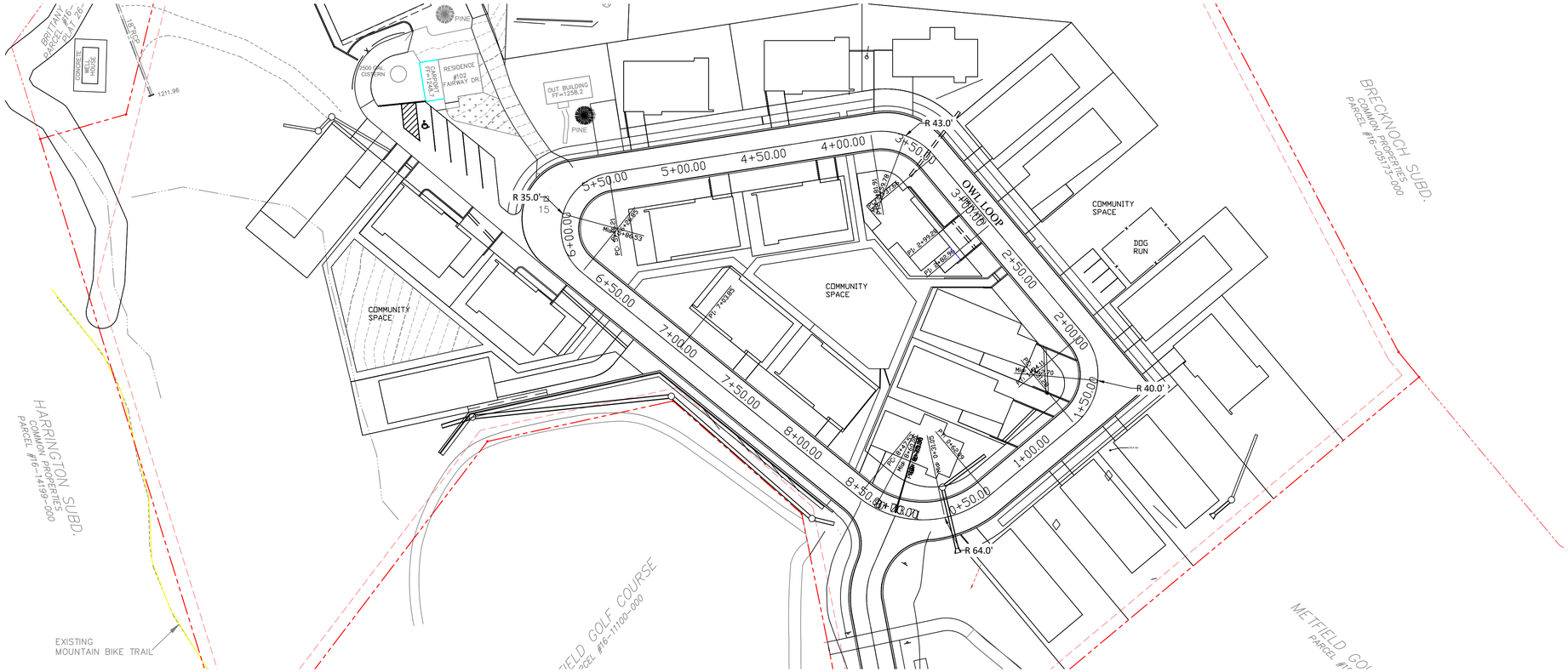
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

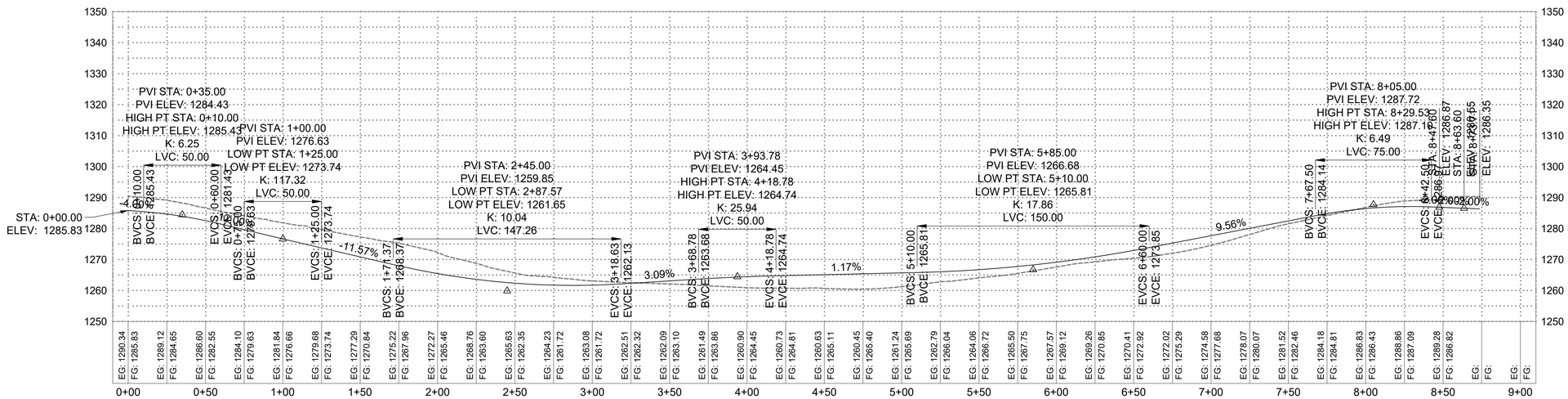
C-4.14

FAIRWAY DR PROFILE

PROJECT NUMBER:
230082
DATE:
10/22/2025

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





ARKANSAS CERTIFICATE OF AUTHORITY #4000

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOHN JASON ECCHART
PE-11536
10-22-25

REVISIONS			
NO.	DESCRIPTION	BY	DATE

OWL COMMONS

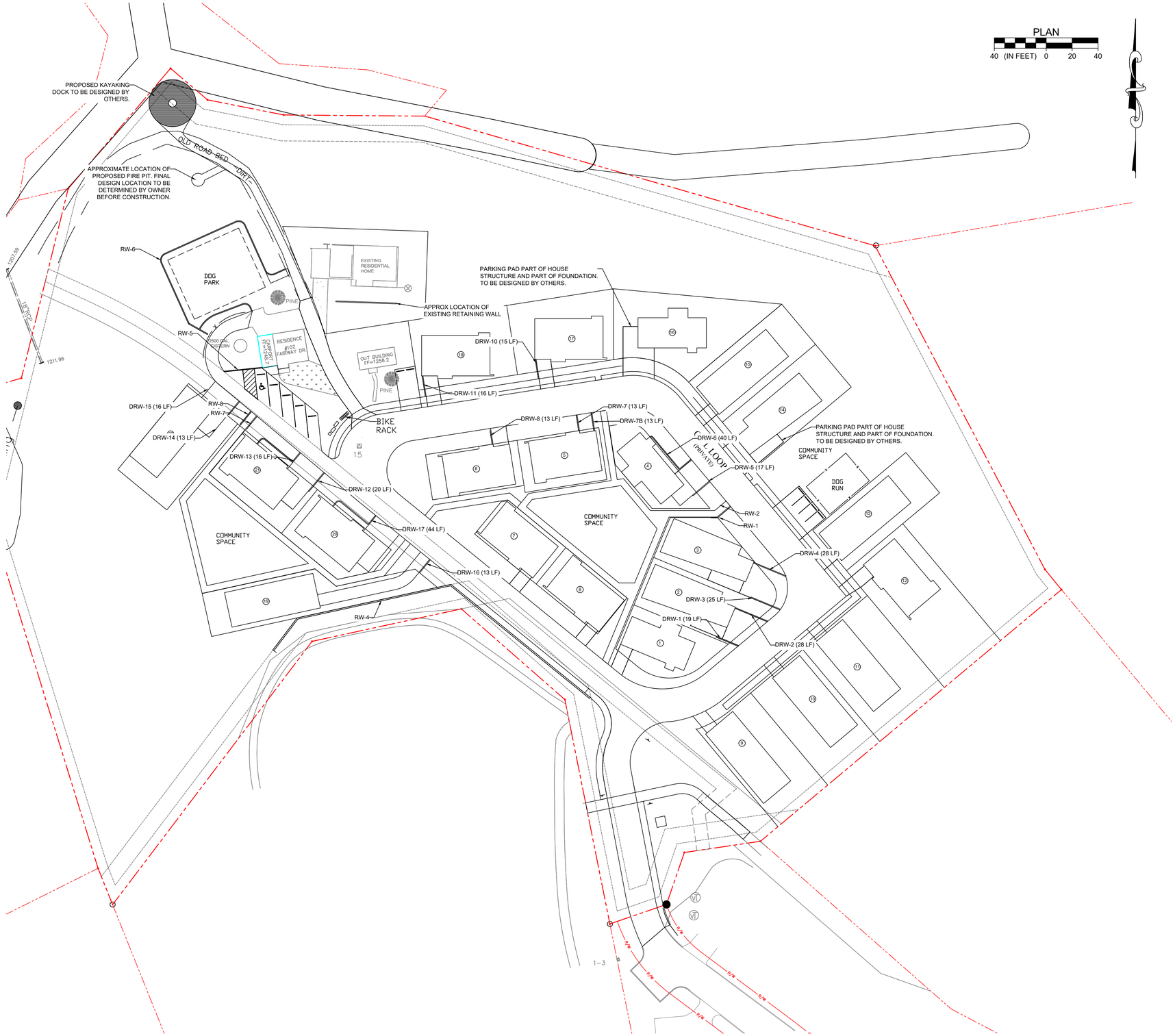
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.15

OWL LOOP PROFILE

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-500-2500
2224 OAK ST.
CARTHAGE, MO 64836



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

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.

4. RETAINING WALLS CONNECTED TO THE STRUCTURE ARE TO BE PERMITTED SEPARATELY AFTER SELECTION OF HOUSES BY DEVELOPER AND ARE SHOWN FOR REFERENCE ONLY. THESE DRIVEWAYS HAVE A DESIGNATION OF DRW-#.

RETAINING STRUCTURE DATA		
NO.	LENGTH	MAXIMUM HEIGHT
RW-1	18'	2.25'
RW-2	38'	2.25'
RW-3	UNUSED	UNUSED
RW-4	300'	4.1'
RW-5	30'	4.2'
RW-6	234'	9.5'
RW-7	13'	2.25'
RW-8	13'	2.25'
DRW-1	19'	2.25'
DRW-2	28'	3.8'
DRW-3	25'	2.25'
DRW-4	28'	2.25'
DRW-5	17'	2.25'
DRW-6	40'	4.7'
DRW-7	13'	2.4'
DRW-7B	13'	2.4'
DRW-8	13'	2.3'
DRW-9	UNUSED	UNUSED
DRW-10	15'	5.25'
DRW-11	16'	2.0'
DRW-12	20'	2.25'
DRW-13	16'	2.25'
DRW-14	13'	2.25'
DRW-15	16'	2.25'
DRW-16	13'	2.25'
DRW-17	44'	2.25'

*GRADE ELEVATIONS FOR RETAINING WALLS ON GRADING PLANS, SHEETS C-4.3-4.11

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON EDWARDS
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #2050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

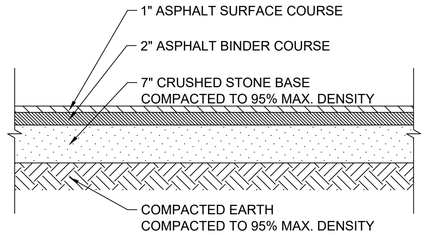
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-4.16

RETAINING WALL OVERVIEW

PROJECT NUMBER: 230082
DATE: 10/22/2025

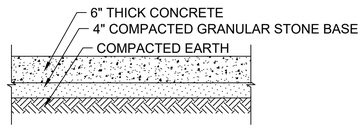
ZANEVAN ENGINEERING
PHONE: 417-900-2500
1221 OAK ST.
CARTHAGE, MO 64836



PAVING DETAIL

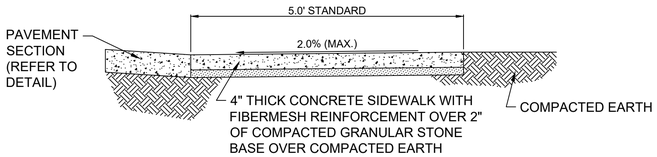
NOT TO SCALE

NOTE:
PAVEMENT SHALL BE CONSTRUCTED WITH LONGITUDINAL CRACK CONTROL JOINT IN CENTER. JOINT SHALL BE 1 ½" DEEP AND MAY BE CONSTRUCTED BY EITHER SAWING OR TOOLING.



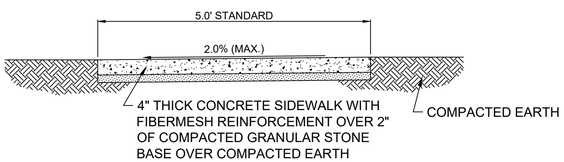
CONCRETE PAVEMENT DETAIL

NOT TO SCALE



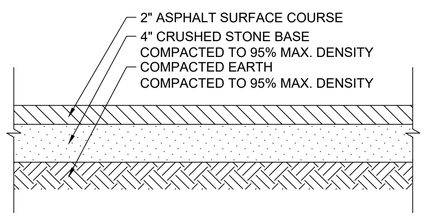
4" CONCRETE SIDEWALK (ADJACENT TO ROADWAY)

NOT TO SCALE



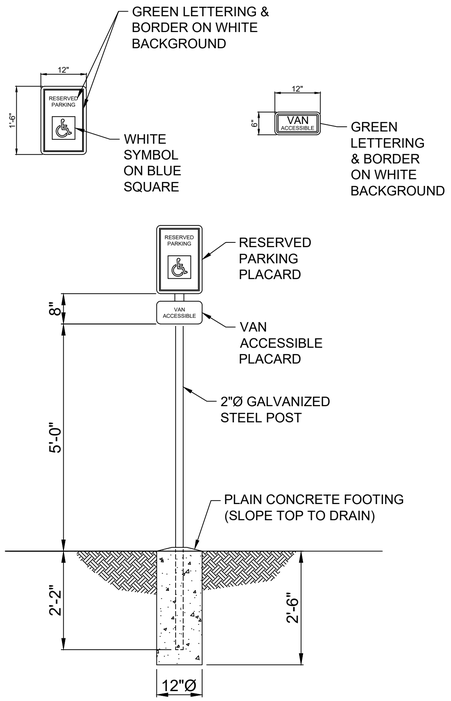
4" CONCRETE SIDEWALK

NOT TO SCALE



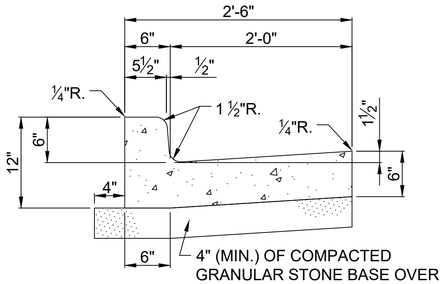
GOLF CART PATH DETAIL

NOT TO SCALE



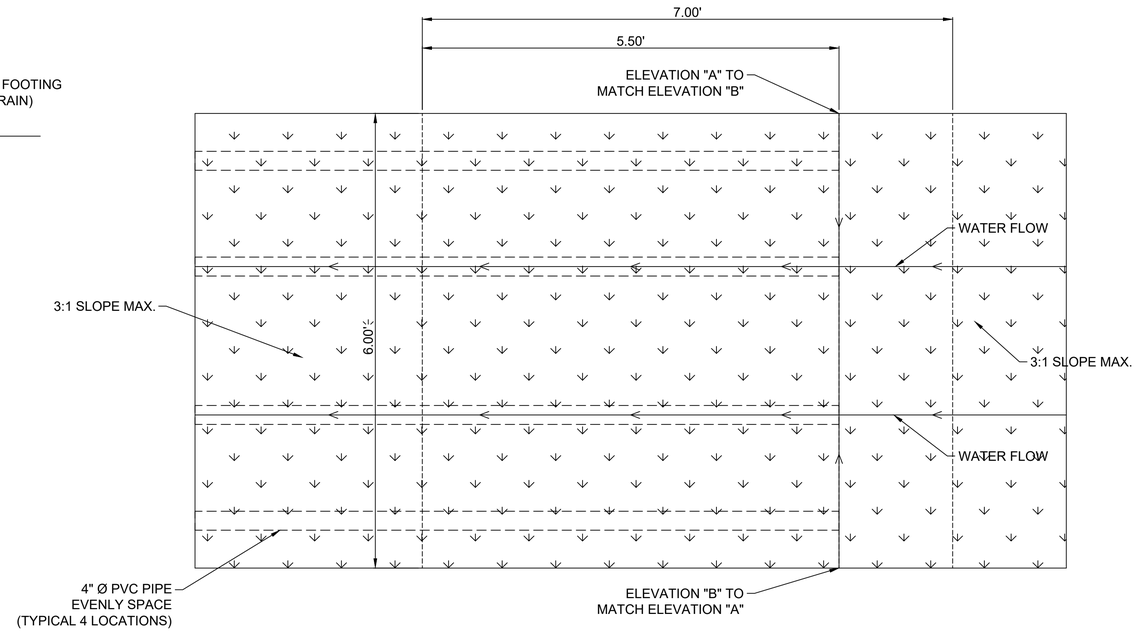
ADA SIGNAGE DETAIL

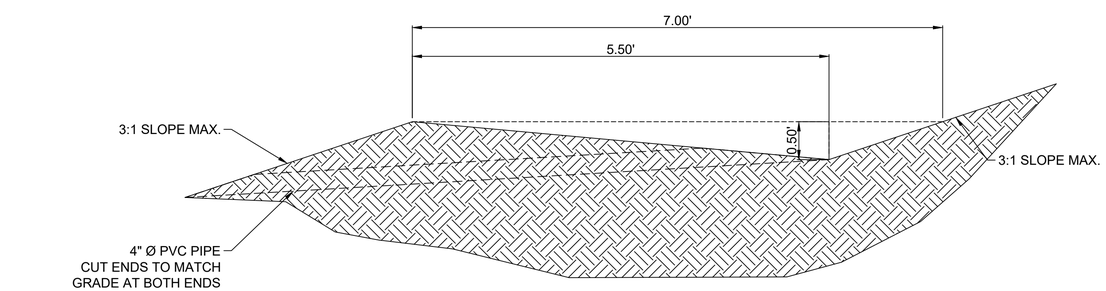
NOT TO SCALE



GUTTER FLUME

1" = 1'-0"





VEGETATED LEVEL SPREADER

NOT TO SCALE

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4350

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

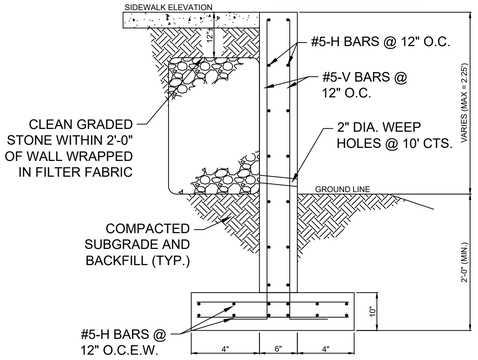
C-5.0
DETAILS

PROJECT NUMBER: 230082
DATE: 10/22/2025

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

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.



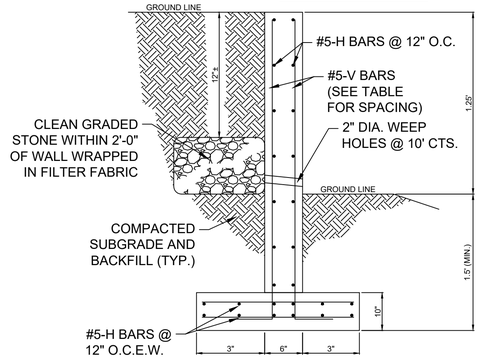
CONCRETE RETAINING WALL RW-1

NOT TO SCALE

*ALSO APPLICABLE TO SECTIONS RW-2, RW-7, RW-8, DRW-1, DRW-3, DRW-4, DRW-5, DRW-8, DRW-12, DRW-13, DRW-14, DRW-15, DRW-16, DRW-17

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.



CONCRETE RETAINING WALL RW-3

NOT TO SCALE

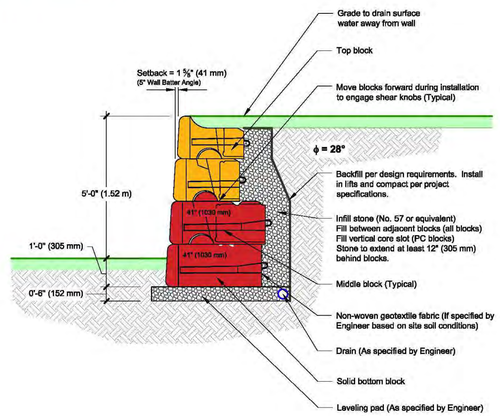
ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION A | NO LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

4 BLOCK HIGH SECTION
(2) 28" (710 mm) Blocks
(2) 41" (1030 mm) Blocks

Geogrid Rolls Required per Wall Length		
Type	Rolls / linear ft	Rolls / linear m
No Geogrid Needed		

PRELIMINARY
Professional Engineering Design Required for Construction.



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	B. Lindfors	TITLE:	**Preliminary Wall Section** Silty Sand or Clayey Sand, Ø=28° No Live Load Surcharge, No Back Slope, No Toe Slope
APPROVED BY:	J. Johnson		
DATE:	Oct 30, 2015		
SHEET:	1 of 1	FILE:	A_28_PC_41_72_cad.dwg

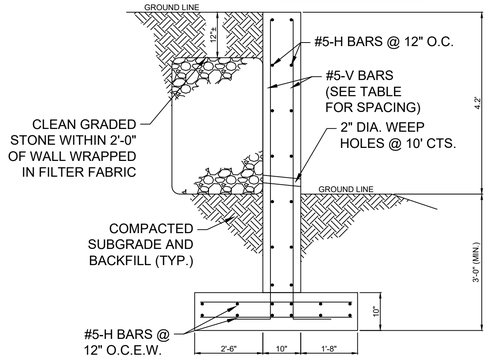
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(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

CONCRETE RETAINING WALL RW-4

NOT TO SCALE
*FINAL DESIGN TO BE PROVIDED BY SUPPLIER

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.



CONCRETE RETAINING WALL RW-5

NOT TO SCALE

ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION A | NO LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

Geogrid Rolls Required per Wall Length		
Type	Rolls / linear ft	Rolls / linear m
5XT	± 0.26	± 0.85

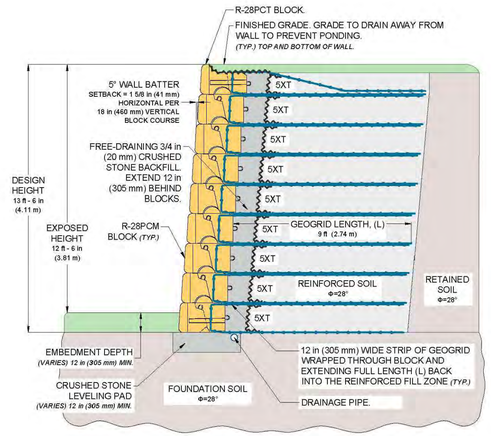
9 BLOCK HIGH SECTION
(9) 28 in (710 mm) Blocks

PRELIMINARY
Professional Engineering Design Required for Construction

Geogrid cut length:
= 9 ft + 9 ft + 3 ft
= 21 ft (6.40 m)

9 ft (2.74 m)

Geogrid shall be 12 in (305 mm) wide strips of Mirafi geogrid, type as noted. Geogrid shall be **Factory cut** and **Certified** for width and strength by Solmax Mirafi.



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	EGS	TITLE:	**Preliminary Wall Section** Silty Sand or Clayey Sand, Φ=28° No Live Load Surcharge, No Back Slope, No Toe Slope
APPROVED BY:	LBH		
DATE:	09-JUL-2025		
SHEET:	1 of 1	FILE:	A_28_PCASD_28_162_cad.dwg

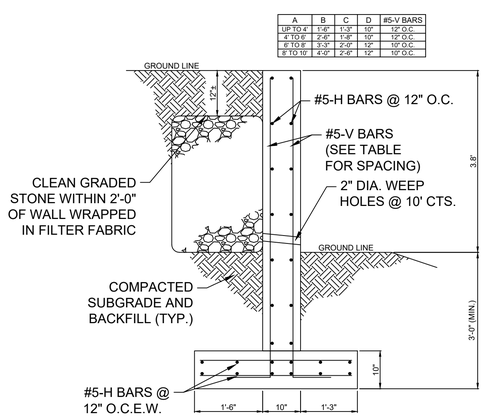
REDI-ROCK®
8212 M-119, Harbor Springs, MI 49740
(866) 222-8400 • engineering@redi-rock.com
www.redi-rock.com

CONCRETE RETAINING WALL RW-6

NOT TO SCALE
*FINAL DESIGN TO BE PROVIDED BY SUPPLIER

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.

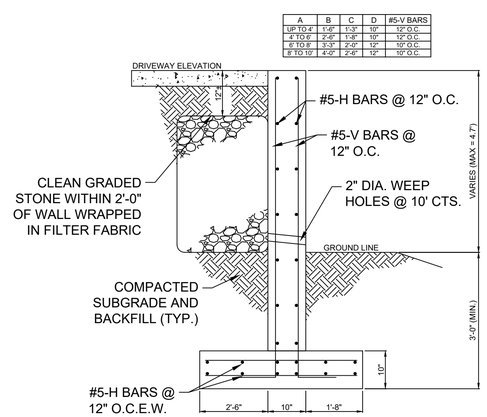


CONCRETE RETAINING WALL DRW-2

NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.



CONCRETE RETAINING WALL DRW-6

NOT TO SCALE

ARKANSAS REGISTERED PROFESSIONAL ENGINEER PE-11536 JASON EICHMEIER
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

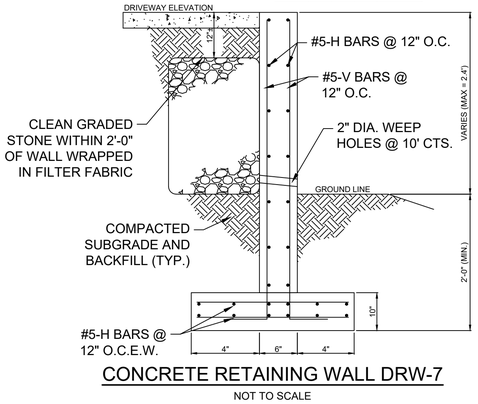
OWL COMMONS
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-5.1
RETAINING WALL DETAILS
PROJECT NUMBER: 230082
DATE: 10/22/2025

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

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.

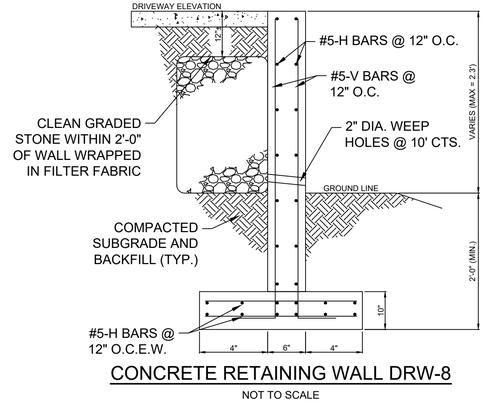


CONCRETE RETAINING WALL DRW-7

NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.

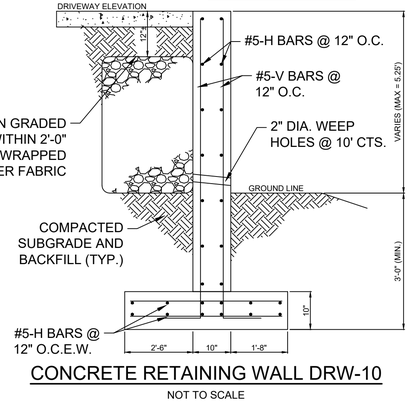


CONCRETE RETAINING WALL DRW-8

NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.

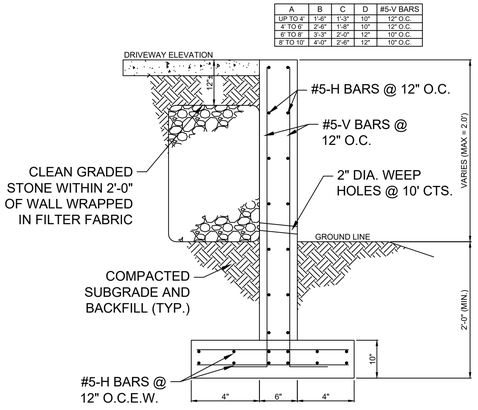


CONCRETE RETAINING WALL DRW-10

NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. LENGTH AND PLACEMENT OF ALL BARS SHALL PROVIDE FOR 1-1/2" CLEAR TO FORMED OR FINISHED EDGE OF WALL OR FOOTING AND 3" CLEAR AT BOTTOM OF FOOTING
3. WEEP HOLES, FILTER FABRIC WRAP & CLEAN STONE SHALL BE CONSIDERED INCIDENTAL TO THE ITEM " CONCRETE RETAINING WALL".

A	B	C	D	#5-V BARS
UP TO 4'	1'-6"	1'-3"	10"	12" O.C.
4' TO 6'	2'-6"	1'-8"	10"	12" O.C.
6' TO 8'	3'-3"	2'-0"	12"	10" O.C.
8' TO 10'	4'-0"	2'-6"	12"	10" O.C.



CONCRETE RETAINING WALL DRW-11

NOT TO SCALE



10-22-25

ARKANSAS CERTIFICATE OF AUTHORITY #4350

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

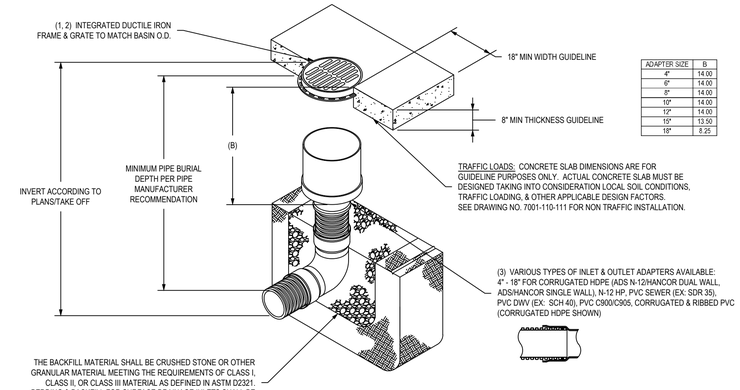
C-5.2

RETAINING WALL DETAILS

PROJECT NUMBER: 230082
DATE: 10/22/2025

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

NYLOPLAST 18" INLINE DRAIN: 2718AG _ _ X



ADAPTER SIZE	B
4"	14.00
6"	14.00
8"	14.00
10"	14.00
12"	14.00
15"	13.50
18"	8.25

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

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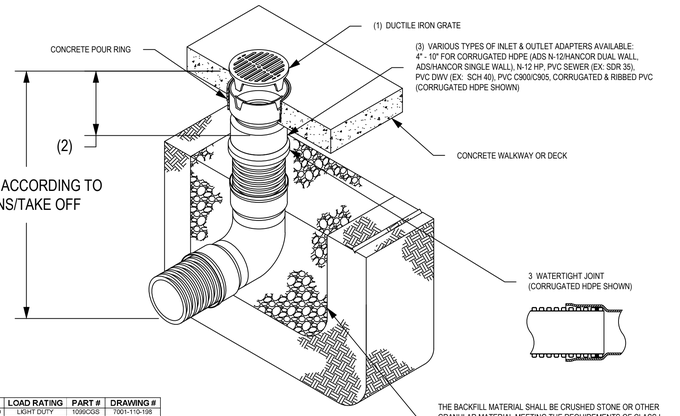
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 18 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-027 REV E

NYLOPLAST 10" INLINE DRAIN: 2710AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	1099CGS	7001-110-198
SOLID COVER	LIGHT DUTY	1099CGC	7001-110-199
BRONZE	N/A	1099CGB	7001-110-200
DOME	N/A	1099CGD	7001-110-201

1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), & PVC SEWER.

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DRAWN BY	EBC	MATERIAL	
DATE	11-15-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:16	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 10 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-034 REV F

Section 2722

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The inline drain required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the inline drain body by use of a **swage mechanical joint**. The raw material used to manufacture the pipe stock that is used to manufacture the inline drain body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates furnished for all surface drainage inlets shall be ductile iron grates for sizes 8", 10", 12", 15", 18", 24" and 30" shall be made specifically for each fitting so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for inline drains shall be capable of supporting H-20 wheel loading for traffic areas or H-10 loading for pedestrian areas. 12" and 15" square grates will be hinged to the frame using pins. Metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron. Grates shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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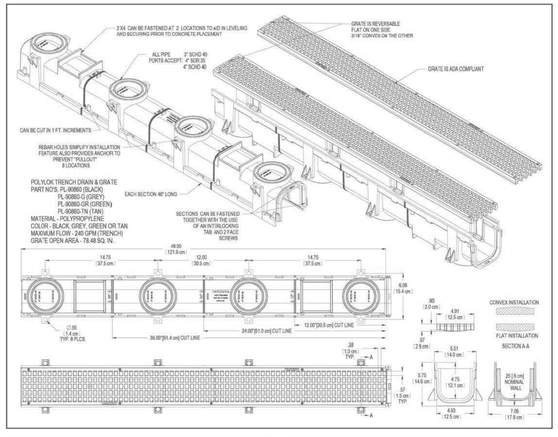
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DATE	03-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:1	SHEET 1 OF 1

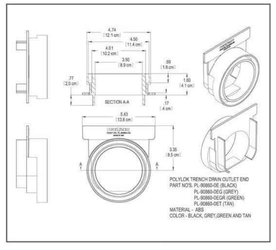
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

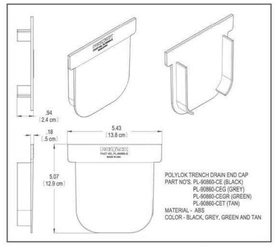
TITLE: 8 IN - 30 IN INLINE DRAIN SPECIFICATIONS

DWG NO. 7003-110-009 REV H

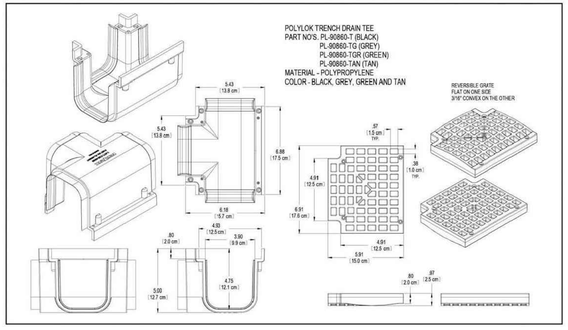
Product Specifications

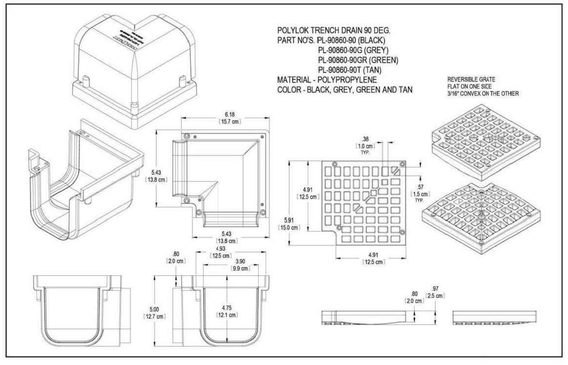






Product Specifications





ADS POLYLOK TRENCH DRAIN SYSTEM DETAILS

NOT TO SCALE

5 6

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-5.3
NYLOPLAST INLET DETAILS

PROJECT NUMBER: 230082
DATE: 10/22/2025

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

LEGEND

- WATER MAIN
- 3"Ø SEWER PRESSURE MAIN
- PROPOSED UNDERGROUND ELECTRIC CONDUIT
- PROPOSED HYDRANT
- PROPOSED DUAL METER
- PROPOSED INDIVIDUAL METER
- PROPOSED INDIVIDUAL PRESSURIZED FORCE MAIN METER
- PROPOSED GRINDER PUMP
- EXISTING INDIVIDUAL PRESSURIZED FORCE MAIN (TO BE TIED INTO PROPOSED SYSTEM)

PLAN

30 (IN FEET) 0 15 30

NOTE:

METER AND SERVICE LINE LOCATION IS APPROXIMATE. EXACT LOCATIONS TO BE ADJUSTED DURING SELECTION OF HOUSE LAYOUT ON EACH LOT. CONTACT ENGINEER IF DISCREPANCY OCCURS. EXACT ROUTES FOR SERVICE LINES TO BE ADJUSTED AS NECESSARY.

SERVICE LINE CROSSINGS ARE TO MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE FROM OTHER UTILITIES. SEWER SERVICE TO BE BELOW OTHER SERVICES WHEREVER POSSIBLE.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECONAST
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

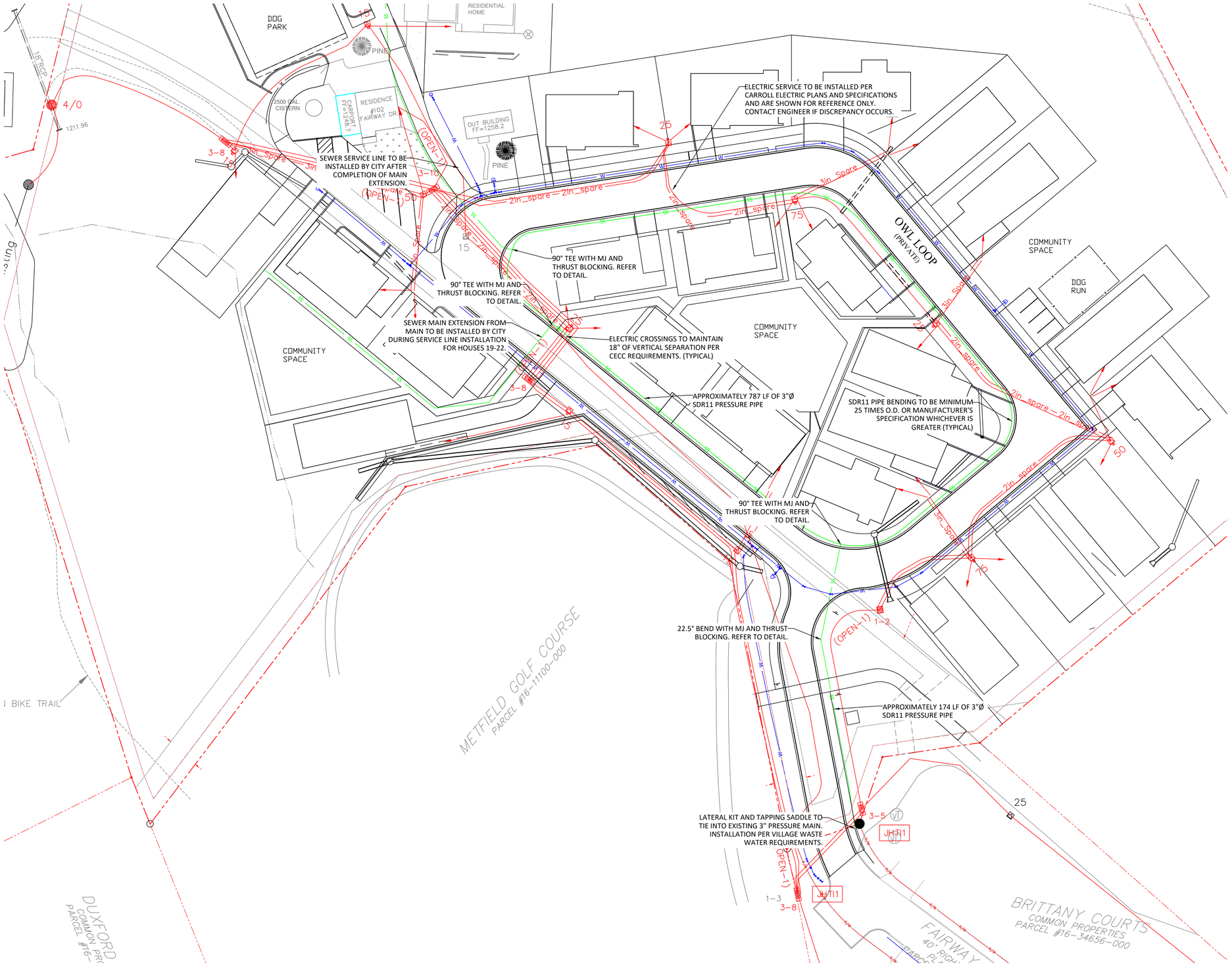
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-6.0

UTILITY OVERVIEW & SERVICE LINES

PROJECT NUMBER: 230082
DATE: 10/22/2025

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



ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4000

REVISIONS

NO.	DESCRIPTION	BY	DATE

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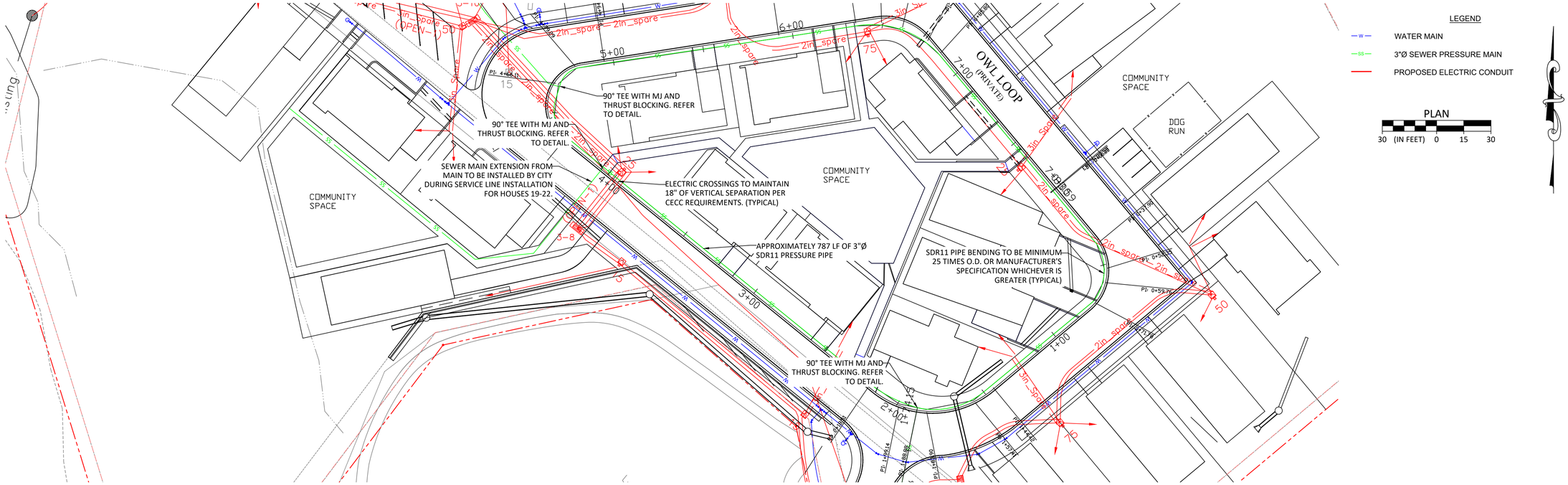
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

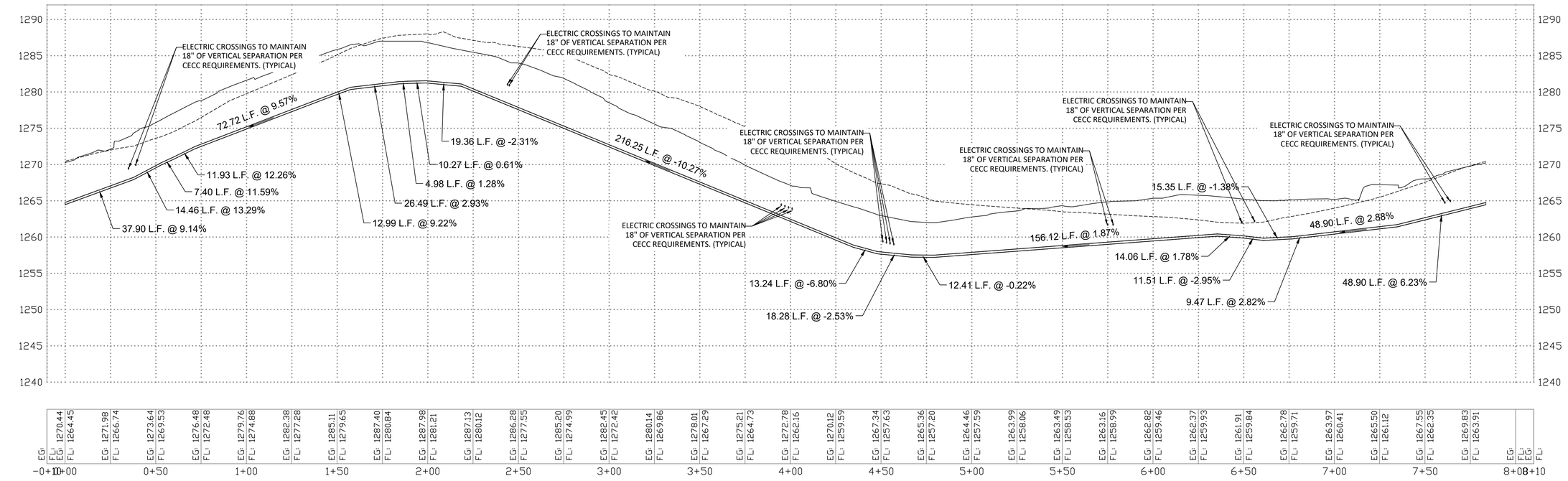
C-7.0

SEWER MAIN LAYOUT

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-800-2500
1227 OAK ST.
CARTHAGE, MO 64836





ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON EGNATZ
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

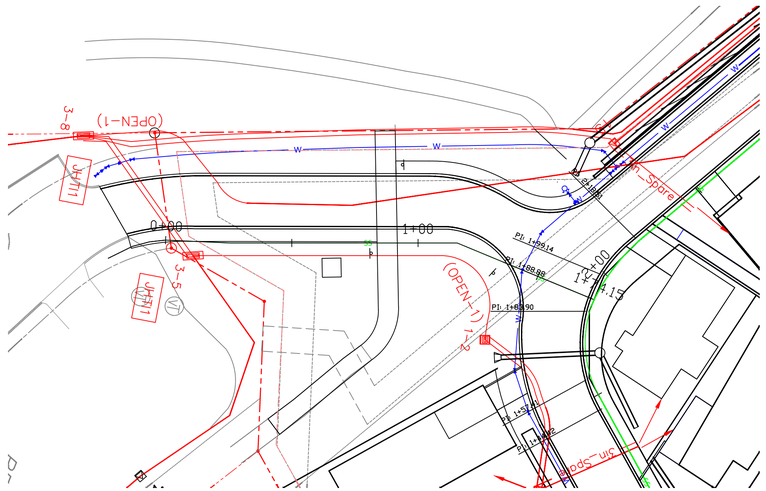
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-7.1

SEWER MAIN PROFILE

PROJECT NUMBER: 230082
DATE: 10/22/2025

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



LEGEND

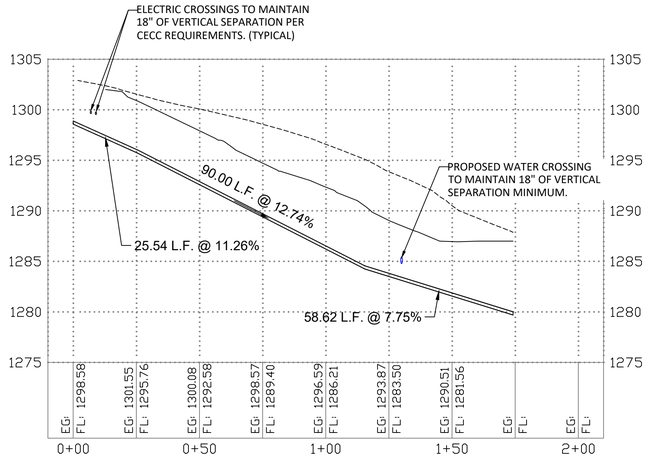
—W— WATER MAIN

—SS— 3"Ø SEWER PRESSURE MAIN

PROPOSED ELECTRIC CONDUIT

PLAN

30 (IN FEET) 0 15 30



ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4090

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

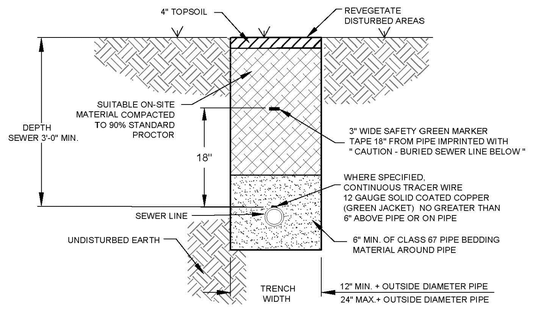
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-7.2

SEWER MAIN PROFILE

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-500-2500
1221 OAK ST.
CARTHAGE, MO 64836



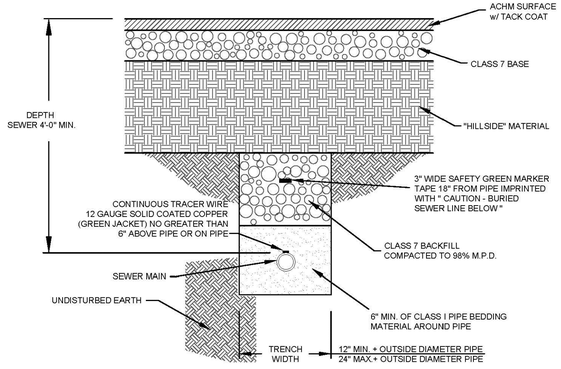
NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
4. PIPE BEDDING SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3/4"

SEWER TRENCH

(NON-PAVED AREA)

CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE (479) 575-8206 FAX NO. (479) 575-8221	TITLE: SEWER DETAILS	DATE: MAY 23, 2022
		DESCRIPTION: SEWER TRENCH (NON-PAVED AREA)	SHEET: S1



SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION

NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
4. PIPE BEDDING SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3/4".

CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE (479) 575-8206 FAX NO. (479) 575-8221	TITLE: SEWER DETAILS	DATE: MAY 23, 2022
		DESCRIPTION: SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	SHEET: S3

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4350

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

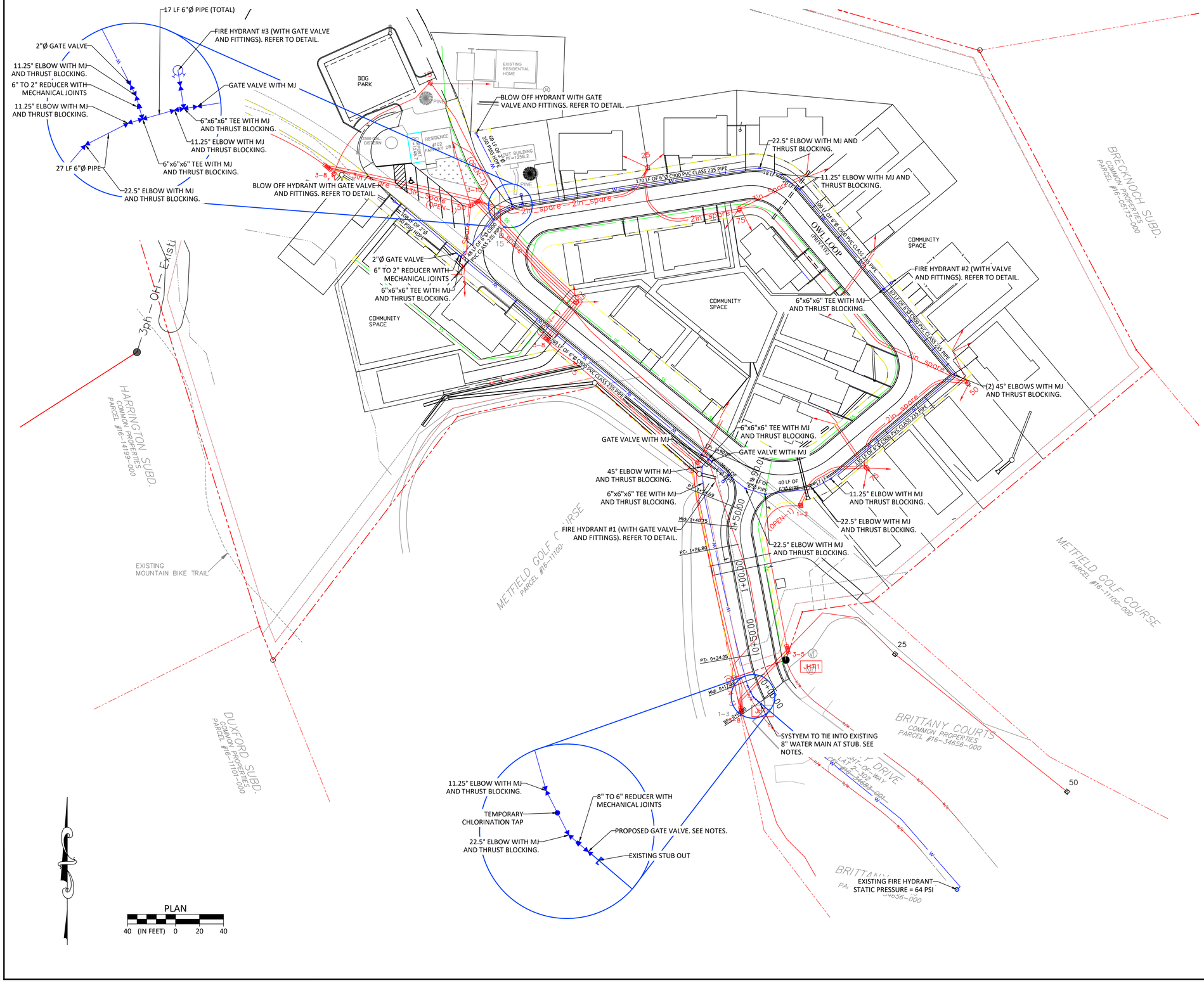
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-7.3

SEWER DETAILS

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE 417-920-2500
1221 OAK ST.
CARTHAGE, MO 64836



LEGEND

- WATER MAIN
- 3"Ø SEWER PRESSURE MAIN
- PROPOSED ELECTRIC CONDUIT

PRESSURE DATA

STATIC FLOW

EXISTING FIRE HYDRANT	94 PSI (PER BV POA)
PROPOSED FH #1	101 PSI
PROPOSED FH #2	107 PSI
PROPOSED FH #3	113 PSI

RESIDUAL FLOW

EXISTING FIRE HYDRANT	65 PSI (PER BV POA)
PROPOSED FH #1	73 PSI
PROPOSED FH #2	78 PSI
PROPOSED FH #3	85 PSI

FIRE FLOW (750 GPM FOR 1 HOUR)

PROPOSED FH #1	45 PSI
PROPOSED FH #2	49 PSI
PROPOSED FH #3	56 PSI

DEPTH FOR MAIN IMPROVEMENTS TO BE NO LESS THAN 36 INCHES EXCEPT WHERE IN CONFLICT WITH ELECTRICAL CROSSINGS, WHEREIN WATER MAINS SHOULD BE A MINIMUM 18 INCHES OF SEPARATION FROM CARROLL ELECTRIC CONDUITS.

NOTES:

EXISTING CITY PLANS SHOW A GATE VALVE PAST THE EXISTING STUB AT THE END OF THE EXISTING 8 INCH MAIN; HOWEVER, THE GATE VALVE COULD NOT BE FIELD LOCATED. CONTRACTOR TO CONFIRM THE ABSENCE OF GATE VALVE BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO COORDINATE WITH BVPOA TO INSTALL PROPOSED GATE VALVE.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON EDWARDS
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-8.0

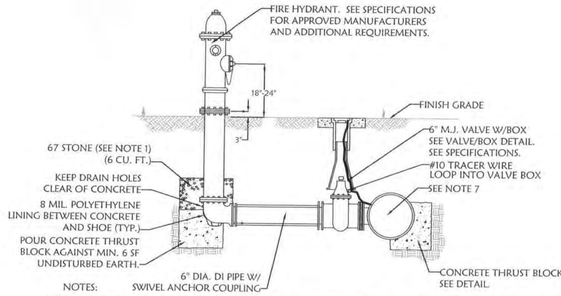
WATER MAIN LAYOUT

PROJECT NUMBER: 230082
DATE: 10/22/2025

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

FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.



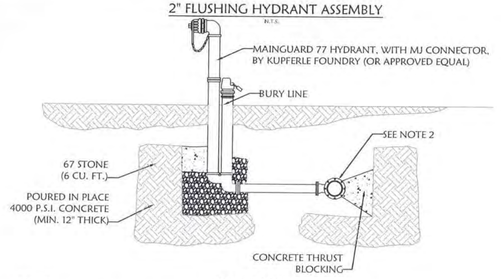
NOTES:

1. DRAINAGE BED SHALL CONSIST OF 6 CF MIN. OF CRUSHED STONE CONFORMING TO ASTM D448, CLASS 67.
2. TRACER WIRE SHALL BE LOOPED INTO VALVE BOX AND BONDED TO MAIN LINE TRACER WIRE.
3. HYDRANT SHALL BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE SHALL FACE CURB UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. M.J. ANCHOR TEE SHALL BE USED (SEE SPECIFICATIONS)
8. HYDRANTS TO BE SET AT DEPTHS GREATER THAN 6.0' SHALL BE SET WITH A MODIFIED HYDRANT SETTING. (CONTACT ENGINEER FOR DETAILED DRAWING FOR DEEP DEPTH HYDRANT SETTINGS).
9. POLYWRAP ENTIRE HYDRANT ASSEMBLY. INCLUDING SHOE, PIPE, VALVE, AND TEE. DO NOT COVER WEEP HOLE DRAIN.
10. HYDRANTS SHALL BE SET AT A MINIMUM OF 36" BACK OF CURB, BUT NOT IN SIDEWALK, FIRE LANE, OR RADIUS; OR AS DIRECTED BY ENGINEER.
11. FOR PAYMENT PURPOSES, HYDRANT ASSEMBLY INCLUDES TEE, GATE VALVE, 6" DI PIPE AND ALL OTHER APPURTENANCES. THESE ITEMS ARE TO BE INCLUDED IN THE UNIT PRICE AND WILL NOT BE PAID FOR SEPARATELY OR UNDER OTHER LINE ITEMS.

FIRE HYDRANT	LAST REVISED: 7/7/2014

2" FLUSHING HYDRANT ASSEMBLY

N.T.S.



ELEVATION VIEW

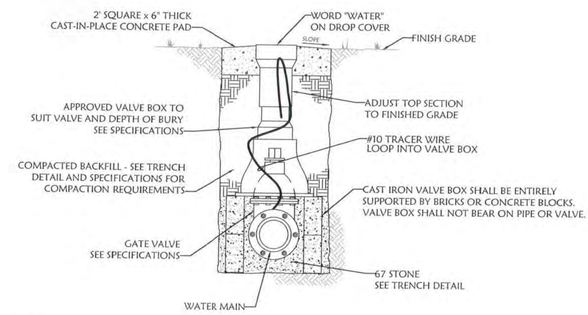
NOTES:

1. DRAINAGE BED SHALL CONSIST OF 8 CU FT CRUSHED STONE CONFORMING TO ASTM D448, CLASS 67.
2. USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS PER SPECIFICATIONS.
3. HYDRANT SHALL BE BLOCKED AGAINST FIRM SOIL AS SHOWN. DO NOT COVER WEEP HOLE DRAIN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. NOZZLE SHALL FACE CURB UNLESS OTHER-WISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHALL NOT BE SET CLOSER THAN 4.0' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. POLYWRAP ENTIRE HYDRANT ASSEMBLY. DO NOT COVER WEEP HOLE DRAIN.

FLUSHING HYDRANT	LAST REVISED: 7/7/2014

GATE VALVE AND VALVE BOX INSTALLATION

N.T.S.



NOTES:

1. IF DEPTH OF BURY EXCEEDS 4', A SELF-LOCKING VALVE EXTENSION SHALL BE REQUIRED. THE EXTENSION STEM SHALL EXTEND TO 2' BELOW THE LID OF THE VALVE BOX. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. TRACER WIRE SHALL BE LOOPED INTO VALVE BOX AND BONDED TO MAIN LINE TRACER WIRE.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GATE VALVE	LAST REVISED: 7/7/2014

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
	TYPE OF FITTINGS					
	TEE	90°	45°	22 1/2°	11 1/4°	PLUG
2"	1	1	1	1	1	1
3"	2	2	1	1	1	2
4"	3	3	2	1	1	3
6"	5	7	4	2	1	5
8"	9	12	7	4	2	9
12"	19	27	15	8	4	19
16"	34	47	26	13	7	34
18"	42	60	33	17	9	42

SIZE	REQUIRED CU. YD. OF P.C. CONCRETE FOR VERTICAL THRUST BLOCKING*			
	TYPE OF FITTINGS			
	90°	45°	22 1/2°	11 1/4°
2"	0.4	0.2	0.1	0.1
3"	0.9	0.5	0.3	0.2
4"	1.5	0.8	0.9	0.2
6"	3.3	1.8	0.9	0.5
8"	5.8	3.2	1.6	0.5
12"	13.1	7.1	3.6	1.9
16"	23.2	12.6	6.4	3.3
18"	29.4	15.9	8.1	4.1

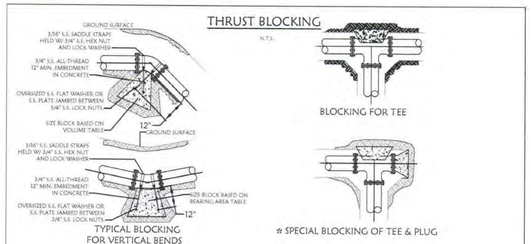
NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH MEGALUG RETAINER GLANDS.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLY WRAP.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED WITH CONCRETE.
7. REACTION BACKING TABLE IS BASED ON 300 PSI TEST PRESSURE AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY ENGINEER.
8. SEE SPECIFICATIONS FOR CONCRETE REQUIREMENTS.
9. REACTION BACKING TABLE BASED UPON ASSUMED 330 PSI DESIGN PRESSURE (220 PSI STATIC PRESSURE PLUS 110 PSI WATER HAMMER) AND 2,000 PSF SOIL BEARING PRESSURE. ENGINEER SHALL PROVIDE DESIGN CALCULATIONS IF CONDITIONS VARY FROM THOSE ASSUMED OR WHEN REQUIRED BY BVVPOA.

THRUST BLOCK SIZE TABLE	LAST REVISED: 7/7/2014

THRUST BLOCKING

N.T.S.



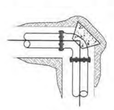
TYPICAL BLOCKING FOR VERTICAL BENDS

BLOCKING FOR TEE

* SPECIAL BLOCKING OF TEE & PLUG



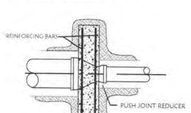
TYPICAL SECTION OF CROSS & 2 PLUG BLOCKING



TYPICAL BLOCKING FOR HORIZONTAL BENDS



TYPICAL SECTION OF CROSS & PLUG BLOCKING



THRUST SUPPORT FOR REDUCER (SIZE TO BE DETERMINED BY BVVPOA)

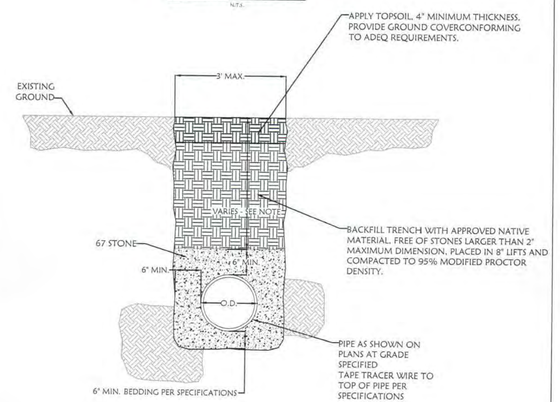
NOTES ON THRUST BLOCKING

1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL AREA SPECIFIED IN REACTION BACKING TABLE UNLESS SPECIFIED OTHERWISE USING 4,000 PSI CONCRETE.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. WEIGHT CALCULATIONS FOR CERTAIN VERTICAL BENDS SHALL BE BASED ON REACTION BACKING TABLE, AS INDICATED.
4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE TUBING TO PREVENT BONDING OF CONCRETE.
5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
7. CLEARANCE ON PIPES BELONGING TO OUGAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES.

THRUST BLOCKS	LAST REVISED: 7/7/2014

TRENCH SECTION - UNPAVED AREAS (DI, PVC, OR HDPE PIPE)

N.T.S.



NOTE: BURY DEPTH FROM TOP OF GROUND TO TOP OF PIPE VARIES. SEE PROFILE FOR BURY DEPTH FOR EACH SECTION OF PIPE. MINIMUM DEPTH OF BURY 36".

TRENCH SECTION - UNPAVED	LAST REVISED: 7/7/2014

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECONNET
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4050

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-8.1

WATER DETAILS

PROJECT NUMBER: 230082
DATE: 10/22/2025

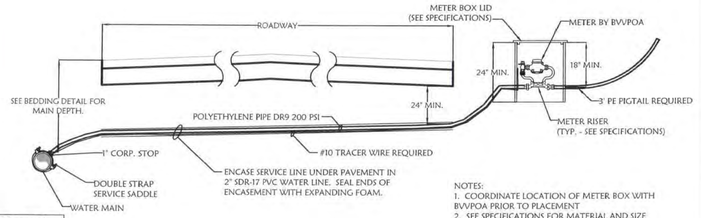
ZANEVAN ENGINEERING
PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

WATER SERVICE DETAIL 1"



DOUBLE SET

SINGLE SET



NOTES:
1. COORDINATE LOCATION OF METER BOX WITH BVVPOA PRIOR TO PLACEMENT
2. SEE SPECIFICATIONS FOR MATERIAL AND SIZE REQUIREMENTS.
3. NOTCH METER BOX TO ALLOW FOR PASSAGE OF SERVICE LINES IN AND OUT OF THE BOX
4. BOX MUST NOT BEAR ON SERVICE LINES.
5. INSTALL BOX WITH TOP OF LID 1" ABOVE SURROUNDING GRADE.

1" WATER SERVICE	LAST REVISED: 7/7/2014

ARKANSAS CERTIFICATE OF AUTHORITY #4050

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
PE-11536
JOHN JASON ECKHART
10-22-25

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-8.2
WATER DETAILS

PROJECT NUMBER:
230082
DATE:
10/22/2025

ZANEVAN
ENGINEERING
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.

CULVERTS BELOW DRIVEWAYS SHOWN ON PLANS ARE PRELIMINARY. PLANS FOR DRIVEWAY CULVERT LOCATION AND SIZING WILL BE PROVIDED AFTER SELECTION OF HOUSE PLANS BY HOMEOWNERS.

PIPE ELEVATION FLOW LINES BELOW ARE FOR REFERENCE ONLY. REFER TO GRADING PLAN FOR DETAILED INFORMATION.

NO NATIONAL WETLANDS OR USACE JURISDICTIONAL AREAS WILL BE IMPACTED BY THE DEVELOPMENT; THEREFORE, NO PERMITTING WILL BE REQUIRED.

THERE IS NO FEMA 1% AEP FLOODPLAIN WITHIN THE PROJECT LIMITS. THE SURROUNDING AREA IS A ZONE X PER MAP NUMBER 05007C0080J, EFF. 09/28/2007. LAKE BRITTANY IS ALSO SHOWN IN ZONE X ON THIS MAP.

PLAN

40 (IN FEET) 0 20 40

LEGEND

- NYLOPLAST INLINE DRAIN
- 4"Ø HDPE PIPE
- 18"Ø RCP PIPE
- PROPOSED STORMWATER EASEMENTS
- DIRECTION OF STORMWATER FLOW

PIPE INFORMATION

ID #	LENGTH	SLOPE	FL UP	FL DN	DIA.
1-1	10.9'	7.34%	1284.8'	1284.0'	24"
1-2	112.1'	9.37%	1284.0'	1273.5'	24"
1-3	120.9'	10.34%	1273.5'	1261.0'	24"
1-4	18.2'	5.49%	1261.0'	1260.0'	24"
3-1	54.0'	7.04%	1266.1'	1262.3'	18"
3-2	23.3'	5.58%	1257.7'	1256.4'	18"
3-3	5.14'	1.95%	1250.7'	1250.6'	18"
3-4	40.2'	12.44%	1250.5'	1245.5'	18"
3-5	8.3'	6.02%	1245.5'	1245.0'	18"
3-6	20'	5.0%	1245.0'	1244.0	18"
8-1	38.1'	1.97%	1284.0'	1283.25'	18"
8-2	31'	0.81%	1283.25'	1283.0'	18"
8-3	29.0'	6.39%	1280.75'	1278.9'	18"
8-4	27.0'	6.49%	1276.75'	1275.0'	18"
8-5	6.33'	1.58%	1267.0'	1266.9'	18"
8-6	22.7'	2.21%	1265.8'	1265.2'	18"
8-7	48.8'	5.74%	1262.8'	1260.0'	18"
10-1	11.7'	38.4%	1276.5'	1272.0'	18"
10-2	82.5'	7.27%	1272.0'	1266.0'	18"
DP-1	10.0'	1.0%	1229.1'	1229.0'	18"

*CFS AT POINT DISCHARGES ARE FOR THE 1% AEP (100-YR) STORM AND INCLUDE THE ENTIRE SUBBASIN DISCHARGING TO THAT POINT.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
PE-11536
JOHN JASON ECONAET
10-22-25
ARKANSAS CERTIFICATE OF AUTHORITY #4000

REVISIONS

NO.	DESCRIPTION	BY	DATE

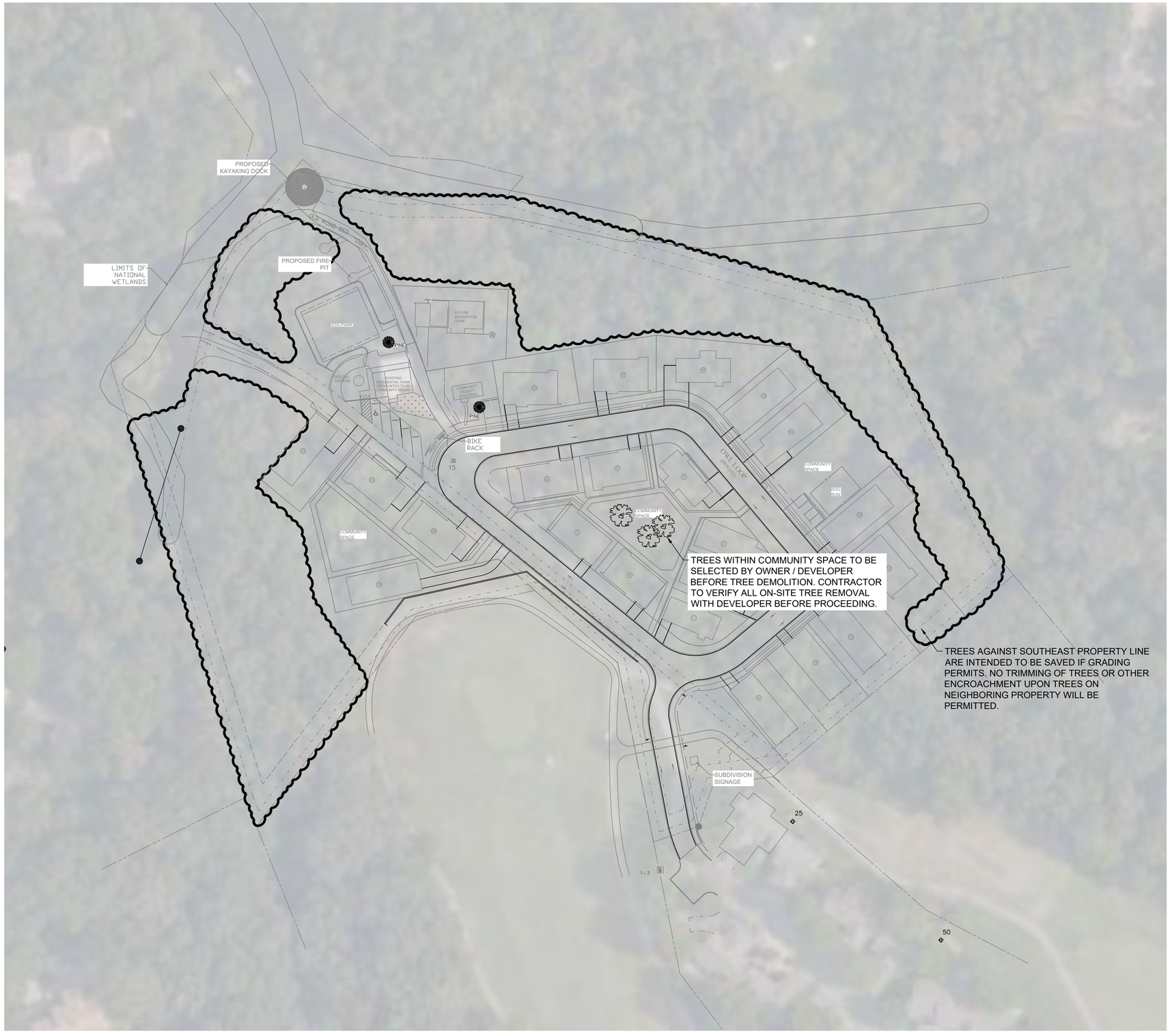
OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-9.0
DRAINAGE PLAN

PROJECT NUMBER: 230082
DATE: 10/22/2025

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



LEGEND

PINE TREE (TO BE RETAINED)

MISC. TREES (TO BE RETAINED)

TREE COVERED AREAS (TO BE RETAINED. REFER TO GRADING PLAN FOR EXACT LIMITS)

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-CONTRUCTION.

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.

APPROXIMATE ACREAGE ALONG NORTH PROPERTY LINES TO BE LEFT UNDISTURBED = 2.75 ACRES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PE-11538
JOHN JASON ECKHART
10-22-25

ARKANSAS CERTIFICATE OF AUTHORITY #4000

REVISIONS

NO.	DESCRIPTION	BY	DATE

OWL COMMONS

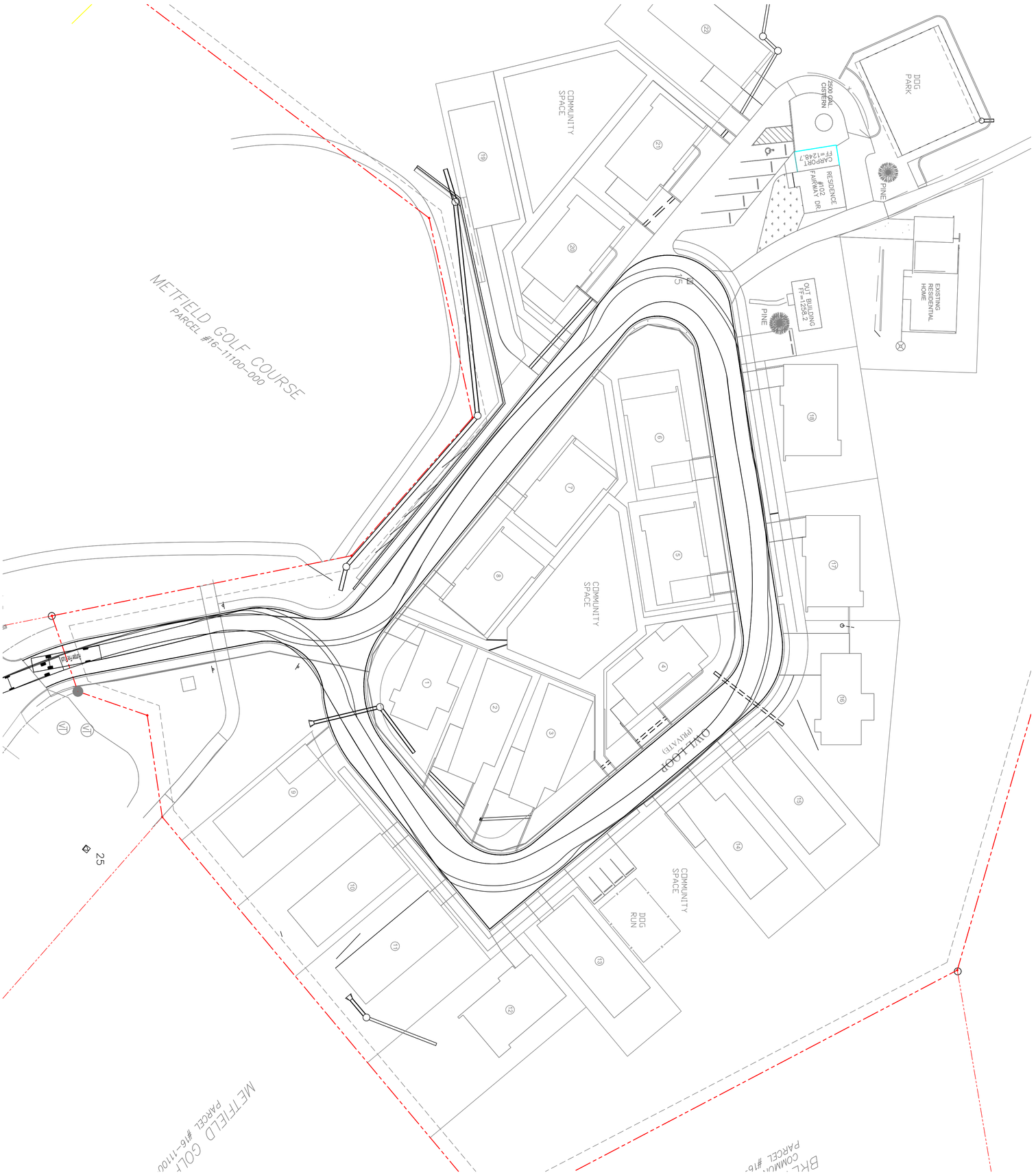
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-10.0

BUFFERING & SCREENING

PROJECT NUMBER: 230082
DATE: 10/22/2025

ZANEVAN ENGINEERING
PHONE: 417-920-2500
1221 OAK ST.
CARTHAGE, MO 64836



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

C-11.0
FIRE TRUCK TURNAROUND PATH

PROJECT NUMBER: 230082
DATE: 10/22/2025

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

REVISIONS

NO.	DESCRIPTION	BY	DATE

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
JOHN M. ZANEVAN
PE-11538
10-22-25

ARKANSAS CERTIFICATE OF AUTHORITY #4090

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

November 05, 2025

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

Re: Request for Extension of LSD Approval
LSD58745 - Town Center Renovation Phase 3
Bella Vista, AR
CTA No. 19105800

Dear Planning Department Staff and Planning Commission,

We are writing to request an extension of the LSD approval for the above referenced project. Approval was initially granted at the 06/09/25 Planning Commission Meeting and is set to expire on 12/09/2025. The developer is requesting a six month extension of the LSD approval for the following reasons:

1) Architectural plans now require revisions as the specified product for two of the exterior building panels was recently discontinued.
2) This project requires modifications to the mortgage which requires additional time.
3) The developer was waiting to ensure the PLA for this project would be approved before proceeding with preconstruction tasks. Approval of the PLA did not take place until the September 8th meeting. This has pushed the timeline farther from the LSD approval date.

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

Sincerely,

Evan McMahon, P.E.

Trailblazers

November 07, 2025

Taylor Robertson, MPA
Planning Manager
City of Bella Vista

RE: LSD 58918 – Greenway Extension Phase 3 – Extension

Ms. Robertson:

Trailblazers respectfully requests that the Planning Commission consider an extension of our LSD approval for project 58918, The Razorback Greenway Extension (Phase 3). The project is through the ARDOT review process and we are working to help secure funding for the project. We anticipate that a 6-month extension will allow sufficient time to receive funding commitment and proceed with project initiation.

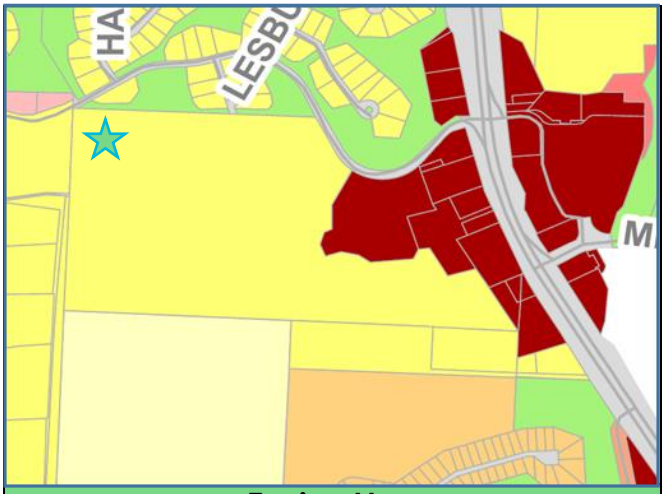
Respectfully,

Victor Gurel
Trailblazers

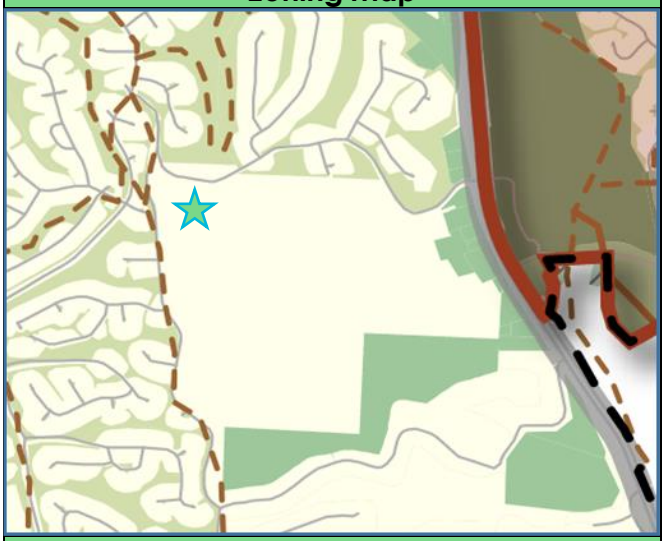
Meeting Information:
2483 Forest Hills Blvd
November 10, 2025

Reviewer:
Megan Workman,
Trails & Active Transportation Manager

Project Number	WVR-2025-61698
Applicant	Taylor Lindley, Crafton Tull
Address/Location	2726 Oldham Drive
Current Zoning	R-1 and C-4
Site Area	166 ± acres
Nature of Request	Seeking a waiver for an approved large-scale development



Zoning Map



Future Land Use Plan

Property Description
The subject site, parcels 16-79407-000 and 16-79402-000, known as Lots 1 and 3 of the Anderson Heights Subdivision, is centrally located within the Bella Vista city limits.

Regulation
Sec. 107-250(m) requires pedestrian accommodations for all new large-scale developments. Sec. 107-342(e)(2) requires retaining walls to be setback from property lines.

Request
The applicant requests a waiver of pedestrian accommodation installation requirements and retaining wall setback distance for a previously approved large-scale development (LSD-2025-57483), known as OZ Trails Bike Park.

Background
The project site is fronted by Cunningham Dr. an unclassified street, Oldham Dr., an identified Sub-Collector, and Bella Vista Way, an identified Major Arterial. Located adjacent to a Type 3 Community Destination node, the adopted future land use plan recommends Park/Open Space and Neighborhood Use in this area. Approved by the Planning Commission on June 10, 2025, under LSD-2025-57483, this project includes the demolition of existing structures and the construction of new facilities including: a 16,682 sq. ft. mixed-use base camp building, a bike lift, two parking lots, pedestrian accommodations on Cunningham Dr. and Bella Vista Way, and sanitary and water utility improvements. Additional approvals on June 10, 2025 include: a waiver of pedestrian accommodation installation requirements along Oldham Drive and striping and surfacing requirements for the unpaved parking lot, under WVR-2025-57487 and a zoning variance for perimeter landscaping and striping and surfacing requirements for the unpaved parking lot, under ZVR-2025-57485. This project is now under construction and the applicant has returned to the Planning Commission seeking a waiver of pedestrian accommodation installation requirements. Per the applicant's letter, the existing topography and dense mature woodland canopy makes the construction of a 5-foot sidewalk along Cunningham Drive difficult. Additionally, the applicant seeks a waiver of retaining wall setback requirements for an encroachment between Lot 1 and Lot 3, due to steep slopes creating challenges for stability, drainage, and site access.

Public Comment
None at this time.

Outstanding Technical Comments
None at the time of this report.

Recommendation
Should the commission approve this request, staff recommends a condition of approval to include the installation of a soft-surface trail connection in lieu of the previously required sidewalk.

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.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

October 7, 2025

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

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

Dear Members of the Planning Commission,

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

During the early phases of construction for the OZ Trails Bike Park development, it became clear that the right-of-way along Cunningham Lane presents significant challenges. The area is characterized by steep grades and a dense, mature woodland canopy. These conditions not only make sidewalk construction difficult, but they also raise serious safety concerns for potential pedestrian use due to the unmanageable topography.

In addition to safety issues, constructing a sidewalk in this area would require the removal of numerous mature trees—many of which are native species that contribute to the ecological health and natural character of the area. The existing canopy also acts as a buffer between the development and adjacent properties by screening light and noise, limiting erosion, providing wildlife habitat, and maintaining the visual quality of the area. These benefits would be substantially diminished if the area were cleared for pedestrian infrastructure.

Pedestrian access is still being provided along Bella Vista Way, on the east side of the property, where grades are manageable and the sidewalk can be safely accommodated.

For these reasons, we respectfully request a waiver of the sidewalk requirement along Cunningham Lane. We appreciate your time and thoughtful consideration of this request. Please feel free to contact me directly if any additional information is needed.

Sincerely,

Taylor Lindley, P.E.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

November 4, 2025

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

Re: Waiver Request for Retaining Wall Placement
OZ Trails Bike Park
Bella Vista, AR
CTA No. 24112200
Sec. 107-342(e)(2) – Retaining Wall Placement

Dear Members of the Planning Commission,

In accordance with Sec. 107-35(b)(4), I am writing to respectfully request a waiver from the retaining wall placement requirements outlined in Section 107-342(e)(2) of the Bella Vista Code of Ordinances, which requires a 7.5-foot setback from property lines for the construction of retaining walls.

The proposed retaining wall spans two adjoining parcels under the same ownership. The site features significant variations in elevation, with steep slopes between the two parcels that create challenges for stability, drainage, and site access. To properly manage these grade transitions, a continuous retaining wall is necessary to provide lateral support and prevent erosion or slope movement. The proposed wall alignment follows the natural contour of the terrain and will connect to an existing headwall where substantial drainage currently flows through the site.

Locating the wall as proposed will allow the grades to be stabilized in the most effective and structurally sound manner, reducing potential runoff impacts and maintaining the integrity of both properties. The requested waiver will therefore support safe site conditions, efficient drainage management, and long-term stability consistent with the intent of the City's development standards.

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

Sincerely,

Taylor Lindley, P.E.

Megan Workman

From: Craigon Anderson <Craigon.Anderson@craftontull.com>
Sent: Monday, October 20, 2025 10:13 AM
To: Megan Workman; Taylor A. Lindley
Subject: RE: [External] WVR-2025-61698 First Submittal Tech Review
Attachments: Cunningham waiver exhibit.pdf

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

Megan,

I've attached a revised site plan that shows the grades on the south end of Cunningham. I've also added the approximate locations of some of the existing large post oaks that we looked at on site. These are located along the proposed location of the sidewalk, and even rerouting the sidewalk would still require construction within the dripline of these trees. As Hunter mentioned, these 100–150-year-old (with the largest likely 200-300 years old) post oaks are slow growing and exceptionally sensitive to disturbance. Any work within the dripline puts these at risk. In regard to Mr. Brackett's concerns, we recognize that the grades on the Northeast side of this site are not a concern in constructing a sidewalk, but the preservation of these large trees would be at risk. Let me know if staff has any other questions or concerns regarding this waiver request and we'd be happy to assist.

Thank you,

Craigon Anderson, E.I.
Civil Engineer II | Infrastructure

Crafton Tull

Office: 479-636-4838
901 N. 47th Street, Suite 400
Rogers, AR 72756
www.craftontull.com

Disclaimer
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SIGHT LIGHTING DESIGN PROVIDED BY OTHERS. SEE PHOTOMETRIC PLANS FOR MORE INFORMATION.

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

Crafton Tull

479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

OZ TRAILS BIKE PARK

BELLA VISTA, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24112200
ISSUE DATE: 3/12/2025
CONTACT: T. LINDLEY
QC by:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

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CUNNINGHAM SIDEWALK EXHIBIT

C-105

DRAWING: 01-24112200_BYRNE PARK ARKANSAS\CIVIL\DWG\CUNNINGHAM WAIVER EXHIBIT CAVA.DWG
LAYOUT: C-105 | MODEL: CAVA | 3/12/2025 10:03:03 AM
LAST PLOTTED BY: CRAYDON ANDERSON, 10/20/2025 10:03:03 AM



SIGHT LIGHTING DESIGN PROVIDED BY OTHERS. SEE PHOTOMETRIC PLANS FOR MORE INFORMATION.

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Rogers, Arkansas 72756

Crafton Tull

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PROJECT NO: 24112200
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QC by:
QC Date:

ISSUED FOR REVIEW

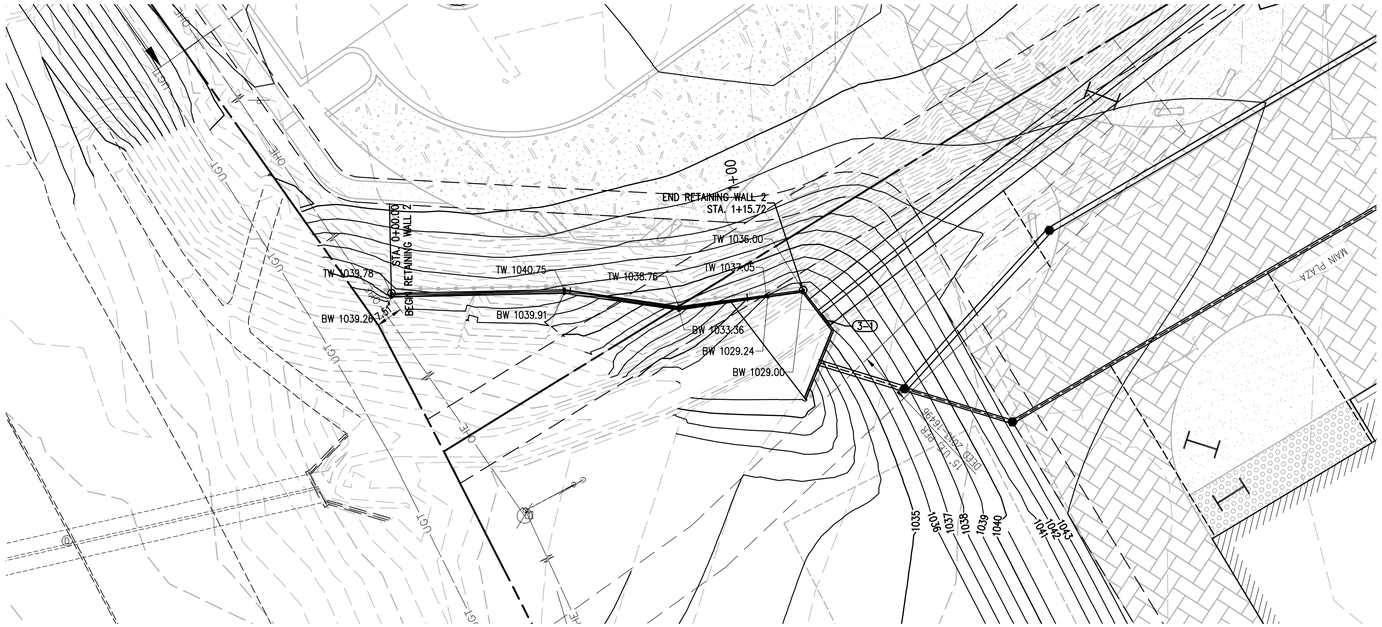
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

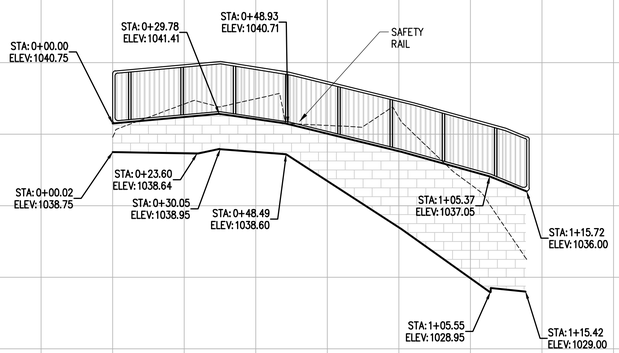
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PROPOSED GRADING

C-105

DRAWING: C:\241200_BYRNE PARK\ARCHITECTURE\CIVIL\DWG\C3D\GRADING WAIVER EXHIBIT CHA.DWG
LAST SAVED BY: CAMERON ANDERSON, 3/12/2025 12:52:28 PM
LAST PLOTTED BY: CAMERON ANDERSON, 3/12/2025 12:52:28 PM





RETAINING WALL 2
HOR. SCALE: 1"=30'
VERT. SCALE: 1"=8'

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
20' 0 20'

OZ TRAILS BIKE PARK
BELLA VISTA, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24112200
ISSUE DATE: 3/12/2025
CONTACT: T. LINDLEY
QC By:
QC Date:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19309
TAYLOR A. LINDLEY

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RETAINING WALL 2 P&P

C-206

DRAWING: G:\24112200 BYRNE\PARK INFRASTRUCTURE\CIVIL\DWGS\1 RETAINING WALL P&P.DWG
PLOTTED BY: CONNOR ANDERSON, 11/4/2025 10:29:54 AM

Meeting Information:
2483 Forest Hill Blvd
November 10th, 2025
Reviewer:
Conner LaRue,
Planner

Project Number	WVR-2025-61561
Applicant	Stephanie Spivey
Address/Location	98 Granshire Dr.
Current Zoning	R-1 Single Family Residential
Site Area	.29 acres
Nature of Request	Seeking a waiver of Sec. 107-342(d)(e)



Zoning Map



Future Land Use Plan

Property Description
This property is located in eastern Bella Vista, near Lake Brittany, on Parcel #16-10098-000. Lot 4, Block 3, of the Dickenshire Subdivision.

Regulation
Sec. 107-342(d)(e) requires retaining walls to be 1.5 times the height from the property line. Retaining walls inside an easement shall be approved on case-by-case basis.

Request
The applicant is requesting a waiver of Sec. 107-342(d)(e) to locate a retaining wall within the retaining wall setback & easement.

Background
The applicant is requesting a waiver of the above code section to allow a proposed retaining wall within the front retaining wall setback & easement. A previous wall was constructed the same time as the house in 2010, and was considered non-conforming. A large portion of the wall collapsed in April of 2025. The applicant is proposing a new, 6' high wall, running 60' along the front property line setback (7.5'). The applicant is requesting the waiver in lieu of the required 9.75' setback. The wall is to then gradually step down to 5', before reaching across the easement and tying into the existing wall. Granshire Drive is a sub-collector street per the Master Street Plan that experiences low to moderate traffic. Staff finds a waiver may be necessary in order to preserve the cut topography between the right-of-way and the house. Strict enforcement of the regulation would otherwise locate the wall closer to the house, and prevent the new wall from tying in with the existing. The proposed location would not be detrimental the public health, safety and welfare to other property in the area, nor prevent any future subdivision of land. The Street Department had no comment on the proposal.

Public Comment
None at the time of this report.

Outstanding Technical Comments
None at the time of this report.

Sec. 107-35 Waiver Review Requirements

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

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

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

Sec. 107-35 Waiver Review Procedures

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

Stephanie G. Spivey
98 Granshire Dr.
Bella Vista, AR 72714
p: (479) 426-4906
e: sgspivey@gmail.com

September 29, 2025

Planning Commission
101 Town Center
P.O. Box 5655
Bella Vista, AR 72714

RE: Waiver from Section 107-342 – Retaining Wall Placement

Dear Planning Commission:

We respectfully request a waiver from the above applicable section of the zoning/code regulations in order to properly repair our collapsed retaining wall. I have attached the plans, application, and photos. Please provide me with a link for payment of the application at sgspivey@gmail.com.

In April 2025, our retaining wall collapsed following a significant storm, which caused severe water erosion. (See pictures.) The original retaining wall spanned approximately 125 feet in length with a maximum height of 9 feet at the apex of the wall, was originally constructed in 2010 during the building of our custom home. At that time, we relied on the expertise of our licensed contractor and the approved building plans to ensure compliance with all local building requirements. The City of Bella Vista would have approved the various permits needed (and I would assume inspected) for the various stages of the building of our home including the retaining wall.

Due to the slope of our land, the retaining wall was functionally necessary to retain the soil. It also provides structural support to our driveway. We were unaware that the retaining wall had been constructed within the 7.5-foot utility/drainage easement located at the front of our property. This was recently discovered when a permit was applied for to rebuild the wall.

On September 2, 2025, we met with City Engineer Christopher Brackett and City Planner Christopher Hyatt to discuss how to move forward. Based on that meeting, we plan to reconstruct the new wall outside of the easement to the extent possible. However, due to the configuration of our property and the driveway, we respectfully request a waiver to allow a small portion—approximately **5** feet—of the new retaining wall to encroach into the easement. This limited section is essential for structural support at the edge of the driveway and will provide the necessary stability for the rebuilt wall.

The existing wall stood without issue for 15 years and has not negatively impacted any surrounding properties. Granting this waiver would not result in any foreseeable harm to neighboring lots nor would it hinder the orderly subdivision or development of land in the area.

The collapse of the wall has been devastating for me and my husband, and the repairs will be costly. Unfortunately, our homeowner's insurance will not cover the cost of repairs, and we have no legal recourse against the original contractor. We are hopeful that the Commission will consider this request favorably so that we can move forward with the necessary repairs and begin to recover from this event.

If you have any questions or require additional information, please feel free to contact my husband Eric Spivey at (479) 426-4919 or me at (479) 426-4906.

Thank you for your time and consideration.

Sincerely,

Stephanie G. Spivey

Retaining Wall General Notes

Design Provisions

1. The following effective strength design parameters were assumed in the preparation of structural calculations for the segmental Brutus block retaining wall system:

	ϕ	c	g (lb/ft^3)	Soil Type
Reinforced Soil	30°	0	120	Hillside material
Foundation Soil	28°	0	120	Stiff brown clayey silt
Retained Soil	28°	0	120	Stiff brown clayey silt

Soil types and design properties shall be be confirmed by the owner or its site geotechnical engineer prior to wall construction. McGuire Civil Engineering Services accepts no responsibility for the interpretation or verification of subsurface conditions.

2. The wall(s) are designed to support the following maximum surcharge loadings:
   Live Load - 0 psf
   Backslope - level
   Toe Slope - level

The wall system has been evaluated for internal stability and simple external sliding and overturning. Refer to design calculations for specific minimum factors of safety utilized for wall design. The wall design maintains a minimum factor of safety of 1.5 on all elements of the static wall design unless otherwise noted in the calculations. Global stability has **NOT** been evaluated with this design and is the responsibility of the owner to assess any global stability/slope stability issues with the consulting geotechnical firm.

3. The wall foundation soils at each wall location shall be capable of safely supporting 2 ,000 psf without failure or excessive settlement. Local bearing capacity shall be confirmed by the site engineer.

4. The contractor shall provide surface and subsurface drainage, grading, and erosion control during and after wall construction to avoid damage to the wall structure.

5. The contractor is responsible for obtaining all permits and easements necessary for wall construction. The contractor is responsible for protecting adjacent property from wall construction activities.

Construction Provisions

1. Wall construction shall be monitored to verify field conditions. If this work is not performed by the site geotechnical engineer, the geotechnical engineer shall be consulted in those matters pertaining to soil conditions and wall performance.

2. The foundation soils at each wall location shall be inspected by the Geotechnical Engineer and any unsuitable soils or improperly compacted embankment material removed and replaced as directed by the Engineer prior to wall construction to provide adequate bearing capacity and minimize settlement.

3. All wall excavation and retained soils shall be inspected for groundwater conditions and any additional drainage provisions required in the field shall be incorporated into the wall construction as directed by the McGuire Civil Engineering Services, LLC.

4. Wall backfill material shall be tested and approved by McGuire Civil Engineering Services, LLC for use in the reinforced soil zone meeting the minimum requirements of the approved design plans.

5. Wall construction shall be periodically inspected to insure the geogrid reinforcement elevations and lengths are installed in accordance with the approved design plans.

6. All wall elevations, grades, and backslope conditions shall be verified by the Engineer in the field for con- formance with the approved design plans. Any revisions to the structure geometry or design criteria shall require design modification prior to proceeding with construction.

Granshire Dr. Retaining Wall

DRAWING INDEX

COVER SHEET	1
SITE PLAN	2
WALL ELEVATIONS	3
DETAILS	4-5
SPECIFICATIONS	6-7

98 Granshire Dr.
Bella Vista, AR 72714

McGuire
Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130

CERTIFICATE OF AUTHORIZATION
McGuire Civil Engineering Services, LLC
No. 3883
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE

10/16/2025

AR COA #3883

Segmental Retaining Wall Care, Operations and Maintenance Guide

The Segmental Retaining Wall (SRW) is constructed of concrete masonry units, geogrid soil reinforcement fabric, and compacted backfill. The structure's performance is sensitive to any post construction activities that may damage components, increase loading conditions, and/or reduce overall stability. The following list is intended to provide guidelines for the proper care of a SRW.

1. The area behind the wall that contains geogrid soil reinforcement fabric (reinforced zone) is the primary structural component of the wall system. Do not, under any circumstances, excavate through, drill through, or otherwise damage this reinforcement fabric without written approval of the design engineer of record.

2. The drain line at the base of the wall (if required and installed) was stubbed out to daylight or for final connection to storm drainage systems by others. Please insure that all connections are made to proper drain outlets and that any drains outlets to daylight are not buried.

3. The wall is normally constructed over a crushed stone base. No digging or excavation shall be done within 3 feet horizontally from bottom face of wall or to such depth that would compromise the integrity of the wall foundation.

4. All water must be diverted away from the base of wall to avoid erosion and undermining of the foundation after installation. This includes temporary site grading during construction and final site grading.

5. Landscape watering and surface drainage above the wall should be designed in consultation with the Civil and Geotechnical engineer and performed in such a way to avoid standing water, water cascading over the wall, and infiltration (saturation) of the reinforced zone.

6. Do not increase the height of the existing wall as constructed with more block units without the written approval of the design engineer of record.

7. Do not add a slope or increase the steepness of a back slope beyond what was considered in the original grading plan and wall design without written approval of the design engineer of record.

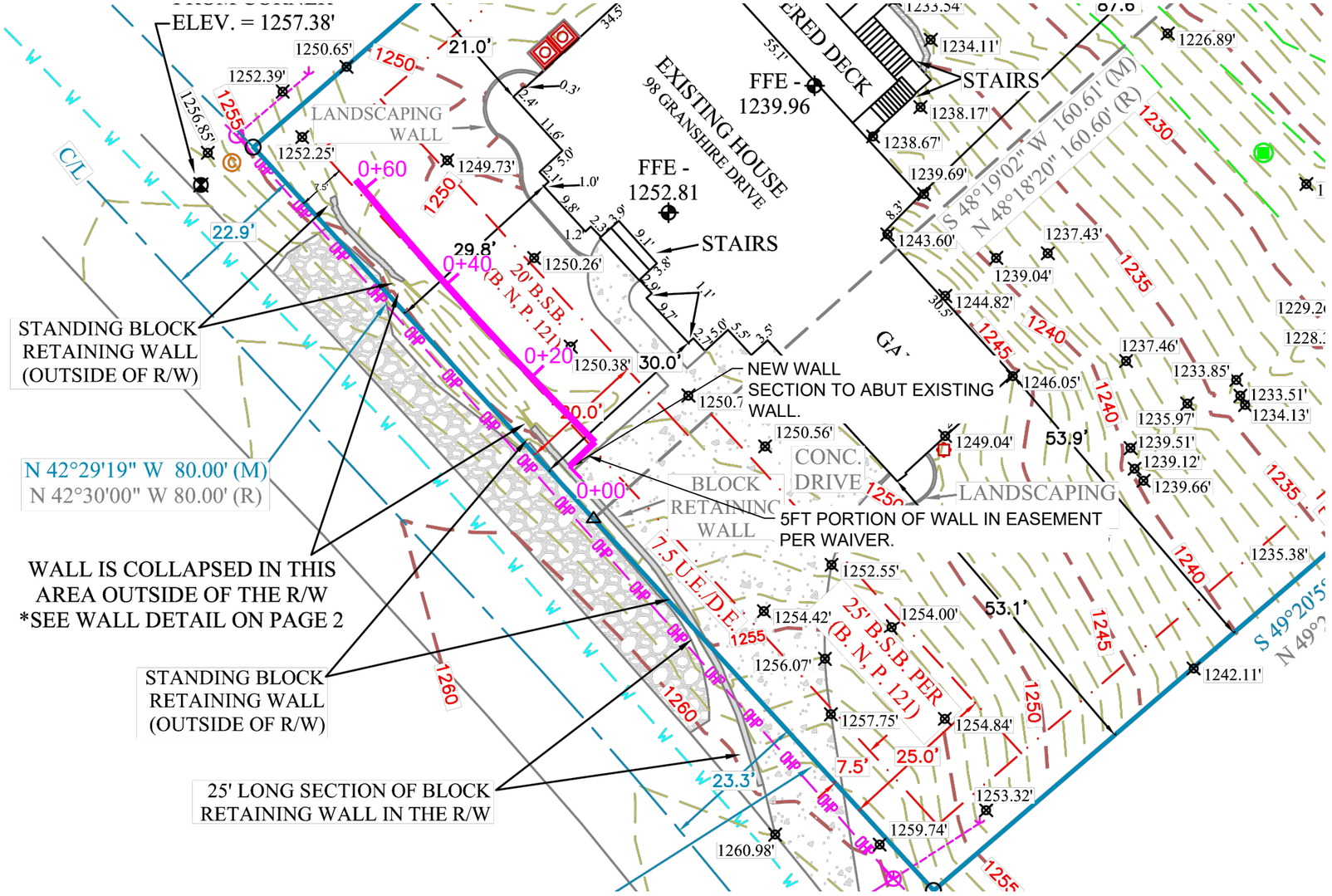
8. Do not add additional surcharges within a lateral distance of twice the overall height of the structure(s) without written approval of the design engineer of record or unless considered in the original wall design. This would include large trees, fences, sound walls, landscaping walls, swimming pools, buildings, garages, etc.

9. Do not operate heavy equipment, within four feet of top of wall face. The surcharge from equipment weight can push the upper wall units out resulting in unacceptable misalignment.

10. Segmental retaining walls are flexible structures (vs. rigid as in CMU walls) and are subject to some post construction settlement and movement. All structures (i.e. sidewalks, pavements, curbs, trash enclosures, utility lines, etc.) should be designed to handle some ground movement and not be connected directly to the wall units.

11. Retaining walls should be inspected at least once a year. Some, but not necessarily all items to be inspected are; verify that drainage measures are functioning properly, erosion has not occurred along the top, ends, or bottom of wall(s), landscaping and planting is not interfering with the wall(s) intended performance, observe and note any unanticipated movement or deflection of the wall system and evaluated by a qualified engineer. Additional inspection may be necessary immediately following a catastrophic event such has a flood, heavier than normal rain event, earthquake, etc.

12. Over time the wall face may begin to show a white flaky material and may especially be noticeable post construction. This material is called efflorescence. Efflorescence occurs when moisture evaporates from the wall face, and the naturally occurring soluble salts and bases, or the calcium carbonite (calcium hydroxide in the cement mixes with carbon dioxide in the air) is left on the face. This efflorescence is only an aesthetic concern and will not affect the structural performance of the wall. Efflorescence can typically be removed by dry brushing followed by flushing with clean water. In tougher cases power washing with muriatic acid solution will also aid the cleanup process. For additional information and removal options reference NCMA Tek bulletin 8-3A.



NOTE:
SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. REPRODUCED FROM BATES ENGINEERS & SURVEYORS SURVEY DATED 07/30/2025.

NOTE:
STATIONING IS FROM LEFT TO RIGHT ALONG FRONT FACE OF WALL.

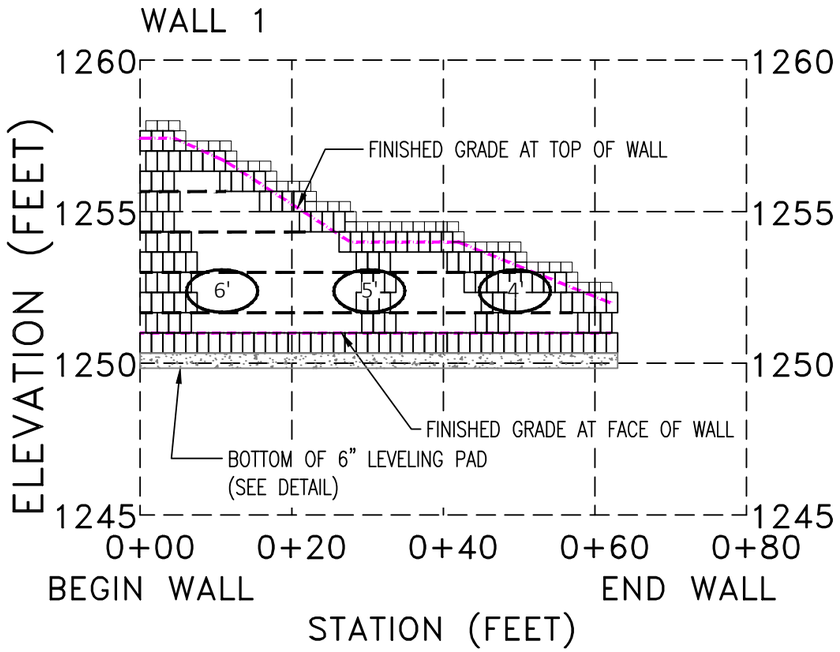
No.	Date	Revision
2	09/29/2025	REVISED WALL LOCATION
3	10/16/2025	REVISED PER CITY COMMENTS

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McGuire
Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130
AR CERTIFICATE OF AUTHORITY #3883
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Designed By: CTM	Title: PLAN VIEW - WALL 1	Date: 10/16/2025
Designed For: CREATIVE ROCK WORKS	Project: GRANSHIRE DR. RETAINING WALL	Project No: 3225
Scale: 1:20	98 Granshire Dr. Bella Vista, AR 72714	Drawing No: 02

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CRISTIAN T. MCGUIRE
10/16/2025



KEY

TGUGO

4" Cap Unit

BRUTUS Unit

L' Minimum Geogrid Embedment

NOTE:

1.) WALL IS DESIGNED TO RECEIVE RED CHERTY HILLSIDE MATERIAL/SELECT FILL IN THE REINFORCED ZONE.

2.) WALL SHALL BE PROVIDED WITH 4" MINIMUM DIAMETER HDPE PERFORATED PVC DRAIN PIPE WITH EXIT PIPES AT MINIMUM 40' CENTERS.

3.) COMPACTION SHALL BE MIN. 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).

4.) COMPACTION SHALL BE ACHIEVED BY MEANS OF A MIN. OF TWO PASSES WITH A VIBRATORY ROLLER PER 8" VERTICAL LIFT.

5.) MINIMUM GEOGRID EMBEDMENT LENGTH SHOWN IS CONTINUOUS FOR 20' LONG BAY OF WALL FACE IN WHICH IT IS INDICATED.

6.) MINIMUM GEOGRID EMBEDMENT LENGTH SHOWN IS FOR GEOGRID LENGTHS FROM BOTTOM TO TOP OF WALL EXCEPT WHERE NOTED.

7.) WALL BATTER SHALL BE 1.12" HORIZONTAL OFFSET PER 8" VERTICAL COURSE (8°).

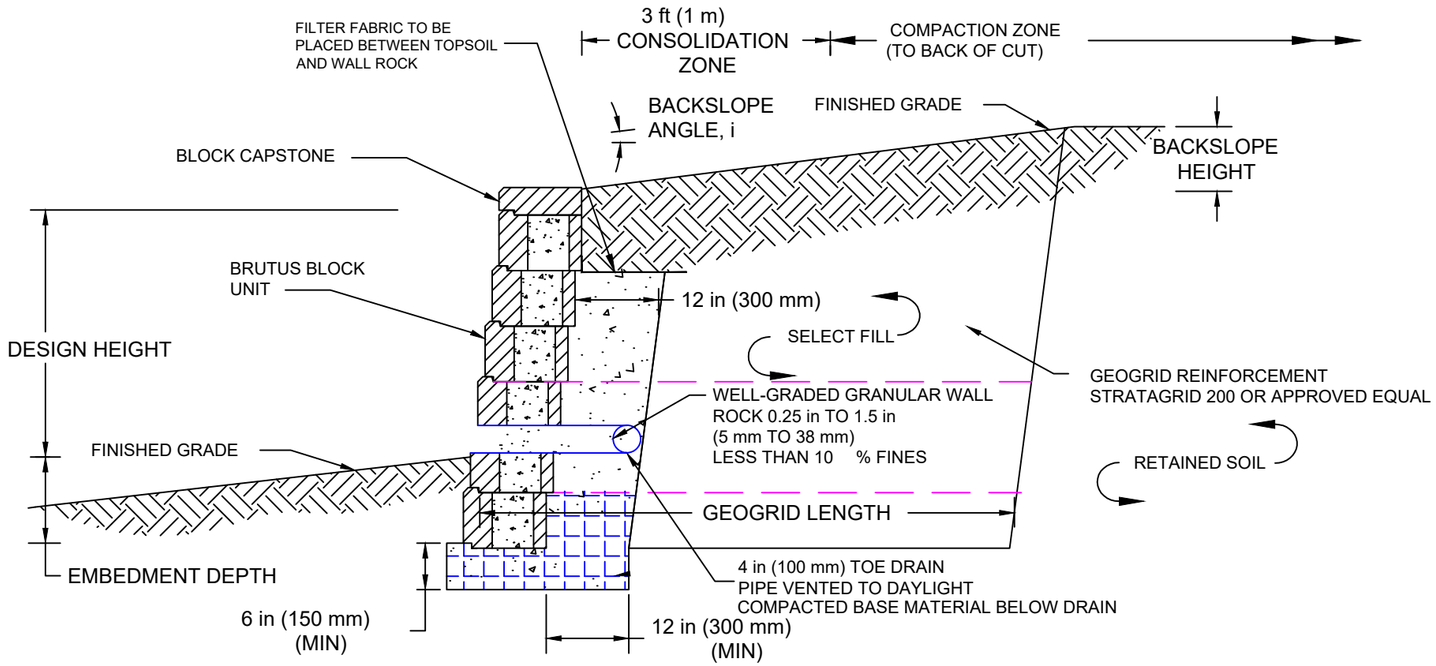
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Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130
AR CERTIFICATE OF AUTHORITY #3883
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Designed By: CTM	Title: ELEVATION VIEW	Date: 10/16/2025
Designed For: CREATIVE ROCK WORKS	Project: GRANSHIRE DR. RETAINING WALL	Project No: 3225
Scale: 1:20	98 Granshire Dr. Bella Vista, AR 72714	Drawing No: 03

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE
10/16/2025



Typical Cross Section

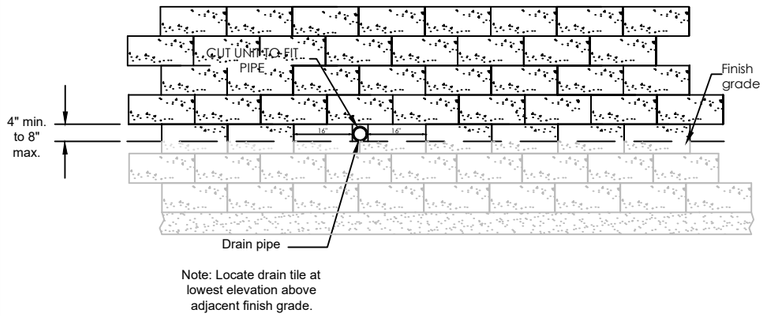
No.	Date	Revision
2	09/29/2025	REVISED WALL LOCATION
3	10/16/2025	REVISED PER CITY COMMENTS

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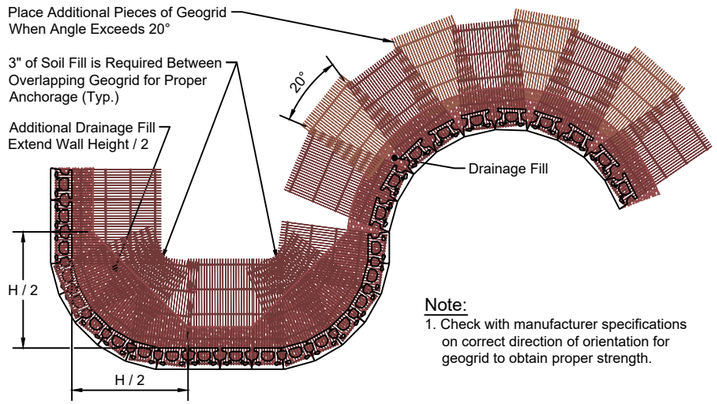
Designed By: CTM	Title: DETAILS	Date: 10/16/2025
Designed For: CREATIVE ROCK WORKS	Project: GRANSHIRE DR. RETAINING WALL	Project No: 3225
Scale:	98 Granshire Dr. Bella Vista, AR 72714	Drawing No: 04

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE
10/16/2025



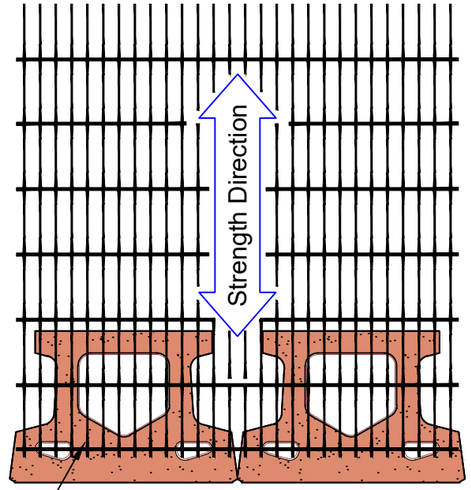
Note: Locate drain tile at lowest elevation above adjacent finish grade.

DRAIN TILE OUTLET



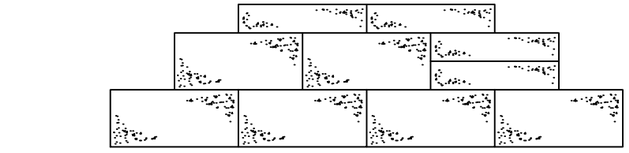
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

GRID INSTALLATION ON CURVES DETAIL

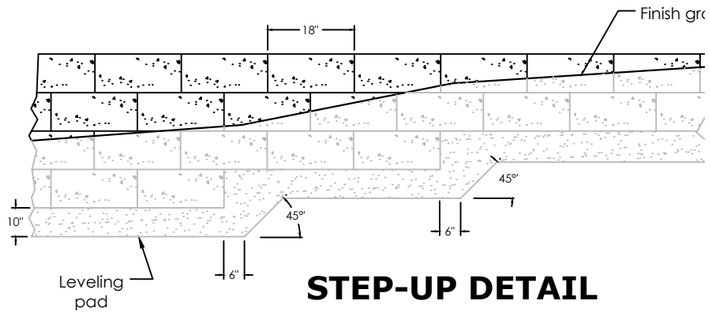


Geogrid is to be Placed on Level Backfill. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

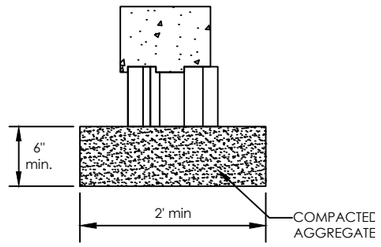
GRID INSTALLATION DETAIL



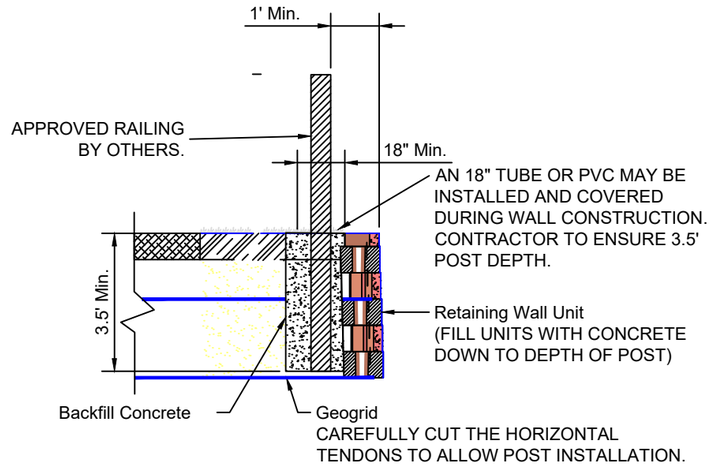
Universal cap step detail



STEP-UP DETAIL



LEVELING PAD DETAIL



FENCE DETAIL

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Scale:		Drawing No: 05

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No. 19942
KRISTIAN T. MCGUIRE
10/16/2025

CONCRETE SEGMENTAL RETAINING WALL SYSTEM

PART 1: GENERAL SPECIFICATIONS

1.01 Work Included

A. Work shall consist of furnishing and constructing a Brutus Block unit segmental retaining wall in accordance with these specifications to the lines and grades shown on the construction plans and drawings. Alternate wall systems will not be considered.

B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill, and backfill to the lines and grades shown on the construction plans and drawings.

C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths as designated on the construction drawings.

1.02 Reference Documents

A. American Society for Testing and Materials (ASTM)
1. ASTM C 1372 Standard Specification for Segmental Retaining Wall Units
2. ASTM C 140 Sampling and Testing Concrete Masonry Units
3. ASTM D 422 Particle Size Analysis
4. ASTM D 698 Laboratory Compaction Characteristics of Soil -Standard Effort
5. ASTM D 4318 Liquid Limit, Plastic Limit and Plasticity Index of Soils
6. ASTM D 4595 Tensile Properties of Geotextiles - Wide Width Strip
7. ASTM D 5262 Unconfined Tension Creep Behavior of Geosynthetics
8. ASTM D 3034 Polyvinyl Chloride Pipe (PVC)
9. ASTM D 1248 Corrugated Plastic Pipe
10. ASTM D 1262 Freeze-Thaw Durability of Concrete Units
11. ASTM D 6638 Determining Connection Strength Between Geogrid and Segmental Unit

B. Geosynthetic Research Institute (GRI)
1. GRI-GG4 Determination of Long Term Design Strength of Geogrid
2. GRI-GG5 Determination of Geogrid (soil) Pullout

C. National Concrete Masonry Association (NCMA)
1. NCMA SRWU-2 Test Method for Determining Shear Strength of SRW

1.04 Submittals/Certification

A. Prior to the start of work, the Owner shall obtain construction drawings and design calculations prepared and stamped by a Professional Engineer registered in the state of the proposed retaining wall. The Owner or Contractor should have the proposed retaining wall permitted by the appropriate governing authorities.

B. Prior to start of work, the Contractor shall submit a manufacturer's certification for each of the retaining wall system components. The certification shall state that the component meets the requirements of this specification.

1.05 Quality Assurance

A. The Contractor shall be competent and experienced in the construction of reinforced segmental retaining walls. The Contractors competency and experience shall be determined by the Owner thru demonstration of successfully completed projects and/or completion of a nationally recognized course of instruction, such as the NCMA's *Segmental Retaining Wall Installers Education Program*.

B. The Owner or Contractor shall provide independent soil testing and quality assurance inspection and testing during earthwork and wall construction operations. The Owner's quality assurance program does not relieve the Contractor of responsibility for quality control and wall performance.

1.06 Delivery, Storage and Handling

A. The Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification have been received.

B. The Contractor shall protect all materials from damage due to jobsite conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: COMPONENTS

2.01 Definitions

Block - BRUTUS concrete segmental retaining wall unit.

Cap - BRUTUS Block Cap concrete segmental retaining wall unit.

Geogrid - a geosynthetic material manufactured for the primary purpose to reinforce soil. Same as *geosynthetic reinforcement* and *soil reinforcement*.

Filter Fabric - a geosynthetic material manufactured for the primary purpose to filter soils from water. Same as *geosynthetic fabric*.

Drainage Fill - crushed rock aggregate that is placed within and immediately behind the block. Same as *core fill* and *drainage rock - #57 clean rock*.

Backfill - compacted soil that is placed behind the blocks and drainage fill and within the reinforced soil volume of the retaining wall as outlined on the plans. Same as *reinforced backfill* and *infill soil*.

Base Leveling Pad - aggregate base material or concrete used as a foundation for the blocks. Same as *leveling pad*.

Drainage Pipe - typically, a 4" diameter PVC, that is perforated or slotted to accept water from the surrounding soils. Same as *drain tile*.

2.02 Blocks and Caps

A. Blocks shall be Brutus Block concrete segmental retaining wall units. The Owner shall specify the color and face finish - Charcoal.

B. Caps shall be 4" Universal Cap concrete segmental retaining wall units.

C. Blocks and caps shall conform to the following requirements:
1. Block dimensions shall be: H = 8", L = 18", W = 12".
2. Blocks shall have a built in lug protruding 5/8" from the base of the block.
3. Cap dimensions shall be: H = 4", L_{FRONT} = 18", L_{REAR} = 14", W = 10.5"
4. Permissible variations in block/cap dimensions shall be per ASTM C1372.
5. The finish and appearance of blocks/caps shall be per ASTM C 1372.
6. Strength and absorption requirements shall be per ASTM C 1372.
7. The unit weight (weight per unit volume) of an in-filled block shall be greater than 115 pcf.

2.04 Base Leveling Pad Material

A. Base leveling pad material shall consist of compacted aggregate base or non-reinforced concrete, as shown on the construction drawings and/or determined based upon field conditions. Aggregate base material shall meet the following gradation in accordance with ASTM D-422:

Sieve Size	Percent Passing
1 inch	100
no. 4	35 - 70
no. 200	0 - 15

2.05 Drainage Fill Material

A. Drainage fill material shall consist of crushed rock meeting the following gradation in accordance with ASTM D-422: Class 7 Base.

Sieve Size	Percent Passing
1 inch	100
¾ inch	75-100
no. 4	0 - 25
no. 200	0 - 5

2.06 Backfill

A. Backfill shall consist of soil that is free of debris and deleterious material. Unless the Designer specifies otherwise and accounts for in his/her design analysis, backfill shall meet the following gradation in accordance with ASTM D-422:

Sieve Size	Percent Passing
1.5 inch	100
1 inch	50 - 100
no. 4	20 - 100
no. 40	0-75
no. 200	0-35

B. Backfill shall have a Plasticity Index (PI) < 15 and Liquid Limit (LL) < 40 per ASTM D 4318.

C. The Contractor shall obtain independent laboratory test results to verify that the backfill meets the requirements of 2.06 A. and B.

2.07 Geogrid

A. Techfab TGU60 or approved equal, as specified in the construction plans and drawings.

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Scale:	98 Granshire Dr. Bella Vista, AR 72714	Drawing No: 06	

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE
10/16/2025

2.08 Drainage Pipe

A. Drainage pipe shall be PVC pipe manufactured in accordance with ASTM D-3034 or corrugated HDPE pipe manufactured in accordance with ASTM D-1248. Drainage pipe shall be perforated, slotted, or non-perforated as shown in the construction drawings.

PART 3: EXECUTION

3.01 Excavation

A. The Contractor shall excavate to the lines and grades shown on the construction drawings. The Contractor and/or Owner's representative shall inspect the excavation and approve/disapprove its competency as a foundation soil prior to placement of the leveling pad or backfill.

B. If remedial work is required to improve the foundation soil, the Owner shall compensate the Contractor as mutually agreed.

C. The foundation soil shall be compacted to a minimum of 95 % of the maximum density per ASTM D-698 90% of maximum density per ASTM D1557.

D. If seepage or evidence of past seepage is observed in the excavation, the Contractor shall consult the Owner and Design Engineer in order to add or modify a drainage system to mitigate future seepage.

3.02 Base Leveling Pad

A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches, extending laterally a minimum of 6", both in front of and behind the block.

B. Leveling pad materials shall be compacted to a minimum of 95 % of the maximum density per ASTM D-698.

C. Leveling pad shall be prepared to insure full contact to the base surface of the block.

3.03 Block Installation

A. First course of units shall be placed on the leveling pad at the appropriate line and grade as shown on the construction drawings. Alignment and level shall be checked in all directions. Ensure that all units are in full contact with the leveling pad and properly seated.

B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.

C. Place drainage fill within and behind blocks. Place backfill behind drainage fill in lifts no greater than 6 to 12 inches and compact to a minimum of 95 % of the maximum density per ASTM D- 698. After placement of backfill, compact drainage fill by probing.

D. Do not stack more than two courses of block prior to placing and compacting drainage fill and backfill.

3.04 Geogrid Installation

A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.

B. Geogrid shall be placed at the type, lengths, and elevations shown on the construction drawings or as directed by the Design Engineer.

C. The geogrid shall be laid horizontally from within 2 inches of the face of the block back across compacted backfill. Place the next course of blocks over the geogrid. The geogrid shall be pulled taut and anchored prior to placing additional drainage fill or backfill.

D. Geogrid shall be continuous throughout their embedment length. Geogrid shall be placed side- by-side or overlapped with 3” backfill between to provide 100% coverage at each designed geogrid level where possible. Geogrid shall not be spliced along its designed embedment length.

3.05 Backfill Placement

A. Backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack and installation damage in the geogrid.

B. Backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 to 12 inches (depending on soil type and soil processing) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required compaction.

C. Backfill shall be compacted to 95% of the maximum density per ASTM D698 or 90% of maximum density per ASTM D1557. The moisture content of the backfill material, prior to and during compaction, shall be uniformly distributed throughout each layer and shall be within +0,-3 of the optimum moisture content as determined by ASTM 698.

D. Only lightweight hand-operated equipment shall be allowed within 4 feet from the face of the block.

E. Tracked construction equipment shall not be operated directly upon the geogrid. A minimum of 6 inches of backfill is required over the geogrid prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the backfill and damaging the geogrid.

F. Rubber tired equipment may pass over geogrid at slow speeds, less than 10 mph. Sudden braking and sharp turning shall be avoided.

G. At the end of each day's operation, the Contractor shall slope the last lift of backfill away from the blocks and drainage fill in order to direct runoff away from wall face. The Contractor shall ensure surface runoff from adjacent areas does not enter the wall construction site.

3.06 Drainage System Installation

A. Drainage systems, both internal to the wall and surficial, shall be determined based upon site conditions by the Contractor in consultation with the Owner and the Design Engineer.

B. Within the time of construction, the Contractor must ensure that all surficial drainage is directed away from the wall system by use of drainage swales, area drains, or other competent measures.

C. Within the lifetime of the wall, the Owner must ensure that all surficial drainage is directed away from the wall system.

3.07 Cap Installation

A. Caps shall be adhered to underlying blocks and caps with Super-StikÔ.

3.08 As-Built Construction Tolerances

A. Vertical Alignment: the top of wall shall be within 0.1' (1.2”) from design grade.

B. Wall Batter: within 2 degrees of design batter, excluding a negative batter.

C. Horizontal alignment: the bottom of the wall (B.W.), at design B.W. grade, shall within 1 foot of design line.

D. Maximum horizontal gap between erected blocks shall be 1/2 inch.

3.09 Field Quality Control

A. The Owner and Contractor shall engage inspection and testing services (quality control) during construction to ensure project specifications are met. The lack of quality control by the Owner does not relieve the Contractor from meeting project specifications.

B. Quality control should include, but not be limited to: foundation soil inspection; verification of geotechnical design parameters; and verification that construction is in general compliance with the design drawings and project specifications. *(Quality Assurance is usually best performed by the site geotechnical engineer.)*

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Scale:		Drawing No: 07

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LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE
10/16/2025

The look of the retaining wall when it was in tact before the April 2025 storm.





The collapsed section of the wall.

The small section on the edge of the driveway that we need a waiver for that will encroach into the U/D easement. This small section will provide the support needed for the new wall.



Slope of Driveway & View of How House Sits



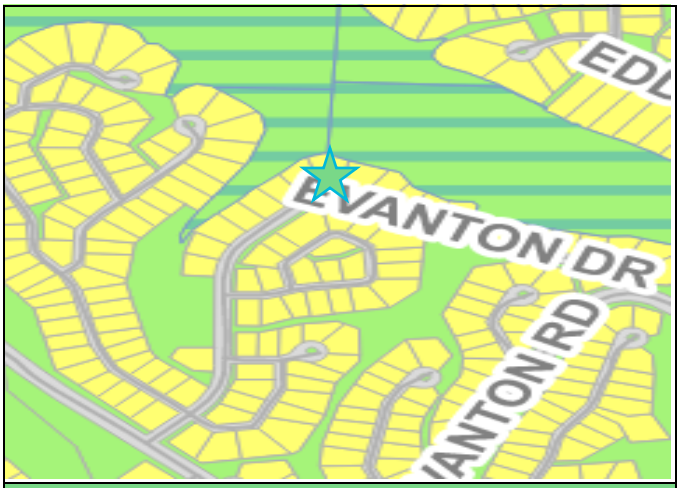


Master Street Plan - Granshire Drive

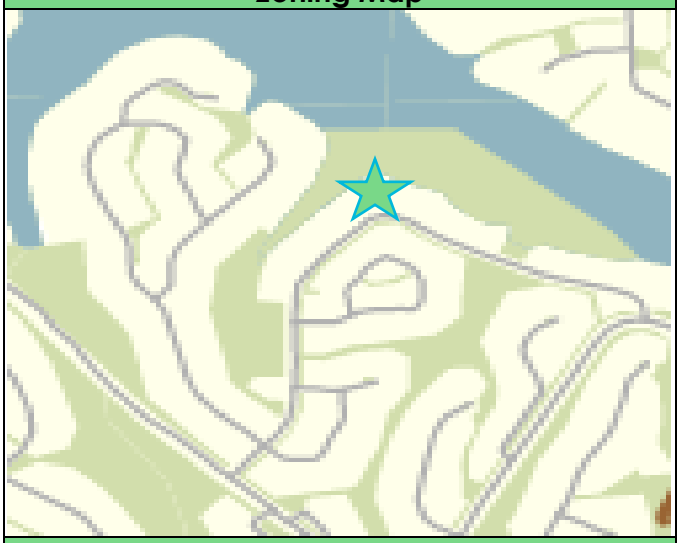


Meeting Information:
2483 Forest Hill Blvd
November 10, 2025
Reviewer:
Jessica Grady, CNU-A
Planner

Project Number	WVR-2025-61555
Applicant	Wendy Wickersham
Address/Location	17 Evanton Drive
Current Zoning	R-1 Single Family Residential
Site Area	.48 acre
Nature of Request	Seeking a waiver of Sec. 107-342(e)(2).



Zoning Map



Future Land Use Plan

Property Description
This property is located in the southwest area of Bella Vista City Limits, along Loch Lomond, and is located on Parcel #16-35482-000, Lot 9, Block 6, Evanton Subdivision.

Regulation
Sec. 107-342(e)(2) requires retaining walls be placed minimum of 7.5' or 1.5 times the height of the wall, whichever is greater, away from the property lines.

Request
The applicant is requesting a waiver to sec. 107-342(e)(2) setback requirement to rebuild an existing seawall along Loch Lomond.

Background
The applicant respectfully requests a waiver from section 107-342(e)(2) of the code to reconstruct the existing seawall from property line to property line along the Loch Lomond. The current cedar seawall, which spans the full width of the property, has effectively controlled shoreline erosion for years but has deteriorated and now requires replacement. Although the current code mandates a 7.5-foot setback, this requirement is set to be removed with the revised code effective December 1, 2025. The applicant seeks approval to proceed during the upcoming lake drawdown period, which is an optimal and limited opportunity for shoreline construction.

The proposed seawall will follow the existing footprint and be professionally engineered to manage hydrostatic pressure and reduce sedimentation into the lake. Reconstructing it in its current configuration will preserve shoreline stability, protect adjacent properties, and serve the long-term interests of the Loch Lomond community. Maintaining the continuous, lot line-to-lot line design ensures a consistent and effective erosion control system across the shoreline.

This waiver request meets all four criteria for approval: (1) special site conditions exist, including the deteriorating seawall, erosion risk, and time-sensitive construction window, (2) shoreline protection is a substantial property right necessary for the reasonable use and value of the land, (3) the engineered solution protects public health, safety, and the environment, and (4) the project maintains existing conditions without interfering with adjacent properties or future development.

Public Comment
None at the time of this report.

Outstanding Technical Comments
None at the time of this report.

Sec. 107-35 Waiver Review Requirements

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

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

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

Sec. 107-35 Waiver Review Procedures

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

September 29, 2025

City of Bella Vista

Planning and Permitting

RE: waiver request for 17 Evanton Drive seawall replacement, permit 61359

I am working with Mike Horban of NWA Contracting along with McGuire Engineering to replace our current seawall on 17 Evanton Drive. I am submitting a request for a waiver so that we can rebuild our seawall from property line to property line as it is currently. I understand that the guidelines currently require a 7.5' setback, and that this guideline will be eliminated effective 12/1/2025. I am requesting a waiver of this requirement to get the permit in place so work can begin as soon as the drawdown allows. The current wall runs property line to property line, to prevent erosion and damage to the lake from landscape and soil movement. Thank you for your consideration. If you have any questions, please feel free to contact me or my contractor Mike Horban.

Thank you,

Wendy Wickersham

479-295-3344

wenwic@yahoo.com

waiver for code 107-342 retaining wall setback requirements from property lines

Retaining Wall General Notes

Design Provisions

1. The following effective strength design parameters were assumed in the preparation of structural calculations for the concrete retaining wall system:

	ϕ	c	g (lb/ft³)	Soil Type
Reinforced Soil	30°	0	125	Compacted aggregate base
Foundation Soil	24°	0	120	Compacted Hillside
Retained Soil	24°	0	120	silty clay native material

Soil types and design properties shall be be confirmed by the owner or its site geotechnical engineer prior to wall construction. McGuire Civil Engineering Services accepts no responsibility for the interpretation or verification of subsurface conditions.

2. The wall(s) are designed to support the following maximum surcharge loadings:
   Dead Load - 0 psf
   Backslope - level
   Toe Slope - 5:1 max

The wall system has been evaluated for internal stability and simple external sliding and overturning. Refer to design calculations for specific minimum factors of safety utilized for wall design. The wall design maintains a minimum factor of safety of 1.5 on all elements of the static wall design unless otherwise noted in the calculations. Global stability has **NOT** been evaluated with this design and is the responsibility of the owner to assess any global stability/slope stability issues with the consulting geotechnical firm.

3. The wall foundation soils at each wall location shall be capable of safely supporting 1 500 psf without failure or excessive settlement. Local bearing capacity shall be confirmed by the site engineer.

4. The contractor shall provide surface and subsurface drainage, grading, and erosion control during and after wall construction to avoid damage to the wall structure.

5. The contractor is responsible for obtaining all permits and easements necessary for wall construction. The contractor is responsible for protecting adjacent property from wall construction activities.

Construction Provisions

1. Wall construction shall be monitored by a qualified Engineer to verify field conditions. If this work is not performed by the site geotechnical engineer, the geotechnical engineer shall be consulted in those matters pertaining to soil conditions and wall performance.

2. The foundation soils at each wall location shall be inspected by the Engineer and any unsuitable soils or improperly compacted embankment material removed and replaced as directed by the Engineer prior to wall construction to provide adequate bearing capacity and minimize settlement.

3. All wall excavation and retained soils shall be inspected for groundwater conditions and any additional drainage provisions required in the field shall be incorporated into the wall construction as directed by the Engineer.

4. Wall backfill material shall be tested and approved by the Engineer for use in the reinforced soil zone meeting the minimum requirements of the approved design plans.

5. All wall elevations, grades, and backslope conditions shall be verified by the Engineer in the field for con- formance with the approved design plans. Any revisions to the structure geometry or design criteria shall require design modification prior to proceeding with construction.

17 Evanton Dr. Concrete Retaining Wall (SEAWALL)

DRAWING INDEX

COVER SHEET	1
WALL PROFILE	2
DETAILS	3

17 Evanton Dr.
Bella Vista, AR 72715

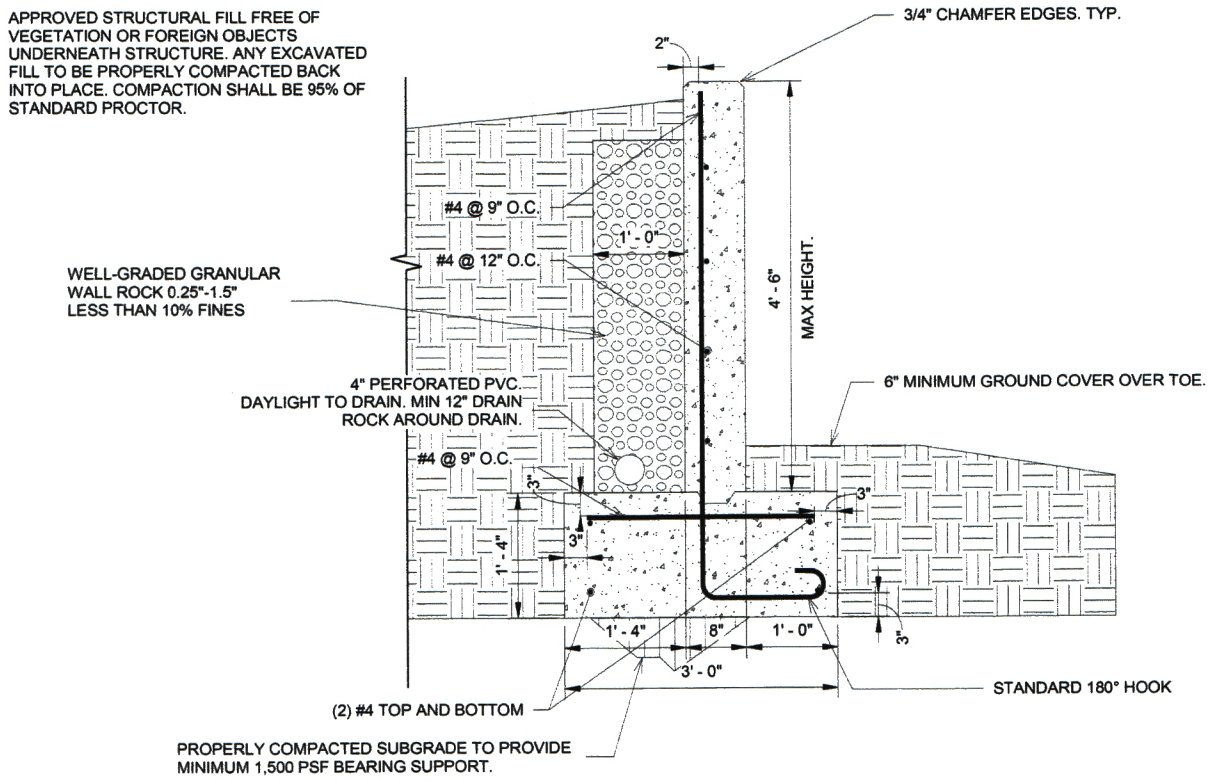
McGuire
Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130

CERTIFICATE OF AUTHORIZATION — McGuire Civil Engineering Services, LLC — No. 3883 — ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19942 — CHRISTIAN T. MCGUIRE

08/13/2025

AR COA #3883



NOTES:

1. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE ACI STANDARD "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315).
2. CONCRETE SHALL BE f'c= 3,000 psi
3. ALL CONCRETE FOR FOOTINGS AND WALLS SHALL HAVE A 5" MAXIMUM SLUMP.
4. ALL REINFORCING BAR SPLICES SHALL BE 44 BAR DIAMETERS FOR #6 AND SMALLER DIAMETER BARS. REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS FOR #7 AND LARGER BAR DIAMETERS.
5. ALL REINFORCING BAR HOOKS SHALL BE ACI STANDARD 90 DEGREE HOOK, UNLESS NOTED OTHERWISE.
6. CONTRACTION JOINTS SPACED AT 20 FT
7. ALL REINFORCEMENT SHALL BE ASTM-615 GRADE 60.
8. ¾" CLEAN GRAVEL TO A DEPTH OF 12" SHALL BE PROVIDED BEHIND WALL FACE TO ALLOW FOR DRAINAGE.
9. FOOTING IS DESIGNED FOR A 2,000 psf ALLOWABLE BEARING CAPACITY. THIS VALUE MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

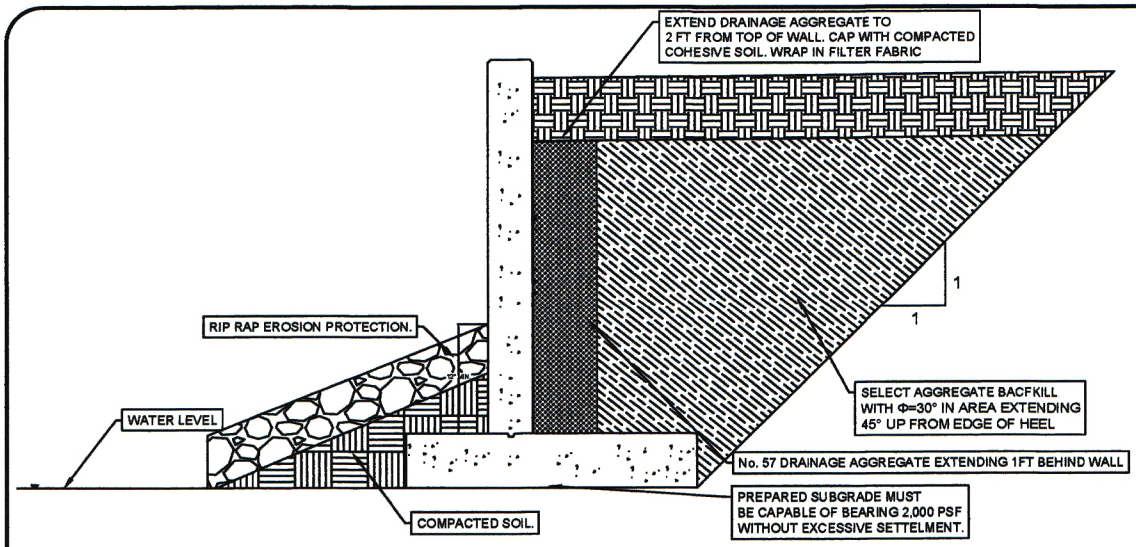
No.	Date	Revision
1	08/13/2025	INITIAL SUBMITTAL

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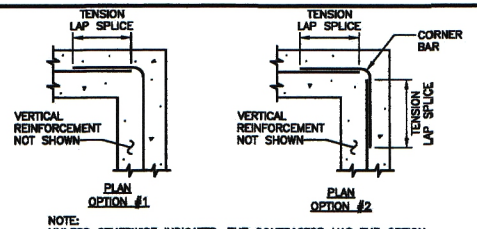
McGuire
Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130
AR CERTIFICATE OF AUTHORITY #3883
COPYRIGHT © 2025 BY MCGUIRE CIVIL ENGINEERING SERVICES, LLC

Designed By: CTM	Title: CONCRETE FOUNDATION WALL	Date: 08/13/2025
Designed For: MIKEY HORBAN	Project: 17 EVANTON DR. CONCRETE RETAINING WALL 17 Evanton Dr. Bella Vista, AR 72715	Project No: 5325
Scale: NA		Drawing No: 02

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE
08/13/2025

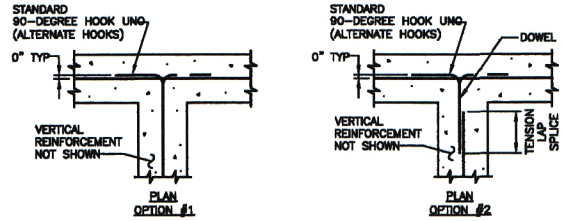


CIP WALL DRAINAGE AND BACKFILL DETAIL

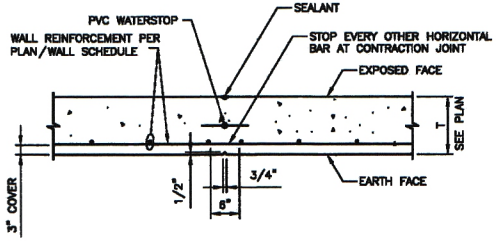


NOTE:
UNLESS OTHERWISE INDICATED, THE CONTRACTOR HAS THE OPTION OF REINFORCING CORNERS IN ACCORDANCE WITH OPTION #1 OR OPTION #2

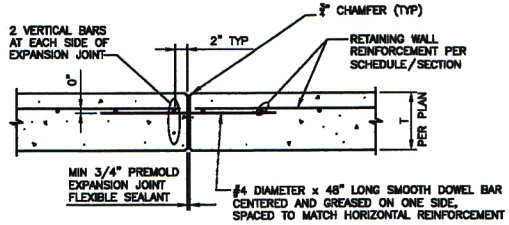
SINGLE LAYER HORIZONTAL WALL REINFORCEMENT AT CORNERS



NOTE:
UNLESS OTHERWISE INDICATED, THE CONTRACTOR HAS THE OPTION OF REINFORCING CORNERS IN ACCORDANCE WITH OPTION #1 OR OPTION #2



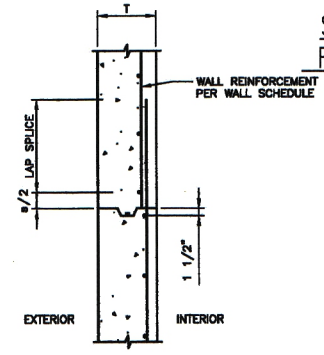
RETAINING WALL CONTRACTION JOINT (SINGLE LAYER REINFORCEMENT)



GENERAL NOTES:

1. ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER
2. ALL DISTANCE TO REINFORCING BARS REFER TO CLEAR CONCRETE COVER OF BAR UNLESS NOTED OTHERWISE
3. MINIMUM GRADE OF REINFORCING STEEL IS TO BE ASTM A615/A706 GRADE 60
4. MAXIMUM SPACING OF EXPANSION JOINTS SHALL BE 75' CENTER TO CENTER

RETAINING WALL EXPANSION / SHRINKAGE JOINT



SINGLE LAYER HORIZONTAL WALL REINFORCEMENT AT INTERSECTIONS

WALL CONSTRUCTION JOINTS

No.	Date	Revision
1	08/13/2025	INITIAL SUBMITTAL

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McGuire
Civil Engineering Services, LLC
Fayetteville, AR (479)-414-8130
AR CERTIFICATE OF AUTHORITY #3883
COPYRIGHT © 2025 BY MCGUIRE CIVIL ENGINEERING SERVICES, LLC

Designed By: CTM	Title: DETAILS	Date: 08/13/2025	
Designed For: MIKEY HORBAN	Project: 17 EVANTON DR. CONCRETE RETAINING WALL 17 Evanton Dr. Bella Vista, AR 72715	Project No: 5325	
Scale:		Drawing No: 03	

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19942
CHRISTIAN T. MCGUIRE
08/13/2025

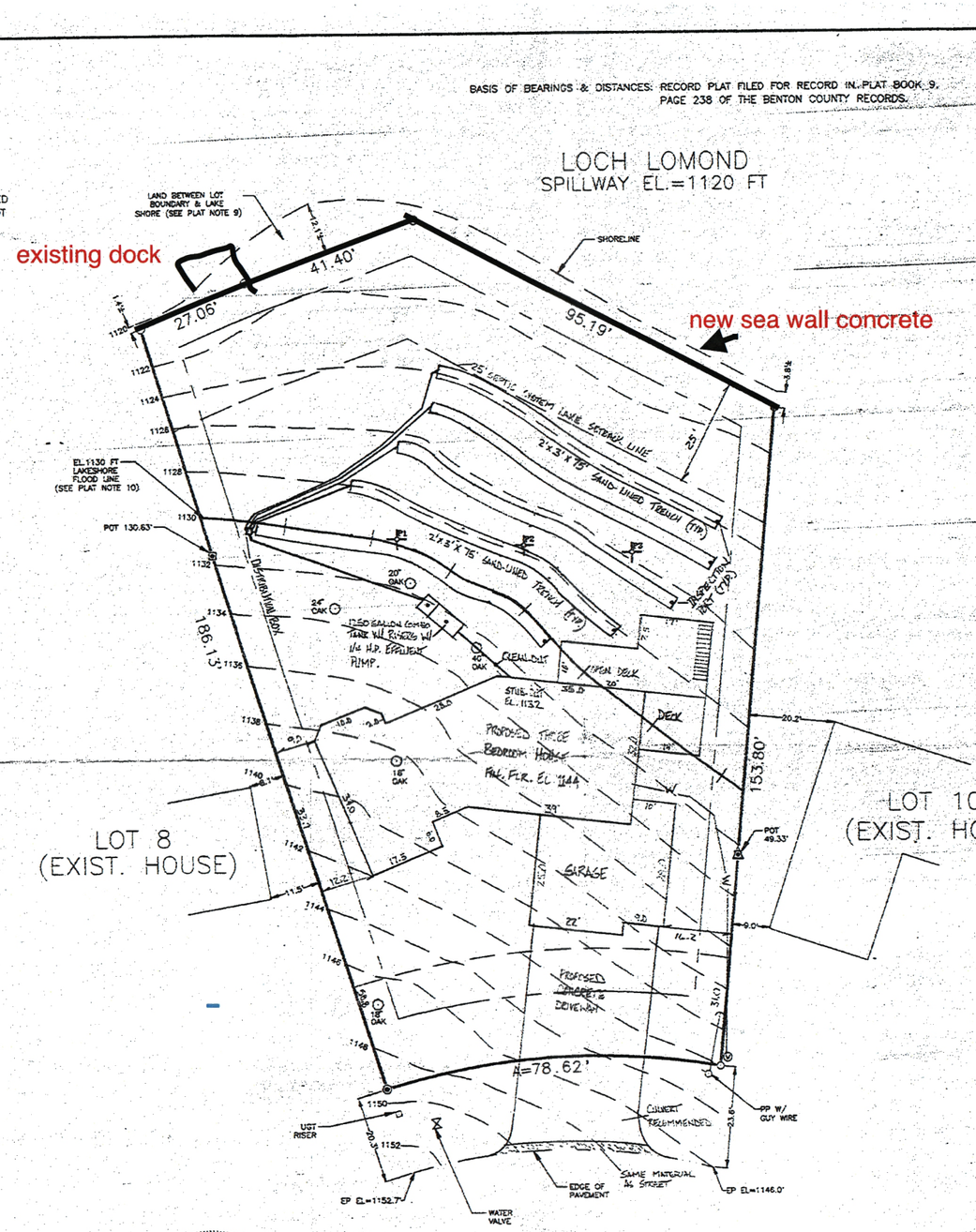
BASIS OF BEARINGS & DISTANCES: RECORD PLAT FILED FOR RECORD IN PLAT BOOK 9, PAGE 238 OF THE BENTON COUNTY RECORDS.

LEGEND

- 7.5' & 15' UTILITY & DRAINAGE EASEMENT
- 25' BUILDING SETBACK
- ASSUMED ELEVATION 1132.4'
- PERCOLATION TEST SITE
- WATER SOURCE
- WATER SERVICE
- S.I.P.
- F.I.P.
- P.O.T.

FLOOD CERTIFICATION

THIS LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AS DETERMINED BY F.E.M.A.; MAP # 05007C0050 E; DATED SEPTEMBER 18, 1991. HOWEVER, A PORTION OF THE LOT IS SUBJECT TO LAKESHORE FLOOD LINE AS DESIGNATED ON THE PLAT.



36" DEPTH TEST

TEST HOLE #	PERCOLATION RATE (MIN/INCH)
1	20.0
2	40.0
3	17.0
DESIGN	26.0
SQ.FT./ BEDROOM	250

E.RAUSCH
ADH DR 04-11
6/20/92

NOTE: SEPTIC SYSTEM DESIGN WAS DONE BY BUCHANAN SERVICES, INC. 11/4/91

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LOT SHOWN HEREON AND HAVE SET CORNER MONUMENTS AS SHOWN AND HAVE DELINEATED THE SIDE LOT LINES.

Maurice Rogers 6/16/92

MAURICE ROGERS, RLS #352 ARKANSAS DATE

REGISTERED STATE OF ARKANSAS NO. 352 MAURICE ROGERS, JR. PROFESSIONAL LAND SURVEYOR

#17 EVANTON DRIVE
60'R/W

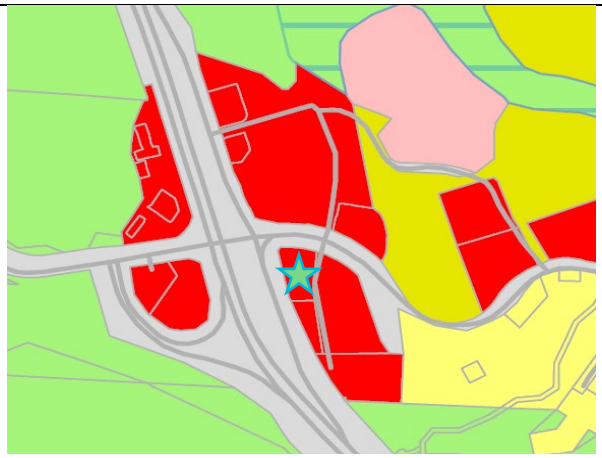
G737

LOT SURVEY	REVISIONS		
	DATE	BY	DESCRIP.
FOR: O.A.K. HOMES LOT 9, BLOCK 6 EVANTON SUBDIVISION			
Cooper Communities Inc ENGINEERING/CONSTRUCTION BELLA VISTA VILLAGE, ARKANSAS	DRAWN: ER		DATE: 6/16/92
	CHECKED:		DATE:
	SCALE: 1"=20'		JOB NO. A200-267

C:\EVANTON\PROJECT\EVA09906.DWG

Meeting Information:
2483 Forest Hills Blvd
November 10, 2025
Reviewer:
Christopher Hyatt
Senior Planner

Project Number	WVR-61559 & LSD-561558
Applicant	OWN
Address/Location	401 Towncenter
Current Zoning	C-3 Central Business District
Site Area	+/-0.7 acres
Nature of Request	Requesting waivers alongside a large-scale development.



Zoning Map



Future Land Use Plan

Property Description
This property is located in the North central area of Bella Vista City Limits and is located on Parcel #16-40201-000. The Towncenter Subdivision.

Regulation
Development Code Sec. 107-250(m)(1) establishes pedestrian accommodation requirements. 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. 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 waivers from code sections 107-250(m)(1), section 107-342(e)(1), section 107-342(e)(2) alongside large-scale development approval for a proposed Domino's Pizza and retaining wall along the southern 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 pre-platted lot is +-/ 0.7 acres and the proposed development will consist of a 2,135 square foot building with 14 parking stalls. The parking lot will include two ADA spaces and bike rack. This Domino's concept does not include any internal dining space, so the development is designed as carry out only and includes a drive thru, pick up window that wraps around the building. Two access drives will be created along the eastern side of the development accessing off of Towncenter Drive, which is a 32-foot-wide access easement. Due to topography, a retaining wall will wrap around the site and because of the size of the site and height of the wall, separation requirements are not being met. Additionally, a waiver has been requested for pedestrian accommodation requirements. The applicant sites topography, drainage, and utilities as hardship for constructing sidewalk along the street frontages. Instead the applicant has provided sidewalk directly to the site via an existing path that will further establish a mid-block crossing away from the existing crosswalk pad that has been previously established at the light on Lancashire. Staff has expressed concerns about the promotion of the mid-block crossing and the applicant setup meeting with ARDOT to discuss further work in their

right of way. Per the Master Street Plan, the site is surrounded by Major Arterials to the North and West and recognizes the access easement as an unclassified residential street to the East.

Public Comment
None at the time of this report.

Outstanding Technical Comments
A meeting with ARDOT took place on 11/6/25 where the sidewalk connection along Lancashire was discussed. In that meeting ARDOT deferred to seeing a proposal with the work before providing a determination on if they would allow any necessary work to establish a sidewalk along the road frontage. The applicant is working up a proposal of what the improvements would look like to have ARDOT review.

Recommendation
Due to the analysis above, Staff has concerns regarding the pedestrian accommodations and will want to see the comments from ARDOT. At this time, staff recommends tabling the request until the December 8th regular meeting.

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:

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.

Engineering beyond.®

September 29, 2025

Domino's Pizza
SW of the intersection of Towncenter Dr & E Lancashire Blvd (Hwy 340), Bella Vista, AR 72714
Parcel No. 16-40201-000

Variance(s) and Waiver(s) Request Letter

To whom it may concern,

This letter and its accompanying attachments pertain to the proposed Domino's Pizza at the southeast corner of northbound Hwy 71 off ramp and Hwy 340 East (Lancashire Blvd.). The proposed development will consist of an approximate 2,150 square foot building with 17 parking stalls, including 2 ADA spaces, and a bike rack. Outdoor lighting will be provided (see attached photometric plan), and outdoor noise is expected to be minimal as there will be no outdoor audible devices. Landscaping will comply with city code to meet screening and buffer requirements. The trash pad will be located in the southwest corner of the site and will be screened from public view. Access to the development will be provided by two new drive cuts along Towncenter Drive. Traffic impacts from this development are anticipated to be minimal. The property has been vacant for many years. Therefore, we believe that the redevelopment will be cohesive with the neighboring properties and benefit the community.

Per conversations with ArDOT and existing site conditions we are seeking the following variances:

(1) Retaining wall placement:

To create a maneuverable and functional site, we request a variance to the Retaining Wall Placement requirements listed in the City of Bella Vista Code of Ordinances 107-342(e) – Retaining Wall Placement. According to 107.342(e)(1), Setbacks *from structures: Retaining walls 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, unless such wall is exempted under section 107-339(c)(2).* According to 107.324(e)(2), Setbacks *From property lines: Retaining walls shall be placed a minimum of 7.5 feet or 1.5 times the height of the wall, whichever is greater, away from all property lines. In cases where the retaining wall is supporting an access drive, the wall shall be allowed up to the front property line*. Due to existing topography and size of the site along ArDOT right-of-way, basic site functionality, adequate parking, and drive-aisle spacing is not feasible with the size of the necessary retaining wall wrapping the site at the tallest sections. The wall wrapping the site will be a variable height for the duration and approximately 15ft tall in the tallest section. We would not be able to meet one, or both, of the retaining wall placement requirements from proximity to structures and from property lines. Fall risk zone for the wall would not impact structures, utilities, or adjacent property owners.

(2) Pedestrian accommodations along street frontages:

In preliminary meetings with city staff it was requested to provide sidewalks along street frontages. Due to existing topographic conditions and existing utilities, we are seeking a variance to section 107.250(m)(1) – *Pedestrian accommodations shall be a requirement for all new multifamily, commercial, and industrial subdivisions, replats, and large scale developments submitted to the city for formal review within the entire city planning area.* There are 3 street frontages: northbound Hwy 71 off ramp, Hwy 340 East (Lancashire Blvd.), and South Towncenter Drive. The reasoning for hardship for each street frontage is listed as follows:

a. Hwy 71 Off Ramp

Due to existing topography, drainage features, and ArDOT right-of-way conditions, we request a variance to sidewalk requirements as noted in 107.250(m)(1) noted above. It was noted by ArDOT that the existing crossing and ramp was installed for a bike trail and not for pedestrians. ArDOT stated it would most likely need to be completely reworked for pedestrians. Grading to place a sidewalk with a cross-slope that is ADA compliant would require a wall in ArDOT right-of-way going down the off ramp. ArDOT stated they would not be interested in large retaining walls in the right-of-way.

b. Hwy 340 East (Lancashire Blvd.)

Due to existing topography, existing utilities, drainage features, and ArDOT right-of-way conditions, we request a variance to sidewalk requirements as noted in 107.250(m)(1) noted above. It was noted above regarding existing conditions of the crossing at the intersection. Grading to place a sidewalk with a cross-slope that is ADA compliant would require a wall in ArDOT right-of-way going down the off ramp. This would impact a water main, fiber optic line, communications infrastructure, and a 30-inch RCP storm pipe serving developments across Lancashire Blvd. ArDOT stated they would not be interested in large retaining walls in the right-of-way. As an alternative we would propose replacing the existing sidewalk connecting to the site from Lancashire Blvd. and provide a new ADA compliant path that did not exist prior.

c. Towncenter Drive

Due to existing topography and lack of connectivity to other infrastructure, we request a variance to sidewalk requirements as noted in 107.250(m)(1) noted above. The lot is bordered by the parking lot for Goodwill to the east and south. There is currently no sidewalk infrastructure to connect with along the Goodwill property. Existing grades are approximately 7% down Towncenter Drive from Lancashire Blvd. The sidewalk would not be ADA compliant due to existing grades. An alternative for connectivity to the site from Lancashire Blvd. is presented in item b.

We appreciate your consideration of these requests and look forward to working with you.

Respectfully,

Kip Williams
Project Engineer
479-286-8181
kwilliams@weareown.com

Engineering beyond.®

September 29, 2025

Domino's Pizza
SW of the intersection of Towncenter Dr & E Lancashire Blvd (Hwy 340), Bella Vista, AR 72714
Parcel No. 16-40201-000

Cover Letter

To whom it may concern,

This letter and its accompanying attachments pertain to the proposed Domino's Pizza at the southeast corner of northbound Hwy 71 off ramp and Hwy 340 East (Lancashire Blvd.). The proposed development will consist of an approximate 2,150 square foot building with 17 parking stalls, including 2 ADA spaces, and a bike rack. Outdoor lighting will be provided (see attached photometric plan), and outdoor noise is expected to be minimal as there will be no outdoor audible devices. Landscaping will comply with city code to meet screening and buffer requirements. The trash pad will be located in the southwest corner of the site and will be screened from public view. Access to the development will be provided by two new drive cuts along Towncenter Drive. Traffic impacts from this development are anticipated to be minimal. The property has been vacant for many years. Therefore, we believe that the redevelopment will be cohesive with the neighboring properties and benefit the community.

We appreciate your consideration of these items and look forward to working with you.

- Domino's Bella Vista LSD Application
- Domino's Bella Vista LSD Checklist
- Domino's Bella Vista Pre-App Signatures List
- Domino's Bella Vista Plan Set
- Domino's Bella Vista Drainage Report
- Domino's Bella Vista Land Deed
- Domino's Bella Vista Variance Request Letter

Respectfully,

Kip Williams
Project Engineer
479-286-8181
kwilliams@weareown.com

From:	Kip Williams
To:	Christopher Hyatt
Cc:	Joshua Henthorne; Grant Simm
Subject:	Fwd: Hwy 71 Off Ramp and Hwy 340 Bella Vista, AR - ArDOT ROW Coordination
Date:	Thursday, October 30, 2025 6:13:24 PM
Attachments:	image001.png image002.png image003.png image006.png

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

Christopher,

It was great to meet you this evening! I apologize for not forwarding ARDOT's responses directly to you sooner, but am now sending the full email thread below to be as transparent as possible. We have already requested a meeting between all parties, and with the request made again this evening, we are hoping something can be scheduled as soon as next week.

The project and waivers tonight appeared to only need a brief discussion by PC members, and there did not appear to be concerns with the waivers or the project itself other than the sidewalk along Highway 340. I cannot say if any other concerns were raised, but we plan to address those comments by the PC resubmittal deadline of noon on November 4 to keep the current schedule.

We really appreciate your help on this project. Please let me know, or feel free to call me anytime, if you have any questions or see anything you would like to discuss. I am happy to help where I can.

Thank you,

Kip Williams
Project Engineer
5311 W. Village Parkway Rogers, AR 72758
O: 479.286.8181 | C: 903.559.4464
weareown.com

---------- Forwarded message ---------
From: **Kip Williams** <kwilliams@weareown.com>
Date: Thu, Oct 30, 2025 at 5:57 PM
Subject: Re: Hwy 71 Off Ramp and Hwy 340 Bella Vista, AR - ArDOT ROW Coordination
To: Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov>, Moore, Robert A. <robert.moore@ardot.gov>
Cc: Grant Simm <gsimm@weareown.com>, Joshua Henthorne <jhenthorne@weareown.com>

Thanks Ben.
Please see the Google Drive link here for the latest civil plan set for this project that was reviewed as part of tonight's planning work session with the City of Bella Vista.

The City of Bella Vista Planning Commission has asked us to coordinate a meeting between ARDOT and the City before the scheduled PC meeting on November 10. Would you and ARDOT be available sometime next week? If so, please share your earliest availability and we will pass it along to the City. I will include the City planner's contact information at the end of this email as well.

We have a few minor comments to address on our end, but for ARDOT-related items, I have included a couple of the City's comments below for reference. We would also appreciate your feedback on the landscaping comment based on what we currently have proposed on the last page of the included plan set.

"The meeting with ArDOT that was proposed in the response will need to happen prior to this project's approval so the determination of the sidewalk along Hwy340 can be known. I question if large retaining walls are needed to install this sidewalk. I need to hear from ArDOT why they believe a full reconstruction of the crossing would likely be necessary. We also need to discuss if this crossing was meant for bikes, why does it include tactile warming strips on both sides."

"For landscaping, has ARDOT approved the plantings in their ROW? We wanted to confirm site triangles. For the access drives in relation to the plantings. (Leaving this note here until we have the ARDOT meeting.)"

Christopher Hyatt

Senior Planner

O (479-855-8285 ext. 610

E chyatt@bellavistaar.gov

Please let us know if you have any questions or concerns.

Thank you!

Kip Williams

Project Engineer
5311 W. Village Parkway Rogers, AR 72758
O: 479.286.8181 | C: 903.559.4464
weareown.com

On Thu, Oct 30, 2025 at 2:22 PM Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov> wrote:

> Kip,
>
> ArDOT is not interested in the retaining wall within the R/W for all the reasons mentioned below regarding utilities, maintenance, grades, etc.
>
> Just as big of an issue like I stated before is the proposed sidewalk would likely be in the clear zone of Hwy 340 due to no positive barrier from travel lane to proposed sidewalk.
>
> This sidewalk is not even ADA compliant nor a legal crosswalk and should be removed.
>
> 
>
>
> Without a set of plans to review I cannot give any for sure responses. When you get to that step please send them over.
>
> Thanks,

Ben

From: Kip Williams <kwilliams@weareown.com>
Sent: Tuesday, October 28, 2025 6:34 PM
To: Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov>; Moore, Robert A. <Robert.Moore@ardot.gov>
Cc: Grant Simm <gsimm@weareown.com>; Joshua Henthorne <jhenthorne@weareown.com>
Subject: Re: Hwy 71 Off Ramp and Hwy 340 Bella Vista, AR - ArDOT ROW Coordination

CAUTION: This email originated from outside of ARDOT. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Ben,

I just wanted to follow up to see if you had any additional thoughts or updates on this. We're on the agenda for the Planning Commission work session this Thursday at 4:30 with the City of Bella Vista, and I'm sure this will be a main point of discussion.

If there's any additional feedback or insight we can have going into that meeting, it would be greatly appreciated. We also think it would be beneficial for ARDOT, the City, and our team to get together sometime in the next week or two to talk through the City's expectations for the ROW improvements, since they may extend beyond what's reasonably expected of a project of this nature.

Let me know if you have any questions or concerns.

Thank you!

Kip Williams

Project Engineer

5311 W. Village Parkway Rogers, AR 72758

O: 479.286.8181 | C: 903.559.4464

weareown.com

On Mon, Oct 20, 2025 at 12:04 PM Joshua Henthorne <jhenthorne@weareown.com> wrote:

> Thank you so much, Ben, for the time and assistance on this one. Just let us know when you are free when you get back. Enjoy your time away.
>
> Best regards,
>
> **Josh Henthorne, PE**

Project Engineer

5311 W. Village Parkway, Rogers, AR 72758

O: 479.286.8181

weareown.com

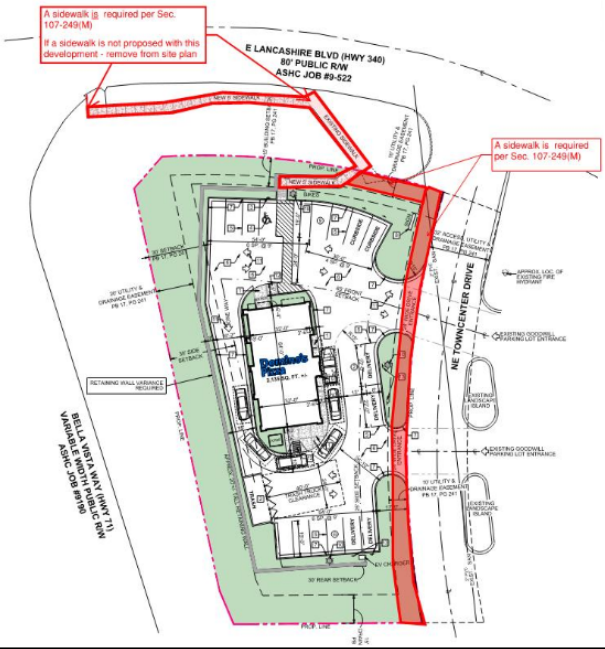
On Mon, Oct 20, 2025 at 12:02 PM Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov> wrote:

> Josh,
>
> I will have to do some further digging as I came into this position on the back end of that crossing project. I do know that since it was permitted ADA regulations have changed and there is a major emphasis on ensuring everything within the R/W is ADA compliant. It appears like it would be a major project to get a sidewalk to that crossing just looking at it briefly. You would also have to ensure the sidewalk is outside of the clear zone of Hwy 340 since it is open shoulder. When I get back in the office next week I will try and coordinate a teams meeting.
>
> Thanks,
>
> Ben
>
> ---
>
> **From:** Joshua Henthorne <jhenthorne@weareown.com>
> **Sent:** Wednesday, October 15, 2025 11:35 AM
> **To:** Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov>
> **Cc:** Kip Williams <kwilliams@weareown.com>; Grant Simm <gsimm@weareown.com>
> **Subject:** Re: Hwy 71 Off Ramp and Hwy 340 Bella Vista, AR - ArDOT ROW Coordination
>
> **CAUTION:** This email originated from outside of ARDOT. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Good morning Ben,

Circling back to the previous email chain below for sidewalk access along Hwy 340 (Lancashire Blvd) and Hwy 71 off ramp (exit 98) in bella vista. We received the following comments and push back from the City of Bella Vista. Does ArDOT have a copy of the Central Trails project plans from 2019-2021 for this area that they are referring to? I've also attached our grading plan and an exhibit for the intent of why we're not intending on placing a sidewalk along Hwy 340. Would require a wall due to the existing grades (3:1-4:1 slopes). ArDOT stated they didn't think they would be interested in retaining walls in the right-of-way. Depending on the placement of the sidewalk and necessary wall to install something ADA compliant we could impact any number of utilities and/or infrastructure: transformer for the intersection, relocating a water main, buried fiber/cable lines, storm infrastructure serving Towncenter across Hwy 340, signage, etc.

Would you have some time this week or early next for a quick meeting to discuss the potential impacts and ArDOT's thoughts on impacts to their right-of-way? We acknowledge the requirement for the sidewalk from the city, but the financial impacts and undertaking of redoing most everything in the right-of-way to install a sidewalk that is ADA compliant would most likely kill the project.

☐ (m)(5): Sidewalk missing from E. Lancashire Bldv. (n. of the development). See next page for additional information.



There is an existing pedestrian crossing at the intersection of the 71 off-ramp and E. Lancashire Blvd. that was approved by ArDOT and installed as part of the Central Trails project between 2019-2021. This crossing includes a pedestrian signal head, tactile warning panel, and RRFB. All trails in Bella Vista are designated for pedestrian and cyclist use. Staff reviewed the available plans for this intersection and there is no reference to establishing a "cyclist-only" crossing at this location.



Best regards,

Josh Henthorne, PE

Project Engineer

5311 W. Village Parkway, Rogers, AR 72758

O: 479.286.8181

weareown.com

On Thu, Sep 18, 2025 at 7:01 AM Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov> wrote:

> Josh,
>
> I would need to verify, but I do not think we would be interested in a large retaining wall on the Right of Way. I think that crossing with the ramp was originally installed for a bike trail, not pedestrians, so it would likely have to be completely reworked including the other side of the crossing. Any work on the R/W would have to be ADA compliant. I do know we wouldn't allow a retaining wall on the R/W for the site/building itself.
>
> Thanks,
>
> Ben

From: Joshua Henthorne <jhenthorne@weareown.com>
Sent: Thursday, September 11, 2025 11:26 AM
To: Kerwood, Ben M. <Benjamin.Kerwood@ardot.gov>
Cc: Kip Williams <kwilliams@weareown.com>
Subject: Hwy 71 Off Ramp and Hwy 340 Bella Vista, AR - ArDOT ROW Coordination

CAUTION: This email originated from outside of ARDOT. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ben,

We're working on a small commercial site in Bella Vista at Hwy 340 (Lancashire) and Hwy 71 Off Ramp and had some questions for ArDOT based on feedback we're getting from City planning. One of the requests from planning was to add sidewalks along street frontages (including the off ramp and lancashire). Currently at the intersection there's a landing with a ped pole on either side of Lancashire, but nothing else. There's currently no pedestrian infrastructure to come across the bridge and intersection either. I've attached an exhibit to show the existing conditions and topo. To put a sidewalk along either frontage would most likely trigger a need for a wall because of the existing grades. Lancashire would involve walling, storm, and large utility relocations. There will already be a large retaining wall wrapping the site.

Does ArDOT have any feedback or opinion on this request from the city regarding the property frontage along Hwy 71 off ramp and 340 east (Lancashire Blvd.)?



--

Josh Henthorne, PE

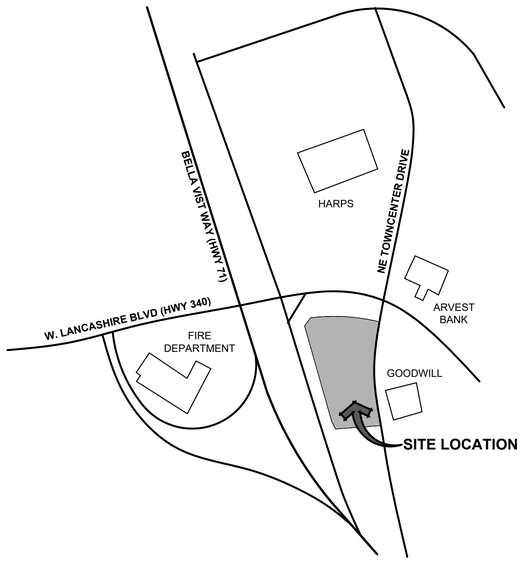
Project Engineer

5311 W. Village Parkway, Rogers, AR 72758

O: 479.286.8181

weareown.com

LOCATION MAP



LOCATION MAP

PREMISES IDENTIFICATION

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

PORTABLE FIRE EXTINGUISHERS (DURING CONSTRUCTION)

STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE 5 LB. 2A-10BC UL APPROVED PORTABLE FIRE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. ADDITIONAL LOCATIONS INCLUDE EACH STAIRWAY ON ALL FLOOR LEVELS, IN EVERY STORAGE AND CONSTRUCTION SHED AND WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. INSTALL ONE PORTABLE FIRE EXTINGUISHER FOR EVERY 3,000 S.F. OF BUILDING FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE TO THE EXTINGUISHER OF 75 FEET. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LBS. SHALL BE INSTALLED SO THAT IT'S TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR.

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BURNS ARCHITECTURE

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OWNERSHIP AND USE OF DOCUMENTS

ALL PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, IDEAS AND ARRANGEMENTS INDICATED, REPRESENTED OR REFERRED TO BY THESE ORIGINAL DRAWINGS OR SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BURNS ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY OTHER PROJECT, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO BURNS ARCHITECTURE. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S RIGHTS.

NOTICE TO OWNER:

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.

Domino's Pizza

401 NE TOWNCENTER DR.
BELLA VISTA, ARKANSAS

OWNER/DEVELOPEER
A&M PIZZA REAL ESTATE, LLC
MR. ART HURTEAU
4042 W. REPUBLIC RD.
BATTLEFIELD, MO 65619
(417) 353-1726
dominosteam@aol.com

CIVIL
OWN ENGINEERING
JOSHUA HENTHORNE
ENGINEER AR NO. 20680
COA #335
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
PH: (479) 286-8181
E-MAIL: jhenthorne@weareown.com

ARCHITECT
BURNS ARCHITECTURE
LARRY A. BURNS
ARCHITECT AR# 4470
1908 E. SUNSHINE ST. SUITE A
SPRINGFIELD, MO 65804
PH. 417 887-1999
FAX 417 887-2801
E-MAIL burns@burnsarc.com

MECHANICAL
& ELECTRICAL ENGINEER
SY SHUMAKER, PE
ENGINEER AR #22158
4543 W. CLOVERLEAF TERR.
BATTLFIELD, MO 65619
PH. 417 894-3539
E-MAIL sy@shu-eng.com

GENERAL NOTES:

GENERAL CONDITIONS
DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING "AIA DOCUMENT A201 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (FIFTHTEENTH EDITION, 1996) APPLY TO ALL AREAS OF THESE CONSTRUCTION DOCUMENTS.

1. ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS, MANUFACTURERS SPECIFICATIONS, INSTITUTE CRITERIA CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURER OR INSTITUTE INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED IN THE FOLLOWING HEADINGS.
2. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
3. EACH SUBCONTRACTOR SHALL VISIT THE SITE, THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS, SO AS TO BE SURE ALL ANCILLARY COSTS HAVE BEEN COVERED IN HIS BID. THE OWNER WILL NOT ENTERTAIN REQUESTS FOR EXTRA COMPENSATION FOR WORK THAT SHOULD HAVE REASONABLY BEEN ANTICIPATED OR OBSERVED.
4. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK, AND FOR THEIR ACTS OR OMISSIONS.
5. EACH SUBCONTRACTOR SHALL NOT SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION, USE ONLY THE DIMENSIONS AS SHOWN ON THE DRAWINGS. SHOULD THERE BE A CRITICAL DIMENSION OMITTED OR AN UNCERTAINTY WITH THE DIMENSIONS SHOWN, VERIFY WITH THE ARCHITECT BEFORE PROCEEDING.
6. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEE INSPECTIONS AND APPROVALS REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. EACH SUBCONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, ETC. AS RELATED TO THEIR SPECIFIC PORTION OF THE WORK.
7. THE VARIOUS MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
8. EACH SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, OR OWNER. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK.
9. EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS (UNLESS NOTED OTHERWISE), EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE COMPLETE INSTALLAION & OPERATION OF THEIR PORTION OF THE SUBCONTRACT FOR THIS PROJECT AS INDICATED IN THESE DOCUMENTS, WHETHER TEMPORARY OR PERMANENT.
10. ALL SUBCONTRACTORS MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
11. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM EXCESS VIBRATION.
12. ALL ROOF PENETRATIONS, EQUIPMENT SUPPORTS, PITCH PANS, FLASHING, CURBING AND ROOFING REPAIRS SHALL BE ENGINEERED AND INSTALLED IN ACCORDANCE WITH STANDARD PROJECT ROOFING DETAILS, FACTORY MUTUAL INSURANCE ASSOCIATION'S SPECIFICATIONS, & GUIDELINES PUBLISHED BY THE NATIONAL ROOFING CONTRACTORS ASSOC.
13. THE GENERAL CONTRACTOR SHALL NOTIFY SUBCONTRACTORS WHEN TELEPHONE SERVICE IS REQUIRED AT JOB SITE FOR WIRING OF PHONE EQUIPMENT.
14. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED OR TO BE USED FOR FORMS AND/OR TEMPORARY STRUCTURES.
15. ALL SURFACES SHALL BE PROPERLY PREPARED BEFORE THE APPLICATION OF FINISH MATERIALS.
16. TO BEGIN THE APPLICATION OF A FINISH MATERIAL MEANS THAT THE SUBCONTRACTOR ACCEPTS THE SURFACE AND SUBSEQUENT RESPONSIBILITY FOR THE APPEARANCE OF THE FINAL FINISH.
17. ALL MATERIALS, FINISHES AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AS WELL AS GUIDELINES SET FORTH IN THESE DOCUMENTS.
18. IT SHALL BE EACH SUBCONTRACTORS RESPONSIBILITY TO OBTAIN AND SUBMIT TO THE GENERAL CONTRACTOR TO FORWARD TO THE ARCHITECT FOR REVIEW 6 SETS OF SHOP DRAWINGS, MATERIAL SAMPLES AND MANUFACTURER'S PRINTED MATERIAL NECESSARY FOR AN ACCURATE COMPARISON TO BE MADE ON ANY ITEM SUBMITTED FOR INSTALLATION AND/OR SUBSTITUTION. ALL FINAL SELECTIONS SHALL BE MADE BY THE ARCHITECT.
19. MILLWORK CONSTRUCTION TO CONFORM WITH AWI STANDARDS FOR PREMIUM MILLWORK. DRAWINGS SHALL INDICATE MILLWORK DESIGN INTENT ONLY. FABRICATOR IS RESPONSIBLE FOR PROPER EXECUTION AND SHALL SUBMIT SHOP DRAWINGS FOR DESIGN REVIEW.
20. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT AND THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS.
21. ALL MATERIALS, EQUIPMENT AND LABOR SHALL CARRY A MINIMUM OF ONE (1) YEAR WRITTEN WARRANTY/GUARANTEE AGAINST DEFECT STARTING FROM THE DATE OF APPROVAL FOR FINAL PAYMENT.
22. THE CONSTRUCTION SITE SHALL AT ALL TIMES BE KEPT FREE FROM DEBRIS, WASTE AND RUBBISH. THE PREMISES SHALL BE MAINTAINED IN A MANNER TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL LOCAL ORDINANCES AND ANTIPOLLUTION LAWS.
23. UPON COMPLETION OF WORK, REMOVE ALL WASTE MATERIALS, EQUIPMENT, DEBRIS AND CLEAN ALL SIGHT-EXPOSED SURFACES, TOUCH-UP PAINTING OF MARRED SURFACES AND REPAIR OF ALL DAMAGES LEAVING THE PROJECT READY FOR OCCUPANCY. TRASH SHALL BE REMOVED FROM PROJECT SITE AT SUBCONTRACTORS EXPENSE. IF THE SUBCONTRACTOR FAILS TO HAVE THE SITE READY FOR OCCUPANCY, THE GENERAL CONTRACTOR MAY HIRE AN OUTSIDE AGENCY FOR THIS SERVICE AND THE COST MAY BE CHARGED TO THE SUBCONTRACTOR.
24. UPON COMPLETION OF THE PROJECT, A "PUNCH LIST" WILL BE COMPILED BY THE ARCHITECT & OWNERS WHICH WILL CONSIST OF ITEMS IN NEED OF CORRECTION AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE CORRECTION AND SUBSEQUENT APPROVAL OF THESE ITEMS.
25. THE GENERAL CONTRACTOR SHALL OBTAIN CERTIFICATE FOR OCCUPANCY FROM THE APPROPRIATE REGULATORY AGENCY BUILDING DEPARTMENT. ONE (1) COPY OF THIS CERTIFICATE WILL BE SUBMITTED TO THE ARCHITECT WITH FINAL APPLICATION FOR PAYMENT.
26. ALL CHANGES, OMISSIONS OR ADDITIONS TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT & OWNER.
27. UNLESS NOTED OTHERWISE, ALL WORK SHALL INCLUDE NECESSARY APPURTENANCES AND ACCESSORIES TO PROVIDE COMPLETE OPERATING ASSEMBLIES, WHETHER OR NOT SHOWN OR DETAILED.
28. CONTRACTOR/SUBCONTRACTORS ARE RESPONSIBLE FOR BRINGING ANY ERRORS OR OMISSIONS FOUND ON THE PLANS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATIONS OF THE INTENT OF THE DRAWINGS OR FOR CLARIFICATION AS TO WHO FURNISHES AND AND INSTALLS MATERIALS AND LABOR TO COMPLETE THE JOB.
29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PORTA-POTTY(S) - (ONE UNIT PER 10 WORKERS PER 40 HOUR WEEK) ON THE JOB SITE. THE PORTA-POTTY SHALL BE IN PLACE THROUGHOUT ALL CONSTRUCTION PHASES.

BUILDING CODE DATA

2021 ARKANSAS FIRE PREVENTION CODE (VOL. I FIRE)
2021 ARKANSAS FIRE PREVENTION CODE (VOL. II BUILDING)
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2018 ARKANSAS PLUMBING CODE
2018 ARKANSAS FUEL GAS CODE
2021 ARKANSAS MECHANICAL CODE
2014 ARKANSAS ENERGY CODE
2017 ICC/ANSI A117 1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

THIS PROPERTY IS ZONED **C3**
USE GROUP ..... B - BUSINESS
CONSTRUCTION TYPE 5B
BUILDING SPRINKLER SYSTEM ..... NONE
BUILDING AREA ..... 2,135 S.F.

OCCUPANT LOAD:
CODE SECTION 303.1.1 SMALL BUILDINGS AND TENANT SPACES.
A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS GROUP B OCCUPANCY

TABLE 1004.1.2 MAXIMUM FLOOR AREA PER OCCUPANT

COMMERCIAL KITCHEN: 1 OCC. PER 200 S.F. = **4** OCC. (WITHOUT WALK IN COOLER)
10 OCC. ACTUAL

ASSEMBLY: UNCONCENTRATED TABLES & CHAIRS 1 PER 15 S.F.
CUSTOMER LOBBY=315 S.F. / 15 = **21** OCC. **12** OCC. ACTUAL
TOTAL OCCUPANTS= ..... **22 OCC.**
POST OCCUPANCY AT 22

PARKING:
14 CAR STALLS
2 BIKE RACKS

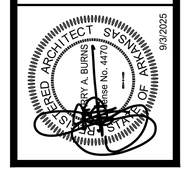
DRAWING INDEX

SHEET	SHEET TITLE
CV	COVER SHEET - CODE DATA - DRAWING INDEX - SITE LOCATION
ARCHITECTURAL SITE (BURNS ARCHITECTURE)	
AS1	ARCHITECTURAL SITE PLAN
AS2	ARCHITECTURAL SITE DETAILS
CIVIL (OWN ENGINEERING)	
C0.0	GENERAL NOTES
C0.1	GENERAL NOTES
C1.1	UTILITY PLAN
C2.0	DEMOLITION PLAN
C2.1	GRADING PLAN
C2.2	GRADING DETAILS
C2.3	GRADING DETAILS
C2.4	GRADING DETAILS
C2.5	EROSION CONTROL PLAN
C2.6	EROSION CONTROL DETAILS
C2.7	DETAIL SHEET 1
C2.8	DETAIL SHEET 2
SV-1	TOPOGRAPHIC AND BOUNDARY SURVEY
ARCHITECTURAL (BURNS ARCHITECTURE)	
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A2.1	EXTERIOR BUILDING SIGN ELEVATIONS
SB1	EXTERIOR FINISHES SAMPLE BOARD
FA1	FIRE APPARATUS PLAN
PH1	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN

CITY SIGNATURE BLOCK

REVISIONS	BY

LARRY ALLEN BURNS - ARCHITECT
LICENSE NO. 4470

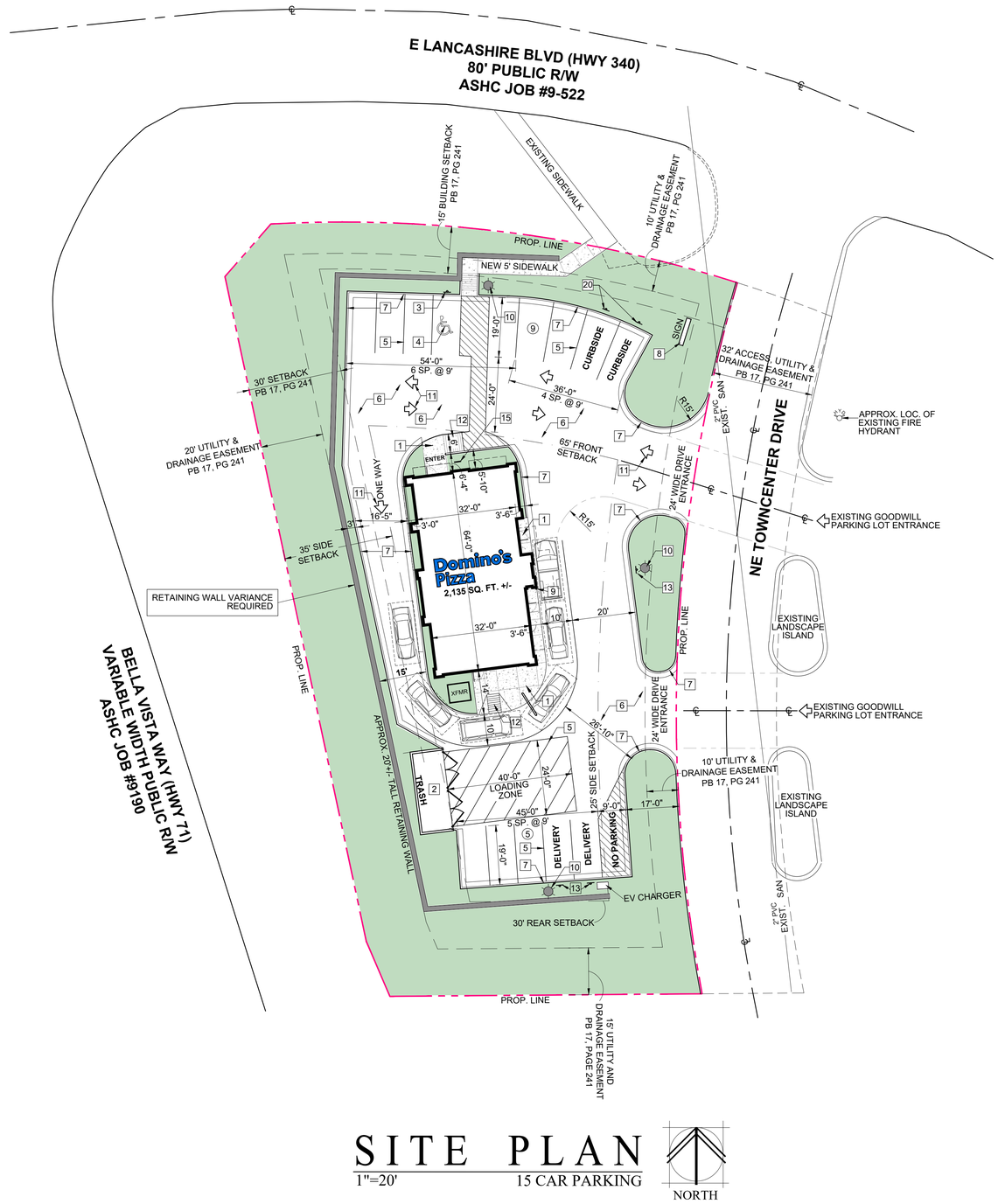


Domino's Pizza
401 NE TOWNCENTER DR.
BELLA VISTA, ARKANSAS

BURNS architecture
1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

DRAWN	MM
CHECKED	L.A.B.
DATE	SEPTEMBER 3, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	COVER SHEET

CV



SITE PLAN

1"=20' 15 CAR PARKING

NORTH

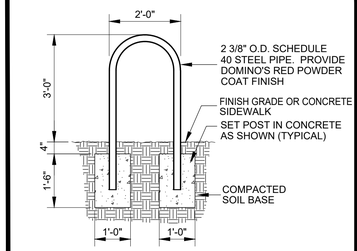
KEY NOTES

1. CONCRETE WALK/CURB SEE DETAIL 9/AS2.
2. 10'-8"X26'-8" TRASH ENCLOSURE. SEE 1/AS2, 2/AS2 & 3/AS2.
3. HANDICAP PARKING SIGN. SEE DETAIL 4/AS2.
4. INTERNATIONAL HANDICAP SYMBOL 5" WIDE STRIPING.
5. NEW 5" WIDE PARKING STRIPES PAINTED ON PAVING.
6. CONCRETE PAVEMENT. SEE CIVIL.
7. 6" CONCRETE CURB AND GUTTER. SEE CIVIL.
8. PROPOSED SIGN LOCATION.
9. PIPE BOLLARD. SEE 6/AS2.
10. NEW POLE LIGHT. SEE SHEET PH1.
11. DIRECTIONAL ARROW STENCILED ON PAVEMENT. TYPICAL WHERE SHOWN.
12. PARALLEL HANDICAP RAMP SEE CIVIL PLANS.
13. DELIVERY SPECIALIST PARKING SIGN 3 PLACES, SIMILAR TO 4/AS2.
14. RAPID ENTRY SYSTEM EQUAL TO KNOX 3200. SEE DETAIL 1/FA1.
15. ONE BICYCLE RACK. SEE DETAIL THIS SHEET.
16. SERVICE/DELIVERY RAMP. SEE CIVILS.
17. LOW CLEARANCE BAR. SEE DETAIL 11/AS2
18. 4'-0" WIDE PAINTED STRIPE CROSSWALK.
19. 8'-0" WIDE PAINTED STRIPE CROSSWALK.
20. CURBSIDE PARKING SIGN 2 PLACES, SIMILAR TO 4/AS2.
21. STORM PIPE PER CIVIL. CONNECT TO BUILDING DOWNSPOUTS WITH TRANSITION ADAPTER AND DAYLIGHT TO DRAIN. TYPICAL 2 PLACES. SEE CIVILS.
22. ELECTRIC VEHICLE CHARGING STATION. SEE DETAIL 10/AS2.
23. BLEND CURB & GUTTER FLUSH WITH EXISTING PAVMENT. SEE CIVIL PLANS.
24. MINIMUM 24' X 40' CLEAR AREA FOR FOR TRASH REMOVAL SERVICE VEHICLE.
25. EXISTING FIRE HYDRANT.
26. TWO WHEELED PARKING SIGN 2 PLACES, SIMILAR TO 4/AS2.
27. NEW 5' WIDE SIDEWALK INSTALLED TO CITY AND ARDOT SPECIFICATIONS. SEE CIVIL.

UTILITY REQUIREMENTS

WATER - —W— 1-1/4" WATER LINE (29.5 GPM @ 30-45 PSI)
GAS - ——G—— LINE SIZE TO METER BY UTILITY CO. - TOTAL LOAD = 1,096,000 BTUH
ELECTRIC - —E— 400A, 3PH, 4W UNDERGROUND
SAN. SEWER --SS-- TOTAL DRAINAGE UNITS FOR ALL FIXTURES = 27

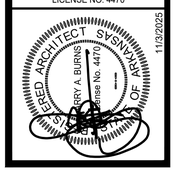
BICYCLE RACK DETAIL



EACH BICYCLE PARKING SPACE SHALL HAVE TWO FEET BY SIX FEET CLEAR SPACE, PAVED OR UNPAVED, BESIDE THE RACK ALLOWING EACH RACK TO POTENTIALLY COUNT AS TWO SPACES.

REVISIONS	BY

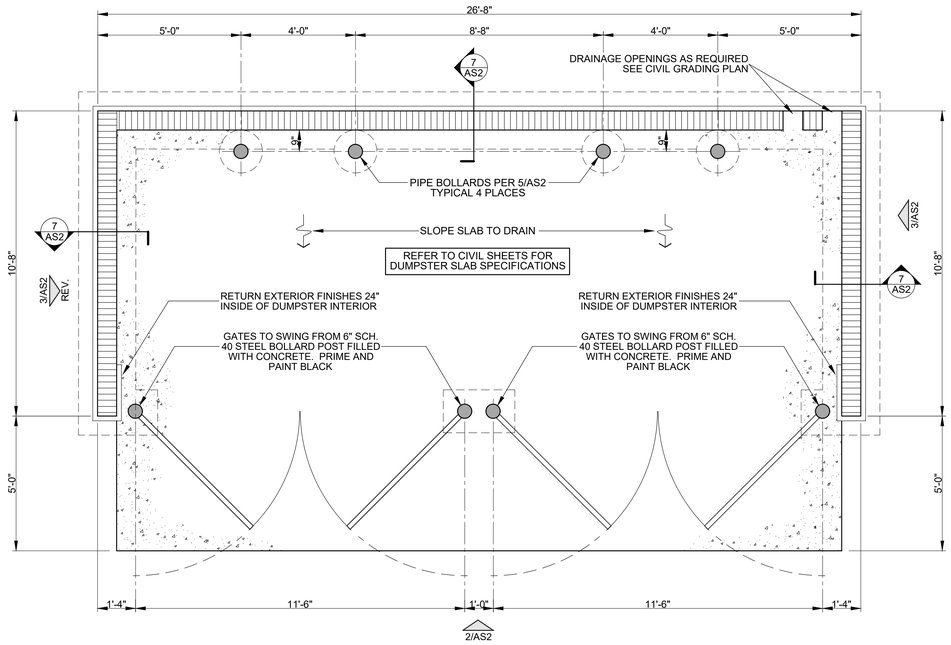
LARRY ALLEN BURNS - ARCHITECT
LICENSE NO. 4470



Domino's Pizza
401 NE TOWNCENTER DR.
BELLA VISTA, ARKANSAS

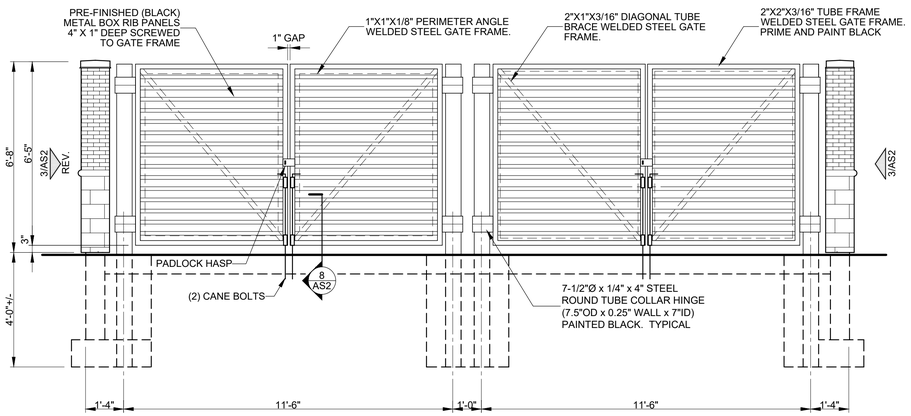
BURNS architecture
1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

DRAWN	MM
CHECKED	LAB
DATE	NOVEMBER 3, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	SITE PLAN
	AS1



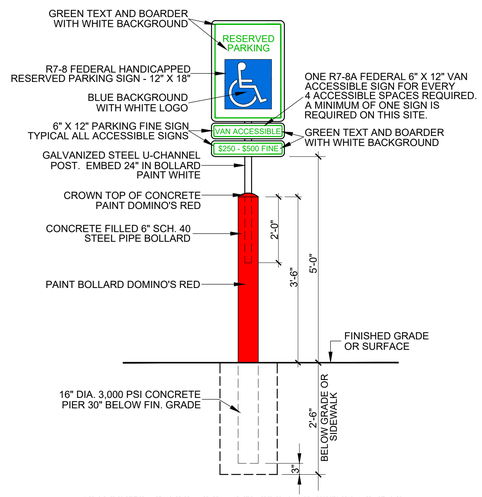
1 ENLARGED DUMPSTER PLAN

N.T.S.



2 DUMPSTER PLAN ELEVATION

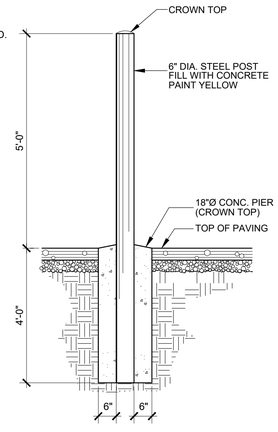
N.T.S.



SIGN PIER, BOLLARD AND U-POST TYPICAL FOR DELIVERY SPECIALIST SIGNS AND CAR SIDE PARKING SIGNS

4 HANDICAP PARKING SIGN

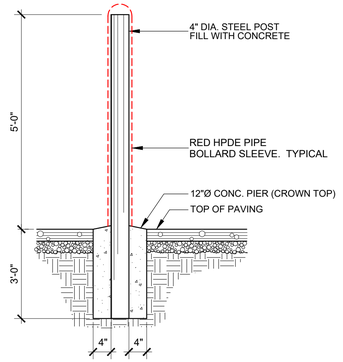
N.T.S.



(4) BOLLARDS IN IN DUMPSTER AREA SEE 1/AS1

5 BOLLARDS

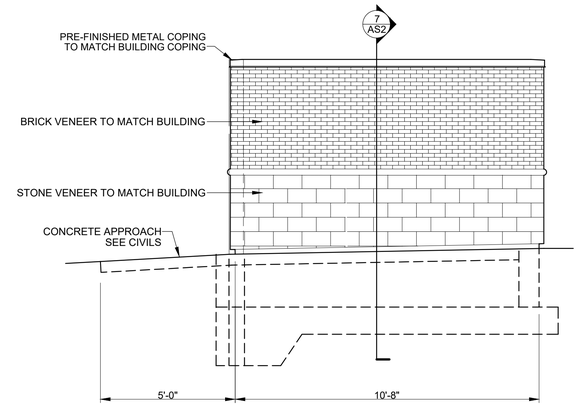
1/2" = 1'-0"



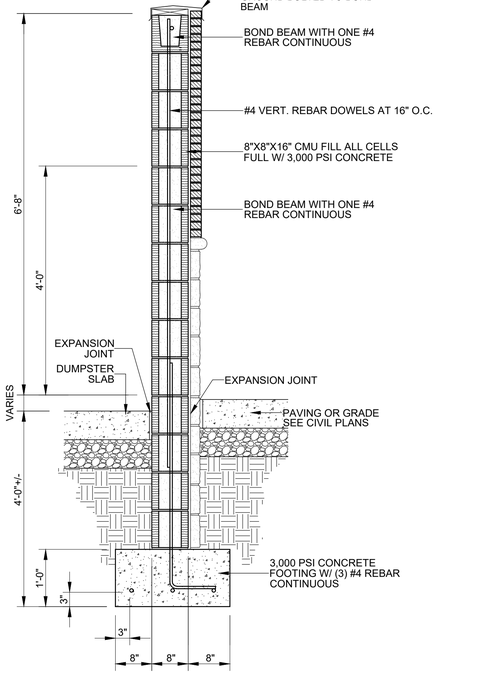
(1) BOLLARD AT PICK UP WINDOW SEE A1 FLOOR PLAN

6 BOLLARDS

1/2" = 1'-0"

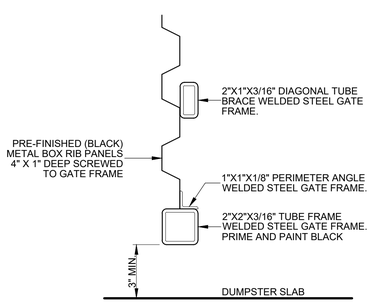


3 DUMPSTER PLAN ELEVATION



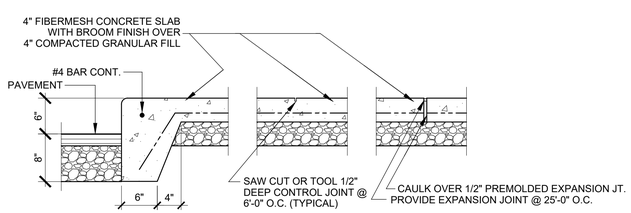
7 SECTION

3/4"=1'-0"



8 SECTION

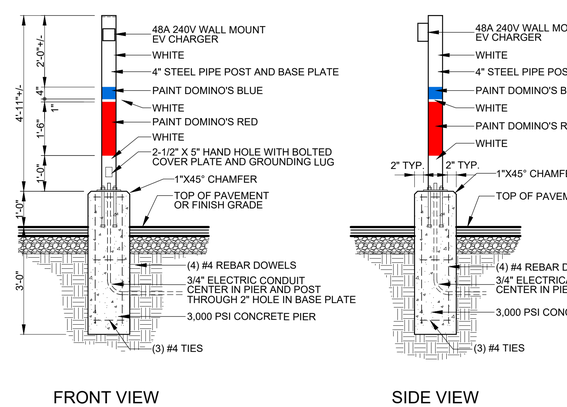
3"=1'-0"



SIDEWALK CURB CRACK CONTROL JOINT EXPANSION JOINT

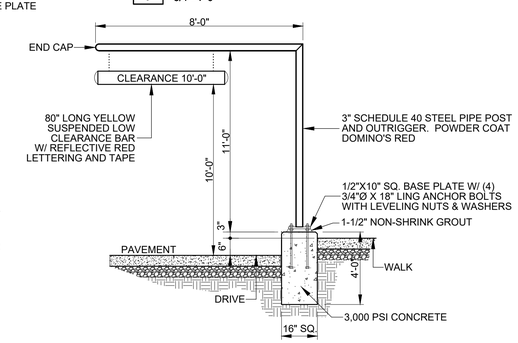
9 CURB/SIDEWALK DETAIL

N.T.S.



10 EV CHARGING STATION DETAIL

N.T.S.



11 LOW CLEARANCE BAR ELEVATION

N.T.S.

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FRED ARCHITECT LARRY A. BURNS License No. 4470 STATE OF ARKANSAS SURVEYOR
10/22/2025

Domino's Pizza

401 NE TOWNCENTER DR.
BELLA VISTA, ARKANSAS

BURNS architecture
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Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

DRAWN	MM
CHECKED	L.A.B.
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	ARCHITECTURAL SITE DETAILS
	AS2

GENERAL NOTES:

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL OWN, INC. STANDARDS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY OWN, INC., OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
7. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED.
12. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
15. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
18. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
19. THE 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.
20. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
21. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
22. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
23. THE CONTRACTOR SHALL MAINTAIN THE SITE AND PROVIDE 6' TALL CHAIN LINK SECURITY FENCE AROUND THE SITE UNTIL SUCH TIME AS THE OWNER TAKES OVER.
24. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
25. ALL DESIGNS ARE SUBJECT TO THE CITY OF BELLA VISTA'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE).
26. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
27. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET.
28. FIRE LINE MONTHLY FEES WILL BE APPLIED BASED ON THE SIZE OF THE RISER PENETRATING THE SLAB. SEE CHAPTER 51.136 OF THE UNIFIED DEVELOPMENT CODE FOR TABLE OF FEES ASSOCIATED WITH PIPE DIAMETER.
29. ALL MATERIAL DELIVERIES, CONSTRUCTION STAGING, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSIDE THE PUBLIC STREETS DURING ALL PHASES OF THE PROJECT.
30. THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY OF BELLA VISTA ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.
31. PRIOR TO ANY CLEARING CONTRACTOR TO INSTALL EROSION CONTROL STRUCTURES. TREE PRESERVATION FENCING MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE URBAN FORESTER (444-3486).
32. THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY OF BELLA VISTA FOR CONCURRENCE BEFORE PRECONSTRUCTION MEETING AND BEFORE MATERIAL IS ORDERED) - WEEKLY INSPECTION REPORTS SHOULD BE SUBMITTED TO THE CITY OF BELLA VISTA'S PUBLIC WORKS INSPECTOR.
33. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BELLA VISTA'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY OF BELLA VISTA'S CRITERIA SHALL GOVERN.
34. THE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE PWI BY THE ENGINEER OF RECORD.
35. CONTACT THE LOCAL ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO:
    a. POURING ANY SIDEWALK, TRAIL, OR DRIVEWAY IN THE RIGHT-OF-WAY.
    b. PLACING ANY PAVEMENT FOR ADA ACCESSIBLE PARKING/LOADING AREAS.
    c. POURING ANY SIDEWALK THAT IS A CONNECTION FROM ADA ACCESSIBLE PARKING AREAS TO THE STRUCTURE.
    d. APPROVAL OF CITY OF BELLA VISTA REQUIREMENTS IN ARKANSAS DEPARTMENT OF TRANSPORTATION (ArDOT) RIGHT-OF-WAY DOES NOT GUARANTEE APPROVAL BY ArDOT. COORDINATION OF THIS IS THE RESPONSIBILITY OF THE OWNER.
36. CONTRACTOR SHALL BE CONFINED TO THE LIMITS OF CONSTRUCTION SHOWN ON THIS GRADING PERMIT APPLICATION. ADJACENT PROPERTY SHALL NOT BE USED WITHOUT MODIFYING THE GRADING AND EROSION CONTROL PLAN THROUGH THE ENGINEER OF RECORD.
37. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY EACH HOME OWNER IN ADVANCE (MINIMUM OF 24 HOURS, AFTER INITIAL CONTACT OF 48 HOURS) OF PERFORMING WORK THAT AFFECTS ACCESS (ROADWAY AND DRIVEWAY) AND THAT AFFECTS UTILITY SERVICES (SPECIFICALLY WATER AND SEWER) BUT NOT LIMITED TO PUBLIC UTILITIES.
38. LOCATE AND PROPERLY ABANDON EXISTING WATER AND SANITARY SEWER SERVICE LINES. THE SEWER MUST BE CUT AND CAPPED AT THE MAIN. THE WATER MUST BE REMOVED TO THE CORP. STOP AND THE CORP. STOP MUST BE TURNED OFF. CONTACT WATER AND SEWER DIVISION FOR COORDINATION.
39. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
40. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
41. CONTRACTOR TO COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
42. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND FOUNDATION STEMWALLS.
43. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
44. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
45. FIRE APPARATUS ACCESS LANE SHALL BE A MARKED PATH WITH 4" RED PAINT STRIPING ON BOTH SIDES, WITH 12" LETTERS. THE WORDS "NO PARKING FIRE LANE" ARE TO BE STENCILED IN THE CENTER OF THE FIRE LANE (PERPENDICULAR TO TRAFFIC FLOW & IN ALTERNATING DIRECTIONS). EVERY 50' OR 100' IF THE FIRE LANE EXTENDS MORE THAN 400 FEET AWAY FROM THE BUILDING ALONG THE ENTIRE FIRE LANE. IF CURB IS PRESENT, THE CURB SHOULD BE BE PAINTED RED IN PLACE OF THE STRIPING.
46. DURING CONSTRUCTION, A TEMPORARY FIRE ACCESS LANE THAT IS A MINIMUM OF 20' WIDE WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING. THE EMPORARY FIRE LANE SHALL BE CAPABLE OF SUPPORTING A FIRE APPARATUS 85,000 LB IMPOSED LOAD.
47. PARKING STALL AND AISLE DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, NOT FROM THE BACK OF CURB.
48. WHERE DISCREPANCIES EXIST BETWEEN THE APPROVED PLANS AND THE MINIMUM REQUIREMENTS TO MEET ADA, THE MORE STRINGENT OF THE TWO SHALL PREVAIL, AS DETERMINED BY THE CITY OF BELLA VISTA.
49. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
50. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

UTILITY NOTES:

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES, AND THE OWNER, AND CONTRACTOR HAVE BEEN NOTIFIED BY OWN, INC..
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. OWN, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING SHALL BE IN COMPLIANCE WITH ALL OSHA REQUIREMENTS.
5. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
6. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
7. ALL DESIGNS ARE SUBJECT TO THE AHJ'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
8. NO WATER OR SEWER IMPACT FEES WILL APPLY FOR THE CITY.
9. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES SHALL BE PAID BY OWNER.
11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING.
12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING.
13. TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE.
14. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS ARE TO BE 4" ABOVE FINISHED GRADES.
15. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE BACKFILL PER CITY STANDARD SPECS.
16. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS.
17. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND RETURNED TO THE APPROPRIATE AUTHORITY.
18. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
19. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
20. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE INVOLVED UTILITIES.
21. THE CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
22. THE GOVERNING AHJ SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE AHJ BY THE ENGINEER OF RECORD AS REQUIRED.
23. CONTRACTOR TO CONFIRM ALL CLEARANCE HEIGHTS OF OVERHEAD UTILITIES. IF FINISHED ELEVATION OF GRADING REDUCES CLEARANCE OF LOWEST LINE TO LESS THAN 16.5', CONTRACTOR SHALL CONTACT UTILITY, OWNER, AND ENGINEER. OWN, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.
24. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
25. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL: 1-800-344-7483.
26. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
27. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
28. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
29. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
30. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
31. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.
32. ANY BELOW-GRADE UTILITIES ENTERING THE BUILDING SHOULD HAVE CLAY STOPS PLACED AROUND THE UTILITY TO REDUCE WATER IN THE UTILITY TRENCH BACKFILL FROM ENTERING BELOW THE FOOTING AND/OR SLAB CAUSING SWELLING.
33. REFER TO ELECTRIC PLANS FOR ADDITIONAL SITE LIGHTING REQUIREMENTS.
34. PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES: FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.
35. INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
36. CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES.
37. WATER LINES SHALL HAVE A MIN. 10' HORIZONTAL CLEARANCE AND 18" VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY LINES.
38. WATER LINES SHALL HAVE A MINIMUM OF 42" OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
39. THERE SHALL BE A MINIMUM OF 18" CLEARANCE MEASURED FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.
40. AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
41. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
42. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
43. PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND OWN OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
44. COORDINATE ALL CONSTRUCTION WITH THE CITY. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH THE CURRENT CITY STANDARDS.
45. CONTRACTOR TO PROVIDE SANITARY SEWER CLEANOUTS EVERY 100' TO ALLOW ACCESS FOR CLEANING.
46. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
47. BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

UTILITY NOTES (CONTINUED):

48. IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION. THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

GRADING NOTES:

1. PROPOSED CONTOURS ARE AT FINISHED GRADE.
2. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10' OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8" DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
4. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5' FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
5. OFF-SITE FILL MATERIAL TO BE PER GEOTECH REPORT. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
6. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
7. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, AN OWN GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
8. OWN SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
9. ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.
10. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
11. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
13. ALL DISTURBED AREAS SHALL RECEIVE 4" OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
15. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
16. FILLS SHALL BE LIMITED TO 10' VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
17. CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS. APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
18. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS.
19. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
20. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
21. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
22. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
23. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
24. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
25. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
26. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS. AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
27. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4' OF DEPTH AND GREATER. CENTERLINE OF MANHOLE LID SHALL BE 2' FROM THE WALL WHERE STEPS ARE LOCATED. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE.
28. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

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11/04/2025

Domino's Pizza

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DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
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EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION COMMENCING.
2. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED. STOCKPILE IS TO BE A MINIMUM DISTANCE OF 25' FROM ALL DRAINAGE STRUCTURES.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50' INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION
5. THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
6. ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
7. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
9. THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY SWPPP. ADDITIONAL BMPS SHALL BE IMPLEMENTED AS NECESSARY AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
10. THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE SWPPP AS APPROVED BY LOCAL AND STATE AGENCIES.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL REQUIRE TEMPORARY SEED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION STRUCTURES AT ALL POINTS THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES THROUGHOUT GRADING AS NECESSARY TO PERFORM EFFECTIVELY.
14. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED).
15. A MINIMUM OF 4" OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3" SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
16. ALL CONSTRUCTION TO BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
17. PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
    a. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING.
    b. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
    c. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
    d. ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
        - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
    e. IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
18. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
19. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
20. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.
21. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
22. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
23. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2" OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
24. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY GOVERNING AUTHORITY. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
25. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
26. ALL GRASS AREAS WHERE SLOPES EXCEED 3:1 (H:V) SHALL BE STABILIZED WITH TEMPORARY TURF REINFORCEMENT MATS. INSTALLATION OF TEMPORARY TURF REINFORCEMENT MATS SHALL BE TO MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL CONTACT MANUFACTURER TO COORDINATE PROPER INSTALLATION OF TEMPORARY TURF REINFORCEMENT MATS TO PREVENT SLOPE FAILURES AND EROSION.
27. ALL STOCKPILES ARE TO BE PROTECTED AGAINST DUST AND EROSION.
28. SEDIMENT ACCUMULATION IN THE STORMWATER SYSTEM FROM CONSTRUCTION ACTIVITIES MUST BE REMOVED PRIOR TO FINAL CERTIFICATION OF THE SYSTEM TO ENSURE THAT THE DESIGNED AND PERMITTED STORAGE VOLUME IS AVAILABLE.
29. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.
30. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF NATURAL TERRAIN SHALL OCCUR UNTIL EROSION SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.
31. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
32. PERIMETER SILT FENCING AT CONSTRUCTION LIMITS MAYBE ADJUSTED BY THE INSPECTOR DISCRETION.
33. PLEASE REFER TO THE CITY'S LATEST STANDARD AND CONSTRUCTION SPECIFICATIONS.
34. PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES: FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.
35. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
36. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

EROSION CONTROL NOTES (CONTINUED):

37. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.
38. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
39. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE DESIGNER REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO NOTIFY THE DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
2. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
3. THE CONTRACTOR SHALL PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. THE TEST SHALL BE PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" INTO THE GROUND AND FILLING THE HOLE WITH WATER. AFTER 18 HOURS, THE CONTRACTOR SHALL RETURN TO VISUALLY CONFIRM IF THE HOLE RETAINS WATER. IF WATER REMAINS, THE SOIL IS CONSIDERED TOO POOR FOR PLANTING. TO REMEDY THIS, THE CONTRACTOR SHALL OVER-EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE IT WITH PLANTING SOIL AS SPECIFIED IN THE PLANS BEFORE PLANTING ANY TREES OR SHRUBS.
4. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
5. PLANT MATERIAL:
    A. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND THE CLIENT'S SPECIFICATION OR THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT.
    B. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLED LANDSCAPING AND SHALL GUARANTEE IT FOR A PERIOD OF ONE (1) YEAR FOLLOWING ISSUANCE OF A SUBSTANTIAL COMPLETION LETTER OR PROJECT ACCEPTANCE. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME AT THE CONTRACTOR'S EXPENSE.
    C. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, AND DISEASES.
    D. SHALL NOT BE PLANTED IN FROZEN GROUND.
6. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
7. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
8. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POSTS, 6 FEET LONG, PAINTED DARK GREEN WITH THE TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, DURABLE IN ALL WEATHER CONDITIONS, AND EASY TO ATTACH AND REMOVE. HOSE AND WIRE ARE NOT ACCEPTABLE. USE 20" DEWITT (BLACK) TREE STRAP/SLING TSL-BX (60 PER CASE) OR AN APPROVED EQUAL. PLASTIC TIES ARE NOT PERMITTED. USE 14-GAUGE ELECTRIC FENCE WIRE.
9. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 18" X 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
10. MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
11. ALL PLANTING AREAS SHALL RECEIVE A 3" TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVEMENT, SHALL BE GRADED SMOOTH AND COVERED WITH 4" OF TOPSOIL. (REFER TO EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS.) (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
13. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
14. IF REQUIRED BY THE CLIENT'S SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT, THE CONTRACTOR SHALL REPAIR, REPLACE AND/OR AUGMENT EXISTING IRRIGATION SYSTEM AS NECESSARY THAT PROVIDES SEPARATE ZONES AND HEAD PLACEMENT FOR SHRUB AREAS AND TURF AREAS. 100% HEAD TO HEAD COVERAGE WILL BE REQUIRED. THE CONTRACTOR WILL SUBMIT AS-BUILT DRAWINGS FOR THE LANDSCAPE IRRIGATION SYSTEM AND WILL ACCEPT RESPONSIBILITY FOR THE THE IRRIGATION SYSTEM. PROVIDE SUBMITTALS AS REQUIRED.
15. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
16. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.
17. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
18. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
19. QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
20. FIRE CODE LANDSCAPE GUIDELINES: COMBUSTIBLE LANDSCAPING MATERIALS SHALL NOT BE WITHIN 18" OF ANY COMMERCIAL BUILDING. (2018 IFC AMENDED 320.4) ------- COMBUSTIBLE LANDSCAPING MATERIALS SHALL NOT BE WITHIN 18" RADIUS AROUND GAS METERS. (2018 IFC AMENDED 320.4) ------- RECEPTACLES FOR DISCARDED SMOKING MATERIALS SHALL BE NO CLOSER THAN 18" TO COMBUSTIBLE LANDSCAPE MATERIAL / MULCH AND SHALL BE EMPTIED REGULARLY. (2018 IFC AMENDED 320.5)

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN 8" OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST. VOIDS SHALL BE FILLED IN ACCORDANCE WITH RECOMMENDATIONS FROM A CERTIFIED GEOTECHNICAL ENGINEER.
4. TREE REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF TREES AS NOTED ON THE PLAN, INCLUDING ALL STUMPS AND ROOTS. IF ADDITIONAL TREES ARE DEEMED NECESSARY TO BE REMOVED BY THE CONTRACTOR, CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE OWNER PRIOR TO REMOVAL OF SAID TREES. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE OWNER A MINIMUM OF 10 DAYS PRIOR TO REMOVAL.
5. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
6. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF ANY EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
7. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
8. IF NECESSARY, THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE AND FILE THE APPROPRIATE FORMS THROUGH THE LOCAL JURISDICTION AND/OR THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
11. THE CONTRACTOR SHALL PERFORM A FULL-DEPTH SAW-CUT ALONG THE PERIMETER OF PAVEMENT AND SIDEWALK REMOVAL THAT ABUTS EXISTING PAVEMENT AND SIDEWALK THAT IS TO REMAIN.
12. ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.
13. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
14. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
15. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
16. DEMOLITION AND REMOVAL OF UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, AND FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES SHALL BE REMOVED AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF SUPPLY LINES AND APPURTENANCES AND REMOVE PER REQUIREMENTS. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
17. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
18. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION OF MATERIALS ALONG PROPERTY LINES.
19. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
20. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
21. EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES. FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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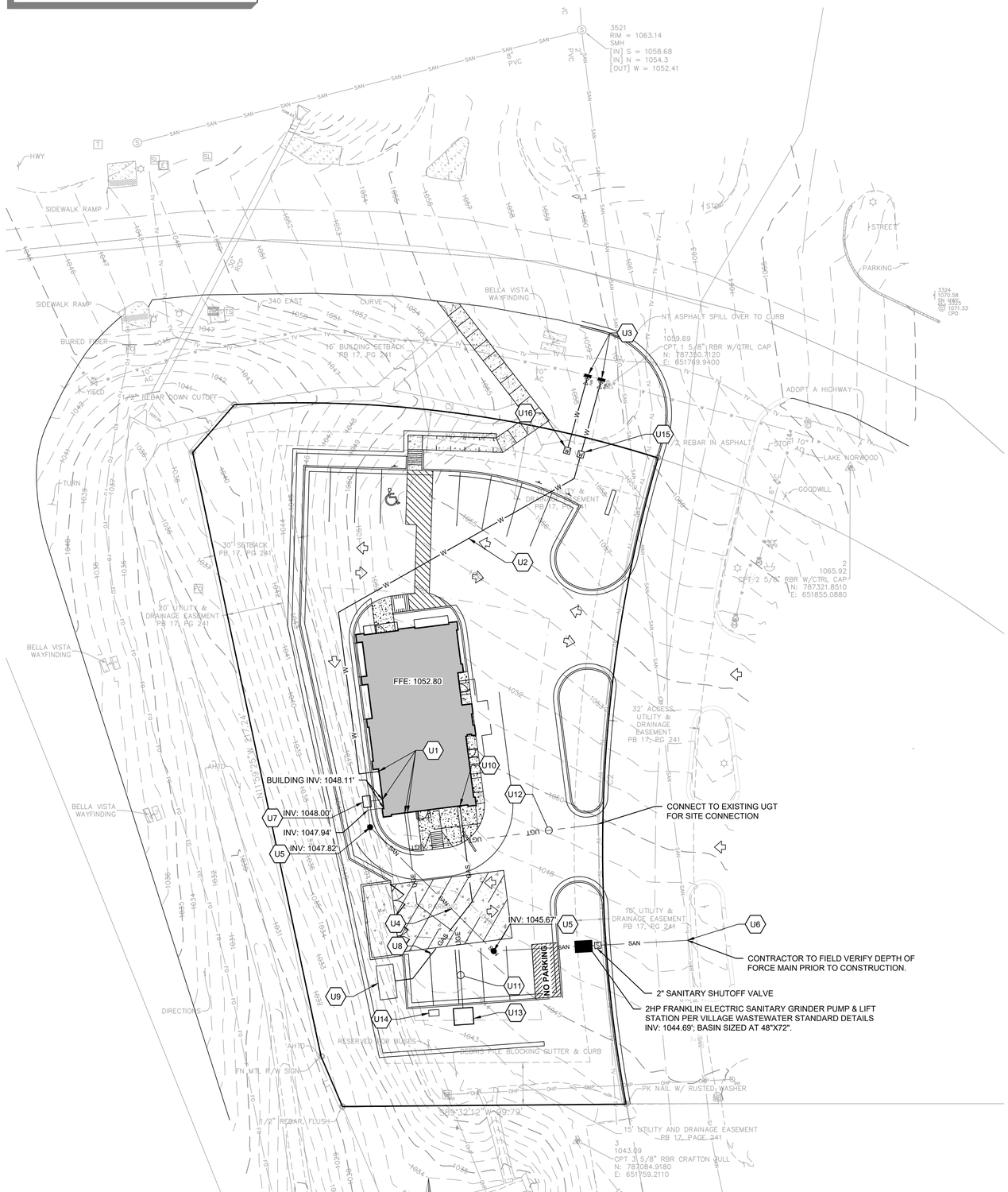
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DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
SHEET	GENERAL NOTES
	C0.1

SPECIAL NOTE:
ANY BELOW-GRADE UTILITIES ENTERING THE BUILDING SHOULD HAVE CLAY STOPS PLACED AROUND THE UTILITY TO REDUCE WATER IN THE UTILITY TRENCH BACKFILL FROM ENTERING BELOW THE FOOTING AND/OR SLAB CAUSING SWELLING.

SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES.

SPECIAL NOTE:
REFER TO ELECTRIC PLANS FOR ADDITIONAL SITE LIGHTING REQUIREMENTS.



1 UTILITY PLAN
C1.1 SCALE: 1" = 20'

1"=20'
20' 0 10' 20'

CONTRACTOR CAUTION!!
VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION. THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

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

SPECIAL NOTE:
PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES: FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

KEY NOTES:

U1 CONNECT TO BUILDING, REFER TO MEP PLAN.

U2 INSTALL 194 LF OF 2.0" Ø WATER SERVICE PER BELLA VISTA POA WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.

U3 CONNECT TO WATER MAIN 10" X 2" TAPPING SLEEVE AND VALVE W/ CORP STOP. COORDINATE WITH BELLA VISTA POA WATER DEPARTMENT.

U4 INSTALL 148 LF OF 4" Ø SEWER SERVICE AT MIN 1% SLOPE.

U5 INSTALL SANITARY SEWER CLEANOUT. REFER TO DETAIL 3/C1.1.

U6 TAP CONNECTION TO EXISTING 2" SANITARY FORCE MAIN PER VILLAGE WASTE WATER REQUIREMENTS.

U7 GREASE INTERCEPTOR TO BE INSTALLED OUTSIDE BUILDING PER PLUMBING PLAN AND ROUTED TO SEWER SERVICE LINE EXITING BUILDING PER VILLAGE WASTE WATER STANDARDS.

U8 INSTALL 75 LF OF GAS SERVICE FROM GAS TANK TO BUILDING.

U9 12' X 6' CONCRETE PAD FOR PROPOSED ON SITE GAS TANK. CONCRETE PAD AND TANK TO BE INSTALLED PER PROVIDER'S SPECIFICATIONS AND DETAILS.

U10 GAS METER & BUILDING CONNECTION PER MEP/ARCHITECTURAL PLAN. CONTRACTOR TO PROVIDE PROTECTION FOR GAS METER.

U11 INSTALL 76 LF OF UNDERGROUND ELECTRIC SERVICE PER CARROLL ELECTRIC REQUIREMENTS.

U12 INSTALL 79 LF OF UNDERGROUND TELEPHONE SERVICE PER CARROLL ELECTRIC REQUIREMENTS

U13 PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE INSTALLATION WITH CARROLL ELECTRIC AND INSTALL PER THEIR SPECIFICATIONS AND DETAILS.

U14 INSTALL VEHICLE CHARGING STATION. COORDINATE CONNECTION AND LOCATION REQUIREMENTS WITH CARROLL ELECTRIC AND OWNER.

U15 STANDARD 2" METER BOX TO BE PER BELLA VISTA POA WATER DEPARTMENT STANDARDS AND SPECIFICATIONS. SEE SHEET C1.2

U16 PROPOSED 1" IRRIGATION METER PER BELLA VISTA POA WATER DEPARTMENT REQUIREMENTS TO BE CONSTRUCTED BY CONTRACTOR. IRRIGATION TO BE DESIGNED BY IRRIGATION CONTRACTOR.

GENERAL NOTES:

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL: 1-800-482-8998.
3. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
4. APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS.
6. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
7. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
8. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
9. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
10. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
11. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
12. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.

UTILITY NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

UTILITY GENERAL NOTES:

1. WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY AND STORM SEWER LINES.
2. WATER LINES SHALL HAVE A MINIMUM OF 42 INCHES OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
3. THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE MEASURED FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.
4. AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
5. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
7. NOTICE TO CONTRACTOR:PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND OWN OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
8. COORDINATE ALL CONSTRUCTION WITH THE CITY OF BELLA VISTA. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH THE CITY OF BELLA VISTA
9. CONTRACTOR TO PROVIDE SANITARY SEWER CLEANOUTS EVERY 50' TO ALLOW ACCESS FOR CLEANING.
10. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.

EXISTING CONDITIONS NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

NEW UTILITIES SYMBOLS

(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
W	WATER SERVICE
SAN	SANITARY SEWER SERVICE
UGE	U/G ELECTRIC
UGT	U/G PHONE
GAS	U/G GAS SERVICE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD PHONE
FO	FIBER OPTIC CABLE

PROPOSED LEGEND

(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
WV	WATER VALVE
SV	SANITARY SHUTOFF VALVE
WM	WATER METER
●	SANITARY CLEANOUT
■	SANITARY GRINDER PUMP
▬	TAPPING SLEEVE

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DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
SHEET	UTILITY PLAN
	C1.1



1 DEMO PLAN
C2.0 SCALE: 1" = 20'

1"=20'
20' 0 10' 20'

N

DEMO KEY NOTES:

- D1 REMOVE EXISTING ASPHALT PAVEMENT.
- D2 75 LF OF EXISTING CURB & GUTTER TO BE REMVOED.
- D3 REMOVE EXISTING WHEEL STOPS.
- D4 OVERHEAD POWER POLES AND LINES TO BE RELOCATED. CONNECTION TO GOODWILL TO REMAIN ACTIVE DURING CONSTRUCTION.
- D5 SIGNAGE TO BE REMOVED.
- D6 STREET CUT & REPAIR FOR SANITARY SEWER SERVICE CONNECTION.
- D7 EXISTING CONCRETE SIDEWALK TO BE REMOVED AND REPLACED.
- D8 EXISTING CONCRETE CHANNEL FES TO BE DEMOED AND REPLACED PER GRADING PLAN.

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

SPECIAL NOTE:
CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.

SPECIAL NOTE:
PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES: FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

CAUTION:

EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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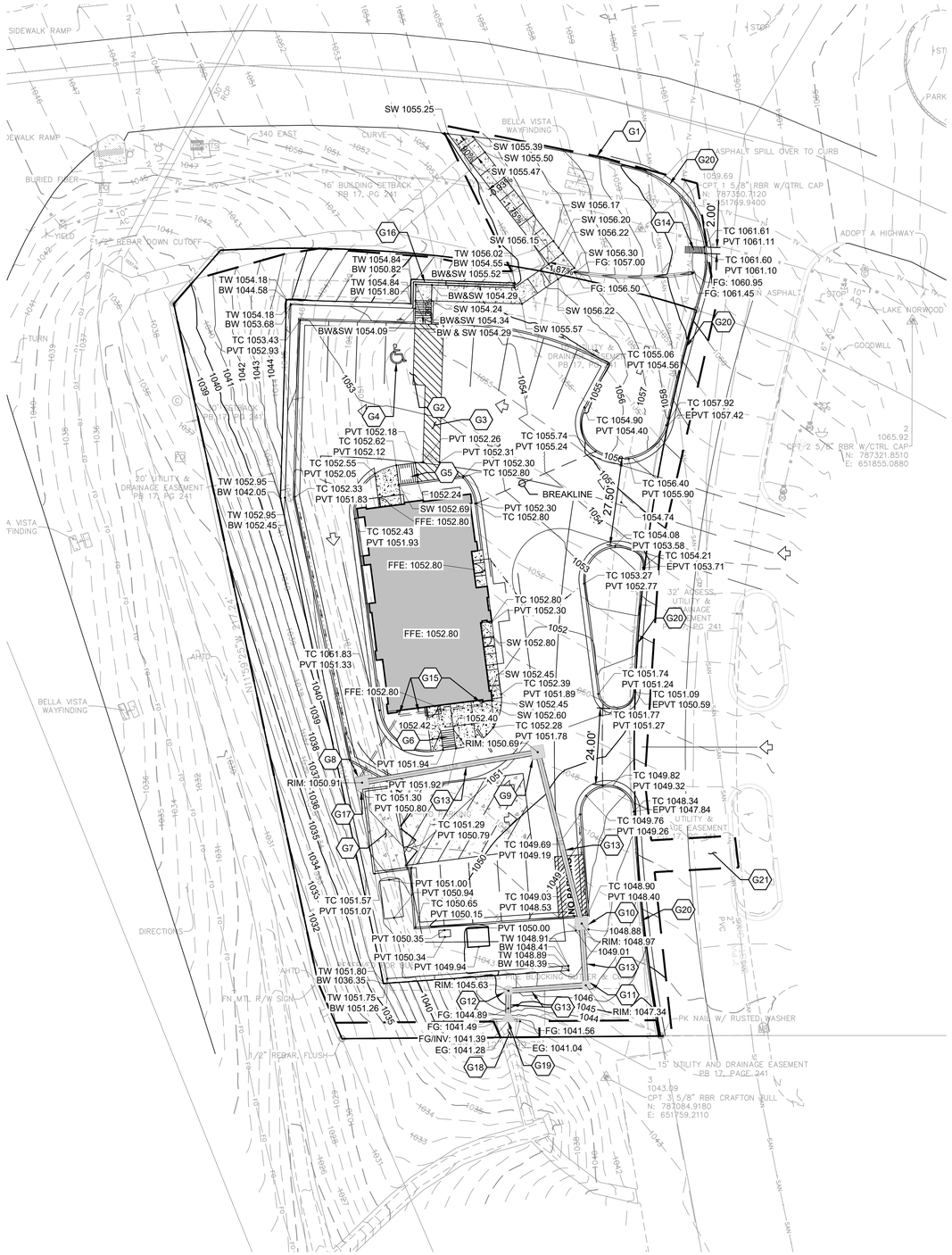
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SHEET	DEMOLITION PLAN
	C2.0



1 GRADING PLAN
C2.1 SCALE: 1" = 20'

1"=20'
20' 0 10' 20'

N

KEY NOTES:

G1 LIMITS OF LAND DISTURBANCE.

G2 HANDICAP PARKING AREA. AREA TO BE ADA COMPLIANT. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION IN THIS AREA. REFER TO DETAIL 2/C2.1

G3 MAXIMUM ALLOWABLE RUNNING SLOPE ALONG CROSSWALK IS 5.0% AND MAXIMUM ALLOWABLE CROSS-SLOPE ACROSS CROSSWALK IS 2.0% PER ADA REQUIREMENTS. REFER TO DETAIL 2/C2.2.

G4 INSTALL HANDICAP PARKING SYMBOL. REFER TO DETAIL 1/C2.2.

G5 INSTALL ADA SIDEWALK RAMP. REFER TO DETAIL 5/C2.2.

G6 INSTALL ADA RAMP WITH CURB. REFER TO DETAIL 7/C2.2.

G7 INSTALL DUMPSTER AND CONTACT TRASH COMPANY FOR PICK UP. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.

G8 INSTALL 4' X 4' GRATE INLET.
TOP = 1050.91'; INV = 1045.76'; REFER TO DETAIL 4/C2.2.

G9 INSTALL 4' X 4' JUNCTION BOX.
TOP = 1049.47'; INV = 1045.47'; REFER TO DETAIL 8/C2.2.

G10 INSTALL 4' X 4' CURB INLET.
TOP= 1048.96'; INV = 1044.43'; REFER TO DETAIL 1/C2.4.

G11 INSTALL 30" NYLOPLAST INLET BASIN W/ SOLID LID.
TOP= 1047.34'; INV = 1043.12'; REFER TO DETAIL 1/C2.8.

G12 INSTALL 30" NYLOPLAST INLET BASIN W/ SOLID LID.
TOP= 1045.62'; INV = 1041.48'; REFER TO DETAIL 1/C2.8.

G13 INSTALL 165 LF OF 18" Ø HDPE PIPE @ MIN 0.5% SLOPE & 2.0' MIN COVER. REFER TO DETAIL 1/C2.3.

G14 INSTALL 2' CURB CUT WITH 2' x 6' SCOUR STOP MATS INTO CHANNEL ONTO SITE.

G15 INSTALL 49 LF OF 6" Ø DOWNSPOUT COLLECTOR PIPE. REFER TO ARCHITECTURAL PLAN FOR DOWNSPOUT LOCATION. INV AT BUILDING = 1249.80'. REFER TO DETAIL 4/C2.3

G16 INSTALL 40 LF OF HANDRAIL ON TOP OF WALL CURB. REFER TO DETAIL 3/C2.3.

G17 INSTALL 2' WIDE X 6" TALL WALL KNOCKOUT FOR DUMPSTER CLOSURE DRAINAGE TO GRATE INLET.

G18 CONCRETE SWALE FES TO BE REMOVED AND REPLACED.

G19 PROPOSED STORM LINE TO DAYLIGHT WITH 18" HDPE FES AT END OF RUN AT INV: 1041.39' AT REPLACED CONCRETE SWALE FES INTO CONCRETE CHANNEL.

G20 PROPOSED CURB AND GUTTER IN ArDOT ROW TO BE TYPE "A" CURB AND GUTTER AND PER ArDOT STANDARD DETAILS AND SPECIFICATIONS.

G21 PROPOSED STREET CUT AND REPAIR PER BELLA VISTA SPECS AND DETAILS. REFER TO DETAIL 2/C2.8.

PIPE NOTES:

1. PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP), AND HIGH DENSITY POLYETHYLENE (HDPE) MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.
2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.
3. SCHEDULE 40 PIPE SHALL BE USED FOR ALL SEWER SERVICE PIPING AS PER SPRINGDALE WATER UTILITES.

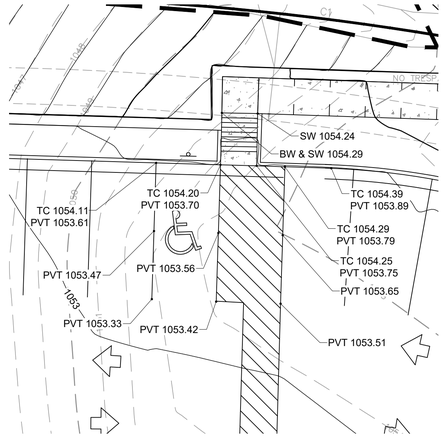
SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

CAUTION:

EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOTO.

SPECIAL NOTE:
CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.



ADA PARKING AREA TO BE ADA COMPLIANT. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION IN THIS AREA. SIDEWALK AND PAVEMENT GRADE TO MATCH ALONG THE EDGE OF PARKING LOT.

2 ADA PARKING DETAIL
C2.1 SCALE: 1" = 10'

1"=10'
10' 0 5' 10'

N

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

STORMWATER SUMMARY:

TOTAL PROPERTY AREA = 0.71 ACRES
TOTAL DISTURBED AREA = 0.78 ACRES
EXISTING IMPERVIOUS COVER = 0.43 ACRES
PROPOSED IMPERVIOUS COVER = 0.34 ACRES
SITE WILL MODEL EXISTING DRAINAGE PATTERNS AND REDUCE FLOW TO ARDOT RIGHT-OF-WAY BY REDUCING THE IMPERVIOUS SURFACE ON-SITE.

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!

PAVEMENT LEGEND

	TRASH PAD CONCRETE
	SIDEWALK

LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

— —1335— —	EXISTING GRADE LINES
——1335——	PROPOSED NEW GRADE LINES
	NEW BUILDING CONSTRUCTION
———> ———	DRAINAGE SWALE
TC 1355.5	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
LADOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP

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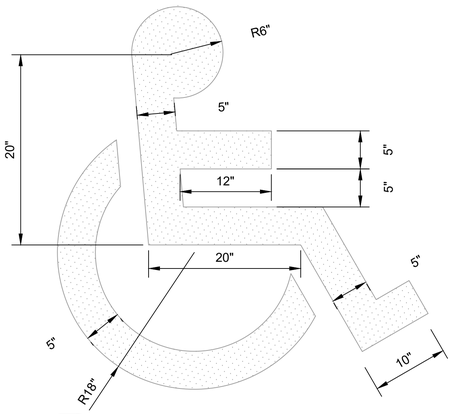
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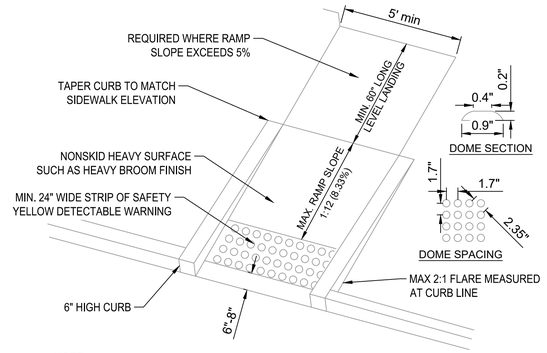
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DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
SHEET	GRADING PLAN
	C2.1

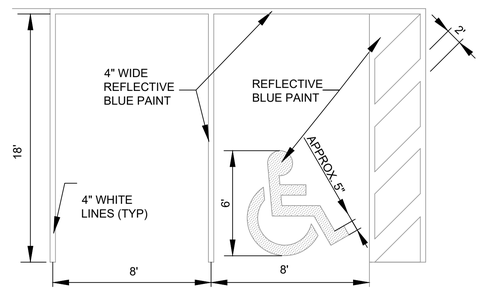


1 HANDICAP PARKING SYMBOL
C2.2 SCALE: N.T.S.

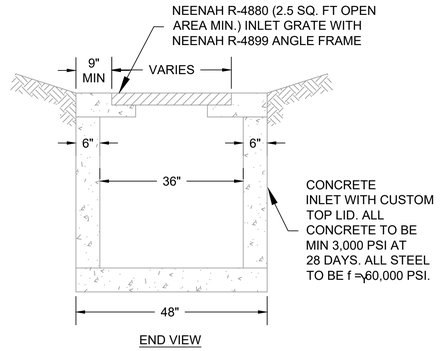


NOTE:
1. TRUNCATED DOMES SHALL BE DETECTABLE WARNING TILES. STAMPED CONCRETE IS NOT PERMITTED.
2. THE RAMPED SURFACES SHALL BE COLORED TO CONTRAST TO THE ADJOINING SIDEWALK AS PER SPECIFICATIONS.
3. THE CROSS-SLOPE OF THE RAMP AND TRUNCATED DOMES CANNOT EXCEED 2%.

2 ADA RAMP DETAIL
C2.2 SCALE: N.T.S.



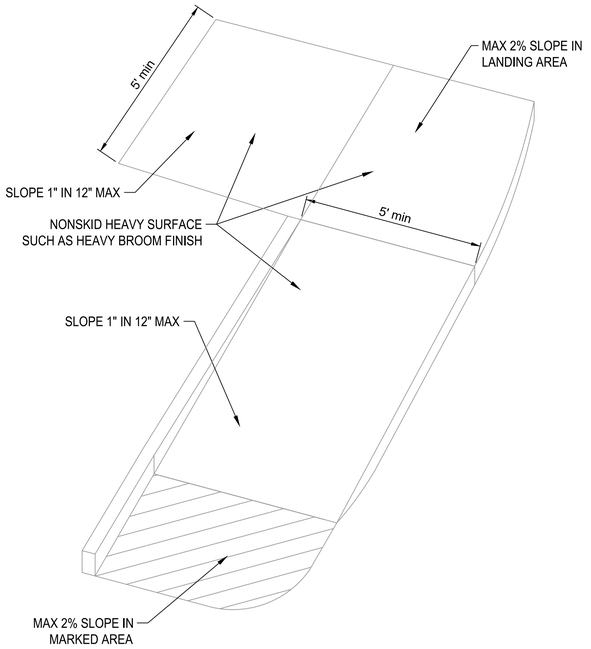
3 PARKING STALLS STRIPING DETAIL TYPICAL
C2.2 SCALE: N.T.S.



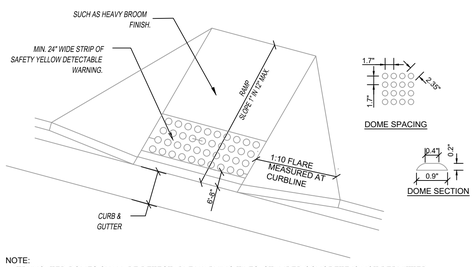
END VIEW

GENERAL NOTES
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.
2. MIN. #4 BARS @ 12" O.C. (ALL WALLS VERT, HOR & SLAB)
3. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER. LARGER SIZES TO HAVE 2" COVER.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTIONS SHALL NOT BE MADE AT THE CORNERS OF THE INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. ALL CONCRETE TO BE 4,000 PSI.
7. PROVIDE BEDDING PER MANUFACTURER'S SPECIFICATION FOR APPLICATION.

4 4'X4' GRATE INLET
C2.2 SCALE: N.T.S.

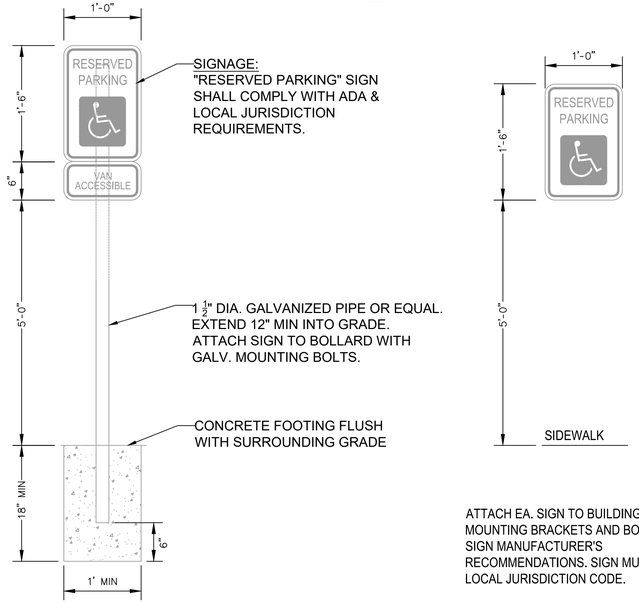


5 ADA RAMP DETAIL
C2.2 SCALE: N.T.S.



NOTE:
1. TRUNCATED DOMES SHALL BE DETECTABLE WARNING TILES. STAMPED CONCRETE IS NOT PERMITTED.
2. THE RAMPED SURFACES SHALL BE COLORED TO CONTRAST TO THE ADJOINING SIDEWALK AS PER SPECIFICATIONS.
3. THE CROSS-SLOPE OF THE RAMP AND TRUNCATED DOMES CANNOT EXCEED 2%.

7 ADA RAMP DETAIL
C2.2 SCALE: N.T.S.



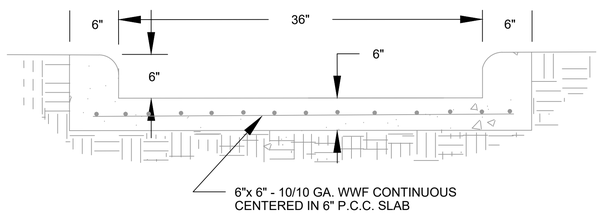
POLE MOUNTED

ATTACH EA. SIGN TO BUILDING W/ GALV. MOUNTING BRACKETS AND BOLTS PER SIGN MANUFACTURER'S RECOMMENDATIONS. SIGN MUST MEET LOCAL JURISDICTION CODE.

BUILDING MOUNTED

GENERAL SIGNAGE NOTE:
"RESERVED PARKING" EQUAL TO "BEST" No. SS53.
AT RIGHT HAND DISCHARGE LOCATION PROVIDE "VAN ACCESSIBLE" SIGNAGE EQUAL TO "BEST" No. SS57.
BOTTOM EDGE OF LOWEST REQUIRED SIGN TO BE 60" ABOVE GRADE.

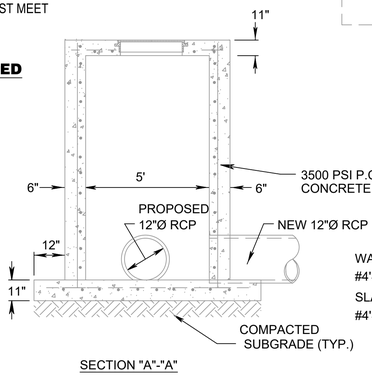
6 ADA PARKING SIGNAGE
C2.2 SCALE: N.T.S.



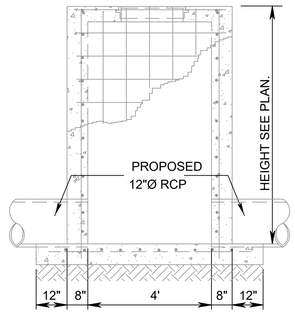
NOTE:
SEE GRADING PLAN FOR SWALE LENGTH.

9 CONCRETE FLUME DETAIL
C2.2 SCALE: N.T.S.

PLAN



SECTION "A"-"A"



ELEVATION

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1 1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. REFER TO PLANS FOR SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60. 6. CORE EXISTING 36Ø RCP AND INSTALL NEW LINES WITH NON-SHRINK GROUT.

8 4'X4' JUNCTION BOX
C2.2 SCALE: N.T.S.

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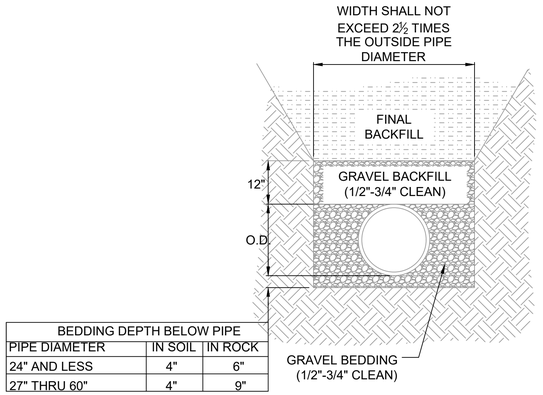
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SHEET	GRADING DETAILS
	C2.2

BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

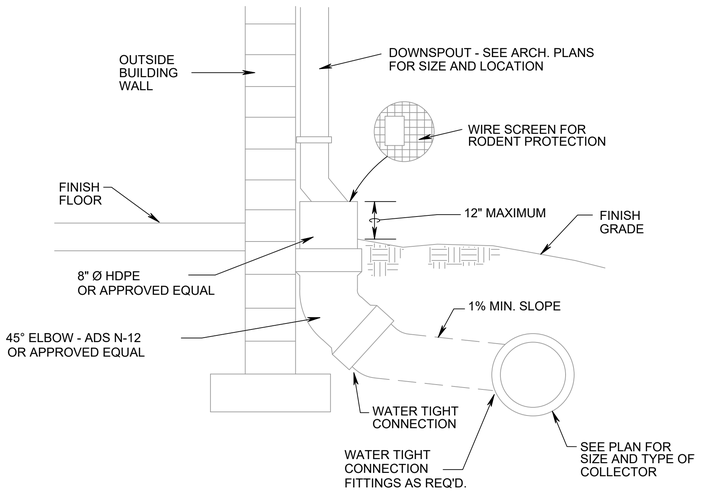
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

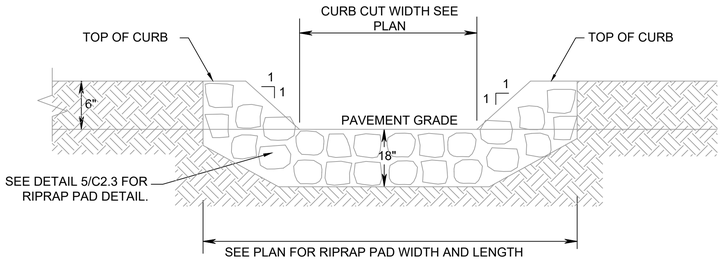


BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"

1 STORM SEWER PIPE BEDDING DETAIL
C2.3 SCALE: N.T.S.



4 DOWNSPOUT COLLECTOR
C2.3 SCALE: N.T.S.



SECTION AT CURB CUT

2 CURB CUT WITH RIPRAP PAD
C2.3 SCALE: N.T.S.

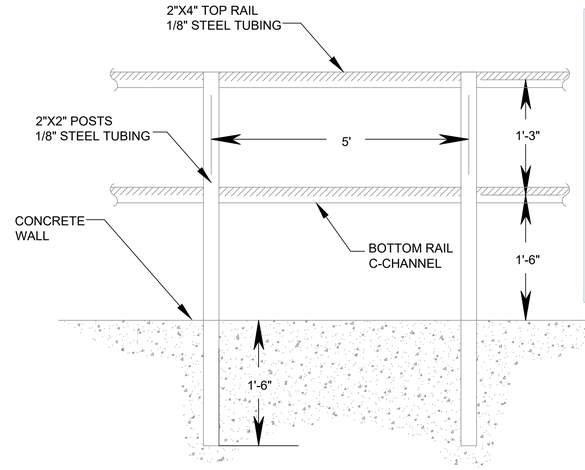
D_{50} ≤12" RIP-RAP NOTES:

1. PLACE RIP-RAP IN ALL PLACES AS INDICATED ON THE PLAN.
2. GEOTEXTILE FABRIC SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM, WITH UPSTREAM FABRIC PLACED ONTOP OF DOWNSTREAM FABRIC, AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO PLACEMENT OF ROCK.
3. THE BOULDERS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE AS NEARLY AS UNIFORM, IN SECTION AS PRACTICAL.
4. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED UNLESS OTHERWISE SPECIFIED.
5. STONES SHALL HAVE A MEAN ROCK DIAMETER OF AS NOTED AND CONFORM WITH THE GRADATION TABLE SHOWN HEREIN.
6. MIX RIPRAP WITH 30 PERCENT (BY VOLUME) TOPSOIL AND BURY IT WITH 6 OR MORE INCHES OF TOPSOIL, ALL VIBRATION COMPACTED.
7. RIPRAP THICKNESS TO SHALL BE $1.75xD_{50}$
8. TERMINATION POINTS OF RIPRAP SHALL BE KEYED TO PREVENT UNDERCUTTING. KEY SHALL BE AT LEAST 3' LONG AND DEPTH OF $2.7xD_{50}$ OR AS NOTED ON PLANS.

TYPE VL	
GRADATION OF D_{50} = 6"	
PERCENT (%) SMALLER THAN GIVEN BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)
70-100	12
50-70	9
35-50	6
2-10	2

TYPE L	
GRADATION OF D_{50} = 9"	
PERCENT (%) SMALLER THAN GIVEN BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)
70-100	15
50-70	12
35-50	9
2-10	3

TYPE M	
GRADATION OF D_{50} = 12"	
PERCENT (%) SMALLER THAN GIVEN BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)
70-100	21
50-70	18
35-50	12
2-10	4



3 HANDRAIL DETAIL WITHOUT GUARDS
C2.3 SCALE: N.T.S.

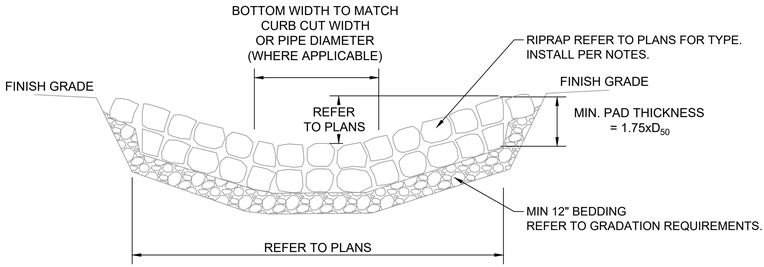
D_{50} >12" RIP-RAP NOTES:

1. PLACE RIP-RAP IN ALL PLACES AS INDICATED ON THE PLAN.
2. THE BOULDERS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE AS NEARLY AS UNIFORM, IN SECTION AS PRACTICAL.
3. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED UNLESS OTHERWISE SPECIFIED.
4. STONES SHALL HAVE A MEAN ROCK DIAMETER OF AS NOTED AND CONFORM WITH THE GRADATION TABLE SHOWN HEREIN.
5. RIPRAP THICKNESS TO SHALL BE $1.75xD_{50}$
6. TERMINATION POINTS OF RIPRAP SHALL BE KEYED TO PREVENT UNDERCUTTING. KEY SHALL BE AT LEAST 3' LONG AND DEPTH OF $2.7xD_{50}$ OR AS NOTED ON PLANS.
7. GRANULAR BEDDING SHALL BE USED ON ALL RIPRAP WITH A D_{50} > 12". BEDDING IS REQUIRED ALONG SIDE SLOPES AND CHANNEL BOTTOM. REFER TO BEDDING TABLE FOR GRADATION REQUIREMENTS.

TYPE H	
GRADATION OF D_{50} = 18"	
PERCENT (%) SMALLER THAN GIVEN BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)
70-100	30
50-70	24
35-50	18
2-10	6

TYPE VH	
GRADATION OF D_{50} = 24"	
PERCENT (%) SMALLER THAN GIVEN BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)
70-100	42
50-70	33
35-50	24
2-10	9

GRADATION REQUIREMENTS FOR GRANULAR BEDDING	
U.S. STANDARD SIEVE SIZE	PERCENT (%) PASSING GIVEN BY WEIGHT
3 INCHES	90-100
¾ INCHES	20-90
⅜ INCHES	---
#4	0-20
#16	---
#50	---
#100	---
#200	0-3



5 RIPRAP DETAIL
C2.3 SCALE: N.T.S.

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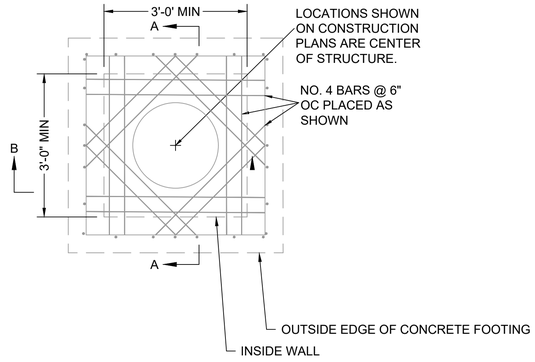
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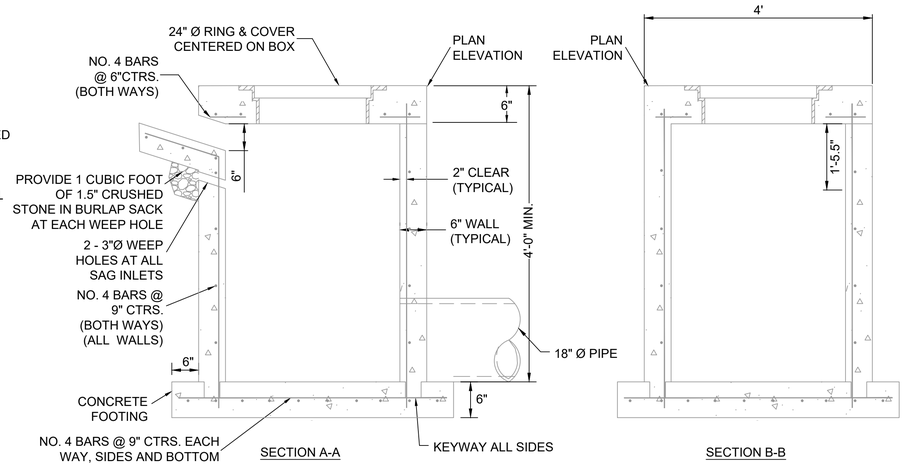
DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
SHEET	**GRADING DETAILS**
	C2.3

NOTES

1. ALL CONCRETE SHALL BE 4000 PSI.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. ALL REINFORCING BARS SHALL BE GRADE 60 UNLESS NOTED OTHERWISE.
4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
6. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
7. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF ±1/8" SHALL BE PERMITTED.
8. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
9. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
10. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
11. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
12. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
13. THE CONCRETE THICKNESS AND REINFORCEMENT SHOWN IS FOR BOXES WITH ("L"+"H") AND ("W"+"H") LESS THAN OR EQUAL TO 20. FOR BOXES WITH EITHER OF THESE CALCULATIONS GREATER THAN 20, A SPECIAL DESIGN IS REQUIRED.



PLAN VIEW



SECTION A-A

SECTION B-B

1 C2.4 4'X4' CURB INLET

NOT TO SCALE

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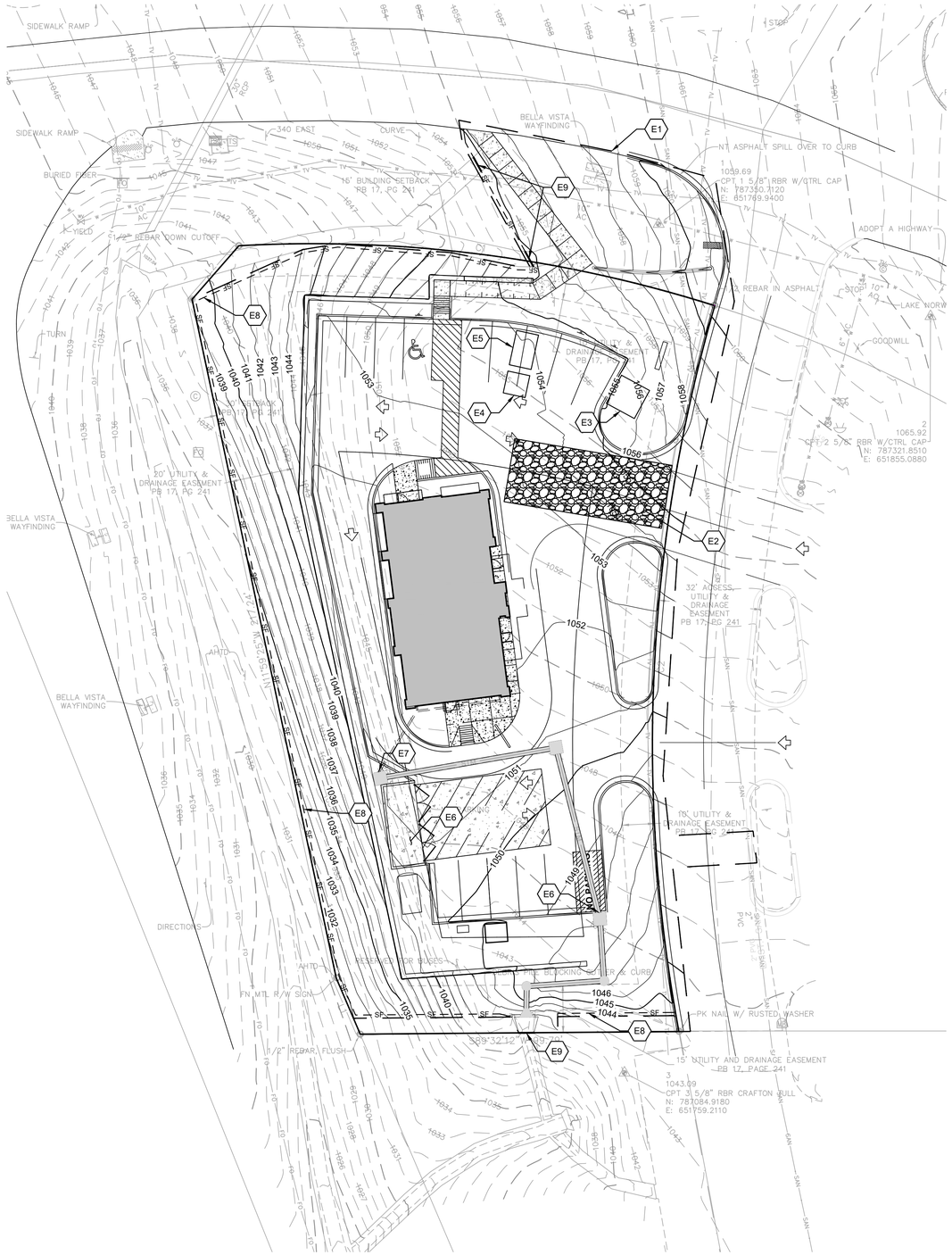
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1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT MO# A-004030

DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
SHEET	GRADING DETAILS
	C2.4



1 EROSION CONTROL PLAN
C2.5 SCALE: 1" = 20'

1"=20'
20' 0 10' 20'

N

KEY NOTES:

E1 LIMITS OF LAND DISTURBANCE.

E2 INSTALL TEMPORARY CONSTRUCTION EGRESS: EGRESS REQUIRED AT ALL POINTS OF EGRESS FROM SITE TO PUBLIC RIGHT-OF-WAY. CONTRACTOR TO ADD ADDITIONAL EGRESS AS REQUIRED. REFER TO DETAIL 2/C2.6.

E3 INSTALL 10' X 10' CONCRETE WASHOUT AREA: VERIFY LOCATION WITH CONTRACTOR. REFER TO DETAIL 3/C2.6.

E4 INSTALL PORTABLE TOILET AND STAKE FIRMLY TO GROUND. CONTRACTOR TO FIELD VERIFY LOCATION.

E5 INSTALL JOB TRAILER. CONTRACTOR TO FIELD VERIFY LOCATION.

E6 INSTALL DUMPSTER AND CONTACT TRASH COMPANY FOR PICK UP. CONTRACTOR TO FIELD VERIFY LOCATION.

E7 INSTALL AREA INLET SEDIMENT FILTER DURING CONSTRUCTION. REFER TO DETAIL 4/C2.6.

E8 INSTALL 461 LF OF SILT FENCING 1.0' INSIDE LIMITS OF DISTURBANCE AREA. REFER TO DETAIL 3/C2.6.

E9 INSTALL 16 LF OF FILTER SOCK IN FRONT OF CONCRETE CHANNELS. REFER TO DETAIL 5/C2.6.

E10 INSTALL CURB INLET SEDIMENT FILTER DURING CONSTRUCTION. REFER TO DETAIL 4/C2.6.

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS.
2. INSTALLATION OF CONSTRUCTION ENTRANCE.
3. INSTALLATION OF EROSION CONTROL FENCE.
4. DEMOLITION OF EXISTING SITE IMPROVEMENTS.
5. REMOVAL OF EXISTING PAVEMENT ON THE SITE.
6. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
7. ROUGH GRADING.
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS.
9. FINAL GRADING.
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
11. REMOVAL OF EROSION CONTROL FENCE.

LAND DISTURBANCE SUMMARY:

TOTAL PROPOSED PROPERTY AREA = 0.71 ACRES
TOTAL PROPERTY AREA = 0.71 ACRES
TOTAL DISTURBED AREA = 0.78 ACRES
DISTURBED AREA IS LESS THAN 1 ACRE.

CAUTION:

EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REFER TO 3/C2.5 FOR SILT FENCE CONSTRUCTION.
7. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MAT 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

SPECIAL NOTE:
CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

STORMWATER SUMMARY:

TOTAL PROPERTY AREA = 0.71 ACRES
TOTAL DISTURBED AREA = 0.78 ACRES
EXISTING IMPERVIOUS COVER = 0.43 ACRES
PROPOSED IMPERVIOUS COVER = 0.34 ACRES
SITE WILL MODEL EXISTING DRAINAGE PATTERNS AND REDUCE FLOW TO ARDOT RIGHT-OF-WAY BY REDUCING THE IMPERVIOUS SURFACE ON-SITE.

LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.	
— 1335 —	EXISTING GRADE LINES
1335	PROPOSED NEW GRADE LINES
	NEW BUILDING CONSTRUCTION
>	DRAINAGE SWALE
TC 1355.5	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
LADOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP

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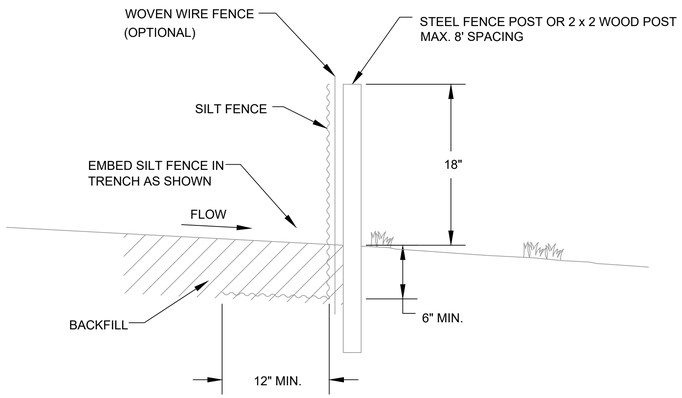
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JOSHUA GRAHAM HENTHORNE
No. 29680
11/04/2025

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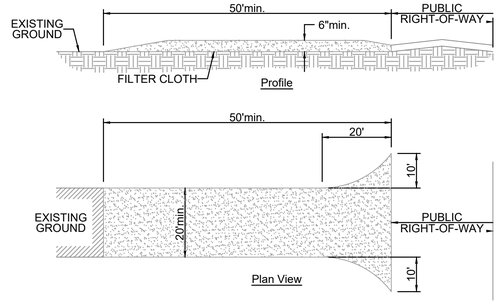
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SHEET	EROSION CONTROL PLAN C2.5



NOTES:

1. PLACE SILT FENCE AT DOWNSLOPE LIMIT OF AREA TO BE GRADED.
2. SILT FENCE SHALL BE PLACED ALONG A LEVEL CONTOUR WITH AN ALLOWANCE OF ± 4 INCHES.
3. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. AT EACH END OF SILT FENCE, TURN FENCE UPSLOPE AND EXTEND UNTIL GROUND SURFACE RISES 18 INCHES.

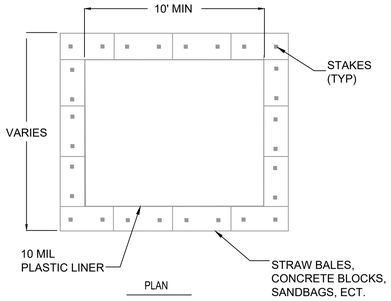
1 SILT FENCE DETAIL
C2.6 SCALE: N.T.S.



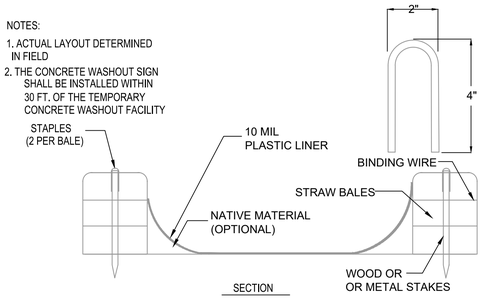
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

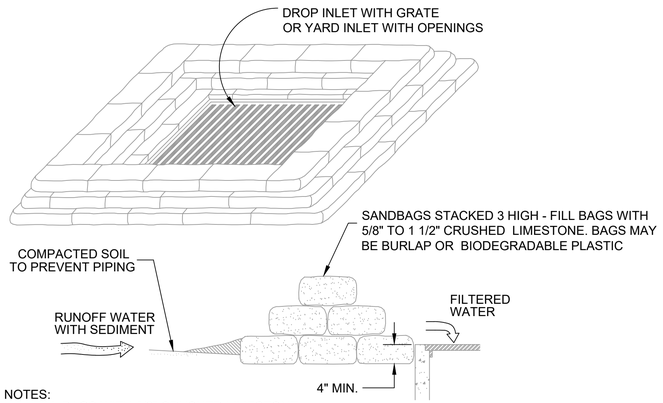
2 TEMPORARY CONTRUCTION ENTRANCE
C2.6 SCALE: N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

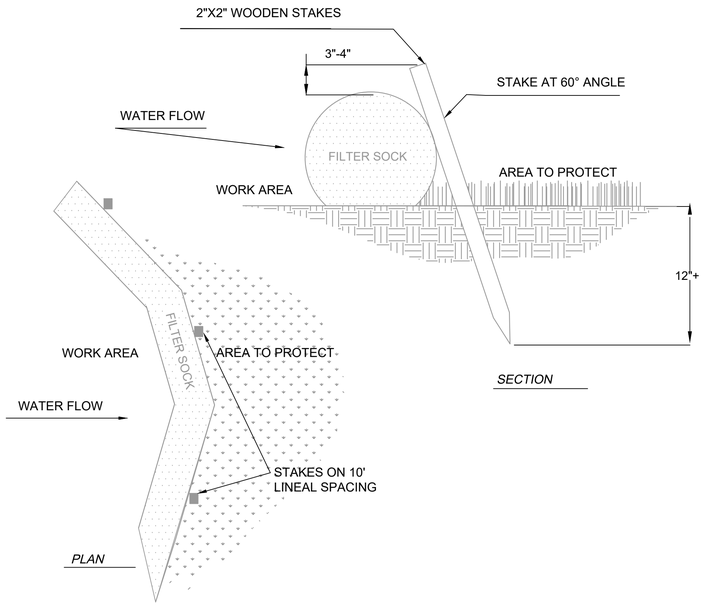


3 CONCRETE WASHOUT
C2.6 SCALE: N.T.S.



NOTES:
1. FILL BAGS WITH 5/8" CRUSHED LIMESTONE.
2. BAGS SHALL BE BURLAP OR BIODEGRADABLE PLASTIC.
3. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.

4 INLET SEDIMENT FILTER
C2.6 SCALE: N.T.S.



5 8" COMPOST FILTER SOCKS
C2.6 SCALE: N.T.S.

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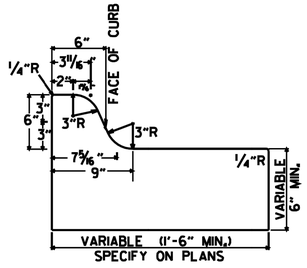
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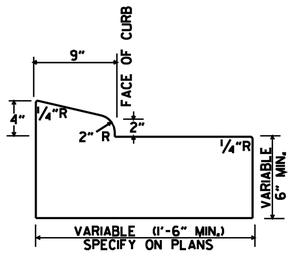
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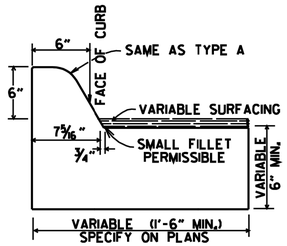
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	C2.6



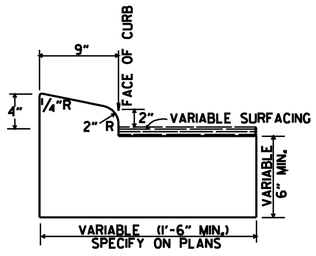
TYPE A



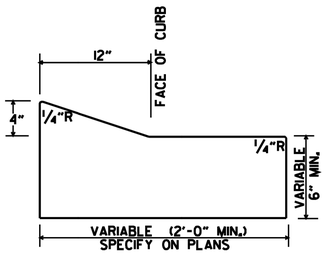
TYPE B-1



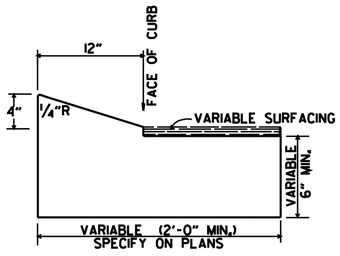
TYPE C



TYPE B-2

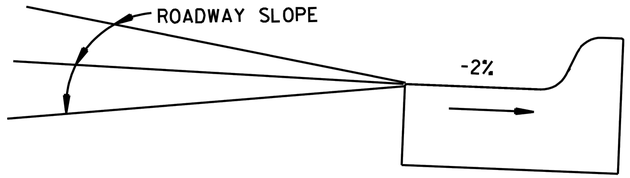


TYPE E-1



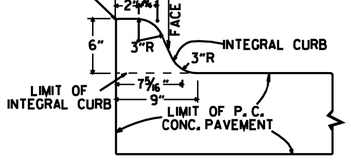
TYPE E-2

CONCRETE COMBINATION CURB AND GUTTER

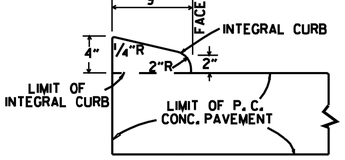


DETAIL OF GUTTER SLOPE

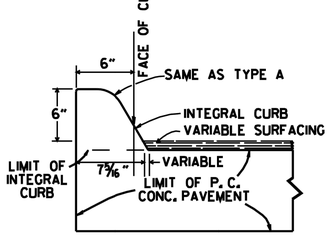
GUTTER SHALL BE CONSTRUCTED ON 2% SLOPE AWAY FROM ROADWAY, REGARDLESS OF ROADWAY SLOPE.



TYPE A

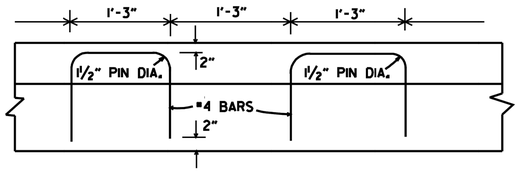


TYPE B

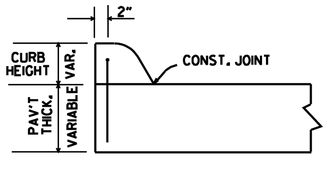


TYPE C

INTEGRAL CURB

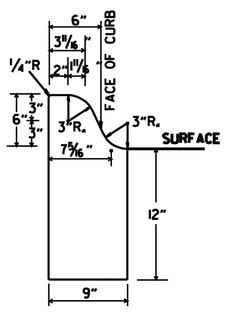


LONGITUDINAL SECTION

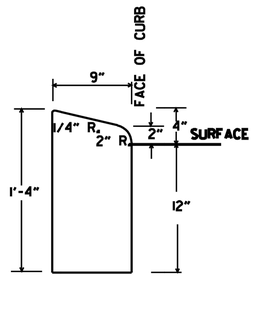


ELEVATION

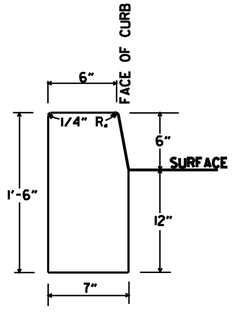
ALTERNATE CONSTRUCTION METHOD FOR INTEGRAL CURB



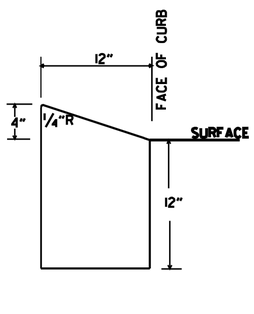
TYPE A



TYPE B

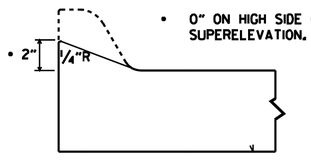


TYPE D



TYPE E

CONCRETE CURB



NOTE: USE MODIFIED CURB AS SPECIFIED ON STD. DR-1. COMPENSATION FOR MODIFIED CURB WILL BE CONSIDERED INCLUDED IN THE PRICE BID FOR THE TYPE OF CURB OR CURB AND GUTTER SPECIFIED.

DETAILS OF MODIFIED CURB

DATE	REVISION	DATE FILMED
11-29-07	REVISED GUTTER SLOPE & MODIFIED CURB DETAILS	
11-10-05	ADDED DETAILS OF TYPE E CURBS	
11-16-01	REVISED CONCRETE CURB TYPE B	
11-16-98	REVISED MODIFIED CURB	
6-2-94	ADDED NOTE TO SPECIAL MODIFIED CURB	
8-5-93	CORRECTED GUTTER SLOPE	8-5-93
10-1-92	ADDED DETAILS OF GUTTER SLOPE	10-1-92
5-24-90	ADDED DETAILS OF MODIFIED CURB	5-24-90
11-30-89	VARIBLE DEPTH TYPE A & B I	11-30-89
7-15-88	REVISED MODIFIED CURB	630-7-15-88
11-1-73	REVISED MODIFIED CURB	500-11-1-73
10-2-72	REVISED AND REDRAWN	512-10-2-72

ARKANSAS STATE HIGHWAY COMMISSION

CURBING DETAILS

STANDARD DRAWING CG-1

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SHEET	DETAIL SHEET 1
	C2.7

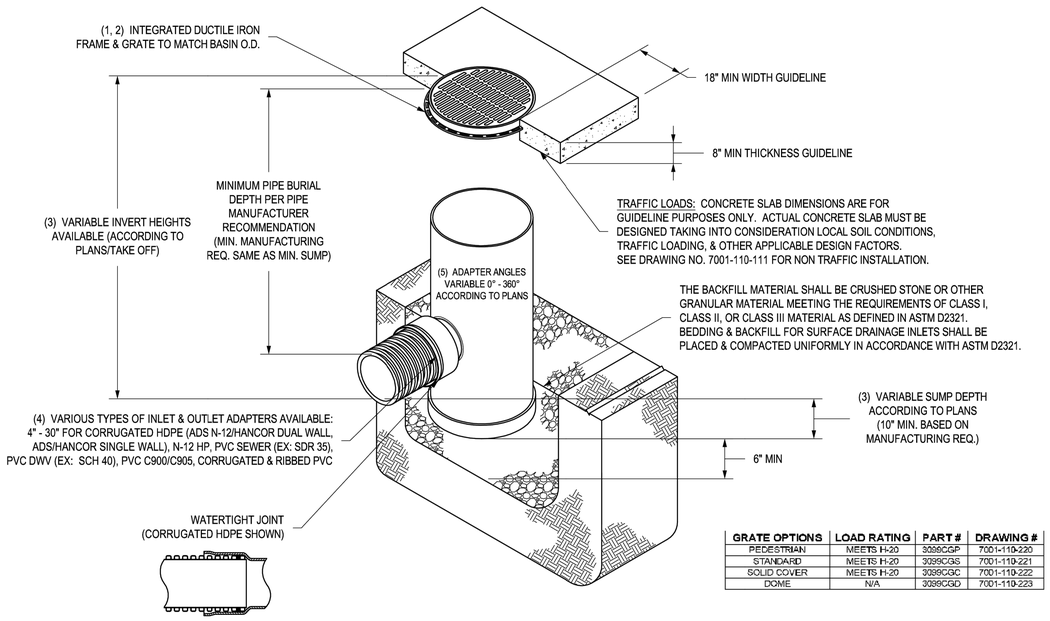
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COA#335
JOSHUA HENTHORNE PE# 29680
FORMERLY ANDERSON ENGINEERING

REVISIONS	BY

Domino's Pizza
401 NE TOWNCENTER DR.
BELLA VISTA, ARKANSAS

BURNS architecture
1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT MO# A-004030

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3039CGP	7001-110-220
STANDARD	MEETS H-20	3039CGS	7001-110-221
SOLID COVER	MEETS H-20	3039CGC	7001-110-222
DOME	N/A	3039CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

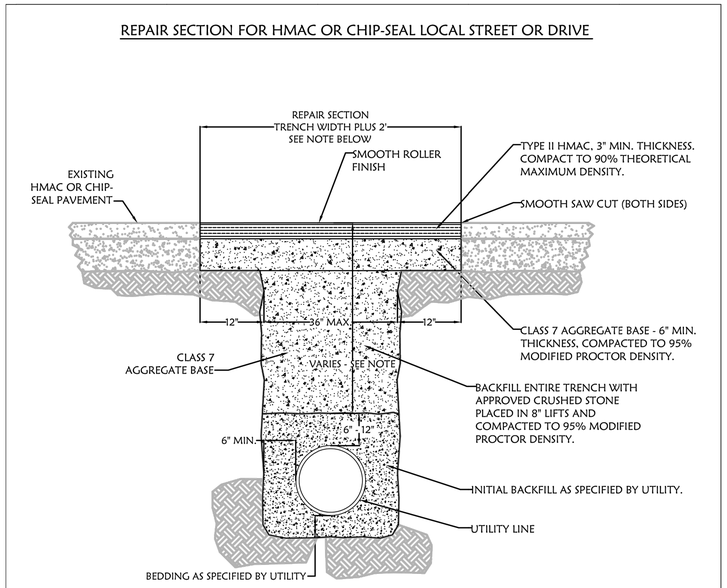
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-193 REV G

1 C2.8 30" NYLOPLAST BASIN
NOT TO SCALE

REPAIR SECTION FOR HMAC OR CHIP-SEAL LOCAL STREET OR DRIVE



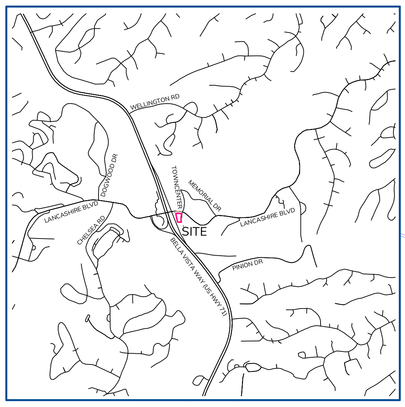
NOTES
1. CONTRACTOR SHALL SAWCUT AND REPLACE PAVEMENT AND BASE TO THE WIDTH NECESSARY TO COVER ANY BREAKAGE, TO THE SATISFACTION OF THE STREET SUPERINTENDENT. MINIMUM WIDTH OF REPAIR IS AS SHOWN.
2. BURY UTILITIES IN CONFORMANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. MINIMUM BURY DEPTH ON CITY OF BELLA VISTA RIGHT-OF-WAY IS TWO FEET (2') UNLESS OTHERWISE APPROVED IN ADVANCE BY STREET SUPERINTENDENT.
3. ALL STREET AND DRIVE CUTS SHALL BE TEMPORARILY PATCHED WITH COLD MIX WITHIN 24 HOURS OF BEGINNING OF CUT. TEMPORARY COLD MIX PATCH SHALL BE MAINTAINED BY CONTRACTOR TO THE SATISFACTION OF THE CITY UNTIL PERMANENT REPAIRS ARE MADE.
4. ALL REPAIRS SHALL BE WARRANTED BY THE CONTRACTOR PER CURRENT CITY OF BELLA VISTA STREET AND RIGHT-OF-WAY EXCAVATION PERMIT MANUAL.
5. FLOWABLE FILL MAY BE USED IN LIEU OF BEDDING, INITIAL BACKFILL, AND/OR CLASS 7 AGGREGATE BASE WHEN APPROVED IN ADVANCE BY STREET SUPERINTENDENT.
6. SURFACE TOLERANCE ON REPAIRS: 1/4", MEASURED USING 10' STRAIGHT EDGE.

by Bella Vista

HMAC/CHIP-SEAL LOCAL STREET REPAIR	LAST REVISED: 3/27/2013

2 C2.8 BELLA VISTA HMAC/CHIP-SEAL LOCAL STREET REPAIR
NOT TO SCALE

DRAWN	LG
CHECKED	JH
DATE	JULY 29, 2025
PLOT SCALE	1"=20'
OWN JOB NO.	25RO10004
SHEET	DETAIL SHEET 2
	C2.8



VICINITY MAP
SECTION 23, T21N, R31W
1" = 2000'

SITE BENCHMARK

CONTROL POINT 1: 5/8" REBAR W/ CTRL CAP
NORTHING: 787350.7120
EASTING: 651769.9400
ELEVATION: 1059.69

TIES: 1) S52°19'E 24.8' FROM SIGN "BELLA VISTA"
2) N36°00'E 23.9' FROM SE CORNER OF CONCRETE SIDEWALK
3) N34°33'W 31.0' FROM FOUND 1/2" REBAR IN ASPHALT

CONTROL POINT 2: 5/8" REBAR W/ CTRL CAP
NORTHING: 787321.8510
EASTING: 651855.0880
ELEVATION: 1065.92

TIES: 1) S65°49'E 23.4' FROM WATER VALVE
2) S45°12'E 21.0' FROM CABLE PEDESTAL
3) N46°03'E 38.2' FROM FIRE HYDRANT

CONTROL POINT 2: 5/8" REBAR W/ CTRL CAP
NORTHING: 7870849180
EASTING: 651759.2110
ELEVATION: 1043.09
TIES: 1) S70°30'E 48.8' FROM POWER POLE
2) S52°47'W 21.4' FROM CABLE PEDESTAL
3) S72°28'W 51.7' FROM MAIL BOX

NOTES

1. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS COORDINATE SYSTEM 1983, NORTH ZONE, USING NAD 83 (2011) EPOCH 2010.00.
2. BASIS OF ELEVATIONS: NAVD 88 (GEOID18); ORIGINATING BENCHMARK IS BENCHMARK 1 (BM 1) SHOWN HEREON.
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THIS PLAT MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS THE "STANDARDS OF PRACTICE NO. 1".
5. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
8. SITE VISITS ON THE 3RD, 4TH, 5TH AND 10TH OF JUNE, 2025.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05007C0080J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, THE SUBJECT TRACT IS IN ZONE X [UNSHADED], AN AREA OF MINIMAL FLOOD HAZARD. THE SUBJECT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD WORK WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET 250602-2541. UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT. A PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

ZONING INFORMATION

PER CITY OF BELLA VISTA ZONING MAP, THE SUBJECT PROPERTY IS ZONED: C-3, CENTRAL BUSINESS DISTRICT

C-3 ZONING REQUIREMENTS PER THE CITY OF BELLA VISTA, ARKANSAS T CODE OF ORDINANCES, UPDATED 08/28/2024.

LOT AND AREA REQUIREMENTS:
- MIN. LOT SIZE (SQ. FT.): 87,120 (2.0 ACRES)
- MIN. STREET FRONTAGE: 100 FEET
- MIN. LOT WIDTH: 100 FEET (MEASURED ALONG BUILDING SETBACK)
- MIN. LOT DEPTH: 100
- MIN. GREEN SPACE: 15%
- MAX. LOT COVERAGE: 65%

SETBACK REQUIREMENTS
- MIN. FRONT SETBACK: 65 FEET
- MIN. SIDE SETBACKS:
  - ADJACENT TO STREET: 35 FEET
  - ADJACENT TO NON-RESIDENTIAL: 25 FEET
  - ADJACENT TO RESIDENTIAL: 35 FEET
- MIN. BUILDING SEPARATION: 20 FEET
- MIN. REAR SETBACKS:
  - ADJACENT TO NON-RESIDENTIAL: 30 FEET
  - ADJACENT TO RESIDENTIAL: 65 FEET
- MIN. SETBACK FOR BODIES OF WATER: 35 FEET

HEIGHT REQUIREMENTS:
- MAX. BUILDING HEIGHT: 50 FEET

DEED DESCRIPTION OF SUBJECT PROPERTY

PER WARRANTY DEED FILED IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS AS INSTRUMENT NUMBER L202267898.

LOT 65, TOWN CENTER SOUTHEAST COMMERCIAL SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 17 AT PAGE 241 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 583.76 FEET NORTH AND 2,972.88 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE S 89°29'55 W 99.79 FEET, THENCE N 23°11'02" W 19.20 FEET, THENCE N 12°01'40" W 217.24 FEET, THENCE N 41°08'34" E 22.28 FEET, THENCE 151.08 FEET ALONG THE ARC OF A 417.47 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 82°52'13" E 150.25 FEET, THENCE 229.72 FEET ALONG THE ARC OF A 493.47 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 02°48'09" W 227.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.702 ACRES, MORE OR LESS.

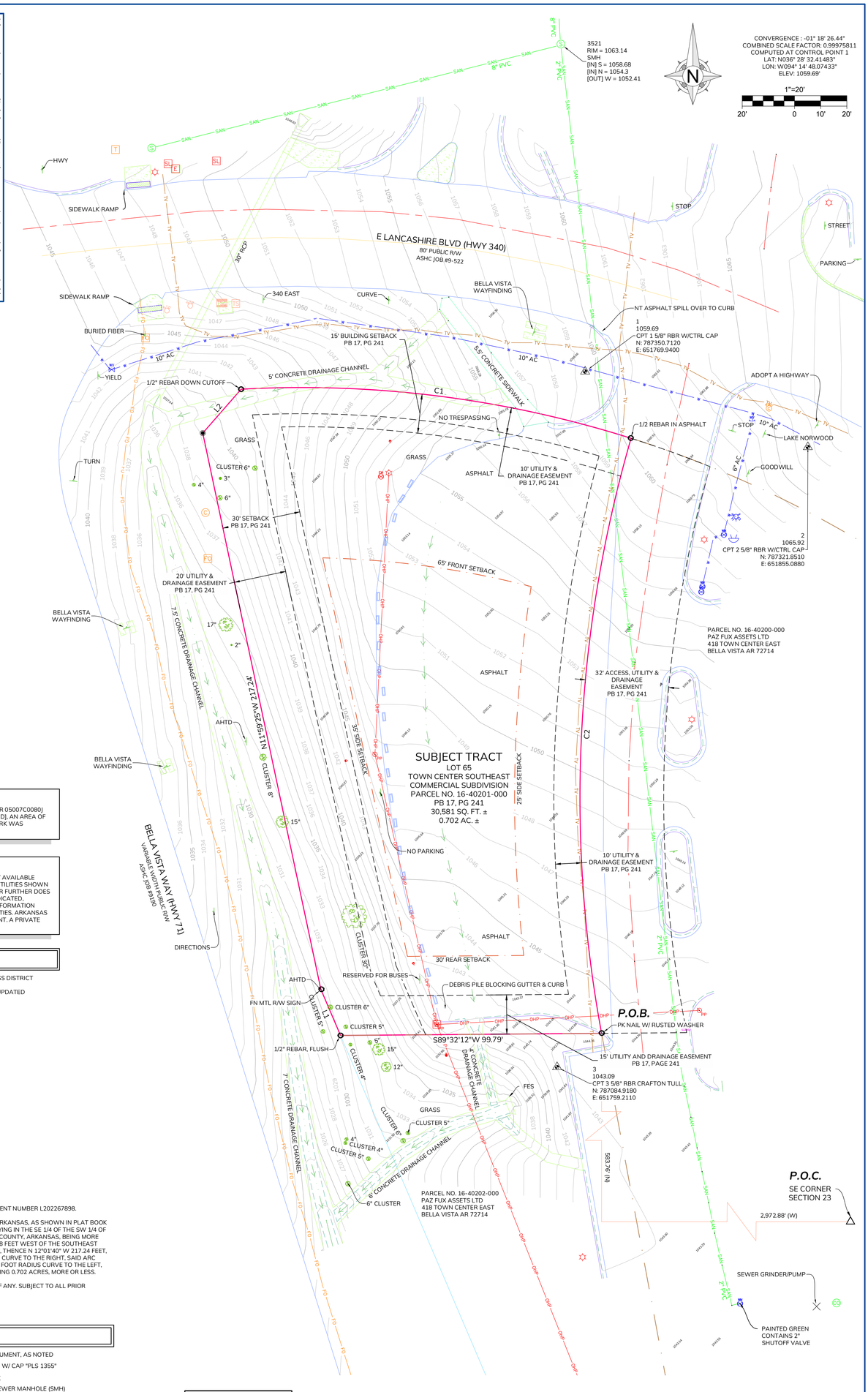
SUBJECT TO COVENANTS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

LEGEND

- SECTION LINE
- SUBJECT TRACT PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY (R/W) LINE
- BUILDING SETBACK LINE
- CENTERLINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- BACK OF CURB
- GUTTER LINE
- SANITARY SEWER LINE
- WATER LINE
- FLOW LINE
- FIBER OPTIC LINE
- OVERHEAD POWER LINE
- UNDERGROUND CABLE
- CONCRETE PAVEMENT

- FOUND MONUMENT, AS NOTED
- SET 5/8" RBR W/ CAP "PLS 1355"
- BENCHMARK
- SANITARY SEWER MANHOLE (SMH)
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER CLEAN OUT
- SIGN, AS NOTED
- POWER POLE
- GUY ANCHOR
- TREE DECIDUOUS, AS NOTED
- LIGHTPOLE
- MAILBOX
- FIBER OPTIC BOX
- ELECTRIC METER
- ELETRIC BOX
- ELECTRIC TRANSFORMER
- CABLE PEDESTAL
- WHEEL STOP
- TRAFFIC SIGNAL VAULT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CABINET
- STREET LIGHT VAULT
- YARD HYDRANT
- CABLE MANHOLE
- COMPUTED POINT

AC	ASBESTOS CONCRETE PIPE
FES	FLARED END SECTION
BM	BENCHMARK
RBR	REBAR
FL	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SMH	SANITARY SEWER MANHOLE
ASHC	ARKANSAS STATE HIGHWAY COMMISSION
AHTD	ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N23°08'47"W	19.20
L2	N41°10'58"E	22.28

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.07'	417.47'	20°44'03"	S82°49'58"E	150.25'
C2	229.72'	493.47'	26°40'20"	S02°50'24"W	227.65'

SURVEYOR'S DECLARATION

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

EUGENE C. GORTON
AR PLS 1355

DATE

CERTIFICATE OF AUTHORIZATION — OWN Inc. No. 335 — ARKANSAS

REGISTERED — STATE OF ARKANSAS NO. 1355 — SIGNATURE — EUGENE C. GORTON — PROFESSIONAL LAND SURVEYOR

STATE PLAT CODE: 500-21N-31W-0-23-320-04-1355

SV-1

DRAWING NO.
NWA-100-0467

SHEET NUMBER
1
OF __ 1

A&M PIZZA REAL ESTATE, LLC

TOPOGRAPHIC AND BOUNDARY SURVEY

E LANCASHIRE BLVD
CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DRAWING INFO.	
FIELD BY:	GCG/MK
DRAWN BY:	DH
CHECKED BY:	JW
DATE:	06/10/2025
FIELD BOOK:	
JOB NUMBER:	25RO10006

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5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM

FORMERLY ANDERSON ENGINEERING

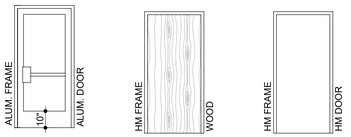
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DOOR SCHEDULE

NO.	SIZE	TYPE	MATL	FINISH	FRAME MATL	FRAME FINISH	HARDWARE
1	3'0" X 7'0" X 1 3/4"	A	ALUM.	CLEAR ANOD.	ALUM.	CLEAR ANOD.	PUSH/PULL, CYLINDER LOCK, CONTINUOUS HINGE, HEAVY DUTY CLOSER, THRESHOLD, WEATHERSTRIP, SWEEP, THUMB TURN LOCK RELEASE NOTE 1, 2, 7, 8, 11, 13
2	3'0" X 6'8" X 1 3/8"	B	S.C. WOOD	PAINT	HM	PAINT	PRIVACY LOCK, CLOSER, SILENCERS, KICK PLATES, PAINT BOTH SIDES OF DOOR & FRAME PT-01
3	3'6" X 7'0" X 1 3/4" X 16 GA.	C	INSUL. HM	PAINT	16 GA.HM W/ WELDED JOINTS	PAINT	THRESHOLD, CLOSER, CONTINUOUS HINGE, WEATHERSTRIP, SWEEP, KICK PLATES, PANIC HARDWARE NOTE 7, 8, 12, 13.
4	3'0" X 6'8" X 1 3/8"	B	S.C. WOOD	PAINT	HM	PAINT	OFFICE LOCK, KICK PLATES, PAINT FOR DOOR & FRAME SELECTED BY OWNER.

DOOR TYPES



DOOR NOTES

1.) LOCK SHALL BE AUTOMATICALLY RELEASED WHEN INTERIOR LEVER OR THUMB TURN IS OPERATED.
2.) ALL DOORS WITH CLOSERS SHALL PUSH AND PULL WITH 5.0 LBS OF FORCE MAX.
3.) INSTALL HEAVY DUTY DOOR STOP IMBEDDED IN CONCRETE SIDEWALK.
4.) ALL PUBLIC ACCESS DOORS TO HAVE A.D.A. COMPLIANT LEVER HANDLES. LEVER DESIGN TO BE CONFIRMED BY SHOP DRAWINGS.
5.) HARDWARE SUPPLIER SHALL COORDINATE ALL HARDWARE WITH DOORS AND FRAMES.
6.) ALL MASTER KEYING SHALL BE COORDINATED WITH THE OWNER.
7.) THRESHOLDS SHALL BE EQUAL TO PEMCO (HALF SADDLE) AND MEET ADA REQUIREMENTS. COORDINATE EXACT HEIGHT WITH THE FLOOR TILE INSTALLER
8.) EXTERIOR DOOR TO BE COMPLETE W/ ALUM. THRESHOLD SET IN SILICONE CAULK.
9.) CAULK ALL HEADS & JAMBS.
10.) ALL DOOR HARDWARE, INCLUDING BUT NOT LIMITED TO LEVER HANDLES, SHALL BE COMPLIANT WITH THE ICCANSI A117.1 2009 AMERICAN NATIONAL STANDARD CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICHEVER IS MORE STRINGENT.
11.) VINYL LETTERS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE LETTERS SHALL BE BLACK 1 INCH (25 MM) HIGH.
12.) PANIC HARDWARE SHALL BE VON DUPRIN 22E0 3' SP28. RIM CYLINDER SHALL BE VON DUPRIN 23NLUS28
13.) CLOSER SHALL BE EXTRA HEAVY DUTY MEETING ANSI/BHMA GRADE 1.

INTERIOR WALL TYPES

A

ONE LAYER 5/8" M.R. GYP. BOARD ON WET SIDE OF WALL (RESTROOMS, DISHWASH) AND STANDARD GYP. BOARD ON OTHER SIDE OF 2X4 STUDS AT 16" O.C. WITH FULL THICK SOUND BATTS FULL HEIGHT OF WALL. TOP OF WALL 10'-8" ABOVE FINISH FLOOR.

A1 SAME AS A EXCEPT INSTALL 2X6 STUDS IN LIEU OF 2X4 STUDS

A2 SAME AS A EXCEPT INSTALL M.R. GYP. BOARD EACH SIDE OF STUDS.

A3 SAME AS A1 EXCEPT INSTALL M.R. GYP. BOARD EACH SIDE OF STUDS.

B

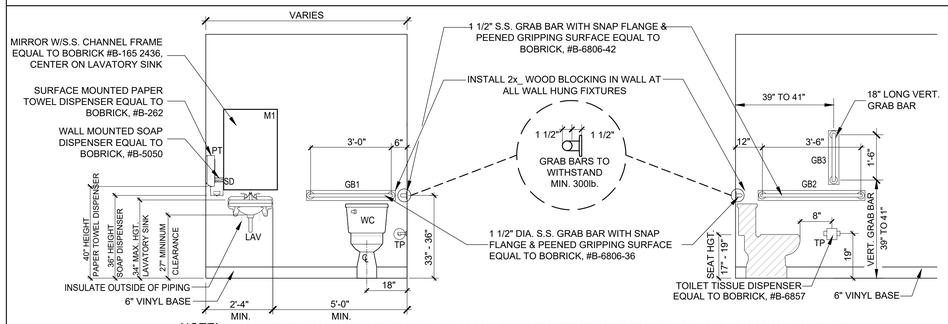
ONE LAYER 5/8" GYP. BOARD EACH SIDE OF 2X4 STUDS AT 16" O.C. WITH SOUND BATTS FULL HEIGHT OF WALL. TOP OF WALL 10'-8" ABOVE FINISH FLOOR.

B1 SAME AS B EXCEPT OMIT SOUND BATTS.

KEYED NOTES

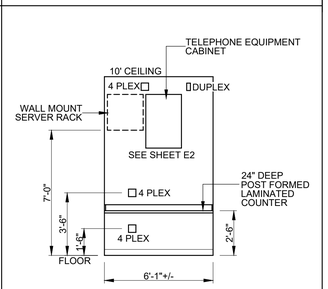
1 NEW BACKLIT VINYL AWNING (4 PLACES). SEE EXTERIOR ELEVATIONS.
2 CONTINUOUS FULL HEIGHT STAINLESS STEEL WALL END CAP OR CORNER GUARD WITH 2" RETURN ON EACH SIDE. INSTALL FULL HEIGHT OF WALL (FLOOR TO CEILING) INSTALL WITH WALL BASE/TILE.
3 APPROX. LOCATION OF LAWN IRRIGATION CONTROL PANEL LOCATION. G.C. TO COORDINATE WITH PLUMBER AND IRRIGATION COMPANY.
4 BULKHEAD ABOVE. SEE CEILING PLAN SHEET A5.
5 MAKELINE WALL WITH CORIAN CAP AND SNEEZE GUARD.
6 CORIAN WAITING LEDGE AT 34" A.F.F. WITH SUPPORT COLUMN. CORIAN ORDERED FROM VENDOR, SUPPORTS BY E&S. BOTH INSTALLED BY G.C.
7 READY ACCESS (MODEL 275 MOER) DRIVE-THRU WINDOW CLEAR ANODIZED ALUMINUM FINISH. INSTALL PER MFR. SPECIFICATIONS AND PROVIDE EXTERIOR FLASHING/SEALANT AS REQUIRED.
8 SUSPENDED MENU MONITORS SUPPLIED AND INSTALLED BY OWNER. BOTTOM OF MONITOR 82" A.F.F..
9 BRACE END OF WALL TO ROOF STRUCTURE.
10 PIPE BOLLARD. SEE 6/AS2
11 INSTALL 5/8" THICK X 4' WIDE X 8' TALL PLYWOOD SHEATHING IN LIEU OF GYP. BOARD FOR CAR TOP CHARGER MOUNTING.
12 INSTALL 5/8" THICK X 8' WIDE X 4' TALL PLYWOOD SHEATHING IN LIEU OF GYP. BOARD CENTERED OVER 3 COMP. SINK FOR SINK WALL STORAGE UNITS .
13 INSTALL 5/8" THICK X 8' WIDE X 4' TALL PLYWOOD SHEATHING IN LIEU OF GYP. BOARD ON ENTIRE NORTH WALL OF OFFICE 105 FOR MOUNTING OF COMMUNICATIONS AND DATA EQUIPMENT. SEE OFFICE COMM. WALL ELEVATION THIS SHEET.
14 PROVIDE A 2" GAP BETWEEN STUDS AND COOLER WALL.
15 1X4 CABINET GRADE PINE/POPLAR CHAIR RAIL W/ PLASTIC LAMINATE 3 SIDES. SHEETS A3 & A4.
16 7'-0" FEET +/- OF CHALK WALL. SEE INTERIOR FINISH PLAN SHEET A3.
17 8'-0" FEET +/- OF NEWSPRINT WALLPAPER. SEE INTERIOR FINISH PLAN SHEET A3.
18 ORDER TRACKER MONITOR.
19 G.C. TO LOCATE, CORE DRILL AND GROUT HSS2X2X1/8 SQUARE STEEL BOLLARD EMBEDDED 6" BELOW SIDEWALK AND TOP AT 42" ABOVE SIDEWALK WITH CAP PLATE AND WALL MOUNT DOOR STOP AT TOP. POWDER COAT BOLLARD DOMINO'S RED.
20 KNOX SERIES 3200 RAPID ENTRY SYSTEM. INSTALL PER MANUFACTURES SPECIFICATIONS.

TYPICAL RESTROOM ELEVATIONS



NOTE! ALL FIXTURES TO COMPLY WITH STATE, LOCAL CODES AND A.D.A. REQUIREMENTS GOVERNING RULES FOR PHYSICALLY CHALLENGED.
ALL FIXTURES SHOWN ARE MINIMUM REQUIREMENTS, INTERIOR ROOM ELEVATIONS MAY SUPERCEDE THESE REQUIREMENTS.

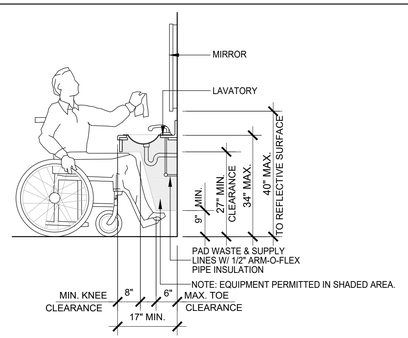
OFFICE COMM. WALL



ELEVATION 1/A1

TOILET ACCESSORY SCHEDULE

PAPER TOWEL DISPENSER (PT)	ADA APPROVED PAPER TOWEL DISPENSER SUPPLIED AND INSTALLED BY OWNER
MIRROR (M1)	BOBRICK #B-165 2436 OR APPROVED EQUAL. SURFACE MOUNTED. STAINLESS STEEL FRAME. MOUNT @ 40" A.F.F. TO REFLECTIVE SURFACE (SIZE VARIES)
TOILET PAPER DISPENSER (TP)	BOBRICK, #B-6857 OR APPROVED EQUAL. SURFACE MOUNTED SINGLE ROLL STAINLESS STEEL TOILET PAPER HOLDER W/ SATIN FINISH. MTD. @ 19" A.F.F.
SOAP DISPENSER (SD)	ADA APPROVED SOAP DISPENSER SUPPLIED AND INSTALLED BY OWNER
GRAB BAR (GB1)	BOBRICK #B-6806-36 OR APPROVED EQUAL. 1 1/2" DIAMETER, SATIN FINISH, WITH CONCEALED MOUNTING. MTD @ 33" A.F.F.
GRAB BAR (GB2)	BOBRICK #B-6806-42 OR APPROVED EQUAL. 1 1/2" DIAMETER, SATIN FINISH, WITH CONCEALED MOUNTING. MTD @ 33" A.F.F.
GRAB BAR (GB3)	BOBRICK #B-6806-18 OR APPROVED EQUAL. 1 1/2" DIAMETER, SATIN FINISH, WITH CONCEALED MOUNTING. MTD @ 33" A.F.F.

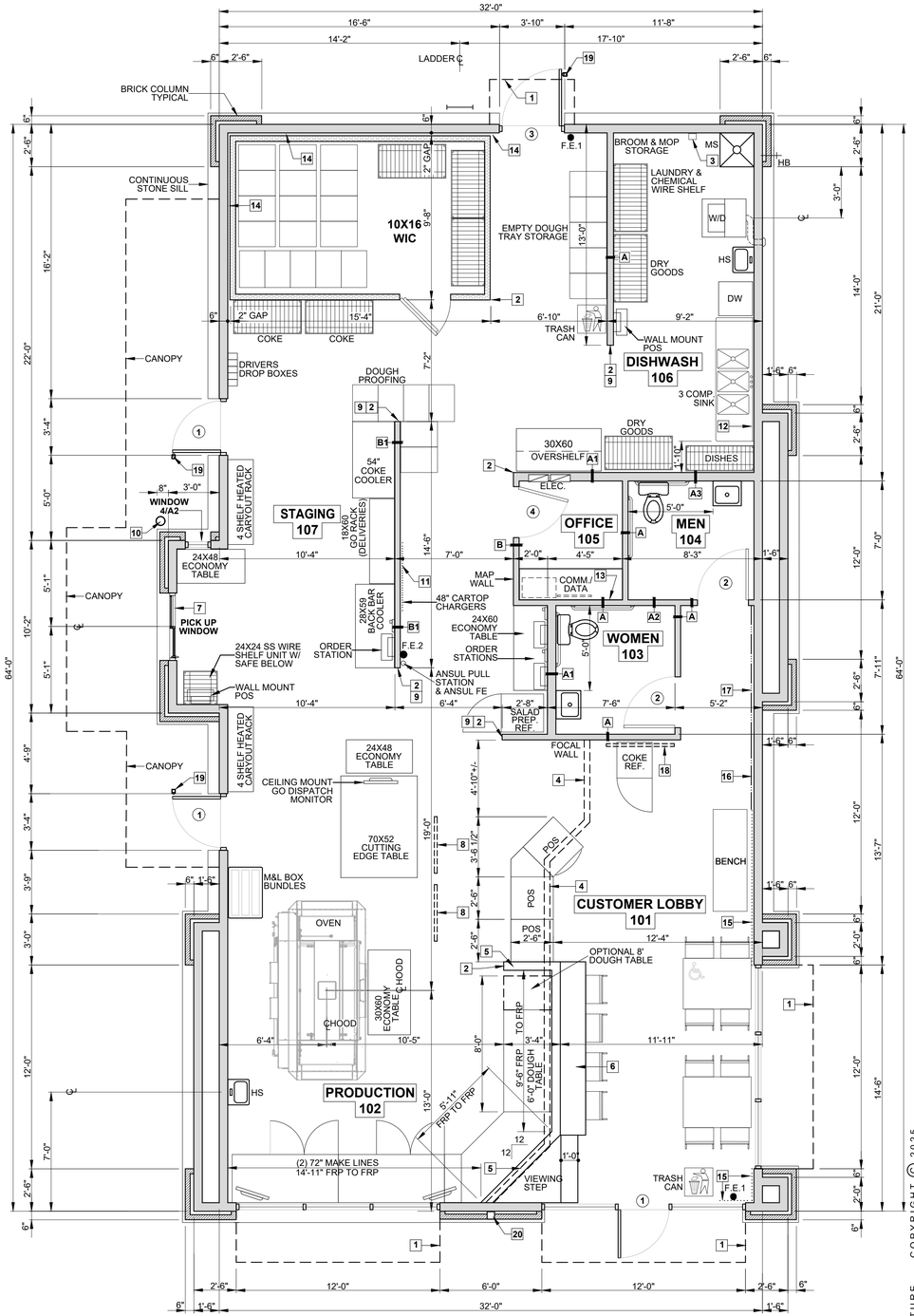


VANITY/LAVATORY CLEARANCE DETAIL
NTS

FIRE EXTINGUISHERS (PROVIDED BY OWNER)

● F.E.1
5 LB. 2A-10BC UL APPROVED PORTABLE FIRE EXTINGUISHER. INSTALL SO THAT IT'S TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR.

● F.E.2
5 LB. CLASS K UL APPROVED PORTABLE FIRE EXTINGUISHER. INSTALL SO THAT IT'S TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR.



F L O O R P L A N
1/4"=1'-0" 2,135 S.F. NORTH

REVISIONS	BY

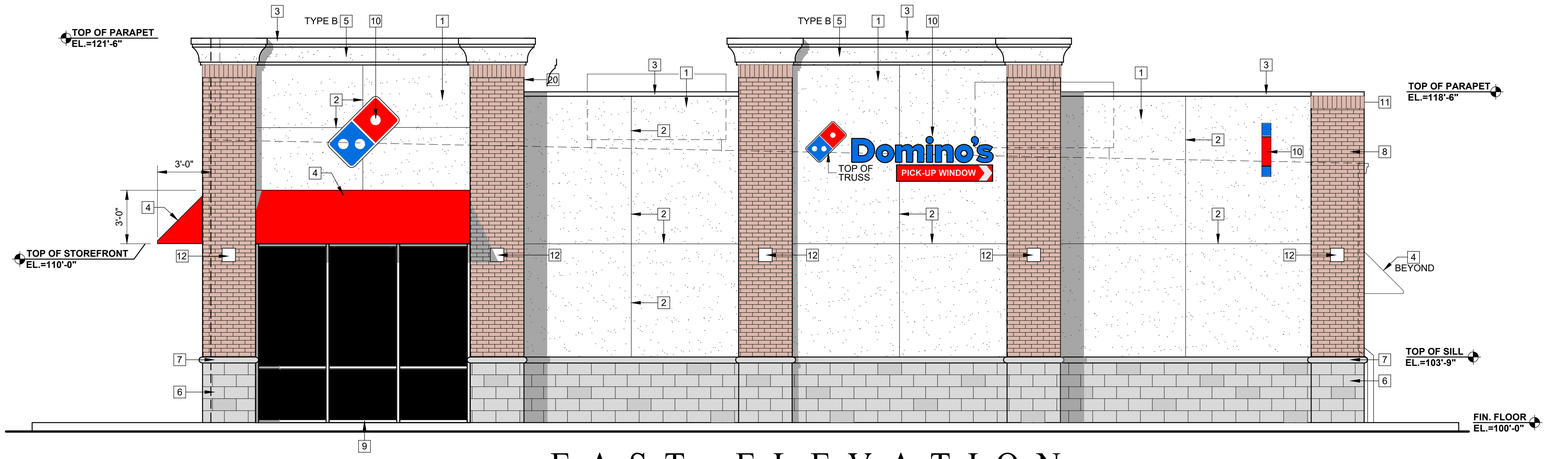
LARRY ALLEN BURNS - ARCHITECT
LICENSE NO. 4470
REGISTERED ARCHITECT LARRY A. BURNS License No. 4470 STATE OF ARKANSAS
10/22/2025

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401 NE TOWNCENTER DR.
BELLA VISTA, ARKANSAS

BURNS architecture
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Springfield, Missouri 417-887-1999
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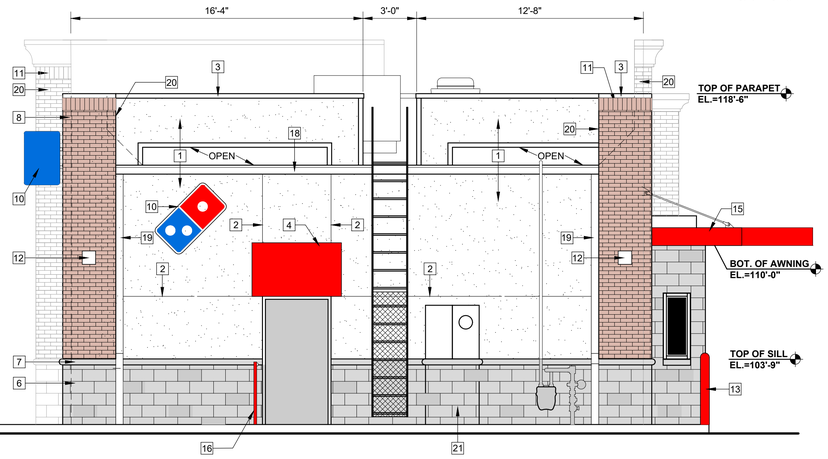
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DRAWN	MM
CHECKED	L.A.B.
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	FLOOR PLAN
	A1



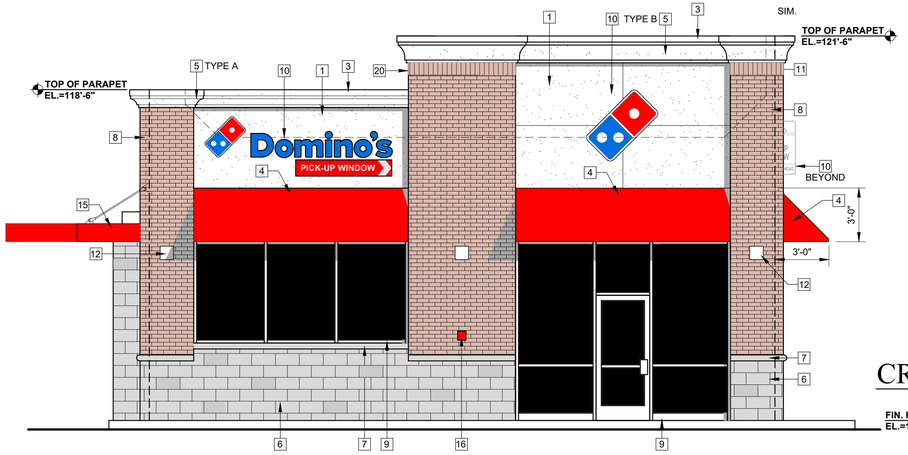
EAST ELEVATION

1/4"=1'-0"



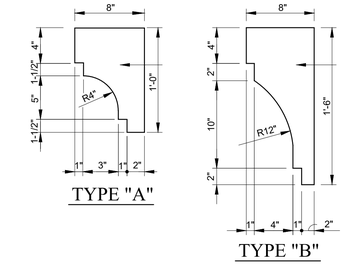
SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

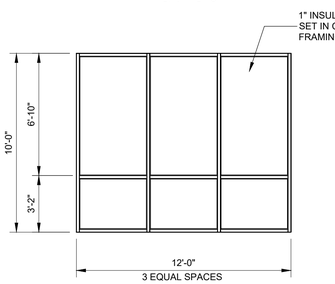
1/4"=1'-0"



TYPE "A"

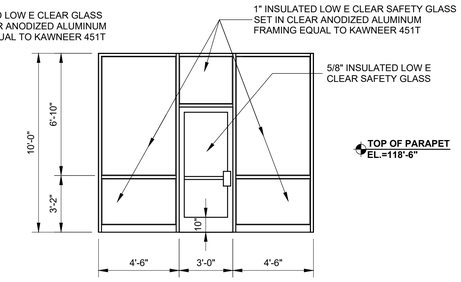
TYPE "B"

CROWN MOLDING PROFILE



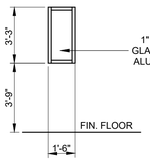
1 ELEVATION

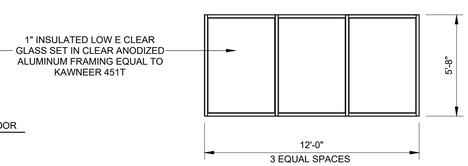
1/4"=1'-0"



2 ELEVATION

1/4"=1'-0"



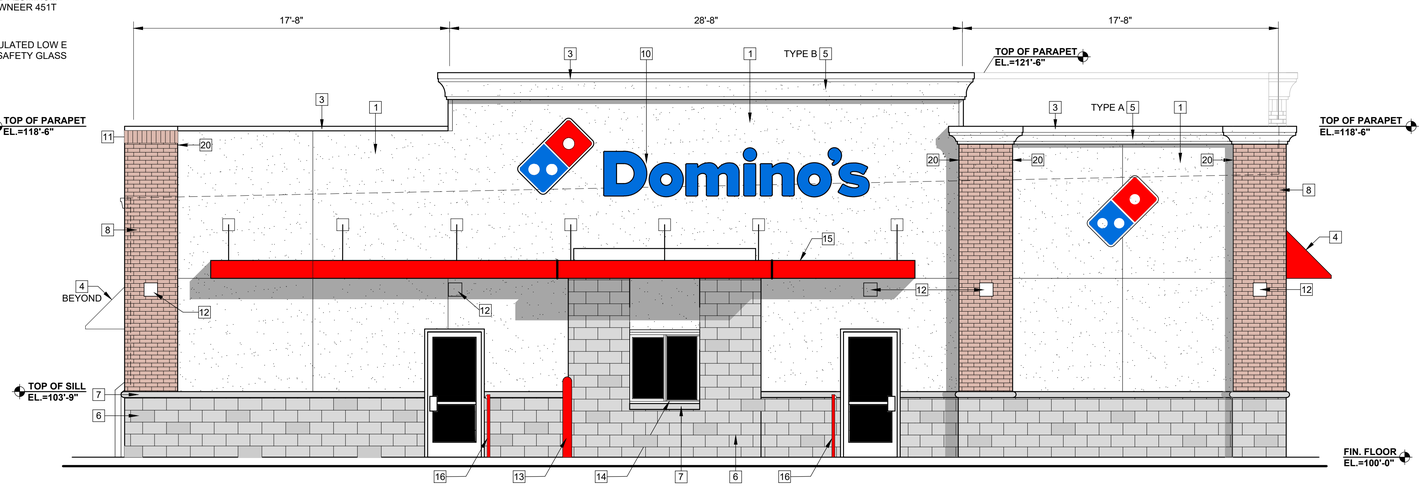


4 ELEVATION

1/4"=1'-0"

3 ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

KEYED NOTES

1. EIFS EQUAL TO STOTHERM OVER 1-1/2" EPS. MEDIUM TEXTURE FINISH. COLOR TO BE DOMINO'S WHITE
2. 3/4" MAX. DEEP AESTHETIC JOINT TYPICAL WHERE SHOWN.
3. 26 GA. GALVANIZED COPING W/ S.S. FASTENERS. (SIGNATURE 200 POLAR WHITE) INSTALL PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
4. BACK LIT VINYL AWNING WITH METAL FRAME SYSTEM. G.C. PROVIDE BLOCKING IN WALLS FOR ANCHORING AND ELECTRICAL AS REQUIRED. COORDINATE INSTALLATION WITH SUPPLIER.
5. EPS CROWN MOLDING. SEE DETAILS THIS SHEET.
6. ARRISCRAFT RENAISSANCE MONTECITO ROCKED FULL BED STONE VENEER WAINSCOT . CONTACT MIDWEST BRICK AND BLOCK
7. ARRISCRAFT SLOPED BULLNOSE SILL/WATER TABLE TO MATCH BUILDING STONE. CONTACT MIDWEST BRICK AND BLOCK
8. MODULAR SIZE BRICK VENEER MANUFACTURED BY HEBRON. COLOR: MAROON VELOUR. CONTACT MIDWEST BRICK & BLOCK.
9. ALUMINUM AND GLASS STOREFRONT.
10. EXTERIOR SIGNS PER SHEET A2.1. ANCHOR THROUGH EIFS PER EIFS MANUFACTURERS SPECIFICATIONS AND DETAILS.
11. BRICK SOLDIER COURSE.
12. EXTERIOR LIGHTING. SEE ELECTRICAL LIGHTING PLAN SHEET E1.
13. 4" SCH. 40 STEEL PIPE BOLLARD FILLED WITH CONCRETE. INSTALL RED HDPE SLEEVE.
14. READY ACCESS (MODEL 275) DRIVE-THRU WINDOW CLEAR ANODIZED ALUMINUM FINISH. INSTALL PER MFR. SPECIFICATIONS AND PROVIDE EXTERIOR FLASHING/SEALANT AS REQUIRED.
15. 1'-0"H X 5'-6"D X 33'-0" LONG PREFINISHED, PRE-ENGINEERED RED ALUMINUM SUSPENDED CANOPY W/ WHITE SUSPENSION RODS AND CONNECTION PLATES TO MATCH EIFS COLOR. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
16. HSS2X2X1/8 SQUARE STEEL BOLLARD EMBEDDED 6" BELOW SIDEWALK AND TOP AT 42" ABOVE SIDEWALK WITH CAP PLATE AND WALL MOUNT DOOR STOP AT TOP. POWDER COAT BOLLARD DOMINO'S RED. COORDINATE EXACT LOCATION WITH G.C.
17. NOT USED
18. 6" 24 GA. GALV. A-STYLE BOX GUTTER W/ STRAPS INSTALLED AT EACH END AND 36" O.C. MAX. COLOR/FINISH TO WALL MATCH COPING.
19. 3"X4" 22 GA. GALV. DOWNSPOUT WITH STRAPS MOUNTED AT TOP AND BOTTOM AND 6' O.C. MAX. COLOR/FINISH TO WALL MATCH COPING. CONNECT TO UNDERGROUND DRAIN PIPE W/ TRANSITION ADAPTER. SEE CIVIL PLANS FOR UNDERGROUND PIPING SIZE & LOCATION.
20. RETURN BRICK VENEER TO BACK SIDE OF PARAPET. TYPICAL AS OCCURS
21. INSTALL MASONRY WAINSCOT VENEER AND SILL AROUND ELECTRICAL CONDUIT RISE TO METER AS REQUIRED.
22. INSTALL KNOX 3200 SERIES RAPID ENTRY SYSTEM

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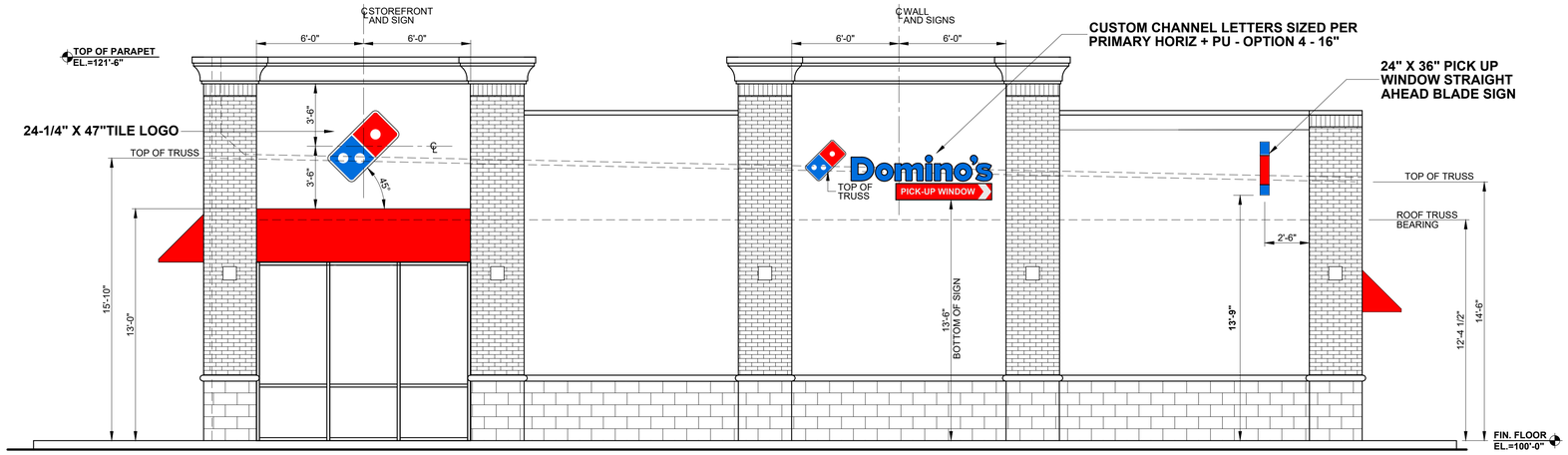
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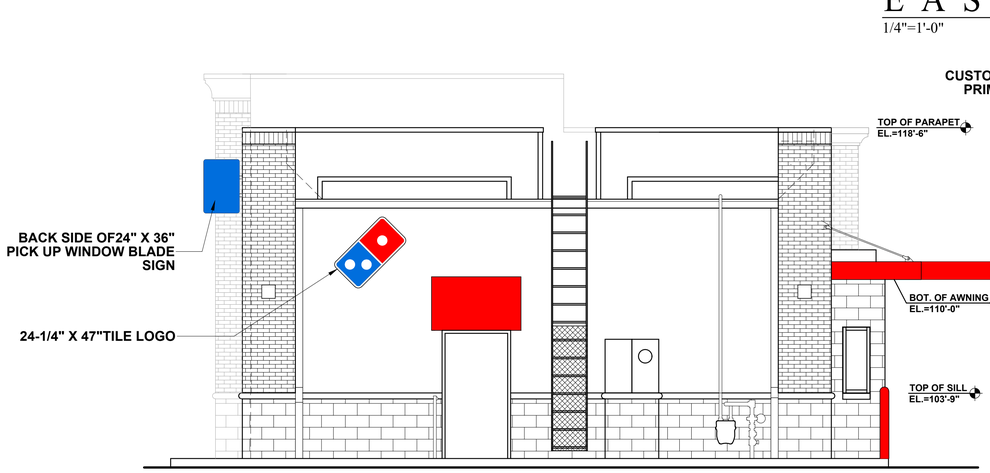
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CHECKED	L.A.B.
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	EXTERIOR ELEVATIONS

A2



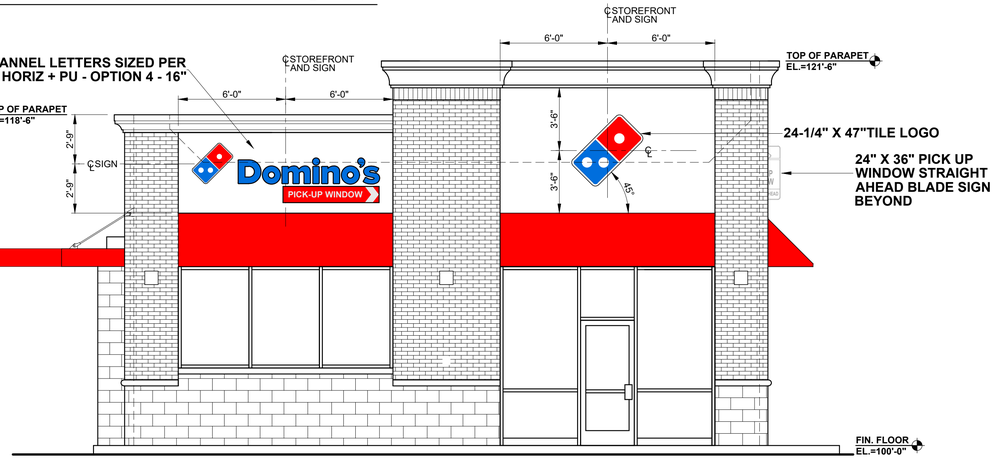
EAST ELEVATION

1/4"=1'-0"



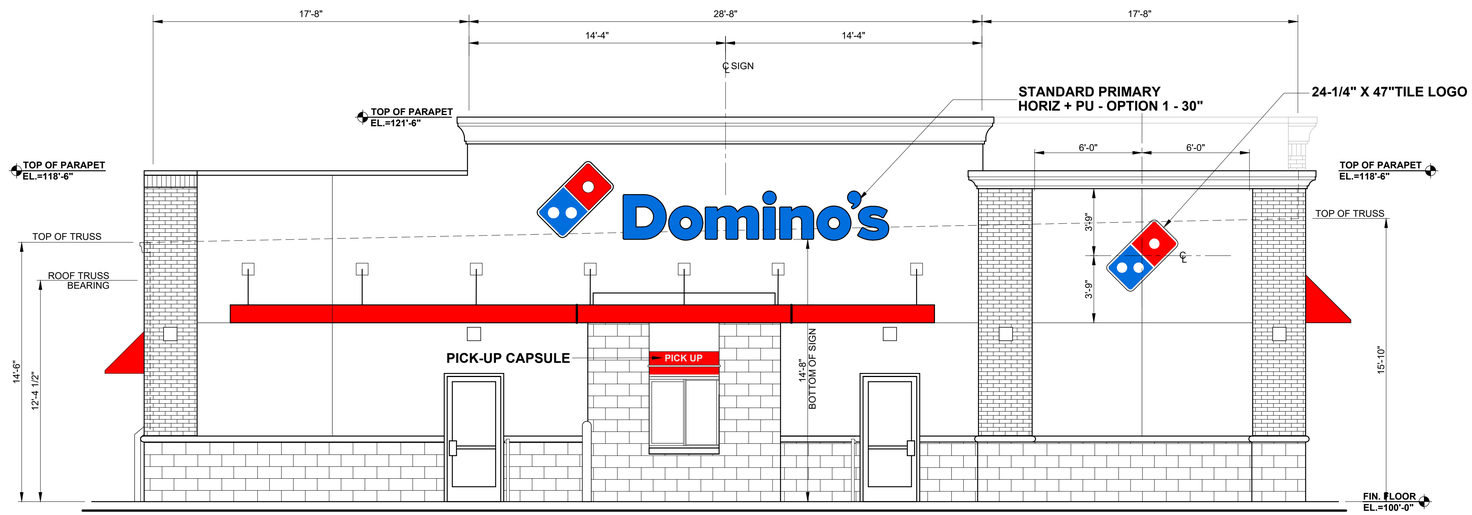
SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

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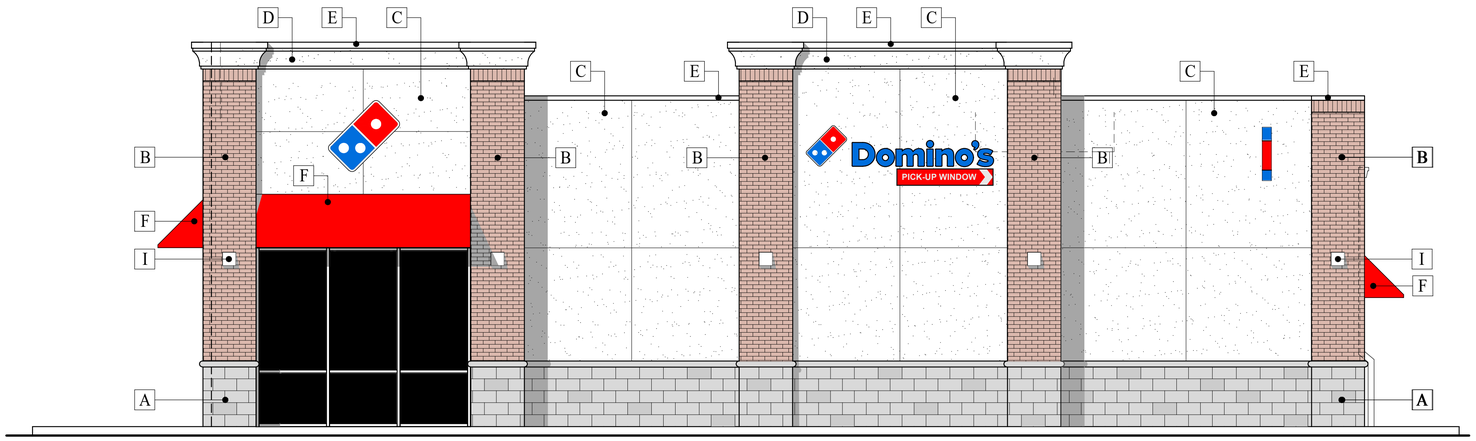
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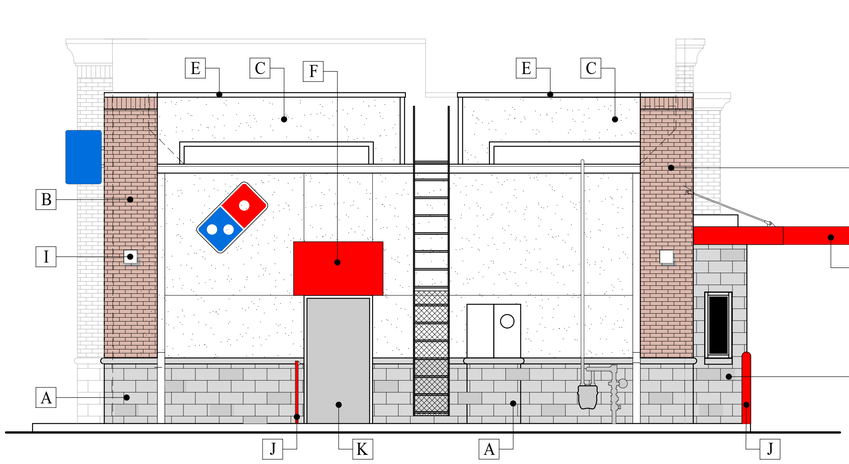
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CHECKED	L.A.B.
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2501
SHEET	EXTERIOR ELEVATIONS

A2.1



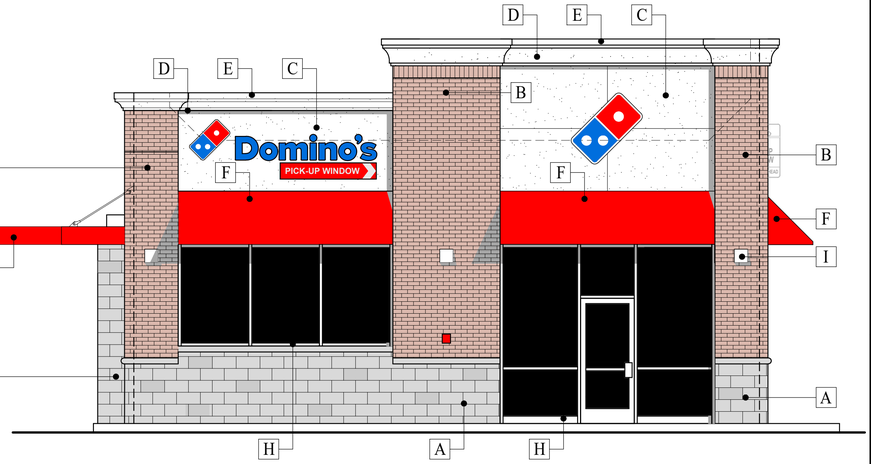
WEST ELEVATION

1/4"=1'-0"



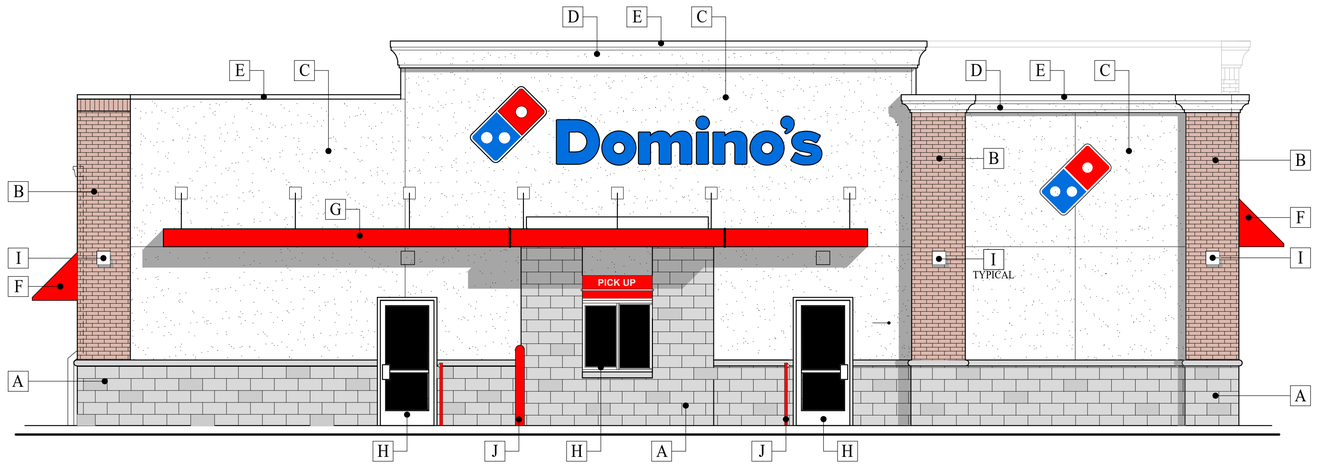
SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

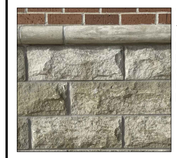
1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

MATERIAL SAMPLE BOARD



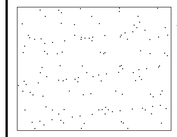
TYPE "A" WALL FINISH

FULL BED STONE VENEER WAINSCOT WITH BULLNOSE SILL.
MANUFACTURER: ARRISCRAFT
COLOR: GRAY
MAKE: RENAISSANCE MONTECITO, ROCKED FACE
MORTAR: STANDARD GRAY MORTAR COLOR



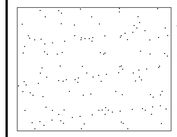
TYPE "B" WALL FINISH

BRICK VENEER.
MANUFACTURER: HEBRON
COLOR: MAROON VELOUR
MAKE: MODULAR
MORTAR: STANDARD GRAY MORTAR COLOR



TYPE "C" WALL FINISH

SYNTHETIC STUCCO (EIFS)
MANUFACTURER: STO CORP.
COLOR: WHITE



TYPE "D" CROWN MOLDING FINISH

SYNTHETIC STUCCO (EIFS)
MANUFACTURER: STO CORP.
COLOR: WHITE

TYPE "E" WALL COPING

ALUMINUM WALL COPING
COLOR: SIGNATURE 200 POLAR WHITE



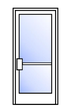
TYPE "F" AWNING

VINYL AWNING
COLOR: RED



TYPE "G" CANOPY

ALUMINUM CANOPY
COLOR: RED



TYPE "H" STOREFRONTS/WINDOWS

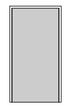
CLEAR GLASS IN CLEAR ANODIZED ALUMINUM FRAMES

TYPE "I" ACCENT LIGHTING

BLACK HOUSING

TYPE "J" BOLLARD

RED

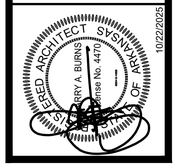


TYPE "K" METAL DOOR

MEDIUM GRAY

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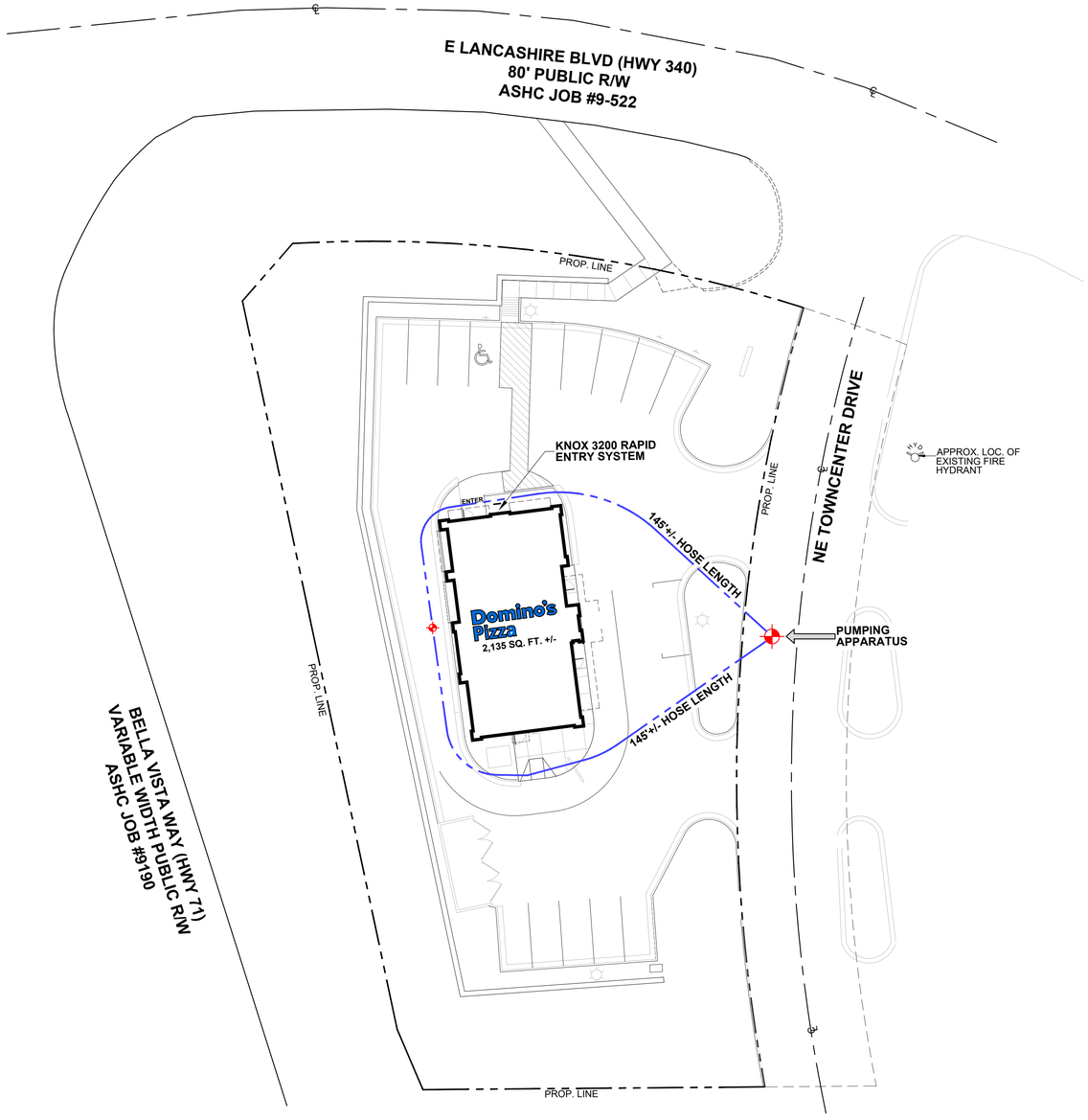
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DRAWN	MM
CHECKED	L.A.B.
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	EXTERIOR MATERIALS SAMPLE BOARD

SB1

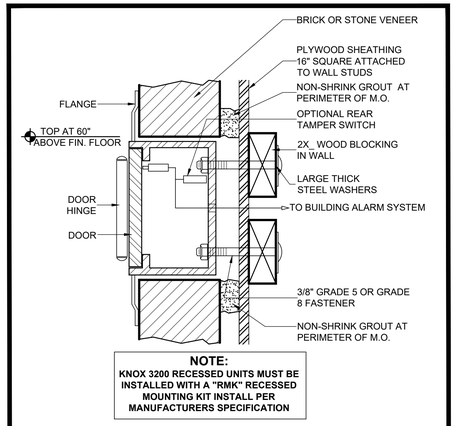
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FIRE APPARATUS PLAN

1"=20'

NORTH

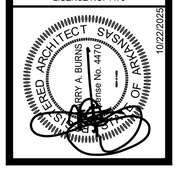


NOTE:
KNOX 3200 RECESSED UNITS MUST BE INSTALLED WITH A "RMK" RECESSED MOUNTING KIT INSTALL PER MANUFACTURERS SPECIFICATION

1 KNOX 3200 SERIES
HINGED DOOR RECESS MOUNT
SECTION TAKEN FROM SIDE VIEW

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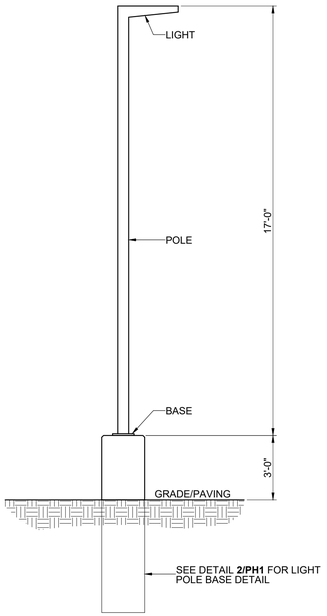


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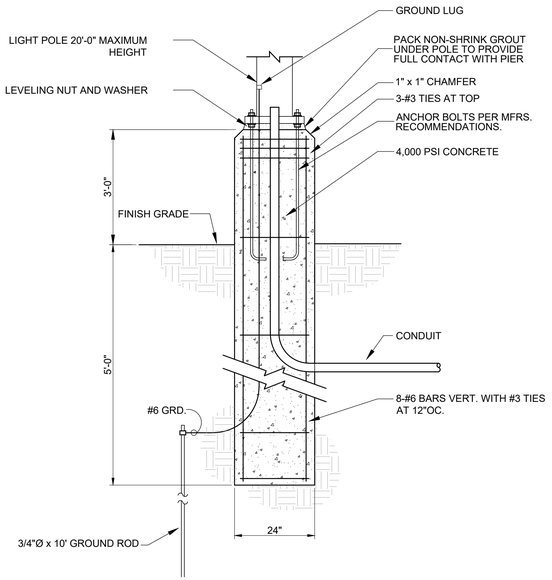
DRAWN	MM
CHECKED	LAB
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	FIRE APPARATUS PLAN

FA1



1 POLE LIGHT ELEVATION

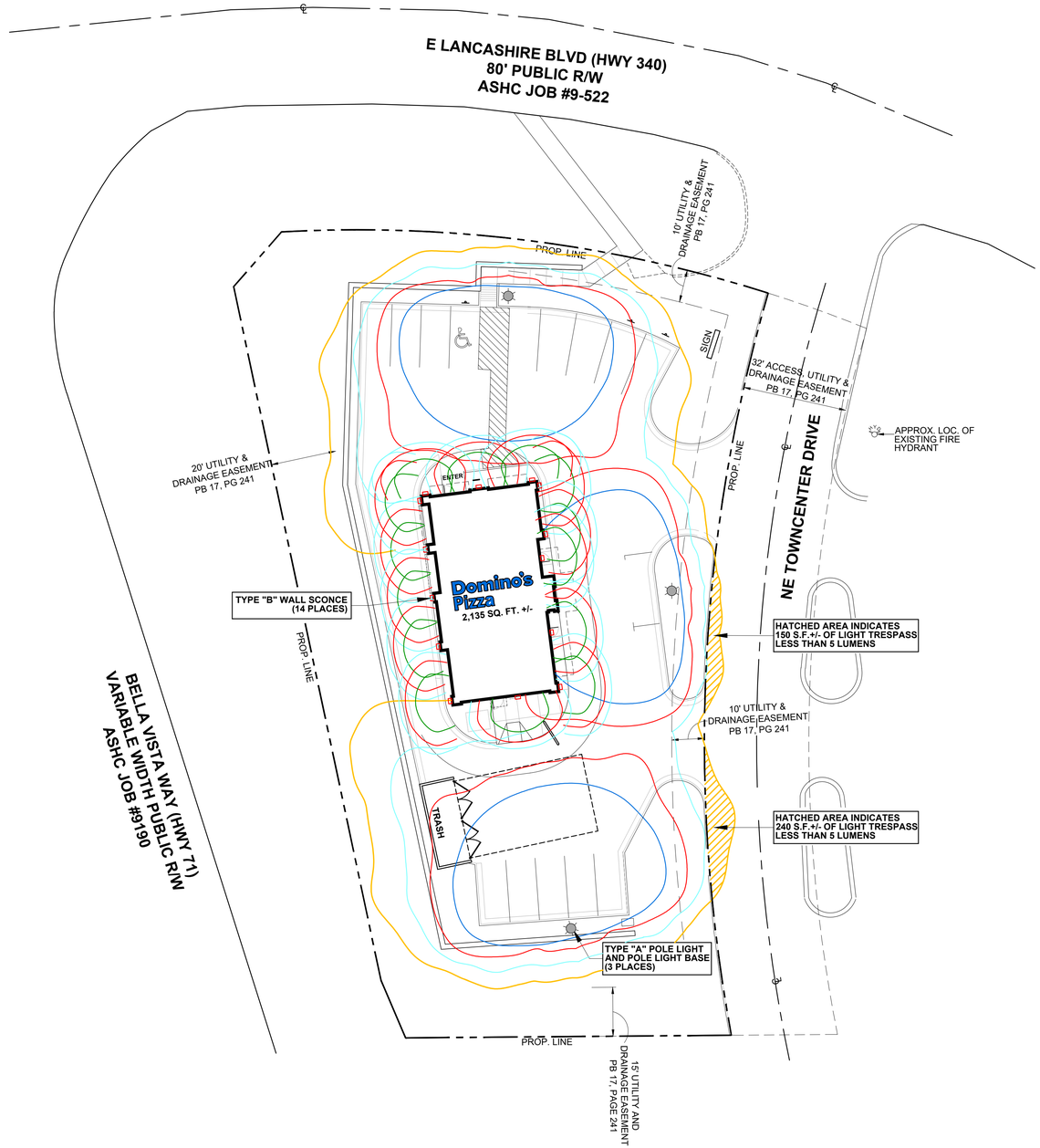
N.T.S.



2 LIGHT POLE BASE DETAIL

N.T.S.

CONTRACTOR'S OPTION TO USE APPROVED PRECAST LIGHT POLE BASE.



PHOTOMETRIC PLAN

1"=20'

LEGEND

TYPE "A" POLE LIGHT (3 PLACES)
LIGHT - LSI MODEL VALS 18L 4M 40K8, V-LOCITY AREA SMALL, 18,000LM
TYPE 4 MEDIUM DISTRIBUTION W/ INTEGRAL BACKLIGHT SHIELD 839727.
BUG RATING = B0-U0-G2
POLE - 4SQ B3 S11G17 S BRZ
BOLTS - ABKIT 4SQ STL GAL 3/4X30 8-11BC
BASE COVER - KIT BCVR 4BC BRZ

TYPE "B" WALL SCONCE (14 PLACES)
LITHONIA WDGE1 LED P2 40K 80CRI VW MVOLT SRM DBLXD, DARK SKY APPROVED, MOUNT AT 9' ABOVE FIN. FLOOR TO BOTTOM OF FIXTURE. SEE ELECTRICAL PLANS.

3.0 FOOTCANDLES
2.0 FOOTCANDLES
1.0 FOOTCANDLES
0.5 FOOTCANDLES
0.2 FOOTCANDLES

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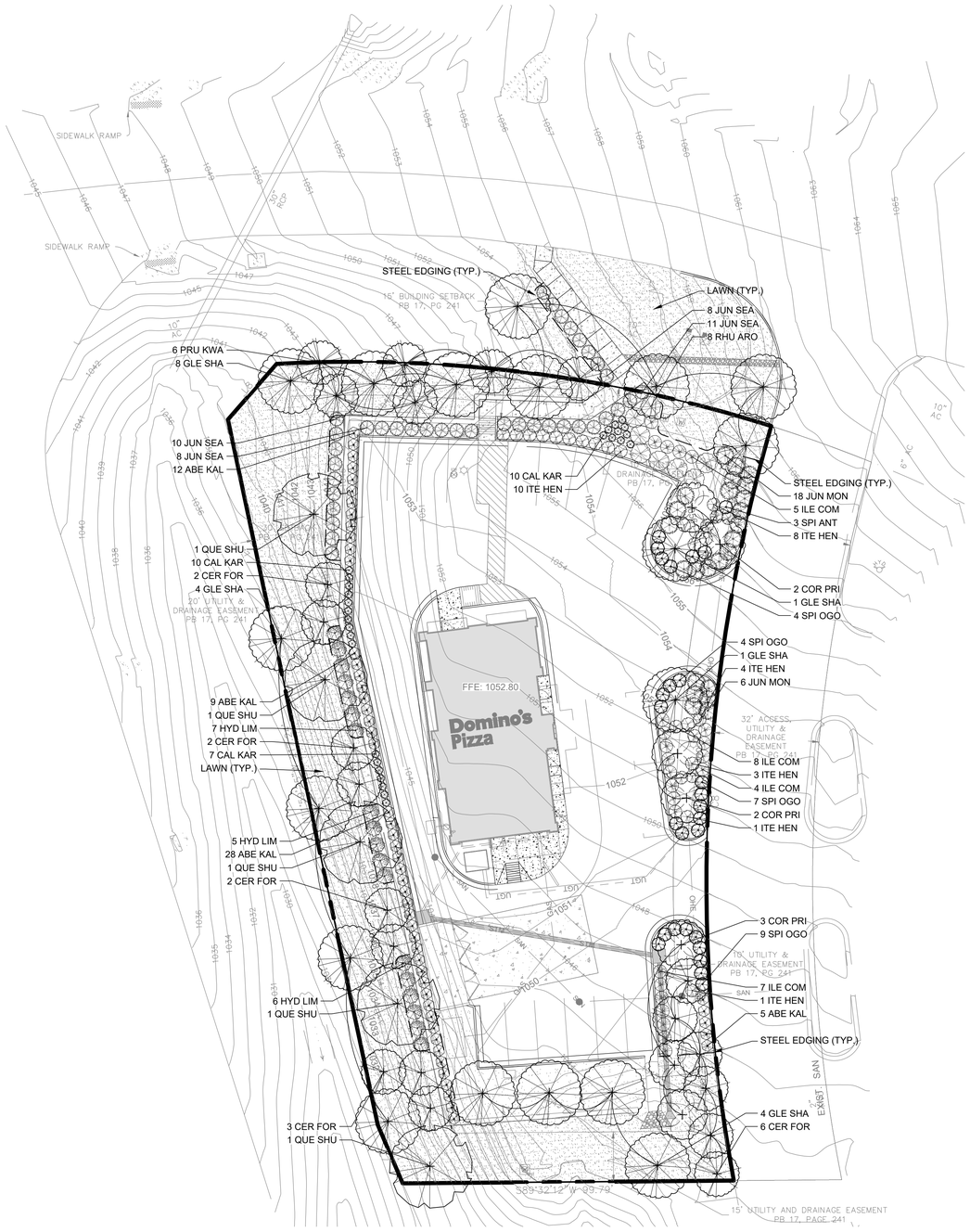
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DRAWN	MM
CHECKED	LAB
DATE	OCTOBER 22, 2025
PLOT SCALE	NONE
JOB NO.	2413
SHEET	SITE PLAN

PH1



LEGEND

- SOLID SOD BERMUDA LAWN
- STEEL PLANTING BED EDGING

LANDSCAPE REQUIREMENTS

NOTES:

1. ALL LANDSCAPE TO BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE VEGETATION SHOWN ON THIS PLAN TO BE PLANTED, THAT DOES NOT REMAIN ALIVE SHALL BE REPLACED WITH EQUIVALENT VEGETATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY IS ISSUED. FINANCIAL GUARANTEE FRO VEGETATION IS REQUIRED PER CITY CODE 109-215C.
2. IRRIGATION TO BE AN AUTOMATIC SYSTEM, DESIGN BUILT PER SPECIFICATIONS ON SHEET L1.1

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA
- PROVIDED: PERIMETER BUFFER — 10' MIN.

PERIMETER PLANTINGS
- REQUIRED: 1 LARG TREE AND ORNAMENTAL TREE PER 25' OF STREET FRONTAGE
- BELLA VISTA WAY 235/25 = 9.4
  - PROVIDED: — 9 LARGE TREES
  - PROVIDED: — 9 ORNAMENTAL TREES
- E. LANCASHIRE 150/25 = 6
  - PROVIDED: — 6 LARGE TREES
  - PROVIDED: — 6 ORNAMENTAL TREES
- TOWNCENTER DRIVE 230/25 = 9.2
  - PROVIDED: — 5 LARGE TREES
  - PROVIDED: — 13 ORNAMENTAL TREES
- OVERHEAD ELECTRIC IS IMPEDING THE PLANTING OF LARGE TREES ALONG THE FRONTAGE OF TOWNCENTER DRIVE

- REQUIRED: 10 SHRUBS PER 25' OF STREET FRONTAGE (50% EVERGREEN)
- BELLA VISTA WAY 235/25 = 9.4
  - PROVIDED: 9.4 X 10 = 94 — 94 (59 EVERGREEN)
- E. LANCASHIRE 150/25 = 6
  - PROVIDED: 6 X 10 = 60 — 60 (32 EVERGREEN)
- TOWNCENTER DRIVE 235/25 = 9.2
  - PROVIDED: 9.2 X 10 = 92 — 92 (48 EVERGREEN)

- REQUIRED: SIDE AND REAR TREES 1 PER 50'
- 100' / 50 = 2 TREES
  - PROVIDED: — 2 TREES

INTERIOR PARKING LOT LANDSCAPING — 15 SPACES
- REQUIRED: 5% PARKING LOT TO BE GREENSPACE — 12,459 SF
- GREENSPACE — 2,013 SF
- PROVIDED: — 16%

TREES
- REQUIRED: 1 TREE PER 14 PARKING SPACES (15/15 = 1)
- PROVIDED: — 1 TREE

PLANT SCHEDULE

CODE	QTY	BACK	BELLA VISTA WAY	E. LANCASHIRE	TOWNCENTER DRIVE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	REMARKS
TREES											
CER FOR	15		9		6	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	1.5" CAL.	B&B	6` HT.		ORNAMENTAL/SMALL
COR PRI	7				7	CORNUS FLORIDA 'CHEROKEE PRINCESS' CHEROKEE PRINCESS DOGWOOD	1.5" CAL.	B&B	6` HT.		
GLE SHA	18	3	4	6	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2" CAL.	B&B	10` HT.		
PRU KWA	6			6		PRUNUS SERRULATA 'KWANZAN' KWANZAN JAPANESE FLOWERING CHERRY	1.5" CAL.	B&B	6` HT.		ORNAMENTAL/SMALL
QUE SHU	5		5			QUERCUS SHUMARDII SHUMARD OAK	2.5" CAL.	B&B	10` HT.	50` O.C.	
	51	3	18	12	18	SUBTOTAL:					
CODE	QTY	BACK	BELLA VISTA WAY	E. LANCASHIRE	TOWNCENTER DRIVE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT/SPREAD	SPACING	REMARKS
SHRUBS											
ABE KAL	54		49		5	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA	#5	C	18" HT.	3`-6" O.C.	EVERGREEN
CAL KAR	27		17	10		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#5	C		2`-6" O.C.	
HYD LIM	18		18			HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT PANICLE HYDRANGEA	#5	CONTAINER	18" HT.	5`-0" O.C.	
ILE COM	24			5	19	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	#5	C	18" HT.	4'-0" O.C.	EVERGREEN
ITE HEN	27			10	17	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE	#5	C	18" HT.	4'-0" O.C.	
JUN MON	24				24	JUNIPERUS SABINA 'MONARD' MOOR-DENSE® JUNIPER	#5	C	18" SP	AS SHOWN	EVERGREEN
JUN SEA	37		10	27		JUNIPERUS X PFITZERIANA 'SEA GREEN' SEA GREEN PFITZER JUNIPER	#5	C	18" HT.	4`-6" O.C.	EVERGREEN
RHU ARO	8			8		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5	CONTAINER	18" SP	AS SHOWN	
SPI ANT	3				3	SPIRAEA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA	---				
SPI OGO	24				24	SPIRAEA THUNBERGII 'OGON' MELLOW YELLOW™ SPIREA	#5	C	18" HT.	4'-0" O.C.	
	246		94	60	92	SUBTOTAL:					

HT: HEIGHT, CAL: CALIPER, C: CONTAINER, B&B: BALLED AND BURLAP, MT: MULT-TRUNK, FTG: FULL TO GROUND
1. O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
3. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
4. 4" CALIPER TREES AND LARGER TO BE LIMBED 6' MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
5. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

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

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

N

20 0 10 20
1" = 20'

wallace design collective
wallace design collective, pc
structural · civil · landscape · survey
5100 west JB hunt drive
rogers, arkansas 72758
479.364.0194
arkansas #93
exp: 12-31-25

REGISTERED LANDSCAPE ARCHITECT
LEE MYANE
License No. 9998
STATE OF ARKANSAS
10/21/2025

Domino's Pizza

TOWNCENTER DRIVE, BELLA VISTA, AR

REV	DESCRIPTION	DATE
	SITE CHANGES PER CLIENT	09/29/2025

DATE 10/21/2025
PROJECT NO. 2435015
SHEET NAME
LANDSCAPE PLAN
SHEET NO.
L1.0

\\NWA-Server\Civil\Projects\2024\2435015 Dominos Bella Vista\04 Production\01 Design Drawings\2435015 Landscape.dwg PLOT:10/21/2025 2:18:05 PM ORIG SIZE:24"X36"

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

V-Locity Small (VALS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	96 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: VALS 18L 4W UNV 40K8 BLK SA ALBMR2LR IS

Prefix	Lumen Package	Distribution	Orientation[2]	Voltage	Color Temp /Rendering	Finish
VALS - V-Locity Area Light Small	**6L** - 6,000 lms, 36W **9L** - 9,000 lms, 54W **12L** - 12,000 lms, 74W **15L** - 15,000 lms, 91W **18L** - 18,000 lms, 111W **21L** - 21,000 lms, 130W **24L** - 24,000 lms, 155W **27L** - 27,000 lms, 178W Custom Lumen Packages[1]	**2** - Type 2 **3M** - Type 3 Medium **3W** - Type 3 Wide **4M**- Type 4 Medium **4F** - Type 4 Forward **4W** - Type 4 Wide **FTM** - Forward Throw Medium **5QN** - Type 5 Square Narrow **5QM** - Type 5 Square Medium **5Q** - Type 5 Square **5QW** - Type 5 Square Wide **AM**- Automotive Merchandise **WF** - 6x6 Wide Flood **LC** - Left Corner **RC** - Right Corner	**(Blank)** - Standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K7**- 5000 CCT - 70 CRI **50K8**- 5000 CCT - 80 CRI **40K7** - 4000 CCT - 70 CRI **40K8**- 4000 CCT - 80 CRI **35K8**- 3500 CCT - 80 CRI **30K8** - 3000 CCT - 80 CRI **27K8** - 2700 CCT - 80 CRI	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite **MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White

Mounting	Controls (Choose One)		Options
SA - Universal Side Arm Pole Mount **SF** - Adjustable Slip Fitter **UA**- Universal Adjustable Pole Mount Arm **MA** - Mast Arm	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4 -** AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBMR1LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH)[4] **ALBMR2LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16-40' MH)[4]	**Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBTL1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBTL2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4] **PCIU** - 120-277 Button Photocell **PCI347** - 347V Button Photocell	**IS -** Integral Shield[2] **TE** - Tooless Entry (Mast Arm Only)

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
Description	**Order Number**
1.5" External Shield	See Shielding Guide
3" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on Type 5 or wide flood distributions.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

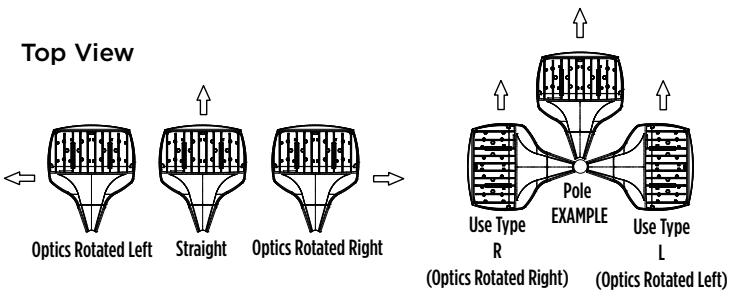
Side Arm	**Bullhorn Bracket** Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 adjustable slip fitter mount luminaires **Part Number: BKS PTB 2 CLR / BKS PTB 12 CLR (2 Luminaires)** **Part Number: BKS PTB 3-30 CLR / BKS PTB 13-30 CLR (3 Luminaires)** **Part Number: BKS PTB 4 CLR / BKS PTB 14 CLR (4 Luminaires)**	
	Flood Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) **Part Number: BKS FMW 5 CLR (5" Straight Version)** **Part Number: BKS FMW 18 CLR (18" Curved Version)**	
	Bolt on Side Tenon Mount Bolt on Side Tenon Mount **Part Number: BKSFBO 5 CLR (5" Straight Version)** **Part Number: BKSFBO 18 CLR (18" Curved Version)** **Part Number: BKSFBO 30 CLR (30" Dual Tenon Version)**	
Tenon / Slipfitter	**Square Tenon Top** Allows to seamlessly integrate LSI luminaires to open top 4", 5" or 6" square poles with 11 ga. Or 7 ga. wall thickness **Part Number: BKA ISF10 _SQ CLR**	
	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires **Part Number: BKA XNM ***	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires **Part Number: BKA X_ISF * CLR**	
Wall Mount/ Wood Pole	**Wall Mount Bracket** Mounts onto vertical wall surface (hardware/anchors not included) **Part Number: BKS XBO WM CLR**	
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) **Part Number: BKS XBO WP CLR**	

SHIELDING, POLES & MISC. ACCESSORIES

Shielding	**Integral Shield for Asymmetric Distributions** Field Install Integral shield provides maximum backlight control by shiedling each individual row of LEDS with minimal impact on Streett/front side distribution (includes 2 shields) **Part Number: 839727**	
	Integral Shield for Left and Right Corner Distributions Field install integral shield provides cutoff from two sides for maximum spill light control when utilizing LC or RC corner distributions (includes 2 shields) **Part Number: TBD**	
	External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available **Part Number: 835696 (1.5") / 835694 (3")**	
Poles	**Square Poles** 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction **Part Number: 4SQ/5SQ/6SQ**	
	Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction **Part Number: 4RP/5RP**	
	Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction **Part Number: RTP**	
Misc.	**Bird Spikes** 10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool **Spike Part Number: 751631** **Adhesive Part Number: 751632** **Caulk Gun Part Number: 751636**	

1 Replace CLR with paint finish description
2 Repleace XX with SQ for square pole or RD for round pole (≥3" OD)
3 Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)
4 Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

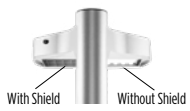


ACCESSORIES/OPTIONS

Integral Shield (IS)

Integral Shield (IS) available for improved backlight control without sacrificing Streett side performance. LSI's Integral Shield (IS) option delivers backlight control that significantly reduces spill light behind the pole for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Shields rotate with the optical distribution.

Integral Shield (IS)



Luminaire Shown with AirLink Blue Sensor Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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PHOTOMETRICS

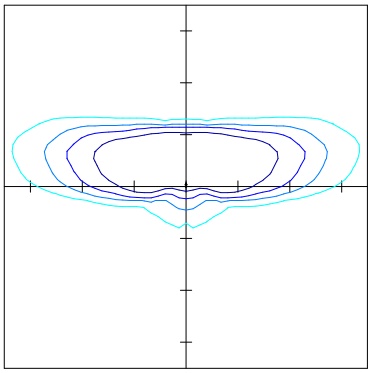
Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 2 40K8

V-LOCITY Area Small, 18,000lm, Type 2 Distribution



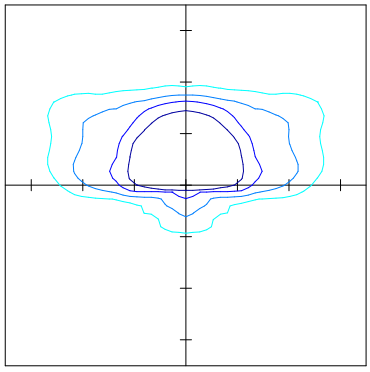
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	III Medium	III Medium
BUG Rating	B2-U0-G4	B1-U0-G3
Street Side Lumen %	87.3%	96.1%
House Side Lumen %	12.7%	3.9%
Uplight %	0.0%	0.0%

VALS 18L 3M 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Medium Distribution



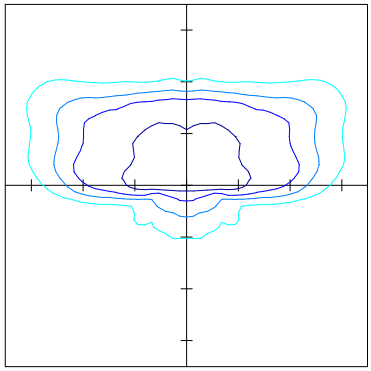
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	III Very Short	III Very Short
BUG Rating	B1-U0-G3	B1-U0-G3
Street Side Lumen %	93.4%	97.2%
House Side Lumen %	8.6%	2.8%
Uplight %	0.0%	0.0%

VALS 18L 3W 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Wide Distribution



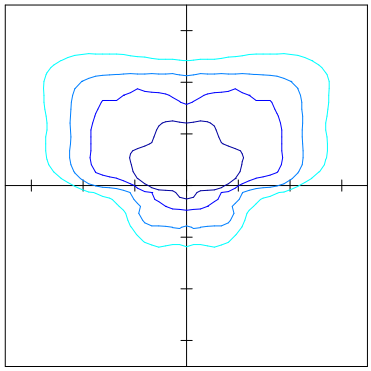
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	IV Medium	IV Medium
BUG Rating	B2-U0-G5	B1-U0-G4
Street Side Lumen %	86.9%	94.0%
House Side Lumen %	13.1%	6.0%
Uplight %	0.0%	0.0%

VALS 18L 4W 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Wide Distribution



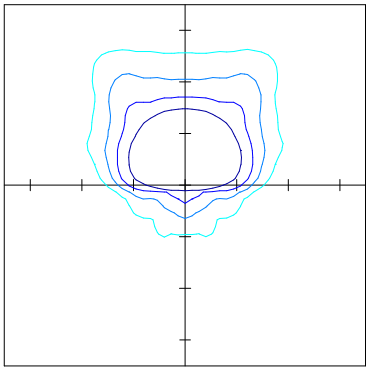
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	IV Medium	IV Medium
BUG Rating	B1-U0-G4	B0-U0-G3
Street Side Lumen %	89.9%	94.0%
House Side Lumen %	10.1%	3.5%
Uplight %	0.0%	0.0%

VALS 18L 4M 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Medium Distribution



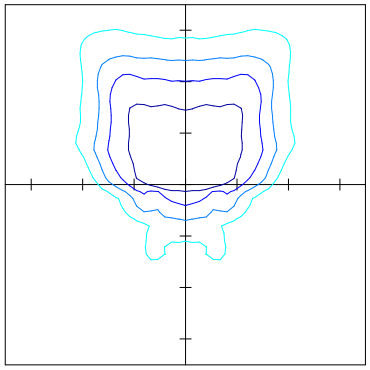
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	IV Very Short	III Very Short
BUG Rating	B1-U0-G4	B0-U0-G2
Street Side Lumen %	92.9%	99.0%
House Side Lumen %	7.1%	1.0%
Uplight %	0.0%	0.0%

VALS 18L 4F 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Forward Distribution



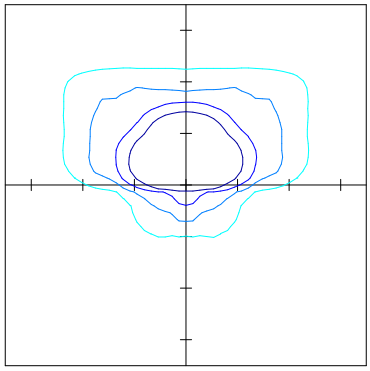
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	IV Short	IV Shortt
BUG Rating	B2-U0-G5	B0-U0-G3
Street Side Lumen %	89.7%	98.3%
House Side Lumen %	10.3%	1.7%
Uplight %	0.0%	0.0%

VALS 18L FTM 40K8

V-LOCITY Area Small, 18,000lm, Forward Throw Medium Distribution



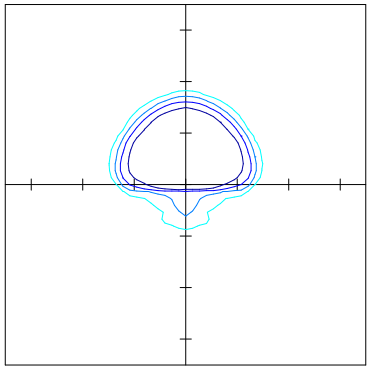
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	III Very Short	III Very Short
BUG Rating	B1-U0-G3	B0-U0-G3
Street Side Lumen %	93.0%	98.4%
House Side Lumen %	7.0%	1.6%
Uplight %	0.0%	0.0%

VALS 18L AM 40K8

V-LOCITY Area Small, 18,000lm, Automotive Merchandise Distribution



20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	III Very Short	III Very Short
BUG Rating	B1-U0-G2	B0-U0-G2
Street Side Lumen %	95.3%	99.3%
House Side Lumen %	4.7%	0.7%
Uplight %	0.0%	0.0%

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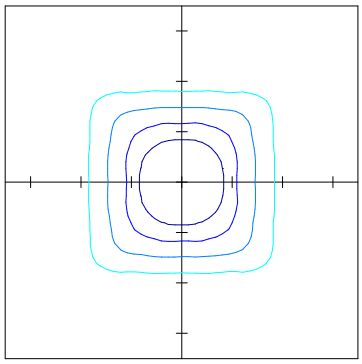
PHOTOMETRICS (CONTINUED)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 5QN 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Narrow Distribution



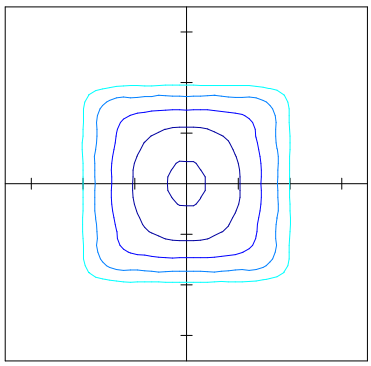
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Very Short
BUG Rating	B3-U0-G2
0 - 60° Zonal Lumens	73.8%
60 - 90° Zonal Lumens	26.2%
Uplight %	0.0%

VALS 18L 5QM 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Medium Distribution



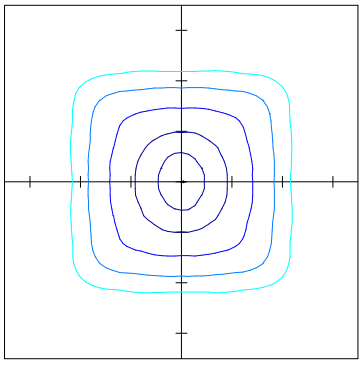
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Short
BUG Rating	B4-U0-G2
0 - 60° Zonal Lumens	51.0%
60 - 90° Zonal Lumens	49.0%
Uplight %	0.0%

VALS 18L 5Q 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Distribution



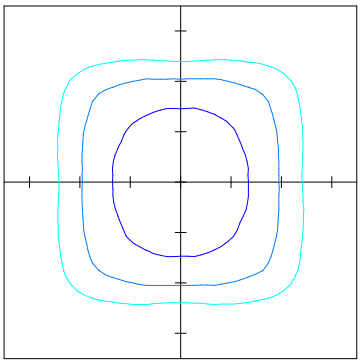
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	41.8%
60 - 90° Zonal Lumens	58.2%
Uplight %	0.0%

VALS 18L 5QW 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Wide Distribution



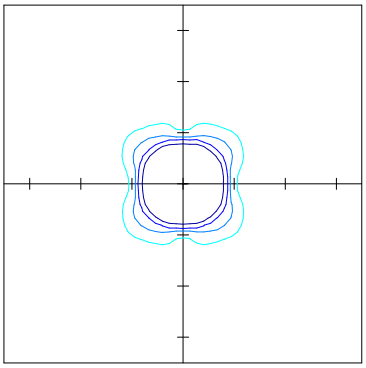
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	33.7%
60 - 90° Zonal Lumens	66.3%
Uplight %	0.0%

VALS 18L WF 40K8

V-LOCITY Area Small, 18,000lm, Wide Flood Distribution



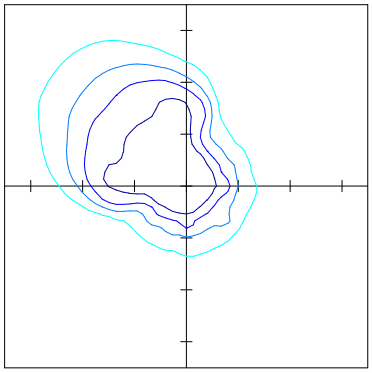
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

NEMA Type	6x6
Max Candela	9,352
Max Candela Angle	-19.5H x -29V
Beam Angle	80.7 x 90.0°
Field Angle	109.9 x 117.7°

VALS 18L LC 40K8

V-LOCITY Area Small, 18,000lm, Left Corner Distribution



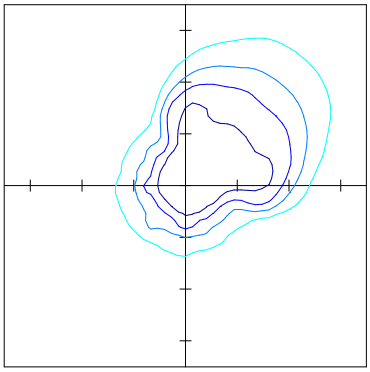
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	N/A	N/A
BUG Rating	B2-U0-G4	B1-U0-G3
Street Side Lumen %	75.9%	91.9%
House Side Lumen %	24.1%	8.1%
Uplight %	0.0%	0.0%

VALS 18L RC 40K8

V-LOCITY Area Small, 18,000lm, Right Corner Distribution



20' Mounting Height / 30' Grid Spacing

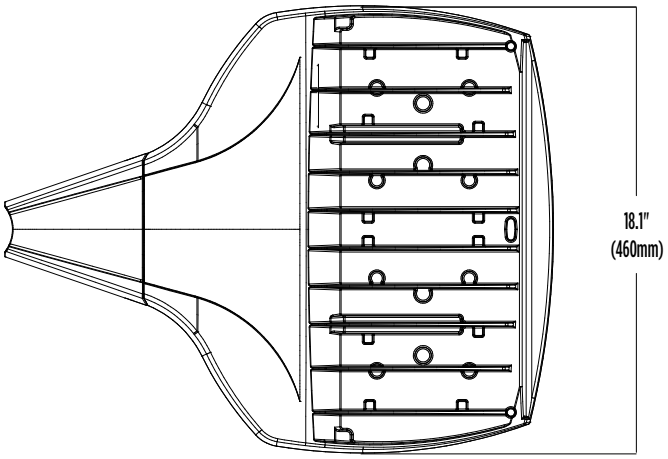
2 FC 1 FC 0.5 FC 0.2 FC

Shielding	No Shield	W/Shield
IES Type	N/A	N/A
BUG Rating	B2-U0-G4	B1-U0-G3
Street Side Lumen %	75.9%	91.9%
House Side Lumen %	24.1%	8.1%
Uplight %	0.0%	0.0%

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PRODUCT DIMENSIONS

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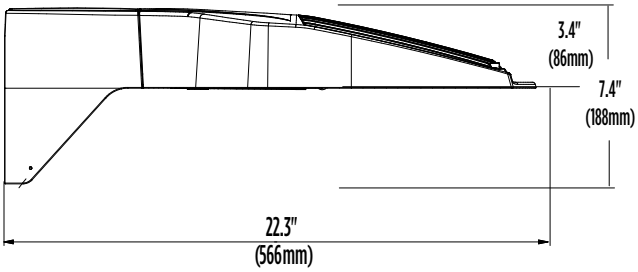
Luminaire EPA Chart - SA Side Arm		
Tilt Degree		0°
	Single	0.7
	D180°	1.3
	D90°	1.0
	T90°	1.4
	TN120°	1.5
	Q90°	1.4

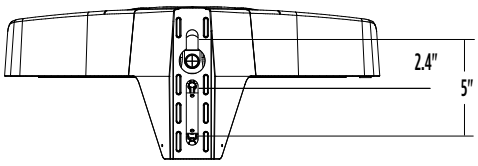
Luminaire EPA Chart - UA Universal Adjustable Arm						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.8	0.8	1.3	1.8	2.1
	D180°	1.5	1.9	2.5	3.2	3.8
	D90°	1.5	1.9	2.5	3.2	3.8
	T90°	1.8	2.1	2.7	3.2	3.8
	TN120°	1.8	2.3	3.4	4.3	5.0
	Q90°	1.8	2.1	2.7	3.2	3.8

Luminaire EPA Chart - MA Mast Arm		
Tilt Degree		0°
	Single	0.5

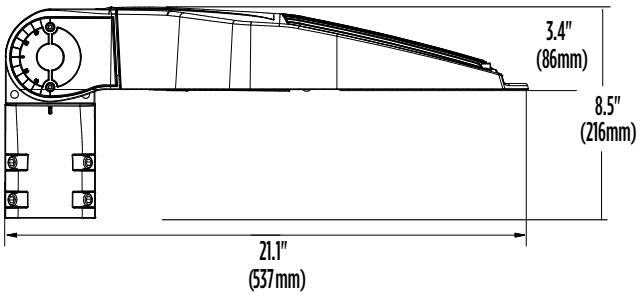
Luminaire EPA Chart - SF Adjustable Slip Fitter						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.7	1.3	1.4	1.8	2.2

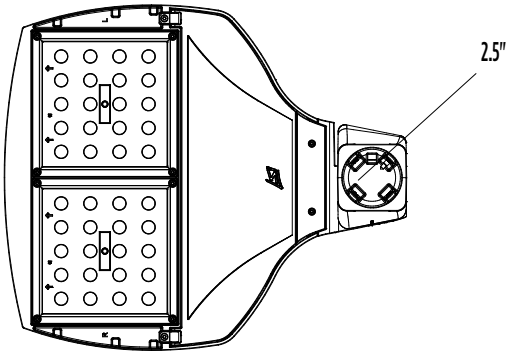
SA Universal Side Arm Mount



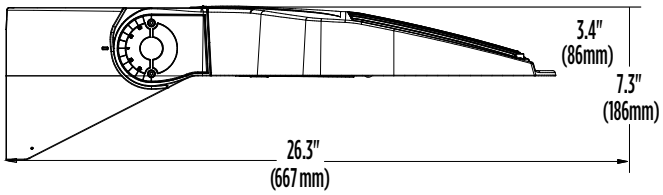


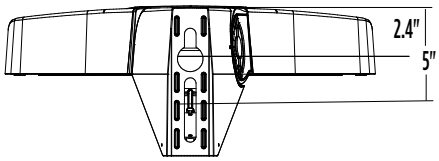
SF Adjustable Slipfitter



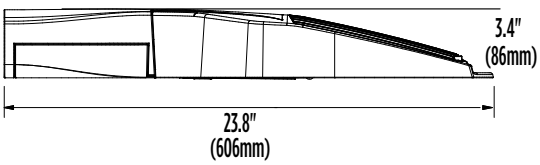


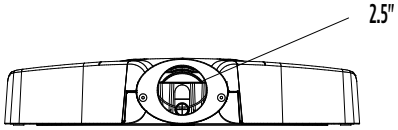
UA Universal Adjustable Arm





MA Mast Arm





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CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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WDGE1 LED
Architectural Wall Sconce

Catalog Number

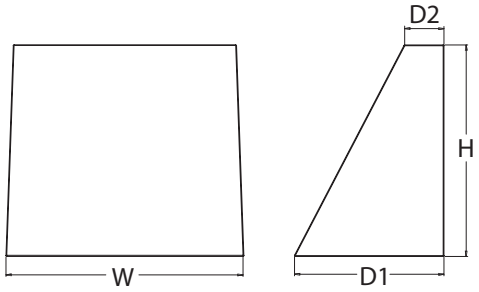
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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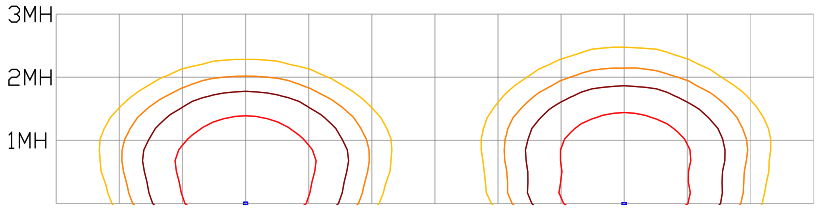
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

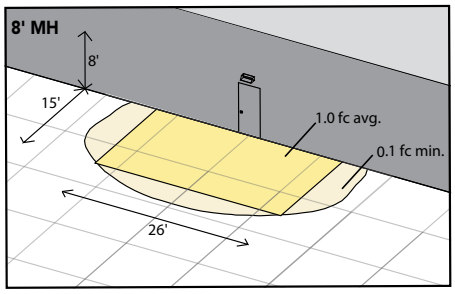
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

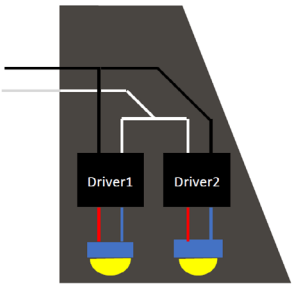


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

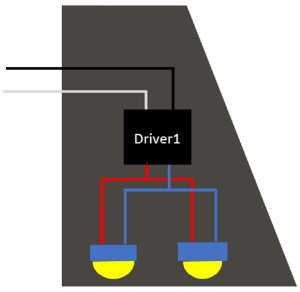
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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